



## COORS CORRIDOR PLAN

### Meeting 3

Tuesday, December 2, 2014, 6:00 to 8:30 p.m., Don Newton/Taylor Ranch Community Center, 4900 Kachina St.  
Corridor Segment -East side of Coors, between Namaste Rd. and Alameda Blvd.

Theme: View Preservation Regulations and General Design Regulations

## 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

## References in Presentation

### • Vision, Goals & Policies - Urban Design & View Preservation

Overall Plan Vision [Chapter A, p. 3]

- *To protect and enhance the transportation function and visual quality of the Coors Corridor as it develops and redevelops over time, for the benefit of the West Side community and regional mobility*

Urban Design Goals [Chapter A, p. 3]

- *Integrate natural features and scenic qualities of the Coors Corridor into site and building design to achieve a balance between development and conservation*
- *Protect views of the Sandia Mountains and the bosque as seen from Coors Blvd.*

\* Potential addition of a View Preservation Goal \*

"Improve the visual harmony between the built environment and the scenic backdrop of the Corridor."

View Preservation Policies [Chapter D, p. 90]

- *Views of the bosque and Sandias Mountains should be maintained through buffers for waterways and public open spaces and the design of streets, trails, and built forms.*
- *Public viewsites should be provided at appropriate locations along Coors Blvd. and within the View Preservation sub-area to enhance the public's enjoyment of the Corridor's scenic assets*

Urban Design and Development Policies [Chapter D, p. 90]

- *Common open space areas in Activity Centers and on shopping center sites should create a sense of place and community identity, and take advantage of views to the bosque and Sandia Mountains where possible.*
- *As property develops and re-develops in the VP area, care should be taken to preserve existing views of the bosque and Sandia Mountains from Coors Blvd.*

Note: All references are to the October 2014 EPC Red-Line version of the draft Plan, available on the project webpage: <http://www.TinyURL.com/cabq-coorscorridorplan> or as a hard copy by contacting the Project Manager, Carol Toffaleti, at 505-924-3345

- **Stakeholder (a) & Staff (b) Issues – View Preservation**

1. Reinstate more visionary language from 1984 plan (a)
2. Sites that qualify for base allowable height option is too vague (a)
3. Sandia ridgeline visible in each view frame, rather than in the overall view area, should establish the maximum building height (a)
4. 30% limit on horizontal expanse of structures is too restrictive (b)
5. Regulations are too complex (a)
6. Regulations need to provide some design flexibility (a)
7. Clarify purpose of sight lines (a & b)
  - a. to provide lines for sections, which establish structure height
  - b. to provide center lines for view frames
8. Improve explanations and instructions for applicants (a & b)
9. Define hardship for deviations (= exceptions) to regulations (a)
10. Tighten public benefit criteria for deviations (b)

- **View Preservation Regulations (attached)**

- **Proposed Deviation (Exception) Language**  
[ref. Oct 2014 Red-Line, Chapter B, p. 24-25]

***Application Requirements for a Deviation.*** In order to justify a Deviation, the applicant shall comply with the following:

- a. Attend a meeting with the Pre- Application Review Team (PRT) or Design Review Team (DRT) before submitting the request for deviation. [moved - S]
- b. Provide a written statement detailing how the deviation still meets the intent of the Plan, including its goals and policies.
- c. Demonstrate at least one of the following:

A Hardship:

- The site is unique in terms of its inherent physical characteristics and requires the deviation in order to be developed. They may include but are not limited to ~~slope or drainage, safety issues or site constraints.~~ topography, existing infrastructure, drainage channels and arroyos.

A Public Benefit:

- The development will provide a ~~significant number of new jobs and/or serve as a catalyst to attract further employment to the Plan area~~ diversity of land uses in designated Activity Centers ~~in particular~~.
  - The development will provide a needed service for the community, as identified in a City plan or a needs assessment or market study acceptable to the City.
  - The development will support the use of transit, e.g. through provision of a stop/station or a park & ride within 660 ft. of a Rapid Ride stop or BRT station. Subject to approval and acceptance by the transit provider.
  - The proposal includes a public amenity, such as Public Art or a public viewsite, that is not otherwise required by the Plan or the City. (See recommended locations for public viewsites in Map E-1 through Map E-3.) Improvements do not need to be publicly owned, but shall be accessible or visible in perpetuity to the public. They shall be implemented by the developer and maintained by the property-owner per agreement with the City. Subject to approval and acceptance by the department or agency responsible for maintenance.
  - The project will preserve a historic building, structure, or archaeological site. Subject to approval by the appropriate department and/or agency.
- d. Detail how the proposed development relates to its surroundings, including but not limited to any adjacent Major Public Open Space and residential neighborhoods.

In coming to a decision, the EPC or Planning Director or his/her designee shall consider whether the project is of a comparable quality and design as otherwise required by the Plan and will enhance the area.

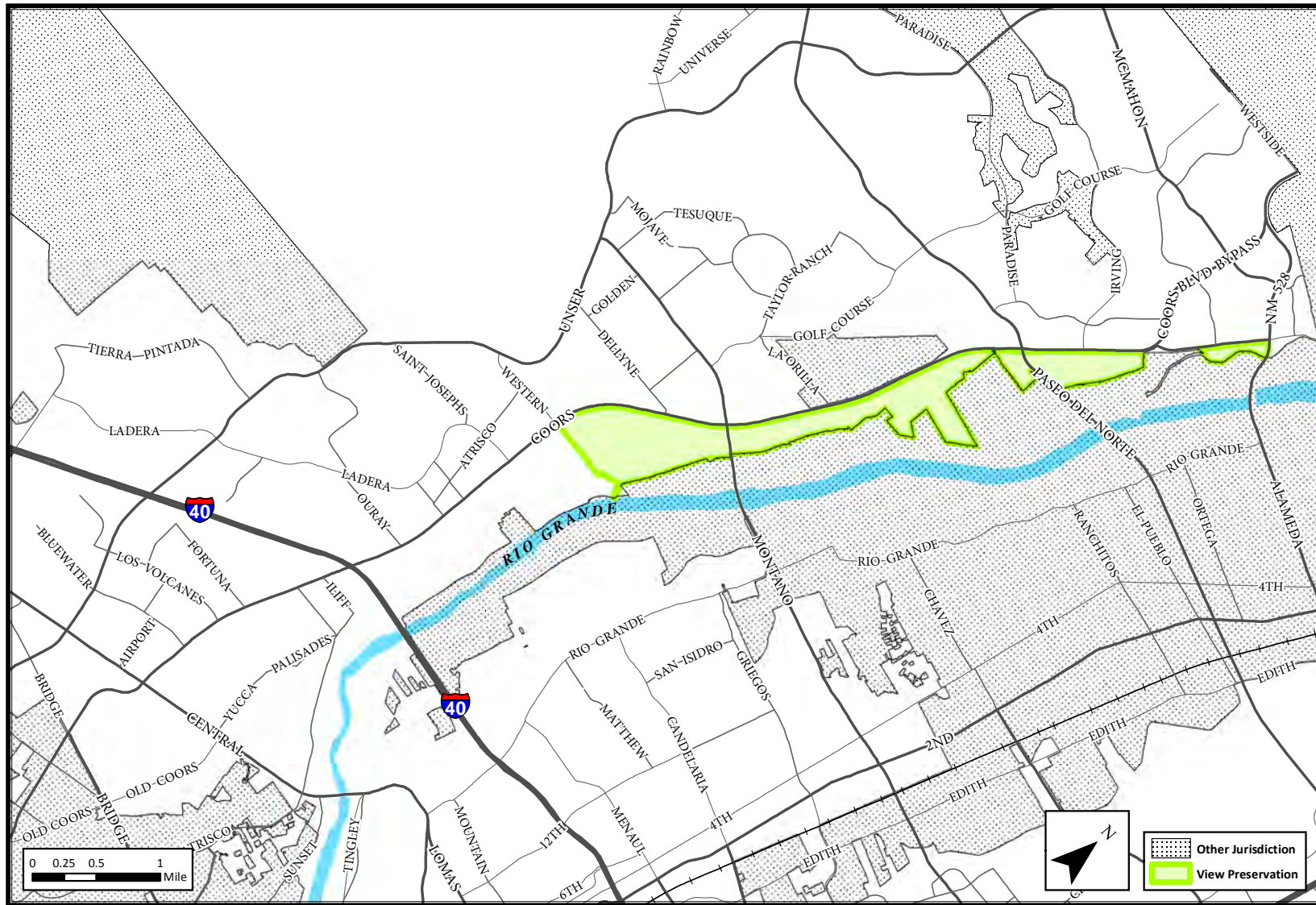
<i>Area</i>	<i>Applicable Regulations</i>	<i>Minor Deviation – Planning Director</i>	<i>Major Deviation – EPC</i>
DOZ sub-area	Dimensional standards in General Regulations	≤25% deviation	>25% – 50% deviation
	Non-dimensional standards in General Regulations	Planning Director (Administrative Approval or EPC)	
VP sub-area	Non-dimensional standards in VP Regulations	Planning Director (Administrative Approval or EPC)	
VP sub-area, North of Paseo del Norte	Dimensional standards in VP regulations *	≤25%	>25% – 50%
VP sub-area, South of Paseo del Norte	Dimensional standards in VP regulations *	Not applicable	≤25%

\* No deviations allowed to base allowable structure height (see Chapter D Section 4.3)

**Table: Process for Deviations to DOZ and VP Regulations**

## D. Design Overlay Zone

### View Preservation Regulations



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Date: 2/26/2014

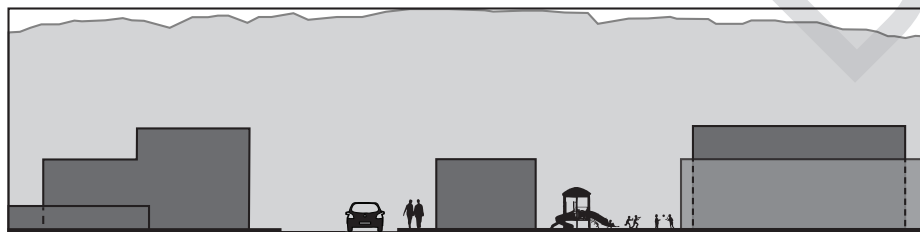
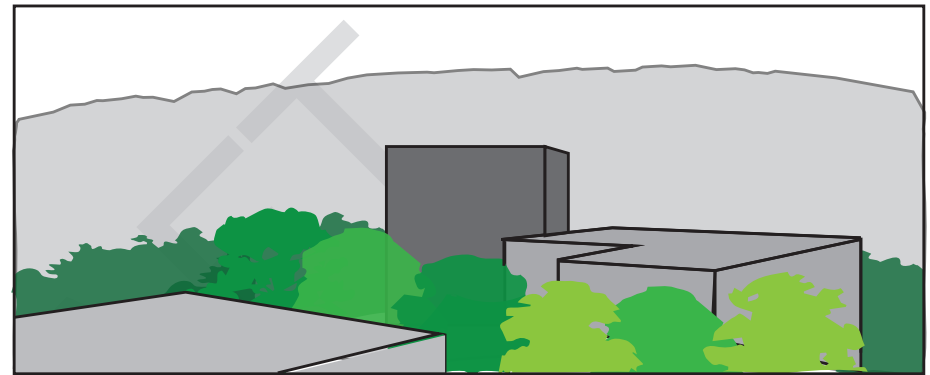
- **Building and Site Design Guidelines**

i) Context sensitive design strategies that take into account the position of existing buildings, circulation systems and views should be considered during site design in order to determine the optimum arrangement of elements on the project site that preserve views towards the Sandia mountains and bosque.

ii) Depending on context and site conditions, the on-site strategies for maintaining views from Coors Blvd. include:

- Clustering buildings or, alternatively, maintaining an adequate distance between buildings to provide a view window;
- Where it is allowed by the underlying zone, designing residential development as a Private Commons Development with a private commons area that is sited to maintain a view from Coors Blvd.;
- Aligning streets in a northeasterly direction;
- The placement and shape of off -street parking, aggregate open space (e.g. plazas and playgrounds), and landscape and ponding area(s).

iii) Developments with several buildings should provide a variety of building silhouettes and massing. A transition from lower building elevations on the Coors Blvd. frontage or adjoining Major Public Open Space to taller structures and larger buildings at the interior of the site is encouraged.



[New Figure]

• **Structure Height**

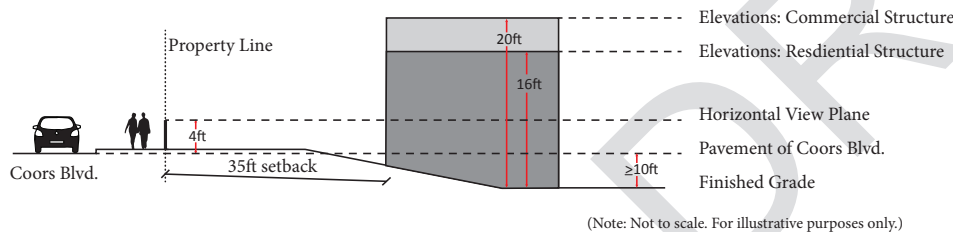
i) Exceptions to height standards shall not apply to spires, ornamental towers, flag poles, etc. listed in the supplementary height regulations in §14-16-3-3(A)(1) of the Zoning Code.

ii) Structure height includes parapet or other allowed screening for roof-top equipment.

iii) Height on sites with a finished grade that is  $\leq 10$  ft. below the elevation of the east driving lane of Coors Blvd.

a. Base allowable height:

- **Single family residential development, including townhouses:** 16 ft. maximum
- **Commercial/non-residential development:** 20 ft. maximum
- No deviation to base height is allowed.



New Figure - Base Allowable Height

OR

b. Per View Plane and Frame regulations (see iv))

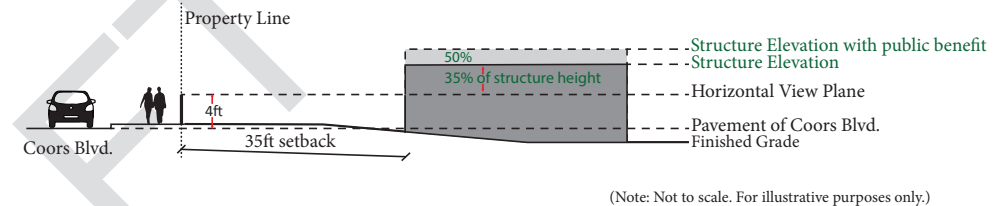
iv) View Plane and Frame regulations

a. Maximum height:

- **35%** above the *horizontal view plane*.

OR

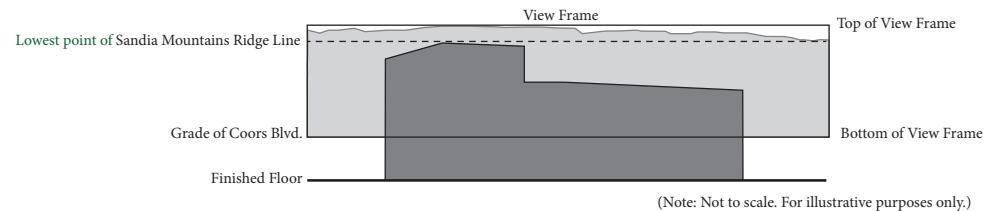
- **50%** above the *horizontal view plane*, with provision of a view window or a pedestrian-oriented viewsite. (see Table on page 5)



[New Figure - Height regulation per View Plane]

AND

- No portion of a structure shall extend above the lowest point of the Sandia Mountain ridgeline visible in the view frame.



[New Figure - Height regulation per View Frame]

Description of Public Benefit	Criteria to receive Height Allowance
<i>View window(s)</i>	
<ul style="list-style-type: none"> <li>A vertical opening with a view of the Sandias and bosque/Open Space. [See example on next page]</li> <li>Strategies:               <ul style="list-style-type: none"> <li>- Placement of: structures; internal streets; surface parking; open space; ponding.</li> <li>- Leverage the topography and context of the site to implement the view window and ensure its permanence. Context may include: adjoining streets, arroyos, canals, and City Open Space.</li> </ul> </li> </ul>	<ol style="list-style-type: none"> <li>Minimum width of view window(s) depends on acreage of project site:               <ul style="list-style-type: none"> <li>&lt;3 acres 40 ft or 40% of the length of the lot facing Coors Blvd. whichever is larger</li> <li>3 to &lt;6 acres 80 ft.</li> <li>6 to &lt;10 acres 120 ft</li> <li>≥10 acres 180 ft.</li> </ul> </li> <li>On sites where more than one view window is provided, the minimum width of a view window shall be 40 ft.</li> <li>Provide a view analysis in the application.</li> <li>To guarantee that the view window(s) will remain unobstructed, they shall be defined and permanently established on the site development plan.</li> </ol>
<i>Pedestrian-oriented viewsite</i>	
<p>See figure on next page</p> <ul style="list-style-type: none"> <li>Part of required on-site open space:               <ul style="list-style-type: none"> <li>- May be part of 35 ft landscape buffer/setback</li> <li>- May include patio seating/amenities related to business</li> </ul> </li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Dedication of the viewsite as part of the Coors streetscape</li> </ul>	<ol style="list-style-type: none"> <li>See maps in Chapter E. for potential locations; others of similar quality may be approved by the EPC or Planning Director.</li> <li>Features of a viewsite:               <ul style="list-style-type: none"> <li>- Adjacent to Coors Blvd. public right-of-way</li> <li>- Minimum size: 200 sf in area, and 20 ft wide view to the Sandia Mountains</li> <li>- Informational signage</li> <li>- Permanent seating</li> <li>- Shade tree(s). Shall comply with landscaping regulations in the Plan.</li> <li>- Lighting, such as pedestrian scale lightpole or recessed lighting in wall.</li> </ul> </li> <li>Provide view analysis in site development plan packet.</li> <li>To guarantee that the view will remain unobstructed, it shall be defined and permanently established on the site development plan.</li> <li>A dedicated pedestrian-oriented viewsite shall be shown on the site development plan and be subject to approval and acceptance by the department or agency that will be responsible for its maintenance (currently City Solid Waste and per agreement with NMDOT).</li> </ol>

New Table: Height Allowance under View Plane and Area Regulations for Providing a Public Benefit

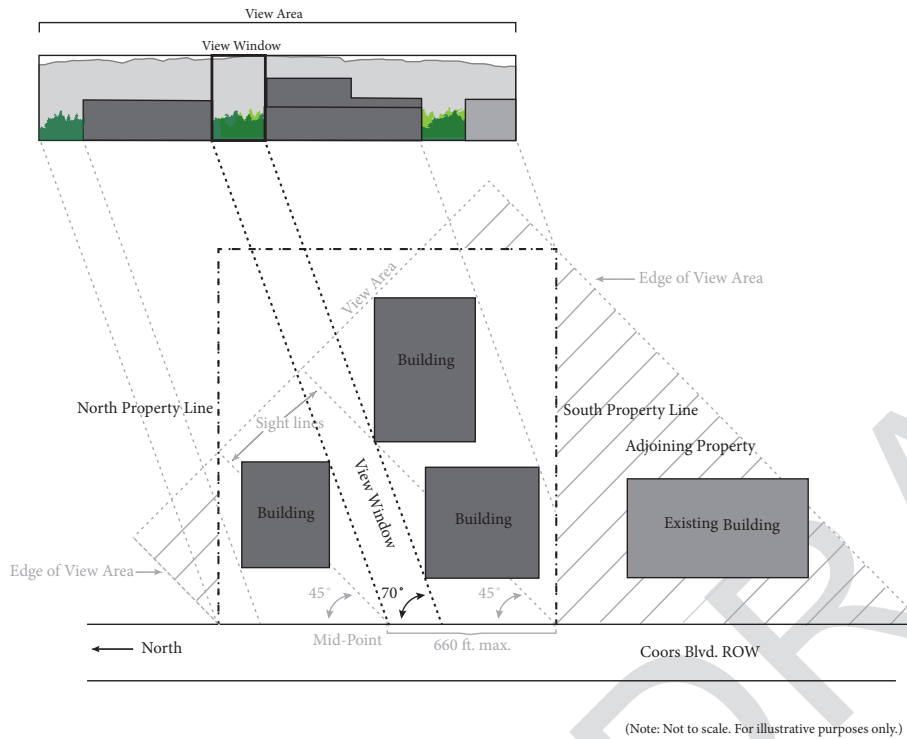
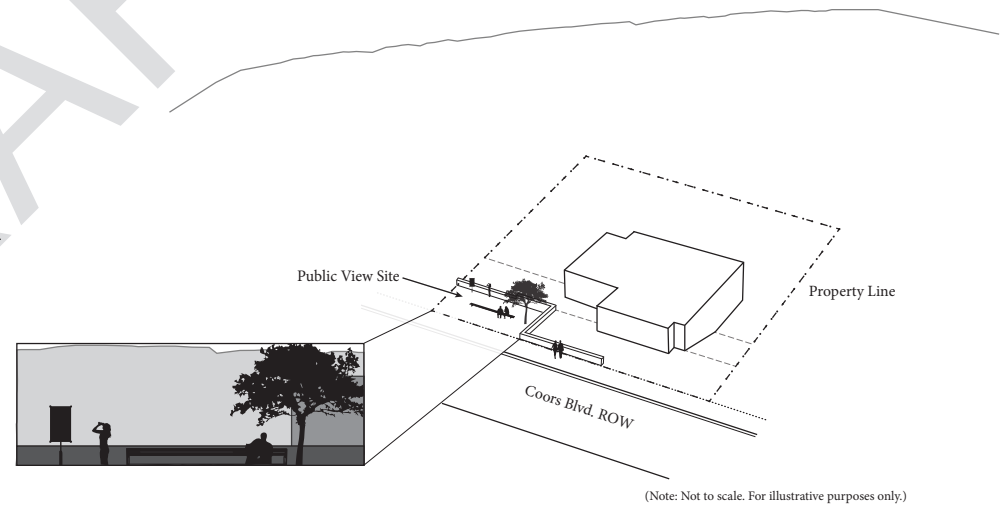


Figure - View window concept



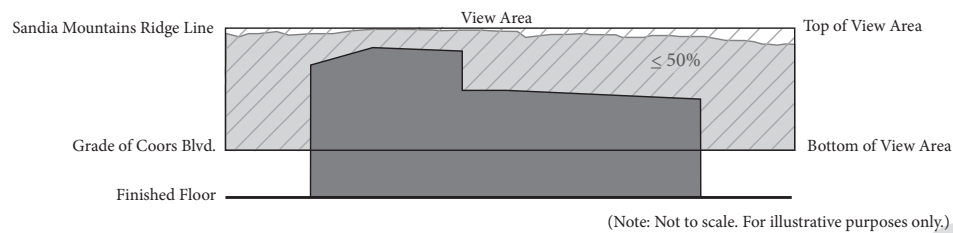
New Figure - Pedestrian-Oriented Viewsite



- **Structure Mass**

~~i) No more than 30% of an individual structure's width horizontal expanse, as seen in the view area, shall penetrate above the horizontal view plane as seen in the view area.~~

i) The visual mass of the structure(s) on the project site shall obscure no more than 50% of the view frame area or the view area depending on the number of structures and application type (see definition of view area).



Revised Figure - Visual Mass

- **Application Requirements**

i) All applications for development in the View Preservation sub-area shall include a *view analysis* to demonstrate compliance with the relevant regulations, either Base Allowable Height or View Plane and Frame. Applications for site development plans for subdivision, i.e. that do not show building footprints and/or include future phases of development such as pad sites, shall demonstrate that the lot configuration will not compromise the intent of preserving views, by allowing future structures to be sited to comply with the regulations.

ii) View Analysis for Base Allowable Height.

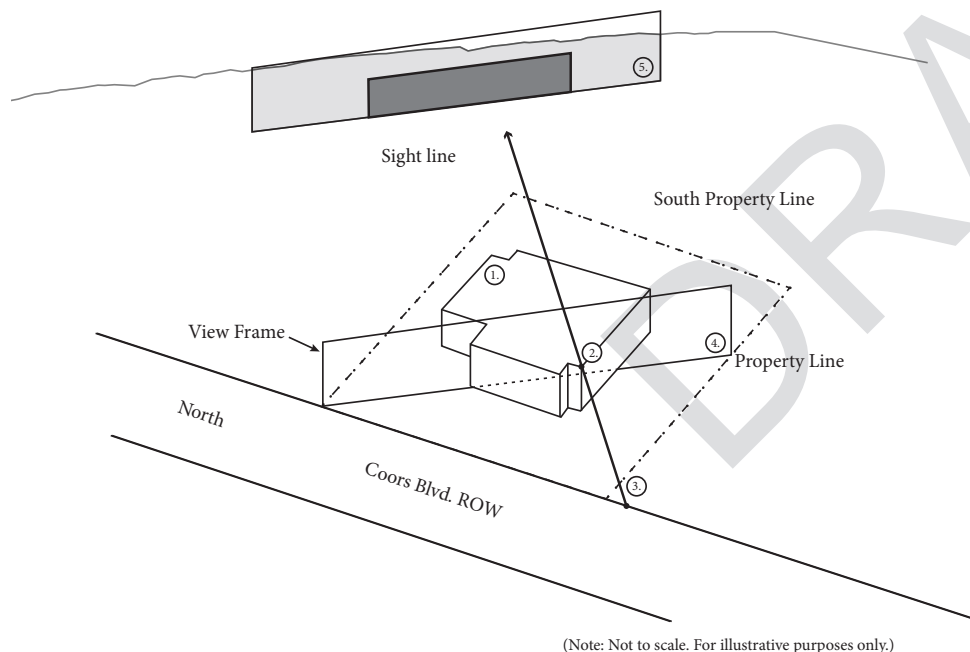
a. Elevations. Demonstrate that the finished grade is ≤ 10 ft. below the elevation of the east driving lane of Coors Blvd.. Provide a site plan sheet that shows

- Spot elevations of Coors Blvd. along the site frontage--at the existing location of the pavement edge of Coors Blvd., and its proposed location if the public right-of-way will be widened to meet the corridor segment recommendations in the Plan (see Chapter C)
- Setbacks for structures
- Existing elevations at locations of proposed structures (e.g. buildings, walls and fences, signs), including at the base of their highest elements, and of trees
- Elevations of proposed finished grades.

b. Massing. Demonstrate in an exhibit that the structures will obscure no more than 50% of the view area:

1. Draw 3D rendering of structure
2. Locate related *sight line*...
3. ...and observation point on Coors Blvd.
4. Draw the *view frame*
5. Project the silhouette of the structure and the *view frame* onto an image of the project site and its backdrop, which reflects conditions at the time of application.

Measure the area of the visual mass of the structure relative to the total area of the *view frame*.



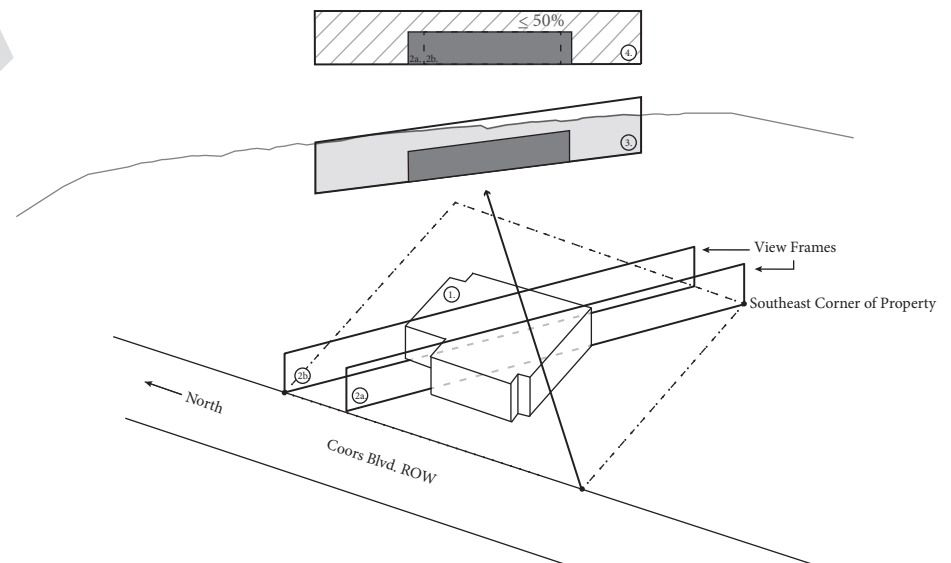
New Figure - Massing exhibit based on View Frame

If the project site requires more than one *view frame*, provide the view frames and the resulting *view area*:

1. Draw 3D rendering of structure(s) (conceptual if footprint is as yet undefined)
2. Draw *view frames* to cover the entire horizontal expanse of the site
3. Project the structure silhouette(s) and each *view frame* onto the related image of the project site and its backdrop
4. Combine view frames into a *view area*

Measure the area of the visual mass of the structure relative to the total view area.

An alternative is to stop after 3, measure the visual mass for each view frame and calculate the average. If the average is <50%, the application complies.



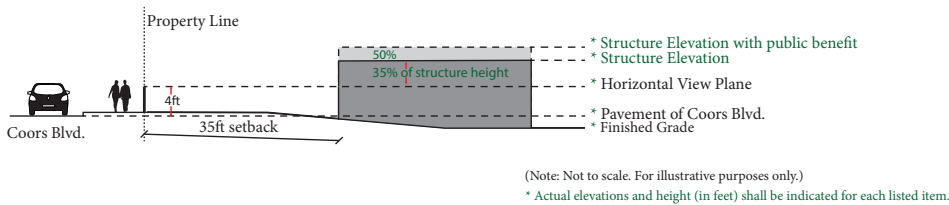
New Figure - Massing exhibit based on View Area

i) View Analysis for View Plane and Frame Regulations

a. Structure Height.

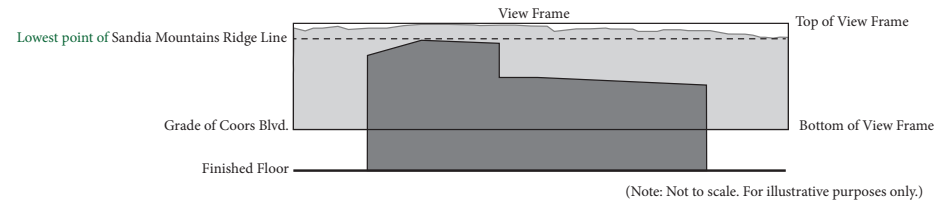
- Show how structure height relates to the *horizontal view plane* and the *lowest ridgeline of the Sandias* in two exhibits:

1. Locate footprint and high point of structure
2. Locate related *sight line* and observation point on Coors Blvd.
3. Create a section view exhibit with the relevant elevations and the height of the structure in feet:



New Figure - View Analysis: View Plane exhibit

4. Draw 3D rendering of structure(s)
5. Draw the *view frame*
6. Project the silhouette of the structure and the *view frame* onto an image of the project site and its backdrop that reflects conditions at the time of application.:
7. Draw horizontal line indicating lowest ridgeline of Sandia Mountains visible in *view frame*.



New Figure - View Analysis: View Frame exhibit

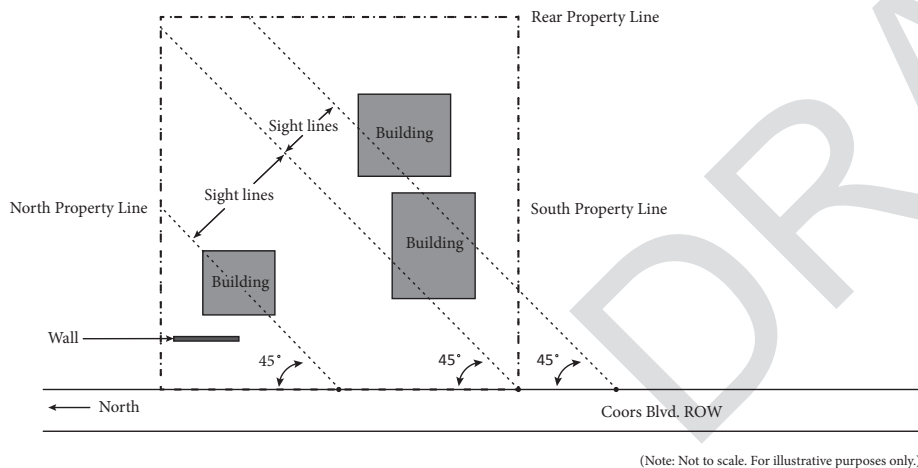
b. Massing. Same as for Base Allowable Height.

• **Definitions**

i) **Sight Lines** – used in Massing regulations and View Plane and Frame regulations

Sight lines establish the observation points and viewing angle across the site to be developed. They begin at the east edge of the Coors Blvd. right-of-way (ROW) and follow a 45° angle from the ROW alignment in approximately a northeasterly direction. The observation or beginning points of the sight lines are as follows:

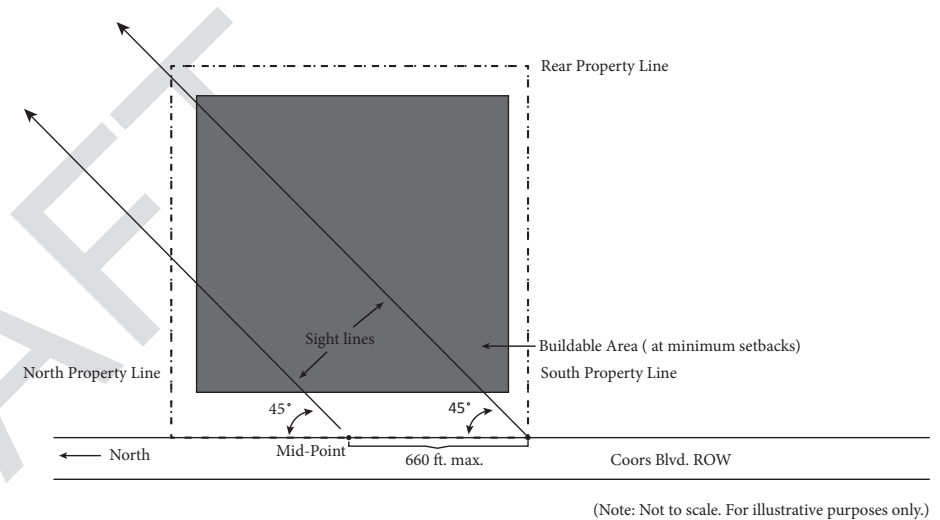
Site Development Plans (SDPs) for Building Permit: Sight Lines are chosen to intersect with the highest features of each structure. As many sight lines shall be established as necessary to capture all of the highest features of structures on the site.



**Figure 1-1: Sightlines - SDP for Building Permit**

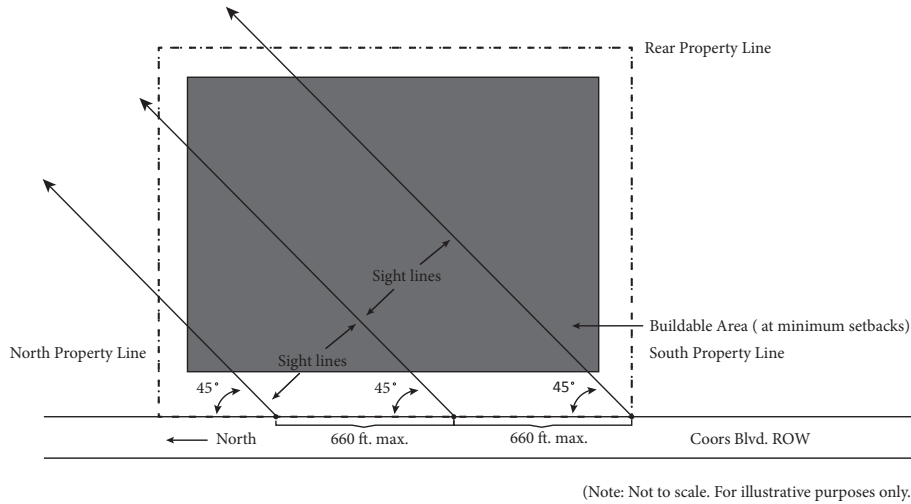
SDPs for Subdivision

Sites of less than 5 acres \* - the point at the southwest corner of the site; and at the mid-point of the property line along Coors Blvd. or at a distance of 660 ft. from the southwest corner, whichever distance is less.



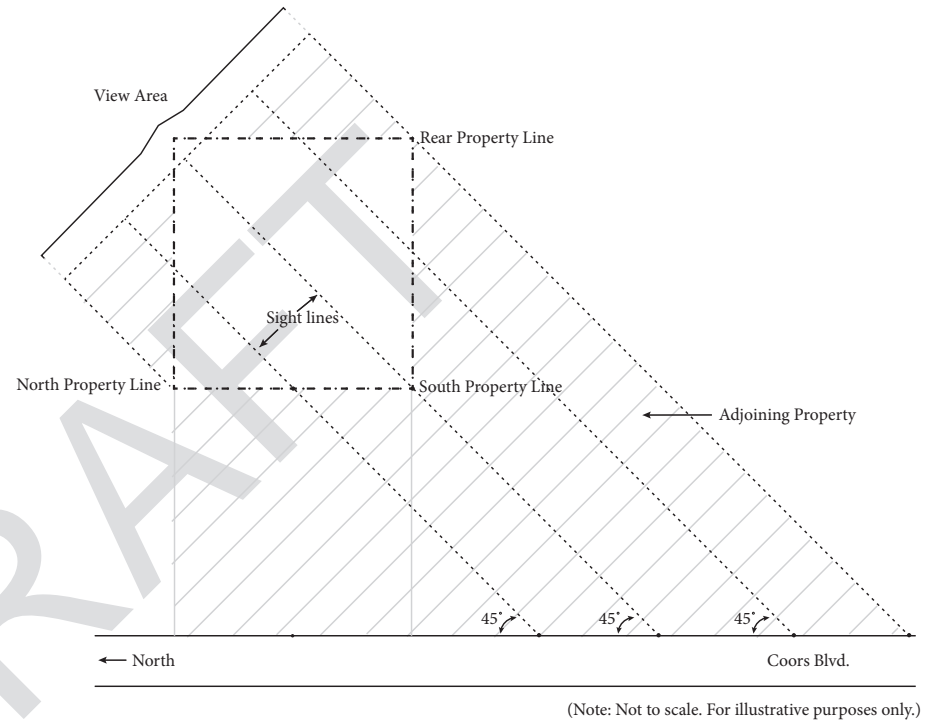
**Figure 1-2: SDP Subdivision - Sites less than 5 acres**

Sites of 5 acres or greater - the point at the southwest corner of the site; and points at 660 ft intervals along the property line, up to the northwest corner of the site.



**Figure 1-3: SDP Subdivision - Sites 5 acres or greater**

Note: For sites that are separated from the Coors Blvd. ROW by a platted strip of land forming the landscape setback or that are located further east, the sight lines also connect the site with Coors Blvd. at a 45°.



**Figure 1-4: Sight Lines and View Area for a Site off Coors Blvd. – Plan View**

ii) View Frame – used in Massing regulations and View Plane and Frame regulations

A vertical rectangle drawn at 90° to a given sight line. **The sight-line is centered in the view frame.** The top of the view frame is established by the highest point of the Sandia ridgeline in the view frame. The bottom of the view frame is the elevation of the Coors ROW at the point where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines that form the perimeter of the site, where the view frame touches the property lines. ~~Together, the view frames must capture the entire horizontal expanse of the site, i.e. from the northwest to the southeast corners.~~

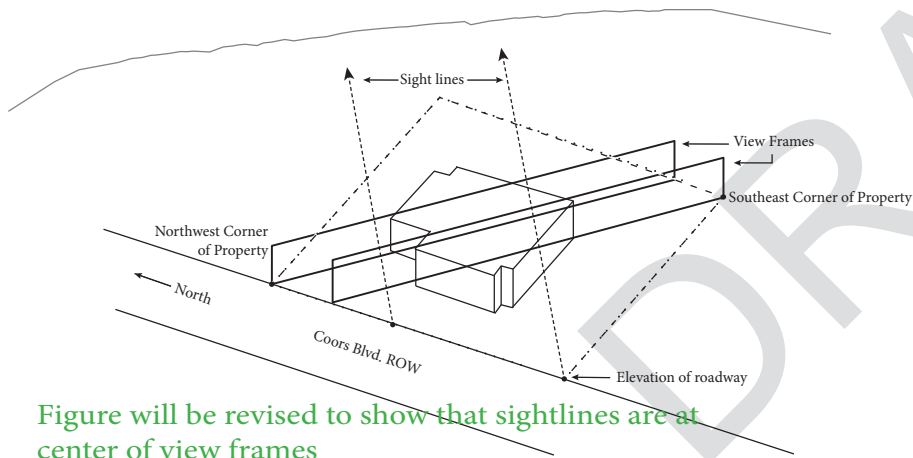


Figure will be revised to show that sightlines are at center of view frames

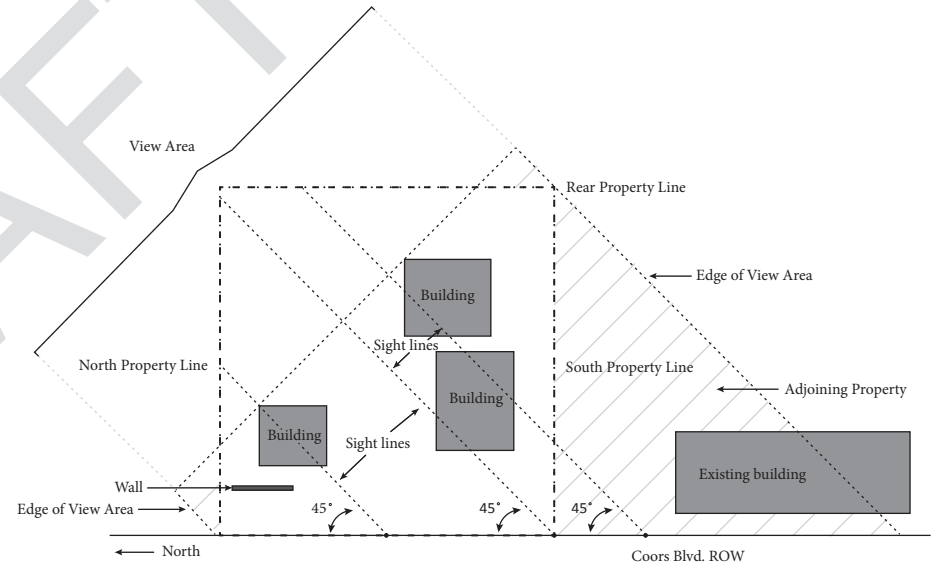
(Note: Not to scale. For illustrative purposes only.)

Figure 1-5: View Frame

iii) View Area – used in Massing regulations

Consists of two or more view frames for each site, depending on the size and shape of the site. The view area must encompass the entire horizontal expanse of the site, i.e. from the northwest to the southeast corners. Two situations are shown in the following diagrams:

1) Building permit application or site development plan for building permit;



(Note: Not to scale. For illustrative purposes only.)

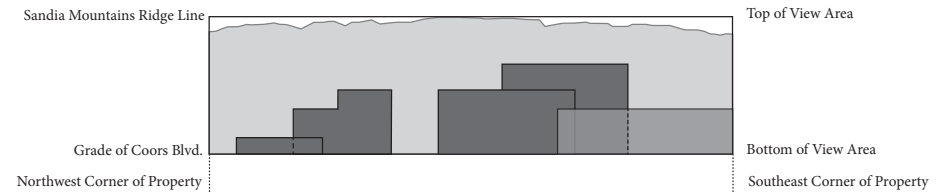
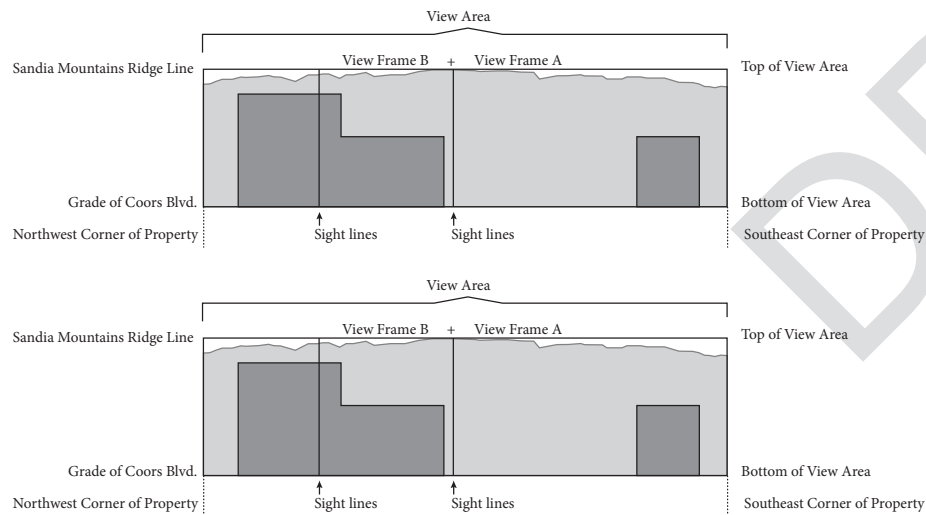
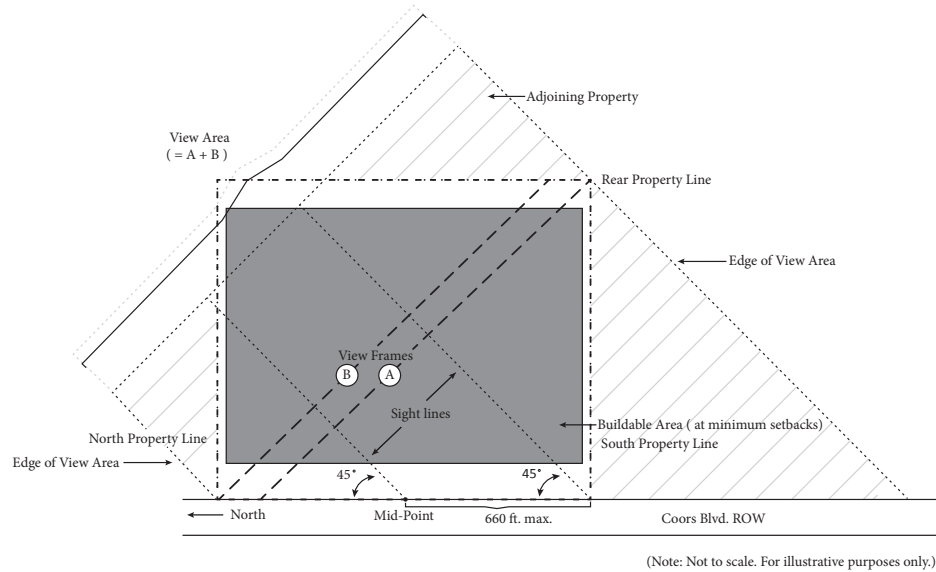


Figure 1-6: View Area - Site Development for Building Permit

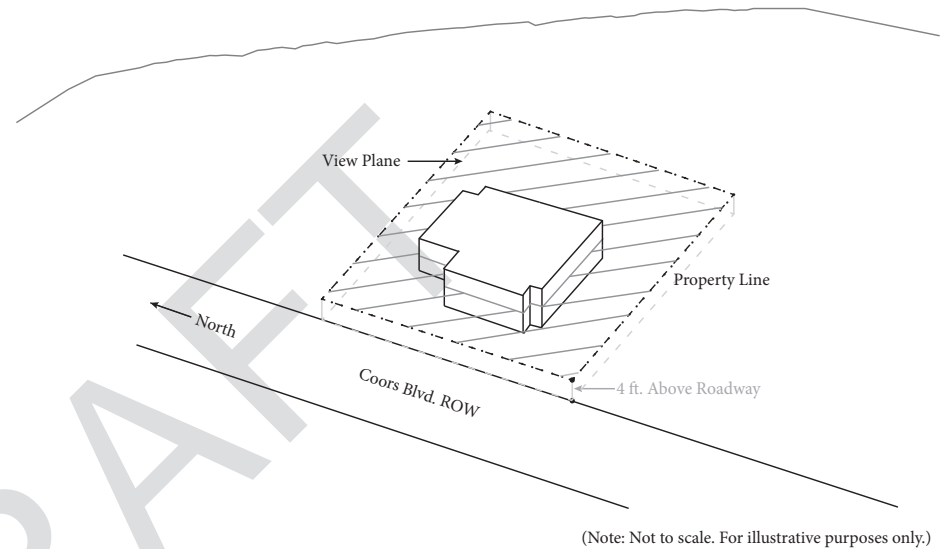
2) Site development plan for subdivision.



**Figure 1-7: View Area for SDP for Subdivision**

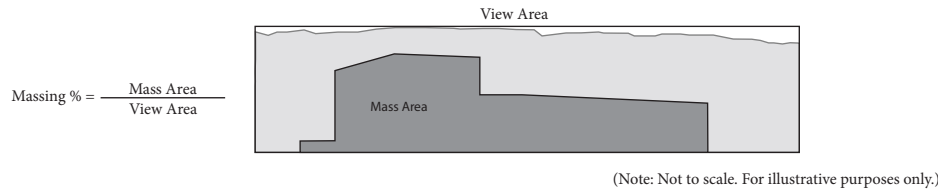
iv) Horizontal View Plane – used in View Plane and Frame regulations

A horizontal plane established at 4 ft. above the east edge of the existing pavement of Coors Blvd., i.e. at the time of application.



**Figure 1-8: Horizontal View Plane**

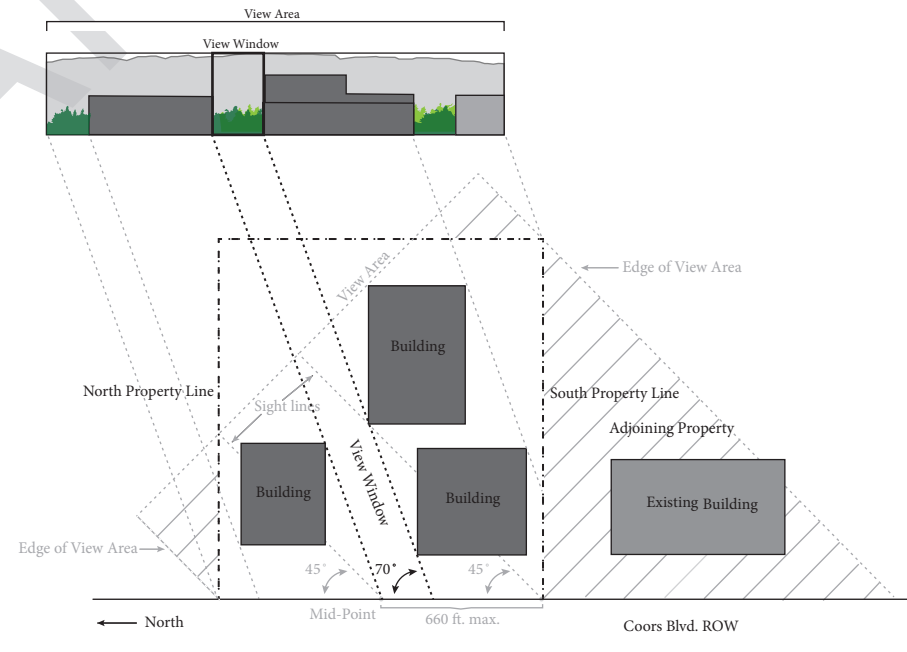
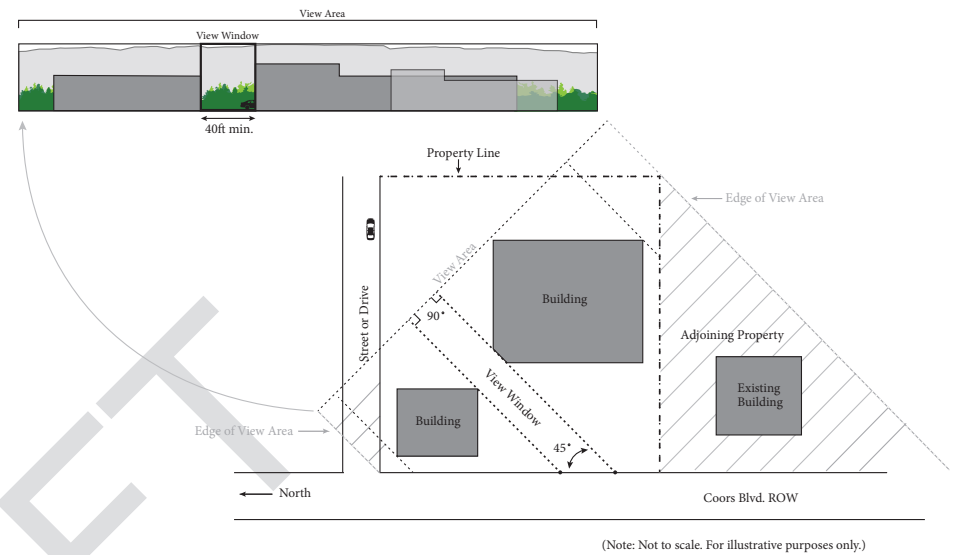
iv) Mass. The mass or bulk of the structure(s) on a site that is visible within the view area. This visual mass is measured as an area in proportion to the total view area.



**Figure 1-9: Structure Mass**

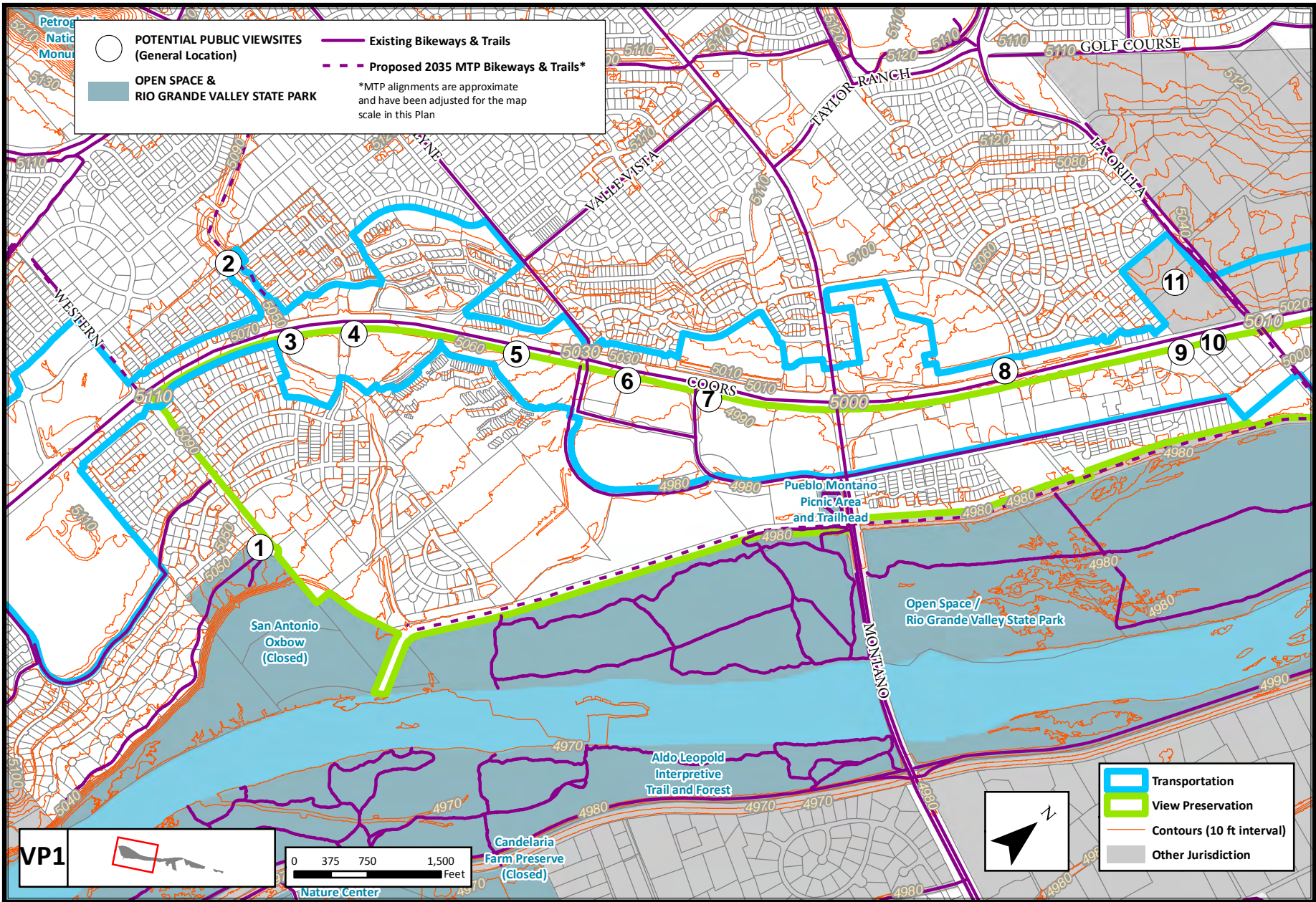
v) View Windows – used for potential Height Allowance under View Plane and Frame regulations

A vertical opening in the view area with a view of the Sandias and bosque/Open Space. The direction of a view window may be at an angle between 45° and 90° (inclusive) from the alignment of Coors Blvd. View windows apply only to properties north of Paseo del Norte.



**Figure 1-10: View Windows - Two Concepts**





○ POTENTIAL PUBLIC VIEWSITES (General Location)  
 ■ OPEN SPACE & RIO GRANDE VALLEY STATE PARK  
 — Existing Bikeways & Trails  
 - - - Proposed 2035 MTP Bikeways & Trails\*  
 \*MTP alignments are approximate and have been adjusted for the map scale in this Plan

■ Transportation  
 ■ View Preservation  
 — Contours (10 ft interval)  
 ■ Other Jurisdiction



0 375 750 1,500 Feet



