

Design Standards for Parcels 2, 3, 4-A-1 through 4-A-7, 4B, 5, 6, and 7

1. Building Orientation. Buildings adjacent to Cerrillos Road shall be parallel to Cerrillos Road except for buildings with “drive thru” facilities, which may be perpendicular to Cerrillos Road.
2. Drive-Thru Facilities. On parcels located adjacent to Cerrillos Road, drive-thru windows shall not be located on the side of a building facing Cerrillos Road.
3. Parking Standards. Parcels adjacent to Cerrillos road may contain single-loaded parking between the building and the property line. Such parking shall be screened by a 3-foot wall or a 3-foot landscape berm.
4. Architectural Elements. Parcels located adjacent to Cerrillos Road shall implement one or more of the following architectural building façade standards on each of the sides of the building:
 - a. Minimum building offsets of 2.5 feet;
 - b. Portals;
 - c. Inset windows with minimum inset of eight inches measured from building façade;
 - d. Accented public doorway entrances;
 - e. Walled courtyards;
 - f. Canopies over windows and doors;
 - g. Tower elements at the corners of the building;
 - h. Variation in materials and colors; or,
 - i. Stone accent (at base of building or on columns).
 - j. Wall mounted trellis with vines.

The façade facing Cerrillos Road shall not be roof-dominated unless architectural features such as dormer windows or similar features are incorporated into the design. The building façade adjacent to Cerrillos Road may incorporate fenestration.

5. Loading Docks. Loading docks shall be located at the side or rear of buildings facing Promenade Drive (previously labeled as Internal Roadway), and not adjacent to Cerrillos Road.
6. Building Height. Buildings on parcels located adjacent to Cerrillos Road shall not exceed 24 feet from finished grade. All other tracts shall comply with the underlying zoning. Architectural features attached to the building such as corner towers or elevated parapets to hide mechanical equipment may exceed the height limit prescribed by these standards, but may not exceed the underlying zoning.
7. Cross-Access. Unimpeded vehicular and pedestrian cross access shall be provided between 4-A-1 through 4-A-7 through the right of way of the Promenade Drive (“Internal Driveway”).
8. Refuse Enclosures Standards for Parcels Contiguous to Cerrillos Road. Refuse enclosures shall not be directly accessed from Las Soleras Drive, Crossing at Chamiso or the private “Internal Driveway.”

9. Utility Standards for Parcels Contiguous to Cerrillos Road. Parcels located contiguous to Cerrillos Road shall indicate the proposed location of hot boxes, electric transformers and wall mounted utility boxes on the site plans submitted to the City of Santa Fe. Transformers, hot boxes and wall mounted utility boxes shall be screened from view of the public roadways by walled enclosures or landscaping.
10. Rain Water Retention. Rainwater run-off shall be retained on each individual lot. Retention ponds shall be landscaped with material consistent with the landscape material for the surrounding development. Water harvesting is required.
11. Twenty-Five Foot Landscape Buffer for Parcels Contiguous to Cerrillos Road. Parcels located contiguous to Cerrillos Road shall install landscaping material within the Cerrillos Road Highway Corridor District that conforms to the NW Las Soleras Landscaping Plan (sheet P-3).
12. Lighting. Light poles adjacent to public streets shall be placed in a manner that directs light away from the public street. No pole mounted light shall be higher than 24 feet measured from finished grade to the top of the light fixture.
13. Bike Racks. Bike Racks shall be constructed on each Tract consistent with the City of Santa Fe Land Development Code and Association of Pedestrian and Bicycle Professionals – Bicycle Parking Guidelines, including but limited to, constructing a concrete pad underneath the bike rack.
14. Sidewalks. The Sidewalks located along the Promenade Drive shall be constructed contemporaneously with the construction of the Promenade Drive. Sidewalks shall be constructed on both “sides” of the Promenade Drive right of way and Promenade Court rights of way. Provided, however the sidewalk located on the east side of the Promenade Drive does not have to be constructed until Tract 4B commences construction on a building or bus service begins, whichever is first.
15. Signage.
 - a. Number of Common Monument Signs Allowed. There shall be not more than three (3) freestanding monument signs (referred to as Multi-Tenant Monument Signs) along the Cerrillos Road corridor. There shall not be more than two (2) directional signs (referred to as Development Identification Monument Signs) located at the access drives on Cerrillos Road (see sign types and locations in Exhibit A).
 - b. Multi-Tenant Monument Signs Adjacent to Arterial Entrance Roads: For the three (3) “common” monument signs that are adjacent to public roads (Cerrillos/Beckner; Cerrillos/Crossing at Chamiso, Cerrillos/Las Soleras Drive) the overall height shall not exceed the height of the adjacent building or 14 feet from finished grade, whichever is more restrictive. The lettering on the sign shall be the same font, however business symbols and logos are permitted. The sign shall be earth toned, with an enclosed base, and be compatible with adjacent architecture. The overall sign area for advertising shall not exceed 120 square feet. The sign shall be designed in a manner to mitigate the appearance of height, through the use of decorative features or landscaping at the base, a distinct middle, and architectural embellishment at the top. A maximum of 12 inches of the sign structure may extend above the allowable height of the sign for purposes of enhancement or embellishment.

- c. Development Identification Monument Sign Size Adjacent to Entrance Roads: For the two (2) "directional" monument signs that are adjacent to non-signalized intersections off of Cerrillos Road the overall height shall not exceed 6 feet from finished grade. These directional signs shall only identify the Las Soleras development and the address, and shall not contain any other tenant identification. The lettering on the sign shall be the same font. The sign shall be earth toned, with an enclosed base, and be congruent with adjacent architecture to the extent possible. The sign shall be designed in a manner to mitigate the appearance of height, through the use of decorative features or landscaping at the base, a distinct middle, and architectural embellishment at the top. A maximum of 12 inches of the sign structure may extend above the allowable height of the sign for the purposes of enhancement or embellishment.
- d. Wall Signs. Each parcel shall be limited to no more than two (2) wall signs per tenant in addition to the monument sign. The wall signs shall have a letter height limit of twenty-four inches (24") and a maximum logo height of thirty-six inches (36") inches and may be illuminated from behind the letters or internally lit. Wall signs shall not project above the parapet or roof line.
- e. Retail Shops Signage. In-Line Retail Shops adjacent to Cerrillos shall be allowed to place signage on the wall of the building facing Cerrillos Road and the internal access road, provided that the total area of the signs does not exceed 80 square feet and may be illuminated only from behind the letters or internally.
- f. Hanging Signs. One (1) hanging sign shall be allowed provided it is not to exceed four (4) square feet may be permitted for business identification. Hanging signs shall be attached from the underside of a portal, pedestrian canopy or awning directly adjacent to the business identified on the sign. Hanging signs may be oriented perpendicular to the adjacent wall of the building and attached in a manner that prevents swinging, with a minimum clearance of 6'8" from finished grade.
- g. Signage Area Limit. The total area of sign for each building that receives a building permit (including the monument sign, wall signs, and hanging signs) shall not exceed 150 square feet.
- h. Sign Structure. The sign structure shall be earth toned, with an enclosed base, and be compatible with adjacent architecture.
- i. Window Signage. Signage within the windows is allowed provided that it does not cover more than 50% of the window pane.

16. Gas Station Canopies.

- a. Columns. Canopies shall be designed in a manner so that the cladding of the columns shall be proportional to the height and scale of the canopy. The objective is to ensure that the columns have visual substance, and do not look "thin" in relation to the canopy.
- b. Canopy Massing. The canopy structure shall conform to the architecture of the main building with respect to materials, massing, and design. The canopy may be intergrated with the overall roof structure of the convenience store or the canopy may be sited to the side or rear of the convenience store building.
- c. Color. Fascias of the canopy shall be finished to match the building color.
- d. Shielding of Lighting. Lighting luminaries mounted under the canopy structures shall be shielded such that the lamp source is not visible from the adjacent right of way and glare is not created (either through recessing the luminaries or by designing the fascia so that it shields the luminaries).
- e. Illuminated Canopies. Neon panels are not permitted on gas station canopies. If there is illuminated signage on gas station canopies it needs to be unobtrusive to motorist safety.

17. Amendment and Termination. These Design Standards may be terminated or amended, as to the whole of the Property or any portion thereof, with the written consent of the Architectural Review Committee ("ARC") and the City of Santa Fe. No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the public records of Santa Fe County, New Mexico.
18. Reference on the Plat(s). These Design Standards shall be referenced on all Plats of the Property pursuant to the following language: "Lot(s) __ are encumbered by "Design Standards" that were recorded on the __ th day of __, 2011, in the Real Property Records of Santa Fe County as Document No. _____."
19. Compliance with Design Standards. All improvements constructed within the Property shall comply with these Design Standards.