Tierra Contenta
Design Standards for Phase 1B

Adopted by the City Planning Commission,
July 1997
ACKNOWLEDGEMENTS

The Design Guidelines for Tierra Contenta Phase 1A, prepared by Mattrix Associates and Calitborpe Associates in 1994 were used as a general guide for the preparation of the Phase 1B Design Standards. The application of the Phase 1A Guidelines by the builders and designers in Phase 1A along with City reviewers, the utilities, engineering consultants, construction contractors, the Tierra Contenta Corporation (TCC) and others combined to allow an assessment of the Phase 1A Guidelines based on experience. There was unanimous agreement that there should be a new set of guidelines prepared for the next phase.

The process began on October 21, 1996 with a meeting of approximately 35 people designed to collect comments, good and bad, on the Phase 1A Design Guidelines. From this meeting, three focus groups were created containing people from the City, utility companies, builders, engineering consultants, and TCC. These focus groups were made up of the following people:

The Vision and Design Group was lead by Joseph Montoya. Members were, Bob Siqueiros, Rob Schulz, Greg Smith, Ed Romero, Tamara Baer, Reyes Aragon, Anne Condon, Buddy Lucero, Carlos Martinez, Rudy Gallegos, Pete Ortega, Francisco Rivera, Carlos Silva, Bill Landin, Emile Dohlenman, Don Altschuler, Scott Fallows, and Dave Thomas.

The Streets and Infrastructure Group was lead by Dave Thomas. Members were Bob Siqueiros, Rob Schulz, Greg Smith, Tamara Baer, Cyrus Samii, Carlos Martinez, Mark Brooks, Joe Vujan, Joseph Montoya, Linda Hall, Carlos Silva, Bill Landin, Chuck Lange, Bryan Romero, Antonio Trujillo, Randy Thompson, Jorge Gonzalez, Floyd Trujillo, and Scott Fallows.

The Process and Review Group was lead by Greg Smith. Members were Bob Siqueiros, Rob Schulz, Sammy Montoya, Jim Salazar, Monica Montoya, Carlos Martinez, Rudy Gallegos, Pete Ortega, Joseph Montoya, Linda Vial, Randy Thompson, Jeanne Price, Carlos Silva, Richard Carrillo, Mike Hammer, Emile Dohlenman, Matt O'Reilly, Rob Gibbs, Steve Brugger, and Dave Thomas.

Each of these groups met approximately ten times during the first three months of 1997. The time and effort contributed was invaluable. Without the knowledge, experience and input from these individuals, this document would not have been as comprehensive. We appreciate the City Division Directors and Team Leaders and all who allowed staff members to take time from their normal work to contribute to this effort. It has always been our hope that the effort will be returned through time saved in the preparation and review of the plans, development plans, engineering and architectural plans by applicants and the City Staff and ARC, as well as, during construction. We are convinced that a great deal of improvement has been made and the long-term beneficiaries will be the residents of Tierra Contenta.

We thank all others whose attendance went unrecorded, but whose contributions did not. Thanks to the City of Santa Fe for providing a bus for a field trip, emergency equipment for a demonstration, in addition to meeting space and supplies. Thanks also to acting City Manager Frank DeLucia, for his assistance and attendance. A special thanks to Mayor Debbie Jaramillo who attended the first meeting of all the groups and delivered her vision of Tierra Contenta.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>CHAPTER</th>
<th>TOPIC</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>INTRODUCTION</td>
<td>I-0 TO I-8</td>
</tr>
<tr>
<td></td>
<td>A. HISTORY OF THE TIERRA CONTENTA CORPORATION</td>
<td>I-1 TO I-4</td>
</tr>
<tr>
<td></td>
<td>B. HOW TO USE THIS DOCUMENT</td>
<td>I-4 TO I-5</td>
</tr>
<tr>
<td></td>
<td>C. PURPOSE AND INTENT</td>
<td>I-6 TO I-7</td>
</tr>
<tr>
<td></td>
<td>D. VISION AND GOALS</td>
<td>I-8</td>
</tr>
<tr>
<td>II</td>
<td>DESIGN REVIEW PROCEDURES</td>
<td>II-0 TO II-11</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL OVERVIEW OF PROCESS</td>
<td>II-1</td>
</tr>
<tr>
<td></td>
<td>B. THE TIERRA CONTENTA MASTER PLAN AND OTHER CONTROLLING DOCUMENTS</td>
<td>II-1 TO II-3</td>
</tr>
<tr>
<td></td>
<td>C. CITY OF SANTA FE SUBMITTAL REQUIREMENTS</td>
<td>II-4 TO II-6</td>
</tr>
<tr>
<td></td>
<td>D. FINANCIAL GUARANTEES REQUIRED OF THE DEVELOPER FOR PLAN RECORDATION</td>
<td>II-6</td>
</tr>
<tr>
<td></td>
<td>E. TIERRA CONTENTA SUBMITTAL REQUIREMENTS</td>
<td>II-7 TO II-11</td>
</tr>
<tr>
<td></td>
<td>F. PLAN CHANGES</td>
<td>II-11</td>
</tr>
<tr>
<td>III</td>
<td>GENERAL STANDARDS</td>
<td>III-0 TO III-20</td>
</tr>
<tr>
<td></td>
<td>A. STREETS AND TRAVEL ROUTES</td>
<td>III-1 TO III-12</td>
</tr>
<tr>
<td></td>
<td>B. MISCELLANEOUS TRAFFIC ENGINEERING MEASURES</td>
<td>III-13 TO III-14</td>
</tr>
<tr>
<td></td>
<td>C. STORMWATER MANAGEMENT</td>
<td>III-15</td>
</tr>
<tr>
<td></td>
<td>D. MISCELLANEOUS STANDARDS</td>
<td>III-15 TO III-17</td>
</tr>
<tr>
<td></td>
<td>E. OPEN SPACE PROTECTION</td>
<td>III-17 TO III-18</td>
</tr>
<tr>
<td></td>
<td>F. SIGNAGE AND MONUMENTATION</td>
<td>III-19 TO III-20</td>
</tr>
<tr>
<td>IV</td>
<td>NEIGHBORHOOD COMMERCIAL CENTER</td>
<td>IV-0 TO IV-7</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL CHARACTERISTICS</td>
<td>IV-1</td>
</tr>
<tr>
<td></td>
<td>B. CITY REQUIREMENTS</td>
<td>IV-1 TO IV-6</td>
</tr>
<tr>
<td></td>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>IV-6 TO IV-7</td>
</tr>
<tr>
<td>V</td>
<td>SINGLE FAMILY RESIDENTIAL</td>
<td>V-0 TO V-7</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL CHARACTERISTICS</td>
<td>V-1</td>
</tr>
<tr>
<td></td>
<td>B. CITY REQUIREMENTS</td>
<td>V-1 TO V-5</td>
</tr>
<tr>
<td></td>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>V-6 TO V-7</td>
</tr>
<tr>
<td>VI</td>
<td>RESIDENTIAL COMPOUNDS</td>
<td>VI-0 TO VI-7</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL CHARACTERISTICS</td>
<td>VI-1</td>
</tr>
<tr>
<td></td>
<td>B. CITY REQUIREMENTS</td>
<td>VI-1 TO VI-6</td>
</tr>
<tr>
<td></td>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>VI-6 TO VI-7</td>
</tr>
<tr>
<td>VII</td>
<td>NEIGHBORHOOD TOWNHOUSES</td>
<td>VII-0 TO VII-7</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL CHARACTERISTICS</td>
<td>VII-1</td>
</tr>
<tr>
<td></td>
<td>B. CITY REQUIREMENTS</td>
<td>VII-1 TO VII-5</td>
</tr>
<tr>
<td></td>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>VII-5 TO VII-7</td>
</tr>
<tr>
<td>VIII</td>
<td>NEIGHBORHOOD APARTMENTS</td>
<td>VIII-0 TO VIII-6</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL CHARACTERISTICS</td>
<td>VIII-1</td>
</tr>
<tr>
<td></td>
<td>B. CITY REQUIREMENTS</td>
<td>VIII-1 TO VIII-6</td>
</tr>
<tr>
<td></td>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>VIII-6</td>
</tr>
<tr>
<td>IX</td>
<td>LANDSCAPE REQUIREMENTS AND APPROVED PLANTS</td>
<td>IX-0 TO IX-2</td>
</tr>
<tr>
<td></td>
<td>A. GENERAL LANDSCAPE REQUIREMENTS</td>
<td>IX-1</td>
</tr>
<tr>
<td></td>
<td>B. PLANTING TIPS FOR HOMEOWNERS &amp; BUILDERS</td>
<td>IX-2</td>
</tr>
<tr>
<td></td>
<td>C. LIST OF ACCEPTABLE PLANTS</td>
<td>IX-2</td>
</tr>
<tr>
<td>APPENDIX</td>
<td>APPENDIX I</td>
<td>AI-1 TO AI-6</td>
</tr>
</tbody>
</table>
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. HISTORY OF THE TIERRA CONTENTA CORPORATION</td>
<td>1-4</td>
</tr>
<tr>
<td>A.1. TIERRA CONTENTA DEVELOPMENT PROGRAM</td>
<td>1-1</td>
</tr>
<tr>
<td>A.2. THE ROLE OF THE TIERRA CONTENTA CORPORATION</td>
<td>1-1</td>
</tr>
<tr>
<td>A.3. THE MASTER PLAN</td>
<td>1-2</td>
</tr>
<tr>
<td>A.4. PHASE 1A</td>
<td>1-3</td>
</tr>
<tr>
<td>A.4.a. Phase 1A master Plat</td>
<td>1-3</td>
</tr>
<tr>
<td>A.4.b. Design Guidelines</td>
<td>1-3</td>
</tr>
<tr>
<td>A.4.c. Individual Development Plan</td>
<td>1-4</td>
</tr>
<tr>
<td>B. HOW TO USE THIS DOCUMENT</td>
<td>1-5</td>
</tr>
<tr>
<td>B.1. P.R.C. ORDINANCE</td>
<td>1-4</td>
</tr>
<tr>
<td>B.2. IMPLEMENTING THE MASTER PLAN</td>
<td>1-4</td>
</tr>
<tr>
<td>B.3. RELATIONSHIP TO CITY CODE</td>
<td>1-6</td>
</tr>
<tr>
<td>C. PURPOSE AND INTENT</td>
<td>1-6</td>
</tr>
<tr>
<td>C.1. CREATING COMMUNITY</td>
<td>1-6</td>
</tr>
<tr>
<td>C.2. ARCHITECTURAL VARIETY</td>
<td>1-6</td>
</tr>
<tr>
<td>C.3. ENCOURAGE INNOVATION</td>
<td>1-6</td>
</tr>
<tr>
<td>D. VISION AND GOALS</td>
<td>1-8</td>
</tr>
<tr>
<td>D.1. TIERRA CONTENTA MISSION STATEMENT</td>
<td>1-7</td>
</tr>
<tr>
<td>D.2. TIERRA CONTENTA GOALS</td>
<td>1-7</td>
</tr>
<tr>
<td>D.2.a. Economic Goals</td>
<td>1-7</td>
</tr>
<tr>
<td>D.2.b. Ecological Goals</td>
<td>1-7</td>
</tr>
<tr>
<td>D.2.c. Visual &amp; Aesthetic Goals</td>
<td>1-8</td>
</tr>
<tr>
<td>D.2.d. Social Goals</td>
<td>1-8</td>
</tr>
<tr>
<td>D.2.e. Health and Safety Goals</td>
<td>1-8</td>
</tr>
</tbody>
</table>
A. HISTORY OF THE TIERRA CONTENTA CORPORATION

Tierra Contenta Corporation was created by the City of Santa Fe in January, 1993, with the initial appointment of Directors by the Mayor, the TCC Board assumed responsibility for replacing and appointing its own Directors and operates the business apart from and independent of the City of Santa Fe. TCC's business is to implement the project Master Plan that was developed by a team of consultants working in conjunction with City staff, the TCC Board members and the general public. Ownership of the entire 663 acre Tierra Contenta property originally purchased by the City in January 1992 was turned over to TCC when the Master Plan was approved. At the February 23, 1994 City Council meeting, the Tierra Contenta Master Plan and Annexation Agreement were approved along with the Purchase Agreement, Promissory Note and Mortgage by which the property was transferred to TCC.

A.1. TIERRA CONTENTA DEVELOPMENT PROGRAM

In 1993 the TCC Board created a development program for the Tierra Contenta Master Plan. This development program outlines the type, density and arrangement of land uses and covers land and product pricing strategies. Also created was the Tierra Contenta Master Plan and business plan. A major highlight of the plan was the establishment of three housing price ranges within which TCC would require that its participating single family home builders operate. These three price ranges are referred to as Most Affordable (1997 price range from $60,000 - $109,000); Mid-Range (1997 price range from $110,000 - $139,000) and Market Rate (1997 price range from $140,000 and up). The first two price ranges have varying degrees of resale price controls placed upon them; the market rate category is without restrictions. At this time, TCC also set up a multi-family sales program and price parameters to meet the needs of residents not yet ready to purchase a home.

A.2. THE ROLE OF THE TIERRA CONTENTA CORPORATION

The primary roles of the Tierra Contenta Corporation are as follows:

- Secure development entitlements for tracts of land on a phase by phase basis, each Phase being created to be consistent with, although not identical to the Tierra Contenta Master Plan;
- Recruit builders to develop the residential and non-residential land uses depicted in the plat for each Phase;
- Build the spine infrastructure depicted in the Tierra Contenta Master Plan;
- Meet the affordable housing threshold established in the Annexation Agreement;
- Repay to the City the principal amount of the $5.287 million land loan; and
- Dedicate land for parks, open space and other public uses in accordance with the targets set forth in the Annexation Agreement.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
The Master Plan under which TCC operates establishes overall neo-traditional design and planning concepts. Fundamentally different from the old Master Plan, the current Master Plan provides a pedestrian-oriented place where people can live, work, shop and play rather than a bedroom community, commuter-oriented type of development as was originally proposed.

The design of the Tierra Contenta community is intended to reflect "neo-traditional" or "new urbanism" design concepts as well as the traditional development patterns of Santa Fe, reflected primarily on the east side of town. In Tierra Contenta, the "neo-traditional" or "new-urbanism" concept is most strongly reflected in the Single Family Residential standards found in Chapter V, while the traditional Santa Fe development patterns are most strongly reflected in the Residential Compound standards found in Chapter VI. The Master Plan report emphasizes several fundamental characteristics of the residential areas in Tierra Contenta such as:

- Pedestrian orientation in lieu of orientation for the automobile
- Smaller streets accommodating local traffic in lieu of through streets
- Neighborhood orientation in lieu of regional orientation
- Dispersed commercial and community centers in lieu of concentrated centers
- A mix of affordable housing in lieu of pure market rate housing
- Preservation of open space in lieu of mass grading
- Mixed use areas in lieu of segregated zoning
- Loop roads and connected streets in lieu of cul de sacs
- Porches addressing the streets or common areas in lieu of garages in house facades

All of these basic characteristics are compatible with either the "neo-traditional" design concept or the "traditional Santa Fe" form. Tierra Contenta strives to reflect the neighborhood scale, pedestrian friendly concept with all the housing type design standards as well as in the Neighborhood Commercial areas. It is not important that a subdivision reflect a single housing type as much as meet the overall concepts that are defined in the Master Plan and the goals of the community.

The most recent Tierra Contenta Master Plan was created to supersede the previous master plan that had been approved for the property in 1985. This new Master Plan, like the old plan, used the same PRC zoning. The PRC zoning covered all land in the 1,421 acre Tierra Contenta planning area with the exception of the following:

- Hernandez and Herrera properties at the southeast part of the planning area
- Two office-business incubator sites; one located at the intersection of Paseo del Sol and Airport Road, the other located at the planned intersection of Jaguar Drive and the Bypass
- The Town Center also located at the intersection of Jaguar Drive and the Bypass

City staff, the Planning Commission and the City Council agreed that all other land uses depicted in the new Master Plan fit within the PRC zoning umbrella, with the exception of the above properties, which would require rezoning to a more appropriate category. The rationale was that these other land uses would draw people into the project from a radius away from Tierra Contenta master planned area.

The new Master Plan map created three village centers, which were designed to provide goods and services to the resident population. These neighborhood-scale commercial sites were deemed by City staff, the Planning Commission and City Council to fit in the PRC zoning and are central to the neo-traditional planning philosophy upon which the new TC Master Plan was based.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
The location of school sites in each of the three village centers is also an important element of the new Master Plan. It is contemplated that the City and School District will work together to build and maintain physical plant and active recreational facilities that will provide services to the greater community as well as the student population.

The new Tierra Contenta Master Plan also aims to significantly reduce the normal traffic generation patterns by providing employment, shopping, recreation and community uses within the development. The new Master Plan reduced both the number and scale of arterial roads that divide the planning area. In order to distribute traffic there are a total of nine connections to the existing street system; four to Airport Road, three to Cerrillos Road, one to the Bypass and one connection to the Racetrack Frontage Road south of the Tierra Contenta property. The right-of-way of the major roads was reduced in order to comply with the public desire for a more pedestrian-oriented community, which would not allow four-lane road sections.

In the new Master Plan, the arroyo system, which serves the entire planning area would be used to accommodate a bike and pedestrian trail system linked to the existing Arroyo Chamisalos trail system and provide another transportation alternative to automobiles within Tierra Contenta.

A.4. Phase 1A

The initial part of the Phase 1A platting process was to solicit participation of single family and multi-family residents, builders in the project. TCC sought two large production builders, one medium builder and one small builder. Two tracts were set aside for non-profit builders and two others were reserved for multi-family development.

A.4.a. Phase 1A Master Plat

TCC staff worked with the selected builders to determine specific tract configurations and yield requirements, which would allow the builders to meet the TCC pricing and design requirements and the builders’ profit targets. Site planning and financial analysis resulted in the adjustments of tract configurations and densities between the Master Plan and the Phase 1A Master Plat.

The exercise and process of adjustment between the Master Plan and each phase’s Master Plat will be repeated in each phase of the development. Until the market for higher priced homes improves significantly in Tierra Contenta, the lower density areas shown on the Master Plan need to be developed at greater densities, as shown on the Phase 1A Plat.

Counterbalancing this requirement is the fact that most of the builders in Phase 1A are achieving densities of six to seven units per acre, which is significantly less than the densities allowed in the medium density areas shown on the Master Plan. When these two occurrences are combined, the result is a lower overall density in the Master Plat as compared to the Master Plan. The same balance should hold for the Phase 1B Plat.

A.4.b Design Guidelines

The preparation of the Tierra Contenta Phase 1A Design Guidelines, which directed the site planning and architecture for all developments within the 165 acre Phase 1A, was driven by the planning principles articulated in the Master Plan. The Design Guidelines were submitted along with the Phase 1A Master Plat, and were intended to serve as the defining rules of the development in Phase 1A.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1989
Together, with the price controls, the Phase 1A Design Guidelines also greatly influenced the recruitment of builders in the development’s inaugural phase. A major function of TCC is to recruit builders who will meet the Design Guidelines and price targets set for the project. This effort was accomplished in 1994, with the recruitment of builders for the six single-family subdivisions in the first phase, two multi-family apartment tracts and a business incubator parcel.

A.4.c Individual Development Plans

In Phase 1A, the builders prepared and submitted their plans and development plans for the legal tracts created by the Phase 1A Master Plat. The approval process through the City was essentially the same for any development, but reviewed against the Phase 1A Design Guidelines, as allowed by the PRC ordinance and subject to the review of the TCC Architectural Review Committee. Having had the design concepts defined by the Master Plan, Phase 1A Master Plat and the Design Guidelines, approval of these plans and development plans was intended to be more of a mechanical exercise. Once the individual plat was recorded the builder was given full title to the tract by TCC.

Almost all of the development within Phase 1A of the Tierra Contenta Master Plan has been designed and approved by the City and the Tierra Contenta Architectural Review Committee, and construction is underway. The establishment of the Phase 1A Design Guidelines was one of the initial steps in controlling the implementation of the Tierra Contenta Master Plan. There have been many lessons learned in this first phase. In an effort to gain from these lessons City staff, TCC staff, developers, builders, utility company staff, private engineers and others have participated in the preparation of the Phase 1B Design Standards.

B. HOW TO USE THIS DOCUMENT

Within these Standards are an introduction, statements of vision and goals, procedures for design review by the Tierra Contenta Architectural Review Committee and the Permit and Development Review Division of the City of Santa Fe, as well as comprehensive standards to be followed for all buildings, and related improvements. These Standards also contain checklist for submittal requirement for obtaining approvals of the TCC Architectural Review Committee, COSF Permit and Development Review Staff and the Planning Commission. Specific standards are included for civic and commercial buildings, residential buildings, public streets and drainage. There is also an Appendix with recommended landscaping and approved plants.

B.1. P.R.C. ORDINANCE

The zoning at Tierra Contenta is P.R.C. Adopted by the Santa Fe City Council in 1988, the Planned Residential Community purpose and intent is described in SFC Chapter 14. Generally the purpose is to provide comprehensive, mixed use, phased development, which “applies innovative site-planning techniques.”

B.2. IMPLEMENTING THE MASTER PLAN

The Design Standards along with the Master Plat for Phase 1B implement the Tierra Contenta Master Plan for the Phase 1B area. They also supersede the previously approved Design Guidelines for the Plaza Commercial tract in Phase 1A. Otherwise, the Phase 1A Design Guidelines are to be used for all areas in Phase 1A, which have received plat and/or development.
plan approval. The plat for Phase 1B will subdivide a portion of the Tierra Contenta project into tracts for development as originally established by the Master Plan. These Design Standards provide the regulations under which the property of Phase 1B will be developed. These Design Standards provide the ground rules for the approval of development plans under the Planned Residential Community District Ordinance. These Standards are structured to give users and reviewers a format, intent and specific direction for review.

**B.3. RELATIONSHIP TO CITY CODE**

City staff and planning officials retain jurisdiction to review, approve or disapprove development plans and subdivision plats within Tierra Contenta. However, as the Tierra Contenta Annexation Agreement states in paragraph 5, the City agrees to approve all plats and development plans that are consistent with the Master Plan.

The first step in determining consistency with the Master Plan is for the Master Plat and Design Guidelines of a particular phase to be deemed consistent with the TC Master Plan. The second step is for the individual plats and development plans submitted for the tracts created by the Phase Master Plat to be consistent with the approved Phase Master Plat and Design Standards of that phase. It is a sequential process.

In exercising that jurisdiction however, City staff shall be directed first by this document, then by City Code, but shall also be guided by the vision and goals stated in Part C of this chapter. Except as specifically provided in the Tierra Contenta Master Plan, Annexation Agreement or these Standards, development within Tierra Contenta must comply with all other property development regulations adopted by the City of Santa Fe. The specific areas, primarily aesthetic in nature, for which the Tierra Contenta Architectural Review Committee is responsible, are separated from the regulatory requirements for which the City staff and planning officials have jurisdiction.

The City will issue development permits for projects within Tierra Contenta in accordance with applicable building permit application policies and procedures where the permit application:

- Demonstrates approval by the Tierra Contenta Architectural Review Committee;
- Conforms to the specific Phase Master Plat;
- Conforms to these Standards or, where these Standards are silent, conforms to the City Development Code; and
- Conforms to the relevant approved development plan or plat for the area on which the project is to be constructed.

These Design Standards give specific direction to developers and builders so that the vision and goals of Tierra Contenta can be met. The Standards are to be used in conjunction with the City of Santa Fe Development Code. The specific criteria in these Standards are for the purpose of meeting the Tierra Contenta goals and are not intended to be complete. Where these Standards are silent, City Development Code is to apply. Where specific definition is provided by the Standards, the Standards take precedence over the City Development Code.

---

**Tierra Contenta Design Standards for Phase 1B**

Tierra Contenta Corporation

August 1998
C. PURPOSE AND INTENT

C.1 CREATING COMMUNITY

The primary purpose of these standards is to facilitate the creation of traditional neighborhoods within Tierra Contenta. Parks, schools, other public facilities and natural areas are a focus for public activity. Streets are convenient and comfortable for pedestrians. Residents and visitors may be able to rediscover the life and vitality of a small town. Components of Tierra Contenta - single family residences, residential compounds, neighborhood townhouses, neighborhood apartments, neighborhood commercial areas containing shops, offices, studios, civic buildings as well as recreational facilities - are configured to enhance the feeling of community and to develop a distinct identity for each neighborhood.

C.2. ARCHITECTURAL VARIETY

Variety in the architecture of Tierra Contenta is an important characteristic of the community. These Standards are intended to produce coherent, pedestrian-oriented neighborhoods, not to limit the creativity of innovative designers. Like the Tierra Contenta Master Plan, these standards apply to all property in Tierra Contenta and are intended to provide a measure by which all aspects of improvements - whether for streets and infrastructure, residences, commercial or civic buildings - are evaluated in comparison to the Tierra Contenta Master Plan.

C.3. ENCOURAGE INNOVATION

Notwithstanding the specific requirements of these Design Standards and the City Code, the designer, developer and reviewer are to be guided by the visions and goals of the project. Innovative design is encouraged within the Tierra Contenta development, and strict adherence to the Design Standards and/or City Code may tend to inhibit innovation. These Design Standards have been written with the intent of balancing the standards necessary for providing a measure of conformance with the flexibility necessary to allow innovation. The Vision and Goals of Tierra Contenta are provided in these Design Standards to give designers, developers and reviewers a basis for assessing innovative features that might be proposed, and an arbiter for conflicts that might arise between an innovative proposal and health and safety issues.

D. VISION AND GOALS

Tierra Contenta Corporation is a non-profit corporation, created by the City of Santa Fe, with the purpose of developing a master-planned, mixed-use community. Tierra Contenta Corporation presents these standards to provide the builders, developers, City staff, planning officials, the general public, and the Tierra Contenta Corporation staff and Board of Directors a common ground from which to view the project. A detailed set of Tierra Contenta goals developed by builders, developers, City staff, planning officials and the Tierra Contenta Corporation staff is presented on the next few pages.
The mission statement as adopted by the TCC Board of Directors reads as follows:

The mission of the Tierra Contenta Corporation (the Corporation) is to develop a master-planned, mixed-use community with emphasis on affordable housing on the Tierra Contenta site.

The Corporation will provide developed land for a wide range of uses including single-family and multi-family housing, small business development and community facilities.

The Corporation will ensure that the design of the development of this community is sensitive to the needs of the residents, the neighbors and the natural environment.

The Corporation will ensure that this is an economically viable project requiring no additional cash subsidies from the City of Santa Fe.

Through a series of workshops held in early 1997 with the City staff, Tierra Contenta Corporation staff, some builders and contractors along with others involved in Phase 1A of Tierra Contenta, a number of goals were defined. The purpose of defining these goals was to provide a basis from which to prepare a set of design standards that would reflect the experience of those involved in Phase 1A and the Master Plan. The goals of the development are as follows:

D.2.a. Economic Goals

- The development itself will be self-supporting and will work within the free market framework of the Santa Fe economy.
- Units produced will fulfill a need for Santa Fe residents.
- The development will not put a hardship on the City’s budget.
- The development will be designed in a manner that makes it economically easy for residents to live in Tierra Contenta.

D.2.b. Ecological Goals

- The development will be designed in a manner that provides the maximum feasible amount of visual, usable, multiple-use open space.
- The development will respect the environment and take advantage of natural drainage, topography, and vegetation where possible.
- The resident and commercial buildings will be designed to use the least amount of energy as possible, while maximizing solar gain.
- Automobile traffic will be minimized and alternative transportation should be maximized.
- Impervious surfaces will be at a minimum throughout the development.
- The entire development will be designed to maximize water conservation.
- The development will preserve and protect wildlife corridors.
- The development will protect natural open space while developing compatible urban space.
### D.2.c. Visual & Aesthetic Goals
- The development will reflect traditional development patterns in Santa Fe.
- The development will contain a wide variety of housing types that are fully integrated into each tract.
- The development will create viewscapes that take advantage of the natural and built environment.
- The development will not have a "cookie cutter" appearance. Variation must be emphasized.
- The development will create an inviting and attractive streetscape.

### D.2.d. Social Goals
- The development will provide housing for all income segments of Santa Fe; it is important that residents of all incomes live side-by-side.
- A full range of social, educational, religious, recreational, and human services will be provided for the development.
- The development will be designed in a way that encourages contact among residents.
- There will be a range of economic and employment opportunities for residents in the development.
- The development will be a quality place to build a life.
- Tierra Contenta residents will be able to foster personal pride in their homes and the community.

### D.2.e. Health and Safety Goals
- The development will have adequate access for all emergency vehicles.
- Building construction will follow applicable life-safety codes.
- The development will be designed in a manner that fosters neighborhood safety by which neighbors can look after each other’s houses to reduce crime.
- The development will have attractive and safe areas for children to play.
- Utilities and services will be provided in a manner that does not compromise the health and safety of the residents.

---

*Tierra Contenta Design Standards for Phase 1B*  
*Tierra Contenta Corporation*  
*August 1998*
# TABLE OF CONTENTS

A. GENERAL OVERVIEW OF PROCESS II-1

B. THE TIERRA CONTENTA MASTER PLAN AND OTHER CONTROLLING DOCUMENTS II-1 TO II-3
   B.1. P.R.C. ORDINANCE II-1
   B.2. MASTER PLAN AND REPORT II-1
   B.3. MASTER PLAN MAP II-2
   B.4. DESIGN STANDARDS II-2
   B.5. PHASE MASTER PLAT II-3
   B.6. TRACT PLATS AND DEVELOPMENT PLANS II-3
   B.7. VARIATIONS FORM THE MASTER PLAN II-3

C. CITY OF SANTA FE SUBMITTAL REQUIREMENTS II-4 TO II-6
   C.1. PRELIMINARY PLAT AND FINAL PLAT SUBMITTALS II-4
   C.2. PRELIMINARY PLAT APPROVAL SUBMITTAL CHECKLIST II-4

D. FINANCIAL GUARANTEES REQUIRED OF THE DEVELOPER FOR PLAT RECORDATION II-6

E. TIERRA CONTENTA SUBMITTAL REQUIREMENTS II-7 TO II-11
   E.1. ARCHITECTURAL REVIEW COMMITTEE II-7
      E.1.a. ARC Responsibilities II-7
      E.1.b. Developer / Builder Submittals to ARC II-7
   E.2. RESIDENTIAL TRACT DEVELOPMENT II-7 TO II-8
      E.2.a. Residential Tract Development Submittal Checklist II-8
      E.2.b. ARC Meetings / Approval II-8
      E.2.c. Changes to Previously Submitted Plans II-8
   E.3. CUSTOM RESIDENTIAL DEVELOPMENT II-9
      E.3.a. Custom Residential Development Submittal Checklist II-9
      E.3.b. ARC Meeting / Approval II-9
      E.3.c. Changes to Previously Submitted Plans II-9
   E.4. CIVIC AND COMMERCIAL DEVELOPMENT II-10
      E.4.a. Civic and Commercial Development Submittal Checklist II-10
      E.4.b. ARC Meetings / Approval II-10
      E.4.c. Changes to Previously Submitted Plans II-10

F. PLAN CHANGES II-11
Chapter II
DESIGN REVIEW PROCEDURES

A. GENERAL OVERVIEW OF PROCESS

In order for a project to be constructed in the Tierra Contenta development it must receive the approval of the City of Santa Fe Permit and Development Review Division of the Planning and Land Use Department (COSF), the Planning Commission and the Tierra Contenta Architectural Review Committee (ARC). Each has different processes to be followed. Each process has a unique set of information required for submittal. There is some overlap of information required and in scheduling. This chapter is included to provide information on specific requirements and process of both COSF and the ARC so that all submittal packages can be as complete as possible. It is suggested that the Tierra Contenta staff be consulted in the preparation of both submittal packages.

B. THE TIERRA CONTENTA MASTER PLAN AND OTHER CONTROLLING DOCUMENTS

The development of property within Tierra Contenta is directed by a number of documents that have been adopted by the Planning Commission and/or the City Council. These documents include the following:

B.1. P.R.C. ORDINANCE

The Planned Residential Community (PRC) Ordinance, SFCC Section 14-31 was adopted by the Santa Fe City Council in 1989. The PRC ordinance outlines the requirements for large scale, mixed-use developments such as master plan preparation, design standards, and review procedures.

B.2. MASTER PLAN REPORT

The Tierra Contenta Master Plan Report was adopted in February 1999. This establishes a framework for development based on environmentally sound principles and pedestrian-oriented neighborhoods. Through a public workshop process, local citizen concerns and ideas have been successfully incorporated into the plan. The Master Plan provides for a mixed-use and mixed-income community where homes will be in close proximity to shops, schools, parks and public services.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1999
B.3. MASTER PLAN MAP

The Tierra Contenta Master Plan Map, which established a development program and spatial arrangement of land uses articulated in the program, is intended to accomplish the following:

1. Be satisfactory to each of the landowners in the Tierra Contenta Planning Area;
2. Set a ceiling for development intensity on a phase by phase basis;
3. Create a neo-traditional based urban form by locating commercial, institutional, multi-family and single family residential uses in a pattern which promotes pedestrian accessibility as well as vehicular access;
4. Reflect some of Santa Fe’s traditional development patterns by allowing residential units to be clustered around common open space with garaged driveways in portions of Tierra Contenta, and
5. Establish the spine transportation and utility system for the Planning Area.

It was never presumed that the Master Plan map would serve as a legal plat that creates tracts with fixed boundaries and fixed number of units per tract. It was intended that market, financial and regulatory feasibility tests would need to be conducted on a phase by phase basis to determine the specific detailed configuration and arrangement of tracts within a phase and the density within each tract. Adjustments would then be made to tract boundaries and the development program for a phase in order to fit the requirements of particular builders who had been pre-selected by TCC to build a TCC approved product type and price range in a specific tract. As long as these adjustments were made in a manner which maintained consistency with the Master Plan Map and design parameters set forth in the Master Plan Report, then these adjustments would be considered to be minor, consistent with the Master Plan and approved by Staff.

Adjustments must meet the following four basic tests to prove consistency with the Master Plan:

1. The total number of residential units in any development phase must be equal to, or less than the number of units allowed in the same geographical area established by the Master Plan;
2. The development plan and plat for each phase must follow the basic neo-traditional development pattern set forth in the Master Plan for that particular area, with the highest density residential, commercial and institutional uses closest to, if not part of each village center;
3. The spine infrastructure system depicted in each phase must have the same connections and follow generally the same corridors as displayed in the Master Plan; corridors will be adjusted, however, the connections shown in the Master Plan must be made;
4. Development phasing must be done in the manner prescribed by the Tierra Contenta Master Plan and Annexation Agreement.

B.4. DESIGN STANDARDS

The Design Guidelines or Standards submitted for each phase of development provide the “nuts and bolts” which directs implementation of the design concepts described in the Master Plan report. It was intended that the Design Guidelines or Standards be modified from phase to phase, as more lessons are learned from actual development experience.

The Design Guidelines or Standards for a particular phase are intended to serve as the defining rules for the development in that phase. When the Design Standards for a phase are in conflict with the City Development Code, or the Tierra Contenta Annexation Agreement, the Design Standards are to be applied just as the Master Plat for a particular phase serves as the legal instrument for that section of the Master Plan.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1995

Page II - 2
B.5. PHASE MASTER PLAT

The actual boundaries of individual tracts within an individual phase are set in consultation with, and cooperation of the selected builders. TCC and builders' yield requirements, TCC pricing and design requirements and the builders' profit targets are considered. Site planning and financial analysis result in adjustments to tract configurations and densities between the Master Plan and the Phase Master Plat.

It is anticipated that the Phase 1B Final Plat and some of the builders' individual tract preliminary subdivision plats and development plans will be developed simultaneously. Assuming an expeditious review process of the Phase 1B Design Standards, the Preliminary Master Plat for Phase 1B will be submitted for approval after the Phase 1B Design Standards have been approved. After approval of the Preliminary Master Plat, reasonable tract sizes, configurations and entitlements will be established that will allow TCC and its builders to advance to a more detailed design stage. Final Phase 1B Plat approval will precede submittal of final plans and plans for the builders' individual tract developments.

B.6. TRACT PLATS AND DEVELOPMENT PLANS

Preliminary and final submittal requirements are defined below in Part C.1 of Chapter II of these Design Standards.

B.7. VARIATIONS FROM THE MASTER PLAN

Tract boundaries and locations illustrated on the Tierra Contenta Master Plan are allowed to change in the Phase 1B Preliminary and Final Plans. Residential tract densities and non-residential tract sizes are also allowed to increase from the TC Master Plan to the Phase 1B Plat, provided that the following three conditions are met: (in addition to the conditions allowed in Section B.3.)

1. The total number of residential units in Phase 1B is equal to, or less than the overall number entitled in the same area in the Master Plan.
2. The maximum increase in density allowed from the Master Plan stage to Phase 1B plat stage for any low (1 - 5 du/ac.) or medium (6 - 9 du/ac.) residential tract is 33% of that tract's Master Plan maximum density.
3. The maximum allowable acreage increase from the Master Plan stage to the Phase 1B plat stage, for any community (non-commercial) tract in the TC Master Plan is four acres (4 ac.). This additional acreage can be accommodated on a tract designated as residential by the Tierra Contenta Master Plan.

The Phase 1B Preliminary and Final Plat and Development Plan will illustrate the maximum number of residential units entitled per tract. This number cannot be exceeded in any subsequent development proposal for a particular tract.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C. CITY OF SANTA FE SUBMITTAL REQUIREMENTS

C.1. PRELIMINARY PLAT AND FINAL PLAT SUBMITTALS

Tierra Contenta Corporation, as the applicant for the Phase 1B plat, and participating builders, who will submit individual plats for tracts created within Phase 1B, agree that the preliminary plat and final plat review stages need to be separate and distinct. It is further agreed that the City would modify its preliminary plat review requirements in order to make the preliminary plat review process more of a concept review process. The majority of the detailed survey and engineering work would be deferred until the final plat application and review process. With that understanding, the following preliminary plat submittal requirements would be in effect for Tierra Contenta Phase 1B. Final plat submittal requirements would not change from those required by City Code.

C.2. PRELIMINARY PLAT APPROVAL SUBMITTAL CHECKLIST

For a preliminary plat and development plan submittal the applicant must include the following:

A. A City application form, applicable fees and a letter describing the intent of the request, name of the project, location, the development phase within Tierra Contenta, acreage; number of tracts; total residential units; estimated number of affordable residential units; and total non-residential acreage, with a specific description of the park and open space acreage;

B. A vicinity map that shows the relationship of the plat to the entire Tierra Contenta annexation area;

C. A statement of how the plat is in compliance with previous conditions of approval relating to the Tierra Contenta master plan, Annexation Agreement and Tierra Contenta Phase 1B plat, if applicable;

D. A definition of the section(s) of the Tierra Contenta Design Standards to be applied to this request and how this request complies with aforementioned Standards;

E. An explanation of how this request complies with City park and open space dedication requirements, given the previous conditions of approval for the Tierra Contenta master plan, annexation agreement and Phase 1B plat, if applicable;

F. Sewer availability statement from the City's Water Quality Division;

G. Archaeological clearance or an explanation of the measures being taken to obtain same;

H. Six (6) copies of a preliminary survey plat with the following information:

1) A vicinity map; scale, a north arrow and the date;

2) For the perimeter boundary of the entire area being subdivided only: boundary lines, bearings and distances; the error of closure shall be of third order survey and no discrepancy between computed and measured distances shall exceed one (1) part in five thousand (5,000) parts;

3) Streets on and within one thousand (1,000') of the tract; names, rights-of-way, width, location, and classification per the Tierra Contenta Design Standards;

4) Other rights-of-way or easements: graphic location, width and purpose;

Tierra Contenta Design Standards for Phase 1B

Tierra Contenta Corporation

August 1998
II. DESIGN REVIEW PROCEDURES

5) Visible (above-ground) utilities on and immediately adjacent to the tract;
6) Lot/tract lines, lot/tract and block numbers; square footage/acreage and/or number of units;
7) Sites, if any, to be reserved or dedicated for public uses;
8) Site data: the number of lots/tracts; the acreage proposed for public uses excluding streets, alleys and other rights-of-way and easements; the total number of residential dwelling units to be accommodated; Total per tract, if applicable; total non-residential acreage;
9) Total acreage of tract;
10) Other conditions on land within one thousand feet (1,000') of the tract: for unplatted landowner's record, or for platted land of record, refer to subdivision plat by name, recordation date, and indicate developed lots and type of development;
11) Zoning on and within one thousand feet (1,000') of the tract;
12) Proposed public improvement - public facilities, thoroughfares or other public improvements of lands shown on the adopted Tierra Contenta master plan for future acquisition or development on and near the tract;
13) Title and certificates: present tract designation according to official records in the office of the county clerk; site under which the proposed subdivision is to be recorded, with the name and address of owner; notation stating acreage; scale; true and magnetic north arrows; certification of the engineer or land surveyor who prepared the plat;
14) Signature blocks for utility companies, owners and City.

_J._ Six (6) copies of the preliminary development plan with the following information:

1) north arrow and scale;
2) name of development;
3) development boundary lines, bearings and distances;
4) adjacent street names and right-of-way widths;
5) lot lines and lot areas to the nearest hundredths acre;
6) locations, area, and purpose of all public sites;
7) location and purpose of all easements;
8) Schematic building plan with lot coverage and setback requirements;
9) Private, semi-private and common open space;
10) Internal vehicular and pedestrian circulation, including proposed conceptual connections to off-site roads and planned trail network;
11) Flood plain limits and floodway acreage;
12) Tabulation of total acreage, park and open space acreage, total number of lots/tract, total number of units and number of units per tract, if applicable; total non-residential acreage;

_J._ Six (6) copies of a preliminary traffic impact analysis are required for the Phase 1B plat submittal, but not for the development of individual tracts.

_K._ Six (6) copies of the preliminary engineering plans with the following information:

1) a natural topography plan, with ground elevations drawn at two foot (2 ft.) intervals; all areas with a natural slope of twenty percent (20%) to thirty percent (30%) and over thirty percent (30%) being delineated; location of arroyos, watercourses, or other natural drainage system shall be shown;
2) concept grading and drainage plan, including a definition of limits of grading and an explanation of how the proposed concept drainage plan will conform to the previously prepared Arroyo Chamise drainage study;

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998

Page II - 5
The manner in which financial guarantees for subdivision improvements are structured have an impact on project affordability. The current system of guarantees does not promote affordability. In order to strike a compromise between protecting the City's interests and promoting affordability, the following system is proposed.

Financial guarantees acceptable to the City for projects in Tierra Contenta include the following: escrow agreement, letter of credit and performance bonds. The inclusion of performance bonding is especially critical for affordable housing developments, given that it represents a much less costly alternative.

Water and sewer systems and all dry utilities can be secured through separate escrow agreements/letter of credit/performace bonds so that when the respective utility accepts the system, all money/bonds securing that type of improvement are automatically released. Once the utility systems are accepted, the City can no longer count these costs toward the 10% retraining it holds, if the escrow agreement/letter of credit types of financial guarantee is used.

The City will accept a performance bond/escrow agreement/letter of credit from a third party land purchaser for a designated section of the infrastructure identified by TCC. For instance, if a road is illustrated on the Phase 1B engineering plans that provides access to a particular tract to be sold upon plat recordation, the City would accept a performance bond/letter of credit/escrow agreement from the third party land purchaser as a condition of recordation.

Proposed landscaping improvements within a public right-of-way do not require a financial guarantee, given that such improvements are not required by City code. The City can accept public streets for maintenance prior to median landscape planters being planted, provided that the City and TCC make satisfactory arrangements for any damage to the street. Landscaping improvements outside of the public right-of-way can be secured through an escrow agreement/letter of credit/performace bond form the homebuilders, separate form those instruments securing the rest of the public improvements.
E. TIERRA CONTENTA SUBMITTAL REQUIREMENTS

E.1. ARCHITECTURAL REVIEW COMMITTEE

The Tierra Contenta Corporation Board of Directors will appoint an Architectural Review Committee (ARC) from among its members. The ARC will consist of three to five members. A majority of the members will be architects, landscape architects, urban designers, planners, engineers or other appropriate design professionals. Its members will select a chairman from this committee. Non-voting individuals may attend meetings of the committee.

E.1.a. ARC Responsibilities

The ARC is charged with the responsibility of reviewing and approving certain design aspects of the development. These requirements are generally described in these Design Standards for the specific housing types. The ARC also has the responsibility to review site planning and building placement issues to help assure that the development meets the specific objectives of the standards and the goals of the Tierra Contenta community. The authority of the ARC does not abrogate the role of the Planning Commission in any way.

It is necessary for the ARC to review and provide approval of plans for remodeling or additions to the homes of individual home owners who are modifying their own homes. However, compliance with the applicable state Design Guidelines or Design Standards, the development plan and covenants of the particular subdivision; and the City requirements for building permits are necessary.

E.1.b. Developer / Builder Submittals to ARC

Developers in Tierra Contenta are required to meet twice with the ARC before submitting plans to the City for review and approval. The first meeting should be for the purpose of introducing the project concept and layout for discussion with the ARC. At the initial meeting, the developer, his architect and engineer should be prepared to present concepts of and discuss the following issues:

- Residential building type(s) proposed – single family residential, residential compound, neighborhood townhouse, neighborhood apartment, or neighborhood center;
- Layout of lots, if applicable;
- Building placement;
- Pedestrian access and circulation;
- Vehicular access, circulation and parking;
- Stormwater drainage management; and
- Anticipated variances from the TCC Design Standards and/or City Code if any.

Developers are required to provide a formal submittal to the ARC prior to a formal submittal to the City. This formal submittal will be discussed at the second meeting with the ARC. The following sections outline the specific requirements for the formal submittal requesting ARC approval.

E.2. RESIDENTIAL TRACT DEVELOPMENT

Prior to a formal submittal to the City for proposed construction of any residential tract development, three (3) sets of plans shall be submitted to the Architectural Review Committee at least 7 days in advance of a regularly scheduled ARC meeting. The submittal shall include, but not be limited to the following:

- Tierra Contenta Design Standards for Phase 1B
- Tierra Contenta Corporation
- August 1998

Page 2 - 7
E.2.a. Residential Tract Development Submittal Checklist

A. Detailed plot plan for each construction phase (minimum scale: 1"=40') showing: building footprint, driveway placement, street trees, fence and wall locations and adjacent streets. Model and front elevations for each detached building must be specified. The specific building type (single family residential, residential compound, neighborhood townhouse and neighborhood apartment) must be identified for each lot.

B. Floor plans and elevations (minimum scale: 1/8"=1'-0") for each dwelling model. All elevations must be shown, including those for detached garages or accessory units.

C. Exterior materials sample board, showing materials and colors.

D. Landscape plan (minimum scale: 1"=40') including locations, sizes and species of required street trees.

E. Rendered street elevations of each model.

F. Diagram demonstrating solar access.

G. Typical wall section showing window construction.

H. Rendered elevation or perspective showing the view of the development including dwelling units, garages, accessory units, fences and walls from the spine recreational trail or major recreational open space area if applicable.

I. A copy of the proposed deed restrictions and/or protective covenants.

J. Proposed exception(s) and/or variance(s) from the Design Standards and/or the City Code with an explanation of the reason for the exception(s) and/or variance(s).

E.2.b. ARC Meetings / Approval

The ARC normally holds meetings two times per month. The ARC will approve, approve with conditions, or deny the request for approval within ten (10) days of the regularly scheduled ARC meeting at which the request for approval is made if all of the following conditions are met:

1. The developer has met with the ARC at one of its previous meetings to discuss the project;
2. A complete submittal is delivered to TCC at least one week prior to a regularly scheduled ARC meeting; and
3. The developer meets with the ARC to discuss the final submittal and requests approval of the development.

E.2.c. Changes to Previously Submitted Plans

The developer is required to inform the TCC staff of any changes to the residential tract development that are the result of conditions for approval by the City. One set of the plat, development plan, and engineering plans approved by the City shall be submitted to TCC after the plats and plans have been approved by the City.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
E.3. CUSTOM RESIDENTIAL DEVELOPMENT

Prior to formal submittal to the City for proposed construction of any custom residential building, three (3) sets of plans shall be submitted to the Architectural Review Committee. The submittal shall include, but not be limited to the following:

E.3.a. Custom Residential Development Submittal Checklist

_ A. Detailed landscape and plot plan (minimum scale: 1”=20’) showing building footprint, driveway placement, fence and wall locations and adjacent streets. Landscaping and street trees shall be included with location, species, sizes, and planting details noted. The specific building type (single family residential, residential compound, neighborhood townhouse and neighborhood apartment) must be identified for each lot.

_ B. Floor plans and elevations (minimum scale: 1/8”=1’-0”). All elevations must be shown, including those for detached garages and/or accessory units.

_ C. Material sample board of all exterior materials, showing exact materials and colors to be used.

_ D. Diagram demonstrating solar access.

_ E. Typical wall section showing window construction.

_ F. Elevation or perspective showing view of the development including dwelling units, garages, accessory units, fences and walls from the spine recreational trail or major recreational open space area.

_ G. Proposed exception(s) and/or variance(s) form these Design Standards and/or the City Code with an explanation of the reason for the exception(s) and/or variance(s).

E.3.b. ARC Meetings / Approval

The ARC normally holds meetings two times per month. The ARC will approve, approve with conditions, or deny the request for approval within ten (10) days of the regularly scheduled ARC meeting at which the request for approval is made if all of the following conditions are met:

1. The owner or builder has met with the ARC at one of its previous meetings to discuss the project;
2. A complete submittal is delivered to TCC at least one week prior to a regularly scheduled ARC meeting; and
3. The owner or builder meets with the ARC to discuss the final submittal and requests approval of the development.

E.3.c. Changes to Previously Submitted Plans

The owner or builder is required to inform the TCC staff of any changes to the residential tract development that is the result of conditions for approval by the City. The plans for the custom residential development shall be submitted to TCC after the plans have been approved by the City.
prior to formal submittal to the City for proposed construction of any civic or commercial or hybrid building, three (3) sets of plans shall be submitted to the Architectural Review Committee. The submittal shall include, but not be limited to the following:

**E.4a. Civic and Commercial Development Submittal Checklist**

- A. Detailed landscape and plat plan (minimum scale: 1"=20') showing: building footprint, driveway placement, fence and wall locations and adjacent streets. Landscaping and street trees shall be included with locations, species, sizes, and planting details noted.

- B. Floor plans and elevations (minimum scale: 1/8"=1'-0") for each building. All elevations must be shown, including those for detached garages and/or accessory units.

- C. Material sample board of all exterior materials, showing exact materials and colors to be used.

- D. Eye-level perspective of the building from its most public viewpoint.

- E. Diagram demonstrating solar access.

- F. Typical wall section showing window construction.

- G. Rendered elevation or perspective showing the view of the development including dwelling units, garages, accessory units, fences and walls from the spine recreational trail or major recreational open space.

- H. A copy of the proposed deed restrictive and or protective covenants.

- I. Proposed exception(s) and/or variance(s) form these Design Standards and/or the City Code with an explanation of the reason for the exception(s) and/or variance(s).

**E.4b. ARC Meetings / Approval**

The ARC normally holds meetings two times per month. The ARC will approve, approve with conditions, or deny the request for approval within ten (10) days of the regularly scheduled ARC meeting at which the request for approval is made if all of the following conditions are met:

1. The developer has met with the ARC at one of its previous meetings to discuss the project;
2. A complete submittal is delivered to TCC at least one week prior to a regularly scheduled ARC meeting; and
3. The developer meets with the ARC to discuss the final submittal and requests approval of the development.

**E.4c. Changes to Previously Submitted Plans**

The developer is required to inform the TCC staff of any changes to the civic or commercial tract development that is the result of conditions for approval by the City. One set of the plat, development plan, and engineering plans approved by the City shall be submitted to TCC after the plans and plans have been approved by the City.

---

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
F. PLAN CHANGES

Changes occur in the development resulting from field conditions, market forces and other issues, and Tierra Contenta needs to keep track of these changes. For this reason the developer is required to keep the TCC staff informed of revisions to the development that may result in changes to plans that the ARC has previously approved. If the TCC staff feels that a change is significant enough to require review by the ARC the issue will be brought to the next scheduled ARC meeting.
# TABLE OF CONTENTS

A. STREETS AND TRAVEL ROUTES

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.1. PARKWAYS</td>
<td></td>
<td>III-1 TO III-12</td>
</tr>
<tr>
<td>A.1.a</td>
<td>Parkway Specifications</td>
<td>III-1</td>
</tr>
<tr>
<td>A.1.b</td>
<td>Parkway Driving Lanes</td>
<td>III-1</td>
</tr>
<tr>
<td>A.1.c</td>
<td>Parkway Medians</td>
<td>III-1</td>
</tr>
<tr>
<td>A.1.d</td>
<td>Landscaping Along Parkways</td>
<td>III-2</td>
</tr>
<tr>
<td>A.1.e</td>
<td>Sidewalks Along Parkways</td>
<td>III-2</td>
</tr>
<tr>
<td>A.1.f</td>
<td>Vehicular Access / Connections</td>
<td>III-2</td>
</tr>
<tr>
<td>A.1.g</td>
<td>Utility Easements Along Parkways</td>
<td>III-2</td>
</tr>
<tr>
<td>A.1.h</td>
<td>Pavement Design for Parkways</td>
<td>III-2</td>
</tr>
<tr>
<td>A.1.i</td>
<td>Parking Along Parkways</td>
<td>III-3</td>
</tr>
<tr>
<td>A.1.j</td>
<td>Parkway Sections</td>
<td>III-3</td>
</tr>
</tbody>
</table>

A.2. PLAZA STREET

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.2.a</td>
<td>Plaza Street Specifications</td>
<td>III-4</td>
</tr>
<tr>
<td>A.2.b</td>
<td>Plaza Street Sidewalks</td>
<td>III-4</td>
</tr>
<tr>
<td>A.2.c</td>
<td>Parking on Plaza Streets</td>
<td>III-4</td>
</tr>
<tr>
<td>A.2.d</td>
<td>Utility Easements for Plaza Streets</td>
<td>III-4</td>
</tr>
<tr>
<td>A.2.e</td>
<td>Pavement Design for Plaza Streets</td>
<td>III-4</td>
</tr>
<tr>
<td>A.2.f</td>
<td>Plaza Street Landscaping</td>
<td>III-5</td>
</tr>
<tr>
<td>A.2.g</td>
<td>Plaza Street Sections</td>
<td>III-5</td>
</tr>
</tbody>
</table>

A.3. LOCAL STREET

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.3.a</td>
<td>Local Street Specifications</td>
<td>III-6</td>
</tr>
<tr>
<td>A.3.b</td>
<td>Vehicular Connections to Local Streets</td>
<td>III-6</td>
</tr>
<tr>
<td>A.3.c</td>
<td>Street Trees Along Local Streets</td>
<td>III-6</td>
</tr>
<tr>
<td>A.3.d</td>
<td>Utility Easements for Local Streets</td>
<td>III-6</td>
</tr>
<tr>
<td>A.3.e</td>
<td>Pavement Design for Local Streets</td>
<td>III-7</td>
</tr>
<tr>
<td>A.3.f</td>
<td>Local Street Sections</td>
<td>III-7</td>
</tr>
</tbody>
</table>

A.4. RESIDENTIAL LANE

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.4.a</td>
<td>Residential Lane Specifications</td>
<td>III-8</td>
</tr>
<tr>
<td>A.4.b</td>
<td>Curb and Gutter for Residential Lanes</td>
<td>III-8</td>
</tr>
<tr>
<td>A.4.c</td>
<td>Road Surfacing for Residential Lanes</td>
<td>III-8</td>
</tr>
<tr>
<td>A.4.d</td>
<td>Parking Along Residential Lanes</td>
<td>III-9</td>
</tr>
<tr>
<td>A.4.e</td>
<td>Street Trees Along Residential Lanes</td>
<td>III-9</td>
</tr>
<tr>
<td>A.4.f</td>
<td>Utility Easements for Residential Lanes</td>
<td>III-9</td>
</tr>
<tr>
<td>A.4.g</td>
<td>Pavement Design for Residential Lanes</td>
<td>III-10</td>
</tr>
<tr>
<td>A.4.h</td>
<td>Residential Lane Sections</td>
<td>III-10</td>
</tr>
</tbody>
</table>

A.5. ALLEY

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.5.a</td>
<td>Alley Specifications</td>
<td>III-11</td>
</tr>
<tr>
<td>A.5.b</td>
<td>Stormwater Management for Alleys</td>
<td>III-11</td>
</tr>
<tr>
<td>A.5.c</td>
<td>Building Setbacks for Alleys</td>
<td>III-11</td>
</tr>
<tr>
<td>A.5.d</td>
<td>Fences and Walls Along Alleys</td>
<td>III-11</td>
</tr>
<tr>
<td>A.5.e</td>
<td>Alley Landscaping</td>
<td>III-11</td>
</tr>
<tr>
<td>A.5.f</td>
<td>Driveway Connections to Alleys</td>
<td>III-12</td>
</tr>
<tr>
<td>A.5.g</td>
<td>Pavement Design/Surfacing for Alleys</td>
<td>III-12</td>
</tr>
<tr>
<td>A.5.h</td>
<td>Alley Sections</td>
<td>III-12</td>
</tr>
</tbody>
</table>
B. MISCELLANEOUS TRAFFIC ENGINEERING MEASURES

B.1. BLOCK LENGTHS WITHIN TIERRA CONTENTA

B.2. INTERSECTION FILLETS

B.3. SIGHT TRIANGLES

B.4. TRAFFIC SIGNS AND PAVEMENT MARKINGS

B.5. SHARED INGRESS/EGRESS EASEMENTS AND LOT ACCESS

B.5.a. Dimensions of Ingress/Egress Easements

B.5.b. Emergency Vehicle Access

B.5.c. Utilities in Ingress/Egress Easements

B.5.d. Maintenance of Ingress/Egress Easements

B.5.e. Paving Surfaces of Ingress/Egress Easements

B.5.f. Parking in Ingress/Egress Easements

B.5.g. Stormwater Management for Ingress/Egress Easements

C. STORMWATER MANAGEMENT

D. MISCELLANEOUS STANDARDS

D.1. MIXING BUILDING TYPES

D.2. HOME OCCUPATIONS

D.3. EXTERIOR FINISHES

D.4. EXTERIOR COLORS

D.5. WALLS AND FENCES

D.6. USABLE OPEN SPACE

D.7. MODEL VARIATIONS

D.8. SOLAR ACCESS

D.9. OUTDOOR LIGHTING

D.10. PARKING AREAS

E. OPEN SPACE PROTECTION

E.1. OPEN SPACE PROVISIONS

E.2. OPEN SPACE ACCESS

E.3. WALLS AND FENCES ADJACENT TO OPEN SPACE

E.4. CONSTRUCTION IN AND ADJACENT TO OPEN SPACE

F. SIGNAGE AND MONUMENTATION

F.1. LADDER SIGNAGE SPECIFICATION

F.2. PERMANENT SUBDIVISION SIGNAGE

F.3. TEMPORARY SUBDIVISION SIGNAGE

F.3.a. On-Site Signage

F.3.b. Off-Site Signage

F.4. TIERRA Contenta ENTRY MONUMENTATION

F.4.a. Description

F.4.b. Acceptable Locations

F.4.c. Specifications for TC Entry Signage

Page III - 0
Chapter III
GENERAL STANDARDS

A. STREETS AND TRAVEL ROUTES

The street system within Tierra Contenta provides a five-tiered network of public travel routes connecting origins and destinations within the development and connecting the development to the rest of the community. Streets shall have asphaltic concrete pavement with concrete curb and gutter unless otherwise permitted as described below. No extruded curb, either asphalt or concrete will be allowed.

A.1. PARKWAYS

Parkways connect areas within Tierra Contenta to Airport Road, Cerritos Road and the Santa Fe By-Pass, and are the major means of internal circulation for the development. In Phase One the Parkways include Vistas del Sol, Jaguar Drive and Country Club Road. Access to individual dwelling units is not allowed from Parkways.

A.1.a. Parkway Specifications

- **Right-of-way:** 66'
- **Sidewalks:** Required on both sides
- **BiKE Lanes:** Required on both sides
- **Driving Lanes:** Two required (one in each direction)
- **Curb & Gutter:** Required on both sides
- **Pavement Surface:** Asphal tic concrete or approved alternative
- **Median:** Encouraged
- **Private Driveways:** Not allowed
- **Parking:** Allowed on both sides except near intersections
- **Street Trees:** Required except in limited areas

A.1.b. Parkway Driving Lanes

In addition to the two through lanes, Parkways may have additional lanes at intersections to provide exclusive left-turn lanes as necessary to facilitate traffic through the intersection. The number, width, and length of additional lanes will depend upon anticipated traffic volumes and the method of traffic control.

A.1.c. Parkway Medians

Medians are encouraged in Parkways. On sections of Parkways where terrain or other features make medians impractical or undesirable the medians may be eliminated. Medians will be defined with 6” high standard curb and gutter and will be landscaped. Median landscaping is to be designed so that it does not compromise visibility at intersections. Where medians are narrower than five feet (5’) between backs of the median curbs, landscaping is not required. Decorative treatment such as colored and/or patterned concrete, gravel mulch, paving blocks, etc. in these areas is encouraged. Plain dirt, asphalt or plain concrete is not allowed.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.1.d. Landscaping Along Parkways

Street trees are required along Parkways. In areas where parking is not allowed the trees will be planted in the planting strip between the curb and the sidewalk, two and one-half feet (2.5') from the back of the curb. Where parking is allowed trees will be planted two feet behind the sidewalk on private property. Street trees are not required where Parkways cross arterial or at other locations where views may be compromised. Tree spacing and size shall conform to the following:

1. 5-inch caliper trees
   Planted at a maximum spacing of 30 feet on center
2. 6-inch caliper trees
   Planted at a maximum spacing of 40 feet on center
3. 7/8-inch caliper trees
   Planted at a maximum spacing of 45 feet on center

In accordance with the Annexation Agreement it is the responsibility of the Tierra Contenta landowners and/or developers or their assigns to plant the street trees along Parkways and the responsibility of the City to maintain them after acceptance of the Parkway by the City.

Medians are to be landscaped with trees, shrubs, groundcover, and other plants and aesthetic treatment as deemed appropriate by the Arc and the City. Plantings for street trees and medians shall be selected from the Approved Plants List and installed at the expense of the developer. A temporary irrigation system shall be installed in conjunction with the landscaping. Following acceptance of the Parkway construction by the City, the City shall assume responsibility for maintenance of the median landscaping.

A.1.e. Sidewalks Along Parkways

Sidewalks shall be a minimum of four feet (4') wide. In areas where there is expected to be a concentration of pedestrians sidewalks shall be five feet (5') wide.

A.1.f. Vehicular Access / Connection to Parkways

There shall be no direct vehicular access from individual dwelling units to Parkways. Connections to Parkways shall be to Local Streets, Residential Lanes and Alleys. Driveways providing access to parking lots for neighborhood apartment or commercial complexes of with more than 40 parking spaces may have access from a Parkway, providing there is also access from a local street.

A.1.g. Utility Easements Along Parkways

There is a seven and one-half foot (7.5') utility easement on each side of the Parkway for gas, power, telephone, cable TV and other "dry" utilities. Sanitary sewer lines, if constructed in a Parkway, will be installed along the centerline of the street and water lines will be installed under the pavement with a minimum separation of ten feet (10') from the sanitary sewer line. Storm sewers, if required, will be constructed within the roadway right-of-way or in drainage easement.

A.1.h. Pavement Design for Parkways

A soil sampling and testing program is required for the design of pavement for Parkways. The minimum pavement thickness for Parkways shall be four inches (4") of asphaltic concrete over six inches (6") of untreated basecourse. Pavement shall be designed for a service life of 20 years. Other pavement materials and configurations will be allowed if the developer demonstrates that there will be no significant decrease in pavement strength or service life. The use of asphalt cold millings, emulsified asphalts and other material in street or alley pavement is encouraged, however it must be demonstrated that producers, suppliers, and contractors can provide material that meet the standards set by the City.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.1.1. Parking Along Parkways

Parking is generally allowed on both sides of Parkways. Parking will not be allowed in certain areas in order to enhance the streetscape and to control traffic. The Parkway section will be modified at intersections to control traffic and provide for separate left turn lanes if necessary.

A.1.1.1. Parkway Sections

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.2. PLAZA STREET

Plaza Streets front the neighborhood plaza on two or three sides. One side may be a Parkway (Jaguar Drive) and one side may be a pedestrian walkway if approved by the ARC and the City. The primary function of the Plaza Street is to provide alternative access to the off-street parking for the plaza commercial center, and enhance access to the plaza open space.

A.2.a. Plaza Street Specifications

<table>
<thead>
<tr>
<th>Specification</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-of-way</td>
<td>36'</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Bike Lanes</td>
<td>Not provided</td>
</tr>
<tr>
<td>Driving Lanes</td>
<td>Two required (one in each direction)</td>
</tr>
<tr>
<td>Curb &amp; Gutter</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Pavement Surface</td>
<td>Asphaltic concrete or approved alternative</td>
</tr>
<tr>
<td>Median</td>
<td>Not provided</td>
</tr>
<tr>
<td>Private Driveways</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parking</td>
<td>Allowed under limited circumstances</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Plaza side only</td>
</tr>
</tbody>
</table>

A.2.b. Plaza Street Sidewalks

Because the building offset along the Plaza Street is zero, and because provision for pedestrian access to the plaza and the neighborhood commercial areas are emphasized, the width of the sidewalks is to be a minimum of five feet (5’). Porchas extending from the buildings into the right-of-way are required. License agreements with the City are required allowing porches to be constructed in the Plaza Street right-of-way over the sidewalks. On the plaza side of the Plaza Street, the location of the sidewalk and the landscaping of the plaza will be established by the design of the plaza itself.

A.2.c. Parking on Plaza Streets

Parking may be allowed along Plaza Streets on a limited basis such as for loading zones and landscaped areas. Parking areas on Plaza Streets must be identified in the tract development plan and subject to the approval of the City and the ARC. If parking is proposed along a Plaza Street the right-of-way shall be increased to forty-six feet (46’) to provide an eight-foot (8’) parking lane.

A.2.d. Utility Easements for Plaza Streets

There are no utility easements established for the Plaza Street. Utility service to buildings fronting the Plaza Street will be provided from the side or near off adjacent streets, or from within the right-of-way of the Plaza Street.

A.2.e. Pavement Design for Plaza Streets

Plaza Streets must have pavement consisting of a minimum of six inches (6”) of untreated crushed aggregate base course and a minimum of three inches (3”) of bituminous pavement placed in two lifts. An equivalent pavement may be used if approved by the City staff. Other pavement materials and configurations will be allowed if the developer demonstrates that there will be no significant decrease in the pavement strength or service life. The use of asphalt cold millings, emulsified asphalt and other material in street or alley pavement is encouraged, however, it must be demonstrated that producers, suppliers, and contractors can provide material that meet the standards set by the City.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Street trees along the Plaza streets are to be incorporated into the overall landscaping plan for the Neighborhood Center. See Chapter VI for specific requirements.

A.2.g. Plaza Street Sections

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.3. LOCAL STREET

Local Streets have a functional classification of sub-collectors and provide access within neighborhoods as well as connecting areas to their neighborhood centers. In general, Local Streets serve between 30 and 125 dwelling units or the equivalent amount of generated traffic. Access to individual dwelling units from Local Streets is discouraged, and should be provided from Residential Lanes, Alleys and ingress - egress easements.

A.3.a. Local Street Specifications

<table>
<thead>
<tr>
<th>Right-of-way:</th>
<th>44'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks:</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Planting Strips:</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Bike Lanes:</td>
<td>Not provided</td>
</tr>
<tr>
<td>Driving Lanes:</td>
<td>Two required (one in each direction)</td>
</tr>
<tr>
<td>Curb &amp; Gutter:</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Pavement Surface:</td>
<td>Asphalt concrete or approved alternative</td>
</tr>
<tr>
<td>Median:</td>
<td>Not provided</td>
</tr>
<tr>
<td>Private Driveways:</td>
<td>Allowed on a limited basis</td>
</tr>
<tr>
<td>Parking:</td>
<td>Allowed on one side</td>
</tr>
<tr>
<td>Street Trees:</td>
<td>Required except in limited areas.</td>
</tr>
</tbody>
</table>

A.3.b. Vehicular Connections to Local Streets

Connections to Local Streets are primarily to Residential Lanes, Alleys and gapling areas for neighborhood commercial area and apartments. While connections to private drives are not strictly forbidden on Local Streets, it is the responsibility of the applicant to show that a driveway connection to a Local Street will not interfere with the function of the street.

A.3.c. Street Trees Along Local Streets

Street trees are required along Local Streets. On the side where parking is allowed sidewalks are adjacent to the back of the curb and trees will be planted in the right-of-way at least two feet behind the sidewalk. In areas where parking is not allowed the trees will be planted in the planting strip between the curb and the sidewalk, two and one-half feet (2.5') from the back of the curb. Street trees are not required where Local Streets cross any areas or at other locations where views may be compromised. Tree spacing and size shall conform to the following:

1. - 1/2 inch caliper trees
   - Planted at a maximum spacing of 30 feet on center
2. - 1-inch caliper trees
   - Planted at a maximum spacing of 40 feet on center
3. - 1 1/2 inch caliper trees
   - Planted at a maximum spacing of 45 feet on center

Street trees for Local Streets shall be selected from the Approved Plants List and installed by the developer of the adjacent tract or assigns (homebuilder). A temporary irrigation system is to be installed in conjunction with the street trees. After two years, the adjacent homeowner shall assume responsibility for maintenance of the street trees(s) from the property.

A.3.d. Utility Easements for Local Streets

There is a seven and one-half foot (7.5') utility easement on each side of the Local Street for gas, power, telephone, cable TV and other "dry" utilities. Sanitary sewer lines, if constructed in a Local Street will be installed along the street centerline and water lines will be installed under the Tierra Contenta Design Standards for Phase 'B'
Tierra Contenta Corporation
August 1998

Page III - 6
pavement with a minimum ten foot (10') offset from the sanitary sewer line. Storm sewers, if required, will be constructed within the roadway right-of-way or in drainage easements.

A.3.e. Pavement Design for Local Streets

Local Streets must have pavement consisting of a minimum of six inches (6") of untreated crushed aggregate base course and a minimum of three inches (3") of bituminous pavement placed in two lifts. Other pavement materials and configurations will be allowed if the developer demonstrates that there will be no significant decrease in pavement strength or service life. The use of asphalt cold millings, emulsified asphalts and other material in street or alley pavement is encouraged, however, it must be demonstrated that producers, suppliers, and contractors can provide material that meet the standards set by the City.

The use of recycled asphalt paving material is encouraged at Tierra Contenta. The City of Santa Fe may have material for this purpose, and the developer is encouraged to contact the Public Works Department to pursue the possibility of using recycled asphalt for pavement on Local Streets, Residential Lanes and Alleys.

A.3.f. Local Street Sections

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.4. RESIDENTIAL LANE

Residential Lanes provide access to dwellings within neighborhoods and connect to Local Streets. A Residential Lane generally serves up to 30 dwelling units or the equivalent amount of generated traffic.

A.4.a. Residential Lane Specifications

<table>
<thead>
<tr>
<th>Right-of-way:</th>
<th>40'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks:</td>
<td>Required on one side only</td>
</tr>
<tr>
<td>Planting Strips:</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Bike Lanes:</td>
<td>Not provided</td>
</tr>
<tr>
<td>Driving Lanes:</td>
<td>Two required (one in each direction)</td>
</tr>
<tr>
<td>Curb &amp; Gutter:</td>
<td>Required on both sides</td>
</tr>
<tr>
<td>Pavement Surface:</td>
<td>Asphalitic concrete or other hard surface</td>
</tr>
<tr>
<td>Median:</td>
<td>Not provided</td>
</tr>
<tr>
<td>Private Driveways:</td>
<td>Allowed</td>
</tr>
<tr>
<td>Parking:</td>
<td>Allowed on one side at limited location(s)</td>
</tr>
<tr>
<td>Street Trees:</td>
<td>Required except in limited areas.</td>
</tr>
</tbody>
</table>

A.4.b. Curb and Gutter for Residential Lanes

Curb and Gutter is required on both sides of Residential Lanes. A variance from the use of curb and gutter is allowed only to facilitate an on-site water harvesting strategy. In such situations, the applicant must demonstrate to the City staff and officials an effective water harvesting system that benefits landscaping either within or adjacent to the right-of-way and reduces the amount of storm water runoff.

If curb and gutter is not used, alternative means of defining areas where parking is and is not allowed, defining driveway locations, controlling street runoff, providing a durable flow channel, and providing lateral support for the asphalt pavement must be provided.

A.4.c. Road Surfacing for Residential Lanes

An alternative surfacing to Asphalt concrete may be proposed by the applicant, but this alternative must be acceptable to the City. Gravel surfacing is not allowed on Residential Lanes.

A.4.d. Parking Along Residential Lanes

Parking is allowed along a Residential Lane only at the locations where the pavement is twenty-eight feet (28') wide curb to curb. The short stretches of twenty feet (22') wide pavement created by "bump outs" spaced at approximately one hundred foot (100') intervals provide areas for landscaping, mailbox clusters, street lights and fire hydrants, as well as define the travel lane and the parking areas. The locations of areas where on street parking is required must be coordinated with locations of private driveways.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.4.e. Street Trees Along Residential Lanes

Street trees are required along Residential Lanes. On the side of the street where parking is allowed, sidewalks are adjacent to the back of the curb and trees will be planted in the right-of-way at least two feet behind the sidewalk. In areas where parking is not allowed, the trees will be planted in the planting strip between the curb and the sidewalk or the right-of-way line, two and one-half feet (2.5') from the back of the curb. Street trees are not required where Local Streets cross avenues or at other locations where views may be compromised. Tree spacing and size shall conform to the following:

1. ½ inch caliper trees
   - Planted at a maximum spacing of 30 feet on center
2. ½ inch caliper trees
   - Planted at a maximum spacing of 40 feet on center

Street trees for Residential Lanes shall be selected from the Approved Plants List and installed by the developer of the adjacent tract or assigns (homebuilder). A temporary irrigation system is to be installed in conjunction with the street trees. The cost of planting and maintenance of the trees for the first two years shall be borne by the homebuilder. After two years the adjacent homeowner shall assume responsibility for maintenance of the street tree(s) fronting the property.

A.4.f. Utility Easements for Residential Lanes

There is a seven and one-half foot (7.5') utility easement on each side of the Residential Lane for gas, power, telephone, cable TV and other "dry" utilities. Sanitary sewer lines, if constructed in a Residential Lane will be installed at a five foot (5') offset from the centerline and water lines will be installed under the pavement with a minimum ten foot (10') offset from the sanitary sewer line. Storm sewers, if required, will be constructed within the roadway right-of-way or in drainage easements.

A.4.g. Pavement Design for Residential Lanes

Residential Lanes must have pavement consisting of a minimum of four inches (4") of untreated crushed aggregate base course and a minimum of three inches (3") of bituminous pavement placed in two lifts. Other pavement materials and configurations will be allowed if the developer demonstrates that there will be no significant decrease in the pavement strength or service life. The use of asphalt cold milling, emulsified asphalt and other material in street or alley pavement is encouraged, however, it must be demonstrated that producers, suppliers, and contractors can provide material that meet the standards set by the City.

The use of recycled asphalt paving material is encouraged at Tierra Contenta. The City of Santa Fe may have material for this purpose, and the developer is encouraged to contact the Public Works Department to pursue the possibility of using recycled asphalt for pavement on Local Streets, Residential Lanes and Alleys.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
A.4.b. Residential Lane Sections

RESIDENTIAL LANE
(No Parking)

RESIDENTIAL LANE
(Parking Allowed)

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1999
A.5. ALLEY

Alleys are strongly encouraged behind houses fronting Parkways and Local Streets, and are encouraged within other parts of the neighborhood to accommodate rear garages. Alleys provide direct access to garages, carports and accessory units at the rear of lots. They also increase opportunity for additional parking by minimizing curb cuts. Alleys are not intended to provide access for emergency equipment, solid waste collection and/or maintenance of utilities. Alleys are not normally designed to contain utilities. The developer may install utilities in the alleys if the alley is designed to accommodate the utilities as well and the utility service and maintenance vehicles. Should the developer wish to pursue construction the utilities in the alleys, the utility company whose facilities are to be contained in the alley, the City and Tierra Contenta must approve the installation of the utilities in the alleys.

A.5.a. Alley Specifications

| Right-of-way: | 16’ |
| Sidewalks:    | Not Required |
| Planting Strips: | Not Required |
| Bike Lanes:   | Not provided |
| Driving Lanes: | Minimum 8’ wide paved driving surface |
| Curb & Gutter: | Not Required |
| Private Driveways: | Encouraged |
| Pavement Surface: | Asphallic concrete or other hard surface |
| Parking:      | Not allowed |

A.5.b. Stormwater Management for Alleys

Alleys are not intended to handle large quantities of stormwater runoff. Small quantities of runoff may be carried in the Alleys either in a shallow swale on each side of the pavement or on the pavement in an inverted crown. The maximum flow generated by a 10-year frequency storm must be carried in the swale(s) on the side of the pavement or within the swale created by the inverted crown in the Alley pavement. Swales along side of the pavement intended to carry storm water flow must be lined to prevent erosion.

A.5.c. Building Setbacks Along Alleys

To adequately accommodate vehicles backing out of garages, garage and carport entrances must be set back a minimum of seven feet (7’) from the Alley right-of-way line. Accessory buildings and garage wall without entrances may be placed on the Alley right-of-way line.

A.5.d. Fences and Walls Along Alleys

Fences and walls, including walls of accessory structures may be constructed at the Alley right-of-way line. Placing fences on the Alley right-of-way to provide a compact appearance is encouraged.

A.5.e. Alley Landscaping

Landscaping is not required along alleys.
A.5.f. Driveway Connections to Alleys

Hard surfaced connections must be provided between the Alley pavement and the floor of the garage or carport.

A.5.g. Pavement Design/Surfaces for Alleys

The driving lane of Alleys must be paved with a minimum of two inches (2") of bituminous pavement placed over six inch (6") compacted subgrade. Gravel surface for the Alley driving lane is not allowed. Alleys shall be publicly maintained. Other pavement materials and configurations will be allowed if the developer demonstrates that there will be no significant decrease in the pavement strength or service life. The use of asphalt cold millings, emulsified asphalt and other material in street or alley pavement is encouraged, however, it must be demonstrated that producers, suppliers, and contractors can provide material that meet the standards set by the City.

The use of recycled asphalt paving material is encouraged at Tierra Contenta. The City of Santa Fe may have material for this purpose, and the developer is encouraged to contact the Public Works Department to pursue the possibility of using recycled asphalt for pavement on Local Streets, Residential Lanes and Alleys.

A.5.h. Alley Sections

![Residential Alley Diagram]

(No Parking)

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B. MISCELLANEOUS TRAFFIC ENGINEERING MEASURES

B.1. BLOCK LENGTHS WITHIN TIERRA CONTENTA

A minimum block length of two hundred feet (200') and a maximum block length of eight hundred feet (800') will be used for all street classifications below Parkways. This is intended to avoid long monotonous stretches of road and to slow through-traffic with a greater number of intersections. For Parkways within Tierra Contenta, the access requirements of secondary arterial streets per the Santa Fe City Code shall apply.

B.2. INTERSECTION FILLETS

The maximum radius of fillets at various intersections are set to provide adequate access, but are intended to promote a more compact "Eastside Neighborhood" appearance and development pattern. The maximum radii are as follows:

- Parkway to Parkway – 25 feet
- Parkway to Local Street – 25 feet
- Parkway to Residential Lane – 20 feet
- Local Street to Local Street – 20 feet
- Local Street to Residential Lane – 20 feet
- Residential Lane to Residential Lane – 20 feet
- Alley access – 15' Driveway

B.3. SIGHT TRIANGLES

Whether or not clear-sight-triangle requirements apply shall be determined on a case-by-case basis considering visibility and safety at each intersection. Landscaping shall be allowed within the sight triangle provided that clear sight is maintained from three feet (3') to eight feet (8') above the pavement surface. At intersections where landscaping, building and/or perimeter wall treatment is placed within the clear-sight-triangle, those intersections may require enhanced traffic control measures such as all-way stop signs or signal lights.

B.4. TRAFFIC SIGNS AND PAVEMENT MARKINGS

The City of Santa Fe, Traffic Division will place all permanent traffic control devices, such as signs and pavement markings, on public streets at the developer’s expense. When street construction and utility installation is complete the developer is to send a final subdivision plat to the Traffic Division. The Traffic Division will develop the appropriate signing and pavement-marking plan along with the cost of the work. Upon receipt of payment from the developer to the Traffic Division for the cost of the signing and pavement markings, the Traffic Division will schedule the installation of the signs and application of the pavement markings.

B.5. SHARED INGRESS & EGRESS EASEMENTS AND LOT ACCESS

Every lot does not have to front on a public street. Rather, every lot shall have access that is sufficient to afford a reasonable means of ingress and egress for those likely to need or desire access to property in its intended use(s). Adequate access is also required for emergency equipment. Use of shared ingress and egress provisions are intended to encourage residential compounds and other types of lot configuration. This sort of site planning flexibility is integral to the mix of progressive and conventional development patterns at Tierra Contenta.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998

Page III - 13
B.5.a. Dimensions of Ingress/Egress Easements

Shared ingress and egress easements up to one-hundred-fifty-feet (150') in length shall be provided with an easement twenty-foot (20') wide, and a minimum ten-foot (10') driving surface. A maximum of four (4) units may be served by a one-hundred-fifty-foot (150') long and twenty-foot (20') wide ingress and egress easement.

Shared ingress and egress easements may exceed one-hundred-fifty feet (150') in length, but shall be provided with an easement twenty-six feet (26') wide, and with a minimum eighteen foot (18') driving surface. A maximum of eight (8) units may be served by an ingress and egress easement exceeding one-hundred-fifty feet (150') in length.

B.5.b. Emergency Vehicle Access for Ingress/Egress Easements

If an ingress and egress easement is provided to any unit not within one-hundred-fifty feet (150') of a public street, access for fire and other emergency equipment and an appropriate turnaround, satisfactory to the City's fire department, must be provided within one-hundred-fifty feet (150') of the unit.

B.5.c. Utilities in Ingress/Egress Easements

Shared ingress and egress easements may also contain utility easements. Provisions for utility service and maintenance vehicles must be provided within the shared ingress and egress easement for any utility located within the easement. Any shared ingress and egress easement containing utilities must be labeled as an "Ingress, Egress, and Utility Easement" on the plat.

B.5.d. Maintenance of Ingress/Egress Easements

Ingress and egress easements shall be maintained by the landowners whose homes are served by the shared easement.

B.5.e. Paving Surfaces of Ingress/Egress Easements

Paved and gravel surfaces are permitted and curb and gutter are not required in shared easement.

B.5.f. Parking in Ingress/Egress Easements

No parking is allowed within the ingress-egress easements. If access to buildings for emergency equipment is required, the City may require signs indicating that the easement is a "Fire Lane".

B.5.g. Stormwater Management for Ingress/Egress Easements

Shared ingress and egress easements are not intended to handle large quantities of storm water runoff. Small quantities of runoff may be carried in the easement either in a shallow swale on one or both sides of the pavement or on pavement in an inverted crown. The maximum flow generated by a 10-year frequency storm must be carried in either the swale(s) or within the swale created by the inverted crown on the paved surface. Swales along side of the pavement intended to carry storm water flow must be lined to prevent erosion.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1988
C. STORMWATER MANAGEMENT

The Open Space Master Plan for Tierra Contenta allows the use of designated open space for storm water detention. This allows discharge of storm water rates and volumes in excess of that allowed by the Terrain Management regulations provided in the city code. However, the same requirements for detention or retention of excess discharge resulting from development and other storm water management features are applicable, and must be provided as part of an integrated master-planned storm water management system.

The locations of detention ponds and other storm water management improvements are shown in the Storm Water Management section of the Open Space Master Plan. The developer is responsible for final design and construction of these facilities in compliance with the criteria of the Open Space Master Plan and subject to the approval of the City subdivision engineer.

The allowance that the developer is given to discharge excess storm water runoff above "pre-development" runoff from the developer's tract to a regional storm water system does not reduce or remove the responsibility to minimize damage associated with erosion or siltation caused by the runoff. The following elements must be provided:

- Plan and conduct construction operations in a manner that will minimize damage resulting from erosion and/or siltation.
- Repair any damage to the open space resulting from construction operations or from excess or concentrated storm water runoff during construction.
- Provide for water harvesting facilities for the benefit of on-site landscaping to the greatest extent possible.
- Design and construct on-site facilities such that wherever storm water is concentrated or discharged, measures are designed and constructed to minimize erosion.
- Maintain and repair damage to bank and channel stabilization measures for two years after installation.

D. MISCELLANEOUS STANDARDS

D.1. MIXING BUILDING TYPES

These Design Standards define four different residential building types. These are single Family Residential, Residential Compound, Neighborhood Townhouse and Neighborhood Apartment. Any of the four building types are permitted on any one tract defined in the Phase 1B Plat.

In order to evaluate the development with respect to these Design Standards the developer and/or homebuilder must identify one building type that predominates in the tract (have at least sixty percent (60%) of the units in the tract of the predominant building type). The development plan and plat for the residential tract must identify the predominant building type as well as identify and delineate, by lot number, the building type and locations of residential building types other than predominant building type.

*Terracota Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
D.2. HOME OCCUPATIONS

The goals of Tierra Contenta include the encouragement of home occupation as a means of creating a community and a means of creating a wide range of economic and employment opportunities. The requirements of the current City Code concerning home occupation shall apply.

D.3. EXTERIOR FINISHES

Stucco, adobe, brick, slump block, split face block, and stone are appropriate surface materials. The use of exposed wood should be limited. Vinyl, metal, or wood siding is not acceptable. Consideration should be given to the long-term maintenance costs of any finish. In order to avoid the appearance of false applique, material changes are not allowed at the corners of buildings or middle of walls, unless such changes reflected actual structural differences. Material changes may occur at reverse corners. It is the responsibility of the ARC to review and approve building finishes, not City staff.

D.4. EXTERIOR COLORS

The colors of stucco, stone, or brick buildings shall be predominantly earth tones, browns, tans, and soft pastels. Stone and brick shall be left their natural colors. Brighter accent colors may be used, but should not detract from the overall continuity of the local scheme. It is the responsibility of the ARC to review and approve colors, not the City staff.

D.5. WALLS AND FENCES

Wall and fence materials shall be consistent with the architectural of homes and buildings. Fencing should be composed of wood, stone, CMU with stucco finish, pumicecrete, straw bale, brick, wrought iron or other material compatible with the surrounding architecture. Chain link fencing is not acceptable along street frontages or along open space boundaries, but is allowed along alleyways.

D.6. USABLE OPEN SPACE

There are requirements to provide open space, either common open space, private open space or semi-private open space for residential building types defined later in these Design Standards. To be credited toward the requirements for open space the area must be readily accessible to the reside-tial units for which it is being provided, it must not be sloped greater than 20% and its use must be for the sole purpose of open space. Area required for driveways, either private or shared, or areas provided for required parking may not be allocated as usable open space. The minimum area and dimension of open space are defined in the residential housing type standards to which they apply.

D.7. MODEL VARIATIONS

To promote a visual sense of community, to avoid the appearance of segregated districts, and to enhance variation within districts, homebuilders shall develop a variety of units. Each area of fifty (50) or fewer homes must have at least four (4) models with four (4) distinct elevations. Areas with more than fifty (50) units may be required by the ARC to provide more models. Reverse floor plans do not constitute model variations. Designers should incorporate substantial changes, multiple floor plan options; and alternate entry, porches and garage configurations. Building locations and other site planning variations shall be incorporated to create design variety.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
D.8. SOLAR ACCESS

One of the goals of Tierra Contenta is to provide solar access to all buildings in the development. Solar access is defined herein as unobstructed access to direct sunlight within the buildable area on a given lot between the hours of 10 am and 2 pm on December 21. Building placement must provide as much solar access as possible within the restrictions of density, setback limits and other site planning criteria. Developers are required to provide a solar diagram for review by the ARC demonstrating their attempt to maximize solar access for all buildings. The Tierra Contenta Corporation, not the City of Santa Fe, is responsible for determining proper solar access.

D.9. OUTDOOR LIGHTING

Building-mounted outdoor light sources (bulbs, elements, and sources of glare) shall be designed and placed to minimize visibility from adjacent property, streets, pedestrian connections and open space. Free-standing outdoor lighting sources, such as those used to illuminate parking areas, shall be shielded from public view and designed to minimize spill-over onto private or public property.

Developers may provide pedestrian area lighting to illuminate walkways, steps or ramps that connect to streets, pedestrian facilities or open space. Such designs must be included in the Landscaping Plan and submitted to the ARC for approval.

D.10. PARKING AREAS

Any off-street parking areas provided for four or more vehicles on a single lot, or contiguous parking areas on more than one lot having space for more than 6 vehicles must be screened from view from a public street or pedestrian easement. Screening by a ten foot wide landscaping screen or buffer is preferred, however, a wall at least 4 feet high may be used if landscaping is impractical.

E. OPEN SPACE PROTECTION

E.1. OPEN SPACE PROVISIONS

As part of the master plan not less than 329 acres of land will be dedicated to the City by the various owners in the Tierra Contenta annexation area for parks, open space, roads crossings, drainage and community use. This dedication completely fulfills and satisfies the required land dedication for parks and open space for all development for all phases of the project. Tierra Contenta strives to be a pedestrian oriented community with major pedestrian trails and connections to the neighborhoods in the arroyo and other open space. Protection of the natural features in the open space is an important goal. In addition to protection of the natural resources, the appearance of houses and other development as seen by those in the open space must be considered.

Some development will inevitably occur in the open space. The open space may be used for utility corridors, road crossings, stormwater conveyance and detention, recreational trails, as well as passive and active recreational activities that are consistent with the Tierra Contenta Open Space Master Plan. This plan contains comprehensive standards for developing in and adjacent to the Tierra Contenta open space.

E.2. OPEN SPACE ACCESS

All development adjacent to designated open space shown in the Tierra Contenta Master plan will provide ten foot (10’) wide pedestrian easements for connections to the open space at not more
than six hundred feet (600') spacing. The connections shall have a minimum four-foot (4') wide surface. The developers' obligation is to provide improved trails within the trail boundaries and not within the open space. Locations of the pedestrian easement must be shown on the plat and the improvements shall be shown and detailed on the landscaping plan. Pedestrian easements and the improvements within, shall be maintained by the adjacent homeowners or the appropriate homeowners' association.

Non-residential uses that abut the open space must provide pedestrian access to the open space boundary. Uses associated with non-residential development, including, but not limited to parking, loading docks, solid waste collection or disposal shall be screened with a predominantly vegetative screen with a minimum height of six feet (6'). Non-residential developers are also encouraged to create on-site amenities such as outside seating areas, courtyards, landscaping and other areas that face public open space.

E.3. WALLS AND FENCES ADJACENT TO OPEN SPACE

Fences, yard walls and retaining walls that face the open space shall not exceed six feet in height except over pedestrian gates. The combined height of a yard wall on top of a retaining wall shall not exceed ten feet (10') unless interrupted with landscaped terraces. Other fencing requirements are found in the residential development standards. The wall expanses may be broken up with a horizontal offset of at least four feet (4'), landscaping feature, change in material, or other means acceptable to the TCC ARC. If CMU is used for yard or retaining walls facing the open space, colored or split faced CMU shall be used, however stucco finished is preferred. If poured concrete is used it must be colored with a textured surface or stuccoed. All walls must be shown and detailed on the landscaping plan. No wall shall have an undifferentiated length exceeding two lot widths or one hundred fifty feet (150') whichever is less.

E.4. CONSTRUCTION IN AND ADJACENT TO OPEN SPACE

It is recognized that construction adjacent to the open space may adversely affect the vegetation and other natural features in the open space. Construction operations adjacent to the open space must be conducted in a manner that protects the open space and its vegetation from damage. If construction on property adjacent to the open space requires access to the open space, a temporary construction permit must be obtained from the City. The request for a temporary construction permit must define the type and extent of the operations within the open space, the method of protection of the resources within the open space and restoration measures that are proposed. The extent of the open space and the limits of the temporary construction permit must be clearly marked in the field prior to beginning construction.

Construction of utilities within the open space must be confined to the utility easement granted. If operations are expected to go outside the easement, a temporary construction permit must be obtained from the City as described in the paragraph above. The extent of the utility easement within the open space in the area of the construction and the limits of the temporary construction permit must be clearly marked in the field prior to beginning construction. The construction area must be regarded to a natural appearance and revegetated following the completion of construction.

F. SIGNAGE AND MONUMENTATION

In keeping with the planning concepts upon which the Tierra Contenta master planned community are based, residents, guests, and visitors to Tierra Contenta should clearly know that they have entered Tierra Contenta and should be able to find their way to the individual subdivisions, schools, plazas, and recreational facilities of the development without difficulty. To this end, clear entrance monumentation and directional signage is required.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
F.1. LADDER SIGNAGE SPECIFICATIONS

The intent of a Ladder Signage Program is to provide uniform and organized signage indicating direction to the various subdivision and public facilities within Tierra Contenta, and to minimize the amount of signage clutter throughout the development. Ladder signs shall:

a. be uniform in height, shape, size, coloring and lettering;
b. be no taller than ten feet (10') from grade to the tallest point on the sign;
c. be no wider than five feet (5') at its widest point;
d. have each segment of the ladder sign be less than five feet (5') wide and two feet (2') tall with a directional arrow on each segment;
e. have no more than three lettering styles;
f. be visible at night by either reflective background or background lighting;
g. be located out of City rights-of-way, unless approved by the City;
h. be permitted anywhere within Tierra Contenta utility easements along public rights-of-way, and;
i. be reviewed and approved by the Tierra Contenta ARC.

Double-faced signs are permitted.

F.2. PERMANENT SUBDIVISION SIGNAGE

Permanent signage or monumentation demarcating the entrance to a specific subdivision is permissible by administrative approval of the city staff and the ARC. Designs for such signs should have an aesthetic relationship to other such signs or monumentation within the Tierra Contenta project. No permanent subdivision signs shall be placed within public right-of-way.

F.3. TEMPORARY SUBDIVISION SIGNAGE

Temporary signs that advertise subdivision, its builders, contractors, home or lot prices, the merits of a site, attributes of homes or lots within the subdivision are allowed. Signs may have renderings, be purely verbal, or both.

F.3.a. On-Site Signage

On-site signage refers to any signage placed on the property owned by the entity doing the advertising.

On-site subdivision signs are considered temporary and may only remain on-site before and during the construction and sale of homes and must be removed after the last home or lot in subdivision is sold. For permanent signage, see SUBDIVISION ENTRY MONUMENTATION.

One temporary sign for each subdivision is permissible on builders' private property so long as it adheres to the requirements and restrictions of the Santa Fe City Code sign ordinances. Additional signage may be permitted only by approval of the Tierra Contenta Architectural Review Committee.

F.3.b. Off-Site Signage

Only by approval of the Tierra Contenta ARC and City Staff may signage advertising a specific subdivision, contractor, etc. be permitted on Tierra Contenta Corporation owned property. Off-site signage on other private property must be approved by the City staff, the Tierra Contenta ARC and the owner of the property on which the sign is placed.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Tierra Contenta Corporation, as master developer may place a ladder sign on property it owns, as well as property under separate ownership, with the permission of the landowner.

F.4. TIERRA CONTENTA ENTRY MONUMENTATION

The intent of monumentation is to provide entrances into the Tierra Contenta development that are clear and visible to pedestrians and automobiles from adjacent streets.

F.4.a. Description

Monumentation shall not be limited to signage and may include kiosks, bus stops, vegetation, seating, etc. It shall be located outside of public right-of-ways and shall not interfere or obstruct the clear-site-triangles of motorists wishing to turn onto or from adjacent roadways.

F.4.b. Acceptable Locations for TC Entry Monumentation

Monumentation may be located at the various entrances to the Tierra Contenta project along major arterial traffic routes, such as Airport Road, Cerillos Road, and State Road 599.

F.4.c. Specifications for TC Entry Signage

The maximum height of any Tierra Contenta entry monument sign shall be six feet (6') and its maximum width ten feet (10'). The sign may be made of stone, plaster, or another material approved by the TC Architectural Review Committee. It may have one, two or three sides.
TABLE OF CONTENTS

A. GENERAL CHARACTERISTICS

IV-1

B. CITY REQUIREMENTS

IV-1 TO IV-6

B.1. CITY SPECIFICATION 1 (SUMMARIZED)

IV-1 TO IV-2

B.2. CITY SPECIFICATION 1 (IN DETAIL)

IV-2 TO IV-6

B.2.a. Permitted Uses

IV-2

B.2.b. Uses Not Listed

IV-3

B.2.c. Building Forms and Types

IV-3

B.2.d. Attached Units

IV-4

B.2.e. Lot Coverage

IV-4

B.2.f. Setbacks

IV-4

B.2.g. Building Height

IV-4

B.2.h. Signs and Advertising

IV-5

B.2.i. Driveways

IV-5

B.2.j. Parking

IV-5

B.2.k. Biocor Parkin

IV-5

B.2.l. Landscaping

IV-6

C. TIERRA CONTENTA ARC REQUIREMENTS

IV-6 TO IV-7

C.1. ARC SPECIFICATION (SUMMARIZED)

IV-4

C.2. ARC SPECIFICATION (IN DETAIL)

IV-7

C.2.a. Construction

IV-7

C.2.b. Entrances

IV-7

C.2.c. Facades

IV-7

C.2.d. Windows

IV-7

C.2.e. Roof Form

IV-7

C.2.f. Landscaping

IV-7
Chapter IV
NEIGHBORHOOD COMMERCIAL CENTER

A. GENERAL CHARACTERISTICS

Organized around a public plaza, the neighborhood center provides community uses, schools, shopping and employment opportunities for local residents within walking distance of their homes. The general characteristics of neighborhood commercial areas in Tierra Contenta include:

- Businesses and other facilities are on a small scale and for the benefit of the neighborhood residents.
- Buildings have their main entries visible and accessible from a public street.
- Many buildings are located directly on the front property line along the street. Articulated facades, recessed entries, and small piazzas may also be provided.
- Continuous portals overhanging the sidewalks are required for buildings fronting the plaza and are encouraged for buildings facing the public street.
- Parking is located at the rear of the buildings away from the street and/or the plaza and screened by the buildings and/or landscaping.
- Buildings are typically two or three stories high.
- The first floors and possible second floors of the buildings contain commercial space with residential office space and/or artist studio space on the upper floors.

B. CITY REQUIREMENTS

The general requirements set forth in the City Development Code pertaining to development plans for individual tracts apply to the Neighborhood Centers in Tierra Contenta.

B.1. CITY SPECIFICATIONS (SUMMARIZED)

A summary of the development provisions for neighborhood center areas that are to be enforced as city code requirements are as follows:

**Permitted Uses:** neighborhood-serving retail establishments, eating and drinking establishments, personal service establishments, offices, artist studios, and residential units above the ground floor.

**Building Form and Types:** attached and detached buildings

**Attached Units:** The number of attached units is limited only by provisions for pedestrian access to the plaza.

**Lot Coverage:** 25% minimum and 60% maximum

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
### IV. NEIGHBORHOOD COMMERCIAL CENTER

**Setbacks:**
- **Front:** 0 minimum and maximum. Greater setbacks may be required at intersections.
- **Side:** 0 minimum.
- **Rear:** 10' minimum except 25' or 20% of lot depth from residential districts.
- **Height:** 15 ft. minimum for buildings on the street. 35 ft. maximum. No minimum for building not on the street.

**Commercial Signs:**
- Free standing signs - maximum area of 16 sq. ft.
- Wall mounted signs - maximum of 20% of the display wall or 60 sq. ft. Suspended or canopy signs - maximum area of 16 sq. ft. Maximum of three signs per premises.

**Driveways:**
- 24 ft wide from Parkway, Local Street or Residential Lane.

**Parking:**
- Located behind buildings or screened with 10 ft. landscape buffer.
- Number of spaces set by Chpt. 14 regulations. Must contain 1 tree for every 6 spaces. 1 bicycle space for every 10-vehicle spaces.

**Landscaping:**
- Street trees, screening of parking areas, planting in parking areas, and common open space landscaping required.

### B.2. CITY SPECIFICATIONS (IN DETAIL)

#### B.2.a. Permitted Uses

In general the Neighborhood Center will offer primarily commercial and office space on the ground floors of the buildings. The upper floors are intended for residential use; however, office space may also be allowed. One of the objectives is to provide the opportunity to live and work in the same building. Permitted uses include neighborhood scale commercial and civic facilities with residential dwellings as follows:

- **Residential space above the ground floors.**
- **Retail establishments,** primarily, but not exclusively, set up to serve one of the three Tierra Contenta neighborhoods, including supermarkets, drugstores, bakeries, meat markets, hardware, paint and wallpaper stores, camera shops, florist shops, gift shops, jewelry stores, hobby stores, stationary shops, bookstores, apparel shops, shoe stores, variety stores, parking garage and movie theaters.
- **Eating and drinking establishments** with the provision that no drive-through service is allowed.

---

**Tierra Contenta Design Standards for Phase 1B**

**Tierra Contenta Corporation**

**August 1998**
IV. NEIGHBORHOOD COMMERCIAL CENTER

- Personal service establishments, including barbershops, beauty shops, cleaning and laundry services, shoe repair, repair establishments for household articles and appliances, except those with internal combustion engines.
- Offices that primarily, but not exclusively, serve Santa Fe including medical and dental offices, financial institutions, City, County or State offices; non-profit service providers; insurance agencies, health and fitness clubs, business support services, security services and other locally-oriented for-profit services.
- Churches, libraries, bus stops, public recreational facilities, public community centers, public and private elementary schools, vocational facilities (not involving operation of and industrial character) day care facilities, City, County and State offices and non-profit service providers.
- Dance studios, arts and crafts studios, architectural and graphic design offices, galleries and shops, antique shops, arts and crafts schools, custom tailoring and dressmaking, art supply stores, performing arts theaters and auditoriums, custom cabinet shops and photographic studios.
- Residential units above ground floor non-residential uses, provided that separate access points are provided to the non-residential and residential units. For a three-story building, the third floor must be used exclusively for residential use.
- Design of eating and drinking establishments, shall direct noise away from residential areas. Further, while these establishments may provide entertainment, such uses are subject to the following conditions:
  - No outside noise amplification shall be permitted except in connection with a special event that is approved by City staff.
  - All doors and windows shall remain closed during performances taking place inside the eating and drinking establishment.
  - Amplified entertainment shall cease at 12 pm.

B.2.b. Uses Not Listed

Neighborhood Center uses that are not included but are similar in nature to the allowed uses listed above may be approved. Approval of the ARC and the Planning Commission is required. Application for, review of and granting of any special exceptions shall be in accordance with the applicable provisions of City Code at the time of the application.

B.2.c. Building Form and Types

Buildings in the neighborhood center can be mixed use structures accommodating retail stores below and offices or residences above. Allowed building types include attached, detached and/or clustered buildings. Many other combinations are possible and should contribute to a diverse collection of neighborhood services, businesses, and dwellings. The desired urban feel of the Neighborhood Center will be enhanced with continuous frontage along the street. Buildings along the street are two and three stories high. Buildings not facing the street may be one story.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.d. Attached Units

Any number of buildings may be attached in a series. However, significant pedestrian access must be provided between the storefronts and rear parking areas that may require separations between buildings.

B.2.e. Lot Coverage

Buildings within the neighborhood center must have a minimum lot coverage of 25% and shall not exceed 60% coverage.

B.2.f. Setbacks

In order to create a well-defined street edge along the plaza and adjacent areas, all buildings in the Neighborhood Center shall be built between zero and ten feet (0' to 10') from the front property line. The use of a continuous portal over the sidewalks is encouraged in the area and is required on lots facing the plaza itself. Building frontage on the plaza shall not be broken by parking areas.

The setback requirements in the neighborhood center are:

- **Front:** Zero (0'), minimum and maximum. Buildings may be set back from property lines at intersections so that clear sight triangles are provided. However, buildings may be constructed within the clear sight triangle if enhanced traffic control measures such as, all-way stop signs or signal lights are provided.

- **Front setbacks,** up to ten feet (10') may be allowed along Local Streets in the Neighborhood center in order to provide an articulated streetscape in certain areas.

- **Adjacent lot is built to the property line.** Unless no space is left between buildings on adjacent lots, a minimum distance of ten feet (10') shall be provided either by a five foot (5') side yard for each building, or in the case of an existing building which has less than ten feet (10') of side yard, by a side yard on the new building sufficient to provide the minimum ten foot (10') clearance.

- **Rear:** Ten feet (10') minimum, except when the rear of a lot abuts a residential district, in which case there shall be a rear yard of not less than twenty five feet (25') or twenty percent (20%) of the depth of the lot, whichever is less.

Schools, religious buildings, and other public gathering spaces of significant presence may deviate from setback requirement if they do not disrupt the fabric of the neighborhood center and are approved by the Planning Commission and the TCC Architectural Review Committee.

B.2.g. Building Height

Buildings shall have a minimum height of fifteen feet (15') and shall have a maximum height of thirty-five feet (35'), except for elevator penthouses and screened mechanical equipment. Buildings and structures that do not address the plaza have no minimum height requirements, but shall have a maximum height of thirty-five feet (35').

Tierra Contentta Design Standards for Phase 1B
Tierra Contentta Corporation
August 1998
B.2.h. Signage and Advertising

Signs and fixed advertising allowed shall be of three types:

- Freestanding signs no more than eight feet (8') high and no larger than sixteen (16) square feet in area.

- Wall mounted signs not projecting more than one foot (1') from the display wall and not exceeding an area of 20% of the area of the display wall or sixty (60) square feet of wall area, whichever is smaller. Canopy and marquee signs shall be included in the total area for wall signs.

- Suspended or canopy signs, no larger than five (5) square feet in area, above covered pedestrian arcades. Such signs may be approved for pedestrian arcades in public rights-of-way when a license agreement with the City is in force.

Freestanding pole mounted signs, roof-mounted signs, and projecting signs are not allowed. Advertising for any business or service not on the premises are also prohibited (no billboards). There shall be no more than three signs per premises. All permanent signage larger than one square foot (1') are considered architectural and must be approved by the ARC.

B.2.j. Driveways

Driveway entrances to parking areas in neighborhood commercial areas shall have a maximum width of twenty-four feet (24') and may be off a Parkway or Local Street. Parking lots providing more than 60 spaces must have two entrances.

B.2.k. Parking

Parking areas for neighborhood commercial center complexes shall be placed behind buildings or a ten foot (10') wide landscaped buffer and shall not occupy more than 30% of the frontage of any public street. Tuck under parking shall be designed so that cars are not visible from the street.

Trees shall be planted in parking areas to break up large expanses of pavement and to provide shade. Parking lots shall have at least one two and one-half inch (2-1/2") caliper tree for every six (6) parking spaces. A minimum area of 80 sq. ft. from within the general boundaries of the parking area is to be provided for each tree.

B.2.k. Bicycle Parking

Bicycle parking for visitors shall be provided in an ample quantity and quality to promote alternative vehicle use. For each building, a minimum of one bicycle space shall be provided for every ten (10) automobile parking spaces.
B.2.i. Landscaping

Street trees are required on all streets within the Neighborhood Center development. The size and spacing of trees are a function of the type of street adjacent to and within the Neighborhood Center development. See Chapter II, Section A for specific requirements for street trees. Landscaping of parking areas shall be as described in Section B.2.j. above.

Landscaping of the Plaza and other public open space in the Neighborhood Center development is required. The developer is required to work with City staff, TCC staff and the ARC in developing the designs for this landscaping. Requirements of applicable section of the City Code, shall apply.

Trash containers, loading areas and work yards in the Neighborhood Center development shall be screened from public view by walls, trellises, arcades, or landscaping. Screening design is subject to the review of City staff, TCC staff and the ARC.

See Chapter IX, Landscape Standards and Approved Plants for specifications of plant materials and planting requirements.

C. TIERRA CONTENTA ARC REQUIREMENTS

Upon application for development of any portion of the neighborhood center, the entire area must be master-planned and approved by the ARC to ensure compliance with these standards. Design review by the ARC is also required for any improvements in the neighborhood center area.

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development in Neighborhood Center areas within Tierra Contenta. A description of these requirements, that are subject to the approval of the Architectural Review Committee follows:

C.1. ARC SPECIFICATIONS (SUMMARIZED)

| Construction: | Standard site-built construction is anticipated. Modular & prefabricated buildings may be acceptable. |
| Entries: | Main entries must address the plaza or a public street |
| Facades: | Blank wall may not face common open space |
| Portales/Porches: | Primary façade must have portal or porch across 30% of the front façade and be covered. |
| Roof Forms: | Flat or sloping roofs behind parapets preferred. Other types are allowed. |
| Landscaping: | Street trees, screening of parking areas, planting in parking areas, and common open space landscaping required. |

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C.2. ARC SPECIFICATIONS (IN DETAIL)

C.2.a. Construction

Standard site-built construction is anticipated, however, modular buildings and prefabricated components may be used if approved by the ARC.

C.2.b. Entries

Primary entries shall be accessed directly from a public street and must be visible from that street. Secondary entries may face parking lots or loading areas. All entries shall be sheltered with an overhang or portal with a depth of at least four feet (4'). Entryways may access a building directly, or connect to a courtyard.

C.2.c. Facades

Buildings with the primary façade on the property line along the street are preferred. A façade shall not consist of an undifferentiated blank wall when facing a public street or pedestrian path. Frequent windows, displays, and landscaping are appropriate. A building with an articulate wall facing the street that does not have 100% of its primary façade on the front property line may be approved by the ARC if continuity of the street frontage is not disrupted. Recessed entries and small plazas may also be approved by the ARC.

C.2.d. Windows

Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.e. Roof Form

Flat roofs entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs, compound roofs, or sloping roofs, may be considered for approval especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated. False mansard roofs are prohibited. The ARC may require the screening of any mechanical equipment visible from public areas.

C.2.f. Landscaping

In addition to the landscaping for street trees, parking lot landscaping, parking lot screening, and common open space, an overall landscaping plan for the entire Neighborhood Center development is required. This overall plan shall incorporate landscaping required by the City and landscaping on private property into one unified plan.
# TABLE OF CONTENTS

A. GENERAL CHARACTERISTICS V-1

B. CITY REQUIREMENTS V-1 TO V-6

B.1. CITY SPECIFICATIONS (SUMMARIZED) V-1 TO V-2

B.2. CITY SPECIFICATIONS (IN DETAIL) V-3 TO V-5

B.2.a. Permitted Uses
B.2.b. Building Uses and Configuration
B.2.c. Minimum Lot Sizes
B.2.d. Common Open Space
B.2.e. Private Open Space
B.2.f. Lot Coverage
B.2.g. Setbacks
B.2.h. Garages
B.2.i. Driveways
B.2.j. Accessory Units
B.2.k. Building Separations
B.2.m. Height Limit
B.2.n. Fences and Walls
B.2.o. Landscaping
B.2.p. Parking

C. TIERRA CONTENTA ARC REQUIREMENTS V-6 TO V-7

C.1. ARC SPECIFICATIONS (SUMMARIZED) V-6

C.2. ARC SPECIFICATIONS (IN DETAIL) V-6 TO V-7

C.2.a. Construction
C.2.b. Entries and Porches
C.2.c. Building Facades
C.2.d. Windows
C.2.e. Roof Form
C.2.f. Solar Access
C.2.g. Landscaping

Page V - 0
Chapter V  
SINGLE-FAMILY RESIDENTIAL

A. GENERAL CHARACTERISTICS

The general characteristics of single-family residential building types in Tierra Contenta include:

- Homes that have the main entry visible and accessible from a public street.
- Most lots are 4000 square feet in area or larger, but may be smaller to accommodate clustered units if additional common open space is provided.
- Alleys that allow vehicle access from the rear of the lot are encouraged.
- Most homes are detached, but attached units are allowed.
- Most houses are placed on the lot with some yard on all sides, but zero lot line setbacks are allowed.

B. CITY REQUIREMENTS

B.1. CITY SPECIFICATIONS (SUMMARIZED)

Summaries of the development provisions for single-family residential homes that are to be enforced as city code requirements are as follows:

Permitted Uses: As provided in Chapter 14 of City Code for R-1 through R-5 districts.

Building Configuration: single family detached or attached and multi-family units

Attached Units: maximum of 6 units attached in a group

Multi-Family: maximum of 6 units per lot

Minimum Lot Sizes: 4000 sq. ft. without common open space  
2000 sq. ft. with additional 2000 sq. ft. of common open space allowed.

Common open space: Minimum 4000 sq. ft. contiguous area where required with 20 ft. minimum dimension

Private open space: 40% of the gross first floor area house and garage with a minimum dimension of 15 ft. Open space must be contiguous.

Lot Coverage: 50% maximum

Building Placement: House facade must face a public street

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1988
| Setbacks: | 12 ft. minimum from street right-of-way |
| Side, house: | 20 ft. maximum from street right-of-way |
| Rear, house: | 5 ft. on each side, or |
| Rear, garage: | 10 ft. on one side with 0 ft. on the other |
| Rear, garage: | 15 ft. minimum |
| Front, garage: | 5 ft. minimum from front façade |
| Side, garage: | 20 ft. minimum from public street right-of-way |
| Rear, garage: | None from side or rear property line except, 5 ft. |
| Front, accessory unit: | adjacent to street or pedestrian connection |
| Side, accessory unit: | Accessory units to be at the back of the lot |
| Rear, accessory unit: | 0 ft. |
| Setbacks from Pedestrian Easements: | 0 ft. |
| Setbacks from Common Open Space: | 5 ft. from side or rear of house or accessory unit. |
| Separations: | 5 ft. from side or rear of house or accessory unit. |
| Separations: | 6 ft. minimum separation between buildings on the same |
| Height: | or adjacent lots. |
| Height: | 0 ft. if attached. |
| Height: | Maximum of six units attached in a series |
| Fences and Walls: | 24 ft. maximum with flat roof and parapets |
| Fences and Walls: | 26 ft. with pitched roofs |
| Landscaping: | 4 ft. maximum height at the front |
| Landscaping: | 6 ft. maximum height side and rear |
| Landscaping: | May be higher over pedestrian & vehicle gates |
| Parking: | Street trees and landscaping common open space are |
| Parking: | required. |
| Parking: | Two spaces on premises, one-half space off premises |
| Parking: | per unit. |
| Parking: | One additional space for each accessory unit used as a |
| Parking: | guesthouse. |
B.2. CITY SPECIFICATIONS (IN DETAIL)

B.2.a. Permitted Uses

Permitted uses are those allowed by City Code, Chapter 14, pertaining to R-1 through R-5 districts.

B.2.b. Building Form and Configuration

Building configurations allowed include attached or detached single family and multi-family residences. If clustered units are included the provisions of Chapter VI, Residential Compounds will apply.

B.2.c. Attached Units

There may be a maximum of six (6) units attached in a series or group.

B.2.d. Lot Sizes

Lots shall have a minimum area of 4000 square feet. The lot size for a development of clustered or attached units may be reduced to a minimum of 2000 square feet if a minimum of 2000 square feet of additional area is allocated for each unit as common open space.

B.2.e. Common Open Space

Common open space is not necessary in single family residential units unless lots are less than 4000 square feet. A lot may be as small as 2000 square feet in area, however, for every one square foot (1 sq. ft.) of lot area less than the minimum lot size of 4000 square feet, one square foot (1 sq. ft.) of usable common open space must be provided. In addition to the requirements in Chapter III of these Design Standards usable common open space must be contiguous with all lots less than 4000 square feet in area, and must have a minimum area of 4000 square feet. To be considered usable, common open space must have a minimum dimension of 20 feet.

B.2.f. Private Open Space

A contiguous area of private usable open space as defined in Chapter III, equal to at least forty percent (40%) of the combined gross area of the first floor of the house and garage, must be provided as private open space on the lot. The minimum dimension of the private open space shall be fifteen feet (15').

B.2.g. Lot Coverage

The maximum lot coverage for a single-family residential lot shall not exceed 50%. Lot coverage is calculated using the combined area of the first floor of the dwelling, accessory unit and garage as a percentage of lot area. Trestles, covered walkways, and other open structures shall not be included for the purposes of calculating lot coverage.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.h. Setbacks

The goal of setting strict standards for setbacks for single family building types is to create a comfortable street edge for the pedestrian and to reduce the visual impact of the garage and car. A porch or entry feature brings the social part of the house closer to the street. Minimum building setback requirements for single family homes are:

**Front:** The primary façade is set back between twelve feet (12') and twenty feet (20') from street right-of-way. Awnings, porches, and portals may extend up to six feet (6') into this setback, provided that no eave, porch, or portal that extends into the setback shall be closer than seven feet (7') from the street right-of-way. Corner lots, inside corner lots, or other lots with difficult proportions may have different front setbacks if approved by the City staff.

**Side:** Five feet (5') on each side, or for approved zero-lot-line developments, zero (0') on one side and ten feet (10') on the opposite side.

**Rear:** Fifteen feet (15')

**Solar Access:** On lots with an east-west orientation, the minimum setback along the south edge of a single-family lot is ten feet (10'). This does not apply to detached garages or accessory units. In an approved zero-lot-line development, the minimum south edge setback is fifteen feet (15'). The intent of the solar access requirement is to maintain a minimum distance between dwellings of fifteen feet (15').

B.2.i. Garages

To de-emphasize the garage it is recessed, rotated so that it does not face the street, or placed behind the dwelling. The goal in controlling the placement of the garage, carport or parking pad on the lot is to reduce the visual impact of the car and allow the human scale elements of the dwelling to predominate on the street edge. Detached garages must be placed at the rear of lots or elsewhere on the lot in a manner that allows the dwelling to predominate.

Attached front garages must be placed at least five feet (5') behind the front façade of the unit (not including porches, portals, and other projections) and at least twenty feet (20') from the front property line. Attached garages are considered part of the main dwelling for the purpose of side and solar setbacks, but may use a seven-foot (7') rear setback if served by an alley.

Detached garages may be of a different architectural style and character than the main house. There are no setback requirements from the side or rear property line for detached garages, except where adjacent to a public street or pedestrian easement, in which case a minimum five foot (5') setback is required. The minimum setback from the alley right-of-way to the garage entrance is seven feet (7').

B.2.j. Driveways

Driveways off public streets in front of houses shall not exceed a width of twelve feet (12') at the property line. Sixteen feet (16') wide driveways may be used if the additional width is necessary for access to garages, carports or other on-lot parking spaces. Driveways off alleys may be a maximum of twenty feet (20') wide at property line. Tandem (end to end) parking is permitted only if it is shown that other on-lot parking configurations are impractical.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.k. Accessory Units

Detached accessory units are encouraged with this building type and may be located at the rear of the lot or above a detached garage. Detached accessory units may be of a different architectural style and character than the main house. Accessory units over garages may be taller than the main house, but may not exceed the overall building height limits set in these Standards.

There are no setback requirements from the side or rear property line for detached accessory units, except where adjacent to a public street or pedestrian connection, in which case a minimum five foot (5') setback is required.

B.2.l. Building Separations

Detached accessory units and garages may have shared walls with similar structures on adjacent lots. If not attached, a minimum separation of six feet (6') between the house and the accessory unit or garage shall be maintained.

B.2.m. Height Limits

All buildings within areas planned for single-family homes shall be limited in height as follows: a maximum of twenty-four feet (24') for buildings with parapets and flat roofs or a maximum of twenty-six feet (26') for buildings with pitched roofs.

B.2.n. Fences and Walls

Front walls and fences shall not exceed four feet (4') in height except over pedestrian or vehicular gates. Side and rear walls may be as high as six feet (6'). Front walls may be as high as six feet (6') if the only allocated usable private open space is provided in the front of the house.

B.2.o. Landscaping

Street trees are required on all streets within the single-family residential areas. The size and spacing of trees are a function of the type of street adjacent to and within the residential development. See Chapter II, Section A for specific requirements for street trees.

Landscaping of designated park areas in the residential neighborhoods is required except in the areas that are to be left natural. The developer is required to work with City staff, TCC staff and the ARC in developing the designs for landscaping of park areas. Requirements of City Code, Chapter 14, shall apply.

See Chapter IX, Landscape Standards and Approved Plants for specifications of plant materials and planting requirements.

B.2.p. Parking

Each primary dwelling unit shall provide at least two (2) parking spaces on the premises and average one-half (1/2) space on or off the premises for guest parking. One additional space must be provided on the premises for each accessory dwelling unit. On-street parking is provided in the four types of streets described in Chapter III shall apply to the guest parking requirements.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C. TIERRA CONTENTA ARC REQUIREMENTS

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development for single family residential building types within Tierra Contenta. A description of these requirements, that are subject to the approval of the Architectural Review Committee follows.

C.1. ARC SPECIFICATIONS (SUMMARIZED)

<table>
<thead>
<tr>
<th>Construction:</th>
<th>No standard mobile homes. Modular &amp; prefabricated units may be acceptable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entries:</td>
<td>Main entries must address a public street</td>
</tr>
<tr>
<td>Portales/Porches:</td>
<td>The entry façade must have portal or porch across 30% of its length and be covered.</td>
</tr>
<tr>
<td>Facades:</td>
<td>Btrk wall may not face a public street</td>
</tr>
<tr>
<td>Roof Forms:</td>
<td>Flat or sloping roofs behind parapets preferred. Other types are allowed.</td>
</tr>
<tr>
<td>Solar Access:</td>
<td>Solar access is encouraged.</td>
</tr>
<tr>
<td>Landscaping:</td>
<td>Typical lot landscaping plan required</td>
</tr>
</tbody>
</table>

C.2. ARC SPECIFICATIONS (IN DETAIL)

C.2.a. Construction

Although standard mobile homes are not permitted, modular homes and prefabricated components may be used if approved by the ARC.

C.2.b. Entries and Porches

The purpose of providing a porch is to create a human-scaled buffer between the sidewalk, street and house. A porch or portal is the social edge of the dwelling, where people may choose to observe and be seen along neighborhood streets.

Primary entries shall be accessed directly from a public street and must be visible from the street. All dwellings shall have a porch or portal across a minimum of 30% of the primary façade. The primary façade is defined as the length of non-garage façade facing the street. The porch should provide space for the primary entry and be covered by a roof. Integration with a second floor is possible and can provide for balconies and decks. Various types of supports are encouraged and should be proportioned and detailed to create a sense of permanence and stability.
C.2.c. Building Facades

The house wall facing a public street or pedestrian path shall not consist of an undifferentiated blank wall.

C.2.d. Windows

Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.e. Roof Form

Uniformly sloping metal roofs and flat roof surfaces entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs, compound roofs, or non-uniform sloping roofs, will be considered for approval, especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated.

C.2.f. Solar Access

Development plans should be prepared, and buildings should be located on lots such that they minimize interference with the solar access of adjacent dwellings. Solar access is defined as unobstructed access to direct sunlight within the building footprint between 10 am and 2 pm on December 21.

C.2.g. Landscaping

The landscaping plan to be submitted to the ARC for review shall show the street trees, landscaping of the common open space, if any, and a typical landscaping plan for an individual lot. For specifications of plant material see Landscape Standards and Approved Plants.
# TABLE OF CONTENTS

## A. GENERAL CHARACTERISTICS
- VI-1

## B. CITY REQUIREMENTS
- VI-1 TO VI-6
  - B.1. CITY SPECIFICATIONS (SUMMARIZED)
    - VI-1 TO VI-2
  - B.2. CITY SPECIFICATIONS (IN DETAIL)
    - VI-3 TO VI-6
      - B.2.a. Permitted Uses
        - VI-3
      - B.2.b. Building Configuration
        - VI-3
      - B.2.c. Attached Units
        - VI-3
      - B.2.d. Multi-Family Units
        - VI-3
      - B.2.e. Lot Sizes
        - VI-3
      - B.2.f. Common Open Space
        - VI-3
      - B.2.g. Private Open Space
        - VI-3
      - B.2.h. Lot Coverage
        - VI-3
      - B.2.i. Setbacks
        - VI-4
      - B.2.j. Garages
        - VI-4
      - B.2.k. Driveways
        - VI-5
      - B.2.l. Shared Ingress/Egress Easements
        - VI-5
      - B.2.m. Screening of Loading Areas, Trash Containers and Work Yards
        - VI-5
      - B.2.n. Accessory Units
        - VI-5
      - B.2.o. Building Separations
        - VI-5
      - B.2.p. Height Limits
        - VI-5
      - B.2.q. Fences and Walls
        - VI-6
      - B.2.r. Parking
        - VI-6
      - B.2.s. Landscaping
        - VI-6

## C. TIERRA CONTENTA ARC REQUIREMENTS
- VI-6 TO VI-7
  - C.1. ARC SPECIFICATIONS (SUMMARIZED)
    - VI-6
  - C.2. ARC SPECIFICATIONS (IN DETAIL)
    - VI-7
      - C.2.a. Construction
        - VI-7
      - C.2.b. Entrances and Porches
        - VI-7
      - C.2.c. Building Facades
        - VI-7
      - C.2.d. Windows
        - VI-7
      - C.2.e. Roof Form
        - VI-7
      - C.2.f. Snow Access
        - VI-7
      - C.2.g. Landscaping
        - VI-7
Chapter VI
RESIDENTIAL COMPOUNDS

A. GENERAL CHARACTERISTICS

The general characteristics of residential compound building types in Tierra Contenta include:

- Compounds are groups of lots that contain between four and ten dwellings.
- Compound layouts attempt to reflect the “East Side” Santa Fe development patterns.
- Primary facades face common open space or a pedestrian easement, but may be grouped with units that address a public street.
- Lots are relatively small (from 2000 to 5000 square feet) and share common open space.
- Units on lots with less than 4000 square feet of area have direct access to common open space.
- Shared ingress and egress easements or dead end residential lanes normally provide vehicle access.
- Homes may be detached or attached with as many as ten units in a series.

B. CITY REQUIREMENTS

A summary of the development provisions for residential compounds that are to be enforced as city code requirements are as follows:

B.1. CITY SPECIFICATIONS (SUMMARIZED)

<table>
<thead>
<tr>
<th>Permitted Uses:</th>
<th>As provided in Chapter 14 of City Code for R-1 through R-5 districts.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Configuration:</td>
<td>Single family detached, attached or clustered and multi-family units.</td>
</tr>
<tr>
<td>Attached Units:</td>
<td>Maximum of 10 units attached in a group</td>
</tr>
<tr>
<td>Multi-Family:</td>
<td>Maximum of 6 units per lot</td>
</tr>
<tr>
<td>Minimum Lot Sizes:</td>
<td>2000 sq. ft. minimum with provisions for common open space required.</td>
</tr>
<tr>
<td>Common Open Space:</td>
<td>Minimum 4000 sq. ft. contiguous area with 25 ft. minimum dimension</td>
</tr>
<tr>
<td>Private Open Space:</td>
<td>25% of the gross first floor area house and garage with a minimum dimension of 15 ft. Open space must be contiguous.</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>50% maximum</td>
</tr>
</tbody>
</table>

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Building Placement: Buildings must address common open space, or clustered with at least half the number of buildings addressing common open space and the remainder addressing a public street.

Setbacks:
Front, house: 6 ft. minimum to common open space
Side, house: 5 ft. on each side or 10 ft. on one side and 0 ft. on the other when adjacent to another lot
0 ft. on both sides for attached compound units
0 ft. allowed adjacent to common open space
Rear, house: 15 ft. minimum adjacent to street right-of-way
Solar, house: 10 ft. minimum
15 ft. minimum adjacent to zero side setback setback measured from south property line
Solar setbacks do not apply when south side of unit is attached.
Front, garage: 20 ft. minimum from public street right-of-way
Side, garage: None from adjacent private property
5 ft. when adjacent to common open space
Rear, garage: 15 ft. from public street right-of-way
7 ft. from adjacent private property
5 ft. when adjacent to common open space
Front, accessory unit: Accessory units to be at the back of the lot away from the façade of house.
Side, accessory unit: None from adjacent private property,
5 ft. when adjacent to common open space
Rear, accessory unit: None from adjacent private property,
5 ft. when adjacent to common open space or pedestrian easement.
Setbacks from Pedestrian Easements: 15 ft. from public street right-of-way
Separations: 6 ft. minimum separation between buildings on the same or adjacent lots.
0 ft. if attached.
Maximum of 10 units in a series
Height: 24 ft. maximum with flat roof and parapet
20 ft. with pitched roofs
Fences and Walls: 4 ft. maximum height at the front
6 ft. maximum height side and rear
May be higher over pedestrian & vehicle gates
Parking: Two spaces on premises, one-half space off premises per unit. One additional space for each accessory unit used as guesthouse.
Landscaping: Street trees and landscaping common open space are required.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
VI. RESIDENTIAL COMPOUNDS

B.2. CITY SPECIFICATIONS (IN DETAIL)

B.2.a. Permitted Uses

Permitted uses are those allowed by City Code, Chapter 14, pertaining to R-1 through R-6 districts.

B.2.b. Building Configuration

Building configurations allowed include attached, detached, or clustered single family and multi-family residences.

B.2.c. Attached Units

There may be a maximum of ten (10) units attached in a series or group.

B.2.d. Multi-Family Units

Multi-Family Units may have a maximum of six (6) attached dwellings on a single lot.

B.2.e. Lot Sizes

Because residential compounds are typically clustered or attached developments, lots may be reduced to a minimum of 2000 square feet.

B.2.f. Common Open Space

Common open space must be provided for residential compound building types where any lot is smaller than 4000 square feet. For every one square foot (1 sq. ft.) of lot area less than 4000 square feet for any dwelling unit, one square foot (1 sq. ft.) of common open space must be provided. In addition to the requirements in Chapter III of these Design Standards, usable common open space must be contiguous with all lots less than 4000 square feet in area, and must have a minimum area of 4000 square feet. To be considered usable, common open space must have a minimum dimension of 20 feet. Area required for shared sgrass and ingress easements or vehicle parking may not be allocated to common open space.

B.2.g. Private Open Space

A contiguous area of usable private open space as defined in Chapter III shall be at least twenty five percent (25%) of the combined gross area of the first floor of the house and garage, must be provided as private open space. The minimum dimension of the private open space shall be fifteen feet (15).

B.2.h. Lot Coverage

The maximum coverage for lots with residential compound building types is 50%. Lot coverage is calculated using the combined first floor area of the dwelling and garage as a percentage of lot area. Terraces, covered walkways, and other open accessory structures shall not be included for the purposes of calculating lot coverage.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1999
B.2.i. Setbacks

The goal of setting strict standards for residential compounds is to provide a compact urban "Santa Fe East Side" feel in these areas. Walls and landscaping predominate on the street, while front facades and porches address open space and other homes. The automobile is deemphasized by recessing the garage from the front of the house, or if it is placed behind the dwelling. Minimum building setback requirements for residential compounds are:

**Front:** The main entry of units within a residential compound must address common open space, or they must be clustered with at least half the number of buildings entrances addressing common open space and the remainder addressing a public street. The building must be set back a minimum of six feet (6') from the common open space. Awnings, porches, and portals may extend into this setback, provided that no awning, porch, or portal that extends into the common open space or a pedestrian easement. Corner lots, inside corner lots, or other lots with difficult proportions may have different front setbacks if approved by the ARC and City staff.

**Side:** For detached units, five feet (5') on each side, or for approved zero-lot-line developments, zero (0') on one side and ten feet (10') on the opposite side. For attached compound units the setback requirements are zero (0') on both sides. Zero (0') setbacks are allowed adjacent to common open space if there are no doors or windows that open onto the common open space. A minimum of three feet (3') is required if openings are provided. The side setback on lots with a side adjacent to a public street shall be fifteen feet (15') minimum adjacent to street right-of-way.

**Rear:** Zero (0') allowed adjacent to common open space if there are no doors or windows that open onto the common open space. A minimum of three feet (3') is required if openings are provided. A fifteen foot (15') minimum setback is required adjacent to a public street right-of-way.

**Solar Access:** On lots with an east-west orientation, the minimum setback along the south edge of a residential compound lot is ten feet (10'). This does not apply to detached garages or accessory units. In an approved zero-lot-line development, the minimum south edge setback is fifteen feet (15').

B.2.j. Garages

Vehicle access to residential compound units is provided from a shared ingress and egress easement, dead end residential lane or alley. Since the entry façade of the dwelling normally addresses common open space, the vehicular access is generally from the opposite end or the side of the lot from that which addresses the common open space. The goal of placing the garage or other vehicle parking spaces on the lot is to reduce the visual impact of the car in general and to separate it from the primary façade of the dwelling unit. This is intended to allow the human scale elements of the dwelling to predominate.

Attached garages fronting a residential lane must be placed at least five feet (5') behind the side or rear of the unit facing the street (not including porches, portals, and other projections) and at least twenty feet (20') from the front property line. Attached garages are considered part of the main dwelling for the purpose of side and solar setbacks, but may use a seven-foot (7') rear setback if served by an alley.

Detached garages may be of a different architectural style and character than the main house. There are no setback requirements from the side or rear property line for detached garages, except where adjacent to a public street or pedestrian connection, in which case a minimum five foot (5') setback is required. The minimum setback from the alley right-of-way to the garage entrance is seven feet (7').
B.2.k. Driveways

Driveways off public streets in front of the house shall not exceed a width of twelve feet (12') at the property line. Shared driveways off public streets may be eighteen feet (18') in width if it serves a shared driveway requiring a driving surface width of eighteen feet (18'). Driveways off alleys may be a maximum of twenty feet (20') wide at property line. Tandem (end to end) parking is permitted only if it is shown that other on-lot parking configurations are impractical.

B.2.l. Shared Ingress and Egress Easements

Shared Ingress and Egress Easements are allowed and may be used to serve up to eight (8) dwelling units. Requirements for shared ingress and egress easements may be found in Chapter III, Section 8.5. If access is needed to more than eight (8) units a residential lane must be provided.

B.2.m. Screening of Loading Areas, Trash Containers, and Work Yards

Loading areas, trash containers, and work yards if provided for clustered units shall be screened from public view by walls, trellises, arcades, or landscaping. Passenger loading areas do not require screening.

B.2.n. Accessory Units

Detached accessory units are encouraged with residential compound building types and may be located at the opposite end of the lot from the primary façade or above a detached garage. Detached accessory units may be of a different architectural style and character than the main house. Accessory units over garages may be taller than the main house, but may not exceed the overall building height limits.

There are no setback requirements from the side or rear property line for detached accessory units adjacent to private property. Where accessory units are adjacent to a public street the setback is fifteen feet (15') and where adjacent to a pedestrian easement a five foot (5') setback is required.

B.2.o. Building Separations

Detached accessory units and garages may have shared walls with similar structures on adjacent lots. If not attached, a minimum separation of six feet (6') shall be maintained.

B.2.p. Height Limits

All buildings within areas planned for residential compounds shall be limited in height to follow: a maximum of twenty-four feet (24') for buildings with parapets and flat roofs or a maximum of twenty-six feet (26') for buildings with pitched roofs.

B.2.q. Fences and Walls

Front walls and fences shall not exceed four feet (4') in height except over pedestrian or vehicular gates. Side and rear walls may be as high as six feet (6'). Front walls may be as high as six feet (6') if the only allocated usable private open space is provided in the front of the house.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.r. Parking

Each primary dwelling unit shall provide at least two (2) parking spaces on the premises and average one-half (1/2) space on or off the premises for guest parking. One additional space must be provided on the premises for each accessory dwelling unit. On street parking as provided in the four types of streets described in Chapter III shall apply to the guest parking requirements.

B.2.s. Landscaping

Street trees are required on all streets within the residential compound areas. The size and spacing of trees are a function of the type of street adjacent to and within the residential development. See Chapter III, Section A for specific requirements for street trees.

Landscaping of designated park areas and in common open space in the residential neighborhoods is required except in the areas that are to be left natural. The developer is required to work with City staff, TCC staff and the ARC in developing the designs for landscaping of park or common areas. Requirements of City Code, Chapter 14, shall apply.

See Chapter IX, Landscape Standards and Approved Plants for specifications of plant materials and planting requirements.

C. TIERRA CONTENTA ARC REQUIREMENTS

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development for residential compound building types within Tierra Contenta. A description of these requirements, that are subject to the approval of the Architectural Review Committee follows.

C.1. ARC SPECIFICATIONS (SUMMARIZED)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction:</td>
<td>No standard mobile homes. Modular &amp; prefabricated units may be acceptable.</td>
</tr>
<tr>
<td>Entries:</td>
<td>Main entries must address common open space, pedestrian easement or a public street</td>
</tr>
<tr>
<td>Facades:</td>
<td>Blank wall may not face common open space</td>
</tr>
<tr>
<td>Portales/Porches:</td>
<td>The main entry must have portal or porch across 30% of its length and be covered.</td>
</tr>
<tr>
<td>Roof Forms:</td>
<td>Flat or sloping roofs behind parapets preferred. Other types are allowed.</td>
</tr>
<tr>
<td>Solar Access:</td>
<td>Solar access is encouraged.</td>
</tr>
<tr>
<td>Landscaping:</td>
<td>Typical lot or lot cluster landscaping plan required</td>
</tr>
</tbody>
</table>

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C.2. ARC SPECIFICATIONS (IN DETAIL)

C.2.a. Construction

Although standard mobile homes are not permitted, modular homes and prefabricated components may be used if approved by the ARC.

C.2.b. Entries and Porches

The purpose of providing a porch is to create a human-scaled transition between the common open space and the house. The common open space should be the area of focus for the compound. A porch or portal should provide a place where people may observe and be seen by their neighbors.

Primary entries shall be accessed directly from and must be visible from the common open space. All dwellings shall have a porch or portal across a minimum of 30% of the primary façade. The entry façade is defined as the length of non-garage façade facing the street. The porch should provide space for the primary entry and be covered by a roof. Integration with a lower floor is possible and can provide for balconies and decks. Various types of supports are encouraged and should be proportioned and detailed to create a sense of permanence and stability.

C.2.c. Building Facades

A façade shall not consist of an undifferentiated plain wall when facing a common open space.

C.2.d. Windows

Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.e. Roof Form

Uniformly sloping metal roofs and flat roof surfaces entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs, compound roofs, or non-uniform sloping roofs, will be considered for approval, especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated.

C.2.f. Solar Access

Solar access is defined as unobstructed access to direct sunlight within the building footprint between 10 a.m. and 2 p.m. on December 21. Developers are to consider solar access in preparing development plans, and arrange the lots and buildings in such a manner that buildings do not interfere with the solar access of adjacent dwellings. Solar access to all dwellings is encouraged, but not required.

C.2.g. Landscaping

The landscaping plan to be submitted to the ARC for review shall show the street trees, landscaping of the common open space, if any, and a typical landscaping plan for an individual lot or cluster of units. For specifications of plant material see Landscape Standards and Approved Plants.
# TABLE OF CONTENTS

## A. GENERAL CHARACTERISTICS

- VII-1

## B. CITY REQUIREMENTS

### B.1. CITY SPECIFICATIONS (SUMMARIZED)

- VII-1 TO VII-2

### B.2. CITY SPECIFICATIONS (IN DETAIL)

- VII-3 TO VII-5

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.2.a. Permitted Uses</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.b. Building Configuration</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.c. Attached Units</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.d. Multi-Family Units</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.e. Lot Sizes</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.f. Common Open Space</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.g. Private Open Space</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.h. Lot Coverage</td>
<td>VII-3</td>
</tr>
<tr>
<td>B.2.i. Setbacks</td>
<td>VII-4</td>
</tr>
<tr>
<td>B.2.j. Garages</td>
<td>VII-4</td>
</tr>
<tr>
<td>B.2.k. Driveways</td>
<td>VII-4</td>
</tr>
<tr>
<td>B.2.l. Accessory Units</td>
<td>VII-5</td>
</tr>
<tr>
<td>B.2.m. Building Separations</td>
<td>VII-5</td>
</tr>
<tr>
<td>B.2.n. Height Limits</td>
<td>VII-5</td>
</tr>
<tr>
<td>B.2.o. Fences and Walls</td>
<td>VII-5</td>
</tr>
<tr>
<td>B.2.q. Picking</td>
<td>VII-5</td>
</tr>
</tbody>
</table>

## C. TIERRA CONTENTA ARC REQUIREMENTS

### C.1. ARC SPECIFICATIONS (SUMMARIZED)

- VII-6 TO VII-7

### C.2. ARC SPECIFICATIONS (IN DETAIL)

- VII-6 TO VII-7

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.2.a. Construction</td>
<td>VII-6</td>
</tr>
<tr>
<td>C.2.b. Entrances and Porches</td>
<td>VII-6</td>
</tr>
<tr>
<td>C.2.c. Building Facades</td>
<td>VII-7</td>
</tr>
<tr>
<td>C.2.d. Windows</td>
<td>VII-7</td>
</tr>
<tr>
<td>C.2.e. Roof Form</td>
<td>VII-7</td>
</tr>
<tr>
<td>C.2.f. Landscaping</td>
<td>VII-7</td>
</tr>
</tbody>
</table>
Chapter VII
NEIGHBORHOOD TOWNHOUSES

A. GENERAL CHARACTERISTICS

The general characteristics of neighborhood townhouse building types in Tierra Contenta include:

- Groups of between four and ten attached dwelling units aligned with their primary façade facing a public street.
- Townhouses typically have two stories, but single story units are allowed.
- Small lots with a minimum size of 2000 square feet.
- Alleys that allow vehicle access from the rear of the lot are encouraged.
- Lots may contain one dwelling up to a maximum of eight units per lot.

B. CITY REQUIREMENTS

A summary of the development provisions for neighborhood townhouses that are to be enforced as city code requirements are as follows:

B.1. CITY SPECIFICATIONS (SUMMARIZED)

| Permitted Uses: | As provided in Chapter 14 of City Code for R-1 through R-5 districts. |
| Building Configuration: | Dwellings are attached on one or both sides, and may be single family or multi-family units. |
| Attached Units: | Maximum of 10 units attached in a group |
| Multi-Family: | Maximum of 8 units per lot |
| Maximum Lot Sizes: | 2000 sq. ft. minimum with provisions for common open space required. |
| Common Open Space: | Minimum 4000 sq. ft. contiguous area where with 20 ft. minimum dimension |
| Private Open Space: | 25% of the gross first floor area house and garage with a minimum dimension of 15 ft. Open space must be contiguous. |
| Lot Coverage: | 50% maximum |

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Setbacks:
Front, house: 12 ft. minimum from street right-of-way
20 ft. maximum from street right-of-way
Side, house: 0 ft. maximum and minimum
5 ft. minimum from lot line
15 ft. minimum between detached units
Rear, house: 10 ft. minimum
Solar, house: Not required
Front, garage: 5 ft. minimum from front facade
20 ft. minimum from public street right-of-way
Side, garage: None from side of rear property line except
5 ft. adjacent to street or pedestrian connection.
Rear, garage: None from side or rear property line except
5 ft. adjacent to street or pedestrian connection
7 ft. rear setback if accessed from the alley
Front, accessory unit: Accessory units to be at the back of the lot away from
the facade of house.
Side, accessory unit: None from adjacent private property,
5 ft. when adjacent to common open space
15 ft. from public street right-of-way
Rear, accessory unit: None from adjacent private property,
5 ft. when adjacent to common open space or pedestrian
15 ft. from public street right-of-way.
Setbacks from Common
Driveways and Pedestrian
Easements: 5 ft. from side or rear of house or accessory unit.
Setbacks from Common
Open Space: 5 ft. from side or rear of house or accessory unit.
Separations: 6 ft. minimum separation between buildings on the same
lot.
6 ft. if attached.
15 ft. Minimum between groups of unit
Height: 24 ft. maximum with flat roof and parapets
26 ft. with pitched roofs
Fences and Walls: 5.5 ft. maximum height at the front
5 ft. maximum height side and rear
May be higher over pedestrian & vehicle gates
Landscaping: Street trees and landscaping common open space are
required.
Parking: In accordance with R-7 Districts described in Chapter 14
of City Code

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2. CITY SPECIFICATIONS (IN DETAIL)

B.2.a. Permitted Uses

Permitted uses are those allowed by City Code, Chapter 14, pertaining to R-1 through R-5 zoning.

B.2.b. Building Configuration

Building configurations allowed include attached, single-family and multi-family residences.

B.2.c. Attached Units

There may be a maximum of ten (10) units attached in a series or group.

B.2.d. Multi-Family Units

Multi-Family Units may have a maximum of eight (8) attached dwellings on a single lot.

B.2.e. Lot Sizes

Because neighborhood townhouses are typically series of units, lots may be reduced to a minimum of 2000 square feet.

B.2.f. Common Open Space

Common open space must be provided in building types. For every one square foot (1 sq. ft.) of lot area less than 4000 square feet for any dwelling unit, one square foot (1 sq. ft.) of common open space must be provided. In addition to the requirements in Chapter III of these Design Standards usable common open space must be contiguous with all lots less than 4000 square feet in area, and must have a minimum area of 4000 square feet. To be considered usable, common open space must have a minimum dimension of 20 feet. Area required for shared ingress and egress easements or vehicle parking may not be allocated to common open space.

B.2.g. Private Open Space

A contiguous area of usable private open space as defined in Chapter III equal to at least twenty five percent (25%) of the combined gross area of the first floor of the house and garage, must be provided as private open space. The minimum dimension of the private open space shall be fifteen feet (15').

B.2.h. Lot Coverage

The maximum coverage for lots with neighborhood townhouse building types shall not exceed 50%. Lot coverage is calculated using the combined first floor area of the dwelling and garage as a percentage of lot area. Tretises, covered walkways, and other open accessory structures shall not be included for the purposes of calculating lot coverage.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.i. Setbacks

The goal of setting strict standards for neighborhood townhouse lots is to promote a compact urban feel in these areas as well as a comfortable street edge for the pedestrian. Walks, porches and landscaping predominate on the street. The automobile is de-emphasized by recessing the garage from the front of the house or placing it behind the dwelling. Minimum building setback requirements for neighborhood townhouses are:

Front: The primary facade is set back between twelve feet (12') and twenty feet (20') from street right-of-way. Awnings, porches, and porals may extend up to six feet (6') into this setback provided that no awning, porch, or portal that extends into the setback shall be closer than seven feet (7') from the street right-of-way. Corner lots, inside corner lots, or other lots with difficult proportions may have different front setbacks if approved by the City staff.

Side: For detached units, five feet (5') on each side, or for approved zero-lot-line developments, zero (0') on one side and ten feet (10') on the opposite side. For attached townhouse units the setback requirements are zero (0') on both sides. The side setback on lots with a side adjacent to a public street shall be fifteen feet (15') minimum adjacent to street right-of-way.

Rear: Fifteen feet (15')

Solar Access: There are no specific solar setback requirements.

B.2.j. Garages

Vehicle access to neighborhood townhouse either from a public street or an alley. Placing the garage as far from the street as possible, thus allowing the dwelling to predominate on the street edge reduces the visual impact of the vehicle and garage.

Attached garages fronting a residential lane must be placed at least five feet (5') behind the side or rear of the unit facing the street (not including porches, portals, and other projections) and at least twenty feet (20') from the front property line. Attached garages are considered part of the main dwelling for the purpose of side setbacks, but may use a seven-foot (7') rear setback from the garage entrance if served by an alley.

Detached garages may be of a different architectural style and character than the main house. There are no setback requirements from the sides or rear property line for detached garages, except where adjacent to a public street or pedestrian connection, in which case a minimum five foot (5') setback is required. The minimum setback from the alley right-of-way to the garage entrance is seven feet (7').

B.2.k. Driveways

Driveways off public streets in front of the house shall not exceed a width of twelve feet (12') at the property line. Driveways off alleys may be a maximum of twenty feet (20') wide at property line. Tandem (end to end) parking is permitted only if it is shown that other on-lot parking configurations are impractical.
B.2.1. Accessory Units

Detached accessory units are encouraged with this building type and may be located at the rear of the lot or above a detached garage. Detached accessory units may be of a different architectural style and character than the main house. Accessory units over garages may be taller than the main house, but may not exceed the overall building height limits.

There are no setback requirements from the side or rear property line for detached accessory units adjacent to private property. Where accessory units are adjacent to a public street the setback is fifteen feet (15') and where adjacent to a pedestrian easement a five foot (5') setback is required.

B.2.m. Building Separations

Separation between series or groups of units must be at least fifteen feet (15'). Detached accessory units and garages may have shared walls with similar structures on adjacent lots. If not attached, a minimum separation of six foot (6') shall be maintained.

B.2.n. Height Limits

All buildings within areas planned for neighborhood townhouses shall be limited in height as follows: a maximum of twenty-four feet (24') for buildings with parapets and flat roofs or a maximum of twenty-six feet (26') for buildings with pitched roofs.

B.2.o. Fences and Walls

Front walls and fences shall not exceed four feet (4') in height except over pedestrian or vehicular gates. Side and rear walls may be as high as six feet (6'). Front walls may be as high as six feet (6') if the only allocated usable private open space is provided in the front of the house.

B.2.p. Landscaping

Street trees are required on all streets within the neighborhood townhouse areas. The size and spacing of trees are a function of the type of street adjacent to and within the residential development. See Chapter III, Section A for specific requirements for street trees.

Landscaping of designated park areas and in common open space in the neighborhood townhouse areas is required except in the areas that are to be left natural. The developer is required to work with City staff, TCC staff and the ARC in developing the designs for landscaping of park or common areas. Requirements of City Code, Chapter 14, shall apply.

See Chapter IX, Landscape Standards and Approved Plants for specifications of plant materials and planting requirements.

B.2.q. Parking

Parking requirements for Neighborhood Townhouse buildings are to comply with the requirements of R-7 Districts described in Chapter 14 of City Code.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C. TIERRA CONTENTA ARC REQUIREMENTS

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development in neighborhood townhouse areas within Tierra Contenta. A description of these requirements, that are subject to the approval of the Architectural Review Committee follows.

C.1. ARC SPECIFICATIONS (SUMMARIZED)

Construction: No standard mobile homes. Modular & prefabricated units may be acceptable.
Entries: Main entries must address a public street
Facades: Blank wall may not face a public street
Porches/Porches: Primary façade must have portal or porch across 30% of the front façade and be covered.
Roof Forms: Flat or sloping roofs behind parapets preferred. Other types are allowed.
Solar Access: Solar access is not required.
Landscaping: Typical lot or lot cluster landscaping plan required.

C.2. ARC SPECIFICATIONS (IN DETAIL)

C.2.a. Construction

Although standard mobile homes are not permitted, modular homes and prefabricated components may be used if approved by the ARC.

C.2.b. Entries and Porches

The purpose of providing a porch is to create a human-scaled buffer between the sidewalk and street and the house. A porch or portal is the social edge of the dwelling, where people may choose to observe and to be seen along neighborhood streets.

Primary entries shall be accessed directly from a public street and must be visible from the street. All dwellings shall have a porch or portal across a minimum of 30% of the primary façade. The primary façade is defined as the length of non-garage façade facing the street. The porch should provide space for the primary entry and be covered by a roof. Integration with a second floor is possible and can provide for balconies and decks. Various types of supports are encouraged and should be proportioned and detailed to create a sense of permanence and stability.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C.2.c. Building Facades

A facade shall not consist of an undifferentiated blank wall when facing a common open space.

C.2.d. Windows

Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.e. Roof Form

Uniformly sloping metal roofs and flat roof surfaces entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs, compound roofs, or non-uniform sloping roofs, will be considered for approval, especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated.

C.2.f. Landscaping

The landscaping plan to be submitted to the ARC for review shall show the street trees, landscaping of the common open space, if any, and a typical landscaping plan for an individual lot or cluster of townhomes. For specifications of plant material see Landscape Standards and Approved Plants.
### TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. GENERAL CHARACTERISTICS</td>
<td>VIII-1</td>
</tr>
<tr>
<td>B. CITY REQUIREMENTS</td>
<td>VIII-1 TO VIII-5</td>
</tr>
<tr>
<td>B.1. CITY SPECIFICATIONS (SUMMARIZED)</td>
<td>VIII-1 TO VIII-2</td>
</tr>
<tr>
<td>B.2. CITY SPECIFICATIONS (IN DETAIL)</td>
<td>VIII-2 TO VIII-5</td>
</tr>
<tr>
<td>B.2.a. Permitted Uses</td>
<td>VIII-2</td>
</tr>
<tr>
<td>B.2.b. Building Configuration</td>
<td>VIII-2</td>
</tr>
<tr>
<td>B.2.c. Multi-Family Units</td>
<td>VIII-2</td>
</tr>
<tr>
<td>B.2.d. Density</td>
<td>VIII-2</td>
</tr>
<tr>
<td>B.2.e. Lot Size</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.f. Private Open Space</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.g. Semi-Private Open Space</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.h. Common Open Space</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.i. Lot Coverage</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.j. Setbacks</td>
<td>VIII-3</td>
</tr>
<tr>
<td>B.2.k. Driveways and Parking</td>
<td>VIII-4</td>
</tr>
<tr>
<td>B.3.i. Screening of Loading Areas, Trash Containers and Work Yards</td>
<td>VIII-4</td>
</tr>
<tr>
<td>B.3.m. Building Separations</td>
<td>VIII-4</td>
</tr>
<tr>
<td>B.3.n. Height Limits</td>
<td>VIII-4</td>
</tr>
<tr>
<td>B.3.o. Fences and Walls</td>
<td>VIII-4</td>
</tr>
<tr>
<td>B.3.p. Landscaping</td>
<td>VIII-4</td>
</tr>
<tr>
<td>C. TIERRA CONTENTA ARC REQUIREMENTS</td>
<td>VIII-5 TO VIII-6</td>
</tr>
<tr>
<td>C.1. ARC SPECIFICATIONS (SUMMARIZED)</td>
<td>VIII-5</td>
</tr>
<tr>
<td>C.2. ARC SPECIFICATIONS (IN DETAIL)</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.a. Construction</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.b. Entries and Pitches</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.c. Building Facades</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.d. Windows</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.e. Roof Forns</td>
<td>VIII-6</td>
</tr>
<tr>
<td>C.2.f. Landscaping</td>
<td>VIII-6</td>
</tr>
</tbody>
</table>
Chapter VIII
NEIGHBORHOOD APARTMENTS

A. GENERAL CHARACTERISTICS

The general characteristics of neighborhood apartment building type in Tierra Contenta include:

- Rental units designed as fourplexes or larger with walk-up configurations.
- Buildings that address the public street with porches, portals, and sheltered entries.
- Resident parking areas located in the rear of the buildings and screened from the public street.
- Pedestrian circulation routes between parking, dwellings, nearby neighborhood centers, and other public facilities are required.

B. CITY REQUIREMENTS

A summary of the development provisions for neighborhood apartments that are to be enforced as city code requirements are as follows:

B.1. CITY SPECIFICATIONS (SUMMARIZED)

<table>
<thead>
<tr>
<th>Permit Uses:</th>
<th>As provided in Chapter 14 of City Code for R-1 through R-6.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Configuration:</td>
<td>multi-family residential</td>
</tr>
<tr>
<td>Multi-Family:</td>
<td>minimum of four (4) and a maximum of twelve (12) units per building</td>
</tr>
<tr>
<td>Density:</td>
<td>10 – 20 dw/u</td>
</tr>
<tr>
<td>Minimum Lot Sizes:</td>
<td>not required</td>
</tr>
<tr>
<td>Private Open Space:</td>
<td>15% of the gross first floor area</td>
</tr>
<tr>
<td></td>
<td>10% with additional area allocated as semi-private open space</td>
</tr>
<tr>
<td>Semi-Private Open Space:</td>
<td>maximum 500 sq. ft. contiguous area with 15 ft. minimum dimension</td>
</tr>
<tr>
<td>Common Open Space:</td>
<td>Minimum 4000 sq. ft. contiguous area with 15 ft. minimum dimension</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>50% maximum</td>
</tr>
</tbody>
</table>

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Setbacks:
Front: 12 ft. minimum from street right-of-way
20 ft. maximum from street right-of-way
Side: 10 ft. from lots with other land uses
Rear: 15 ft. minimum

Driveways and Parking: Parking areas must be behind the buildings or screened from the public street with landscaping.

Setbacks from Pedestrian Easements:
10 ft. from side of building

Separations:
20 ft. minimum separation between buildings

Height:
26 ft. maximum for all roof forms

Fences and Walls:
5 ft. maximum height at the front
6 ft. maximum height side and rear
May be higher over pedestrian & vehicle gates

Landscaping:
Street trees, screening of parking areas, planting in parking areas, and common open space landscaping required.

B.2. CITY SPECIFICATIONS (IN DETAIL)

B.2.a. Permitted Uses
Permitted uses are those allowed by City Code, Chapter 14, pertaining to R-1 through R-5 zoning.

B.2.b. Building Configuration
Permitted building configurations are restricted to multi-family residences. Apartment management office building, community buildings and other buildings for the benefit of the apartment management or residents are allowed.

B.2.c. Multi-Family Units
A minimum number of four (4) and a maximum of twelve (12) units are allowed in one building.

B.2.d. Density
Construction of neighborhood apartments is encouraged in the 10 – 20 dualec density tracts indicated on the Master Plan and indicated on the plat of the current phase of development.
Construction of neighborhood apartments in areas with densities of 1 – 5 dualec and 6 – 9 dualec is allowed.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
B.2.e. Lot Sizes

Not applicable

B.2.f. Private Open Space

The goal is to provide an area equal to twelve percent (12%) of the gross floor area of each unit as usable private open space as defined in Chapter III. Private open space may take the form of fenced or walled yards or gardens, roof gardens or balconies. The area of private open space may be reduced to ten percent (10%) of the gross floor area where additional open space is provided as "semi-private" open space.

For every one square foot (1 sq. ft.) of area less than 12% of the gross floor area of the apartment unit two square feet (2 sq. ft.) of semi-private open space must be provided.

B.2.g. Semi-Private Open Space

Semi-Private Open Space for neighborhood apartments must be a minimum area of five hundred square feet (500 sq. ft.) and must be within 200 feet of the dwelling unit for which it is provided. Semi-private open space must be landscaped and provided with amenities such as barbecue grill and/or picnic table.

B.2.h. Common Open Space

A minimum of two hundred fifty square feet (250 sq. ft.) of usable common open space must be provided for each dwelling unit in a neighborhood apartment complex. Neither private nor semi-private open space may count toward common open space. Area counted as usable common open space must have a minimum area of 2000 square feet and have a minimum dimension of 15 feet.

B.2.i. Lot Coverage

The maximum coverage for lots with neighborhood apartment building type is 50%. Trellises, covered walkways, and other open structures shall not be included for the purposes of calculating lot coverage.

B.2.j. Setbacks

The goal of setting setback standards for neighborhood apartment buildings is to promote a compact urban feel in these areas as well as a comfortable street edge for the pedestrian. Walls, porches and landscaping will dominate the street. The automobile is de-emphasized by requiring parking areas to be behind the buildings and/or screened from the street. Minimum building setback requirements for neighborhood apartment buildings are:

Front: The primary façade is set back between twelve feet (12') and twenty feet (20') from street right-of-way. Awnings, porches, and portals may extend up to six feet (6') into this setback, provided, that no awning, porch, or portal that extends into the setback shall be closer than seven feet (7') from the street right-of-way.

Side: Apartments shall be setback ten feet (10') from lots with other land use designations.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Rear: Fifteen feet (15')

**Solar Access:** Apartments shall be arranged to minimize interference with the solar access of an adjacent building in neighborhood apartment or any other residential building type. Solar access is defined as unobstructed access to direct sunlight within the buildable area of a given lot between the hours of 10 am and 2 pm on December 21.

**B.2.k. Driveways and Parking**

Driveway entrances to neighborhood apartment complexes shall have a maximum width of twenty-four feet (24') and may be off a Parkway, Local Street or Residential Lane. Parking lots serving more than 40 dwelling units must have two entrances.

Parking areas for neighborhood apartment complexes shall be placed behind buildings or a ten-foot (10') wide landscaped buffer and shall not occupy more than 30% of the frontage of any public street. If truck under parking is used it shall be designed so that cars are not visible from the street.

Trees shall be planted in parking areas to break up large expanses of pavement and to provide shade. Parking lots shall have at least one thirty-six inch (36") caliper tree for every six (6) parking spaces. A minimum area of 160 sq. ft. shall be set aside for each tree.

Bicycle parking for visitors shall be provided in an ample quantity and quality to promote alternative vehicle use. For each building, a minimum of one bicycle space shall be provided for every ten (10) automobile parking spaces.

**B.2.l. Screening of Loading Areas, Trash Containers, and Work Yards**

Loading areas, trash containers, and work yards shall be screened from public view by walls, trellises, arcades, or landscaping. Passenger loading areas do not require screening.

**B.2.m. Building Separations**

A minimum of twenty feet (20') shall separate apartment buildings from each other.

**B.2.n. Height Limits**

Buildings shall not exceed twenty-six feet (26') in height, not including railings, elevator penthouses or enclosures for mechanical equipment. The maximum number of stories allowed for an apartment is two dwelling levels above one half parking level for a total of two and one-half stories.

**B.2.o. Fences and Walls**

Front walls and fences shall not exceed four feet (4') in height except over pedestrian or vehicular gates. Side and rear walls may be as high as six feet (6').

**B.2.p. Landscaping**

Street trees are required on all streets within the Neighborhood Apartment complexes. The size and spacing of trees are a function of the type of street adjacent to and within the Neighborhood.
Apartment complex. See Chapter III, Section A for specific requirements for street trees.
Landscaping of parking areas shall be as described in Section B.2.k. above.

Landscaping of semi-private and common open space in the Neighborhood Apartment areas are also required. The developer is required to work with City staff, TCC staff and the ARC in developing the designs for landscaping. Requirements of City Code, Chapter 14, shall apply.

See Chapter IX, Landscape Standards and Approved Plants for specifications of plant materials and planting requirements.

C. TIERRA CONTENTA ARC REQUIREMENTS

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development in Neighborhood Apartment areas within Tierra Contenta. A description of these requirements, that are subject to the approval of the Architectural Review Committee follows.

C.1. ARC SPECIFICATIONS (SUMMARIZED)

| Construction: | No standard mobile homes. Modular & prefabricated units may be acceptable. |
| Entries: | Buildings must have entries facing a public street and must be sheltered. |
| Facades: | Blank wall may not face a public street |
| Portales/Porches: | Primary façade must have portal or porch across 30% of the front façade and be covered. |
| Roof Forms: | Flat or sloping roofs behind parapets preferred. Other types are allowed. |
| Solar Access: | Solar access is not required. |
| Landscaping: | Comprehensive landscaping plan of the complex is required. |

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1999
C.2. ARC SPECIFICATIONS (IN DETAIL)

C.2.a. Construction

Modular homes and prefabricated components may be used if approved by the ARC.

C.2.b. Entries and Porches

The purpose of providing a porch is to create a human-scaled buffer between the sidewalk and street and the dwelling. Not all apartment entries must address the public street, however, all apartment buildings with frontage on a public street must have facades and entries facing that street. These entries shall be accessed directly from a public street and must be visible from the street. Other entries may face the parking areas or open space. All entries shall be sheltered with an overhang, portal or porch with a depth of at least four feet (4').

C.2.c. Building Facades

A building façade shall not consist of an undifferentiated blank wall when facing a common open space.

C.2.d. Windows

Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.e. Roof Form

Uniformly sloping metal roofs and flat roof surfaces entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs and compound or non-uniform sloping roofs, will be considered for approval, especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated.

C.2.f. Landscaping

In addition to the landscaping for street trees, parking lot landscaping, parking lot screening, and common open space, an overall landscaping plan for the entire Neighborhood Apartment complex is required. This overall plan shall incorporate landscaping required for private, semi-private, and common open space under one unified plan.
TABLE OF CONTENTS

A. GENERAL LANDSCAPE REQUIREMENTS IX-1
   A.1. HOMEOWNERS RESPONSIBILITY IX-1
   A.2. DEVELOPERS RESPONSIBILITY IX-1
   A.3. CITY OF SANTA FE RESPONSIBILITY IX-1

B. PLANTING TIPS FOR HOMEOWNERS & BUILDERS IX-2

C. LIST OF ACCEPTABLE PLANTS IX-2
   C.1. OBJECTIVE IX-2
   C.2. PLANTS LIST IX-2
A. GENERAL LANDSCAPE REQUIREMENTS

Landscaping shall be drought-tolerant and in compliance with the List of Acceptable Plants at Tierra Contenta. City staff and ARC review and approval are required as part of all subdivision development plan submittals. Landscaping with street rights-of-way, including medians and planting strips shall be subject to the review and approval of the City staff and the ARC prior to installation.

A.1. HOMEOWNERS RESPONSIBILITY

Homeowners are to be responsible for irrigating trees, shrubs, and other plant materials that are planted within property lines. The homeowners' association shall be responsible for maintaining landscaping within common open space within a development tract. The homeowner shall also be responsible for irrigation and general maintenance of the landscaping in the planting strip within the public right-of-way adjacent to the lot after an initial two years of maintenance by the developer.

A.2. DEVELOPERS RESPONSIBILITY

Builders shall be responsible for irrigation and maintenance of landscaping and unattended plant materials until homes are sold.

The developer is also responsible for irrigation and general maintenance of trees, shrubs, and other plant materials that are planted within the street right-of-way for Local Streets and Residential Lane for the first two years after the street has been accepted by the City for maintenance. The homeowner shall be responsible for maintenance of the landscaping in the planting strip after the initial two years of maintenance by the developer.

A.3. CITY OF SANTA FE RESPONSIBILITY

Per the requirements of the Annexation Agreement, the City of Santa Fe shall be responsible for irrigation and general maintenance of plant material located within the right-of-way of Parkways and for designated park areas.
B. PLANTING TIPS FOR HOME OWNERS & BUILDERS

The conditions for planting in Santa Fe inherently limit what can grow and survive here. The air is dry. The sun is bright. Temperatures can range from hot days to very cold nights. Soils are of several types, generally alkaline and lacking humus. Irrigation is a necessity for plants to survive, especially to establish root structure in early years. Specific plant locations need to be planned to hold water, and mulch is recommended to conserve moisture. Winds can present problems as well.

Orientation to the sun is also a very important factor when locating plant materials. Different plants will have different solar needs and requirements. Many prefer at least partial shade. Generally, do not plant evergreens on the south sides of residences. Deciduous trees lose their leaves in winter and allow for passive solar gain, keeping energy costs down.

All plants considered should be hardy to USDA Zone 5.

C. LIST OF ACCEPTABLE PLANTS

C.1. OBJECTIVE

The objective of the List of Acceptable Plants at Tierra Contenta is to provide homeowners, designers, builders, and developers choices of plant materials that will survive the extreme conditions of Santa Fe. It will also serve to encourage a landscape ethic that recognizes the realities of the area zone in which we are located. All plants on this list will grow with a conservative amount of water and for the most part are drought tolerant. Since “water conservation” is a relative concept, the plants listed are coded as to their potential use.

C.2. PLANTS LIST

The List of Acceptable Plants at Tierra Contenta changes from time to time, therefore, it is not a part of these Design Standards. A current List of Acceptable Plants at Tierra Contenta may be obtained from Tierra Contenta staff.

Tierra Contenta Corporation

By:________________________________________

Its:________________________________________

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this ___ day of ___

1998, by the Tierra Contenta Corporation, a New Mexico corporation, on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

[Notarial Seal]

Notary Public

My commission expires:______________________

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
Appendix I
LANDSCAPING AND APPROVED PLANTS

A. GENERAL REQUIREMENTS

This section of the Phase 1B Design Standards is not subject to the approval of the City Planning Commission. It may be modified as appropriate with the approval of the Tierra Contenta ARC.

Landscaping shall be drought-tolerant and comply with the approved planting list. Furthermore, landscaping within street planting strips or medians shall be approved by the City prior to installation.

B. GUIDELINES AND PLANTING TIPS

The conditions for planting in Santa Fe are inherently limiting to what can grow and survive here. The air is dry. The sun is bright. Temperatures can range from hot days to very cold nights. Soils are of several types, generally alkaline and lacking humus. Irrigation is necessary for plants to survive, especially to establish root structures in early years. Specific plant locations need to be planned to hold water, and much is recommended to conserve moisture. Winds can present problems as well.

The objective of this list is to provide home owners, designers, builders, and developers choices of plant materials that will survive the extreme conditions of Santa Fe, and to encourage a landscape ethic which recognizes the realities of the arid zone in which we are located. All plants on this list will grow with a conservative amount of water and for the most part are drought tolerant. Since "water conservation" is a relative concept, the plants listed are coded as to their potential use.

C. PLANTING LIST

C.1. Notes on Planting List

- L = Low water use. Generally able to survive without supplemental water once established. After a two year establishment period, these plants should not require more than 5 gallons per square foot during a season of 25 weeks.
- M = Moderate water use. Plants in this category will likely require 12 to 15 gallons per square foot during a season of 25 weeks.

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
C.2. Acceptable Plants

C.2.a. Large Deciduous Trees (20 to 60 feet)

- Acceptable for Arterial and Collector streets.
- Catalpa speciosa
- Celtis occidentalis
- Fraxinus americana
- Fraxinus pennsylvanica var.
- Gleditsia triacanthos inermis
- Gymnocladus dioica
- Maclura pomifera
- Morus alba
- Platanus acerifolia
- Platanus occidentalis
- Populus spp.
- Pyrus calleryana
- Quercus macrocarpa
- Robinia pseudoacacia
- Salix matsudana 'Navajo'
- Sorbus aucuparia
- Tilia cordata "Elegantissima"
- Tilia euchlora "Redmond"

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Acceptance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Catalpa</td>
<td>M</td>
</tr>
<tr>
<td>Hackberry</td>
<td>M</td>
</tr>
<tr>
<td>Autumn Purple Ash</td>
<td>M</td>
</tr>
<tr>
<td>&quot;Marshall&quot;, &quot;Summit&quot;, &quot;Patmore&quot;</td>
<td>H</td>
</tr>
<tr>
<td>Honey Locust</td>
<td>H</td>
</tr>
<tr>
<td>Kentucky Coffee</td>
<td>M</td>
</tr>
<tr>
<td>Osage Orange</td>
<td>M</td>
</tr>
<tr>
<td>Fruitless Mulberry</td>
<td>H</td>
</tr>
<tr>
<td>London Plane Tree</td>
<td>H*</td>
</tr>
<tr>
<td>American Sycamore</td>
<td>H*</td>
</tr>
<tr>
<td>Cottonwood species</td>
<td>H*</td>
</tr>
<tr>
<td>Ornamental Pear</td>
<td>M</td>
</tr>
<tr>
<td>Bar Oak</td>
<td>H</td>
</tr>
<tr>
<td>Black Locust</td>
<td>M</td>
</tr>
<tr>
<td>Navajo Globe Willow</td>
<td>H*</td>
</tr>
<tr>
<td>European Mt. Ash</td>
<td>M</td>
</tr>
<tr>
<td>Greenspire Linden</td>
<td>H</td>
</tr>
<tr>
<td>Redmond Lindan</td>
<td>H</td>
</tr>
</tbody>
</table>
### C.2.b. Large Evergreen Trees (20 to 60 feet)

- Acceptable for residences, parking areas, alleys, medians, and along walkways.
- Not to be used as street trees, nor for use on southern facing sides of structures.

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Common Name</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cedrus atlantica</td>
<td>Blue Atlas Cedar</td>
<td>H*</td>
</tr>
<tr>
<td>Cedrus deodara</td>
<td>Deodar Cedar</td>
<td>H*</td>
</tr>
<tr>
<td>Cupressus arizonica</td>
<td>Arizona Cypress</td>
<td>M*</td>
</tr>
<tr>
<td>Pinus aristata</td>
<td>Bristlecone Pine</td>
<td>M</td>
</tr>
<tr>
<td>M</td>
<td>Pinyon</td>
<td>M</td>
</tr>
<tr>
<td>Pinus nigra</td>
<td>Austrian Pine</td>
<td>H</td>
</tr>
<tr>
<td>Pinus flexis</td>
<td>Litter Pine</td>
<td>H</td>
</tr>
<tr>
<td>Pinus sylvestris</td>
<td>Scotch Pine</td>
<td>M</td>
</tr>
<tr>
<td>Pinus thumbergiana</td>
<td>Japanese Black Pine</td>
<td>H</td>
</tr>
</tbody>
</table>

### C.2.c. Small Deciduous Trees / Large Shrubs (10 to 20 feet)

- Acceptable for residences and residential lanes / small streets, and alleys.

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Common Name</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer griseum</td>
<td>Amur Maple</td>
<td>L</td>
</tr>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td>H*</td>
</tr>
<tr>
<td>Betula occidentalis 'f.ima'</td>
<td>Western Red Birch</td>
<td>M</td>
</tr>
<tr>
<td>Ceris canadensis</td>
<td>Eastern Redbud</td>
<td>H*</td>
</tr>
<tr>
<td>Cinnamomum ceylonnerum</td>
<td>Smoketree</td>
<td>M</td>
</tr>
<tr>
<td>Crataegus laevigata 'Paul's Scarlet Hawthorne'</td>
<td>Paul's Scarlet Hawthorne</td>
<td>M</td>
</tr>
<tr>
<td>Crataegus phaenopyrum 'Washington'</td>
<td>Hawthorn</td>
<td>M</td>
</tr>
<tr>
<td>Elexnax angustifolia</td>
<td>Russian Olive</td>
<td>H</td>
</tr>
<tr>
<td>Exonyxus europaes</td>
<td>Spindle Tree</td>
<td>H</td>
</tr>
<tr>
<td>Fothergilla neomexicana</td>
<td>New Mexico Olive</td>
<td>M</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Golden Raintee</td>
<td>M</td>
</tr>
<tr>
<td>Malus 'Radiant', 'Snowdrift'</td>
<td>Flowering Crabapple species</td>
<td>M</td>
</tr>
<tr>
<td>Prunus tremuloides</td>
<td>Quaking Aspen</td>
<td>H</td>
</tr>
<tr>
<td>Prunus american</td>
<td>American Plum</td>
<td>H</td>
</tr>
<tr>
<td>Prunus cerasifera 'Mt. St. Helena', etc.</td>
<td>Flowering Plum</td>
<td>H</td>
</tr>
<tr>
<td>Prunus virginiana 'meliancpora'</td>
<td>Chokecherry</td>
<td>M</td>
</tr>
<tr>
<td>Pyrus calleryana</td>
<td>Ornamental Pear</td>
<td>M</td>
</tr>
<tr>
<td>Robinia ambigua</td>
<td>'Idaho Locust, Purple Rose Locust</td>
<td>M</td>
</tr>
<tr>
<td>Quercus gambelli</td>
<td>Gambel Oak</td>
<td>M</td>
</tr>
<tr>
<td>Sophora japonica</td>
<td>Pampas Tree</td>
<td>M</td>
</tr>
</tbody>
</table>

NOTE: Many types and species of fruit trees are suitable, including varieties of pear, peach, apricot, and others.

---

Tierra Contenta Design Standards for Phase 1B  
Tierra Contenta Corporation  
August 1998
C.2.d. Small Evergreen Trees (10 to 20 feet)

- Acceptable for residences, parking areas, alleyways, medians, and along walkways.
- Not to be used as street trees, nor for use on southern facing sides of structures.

<table>
<thead>
<tr>
<th>Juniperus chinensis</th>
<th>&quot;Spartan&quot;, &quot;Hetzi Columnaris&quot;, &quot;Keteleer&quot; M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniperus monosperma</td>
<td>One-seed Juniper M</td>
</tr>
<tr>
<td>Juniperus scopulorum</td>
<td>&quot;Cohogreen&quot;, &quot;Gray Glem&quot; M</td>
</tr>
<tr>
<td>Juniperus virginiana</td>
<td>&quot;Wichita Blue&quot;, Rocky Mt. Juniper M</td>
</tr>
<tr>
<td>Pinus aristata</td>
<td>&quot;Sky Recket&quot;, Eastern Red Cedar H</td>
</tr>
<tr>
<td></td>
<td>Brailecone or Foxtail Pine H</td>
</tr>
</tbody>
</table>

C.2.e. Deciduous Shrubs and Groundcovers

- Acceptable for residences, parking areas, alleyways, medians and along walkways.

| Amelanchier alnifolia      | Saskatoon Serviceberry L |
| Amelanchier utahensis      | Utah Serviceberry M |
| Amorpha fruticosa          | False Indigo M |
| Aronia arbutifolia         | Red Chokeberry L |
| Berberis thunbergii 'Rose Glow' | Rose Glow Japanese Barberry H |
| Berberis thunbergii atropurpurea | Red leaf Japanese Barberry M |
| Buddleia alternifolia      | Fountain Butterfly Bush M |
| Buddleia davidii           | Butterfly Bush M |
| Buddleia davidii nanhoensis | Dwarf Butterflybush M |
| Caragana arborescens       | Siberian Peashrub L |
| Carpytis clandonensis      | Blue Mist L |
| Cerocarpus ledifolium      | Curleaf Mt. Mahogany L |
| Cerocarpus montanus        | Mountain Mahogany L |
| Chaenomeles japonica       | Flowering Quince H |
| Chamaebataea malaefolium   | Fernbush M |
| Chilopsis linearis         | Desert Willow L |
| Chrysothamnus nauseosus    | Chamisa, Rabbitbrush L |
| Chrysothamnus viscidiflorus| Douglas Rabbitbrush L |
| Cotoneaster spp.           | Cotoneaster species L,M,H, |
| Cytisus praecox            | Moonlight Broom L |
| Euonymus alata 'Compacta'  | Dwarf Burning Bush M |
| Fendlera rupestris         | Apache Plum H |
| Forsythia spp.             | Forsythia species L,M |
| Hibiscus syriacus          | Rose of Sharon M |
| Gerania lydia              | Summer Broom H |
| Holodiscus densus          | Rock Spirea M |
| Jasminum nudiflorum        | Winter Jasmine M |
| Lavandula angustifolia     | English Lavender M |
| Leucophyllum vulgare 'Lodense' | Lodenese Privet M |
| Lagêrstrømilia indica      | Creperhytle H |
| Potentilla fruticosa       | Shrubby Cinquefoil L |
| Prunus besseyi             | Western Sand Cherry L |
| Prunus cistena             | Cistena Plum L |
| Prunus virginiana          | Chickaherry L |
| Prunus glandulosa          | Dwarf Flowering Almond M |

Tierra Contenta Design Standards for Phase 1B
Tierra Contenta Corporation
August 1998
### C.2.e. Deciduous Shrubs and Groundcovers (Continued)

<table>
<thead>
<tr>
<th>Shrub/Species</th>
<th>Common Name</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quercus gambeli</td>
<td>Gambel Oak</td>
<td>M</td>
</tr>
<tr>
<td>Rhamnus frangula 'Columnaris'</td>
<td>Tailhedge Buckthorn</td>
<td>H</td>
</tr>
<tr>
<td>Rhus aromatica 'Grow Low'</td>
<td>Grow Low Sumac</td>
<td>L</td>
</tr>
<tr>
<td>Rhus glabra</td>
<td>Smooth Steeple Sumac</td>
<td>H</td>
</tr>
<tr>
<td>Rhus glabra 'Cismontana'</td>
<td>Cutleaf Sumac</td>
<td>M</td>
</tr>
<tr>
<td>Rhus microphylla</td>
<td>Littleleaf Sumac</td>
<td>M</td>
</tr>
<tr>
<td>Rhus trilobata</td>
<td>Threeleaf Sumac</td>
<td>L</td>
</tr>
<tr>
<td>Rhus trilobata 'Prostrate'</td>
<td>Prostrate Sumac</td>
<td>L</td>
</tr>
<tr>
<td>Rhus typhina</td>
<td>Staghorn Sumac</td>
<td>L</td>
</tr>
<tr>
<td>Ribes aureum</td>
<td>Golden Currant</td>
<td>L</td>
</tr>
<tr>
<td>Rosa foetida</td>
<td>'Austria Copper','Persian Yellow'</td>
<td>M</td>
</tr>
<tr>
<td>Rosa rugosa</td>
<td>Species Rugosa Roses</td>
<td>M</td>
</tr>
<tr>
<td>Rosa woodsii</td>
<td>Woods Rose</td>
<td>L</td>
</tr>
<tr>
<td>Salix purpurea nana</td>
<td>Blue Arctic Willow</td>
<td>H</td>
</tr>
<tr>
<td>Salvia officinalis</td>
<td>Garden Sage</td>
<td>M</td>
</tr>
<tr>
<td>Salvia pinnfolia</td>
<td>Rock Sage</td>
<td>M</td>
</tr>
<tr>
<td>Shepherdia argentea</td>
<td>Silver Buffaloberry</td>
<td>M</td>
</tr>
<tr>
<td>Spirea bumalida 'Anthony Waterer'</td>
<td>Anthony Waterer Spirea</td>
<td>M</td>
</tr>
<tr>
<td>Spirea bumalida 'Goldflame'</td>
<td>Goldflame Spirea</td>
<td>M</td>
</tr>
<tr>
<td>Spirea nipponica 'Snowmound'</td>
<td>Snowmound Spirea</td>
<td>M</td>
</tr>
<tr>
<td>Synnophoracarpus albus</td>
<td>Snowberry</td>
<td>M</td>
</tr>
<tr>
<td>Synnophoracarpus orbiculatus</td>
<td>Corallberry</td>
<td>M</td>
</tr>
<tr>
<td>Syringa spp.</td>
<td>Lilac species</td>
<td>L</td>
</tr>
<tr>
<td>Vagelis flonga 'Red Prince'</td>
<td>Red Prince Vagelis</td>
<td>M</td>
</tr>
</tbody>
</table>

### C.2.f. Evergreen Shrubs and Groundcovers

- Acceptable for residences, parking areas, alleyways, medians and along walkways.

<table>
<thead>
<tr>
<th>Shrub/Species</th>
<th>Common Name</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arctostaphylos spp.</td>
<td>Manzanita species</td>
<td>M</td>
</tr>
<tr>
<td>Artemisia cana</td>
<td>Silver Sage</td>
<td>L</td>
</tr>
<tr>
<td>Artemisia filifolia</td>
<td>Threadleaf or Sand Sage</td>
<td>L</td>
</tr>
<tr>
<td>Artemisia tridentis</td>
<td>Bigleaf Sage</td>
<td>L</td>
</tr>
<tr>
<td>Berberis X mentoneensis</td>
<td>Mentor Barberry</td>
<td>L</td>
</tr>
<tr>
<td>Berberis repens</td>
<td>Creeping Mahonia</td>
<td>M</td>
</tr>
<tr>
<td>Cerococarpus leucifolius</td>
<td>Curleaf Mountain Mohogony</td>
<td>M</td>
</tr>
<tr>
<td>Cotoneaster spp.</td>
<td>Cotoneaster species</td>
<td>L</td>
</tr>
<tr>
<td>Cistus mexicana</td>
<td>Cistrose</td>
<td>L</td>
</tr>
<tr>
<td>Elaeagnus pungens</td>
<td>Silverberry</td>
<td>M</td>
</tr>
<tr>
<td>Fallopia paradoxa</td>
<td>Apache Plume</td>
<td>L</td>
</tr>
<tr>
<td>Hesperaloe parviflora</td>
<td>Red Yucca</td>
<td>M</td>
</tr>
<tr>
<td>Juniperus spp.</td>
<td>Juniper species</td>
<td>L,M</td>
</tr>
<tr>
<td>Mahonia aquifolium 'Compacta'</td>
<td>Compact Oregon Grape Holly</td>
<td>M</td>
</tr>
<tr>
<td>Psychotria myrtifolia</td>
<td>Mountain Lover</td>
<td>H</td>
</tr>
<tr>
<td>Pinus mugho mugo</td>
<td>Dwarf Mugo Pine</td>
<td>M</td>
</tr>
<tr>
<td>Purshia tridentata</td>
<td>Antelope Bitterbrush</td>
<td>L</td>
</tr>
<tr>
<td>Pyracantha coccinea 'Leandria'</td>
<td>Ladanadel Pyracantha</td>
<td>L</td>
</tr>
<tr>
<td>Santalina chamaecyparissus</td>
<td>Gray Santolina</td>
<td>L</td>
</tr>
<tr>
<td>Santalina virens</td>
<td>Green Santolina</td>
<td>L</td>
</tr>
<tr>
<td>Tamania chinensis</td>
<td>Salt Cedar</td>
<td>L</td>
</tr>
<tr>
<td>Yucca baccata</td>
<td>Yucca</td>
<td>L</td>
</tr>
<tr>
<td>Yucca elata</td>
<td>Stepfree Yucca</td>
<td>L</td>
</tr>
<tr>
<td>Yucca glauca</td>
<td>Soapweed</td>
<td>L</td>
</tr>
</tbody>
</table>

**Tierra Contenta Design Standards for Phase 1B**

**Tierra Contenta Corporation**

**August 1998**
C.2.g. Grasses

<table>
<thead>
<tr>
<th>Species</th>
<th>common name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andropogon scoparius</td>
<td>Little Bluestem</td>
</tr>
<tr>
<td>Andropogon gerardii</td>
<td>Big Bluestem</td>
</tr>
<tr>
<td>Andropogon saccharoides</td>
<td>Silver Beardgrass</td>
</tr>
<tr>
<td>Agropyron cristatum</td>
<td>Crested Wheatgrass M</td>
</tr>
<tr>
<td>Agropyron smithii</td>
<td>Western Wheatgrass M</td>
</tr>
<tr>
<td>Aristida purpurea</td>
<td>Purple Thatch M</td>
</tr>
<tr>
<td>Bouteloua curtipendula</td>
<td>Side oats G rama M</td>
</tr>
<tr>
<td>Buchloe dactyloides</td>
<td>Blue Grama L,M</td>
</tr>
<tr>
<td>Festuca ovina</td>
<td>Buffalo Grass L,M</td>
</tr>
<tr>
<td>Festuca ovina glauca</td>
<td>Sheep's Fescue H</td>
</tr>
<tr>
<td>Festuca rubra</td>
<td>Blue Fescue M,F H</td>
</tr>
<tr>
<td>Helictotrichon sempervirens</td>
<td>Creeping Red Fescue M,F H</td>
</tr>
<tr>
<td>Hilaria jamesii</td>
<td>Blue Avena L,M</td>
</tr>
<tr>
<td>Oryzopsis hymenoides</td>
<td>Galleta Grass L</td>
</tr>
<tr>
<td>Pinnisetum villosum</td>
<td>Indian Ricegrass L</td>
</tr>
<tr>
<td>Sorghastrum nutans</td>
<td>Dwarf Hushgrass M</td>
</tr>
<tr>
<td>Sporobolus wrightii</td>
<td>Indiangrass L,M</td>
</tr>
<tr>
<td>Stipa comata</td>
<td>Sacaton M</td>
</tr>
<tr>
<td>Stipa robusa</td>
<td>Needle &amp; Thread Grass M</td>
</tr>
<tr>
<td>Stipa tenuiflora</td>
<td>Sleppygrass M</td>
</tr>
<tr>
<td></td>
<td>Thread Grass M</td>
</tr>
</tbody>
</table>

C.2.h. Perennials

There are hundreds of appropriate perennials, both native and non-native, which will add seasonal color to any landscape. Check with local nurseries as to what is available and recommended.