

Section 3

Guidelines for Development

The purpose of the Design Guidelines is to provide advisory and supplemental guidance to implement the Ontario Festival Specific Plan vision. This information is important to future project development because it describes the basic design and planning principles upon which more specific design standards are based. Observing these guidelines will help assure that the promise of the vision for the Project will be fulfilled.

The Design Guidelines are written to define the fundamental techniques that builders will use to achieve the goal of quality design and create a high level of quality for the mix of uses within the project. The Guidelines supplement, rather than supersede, the requirements in the City of Ontario Development Code, the Ontario Festival Specific Plan Development Standards and the Uniform Building Code. Each future builder will be responsible to ensure their proposal complies with these requirements. The Ontario Festival Specific Plan takes precedence over regulations in the Development Code.

3.1 Guidelines for Garden Commercial Areas

3.1.1 Garden Commercial I Design Guidelines

The following guidelines are applicable to all new development projects within the Garden Commercial I Land Use Designation; more specifically, the proposed Garden Commercial I development area (to be located at the corner of Inland Empire Boulevard and Turner Avenue within the Specific Plan area) shall be master planned in accordance with these guidelines. As far as feasible, the existing commercial development (located at the western end of the Specific Plan area) should attempt to meet these guidelines in the event of substantial remodeling and/or reconstruction. Please see Exhibit 3-1, “Garden Commercial 1 Examples” and Exhibit 3-2, “Garden Commercial 1 and 2 Examples”.

3.1.1(a) Site Design Guidelines

Overall Site Planning:

1. Provide for the functional and visual integration of all on-site facilities and uses, including buildings, vehicular access and parking, and outdoor spaces; moreover, developments should not result in purposeless, underdesigned, or “left-over” space.
2. Require comprehensive masterplanning of the proposed development to ensure integrated planning and design, including logical connections to adjacent uses.

Building Orientation:

1. Orient buildings to define the street and sidewalk, with service and parking generally positioned away from public streets, and toward the side and/or rear of buildings; a “building forward” design concept with buildings located near the sidewalk edge is encouraged. Setbacks from the street in excess of the required minimum are generally discouraged, except for such features as a “welcoming” recessed entry, a useable outdoor gathering space, etc.
2. Incorporate multiple shop entrances and display windows with clear glazing along street facades, as well as facades oriented toward outdoor gathering spaces (i.e. plazas); windows and doors should introduce visual interest along the sidewalk, and create a more pedestrian friendly street environment. Attractive, articulated elevations are required on side and rear elevations facing rear parking areas. Secondary entrances may be provided along elevations that are oriented toward rear parking areas.
3. Use landscape treatment of required street setbacks to extend the sidewalk (for instance, with decorative paving) and/or introduce plants and planters that enhance the building architecture; nonetheless, setback planting should not disrupt retail continuity along the street.

Access & Parking Facilities:

1. Control vehicular access and on-site parking to reduce their visual impact along streets, and to protect adjacent land uses; in particular, on-site parking facilities should be located to the side and/or rear of the building, and driveways should be shared to minimize curb cuts.
2. Use enhanced paving to announce vehicular entries; the treatment and color should complement the building architecture and overall site design. No enhanced or decorative paving shall be allowed in the public street right-of-way.
3. Screen on-site parking facilities from the street and adjacent residential uses. A combination of extensive plantings and decorative boundary walls should block views from and buffer adjacent residential properties; shrubs, earth berming, and/or low, decorative screen walls are recommended to screen views of parking facilities from the street.
4. Minimize the expansiveness of surface parking lots; shade trees and other plants should be provided within parking areas to enhance their appearance, reduce heat build-up, and help regulate storm water runoff.
5. Light parking areas for added security; however, security lighting should be consistent with the design character of the site, and directed and shielded to avoid impacts and minimize glare on neighboring residential uses.

Service Facilities:

1. Locate service, loading and storage facilities away from public streets, outdoor spaces, and adjacent residential uses; as far as feasible, these facilities should be unobtrusive and not sited as an afterthought.
2. Prohibit placement of utility transformer boxes within yard areas adjacent to a street and/or the public right-of-way.
3. Screen impacts and views of service, loading and storage facilities from streets, outdoor spaces, and adjacent residential uses; appropriate screening strategies include compatible architectural treatment or decorative walls with complementary landscape. As far as feasible, these facilities should also be attractively screened from direct views from parking areas.
4. Introduce refuse enclosures and equipment as an integral part of the site design, including provisions for easy access by service vehicles. These facilities should be located within a screened enclosure built of high quality materials that reflect the architectural style of the building.



1. *Strong massing* demarcates street intersection and frames outdoor space
2. *Fenestration (windows and doors)* exhibits clear pattern and pleasing proportions
3. *Architectural details* such as awnings and decorative cornice enrich building
4. *Corner plaza* supports outdoor gathering with immediate access from sidewalk



1. *Street-oriented* design approach locates building near sidewalk edge
2. *Varied massing* and compatible roof forms create visual interest and shadow lines
3. *Wide sidewalk* with street trees allows comfortable pedestrian passage



1. *Shop entrance* orients to sidewalk
2. *Display windows* promote transparency and enliven street scene.
3. *Wall sign* identifies tenant with simple message integral to facade

Credit: LD King

Source: RTKL

Exhibit 3-1

Garden Commercial I Examples

ONTARIO FESTIVAL

Specific Plan



1. Plaza framed by buildings and landscape
2. Canopy trees shade plaza
3. Decorative lighting increases security and embellishes space
4. Fountain provides a focal feature



1. Outdoor gathering space offers a pleasant retreat
2. Trees and umbrellas provide overhead cover
3. Chairs, tables and benches accommodate various social activities – dining, conversing, resting



1. Pedestrian pathway clearly marked within parking lot.
2. Trees and plants help define pathway and enhance parking lot

Credit: LD King

Source: BTXI



1. Trash enclosure with sturdy gate
2. Masonry construction and trellis cover compatible with building architecture
3. Plants soften appearance of structure

Exhibit 3-2

Garden Commercial I & II Examples



1. *Prominent entry* highlighted through change in architectural form
 2. *Modulation, recessed windows and architectural details* create shadow lines.
 3. *Transparent windows* with views into lobby add interest at street level
 4. *Entry plaza* provides transition from outdoors to indoors
- * example of corner orientation and two story profile suitable for demarcating important street intersection



1. *Roof forms* expressed in a manner compatible with building architecture
2. *Fenestration (windows and doors)* exhibits clear pattern and pleasing proportions



1. *High-quality materials* (ex: brick, stone, and metal) used on all sides to unify building's appearance
2. *Fenestration, texture and material changes* articulate building facade
3. *Detailed cornice and horizontal lines* reduce scale

Credit: LD King

Source: RIKL

Exhibit 3-3

Garden Commercial II Examples

Pedestrian Linkages (Sidewalks & Walkways):

1. Incorporate functional pedestrian connections to adjacent uses; nearby residents and area employees should benefit from convenient access to local shopping and services.
2. Locate pathways for clear and comfortable on-site pedestrian circulation; sidewalks and pedestrian paths should provide convenient and comfortable connections between storefronts, plazas, outdoor spaces, parking, as well as portals to adjacent residential uses. It is especially important to provide multiple, clearly marked and direct pedestrian pathways that connect rear parking areas with sidewalks and street-oriented shop fronts.
3. Use landscape elements to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.
4. Place site accessories and features so that they do not interrupt connecting walkways and paths, in general, sidewalks and paths should provide for a minimum 5-foot clear pedestrian passage.
5. Provide adjacent sidewalks with street trees, pedestrian-scaled light fixtures and street furniture compatible with the overall design theme for the Specific Plan area; the placement of street trees and street furniture, as well as the treatment of setbacks from the street should support the desired “building forward” and pedestrian-oriented design concept.

Outdoor Spaces (Plazas and Courts):

1. Establish a comfortable transition between interior and exterior space; clear connections and gracious paths should direct pedestrians between sidewalks, building and shop entrances, outdoor spaces, parking, and portals to adjacent residential use.
2. Define and contain outdoor spaces through a combination of building and landscape so that they have the character of outdoor rooms; these spaces should be a focus of development and proportioned to their surroundings, while oversized outdoor spaces that lack containment are discouraged.
3. Design outdoor spaces for comfortable human activity and social interaction, including a pleasant micro-climate; seating, as well as deciduous trees and/or shade structures (i.e., trellis, pergola, etc.) should offer shade from summer sun and access to winter sunlight.
4. Use plants, site furniture, and lighting to shape, embellish, enliven and give purpose to outdoor space; in particular, outdoor spaces should be generously planted, utilizing planter areas and/or potted plants, and a central water feature should be considered for the most important spaces.
5. Incorporate enhanced paving within plazas and outdoor gathering spaces, complementary to enhanced paving elsewhere on-site (i.e., pedestrian pathways); appropriate materials include: colored / stamped concrete; interlocking paver units, seeded concrete; flagstone pavers; slate banding, etc.

Landscape:

1. Provide a rich, yet coordinated palette of landscape materials that add scale, texture and color to a development; landscape treatment should complement the building architecture and enrich outdoor spaces.
2. Use trees to define landscape areas; trees may also provide shade, contain open space areas, highlight architectural features, provide seasonal interest and color, and frame desirable views.
3. Select plant and tree species to achieve consistency throughout the development, and reinforce the site planning and architectural intent. The recommended plant palette contained within this document shall apply; plant species not listed will be considered subject to approval by the Planning and Public Facilities Departments.

4. Incorporate site furnishings (i.e., benches, etc.) and special landscape features within public outdoor gathering spaces, along pedestrian pathways and near shop / building entries.
5. Design site accessories, such as trash receptacles, pots and planters, benches, bollards, lighting fixtures etc, so that they are attractive and consistent in architectural character with the overall project; materials that are low maintenance and vandal resistant are recommended.
6. Use special landscape treatment to highlight vehicular entry drives; for instance special paving and accent planting are recommended.
7. Encourage the use of vines and other suitable plant materials along site walls and fences to enhance their appearance and to discourage graffiti; automatic irrigation is required to maintain growth.

Walls & Fences:

1. Use site walls primarily for screening purposes; for instance, decorative block masonry wall construction is generally appropriate for the screening of parking lots, utility equipment and trash facilities, although these walls should be well integrated with the site, allowing shrub massing and vines to soften their appearance.
2. Ensure that walls and fences are built of attractive, durable materials that are consistent with the materials and design of the overall development; chain link fencing, corrugated metal fencing, and “tennis windscreens” are not permitted.
3. Encourage the use of low garden seat walls scaled to pedestrian use, as well as attractive raised planter walls, within plazas and other outdoor gathering spaces; it is especially important that these walls are compatible with the building architecture and overall landscape design.
4. Design boundary walls and fencing consistent with both the commercial and adjacent residential architecture; tubular steel fencing or a similar visually open design is encouraged along a designated pedestrian walkway, except where a solid, decorative masonry block wall is necessary to restrict views into a parking lot.
5. Provide fencing with a decorative appearance, including accent pilasters that harmonize with the surrounding architecture; an ornamental design will mitigate the “prison-bar” look that should be avoided.

3.1.1(b) Building Design Guidelines

Architectural Character:

1. Promote architectural design that fits with and enhances its surroundings, emphasizing visually attractive buildings that bring interest to the street, and add richness and variety to the community.
2. Encourage compatibility between commercial and residential architecture within the Specific Plan area; the introduction of unifying elements such as common materials and colors should be considered.

Massing & Scale:

1. Employ simple, yet varied massing, with deep wall openings that create shadow lines and provide visual relief; monolithic buildings and extensive blank wall surfaces are not allowed, especially along sidewalks, outdoor spaces-, and heavily trafficked areas.
2. Use strong and identifiable building forms to demarcate street intersections; for instance, a taller building mass, tower element / clock tower, or cupola may be considered.

Articulation & Fenestration:

1. Design buildings with three-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
2. Differentiate between the base, middle and top levels of a building; for instance, street-oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
3. Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration (windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
4. Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.
5. Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces (i.e. plazas), and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.

Architectural Details:

1. Use architectural details to enhance a building's appearance; careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridgetops, and around entries and windows.
2. Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays; these are especially encouraged at public entrances and along heavily trafficked outdoor areas.
3. Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked on."

Material & Colors:

1. Use compatible materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should promote visual harmony.
2. Promote visual interest, using at least three different building materials; for instance, materials may be used to highlight a building entrance or distinguish the building base.
3. Discourage the use of visibly prefabricated veneers; the following materials are among those recommended: stucco, exterior plaster, wood siding, tile, stone.

Roofs / Rooftop Equipment:

1. Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area; use sculpted roof forms or a strong and attractively detailed cornice.
2. Locate and/or screen rooftop equipment so that it is not visible from streets and publicly accessible spaces; methods of rooftop screening should be integral to the building's form.

3.1.1(c) Signage & Lighting Design Guidelines

Commercial Signage:

1. Require signs that are in balance and scaled to the building, site and surrounding area; avoid repetitive signage and visual clutter on a building frontage.
2. Design monument signs to complement the building architecture and the streetscape; colors and materials should be consistent with the structures on site and enhance landscape elements.

3. Design tenant identification signs to fit comfortably with the storefront architecture; wall signs and pedestrian-oriented signage should not obscure architectural features and should be incorporated as an integral part of the building façade.
4. Establish a coordinated sign program to accommodate multiple tenants; a commercial development's signs, including tenant identification signs, should complement, but not necessarily replicate the style of one another.
5. Orient signs away from neighboring residences; in particular, blinking and flashing signs are prohibited.
6. Offer a clear, simple message; the number of lettering styles should be limited, and the use of identifiable symbols and logos is encouraged.
7. Construct high quality signs with durable materials; individual channel letters are encouraged for wall signs. Internally illuminated cabinet signs, painted signs, as well as paper and cloth signs are not allowed, although temporary signs (i.e.: "grand opening" signs, etc.) are permitted subject to the restrictions of the City's Sign Ordinance.
8. Encourage external sign illumination using unobtrusive, yet attractive fixtures; this often permits better integration of a wall sign and façade, although fixtures should not obscure the graphic of the sign.

Outdoor Lighting:

1. Require a comprehensive program for outdoor lighting associated with all new developments, including security lighting within parking areas; the Planning and Police Departments shall approve all proposed lighting programs.
2. Provide sufficient lighting to ensure the safety and well being of the community; in addition, outdoor lighting should visually enhance the project by highlighting and accentuating architectural or landscape features.
3. Utilize attractive light fixtures and standards that complement the site and building architecture; in general, lighting standards and fixtures should be consistent in style, color and materials, maintaining uniformity throughout the project.
4. Locate and direct outdoor lighting (including security lighting) to avoid unwanted glare and minimize impacts on neighboring residential uses; high-mast type fixtures should be avoided.
5. Establish a hierarchy of illumination levels based on design intent; for example, the illumination of entry monumentation is highly encouraged.
6. Encourage subtle lighting that provides a soft wash of light over illuminated objects; similarly, intensely bright or "hot" lighting of architectural and landscape features is discouraged.

3.1.2 Garden Commercial II Design Guidelines

The following guidelines are applicable to all new development within the Garden Commercial II Land Use Designation. Please see Exhibit 3-2, "Garden Commercial I and II Examples" and Exhibit 3-3, "Garden Commercial II Examples".

3.1.2(a) Site Design Guidelines

Overall Site Planning:

1. Require comprehensive master planning of the Garden Commercial II development area to ensure integrated planning and design, including logical connections to adjacent uses.

2. Require lot size and configurations that allow functional and visual integration of all on-site facilities and uses, including buildings, vehicular access and parking, and outdoor spaces; moreover, developments should not result in purposeless, underdesigned, or “left-over” space.

Building Orientation:

1. Orient buildings within a development to define streets and sidewalks; it is especially important that buildings are prominently sited at the primary project entrance from Inland Empire Boulevard allowing sufficient room for entry monumentation and associated landscape treatment.
2. Explore opportunities to group buildings so as to frame and share outdoor gathering spaces; where buildings are not oriented toward the street, they should help define important outdoor spaces.
3. Position service and parking facilities to minimize the visual impact on public streets and outdoor gathering spaces; parking should be situated in “parking courts” located to the side or rear of a building, and generally not between a building and the street.
4. Locate main building entrances and entrance lobbies toward a public street, with secondary entrances oriented to important public spaces and pedestrian paths; certain building groupings may suggest deviations allowing a principal entrance to orient toward a major outdoor space, provided there is a clear and convenient connection between the outdoor space and a sidewalk

Access & Parking Facilities:

1. Reduce pedestrian crossing distance at driveways; for instance, driveways may be shared to minimize curb cuts and a raised median is required to separate ingress and egress lanes and to allow for a pedestrian island.
2. Screen on-site parking facilities from the street and adjacent residential uses. A combination of extensive plantings and decorative boundary walls should block views from and buffer adjacent residential properties; shrubs, earth berming, and/or low, decorative screen walls are recommended to screen views of parking facilities from the street.
3. Minimize the expansiveness of surface parking lots; shade trees and other plants should be provided within parking areas to enhance their appearance, reduce heat build-up and help regulate storm water runoff.
4. Light parking areas for added security; however, security lighting should be consistent with the design character of the site, and directed and shielded to avoid impacts and minimize glare on neighboring residential uses.

Service Facilities:

1. Locate service, loading and storage facilities away from public streets, outdoor spaces and adjacent residential uses; as far as feasible, these facilities should be unobtrusive and not sited as an afterthought.
2. Prohibit placement of utility transformer boxes within yard areas adjacent to a street and/or the public right-of-way.
3. Screen impacts and views of service, loading and storage facilities, and ground mounted equipment from streets, outdoor spaces, and adjacent residential uses; appropriate screening strategies include dense landscaping and/or compatible architectural treatment.
4. Introduce refuse enclosures and equipment as an integral part of the site design, including provisions for easy access by service vehicles; these facilities should be located within a screened enclosure built of high quality materials that reflect the architectural style of the building.

Streetscape (Inland Empire Boulevard adjacent Garden Commercial II Development)

1. Include a comfortable pedestrian sidewalk and a landscape parkway within the Inland Empire right-of-way; the landscape of adjacent setbacks should complement and extend the character of the streetscape.
2. Select and place street trees and light fixtures to establish a visual cadence and promote pedestrian comfort along Inland Empire Boulevard.

Streetscape (Entrance Boulevard)

1. Exhibit a “welcoming character,” setting the tone for high quality development throughout the Specific Plan area; in particular, the intersection at Inland Empire Boulevard should include several components: landscape median, monumen signage, comfortable pedestrian walkways, enhanced paving, decorative lighting and special landscape treatment. All landscape and monument signage shall be in accordance with City of Ontario Guidelines and Design Standards.
2. Provide a consistent planting of trees that will clearly define the entrance boulevard; in addition, use flowering accent trees and specimen trees to highlight the entrance, monument signage, and landscape median.
3. Include perennial accents and flowering shrub plants to further enhance the project entrance and anchor entry monumentation to the site.

Pedestrian Linkages (Sidewalks and Walkways):

1. Incorporate functional pedestrian connections to adjacent uses; nearby residences should benefit from convenient access to local employment, and employees should benefit from convenient access to nearby shopping and services.
2. Locate pathways for clear and comfortable on-site pedestrian circulation; sidewalks and pedestrian paths should link building entrances, plazas and outdoor spaces, parking, and portals to adjacent residential use.
3. Use landscape elements to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections, establishing a visual separation between vehicular and pedestrian routes, while marking the crossing of pedestrian pathways and vehicular drives.
4. Place site accessories and features so that they do not interrupt connecting walkways and paths; in general, sidewalks and paths should provide for a minimum 5-foot clear pedestrian passage.
5. Provide adjacent sidewalks and parkways with street trees, pedestrian-scaled light fixtures and street furniture compatible with the overall design theme for the Specific Plan area.

Outdoor Spaces (Plazas & Courts):

1. Locate plazas and similar outdoor spaces where the highest levels of pedestrian activity are anticipated; entrances and windows should orient to a plaza or significant outdoor space to enhance activity and security, and there should be a clear and convenient connection to the sidewalk.
2. Establish a comfortable transition between interior and exterior space; clear connections and gracious paths should direct pedestrians between sidewalks, outdoor spaces, parking, building entrances, and portals to adjacent residential use.
3. Define and contain outdoor spaces through a combination of building and landscape; these spaces should be proportioned to their surroundings, while oversized outdoor spaces that lack containment are discouraged.

4. Design outdoor spaces for comfortable human activity and social interaction, including a pleasant micro-climate; seating, as well as deciduous trees and/or shade structures (i.e., trellis, pergola, etc.) should offer shade from summer sun and access to winter sunlight.
5. Use plants, site furniture, and lighting to shape, embellish, enliven and give purpose to outdoor space; in particular, outdoor spaces should be generously planted, utilizing planter areas and/or potted plants, and a central water feature should be considered for the most important spaces.
6. Incorporate enhanced paving within plazas and outdoor gathering spaces, complementary to enhanced paving elsewhere on-site (i.e., pedestrian pathways); appropriate materials include: colored / stamped concrete; interlocking paver units, seeded concrete; flagstone pavers; slate banding, etc.

Landscape:

1. Provide a rich, yet coordinated palette of landscape materials that add scale, texture and color to a development; landscape treatment should complement the building architecture and enrich outdoor spaces.
2. Use trees to define landscape areas; trees may also provide shade, contain open space areas, highlight architectural features, provide seasonal interest and color, and frame desirable views.
3. Select plant and tree species to achieve consistency throughout the development, and reinforce the site planning and architectural intent. The recommended plant palette contained within this document shall apply; plant species not listed will be considered subject to approval by the Planning and Public Facilities Departments.
4. Incorporate site furnishings (i.e., benches, etc.) and special landscape features within public outdoor gathering spaces, along pedestrian pathways and near building entries.
5. Design site accessories, such as trash receptacles, pots and planters, benches, bollards, lighting fixtures etc, so that they are attractive and consistent in architectural character with the overall project; materials that are low maintenance and vandalresistant are recommended.
6. Complement the streetscape design and appearance in the landscape treatment of setbacks adjacent the street.
7. Use special landscape treatment to highlight project and vehicular entry drives; for instance special paving and accent planting are recommended.
8. Encourage the use of vines and other suitable plant materials along site walls and fences to enhance their appearance and to discourage graffiti; automatic irrigation is required to maintain growth.

Walls & Fences:

1. Use site walls primarily for screening purposes; for instance, decorative block masonry wall construction is generally appropriate for the screening of parking lots, utility equipment and trash facilities, although these walls should be well integrated with the site, allowing shrub massing and vines to soften their appearance.
2. Ensure that walls and fences are built of attractive, durable materials that are consistent with the materials and design of the overall development; chain link fencing, corrugated metal fencing, and “tennis windscreens” are not permitted.
3. Encourage the use of low garden seat walls scaled to pedestrian use, as well as attractive raised planter walls, within plazas and other outdoor gathering spaces; it is especially important that these walls are compatible with the building architecture and overall landscape design.

4. Design boundary walls and fencing consistent with both the commercial and adjacent residential architecture; tubular steel fencing or a similar visually open design is encouraged along a designated pedestrian walkway, except where a solid, decorative masonry block wall is necessary to restrict views into a parking lot.
5. Provide fencing with a decorative appearance, including accent pilasters that harmonize with the surrounding architecture; an ornamental design will mitigate the “prison-bar” look that should be avoided.

3.1.2(b) Building Design Guidelines

Architectural Character:

1. Promote architectural design that fits with and enhances its surroundings, emphasizing visually attractive buildings that bring interest to the street, and add richness and variety to the community.
2. Give the development a distinct architectural concept and style; each building within the development should contribute to a clear, unified and identifiable image.
3. Encourage compatibility between commercial and residential architecture within the Specific Plan area; the introduction of unifying elements such as common materials and colors should be considered.

Massing & Scale:

1. Employ simple, yet varied massing, with deep wall openings that create shadow lines and provide visual relief; monolithic buildings and extensive blank wall surfaces are not allowed, especially along sidewalks, outdoor spaces, and heavily trafficked areas.
2. Use strong and identifiable building forms to demarcate street intersections; for instance, buildings with a two-story profile are recommended at the main project entrance, and should also include a corner tower element, cupola, or similar architectural treatment.
3. Incorporate compatible changes in architectural form that will emphasize and accentuate the main building entrance; entrances that offer protection from inclement weather and afford a “sense of entry” to the building are encouraged.
4. Provide a sensitive transition to adjacent residential buildings; a step-back in building height and/or variation in building mass may be appropriate.

Articulation & Fenestration:

1. Design buildings with three-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
2. Avoid monotonous or blank facades on all sides of the building; use fenestration (windows and doors) and/or a change in wall plane / modulation, texture, color, etc. to create shadow lines and articulate building wall.
3. Introduce three-dimensional interest at the street level; as far as feasible, buildings should provide transparency and openness at the ground level, especially allowing for views into entrance lobbies.
4. Encourage the use of recessed windows that create shadow lines, and suggest solidity.
5. Provide highly visible and readily identifiable public building entrances; in addition to changes in building form, entrances may be expressed through special materials and/or detailing.

Architectural Details:

1. Use architectural details to enhance a building's appearance; careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridgetops, and around entries and windows.
2. Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked on."

Material & Colors:

1. Use compatible materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should promote visual harmony.
2. Promote visual interest, using at least three different building materials; for instance, materials may be used to highlight a building entrance or distinguish the building base.
3. Discourage the use of visibly prefabricated veneers; the following materials are among those recommended: stucco, exterior plaster, wood siding, tile, stone.

Roofs / Rooftop Equipment:

1. Express roofs in a visually interesting manner that complements the composition of the buildings and the surrounding area; use sculpted roof forms or a strong and attractively detailed cornice.
2. Locate and/or screen rooftop equipment so that it is not visible from streets and publicly accessible spaces; methods of rooftop screening should be integral to the building's form.
- 3.1.2(c) Signage and Lighting Design Guidelines

Commercial Signage:

1. Require signs that are in balance and scaled to the building, site and surrounding area; avoid repetitive signage and visual clutter on a building frontage.
2. Establish a coordinated sign program to accommodate multiple tenants; a commercial development's signs, including tenant identification signs, should complement one another.
3. Design monument signs to complement the building architecture and the streetscape; colors and materials should be consistent with the structures on site and enhance landscape elements.
4. Encourage wall signs that are integral to the building architecture; size, design and placement should be in harmony with the building.
5. Orient signs away from neighboring residences; in particular, blinking and flashing signs are prohibited.
6. Offer a clear, simple message; the number of lettering styles should be limited, and the use of identifiable symbols and logos is encouraged.
7. Construct high quality signs with durable materials; individual channel letter are encouraged for wall signs. Internally illuminated cabinet signs, painted signs, as well as paper and cloth signs are not allowed.

Outdoor Lighting:

1. Require a comprehensive program for outdoor lighting associated with all new developments, including security lighting within parking areas; the City planning staff shall approve all proposed lighting programs.
2. Provide sufficient lighting to ensure the safety and well being of the community; in addition, outdoor lighting should visually enhance the project by highlighting and accentuating architectural or landscape features.

3. Utilize attractive light fixtures and standards that complement the site and building architecture; in general, lighting standards and fixtures should be consistent in style, color and materials, maintaining uniformity throughout the project.
4. Locate and direct outdoor lighting (including security lighting) to avoid unwanted glare and minimize impacts on neighboring residential uses; high-mast type fixtures should be avoided.
5. Establish a hierarchy of illumination levels based on design intent; for example, the illumination of entry monumentation is highly encouraged.
6. Encourage subtle lighting that provides a soft wash of light over illuminated objects; similarly, intensely bright or “hot” lighting of architectural and landscape features is discouraged.

3.2 Guidelines for Planned Residential Areas

3.2.1 Planned Residential Design Guidelines: General Provisions

The purpose of the following design guidelines is to establish the expectations for achieving quality development. This element of the Specific Plan focuses on the design of residential buildings, the way in which they relate to open spaces, streets and other buildings, their scale and massing, and their architectural treatment and use of materials. The intent is not to legislate a particular architectural style but rather to direct the design and orientation of buildings and open spaces so as to activate public areas and as a result achieve integration with the surrounding uses. Exhibit 3-4, “Example of NP Parcel on Inland Empire Blvd. with Residential Overlay” and Exhibit 3-5 “Example of NP Parcel on Inland Empire Blvd. with GC-2 ” are two (2) potential project site designs that incorporate the development standards and design guidelines included within this Specific Plan. The exhibits reveal alternatives for residential product development but are consistent in their consideration of open space, building orientation, pedestrian and vehicular circulation, and the relationship with the adjacent commercial development.

3.2.1(a) Site Design Guidelines

Lot Configuration:

1. Reinforce the spatial definition and social vitality of important public spaces such as common open space areas, and pedestrian walkways through compact development patterns. See Exhibit 3-4, “Example of NP Parcel on Inland Empire Blvd. with Residential Overlay” and Exhibit 3-5 “Example of NP Parcel on Inland Empire Blvd. with GC-2”.
2. Avoid homogeneity by varying the size of the lots and lot dimensions.

Building Orientation:

1. Orient building entries to a cohesive system of open space “courtyard” areas or walkways where there is a prominent pedestrian entry to the site and walkway connecting to a sidewalk. See Exhibits 3-9 through 3-12 that show building orientations in relation to streets and common open space.
2. The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and the automobile. Parking should not dominate the experience along any required

pedestrian path. In single-family detached developments, garages shall be accessed from an alley that runs along the rear of the building. An exception may be made to allow direct access to a garage from a local street; if special attention is given to minimize the impact of on-site parking facilities and only +25 percent of the units are designed with direct access. Special considerations shall include a minimum 19 foot long driveway, a roll-up garage door, and the garage face must be recessed behind the primary façade with a step back of at least one foot from the primary façade for every 2 feet of garage width. In addition floors above the garage are encouraged to project beyond the garage face toward the street. See Exhibit 3-10, “Row Townhomes”.

In multiple family developments, direct access to a garage shall be from an alley. Motorcourt parking areas are incorporated within the interior of the structure while the exterior is reserved for creating entries, porches and other interesting pedestrian oriented building elements. See Exhibit 3-8, “Single Family Detached Cluster”.

Access and Parking Facilities:

Alley Access

1. Alleys should be designed with the same attention and level of detail as the streets. Landscaping and enhanced paving shall be used to facilitate an alleyway that is both functional and attractive. See Exhibit 3-12, “Alley Character”.

Street Access

1. Reduce the visual impact of driveways by utilizing enhanced paving and landscaping. See Exhibit 3-13 “Motorcourt and Courtyard Character”.

Service Facilities:

1. Adequately screen trash enclosures from adjacent uses and open space areas with landscaping or decorative walls.
2. Architectural screening elements should be constructed of the same materials and finishes as the primary building.
3. Trash enclosures should be located to allow access for refuse collection but should not block vehicular or pedestrian circulation.
4. Trash pads shall be designed to be exclusive of required landscape and open space areas and accessible for trash pick up.
5. If centralized mailbox locations are necessary to serve the residential community they shall be designed to be architecturally compatible with adjacent development.

Pedestrian Linkages (Streetscapes and Walkways):

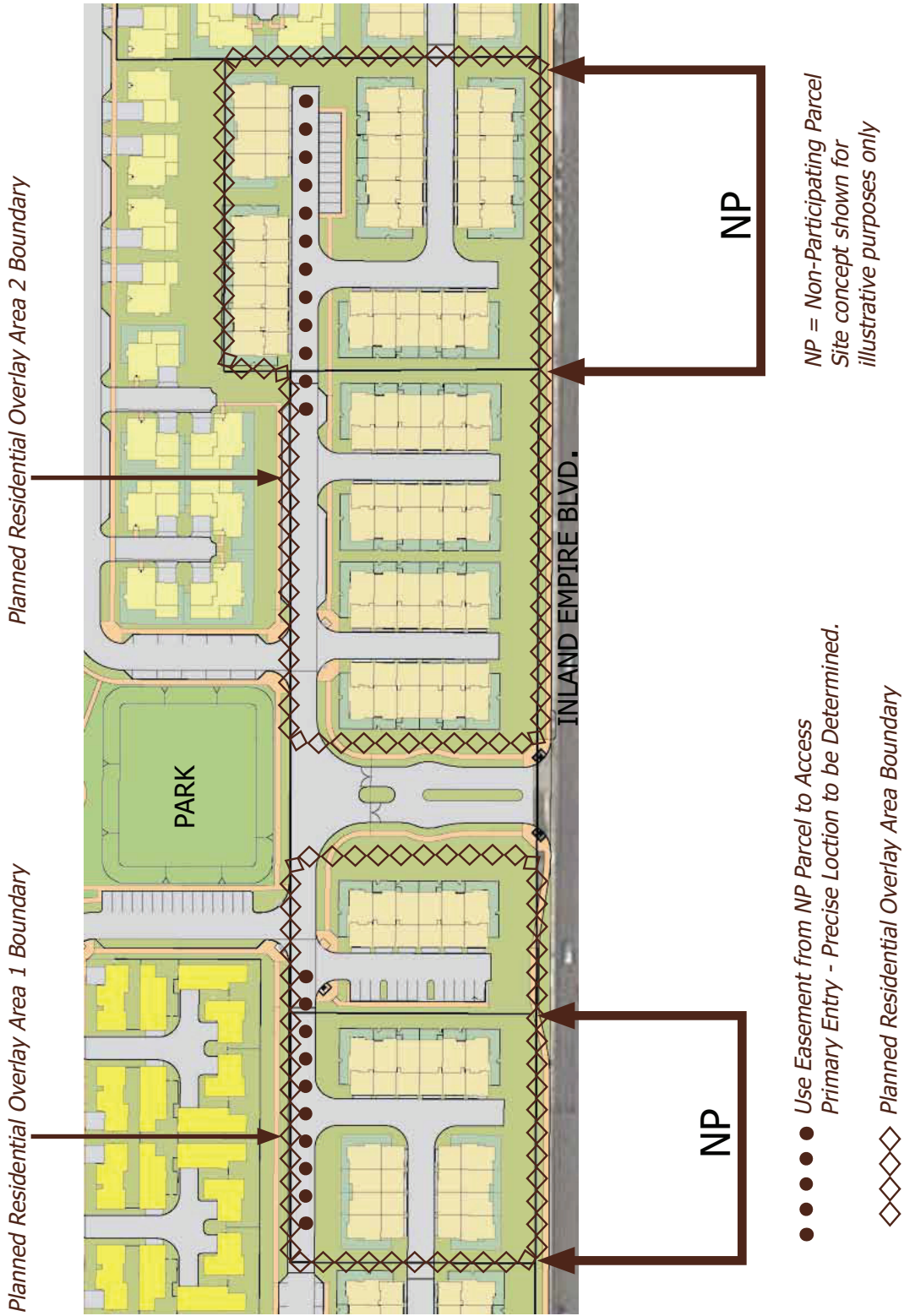
1. Residential development shall incorporate pedestrian connections to open space areas, recreation facilities, adjoining residential uses and commercial uses.
2. Pedestrian connections should be clearly visible and enhanced with decorative paving, landscaping, decorative trellis and arbor features.
3. Interior streetscapes with landscaped parkways and walkways provide additional opportunities for enhancing the ability to comfortably use paths and landscape areas along streets.
4. The primary vehicular entries into the residential neighborhoods should provide a gated entrance, designed to City of Ontario standards for emergency vehicular access and vehicle turn-around radius.

5. Ample planter space should be provided to allow for additional shrub borders including flowering perennials and annuals.
6. At guest entries, dial up kiosks should be incorporated into the overall architectural theme utilizing similar materials as the surrounding buildings.
7. These points of entry should be designed to allow for project monumentation and should create a sense of “welcoming” into the community.

Refer to Exhibit 2-2, “Access and Pedestrian Circulation Concept” for the location of project monumentation.

Outdoor Space (Courts, Open Space Areas, and Walkways):

1. Publicly accessible courtyards/open space areas shall be designed with connections to sidewalks, pedestrian paths and or bike routes.
2. Open space areas should be designed to link pedestrian movement through the site. The pedestrian walkway system is the backbone for interior pedestrian movement through the site. Open space can be linked along this “greenbelt” or serve as termination points to these green spaces.
3. Outdoor seating, tables, and umbrellas, water features, landscaping, gazebos, or other place-making features are encouraged in common open space areas and should be consistent with the architectural style of the project. Shaded areas should be provided, and common open space features should cater to anticipated residents (e.g. play lots for children or seating areas for elderly). See Exhibit 3-15, “Common Open Space Areas”.
4. Outdoor courtyard areas should be distinguished from other open space areas and uniquely defined by incorporating at least one “Specimen Tree” into the overall landscape design.
5. Design outdoor spaces for comfortable human activity and social interaction, including a pleasant micro-climate; seating and deciduous trees should offer shade from summer sun, and access to winter sunlight.
6. Use plants, furniture and lighting to shape, embellish, enliven and give purpose to outdoor space.
7. The primary entry boulevard into the project has a terminal vista of the “Village Green”, a focal point for the project. The open space should include a decorative feature such as a water feature, site structure or open pavilion and should provide areas for additional seating and shelter. The open space should be designed to cater to both types of users, a large portion of this space can be utilized as an informal turf area for recreation or special commercially sponsored events. This open space should be passive in design, and should also help to continue the “Boulevard” landscape theme into the residential points of entry. See Exhibit 3-16, “Central Village Green Examples”.
8. A centrally located Recreation Center will further help to create a definite sense of identification and place. The recreation center shall be designed as a focal point for the community that is compatible with the architectural style and scale of the surrounding development. Prominent architecture and vertical building features such as tower elements in combination with a well defined outdoor space will provide an appealing focal point for the community. The size of the recreation center and the amenities it accommodates will depend on the type of development that is pursued.

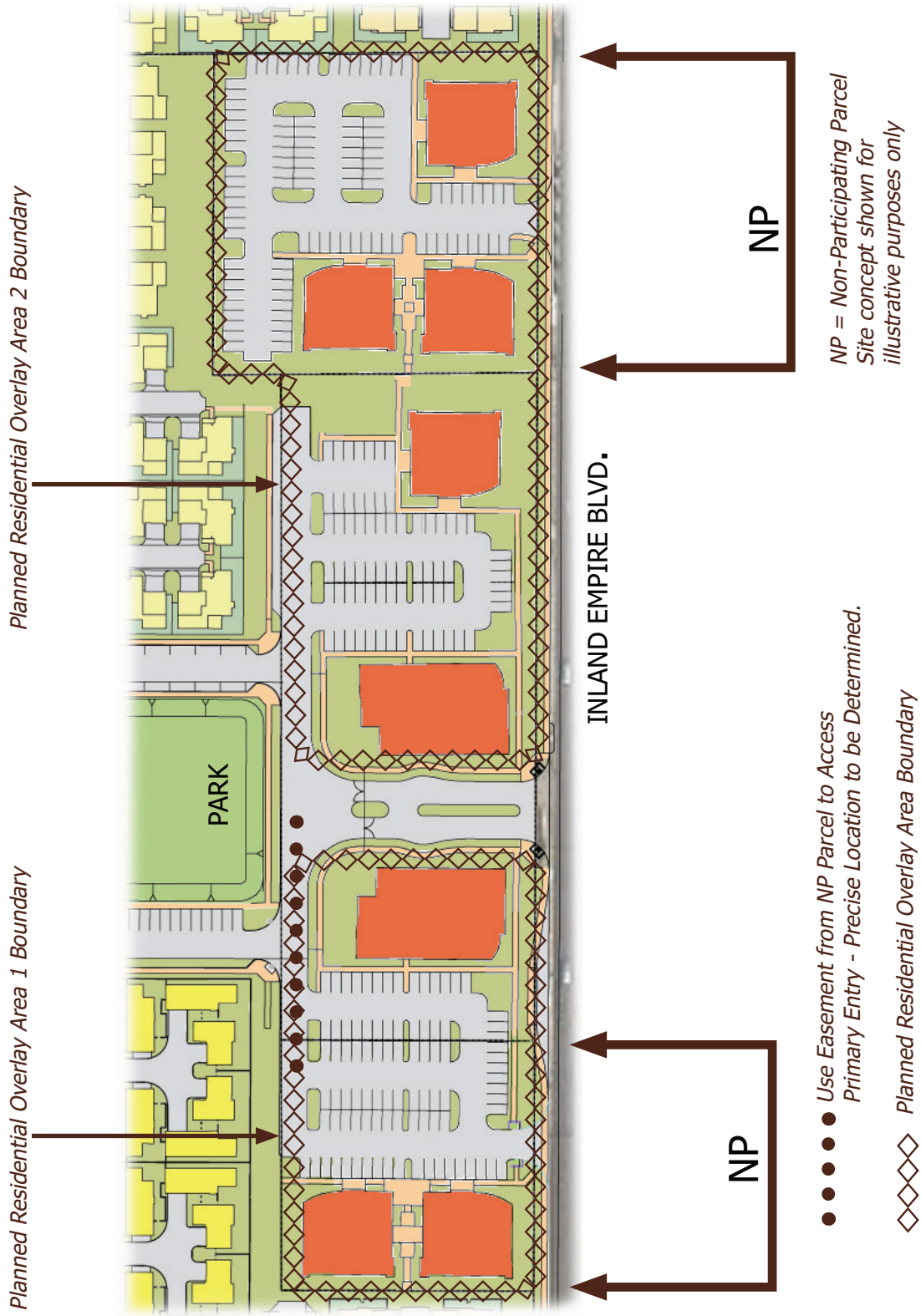


NP = Non-Participating Parcel
 Site concept shown for illustrative purposes only

● ● ● ● Use Easement from NP Parcel to Access Primary Entry - Precise Location to be Determined.
 ◇ ◇ ◇ ◇ Planned Residential Overlay Area Boundary

Example of NP Parcels on Inland Empire Blvd. with Residential Overlay

Exhibit 3-4

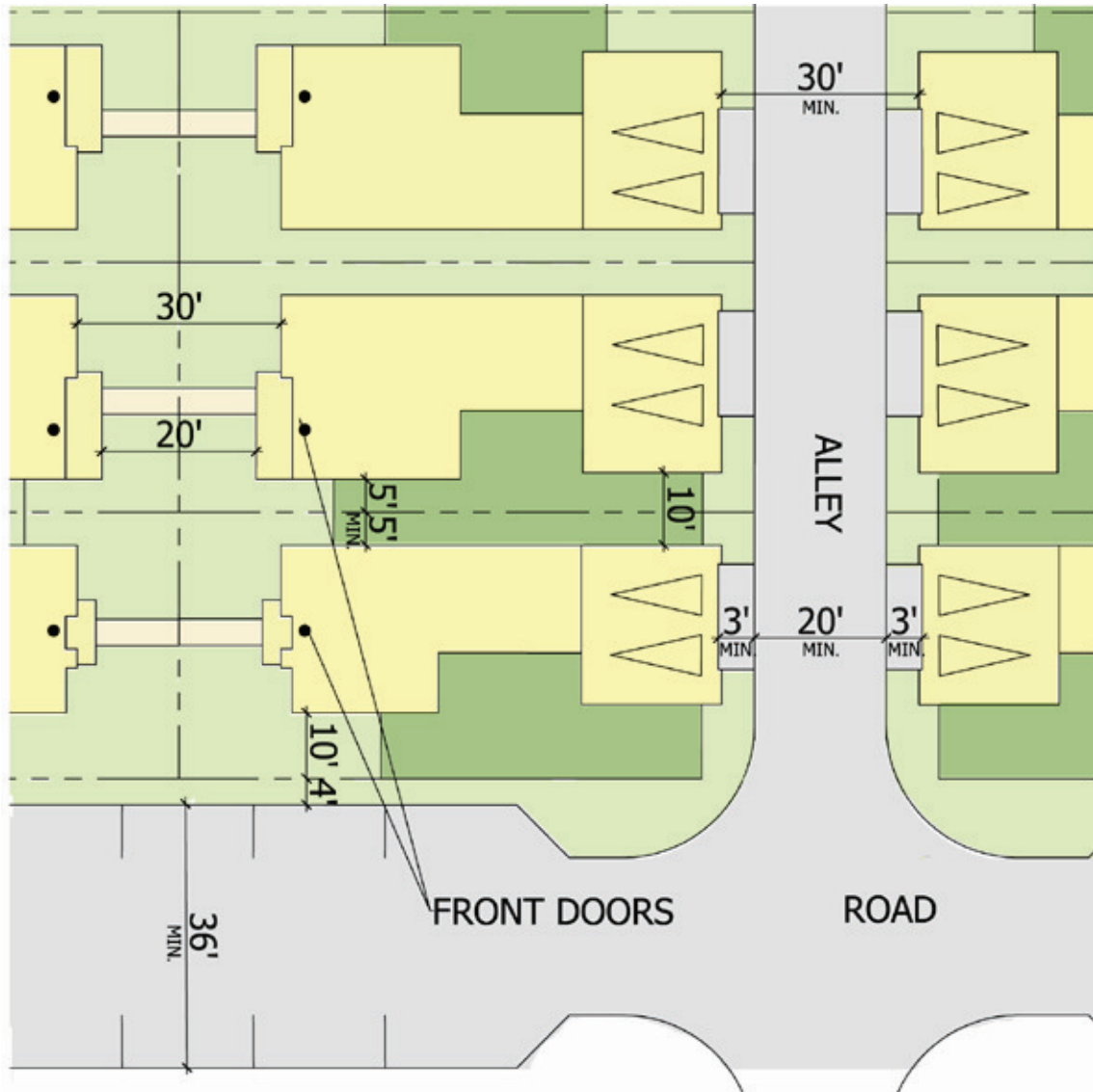


Example of NP Parcels on Inland Empire Blvd. with GC-2

Exhibit 3-5

ONTARIO FESTIVAL

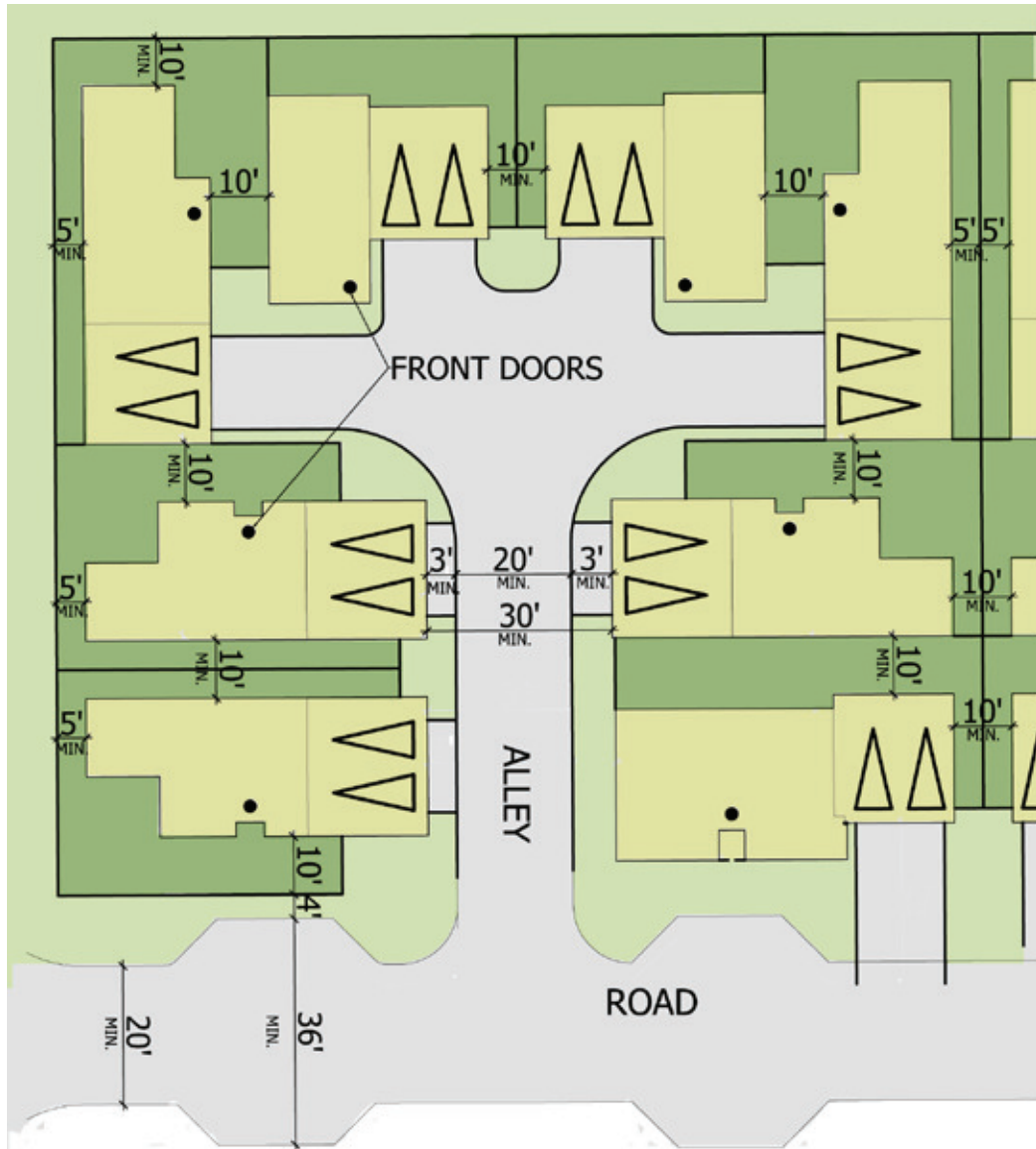
Specific Plan



NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-6

Alley-Loaded Single Family Detached



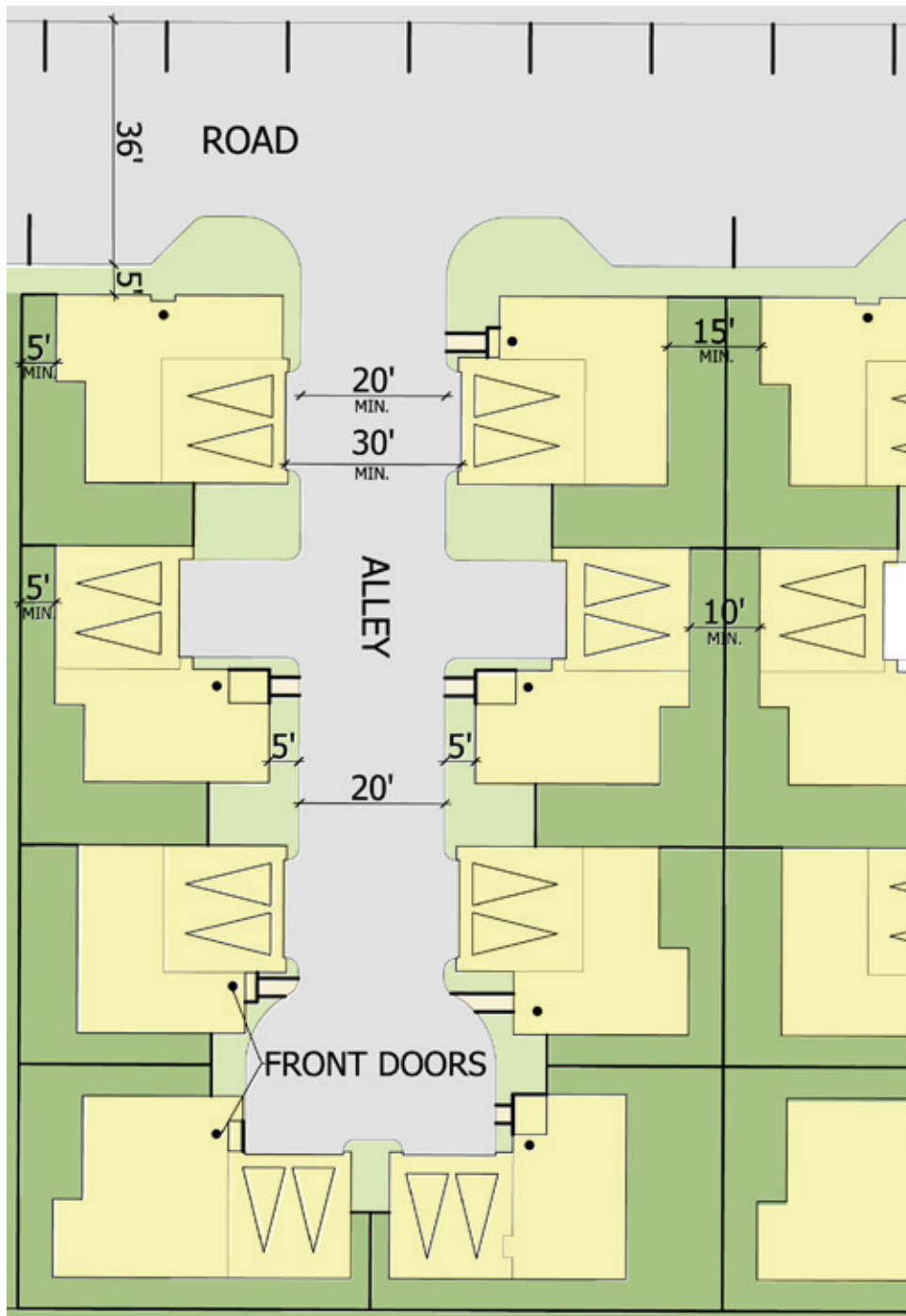
NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-7

Single Family Detached Cluster

ONTARIO FESTIVAL

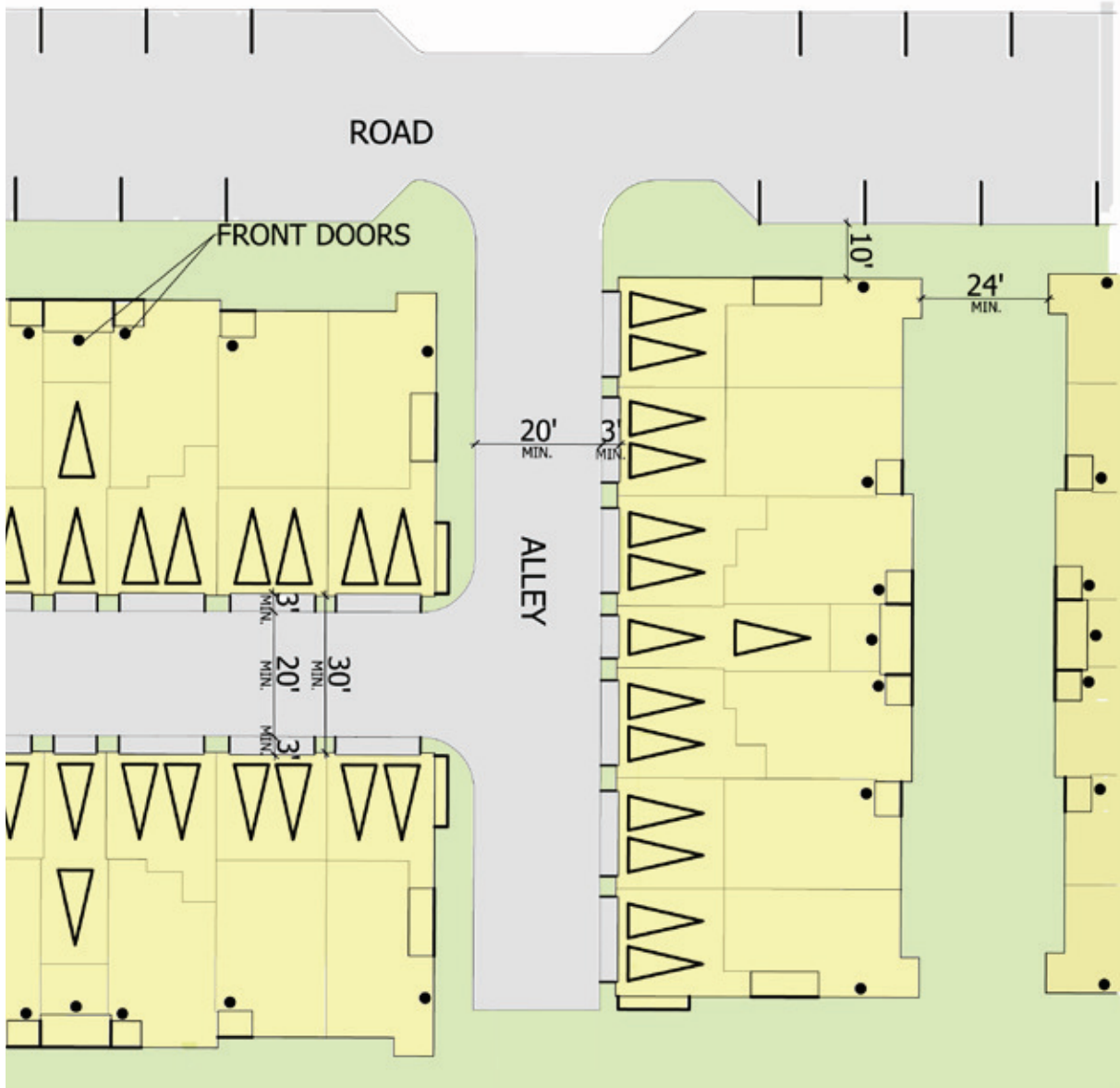
Specific Plan



NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-8

Autocourt SFD Clusters



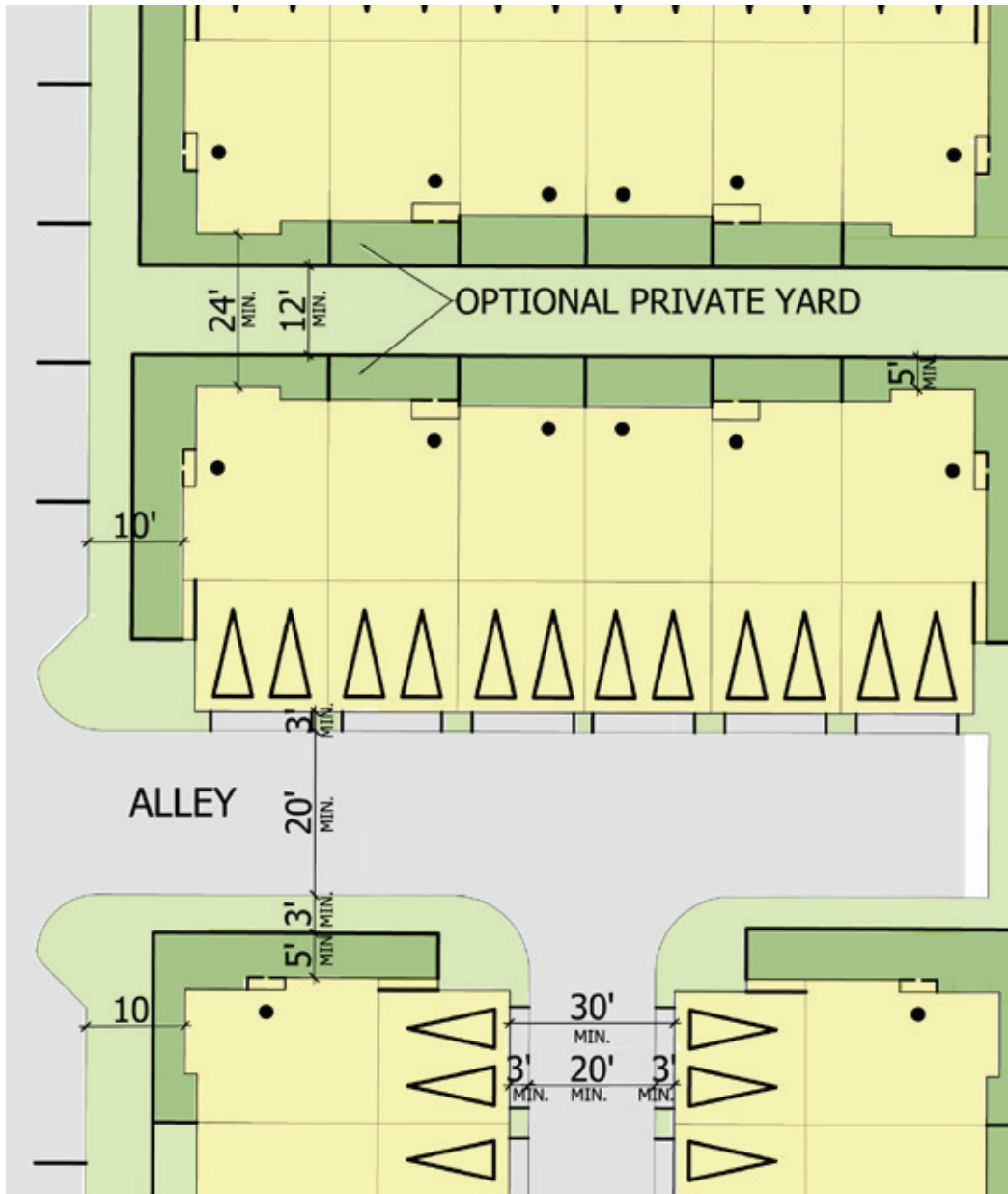
NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-9

Townhomes

ONTARIO FESTIVAL

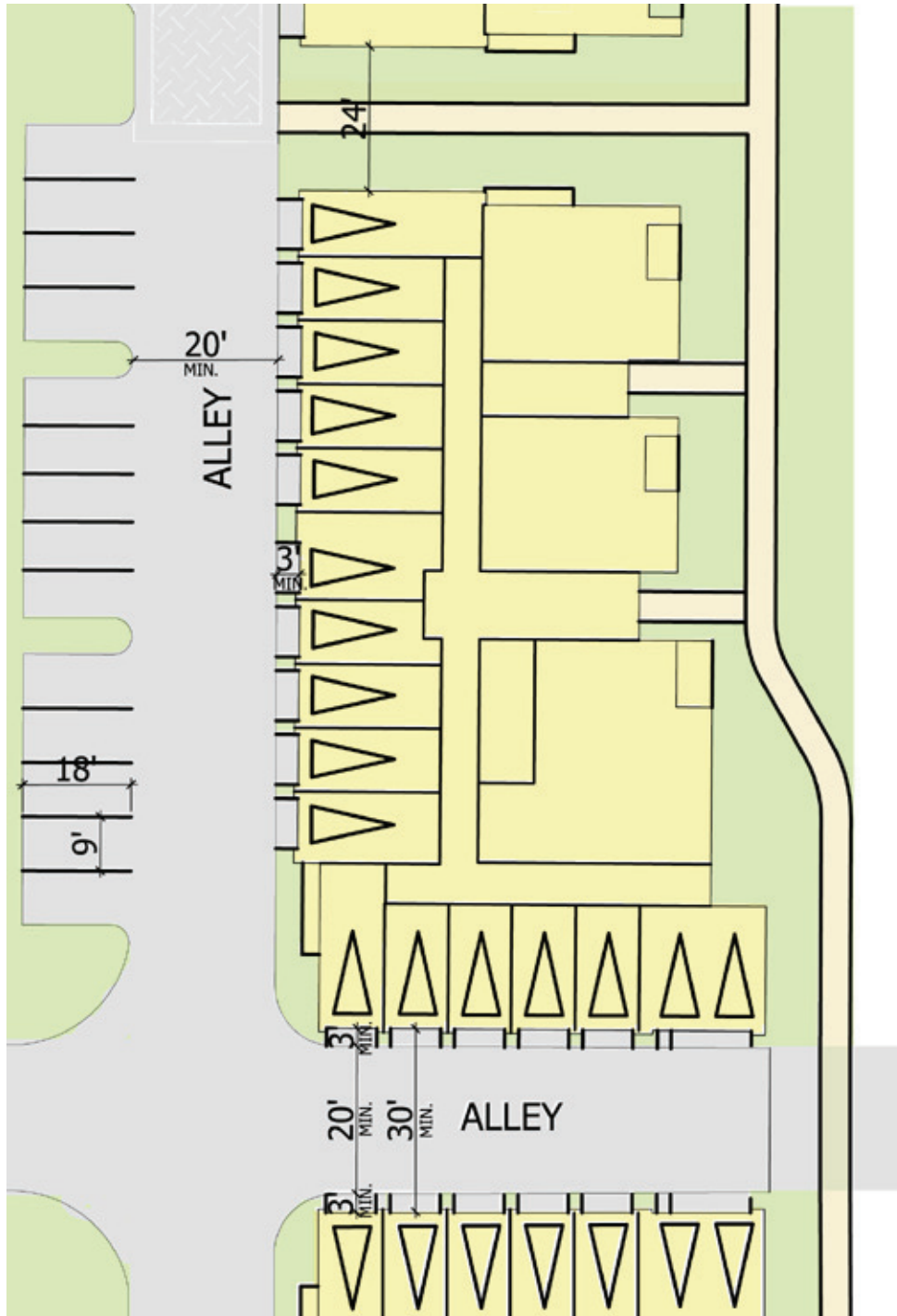
Specific Plan



NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-10

Row Townhomes



NOTE: Alleys may have a 20' clear drive aisle with 5' setbacks to garage or 24' clear paveway with 3' setbacks to garage to meet the minimum 30' garage to garage setbacks. In either case, a 24' eave to eave separation must be maintained.

Exhibit 3-11

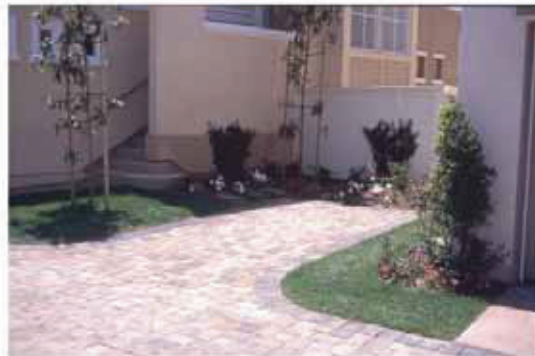
Apartments

ONTARIO FESTIVAL

Specific Plan



ENHANCED PAVING



Source: Hogle-Ireland Inc.

Credit: LD King

Exhibit 3-12

Alley Character



MOTOR COURTYARD



PAVING



LANDSCAPING

Source: Hogle-Ireland Inc.

Credit: LD King

Exhibit 3-13

Motorcourt and Courtyard Character

ONTARIO FESTIVAL

Specific Plan

In a “for-sale” development, the recreation building should include (but should not be limited to) the following indoor and outdoor amenities:

- Large meeting room/multi-purpose room
- Bathroom
- Pool
- Jacuzzi
- Pool deck
- Barbecue area

In a mixed “for-sale” and “rental” development, the recreation building should include (but should not be limited to) the above-mentioned indoor and outdoor amenities. Any additional square footage should accommodate an additional amenity such as a fitness room.

In a “rental” development, the recreation building should include (but should not be limited to) the following indoor and outdoor amenities:

- Leasing office
- Living room/lobby
- Television room
- Fitness room
- Conference room/banquet room
- Locker rooms/bathrooms
- Pool
- Jacuzzi
- Pool deck
- Barbecue
- Firepit

See Exhibit 3-17, “Club House Amenities”.

9. Decorative paving should be utilized at street crossings to help announce pedestrian movement and link open space areas together. No decorative paving shall be allowed in the public street right-of-way.

10. The Pedestrian walkway should be heavily landscaped on either side of the walkway.

11. The pedestrian walkway width should vary to help create interest and provide ample space for screening of undesirable views.

12. Where space is adequate, accent paving and pedestrian seating areas should be worked into the design of the walkway system. No accent or decorative paving shall be allowed in the public street right-of-way.

13. All points of entry into the pedestrian walkway should be gated and deemed “Pedestrian Access Points”.

14. Pedestrian Access Points should incorporate enhanced paving and landscaping and should compliment walkway and commercial plaza design concepts.

15. Walkway concepts can be utilized throughout the project. Walkway systems within the Garden Court areas should embody similar concepts as the Pedestrian Access Points.

16. All walkway systems should be designed to provide unrestricted access to interior recreational amenities, open space areas, commercial plazas, and surrounding city sidewalks. See Exhibit 3-14, “Walkways and Pedestrian Paths”.

Paving and Plants:

Enhanced Paving

1. Paving should flow into the design of pedestrian street crossings to help identify areas of pedestrian circulation.

2. All walkway systems should be designed based off of a hierarchy system that clearly delineates, through paving enhancement, “crucial” spaces, nodes, and key elements. Enhanced paving examples include, but are not limited to: colored/stamped concrete treatment, interlocking paver units, seeded concrete, flagstone pavers and slate banding. Enhanced paving, such as interlocking pavers, can serve a dual purpose of announcing pedestrian crossings, while also providing a porous pavement system to help infiltrate storm water runoff.

Planting Design Concepts

1. Planting palettes should complement the architectural styles used in the Ontario Festival Specific Plan area.

2. Planting designs should also be compatible between both the residential community and the commercial environment.

3. Trees will help to create the structural backbone to the project. Tree selection will help to set the landscape tone and should be organized based off of primary function (i.e. Street Tree Streetscape, Primary Entry Specimen Tree, Walkway Portal Accent Tree, Parking Lot Shade Tree, etc.). Shrub and groundcover planting should also be organized and designed using similar concepts (i.e. Background Shrub, Upright Accent Shrub, Flowering Perennial Border, Screening Hedge, etc.). See Table 3.1, “Plant Palette” for a list of recommended species. These recommendations should be considered, however other species may be used if approved by the City.

ONTARIO FESTIVAL

Specific Plan

Table 3.1 – "Plant Palette"

TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
STREET TREES ALONG INLAND EMPIRE BOULEVARD	
1st Choice – <i>Pyrus c. 'Aristocrat'</i>	Aristocrat Ornamental Pear
2nd Choice – <i>Koelreuteria paniculata</i>	Goldenrain Tree
3rd Choice – <i>Rhus lancea</i>	African Sumac
STREET TREES ALONG TURNER AVENUE	
1st Choice – <i>Liriodendron tulipifera</i>	Tulip Tree
2nd Choice – <i>Brachychiton populneus</i>	Bottle Tree
3rd Choice – <i>Brachychiton acerifolius</i>	Australian Flame Tree
EVERGREEN STREET TREES	
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark
DECIDUOUS STREET TREES	
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Pyrus calleryana 'Aristocrat'</i>	
PARKING LOT SHADE TREES	
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Ulmus parvifolia 'Drake'</i>	Drake's Chinese Elm
ENTRY ACCENT TREES	
<i>Lagerstroemia indica 'Tuscarora'</i>	Tuscarora Crape Myrtle
<i>Prunus cerasifera 'Krauter's Vesuvius'</i>	Krauter's Vesuvius Purple Leaf Plum
LARGE SPECIMEN TREES AT ENTRY MONUMENTS	
<i>Platanus racemosa</i>	California Sycamore
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Quercus virginiana</i>	Southern Live Oak
Walkway/COMMERCIAL PLAZA ACCENT TREES	
<i>Cercis canadensis</i>	Eastern Redbud
<i>Eriobotrya japonica</i>	Bronze Loquat
EVERGREEN SCREENING TREES	
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus ilex</i>	Holly Oak
<i>Lagerstroemia indica 'Tuscarora'</i>	Tuscarora Crape Myrtle
UPRIGHT TREES FOR ARCHITECTURAL ACCENT	
<i>Platanus acerfolia</i>	London Plane Tree
<i>Tristania laurina</i>	Water Gum
<i>Cupressus sempervirens 'Glauca'</i>	Blue Italian Cypress
<i>Washingtonia filifera</i>	California Fan Palm

SHRUBS

LARGE SHRUBS (SIX [6] FEET AND LARGER)

Arbutus unedo 'Compacta'	Compact Strawberry Tree
Camellia japonica 'Alba Plena'	Alba Plena Camellia
Grevillea lanigera 'Mt. Tamboritha'	Mt. Tamboritha Woolly Grevillea
Ilex altaclerensis 'Wilsonii'	Wilson Holly
Photinia x fraseri	Fraser's Photinia
Phormium hybrids	Hybrid New Zealand Flax
Pittosporum tobira 'Variegata'	Variegated Tobira
Podocarpus macrophyllus maki	Shrubby Yew Pine
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Xylosma congestum 'Compacta'	Compact Xylosma

MEDIUM SHRUBS (3'-6')

Aspidistra elatior	Cast-Iron Plant
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
Buxus microphylla japonica	Japanese Boxwood
Callistemon 'Little John'	Dwarf Callistemon
Dodonaea microzyga	Brilliant Hop-Bush
Gardenia jasminoides	Gardenia
Lavendula stoechas 'Otto Quast'	Otto Quast Spanish Lavender
Myrtus communis 'Compacta'	Dwarf Myrtle
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo
Nephrolepis exaltata cordifolia	Sword Fern
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange
Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn

SMALL SHRUBS AND PERENNIALS

Agapanthus africanus 'Peter Pan'	Dwarf Lily of the Nile
Armeria maritima	Sea Pink
Asparagus densiflorus 'Myers'	Myers Asparagus
Clivia miniata	Kaffir Lily
Geranium x 'Johnson's Blue'	Johnson's Blue Cranesbill
Hemerocallis hybrids (evergreen)	Daylily - mixed colors
Heuchera sanguinea	Coral Bells
Iberis sempervirens 'Little Gem'	Little Gem Candytuft
Ilex vomitoria Dwarf	Yaupon Holly
Mahonia repens Creeping	Oregon Grape
Penstemon x 'Midnight'	Midnight Beard Tongue
Phormium 'Jack Spratt'	Jack Spratt New Zealand Flax

GROUNDCOVERS

Cistus salviifolius	White Rockrose
Geranium incanum	Carpet Geranium
Juniperus sabina 'Buffalo'	Buffalo Juniper
Pelargonium peltatum	Ivy Geranium
Rosmarinus o. 'Prostratus'	Prostrate Rosemary

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Trachelospermum asiaticum Asian Star Jasmine

VINES

Bignonia c. ‘Tangerine Beauty’	Crossvine
Bouganvillea hybrids	Bouganvillea
Clytostoma callestegioides	Purple Trumpet Vine
Distictis buccinatoria	Blood-red Trumpet Vine
Jasminum polyanthum	Pink Jasmine
Macfaydena unguis-cati	Cat’s claw Vine
Parthenocissis tricuspidata	Boston Ivy
Rosa banksiae ‘Lutea’	Lady Bank’s Rosa

ACCENT GRASSES

Deschampsia caespitosa	Tufted Hair Grass
Festuca ovina ‘Glauca’	Blue Fescue
Imperata cylindrical ‘Red Baron’	Red Baron Japanese Blood Grass
Muhlenbergia capillaries	Pink Muhly

Onsite Landscaping:

1. Landscaping and open space must be designed as an integral part of the project design and enhance the building design, enhance public views and spaces and provide buffers where needed.
2. Provide a rich, yet coordinated palette of landscape materials that add scale, texture, and color to a development; landscape treatment should complement the building architecture and enrich outdoor spaces.
3. Use special landscape treatment to highlight project entries; for instance special paving, accent planting and specimen trees are recommended.
4. The plant palette offers a suggested plant palette for the Ontario Festival Specific Plan area; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.
5. Plantings in front yards may vary from the Ontario Festival Specific Plan Plant Palette, but should retain some of the character and style of the public plantings.
6. Landscape buffering should be incorporated along the peripheral edges between residential development and surrounding arterial and collector streets. Adequate vegetation screening should be used within the designed landscape setbacks and should not impact private homeowner yards.
7. Tree placement should provide adequate spacing to allow for the normal growth of canopy diameters.
8. Landscaping surrounding the Recreation Center should harmonize with the surrounding streetscapes and open space areas. Large specimen trees should be used to help accentuate architecture. Accent trees



Credit: LD King

Exhibit 3-14

Walkways and Pedestrian Paths

ONTARIO FESTIVAL

Specific Plan



Credit: LD King

Exhibit 3-15

Common Open Space Areas



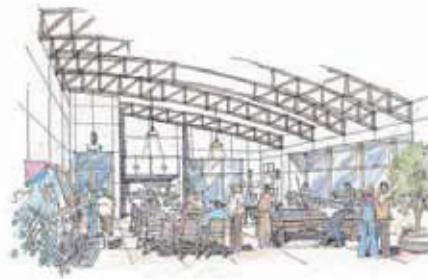
Credit: LD King

Exhibit 3-16

Central Village Green Examples

ONTARIO FESTIVAL

Specific Plan



EXTERIOR



OUTSIDE AMENITIES

Source: Hoyle-Niand Inc.

Credit: LD King

Exhibit 3-17

Clubhouse Amenities

ONTARIO FESTIVAL

Specific Plan



Credit: LD King

Source: Architecture

Exhibit 3-18 Conceptual Walls, Fencing and Gateways

ONTARIO FESTIVAL

Specific Plan



Credit: LD King

Source: High-Ireland Inc.

Exhibit 3-19 Multiple-Family (Attached) Product Types



Source: Hopko-Ireland Inc.

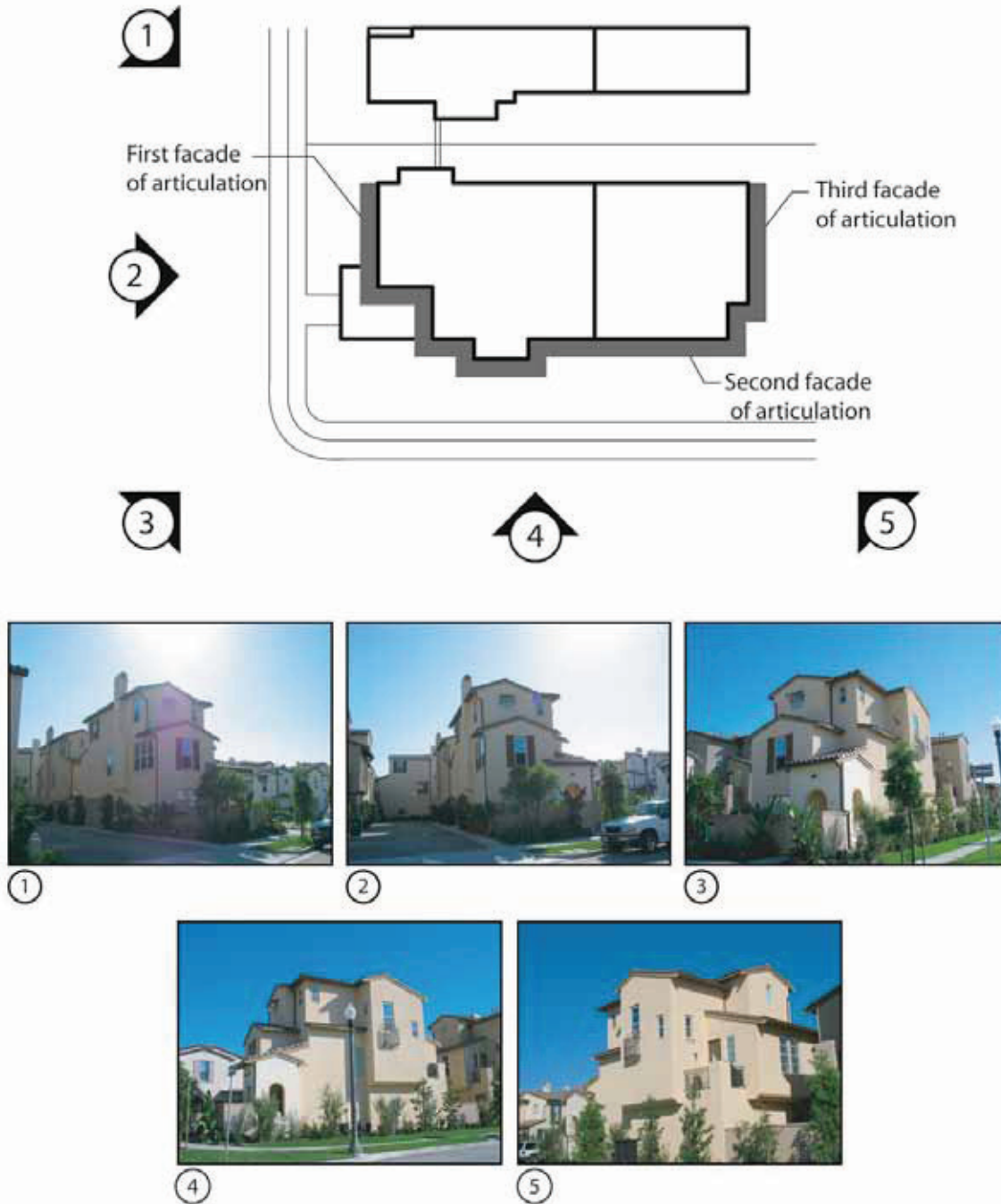
Credit: LD King

Exhibit 3-20

Detached Product Types

ONTARIO FESTIVAL

Specific Plan



Credit: LD King

Source: Hogle-Ireland Inc.

Exhibit 3-21

Articulation of Structure



Varied building massing



Building massing study diagram

Attached Housing



Detached Housing

Credit: LD King

Source: Hagler-Breland Inc.

Exhibit 3-22

Building Massing

ONTARIO FESTIVAL

Specific Plan



ENTRY EXAMPLES



Credit: LD King

Exhibit 3-23

Porches and Entry Features

should also be used at pedestrian entries. Landscape buffering should occur along the perimeter edges of the Recreation Center if views into Guasti Regional Park are undesirable. Arrangement of plants should incorporate the concepts of mass planting; plants should be paced to allow them to grow to their natural sizes and forms.

9. Emphasize the importance of landscape maintenance; encourage landscaping in all development areas to be maintained in healthy condition.

Refer to Table 3.1, “Plant Palette” and Exhibit 2-2, “Access and Pedestrian Concept”.

Walls and Fences:

1. Front yard walls/fences and boundary walls should be designed to promote openness and protect views.

2. Walls and fences shall be constructed of attractive and durable materials, including, but not limited to, wrought iron and decorative block. Wall colors and materials shall be compatible with the surrounding architecture. Hedges and other landscape elements can also serve as attractive buffers and screens.

3. Perimeter fencing of the residential community should be designed to screen views into private homeowner yards from surrounding streetscapes. A perimeter theme wall should be designed to provide the general character for the Ontario Festival Specific Plan area. Decorative caps and the use of pilasters to help enhance the wall appeal are encouraged. Where applicable, decorative tubular steel fencing shall take advantage of desirable views into the Guasti Regional Park and the open space areas.

4. Exterior sides of walls and fences should be screened where appropriate with vine treatments and should be equipped with an automatic irrigation system to help maintain vine growth. The vine treatments should be used to minimize attractive nuisances, particularly graffiti and to minimize the expansiveness of blank walls.

5. The use of themed pilaster columns or entry trellis systems within front yards can help identify the entrances to each residence.

6. At the primary and secondary vehicular entries into the residential neighborhoods, a combination of decorative tubular steel fencing and solid masonry walls should be utilized to allow for high visibility into the community while still providing a wall system for potential project monumentation. Walls should be ornate in appearance and embody similar design configurations, materials, and colors used in the residential architecture.

7. The pedestrian walkway walkway should consist of a perimeter fencing system that maximizes desirable views that help to create an openness of space, while closing off undesirable views like parking lots. Sound attenuation can also be maximized utilizing a solid masonry wall system. An analysis of potential future commercial “neighbors” should be done to ensure what type of fencing system is most compatible with residential uses. See Exhibit 3-18, “Conceptual Walls, Fencing and Gateways”.

3.2.1(b) Building Design Guidelines

Architectural Character:

1. Promote creative designs that are visually attractive, and add richness and variety to the community.
2. Provide a mix of housing types and sizes. See Exhibit 3-19 “Multiple-Family (Attached) Product Types” and Exhibit 3-20, “Detached Product Types”.
3. Detached product types Design buildings that compliment the architectural character of surrounding commercial and residential areas and support a pedestrian friendly environment.
4. A “unifying theme” is encouraged which connects the varying residential products and the surrounding commercial buildings. See Exhibit 3-24, “Unifying Theme”.
5. Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets. See Exhibit 3-21, “Articulation of Structure”.

Massing and Scale:

1. Building heights and mass shall be sufficient to ensure compatibility among the various housing products and the surrounding commercial uses. A higher intensity and density will help promote the idea of the compact walkable neighborhood.
2. Roof lines should be varied through the use of dormers, stepped roofs, gables, towers or other roof elements.
3. Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, bays and windows can be used to create interesting building facades. See Exhibit 3-22, “Building Massing”.

Articulation and Fenestration:

1. Building elevations should be articulated every 15 linear feet by varying the form or footprint and/or by introducing architectural elements and/or projections.
2. A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
3. Pedestrian oriented building elements, varied and articulated building facades and well identified entrances will create comfortable paths, which are easily accessible, visually interesting and enrich a sense of community.

ONTARIO FESTIVAL

Specific Plan

OFFICE



COMMERCIAL



RESIDENTIAL



Credit: LD King

Source: High-Ireland Inc.

Exhibit 3-24

Unifying Theme

4. Entries shall be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
5. Entrances shall be prominent, visible from the street and connected by a walkway to the sidewalk. A minimum 12 inch rise to the front entry should be used to distinguish the entrances from the common open areas they are facing. See Exhibit 3-23, “Porches and Entry Features”.
6. Building modulations should be a minimum of 18 inches in depth and 18 inches in width.

Architectural Details:

1. Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
2. Architectural details should be consistent with the architectural style, materials and colors of the building.

Material and Colors:

1. Employ high quality materials that are durable, lasting and aesthetically appealing.
2. Use consistent materials and colors to unify the residential and commercial buildings.
3. The use of complementary colors and changes in materials can add visual interest to a building however, to avoid a false appearance material changes should not occur at external corners.

Roof Top and Ground Level Mechanical Equipment:

1. All mechanical equipment, whether mounted on the roof or ground, should be screened from view. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitably screened. All screening devices are to be compatible with the architecture and colors of the building.
2. Rooftop and ground level mechanical equipment should be located and screened in accordance with the City of Ontario Development Code.

3.2.1(c) Signage and Lighting Design Guidelines

Residential Signage:

1. A primary freestanding monument sign for the residential community should be placed at the south end of the large open space area adjacent to the Primary project vehicular entry. This monument sign should be designed to harmonize with the commercial entry signage while utilizing similar materials, and colors used in the residential architecture.

2. At the gated vehicular entrances to the residential community, additional signage may be appropriate in identifying the community. This signage can be designed as a wall mounted or freestanding sign, and should have night lighting and accent landscaping. 3. A dial-up directory and kiosk mapping the community should be placed at these points of owner/guest entry.

3. A dial-up directory and kiosk mapping the community should be placed at these points of owner/guest entry.

Lighting:

1. Lighting for the pedestrian walkway should provide a safe environment for pedestrian circulation while avoiding intense unwanted glare into bordering residential homes. Gated walkway portals can incorporate wall mounted fixtures or sconces by utilizing a pilaster column design at each pedestrian gateway.

2. Accent lighting can be used to enhance architectural building and landscape details. Accent lighting at primary and secondary entries and accent lighting of landscaping and entry monuments is highly encouraged.

3. Open space walkway systems should be lit to provide security to all residents.

4. Lighting of the play areas, tot lots, and sportcourts should be designed to regulate lighting to hours of operation. Typically, sporting activities that occur during the Fall and Winter months require the use of lighting for early evening use. Sportcourt lighting, for activities such as basketball or tennis, should take into consideration neighboring residential housing and be designed to eliminate unwanted or excessive lighting of these areas.

5. Uplighting of building elements, trees and signage are effective and attractive lighting techniques that are strongly encouraged.

6. Heights of light poles should be appropriate in scale for the buildings and surrounding area.

7. Light fixtures should be designed or selected to be architecturally compatible with the surrounding buildings and landscape features. See Exhibit 3-25, "Concept Lighting".

8. All public street lighting (in the public right-of-way) shall be in accordance with the City of Ontario Standards for Street Lights and is subject to approval of the City Engineer.

ONTARIO FESTIVAL

Specific Plan



Credit: LD King

Source: Architecture

Exhibit 3-25

Conceptual Lighting