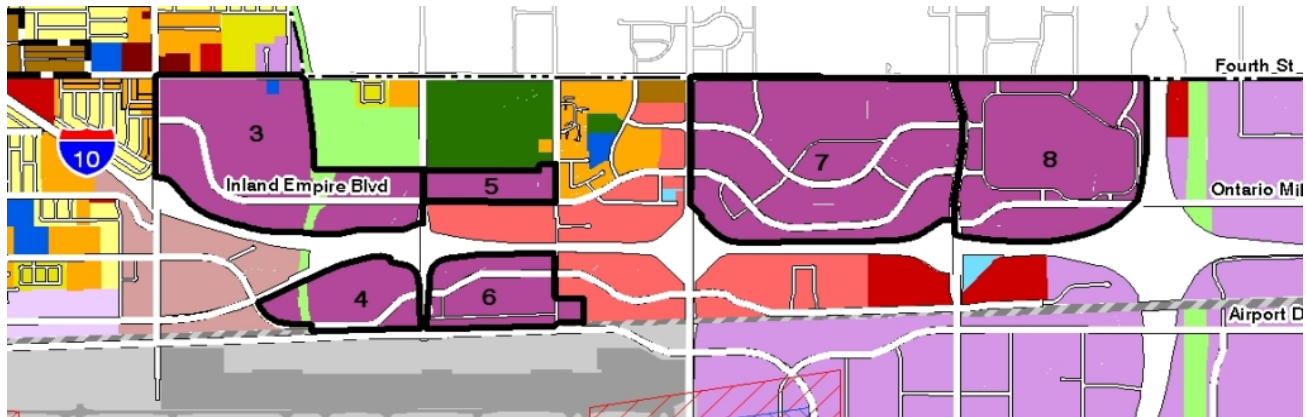


# Ontario Airport Metro Center

**Location:** Generally on the north & south sides of I-10 Freeway between I-15 and Vineyard



### 3. Meredith

**Intent:** Meredith is envisioned as one of the most intensive developments in Ontario and is intended to accommodate an intensive, horizontal and vertical mixture of commercial, office, and residential uses based around a transit station. The portion fronting I-10 will be the most intensive mixture of mid-rise buildings, regional-serving retail and office centers, while the northern area is generally a residential village comprised of single and multi-family residential districts surrounding a vertically mixed-use village core.

Allowed Development Intensity

- >25 to 125 DUs per acre
- 3.0 FAR for office & retail uses

### 4. Multi-Modal Mixed Use

This area is the ideal location of our future multi-modal transit station that links rail, regional, local, and Airport transit. Intensive office, retail, and residential uses are envisioned to be integrated with the transit station, which should be an iconic structure befitting a key entry into the US and Ontario.

- >20 to 80 DUs per acre
- 1.0 FAR for office & retail uses

### 5. Inland Empire Corridor

Located along Inland Empire Boulevard, this area is intended to provide a connection between Meredith and the Ontario Center and relate to the park immediately to the north. This area is envisioned as a lower-rise mixture of office, retail, and residential uses.

- >14 to 30 DUs per acre
- 2.0 FAR for office uses
- 1.0 FAR for retail uses

Assumed Buildout:	2,930 dwelling units 7,470,540 sq. ft. office/retail	457 dwelling units 2,987,345 sq. ft. office/retail	368 dwelling units 352,662 sq. ft. office/retail
Special Processing Requirements:	Subject to Area Plan for Ontario Airport Metro Center	Subject to Area Plan for Ontario Airport Metro Center and Specific Plan	Subject to Area Plan for Ontario Airport Metro Center
Intent:	<p><b>6. Guasti</b></p> <p>This site includes the Guasti Winery, which is on the National Register of Historic Places. This area is envisioned as a mixture of high quality office, lodging, retail and residential uses that incorporate the Guasti Winery. More intensive office and commercial uses are envisioned along I-10 while office, commercial, and lodging uses are envisioned in and around the historic structures.</p>	<p><b>7. Ontario Center</b></p> <p>This area is one of the most intensive developments in Ontario and is characterized by low-rise (3-5 stories) and mid-rise (5-10 stories), mixed-use buildings, iconic architecture, and regionally significant uses, such as the Events Center, and other cultural and entertainment uses. This area accommodates a vertical and horizontal mixture of entertainment, retail, office, and residential uses in an active, pedestrian oriented atmosphere. In this area, The Haven Corridor (link to Haven Corridor in Community Design) is envisioned as an elegant, landscaped boulevard lined multi-story office uses near the I-10 and mixed and residential uses closer to Fourth Street.</p>	<p><b>8. Ontario Mills</b></p> <p>This area will continue to be a regional retail center. Intensification of the area may include additional retail and entertainment, office, lodging, and potentially residential uses. New development is envisioned to occur along the interior loop road and the perimeter of the area.</p>
Allowed Development Intensity	<ul style="list-style-type: none"> <li>• &gt;25 to 65 DUs per acre</li> <li>• 1.0 FAR for office &amp; retail uses</li> </ul>	<ul style="list-style-type: none"> <li>• &gt;20 to 125 DUs per acre</li> <li>• 2.0 FAR for office uses</li> <li>• 1.0 FAR for retail uses</li> </ul>	<ul style="list-style-type: none"> <li>• &gt;25 to 85 DUs per acre</li> <li>• 1.5 FAR for office uses</li> <li>• 1.0 FAR for retail uses</li> </ul>
Assumed Buildout:	500 dwelling units 2,361,388 sq. ft. office/retail	4,139 dwelling units 9,014,316 sq. ft. office/retail	479 dwelling units 5,477,126 sq. ft. office/retail
Special Processing Requirements:	Subject to Area Plan for Ontario Airport Metro Center	Subject to Area Plan for Ontario Airport Metro Center	Subject to Area Plan for Ontario Airport Metro Center

