



Parkside

4.0 Land Use

4.1 INTRODUCTION

The 250.89 gross acre Specific Plan for Parkside is envisioned to provide a neighborhood lifestyle in a wide range of planning areas, featuring a variety of residential housing types, all designed around a major community amenity, the “Great Park.” All residential neighborhoods are designed within easy walking distance to internal recreational amenities, commercial retail uses and the “Great Park.” Connectivity within the Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhoods to one another, parks, off-site schools, and to the commercial retail area. A component of the trail system will be provided through the improvement of a portion of the Cucamonga Creek Trail within the Specific Plan area. These improvements represent a part of the City’s Master Planned multi-purpose trail system planned for the New Model Colony.

Residential development is designed to address a variety of income levels and lifestyles, such as singles, families, executives, and “empty nesters.” Housing types will include such types as clustered “green court” or “motor court” single-family detached homes, and a wide variety of multi-family attached products including, but not limited to, triplexes, row townhomes, condominiums, and apartments.

A commercial land use is provided for in the Specific Plan, in Planning Area 21. The Specific Plan allows for the development of approximately 115,000 square feet of neighborhood commercial, retail and service uses conveniently located adjacent to Archibald Ave. and Edison Ave.

The Land Use diagram illustrated in **Exhibit 10, Land Use Plan**, illustrates the overall land use pattern within portions of Subareas 22 and 23. **Table 1, Parkside Land Use Summary**, documents statistical totals for the Specific Plan.

4.2 RESIDENTIAL USE

Residential land uses within the Specific Plan comprise approximately 157.04 gross acres. The Specific Plan will permit the development of up to 1,947 single-family detached and attached multi-family residential dwelling units. Residential land use areas are contained within distinctive neighborhoods, linked by a network of

sidewalks, paseos, and on-street bicycle paths connecting all the neighborhoods to the central “Great Park.”

4.2.1 Variety of Housing Types

Parkside provides a unique mix of housing types to address the needs of a variety of lifestyle choices and economic segments. A variety of detached and attached residential products, with a variety of architectural styles and features will be offered. (See Chapter 7.2 for further details).

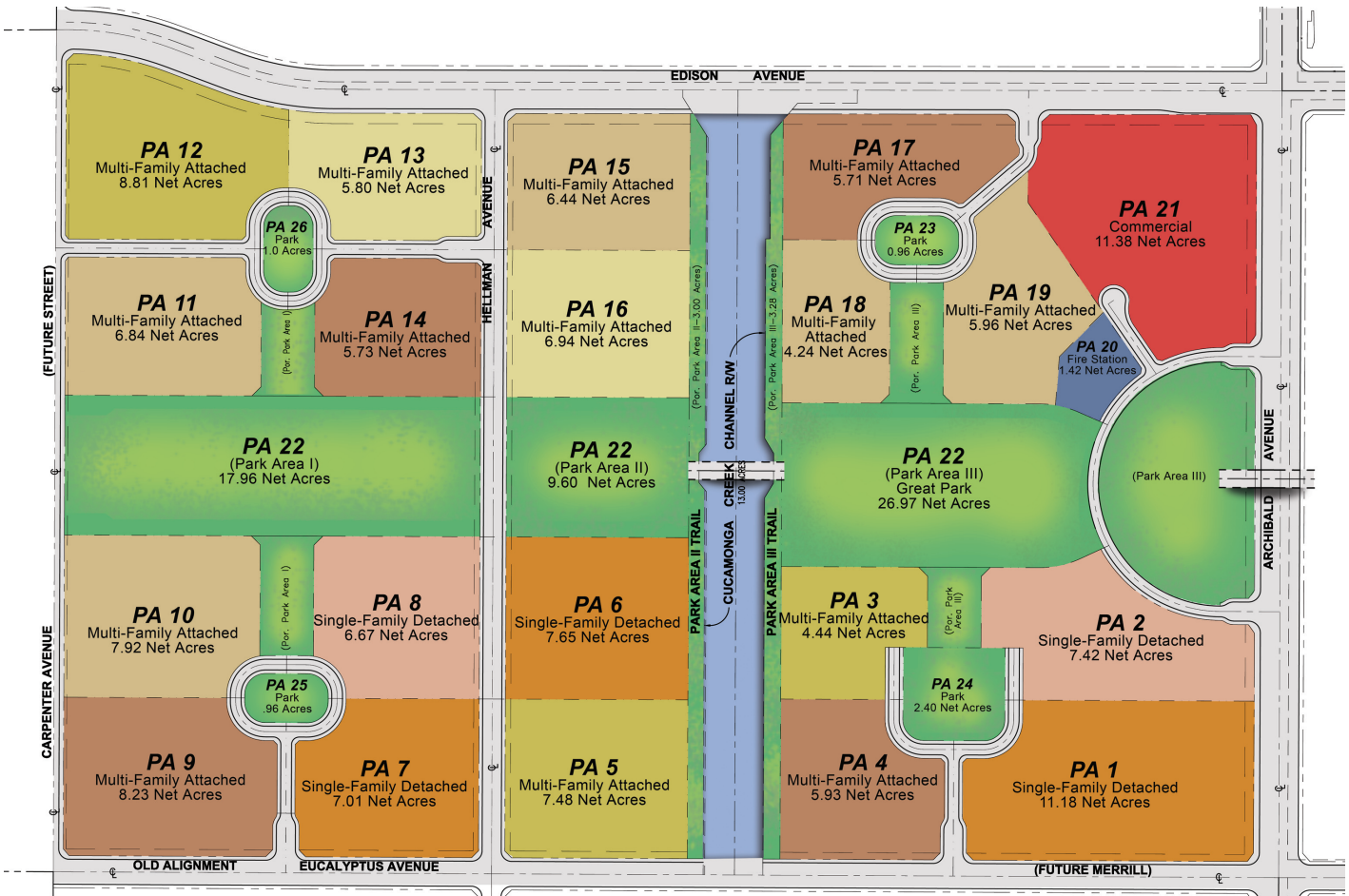
4.2.2 Traditional Neighborhood Design

The community plan for Parkside offers a strong neighborhood character and identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar character to that of older traditional Southern California neighborhoods, including Ontario. The design features described below “activate” the street scene and promote friendly interaction between neighbors.

- A traditional grid and geometric street design in residential neighborhoods, with sidewalks separated by landscaped parkways, which provide visual interest, slow traffic, lower traffic volumes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, beautify the street scene and lend a pedestrian scale;
- Streets adjacent to the “Great Park” will include on-street parking for park and recreation uses to the north and south, and a “linear” landscape treatment on both sides of the street. Parkways adjacent to both sides of the street are planned to be heavily landscaped;
- The architecture for residences within Parkside will be designed to focus on human scale details which will enhance the pedestrian friendly character of the community. These features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting; and
- Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Design techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear lanes (private alleys), or other similar techniques that de-emphasize the view of garage doors from the street.



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Notes:

Net acres is Planning Area (PA) acreage, minus street R/W

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Exhibit 10—Land Use Plan



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Table 1—Parkside Land Use Summary

Land Use	Lot Size / Use	Gross Acreage	Net Acreage	*Density Range / S.F.	Lots / D.U.
Residential					
PA-1 (Green Court/Large)	SFD	14.32	11.18	8-14	125
PA-2 (Green Court/Small)	SFD	8.69	7.42	10-16	102
PA-3 (Row Townhomes)	MF	4.68	4.44	12-18	80
PA-4 (Townhomes/Flats)	MF	7.45	5.93	16-22	114
PA-5 (2/3-Story Townhomes)	MF	8.91	7.48	16-22	139
PA-6 (Motorcourt)	SFD	8.20	7.65	8-14	75
PA-7 (Greencourt/Large)	SFD	9.06	7.01	8-14	68
PA-8 (Greencourt/Small)	SFD	7.55	6.67	10-16	68
PA-9 (Townhomes/Flats)	MF	10.25	8.23	16-22	165
PA-10 (3-Story Townhomes)	MF	8.67	7.92	18-25	143
PA-11 (2/3-Story Townhomes)	MF	7.98	6.84	18-25	123
PA-12 (Row Townhomes)	MF	11.55	8.81	12-18	127
PA-13 (Triplex)	MF	8.27	5.80	10-16	64
PA-14 (Townhomes, Carriage)	MF	6.96	5.73	12-18	99
PA-15 (3-Story Townhomes)	MF	8.09	6.44	18-25	111
PA-16 (Triplex)	MF	7.44	6.94	10-16	90
PA-17 (Townhomes/Carriage)	MF	7.81	5.71	12-18	84
PA-18 (3-Story Townhomes)	MF	4.57	4.24	18-25	85
PA-19 (2/3-Story Townhomes)	MF	6.59	5.96	16-22	85
Residential Subtotal	-	157.04	130.40	-	1,947
Non-Residential					
PA-20 (Fire Station)		1.57	1.42	-	-
PA-21 (Commercial)		15.49	11.38	115,000 SF	-
PA-22 (Park)		58.47	54.53	-	-
PA-23 (Park)		0.96	0.96	-	-
PA-24 (Park)		2.40	2.40	-	-
PA-25 (Park)		0.96	0.96	-	-
PA-26 (Park)		1.00	1.00	-	-
Arterial ROW	-	-	-	-	-
Channel ROW	-	13.00	13.00	-	-
Non-Residential Subtotal	-	93.85	86.05	115,000	
TOTAL PROJECT (Gross and Net Acres)	-	250.89	216.05	-	1,947

NOTES:

- 1) Gross acres taken to center line of streets.
 - 2) Net acres taken to street rights-of-way.
 - 3) All land uses proposed east of the Cucamonga Creek Channel are included in Subarea 23; all land uses west of the Cucamonga Creek Channel are included in Subarea 22.
 - 4) A total of 39.6 acres of master planned roadway is included in the project.
- *Density range shown is based on net acres. The General Plan is based on gross acres.



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4.3 PARKS, OPEN SPACE AND RECREATIONAL FACILITIES

Parkside has been designed as a planned community “in the park.” The “Great Park” is the key organizational element for the entire community. A conceptual plan for the “Great Park” is illustrated in **Exhibit 33, Great Park Concept Plan**. Further, refined recreation planning is currently underway by the City of Ontario on this segment of the “Great Park” and adjacent portions of the entire facility. Other open space and recreation opportunities for Parkside are included in the private recreation facilities which are integral to the neighborhoods in the project.

4.3.1 Parks

An integral part of the development of the residential program within the development boundary of the 250.89 acre Specific Plan is approximately 63.99 gross acres of park and recreational areas, including the “Great Park,” which provides primarily passive recreational opportunities for residents of the project and the surrounding community. The City’s Quimby Act park dedication requirements will be met through a combination of improved parkland and payment of fees. Refer to Chapter 7.7, Landscape, included in the overall Residential Design Guidelines for the project, for park plans for Parkside, including the “Great Park” Plan and blow-ups of the pocket parks and private community recreation acres.

The Quimby Act, provides for the dedication of 3 acres of parkland per 1,000 residents. However, pursuant to the General Plan Amendment Goal 12.0, Objective 12.1, Policy 12.1.3, each specific plan is required to define a park acquisition and improvement financing plan to ensure the achievement of a park standard of 5 acres of parkland per 1,000 residents. Pursuant to the foregoing policy, the total parkland requirement for the project is 34.21 gross acres. The Parkside Specific Plan, however, will provide 63.99 gross acres of parkland and recreational areas. Such areas shall either be dedicated to the City or transferred to a homeowners association.

4.3.2 Trails

Bicycle trails are an integral element in creating accessibility and mobility within the Specific Plan. An off-street Class I bicycle trail system will be provided within the right-of-way on the west side of Archibald Ave. adjacent to the development area between Edison Ave. and Merrill Ave. Adequate right-of-way will be provided for

on-street bicycle routes with the improvement of Merrill Ave. The bicycle trail system will link residential neighborhoods to the planned parks and the commercial site located within the development area, as well as providing connectivity to future development areas within the project.

4.4 CUCAMONGA CREEK CHANNEL TRAILS

A link within the City’s Master Plan of Trails includes a portion of the trail which will be developed in the Specific Plan area, extending a multi-purpose trail from Edison Avenue southerly to future Merrill Ave. in the Cucamonga Creek Channel. Access to the trails will be provided at key points within the “Great Park,” to provide pedestrian and bicycle accessibility. The bridge over the Cucamonga Creek Channel shall be strong enough to support a police vehicle for needed access. A conceptual plan for the Cucamonga Creek Trail is illustrated in **Exhibit 12, Pedestrian and Bicycle Circulation Plan, and Exhibits 37-37a, Channel Regional Trail Easement Plan**, in Chapter 7, Design Guidelines.

4.5 COMMERCIAL

The Specific Plan includes approximately 15.49 gross acres designated for development of neighborhood commercial uses.

4.5.1 Neighborhood Center

The Specific Plan provides for the development of approximately 115,000 square feet of Neighborhood Center Commercial land uses adjacent to Archibald and Edison Avenues. Commercial development at this location is conveniently located to serve the residential community of Parkside as well as the surrounding community. Pedestrian and bicycle connectivity between residential land use areas within Parkside and the future commercial center will be provided through an extensive network of trails. Commercial uses which could be developed within this land use district include, but are not limited to, local servicing commercial uses, such as grocery, drug store, small restaurants, small retail shops, and personal services.



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4.6 PUBLIC USE (FIRE STATION)

A site consisting of 1.57 gross acres is proposed directly west of the Neighborhood Center and fronting on the “Great Park,” devoted to future use as a City Fire Station, as illustrated in **Exhibit 10, Land Use Plan**. The final site design and definition of uses will be provided by the City.

4.7 DAIRY FARMING

If the Specific Plan Area contains existing dairies and feed lots, a minimum 100-foot separation shall be required between a new residential, commercial, or industrial development, or structures used for public assembly and an existing animal feed trough, corral/pen, or an existing dairy/feed lot, including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.