



Section 3 Land Use Plan

3.1 Land Use Concept

The proposed 569-acre Avenue Specific Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to recreational amenities, retail and commercial uses, and school sites. Connectivity within The Avenue Specific Plan is provided through a system of pedestrian and bicycle trails linking residential neighborhood parks to the retail and commercial land use areas within the plan area.

The Avenue lies between two tree-lined avenues—Edison to the south and Schaefer to the north. These arterials converge on one another at the eastern portion of the project. There are two additional dramatic tree-lined arterials, Archibald and Haven, that take advantage of the views of the San Bernardino Mountains to the north and the Santa Ana Mountains to the south. The vehicular circulation through the community provides a significantly different experience at each point of entry into the Colony. The Avenue's central element emphasizes pedestrian and recreational movement with wide sidewalks, tree-lined parkways and planted vehicular medians. The unifying elements include tree-lined streets and entry monuments coupled with drought tolerant flowering plant material.

Several key issues have been addressed in the design concept for The Avenue. They include the following:

- Development of an elegant, traditional style of landscape theming with generously landscaped common areas and strong, rich landscape materials that may include river rock, stone, brick, groves of trees, tree-lined streets, earth tone colors, and a diversity of other materials appropriate to the design theme
- Incorporation of a residential village and park program which is clear, identifiable and properly serves the needs of the community
- Pedestrian and non-motorized circulation throughout the community between recreational and educational elements
- Consideration of resources and long term maintenance efficiency in the selection of plant materials and placement helps create a strong "sense of community" through landscape design elements

Notable features of the proposed The Avenue Land Use Plan include the following:

- A variety of attached and detached housing opportunities
- Neighborhoods that serve retail and commercial locations
- Recreation Areas may feature shade trees, barbeques and turf play areas that may include pools, and tot lots



- Neighborhood pocket parks that will serve to integrate the neighborhoods
- Enhanced Roadways—The “Avenue” and Turner Avenue—roadway, pedestrian and multi-use corridors linking each of the recreational sites and schools—providing connection between neighborhoods, featuring enhanced setbacks, multi-use paths, divided landscape medians, and front-on architecture
- Schools—a Middle School (20 acres) and an Elementary School (10 acres) with an attached five-acre park that will be pedestrian-accessible from all neighborhoods
- Trails—5 to 10 minute walk or bike to community amenities

Residential development is designed to address a variety of lifestyles, such as singles, families, executives and “empty nesters”. Housing types will include a variety of single family detached and attached homes. Attached housing may include duplex, triplex, row townhomes, senior and court-style residential.

Retail and commercial land uses are provided for in The Avenue Specific Plan for the development of one commercial site totaling 10 acres. The commercial site is located on the southwest corner of Haven Avenue and Edison Avenue.

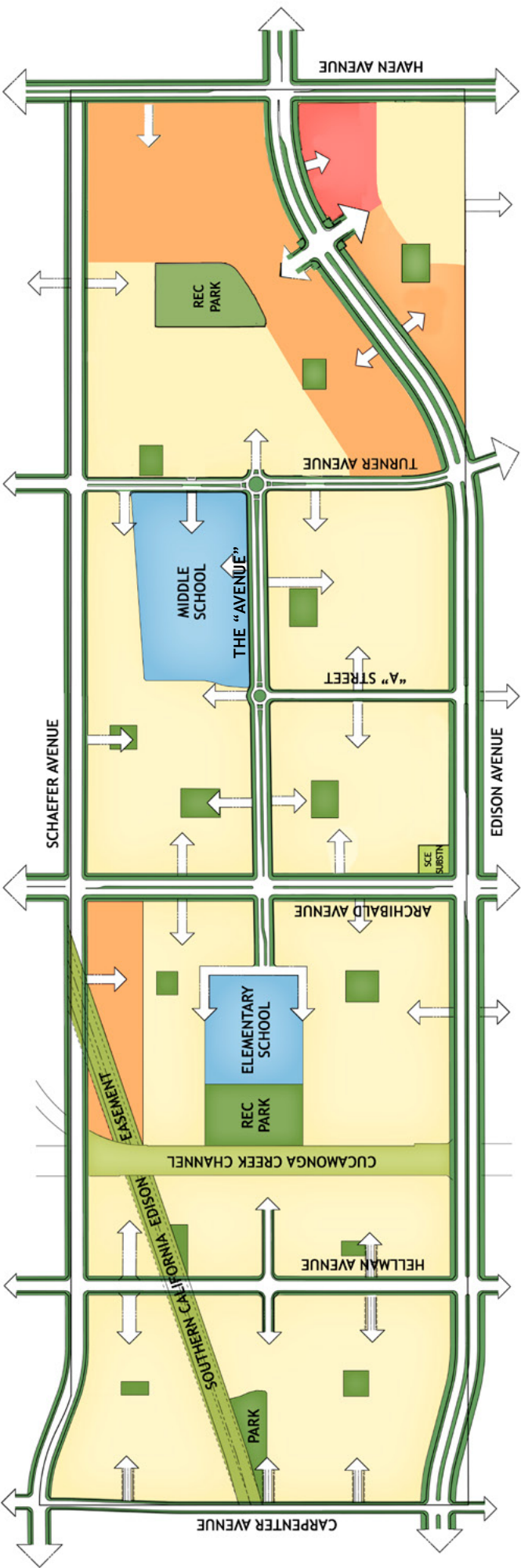
3.1.1 Residential Planning Areas/Housing Types

The Specific Plan will provide for development of a variety of residential housing types oriented toward open space amenities and designed to promote walkability and interaction among residents. Residential development on approximately 506 acres of the plan area will contain up to 2,875 dwelling units, providing a mix of single family detached, single family attached and multifamily attached housing types. In determining the number of residential units for The Avenue Specific Plan area, SCE easements, schools and commercial areas have been removed from the gross in order to determine net acres as shown on Table 2, “Statistical Analysis”.

3.1.2 Parks and Open Spaces

The Avenue Specific Plan provides approximately 21.6 acres of parkland in a diverse hierarchy of evenly distributed parks. The maximum parkland dedication requirement, based on 2,875 households at 3.997 persons per household, yields a parkland requirement of approximately 20 acres at 2 acres per 1,000 population. The city standard of 3.347 persons per household will be used in calculating park demand for Multi-family housing. Approximately twelve (12) Neighborhood Parks are evenly dispersed throughout the neighborhoods. A Recreation Area is also proposed as part of the project.

A five-acre Active Recreation Park is to be located adjacent to the ten (10) acre elementary school site to provide an extra play field during school hours and recreational opportunities to the residents after school hours. Approximately 14 acres of Southern California Edison (SCE) easement, located in the northwest portion of the plan area will be utilized for passive recreation and a trail, to the extent permitted by SCE. The multi-use path is designed to connect the regional trail in the SCE easement, Active Recreation Park, Elementary and Middle Schools, The Avenue and Recreation Area. The conceptual locations of parks are shown in Exhibit 10, the “Parks and Open Space” plan.



LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RETAIL

- SCHOOL
- PARK
- SCE EASEMENT
- STORM DRAIN EASEMENT

NOTE: The locations of the parks are conceptual and will be determined as part of the tract map approval process.

TheAvenue

SPECIFIC PLAN

Land Use Plan

Table 2 - Statistical Analysis

Former Subarea	Planning Area	Gross Acres	Excluded from Gross	Net Res. Acres	Homes	Density (5)	Comm. SF	Use
17	1A	11.1	-	11.1	51	4.6		LDR
17	1B	33.5	5.4 (1)	28.1	127	4.5		LDR
17	1C	2.2	-	2.2	5	2.3		LDR
17	2A	32	-	32	147	4.6		LDR
17	2B	12.5	-	12.5	58	4.6		LDR
17	3A	21.7	2.6 (1)	19.1	86	4.5		LDR
17	3B	21.5	-	21.5	97	4.5		LDR
18	4	19.9	-	19.9	218	11		MDR
18	5	82.6	10 (3)	72.6	334	4.6		LDR/ O.S./ Elem. School
18	6A	49.9		49.9	230	4.6		LDR
18	6B	10	10 (4)	n/a				Middle School (4)
18	7	28.9		28.9	132	4.6		LDR
18	8A	39.9		39.9	180	4.5		LDR
18	8B	9.7		9.7	44	4.5		LDR
18	9A	10.6		10.6	20	2.0		LDR
18	9B	10.0	10.0 (4)	n/a				School (4)
12	10A	114.7		114.7	766	6.7		LDR/MDR
	10B	10(2)	10(2)	n/a			130,680	Retail
24	11	33.4		33.4	380	11.4		MDR
Cucamonga Creek		12.8	12.8	n/a				
SCE	7	1.2	1.2	n/a				
TOTAL		568.1	62	506.1	2,875		130,680	

(1) SCE Easement

(2) Retail Site

(3) Elementary School

(4) Half of 20-acre Middle School

(5) Density is measured to c/l of arterial streets per City standard for NMC entitlements

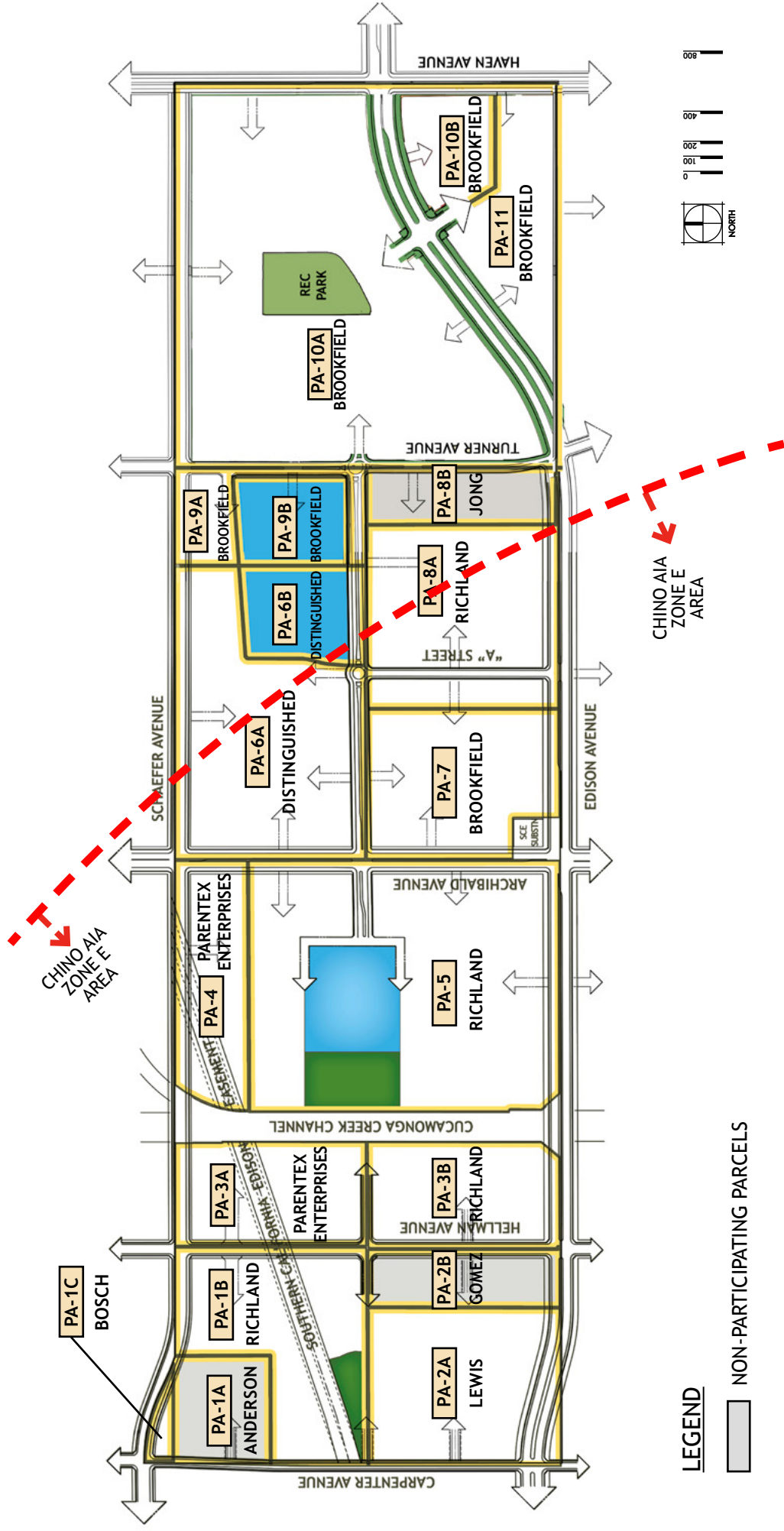
Note: All acreages approximate - exact acreages will be defined through tract map surveys.

The Avenue

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The New Model Colony

SPECIFIC PLAN



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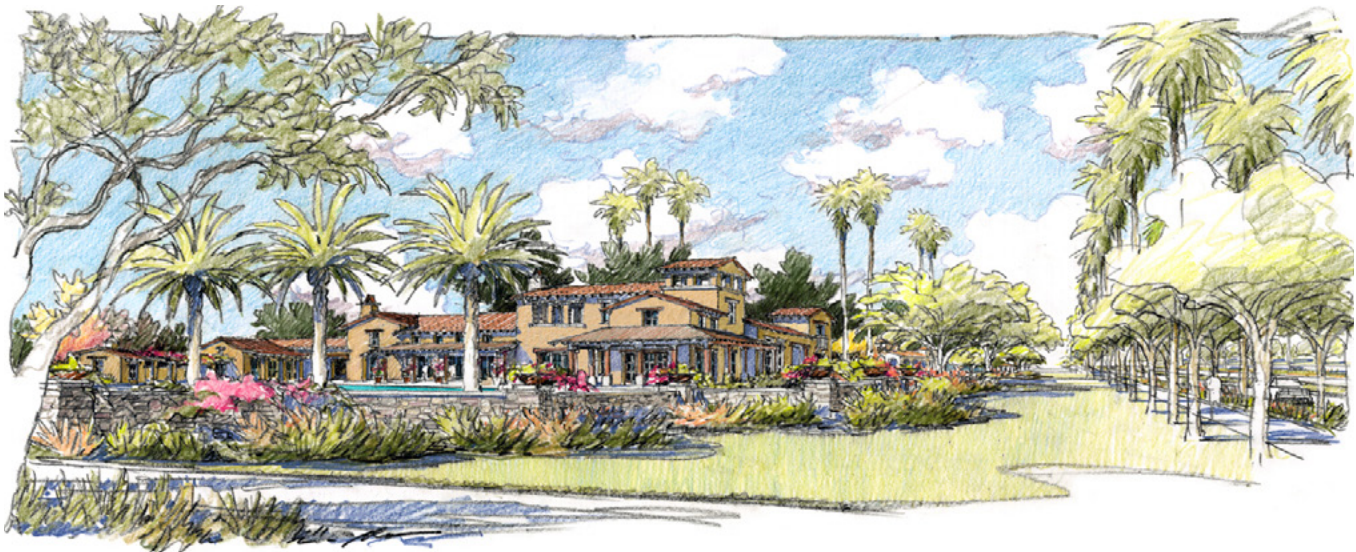
Planning Areas/Developer Controlled/Ownership

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Critical to the success of any community is the quality of the community spaces and proper integration into the community fabric. The Avenue's land plan is developed around a theme of recreation and open space amenities to enhance the quality of life. All parks (including the pool and splash play area) will be designed to meet all ADA and City accessibility standards. The Active Recreation Park site and recreation amenities will become more valuable in combination with the school sites as the synergy of active recreational, social and educational opportunities will address the diverse and changing needs of the community. The park and recreation design program has several major elements including multi use park sites, a recreation trail system and an aquatic sports facility.

The Avenue enjoys a well balanced plan of park locations interconnected by a clear pedestrian system. A majority of the residents can access the community parks and school sites with minimal vehicular road interface by utilizing the Avenue's pedestrian paths and parkways, the SCE easement, and flood control channel trails.



California Architecture

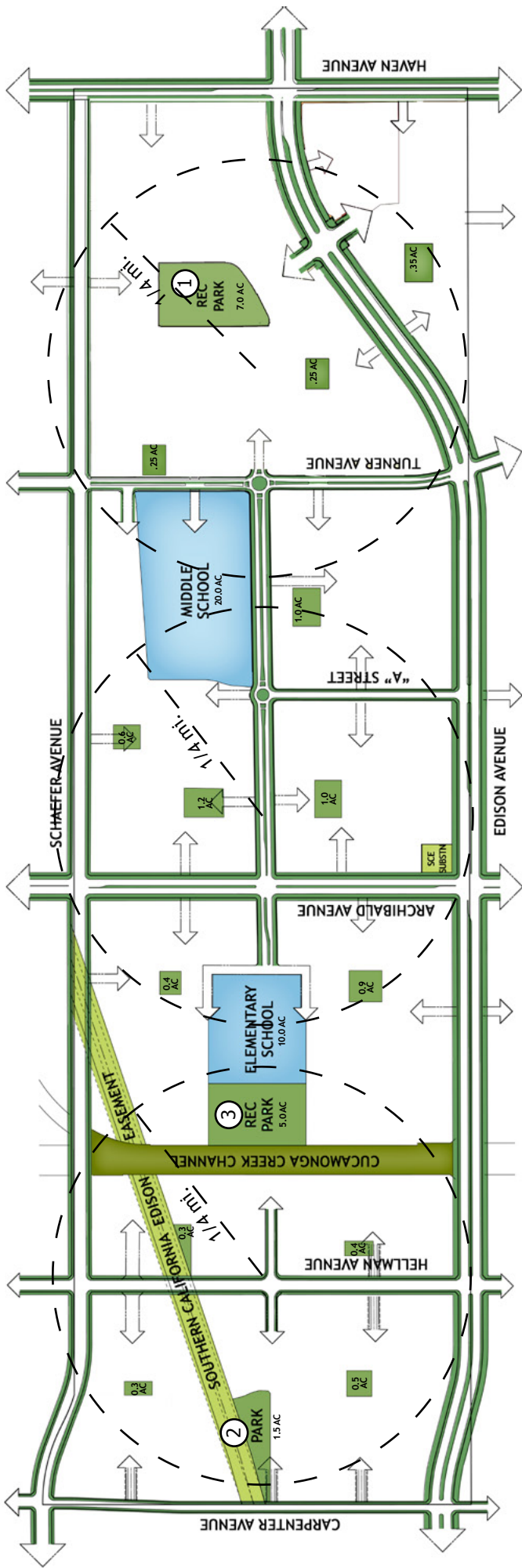
Neighborhood Park Sites

The park system includes approximately twelve (12) Neighborhood Parks that range in size. These are private parks and conceptual designs may include the following elements:

- Restrooms
- Picnic facilities
- Barbecues
- Basketball courts
- Sand volleyball courts
- Tot lot and pre-teen areas
- Gazebo and/or trellis structures
- Shade tree plantings with open turf areas for informal sport activities
- Drinking fountains



The Avenue



LEGEND

- ACTIVE RECREATION PARK
- NEIGHBORHOOD PARKS
- SCHOOLS



1/4 MILE
(5-MINUTE WALK)

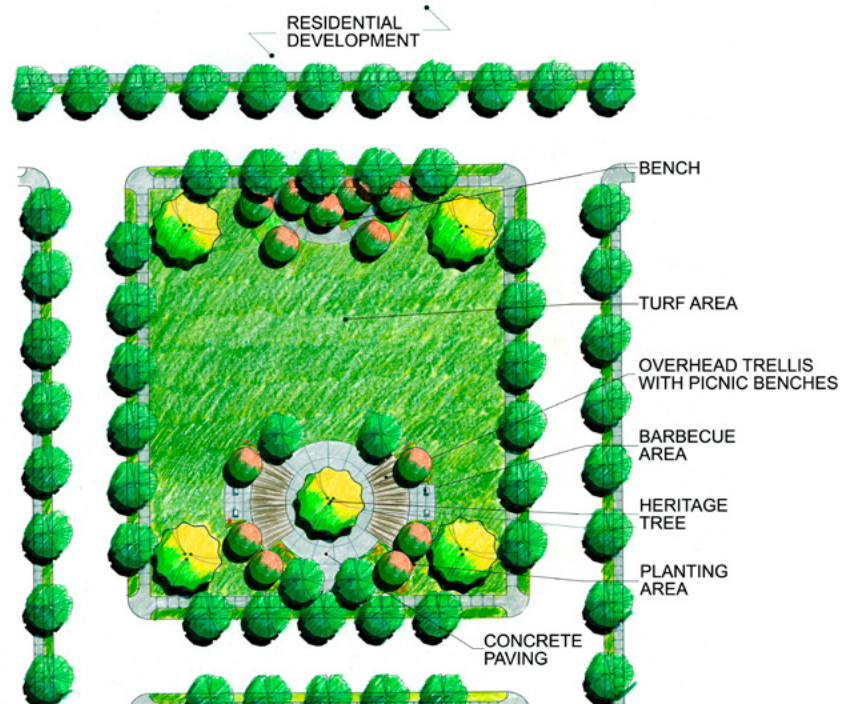
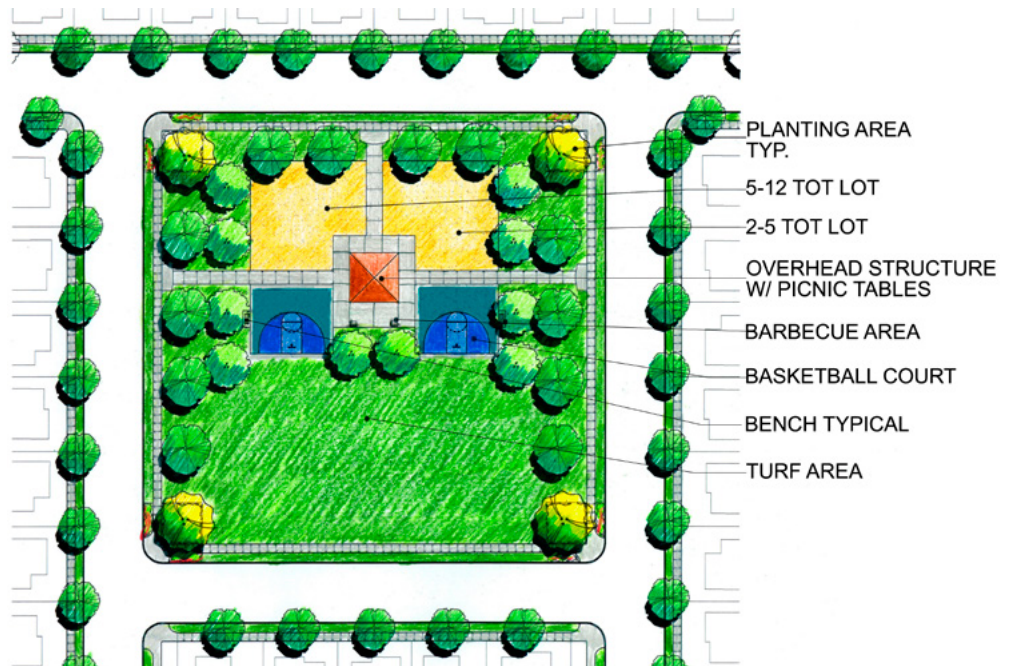
- DRAINAGE EASEMENT
- SCE EASEMENT
- STREETSCAPES
- EDGE OPEN SPACE

PARK AND RECREATION PROGRAM

① RECREATION AREA:	7.0 AC
② WESTERLY PARK:	1.5 AC
③ ACTIVE RECREATION PARK:	5.0 AC
NEIGHBORHOOD PARKS:	8.1 AC
TOTAL PARKS:	21.6 AC



NOTE: The size and location of the parks are conceptual and will be determined as part of the tract map approval process.

Exhibit 11 - Typical Neighborhood Park 1*Conceptual Plan***Exhibit 12 - Typical Neighborhood Park 2***Conceptual Plan***The Avenue**

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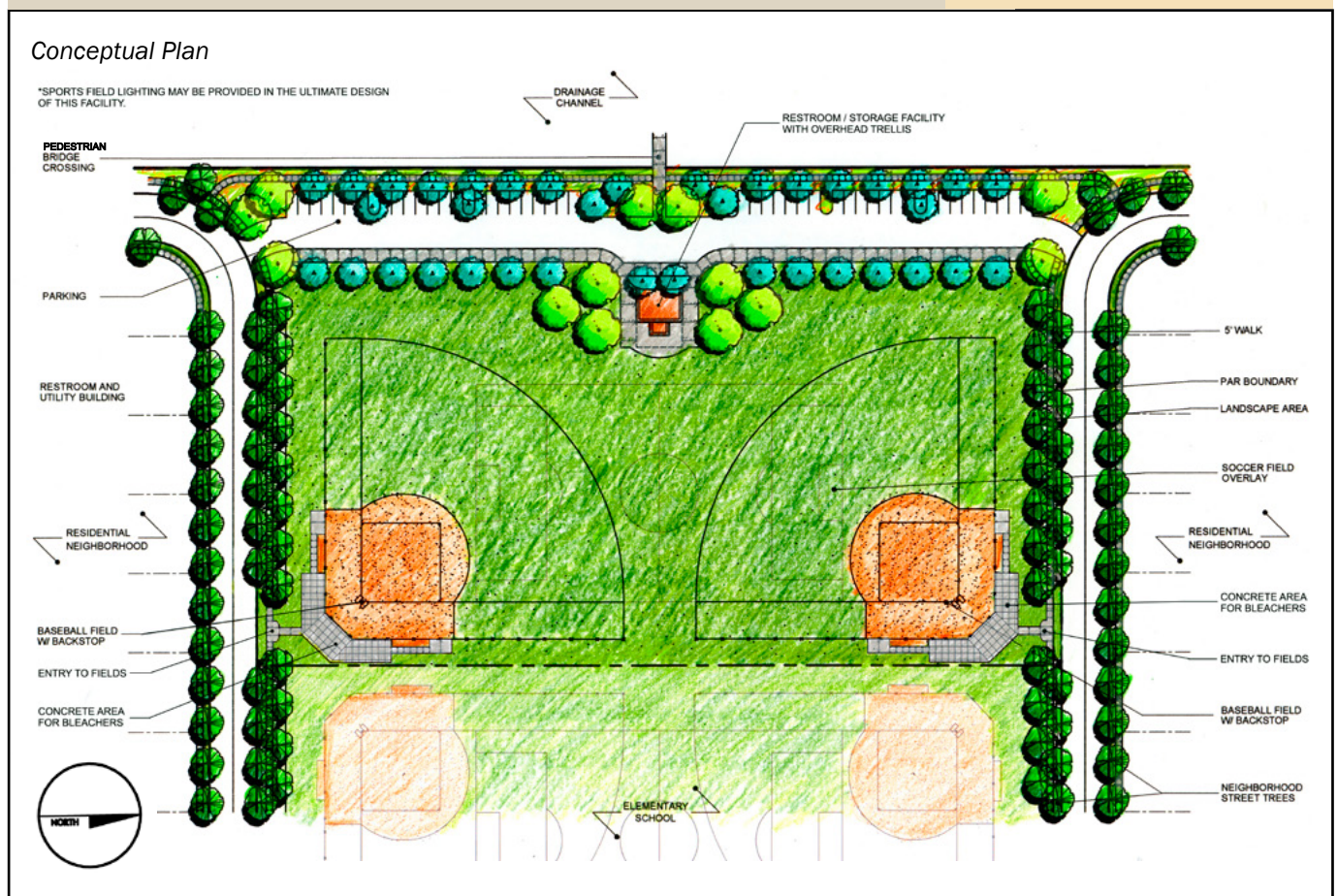
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SPECIFIC PLAN

Active Recreation Park Site

The design maximizes the efficiency of organized sport league management by focusing, if feasible, on a particular field sport entity. As a public park, the school district will be encouraged to design site plans that complement park development to better meet community needs. The specific specialty sport uses provided in the park include a soccer/football field and baseball/softball fields that will be lit for security and evening use. Basketball and volleyball uses can be best accommodated on the elementary and/or middle school sites due to the large number of courts available.

Exhibit 13 - Typical Active Recreation Park



Recreation Areas

Opportunities for recreation centers will be provided within the Avenue. These recreation centers will be developed and maintained by the Homeowners Association, boundaries and location of which have yet to be determined.

The recreation centers may include, but not limited to, the following amenities:

- Clubhouse with Picnic facilities
- Gazebo and/or trellis structures
- Basketball courts
- Tot lot and pre-teen areas
- Shade tree plantings with open turf area for additional recreational activities
- Barbecues
- Swimming pool and splash park
- Sand volleyball courts
- Open play area
- Drinking fountains

Exhibit 14 - Typical Recreation Area



The Avenue

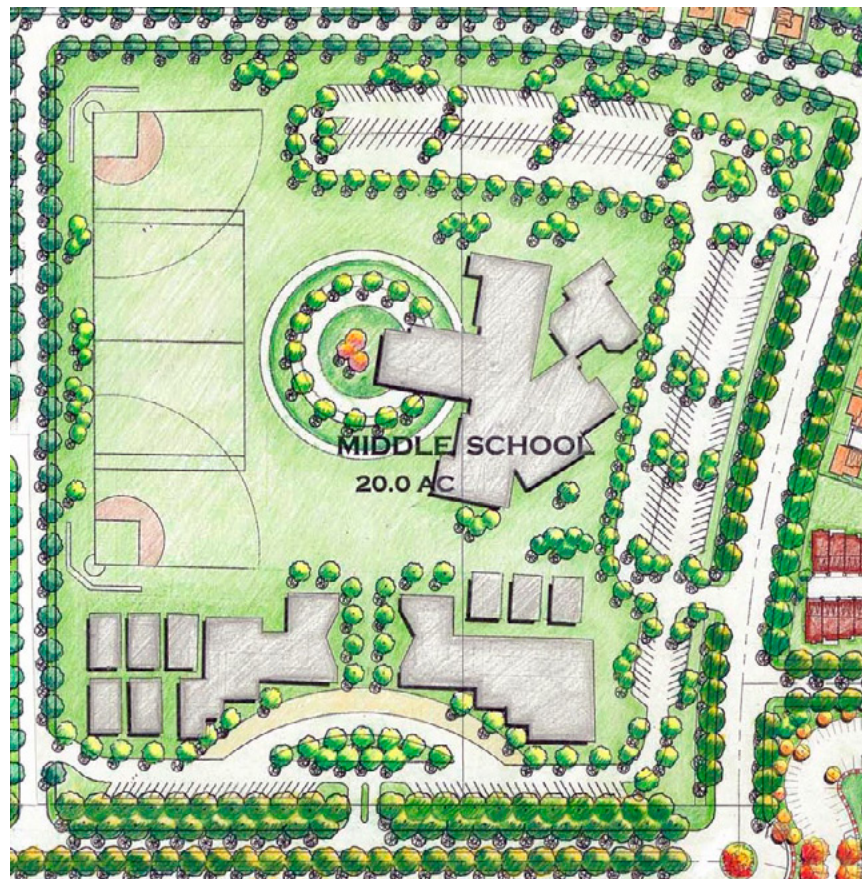
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SPECIFIC PLAN

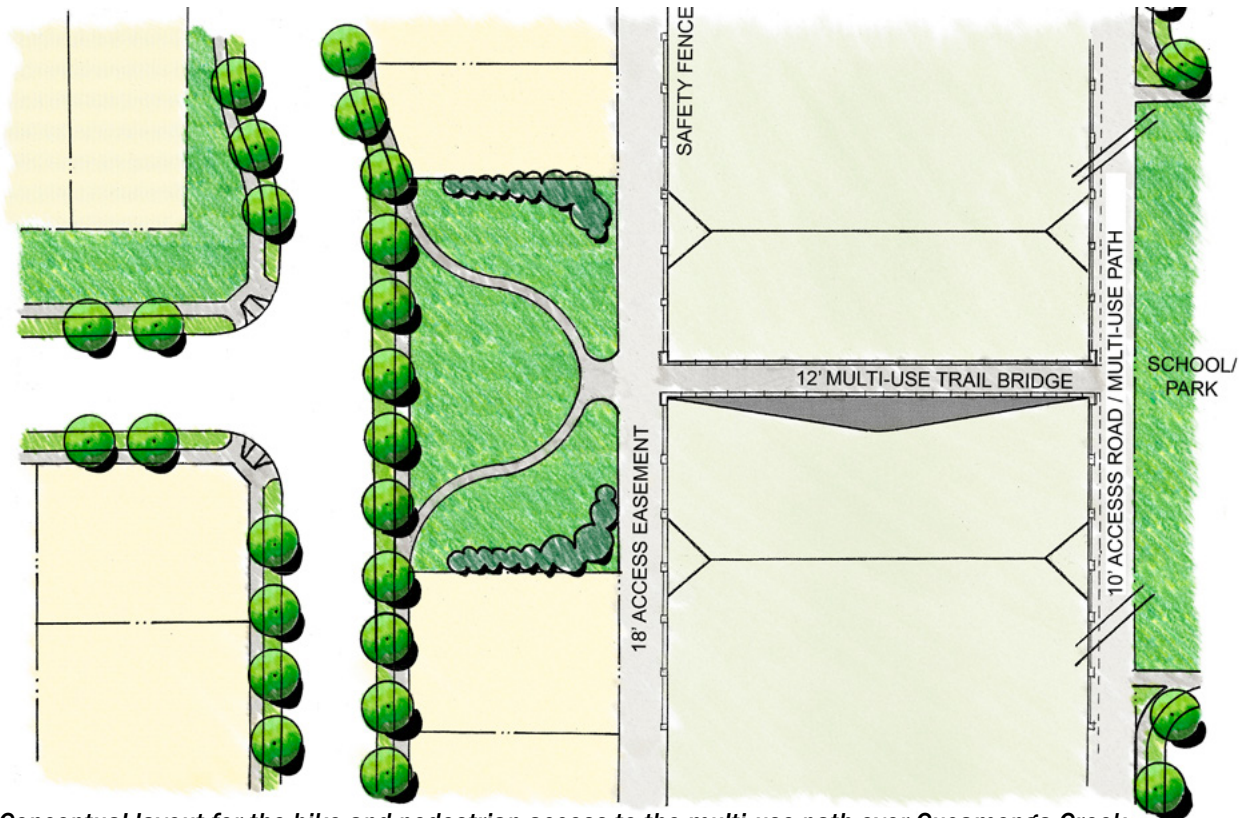
3.1.3 Schools

The Avenue Specific Plan provides two (2) school sites within the plan area to serve students both within the plan area and surrounding areas. A ten (10) acre elementary school site is centrally located west of Archibald Avenue in the western portion of the plan area and adjacent to a neighborhood park. A twenty (20) acre middle school site is located on the west side of Turner Avenue, south of Schaefer Avenue in the central portion of the plan area. Both school sites are easily accessible by multi-purpose path, sidewalks and interior roadways. The site plan will be determined by Mountain View School District. The school locations are shown in Exhibit 10, “Parks and Open Space” and in Exhibit 8, “Land Use Plan”.



Middle School plan concept (Note: Actual site planning will be completed by the Mountain View School District.)

A multi-use bridge for crossing Cucamonga Creek is conceptually located near the school to facilitate non-vehicular access from the neighborhoods west of Cucamonga Creek to the school. Lots will be pulled back away from the trail landing on the west side of the bridge to allow for good visibility and, therefore, safety and security of trail users. The graphic on this page is a conceptual layout to show a potential method of access. Final design will be subject to City review.



Conceptual layout for the bike and pedestrian access to the multi-use path over Cucamonga Creek

3.1.4 Commercial/Retail

The Avenue Specific Plan will provide for the development of a 10 acre commercial site totaling 130,682 s.f. The site is located on the southwest corner of Edison Avenue and Haven Avenue. The commercial site has been located to provide vehicular access off of the major arterial streets, minimizing traffic through the residential neighborhoods. The commercial site will include a mix of retail and high density residential in order to locate a high number of residents within a short walk of retail services.

The Avenue

The Avenue Main Street District Concept

The commercial center at The Avenue is located at the southwest corner of Edison and Haven. It is envisioned as an inviting suburban destination, not your typical neighborhood center or strip mall. The idea behind this commercial center is to provide a memorable and walkable center with strong architectural elements, public spaces and a complementary and diverse mix of residential uses surrounding the site.

The Experience – Main Street

The Main Street is envisioned to have a traditional feel with storefronts adjacent to wide sidewalks, plenty of on-street parking and inviting outdoor plazas. The shops along Main Street will provide an eclectic mix of smaller retail stores, coffee houses and restaurants. There are also pad buildings proposed near the major arterials to provide opportunities for other uses including but not limited to larger restaurants, drug store, in-line shops or a bank.



The Residential Program

The residential areas adjacent to the commercial center will play a crucial role in the vitality of the center. An intensification of the residential density surrounding the commercial area will provide a strong local consumer base to support the commercial uses. The Edison corridor east of Turner is envisioned by the city as a mixed-use, higher intensity corridor that will provide employment and shopping among typically higher residential densities than found elsewhere at The Avenue. The Main Street District is a complementary use to the higher density residential and the District's pedestrian environment encourages residents to walk, therefore reducing vehicle trips.

Potential Residential Uses:

- Townhomes & Flats
- Apartments
- Senior Housing

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