SECTION 8 DESIGN GUIDELINES

8.1 Introduction

Building upon Ontario founder George Chaffey, Jr.'s vision of a walkable, traditional residential community, the West Haven community design is rooted in the hospitable small town ethos of Ontario's early 1900s era past while also adapting to the recreational requirements of today's active Southern California family lifestyles. West Haven will be a place where children and their parents can walk along shady tree lined sidewalks to school or to the store, or explore the wide open spaces along paseos and neighborhood parks, and neighbors join together to celebrate the Fourth of July with bicycle parades and block parties. Pedestrian friendly streets feature attractive landscaping, architecture-forward and rear access site planning with streetscenes and parks activated by authentic architecture with ample front porches and patios.

To realize West Haven's vision as both a nurturing and welcoming place to live, the development team has produced the West Haven Design Guidelines. Design guidelines create an identity and cohesiveness for West Haven. They ensure a unifying theme for the entire Specific Plan area, while accommodating the individual neighborhood design considerations as required by each of the Project site's uses which include Residential, Neighborhood Center Commercial, Educational and Recreational activities.

This section provides a general yet flexible standard set of concepts, goals and criteria for planning, architectural and landscaping encouraged in the design of homes and facilities of West Haven. The appropriate selection of architectural styles, materials, landscaping and massing are important to creating a quality living environment.

8.1.1 Purpose

The purpose of the Design Guidelines is to provide advisory and supplemental guidance to implement the West Haven vision in order to direct its desired development outcome. This information is important to future project development because it describes the basic design and planning principles upon which more specific design standards are based. Observing these guidelines will help assure that the promise of the vision for West Haven will be fulfilled.

8.1.2 Intent

The overriding design intent is the creation of a warm and friendly community environment that encourages walking, socializing, an appreciation of both nature and local culture, and an economically vitalized destination. The overall character is intended to convey an environment that is cognizant of the historical significance of West Haven while also relating to adjacent districts and the broader City of Ontario. Therefore, the designers of West Haven are encouraged to be mindful of the area's natural and cultural histories, local climate, and terrain. Each aspect of every project is viewed as a significant element in reinforcing the West Haven community concepts, and its expression of quality is highly influential on the overall essence and integrity of the whole.

The goal of the design guidelines is to create a unique community within the New Model Colony, yet reminiscent of Ontario's heritage. The guidelines express "intent" rather than "absolutes," thereby allowing certain flexibility in fulfilling the intended design goals and objectives. The principal design criteria and architectural styles are not intended to be restrictive, but are meant to assist in the design, processing, and implementation of a high level of design direction and quality. The goal is to promote both visual compatibility and variety in a community setting achieved by utilizing a number of compatible styles, and allow for quality architectural innovation. Great neighborhoods result from the synthesis of innovative architecture and successful site and landscape design techniques.

Successful site design techniques will include: variable lot setbacks, pedestrian connections, shortened