

THE NEW PLEASANT HILL BART STATION PROPERTY CODE



ARCHITECTURAL STANDARDS

LENNERTZ COYLE AND ASSOCIATES, L.L.C., MASTER PLAN
GEOFFREY FERRELL ASSOCIATES, L.L.C., CODE WRITER

GEOFFREY FERRELL ASSOCIATES FINAL DRAFT

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GENERAL PRINCIPLES AND INTENT

1. TRADITION

- These standards favor an aesthetic that is traditional in a broad sense. They specify an architectural language of load-bearing walls, pitched roofs, and regional materials reminiscent of northern California's Spanish Colonial Revival structures. The standards also coincide with the Code requirements that specify certain details, such as column spacing, window proportions, roof pitches, and overhangs.
- The intention behind these standards is not to copy the past, but to utilize its discipline when designing new buildings. Structures created according to these standards will also demonstrate a clear relationship to the longstanding architectural traditions of northern California.
- Buildings designed to withstand the elements (gravity, sun, weather, and time) that also incorporate traditional rules of proportion and massing retain their appeal beyond a simple question of "style."
- All building materials shall express their specific properties. For example, heavier more permanent materials (i.e. masonry) support lighter materials (i.e. wood).

2. SIMPLICITY

- The building mass shall consist of a simple composition of basic building forms that follow a clear hierarchy. For example, the principal structure and accessory buildings will be sited in a manner appropriate to their size and function.
- Rooflines shall be simple, utilizing gables, hips, and sheds, or combinations of these basic forms. Complicated rooflines are to be avoided.
- Details such as doors, windows, eaves, railings, etc. should be carefully designed and constructed. These will contribute significantly a building's visual interest and value.

3. EQUIVALENT OR BETTER

- While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. Their introduction shall be submitted to the TOWN ARCHITECT for review and approval.

4. WHERE CLEARLY VISIBLE FROM THE STREET

- Many of these standards apply only in conditions WHERE CLEARLY VISIBLE FROM THE STREET. Note that the definition of STREET includes, PARKS, SQUARES, the BART passenger platform, and all public areas but not the BART LINE. These controls therefore concentrate on the public realm and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is not CLEARLY VISIBLE FROM THE STREET.

ARCHITECTURAL INTENT

FOR THE
PLEASANT HILL BART STATION PROPERTY REDEVELOPMENT



Image by Steve Price, Urban Advantage

SHOPFRONT and WORKPLACE buildings are common in every American downtown. These building types are designed to foster active street life. Their ground floor fronts have large windows to encourage a connection between the commercial activity within and the public life of street and

sidewalk. Since upper-storey uses may be offices or residences, those windows are appropriately smaller.



Other large buildings utilize the same basic components as SHOPFRONT and WORKPLACE buildings as shown in the illustration to the left.

ARCHITECTURAL INTENT

FOR THE
PLEASANT HILL BART STATION PROPERTY REDEVELOPMENT



The architectural aesthetic shall pursue the following characteristics:

1. Steeply pitched gable and hip roofs
2. Overhanging eaves and balconies with heavy timber-supporting brackets and/or rafter tails
3. Simple building walls of stucco, stone, or brick
4. Muted exterior colors with rich trim and detail colors



These illustrations show typical views that exemplify the desired aesthetic.

Buildings must undergo a process of careful review with the TOWN ARCHITECT to ensure a building that makes both economic and architectural sense for the BART Station Property. The TOWN ARCHITECT will also work with the developer and/or designer to show them how the BART Station Property will satisfy their site needs and other requirements.

The TOWN ARCHITECT will make recommendations to the Community Development Department prior to consideration of Final Development Plans or modifications. The TOWN ARCHITECT will also consult with the zoning administrator before the issuance of building permits.

THE ARCHITECTURAL STANDARDS

INTENT: BUILDING WALLS (EXTERIOR)

INTENT AND GUIDING ILLUSTRATIONS

The illustrations and statements on this page are advisory only. Refer to the Code Standards at right for the specific prescriptions of this section.



Building walls should reflect the traditional materials and techniques of California's Spanish Colonial Revival architecture. They should express the construction techniques and structural constraints of traditional, long-lasting materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form.

STANDARDS: BUILDING WALLS (EXTERIOR)

WHERE CLEARLY VISIBLE FROM THE STREET

MATERIALS - BUILDING WALLS

- Brick
- Stucco (cementitious finish)
- Native stone
- Precast masonry
- Gypsum Reinforced Fiber Concrete (GFRC -- for trim elements only)

CONFIGURATIONS AND TECHNIQUES

- *Walls*
 - Wall openings shall be "no more squat than square" (i.e. must be taller than wide).
 - Wall openings shall not span vertically more than one storey.
 - Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners) except for towers, chimneys and piers.
- *Brick, Block and Stone*
 - Must be properly detailed and in appropriate load-bearing proportions.
- *Stucco (cementitious finish)*
 - Smooth or sand finish only

INTENT: ROOFS

INTENT AND GUIDING ILLUSTRATIONS

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No other architectural element so directly expresses the relationship between a building and the forces of nature and time. Roofs should have consistent pitches and generous overhangs in order to provide visual coherence to the BART Station Property. Roofs shall also demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials.

STANDARDS: ROOFS

WHERE CLEARLY VISIBLE FROM THE STREET

Materials

- Clay or concrete (faux clay)
- Tile: barrel or flat roman
- Slate, equivalent synthetic or better

CONFIGURATIONS AND TECHNIQUES

- Pitch
 - Simple hip and gable roofs shall be symmetrically pitched between 6:12 and 10:12.
 - Shed roofs, subordinate and attached to the primary structure, shall be pitched between 4:12 and 7:12.
- Overhang
 - Eaves must overhang at least 30" on the primary structure.
 - Rakes (gable end) must overhang at least 24."
 - Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least 8."
 - Open eaves and simple classical soffits and fascia are allowed.
 - Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
 - Cornices and soffits may be a combination of vinyl, wood, and/or metal.
 - Timber eaves and BALCONY brackets must be a minimum of 5.5" in dimension.
- Cornices and Other Features
 - Overly elaborate, "postmodern" and/or "high-tech" designs are not allowed. Consult the TOWN ARCHITECT for appropriate configurations.
 - Skylights and roof vents are permitted only on the roof plane opposite the primary STREET or RBL.
- Buildings seven (7) storeys and above may vary from the exact prescriptions of these standards as long as this is not perceptible from the STREET. Specific roof and cornice features permitted include:
 - So-called "mansard" roofs: flat roof platform behind partial roof slope
 - Alternate imitation clay tile materials, such as fiberglass
- Parking structures that front the STREET or RBL may satisfy the overhang requirement with a cornice with a projection beyond the structure walls that is not less than 10" total.

INTENT: WINDOWS AND DOORS

INTENT AND GUIDING ILLUSTRATIONS

The illustrations and statements on this page are advisory only. Refer to the Code Standards at right for the specific prescriptions of this section.



Windows and doors should be simple in both design and placement. Windows should be divided by mullions into multiple panes of glass.. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall, an effect that is produced by a single sheet of glass.

STANDARDS: WINDOWS AND DOORS

WHERE CLEARLY VISIBLE FROM THE STREET

MATERIALS

- Windows of anodized aluminum, wood, clad wood, vinyl, or steel
- Window glass must be clear, with light transmission at the ground storey at least 90% and 75% for the upper storeys (subject to modification if necessary to meet Title 24 requirements)
- Specialty windows may utilize stained or opalescent glass
- Window screens shall be black or gray
- Screen frames shall match window frame material or dark anodized
- Doors of wood, clad wood, or steel (dark bronze)

CONFIGURATIONS AND TECHNIQUES

- For all windows:
 - Openings for windows, windowpanes, and doors shall be "no more squat than square" (i.e. must be taller than wide). Transom windows are not included in the measurements of this requirement.
 - Windows may be ganged horizontally (maximum 3 per group) if subdivided by a mullion that is at least 7" wide.
 - Windows shall be no closer than 30" to building corners.
 - Exterior shutters shall be sized and mounted appropriately for the window (1/2 the width), even if inoperable.
- Upper-storey windows:
 - Double-hung, single-hung, awning, and casement windows.
 - Minimum 2-over-1 double-hung, single-hung sash configurations.
 - For residential buildings: panes of glass no larger than 36" vertical by 20" horizontal (except for the bottom sash in a 2-over-1 configuration).
 - The maximum pane size for office uses is 60" vertical by 48" horizontal.
 - Egress windows may be installed according to the Uniform Building Code (UBC).
- Shopfront (ground floor) windows and doors:
 - Single panes of glass not larger than 6' height by 4' width
 - Ground floor windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space), and shall allow a minimum 60% of surface view into the building (to at least a 20' depth)
- Doors:
 - Double-height entryways are not allowed.
 - Shopfronts may extend up to 12" beyond the building façade toward the STREET.
 - Doors shall not be recessed more than 3' behind the shopfront windows and, in any case, shall have a clear view to a 45-degree angle past the perpendicular from each side of the door.

INTENT: STREET WALLS

INTENT AND GUIDING ILLUSTRATIONS

The illustrations and statements on this page are advisory only. Refer to the Code Standards at right for the specific prescriptions of this section.



STREET WALLS establish clear edges where buildings do not. The BART Station Property includes a series of masonry walls that define outdoor spaces and separate the public realm (street and sidewalk) from the private realm (gardens, trash cans, and equipment).

STANDARDS: STREET WALLS

WHERE CLEARLY VISIBLE FROM THE STREET

MATERIALS

- Native stone (carved with local and traditional techniques) and equivalent imitation stone
- Metal – wrought iron, welded steel and/or aluminum (black) for gates only
- Brick
- Stucco on concrete block (or poured) only with brick or stone coping
- A combination of materials; i.e. stone piers with brick infill panels

CONFIGURATIONS AND TECHNIQUES

- STREET WALLS along any unbuilt STREET FRONTAGE shall be between 6’ and 15’ above the adjacent ground
- Stucco STREET WALLS shall have a hardy species of climbing vine planted along them
- Metal work may additionally be treated to imitate a copper patina

All STREET WALL facades shall be as carefully designed as the building façade, with the finished side out, i.e. the “better” side facing the STREET.

STANDARDS: LIGHTING AND MECHANICAL EQUIPMENT

INTENT Materials and equipment chosen for lighting fixtures should be durable, longlasting, and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

STANDARDS

The lighting for the Station Property shall create light necessary for convenience and safety without causing light pollution or glare. Lighting standards will be reevaluated if light pollution becomes evident

- STREET lighting: lights located between 9' and 15' above grade with a maximum average spacing (per block face) of 60' on center and located on STREET TREE ALIGNMENT LINE on each side of the STREET and travel lanes.
- At the front of the building, exterior lights shall be mounted between 6' and 15' above grade.
- Lighting elements shall be incandescent, metal halide, or halogen only. No HID or fluorescent lights (excepting compact fluorescent bulbs, which screw into standard sockets) may be used on the exterior of buildings.
- Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots, the STREET, or direct light out of the BART Station Property.
- Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting).
- Lighting of the site shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting plan must be approved by the TOWN ARCHITECT.
- No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration. Also, the operation of search lights and other upward-directed and moving lights used to promote business activity is strictly prohibited.
- Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) Standards.

MECHANICAL EQUIPMENT

The following shall be placed away from any RBL and be screened from view from the STREET:

- Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company meters or boxes, garbage cans, storage tanks, and the like may not be stored or located within any area considered a STREET under this Code.

ROOF MOUNTED EQUIPMENT

Roof mounted equipment shall be placed away from the RBL FRONTAGE and be screened from view from the STREET.

INTENT: COLORS

INTENT AND GUIDING ILLUSTRATIONS

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Exterior wall colors should reflect the traditional materials and techniques of California's Spanish Colonial Revival architecture. Just as simple configurations are favored over complexity and ostentation in construction and detailing, they are also necessary in color selection.

COLORS

WHERE CLEARLY VISIBLE FROM THE STREET

MATERIALS

Building Wall Colors

- Colors chosen for the building exteriors should be taken from the Station Property color palette.
- Brick shall approximate the color of bricks made from regional clays
- Primary colors shall not be used for building walls unless they are muted in tone
- Neon colors are not allowed.

Roof Colors

- Natural colors (i.e., terra cotta for clay or ersatz clay) tiles

Trim Colors

- For windows, soffits, cornices, moldings, etc.: whites or dark saturated cool colors (greens, blues), or bronze. Aluminum windows, screen frames, etc. shall be bronze anodized.
- Schemes may have no more than two trim colors.
- Entry doors are permitted a greater color latitude (including reds), subject to TOWN ARCHITECT approval.
- Brick and stone may be left their natural color.

CONFIGURATIONS

- Schemes with building walls of more than one color are discouraged except where materials are different, such as when a decorative stucco door surround is used. Where different wall materials allow two-tone schemes, similar colors and tones are recommended. Sharply contrasting colors shall not be used (e.g., red-green, blue-yellow).

LANDSCAPE STANDARDS AND GUIDELINES



“The memorable quality of Savannah, Paris and Old Philadelphia can be attributed as much as to the organized patterns of trees as to the architecture and urban design.”

Henry Arnold, *Trees in Urban Design*,

A. INTRODUCTION

The BART Station Property is designed with “perimeter blocks” with buildings placed at the STREET along the outer edge of their sites. The LANDSCAPE STANDARDS ensure the coherence of blocks. They also serve to assist building owners and operators with understanding the relationship between the STREET and their own lots. The use of native plants and trees is mandatory; native trees and plants generally conserve water and require less maintenance than imported or exotic species.

B. General Principles

THE STREETScape

- In the BART Station Property, the PUBLIC SPACE receives more emphasis than the individual buildings through its tree-lined corridors.
- STREET TREES are part of an overall STREETScape plan designed to give special character to each PUBLIC SPACE and coherence to each area.
- The desired aesthetic shall be achieved through the use of native trees.

FRONTS AND BACKS

- Building FRONTS are the public "face" of every building. Owners are encouraged to place native landscaping plants and/or climbing vines along the area in front of their buildings. Planters and window boxes are also recommended.
- The walled off back areas allow building owners to utilize these spaces as efficient working environments unseen by the public.

C. Minimum Standards

THE STREETScape

- Each street shall have a canopy of shade trees (STREET TREE) as shown on the REGULATING PLAN. Wherever the REGULATING PLAN does not show specific streetscape, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 30 feet on center (measured per block face). At planting, trees shall be at least 3 inches in diameter (at chest height), and at least twelve (12) feet in overall height. Consult the TOWN ARCHITECT for the designated species for a particular PUBLIC SPACE.
- For special locations or lot configurations, the REGULATING PLAN may recommend or require additional plantings.
- Any unpaved ground area fronting the lots (to the curb) shall be covered with sod or planted with vegetation. Groundcovers may be used in place of turf grass.

ARCHITECTURAL REVIEW



The Pleasant Hill BART Station Property TOWN ARCHITECT shall administer an ARCHITECTURAL REVIEW PROCEDURE to execute this authority and to protect the value of all parcels within the BART Station Property. It is the responsibility of the TOWN ARCHITECT to review architectural and landscape plans for compliance with the Pleasant Hill BART Station Property Code and to provide design guidance when necessary. The TOWN ARCHITECT, under the direction of the Community Development Department, shall be responsible for interpreting and enforcing the Pleasant Hill BART Station Property Code regarding architectural and landscape standards, as well as any other standards not otherwise addressed and regulated by the County Code.

The TOWN ARCHITECT will make recommendations to the Community Development Department prior to consideration of Final Development Plans or modifications and to the Zoning Administrator prior to issuance of building permits.

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The Pleasant Hill BART Station Property Code is binding on all parties having an interest in any portion of the Property, and each owner is required to comply with the requirements set forth herein.

GEOFFREY FERRELL ASSOCIATES L.L.C.

19 14th Street S.E. Washington D.C. 20003 telephone (202) 547-7141 facsimile 547-7151
GEOFFFERRELL@STARPOWER.NET WWW.GEOFFREYFERRELL.COM