3-6(D) COORS BOULEVARD – VPO-1

3-6(D)(1) Applicability
The VPO-1 standards apply in the following mapped area. Where the VPO-1 boundary crosses a lot line, the entire lot is subject to these standards.

3-6(D)(2) Protected Views
Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each viewpoint.

3-6(D)(3) Definitions
The terms defined and illustrated below are used in the standards of this VPO-1.

3-6(D)(3)(a) Sight Lines
1. Lines that begin at each viewpoint along Coors Boulevard, looking toward the ridgeline of the Sandia Mountains at a 45 degree angle from the east edge of the roadway.
2. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site. If the building has no higher point is all the same height, a sight line shall begin at a viewpoint at the lowest elevation(s) of the public right-of-way of Coors Boulevard abutting or nearest to the site that allows the sight line to pass through the building.
3. The sight line is used as the perspective for the analysis in Subsections 14-16-3-6(D)(5)(a) (Building Height) and 14-16-3-6(D)(5)(b) (Building Bulk). Multiple sight lines may be required depending on the size of the site and shape of the building(s). (See figure below.)
3-6(D)(3)(b) View Frame
A vertical rectangular frame drawn perpendicular (i.e. 90 degrees) to a given sight line through the highest point of the proposed building. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the public right-of-way of Coors Boulevard where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required. (See figure below.)

3-6(D)(3)(c) View Plane
A horizontal view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard, based on the elevation of the view point for a given sight line, and extending horizontally above the sites located east of Coors Boulevard considering the perspective that would be seen along the sight line. Multiple view planes may be required if the elevation of Coors Boulevard varies across the site. (See figure below.)
3-6(D)(3)(d) **View Point**
The location that the views from Coors Boulevard are protected from, representing the approximate position of a passenger in a vehicle traveling north along Coors Boulevard. A view point is set at the east edge of the east driving lane on Coors Boulevard and is 4 feet above the elevation of Coors Boulevard at that location. The view point is the starting point for the sight line.

3-6(D)(4) **Setback Standards**
Within this VPO-1, the setback standards in Subsection 14-16-3-4(C)(3)(b) (Setback from Coors Boulevard) shall apply for lots abutting Coors Boulevard.

3-6(D)(5) **Structure Height, Bulk, and Massing**
All development within this VPO-1 shall meet all of the following requirements.

3-6(D)(5)(a) **Structure Height (Zone District)**
If the maximum height allowed by the zone district is lower than what would otherwise be allowed by the height, bulk, and massing regulations, the maximum height of the zone district shall apply.

3-6(D)(5)(b) **Structure Height (View Plane)**
No more than 1/3 of the height of structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram below, with the following exceptions:

1. **For low-density residential development**, a total height of 16 feet is allowed for structures other than walls on a lot with developable area that is constrained because of site constraints, any portion of a structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of the public right-of-way of Coors Boulevard. may also include sensitive lands (see Subsection 14-16-Error! Reference source not found.).
2. **For development other than low-density residential development**, a total height of 20 feet is allowed for structures other than walls on a lot where, because of site constraints, any portion of a structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.

![Diagram](image)

**Note:** This section is taken along a sight line or parallel to the closest sight line.

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3-6(D)(5)(c) **Structure Bulk (View Frame)**  

**Looking from the view point, no** more than 50 percent of the area within any view frame for a property shall be obscured by the bulk of the structure(s) (including walls and fences) placed on the property. No portion of a structure shall extend above the ridgeline of the Sandia Mountains that is visible within any view frame for a property. (See figure below.)

![Diagram](image)
3-6(D)(5)(d) Building Massing (Site Layout)
Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property. (See figure below.)

3-6(D)(6) Colors
The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(D)(6)(a) Allowable colors include the browns and greens existing within the Bosque.
3-6(D)(6)(b) Trim materials on façades constituting less than 10 percent of the façade’s opaque surface may be any color.

3-6(D)(7) Site Landscaping Within Coors Boulevard Setback
3-6(D)(7)(a) Any private landscaping other than trees shall not be higher at maturity than the view plane.
3-6(D)(7)(b) Tree varieties shall be selected for small “see through” type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

3-6(D)(8) Variances
Variances to standards for setback, structure height, or structure bulk and massing in this Coors Boulevard – VPO-1 shall be reviewed and decided by the Environmental Planning Commission (EPC) pursuant to Subsection 14-16-6-6(N) (Variance – EPC).

3-6(D)(9) Cross-references
3-6(D)(9)(a) Subsection 14-16-3-4(C) (Coors Boulevard – CPO-2).
3-6(D)(9)(b) Subsection 14-16-3-4(C)(3) (Coors Boulevard – CPO-2 Setback Standards).
3-6(D)(9)(c) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
3-6(D)(9)(d) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).
3-6(D)(9)(e) Subsection 14-16-6-6(N) (Variance – EPC).