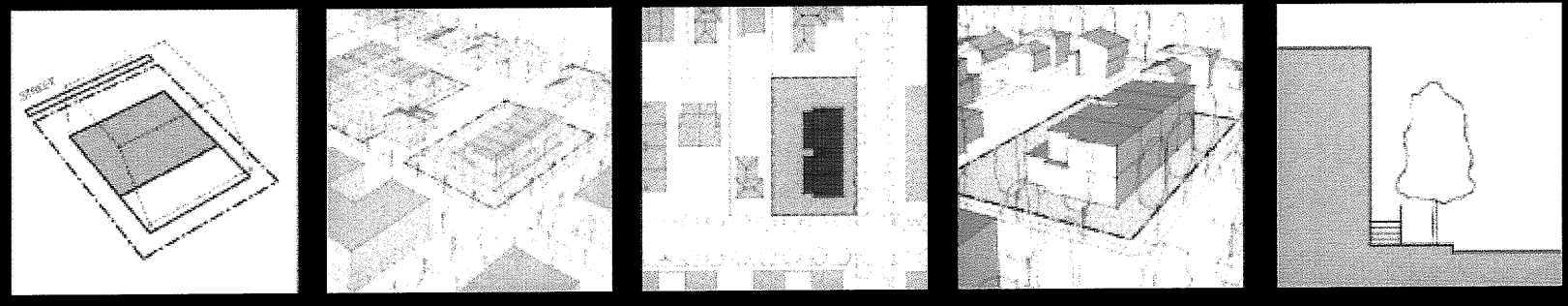
Exhibit B



Form-Based Codes:
A brief overview

CCAC Presentation

September 27, 2006

Sean Farrelly

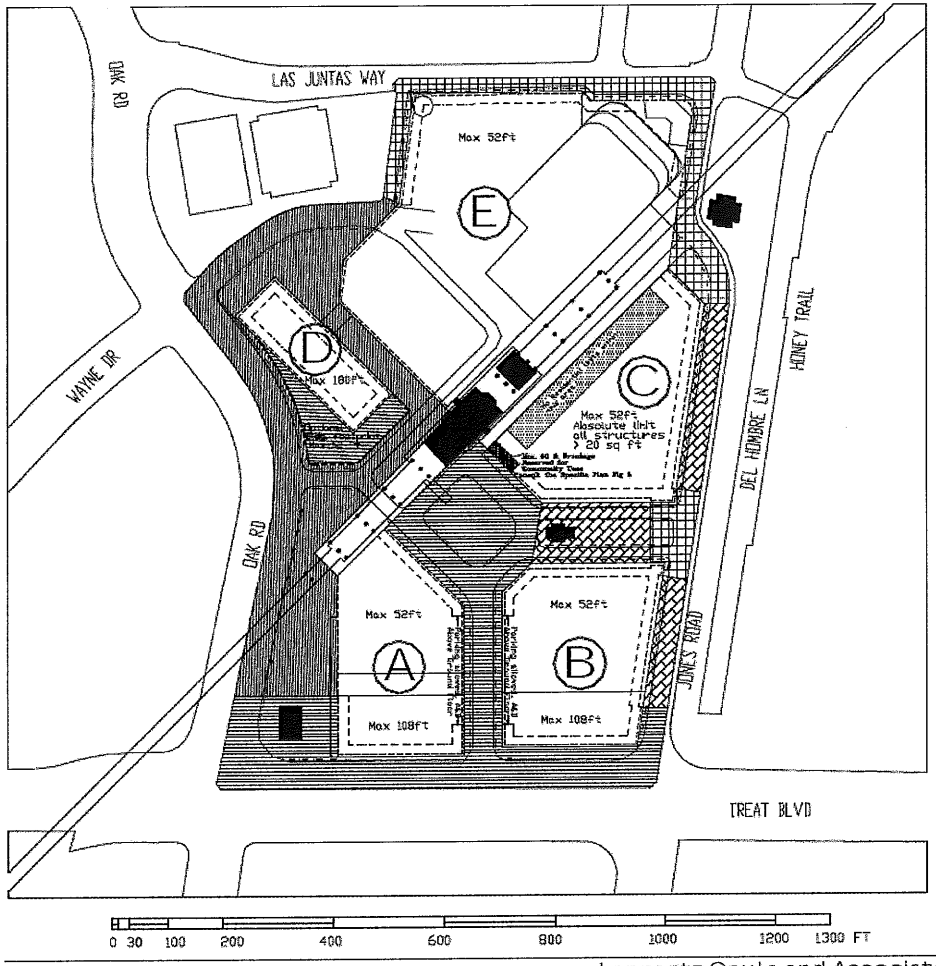
Form-Based Code Definition

A code based primarily on “form”—urban form ,including the relationship of buildings To each other, to streets and to open spaces—rather than based primarily on land use.

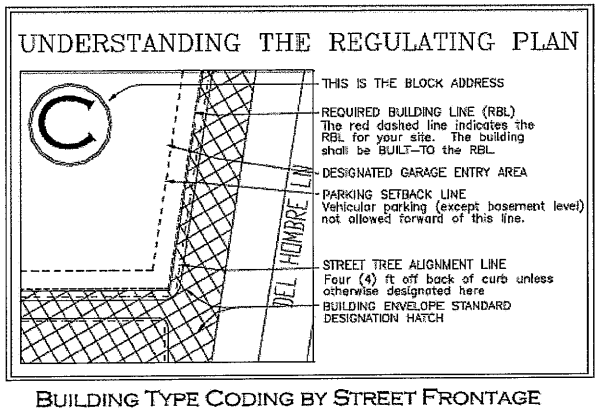
The Principles of Form-Based Codes:

- They work from a defining spatial pattern, such as a system of neighborhoods, districts, and corridors
- De-emphasize land use in favor of building form and type
- Emphasize mixed uses and mixed use housing
- Focus on the streetscape and the public realm
- Created through a design-focused public participation process

Example: Pleasant Hill BART Station Area "Regulating Plan"



Pleasant Hill BART Property Regulating Plan



BUILDING TYPE CODING BY STREET FRONTAGE

- Shopfront Buildings
- Workplace Buildings
- Residential Flats
- Townhouse Sites
- Civic Buildings and Monuments

Drawing for Coding Purposes Only. Dimensions are subject to change
Consult Project Masterplan, Contra Costa County
Redevelopment Agency for Specifications

Lennertz Coyle and Associates L.L.C., Masterplan
Geoffrey Ferrell Associates L.L.C., Code Writer c 2001

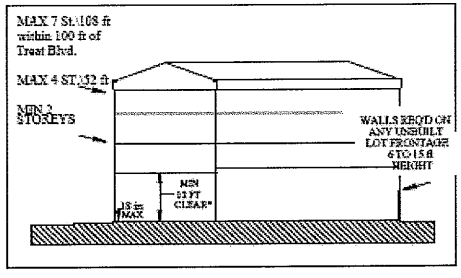
Version 10/20/01

Pleasant Hill BART Station

Building Envelope Standards

Shopfront Building Sites

Height



The building shall be between 2 and 4 Storeys to in height, except where otherwise noted here or on the REGULATING PLAN.

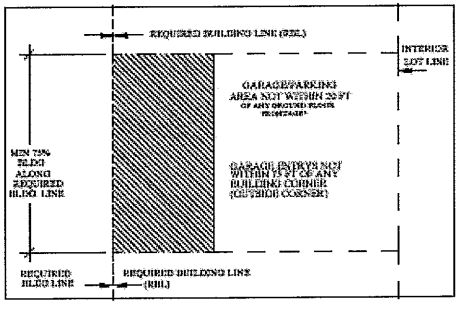
Any parking structure w/in the block shall not exceed the eave height of any building w/in 75 feet.

Any unbuilt RBL or COMMON LOT LINE shall have a STREET WALL built along it, between 6 feet and 15 feet in height.

The ground floor elevation shall be no more than 18 inches above the fronting sidewalk elevation.

No less than 80% of the ground floor shall have at least 12 feet clear height. No less than 80% of the upper storeys shall each have at least 8 feet 8 inches clear height.

Siting

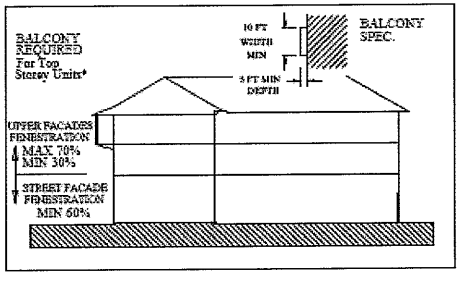


The STREET facade shall be *Built-To* the REQUIRED BUILDING LINE (RBL) within 75 feet of any BUILDING CORNER, and *Built-To* not less than 75% of the RBL overall. There are no required side setbacks.

Any unbuilt STREET FRONTAGE shall have a STREET WALL along it, between 6 feet and 15 feet in height.

Parking for vehicles (autos, trailers, boats, etc.) shall be at least 20 feet from any STREET FRONTAGE (excepting basement garages). Garage/parking entrances shall be no closer than 75 feet from any BUILDING CORNER (except where otherwise designated on the REGULATING PLAN).

Elements



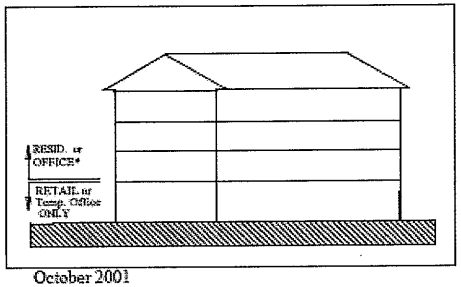
The primary ground floor facade shall have no less than 60% F ENESTRATION (measured between 2 and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged.

Upper storey facades shall have between 30% and 70% FENESTRATION (measured for each storey between 3 and 9 feet above the finshed floor).

*Except facades along Treat Blvd. and Jones Rd., no less than 50% of the top storey units shall have BALCONIES.

ARCADES are permitted if designed and constructed in contiguous STREET FRONTAGES of at least 200 feet (or any complete RBL fronting the square). Consult the Masterplan.

Uses



The ground floor shall house only retail or temporary office uses (also lobby and access for upper storey uses).

*Upper storey uses may be either: (Block B) residential, or (Block A and C), residential, office or lodging.

Fronting the square and the North/South Retail Street (between Blocks A and B) there shall be functioning entry door(s) along the STREET facade at intervals not greater than 75 feet.

The garage (parking for vehicles autos, trailers, boats, etc.) shall be at least 20 feet from any STREET FRONTAGE (except for basement garages). Except where otherwise designated on the REGULATING PLAN.

October 2001

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Example: Pleasant Hill BART Station Area Building Envelope Standards

Points to Consider

- Graphic based rules are easier for public, and developers to understand
- Form based codes can streamline the development process
- More often used for “blank slates”

Points to Consider

- Requires specialized consultants/ architects to develop and possibly administer
- Is possible to address the same principles with mixed-use zoning and illustrated design guidelines