



COORS CORRIDOR PLAN

Facilitated Meeting 3

Area: north of Western Trail/Namaste

Topic: View Preservation Regulations & Development Design

Agenda

- Introduction - Diane Grover, Facilitator
- Presentation - Carol Toffaleti, Project Manager
 - Overview of plan update
 - Latest staff revisions to View Preservation regulations
- Discussion, Q & A
- Next Steps

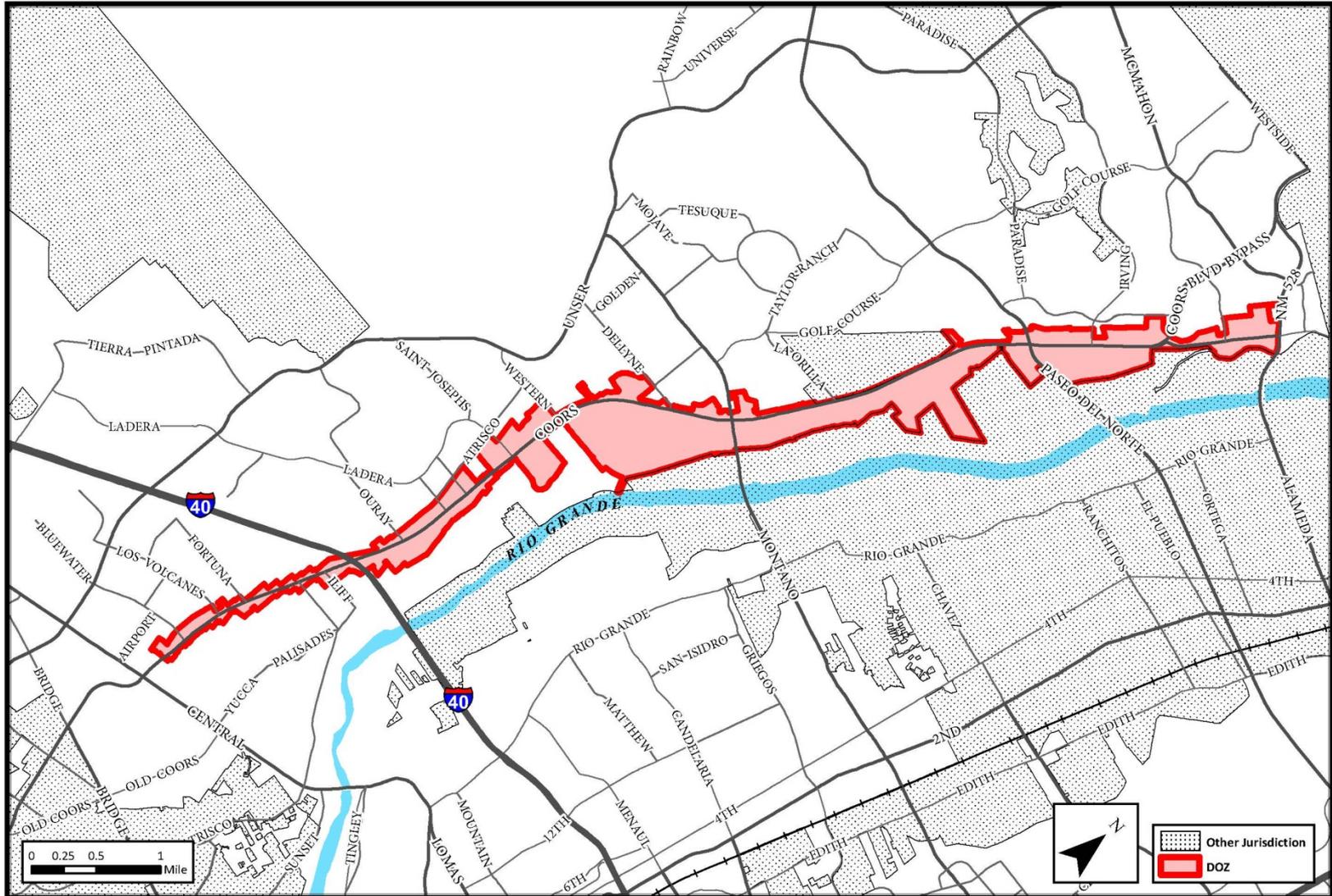
Plan overview

- An update of the 30-year old Coors Corridor Plan
- Coors Blvd. is still the main north-south arterial on the West Side...
- ...but a lot has changed in the Corridor since 1984
 - Population and developed area have increased significantly
 - Land has been preserved as Open Space
 - Coors Blvd. has been widened from 2 or 4 lanes to 6 lanes
 - Coors Blvd./Bypass now connects to 6 river crossings
- Population and traffic are forecast to continue growing over the next 20 years

Plan overview

- **Transportation policies and projects**
 - based on a multi-modal strategy
 - increase the person-carrying capacity of the Corridor
 - Coors Blvd./Bypass is Major Transit Corridor and a limited access arterial
 - calls for streetscape landscaping
- **Design Overlay Zone**
 - General Design Regulations
 - apply to development and redevelopment in the DOZ area of the plan
 - View Preservation Regulations
 - limit the height and massing of structures

Design Overlay Zone area



Vision, Goals & Policies in the Plan

- Further goals & policies in higher-ranked City plans
 - Comprehensive Plan (Rank I)
 - West Side Strategic Plan (Rank II)
 - Facility Plans (Rank II)
- Consistent with 2035 Metropolitan Transportation Plan
- CCP Vision, Goals and Policies relevant to View Preservation
 - Includes Urban Design Goal:
Protect views of the Sandia Mountains and the bosque as seen from Coors Blvd.
 - Potential View Preservation Goal * for discussion*
“Improve the visual harmony between the built environment and the scenic backdrop of the Corridor.”

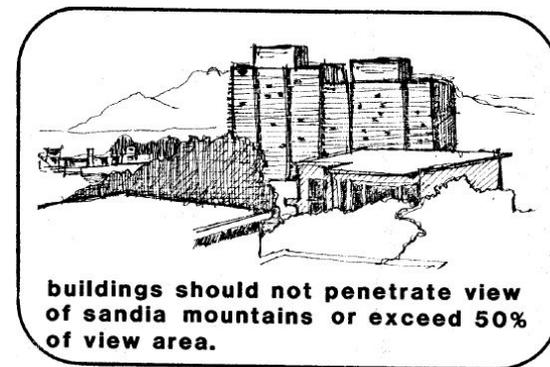
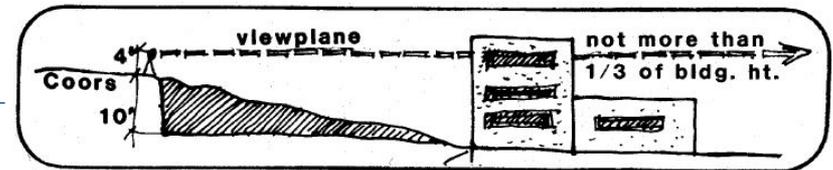
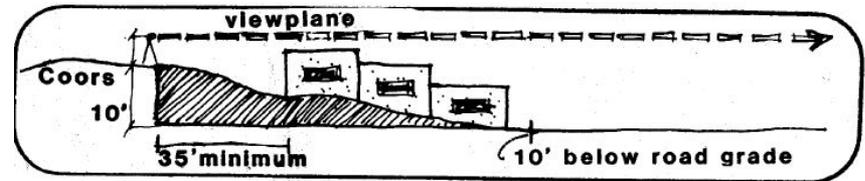
CCP Objectives of VP regulations

* For Discussion *

- Prioritize the northeasterly views from Coors Blvd. for protection:
 1. the ridgeline of the Sandia Mountains
 2. the face of the Sandia Mountains
 3. the bosque
- Design structures to provide a variety of silhouettes and built forms along the Corridor
- Create intermittent view windows with views of the Sandias and the bosque.

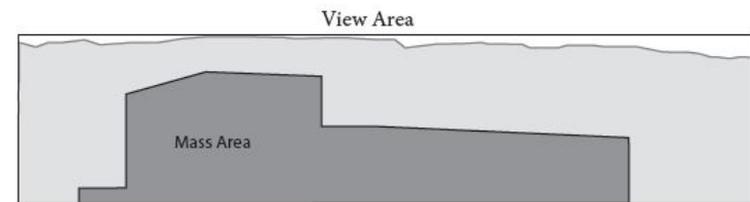
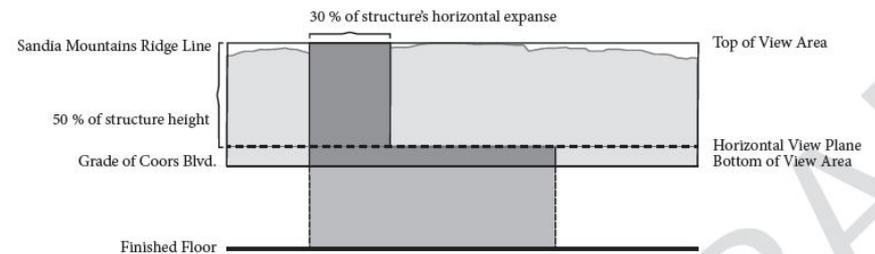
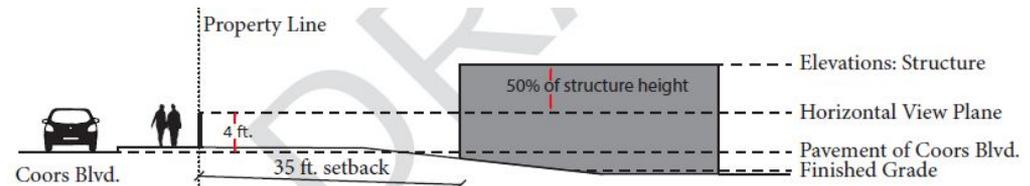
Comparison: 1984 Plan

- Height of single-story buildings is limited by the horizontal view plane (4 ft above Coors)
- Multi-story buildings shall be no closer to the right-of-way than the 10 ft contour line below Coors
- No more than 1/3 of the height of multi-story buildings shall be above the horizontal view plane
- No building shall penetrate above the Sandia ridgeline as seen from 4 ft above Coors
- Building mass shall obscure no more than 50% of the view area



Comparison: October 2014 Red-Line

- No more than **50%** of any **structure's** height shall be above the horizontal view plane
- No structure shall penetrate above the Sandia ridgeline as seen **in the view area**
- **Horizontal** expanse of structure above the view plane is limited to **30%**
- Building mass shall obscure no more than 50% of the view area



* Differences between 1984 & 2014 Draft shown in red

Comparison: Exceptions (Deviations)

1984 Plan

- Demonstrate
 - a hardship
 - or exceptional design
- Current practice is that all requests go to EPC

October 2014 Red-Line

- Demonstrate
 - a hardship
 - or a public benefit
- Additional requirements
- Sites south of Paseo
 - All requests go to EPC
 - 25% maximum deviation
- Sites north of Paseo
 - 25-50% maximum deviation, go to EPC
 - ≤25% deviation, go to Planning Director

VP Issues raised by stakeholders (a) and identified by staff (b)

1. Sites that qualify for **base allowable height** option is **too vague** (a)
2. Sandia ridgeline visible in each view frame, rather than in the overall view area, should establish the maximum building height (a)
3. 30% limit on horizontal expanse of structures is too restrictive (b)
4. **Regulations are too complex** (a)
5. Regulations need to provide some **design flexibility** (a)
6. Clarify **purpose of sight lines** (a & b)
 - to provide lines for sections, which establish structure height
 - to provide center lines for view frames
7. Improve explanations and instructions for applicants (a & b)
8. **Define hardship for deviations** (= exceptions) to regulations (a)
9. Tighten public **benefit criteria** for deviations (b)

Proposed revisions

In Revised VP Section dated 12/2/14:

1. Limit and **specify where base allowable height** is allowed: sites ≤ 10 ft below Coors
2. Reduce maximum height to ***lowest*** Sandia ridgeline within ***view frame***
3. Replace **two regulations** (limits on structure height & horizontal expanse) with **one regulation** (lower structure height w/potential height allowance)
4. **Regulations have been simplified**
5. A height allowance is allowed if site provides a view-related public benefit. Allowance would still comply with a “Sandia ridgeline” maximum
6. Sightlines have been clarified
7. **Instructions for applicants have been expanded**

In addition

- 8 & 9. Proposing changes to deviations (exceptions)