



## Chapter 5.0

# Parks and Amenities

Homes in The Arboretum are situated within a system of parks and trails centered around an arboretum landscape concept. Recreation centers, parks and gardens, including the community's focal point—The Arboretum Park—will link the community's four villages together.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve as a compilation of various tree species and an extension of the community's established collection of plant varieties. In addition, the single-family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living, further supporting interaction with the environment.

The community features and facilities (streetscapes, paseos, parks, entries, recreation facility) of The Arboretum shall be designed in materials and styles that evoke feelings of a growing landscape.

The four villages of The Arboretum—The Meadows, The Gardens, The Resort, and The Arboretum—will provide recreational amenities customized to the unique needs and lifestyles of their residents. Please see Chapter 7, *Design Guidelines and Landscape*, for further information regarding the landscape program for the entire Arboretum Community.



## 5.1 Parks and Amenities Program

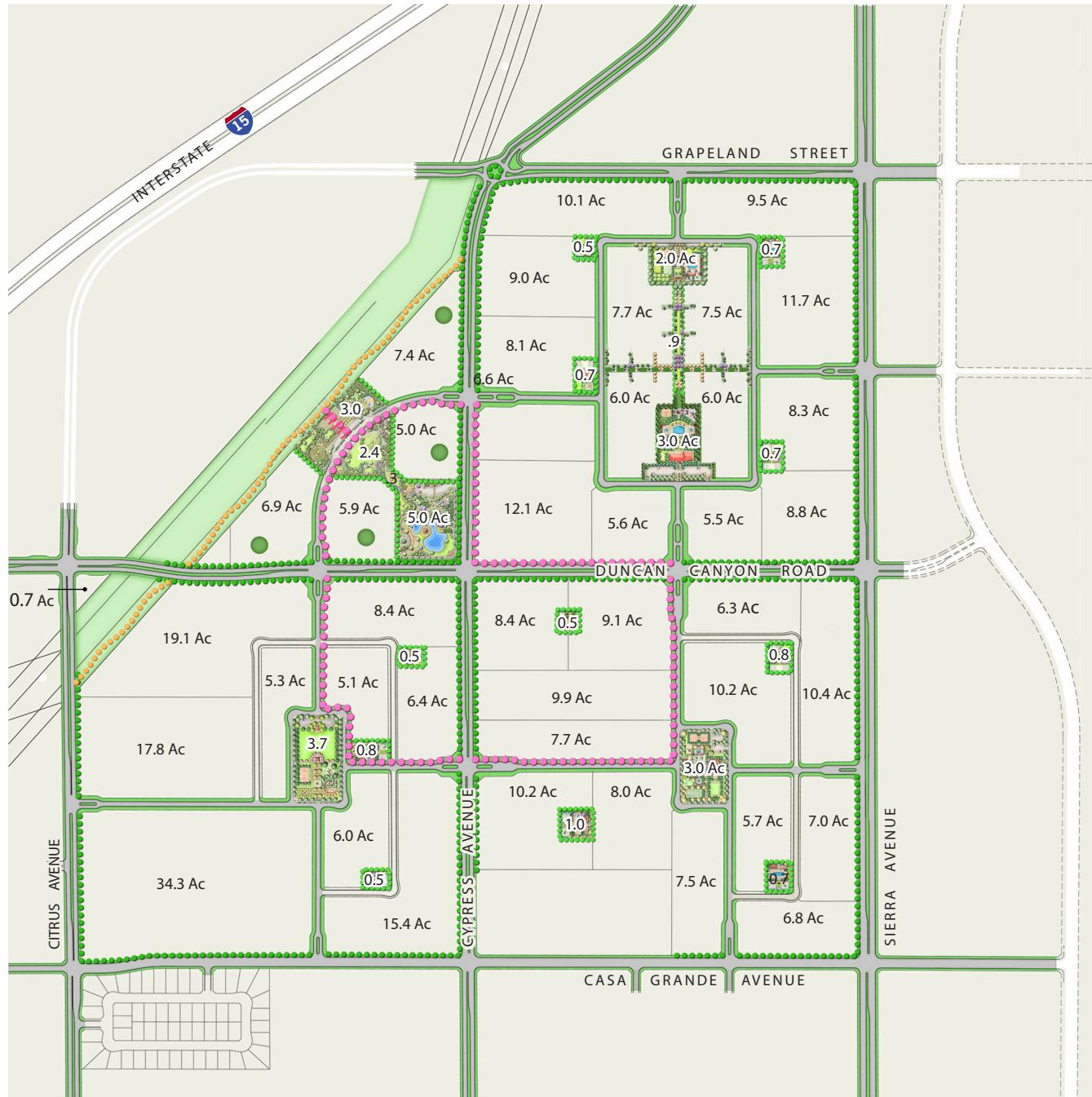
The primary open space element and focal point of the community is The Arboretum Park. The proposed Arboretum Park, with its thematic gardens, botanical garden and trails, is a landmark amenity and will be open to the public and enjoyed by residents and visitors citywide.

A primary goal in designing these parks and gardens in The Arboretum is to provide activities suitable for a variety of ages and activity levels, thereby supporting many life stages. All residential development with densities of 8.1-24.0 and all alley loaded products shall be within a 3-minute walk (800 feet assuming a walking pace of 3 miles per hour) of a barbecue and tot lot facility. Neighborhood parks are located throughout all of the villages, providing each neighborhood with access to at least one park. The size of these neighborhood parks varies from approximately 0.3 to 1.0 acre in size. Some may include tot lots and play spaces for young children, and some may include pools or spa facilities designed for young (or young-at-heart) adults. Other parks may be more passive with family picnic and seating pavilions. For further information on community gardens, please see Appendix B, *Community Gardens*.

Recreational parks and amenities presented in this Specific Plan are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. Final park site plans must be approved by the City of Fontana's Police and Public Works departments. See Figure 5.1, *Parks and Open Space Plan*, for the location and size of parks and open space provided in The Arboretum, Figure 5.2 for the identification of public versus private parks, and Figures 5.3 through 5.9 for conceptual parks and amenities plans. Also see Section 9.5.6, *Public and Private Parks*, for the timing of The Arboretum community's parks.



Examples of themed gardens



## PARKS & OPEN SPACE PLAN

FIGURE 5.1

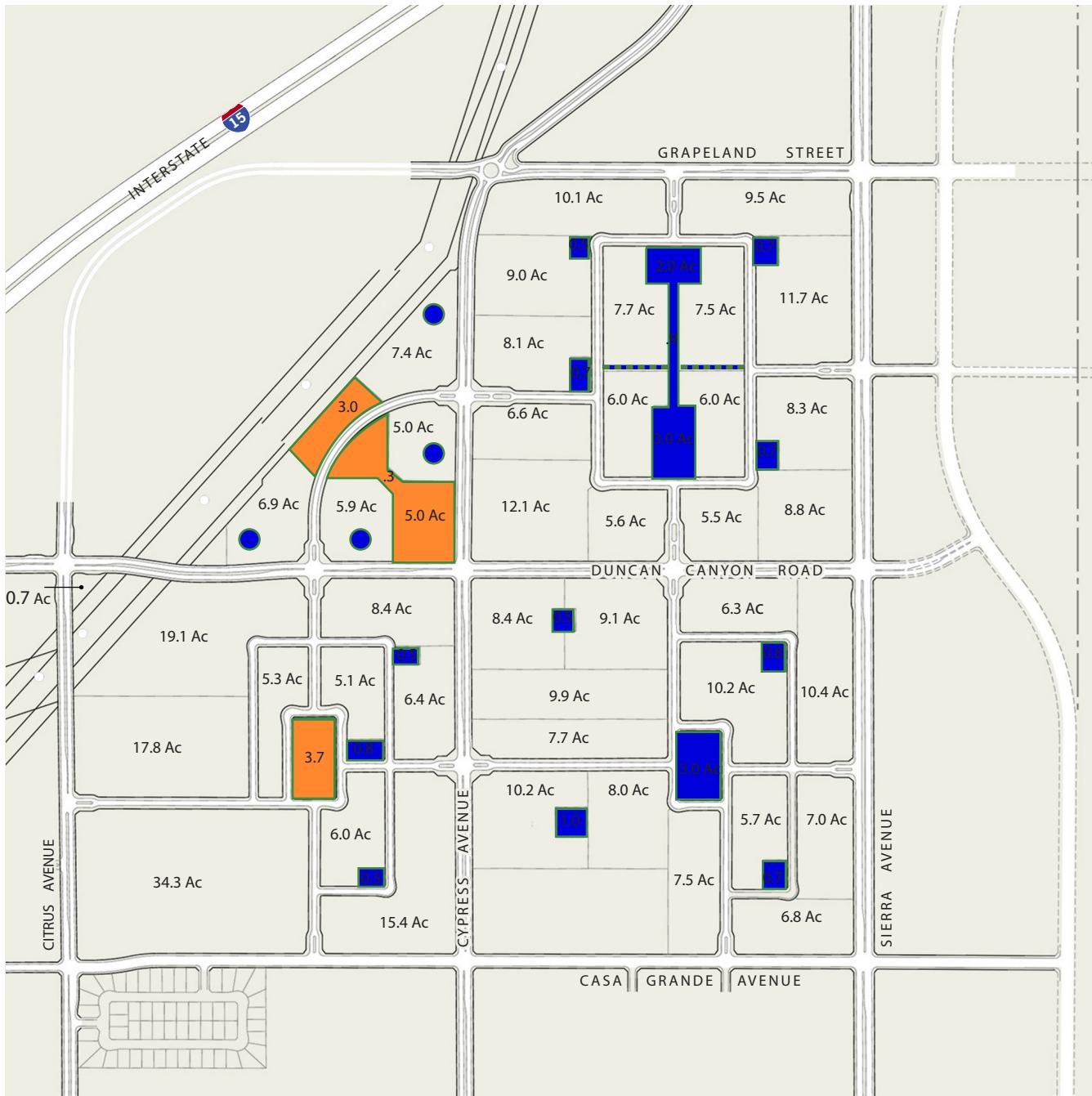
### LEGEND

- Parks and Arboretum
- Arboretum Trail
- Community Trail
- Easement
- East-West Paseo <sup>1</sup>
- Private 0.3-acre Neighborhood Park <sup>2</sup>
- Arboretum Trail - Community Trail Pedestrian Connection <sup>3</sup>

Note 1: The east-west paseo connections to the north-south paseo axis may be offset (north or south) depending on product lotting.

Note 2: See Section 5.1.5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

Note 3: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.



**PUBLIC VERSUS  
PRIVATE PARKS**  
FIGURE 5.2

**LEGEND**

- Public Parks
- Private Parks

## 5.1.1 Community-Wide Parks and Amenities

### TYPICAL PARKS 1.0-ACRES OR LESS

These parks create spaces where neighbors can visit at a park space near their home. Typical neighborhood parks will be approximately 0.5, 0.7, 0.8, and 1.0 acres in size. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. Final location of typical neighborhood parks 1.0-acres or less may vary up to 300 feet from the locations identified in this Specific Plan. Please see Section 5.1.5 for details on 0.3-acre neighborhood parks.

Amenities for 0.5 and 0.7-acre typical parks will include, but are not limited to:

- Barbecue area
- Family picnic area
- Tot Lot
- Open play turf area

Amenities for 0.8 and 1.0-acre typical parks will include, but are not limited to:

- Sports court
- Pool/spa
- Tot Lot
- Barbecue area
- Family picnic area
- Open space

Additional typical amenities for typical parks 1.0-acre or less may include, but are not limited to:

- Walking paths
- Seating areas
- Shade trees
- Thematic gardens
- Shade structures

The above lists provide a general indication of the level of amenities envisioned for typical parks based on park size. At the typical park level, it is intended that one pool will be provided in the Meadows Village, one in the Resort Village, and two in the Gardens Village.



Example of shade structure and family picnic tables appropriate for neighborhood parks and recreation areas

## PEDESTRIAN PASEOS, TRAILS AND BICYCLE CIRCULATION

### The Arboretum Trail and Community-Wide Pedestrian Paseos and Trails

Community-wide pedestrian paseos and trails will be provided throughout The Arboretum, as well as Class II bicycle lanes. All pedestrian paseos and trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As shown in the coming section and in Figure 6.18, *Pedestrian Circulation, Bikeways and Trails Plan*, a 6-foot-wide pedestrian walk will run on the project sides of all perimeter streets, and a 10-foot-wide Arboretum Trail will connect the major parks and recreation facilities of all four villages and will serve as the pedestrian's wayfinding tool for walking or jogging throughout the community. Pedestrian walkways that are 6 feet wide (collector streets) or 5 feet wide (local streets) will also be located throughout the community to provide safe pedestrian circulation throughout The Arboretum. Class II bicycle lanes will be located on both sides of Duncan Canyon Road and Cypress Avenue, as well as on the project sides of Sierra and Citrus Avenues, Casa Grande Avenue and Grapeland Street.

## Community Trail Along Easement and Buffer

A 12-foot-wide community trail is provided along the edge of the utility easement that parallels the western project boundary. Connections to neighborhoods will be provided along this buffer zone, as well as a pedestrian connection to the Arboretum. Larger trees are planned along the easement edge to provide a visual barrier at the perimeter of the residential edge. Trees with a maximum height of 20 feet or less are allowed in the easement. Uses that may occur within this easement are such things as trails, gardens, growing grounds, or organic demonstration fields.

The following apply:

- SCE buffer along edge of easement
- 10-foot-wide landscape buffer, adjacent to trail
- Windrow buffer trees – 15-gallon minimum (See Overall Arboretum Plant Palette)
- 12-foot-wide community pedestrian path
- 28-foot-wide landscape zone between the trail and residential edge
- Trail connections to residential neighborhoods
- Trail connection to the Arboretum
- Randomly spaced trees
  - 50% 15 gallon (minimum)
  - 50% 5 gallon
  - Select From Overall Arboretum Plant Palette
- Native and drought-tolerant shrubs
  - 50% 5 gallon (minimum)
  - 50% 1 gallon
  - Select From Overall Arboretum Plant Palette



Example of community trail in SCE Easement



## 5.1.2 The Meadows – Parks and Amenities

### PUBLIC PARK

A community-wide recreational element is provided in The Meadows in the form of a Public Park. This park will not only be used by the residents of The Arboretum, but will be available for all Fontana residents to enjoy. This park is surrounded by public streets and parking is provided within the park. This park is intended to provide something for everyone. As shown on Figure 5.3, the program for the Public Park is as follows:

- Parking within the park
- Large open turf area, informal ball play
- Walking/jogging Paths
- Demonstration Garden
- Park restroom/storage building
- Shade structures with family picnic
- Group picnic pavilion with barbecues
- Children's adventure play area
- Small children tot lot area with seating
- Central planter w/ seating and focal element
- One basketball court
- Multipurpose shade structure
- Interactive gardens
- Family picnic
- Park shade trees
- Orchard garden
- Focal fountain w/trellis

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.

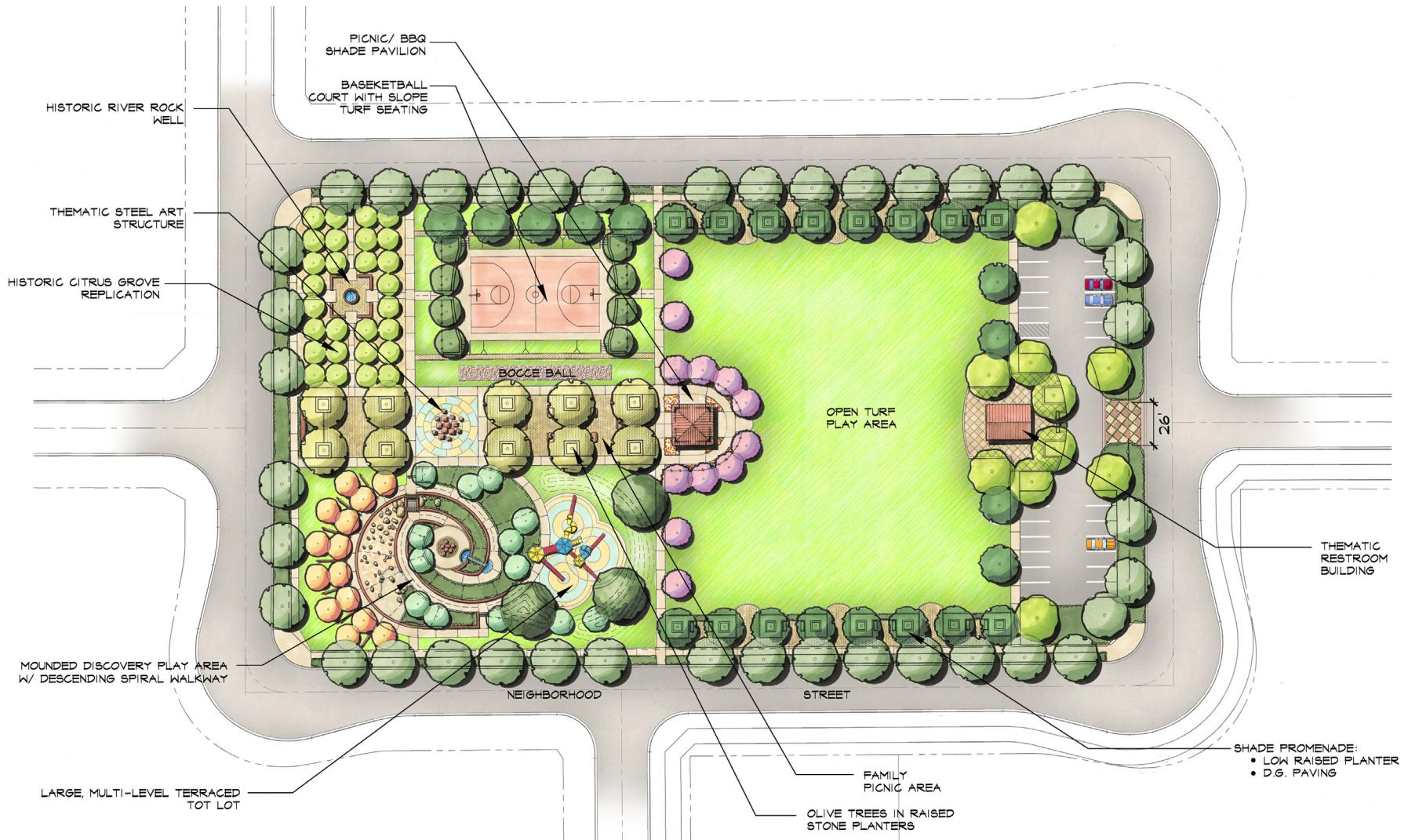
This park will be accessible to the public and will be City maintained and will meet all City specifications and regulations.



Examples of a shade structure and tot lot found in The Meadows

# THE MEADOWS COMMUNITY PARK

FIGURE 5.3



PARKS AND AMENITIES

### 5.1.3 The Gardens – Parks and Amenities

#### RECREATION CENTER

In addition to the Recreation Center located in The Resort and the public park in the Meadows, The Gardens also contains a major 7,500-square-foot recreation center, which is easily accessible to all residents of this community. This Recreation Center and sports facility is located in the center of the community and is also adjacent to the Arboretum Trail, which allows all residents easy, safe access to this facility.

As indicated on Figure 5.4, the following programs are provided.

- Junior Olympic pool
- Oversized spa w/ thematic arbor backdrop
- Children's wade pool
- Shade structures
- Pool restroom with showers
- Outdoor kitchen
- Pool deck
- Putting green
- Event lawn area/open play areas
- Picnic facilities with shade structures
- Focal fountains and associated gardens
- Tot lot/children's play area
- Barbecue center
- 1/2 basketball courts (2)
- Arbor garden
- Clubhouse facility
- Multipurpose room
- Kitchen
- Fitness center
- Meeting Room
- Clubhouse Patio
- Outdoor fireplace

The Recreation Center Plan and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.



A tennis court and a junior olympic pool are typical amenities found in The Gardens

# THE GARDENS COMMUNITY PARK

FIGURE 5.4



## 5.1.4 The Resort – Parks and Amenities

### PRIMARY RECREATION CENTER

The Resort 3-acre Primary Recreation Center also provides active and passive uses. This Recreation Center is located at the south end of the resort community central paseo and features similar amenities to the 2-acre Recreation Center. This Recreation Center contains a 15,000-square-foot clubhouse facility, a pool complex, and a parking area.

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. This Park design should not be interpreted as a final Park design.

As shown in Figure 5.5, typical amenities shall include, but are not limited to:

- Junior Olympic pool
- Spa
- Wading pool
- Pool sun deck
- 15,000-square-foot clubhouse facility
- Demonstration kitchen
- Theatre
- Fitness Center
- Meeting Rooms
- Multipurpose Room
- Fireplace
- Tot Lot area
- One-half basketball court
- Cabanas, shade structures, or trellises
- 60' x 90' great lawn
- Turf terrace
- Parking Lot
- Lookout garden and pavilion
- Paseo connection
- Outdoor lounge
- Outdoor fireplace
- Outdoor kitchen
- Picnic tables
- Barbecues
- Pavilion garden
- Putting green
- Thematic landscaping



Examples of typical amenities found in The Resort

## SECONDARY RECREATION CENTER

The Resort 2-acre Secondary Recreation Center provides both active and passive activities for all residents of the Resort to enjoy. A pedestrian connection is also provided to the adjacent paseo, which links this Recreation Center to The Resort primary Recreation Center.

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. This park design should not be interpreted as a final park design.

As shown in Figure 5.6, typical amenities shall include, but are not limited to:

- Resort Pool
- Spa
- Wading pool
- Pool sun deck
- Open turf play areas
- Tot lot area
- Overlook garden with pavilion
- Paseo connection
- Thematic landscaping
- Outdoor lounge
- Outdoor fireplace
- Pedestrian plaza area with enriched paving, benches and a pavilion
- Pool building with restroom, showers, and storage
- Picnic tables
- Barbecues
- Garden seating
- A 1/2 basketball court
- One tennis court
- Themed gardens
- Benches
- Rose Garden

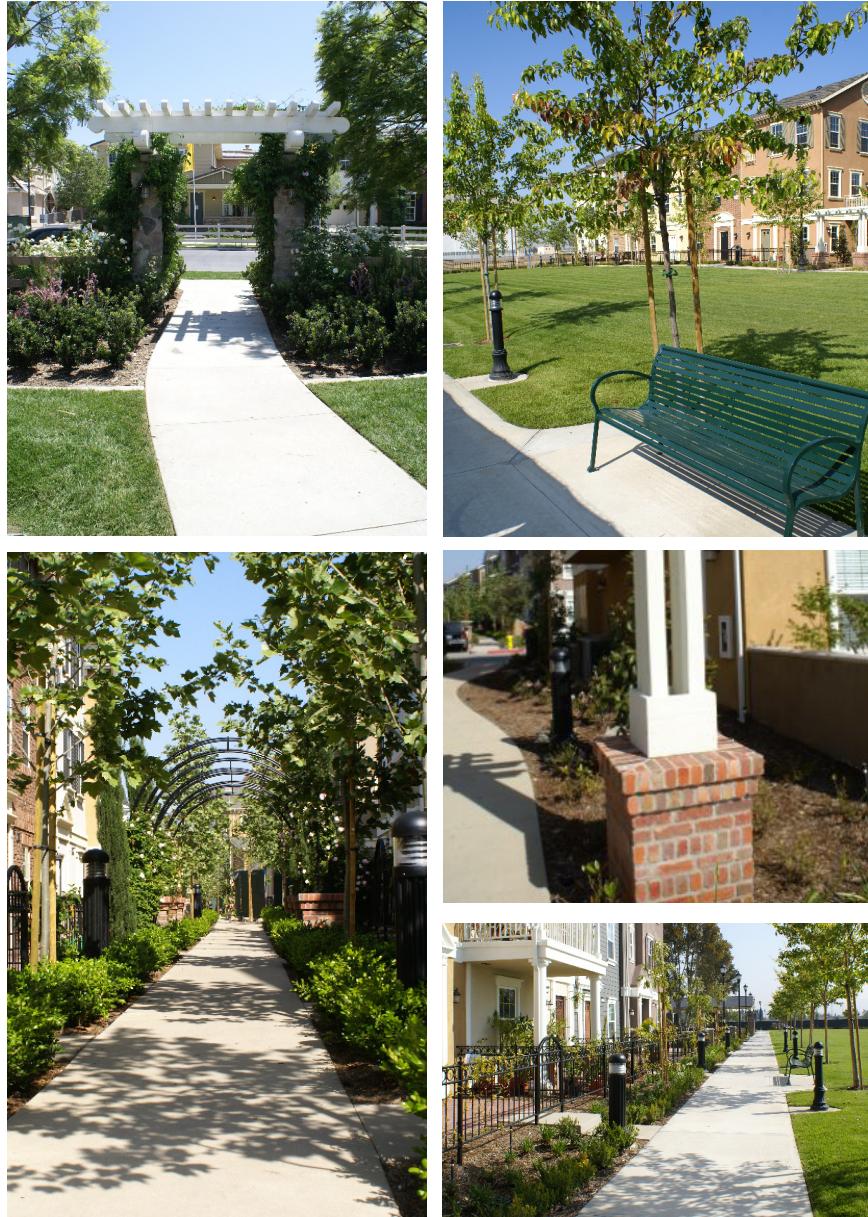


An outdoor fireplace (above) and central lawn (below) are examples of typical amenities found in The Resort

## THE RESORT COMMUNITY PASEO

The Resort Community Paseo provides for pedestrian connections between both Recreation Centers and to adjacent residential developments. The paseo ranges between 40 feet and 50 feet in width between buildings and will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As illustrated in Figure 5.7, typical amenities shall include, but are not limited to:

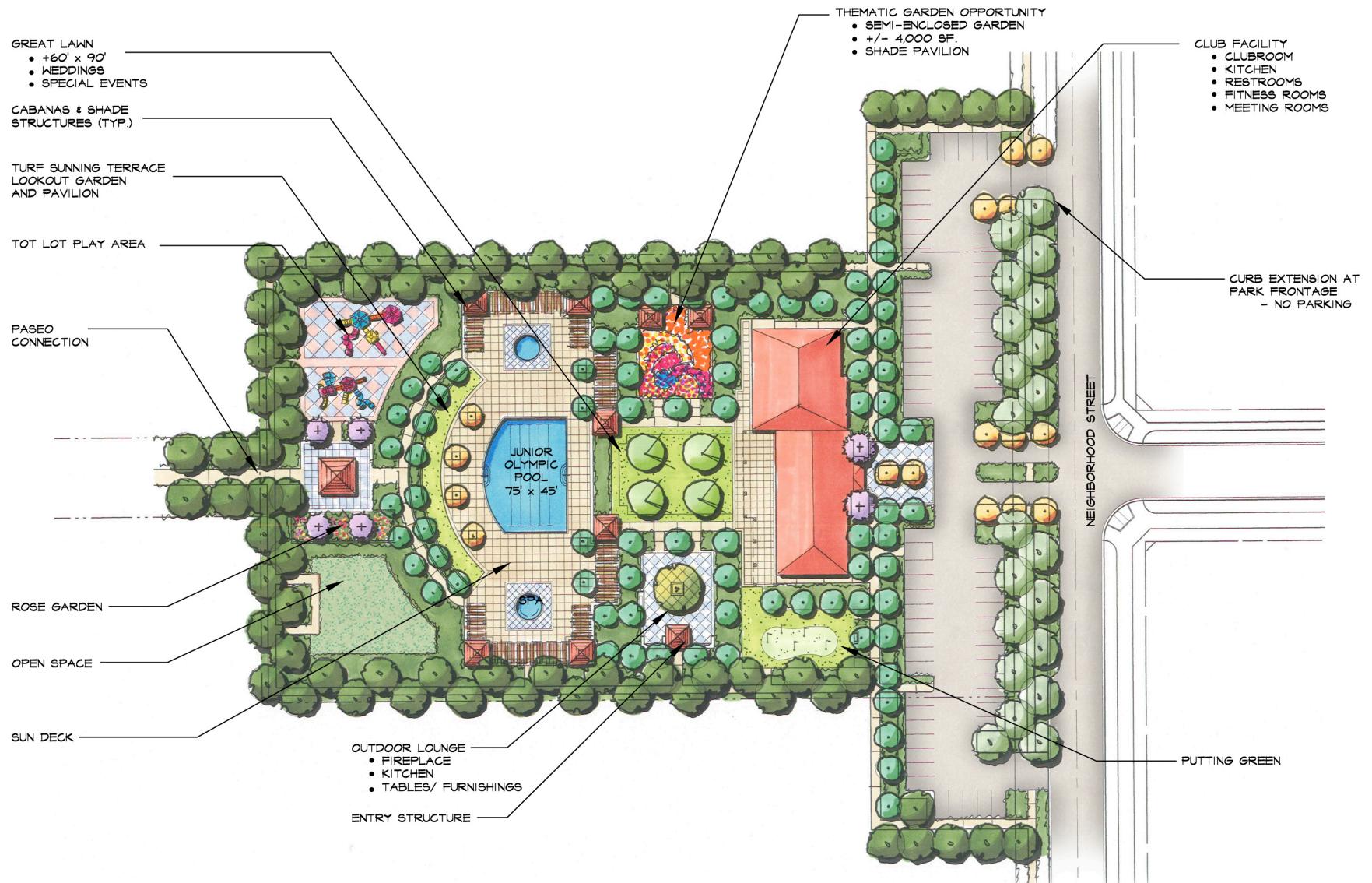
- Major north/south pedestrian connection
- Several focal plazas
  - Thematic pottery
  - Seating areas
  - Shade trees
  - Thematic landscaping
- Paseo connections to neighborhoods
- Residential front yard entry courts generating from the central paseo
- Central grand fountain plaza
  - Thematic Tree grove
  - Seating
  - Fountain
  - Thematic Pottery
  - Thematic landscaping
- Passive accent patios
  - Shade structure
  - Special paving
  - Thematic landscaping
- Central lawn area



Examples of typical amenities associated with The Resort Community Paseo

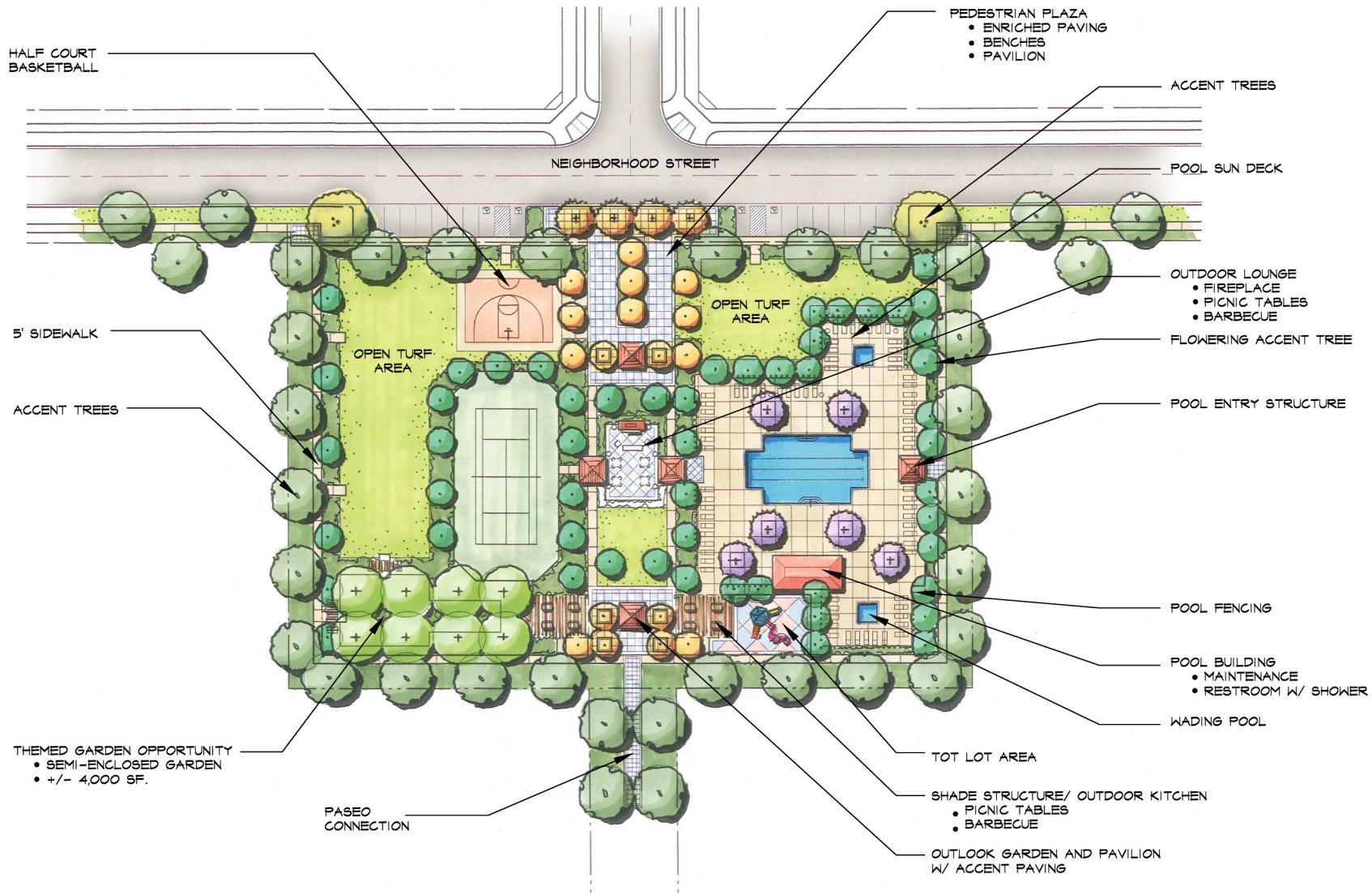
## THE RESORT – PRIMARY RECREATION CENTER

FIGURE 5.5



# THE RESORT – SECONDARY RECREATION CENTER

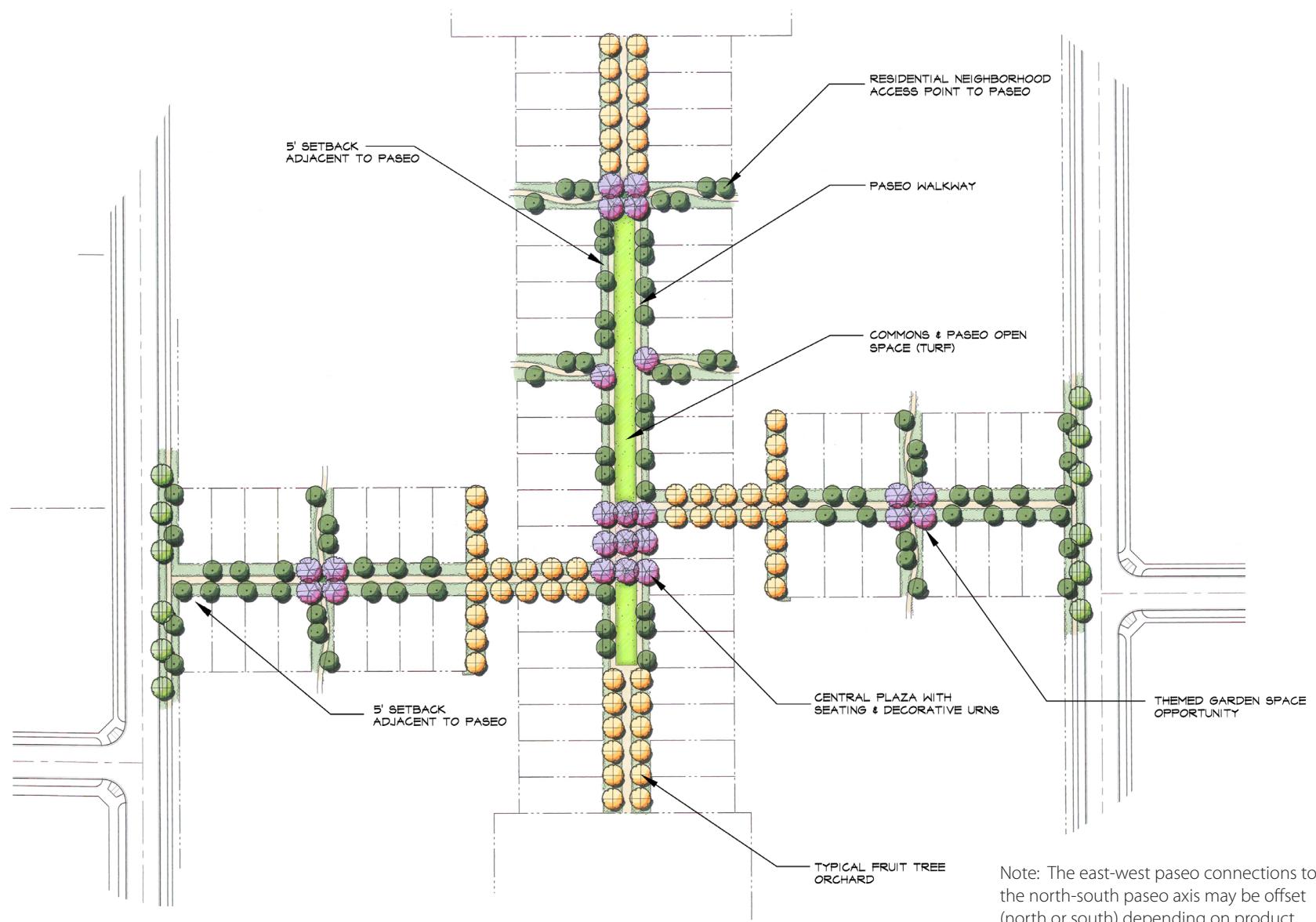
FIGURE 5.6



Note: Parking will not conflict with traffic through final design.

## THE RESORT COMMUNITY PASEO

FIGURE 5.7-A



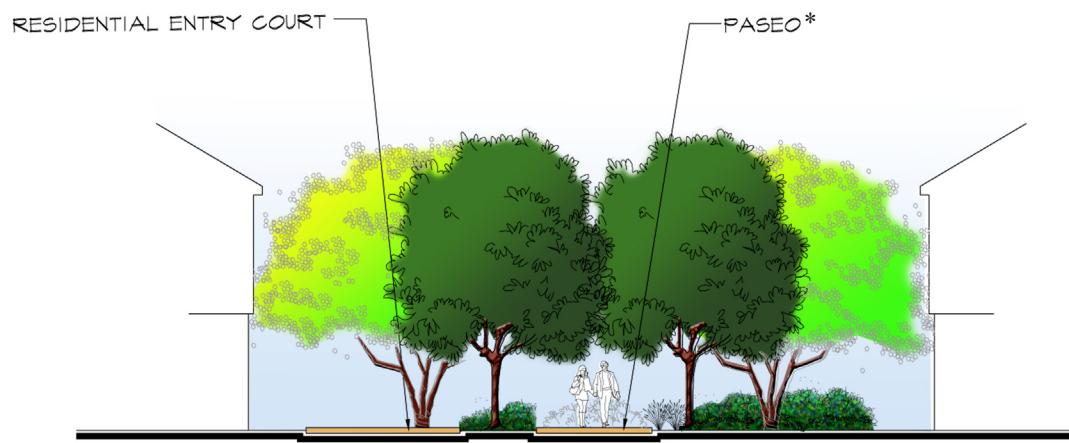
Note: The east-west paseo connections to the north-south paseo axis may be offset (north or south) depending on product lotting.



PARKS AND AMENITIES

## THE RESORT COMMUNITY PASEO

FIGURE 5.7-B



\*: 5' building setback adjacent to paseo

## 5.1.5 The Arboretum – Parks and Amenities

### PRIVATE NEIGHBORHOOD PARKS

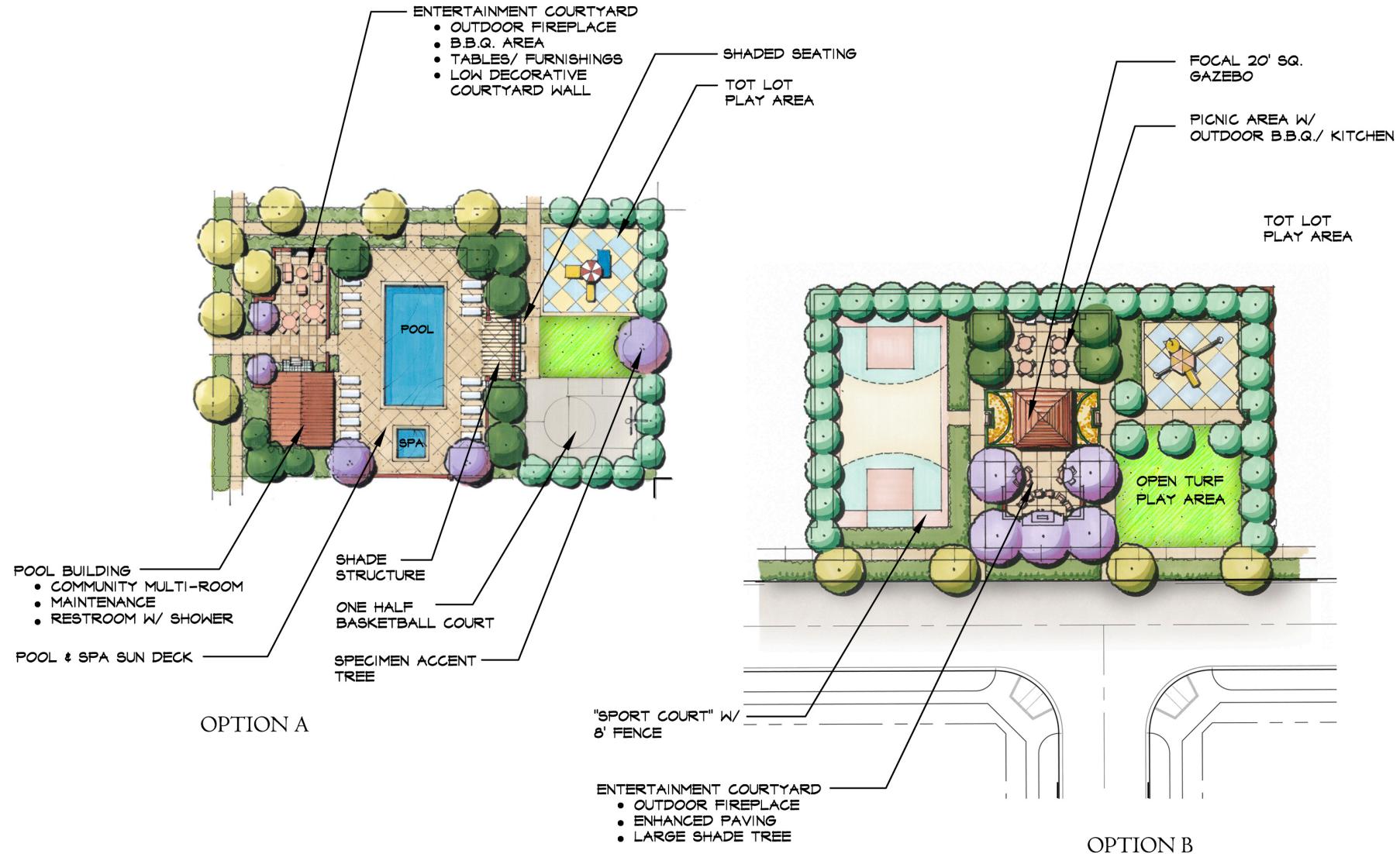
Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. At least two of the four parks will include a community pool. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan. As shown in Figure 5.8, typical amenities shall include but are not limited to:

- Community multi-room
- Dedicated game room
- BBQ kitchen area
- Outdoor fireplace
- Sports court
- Water feature
- Picnic benches
- Tot lot
- Gazebo
- Pool/Spa



# PRIVATE 0.3-ACRE NEIGHBORHOOD PARK

FIGURE 5.8



## THE ARBORETUM PARK

The Arboretum Park is located in The Arboretum Village, the signature village in the northwest corner of the Specific Plan project area. The overall design character of The Arboretum community will be defined by the look and feel of the Arboretum Park, and this spirit will be infused throughout the remaining three villages to achieve a unified character for The Arboretum community as a whole. As such, the vision and character of The Arboretum community must be diligently created and maintained within the Arboretum Park. Parking areas are integrated into the Arboretum Park and their designs shall comply with all applicable requirements. As illustrated in Figure 5.9, typical amenities for The Arboretum Park shall include but are not limited to:

- Perennial garden
- Tot lots
- Historic agriculture working garden
- Specimen trees
- Regional bike trail
- Stroller paths and jogging loops
- Picnic areas with game tables
- Outdoor movie screen
- Multilevel lake with waterfalls



Example of an educational plaque and topiary garden appropriate for The Arboretum Park

# THE ARBORETUM PARK

FIGURE 5.9A



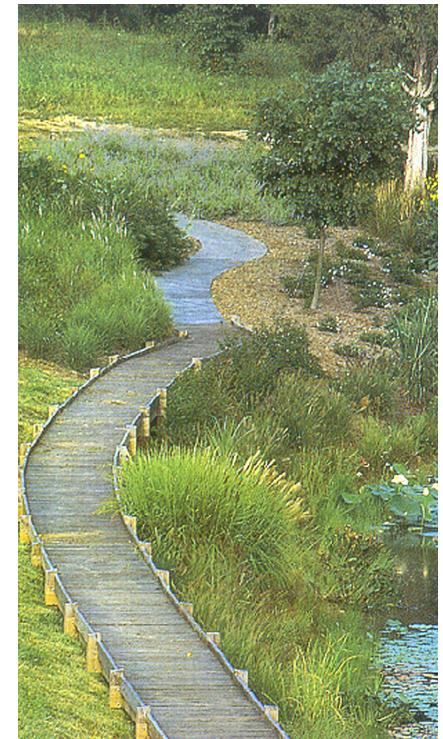
## LEGEND

- (A) Themed Tea House surrounded by Formal Rose Garden
- (B) Rock and Water Riparian Stream with Small Water Falls
- (C) Sloped Rock Faces
- (D) Topiary Garden with Shade Structure
- (E) Terraced Rock Garden with Trickle Fountain
- (F) Raised Picnic Area with Barbeque
- (G) Sculpture Garden
- (H) Secluded Meditation Garden
- (I) Spiral Play Mound
  - Ramp or Stair access
  - Mountain View Telescope
  - On-Grade Slides
- (J) Adventure Play/Enchantment Garden
- (K) Labyrinth/Maze
- (L) Enclosed Dog Park with Shade Seating Areas
- (M) Secret Enclosed Garden
- (N) Community Garden
  - Enclosed Working Garden
  - Community/Maintenance Building with Restrooms
  - Variety of Orchard
  - Vineyard
- (O) Multi-Level Children Play Park
  - Shade Structure
  - Separate Play Zone
  - Play Forest
- (P) Education Pavilion
  - Demonstration Buildings with Restrooms
  - Patio Area w/ Tables & Information Kiosk
  - Small Turf Amphitheatre
- (Q) Central Plaza
  - Decorative Paving with Seating
  - Interactive Fountain
- (R) Corner Plaza w/ Park Monumentation & Central Sculpture
- (S) Painters Point

Note: This illustration is conceptual in nature. Parking lot design shall be adjusted as needed to accommodate City stacking requirements.

## THE ARBORETUM PARK

FIGURE 5.9B



PARKS AND AMENITIES

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