

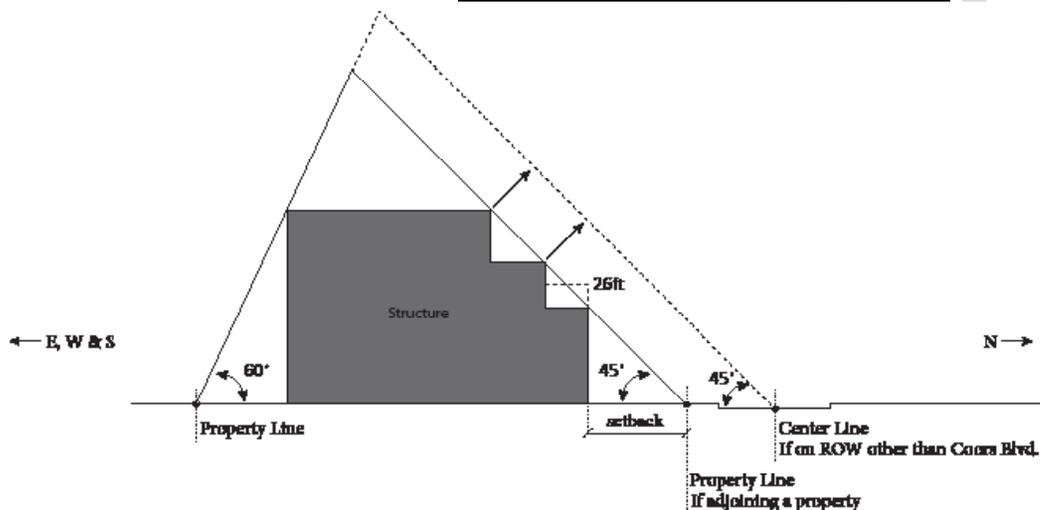
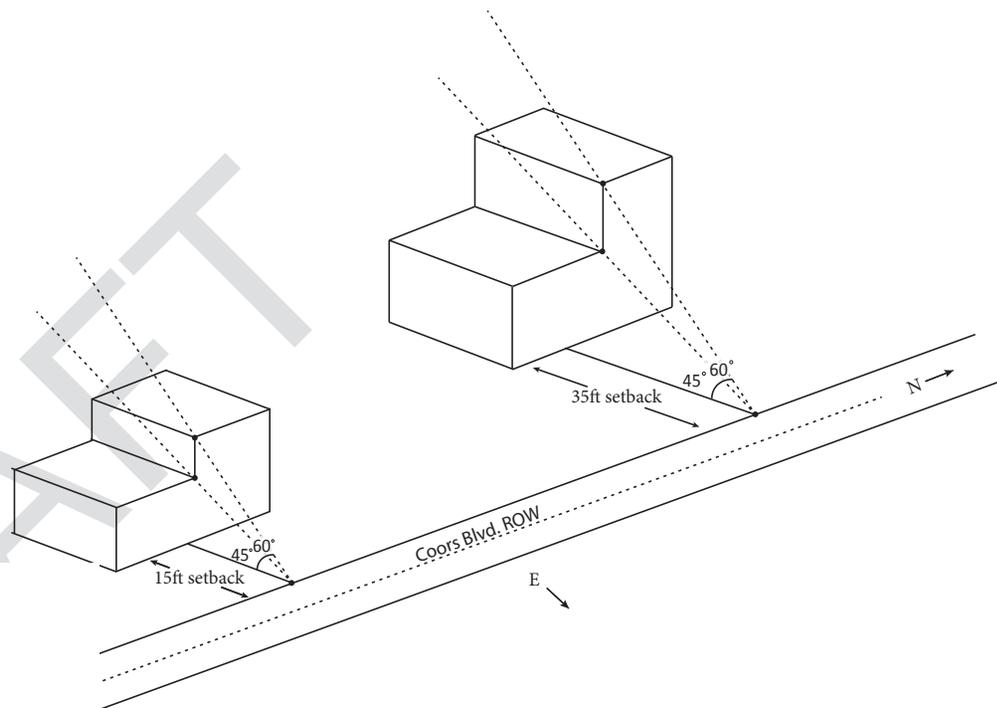
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D. Design Overlay Zone

3.12 Structure Height

- i) Height of structures is determined from the finished grade of the site.
- ii) Maximum height shall be per the underlying zone with the following exceptions:
 - a. Structures in the View Preservation sub-area are subject to its height and mass regulations (see Section 4.3).
 - b. In zones where height is limited by an angle plane drawn from the centerline of an adjacent public right-of-way, the following applies to structures on properties that adjoin the Coors Blvd. ROW (or adjoin the landscape setback/buffer at the Coors Blvd. ROW) and are located outside designated Community or Major Activity Centers: the 45° or 60° angle plane on Coors Blvd. shall be drawn from the property line (using the full ROW width recommended in this Plan, see Figure D-1) rather than the centerline of Coors Blvd. The intent is to maintain visual open-ness



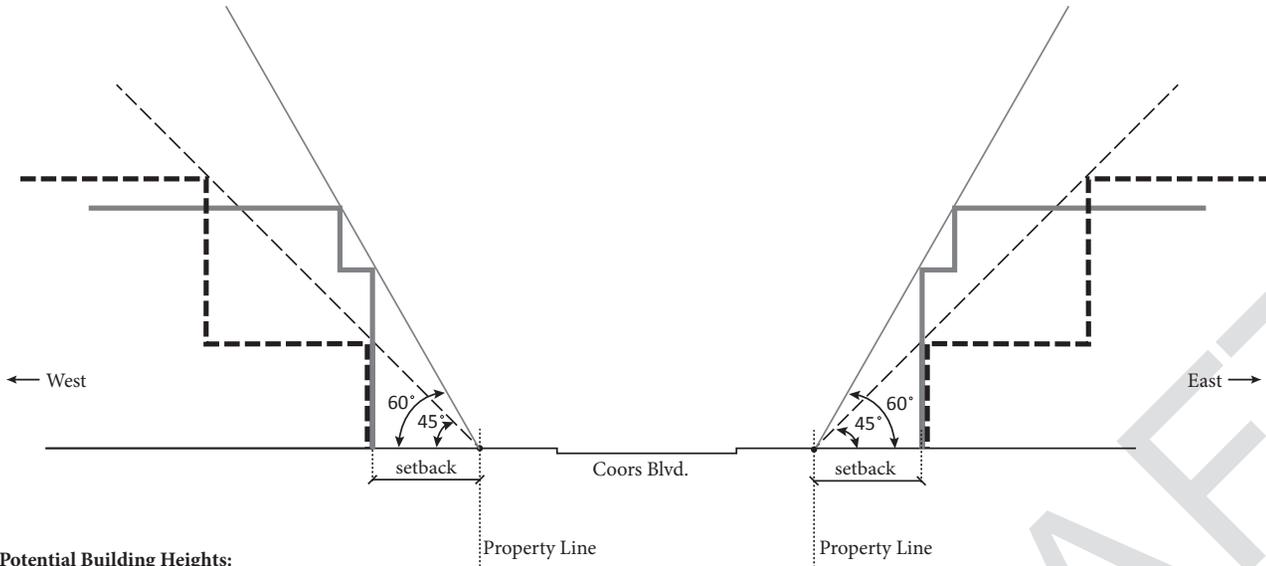
SEE NEXT PAGE FOR REVISED DIAGRAMS

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

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D. Design Overlay Zone



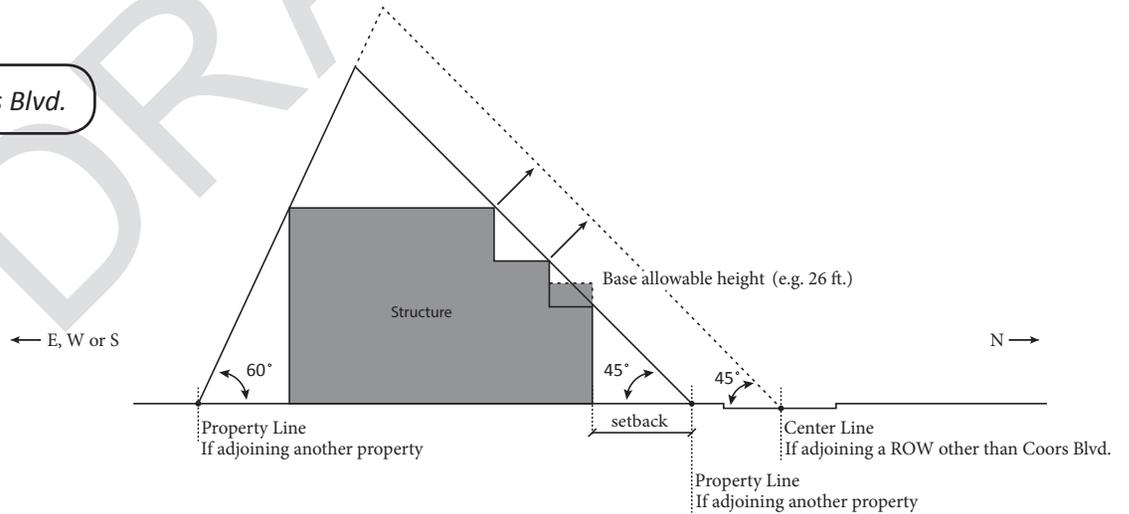
Potential Building Heights:

- : IP Industrial Park zone
- : O-1 Office, R-2 Residential, C-2 Commercial zones

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

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Figure D-1: Structure Height controlled by Angle Planes on Coors Blvd.



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Figure D-2: Structure Height controlled by Angle Planes on frontages other than Coors Blvd.

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

D. Design Overlay Zone

4.0 View Preservation Regulations

Located north of Namaste Rd. and east of Coors Blvd., ~~this~~ 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.

The regulations in this section apply to development on sites in the city in the View Preservation sub-area. 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.

The protected views are based on the perspective of motorists (passengers in particular) heading northbound on Coors Blvd., for substantive and practical reasons: 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 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 early 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 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 drop significantly to the Corrales Riverside drain and the valley floor. The lowlands are mostly zoned for single family homes and are already developed.

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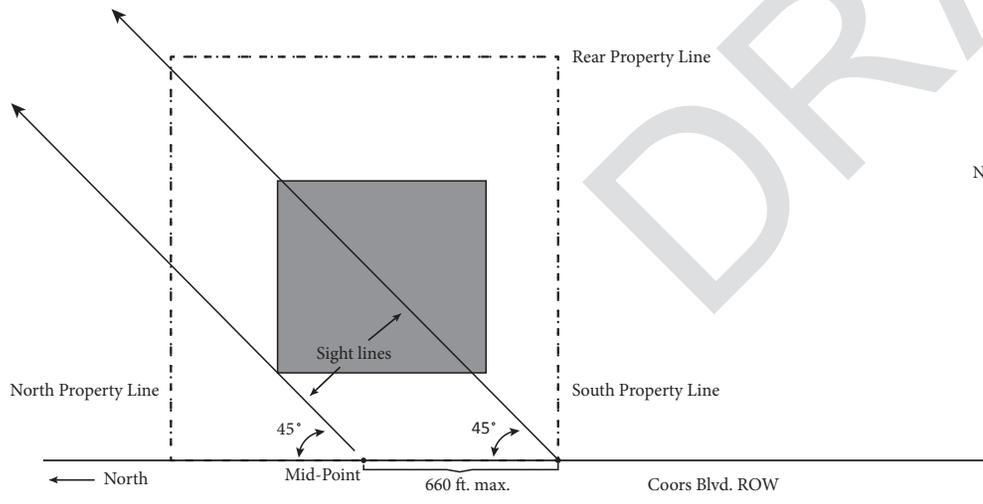
D. Design Overlay Zone

4.1 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.

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. Development 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.

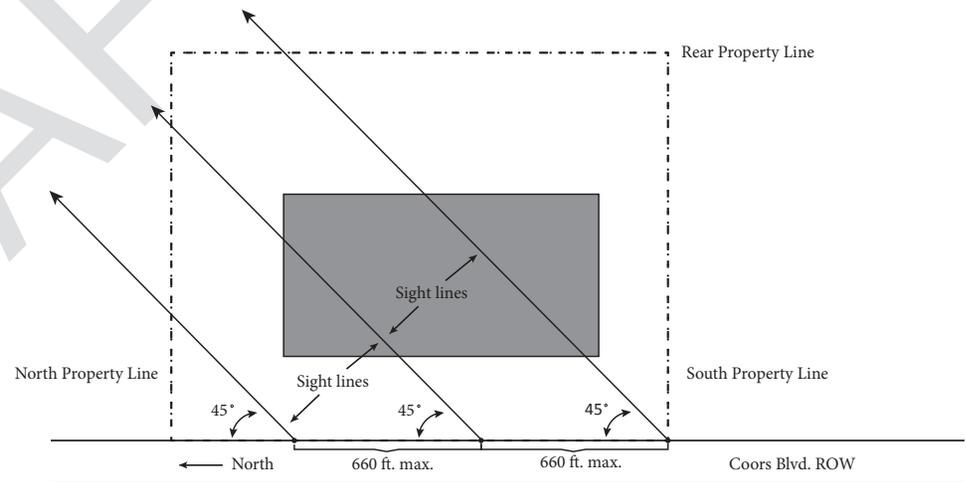


(Note: Not to scale. For illustrative purposes only.)

NEW: Sight Lines on Sites < 5 acres

- b. 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.
- ~~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.~~



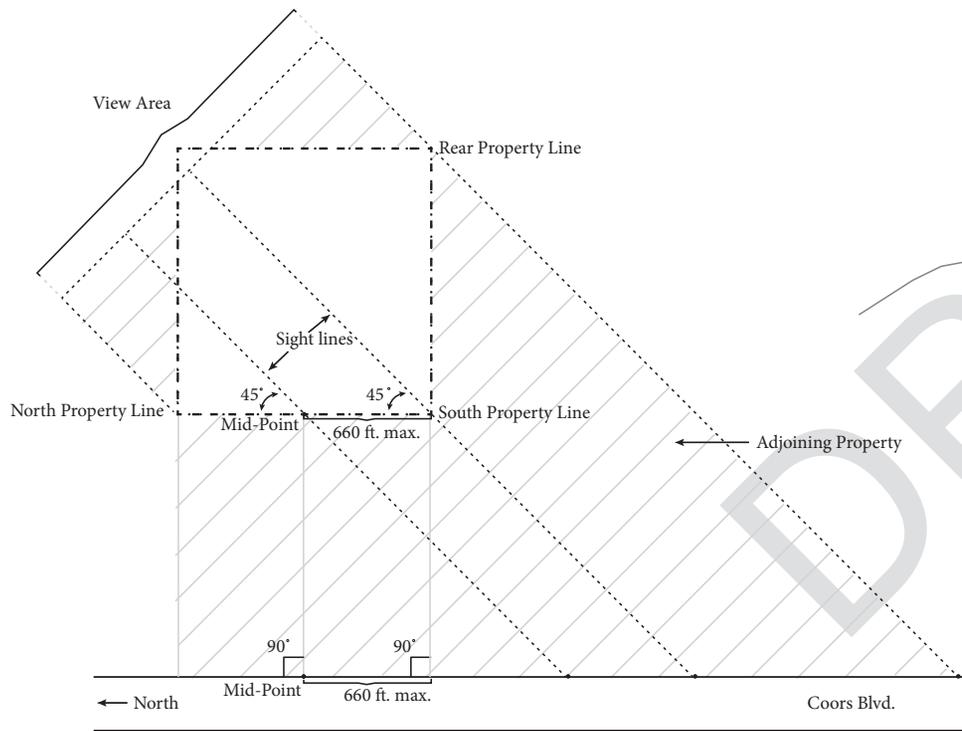
(Note: Not to scale. For illustrative purposes only.)

NEW: Sight Lines on Sites ≥ 5 acres

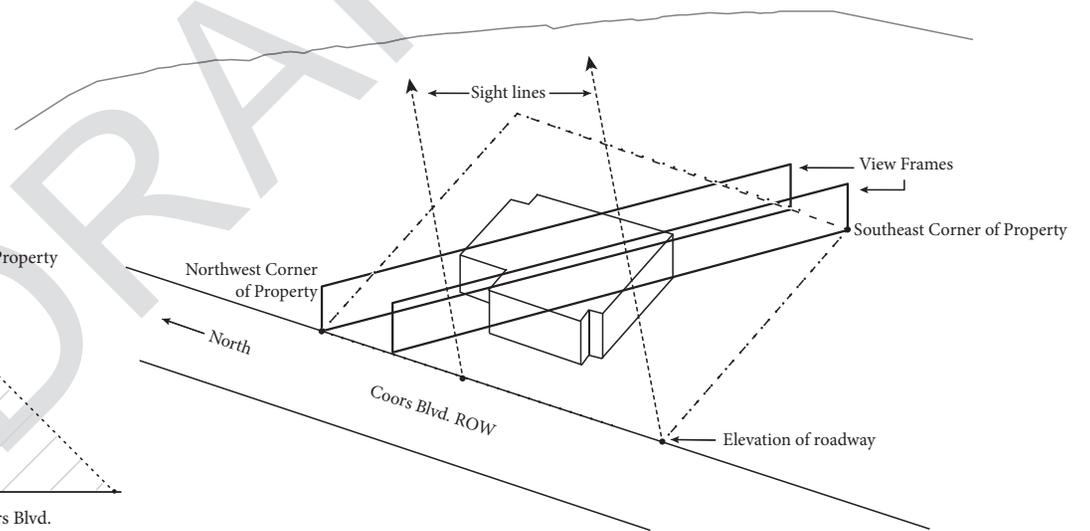
D. Design Overlay Zone

*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 begin at points on Coors Blvd. that correspond to the southwest corner, mid-point etc. as drawn at a 90° angle from the nearest property line of the site to the Coors Blvd. ROW. (See Figure Xref.)

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.



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



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NEW: View Frames in "3D"

Figure D-3: View Frames and Sight Lines and View Area for a Site off Coors Blvd. - Plan View

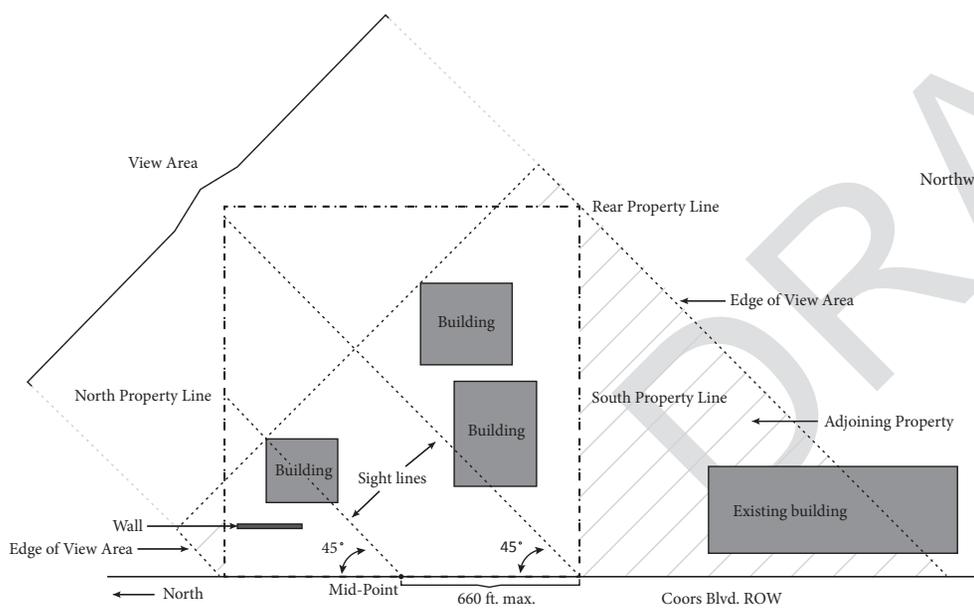
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D. Design Overlay Zone

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 development proposal where the footprint and size of the buildings are identified, such as in a site development plan for building permit; 2) a development proposal that sets the buildable area of the site and the potential size of future buildings, such as in a site development plan for subdivision. ~~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.~~

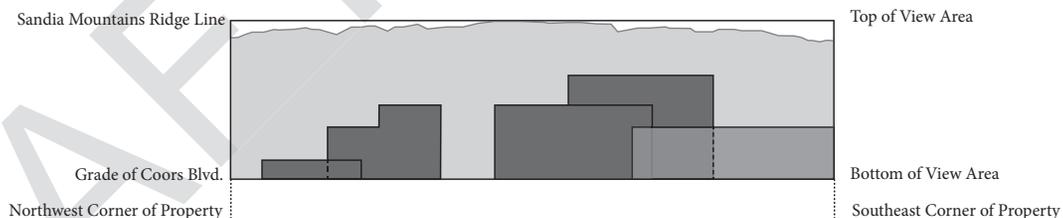
~~View Frame. A vertical rectangle established at the east edge of the Coors Blvd. ROW, looking toward the Sandia Mountains.~~



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

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Figure D-4: View Frames and View Area with Structures (Site Development for Building Permit) – Plan View

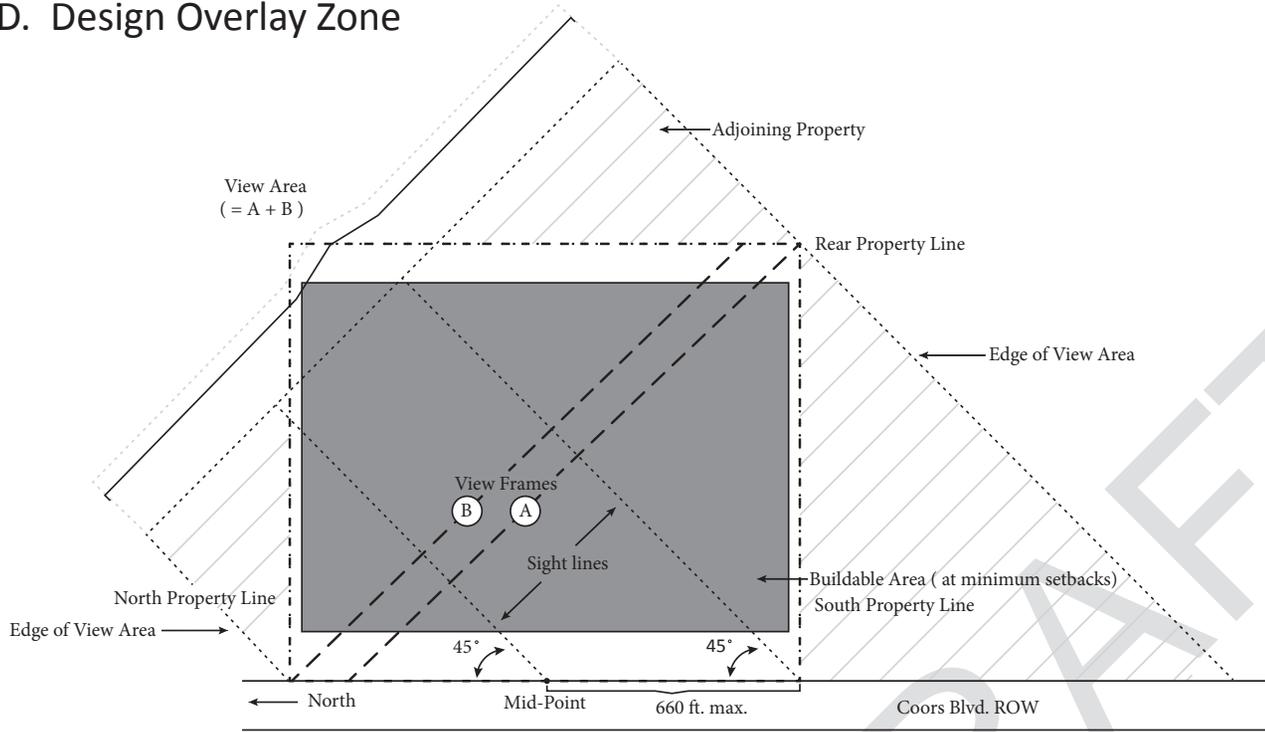


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Figure D-5: View Area with Structures (Site Development for Building Permit) – Elevation View

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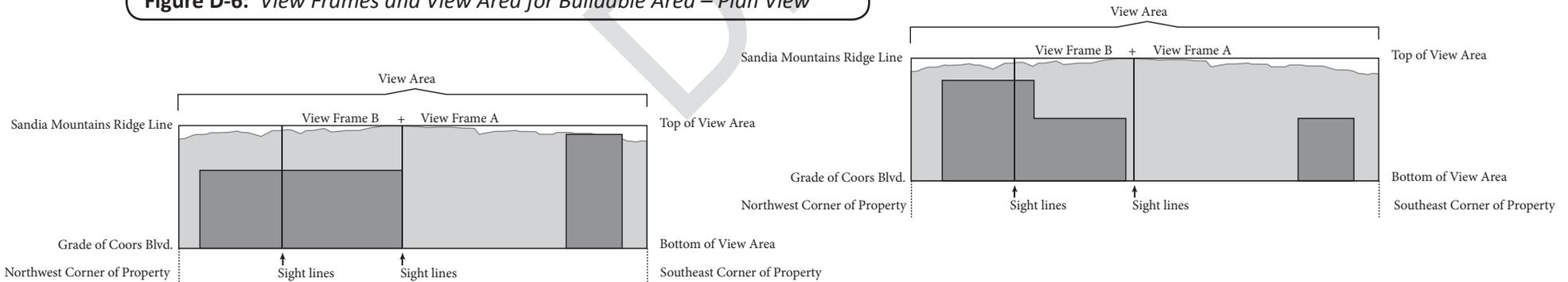
D. Design Overlay Zone



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

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Figure D-6: View Frames and View Area for Buildable Area – Plan View



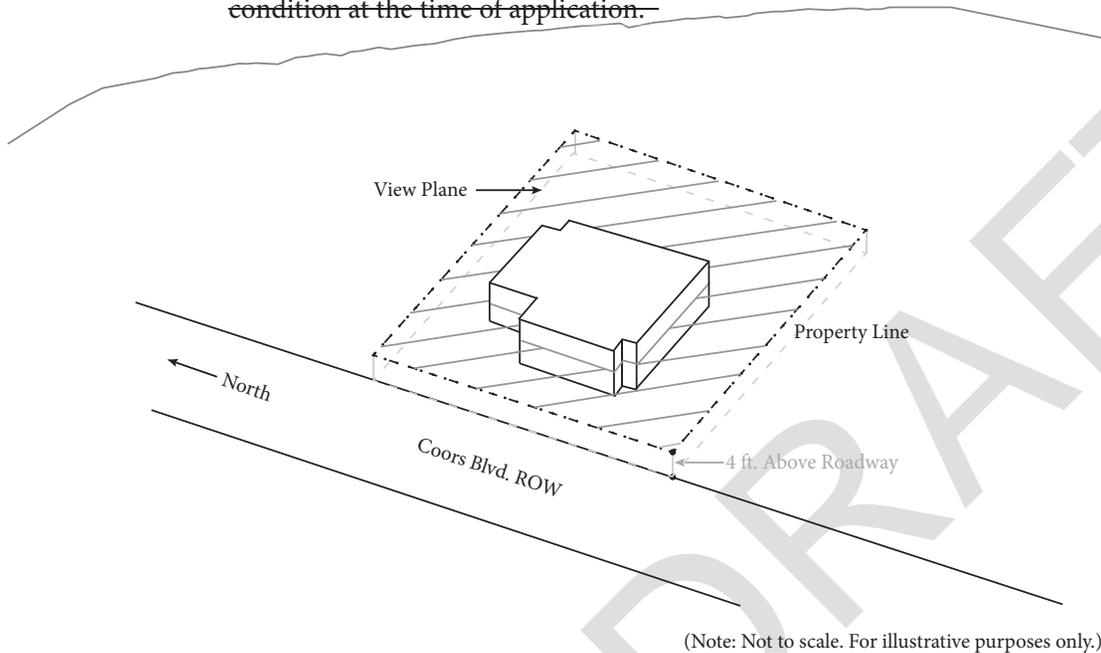
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Figure D-7: View Area for Buildable Area - Two Concepts with Structures – Elevation View

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D. Design Overlay Zone

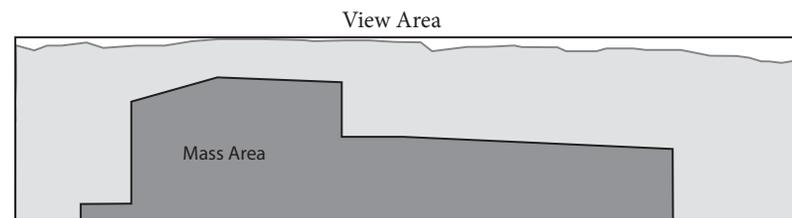
- iv) *Horizontal View Plane.* A horizontal plane established at 4 ft. above the east edge of the existing pavement of Coors Blvd. ~~i.e. at the time of application~~ that begins at the edge of the Coors ROW and that extends across the site to its eastern boundary. The grade of the pavement reflects the existing condition at the time of application.



- 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.

NEW: Horizontal View Plane

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



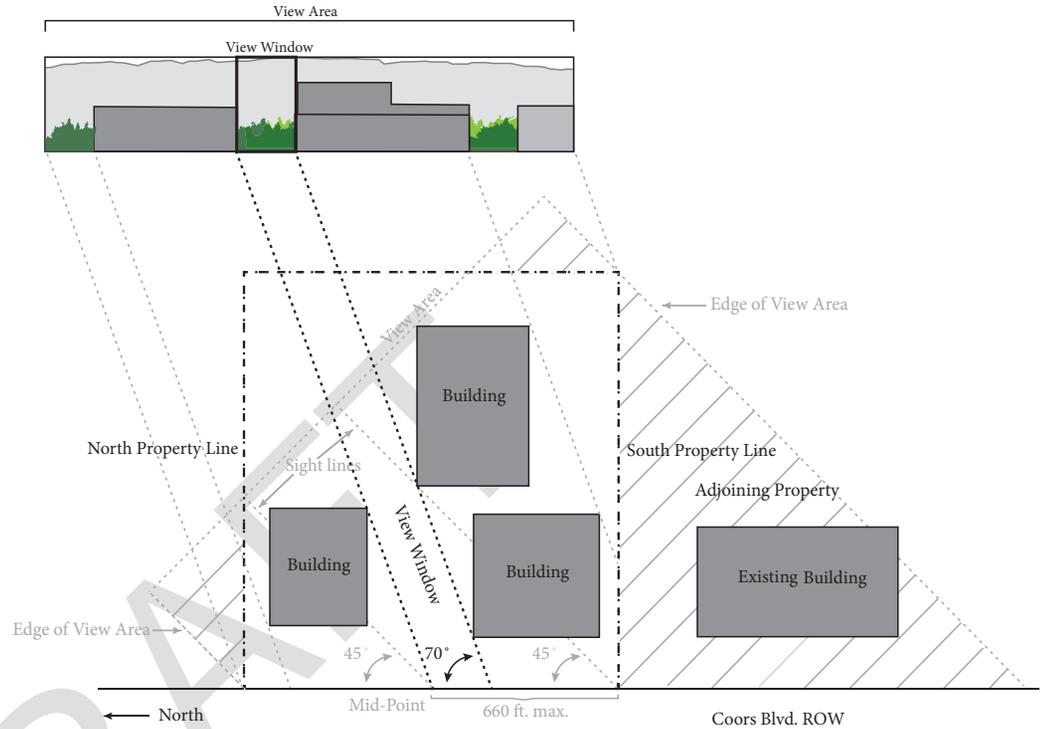
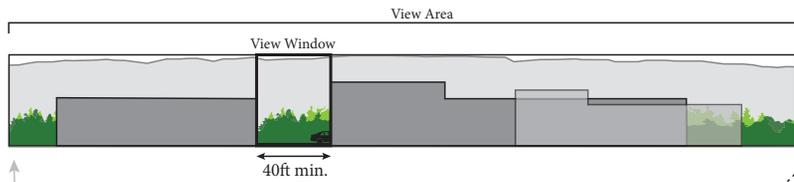
NEW: Structure Mass

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D. Design Overlay Zone

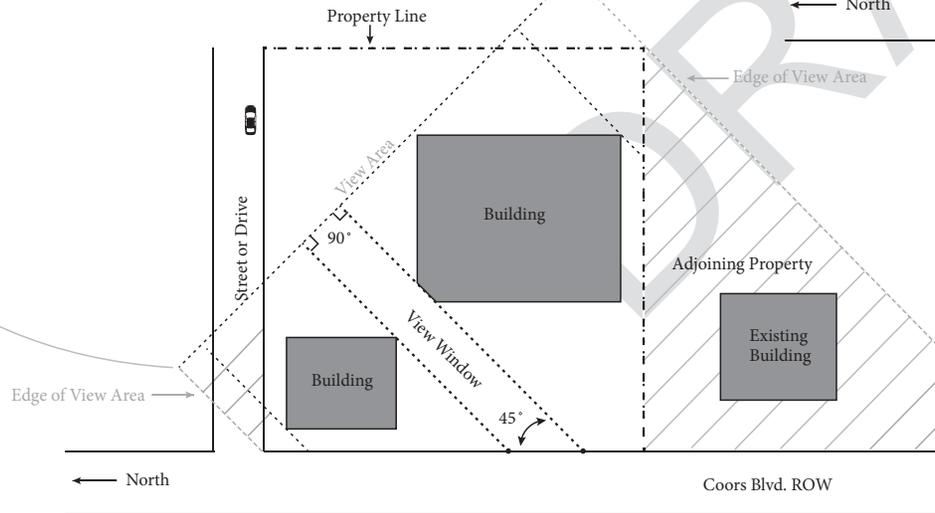
vi) View Window. Consists of a vertical portion of a view area that provides an unobstructed view of the Sandia Mountains, and provides a view of the bosque to the extent possible. The direction of a view window may be at an angle between 45° and 90° (inclusive) from the alignment of Coors Blvd. View windows apply only to properties north of Paseo del Norte.



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

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Figure D-8: View Windows - Two Concepts



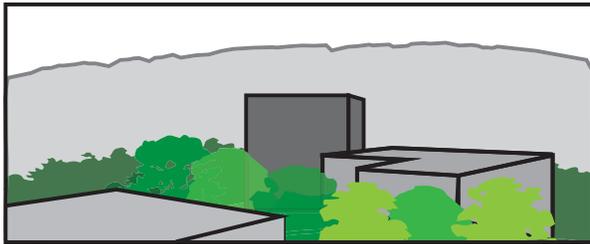
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D. Design Overlay Zone

4.2 Building and Site Design Guidelines

- i) Developments with several buildings should provide a variety of building size 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.

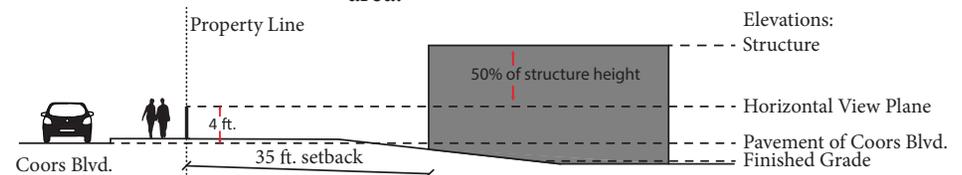


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- ii) In designing the site layout, the following should be considered to maintain visual open-ness where it helps preserve the public's view of the bosque and Sandia mountains from Coors Blvd.; including:
 - a. Cluster buildings or, alternatively, maintain an adequate distance between buildings to provide a view window;
 - b. Where it is allowed by the underlying zone, design a residential development as a Private Commons Development with a private commons area;
 - c. Through the alignment of public rights-of-way and drives, e.g. in a northeasterly direction.
 - d. Through the placement and shape of off-street parking, aggregate open space (e.g. plazas and playgrounds), and landscape and ponding area(s).

4.3 Structure Height and Mass

- i) Exceptions to height standards shall not apply to spires, or ornamental towers, flag poles, etc. listed in the supplementary height regulations in §14-16-3-3(A)(1) of the Zoning Code. For cell towers, see §14-16-3-17 Wireless Telecommunication Regulations in the Zoning Code.
- ii) **On sites south of Paseo del Norte:**
 - a. Height
 1. Structure height up to or equal to 16 ft. for residential structures or 20 ft. for non-residential structures is permitted at any legal location, provided it complies with other applicable regulations for height and mass in this section. Structure height includes parapet or other allowed screening for roof-top equipment.
 2. Structure height shall comply with underlying zoning.
 3. No more than 50% of the total height of residential structures over 16 ft. and commercial structures over 20 ft. shall ~~may~~ penetrate above the horizontal view plane, provided the structure's height complies with the underlying zone and its mass complies with Section 4.3.ii)b.
 4. No portion of a structure, including but not limited to parapet, building-mounted sign and rooftop equipment, shall ~~may~~ extend above the top of the view area.



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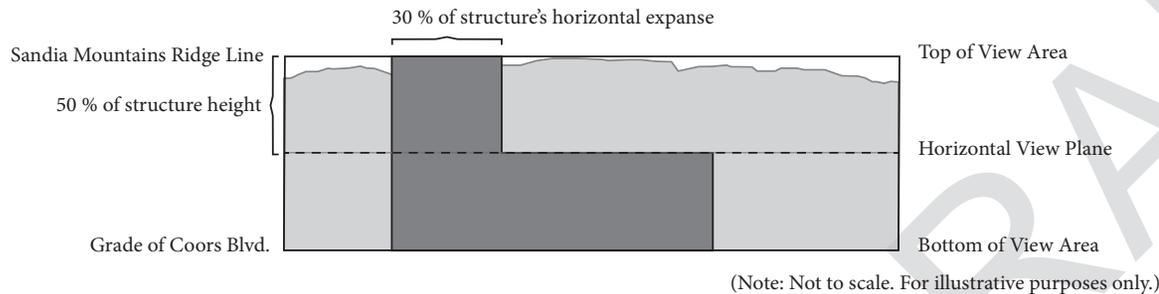
Figure D-9: Horizontal View Plane

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

D. Design Overlay Zone

b. *Mass:*

1. 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. This only applies to structures greater than the base allowable height of 16 ft (residential) or 20 ft. (commercial).~~
2. The visual mass of All the structure(s) on the development site shall obscure no more than 50% of the view area.



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Figure D-10: Structure Mass in VP sub-area

iii) **On sites north of Paseo del Norte:**

There are two options:

- a. The height and mass of structures shall comply with Section 4.3.i) and ii)

OR

- b. Structures shall be placed on the site to provide a *view window* or *windows* of a minimum width according to the site area, as follows:

<3 acres	40 ft or 40% of the length of the lot facing Coors Blvd. whichever is larger
3 to <5 acres	80 ft.
5 to <8 acres	100 ft.
8 to <10 acres	125 ft.
10 to <12 acres	150 ft.
≥12 acres	175 ft.

- c. On sites where more than one *view window* is provided, the minimum width of a *view window* shall be 40 ft.
- d. To guarantee that the *view window(s)* will remain unobstructed, the *view window(s)* shall be defined and ~~permanently established~~ shown on the site development plan. Through the use of rights-of-way, easements, or other legal instrument acceptable to the City Attorney, but the land is not required to be owned by the City of Albuquerque.
- e. Outside the *view windows*, no portion of a structure may extend above the top of the *view area* and structures shall be designed to minimize penetration of the *horizontal view plane*.
- f. Maximum structure height shall be established on the site development plan ~~and/or other official document as part of the City approval.~~

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D. Design Overlay Zone

4.4 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.

4.5 Lighting

Maximum height of lightpoles shall be 20 ft.

4.6 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-10).
- ii) A religious sign that extends above the roof line of the building to which it is mounted shall not be illuminated.

4.7 Application Requirements

- i) All applications for development in the View Preservation sub-area shall provide a view analysis that contains sufficient data and graphic information to demonstrate compliance at the time of application for a site development plan for subdivision or building permit, or a site plan for building permit. Applications for development that do not show building footprints, i.e. for development that is phased and/or includes pad sites, shall demonstrate that the lot configuration will allow future structures to be sited to comply with the height and mass regulations.

- ii) The view analysis documentation shall indicate the existing condition and proposed development of the site in plan, section and elevation formats, based at minimum on the following data and graphic elements:
 - a. The existing location of the pavement edge of Coors Blvd., and its proposed location if the public ROW will be widened to meet the corridor segment recommendations in the Plan (see Chapter C Section 13.0).
 - b. Existing spot elevations of Coors Blvd. along the site frontage beginning at the south corner of the site.
 - c. Proposed spot elevations at locations of structures (e.g. buildings, walls and fences, signs), including at the base of their highest elements, and of trees.
 - d. Finished floor grades of buildings.
 - e. Minimum setbacks for structures, and location of structures.
 - f. Photographs of the *view area* in its current condition, one of which will be used as a backdrop for the renderings and elevations of the proposed development.