Chapter III: Architectural Design

PART ONE: ARCHITECTURAL DESIGN PRINCIPLES AND GOALS

As a complement to Chapter II, which speaks to urban design considerations and Place-specific requirements, this chapter addresses the buildings and architecture of Bay Meadows Phase II in more detail. Part One describes fundamental design issues with respect to the basic components of the buildings (i.e., roof, facade) as well as some important technical considerations. Part Two outlines topics which are relevant to the building types anticipated in the community.

Bay Meadows Phase II is envisioned to be a neighborhood composed of high quality, eclectic, and sustainable buildings that acknowledge the scale of the pedestrian and foster the creation of a rich and inviting public realm. When built Bay Meadows Phase II should give the impression of having been built over time by many eyes and hands. The overarching goal for the architecture at Bay Meadows Phase II is authenticity: the creation of a new transit-oriented neighborhood in San Mateo that will feel, over time, that it is part of the Peninsula. Architecture which supports the public realm of streets and open spaces is authentic. Architecture which provides a range of building types and expressions that add up to a neighborhood is authentic. Architecture that uses time-tested organization, materials, and composition while acknowledging its currency is authentic.

Many architectural styles are encouraged. Traditional, historically-inspired buildings as well as contemporary vernaculars may be included in the community. Massing, scale, proportion, articulation, and detailing must be appropriate for each style. A single architectural expression or style should be employed on any single building.

The general height limit of Bay Meadows Phase II is 55 feet (with exceptions as defined in the Specific Plan Amendment). Such a limit can encourage bulky buildings with a horizontal massing emphasis. These guidelines are written to discourage such buildings and to mitigate the unintended consequences of the imposed height limit.

Figure III-1
Articulated roofs are encouraged

Figure III-2
Simple plan geometry and roof with flat roofs and broad overhangs

Figure III-3
Roof design and detailing must be appropriate to the building's style

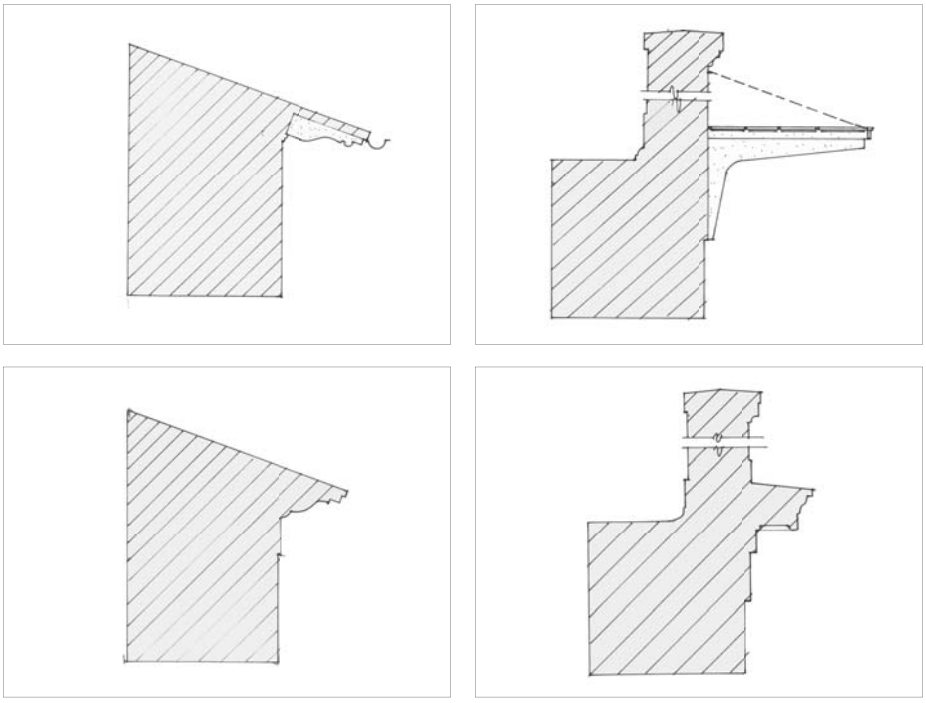
Figure III-4
"Pincushion" effect of uncoordinated and askew mechanical stacks is prohibited

III.1 GENERAL ARCHITECTURAL DESIGN CRITERIA

III.1.1 Roof Design

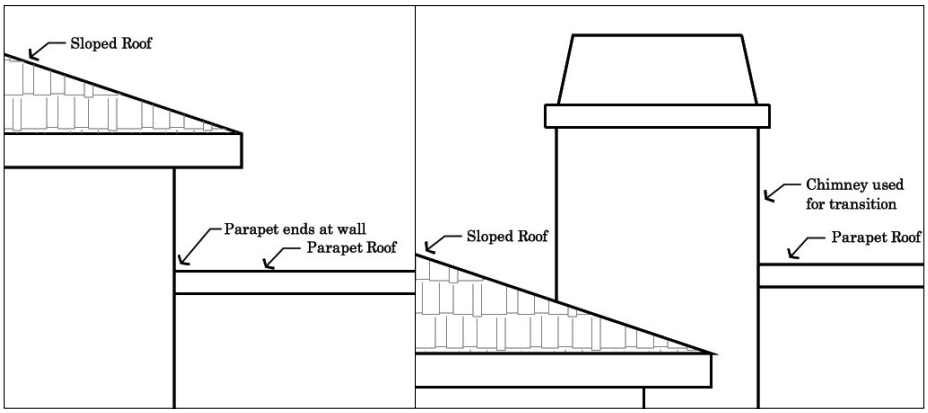
(a) Design Standards

- All roof styles - flat, pitched, vaulted, with or without parapets and/or overhangs - are allowed.
- Articulation of larger roofscapes is encouraged to help reduce apparent mass. Buildings that provide a variation of roof elements are preferred. These elements may include a combination of roof types (i.e., gable, shed, hip, etc.).
- A variety of roof elements including tight eave overhangs, deep overhangs, cornices, rafter tales, parapet walls, and other eave treatments which give the buildings their own unique character are encouraged. See Figure III-5 to III-8.
- Wherever possible, roof penetrations should be clustered and/or placed away from view from Framework Streets. A "pincushion" effect caused by uncoordinated and askew mechanical stacks is prohibited.
- Articulation of roofs through the use of chimneys, dormers, lanterns, monitors and other roof-top elements is encouraged. These elements should be designed and located in a way which corresponds to the rhythm of the facade as determined by structure and window placement.
- Consideration should be given to roof designs that facilitate passive solar design, provide natural light to building interiors, and/or provide surfaces appropriate for energy generation, though this condition does not mandate a particular architectural style.

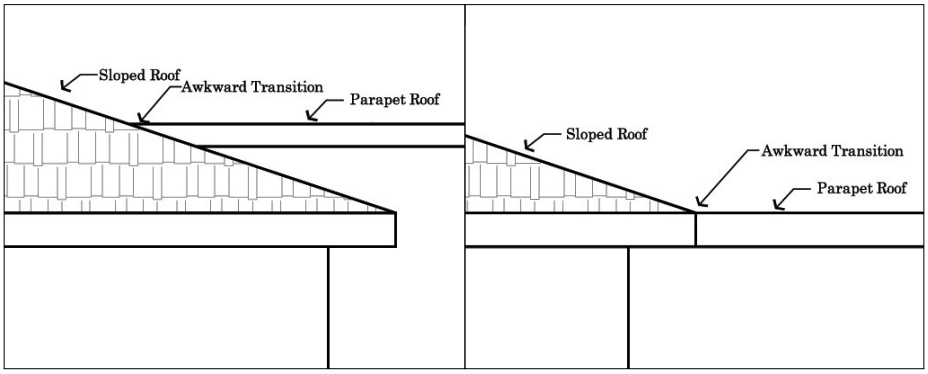


Figures III-5,6,7,8 (left to right, top to bottom)
Appropriate Roof Types and Expressions

- Consideration should be given to the appearance of roofs from above.
- A combination of sloped and flat roofs is permitted. Sloped and flat roofs should meet in well-defined conditions to avoid awkward detailing. Examples of how these conditions can occur are in Figures III-9 to III-12.
- Roof pitches must be set at appropriate slopes with respect to the architectural style of the building.
- Occupiable roofs (e.g. roof decks) are acceptable.
- Gutters and downsprouts should be aesthetically pleasing and placed in an appropriate location so as not to detract from the building.



Figures III-9,10
Appropriate Roof Transitions



Figures III-11,12
Inappropriate Roof Transitions

(b) Recommended Materials

- A wide variety of roof materials are encouraged. Appropriate examples of roof materials include: two-piece clay barrel, s-shape and flat concrete, standing seam metal, slate, wood shake (small lot single family), and composite (smaller scale buildings). Light reflective or "cool" roof materials are encouraged.
- Copper roof materials are prohibited due to negative storm water quality impacts.
- "Green roofs" and energy-generating roof materials are encouraged.

Figure III-13
Significant vertical massing and articulation breaks must be perceived from the street

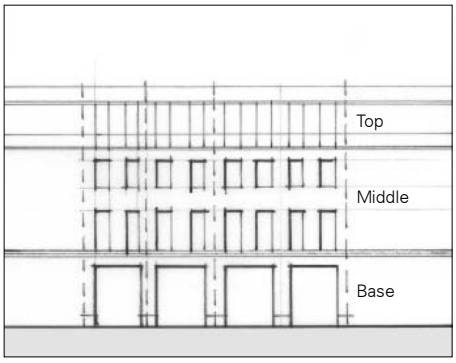


Figure III-14
An example of facade composition using a base, middle and top

Figure III-15
These highly repetitive individual balconies are inadequate to articulate this large building mass

III.1.2 Facade Design

(a) Design Standards

- Building facades facing Frameworks Streets must have openings including doors and/or windows. Blank walls are prohibited.
- No more than two buildings within Bay Meadows Phase II may be identical (except for town houses/row houses as explained in III.4). Change of paint color or simple mirroring shall not distinguish otherwise identical buildings. Possible means of distinguishing similar buildings include variation in roofs (e.g., changing gable orientation), variation in windows, and variation in porches and other details. The architectural expression (language or style) within a single Block may be consistent.
- A variety of building massings is preferred within Blocks.
- Major massing breaks within individual building forms should have significant vertical height difference (i.e., one full story) to ensure these breaks are perceived from the street level - see Figure III-13.
- Articulation through devices such as vertical breaks, variation in height, composed roofscapes, and a coordinated range of details should be employed to help reduce the apparent mass of large buildings.
- Individual buildings should incorporate proportioning devices, such as a strong base, middle section, and a defined top - see Figure III-14. Proportioning and articulation of the building should respond to, and express the type of use or unit type behind the facade.
- Consideration should be given to designs consistent with passive solar design principles, including maximizing ability to use natural ventilation and natural interior day lighting, though this condition does not mandate a particular architectural style.
- A variety of heights between Blocks and individual buildings within the Block are preferred.
- Architectural design which allows for individual homes to be identified on the facades of the buildings is encouraged. This definition can be achieved with color, material changes and/or architectural massing breaks.
- Monolithic buildings are discouraged - see Figure III-15.

Figure III-16
Expression of individual units within building facades is encouraged

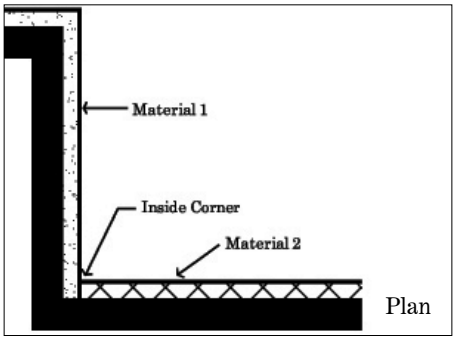
Figure III-17
Blank walls facing Framework Streets are prohibited

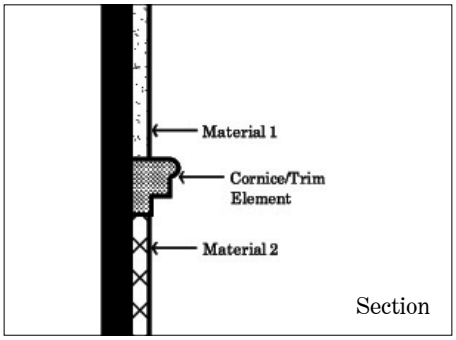
Figure III-18
A variety of field materials are encouraged in the community

(b) Recommended Materials

- When different materials are used, they should be composed to enhance and articulate the architectural forms. The use of different materials solely for the purpose of creating pattern is discouraged - see Figure III-20.
- No more than three field materials should be used on any building.
- Examples of acceptable field materials include stucco, siding, clay brick, metal panels, stone, and precast concrete.
- Materials should transition and terminate appropriately. Colors and materials should terminate at interior corners, not terminate on outside corners. Examples of appropriate material transitions are shown in Figures III-21 to III-24.

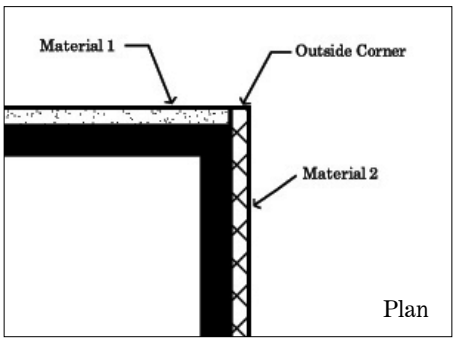
Figure III-19
Materials must enhance the street character and be authentic to the architectural vernacular

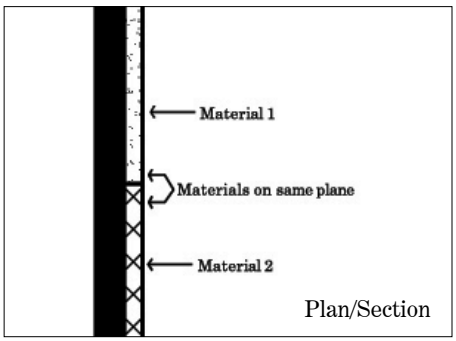




Figures III-21,22
Appropriate termination of field materials

Figure III-20
Changes in materials simply to create patterns is discouraged



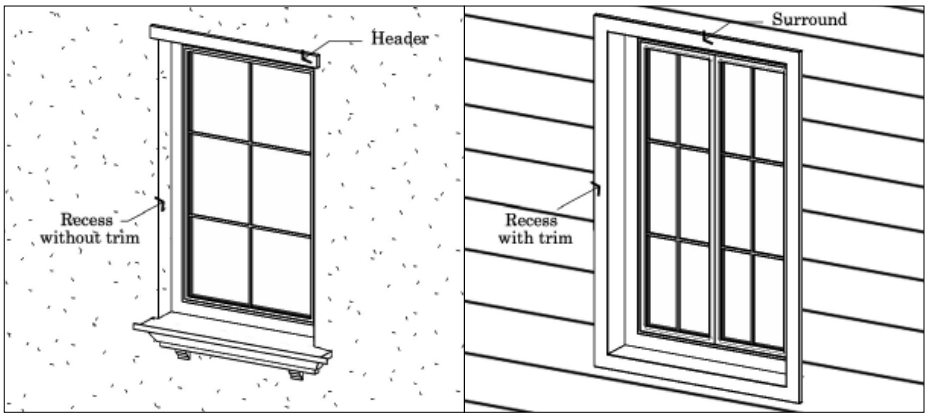


Figures III-23,24
Inappropriate termination of field materials

Figure III-25
Windows and decks should have primary orientation to the street

III.1.3 Openings

- The detailing of openings in the facade should be appropriate to the style of the building. Examples are shown in Figures III-26 and III-27.



Figures III-26,27
Appropriate examples of window detailing

- Regularized placement, proportions and organization of windows, doors and balconies are encouraged as they are applied to individual buildings on a Block. The use of architectural elements such as (but not limited to) bays, porches, and loggias can add interest to building facades and aid in relating the scale of any building to human dimensions.

Figures III-28,29
A variety of fenestration patterns and proportioning devices are encouraged.

- All windows are encouraged to be offset from the plane of the adjacent wall.
- Building entries should be provided at locations appropriate to each specific Block. These entries should have a strong presence on the street and present an address and lobby for the units within the building.
- Building entries must be directly connected to a sidewalk or to a courtyard connected to a sidewalk.
- Individual front entries and stoops provide a sense of activity and occupation to the street and are encouraged.
- Requirements for universal access should be integrated into building designs.
- Consideration should be given to placement of windows and doors that will take advantage of natural ventilation and access to natural light, though this condition does not mandate a particular architectural style.

Figure III-30
Lobby entrances should have prominent architectural expression on facade/base elements - see Chapter II for locations

Figure III-31
Private stoops to activate the street are encouraged

Figure III-32
Private stoops to activate the street are encouraged

- Vehicular entries should be integrated architecturally into the building facade. Vertical alignment with building forms, window placement, and balcony configuration above entries is encouraged so the entries do not appear to be placed randomly in a facade.
- Redundant treatment of garage doors and facades is discouraged. See Figures III-33 to III-36.

Figure III-33
Smaller doors, organized by the architecture are encouraged

Figure III-34
Landscape pockets and green walls are encouraged

Figure III-35
Repetitious door treatments defeat the intention of building variety

Figure III-36
Redundant door treatment is discouraged

- Balconies, decks, loggias, pergolas and other architectural elements should reinforce the architectural character of each building. The detailing may vary per Block and building forms.

Figure III-37
Architectural elements should reinforce the architectural character of a building

- The width of balconies and decks must be proportional to the width of the opening. Examples of acceptable balconies and decks are shown in Figures III-38 to III-45.
- The architectural treatment of decks and balconies should vary from Block to Block.
- The architectural treatment of decks and balconies should be expressed in an authentic way complimenting the architectural style.

Figures III-38,39,40,41,42,43,44,45 (left to right, top to bottom)
Examples of balconies and decks that are well-proportioned and stylistically appropriate

Figure III-46
Inappropriate application of color: colors change at outside corners and within a field condition

III.1.4 Exposed Foundation Design

- Appropriate materials include natural stone, metal, brick, precast concrete, limestone plaster and smooth plaster. Split faced block and obviously decorative stone veneer (i.e., material does not return around corners or openings) are discouraged.

III.1.5 Colors

- A color range is encouraged to avoid a monolithic appearance and achieve the look of a village that has developed over time. At the same time, coordinated color tones throughout a Block are preferred to avoid a patchwork appearance. Overly bright colors are discouraged.
- Colors should change at inside corners, not at outside corners - see Figures III-47 and 48.
- Colors should not change in the same plane, just as materials should not change in the same plane - see Figures III-22 and III-24.

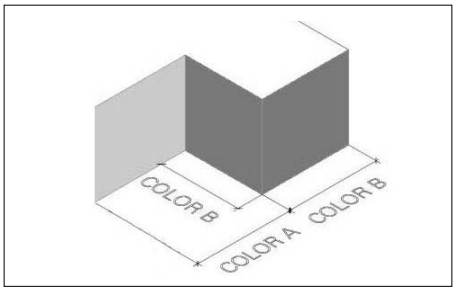


Figure III-47
Appropriate color transition at inside corner

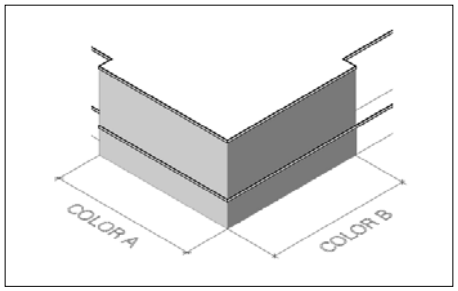


Figure III-48
Inappropriate color transition at outside corner

Figure III-49
Alternate colors and/or materials may be used at building base to give articulation and provide pedestrian scale

Figure III-50
Example of prohibited placement of HVAC equipment visible through front door stair risers

Figure III-51
Equipment visible from the street is prohibited at Phase II

Figure III-52
Inappropriate transformer location

III.1.6 Technical Considerations

- Within Blocks and parks, all ground-level utilities, equipment, and other operational devices shall be incorporated into the design of the buildings or park. Such devices shall be screened from public view by a solid wall or solid fence, and/or perimeter landscaping.
- All rooftop mechanical equipment must be screened by an enclosure or parapet wall. Rooftop screening shall be constructed with the same materials as the building exterior or other compatible materials.
- Locations for mail delivery and collection should be placed in areas that are convenient for residents, tenants, and the mail carrier. Preferred locations for mail include residential lobbies, combined kiosks within townhome Blocks (provided they are designed to be secondary features and complement the architectural character of that Block), or individual front doors or boxes.
- A trash and recycling collection strategy must be established as appropriate for each of the various building types. All bins, barrels, and staging areas for collection for all building types should be designed to be hidden from view from the street and within the blocks as much as possible. Areas for the staging of the refuse and recycling bins within an "Apartment, Condominium, Loft" building may be provided within the garage structure below grade, but a plan to bring them to grade level to be serviced must be incorporated into the application. Areas for individual barrels for "Townhouse/Rowhouse" or "Small Lot Single Family" units may be designed within the private garages for each unit. If staging areas for common bins are necessary for any building types, they must be screened from view with perimeter walls, landscaping elements, and overhead devices which complement the architecture of the block. Staging areas for garbage and recycling service must not be on public streets. Service frequency should be minimized in residential areas with common bins by designing enclosure spaces that accommodate larger bins. All enclosure space designs and staging areas must be reviewed for size adequacy by the City and serviceability by the franchised hauler.

III.1.7 Paving

- Surface treatments to auto courts and alleys which provide saturated color and texture are encouraged. Scored, colored, and stained concrete and interlocking pavers are appropriate materials.

Figure III-53
Asphalt alleys with drainage down the center are discouraged

Figure III-54
Surface materials with rich color and texture are encouraged

III.1. 8 Signs

On all of the STA Blocks, all of the MU Blocks, and on the portions of RES 7 and RES 9 which require or permit retail or Active Uses, signs should comply with comply with the restrictions in Zoning Code Table 25.20-2 Sign Restrictions in C & M Districts, subject to the following provisions:

- The total sign area permitted on each street frontage is 1.5 square feet per each lineal foot of street frontage, with a maximum of 200 square feet per street frontage. Regardless of the number of lineal feet of street frontage, a minimum sign area of 50 square feet per street frontage is allowed.
- Signage on all street frontages may be the same size;
- Signs may encroach into Setbacks, right-of-ways and easements as further detailed in II.5 of these Design Guidelines;
- Temporary signs, such as sandwich board signs which are placed on sidewalks, are permitted, as they may be permitted by the City's sign code.
- Two signs per street frontage per business are permitted. For multi-tenant buildings, each ground floor business is permitted two signs per street frontage that the business fronts. In addition, one sign for the entire building may be permitted on each street frontage in order to list individual tenants.
- Any commercial building may have one face sign near the top of the building per frontage provided that such face sign may only identify a single tenant, use, or building name per building. Such signs may be located above 40 feet in height but may not exceed the height of the building parapet or roof. Such signs shall consist only of open block letter signs that are an integral part of the design of the building and no method of illumination shall be permitted that either exposes the lighting tubes or bulbs, or that is visible through transparent or translucent materials. Low intensity lighting with tubing or bulbs concealed behind or within opaque letters, logos or similar signage, providing back lighting for the individual sign elements may be permitted.
- Internally illuminated and neon face, freestanding and projecting signs are permitted.