ONTARIO’S NEW MODEL COLONY: REGIONAL SETTING

Model Colony

New Model Colony
GENERAL PLAN AMENDMENT AND ENVIRONMENTAL IMPACT REPORT

CHRONOLOGY:

- August 1995 – Advisory Committee (AC) appointed
- November 1995 to April 1997 – 17 community workshops
- April 14, 1997 – AC recommends approval
- May 7, 1997 – Planning Commission begins review - 3 public workshops and 6 public hearings
- October 30, 1997 – PC recommends City Council approval
- January 7, 1998 – City Council approval
- November 30, 1999 - Annexation
ONTARIO’S NEW MODEL COLONY: THE PLAN

- 8,200 acres
- 31,200 units
- 101,845 people
- 5,500,000 s.f. commercial space
  - 2,000,000 s.f. regional
  - 1,000,000 s.f. town center
- 5,100,000 s.f. industrial space
- 925 acres parks/trails
  - 50-acre lake
  - 350-acre “village green”
  - 150-acre golf course
- 20 Elementary schools
- 5 Middle schools
- 3 High schools
- 80-acre higher learning campus
ONTARIO’S NEW MODEL COLONY:
LAND USE DISTRIBUTION

NMC Total Units = 31,188
- Maximum Total Single Family Units = 20,396
- Maximum Total Multi-Family Units = 10,792
CITY PIGGY BANK

BROKE
CURRENT RESIDENTS
ONTARIO’S NEW MODEL COLONY:
GENERAL PLAN GOAL

To create an exceptional community through the development of distinguished neighborhoods
ONTARIO’S NEW MODEL COLONY: NEIGHBORHOOD FORM

- Variety of Uses
- Grid Street System
- Connectivity
- Finer Grain Developments
ONTARIO’S NEW MODEL COLONY: TOWN CENTER CONCEPT

✓ Focal Point for Entire Community
✓ Diversity

✓ Center of Civic, Cultural, Religious, and Higher Education
✓ Urban Feeling
ONTARIO’S NEW MODEL COLONY: QUALITY ARCHITECTURE

- Diversity
- Authenticity
- Architecture Forward
- 360-degree Attention
ONTARIO’S NEW MODEL COLONY: AMENITIES

- Parks
- Lake Feature
- Golf Course
- Linkages
- Wildlife
- Conservation Area
- Great Streetscape
ONTARIO’S NEW MODEL COLONY: TECHNOLOGY

- Fiber to the Home and Business
- Innovative Construction Techniques
- Utilities Innovation
NOW WE’RE ROLLING
ON THE ROAD AGAIN
CHALLENGES
ONTARIO’S NEW MODEL COLONY: THE MASTER PLANS

- Water Master Plan
- Sewer Master Plan
- Storm Drain Master Plan
- Transportation Master Plan
- Parks, Recreation & Biological Resources Master Plan
- Park and Recreation Master Plan
- FTH (Fiber to the Home Master Plan)
- Approved September 2002
## Construction Agreement Exhibit B-3 - Phases I and II
### Preliminary Cost Estimate (Note) / Cash Flow

<table>
<thead>
<tr>
<th>Category</th>
<th>Phase I</th>
<th>Phase II</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>WATER SOURCE STORAGE &amp; DISTRIBUTION</td>
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<tr>
<td>Pre-Paid/Advance Costs</td>
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<td>Non-Payable Direct/Indirect Costs</td>
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<td>NET TO REPLY (Note)</td>
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<tr>
<td>CASH FLOW SPREADSHEET</td>
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**Note:** Estimated costs were calculated with a 10% contingency amount included. No developer construction management costs have been included.
LAND UNDER DEVELOPER CONTROL
ONTARIO’S NEW MODEL COLONY: WHAT’S NEXT

- First Specific Plan Approvals
- Begin Infrastructure Installation
- Commence Grading Operations
- House Construction Begins
- First Occupancies
ONTARIO’S NEW MODEL COLONY: DEVELOPMENT PHASES

• Initial infrastructure will support 3,000 units and will be available January ’07

• Next phase will support 4,600 units and will be available June ’08

• City anticipates issuance of approximately 2,000 building permits per year.

• At present, developers control property equating to roughly 11,800 units within the eastern portion of the NMC (90% of units allocated under the General Plan).
Ensure the Development of a Well Planned, Balanced and Self-Sustaining Community in the New Model Colony
THE END