



Chapter 1.0

Vision

There is a vast difference between development and community building. Development may or may not lead to the emergence of a community—community building leads to a complete integration into the physical and social fabric of a city. This is where the vision comes in; it describes what a community will look like—and feel like—and memorializes how it will work as a living environment. Vision for a community is the mental picture of its future that is created by anticipating or conceiving important desired community characteristics.

Vision statements serve to:

- Guide the planning process
- Facilitate consensus and unify direction
- Build traditions and establish lasting community values
- Organize action and involve the people or partners that can make it happen
- Sustain commitments during the community building process

This vision provides guidance to The Arboretum Specific Plan by indicating those broad objectives that must be translated into plans, regulations, and guidelines. The Vision Statement declares a commitment to a high quality of living. It will enable future community leaders and citizens to recall and endorse the intent of the Specific Plan and maintain diligence in carrying out its intent.

Many people will play a role in the achievement of the Vision and it will most likely take many years to complete. How can those who inherit decision-making responsibilities many years from now know what was envisioned by this effort? How can they understand what values and priorities drove the provisions that are included in this Specific Plan? The Vision Statement serves this very important role.



1.1 Honoring the City's Heritage

Every idea begins with a vision—the inspiration for all things associated with a particular undertaking. Historically, The Arboretum Specific Plan area was known for its citrus orchards—a vision that became the legacy of A.B. Miller.

In 1905 A. B. Miller arrived in Fontana. He saw opportunity where others saw adversity; many claimed “he will blow away in six months.” By 1920, A.B. Miller was successfully farming 5,000 acres of citrus in Northern Fontana, the largest individual citrus grove in the world.

One of the largest remaining undeveloped and unentitled areas in the City, The Arboretum Specific Plan is the capstone residential community of north Fontana—providing the opportunity to bring full circle the master planning efforts of this rapidly developing area of the City.

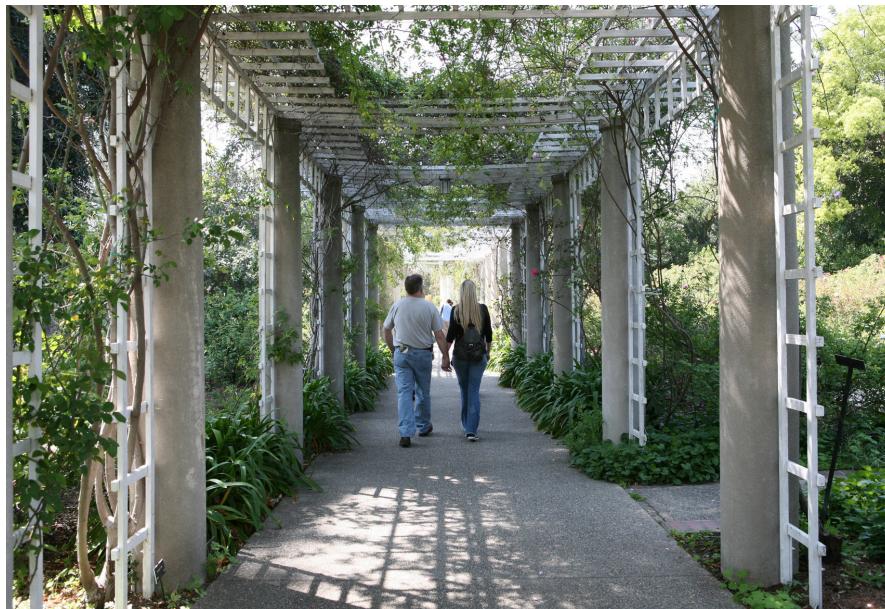
Taking clues from the area's historic role as a successful citrus empire, there is a new vision for The Arboretum—a vision to “bring the land to life” through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve over time and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.



A.B. Miller



Photos and information courtesy of the Fontana Historical Society.



1.2 The Arboretum Lifestyle

The Arboretum is not only a *place* to live—it embodies a *way* of living. The foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment—a complementary and lasting relationship between the landscape and the residents who reside in the community.

The Arboretum provides a lifestyle that is enhanced by social programs; strong ties to business, educational, and nonprofit partnerships; commitment to lifelong learning opportunities; and application of practices that support the sustainability of the community and the well-being of its residents. Please see Section 1.7, *Social Infrastructure*, for further details on The Arboretum's community building programs.

1.3 The Arboretum Image

The development of The Arboretum will enhance the image of the area with the provision of new roads and signature landmark landscaping, landscaped parkways, and entry monuments. The parkway landscaping will be unique to this area, generating a sense of arrival and association with this special place in the City. The Arboretum's major thoroughfares—Citrus Avenue, Sierra Avenue, Grapeland Street, Duncan Canyon Road, Casa Grande Avenue, and Cypress Avenue—will contain landmark landscaping that will clearly define the community edges and establish a visual impression of the significance of this project in relation to other developments nearby. The Arboretum's landscape will continue to mature as the community does, giving the sense that the community there was built within an arboretum setting. Please see Chapter 6, *Circulation and Streetscape Design* and Chapter 7, *Design Guidelines and Landscape*, for further detail on The Arboretum's parkways and landscaping program





1.4 Collection of Villages

The Arboretum will be developed to accommodate residents of varying life stages and lifestyles and will therefore accommodate a broad range of residential housing types and amenities that respond to the needs of its residents.

Four villages—The Meadows, The Gardens, The Resort, and The Arboretum—compose the foundation of The Arboretum Specific Plan area. These villages will provide housing opportunities that will respond to the community's ever-changing needs and lifestyles. The Arboretum will appeal to first-time home buyers, families, young professionals, and emptynesters. The villages have also incorporated recreational amenities customized to the unique needs of each of these groups. Chapter 4, *Community Structure*, provides a detailed description of The Arboretum's four villages.

1.5 A Community of Trees and Gardens

The Arboretum will establish a green system of parks and trails embodied within 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. Figure 6-1, *Circulation Plan*, provides further detail on the community's parks and trails system.

The Arboretum park serves as the community icon—creating a distinguishing landmark amenity that is not only known to nearby residents, but a place that is recognized citywide. It is this space that embodies the principles of The Arboretum Specific Plan and inspired the theming and way of living for an entire community. Over time, as The Arboretum matures, it is envisioned that The Arboretum and its interconnected network of gardens, parks, and natural open spaces will be recognized as a regional amenity as well. Please see Chapter 5, *Parks and Amenities*, for further information on The Arboretum's interconnected trail and park system.

The collection of gardens and amenities envisioned for The Arboretum serves as an integral component of the community. It supports the principles of the City's "Healthy Fontana" program by providing recreational opportunities that promote the health benefits of exercise by inspiring people to get out of their homes and experience their neighborhoods.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve this purpose. The Arboretum's major roadways—Sierra, Cypress, Citrus and Casa Grande Avenues as well as Duncan Canyon Road and Grapeland Street—will serve as a collection of signature tree species and plant varieties typically found in Arboretums. For more information on this concept please see Section 6.1.1, *Perimeter Streets*.





1.6 Sustainability

The uses of sustainable and “green” practices will become more and more prevalent in developing communities. The longevity and success of a community is not only based upon timeless architecture and a comprehensive landscape plan, it is also based upon how a community evolves and sustains itself over time.

Sustainability is generally defined as a community’s ability to meet the needs of the present without compromising the ability of future generations to meet their own needs. Through careful, thoughtful, planning and design, The Arboretum can be infused with sustainable practices that can be applied to residential and commercial uses, landscaping, and school facilities.

Throughout the Specific Plan document, guidelines and regulations promoting sustainable development and green practices have been included in the text. These guidelines are strongly encouraged, but not required, and are distinguished by the use of the leaf symbol, further emphasizing the environmental stewardship envisioned as part of The Arboretum. Practices and principles of sustainability and green design are presented in further detail in Chapter 7, *Design Guidelines and Landscape*.

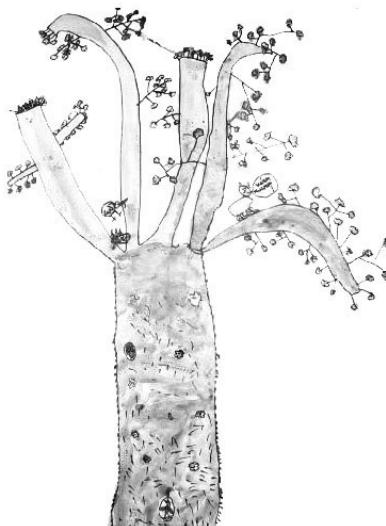
1.7 Social Infrastructure

Community building goes beyond the application of creative place-making techniques in the built environment. The Arboretum will foster strong and enduring social ties to the community created by the interactions facilitated through activities and programming, schools, and civic institutions integrated into each village. Providing a means for social interaction in The Arboretum fosters a sense of community and encourages social reinvestment into The Arboretum neighborhoods and serves as one of the principle objectives of this project.

In the tradition of Fontana's decades of innovation, The Arboretum will change the quality and character of the physical and social environment. It is envisioned that The Arboretum will serve as a focal point for the City's Arboretum and Earth Day Activities as well as ongoing social programs that could include floral arranging classes, walking groups, "mommy and me" activities, or gardening clubs. Farmers Markets are also envisioned in the Arboretum Park.

The social infrastructure of The Arboretum will be financed in part through the establishment of a Homeowner's Association (HOA) and in part through a Community Service Organization Fund (CSO), in which 0.25 percent of the sale or resale value of homes in The Arboretum will be set aside specifically for community activities and programs. These programs will be in place prior to the first Certificate of Occupancy. Chapter 10, *Administration*, contains further details regarding financing mechanisms.





1.8 Lifelong Learning

Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of new school facilities is envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

Lifelong learning opportunities are envisioned to extend beyond the confines of the school yard and into the community gardens. Students may experience ongoing educational programs such as tree planting programs or nature walks that teach them about the living environment surrounding them and environmental stewardship. Older community members attend landscape or gardening seminars held at the Arboretum Park, while other classes benefiting the community may be held at one of the community's several recreation centers. See Chapter 5, *Parks and Amenities* and Appendix B, *Community Gardens*, for details on The Arboretum's gardens.

Lifelong learning programs will be primarily developed and funded through the joint efforts of the HOA, CSO, and the City of Fontana. These programs and events may also be financed by local businesses. Please see Section 1.7, *Social Infrastructure*, for additional community building programs envisioned for The Arboretum.



1.9 Conclusion

The objectives outlined in the vision above provide a glimpse into The Arboretum at the physical and social level. These concepts are articulated up front in the Specific Plan document so that there is a common understanding of what is to be achieved in this unique residential community. The regulations and guidelines outlined in the following chapters provide the framework by which this vision is to be realized.

