

D. Design Overlay Zone

4.0 View Preservation Regulations

Located north of Namaste Rd. and east of Coors Blvd., the View Preservation sub-area of the Plan has a very scenic natural setting to the northeast, with the bosque forming the middle ground and the Sandia Mountains visible in the distance. Higher ranked City plans recognize visual quality, in particular views of the bosque and Sandia Mountains, as a valuable community asset that adds to the City's livability and attractiveness. The intent of the View Preservation regulations is to keep a critical portion of this setting visible over the long-term, for the benefit of the many people who travel in the Coors Corridor including residents, commuters and visitors. ~~This section also includes regulations to help protect the Night Sky. They strike a balance between honoring protecting individual owners' rights to develop their property and protecting a public good that is highly valued by the West Side community and the community-at-large as reflected in adopted City policy.~~



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The protected views are based on the perspective of **people travelling motorists (passengers in particular) heading northbound on Coors Blvd-**~~passengers in motorized vehicles, cyclists, pedestrians, and transit riders-~~~~for substantive and practical reasons-~~ **because** the views to the northeast are the most special; ~~the number of people in cars is expected to continue forming the largest proportion of the travelling public; and if the views are maintained for people sitting in cars, they will also be maintained for truck passengers, cyclists, pedestrians, and transit riders in the Corridor all of whose sight lines begin at an equivalent or higher elevation above the pavement.~~

The **guidelines, regulations and supporting definitions** in this section apply to development on sites in the city in the View Preservation sub-area. (See Map D-1.) **They address different project types and conditions, for example where properties are at a similar grade to Coors Blvd., and focus on controlling the height and mass of structures. To demonstrate compliance with the regulations, applicants are expected to provide a view analysis of the site and proposed development, i.e. graphic exhibits that show Sight Lines, the View Area, Horizontal View Plane, etc. as defined in Section 4.1.[157]** as part of their submittal packet to the City Planning Department (see review and approval process, Chapter B. 3.1). **Basic elements of the view analysis are: observation points along Coors Blvd; sight lines toward the Sandia Mountains; and the view area from Coors Blvd. across the project site toward the mountains.**

The regulations were informed by a comprehensive view analysis of the Corridor completed in 2008, with input from the Coors Corridor Plan advisory group that met through 2009 and from residential and commercial stakeholders in late 2013 and 2014 (see Chapter F Sections 1.3 and 1.5). Changes in conditions and City policies and regulations since 2008 have also informed the regulations. ~~The aim of the Plan is to strike an appropriate balance between protecting individual owners' rights to develop their property and protecting a public good that is highly valued by the West Side community and the community-at-large as reflected in adopted City policy. For example, a distinction between land north and~~

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~~south of Paseo del Norte is reflected in some of the regulations. North of Paseo del Norte, properties adjacent to Coors are at a similar grade to the pavement, tend to be smaller, and most are one lot deep at the edge of a slope that drops significantly to the Corrales Riverside drain and the valley floor. The lowlands are mostly zoned for single family homes and are already developed.~~

[NOTE: The following section has been revised extensively including the sequence, which has changed to: Guidelines; Regulations; Definitions. To avoid confusion, the entire revised section is provided below. Please consult the Oct 2014 EPC Red-Line for the previous version.]

4.1 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. (See Figure D-3).

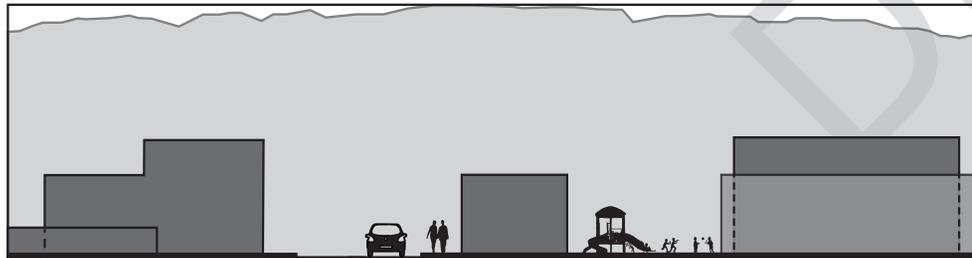
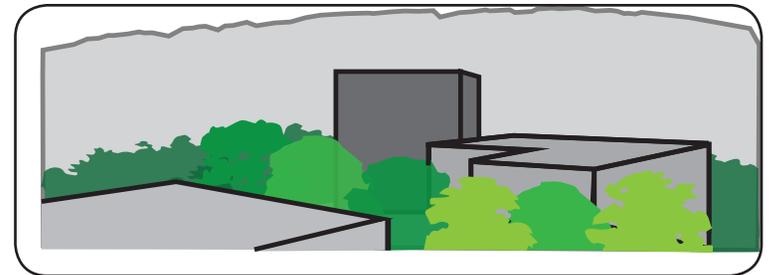


Figure D-3: Illustration of Context-sensitive Design Strategies

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- ii) Depending on context and site conditions, the on-site strategies for maintaining views from Coors Blvd. include:
 - a. Clustering buildings or, alternatively, maintaining an adequate distance between buildings to provide a view window;
 - b. 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.;
 - c. Aligning streets in a northeasterly direction;
 - d. Strategic 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. (See Figure D-4 for an example.)



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Figure D-4: Sample of Building Mass and Size Variety

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4.2 Structure Height and Mass

i) Structure Height

a. View Plane and Frame regulations (See Figure D-5)

- Maximum height:
 1. 35% of the total structure height is allowed above the horizontal view plane (see definition of horizontal view plane in Section 4.6).

OR

2. 50% of the total structure height is allowed above the horizontal view plane, with the provision of a public benefit that relates to view preservation: a view window or a pedestrian-oriented viewsite. (see Requirements in Table D-1 and sample view window in Figure D-1 and sample viewsite in Figure D-2.)

AND

3. No portion of a structure shall extend above the ridgeline of the Sandia Mountains visible in a given view frame (see definition in Section 4.6 and sample in Figure D-6).

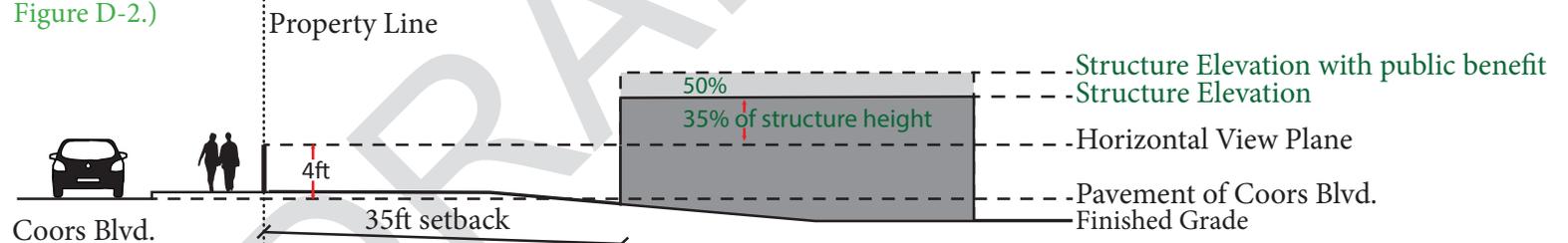


Figure D-5: Allowable Structure Height

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

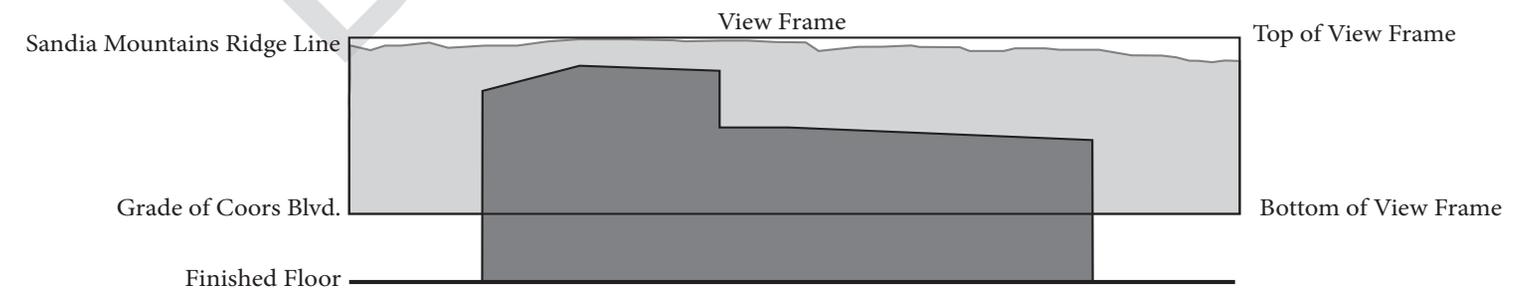


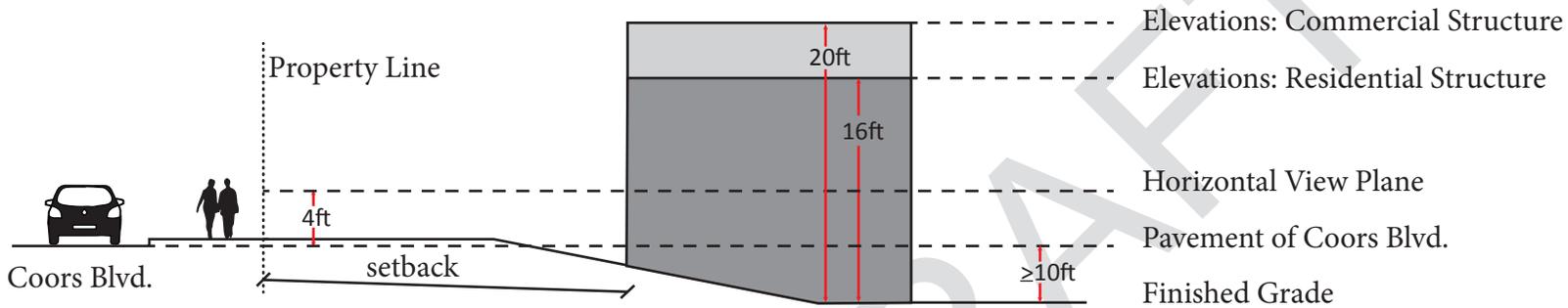
Figure D-6: Sample Structure below Ridge Line

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

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b. Base allowable height. (See Figure D-7.) Sites with a finished grade that is ≤ 10 ft. below the elevation of the east driving lane of Coors Blvd. are eligible for a base allowable height:

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



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

Figure D-7: Base Allowable Height

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OR

c. Per View Plane and Frame regulations (see Section 4.5.iv).

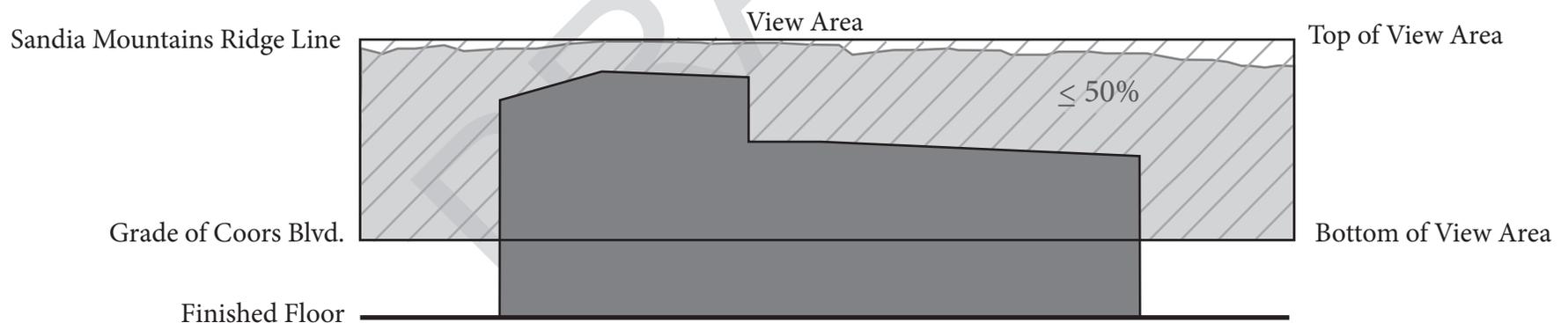
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4.3 General Height Standards

- i) Exceptions to height standards shall not apply to spires, ornamental towers, flag poles, etc. listed in the supplementary height regulations in Section 14-16-3-3 of the Zoning Code.
- ii) Structure height includes parapet or other allowed screening for roof-top equipment.

4.4 Structure Mass

The visual mass if the structure(s) in the project site shall obscure no more than 50% of the view frame area of the view area depending on the number of structures and application type (see definition of view area in Section 4.6 and sample in Figure D-8).



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

Figure D-8: Sample Structure Obstructing Less than 50% of the View Area

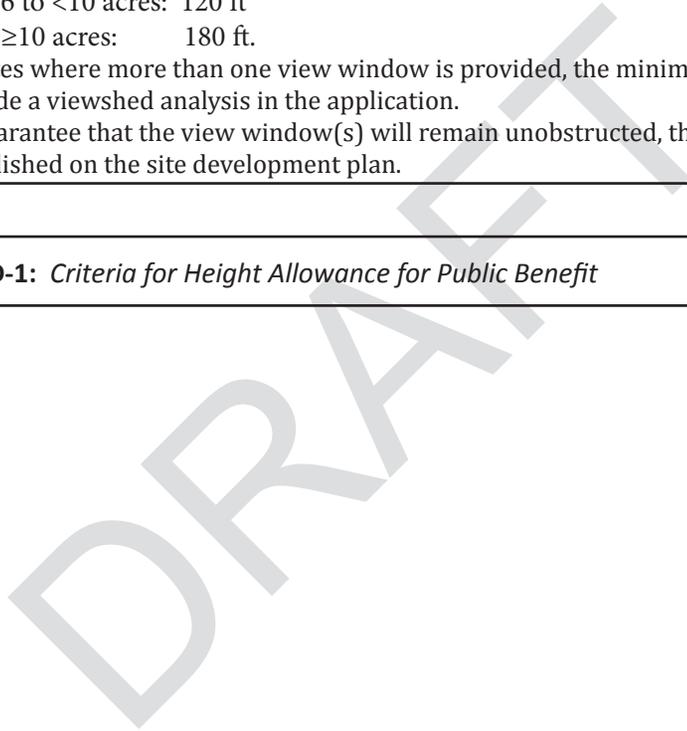
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Description of Public Benefit	Criteria to Receive Height Allowance
<i>View Window</i>	
<p>A vertical opening with a view of the Sandias and bosque/Open Space. [See example in Figure D-1]</p> <p>Strategies:</p> <ul style="list-style-type: none"> - Placement of: structures; internal streets; surface parking; open space; ponding. - 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. 	<ol style="list-style-type: none"> 1. Minimum width of view window(s) depends on acreage of project site: <ol style="list-style-type: none"> i) <3 acres: 40 ft or 40% of the length of the lot facing Coors Blvd., whichever is larger ii) 3 to <6 acres: 80 ft. iii) 6 to <10 acres: 120 ft iv) ≥10 acres: 180 ft. 2. On sites where more than one view window is provided, the minimum width of a view window shall be 40 ft. 3. Provide a viewshed analysis in the application. 4. To guarantee that the view window(s) will remain unobstructed, they shall be defined and permanently established on the site development plan.

Table D-1: Criteria for Height Allowance for Public Benefit

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Description of Public Benefit	Criteria to Receive Height Allowance
<i>Pedestrian-Oriented Viewsite</i>	
<p>See example in Figure D-2. Part of required on-site open space: - May be part of 35 ft landscape buffer/setback - May include patio seating/amenities related to business OR Dedication of the viewsite as part of the Coors streetscape</p>	<ol style="list-style-type: none"> 1. See maps in Chapter E. for potential locations; others of similar quality may be approved by the EPC or Planning Director. 2. Features of a viewsite: <ol style="list-style-type: none"> i) Adjacent to Coors Blvd. public right-of-way ii) Minimum size: 200 sf in area, and 20 ft wide view to the Sandia Mountains iii) Informational signage iv) Permanent seating v) Shade tree(s). Shall comply with landscaping regulations in the Plan. vi) Lighting, such as pedestrian scale light pole or recessed lighting in wall. 3. In site development plan packet, provide: <ol style="list-style-type: none"> i) Photo documentation of the view from the observation point ii) A vicinity map showing the subject property, including adjacent properties between the subject site and the river iii) A site layout of the pedestrian-oriented view site, including dimensions and details of features iv) A written statement explaining: <ol style="list-style-type: none"> a. Why the particular pedestrian-oriented view site was chosen to ensure that the view remains unobstructed (see E.3.2.i-iii for location preferences) b. How observation site design will maximize pedestrians' enjoyment of the view (this may reference the site layout plan, 3.c) v) A perspective of the view from the pedestrian-oriented view site modeled with post-development conditions 4. A dedicated pedestrian-oriented viewsite shall be shown on the site development plan. The site development plan shall indicate that either the property owner is responsible for maintenance or the view site is 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).

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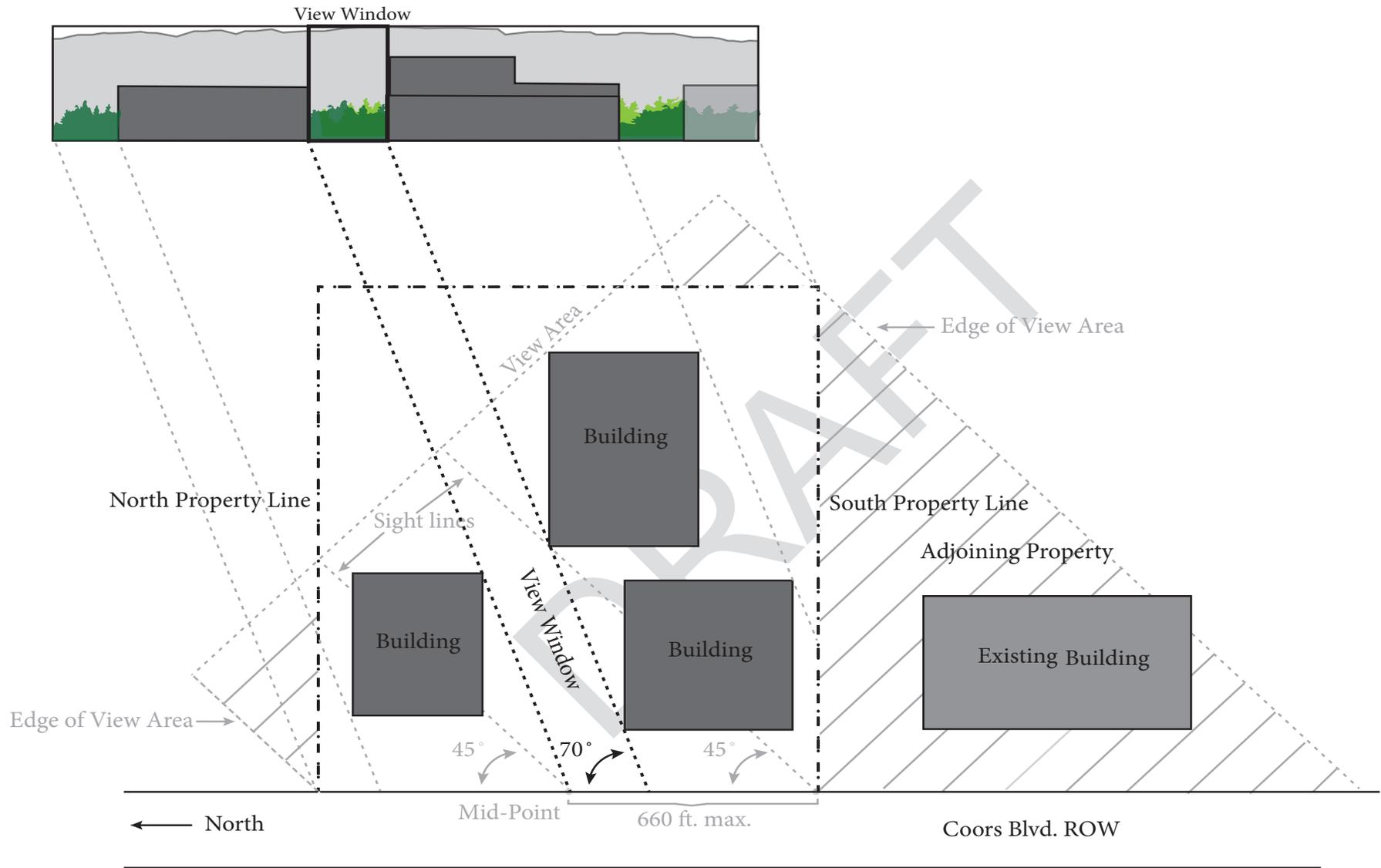


Figure D-1: Sample View Window

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Red = October additions Struck-out = October deletions Green = January additions Struck-out = January deletions

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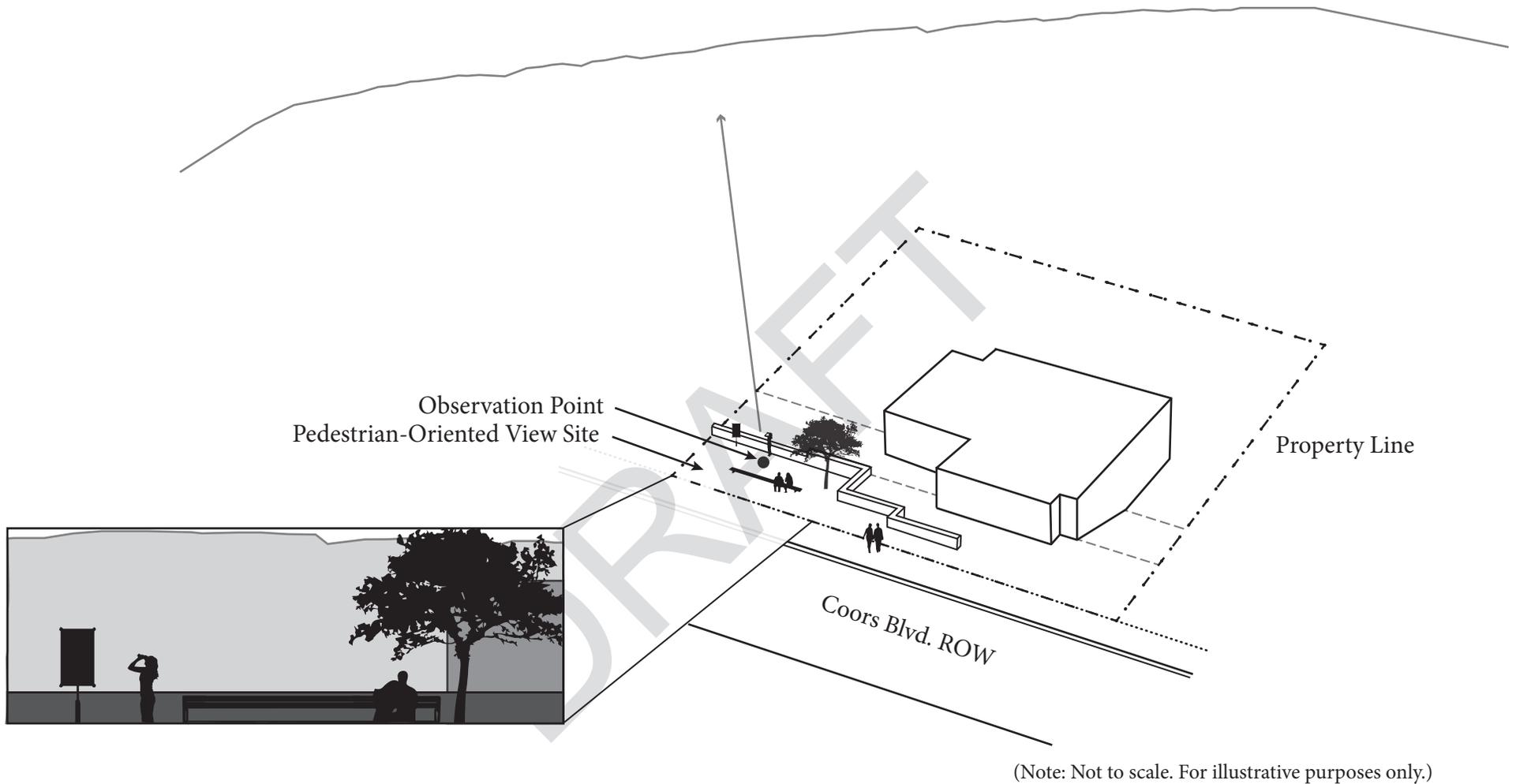


Figure D-2: Sample Pedestrian-Oriented Viewsite

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4.5 Application Requirements

i) View Analysis

- a. 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. The view analysis has two components: massing and elevations. The massing analysis is the same to show compliance with Base Allowable Height or View Plane and Frame (see Xref). The view analysis is specific to each regulation, and each is presented separately below.
- b. 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) Massing Component

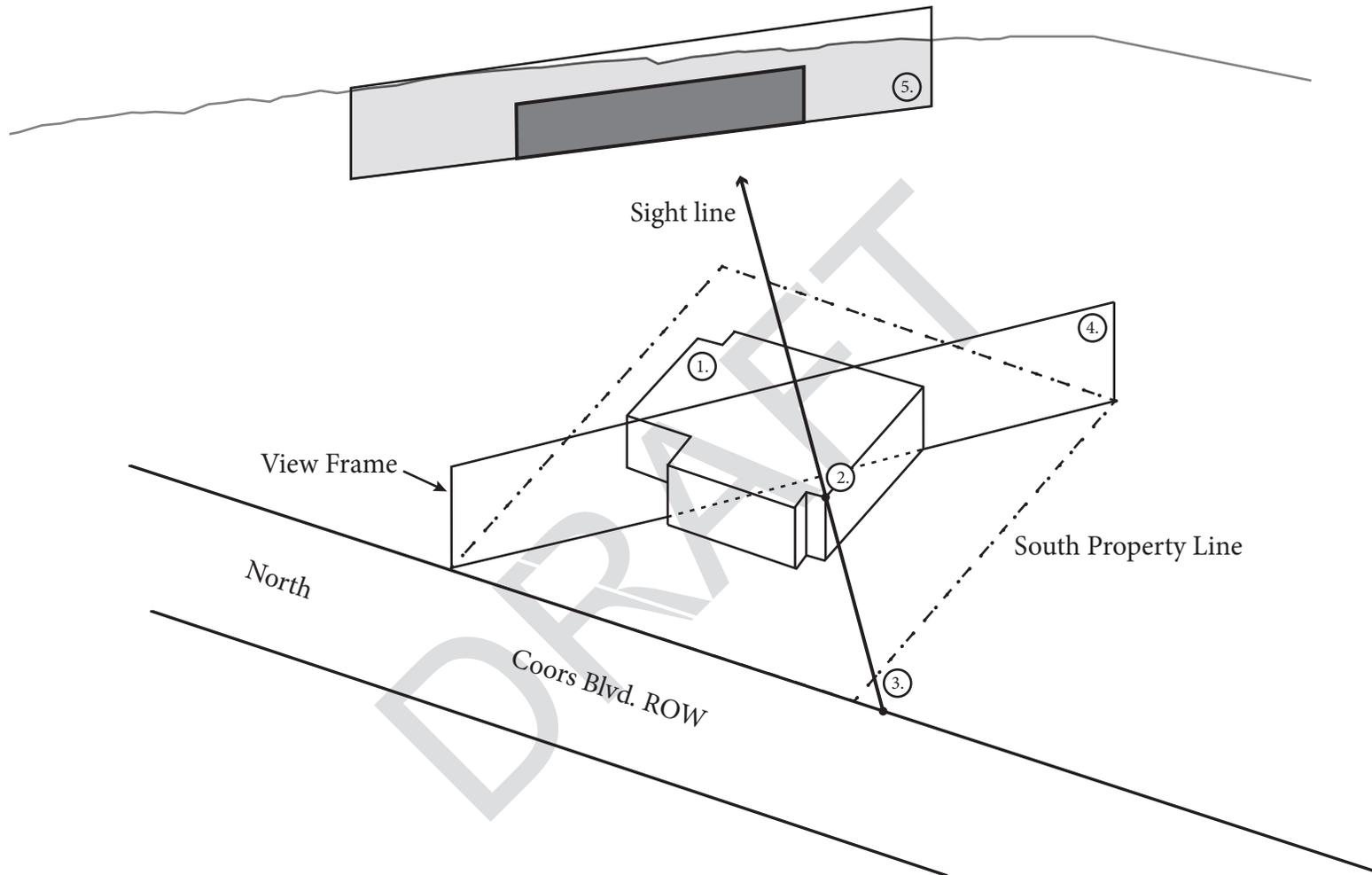
- a. Demonstrate in an exhibit that the structures will obscure no more than 50% of the view area:
 1. Draw an accurately scaled, 3D representation of the structure on the site.
 2. Locate the highest point of the structure.
 3. Define a sight line that connects the highest point of the structure to an observation point on Coors Blvd. at a 45 degree angle.
 4. Draw the view frame. (See definition in Xref)
 5. Project the silhouette of the structure and the view frame onto an image of the project site and its back-drop, 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 and provide the percentage of the view frame taken up with the structure.

(See Figure D-3.)

Red = October additions ~~Struck-out~~ = October deletions Green = January additions ~~Struck-out~~ = January deletions

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

Figure D-3: Procedure for Base Allowable Height Massing Analysis

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- b. If the project site requires more than one view frame, provide the view frames and the resulting view area:
1. Draw an accurately scaled, 3D representation of the structure(s) (conceptual if footprint is as yet undefined) on the site.
 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.

(See Figure D-4.)

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Red = October additions Struck-out = October deletions Green = January additions Struck-out = January deletions

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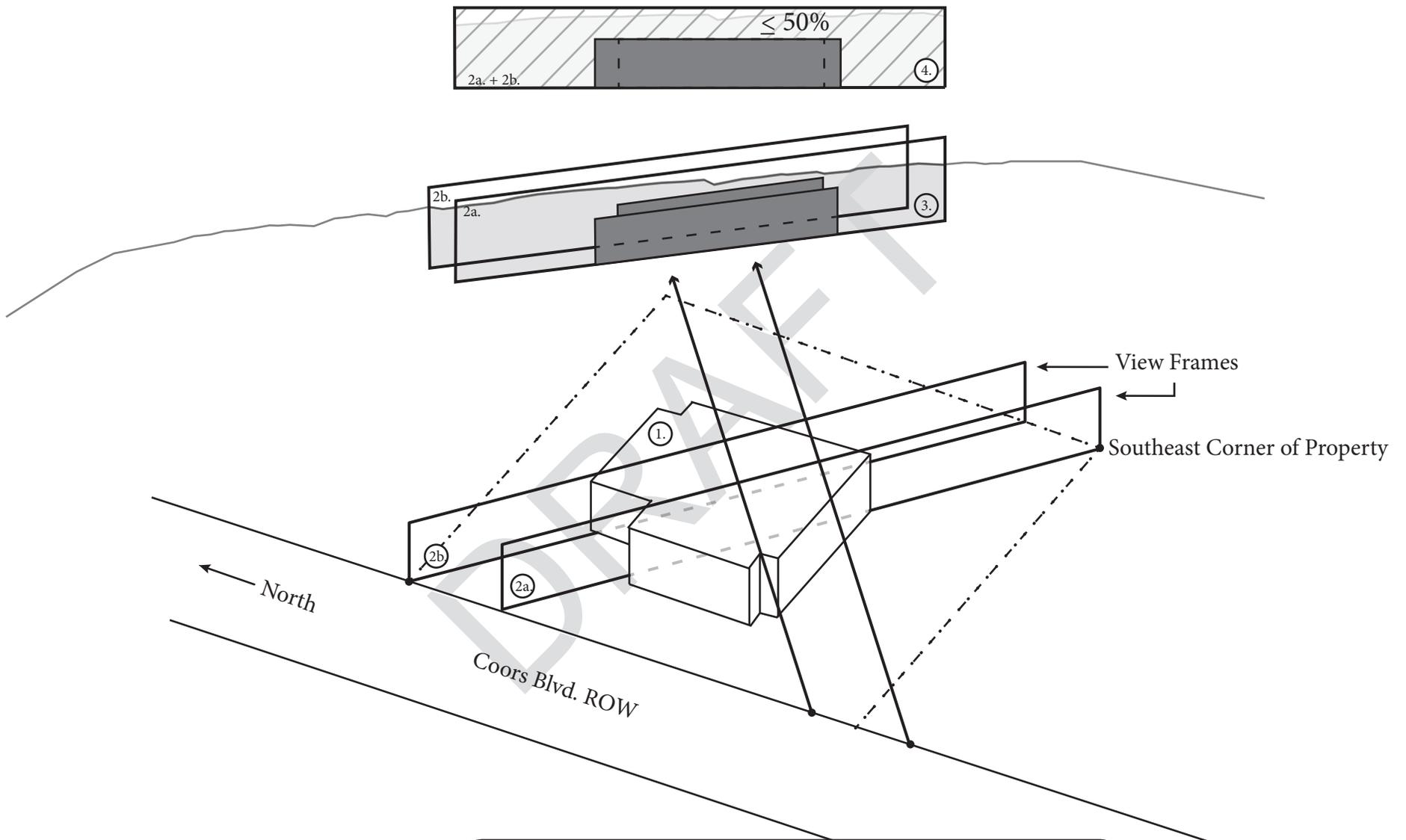


Figure D-4: Procedure for Base Allowable Height Massing Analysis with Multiple View Windows

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- iii) Elevations Component for Base Allowable Height.
 - a. 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
 - 1. 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)
 - 2. Setbacks for structures
 - 3. 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
 - 4. Elevations of proposed finished grades.

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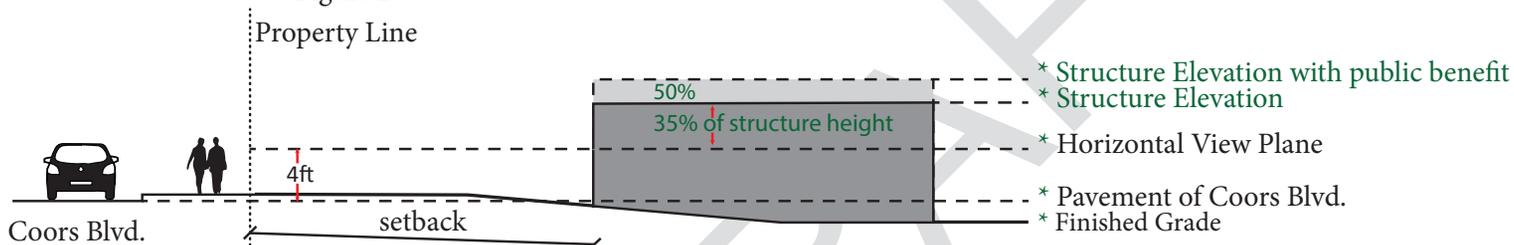
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iv) Elevations Component for View Plane and Frame Regulations

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. (See Figure D-5.)

4. Draw an accurately scaled, 3D representation of the structure(s) on the site.
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. Demonstrate that no portion of your structure penetrates the Ridge Line. (See Figure D-6.)



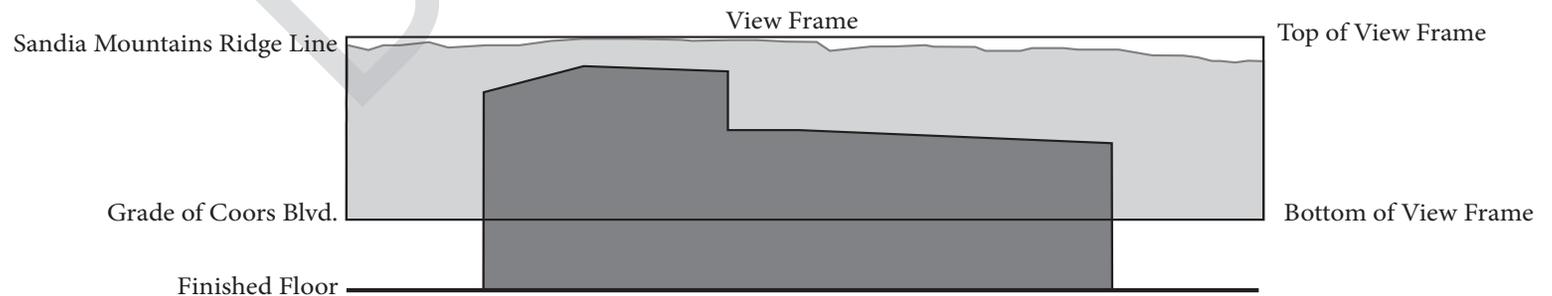
- * Structure Elevation with public benefit
- * Structure Elevation
- * Horizontal View Plane
- * Pavement of Coors Blvd.
- * Finished Grade

* Actual elevations and height (in feet) shall be indicated for each listed item.

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

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Figure D-5: Sample Section View Exhibit



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

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Figure D-6: Sample Illustration of Structure below Ridge Line

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4.6 Definitions

These definitions explain the measures for demonstrating compliance with the structure height and mass regulations that follow. They enable a comprehensive analysis of a development proposal's impact on views to the Sandias, in plan, section and elevation view. They are listed in the order an applicant would typically use to develop a view analysis and are illustrated with diagrams. They also address two types of applications: site development plans for building permit where the footprint and size of structures are specified; site development plans for subdivision where only the buildable area and the maximum envelope (height and mass) of structures are specified. [158, 159, S]

- i) **Sight Lines.** 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:
 - a. 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. [160]

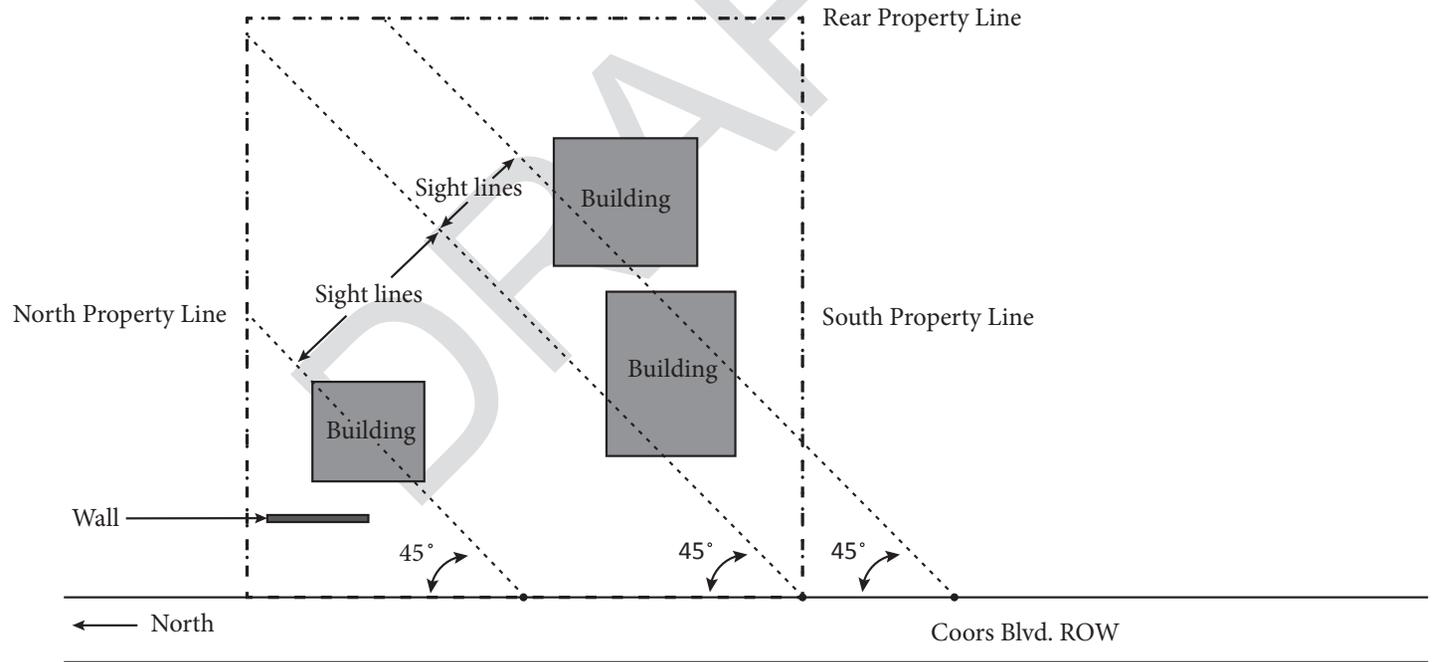


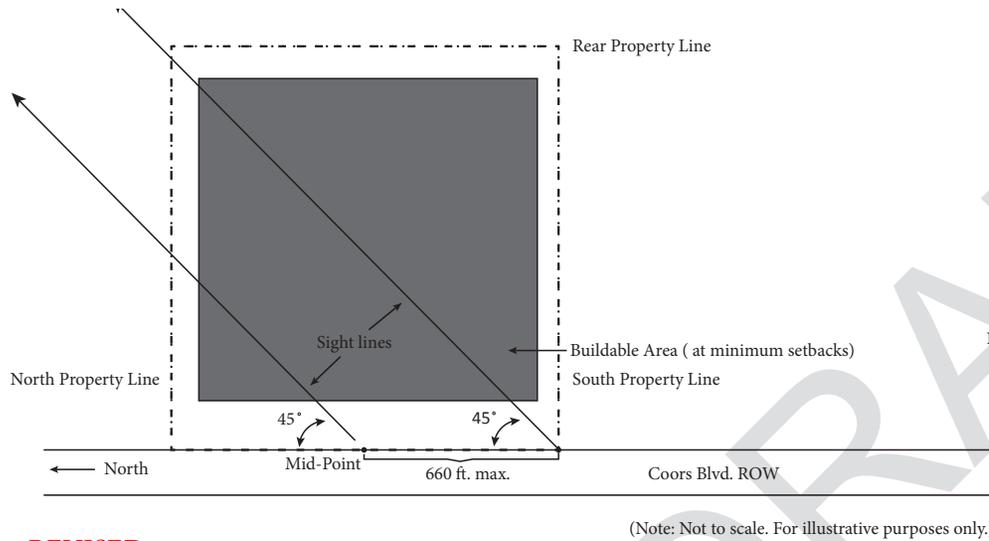
Figure D-7: Sightlines - SDP for Building Permit

(Note: Not to scale. For illustrative purposes only.)
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b. SDPs for Subdivision:[S]

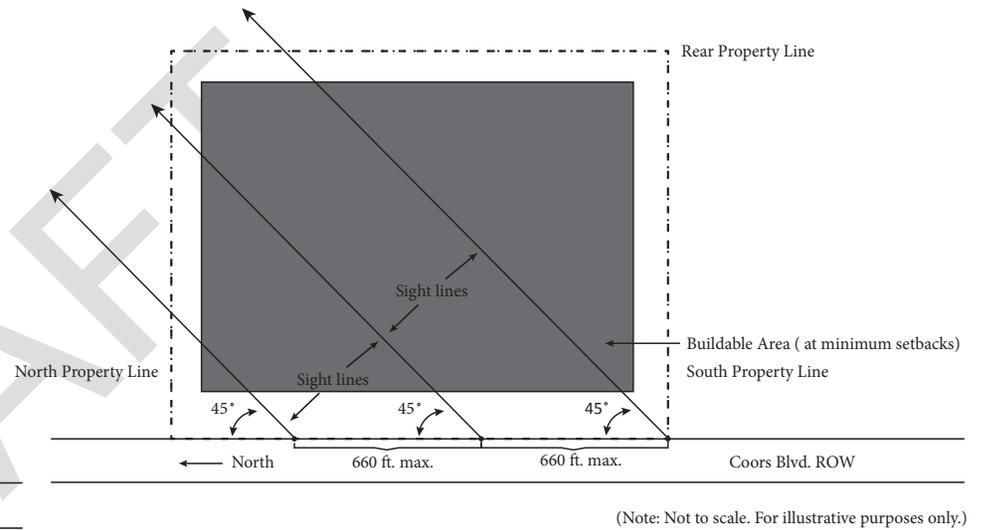
1. Sites of less than 5 acres *- the point at the southwest corner of the site; and at the mid-point of the property line along Coors Blvd.or at a distance of 660 ft. from the southwest corner, whichever distance is less.



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Figure D-8: SDP Subdivision - Sites less than 5 acres

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



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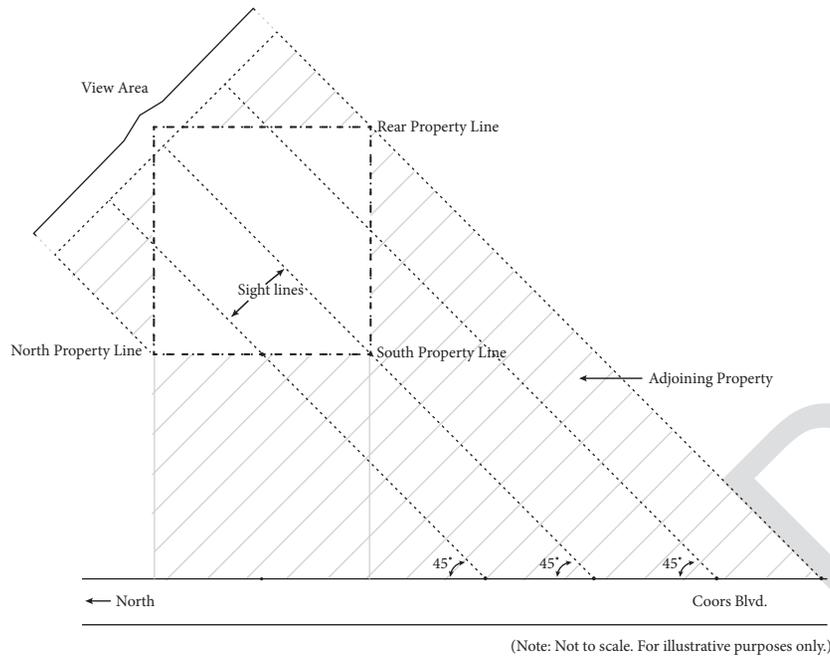
Figure D-9: SDP Subdivision - Sites 5 acres or greater

- Sight lines shall be added as necessary to incorporate all proposed structures on the site or to show the area between setbacks if the location of structures has not been determined e.g. in a site development plan for subdivision.

The direction of the sight lines follows a horizontal 45° angle from the alignment of Coors Blvd., i.e. in approximately a northeasterly direction.

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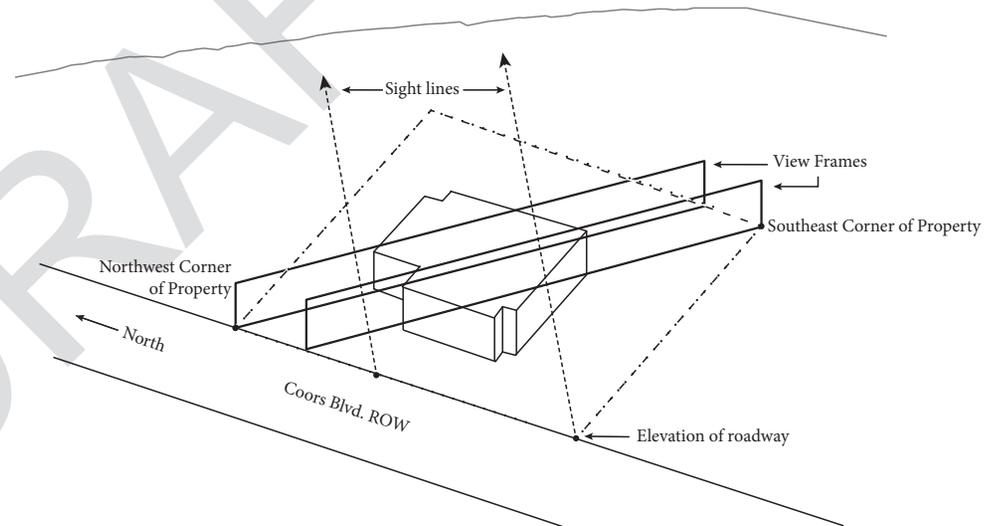
*Note: For sites that are separated from the Coors Blvd. ROW by a platted strip of land forming the landscape setback or that are located further east, the sight lines of the view frames also connect the site with Coors Blvd. at a 45° and their number and location correspond to the application type. [S] of the view frames begin at points on Coors Blvd. that correspond to the southwest corner mid-point as drawn at a 90° angle from the nearest property line of the site to the Coors Blvd. ROW. (See Figure D-10)



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Figure D-10: Sight Lines and View Area for a Site off Coors Blvd. – Plan View

ii) View Frame. A vertical rectangle established at the east edge of the Coors Blvd. ROW, looking toward the Sandia Mountains, drawn at 90° to a given sight line. The top of the view frame is established by the highest point of the Sandia ridge-line 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. [161]



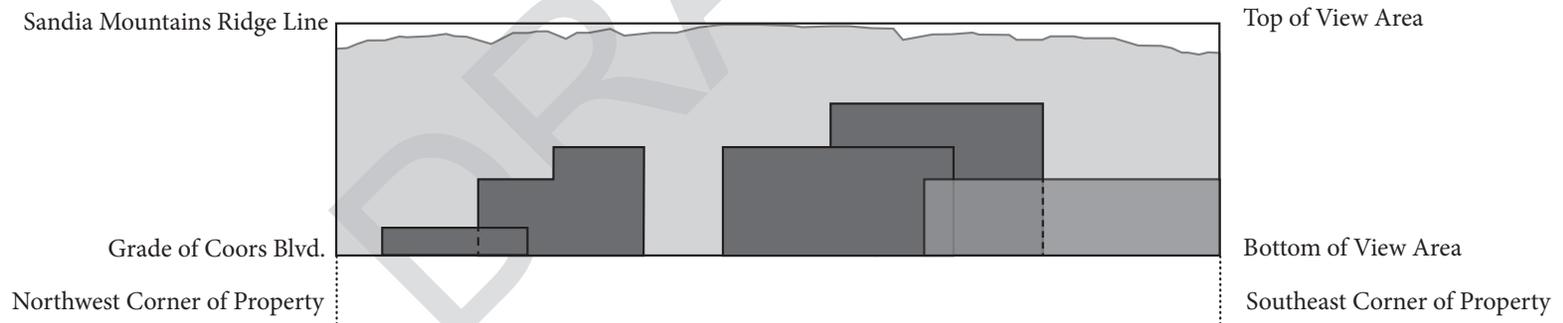
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Figure D-11: View Frames

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iii) *View Area.* The view area 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) a building permit application or site development plan for building permit; 2) a site development plan for subdivision. [S]The bottom of the view area is formed by the elevation of Coors Blvd. The left and right edges of the view area are created by vertical extensions from the north and south boundaries of the site. The highest point of the ridgeline of the Sandia Mountains visible between the left and right edges of the view area forms the top of the view area.

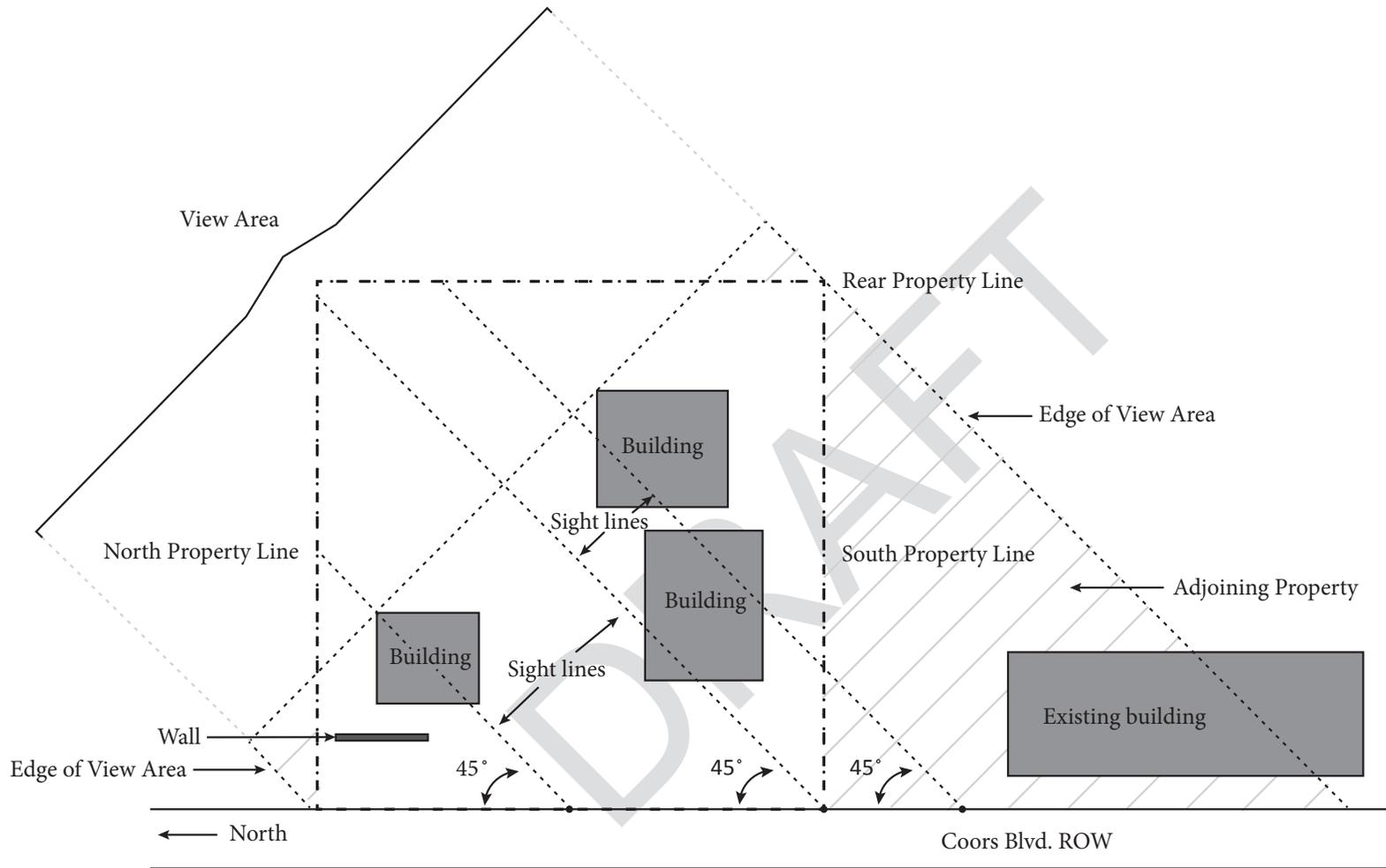
View Frame. A vertical rectangle established at the east edge of the Coors Blvd. ROW, looking toward the Sandia Mountains.



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Figure D-12: View Area with Structures (Site Development for Building Permit) – Elevation View

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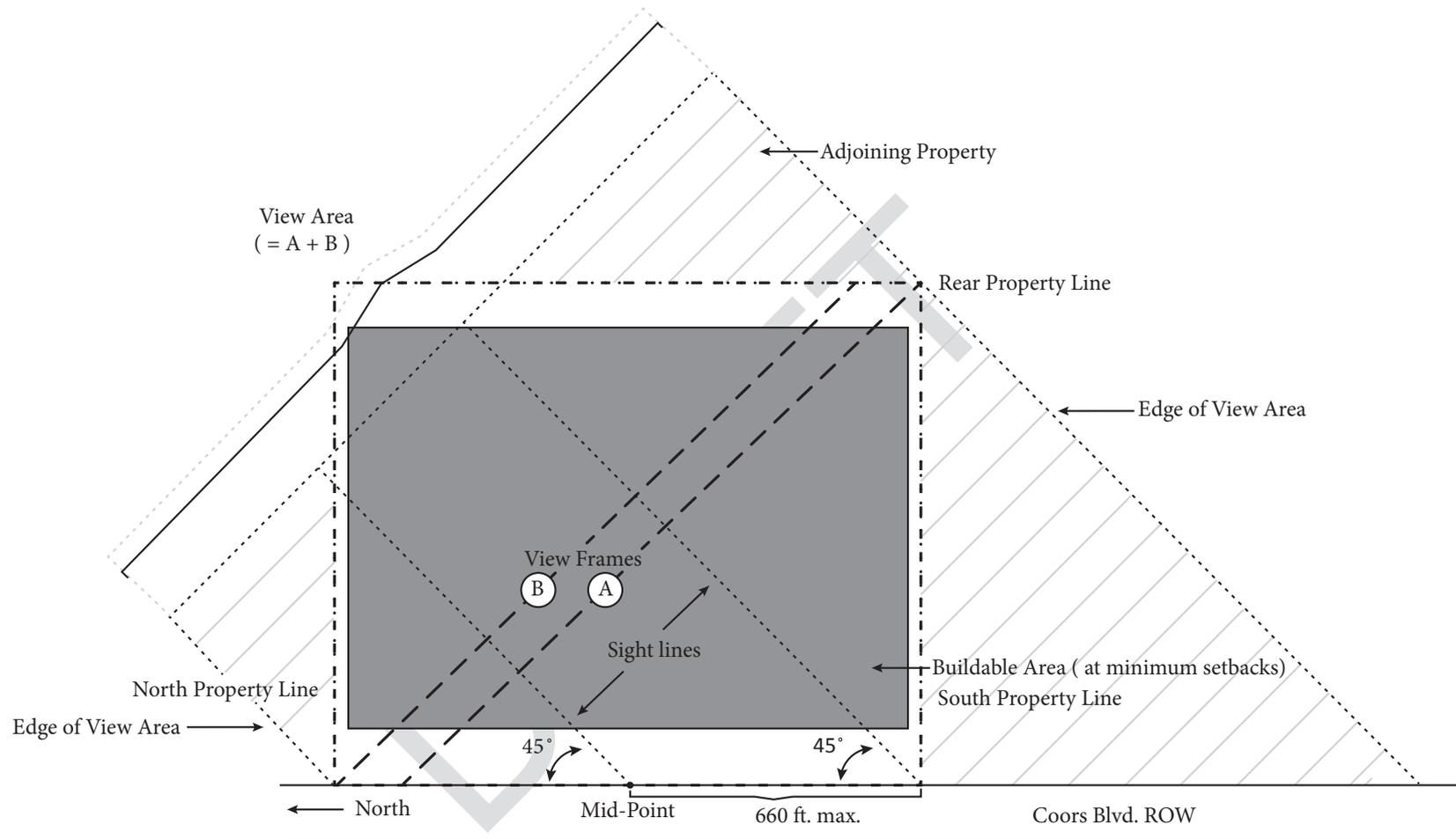


(Note: Not to scale. For illustrative purposes only.)

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Figure D-13: View Area with Structures (Site Development for Building Permit)
 – Plan View

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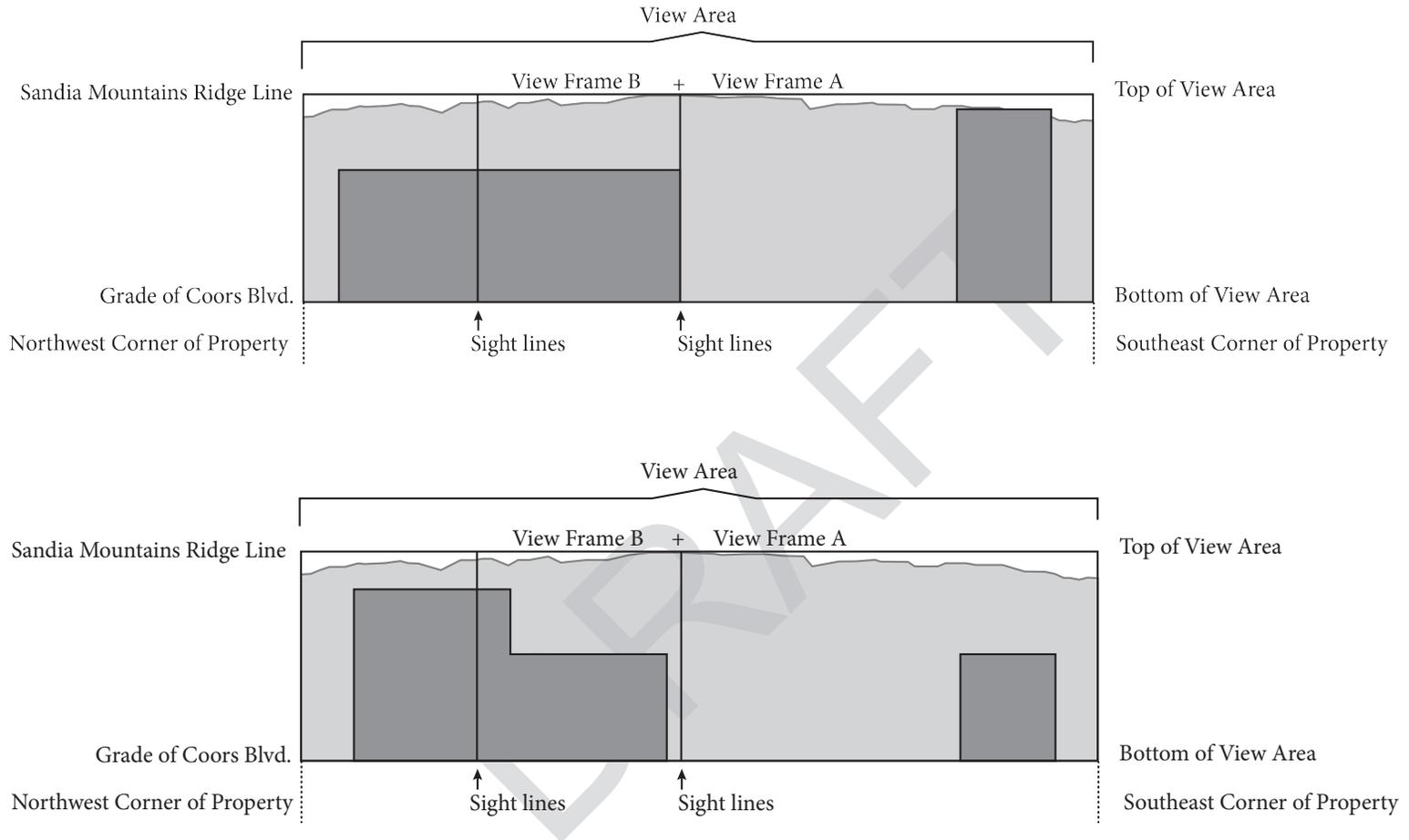


(Note: Not to scale. For illustrative purposes only.)

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Figure D-14: View Frames and View Area for SDP for Subdivision – Plan View

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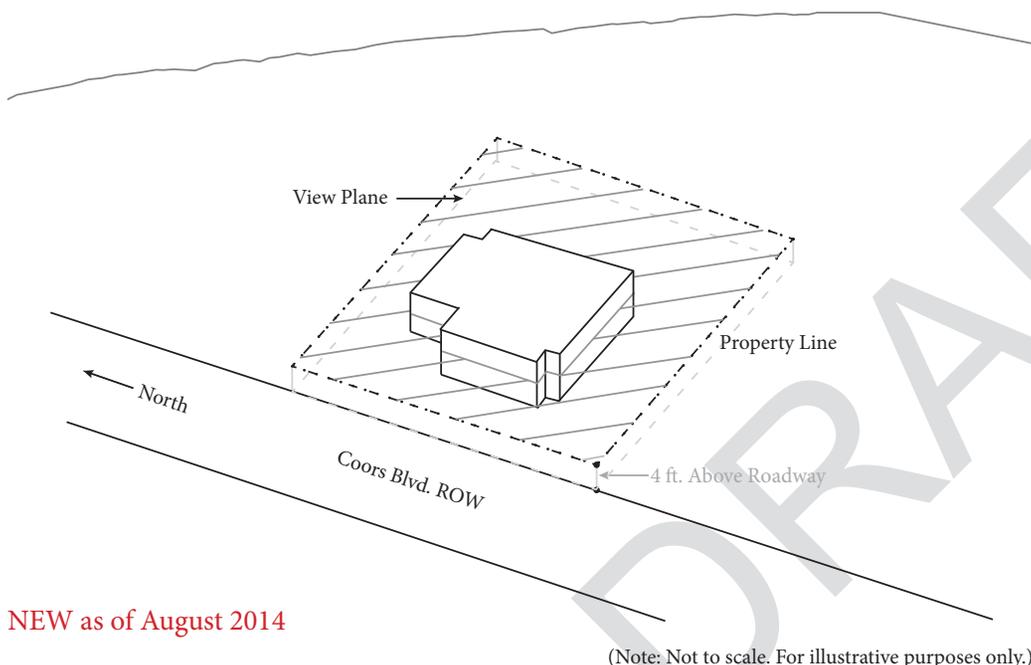
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Figure D-15: View Area for SDP for Subdivision - Two Concepts with Structures – Elevation View

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- iv) *Horizontal View Plane.* 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**) [~~S~~] ~~that begins at the edge of the Coors ROW and that extends across the site to its eastern boundary. The grade of the pavement reflects the existing condition at the time of application.~~



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Figure D-16: Horizontal View Plane

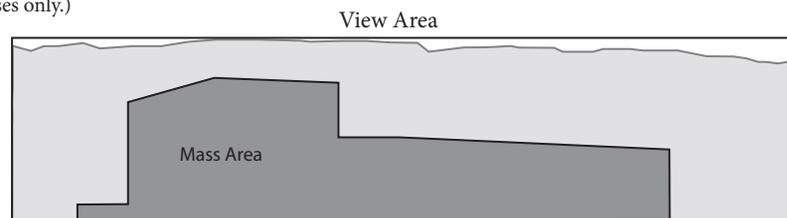
(Note: Not to scale. For illustrative purposes only.)

$$\text{Massing \%} = \frac{\text{Mass Area}}{\text{View Area}}$$

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Figure D-17: Structure Mass

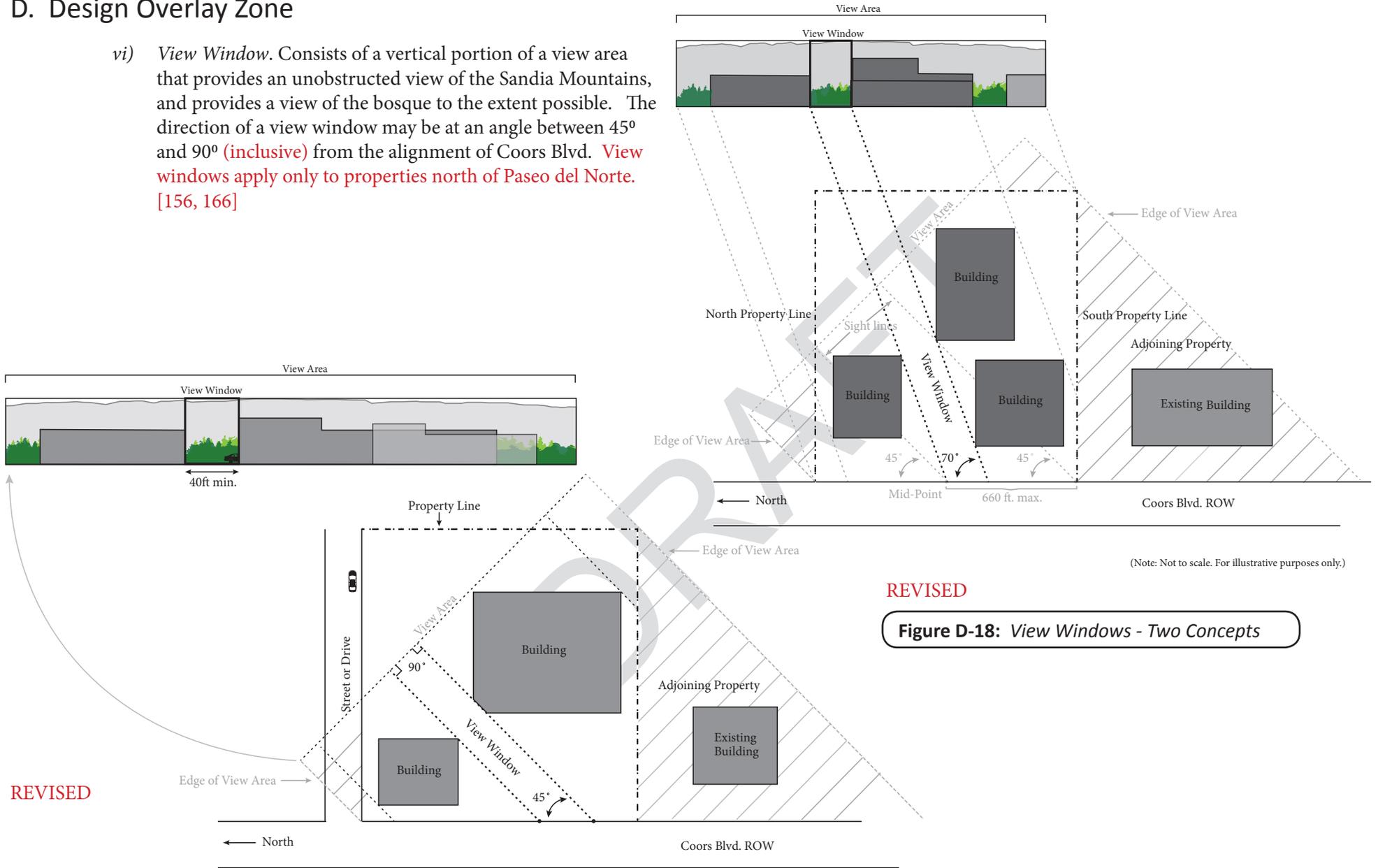
- v) *Mass.* The mass or bulk of the structure(s) on a site that is visible within the view area. This visual mass is measured as an area in proportion to the total view area. [167]



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

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vi) *View Window*. Consists of a vertical portion of a view area that provides an unobstructed view of the Sandia Mountains, and provides a view of the bosque to the extent possible. 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.** [156, 166]



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Figure D-18: View Windows - Two Concepts

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

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4.7 Landscaping

- i) Only deciduous species are allowed as street trees and as shade trees in parking areas. Evergreen trees may be used to screen outdoor storage, service and loading areas.
- ii) Tree species shall be selected and placed so that, at maturity, they do not block protected views of the bosque and Sandia Mountains.
- iii) Trees may be planted singly or in groups to achieve these ends.

4.8 Lighting

Maximum height of lightpoles shall be 20 ft.

4.9 Signage

- i) Illuminated signs shall not be mounted on the 30% portion of a building that may extend above the *horizontal view plane* as seen in the *view area* (see Figure D-16).
- ii) A religious sign that extends above the roof line of the building to which it is mounted shall not be illuminated.