III. GUIDELINES FOR DEVELOPMENT

"Guidelines for development" include both regulations and recommendations to integrate critical development components in an attractive and coordinated way. These guidelines describe important features and will establish Mountain Village as an attractive and memorable place.

A. The Village Wall (pages 39-50). The Village Wall provides a consistent treatment that will unify the area, screen parking and relatively blank facades, and offer a partial sense of enclosure to transform Mountain Avenue into a distinctive boulevard. The Village Wall will change in height and form to enhance the setting to which it is adjacent: as a trellis to screen tall buildings, as a low wall to screen parking, and as gateway elements to announce important entries. Guidelines for the Village Wall ensure that it remains relatively transparent, that its elements are sized to relate to people on-foot and in cars, and that consistent, attractive and durable materials are used.

B. Lighting (pages 51-53). In both public and private areas, consistent and attractive luminare designs will reinforce the identity of Mountain Village. Height and design requirements will address the needs of both pedestrians and motorists, while general standards for illumination and placement will ensure consistent light quality that is not a nuisance to residents.

C. Streetscapes & Walkways (pages 54-70). Streets and walkways constitute the fundamental building block of community life and should be safe, comfortable and convenient. An emphasis on landscaping and a highly coordinated approach to parking, walkways and travel lanes, will result in a District that works for all travel modes: cars, bicycles, transit, and pedestrians.

Pedestrian walkways should provide convenient and relatively direct routes to common destinations, and should be accompanied by attractive landscaping and shade trees for comfort.

D. Parks & Plazas (pages 71-79). Several parks and plazas will provide important focal points for community recreation and amenities. Parks and plazas will help establish a memorable gateway at the corner of Mountain Avenue and Sixth Street, while other parks and plazas will provide a center of activity within the Residential and Sixth Street Districts, adjacent to the cinema, and along Main Street. Schematic site plans and guidelines coordinate these open spaces with other design intentions for Mountain Village, and set high standards for their form and character.

E. Landscape Materials & Furnishings (pages 81-87). A consistent palette has been developed for paving, plant materials and furnishings that will help tie public and private areas together into a distinctive whole. Recommendations focus on elements that relate to a human in scale and build upon the region's unique character and climate.

F. On-Site Landscaping (pages 88-89). On-site landscaping requirements will not only encourage an attractive setting, but will also help to unify many common features throughout the Mountain Village Area.

G. Building Design Guidelines (pages 90-108). Guidelines for building design will establish building types and architectural elements to make the area attractive and convenient for pedestrians and motorists. Human-scaled elements and active street frontages will make Mountain Village a desirable place to walk, shop, work and live, while not ignoring the real demands of the car. Critical spatial and formal relationships are also spelled out to fully integrate the planning effort.

A. Village Wall

Intent

The Village Wall will create a strong and immediate sense of identity along Mountain Avenue. It will establish a distinctive entrance into Ontario with a continuous treatment that unifies the whole of Mountain Avenue at a scale that can relate to the experience of both motorists and pedestrians. When combined with street trees and other landscape treatments, the Village Wall will transform Mountain Avenue from a utilitarian arterial into a memorable boulevard.

General Guidelines

Consistency. The Village Wall will be constructed on several properties within the Specific Plan Area. Conformance with the following standards, review and approval by Ontario's Planning Department and Redevelopment Agency, and other implementation measures (pages 109-115) will ensure high standards and consistency.

Setback. The Village Wall shall be set back at least 5 feet from street-facing property lines (see Figure 23) except along Sixth Street adjacent to the Gateway Parks and Plazas where the minimum setback shall be 2 feet. No setback is required from the freeway right-of-way and interior property lines.

When the Village Wall forms a trellis in front of a building, the building shall be set back at least 8 feet from the front face of the Wall. When the Village Wall screens parking, the parking pavement shall be set back at least 5 feet from the front face of the Wall.

Height. With the exception of columns and entry features, the Town Wall should be approximately 3 feet in height, to provide a sufficient screen and sense of enclosure, while also permitting views into and out of spaces. Allowable heights for column and entry features are described in "Appropriate Variations," pages 42-49.

Materials and Construction. The Village Wall should have a similar likeness wherever installed, but may not be identical in every detail. It should consist of a pre-cast or poured-in-place concrete base. On top of the base, colored bands of textured ("split-faced") concrete masonry units (CMU) will be placed. This wall should be at least 8 inches thick, and be interrupted by entries or by pilasters or columns about every 12 feet and at least 20 feet (see Figures 27-31). Segments should end with a pilaster or column.

The color of the CMU wall should be earthtones (found on the color spectrum from terra cotta to yellow ochre); it should also be consistent with the architecture of buildings it abuts. A palette of appropriate colors to be reviewed and approved by Ontario's Planning Department. Color shall be used to emphasize horizontal courses and vertical elements, such as pilasters, columns and gateways. Colors should not be applied in a random, monolithic (single-color), or "ziggurat" (stepped zig-zag) pattern.

A pre-cast concrete cap should be used to protect and define the top of the wall, columns and pilasters. Where columns are used, the top of the column should also be articulated by reducing the width of the column by one-half block (4 inches) on all sides.

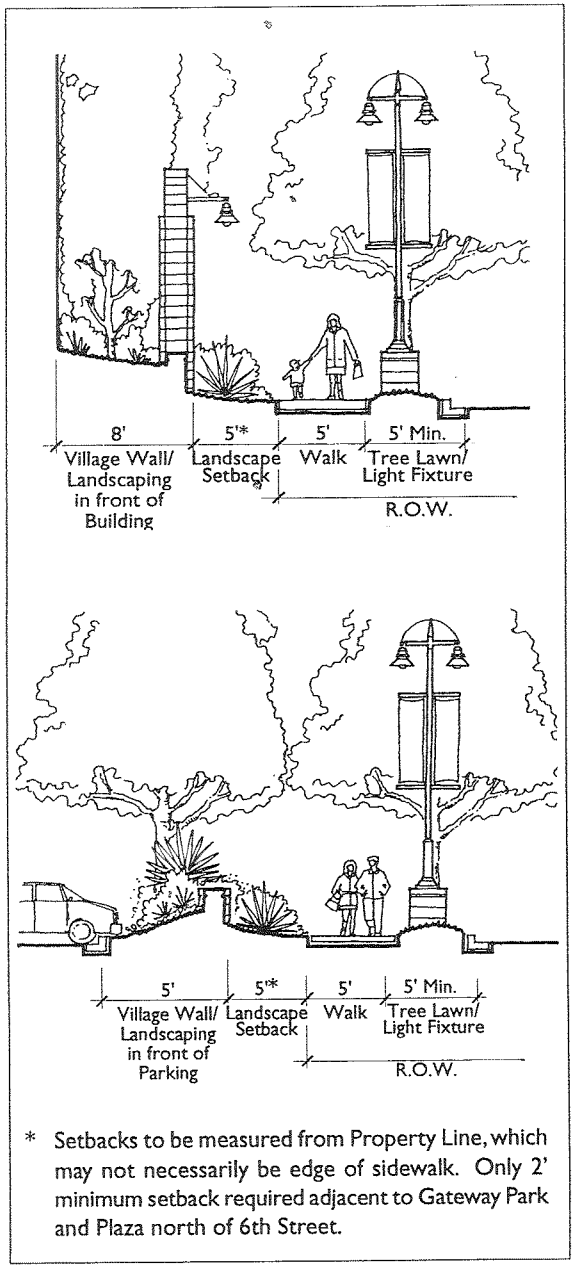
To create trellises, horizontal spanning members should be wood, and should have the appearance of heavy timbers (although composition members are appropriate).

The Village Wall should receive a vandal resistant coating to facilitate cleaning.

Signage. Signage may be integrated as part of the Village Wall in certain circumstances (see "Signage," pages 29-38). Where connections between a sign and the Wall are visible, they should have a substantial appearance and have a durable, long-lasting finish.

Landscaping. The Wall should be placed at least five feet from streetside sidewalks and anticipate future street widening (such as along Mountain Avenue south of Sixth Street). Where the Wall abuts parking, a five-foot minimum planting strip should be placed from front face of the Wall and be planted with shrubs. Where the Wall is a trellis screening a building's side, a eight-foot minimum wide planter box should be placed behind the wall.

The coordinated palette of plant materials should be used as described under "Landscape Materials & Furnishings" (pages 85-87) to encourage the consistent appearance of trees, vines, shrubs and other plant materials. Fast-growing vines are encouraged to "soften" the wall and discourage vandalism. Landscaping should accentuate the rhythm of the wall's pilasters and openings.



* Setbacks to be measured from Property Line, which may not necessarily be edge of sidewalk. Only 2' minimum setback required adjacent to Gateway Park and Plaza north of 6th Street.

Figure 23, Village Wall Setback. *A landscaped setback will accompany the Village Wall. The Village Wall shall be setback at least 5 feet from street-facing property lines, except along the north edge of 6th street, where the Wall may be within 2 feet of the property line. Where the Wall abuts parking, a planting strip shall be placed behind the Wall and measure at least 5 feet from the front face of the Wall. Where the Wall becomes a trellis, a raised planter box shall be placed behind the Wall and measure at least 8 feet from the front face of the Wall.*

Appropriate Variations

The Wall should suggest a continuous line, without jogs or unnecessary interruptions. At the same time, its form should vary to correspond to local conditions, as indicated in the "Key Map for Village Wall Variations" (Figure 24). "Keyed" to this map are the following descriptions and illustrations of appropriate Village Wall variations.

The Village Wall will change in height and form to respond to the condition to which it is adjacent (Figure 25). The Wall should be a trellis to screen windowless facades and parking lots near the Area's northern gateway. Walls without the trellis are appropriate for screening parking lots south of Sixth Street. In addition, the Village Wall should express entries for vehicles and pedestrians, and form the armature for signage (see "Signage," pages 29-37).

The Village Wall with trellises and gateway elements is also important for the spatial definition of the parks and plazas at the intersection of Mountain Avenue and Sixth Street. In these locations and throughout the Area, the Wall has been designed to avoid blocking views into and out of spaces.

Finally, for dramatic effect, the Wall will become the facade of restaurants between the freeway and Sixth Street. Where the Village Wall is used as the facade of these buildings, windows will be deeply recessed to emphasize and reveal the thickness of the Wall. Symmetrically placed about Mountain Avenue, these buildings will further accentuate this important gateway to Ontario.

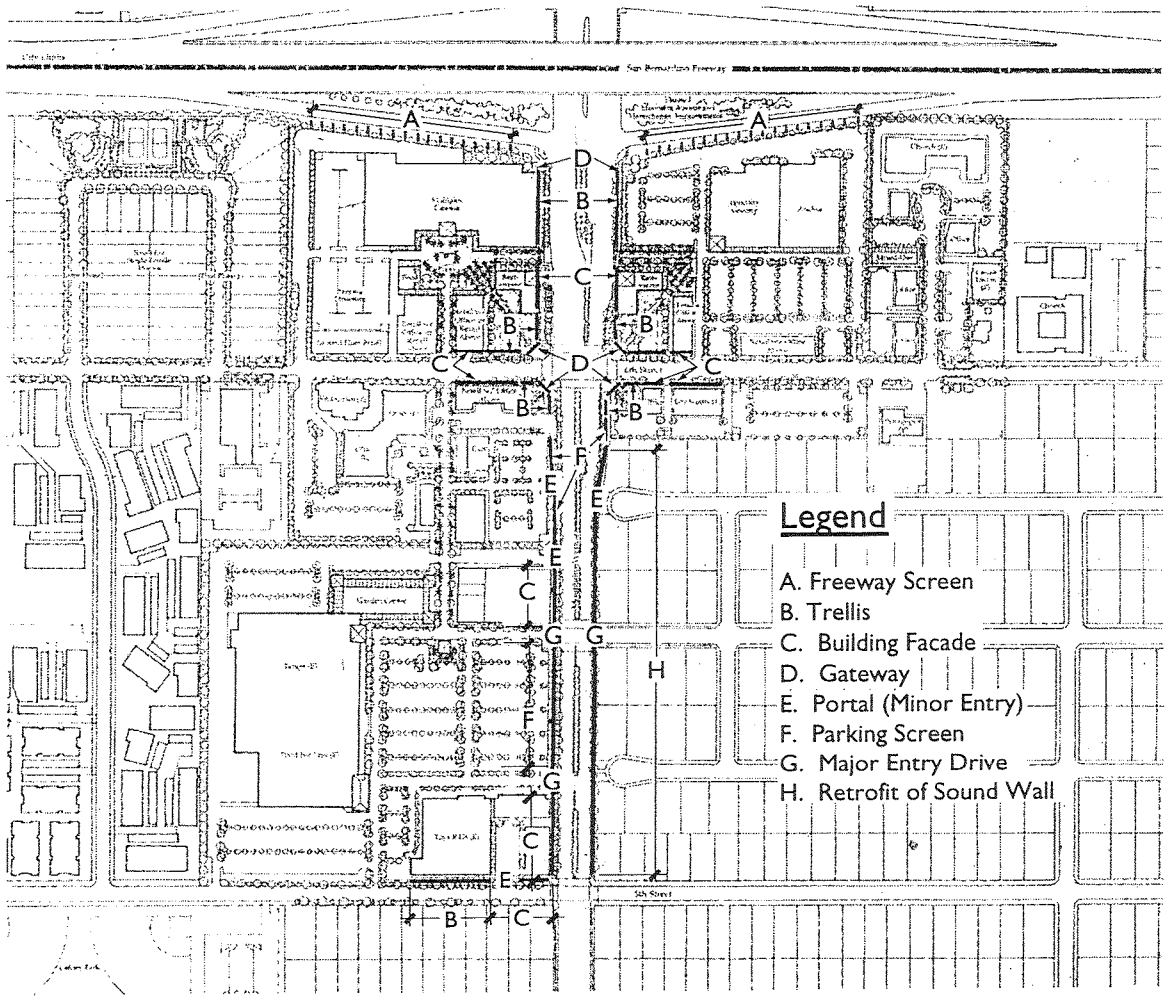
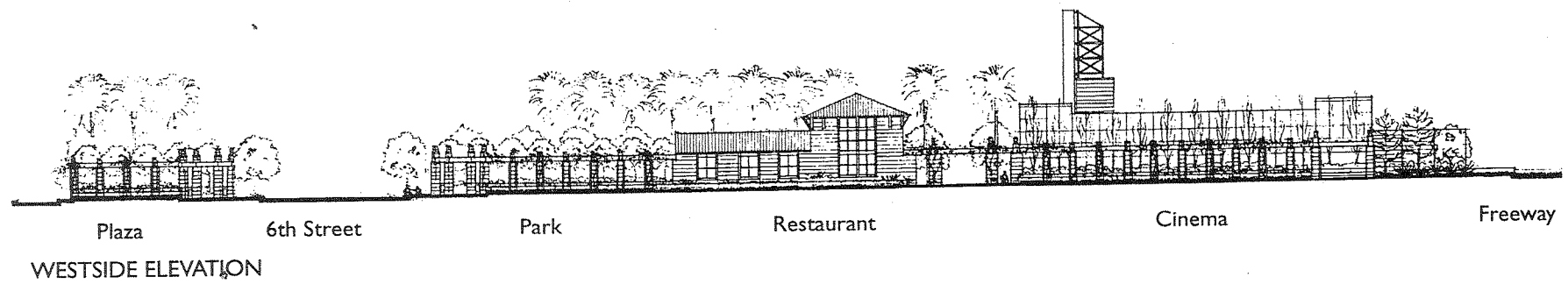
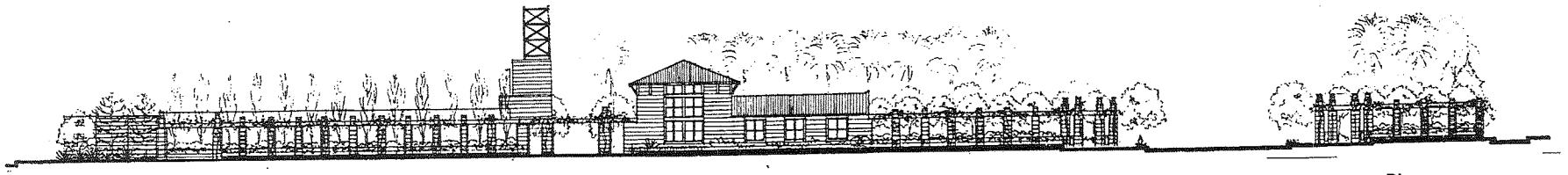


Figure 24, Village Wall Key Map. *The Village Wall, and the landscaping that accompanies it, will establish a consistent and attractive identity along the length of Mountain Avenue. The design of the Village Wall should vary to respond to different conditions while maintaining a consistent image through materials, color architectural treatment and detailing.*



WESTSIDE ELEVATION



EASTSIDE ELEVATION

Figure 25, Village Wall Concept and Local Conditions. *This illustration of the Village Wall from the freeway to Sixth Street, shows how the Wall will undergo several transformations while maintaining consistent materials and a 3-foot tall base. Along this block, the Village Wall will form a trellis to screen parking and the cinema. A trellis and gateways will also define the parks and plazas at Sixth and Mountain. To further reinforce a sense of symmetry and entry, the Village Wall will also become the streetfacing facade for the restaurants that will flank Mountain Avenue.*

Freeway Screen (A), Figure 26. Wall segments should be placed just south of the freeway ramps and right-of-way. To adequately screen development and create a dramatic sense of arrival, these panels should be approximately 14' tall and 10' wide, and be spaced not more than 30 feet on-center. Wall segments should be aligned parallel to Mountain Avenue with a tree and landscaping placed between panels (for appropriate plant materials see "Landscape Materials & Furnishings" on pages 81-87). Walls and landscaping should be located to maintain adequate emergency access to the back of adjacent buildings, as described in Figure 38.

Trellis (B), Figure 27. The Village Wall should form a trellis where it is desirable to screen windowless building facades or parking lots, or where a partial sense of enclosure is desired around parks or plazas. Columns that support the trellis should be spaced approximately 12 feet on-center. Design review should attempt to place columns symmetrically across Mountain Avenue, where possible.

Columns should be approximately 14 feet in height surrounding the Gateway Parks and Plazas, and north along Mountain Avenue to the freeway. South of the Gateway Parks and Plazas, columns should be approximately 12 feet in height.

Columns should have a "cruciform" profile (Figure 29), and should conform with the general guidelines stated on pages 39-41. Where the trellis defines the parks and plazas, seating should be considered for the 3-foot tall portions between columns. (See also "Parks & Plazas," pages 71to 79).

Horizontal spanning members should be wood, and should have the appearance of heavy timbers (although composition members are appropriate).

Additional horizontal members may also be placed perpendicular to the primary spans. These horizontal members should extend between the primary spans and the adjacent buildings.

Where trellises are used immediately adjacent to buildings, the Wall should form planter boxes between the columns. The planter boxes should be used to raise soil and plants to be more visible and easier to maintain (see Figure 23).

Building Facade (C), Figure 28. Where restaurants of comparable mass will flank the northern gateway along Mountain Avenue, their facades should incorporate the Wall's materials and a rhythm that is consistent with the trellises (approximately 12 feet on-center).

To accentuate the thickness and continuity of the Village Wall, windows and frames should be recessed at least 4 inches from the exterior face of the Wall. Window frames should be darkly colored to further contribute to the sense of opening or "void."

Timber headers should support the roof above these openings and have an appearance consistent with the horizontal spans of the trellis. Exterior window sills should have an appearance that is consistent with the pre-caste cap used at the top of the Village Wall.

Gateways (D), Figure 29. Special Gateways should be used to spatially define the northern terminus of the Village Wall and the intersection of Mountain and Sixth (see "Location of Towers & Gateways," Figure 15). In these locations, two pair of 14-foot tall columns should be crowned with light fixtures. Horizontal members with a timber appearance should span within each pair of columns. Signage for the "Mountain Village District" may be integrated into the face of these Gateways (see "Signage," pages 29-37). If a new building is built on the corner of 5th Street and Mountain Avenue, and entries and windows face Mountain Avenue, its front facade should also be "part of" the Village Wall.

At the northern terminus of the Village Wall, where it meets the freeway ramps, columns should be placed in line with the trellis and within the planting strip, between curb and sidewalk (Figure 29).

At the intersection of Mountain and Sixth, these Gateways should provide entry into the adjacent parks and plazas and should face the intersection with an alignment of about 45 degrees from the edge of right-of-way (Figure 29).

Portals (E), Figure 30. The Wall should include gates for minor pedestrian and vehicular entries into adjacent parcels. These minor entries should be flanked by two columns, about 6 feet tall. On top of these columns, crowning light fixtures are encouraged.

Parking Screen Wall (F), Figure 31. South of Sixth Street, parking lots should be screened by a Wall approximately 3'-0" in height or by a trellis, as describe above.

Major Entry Drives (F), Figure 32. Major project entries are located at the most common point of vehicular entry, parcels under 8 acres are limited to one "major project entry;" parcels over 8 acre

are permitted two such entries. Major entries to adjacent parcels should be flanked on each side by pairs of 14-foot columns that may be crowned with light fixtures. Each pair should be comprised of columns set not more than 12 feet apart. Horizontal members with a timber appearance should span these columns. The Wall between these columns may have a height of up to 4 feet, for signage. Signage for commercial projects and tenants may be integrated with these elements (see "Signage," pages 29-37).

Retrofit of Residential Walls (G), Figure 33. To maintain a consistent appearance on both sides of Mountain Avenue, existing residential walls along the eastern edge of Mountain Avenue should receive a 3-foot high "half-block" textured CMU veneer. Pilasters extending slightly above the existing wall should occur about every 12 feet on-center.

New sidewalks should be placed about 2 feet from the edge of existing walls to support plants. Within this pocket for planting, vines should be placed about 6 feet on-center. Shrubs and groundcover should also be planted. (Appropriate plant materials are described under "Landscape Materials & Furnishings" on pages 81 - 87). A metal or wood lattice should be attached above the 3-foot wall and between the pilasters to support the vines.

Bus Shelters (I), Figure 34. Bus shelters should be integrated within the Village Wall. One possible design is illustrated in Figure 34.

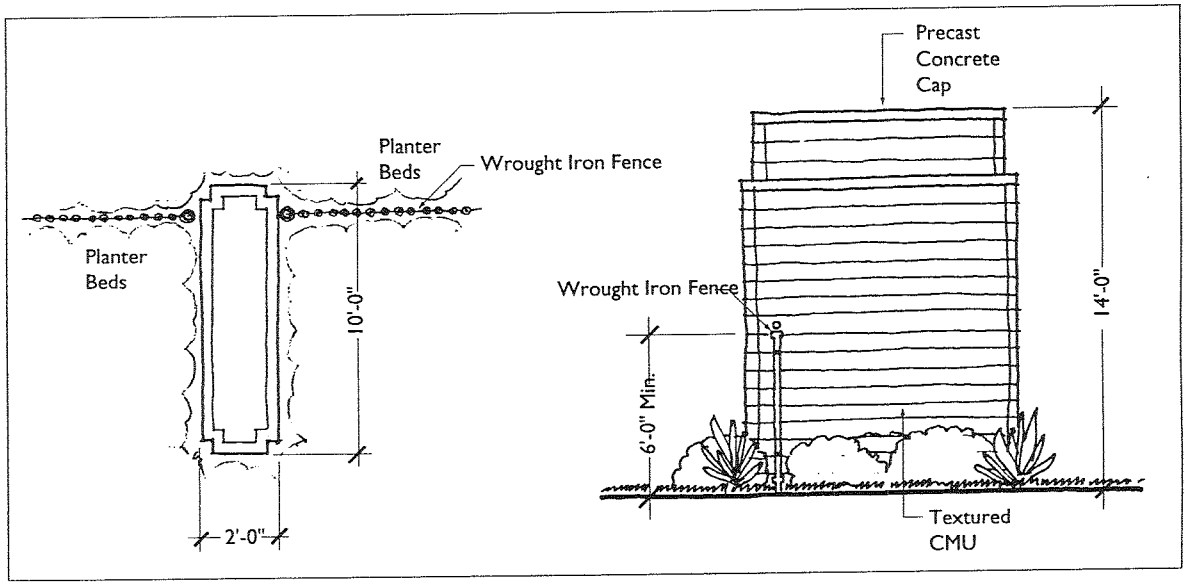
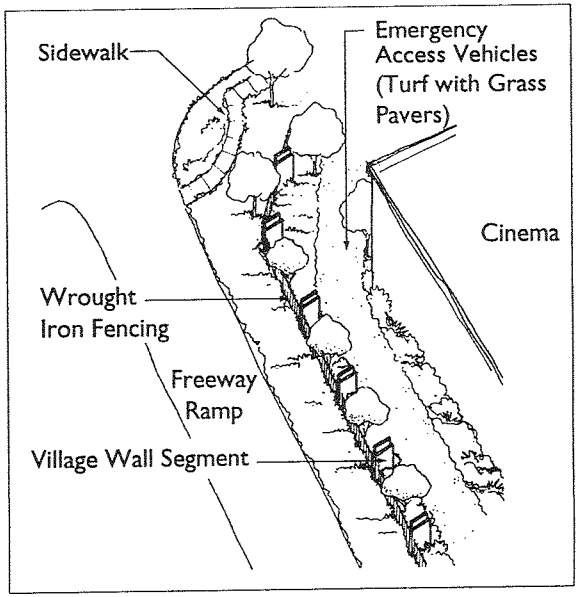
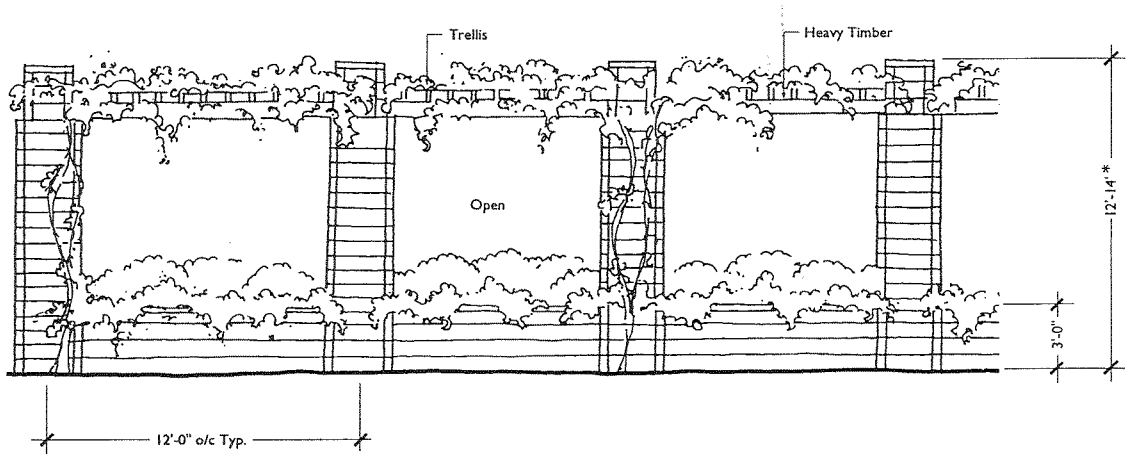
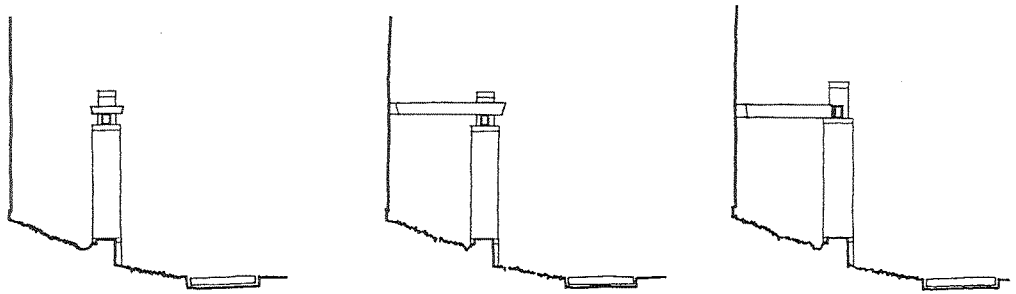


Figure 26 , Freeway Screen (A). (Above and Right) Segments of the Village Wall should be built just outside of the freeway right-of-way to screen the rear of buildings and establish a sense of arrival to the Mountain Village District. Fencing along the freeway should have an attractive appearance; it should be wrought iron and should engage the Village Wall segments so as not to obscure the front edge of these segments. Landscaping along this important edge should conform with the guidelines on page 85-87.







Freestanding Wall

Horizontal Span
on top of Timber

Horizontal Span
Engaged with Timber

*Columns should be approximately 14 feet in height surrounding the Gateway Parks and Plazas, and north along Mountain Avenue to the freeway. South of the Gateway Parks and Plazas, columns should be approximately 12 feet height.

Figure 27, Trellis (B). *Where blank walls or parking lots occur, the Village Wall should add interest and act as a screen. The Wall's strong architectural shape can be softened by a variety of trellis forms with trailing planting. Horizonal members may be placed perpendicular to the primary spans of the trellis. The design of these members should compliment the architecture of the adjacent building.*

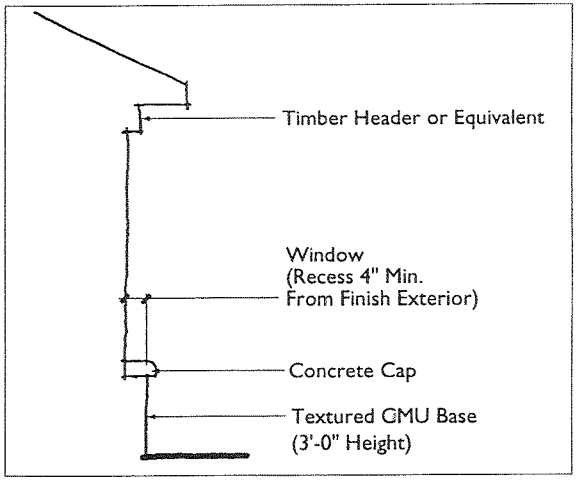


Figure 28, Building Facade (C). *The Village Wall becomes the facade of a building where restaurants flank Mountain Avenue. The exterior finish of the building should be an integral part of the Village Wall, through the use of textured CMU, concrete sills, and timber headers. Windows should be deeply recessed to emphasize the thickness of the wall and create dramatic shadowlines.*

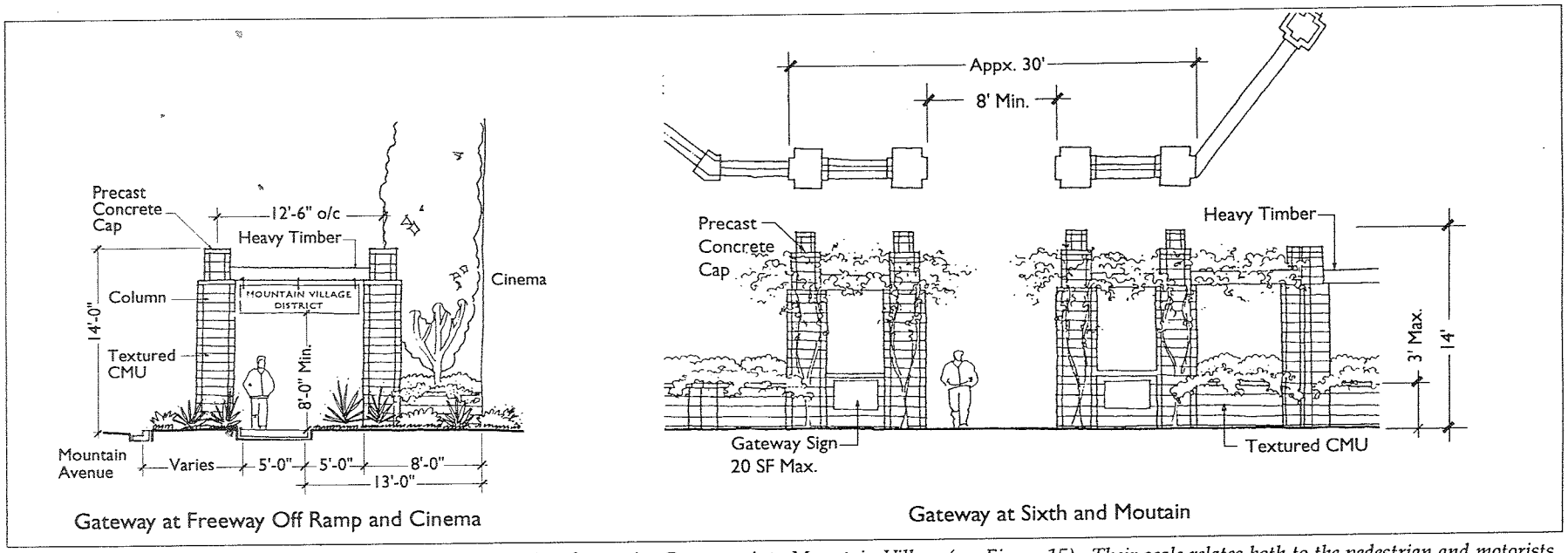


Figure 29, Gateways (D). Vertical elements should be positioned at major Gateways into Mountain Village (see Figure 15). Their scale relates both to the pedestrian and motorists. Signage announcing the area as the "Mountain Village District" may be integrated into these features.

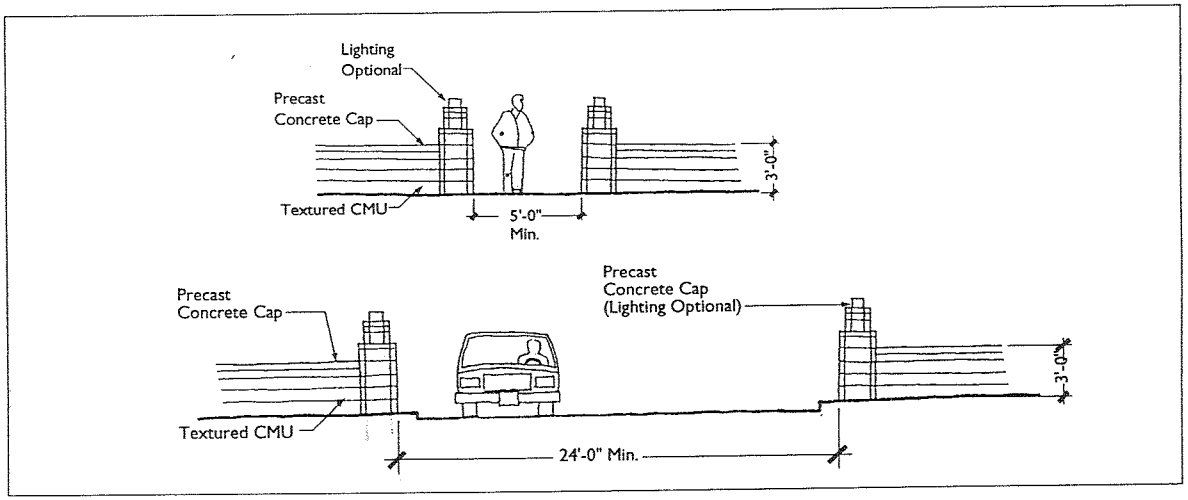



Figure 30, Portals (E). Minor entrances to parcels lining Mountain Avenue should be accompanied by raised pilasters that may also include lighting as a capping feature.