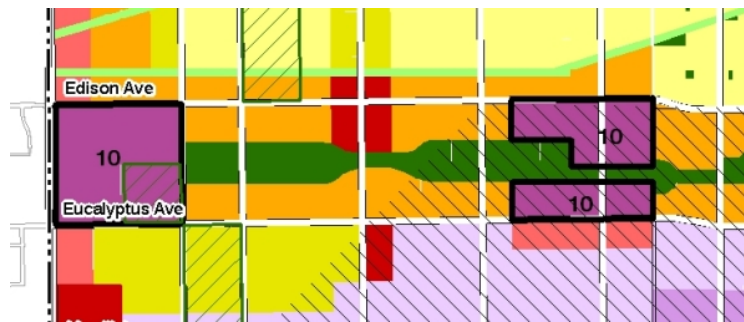


# NMC West Mixed Use Areas

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**Location:** One node between Edison, Euclid, Eucalyptus and Campus.

Second node between Edison, 1/4 mile east of Walker, Eucalyptus and Carpenter.



**Intent:** These Mixed Use areas are envisioned as the southern activity centers of Ontario and the focus of the New Model Colony. They accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses in a pedestrian oriented atmosphere. These Mixed Use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison.

**Allowed Development Intensity**

- > 14 to 45 DUs per acre
- 1.5 FAR for office uses
- 1.0 FAR for retail uses

**Buildout Limits:**

- 3,316 DUs
- 6,740,562 sq. ft. office/retail

**Special Processing Requirements**      Specific Plan