

Section 4 Community Plan

A strong community identity is established for Grand Park through comprehensively planned traditional neighborhoods designed around a traditional grid pattern of streets and sidewalks and oriented to parks and schools. Off-street bike trails and an off-street multi-use trail provide safe corridors for bicycle access throughout the community.

4.1 Residential Neighborhoods

Grand Park provides for development of a range of housing types addressing a variety of lifestyles and income levels. Single-family residential detached homes, single family attached homes, and multi-family residential dwellings in a variety of styles and types are permitted for development. The community plan for Grand Park incorporates human scale design elements including neighborhoods designed within short blocks, architectural features of homes fronting on streets, innovative garage designs, and the use of rear-loaded homes to de-emphasize the visual impact of garage doors on the streetscape. These elements combine to create a welcoming, pedestrian oriented neighborhood identity.

The Grand Park Specific Plan allows for the development of up to 1,327 residential dwelling units comprised of a variety of single-family detached homes, single-family attached homes, and multi-family dwellings. Residential land use areas are contained within 8 distinctive neighborhood Planning Areas linked by a network of street-separated sidewalks and bicycle trails connecting all neighborhoods to parks and schools. Residential development is designed to address a variety of lifestyles, such as singles, families, executives and “empty nesters.”

The Grand Park Community Plan is illustrated in *Exhibit 4-1, “Land Use Plan”* and described in *Table 4-1 “Land Use Plan Summary.”* The

Grand Park Specific Plan permits flexibility in the distribution of residential types within each residential Planning Area. A maximum number of dwelling units for each Planning Area is established as described in *Table 4-1, “Community Plan Summary.”* The residential home types described in the Specific Plan are permitted for development within any Planning Area. The total number of residential dwelling units developed within each Planning Area may be exceeded by up to 15% of the maximum number of dwelling units established for the Planning Area pursuant to the provisions of *Section 8.7* of the Grand Park Specific Plan, *“Transfer of Residential Dwelling Units,”* provided the total number of dwelling units developed within the project does not exceed 1,327. The specific residential type and mix of types to be developed in each Planning Area will be determined at the time of tentative tract map approval by the City of Ontario for each development project within Grand Park.

4.1.1 Single-Family Detached Residential

The Grand Park Specific Plan permits a variety of single-family detached home types. Six types of residential single-family detached dwelling units are permitted for development within Grand Park as described below.

4.1.1.1 Single Family Detached Conventional Homes

This traditional single family home concept is designed to create a pedestrian oriented streetscape through the forward placement of living areas, porches, and other architectural features in order for the home to address the street. Alternative garage configurations are used with this home type to include a mix of turn in garages, deep or mid recessed garages, split or tandem garages, and rear loaded garages.



Exhibit 4-1
LAND USE PLAN

Grand Park Specific Plan

Land Use	Dwelling Units	Gross Acres (1)	Gross Density
<i>Residential Uses</i>			
PA 1 (MDR)	99 DU	7.0 AC	14.1 DU/AC
PA 2 (LDR)	123 DU	12.6 AC	9.8 DU/AC
PA 3 (MDR)	157 DU	10.9 AC	14.4 DU/AC
PA 4 (LDR)	145 DU	13.9 AC	10.4 DU/AC
PA 5 (LDR)	105 DU	13.2 AC	8.0 DU/AC
PA-6 (LDR)	111 DU	17.6 AC	6.3 DU/AC
PA 7 (HDR)	268 DU	14.9 AC	18.0 DU/AC
PA 8 (HDR)	319 DU	16.5 AC	19.3 DU/AC
Residential Total	1327 DU	106.6 AC	12.4 DU/AC (Avg)
<i>Other Uses</i>			
PA 9 (Elementary School)		11.2	
PA 10 (High School)		55.7	
Great Park		146.7	
Other Uses Total		213.6	
Project Total	1327 DU	320.2 AC	12.4 DU/AC (Avg)

Notes:

(1) Gross Acres: Calculated to street Centerline and includes Pocket Parks and Paseos.

Table 4-1
LAND USE PLAN SUMMARY

4.1.1.2 Single Family Detached 2 Pack Homes

Single Family Detached 2 Pack Homes are designed in a configuration so that a larger usable side yard is provided for each unit. The appearance of garages is minimized by locating garages either to the rear of the lot or set back from the living area of the home at a distance in order to preserve an architectural forward streetscene.

4.1.1.3 Single-Family Detached Cottage Homes

This single-family home concept places garages at the rear of the lot accessed from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. A pedestrian oriented streetscene is promoted with this residential type since garages are not visible from the street and driveway curb cuts are not present along the street.

4.1.1.4 Single-Family Detached Mews Homes

This home type clusters detached homes in enclaves of four, six or eight homes designed around a common private drive to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets promoting pedestrian connectivity. Front doors face onto the street or private drive.

4.1.1.5 Single-Family Detached Cluster Homes

These home types cluster detached homes in enclaves of four or six homes designed around a common private drive or motorcourt to minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets promoting pedestrian connectivity.

4.1.1.6 Single-Family Detached Greencourt Homes

Greencourt single-family homes are grouped in enclaves of four to six homes and remove garages from the street with access provided from private drives located to the rear of homes. Front doors are oriented onto the street or a linear greenbelt with pedestrian walkways separated from the street.

4.1.2 Single Family Attached and Multi-Family Residential

The Grand Park Specific Plan permits the development of a variety of residential single-family attached and multi-family condominium apartment style home types. Residential single-family attached and multi-family home types permitted within Grand Park are described below.

4.1.2.1 Single Family Attached Triplex/ Townhomes / Condominiums

Triplex/townhome condominiums encourage the utilization of rear loaded garage configurations or “architecture forward” floor plan designs to minimize or eliminate garages visible from neighborhood streets. Triplexes can consist of three dwelling units either in a side by side configuration or a stacked configuration as a “carriage triplex” consisting of a duplex at ground level with a third unit above the garages serving the units. All triplex/townhomes would have automobile access from an alley.

4.1.2.2 Single-Family Attached Rowhomes / Condominiums

Row Townhomes/Condominiums consist of traditional alley loaded attached homes designed in a row configuration. Front doors and porches face a common open space area or the street, and garages are located to the rear of the building.

4.1.2.3 Single-Family Attached Greencourt Townhomes / Condominiums

This traditional attached home type places garages at the rear of the unit accessed from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. Placing garages at the rear of the building ensures an uninterrupted pedestrian streetscape.

4.1.2.4 Single-Family Attached Motorcourt Townhomes/ Condominiums

Public streets will serve this housing type with drive aisles providing access to a motorcourt serving dwelling units. Garages are located to the rear of the dwelling unit or turned to the side when adjacent to a street preserving an architecturally interesting streetscene.

4.1.2.5 Multi-Family Stacked Flats/Condominiums

This home type includes stacked flats in configurations intended to be oriented onto neighborhood streets. Garages are required to be oriented onto private drives or common access ways located to the rear of buildings.

4.2 Parks and Recreational Facilities

Parks are provided throughout Grand Park within easy walking distance to any residential neighborhood. The “*Community Plan, Exhibit 4-1*,” illustrates the types and locations of parks planned for Grand Park.

4.2.1 City of Ontario Great Park

An approximately 146.7 gross acre site is provided for development of the City of Ontario Great Park. The Great Park will include active recreational

facilities for the residents of Ontario and is within walking and biking distance to residences of Grand Park.

4.2.2 Pocket Parks

Pocket parks may be developed within each residential Planning Area. Pocket parks are required to have a minimum area of .25 acres. Typical recreational improvements for pocket parks include tot lots, picnic and barbecue facilities, multi-purpose trails, and informal play areas. Private recreational facilities such as swimming pools, spas, tot lots, and recreation buildings will be provided as part of multi-family residential development.

4.2.3 Enhanced Parkways

Approximately 5.17 gross acres of the project site will be developed as enhanced landscaped parkways along major streets serving the community. These enhanced parkways will include pedestrian walkways providing connectivity to and from the project site and to internal walkways within the community, linking residential neighborhoods to one another, parks, the high school, and the elementary school.

4.3 School Sites

4.3.1 Elementary School

An approximately 11.1 gross acre site is provided within Grand Park for the development of an elementary school by Mountain View School District to serve the K-5 school age needs of the community. The school site will be large enough to accommodate all school related parking and circulation requirements on site including employee parking and bus and student drop off and pick up areas. The school site is located within walking distance from all residential neighborhoods within Grand Park.

4.3.2 High School

An approximately 55.7 gross acre site is provided within the Grand Park Specific Plan for the development of a High School by Chaffey Joint Union School District to serve the high school age needs of Grand Park and the surrounding community. The school site will be large enough to accommodate all school related parking and circulation requirements on site including employee parking and bus and student drop off and pick up areas. The school site is located within walking distance from all residential neighborhoods within Grand Park.