

# Arantine Hills

**Client**  
Bluestone Communities

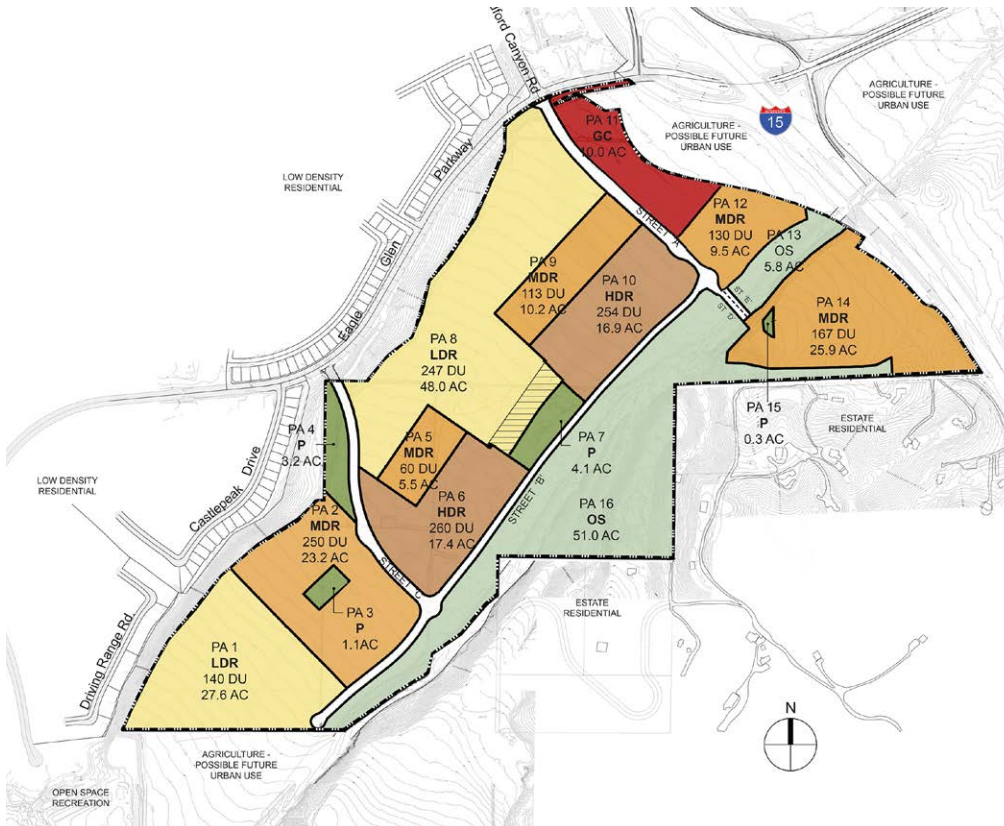
**Location**  
Corona, CA

**Use**

- Community Master Planning
- General Plan Amendment
- Specific Plan

**Facts**

- Residential - 129.6 AC; 1,170 Single-Family and Multi-Family Dwellings
- Commercial - 38.3 acres
- Mixed-Use - 38.5 AC; 451 Residential Units
- Open Space - 36.9 AC
- Parks - 15 AC



Land Use	Acreage (AC)	Dwelling Units (DU)	Density Range
General Commercial (GC)	10.0		
High Density Residential (HDR)	34.3	514	15-36
Medium Density Residential (MDR)	74.3	720	6-15
Low Density Residential (LDR) *	75.6	387	3-6
Parks (P)	8.7		
Open Space (OS)	56.8		
Master Planned Roadways	16.3		
<b>TOTAL</b>	<b>276.0</b>	<b>1,621**</b>	

**Notes:**

\* Includes 2.6 acres of High Density Residential Overlay

\*\* If PA 6 and 10 are developed with age-qualified units, the total number of dwelling units would increase to 1,806 du.

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Located adjacent to high value freeway frontage and an existing upscale residential community, the vision for the new community of Arantine Hills proposes a unique combination of convenient commercial services, nearby employment, contemporary residential opportunities and natural amenities. The community framework was developed along a clear and efficient grid structure, designed to fit within the sites natural boundaries. A network of parks, walking and biking trails are integrated throughout the neighborhoods to promote health and fitness as well as reduce automobile use. At the heart of the community lies an urban plaza/park where neighbors can congregate on afternoons under shade trees, listen to occasional music performances, shop at a farmers market, take in an art show or just people watch. Adjacent to the freeway interchange, planned commercial uses will provide office space for new business's, provide employment opportunities and serve the community's shopping and entertainment needs.



**Architecture+Planning**  
888.456.ktgy ktgy.com

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