

**Nob Hill Neighborhood Association**  
**Input to CABQ Community Planning Area Assessment**  
**2021-06-05**

**1. TRANSIT**

- a. Solve excessive speeding and accidents on Lead and Coal at long last. We would like to see a re-envisioning of the corridor. Seriously consider the following options:
  - 1) Reduce speed limits to 25 mph. This will not cause people to lose that much time in transit and is much quieter than 30 mph.
  - 2) Make Lead and Coal a safety corridor.
  - 3) Put crosswalks at every major intersection.
  - 4) Step up the Neighborhood Traffic Management Program to manage speed on north south streets between Girard and Washington.
  - 5) Explore reducing Lead and Coal to one lane each with additional park space or changing them to 2-ways.
  - 6) Substantially increase awareness of speeding and traffic signals using conspicuous personnel to monitor and record speeding.
  - 7) Bring back the speeding vans and red light camera fine program. Change state law so the fine money goes to CABQ.
- b. Repair and replace sidewalks that do not meet the requirements of ADA including where sidewalks cross alleys
- c. Increase bike parking - bike corrals and bike racks provide convenient parking options for shops and restaurants.
- d. Improve challenging intersections for bicycles, like Copper/Campus and Carlisle, a wide intersection with many risks for conflict. It would help to narrow the intersection or consider a roundabout.
- e. Improve bike boulevard, lane, and route markings and signage - especially those that connect to other parts of town and support the use of bikes as transportation.

- f. Continue bike lanes on Washington south of Central to connect people to the Silver Avenue Bicycle Boulevard and to the bike lanes on Zuni which connect to our neighbors in the International District.
- g. ART divides our commercial district into north and south sides. We need more opportunities to safely cross Central Ave.
- h. UNM has historically developed campus with little consideration of surrounding neighborhoods and CABQ; for example coordinating with neighborhood associations and CABQ on traffic and the road and transit system. Could UNM be specifically named as an accountable partner in the CPA Assessment report?
- i. Post pandemic, more people will work from home at least part time. This will change traffic patterns and, in particular, the traditional morning commute. CABQ should assess transit including public transit to accommodate this change.
- j. CABQ should perform strategic planning for parking in Nob Hill.

## **2. ZONING**

- a. The IDO requires façade articulation and glazing on buildings facing Central Ave. but leaves open the potential for highly visible and expansive walls with zero aesthetic value on the other sides of buildings. This creates ugly eyesores for the residents that live in the neighborhood and interact with the buildings daily. We support extending façade articulation, variation, and fenestration on the front facade called for in CPO-8 to all facades of buildings in CPO-8.
- b. Within 1,320 ft. of a Main Street Corridor accessory dwelling units (ADUs) are now permissive. This covers about 80% of NHNA boundaries. Since Central Ave does not run true east-west this means that one neighbor can do it and the neighbor next door can't. Look at modifying those boundaries to correspond to east-west cross streets instead of the 1.320 ft. rule.
- c. The transition between residential and mixed use zoning should be examined on a block-by-block basis in Nob Hill. In some areas the zoning allows adequate transitions, but in others the boundary is sharp.

- d. The IDO annual update process, compared to the pre-IDO process, is better due to its predictability and transparency. While there are good reasons for the City Council to make changes throughout the process Council should reinforce transparency and public trust in the process by publicizing late stage amendments on topics that were not under consideration at earlier stages.
- e. CPO-8; IDO says: "Each ground floor façade facing Central Ave. shall.....be built to function as or appear as storefronts." Current IDO annual update redline deletes this and says: "Place the primary pedestrian entrance at sidewalk grade at or within 20 ft. of the front or street-side lot line." There are residential properties on Central, and this use is not objectionable. However, the facades/streetscape along the Central corridor in Nob Hill were historically commercial, creating its unique character and are an asset to the larger community even if new uses are residential. Large residential projects should maximize commercial uses on the street-level facade, such as leasing offices, recreation and meeting rooms, and space leased to third-party service and restaurant businesses. Smaller residential projects without public or common spaces should still maximize commercial appearance of street-level facade. We want to preserve our historic commercial character. We support removing "appear as storefronts" which creates the false-front "jewel boxes."
- f. CPO-8, IDO says: "Each ground floor façade facing Central Ave. shall.....contain a minimum of 60 percent of its surfaces in transparent windows and/or doors as measured to include the first 12 ft. of building height above the sidewalk with the lower edge of window sills no higher than 30" above finished floor." The current annual update redline does not change this. We support keeping the first 12 ft. for one story buildings and reducing the standard to the first 10 ft. of the first floor on multi story buildings.

- g. The IDO 2020 annual update redline does not propose changes to allowed building heights in CPO-8 that we are aware of. We would strongly oppose any increase of allowable building heights in CPO-8 and desire this position to be on record in the CPA Assessment Report.
- h. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting.
  - 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.
  - 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
  - 3) We oppose any high-density cannabis zone within Nob Hill.

### **3. HERITAGE CONSERVATION**

- a. Explore listing of 1916 University Heights, 1925 Granada Heights, and 1945 Broadmoor Addition in the NM Register of Cultural Places.
- b. Design and install sign toppers on street signs to identify listed historic districts.
- c. Explore one or more Historic Protection Overlay Zones in the residential neighborhoods.
- d. Engage DeAnza Motor Court and Zuni Pueblo to establish culturally appropriate interpreted educational viewing opportunities of the Tony Edaake murals.

#### **4. PUBLIC SAFETY/SOCIAL SERVICES**

- a. We wish to prevent establishment of a club scene in Nob Hill because it creates enormous public safety risks.
- b. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting. We wish to prevent high density concentration of cannabis businesses in Nob Hill akin to Denver's Green Mile Cannabis Zone.
  - 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.
  - 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
  - 3) We oppose any high-density cannabis zone within Nob Hill.
- c. Help residents and neighborhoods expand Neighborhood Watch participation
- d. We need serious improvement in enforcing speeding and running traffic signals with automated camera ticketing.
- e. To assist people experiencing homelessness while minimizing negative impacts on communities build multiple small gateway type centers accessible to transport service only as at ABQ Opportunity Center; no walk in. Spread the centers around the city.

#### **5. PARKS/GREEN SPACE/TREES**

- a. Help neighborhoods restore senescent tree canopies.
- b. Develop green space, shaded oases, and pocket parks along Central Ave.

- c. Develop a “Central Park” green space in Nob Hill with grass and trees that people can enjoy.
- d. Develop deliberate greenery on Central to replace the trees we’ve lost
- e. For ART improve landscaping of the barren medians with trees.
- f. East of Carlisle on Central plant more trees on the sidewalks
- g. Develop Monte Vista Blvd as a classic boulevard with treed grassed median. This would provide safe walking and green space which is so rare in our area as well as shade.
- h. Develop small green spaces with trees in stray triangles like Amherst Dr NE and Marquette NE as well as at Solano SE and Silver SE. Use these spaces for public art.
- i. The public is slowly finding out via conflict that while official policy towards dogs in public places, including parks, has not changed, the level of enforcement and prosecution has increased. The same is true for the public use of (shared) park space on APS property. At the very least, the parks and rec dept. should engage in a publicity campaign informing the public that these policies are being taken much more seriously than they were in the past. Better would be to increase the number of off-leash dog parks, and local parks, throughout the city.

## **6. ECONOMIC DEVELOPMENT**

- a. Create incentives akin to opportunity zones in Nob Hill; tax breaks to local businesses and creative mixed use developments.
- b. Incent professional spaces, retail, and entertainment in Nob Hill
- c. Incent retail to maintain longer hours.
- d. Explore a business improvement district again.