

## **3.0 THE ONTARIO CENTER**

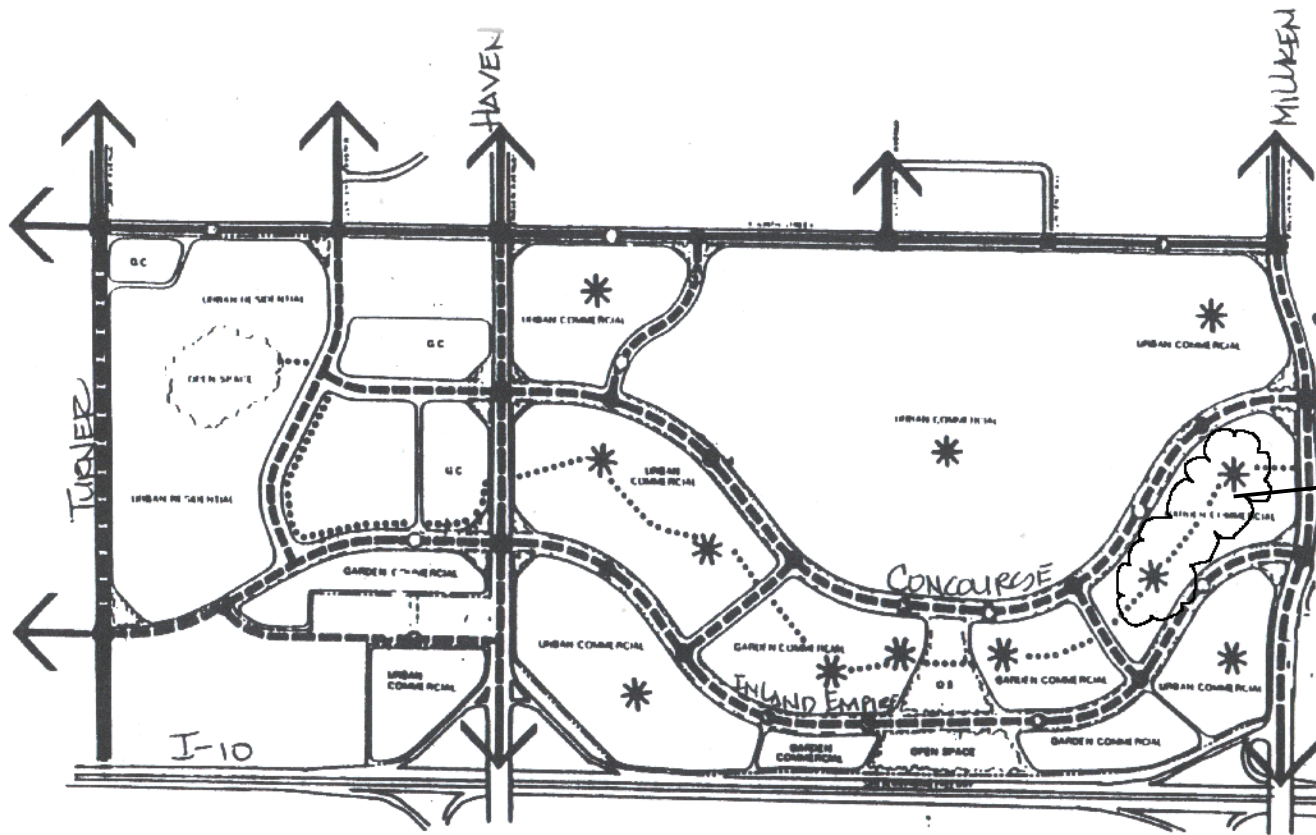
### **3.1 Features of the Plan**

#### **3.1.1 Introduction**

Planning for The Ontario Center has considered not only the urban setting of the site, but also those critical concerns and issues facing the community and region through the end of the decade and beyond: energy, transportation, housing costs, demographics and urban services. The Land Use Plan which has evolved (Exhibit 3-1, p. 14) represents an integrated, balanced urban form which responds to these concerns. The plan provides for:

- A balance of employment, shopping and housing opportunities, reducing the need for long commutes.
- A higher density housing orientation, recognizing trends toward smaller household size.
- A mixture of recreation and entertainment opportunities for Center users.
- A looped circulation network encouraging public transit opportunities as well as pedestrian walkways and bicycle routes.
- A comprehensive urban design treatment, integrating the Center into an urban form which is both visually pleasing as well as functional.

The plan is composed of key components, each critical to the success of the other. The components of the plan described as follows should not be viewed as independent entities, but in terms of an integrated whole, working together to create a dynamic urban experience.



See Exhibit 3-2 B

- NOTES. 1 THIS EXHIBIT SHOWS THE OFFICIALLY APPROVED DISTRIBUTION OF LAND USES WITHIN THE ONTARIO CENTER
- 2 THE TOC SPECIFIC PLAN INCLUDES PARCELS OF LAND NOT OWNED BY THE ONTARIO CENTER
- 3 OPEN SPACE INCLUDES CENTRAL OPEN SPACE, PARKS AND MAJOR ENTRIES, PLAZAS \*, PEDESTRIAN PATHS

LAND USE	ACRES
URBAN RESIDENTIAL	76
GARDEN COMMERCIAL	88
URBAN COMMERCIAL	281
GARDEN INDUSTRIAL	128
OPEN SPACE	46
PRINCIPAL AND OTHER STREETS	88
<b>TOTAL</b>	<b>701</b>

ULTIMATE CIRCULATION SYSTEM WITHIN THIS AREA TO BE DETERMINED PURSUANT TO MASTER PLAN OF TRANSPORTATION

PLAZA

ENTRY ACCESS POINTS

PRIMARY

SECONDARY

SPECIFIC PLAN

PROJECT BOUNDARY

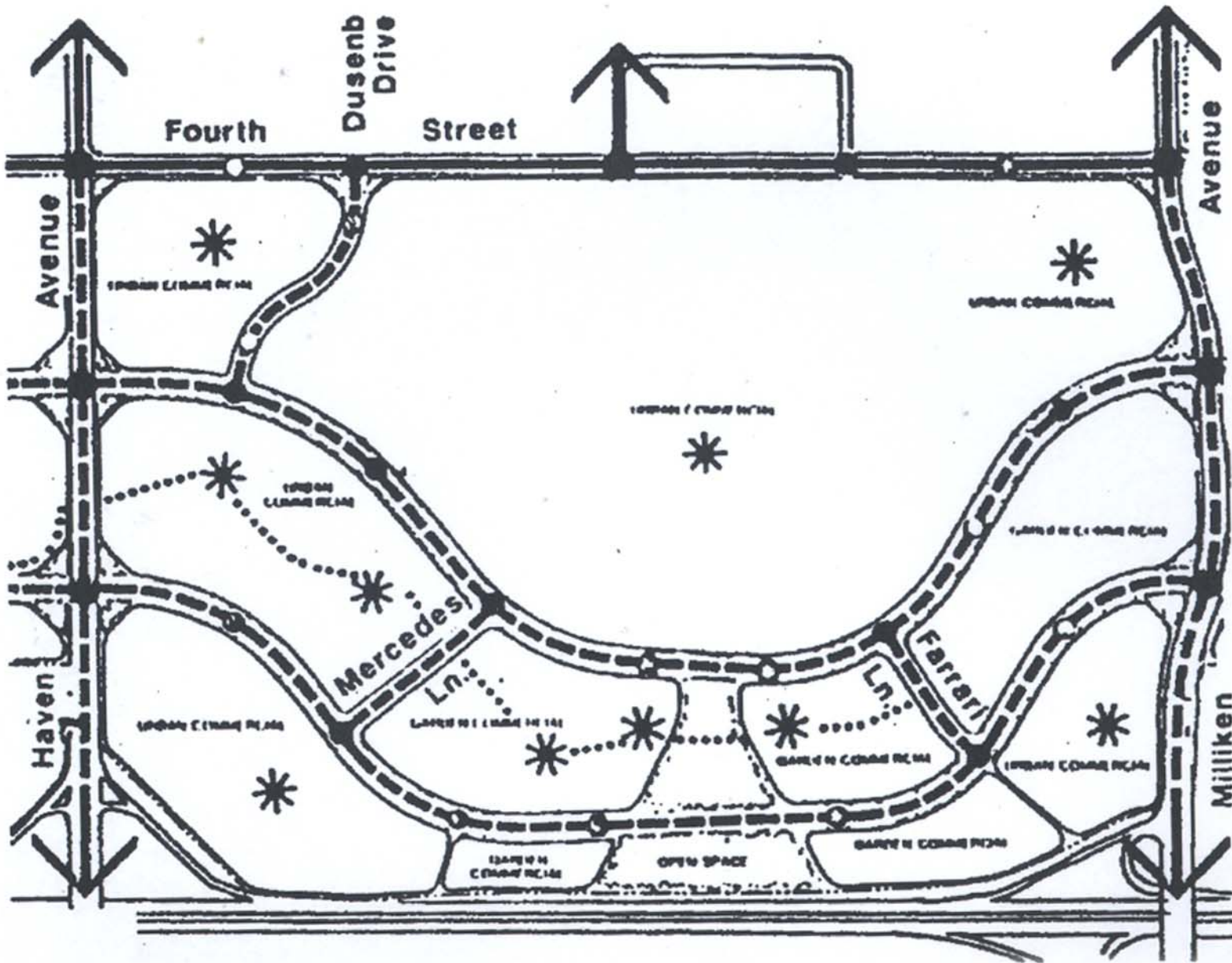
PEDESTRIAN PATHWAY

# LAND USE PLAN THE ONTARIO CENTER ONTARIO, CALIFORNIA

EXHIBIT 3-1



REVISED AS OF OCTOBER 1992



File No. 98-009-SPA - A request to amend the Ontario Center Specific Plan to eliminate or modify certain entry statements, pedestrian pathways, medians, and street radii, and also to allow an additional Freeway pylon sign, for property south of Fourth Street, west of Milliken Avenue, within the Ontario Center Specific Plan; submitted by PIB Realty.

3.1.1.1 Urban Commercial

Setting the tone for the Center is a regional retail center and support commercial services totaling approximately 281 acres. Uses contained in the urban commercial category satisfy a full range of shopping needs for Center residents, community residents and the region as a whole, including tourist-related commercial uses, high and medium-rise office buildings, entertainment/recreation clusters and high density residential uses integrated with adjacent uses.

3.1.1.2 Urban Residential

Located on 75 acres in the western sector of the Center, approximately 1,530 residential dwellings are expected at project build out, with an emphasis on higher intensity character. Density is expected to be approximately 15 to 20 dwellings per acre. Residences are oriented to nearby employment centers and are accompanied by commensurate recreation/amenity packages. Limited commercial and support services exist in urban residential neighborhoods to satisfy the day-to-day need of residents. Within the Urban Residential area is a 7 acre elementary school site. A day care facility is also planned for this area.

3.1.1.3 Garden Commercial

Garden commercial uses include lower intensity commercial uses and offices placed in a park-like setting. Garden commercial uses, totaling approximately 86 acres, are concentrated along a linear core, between Conours and Inland Empire Boulevard to maximize aesthetics, employment and transportation benefits.

#### ~~3.1.1.4~~ Garden Industrial

~~Garden industrial areas include clean industrial activities, such as research, testing and development establishments and multi-use business parks. Approximately 128 acres are devoted to this land use.~~

#### 3.1.1.4 Open Space

Several elements comprise the project-wide open space system for The Ontario Center.

- (A) A major central open space/view corridor area located adjacent to the San Bernardino Freeway which provides a visual focus to the Center. Consisting of 13 acres of land, major activities occurring within this open space area including walkways connecting east/west and north/south linkages, a water element and special landscape treatments.
- (B) Project entries demarcate the boundaries of the Center as well as setting the tone for the overall quality and urban structure of the project. Although passive in nature, these open spaces are much larger than normally provided and add a sense of visual relief as part of the streetscape plan. A total of 7 ~~5.25~~ acres are devoted to major project entries.
- (C) Another major focus of the Center are the number of urban plazas proposed, dispersed throughout the Center. Plazas are the focal point for office and commercial location and are intended to be major activity focuses for shoppers, employees and visitors. Nine (9) acres are allocated to plaza development.

- (D) A pedestrian pathway/greenbelt traverses the center in an east-west direction, linking together plazas and other major activity areas. A total of 5.4 acres are designated for the pedestrian pathway. The pedestrian linkage consists of a walkway flanked by theme and accent trees.
- (E) Other project-wide open space features includes ~~a five acre open space area within the garden industrial sector of the Center, located east of Milliken Avenue and a six-acre City park area within the urban residential sector.~~

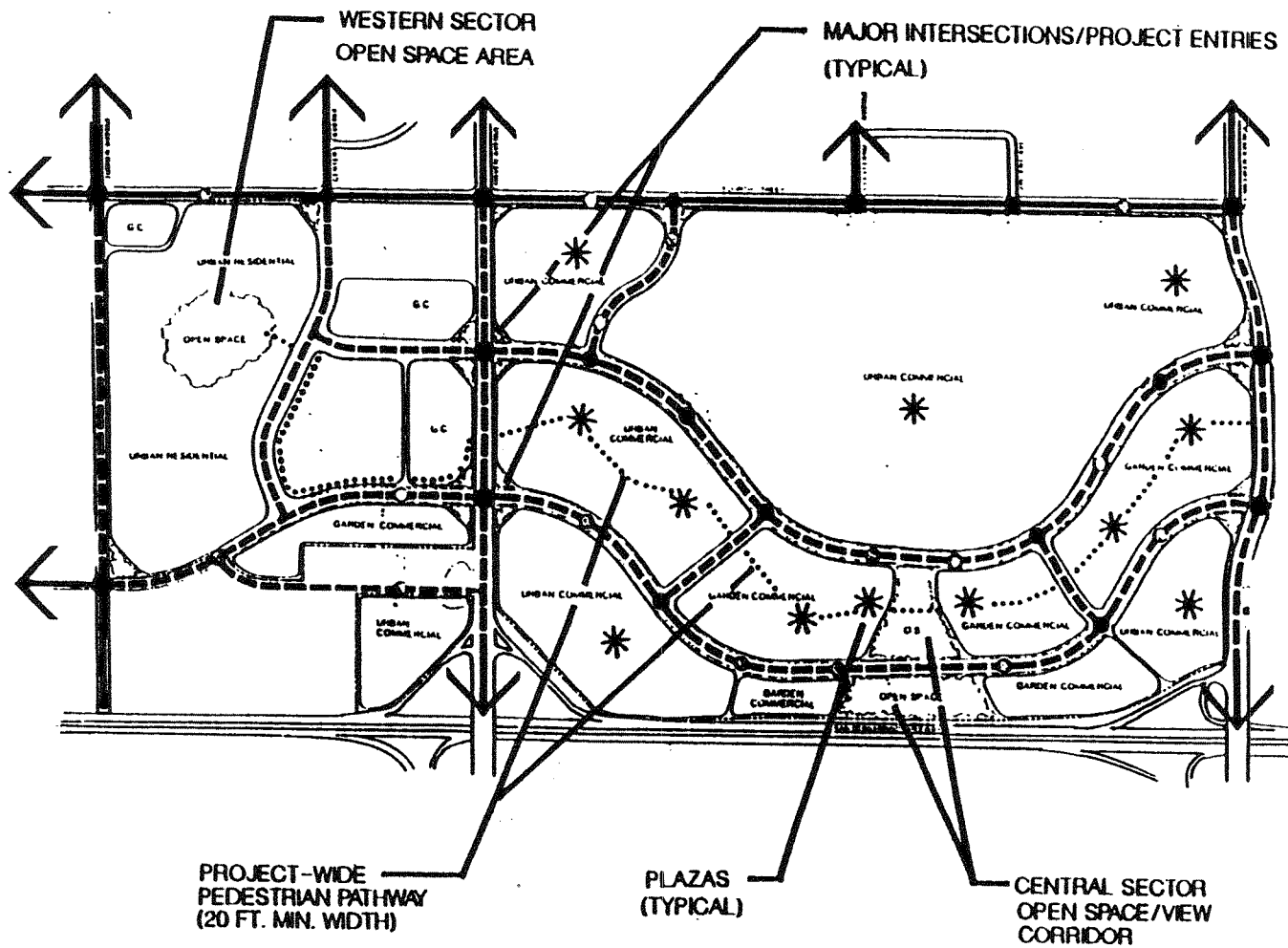
A total of 45 ~~approximately 37.25~~ acres are devoted to project-wide open space uses within The Ontario Center. These are depicted on Exhibit 3-2 (p. 18).

### 3.1.2 Planning Areas

Exhibit 3-3 (p. 19) delineates the Planning Areas which, taken together, comprise the Center.

### 3.1.3 Development Intensity

The guiding maximum development intensity for The Ontario Center is ~~9,160,170~~ ~~7,201,620~~ sq. ft. of commercial, ~~light industrial~~ office, and related buildings and 1,530 dwelling units. The upper limit on development intensity within The Ontario Center is described in City of Ontario EIR 88-2 and is based primarily on the carrying capacities of the planned circulation and other infrastructure systems. The distribution of development intensity within the Specific Plan boundaries is based on planned infrastructure improvements, the most critical of which are streets and sewers. However, both street and sewer master plans, as do all other infrastructure plans, provide for flexibility in the location of development intensities throughout the Specific Plan boundaries.



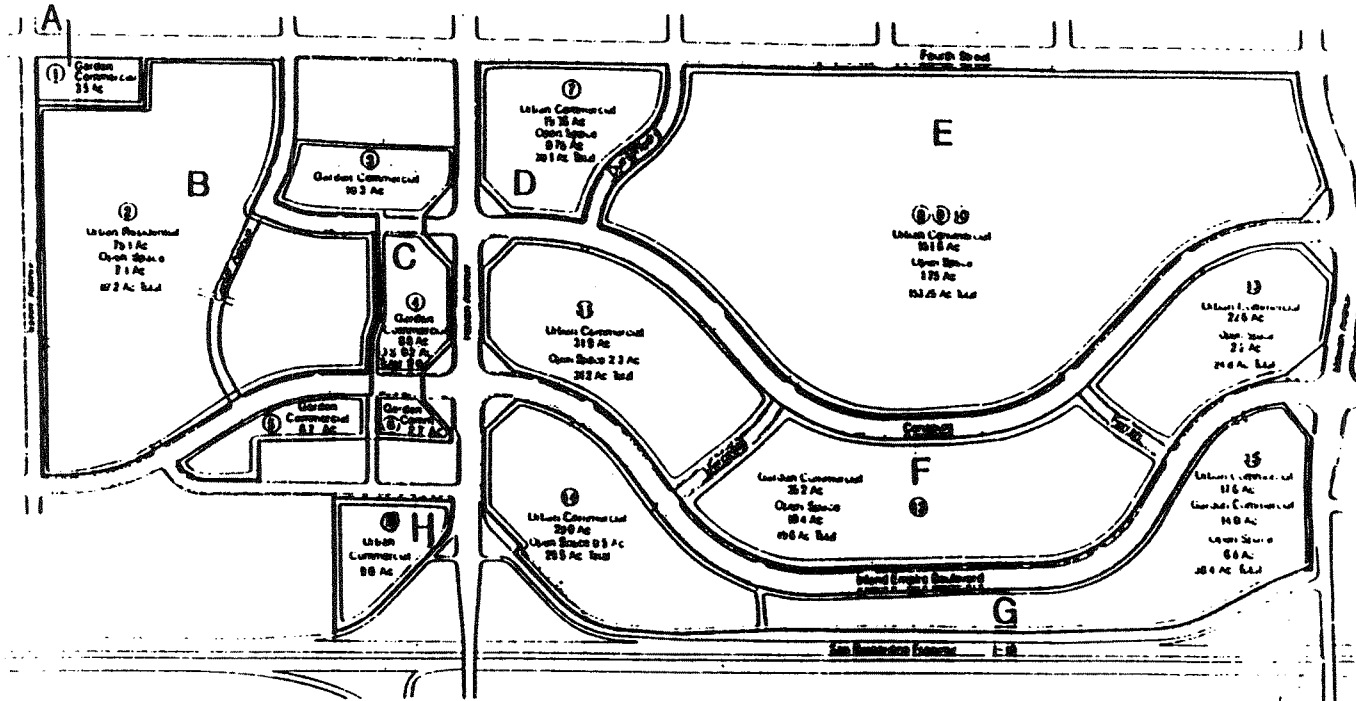
NOTE: Plaza locations shown on this plan are conceptual. The plazas in Planning Areas 11, 12 and 13 may be integral with the pedestrian pathway and the number of plazas indicated are not necessarily the number that are required.

OPEN SPACE SUMMARY	ACRES
CENTRAL SECTOR • OPEN SPACE VIEW CORRIDOR	13.0
WESTERN SECTOR • OPEN SPACE	6.0
PLAZAS	9.0
PEDESTRIAN PATHWAYS	4.0
MAJOR INTERSECTIONS	5.25
<b>TOTAL</b>	<b>37.25 ACRES</b>

**OPEN SPACE SYSTEM  
THE ONTARIO CENTER  
ONTARIO, CALIFORNIA**



REVISED AS OF JULY 1987  
REVISED AS OF JAN. 1989  
REVISED AS OF MARCH 1993

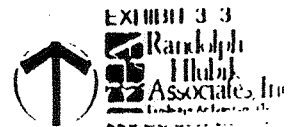


NOTE: "Open Space" acreages shown on this exhibit include: Central and Western Open Space areas, Plazas, and the Pedestrian Pathway. These acreages do not include the 5.25 acres of Open Space at the Major Intersections. (Refer to Exhibit 3-2).

- A STATISTICAL AREA
- 1 PLANNING AREA

**STATISTICAL AREA /  
PLANNING AREA BOUNDARIES  
THE ONTARIO CENTER**

Ontario, California





The guiding maximum development intensity for The Ontario Center is considered fixed and may only be altered through the Specific Plan Amendment process.

Development intensities may be transferred between Planning Areas within the same statistical area. However, the maximum intensity for each statistical area may only be increased through the Specific Plan Amendment process. Development intensities are shown for statistical areas within the Center and are further broken down by Planning Area. Recognizing changing marketing conditions, transferring of development intensity may be permitted between Planning Areas; however, intensity within each statistical area cannot exceed that shown for the total statistical area, as shown on Table 3-A and as verified through the Monitoring Program process. (See Section 5.8.)

When transfers are proposed between Planning Areas, the transfer request must be reviewed and approved by the Development Advisory Board.

## **3.2 Urban Design Concept**

### **3.2.1 Overview**

The major organizing design element is the corridor or ribbon of land between Concours and Inland Empire Boulevard, extending across The Ontario Center in an east-west direction. This element provides continuity around which a variety of activities can thrive and relates to the circulation loop. Areas within this ribbon include centers (plazas) and corners for development connected by the pedestrian pathway system. The hub of major activity in the development will be a regional retail center. Another key element in the urban design concept is a centralized open space feature lying north of the San Bernardino Freeway which will be a major focus of the Center. This open space component will also serve as a landmark element for the Center. Exhibit 3-4 (p. 24) depicts, in conceptual fashion, the appearance of this major open space feature.

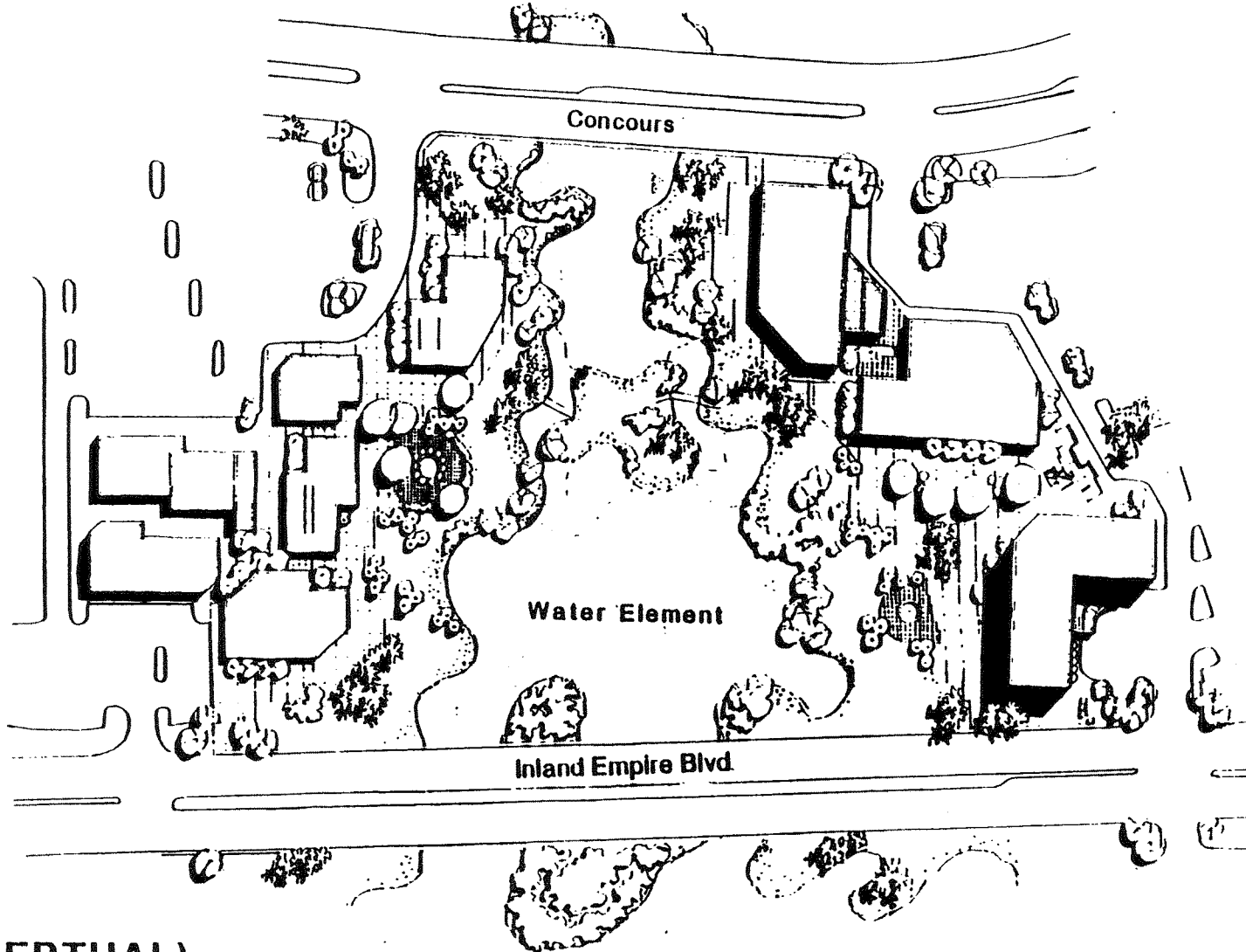
**TABLE 3.A. DEVELOPMENT INTENSITY**

Revised December 1991

Planning Area	Guiding Maximum Development Intensity (expressed in gross square feet unless otherwise noted)
Statistical Area A	
Planning Area 1	71,750
Statistical Area B	
Planning Area 2	10,000 (day care) 1,530 dwelling units
Statistical Area C	
Planning Area 3	170,500
Planning Area 4	200,000
Planning Area 5	133,500
Planning Area 6	<u>55,000</u>
Subtotal	559,000
Statistical Area D	
Planning Area 7	640,000
Statistical Area E	
Planning Area 8, 9 and 10	2,200,000
Statistical Area F	
Planning Area 11	592,700
Planning Area 12	1,054,120
Planning Area 13	<u>576,950</u>
Subtotal	2,223,770
Statistical Area G	
Planning Area 14	517,800
Planning Area 15	<u>810,500</u>
Subtotal	1,328,300
<del>Statistical Area H</del>	
<del>    Planning Area 16</del>	<del>509,750</del>
<del>Statistical Area I</del>	
<del>    Planning Area 17</del>	<del>401,450</del>
<del>Statistical Area J</del>	
<del>    Planning Area 18</del>	<del>753,050</del>

**TABLE 3.A. DEVELOPMENT INTENSITY (Continued)**

Planning Area	Guiding Maximum Development Intensity (expressed in gross square feet unless otherwise noted)
<del>Statistical Area K</del>	
<del>Planning Area 19</del>	<del>66,800</del>
<del>Planning Area 20</del>	<del>227,500</del>
Subtotal	294,300
 Statistical Area L H	
Planning Area 21	168,800
Total	9,160,170
	7,201,620 sq. ft.
	1,530 dwelling units



**(CONCEPTUAL)**  
**CENTRAL AREA OPEN SPACE TREATMENT**  
**THE ONTARIO CENTER**  
Chevron Land and Development Company  
ONTARIO, CALIFORNIA

EXHIBIT 3-4  
INPC

### 3.2.2 Landscape and Streetscape Concept

An integrated streetscape concept has been designed in order to enhance and unify The Ontario Center. The concept may be described as one of structured informality. The intent is to use asymmetrical landscape patterns, street furniture and landscape to create a harmonious, functional environment. This offers the benefits of a pleasing design while maintaining flexibility to accommodate individual development programs within the Center.

Major elements of the streetscape concept include:

#### 3.2.2.1 Project Edges

Theme planting occurs adjacent to Fourth Street, McLaren Avenue, Turner Avenue, Haven Avenue, Milliken Avenue and the San Bernardino Freeway to delineate and demarcate the boundaries of the Center. The predominant theme is verticality, exemplified by the use of eucalyptus tree species. Broad, spreading type canopy trees are also used to add variation and contrast in form.

#### 3.2.2.2 Interior Theme Streets

Major streets landscaped with accent trees and a consistent landscape theme include Concours, Inland Empire Boulevard and Duesenberg Drive. Concours and Inland Empire Boulevard will emphasize informal, undulating landscaped parkways and setbacks with meandering sidewalks. The planting of mature street trees will be emphasized along both streets in the Center Sector.

### **3.2.2.3 Special Landscape Treatment**

Special treatments are planned around project entries and intersection nodes. Plantings within these important areas assist in creating the unique environment found within the Center.

Exhibit 3-5 (p. 27) depicts the location of major streetscape elements.

### **3.2.3 Sign Concepts**

Sign concepts for the Center are intended to assure that all signage is both functional and tasteful. Signs are to be located and designed to complement the architecture of the building and the overall appearance of the Center. All signs will exhibit clarity of presentation, facilitating communications with the user as well as being in conformance with Federal and State Highway standards, where applicable. The Specific Plan establishes standards for the configuration, colors, location, materials, letter style, letter weight and sizes of all signs. (See Section 4.1.5.)

A project symbol has been developed for use on primary and secondary project identification and amenity elements. The symbol may be used with and without the accompanying Ontario Center logotype (see Appendix).

## **3.3 Infrastructure Concepts**

In order to support the level and amount of development within the Center, plans have been prepared to provide a full range of public works support services, including water, sewer, roadways and storm drains (see Section 5.0).

**LEGEND**

**1** PRIMARY PROJECT ENTRY/MAJOR INTERSECTION TREATMENT

**2** SECONDARY SITE ENTRY

 OPEN SPACE AMENITY AREA

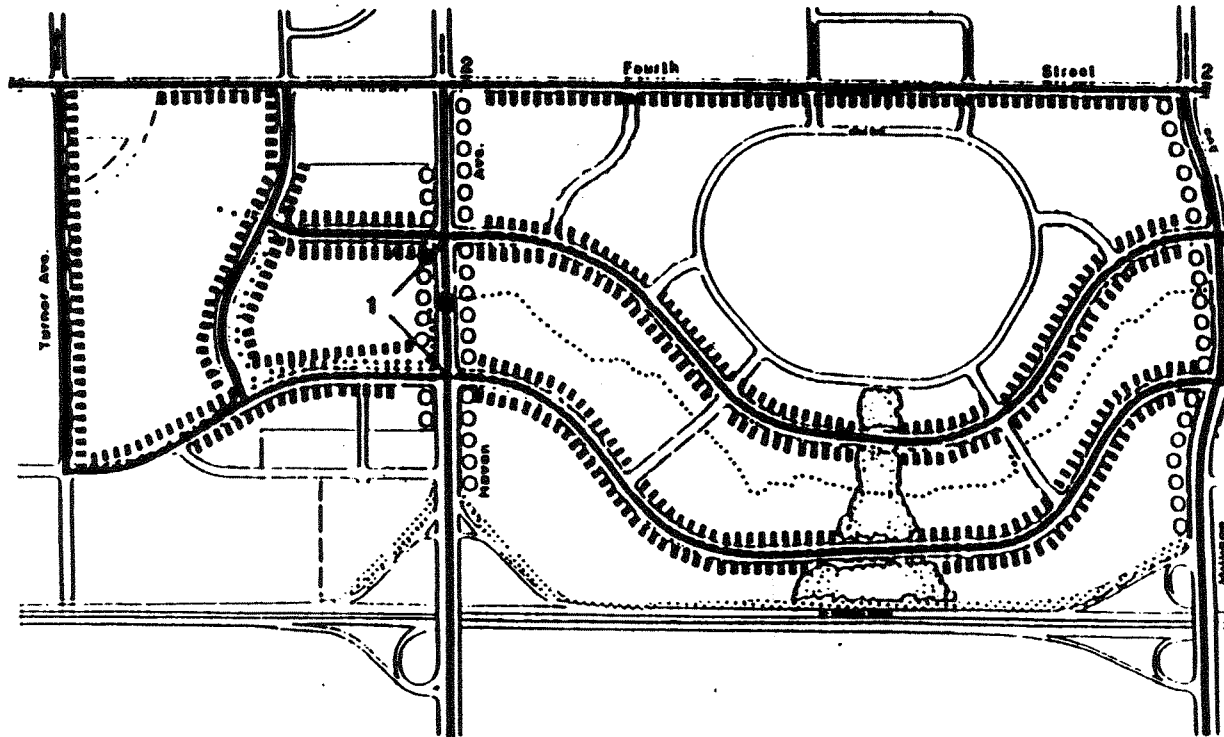
 PEDESTRIAN PATHWAY

 FREEWAY EDGE LANDSCAPING

 PROPOSED PEDESTRIAN BRIDGE

 PRINCIPAL NORTH/SOUTH STREETS

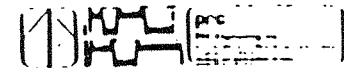
 PRINCIPAL PERIMETER/INTERIOR STREETS



27

**STREETSCAPE ELEMENTS**  
**THE ONTARIO CENTER**  
 Chevron Land and Development Company  
 ONTARIO, CALIFORNIA

EXHIBIT 3-5



REVISED AS OF JULY 1981  
 REVISED AS OF MAY 1990  
 REVISED AS OF MARCH 1993  
 REVISED AS OF OCTOBER 1994