



## TEAM PARTICIPANTS

CITY OF MONTCLAIR  
5111 Benito Street  
Montclair, California 91763

City Council Paul M. Eaton, Mayor  
J. John Dutrey, Mayor Pro Tem  
Leonard Paulitz, Council Member  
William Ruh, Council Member  
Carolyn Raft, Council Member

City Staff Lee McDougal, City Manager  
Rob Clark, Director of Community Development  
Marilyn Staats, Director of Redevelopment / Public Works  
Steve Lustro, City Planner  
Mike Hudson, City Engineer

Urban Design MOULE & POLYZOIDES ARCHITECTS AND URBANISTS  
180 East California Boulevard  
Pasadena, California 91105

Economic Analysis STRATEGIC ECONOMICS  
2991 Shattuck Avenue, Suite 203  
Berkeley, California 94705

Parking & Transportation NELSON/NYGAARD  
785 Market Street, Suite 1300  
San Francisco, California 94103

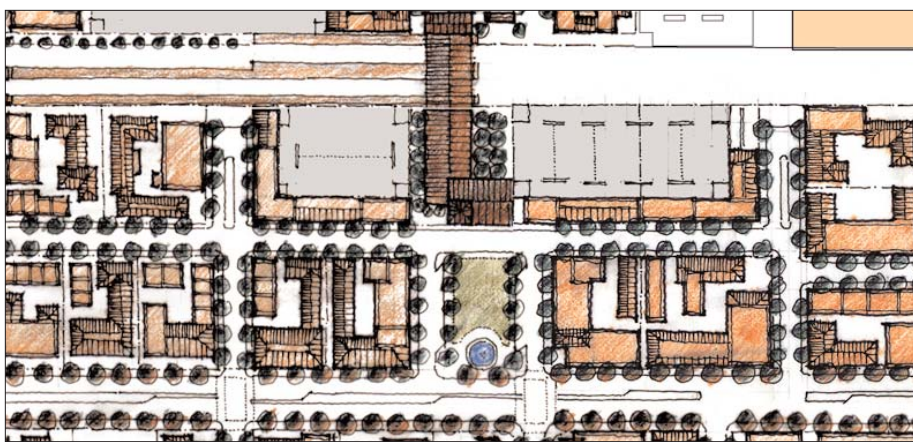
Codes / EIR CRAWFORD MULTARI & CLARK ASSOCIATES  
641 Higuera Street, Suite 302  
San Luis Obispo, California 93401

April 10, 2006 : Approved by Planning Commission  
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**CONTENTS**  
AND EXECUTIVE SUMMARY



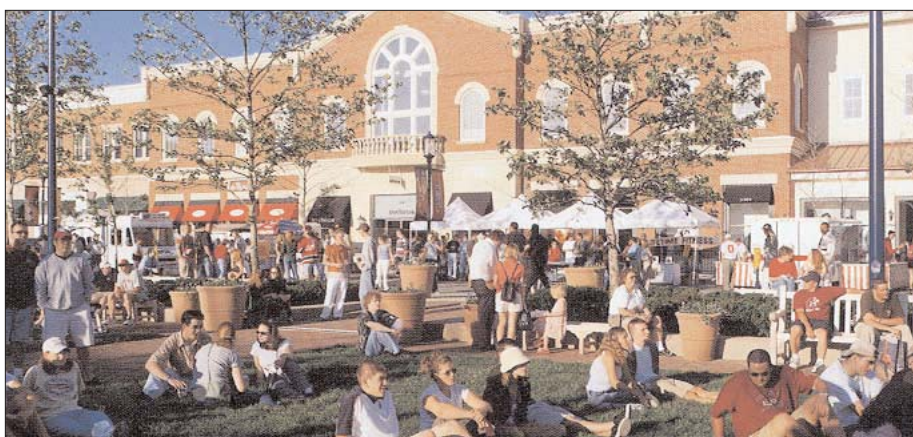
Chapter 1 : Introduction / Context



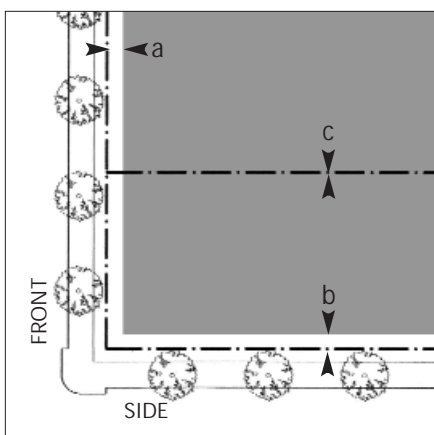
Chapter 2 : The Plan



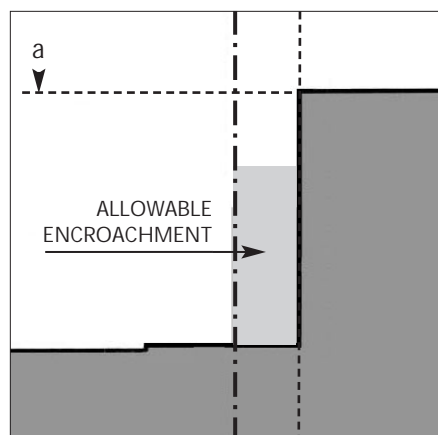
Chapter 3 : Illustrative Projects



Chapter 4 : Great Squares & Streets



Chapter 5 : The Code



**Chapter 1 : Introduction** ..... pg 1:1 - 1:4  
Plan Purpose and Context

North Montclair's combination of undeveloped land in proximity to a mixture of regional uses, activities and amenities, particularly current and planned fixed rail transit is unique in the western Inland Empire. It is an ideal location for a mixed-density, mixed-use Town Center. The design principles for mixed-use districts, therefore, guide the Plan's recommendations.

**Chapter 2 : The Plan** ..... pg 2:1 - 2:4  
Concepts and Programs

Because of the uncertainty and competitiveness of regional-serving retail, the Plan recommends a program mix that begins with transit-oriented housing and local-serving retail, evolving into regional retail.

**Chapter 3 : Illustrative Projects** ..... pg 3:1 - 3:10  
Design Concepts for Specific Sites

The Plan recommends a market-driven development strategy in four phases, which is described through a series of illustrated design concepts. Phase One utilizes immediately available land and market interest to create mixed-density housing serving transit commuters. This is followed by Phase Two, the creation of a mixed-use Town Center adjacent to the rail/bus Transit Station. Phase Three proposes additional residential development on land located between Claremont, Upland and North Montclair. The transformation of the regional retail at Montclair Plaza is described as Phase Four, the final component of development.

**Chapter 4 : Great Squares & Streets** ..... pg 4:1 - 4:12  
Guidelines for the Public Realm

Creating a "pedestrian first" mixed-use district requires an extensive, connected network of public spaces. This is achieved through the dedication of significant public buildings and open space, and the proper balance of cars and pedestrian amenities on public streets. The Plan establishes standards for the development of the public realm.

**Chapter 5 : The Code** ..... pg 5:1 - 5:42  
Guidelines for the Private Realm

The Plan proposes a "form-based" code to regulate private development. In contrast to conventional zoning that divides land by uses, the North Montclair Code is organized by geography of place. The Code provides regulations for three unique places: Town Center, Corridor Residential, and Neighborhood Residential, with an emphasis on the design of individual buildings directed to form the public realm.

**Chapter 6 : Implementation** ..... pg 6:1 - 6:6  
Public Projects and Phasing

Implementation of the Plan is described through an itemization of public infrastructure improvements in support of the Plan; and the expected density yield of each phase of development.

**Appendices**

Analytical, technical and background information and reference material produced during the development of the Plan is provided here.