

**PURPOSE AND PHILOSOPHY**

**Section A**

## **Section A. PURPOSE AND PHILOSOPHY**

### **A. Purpose of Architectural Guidelines**

In order to promote the economic, cultural and general welfare of the entire Estancia Primera Complex, and to ensure the harmonious, orderly and efficient growth and development of all the various phases of the project, it is essential that a general harmony as to style form, color, proportion, texture, and material be insured.

The basis for the Architectural Guidelines are the originally adopted 28 April 1981 Conditions of Ordinance 1981-83 and 8 January 1983 Declaration of Covenants and Restrictions for Estancia Primera Community Services Association hereafter known as Master Restrictions and all Amendments and changes thereto and shall apply to that real property known generally as Estancia Primera.

These Architectural Guidelines supplement the Estancia Primera Master Restrictions and are adopted by the Architectural Review Board for the purpose of further enhancing and perfecting the value, desirability, and attractiveness of the Estancia Primera Neighborhood.

Definitions contained in Article I of the Master Restrictions are incorporated herein by reference.

### **B. Estancia Primera Master Plan Philosophy**

The Estancia Primera property presented a unique challenge and opportunity to the project planning team. The site, comprising 189 acres in a single ownership, was the largest undeveloped in-town site remaining in Santa Fe, and is strategically located within a half mile from the Santa Fe Plaza.

The site is on a series of pinon/juniper wooded hillside or ridge areas overlooking the downtown area. The ridges are separated by arroyos, including The Arroyo Saiz, which bisects the south side of the site.

The planning concept is to arrange single family lots in perimeter areas of the site where adjacent single family development is in close visual proximity. The balance of the site was planned as a series of smaller village clusters, typically ten to forty homes in each.

Each village cluster relates closely to a ridge or other topographic element. Private roads serving each village generally run along ridge tops, and are surrounded by homes which are dug into the side slopes.

The homes then form a compound-like enclosure for the roads, turn arounds, and parking areas, screening cars from the view of surrounding homes. Each group of homes is arranged so that the surrounding slopes and arroyos are left undisturbed. Because of these village groupings, each

compound appears independent from others. Since private access roads run along the fairly flat ridge tops, road cuts and fills are minimized. The homes themselves are planned to be "fitted" to existing contours, without substantial re-grading or the creation of "pads " in the stair step fashion typical of many hillside developments. Strict limits on grading and vegetation disturbance around each cluster were designed to preserve the natural terrain in its present state.

These guidelines provide considerable architectural latitude for the design of each housing group. It is expected that there will be distinct variation in appearance from one grouping to another but that each will be internally consistent in design to give it a cohesiveness and sense of community. This design consistency should be carried out not only for building massing, detail, and color, but also for parking, landscaping, outdoor lighting, fences, walls, outdoor decoration, and numbering and identification of village clusters.

While the design task for the single family lots differs from the cluster areas in some ways, all of the same architectural criteria apply including building envelope restrictions related to slope and building heights.

### **C. Overall Site Planning & Design Considerations**

The guiding principle at Estancia Primera is to subdue the visual impact of the cluster developments relative to the existing land forms and vegetation.

It is also the intent that individual villages appear to be separate entities relative to other villages at Estancia, yet the development should evolve and incorporate itself into the existing network of downtown Santa Fe neighborhoods.

#### **1. Design Considerations with Natural Elements and Features**

The entire Estancia Primera project is characterized by rolling terrain interspersed with drainage arroyos, New Mexico foothill vegetation, impressive distant views and climate related to its foothill location. Continual consideration of these elements should be paid throughout the design and the construction process.

#### **2. Terrain Management**

Careful attention should be paid to the preservation of existing vegetation and existing drainage patterns. Road and building designs should evolve from the natural landscape. Each unit must provide terrain management in a manner approved by the city of Santa Fe.

#### **3. View Management**

Beautiful distant views are possible from most sites within Estancia Primera, However, clear distant views from every unit within the development cannot be guaranteed due to unit placement within tracts and in neighboring tracts.

## **D. Building Arrangements - Design Considerations**

### **1. Grouping Units, Entrances**

Building must conform to the existing land and vegetation forms. Contiguous common wall attachment of more than four units is discouraged, and they must conform to the concepts established in the architectural guidelines in terms of varied massing and consistent human scale. Facades within a grouping must help to identify individual units. Entries should be prominent and easily identifiable to visitors. Rows of repeated buildings are not permitted.

### **2. Public/Private Space**

Building groupings should allow for a feeling of openness within the tract and be used as "mini" parks as well as allowing access to planned and "natural" circulation patterns within the entire development.

For maintenance as well as aesthetic reasons, public as opposed to private spaces must be clearly definable so that areas maintained by the homeowners' association are clearly separate from those maintained by homeowners. For design considerations, a distinction between shared space and private space is important.

### **3. Walls, Fences, Courtyard**

Enclosed outdoor space must be defined as courtyards, patios or decks. These should be constructed of or enclosed with natural or native materials adobe, stuccoed masonry, railroad ties, coyote fences, wood, or stone. Long runs of common courtyard walls may be permitted, provided that open space and adequate drainage are incorporated in the plans and the walls themselves are varied in height and visually pleasing.

### **4. Outdoor Decoration**

Outdoor decoration includes any publicly visible items such as benches, fountains, sculptures and light standards. Any such item must be of substantial appearance and consistent in color and detailing to the overall design of each housing group. Benches may be cast iron, concrete or of heavy timber design, or other materials as approved by the Architectural Review Board.

### **5. Lighting**

Street lighting should be provided to illuminate intersections and cluster parking areas. All lighting must utilize screened "down-type" luminaries. This means that when viewed from a horizontal vantage point, the bulb or lens itself may not be seen. Maximum recommended height for light posts is fifteen (15) feet.

Building mounted lighting must also be of a "down-light" type. Security lights must be of the motion detection type. Spot lights shall not be continuously lit.

## 6. Entry Themes

The entry to individual clusters should subtly express quality and those architectural characteristics expressed in the actual building design. That characteristic is massing, scale and use of natural materials. It is suggested that masonry or heavy timber be used as the major structural element.

The entry theme should be the blend of the built environment with the natural and the traditional architecture of the Santa Fe area. Generally, this means a collection of smaller masses rather than single blocks and forms with stepped and staggered planes rather than one long or high surface.

Necessary lettering should keep the idea of simplicity in mind. Applied letters are acceptable as well as carved-in lettering. Natural materials and colors are suggested and lettering will not be bright metal or plastic or other materials that may fade or be easily damaged or vandalized.

## 7. Graphics & Unit identification

Each cluster should have a clear numbering system for each unit. The numbers on units may appear as embedded number titles or routed wood signs integrated into beams or gates.

Overall signage must be consistent in lettering styles. Only one letter face should be used in a building village. Clear, legible faces are recommended. Signs should be made of treated wood, concrete or cut iron. Wood signs should have carved-in letters and numbers. Metal signs such as real estate signs may be used on a temporary basis only for sales. Mailboxes and their lettering should be designed to match the overall signage theme.

## 8. Satellite Dishes

The ARB must approve placement of all Satellite Dishes. Dishes may not exceed 1 meter in diameter and should be placed on roofs as inconspicuously as possible. Placement on poles, in yards or on chimneys is discouraged.