3.0 DESIGN GUIDELINES AND DEVELOPMENT REGULATIONS

This Section presents the Design Guidelines and Development Regulations applicable to the Piemonte Overlay. The Design Guidelines identify physical and thematic attributes or requirements. Complementing these Design Guidelines, the Development Regulations identify permitted land uses and provide direction and requirements for development locations, configurations, orientations, and construction for each Land Use Subarea. Please refer also to the delineation of the Piemonte Overlay area and its component Land Use Subareas, presented previously on page 2-5.

All Design Guidelines and Development Regulations are comprehensively identified within this Section. In this regard, it is noted that the Design Guidelines and Development Regulations are predominantly consistent with requirements of the encompassing OCSP; however where they differ, the Piemonte Overlay supersedes the requirements of the OCSP. For ease of reference, where OCSP requirements are applicable to the Piemonte Overlay, those portions of the OCSP have been incorporated in this document.

Prior to issuance of development permits, all facilities proposed within the Piemonte Overlay will be evaluated by the City for consistency with the Piemonte Design Guidelines and Development Regulations, and applicable City regulations. Please refer also to development review and approval processes outlined in Section 4.0, Administration.

3.1 OVERVIEW

The design concept is based on the existing grid-like pattern of streets and blocks, to be developed at the intersection of two private drives, Via Villagio and Via Piemonte. Oriented in an east-west alignment, Via Villagio will connect the proposed residential development, with the major retail and specialty shop sites to the east. Along the northerly side of Via Villagio, and at the four sides of the intersection with Via Piemonte, will be ground-level retail and restaurant uses, and may include offices on the second floors. Along the southerly side of Via Villagio, residential units will be constructed. Parking is provided for all retail/ restaurant and office uses, with separate secured parking to be provided for residents, refer to Figure 3.1: Design Concept. On street parking will be provided for guests of residents.

The north-south Via Piemonte is aligned between the Citizens Business Bank Arena, and connects to Fourth Street at the northerly boundary. The intersection at Fourth Street will be widened and include a signalized intersection. The intersection of Via Villagio at Via Piemonte establishes a main activity node and focal plaza area, around which retail and restaurant uses will be constructed.

Site design and architectural themes between the residential and non-residential reflect a blending of contemporary urban Southern California design and Mediterranean influences. These architectural and design influences act as visual cues encouraging perception of a cohesive Piemonte development.

Supporting the urban setting, land use associations and configurations within the Piemonte Overlay provide for a mix of office, hotel, commercial, and high-density residential uses, interconnected by pedestrian and vehicle corridors, with interspersed activity areas.

3.2 ALLOWED USES

Uses allowed within the Piemonte Overlay as a whole, and within each Specific Land Use are the same uses listed under the CR (Regional Commercial) zoning district in Table 5.02-1 (Land Use Matrix) of the Ontario Development Code, for

Note: The site design represented is conceptual in nature, and exemplifies one possible design scenario that has been developed in accordance with the design criteria of the Piemonte Overlay and may not represent ultimate building layout.

NTS

Figure 3.1: Design Concept

permitted, conditionally permitted, administratively permitted, and prohibited, with the following exceptions:

- High Density Residential uses are permitted in Subareas 2 and 3.
- A gas station with a convenience store and a car wash is permitted in Subarea 1.
- Within the Residential Subareas, second floor individual offices above the separate, stand-alone garage buildings are allowed. The offices would be accessible via stairs, and would be rented only to existing residents of the same Subarea where the garage is situated. There would be a total of 3 to 6 offices, each about 14 feet x 14 feet. No other amenities, including bathrooms, would be included on the second floor. The offices would be rented to residents desiring an office (home occupation) separate from their apartment home. To limit traffic and parking needs, office tenants would not be allowed to entertain, consult with, or host clients or other third parties at their office.
- One office building is permitted facing 4th Street in Subarea 13; all remaining use are required to be Entertainment/Retail uses. Entertainment/ Retail includes the following types of uses:
    - Food and beverage, experiential-oriented retail.
    - Craft sit-down and community table eateries.
    - Brewpubs, beer gardens, taverns, bars, clubs, wine bars distilleries.
    - Live music, or nightlife.
    - Outdoor patio dining and bar service.
    - Temporary Alcohol zones permitting transport of alcoholic beverages from one establishment to another within the zone may be established with an Administrative Use Permit granted pursuant to Section 4.03.105 of the Ontario Development Code.
    - Dining and entertainment destinations.
    - Special street events; including but not limited to farmers' markets and holiday events.
    - Loft or general offices permitted on upper floors.

- Related retail uses that support or complement the intent of entertainment commercial including small components of general and service retail, including up to one drive-through and up to three quick service retail (QSR) establishments that could be located within a single building not to exceed 10,000 square feet may be located in Subarea 13 along the eastern edge. One freestanding bank building is permitted.
- The following uses may be considered Retail Entertainment uses; however, they are also allowed in the other Commercial Land Use areas:

Primary Objectives:

- Bakery
- Banking
- Brewpub/Bars
- Candy Shop
- Cheese/Charcuterie Shop
- Coffee Shop
- Entertainment/ Amusement
- Fast Food – for QSR
- Food or Beverage Specialty
- Ice Cream
- Produce/Farmers Markets
- Restaurant – Family and with Liquor

Secondary or Ancillary Objectives:

- Apparel – Activewear/Specialty (yoga, etc)
- Art – Dealers and Supplies
- Books – Store or Library
- Boutique Fitness – such as Barry's Bootcamp, Orange Theory, Spin, etc.
- Florist
- Gift Specialties (Stationary/ Office Supplies)
- Jewelry
- Museums
- Salon – Blowdry Bar/Barbershop
- Sound Recording Facilities
- Sporting Goods – Outdoor Sports Specialty
- Tobacco/Cigars

- Uses are permitted to operate for 24 hours a day, subject to CUP and/or ABC requirements.
- Notwithstanding anything to the contrary in this Overlay, any store, restaurant or other establishment which includes a vehicular drive-through (whether covered or not) shall be permitted in SA 1 or SA 13 (and only along the eastern edge of SA13).

In the northwest corner of SA6, one building including a QSR or a bank will be permitted; in the event the bank, includes an ATM/drive-through facility, such ATM/drive-through shall be located on the eastern or southern sides of the building and shall be sufficiently shielded from adjacent residential units such that any noise, light or use is mitigated to imperceptible levels within the residential units.

- Further, notwithstanding anything to the contrary in this Overlay, no building shall be situated at the southwest corner of SA 6 and no building shall be situated at the southeast corner of SA 13 without the prior written consent of the owner or owners of SA 7 and SA 12 in their sole and absolute discretion. A building shall be deemed to be situated at either corner for purposes of the preceding sentence if any outer wall of the building itself (but not retaining wall, perimeter wall, or other wall not supporting the building) is located within 30 feet of the property lines making up such corner.

3.3 GENERAL DEVELOPMENT STANDARDS

Unless otherwise noted herein, Table 3.1: Piemonte Development Requirements lists the requirements applicable throughout the Piemonte Overlay.

3.3.1 Setbacks

Reflecting the urban design, buildings may extend up to public access/utility easement limits and prescribed setbacks, except as otherwise provided for herein. Precise building setbacks will be a function of final site and building design plans, and will be determined through City's review processes.

3.3.2 Landscaping and Open Space

All required setbacks from streets shall be permanently landscaped in an attractive manner with sidewalks, trees, shrubs, groundcover, and other supplementary materials. Low walls are permitted in the streetscape area. Please refer also to related discussions presented in Section 3.8.2 Landscape/Streetscape Development Regulations.

Table 3.1: Piemonte Development Requirements

		Commercial & Entertainment/ Retail	Office	Special Use/Hotel	Residential
Setbacks - Buildings					
Public Streets (measured from P/L)					
Fourth Street		30′	N/A	N/A	30′
Haven Avenue		15′	N/A	N/A	N/A
Duesenberg Drive		N/A	15′	N/A	N/A
Ontario Center Parkway		N/A	15′	15′	15′
Concours Street		15′	N/A	N/A	15′
Private Drives (measured from face of curb)					
Via Asti		20′	20′	N/A	14′
Via Piemonte		20′	20′	20′	N/A
Via Alba		16′	N/A	20′	14′
Via Villagio		30′	N/A	N/A	20′
Interior					
Property Line		0′	0′	0′	5′
Setbacks - Parking Lots					
Fourth Street (measured from P/L)		15′	N/A	N/A	15′
All other Public Streets (measured from P/L)		10′	10′	10′	10′
Private Drives (measured from face of curb)		10′	10′	10′	5′
Other Requirements					
Minimum Building Separations		16′			
Maximum Building Coverage		75%			
Minimum Open Space/ Dwelling Unit	Common Active*	N/A	N/A	N/A	10′ minimum dimension, 10′ from residential units; 0′ from recreation facilities
	Common Passive**	N/A	N/A	N/A	5′ minimum dimension
	Subtotal Common Open Space (Common Active & Common Passive)	N/A	N/A	N/A	215 SF
	Private	N/A	N/A	N/A	50 SF; 6′ minimum dimension
	Total Open Space	N/A	N/A	N/A	265 SF
Residential Storage Space***		N/A	N/A	N/A	160 CF

* Includes club, business center, fitness facilities, and roof decks.

** Include building setback areas and can be adjacent to residential units.

***Adequate lockable private storage space shall be provided within a garage or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.

3.3.3 Maximum Building Height

There is no maximum building height except that all buildings shall comply with the height limits set forth in the ONT ALUCP. Furthermore, northern portions of the project area are located within the ONT ALUCP High Terrain Zone where buildings are limited to 70 feet in height. Refer to ONT ALUCP for more information regarding height criteria and policies.

3.3.4 Open Space

Common Residential Open Space will be provided as identified Table 3.1: Piemonte Development Requirements. Please refer to related discussions presented under the SPA topical heading of "Landscape/Streetscape." Active open spaces shall be provided that include a pool and spa, clubhouse, dog park, and roof-top amenity deck and comply with the minimum requirements for common recreation amenities stipulated in Ontario Development Code Table 6.01-5, except as otherwise stated in Table 3.1: Piemonte Development Requirements of this document.

3.3.5 Parking

Livability of a community can be greatly impacted by the type and availability of parking. In urban settings, parking can be uncoupled from individual units for practical design and financial reasons, enabling an environment that promotes pedestrian access over vehicular storage. Parking may be "un-coupled" from a use where a parking demand study validates the approach, enabling development of creative development that focuses on living, mobility and access over parking storage. There is the potential for reciprocal parking between Piemonte Overlay uses and the adjacent Citizens Business Bank Arena.

All on-site, off-site, and on-street parking will count toward a development's required parking calculations; all on-street parking used to meet vehicle parking requirements shall be shown on plans during the development review and/or Tentative Map approval process, and may only be allocated to a single parcel or development (if comprised of multiple parcels). Residential parking spaces may be located up to 250 feet from the assigned unit.

All development is highly encouraged to leverage transit, multi-modal, and shared parking opportunities to reduce required parking demand. Parking reductions may be achieved through shared parking, or other strategies that reduce the amount of area devoted to parking and to increase the use of alternative forms of mobility, as validated by a Parking Analysis Study as provided in Section 6.03.020 Reduction in the Required Number of Parking Spaces of the Ontario Development Code.

3.3.5.1 Minimum Parking Requirements

Off-site parking and loading facilities for each of the Piemonte Overlay Land Use Subareas shall be provided pursuant to the requirements of Ontario Development Code Division 6.03 (Off-Street Parking and Loading), except that parking facilities for residential uses shall be provided as follows:

- Studio Unit – 1.0 space per unit.
- One bedroom unit – 1.0 space per unit.
- Two bedroom unit – 1.75 spaces per unit.
- Three or more bedroom unit – 2.0 spaces per unit.
- Residential guest parking – 0.2 space per unit. Guest parking shall be accommodated within the host lot/building, in common parking areas along abutting private drives, or on adjacent private drives.

3.3.6 Structured Wiring

Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring ordinance. An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:

- Allows for uniform receipt and distribution of technology services.
- Ensures scalability of wiring for future technology advances.
- Provides consistent and identical wiring protocols throughout developments.

- Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity.
- Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services.

3.4 COMMERCIAL AND ENTERTAINMENT/RETAIL DESIGN GUIDELINES

These two Land Use areas continue certain defining architectural elements evidenced elsewhere within the Piemonte Overlay e.g., archways, pitched roofs, articulated cornices, and accent elements. These elements will be incorporated and interpreted within the Commercial and Entertainment/Retail Land Uses, thereby establishing thematic design tie-ins with other Piemonte land uses, while providing flexibility to accommodate established corporate architectural features, building elevations, and footprints of nationally-recognized major tenants. These Land Uses will also incorporate other unifying thematic features and elements of the Piemonte Overlay including but not limited to: landscaping, streetscape, lighting, and signs.

Commercial, Entertainment/Retail, and Office building form and massing play a critical role in framing urban environments. Buildings should incorporate design and construction methods that add a human scale to the building massing and three dimensional detailing that casts shadows and creates visual interest on the facade.

- Buildings shall be oriented toward the street, where feasible, and designed to promote a pedestrian-friendly environment.
- Buildings may also be oriented away from the street, to frame interior courts, pedestrian walks and parking areas.
- Shadow patterns of adjacent buildings should be studied during the conceptual design phase so as to limit obstructed solar access.
- Blank walls facing Haven Avenue, Fourth Street, Concours Street and Ontario Center Parkway shall be avoided.

- Adjacent to the Via Villagio and Via Piemonte, building facades should consider a pedestrian orientation. This includes variation in massing, roof forms, and wall planes, and surface articulation. It is expected that the highest level of articulation will occur at front entries.
- Primary building entrances shall be clearly defined, visible and inviting. Building entrances shall incorporate one or more of the following:
    - Change in wall plane including recessed doors, archways, or enhanced trim around openings.
    - A projecting element above the entrance, such as an awning, shade device or architectural design feature.
- Loading and delivery areas should be clearly marked with directional signage and located to the side or rear of the structure.
    - Loading docks and service bays shall be a minimum of 20' from any public street.
    - Service and delivery areas should be placed away from Haven Avenue, Fourth Street, Concours Street and Ontario Center Parkway.
    - Loading or unloading of trucks is prohibited between 10 PM and 7 AM unless it can be demonstrated that such activities would not exceed the noise limits of the Development Code.
- Trash enclosures should be designed using similar materials and colors as the surrounding buildings within the development. They shall be sited where least visible to the public and shall be roofed to prevent exposure to wind and rainfall. Where feasible, trash enclosures should be combined among parcels and tenants and pedestrian access should be provided.
- Work areas, equipment, and outdoor storage shall be screened from public view or be designed to complement the architecture
- Buildings and on-site circulation systems shall be coordinated to minimize pedestrian and vehicle conflicts.
- Fire Department sprinkler assemblies shall be designed into the building or site plan, such that the assemblies are not in the public right-of-way or obstruct vehicle or pedestrian circulation.

3.4.1 Architectural Guidelines

The architectural styles for the Commercial, Entertainment/Retail and Office areas include architectural styles complementary to the existing buildings within the OCSP and the new residential buildings. These architectural styles include:

- Contemporary.
- Main Street.
- Mediterranean.
- Agrarian Industrial.

Additional styles may be proposed; however, they must follow the same principles and attention to detail as the specific vernaculars listed here.

3.4.2 Contemporary Style Guidelines

The Contemporary Style guidelines promote cutting edge architectural design appropriate to residential uses by using intersecting linear planes, flat roofs, cubic forms, wide overhangs, stacked stones, and the integration of landscape with the buildings. Exterior building materials may include stucco, concrete horizontal or vertical siding, brick or stone veneers, and metal accents.

Table 3.2: Commercial Contemporary Style Guidelines

Element	Standards*	Permitted Enhancements
Roof Components	• Flat roof with or without ledges • Simple unadorned OR detailed parapet walls	• Accent roof features as appropriate • Signature towers OR vertical projections can extend above roof line • Cantilevered projections • Curved or arched roof
Architectural Components	• Utilitarian and "edgy" • Simple, clean forms	• Projections OR wall planes articulate facade
Wall Materials	• Stucco, metal, concrete OR cementitious siding • Contrasting wall materials and textures	• Asymmetrical facade • Horizontal OR vertical elements • Brick OR stone veneer • Metal accents • Concrete • Sunshades • Glass
Trim & Details	• Color blocking as appropriate	• Metal awnings OR overhangs
Windows	• Aluminum store front OR curtain wall • Variety of window patterns	• Larger window modules • Long ribbons of windows sometimes wrapping around corners

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the City.

3.4.3 Main Street Style

In the 19th century, typical Main Street architecture was built as a single building or in groups of buildings, with party walls. Brick store fronts could extend up to a block in length. These buildings varied in height from one to three or more stories. In urban settings, this style was often occupied by a business on the ground floor and offices, apartments or owner's residence above. Typically the building had a tripartite organization of base, middle and top. Entrances were located on- or off-center. The lower level was dominated by large windows framed by the building's corners and the panel of brick between floors. The upper levels sometimes included single or double bay windows, brick friezes, panels and decorative cornices. Other options include the use of corniced parapets, continuous sills or decorative lintels and string or belt courses dividing the wall laterally. The cornice functioned as a cap under which other elements were arranged and balanced.

Table 3.3: Main Street Style Guidelines

Elements	Standards*	Permitted Enhancements
Architectural Components	• Simple box, multi-story 'storefront' form with accent elements at entries • Recessed doorways, tower elements OR applied architectural accents at entries • Tripartite organization of base middle and top through use of horizontal belt course, change in material or massing offset	• Multiple building heights created by varied parapets, towers, vertical projections at corners and cornice design • Balconies • Colonnade • Raised stoop • Decorative pilasters • Horizontal modulation of about 25'
Roof Components	• Flat roof with parapet • Roof pitches not applicable • Accent roof forms OR projecting awnings encouraged	• Decorative cornice detail that unified the facade OR provides variety
Wall Materials	• Stucco with accent materials (siding, brick veneer, metal, scored stucco in accent color, etc.) • Neutral and accented colors appropriate to the materials used	
Trim & Details	• Awning OR projecting feature accenting overall design	• Features borrowed from traditional American Main Streets, appropriate to scale and massing of building
Windows	• Vertical, may be single OR multi-paned on upper stories, often grouped • Large single-paned OR vertical multi-paned on ground floor	• Projecting OR angled awnings • Pedimented windows at ground level • Transoms • Storefronts may have bulkheads

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the City.

3.4.4 Mediterranean Style Guidelines

The Mediterranean style is a good example of a transplanted style developed in a climate zone similar to the Southern California climate. This old world prototype has been refined, adapted and embellished into a truly eclectic classic style. The shallow pitched hipped roof, often with decorative brackets, identifies this style.

Table 3.4: Mediterranean Style Guidelines

Elements	Standards*	Permitted Enhancements
Architectural Components	• Simple box, multi-story 'storefront' form with accent elements at entries • Precast surrounds	• Medallions • Niches • Decorative Vents
Roof Components	• Flat roof with parapets or mansards and cornice elements OR hip ancillary roofs • "S" concrete tile if applicable	• Closed/shaped eave with corbels at accent elements
Wall Materials	• Stucco finish	• Brick OR stone accents
Trim & Details	• Awning OR projecting feature accenting overall design such as arcades, towers and loggias	• Horizontal belt course • Cast stone surrounds, precast trim • Base trim • Tile accents • Wrought iron grilles
Windows	• Arched, round top, OR pedimented accent windows at selected locations	• Paneled OR louvered shutters

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the City.

3.4.5 Agrarian Industrial Style Guidelines

The Agrarian Industrial style has grown out of the early colonial development in the 1700s. As the American Frontier moved westward, the Agrarian style evolved according to availability of materials and technological advancements. Modern day architects have adapted this style to have an industrial twist with standing seam metal roofs and asymmetry. Roof ornamentation is a characteristic detail consisting of cupolas or weather vanes.

Table 3.5: Agrarian Industrial Style Guidelines

Elements	Standards*	Permitted Enhancements
Architectural Components	• Simple box, multi-story 'storefront' form with accent elements at entries	• Protruding wood headers, decorative, exposed rafter tails • Wood posts with brackets
Roof Components	• Flat roof with parapets OR mansards OR gable OR shed roofs	• Wrought iron details, • Standing seam metal roofs • Couplas
Wall Materials	• Stucco finish	• Brick OR stone accents • Siding
Trim & Details	• Siding accents	• Siding accents
Windows		• Dormer window accents • Shutters • Divided lites

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the City.

3.5 OFFICE DESIGN GUIDELINES

Architectural concepts developed for free-standing office buildings will reflect modern interpretations of classic design elements. For example, office buildings will evidence classical orders of architecture including pilasters, entablatures, and pedestals. Building features and elements are typically more massive and grand at lower levels, transitioning to smaller expressions at the upper levels, with attention to details such as cornices, multi-mullioned windows, and articulated moldings. The overall building organization and visual presentation may be symmetrical with axial entryways or non-symmetrical.

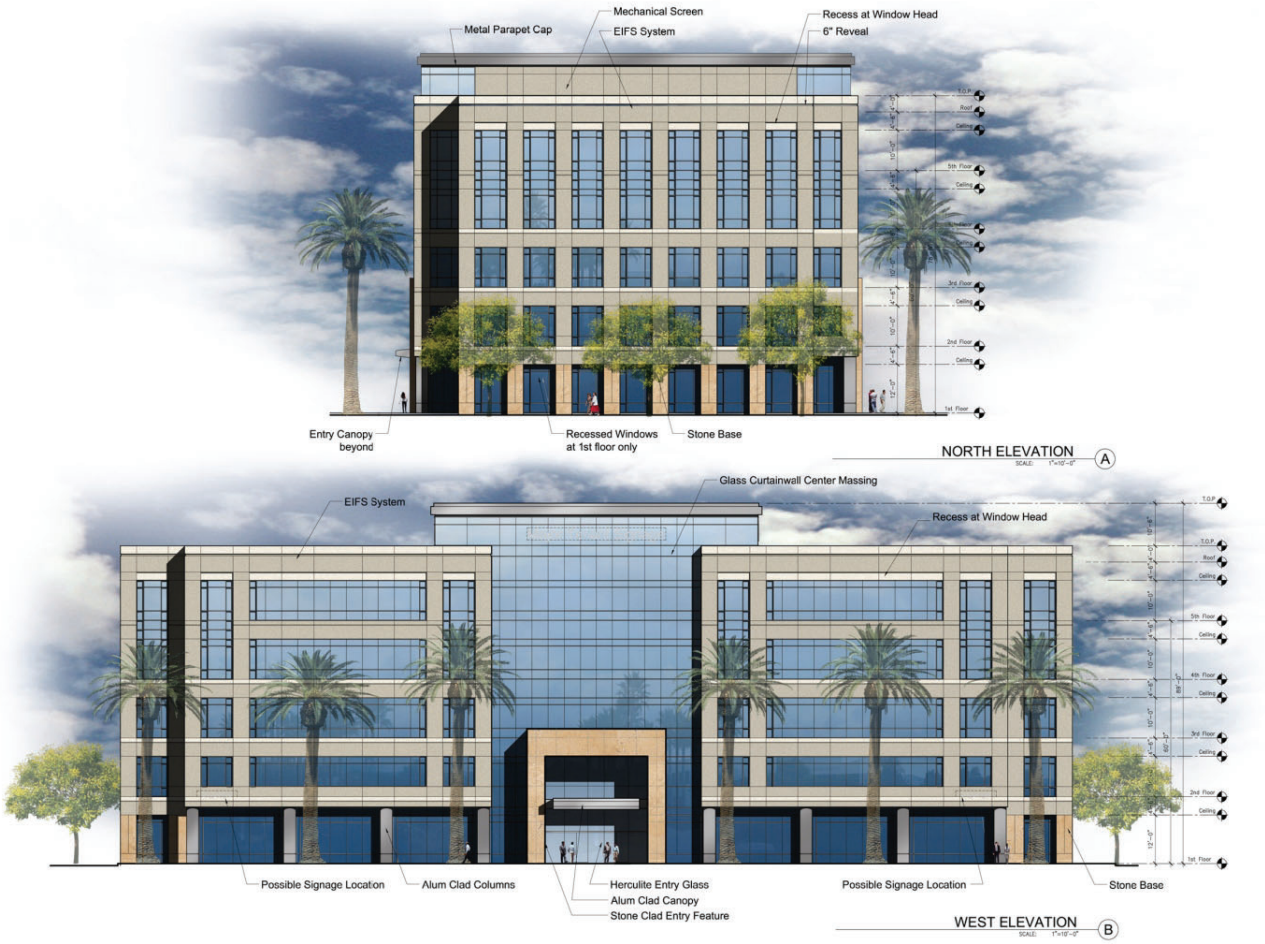


Figure 3.2: Conceptual "Class "A" Office Building Elevation

In general, office uses are recognized as autonomous occupancies and will not necessarily reflect architectural features or design elements evidenced elsewhere within the Piemonte Overlay. However, office land uses will be thematically tied to other land uses by common site features such as landscaping, lighting, streetscaping, and sign elements.

Site features within the Office Land Use area will evidence materials and material contrasts employed elsewhere in the Overlay. Walkways, plazas, and other surface treatments evidencing flora recalling the Piemonte region could provide additional visual cues tying office land uses to other areas of the Overlay. Landscaping within the Office Land Use area may continue Italian-influenced planting schemes and landscape arrangements employed throughout the Piemonte site. For example, at the pedestrian level, plantings in planting beds, raised containers, and pots may be provided. Light fixtures on the building faces, walkway light bollards, and street lights, as well as street furniture selections within office properties will heighten this theme.

It is also noted that prominent signs proposed along Ontario Center Parkway and Concours Street will identify and announce the Piemonte site, and by visual inference, will include all adjacent properties northerly of these roadways, including proposed office land uses. Signs for individual office uses may also employ signature design elements common to other areas and land uses within the Piemonte site.

The more massive Class “A” office building concept to be implemented is presented in Figure 3.2: Conceptual “Class “A” Office Building Elevation. These major office structures will be located adjacent to Ontario Center Parkway. Other, one-and-two-story office buildings will be located to the west and east, proximate to Concours Street. At a reduced scale, one-and-two story offices will interpret the Class “A” office design elements described above.

Figure 3.3: Photographs of Existing Office Buildings in the OCSP

3.6 SPECIAL USE/HOTEL DESIGN GUIDELINES

One hotel is allowed within the Piemonte Overlay located at the northeast corner of Ontario Center Parkway and Via Piemonte, immediately north of the Arena in Subarea 10. The hotel will be constructed as an autonomous free-standing occupancy. The hotel architecture will incorporate modern designs and materials selections similar to those employed for office uses. The hotel is thematically tied to the other land uses by such site features as common landscaping treatments, streetscape elements, and signage.

Site features within the Special Use/Hotel Land Use area include materials and material contrasts employed elsewhere in the Overlay. Landscaping within the Special Use/hotel Land Use area continues southern Italian-influenced planting schemes and arrangements. For example, at the pedestrian level, generous plantings in both planting beds and raised containers and pots will include aromatics such as rosemary.

Additionally, at key locations and entrances, arbors and monument statements identify the hotel property as part of the Piemonte at Ontario Center. Walkways, plazas, and other surface treatments evidencing the themes of grapes and flora recalling Italy's Piemonte region provide additional visual cues which tie hotel land use to other areas.

It is also noted that prominent signs proposed along Ontario Center Parkway and Concours Street identify and announce the Piemonte Overlay, and by visual inference, will include the adjacent hotel property northerly of these roadways. Signs for hotel use may also employ signature design elements common to other areas and land uses within the Piemonte Overlay.

3.7 RESIDENTIAL GUIDELINES

3.7.1 Site Planning Criteria

The following site planning criteria should be treated as design guidelines for parcel site planning and community placemaking.

3.7.1.1. Planning for Active Spaces

- Building massing, design, and setbacks shall reinforce a pedestrian-scale for the street scene without generating unusable pockets or dead spaces.
- Buildings are encouraged to be built to the minimum setback line to create a continuous street edge.
- Buildings should be oriented toward streets, pedestrian pathways and/or active spaces.
- Where building design undulates, spaces along the pedestrian realm should be large enough to foster visual interest, but not too deep to disrupt the continuity of the street.
- Coordination between parcels is encouraged for building scale, massing, architecture, and pedestrian amenities.
- Open spaces and community facilities should be visible from adjacent dwellings to help promote site safety.

3.7.1.2 Privacy

Privacy is an important consideration in residential and mixed use site planning. Innovative site planning and design techniques should be used to preserve privacy while promoting social opportunities. In particular, windows of units should be located to minimize visual intrusion on neighbors' bedroom windows. Thoughtful and innovative techniques, including landscaping, should be incorporated where appropriate to provide privacy to residents.

3.7.1.3 Drive Aisle Treatments

Drive aisle areas have evolved from purely functional space to a space that residents experience daily, and may include front doors and garage access. Design of these areas shall address the functional and aesthetic features to create a pleasant experience for residents. At least three of the following shall be implemented along the parking areas:

- Massing offsets (layered wall planes, recesses or cantilevers) of at least 6 inches.
- Window trim, colors, and selected details from the front elevation.
- Pedestrian gates.
- Enhanced garage door patterns or finishes.
- Variety of garage doors using color or design elements.

Fire Department connections, sprinkler post indicator valves, fire hydrants, and standpipes will be installed and screened as required by NFPA 13, 24, and City of Ontario standards.

3.7.1.4 Trash Enclosures

- Refuse and recyclable materials storage areas shall be enclosed consistent with paragraph 6.01.010.F.4 Refuse Storage Areas of the Ontario Development Code, except that trash enclosures may be attached to structures.
- All refuse/recyclable materials areas, mechanical devices, and utility area screening shall be finished using materials, vocabulary, and details compatible with the surrounding architecture.
- Gates shall be view-obstructing and constructed of decorative tubular steel, painted to match or complement the adjacent buildings.
- All refuse/recyclable material enclosures shall be constructed with a solid roof to prevent exposure to wind and rainfall.

3.7.2 Residential Building Form and Massing

Building form and massing play a critical role in framing urban environments. Buildings should incorporate design and construction methods that add a human scale to the building massing and three dimensional detailing that casts shadows and creates visual interest on the facade.

- The highest level of articulation shall occur on the elevations facing the street or drive.
- All elevations shall include wall plane offsets to add visual interest consistent with the following:
    - Massing offsets (layered wall planes, recesses or cantilevers) of at least 6 inches.
    - Window trim, colors, and selected details from the front elevation.
- The overall composition of massing, scale, material, color, and design detail is more important than the level of articulation.
- Prominent vertical or horizontal building features may be used to accentuate key elements and provide variation in wall planes.
- Projections, overhangs, and recesses should be used to enhance shadow, articulation, and scale of primary edges.
- Architectural elements that create shadow, relief, and sheltered pedestrian areas, such as balconies, trellises, recesses, overhangs, awnings, stoops, and porches are encouraged.

3.7.2.1 Roofs

Roof forms contribute to the overall building design and have a large impact on the mass, scale, and design of the community where visible from the street level where visible.

- Roof design shall incorporate variation in roof forms such as an aesthetic combination of changes in plane, form, ridgelines, and/or heights appropriate to the architectural style.
- Roof forms, material, and fascia elements shall be consistent with the overall design vocabulary of the building and should appear authentic.
- Variety in pitch (sculpted).
- Roof vents should be painted to match or contrast the color of the roof material.
- Fascia design should be complementary to the architectural vernacular.
- Skylights, if used, shall be designed as an integral part of the roof; "bubble" skylights are not permitted. Skylight framing materials should be bronze anodized or colored to match the adjacent roof materials.

3.7.2.2 Parapets

If parapets are used, one or more of the following detail treatments should be included:

- Pre-cast or simulated pre-cast elements.
- Contiguous banding or projecting cornice.
- Dentils.
- Caps.
- Corner details.

3.7.2.3 Materials and Detailing

Architectural detailing of building facades is a key feature of quality design. Special attention is required in the treatment of entries (doors, vestibules, porches, courtyards) using enhanced trim or details to emphasize these as primary focal points. Articulated or unique window treatments further enhance wall surfaces, can provide shade and wind protection, and contribute to the character of the neighborhood.

- All building elements, such as materials and color, detail elements (porches, balconies, courtyards, awnings, surface treatments, and materials), and functional elements (garage door lights, exterior stairs, guardrails, gutters, downspouts, screen walls, electrical enclosures, or similar features) should be integral to the buildings design, consistent with the architectural vernacular of the building, and complement the surrounding neighborhood.
- Construct buildings using quality materials to create a community of character and long-term value. A variety of materials and textures shall be incorporated within the design theme of the community.
- Durable, quality materials designed to appear as an integral part of the design shall be used.
- Material changes should occur at intersecting planes, preferably at inside corners of walls or other meaningful locations where architecture elements intersect.
- Garage doors should have varied door patterns, colors or finishes.

3.7.2.4 Functional Elements

- All roof-mounted equipment shall be screened from ground level view through the use of parapets or other effective architectural elements.
- Ground mounted equipment and meters shall be visually concealed and designed to not detract from the architecture of a building.
    - Air conditioning units shall be screened by walls or landscaping a minimum of 6 inches taller than the equipment and located away from project amenities, except when located in courts and lanes with limited or no screening.

  - Where possible, group equipment.
  - Electrical meters should be ganged and located behind doors.
  - Natural gas meters should be grouped.
- Mechanical devices such as exhaust fans, vents, pipes, gutters, and downspouts shall be painted to match adjacent surface, or colored to match accent colors.

3.7.2.5 Color Palette and Application

The color and materials palette should be selected with the design objectives of avoiding monotony, provide depth and interest with a variety of colorful schemes, and promoting visual diversity.

- Colors should complement the architectural style and overall color scheme of the building.
- Selected finish materials should be appropriate in their use and application, be durable, and of high quality.
- Color blocking, or the use of multiple colors, should be used only where appropriate to the architectural style.
  - Changes should occur at logical termination points, generally at inside corners.
  - Field color used at the base of the building should continue down to the foundation or finished grade.
- Accent colors should be used on architectural features and ornamentation elements.
- Grout colors should harmonize and blend with the colors found in the stone rather than contrast with it.
- All exposed woodwork, beams, posts, railings, etc. should be colored to match the fascia.
- Trim colors on window trim and recesses should be complementary but discernible from the building color.

3.7.3 Contemporary Architectural Style

All residential buildings shall have a fresh and Contemporary style suited to the more urban setting within the OCSP area. Based heavily on the modern remodeling of warehouse spaces to contemporary and "hip" loft or flat spaces, this style is suited for dense residential buildings in neighborhoods that blend business, industry, and living in a single environment.

The Contemporary style includes simple and clean forms detailed with materials, projections and windows for indoor/outdoor living. The style emphasizes interlocking volumes with a collage of colors and materials. Architectural elements such as awnings, balconies, and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements provide interest to the residential structures. The roofs may be flat with parapets, sloped, or a combination of both. Windows should be placed in areas to overlook common areas and increase surveillance for these areas. Refer to Table 3.6: Residential Contemporary Style Guidelines.

Contemporary Elements:

- Plan form is more cubic, expressed in bold, simplified forms.
- Roofs are typically shielded by parapets and may have accent roof features such as curves, gables, hips or sheds.
- Wall materials typically consist of stucco, metal, brick, stone and/or siding; it is recommended that design be comprised of at least two different surface materials.
- Projections to articulate facades are typical and may include building wall planes, awnings, overhangs, canopies, window trim or accent roof forms.
- Braces in conjunction with projections are typical.
- Windows are typically a primary feature of the elevation; design sometimes includes groupings, unique size or shape or oversized and symmetrical mullions.
- Handrails and guardrails enhance the elevations.
- Color blocking is typical.

Table 3.6: Residential Contemporary Style Guidelines

Element	Standards*	Permitted Enhancements
Roof Components	• Flat roof with or without ledges OR shallow pitched roofs with broad low facing gables and hips • Simple unadorned OR detailed parapet walls • Concrete flat tiles • Wide eave overhangs OR no overhangs	• Accent roof features as appropriate • Signature towers OR vertical projections can extend above roof line • Varied roof heights • Shed roof • Cantilevered projections • Roof decks
Architectural Components	• Utilitarian and "edgy" • Simple, clean forms	• Projections OR wall planes articulate facade
Wall Materials	• Stucco, metal OR cementitious siding • Contrasting wall materials and textures	• Projections OR horizontal banding between floors • Asymmetrical facade • Horizontal OR vertical elements • Brick OR stone veneer • Metal accents • Concrete • Sunshades • Glass
Trim & Details	• Color blocking as appropriate	• Metal awnings OR overhangs • Metal, cable, glass OR panel balcony railings
Windows	• Variety of window patterns • Minimal trim	• Simple industrial dark window trim • Larger window modules • Long ribbons of windows sometimes wrapping around corners • Nontraditional window shapes and placements • Glass blocks • Round windows • Bay windows
Entries	• Understated	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval by the City.

3.8 LANDSCAPE

3.8.1 Landscape/Streetscape Design Guidelines

The Piemonte Overlay landscape concept merges the vineyard influences of the Piemonte region of northern Italy with contemporary low-water use plant material. Skyline palms act as "way-finding" features and provide appropriate scale to this vertical urban environment. Pedestrian-scaled canopy shade trees, as well as bold colors and foliage textures of the understory plant material, enhance the streetscape walking experience. This understory will be rich in varieties of ornamental grass, succulents, and flower groundcovers creating this semi-arid and environmentally sustainable landscape environment.

Plant materials will be derived from an arid environmentally sustainable palette, including Olives, Oaks, and Palms. Areas of low water-using shrubs, groundcovers and ornamental grass shall also be employed where appropriate. Other major components of the Piemonte landscape/streetscape concept include pedestrian paths and sidewalks linking the Piemonte Overlay with surrounding areas. Refer to Figure 3.4: Characteristic Landscape Features.

Lighting will be employed throughout to highlight pedestrian areas, reinforce architectural character, and enhance safety and security. Thematic lights and light standards along major streets and within parking areas will act as defining and cohesive design elements, identifying properties as components of the Piemonte Overlay.

Other characteristic and defining design elements of the landscape/streetscape concept will include distinctive monumented entries, pedestrian amenities, and detailed accents such as potted plants. Enhanced paving and embossed/engraved surface treatments will be provided at key locations reinforcing a sense of place.

Figure 3.4: Characteristic Landscape Features

Characteristic examples of hardscape features to be provided within the Piemonte site are illustrated in Figure 3.5: Characteristic Streetscape Features. Figure 3.6: Landscape Section Location Diagram identifies locations which provide illustrative examples of landscape/hardscape features. Subsequently, Figures 3-8 through 3-10 illustrate integration and application of these features within the Piemonte Overlay.

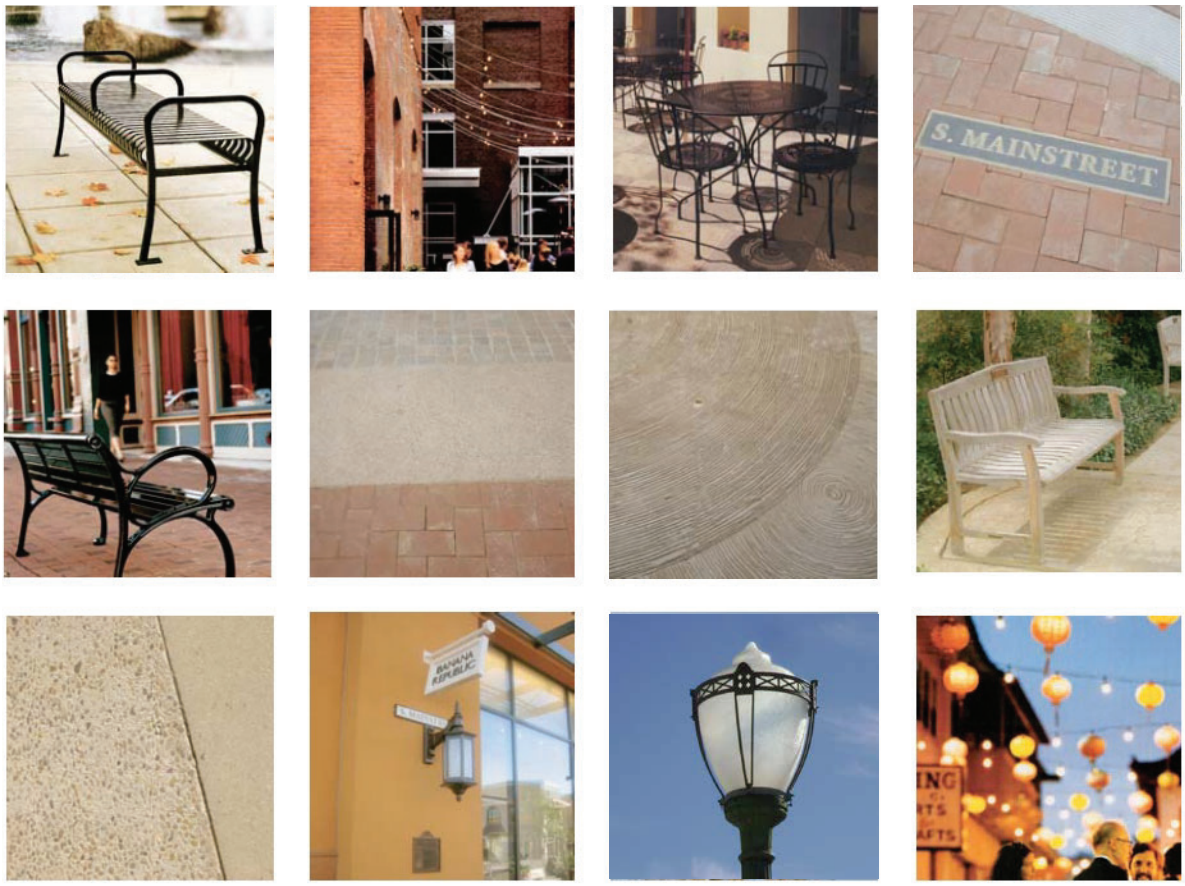


Figure 3.5: Characteristic Streetscape Features

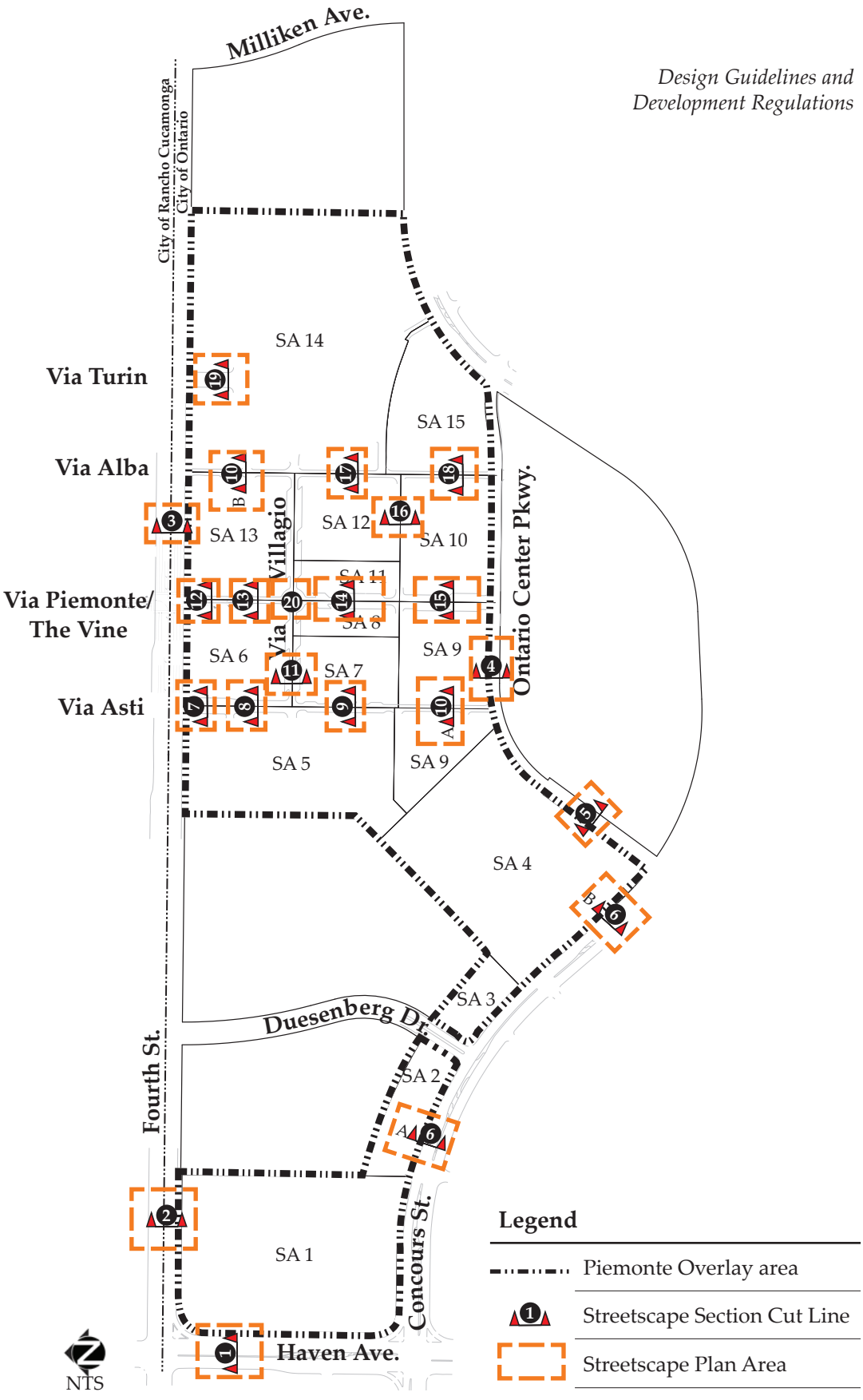
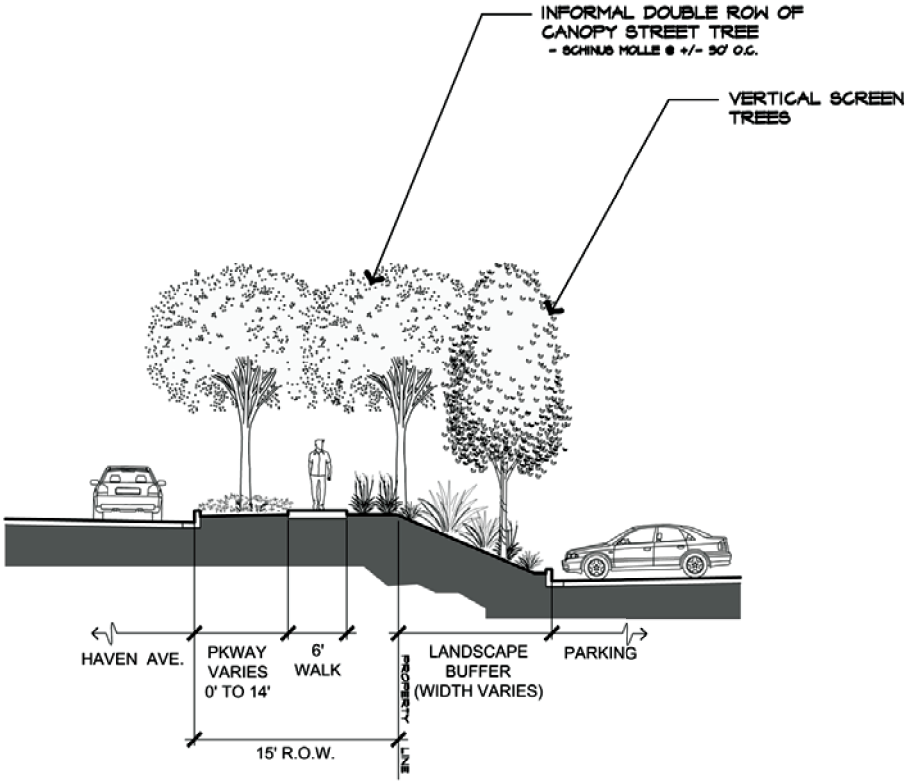
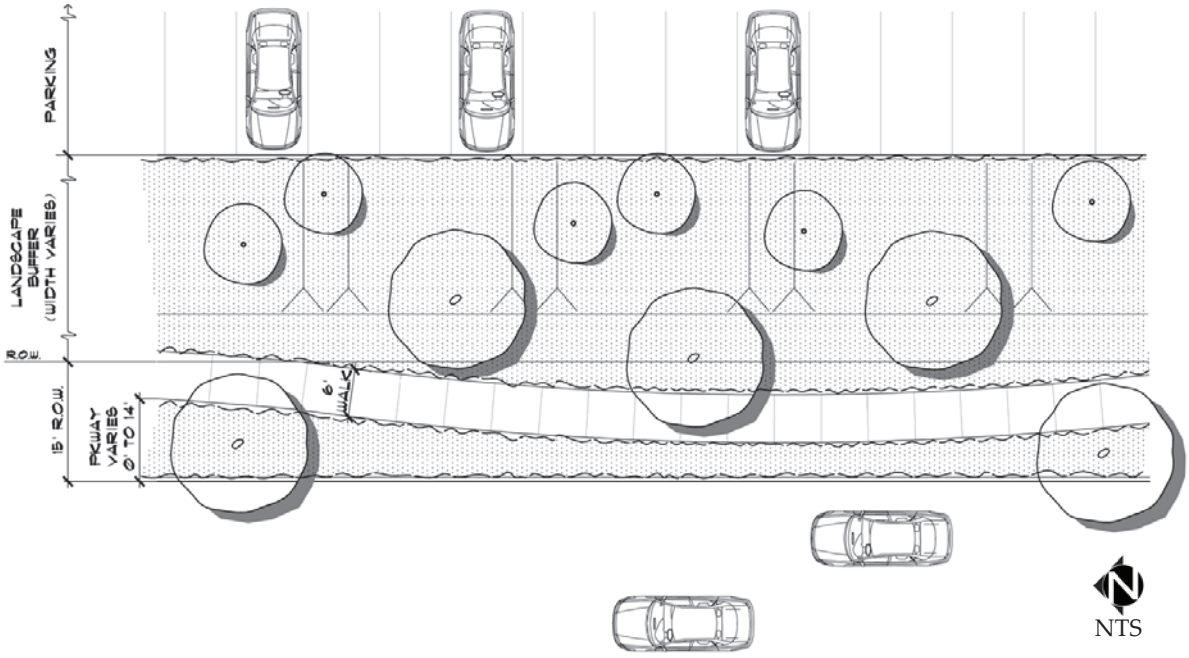


Figure 3.6: Landscape Section Location Diagram

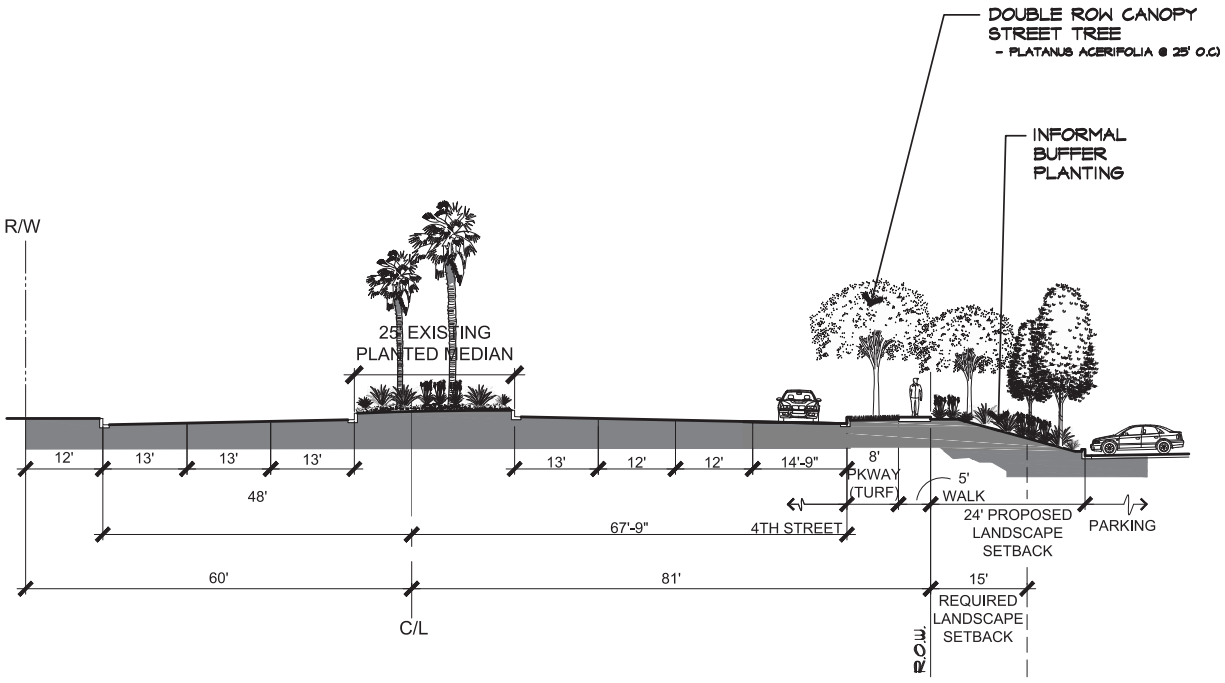


1. Haven Avenue Section

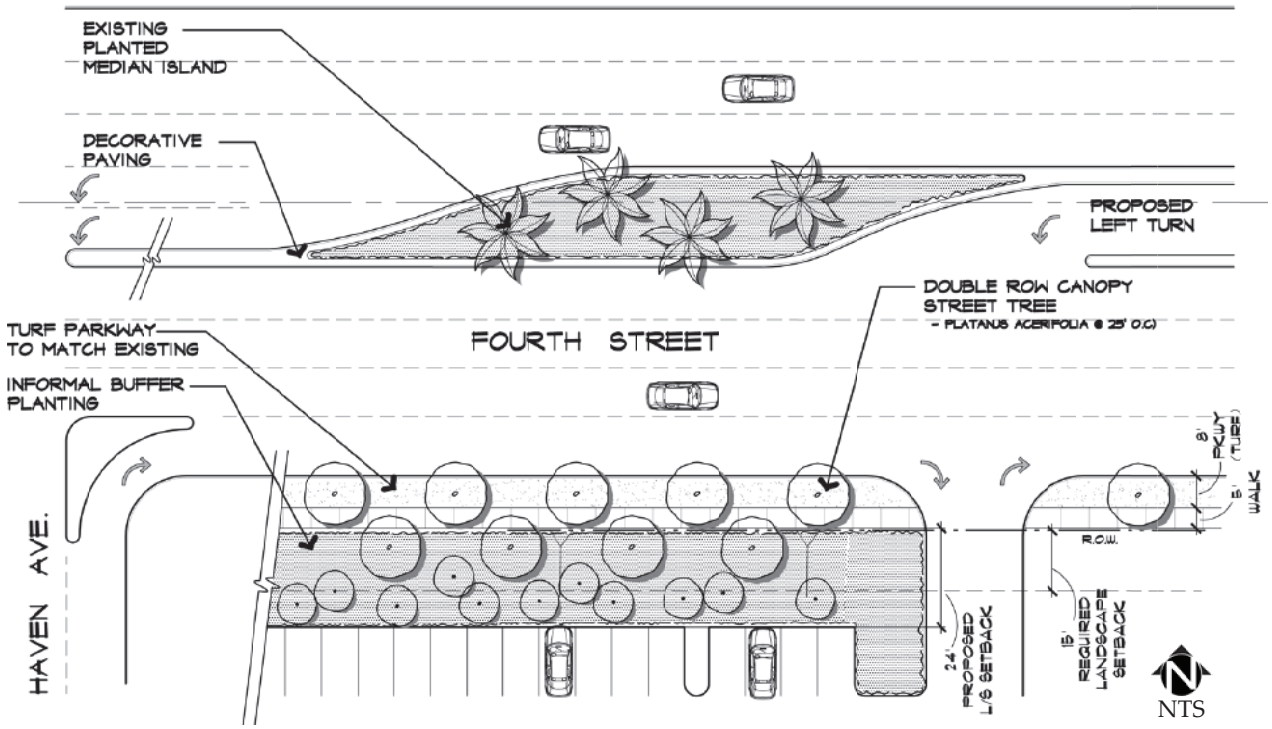


1. Haven Avenue Plan

Figure 3.7a: Haven Ave. Public Streetscape Section and Plan

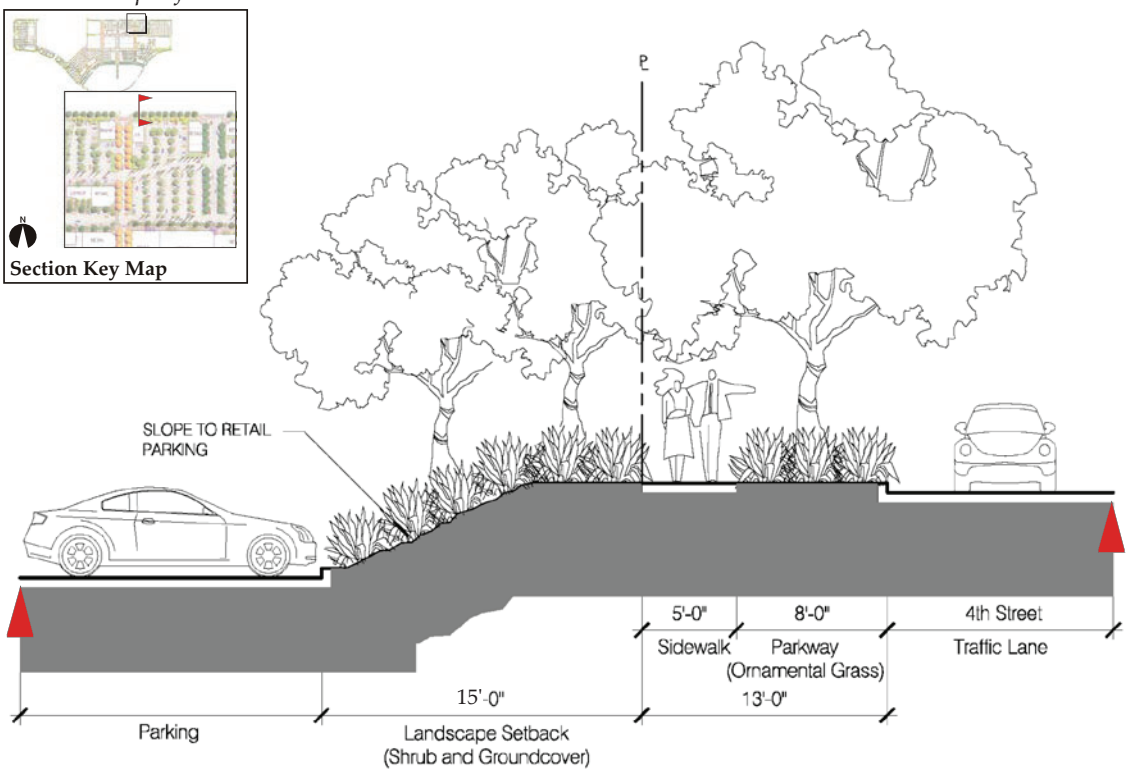


2. Fourth Street (East of Piemonte) Section

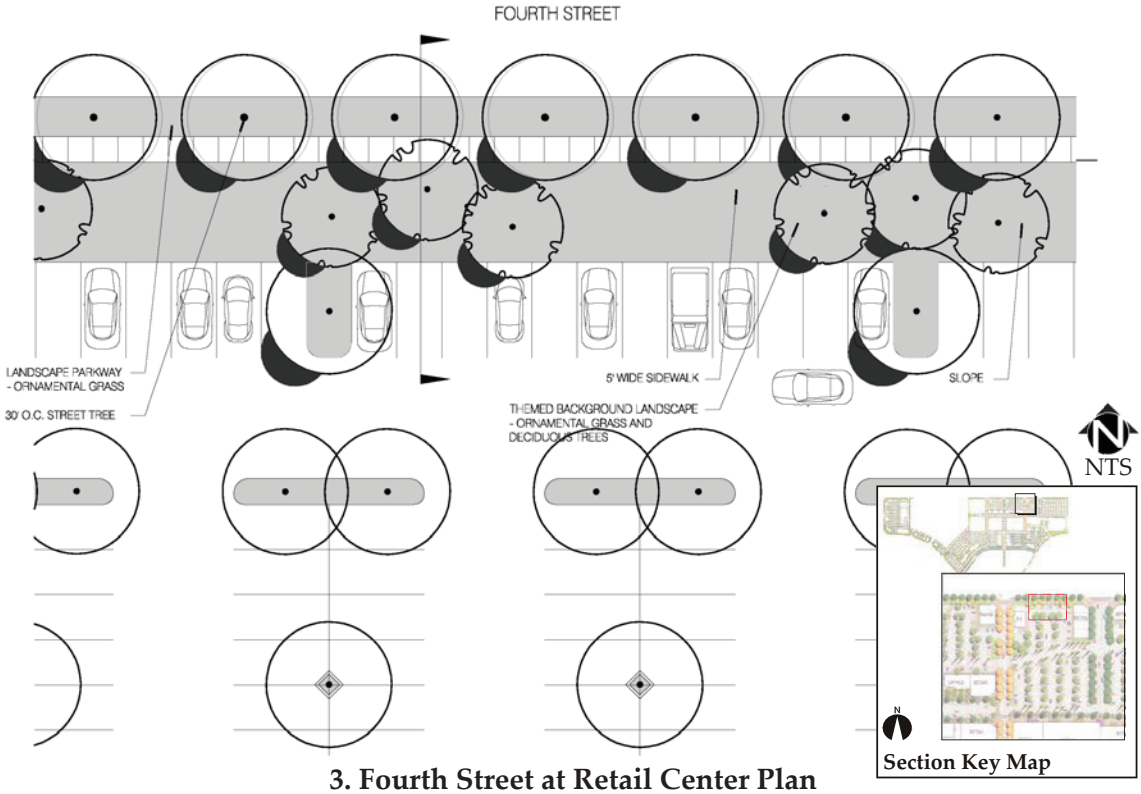


2. Fourth Street (East of Piemonte) Plan

Figure 3.7b: Fourth Street (East of Piemonte) Public Streetscape Section and Plan

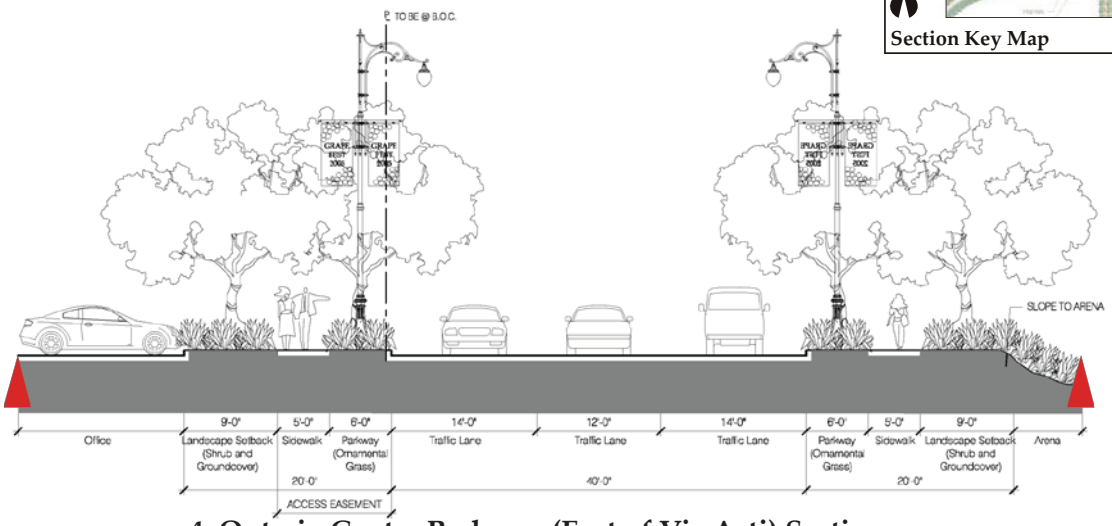


3. Fourth Street at Retail Center Section

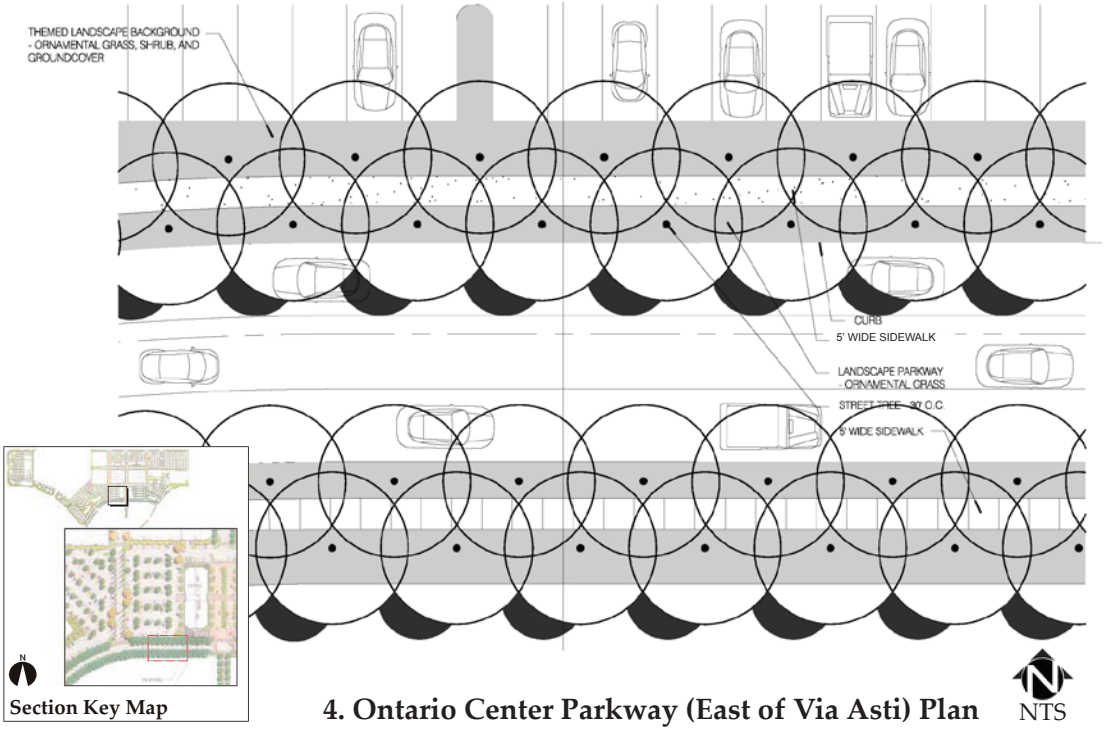


3. Fourth Street at Retail Center Plan

Figure 3.7c: Fourth Street at Retail Center Public Streetscape Section and Plan

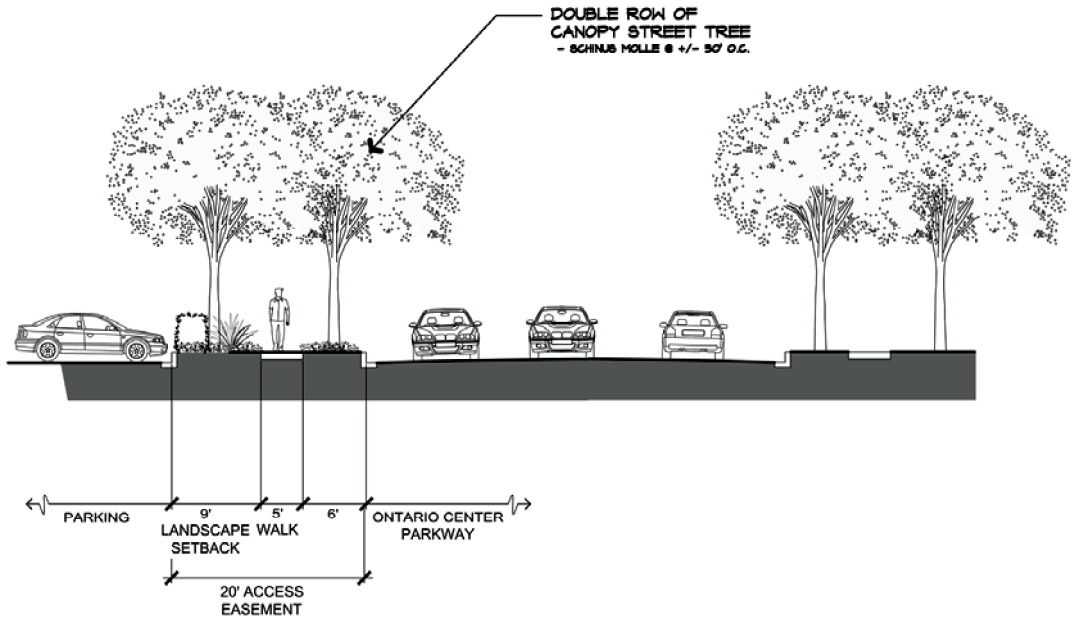


4. Ontario Center Parkway (East of Via Asti) Section

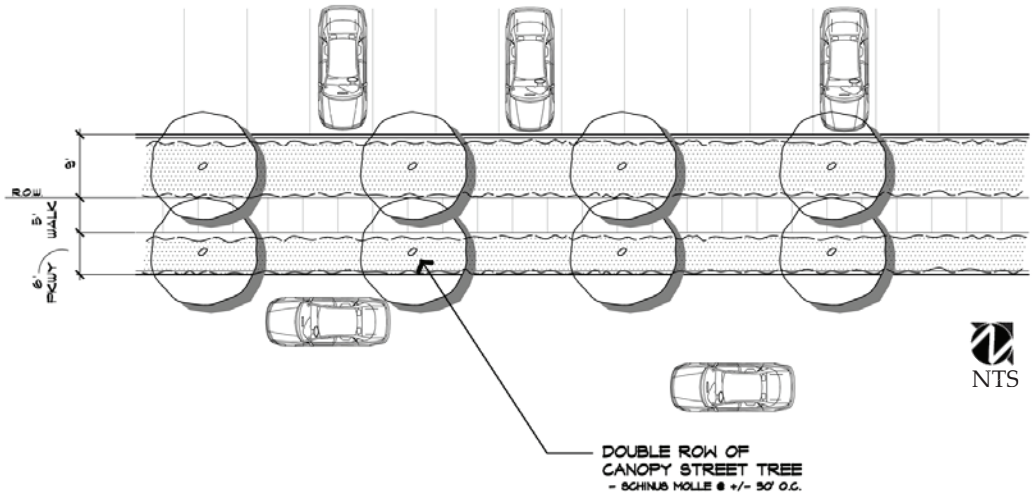


4. Ontario Center Parkway (East of Via Asti) Plan

Figure 3.7d: Ontario Center Parkway (East of Via Asti) Public Streetscape Section and Plan

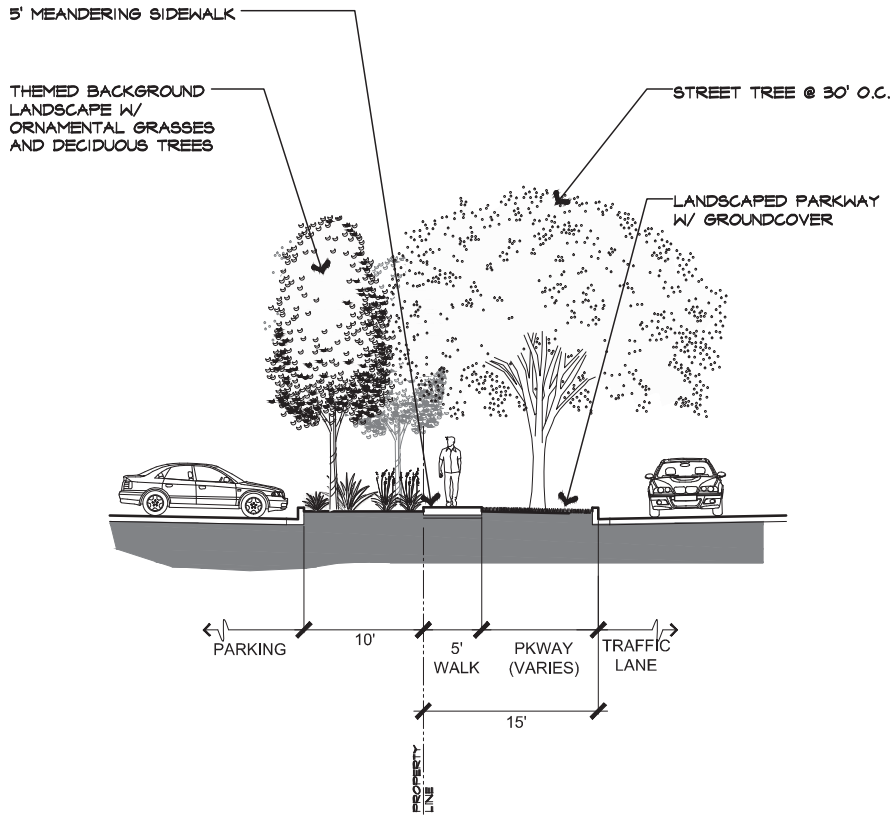


5. Ontario Center Parkway (West of Via Asti) Section

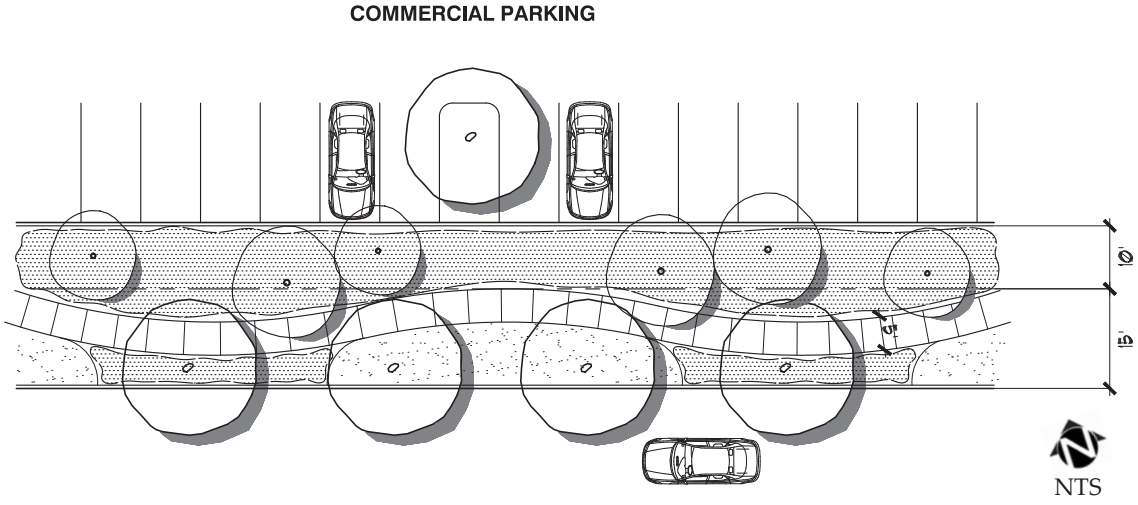


5. Ontario Center Parkway (West of Via Asti) Plan

Figure 3.7e: Ontario Center Parkway (West of Via Asti) Public Streetscape Section and Plan

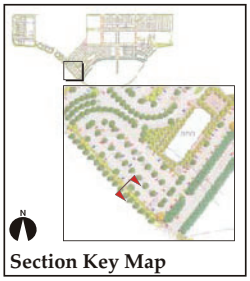


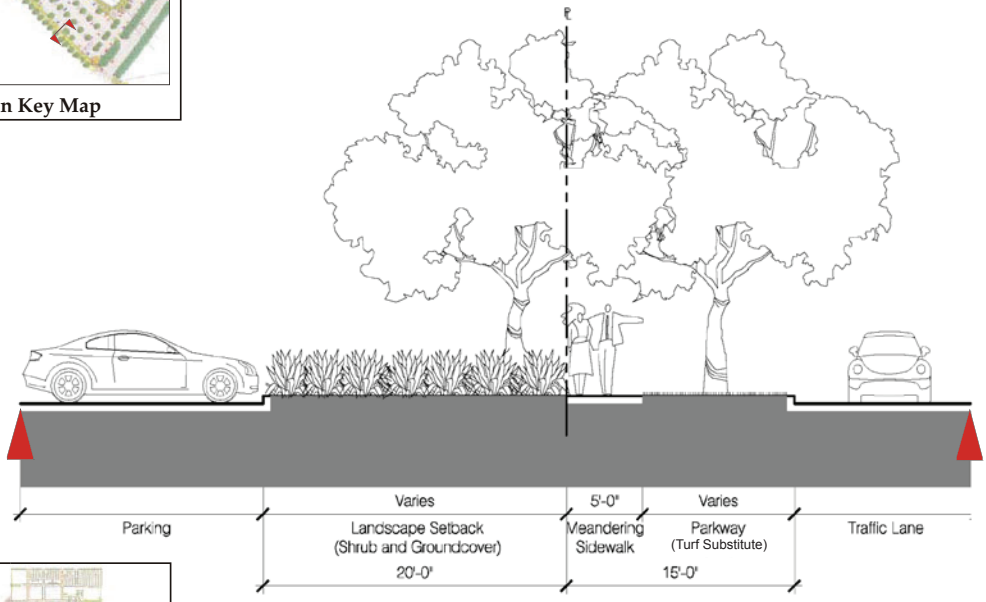
6A. Concours Street (West of Duesenberg Dr.) Section



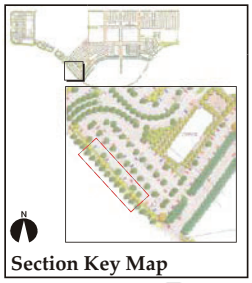
6A. Concours Street (West of Duesenberg Dr.) Plan

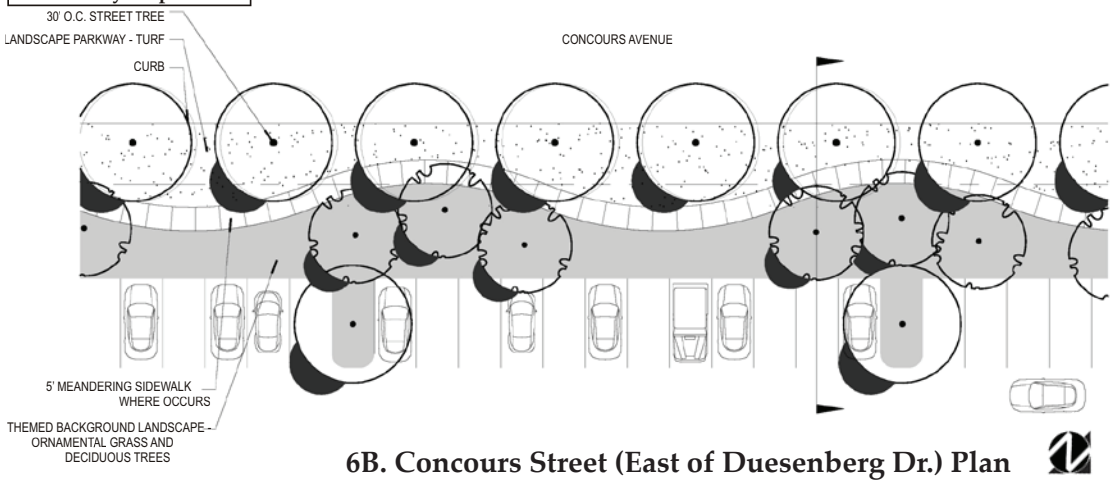
Figure 3.7f: Concours Street (West of Duesenberg Dr.) Public Streetscape Section and Plan





6B. Concours Street (East of Duesenberg Dr.) Section





6B. Concours Street (East of Duesenberg Dr.) Plan

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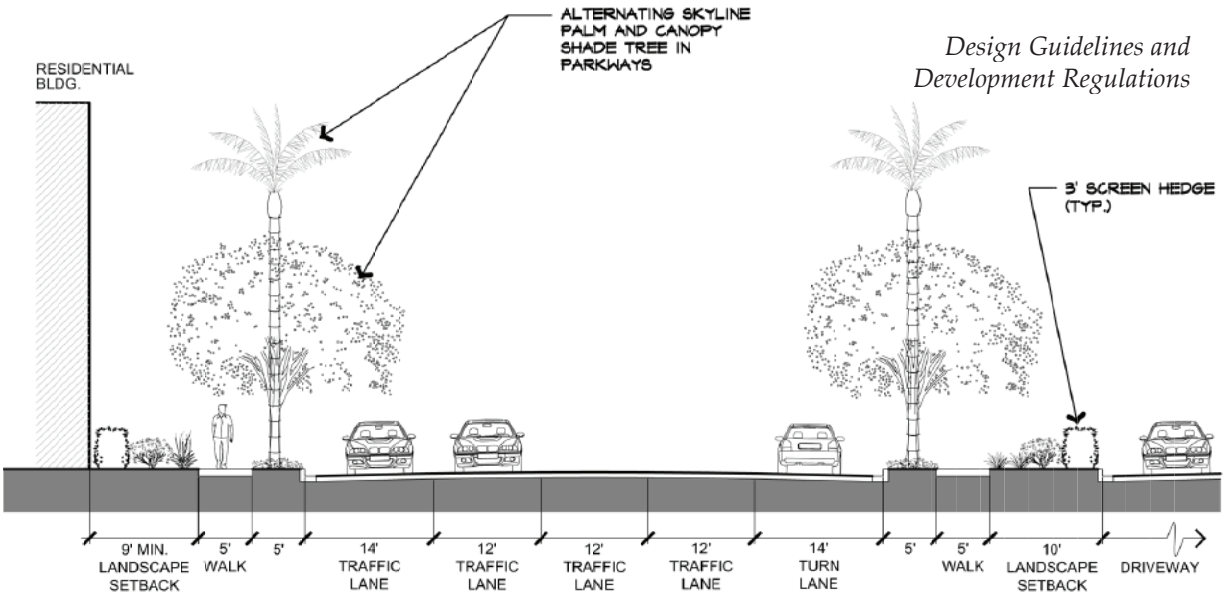
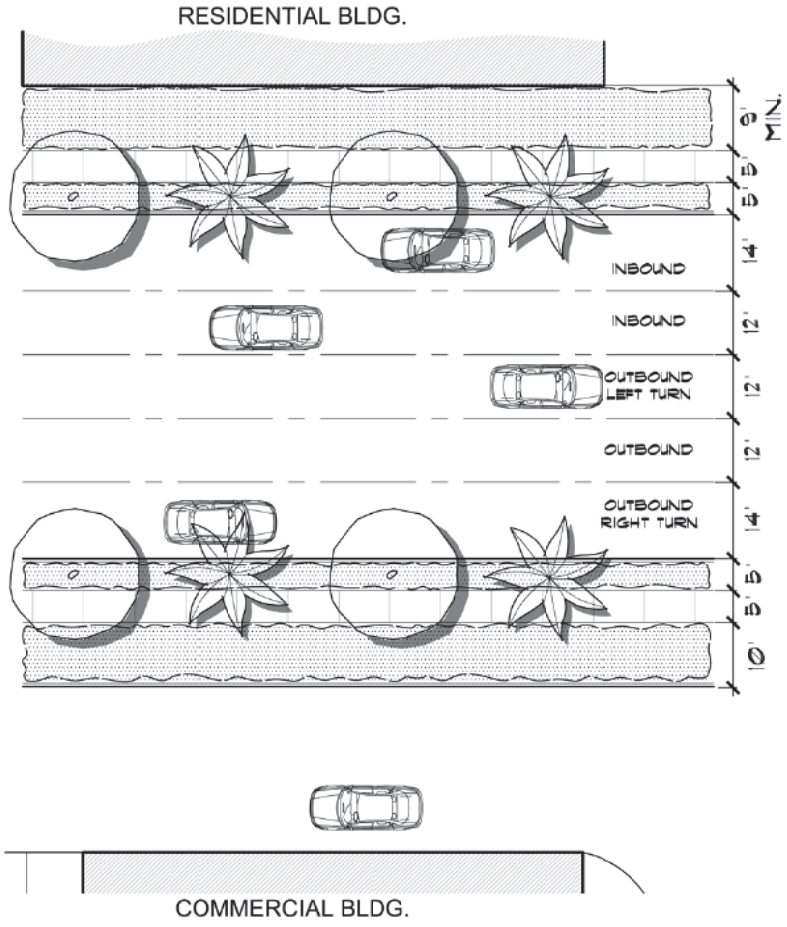
Figure 3.7g: Concours Street (East of Duesenberg Dr.) Public Streetscape Section and Plan



7. Via Asti - North Section (North Entrance) Section



7. Via Asti - North Section (North Entrance) Plan

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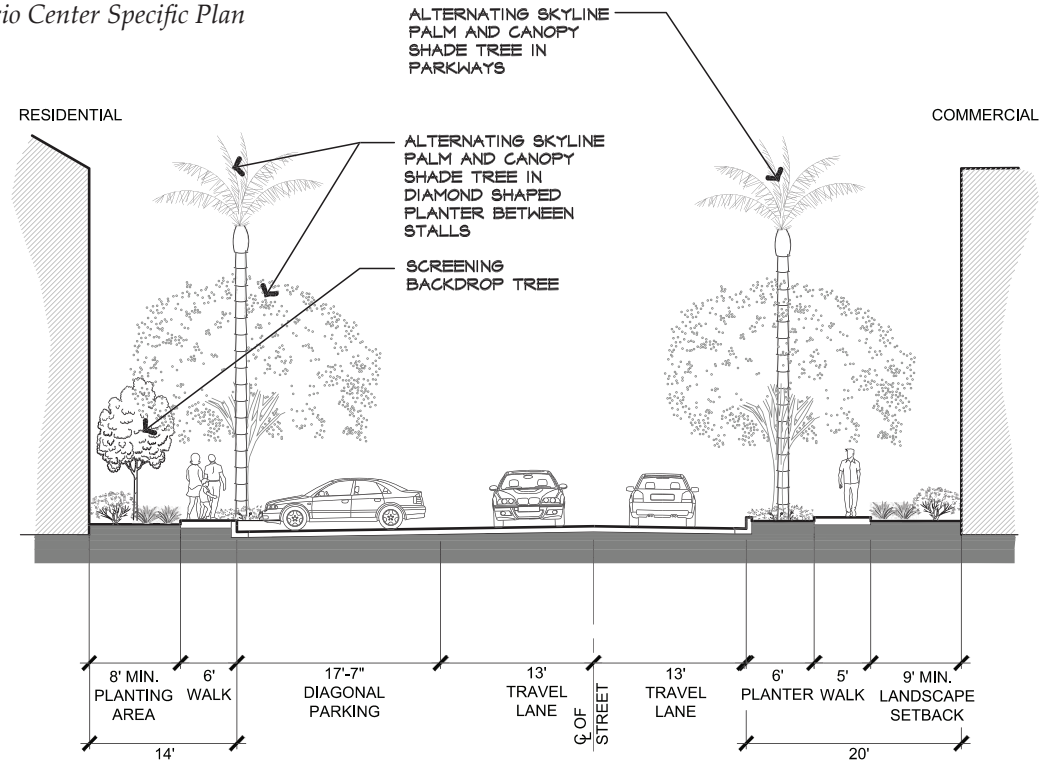
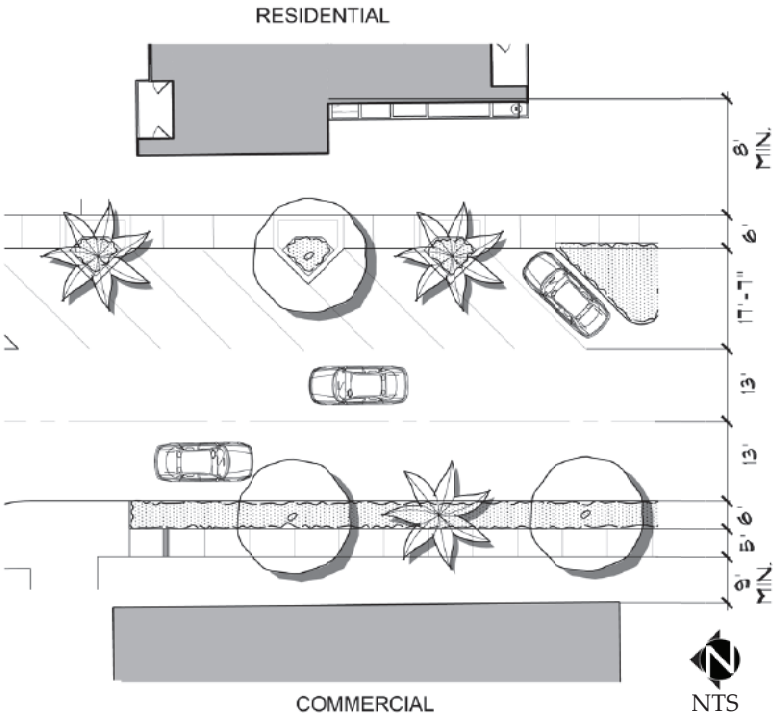
Figure 3.8a: Via Asti - North Section (North Entrance) Private Streetscape Section and Plan

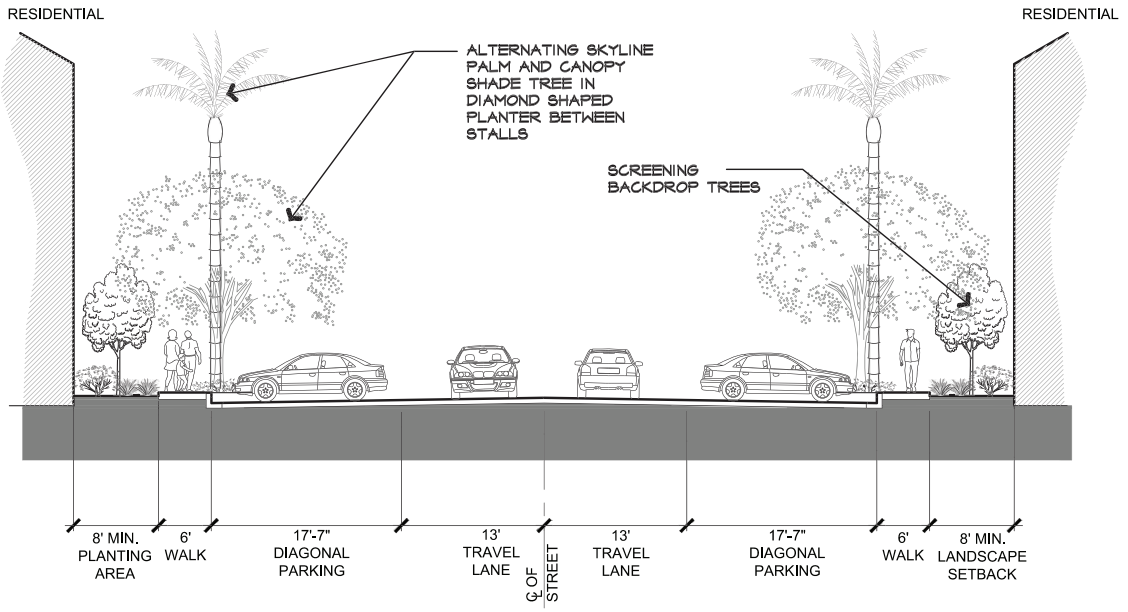


8. Via Asti - Middle Section (North of Via Villago) Section

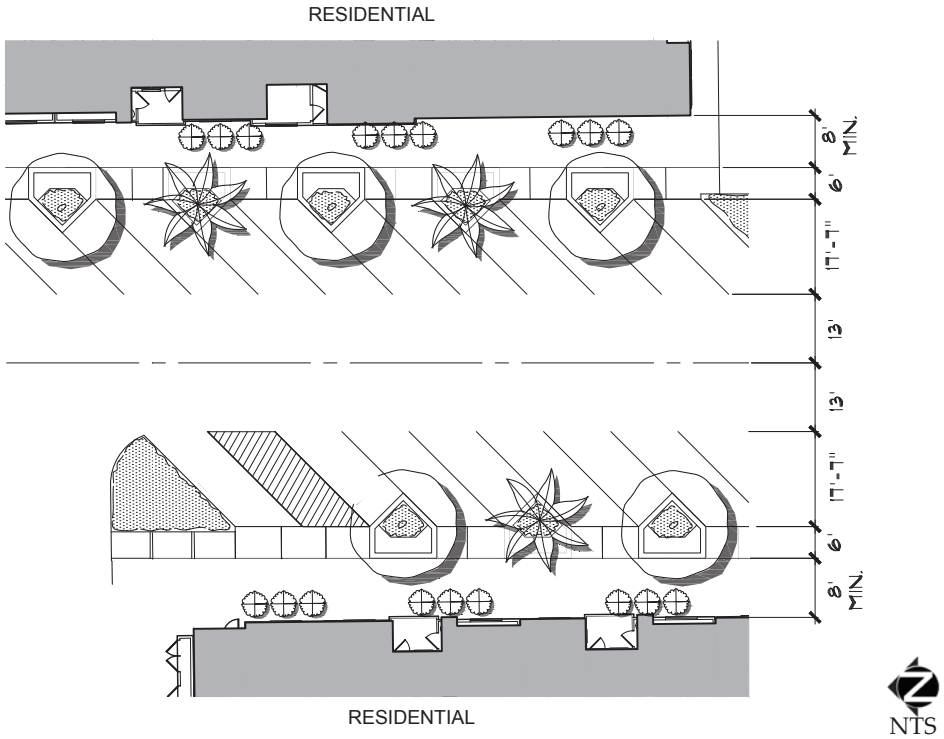


8. Via Asti - Middle Section (North of Via Villago) Plan

Figure 3.8b: Via Asti - Middle Section (North of Via Villago) Private Streetscape Section and Plan

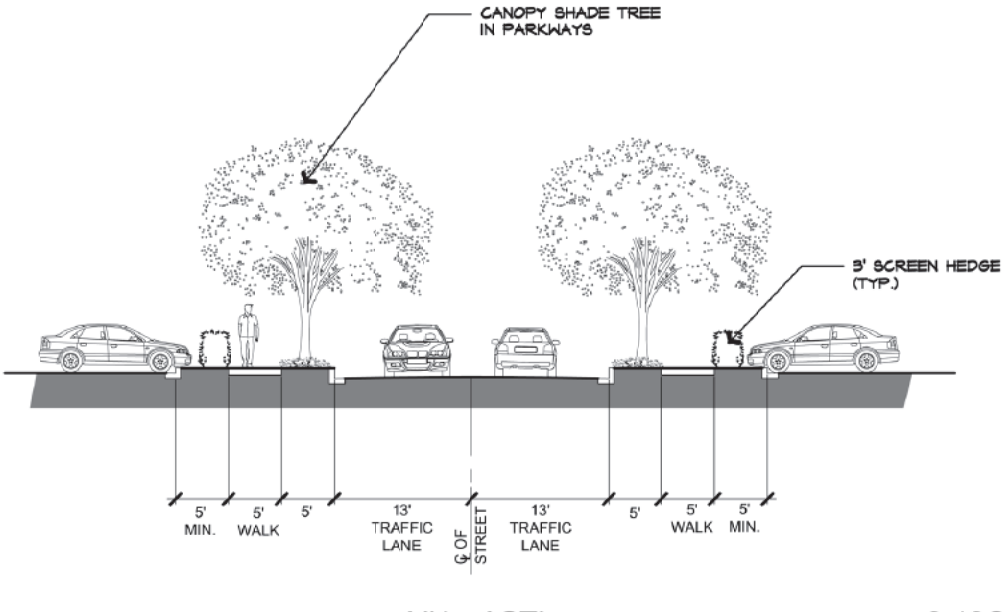


9. Via Asti - Middle Section (South of Via Villago) Section

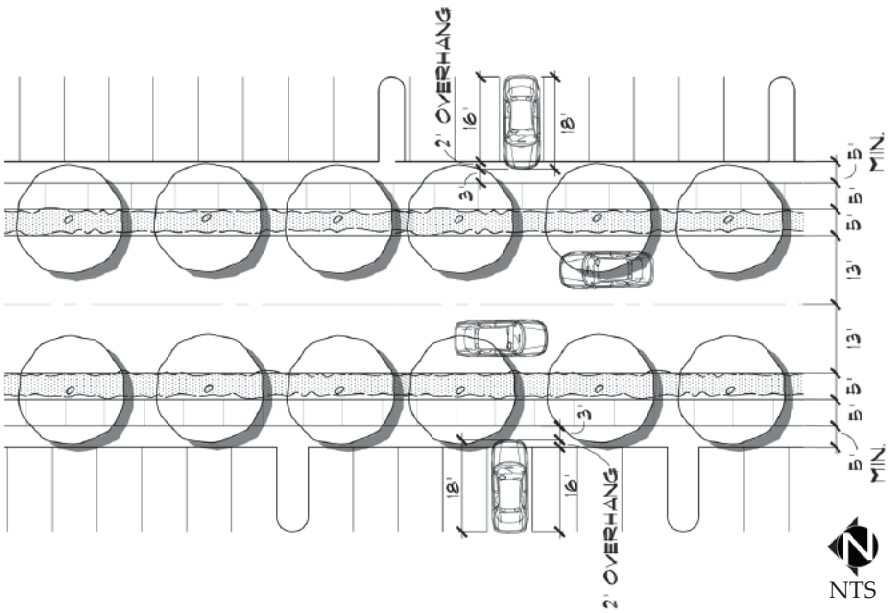


9. Via Asti - Middle Section (South of Via Villago) Plan

Figure 3.8c: Via Asti - Middle Section (South of Via Villago) Private Streetscape Section and Plan

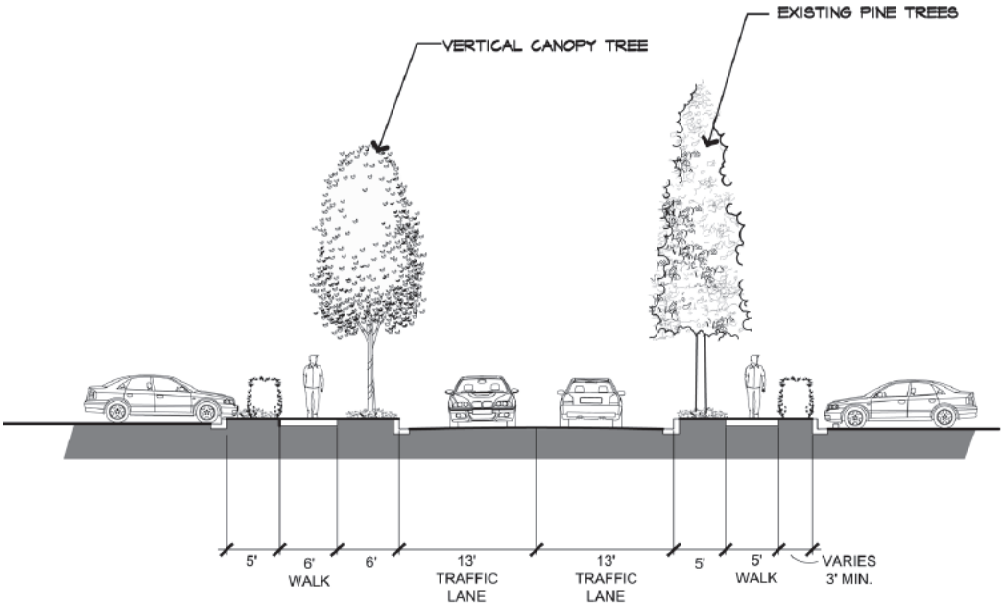


10a. Via Asti - South Section (North of Ontario Center Parkway)

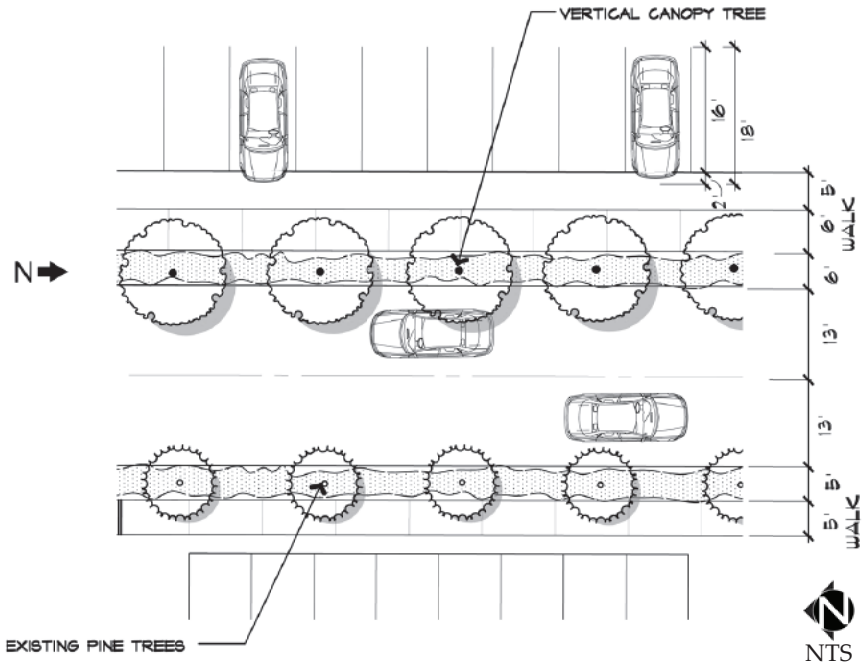


10a. Via Asti - South Section (North of Ontario Center Parkway)

Figure 3.8d: Via Asti - South Section (North of Ontario Center Parkway) Private Streetscape Section and Plan

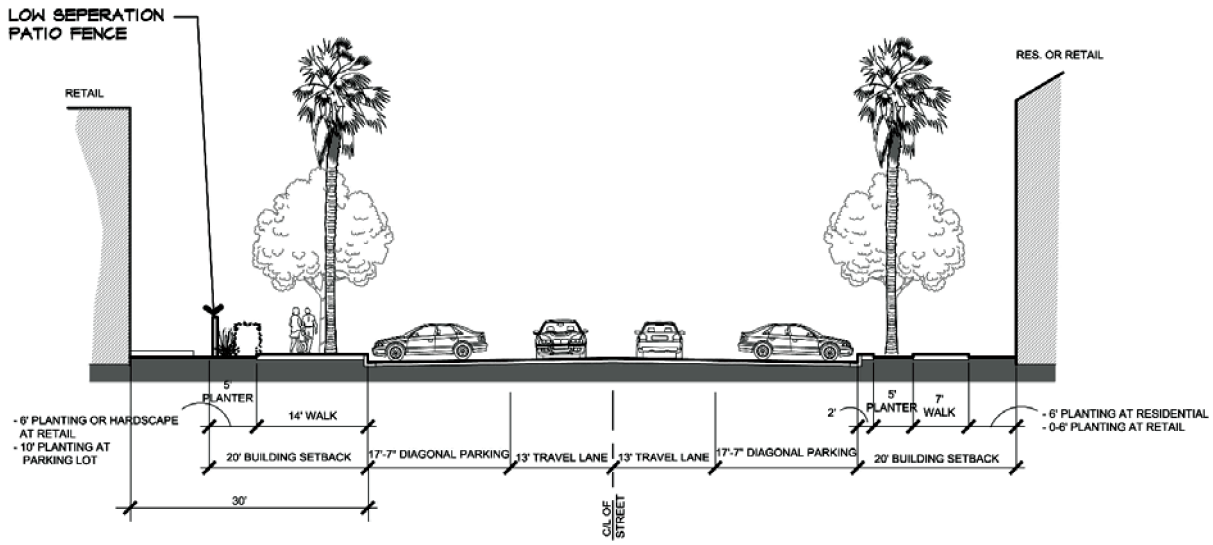


10b. Via Alba - North Section (North of Via Villago)

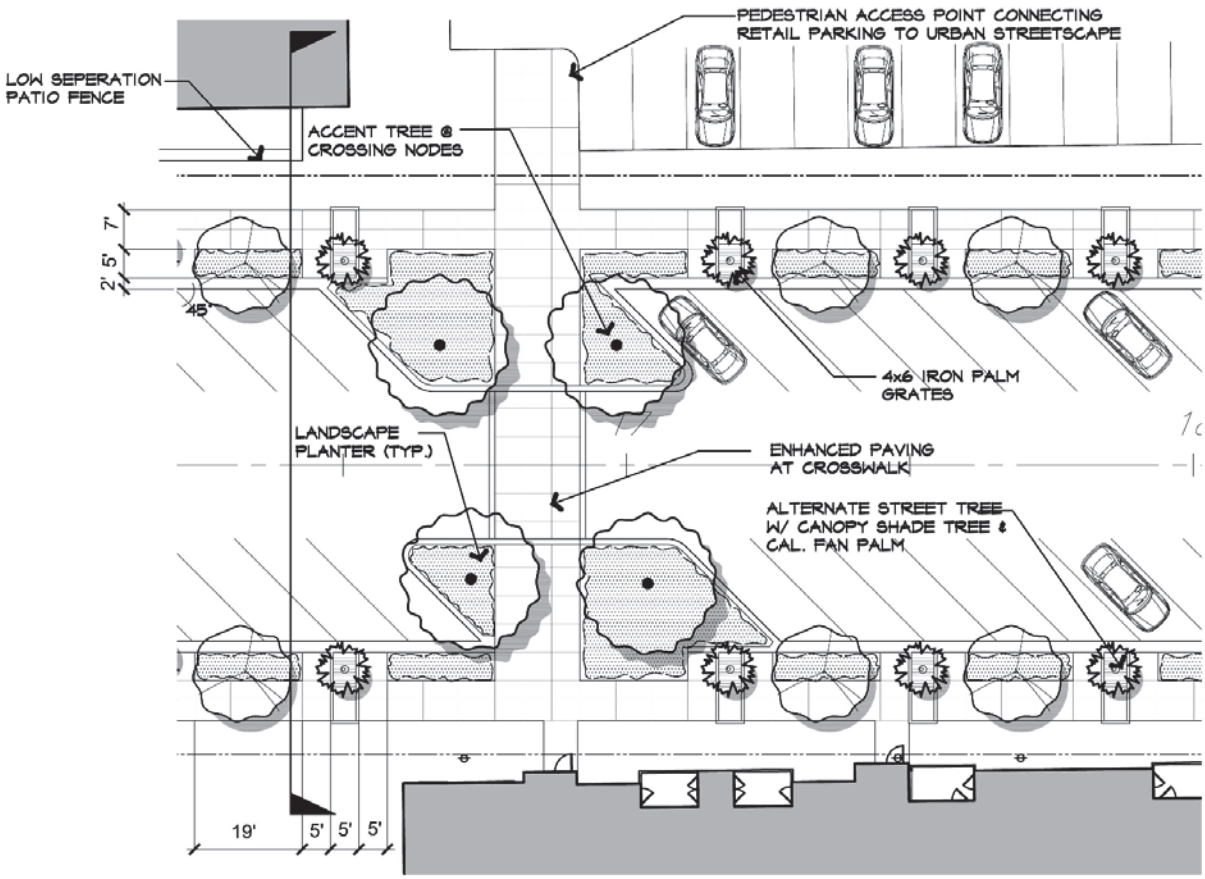


10b. Via Alba - North Section (North of Via Villago)

Figure 3.8e: Via Alba - North Section (North of Via Villago) Private Streetscape Section and Plan



11. Via Villagio Section



11. Via Villagio Plan

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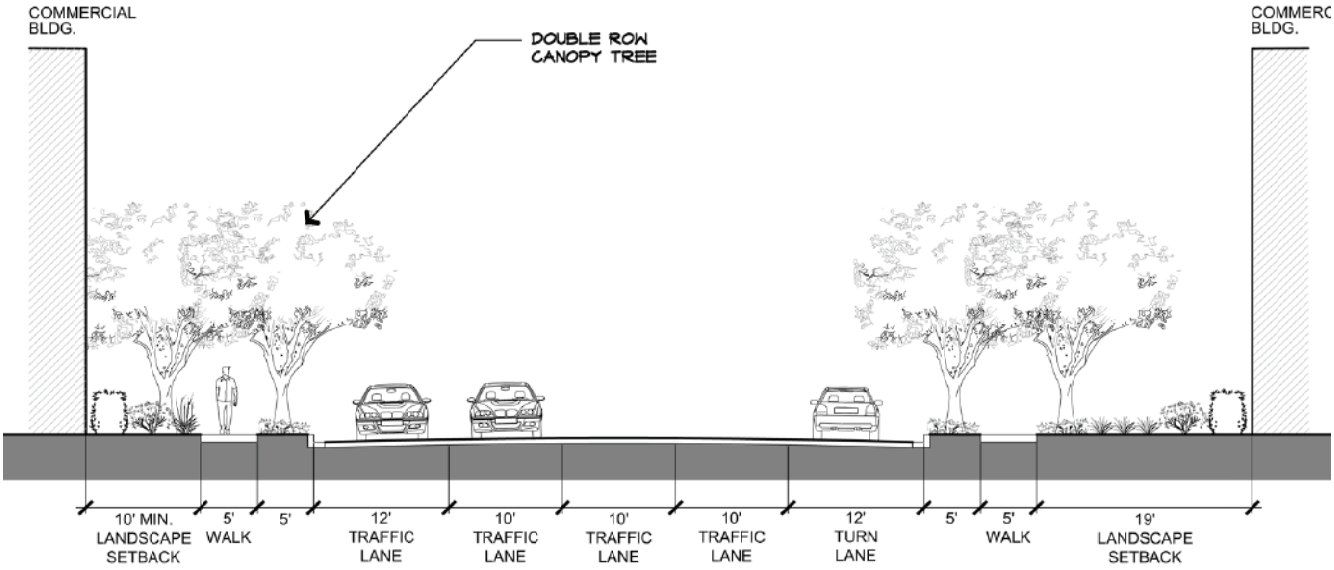
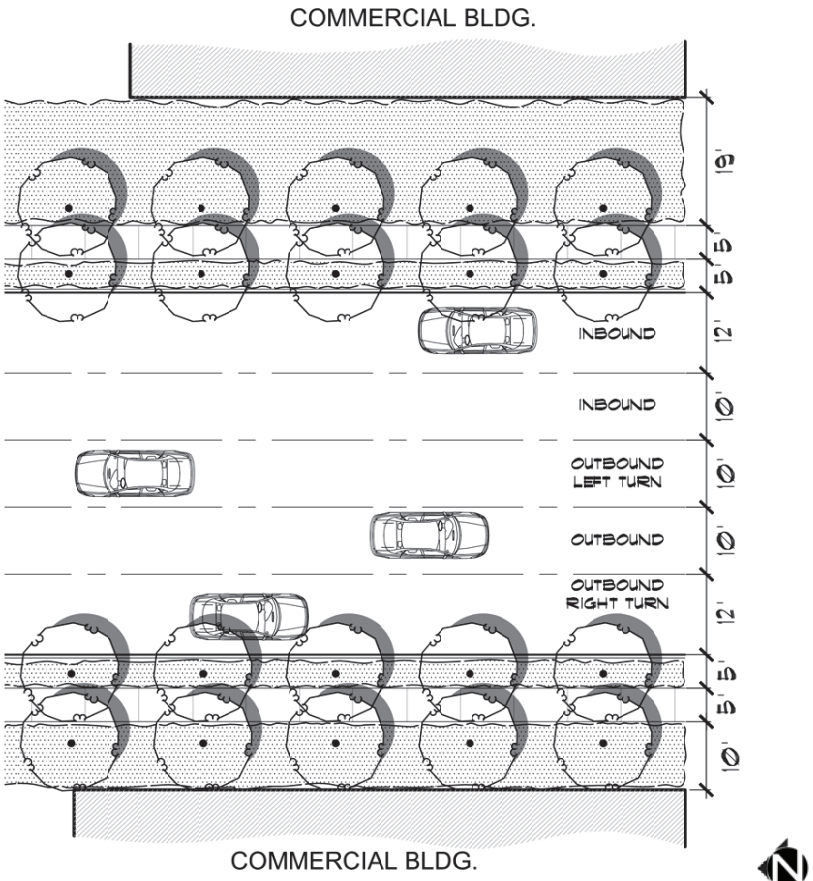
Figure 3.8f: Via Villagio Private Streetscape Section and Plan

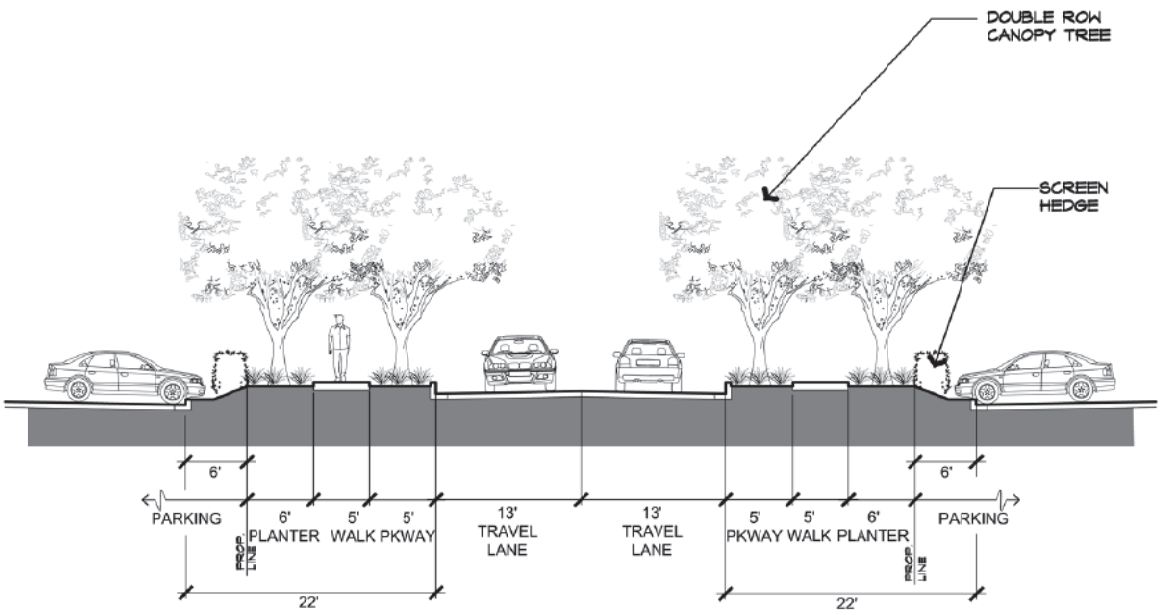


12. Via Piemonte - North Section (North Entrance)

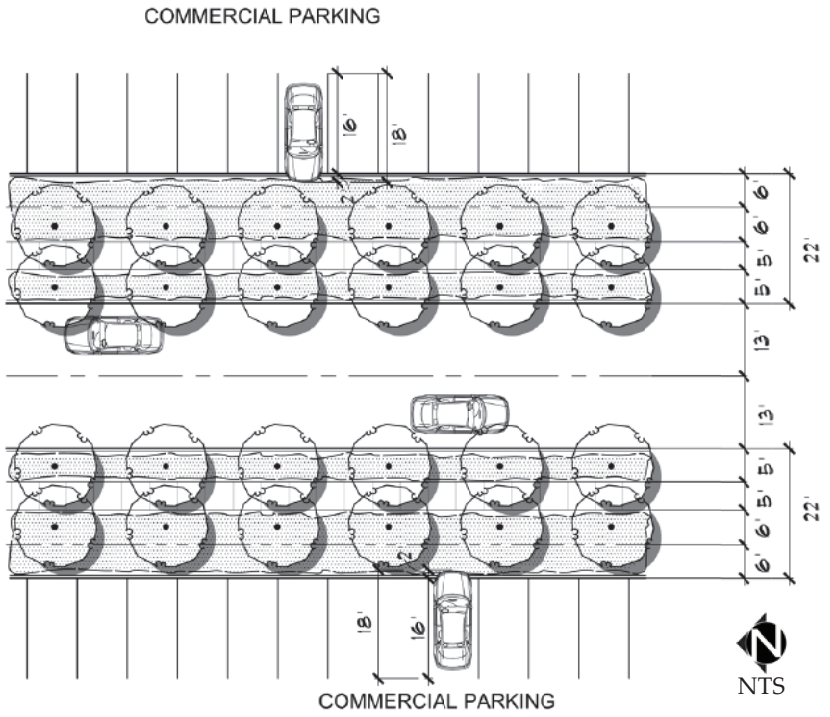


12. Via Piemonte - North Section (North Entrance)

Figure 3.8g: Via Piemonte - North Section (North Entrance) Private Streetscape Section and Plan

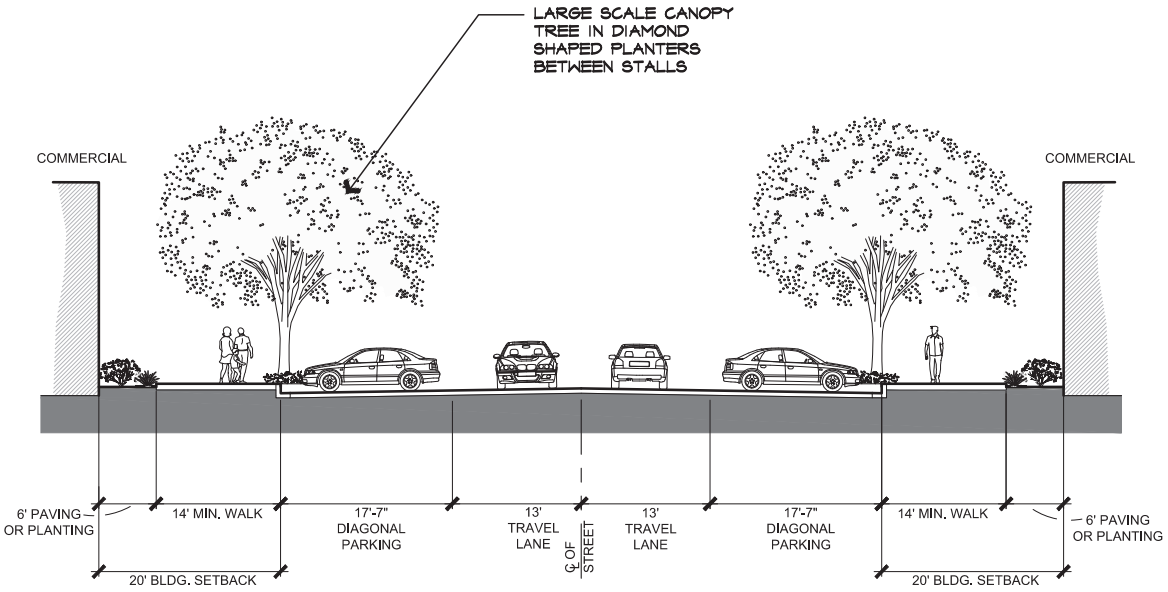


13. Via Piemonte - North Section (North of Via Villagio) Section

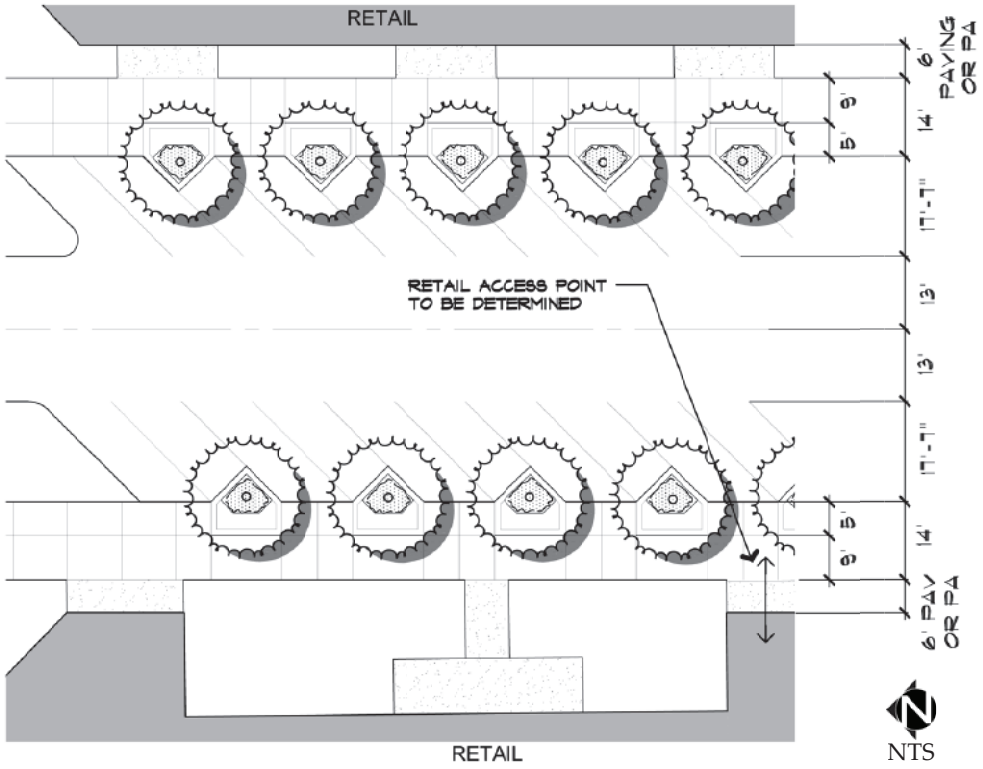


13. Via Piemonte - North Section (North of Via Villagio) Plan

Figure 3.8h: Via Piemonte - North Section (North of Via Villagio) Private Streetscape Section and Plan

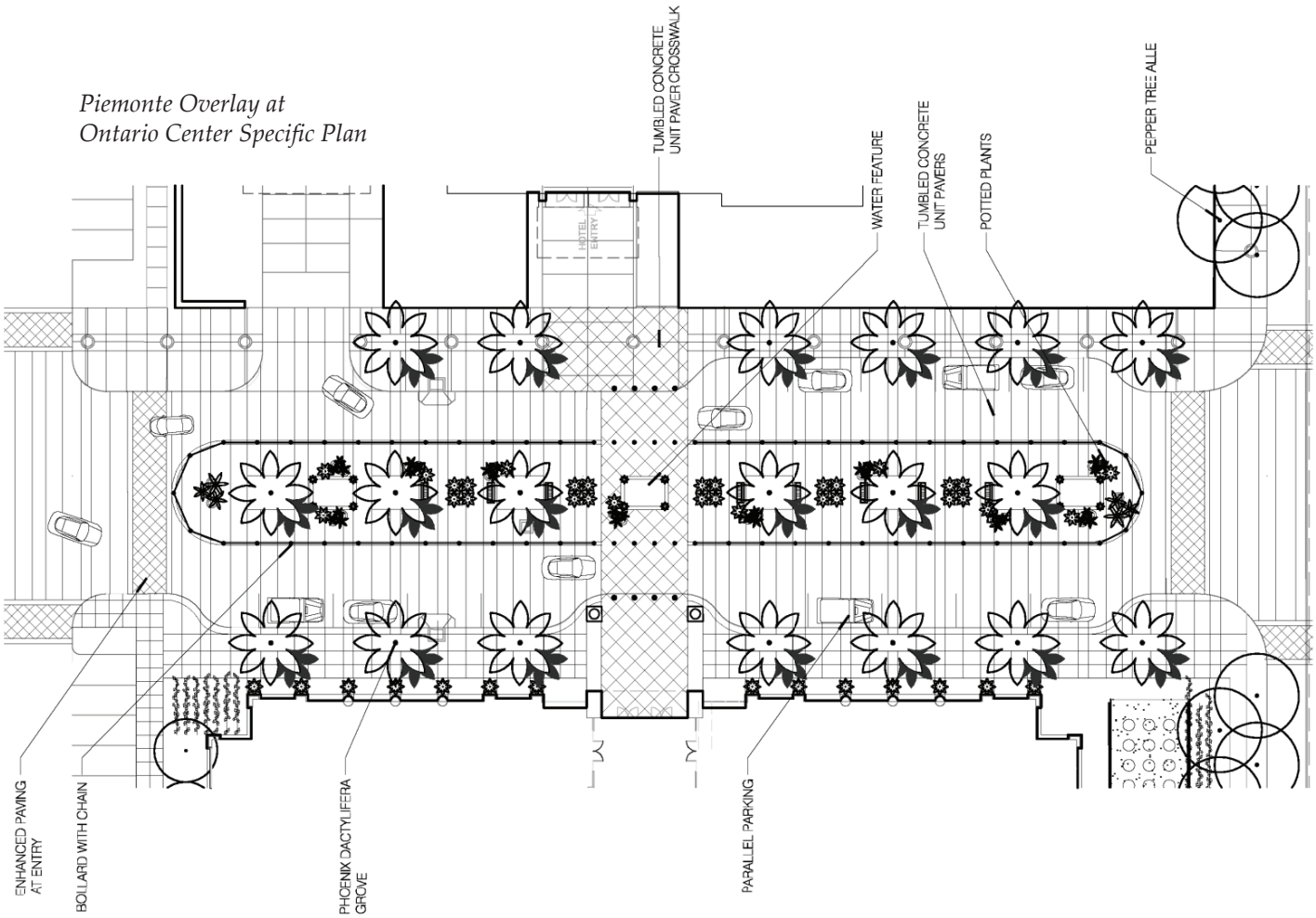


14. Via Piemonte - Middle Section (South of Via Villago) Section

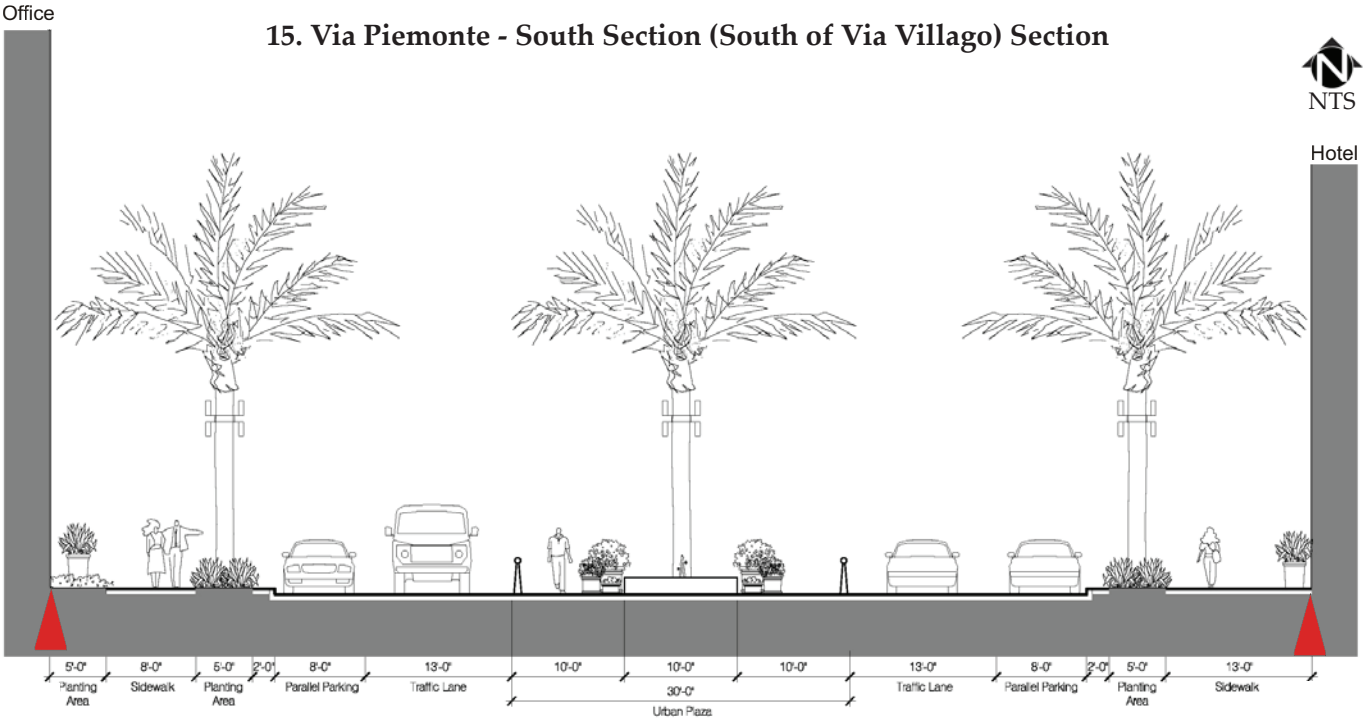


14. Via Piemonte - Middle Section (South of Via Villago) Plan

Figure 3.8i: Via Piemonte - Middle Section (South of Via Villago) Private Streetscape Section and Plan

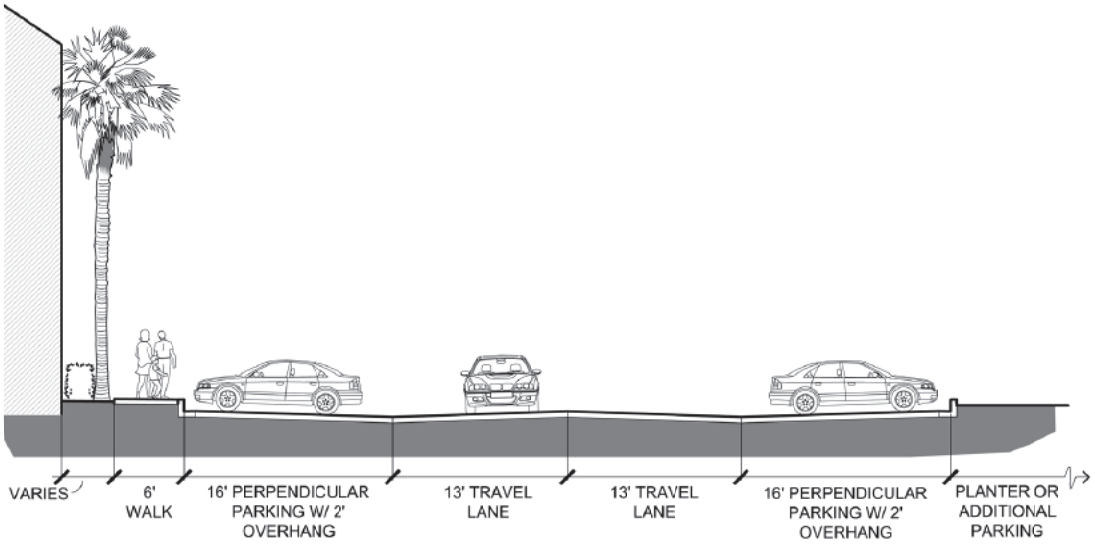


15. Via Piemonte - South Section (South of Via Villago) Section

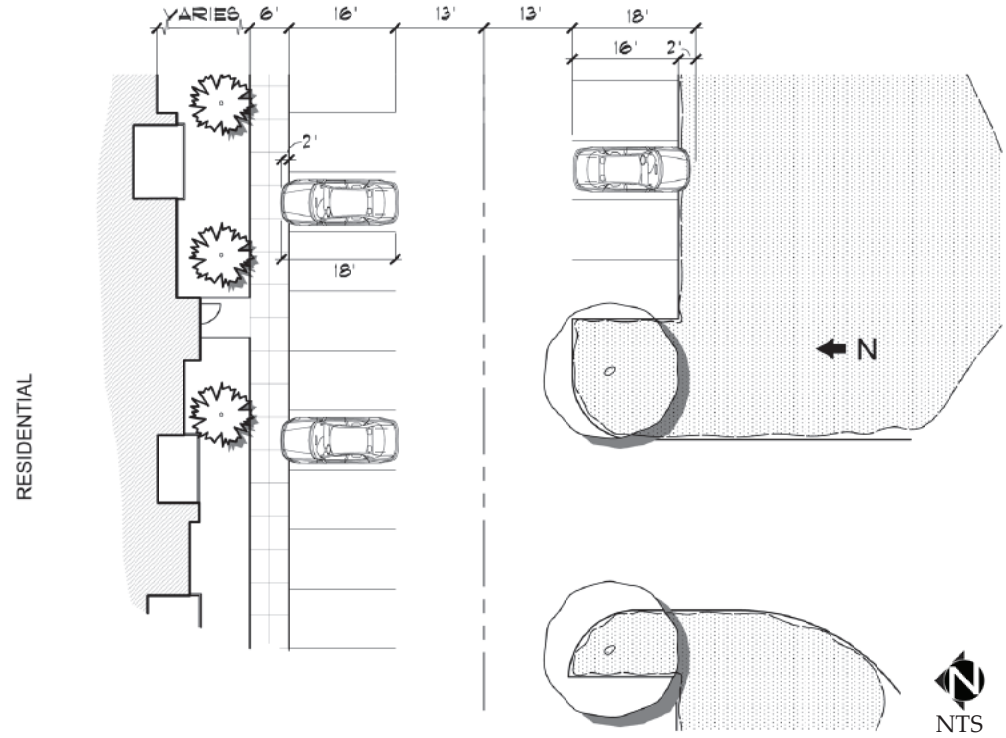


15. Via Piemonte - South Section - (South of Via Villago) Plan

Figure 3.8j: Via Piemonte - South Section - (South of Via Villago) Private Streetscape Section and Plan

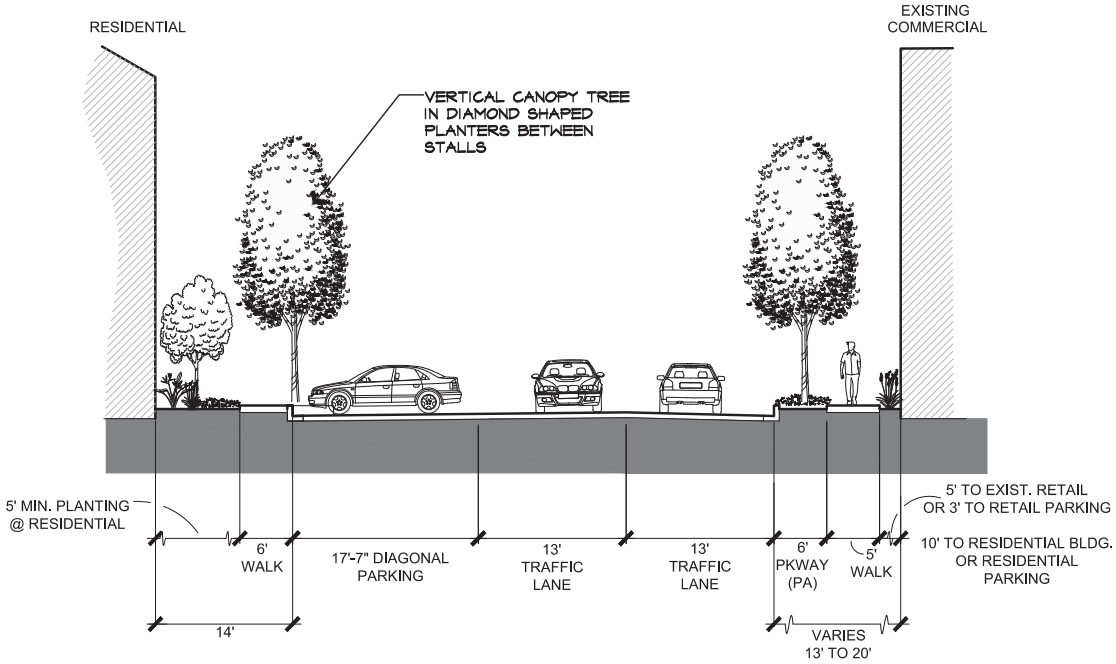


16. Shared Drive Between SA 10, 11, & 12 (South of Via Villagio) Section

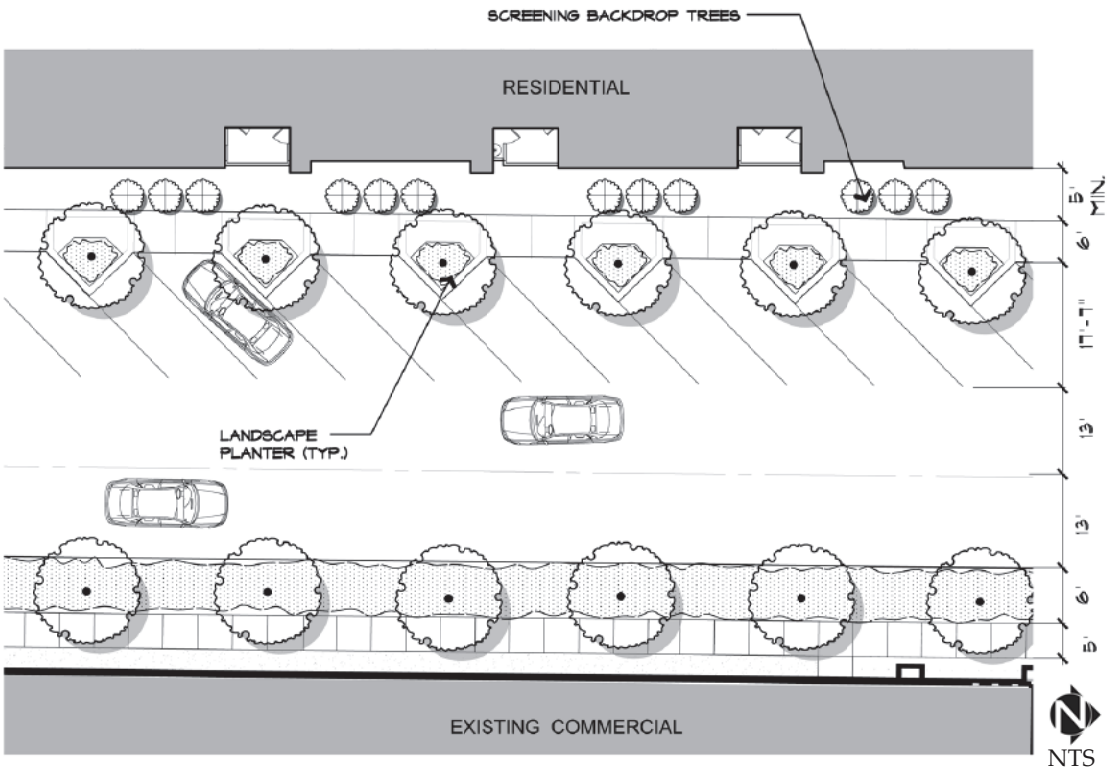


16. Shared Drive Between SA 10, 11, & 12 (South of Via Villagio) Plan

Figure 3.8k: Shared Drive Between SA 10, 11, & 12 (South of Via Villagio) Private Streetscape Section and Plan

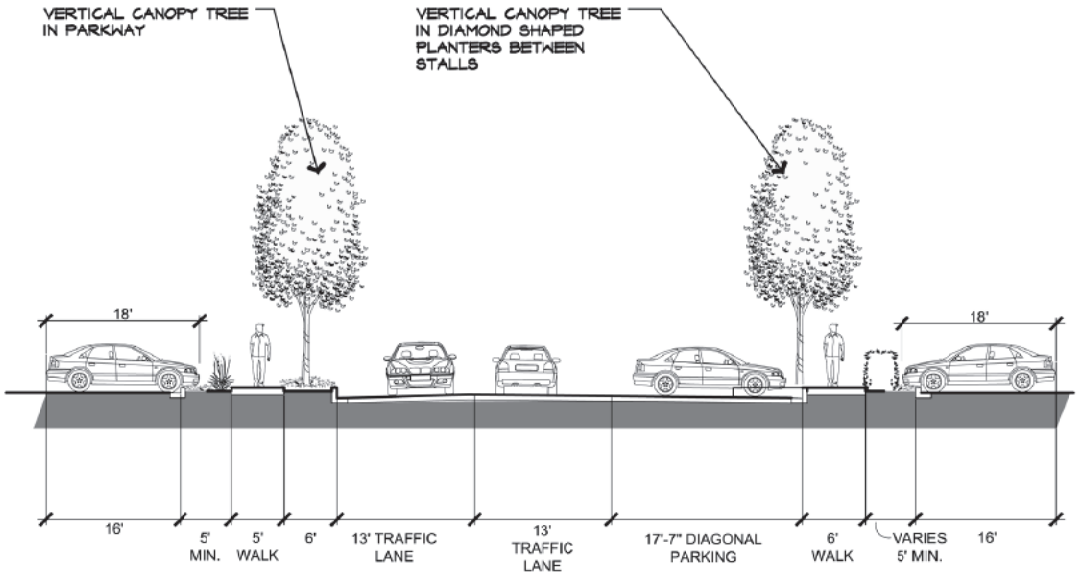


17. Via Alba - Middle Section (South of Via Villago) Section

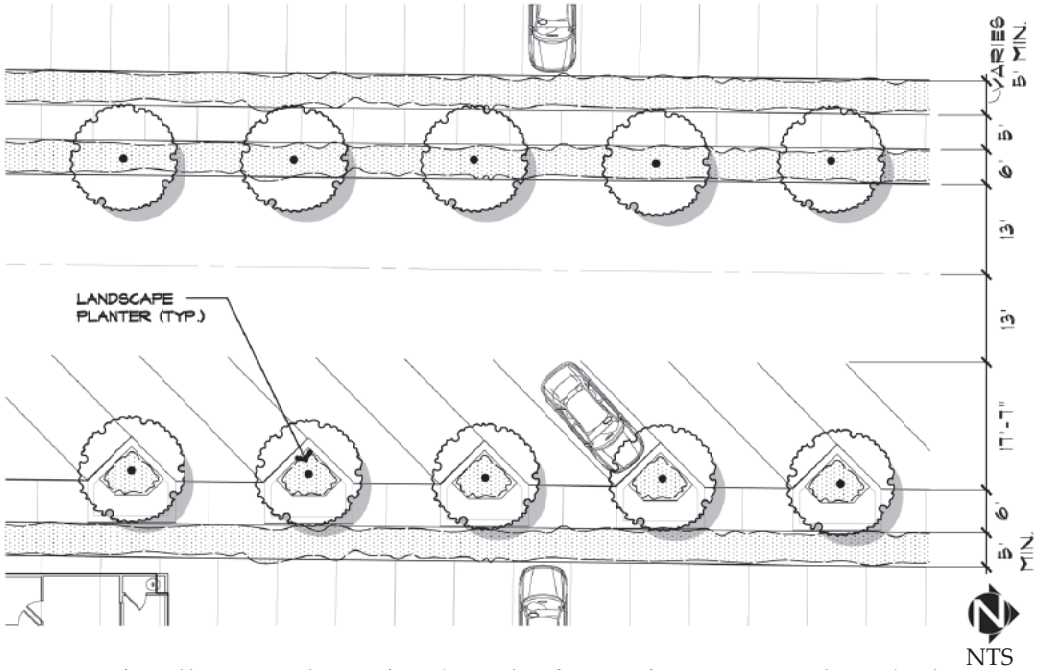


17. Via Alba - Middle Section (South of Via Villago) Plan

Figure 3.8l: Via Alba - Middle Section (South of Via Villago) Private Streetscape Section and Plan

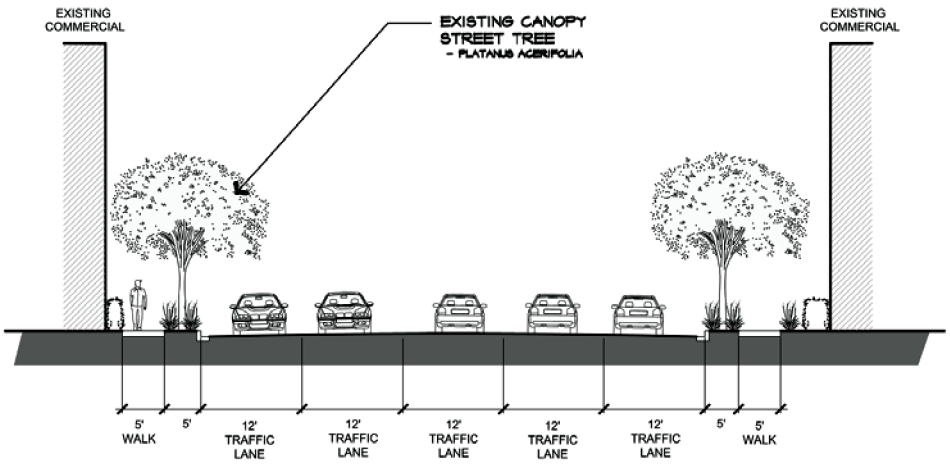


18. Via Alba - South Section (North of Ontario Center Parkway) Section

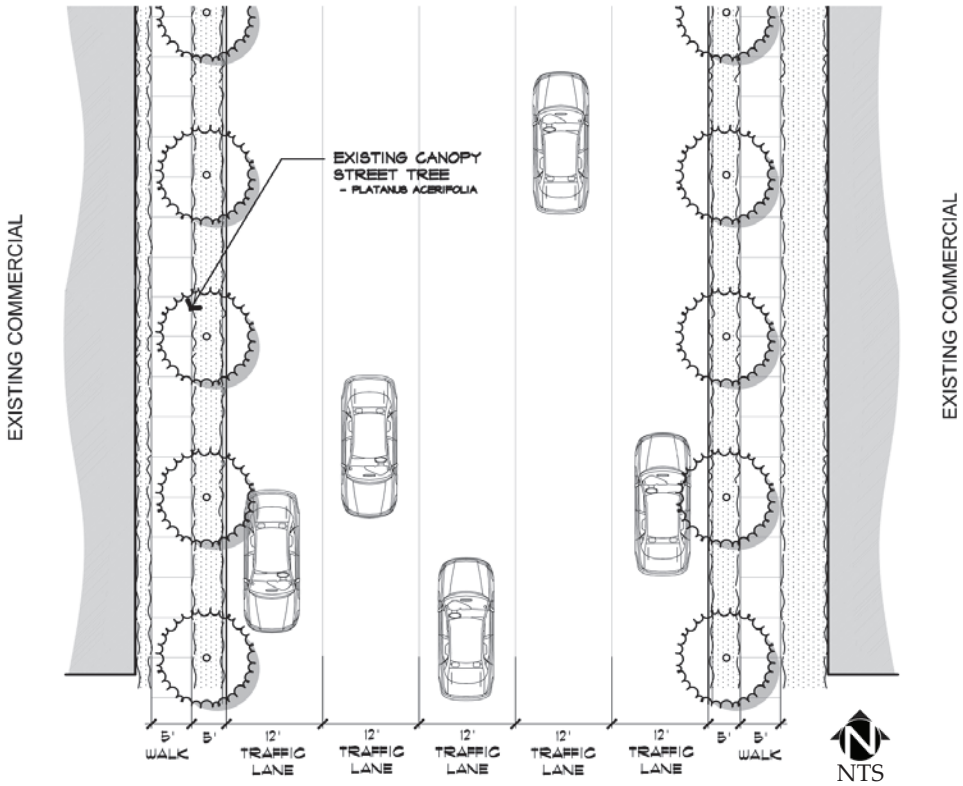


18. Via Alba - South Section (North of Ontario Center Parkway) Plan

Figure 3.8m: Via Alba - South Section (North of Ontario Center Parkway) Private Streetscape Section and Plan

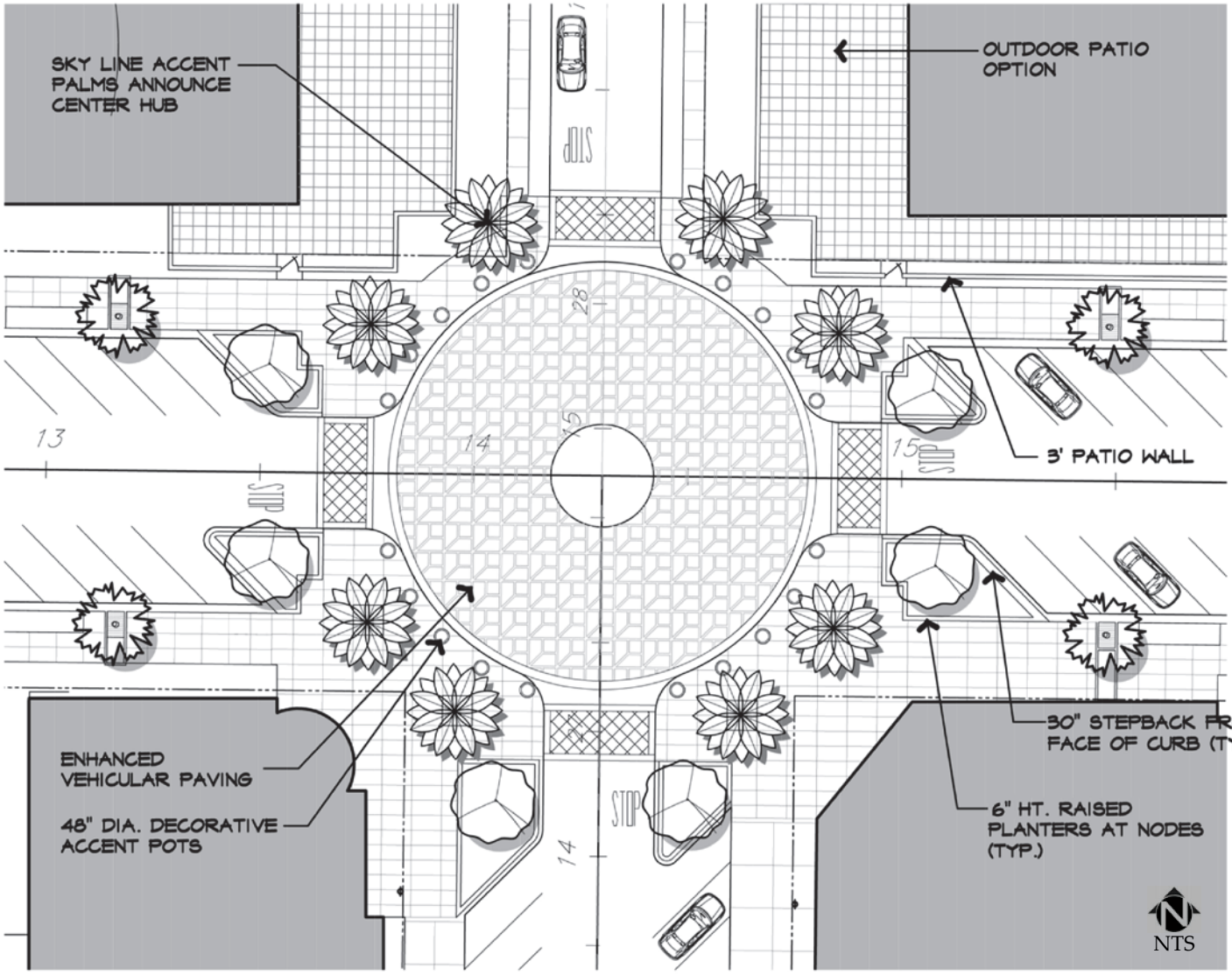


19. Via Turin Section



19. Via Turin Plan

Figure 3.8n: Via Turin Private Streetscape Section and Plan



20. Via Villagio Roundabout Plan

Figure 3.8o: Via Villagio Roundabout Private Streetscape Plan

Entry Statements

Figure 3.9: Piemonte Overlay Entry Hierarchy identifies the locations and hierarchy of Overlay entries (Existing Primary, Secondary, and Tertiary and proposed project entries). Figures 3-11 through 3-13 illustrate the entry design concepts to be implemented at each type of entry. Sufficient area on both sides of entry roadways should be reserved to allow for construction of entry statement features and associated landscaping. To these ends, 400 square feet in a roughly square configuration shall be reserved at each Primary entry intersection corner (800 square feet total, 400 square feet allocated to each intersection corner); 300 square feet in a roughly square configuration shall be reserved at Secondary entry intersection corner (600 square feet total, 300 square feet allocated to each intersection corner); and 200 square feet in a roughly square configuration shall be reserved at each Tertiary entry intersection corner (400 square feet total, 200 square feet allocated to each intersection corner). The entry designs will be submitted at the time of the development application.

OCSP Entry Treatments

Figure 3.9: Piemonte Overlay Entry Hierarchy also identifies the location of primary and secondary entries to the OCSP, which entries are shared intersections with the Piemonte Overlay at Ontario Center. At these locations, the Piemonte Overlay will integrate and complete entry statements and intersection treatments consistent with current requirements of the OCSP. Schematic designs and dimensional criteria for these OCSP entry treatments are presented in Figure 3.13: Existing OCSP Entry Statement. Please refer also to related discussions presented in Section 3.8.4 Signs.

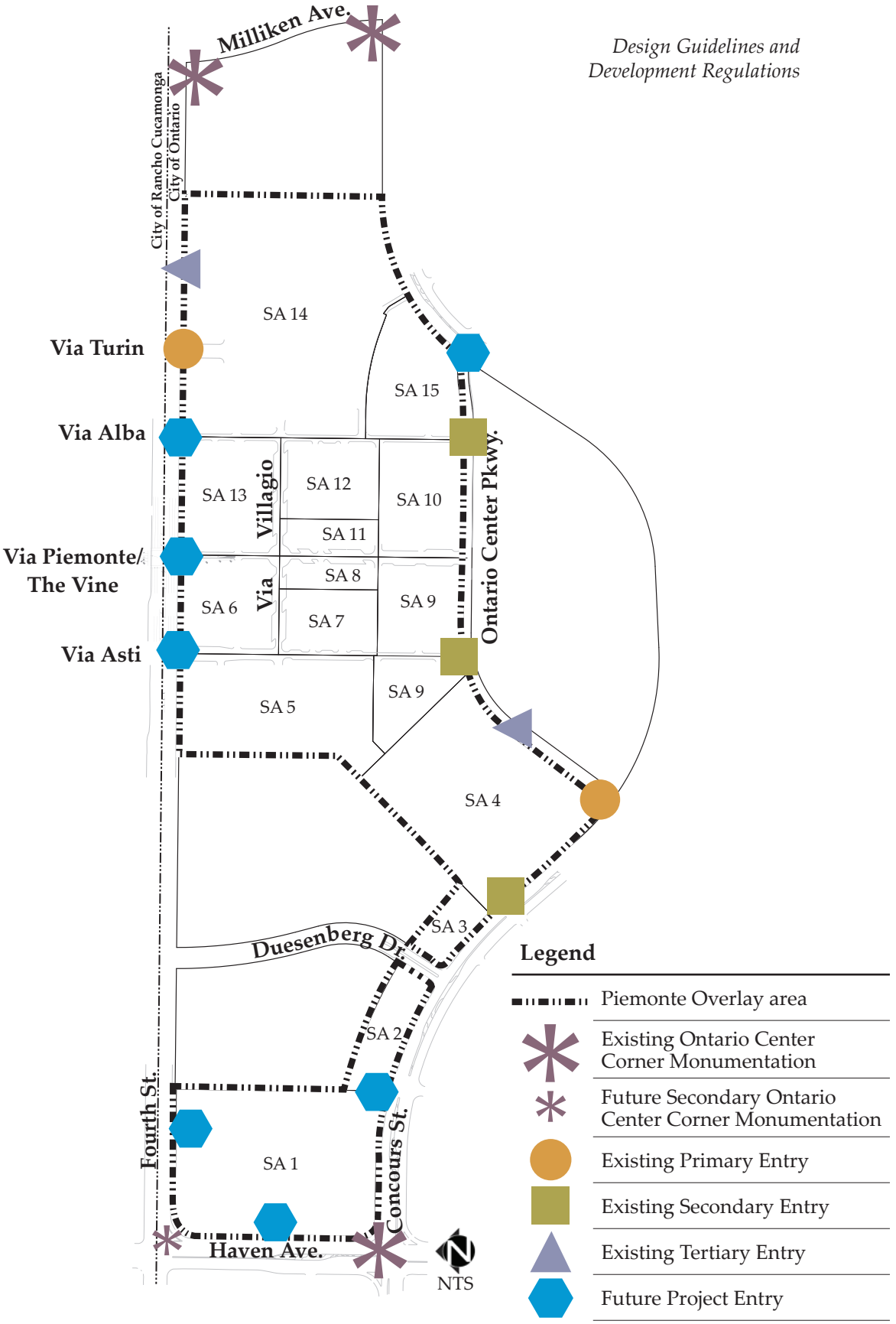
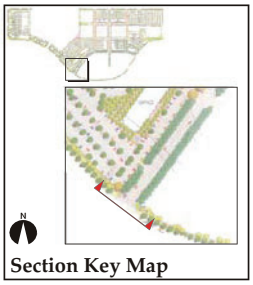


Figure 3.9: Piemonte Overlay Entry Hierarchy



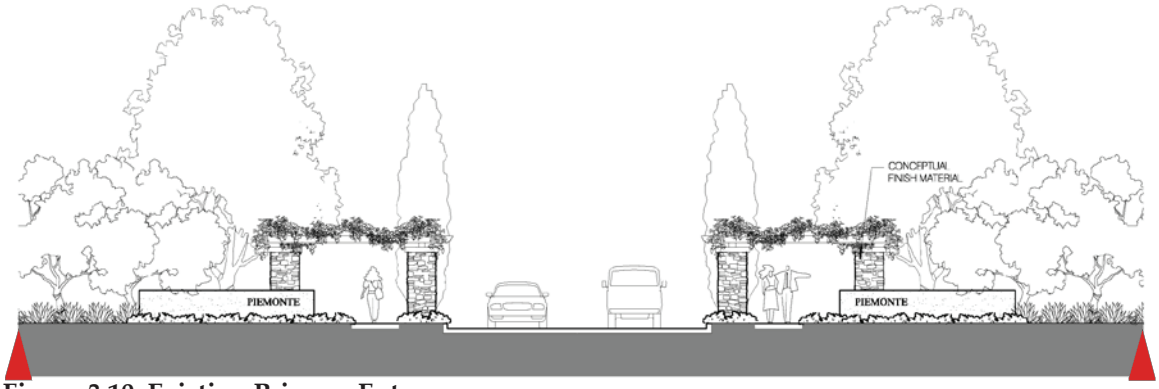


Figure 3.10: Existing Primary Entrance

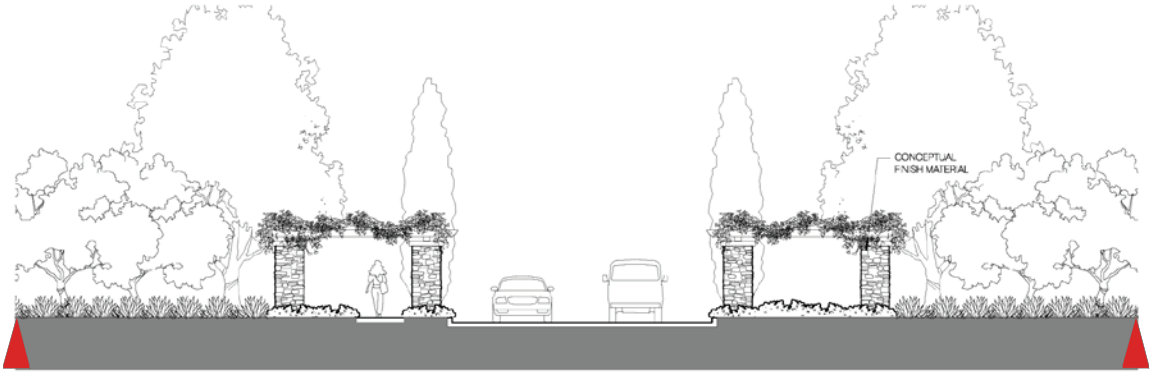


Figure 3.11: Existing Secondary Entrance

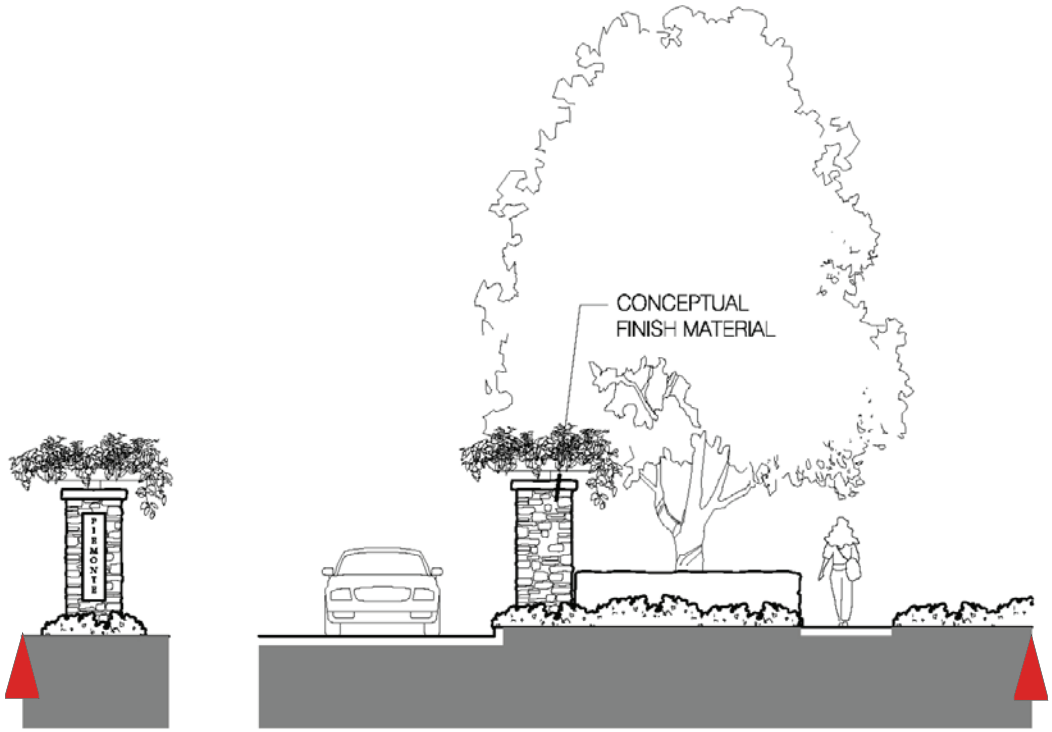
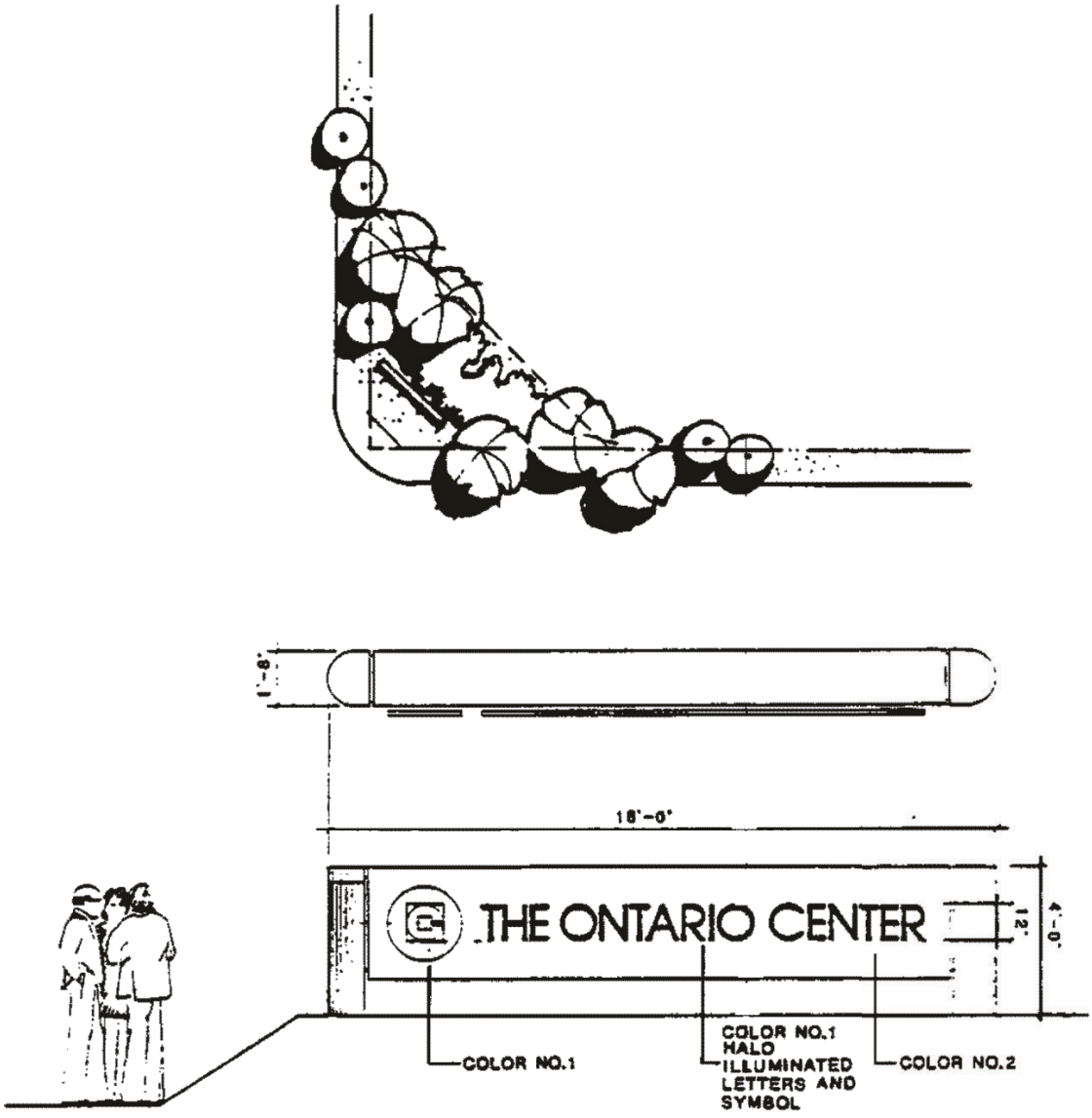


Figure 3.12: Existing Tertiary Entrance



Note: Sign placement to be designed in conjunction with landscaping and overall streetscape treatment.

Figure 3.13: Existing OCSP Entry Statement

3.8.2 Landscape/Streetscape Development Regulations

3.8.2.1 General Landscape and Planting Requirements

General landscape/streetscape development regulations presented below are representative of area-wide requirements of the OCSP and shall guide the selection and installation of landscape improvements within the Overlay:

- Shrubs shall be 5 gallon minimum.
- All street trees shall be planted and staked per City of Ontario Standards. All trees receive separate tree bubbler irrigation.
- Trees shall be planted in minimum sizes and ratios presented in Table 3.7: Piemonte Overlay Tree Planting Schedule.

Table 3.7: Piemonte Overlay Tree Planting Schedule

Minimum Tree Size Mix	
Minimum Percent Mix of Required Trees	**Size**
10%	48-inch box or larger
15%	36-inch box
25%	24-inch box
50%	15-gallon
Minimum Tree Species Mix	
Number of Trees Proposed	**Number of Tree Species Required**
20 or fewer	2
21 to 30	3
31 to 40	4
More than 40	5

Tree planting ratios for major streets shall be:

- Primary tree species: 40 percent
- Secondary tree species: 60 percent
- Trees in parkways and medians shall be at an average ratio of 4 trees per 100 linear feet of frontage unless otherwise specified.

Planting for major street medians and parkway shall be, ground cover, ornamental grasses and shrubs. In addition to the above requirements, 15 percent of the median area shall be devoted to cobble treatment. Exceptions to the above requirements may be granted by the City.

Staking and guying of all trees shall be in accord with City standards. Where appropriate, vines or suitable shrubs shall be used throughout the Piemonte Overlay for graffiti deterrence. Replacement of dead or broken plant material shall be the responsibility of the property owner. All landscaped areas within the Overlay shall be maintained to City standards. All landscape and irrigation plans shall be submitted to, and approved by, the City. Changes in the landscape, irrigation plans, or plant materials may be substituted as necessary by the City.

3.8.2.2 Public Streetscape

Each public street along the perimeter of the Overlay has a set of designated primary trees, complemented by a range of subordinate (or secondary) tree plantings. The previous Figures 3-9 and Figure 3.8n: Via Turin Private Streetscape Section and Plan and Figures 3-11 and Figure 3.8l: Via Alba - Middle Section (South of Via Villago) Private Streetscape Section and Plan schematically present how the streetscape was implemented along these streets. Significant elements identified within these Figures include a meandering sidewalk, bordered on both sides by shrubs, groundcover, ornamental grass, and primary and secondary trees. Ornamental grass and trees will be located between the sidewalk and street pavement. Trees, shrubbery and groundcover will be located behind the sidewalk. Refer to Appendix E for the Applicable OCSP Planting Matrix for these streets.

3.8.2.3 Private Streetscape

Each private drive within the Piemonte Overlay also has designated primary and secondary tree plantings refer to Table 3.8: Private Street Planting Matrix and Table 3.9: Internal Trees for the species allowed for each drive.

Table 3.8: Private Street Planting Matrix

Species		Primary Entrance Statement	Secondary Entrance Statement	Via Asti	Via Piemonte	Via Alba	Via Villagio
Latin name	Common name						
Citrus species	NCN			X		X	
Cupressus sempervirens	Italian Cypress	X	X			X	
Olea europaea	Fruitless Olive			X	X		X
Quercus suber	Cork Oak			X	X		
Phoenix canariensis	Canary Island Date Palm				X		X
Phoenix dactylifera	Date Palm				X		
Pinus canariensis	Canary Island Pine					X	
Pittosporum undulatum	Victorian Box			X		X	
Platanus acerifolia	London Plane			X			X
Washingtonia filiferia	California Fan Palm	X	X	X		X	X

Table 3.9: Internal Trees

Latin name	Common name
Trees	
Arbutus 'Marina'	Strawberry Tree
Bambusa oldhamii	Clumping Giant Timber Bamboo
Bauhinia purpurea	Orchid Tree
Cercidium hybrid 'Desert Museum'	Hybrid Palo Verde
Citrus sinensis	Orange Tree
Eucalyptus citriodora	Lemon Scented Gum
Jacaranda mimosifolia	Jacaranda
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia
Magnolia grandiflora 'Little Gem'	Southern Magnolia
Michelia champaca 'Alba'	White Fragrant Himalayan Champaca
Olea europaea	Olive
Pinus caneriensis	Canary Island Pine
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Rhus lancea	African Sumac
Strelitzia nicholai	Giant Bird-of-Paradise
Tristania conferta	Brisbane Box
Palms	
Archontophoenix cunninghamiana	King Palm
Brahea armata var. Clara	Droopy Mexican Blue Fan Palm
Chamaerops humilis	Mediterranean Fan Palm
Cycas revoluta	Sago Palm
Syagrus romanzoffianum	Queen Palm

3.8.2.4 Plant Palette/Planting Matrix

Table 3.10: Shrub Plant Palette for Parkways and Streetscapes and Table 3.11: Shrub Plant Palette for Internal Courtyards and Landscape Areas Not Adjacent to Streetscapes lists environmentally sustainable plant materials are also allowed within the Overlay to reinforce the architectural and land use planning themes. Plant varieties as indicated above will be employed in varying combinations throughout the Overlay.

Table 3.10: Shrub Plant Palette for Parkways and Streetscapes

Latin name	Common name
Acacia cognata 'Cousin Itt'	Little River Wattle
Agapanthus africanus	Lily-of-the-Nile
Agave 'Blue Flame'	Blue Flame Agave
Aloe arborescens	Tree Aloe
Aloe bainesii (barberae)	N.C.N.
Aloe vera	Medicinal Aloe
Buxus microphylla japonica	Japanese Boxwood
Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush
Carex species	Blue Sedge
Carissa grandiflora 'Green Carpet'	Natal Plum
Citrus Kumquat Hybrid 'Tavares'	Kumquat
Cordyline australis 'Red Star'	Red Grass Palm
Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
Feijoa sellowiana	Pineapple Guava
Hemerocallis 'Dwarf Red'	Day Lily
Ilex crenata 'Sky Pencil'	Sky Pencil Ilex
Juncus patens	California Gray Rush
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Leucodendron 'Jester'	Sunshine Conebrush
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Texas Ranger
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'Texanum'	Wax Leaf Privet
Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush
Moraea bicolor	Fortnight Lily
Olea europaea 'Montra' P.P.#6266	Little Ollie Dwarf Olive
Pelargonium hortorum	Common Geranium
Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass
Penstemon 'Firebird'	Beard Tongue
Pittosporum Species	Tobira
Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood
Rhaphiolepis species	Indian Hawthorne
Rosa f. 'Trumpeter'	Trumpeter Rose
Rosa x 'Noare'	Flower Carpet Red Groundcover Rose
Strelizia reginae	Bird-of-Paradise
Tecoma stans 'Sierra Apricot'	Sierra Apricot

Table 3.11: Shrub Plant Palette for Internal Courtyards and Landscape Areas Not Adjacent to Streetscapes

Latin name	Common name
Acacia cognata 'Cousin Itt'	Little River Wattle
Agapanthus africanus	Lily-of-the-Nile
Aloe arborescens	Tree Aloe
Aloe bainesii (barberae)	N.C.N.
Aloe vera	Medicinal Aloe
Buxus microphylla japonica	Japanese Boxwood
Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush
Carex species	Blue Sedge
Carissa grandiflora 'Green Carpet'	Natal Plum
Citrus Kumquat Hybrid 'Tavares'	Kumquat
Cordyline australis 'Red Star'	Red Grass Palm
Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
Feijoa sellowiana	Pineapple Guava
Hemerocallis 'Dwarf Red'	Day Lily
Ilex crenata 'Sky Pencil'	Sky Pencil Ilex
Juncus patens	California Gray Rush
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Leucodendron 'Jester'	Sunshine Conebrush
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Texas Ranger
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'Texanum'	Wax Leaf Privet
Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush
Moraea bicolor	Fortnight Lily
Olea europaea 'Montra' P.P.#6266	Little Ollie Dwarf Olive
Pelargonium hortorum	Common Geranium
Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass
Penstemon 'Firebird'	Beard Tongue
Pittosporum Species	Tobira
Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood
Rhaphiolepis species	Indian Hawthorne
Rosa f. 'Trumpeter'	Trumpeter Rose
Rosa x 'Noare'	Flower Carpet Red Groundcover Rose
Strelizia reginae	Bird-of-Paradise
Tecoma stans 'Sierra Apricot'	Sierra Apricot

3.8.2.5 Other Elements

Design and development standards applicable to other features represented within the Overlay area are discussed below.

Parking Lot/Streetscape Interface

As provided for under the OCSP to implement the informal landscape concept proposed along the major arterials within the Piemonte Overlay parking setbacks within the Overlay may be averaged.

Limited Use Areas

Standard limited use areas shall be maintained within the Piemonte Overlay as required by the City Engineering Department. Limited use areas restrict development and obstructions proximate to intersections, thereby establishing adequate site distances and promoting pedestrian and vehicular safety.

Retaining Walls

It is anticipated that certain areas of the Piemonte will require construction of expansive retaining walls which will be exposed to public view. Screenwalls may also be introduced where protection from intrusive views may be warranted. The following standards will be observed for expansive walls constructed within the Overlay:

- Visual impact of walls should be minimized by limiting wall heights to five (5) feet whenever possible.
- Walls will be stepped to allow for screen planting whenever possible.

Landscape Grading

Landscaped areas within the Overlay area will be graded as swales to the maximum extent practicable in order to maximize conservation of irrigation water and natural rainfall run-off.

3.8.3 Piemonte Open Space and Urban Recreational Opportunities

The Piemonte Overlay has a unique opportunity to provide an amazing active open space amenity, due to the connection and adjacency to the Citizens Business Bank Arena. Several of the private streets have been designed so they can easily be closed off to vehicular traffic, thereby creating a pedestrian open air mall.

Special events and festivals, along with farmer's markets, would benefit from this flexible urban activity. Most useful, however, would be pre- and post-game celebrations extending up from the Citizens Business Bank Arena. Physically expanding the connection to the restaurants and retail component, just one block to the north, will not only create an economic benefit, but more importantly foster a social connection of "like-minded" people; as well as create a hub of activity.

3.8.4 Signs

The following discussions identify visual attributes of, and define the standards for, signs within the Piemonte Overlay. The intent is to permit flexibility of design consistent with the proposed mix of land uses, and to provide a cohesive system of signs that are visually coordinated and aesthetically pleasing.

Various signs and monumentation within the Piemonte Overlay will provide identity and reinforce the land use plan and architectural design of the proposal. Sign design and details will relate to the architectural character, support the overall design concept, and reflect the proposed varied architectural styles.

The Sign Design Guidelines and Sign Regulations presented below constitute the basis of the Master Sign Program for the Piemonte Overlay, which Program is subject to review and approval by the City as provided in Chapter 4. The Master Sign Program will illustrate and demonstrate thematic integration of signs within the overall design, as well as internal compatibility of signs with each other, and with other elements. Further, as verified by the City through the review processes, all signage will comply with applicable provisions of the Manual on Uniform Traffic Control Devices (MUCTD).

The Master Sign Program will be developed concurrent with design of each individual Project. As a minimum, a draft of the Master Sign Program will be provided to the City for review prior to issuance of the first building permit within the applicable project site, with final approval of the Master Sign Program to be accomplished prior to issuance of the first Certificate of Occupancy. Signs proposed for individual development projects within the Piemonte Overlay will be reviewed by the Planning Department/City for consistency with the Piemonte Sign Program.

3.8.4.1 Sign Design Guidelines

The following Sign Design Guidelines will establish and reinforce the identity of the Overlay, and provide a cohesive informational and directional graphic system. The detailing and style of signs shall relate to the architectural themes proposed, and shall support the Piemonte development concept while contributing to the overall ambience.

Thematic Character

Interesting and colorful signs will serve to attract patrons and facilitate desired circulation within the Piemonte. Signs will also establish and reinforce the development character within the Piemonte Overlay. The goals of the Piemonte sign guidelines are to:

- Foster variety in signs, including variety of size, design, placement, detail, shape and color.
- Encourage the use of design elements which interpret and incorporate thematic architectural elements.

To achieve these goals, the following guidelines will be followed in the design and implementation of signs within the Piemonte Overlay:

- Signs shall exhibit a varied mix of designs, colors, shapes, materials, and fabrication technologies to reinforce the architectural themes. For example, modern office buildings within the Overlay will introduce signs evidencing modern designs, and which interpret architectural styles materials and styles of the buildings they (the signs) identify. The use of certain common sign colors, design elements, and/or language (e.g., "XYZ Business at Piemonte"), will lend to a cohesive sense of the Piemonte Overlay.
- Monument entry signs shall be integrated into cohesive landscape treatments.

Sign Categories

The following general categories of signs will be implemented in the Piemonte Overlay.

Perimeter Identity Signs

- **Perimeter Monumentation.** Entry and perimeter statements identifying the overall property and corporate identifications as applicable, consisting of vertical or horizontal monument signs which are integrated into landscape features.
- **Perimeter and Tenant Identification Signs.** Signs and identification statements denoting the Piemonte Overlay, as well as illuminated logos and tenant images which are integrated into building facades and roof edges.
- **Perimeter Directional Signs.** Directional signs located on the perimeter of Piemonte Overlay.

Internal Directional/Informational Signs

- **Site Circulation Signs.** Signs which facilitate pedestrian and vehicle circulation and assist drivers identify areas within the Overlay while reinforcing the overall Overlay. The character of these signs will reflect the varied architectural themes employed within Overlay.
- **Interior Banners.** System of pole-mounted banners for identification purposes. It is anticipated that banners would be employed primarily in the more informal settings of the Commercial areas.
- **Regulatory Signs.** Regulatory signs will be provided consistent with City requirements. To the extent feasible, these signs will continue and interpret the Overlay architectural and landscape/streetscape themes.

Tenant Signs

Tenant signs will reflect individual occupancies, as determined by specific user requirements, including but not limited to: corporate logos, colors, and sign configurations. As a component of the City's development review process, tenant signs will be evaluated for consistency with these guidelines.

3.2.8.2 Sign Regulations

Sign regulations are organized to address the two (2) primary categories of signs within the Piemonte as described above: Perimeter Identity Signs and Internal Informational/Directional Signs. Individual tenant improvements signs will be addressed as a component of City's review processes for individual development proposals within the Piemonte Overlay. Of primary concern are the visual attributes of internal signs, and public perception of the signs as seen from off-site vantages.

Perimeter Identity Signs

The purpose of the Perimeter Identity Signs is to provide identification of the Piemonte Overlay at the edges and entrances and primary tenants. The character and details of these signs will interpret and reinforce general architectural themes of the Piemonte Overlay and will incorporate elements consistent with the design expressions common to prevailing architectural style(s). Perimeter Identity Signs shall be implemented consistent with the following guidelines:

Perimeter Entry Monumentation

Entry monumentation will be provided at each of the Overlay's perimeter entrances. (Please refer to the SPA topical discussion of Entry Statements). Monument signs provided at the development entrances will incorporate and reflect architectural themes exhibited by structures within the Piemonte Overlay. These signs may incorporate corporate identifiers, electronic graphics or similar visual displays. Detailed dimensions and locations of perimeter entry monument signs will be as provided for within the Piemonte Sign Program.

Perimeter Project and Tenant Identification

Perimeter and tenant identification statements will consist of horizontal or vertical monuments integrated into landscaping features along perimeter roadways. Content may include the development name and logo and names and logos of major tenants. Detailed dimensions and locations of perimeter and tenant identification monument signs will be as provided for within the Piemonte Sign Program.

Perimeter Directional Signs

Perimeter directional signs will typically be fabricated metal panels on posts, or panels mounted to lighting standards. Dimensions and general locations of perimeter directional signs will be as provided for within the Piemonte Sign Program.

Internal Informational/Directional Signs

Internal Informational/Directional Signs shall be limited to the following:

- **Vehicular Circulation**. Directional signs associated with on-site roadways and traffic circulation system.
- **Pedestrian Circulation**. Directional signs associated with on-site pedestrian walkways and corridors.
- **Interior Banners**. Banners or similar informal signs may be implemented throughout the Piemonte as a means of introducing color, variety, and as a unifying thematic element.
- **Parking Zone Markers**. Signs mounted on permanent poles to identify parking areas.

Other Regulatory Signs

Other regulatory signs, e.g., traffic controls signs, access control signs, will be provided throughout the Piemonte Overlay consistent with City or other applicable agency requirements.

Internal informational/directional signs will reflect the varied architectural themes and styles that are proposed throughout the Project. With the exception of signs mandated by City or other ordinances, dimensions and area of all Internal Informational/Directional Signs shall be as provided for within the Piemonte Sign Program.

3.8.5 Lighting

3.8.5.1 Lighting Design Guidelines

Lighting themes and fixtures will lend a varied ambience to the nighttime appearance of the Piemonte Overlay, while providing illumination that is consistent with customary municipal safety standards. A combination of light fixtures will be used to illuminate surfaces such as roadways, parking areas and walkways, as well as landscape areas and building facades. The overall effect to be achieved is a balanced composition of lighting elements consisting of warm color light for architecture and cool color light for landscaping. The utilization of varying shades of white light will bring out the most desirable color characteristics of each.

Illumination for roadways will be provided by decorative poles that are compatible with the architectural character of the Piemonte Overlay and its surroundings. Light sources will be energy-efficient fixtures selected for their durability and reliability. Finishes will be complementary to architectural and landscaping components.

Parking areas will receive "cut-off" luminaries that shield against light trespass. The fixtures will be pole-mounted and shall include optics which will allow all appropriate areas to receive an average light level of approximately 1.5 foot candles. Fixtures will be energy-efficient LED or other code compliant lights.

Facade lighting will consist of energy-efficient LED, metal halide, fluorescent, and incandescent sources. The goal will be to accent architectural building details, and to create a unified appearance for all structures. Layers of light from multiple sources will help to control contrasts and to enhance 3-dimensional perspectives.

Low level path lighting and illuminated bollards will be used to accent walkways, plazas, paseos and other pedestrian access areas. Fluorescent sources are most desirable for this type of lighting.

Metal halide and fluorescent fixtures are the primary light source that will be used to highlight planting and trees. The intent is to bring out the green of tree canopies as well as the vibrant colors of seasonal plants at grade level.

Project signs may be internally or externally illuminated, consistent with provisions of the Piemonte Sign Program.

3.8.5.2 Lighting Development Standards

All lighting along public roadways will comply with applicable City and OCSP requirements (as modified by this Overlay). Lighting and light fixtures within the Piemonte Overlay shall conform to the following standards:

- The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of the community.
- Lighting designs should be designed to minimize glare, light trespass, energy conservation, and to maintain dark skies.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass where possible.
- Lighting standards should support the overall intended theme of the Project.
- Lighting should be both aesthetically pleasing as well as functional.
- Lighting should meet all code requirements to properly achieve appropriate coverage.
- Lighting should provide a sense of safety and security for all site users.

All lighting within the Piemonte Overlay will be implemented and operated in conformance with Section 6.01.015.E.13 of the Ontario Development Code.