

B. Community Form

Goal: Reinforce the Nob Hill Highland district as a vibrant, high quality, pedestrian-oriented urban community and a destination for greater Albuquerque.



1. The Vision

The community envisions Nob Hill/ Highland (NHH) to continue as an urban village alive with people and activity. Residents will walk easily and comfortably from their homes to neighborhood stores, restaurants, coffee shops services bordering Lomas and Central Avenue. NHH will be the place where people from all over the metropolitan area go to experience true urban street life with its critical mass of sidewalk cafés, theaters, art galleries, coffee shops, and thriving small businesses. An eclectic mix of local, regional and national businesses will serve local as well as regional markets.

There will be more people living in NHH than there are today, creating greater residential density close to the Central corridor and greater diversity in housing, income levels and types of residents. Seniors, college students, empty-nesters, wealthy

or low-income people can choose to live in a variety of upper story lofts, courtyard and terraced apartments, live/work units, stacked lofts over flex space, patio homes, flats, rowhouses, carriage houses, townhouses, and studios. Space design will be flexible, often combining residences with new live/ work commercial space. Residents will have grocery stores, outdoor markets, bakeries and other necessities of daily life available within walking distance.



Existing historic residential districts will be preserved and new districts registered. These historic neighborhoods of small bungalow homes will continue to be valued and preserved. Additions to existing homes and infill development will support the unique character and qualities of these neighborhoods. They will be well maintained with open, high-quality streetscapes so that everyone can enjoy their unique architectural variety. These streetscapes, several configured as boulevards, will include pedestrian lighting utilizing state-of-the-art fixtures. Residential neighborhoods will have on-street parking in front of their homes. Neighborhood transitional

areas will be protected from the impacts of noise, traffic and parking generated by commercial activity. Overhead utilities will be relocated underground.



NHH will continue to have character and charm, and this character will extend further east along the commercial corridor with gradually increasing heights and densities toward San Mateo and the Highland area. Architectural styles will be eclectic and unique to the place. The historic scale and character of the original commercial district will be retained. Pedestrians will continue to experience great views of the sky and mountains. Buildings will have high quality design and interesting style. Public gathering spaces will draw the community together for celebrations, musical events, art shows, and open markets. NHH will not imitate other places; the district will continue to pioneer its own unique



definition of southwestern urbanism. Nowhere else in the city or country will look like Nob Hill; it will continue to have its own valued identity.

Visitors from all parts of the city, country and world will continue to be drawn to Central Avenue (Old Route 66) to experience its unique history and pioneering role in American car culture, enjoying small boutique motels, interesting roadside architecture and signs reflecting different eras. It will still be an authentic tourism landscape. Businesses will display attractive signs (neon, glass or painted) that reflect the style and scale characteristic of historic Route 66.

In the Nob Hill/Highland area, the pedestrian rules. There will not be big parking structures or buildings with blank walls to the neighborhood. There will not be large parking lots bordering the street. Parking will be dispersed in courts that are hidden from view, wrapped with housing or shops, or enclosed in small courtyards. On-street parking will continue to serve small businesses. Many people will be able to live without cars in townhouses, lofts and condos within one-quarter to one-half mile walking distance of the new modern streetcar stations up and down Central Avenue.

Alleys will be enhanced with landscaping and well-maintained by residents from nearby blocks. Alleys will be safe and used as walkways. Some alleys will have carriage houses above garages or other innovative housing that utilizes and activates



formerly dead alley space. Developers building in NHH will be community-minded, innovative, sensitive to historic context, and comfortable with a collaborative approach to design. Design will result from a broad-based public process, and the community will hold development to high standards of innovation, creativity and sensitivity to context. Individual developments will fit with the over-all character of good urban design that is pedestrian scale and contributes to the vitality of the district. Change and new investment will be welcomed and encouraged, but development will be kept at an even pace, and not become too overheated.

Policies

1. The City shall support an eclectic mix of local, regional and national businesses that will serve local as well as regional markets.
2. The City shall support greater diversity in housing, income levels and types of residents.
3. The City shall support existing historic residential districts and the registration of new districts.
4. The City shall support well maintained and high quality streetscapes.
5. The City shall support the creation of public gathering spaces.
6. The City shall support the display of attractive signs that reflect the style and scale characteristic of historic Route 66.
7. The City shall support the development of parking that will be dispersed in courts and structures that are hidden from view.
8. The City shall support well-maintained alleys that are enhanced with landscaping.

2. Commercial Districts

Recognizing that the Nob Hill Highland Sector Plan area is comprised of distinct sub-areas with unique qualities, the following sections of the report divide the commercial and residential areas into “districts.” Issues of *Use, Height and Scale, Signage, Transition and Historic Preservation* are addressed within each specific district as a way of guiding future development. The result will be districts that possess distinct and identifiable character but that also aesthetically relate to adjacent districts in ways that contribute to a shared identity throughout the entire Sector Development Plan area.

There are three commercial districts that cover the length of the Central Avenue “corridor” from Girard to San Mateo. In this context, the “corridor” refers to Central Avenue as well as commercial areas on Silver and Copper Avenues and Lomas and San Mateo Blvds. The plan further addresses issues of commercial activity and on establishing pleasant transition zones between commercial areas and adjacent residential communities. The three commercial districts are:

- Route 66 Historic Core:** from Girard to Carlisle
- Emerging Nob Hill:** from Carlisle to Washington
- Highland:** from Washington to San Mateo and San Mateo to Lomas

The Central Avenue corridor within the plan area is expected to see significant commercial and residential growth in coming years. The Nob Hill Highland Sector Development Plan seeks to create regulations and guidelines that stimulate commercial growth and intensification in a manner that respects and enhances the quality of life in neighboring residential areas. Attention is therefore given to issues such as transition zones between



residential and commercial areas (i.e. appropriate scale of buildings, entrances to retail from both back and front sides, and the reduction of large paved parking lots in front of businesses), pedestrian-friendly design (i.e. outdoor seating areas, ample shade, and storefronts that interact with sidewalk traffic through storefront windows and outdoor displays), and a vibrant mixing of residential and commercial uses within the corridor.

An important component of any commercial corridor is its scale as related to the pedestrian. Some commercial streets “feel” more comfortable to the pedestrian because the building heights and the “street wall” it presents create a sense of enclosure that feels more like an outdoor room than a linear strip development along a major arterial. Many studies have been conducted to try to determine the appropriate proportions of building height to street width that creates this optimum sense of place along a commercial corridor. The Main Street Center of the National Trust for Historic Places has carried out extensive research on this issue and have found that the ideal proportions for commercial streets is between 1:2 and 1:3. That means that the building height is one third to one half the width of the street right of way. This is illustrated in the following diagrams, Figure 24 From the Main Street Center’s “Main Street Handbook”. The diagram also illustrates a scale that is “uncomfortable for pedestrians” at a ratio of 1:7. A section through a typical location on Central Avenue shown in Figure 25 shows that the building height to street width ratio is 1:6.4. This would suggest that for the Central Avenue corridor and its commercial districts to become a more comfortable place for pedestrians that one of the issues that needs to be addressed is the allowable height of buildings along the corridor. To achieve a ratio in the 1:3 to 1:2 range building heights

would need to range from three to five stories along Central Avenue. Addressing building heights is part of the strategy for improving Nob Hill Highland’s commercial districts.

The following policies, developed from community input, apply to all three commercial districts within the Nob Hill Highland Central Avenue Corridor.

Policies

1. The City shall increase densities in the designated Metropolitan Redevelopment Area.

2. The City shall encourage adaptive reuse of old gas stations and motor courts.
3. The City shall support the attraction of positive activity to the area day and night.
4. The City shall support the increase of housing choice and density along Central Avenue.
5. The City shall support the integration of different types of housing (live/work spaces, stacked flats, etc.).
6. The City shall support the retention and encouragement of retail and services that meet the needs of local residents.
7. The City shall establish a green space/ park/multiple use site on Central Avenue.
8. The City shall support the preservation of historic landmarks and streetscapes.
9. The City shall emphasize pedestrian-oriented design in the area.
10. The City shall help create smooth transitions to and access from adjacent neighborhoods.
11. The City shall model the past successes of the Nob Hill Route 66 Historic Core renaissance.
12. The City shall support the creation of outdoor rooms: open patios, landscaped courtyards, plazas, oases.
13. The City shall support the creation an interesting and varied street wall along Central Avenue.

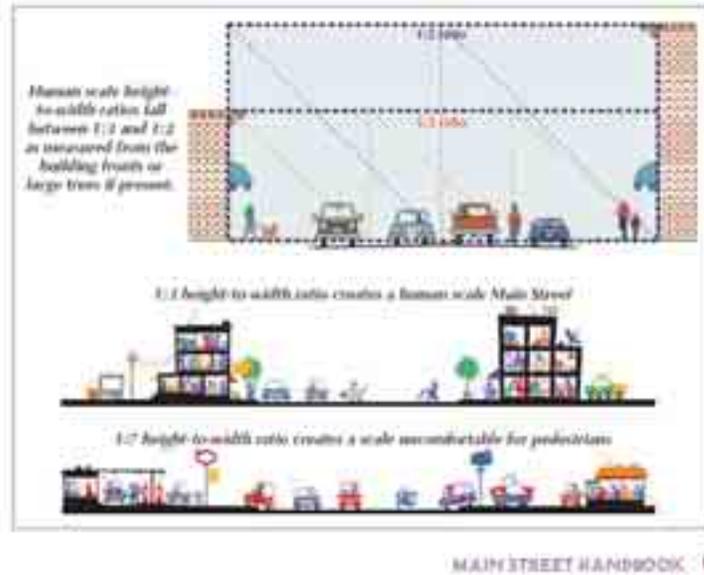
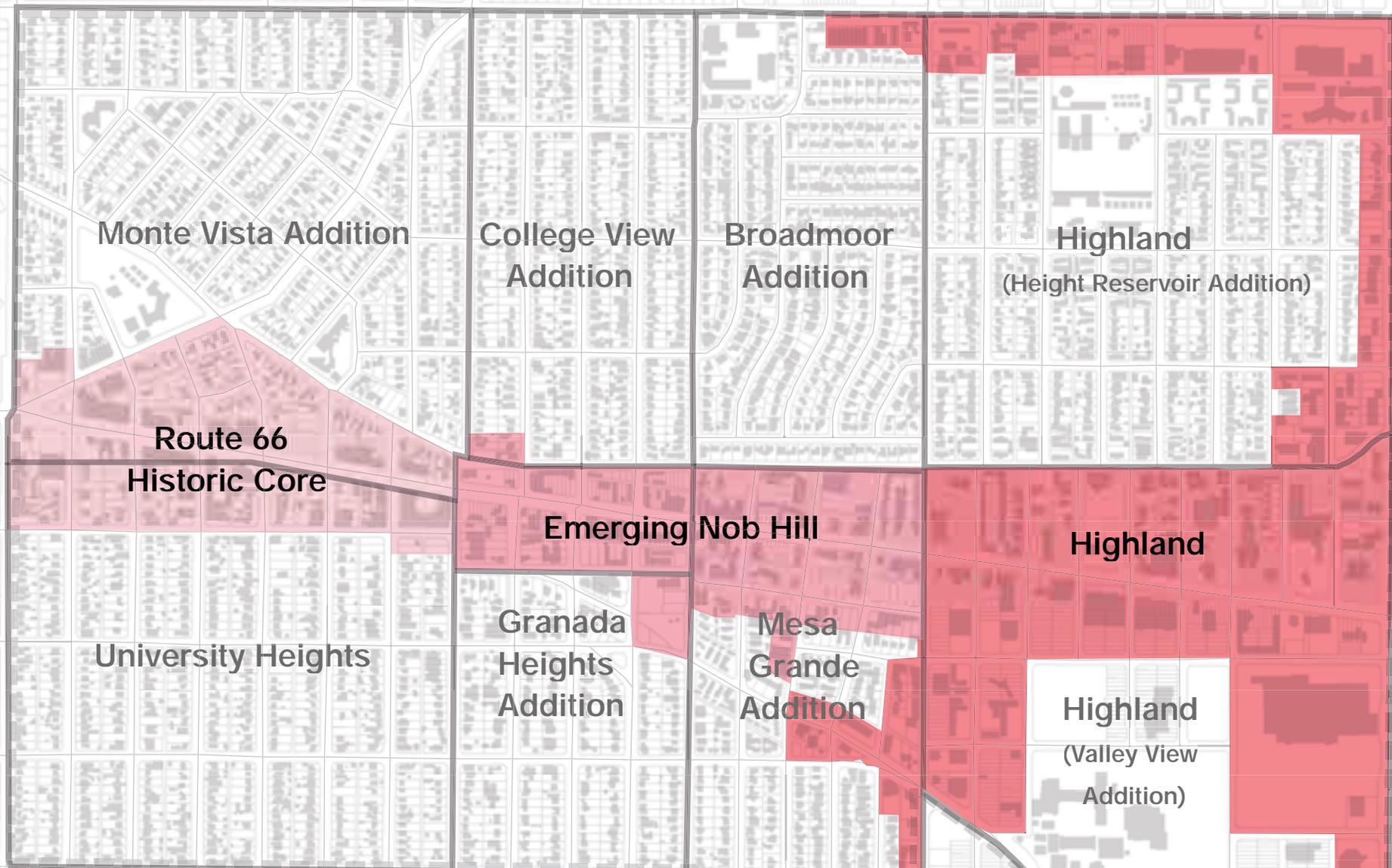


Figure 24: Illustration of Desirable Height-to-Width Ratios



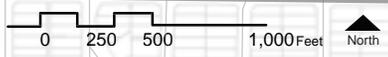
Figure 25: Typical Cross Section through Central Avenue Corridor





Commercial and Residential Districts

Nob Hill Highland Sector Development Plan



- Commercial Districts
- Residential Districts

Figure 26: Commercial and Residential Districts



District 1: Route 66 Historic Core (Girard to Carlisle)



Goal: Future development for this district should emphasize designs and uses that fit within the existing context such as architectural style, outdoor eating spaces, pedestrian orientation and a relaxed atmosphere and provide expanded retail and upper story urban residential living opportunities.

The Route 66 Historic Core District developed primarily in the 1920s and 1930s and is emblematic of an eclectic roadside architecture made famous by travelers of the “Mother Road.” Styles such as Streamline Moderne, Pueblo Revival and Spanish Territorial Revival are all well represented, with several buildings on the National Register of Historic Places and many others considered as historically significant. Notable features include building designs that step down in response to topography and slope, classic small-scale lot sizes of 25’ X 150’, careful attention paid to transitions between commercial and residential areas, and a use of design features such as towers and vibrant colors. The Nob Hill Shopping Center at Carlisle and Central was built in 1937 and has come to represent key features that local residents find desirable and which should be incorporated into future area development. These include

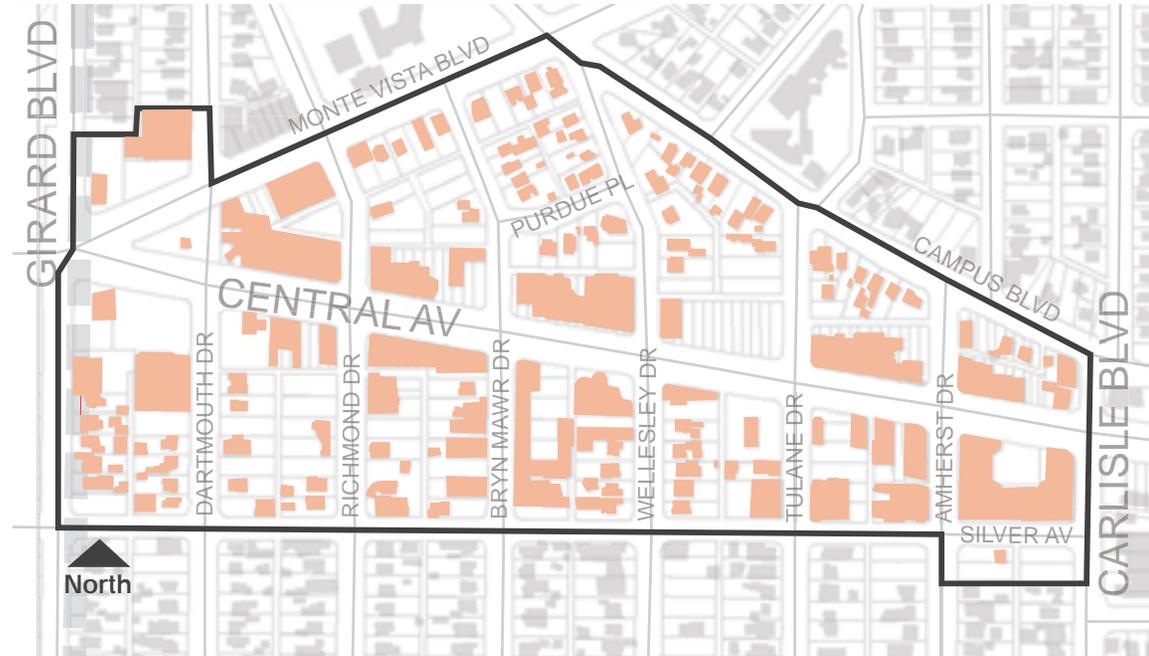


Figure 27: Historic Core District Map

storefronts that face both Central Avenue and residential areas to the north, breezeways that encourage easy access to the interior court and a low profile façade that is scaled for pedestrian-use.

Policies

1. The City shall preserve contributing historic buildings and existing scale in the district.
2. The City shall support the design of commercial/residential transition areas to provide easy access from neighborhoods and protect the integrity of historic districts.

Actions

1. **Use** -The Route 66 Historic Core District has a tradition of providing an eclectic

collection of goods and service options to the traveler as well as the resident. Maintaining this variety is critical to the continuing success of this unique area as a destination for the neighborhoods, the Albuquerque metropolitan area as well as visitors to the region. While the street level should be charged with exciting retail and entertainment options, the upper levels of buildings adjacent to Central Avenue should provide opportunities for office activities and a wide array of housing choices. Bringing housing to the corridor will further enrich this area, provide 24 hour “eyes on the street” as well as support this emerging major transit corridor.



2. **Height and Scale** - Buildings should vary in height but be sensitive to the transition to the adjacent building context particularly relative to historic buildings. Façades should maximize the amount of clear single pane glazing and avoid blank walls to the street. Attention should be paid to preserving the historic wainscoting at the base of the façade and reflecting traditional materials such as tile in those areas. Buildings in this district shall be either one, two, or three stories along Central Avenue and either one or two stories where they face single-family dwellings in adjacent residential neighborhoods. Where possible the location and height of buildings should frame views to the mountains.

Maintaining the diversity of building form and design is particularly critical to reinforcing the traditional character and scale of this district. All buildings should front on the street, and façades should not be flat but should vary in their relationship to the property line. Building design should respond to the historic 25' lot module that significantly influences the scale and character of this historic district. Buildings should celebrate Route 66 and include interesting towers where appropriate. They should create an attractive public face on all sides of buildings facing streets or alleys.

3. **Signage** - A major challenge in the Nob Hill Historic Core is to encourage sensitive signage which reflects the history and character of the district, and to discourage run-of-the-mill signage which contributes to visual clutter and transforms building façades into billboards. Historically, two types of signs were dominant in the Nob Hill district: the wall-mounted, individually-lettered signs popular during the 1930s, and the vertical projecting signs which

grew in abundance during the 1950s. Both made prodigious use of neon and exhibited a style which varied from the high style of 1930s art deco to the complexity of the neon jungle. Historic neon signs should be protected and restored wherever possible and new signs should take full advantage of the many exciting examples of this rich heritage of neon art.

4. **Transitions** - In this district it is critical to define appropriate scale, massing and design in order to ensure that new development blends in to protect single-family residential amenities for the people who live there. Build smooth seamless, pedestrian-friendly and aesthetically pleasing transitions from commercial to residential areas. Avoid harsh transitions. Commercial buildings should not dominate residential areas and commercial parking should not congest neighborhoods. Treat side street and back façades with the same care given to Central Avenue façades. Wrap developments so that each street front has active uses and well designed façades. Create "outdoor rooms", i.e., open patios, landscaped courtyards, plazas, and oases. Use appropriate transitional scale that steps down in height and with topography, preserves small structure and incorporates medium density residential housing, such as townhouses, stacked flats, rowhouses and small businesses, which relate both to the neighborhood and the commercial environment.
5. **Historic Preservation** - Celebrate old Route 66. Encourage innovative eclectic architectural styles, allow flexibility along with elements of Route 66 roadside

architecture and the original styles of historic register landmarks to retain the essence of Nob Hill character. Create a sign landscape that displays renovated historic signs and signs that are consistent in scale and design with Route 66 character including elements such as neon, glass and painted motifs. Respect and preserve the special character of the Historic Core as a valued resource through preservation or adaptive reuse of existing historic buildings including the Campell's Grill, Hendren Building, Monte Vista Elementary School, Lobo Theater, Monte Vista Fire Station, Jones Motor Company, Nob Shopping Center and others as shown on the District Map, Figure 27.



Implementation

The Plan Implementation section of this document, Section 5, presents a consolidated list of the above recommendations and delineates the City agencies and potential funding sources vital to their realization. Recommendations fall into one of the following categories: Capital Improvements Projects, Program Enhancements, or Community Initiatives, as elaborated in Section 5.A.; or they are established through zoning regulations, as elaborated in Section 5.B. Form-based zoning regulations include design requirements to create a land-use regulation environment focused on achieving the community form goals described above.



District 2: Emerging Nob Hill (Carlisle to Washington)



Goal: Future development should take advantage of the recently established Metropolitan Redevelopment Area designation to establish an upscale entertainment district with art galleries, antique shopping, live/work spaces and neighborhood services that continue the core Nob Hill character.

The Emerging Nob Hill District was developed after the Route 66 Historic Core District, mostly between the 1940s and 1960s. This commercial area was primarily designed for access by automobile and as a consequence lacks many of the pedestrian amenities valued by local residents. Much of the area is dominated by old motor courts that constitute a defining feature of Route 66 history. Notable neon signage and a proliferation of antique shops have begun to forge an identity for the district which is in many ways an extension of development patterns established within the Route 66 Historic Core.

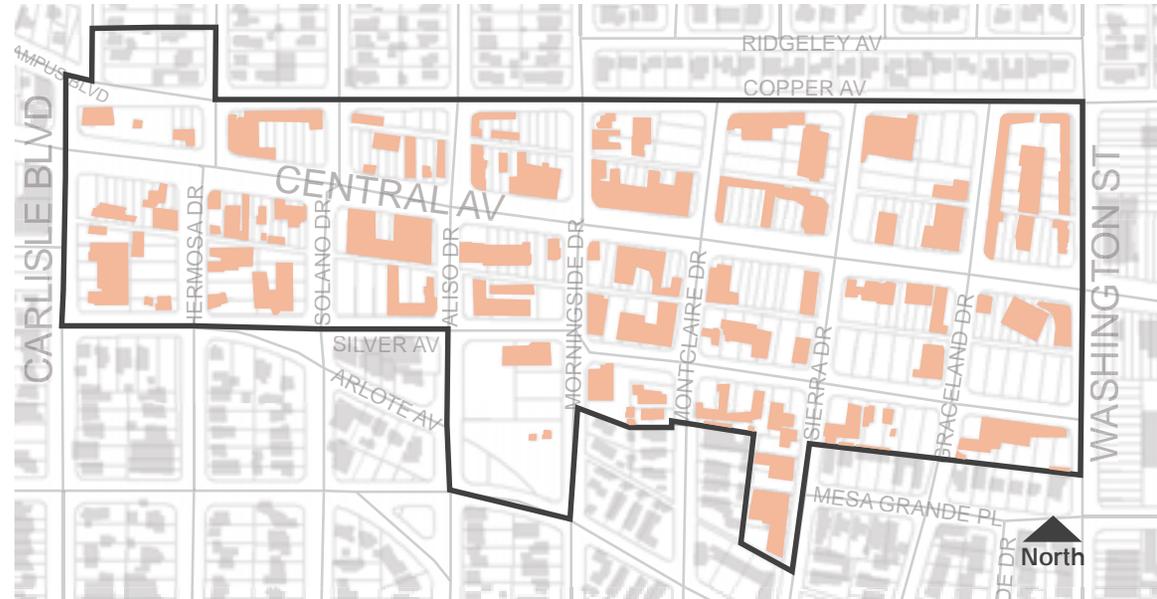


Figure 28: Emerging Nob Hill District Map

Policies

1. The City shall utilize an urban template of mixed scale, mixed use (residential/commercial) and mixed local/national retail to address underutilized or blighted properties.
2. The City shall encourage building designs that are consistent with Route 66 history and neighboring Nob Hill.
3. The City shall use creative design and infill development to ease transition from commercial to residential areas.

Actions

1. **Use** - The Emerging Nob Hill District should be redeveloped as a transition between the historic uses and character of Nob Hill coupled with enhanced

opportunities for upper story urban living, adaptive reuse of the historic motor courts and expanded entertainment options. It should develop pedestrian-oriented live/work spaces that are built for versatile uses. The district should provide upscale entertainment ranging from galleries to dining to theatre that will attract positive activity day and night. It should also encourage retail and diverse services such as theme restaurants, home furnishings and apparel stores to meet the needs of local residents. East of Morningside larger retail establishments that are designed to fit into the district context may provide walkable access to needs such as hardware and groceries. These types of buildings should be “wrapped” with smaller shops where appropriate.



2. **Height and Scale** – Reorient building entrances to Central Avenue. Manage scale to avoid “fortress” scale development that dwarfs pedestrians. Retail and residential mixed use development should front on the property line with subtle variation in façade setback. These building shall be either one, two, three, or four stories facing Central Avenue and either one or two stories where they face single-family dwellings in adjacent residential neighborhoods. Nob Hill “Historic Core” design elements should be incorporated into the design of new projects in this area to continue the character of the Route 66 corridor.

3. **Signage** - The signage in this area should reflect the traditions of historic Route 66 while at the same time allow for more contemporary design themes and materials. Signage should be consistent with the City of Albuquerque Sign Ordinance requirements but should prohibit backlit box signs.



4. **Transitions** - Create seamless transitions between commercial areas and neighborhoods; add housing to commercial areas, especially medium density townhouses, stacked flats, etc. facing the neighborhood. New development should establish a comfortable and appealing pedestrian-scale transition from Central Avenue both north and south to the adjacent neighborhoods. Treat side street and back façades with the same care given to Central Avenue façades. Wrap developments so that each street front has active uses and well designed façades. Provide wide sidewalks and a continuity of landscape that ties transition streets to a beautifully designed Central Avenue.

5. **Historic Preservation** - Foster creative adaptive reuse of Route 66 historic motor courts for creative tourist-oriented uses (e.g. spas, shops, renovated boutique motels). Respect and preserve the special character of the Route 66 corridor through preservation or adaptive reuse of existing historic buildings including the Immanuel Presbyterian Church, Nob Hill Motel, Aztec Motel, De Anza Motor Lodge, People’s Flower Shop, Toddle House (Jamaica-Jamaica), Nob Hill Shoe Repair Building, Morningside Antiques and others as shown on the District Map, Figure 28.

Implementation

The Plan Implementation section of this document, Section 5, presents a consolidated list of the above recommendations and delineates the City agencies and potential funding sources vital to their realization. Recommendations fall into one of the following categories: Capital Improvements Projects, Program Enhancements, or Community Initiatives, as elaborated in Section 5.A.; or they are established through zoning regulations, as elaborated in Section 5.B. Form-based zoning regulations include design requirements to create a land-use regulation environment focused on achieving the community form goals described above.



District 3: Highland Commercial District (Washington to San Mateo)



Goal: Intensify the area's density with a pedestrian-oriented mix of commercial and residential uses that enhance the antique retail, performing arts and theater entertainment qualities that currently exist.

The Highland Commercial District has developed primarily since the 1950s. The area contains many large scale commercial properties (primarily offices) as well as an extension of antique stores and entertainment uses found in the Emerging Nob Hill District. This district is the least pedestrian-friendly area within the Plan area's Central Avenue corridor with a poorly-developed street wall and a proliferation of large, paved surface lots between buildings and the street edge. As part of the Metropolitan Redevelopment Area, the district is proposed for significant new redevelopment activity.

Policies

1. The City shall create a high density, pedestrian friendly, urban identity for the Highland Commercial Areas.
2. The City shall ensure future development integrates with surrounding neighborhoods.

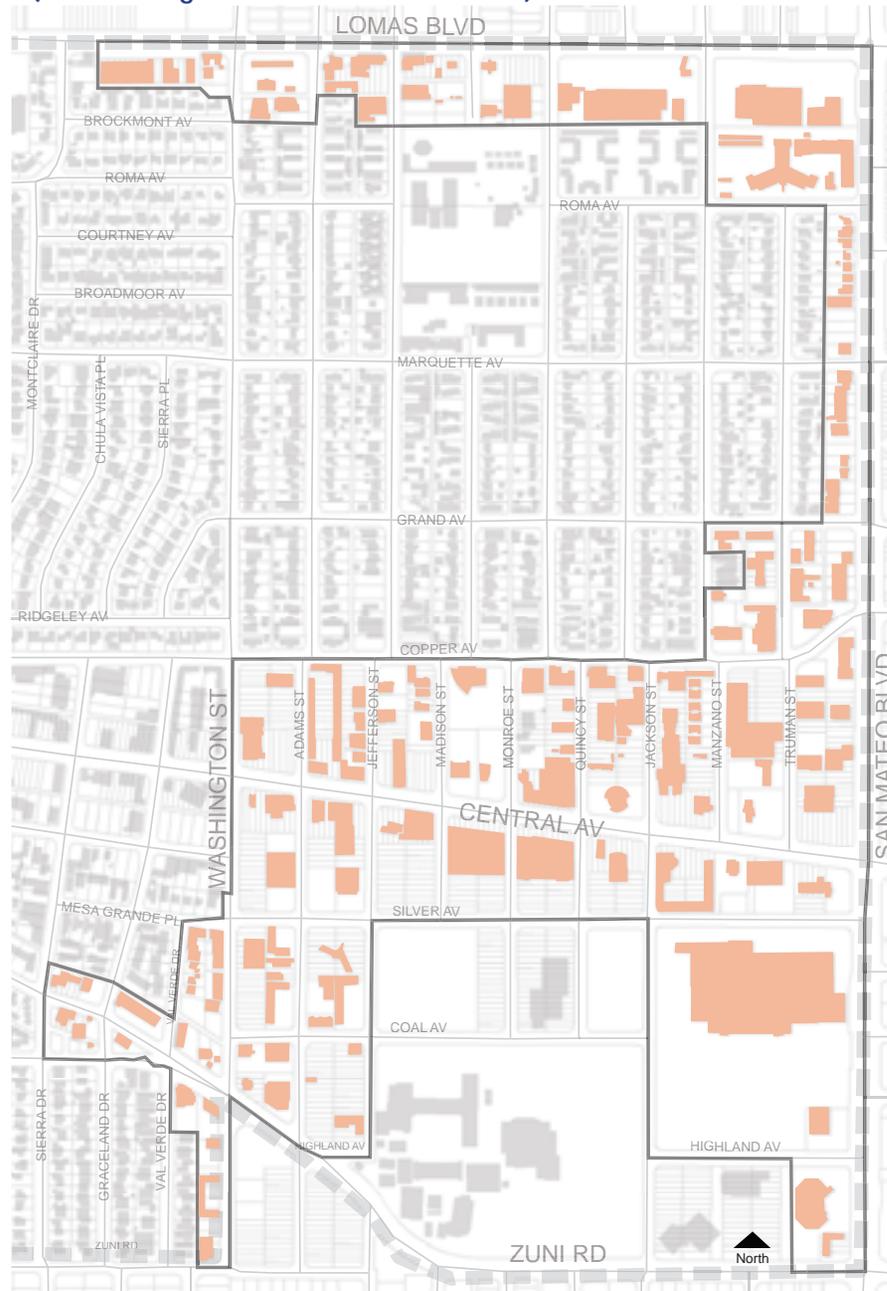


Figure 29: Highland Commercial District Map



Actions

1. **Use** - A grouping of major theme restaurants located near Central and Sierra could anchor the antiques district, help to pull pedestrians from Nob Hill and reinforce existing restaurants and clubs in the area. Neighborhood retail businesses appropriate in this area could include services which residents utilize on a more frequent basis such as dry cleaners, small food stores (farmer’s markets, bakeries, etc.), coffee shops, gas stations, video rental stores, etc. Regarding community retail, the recently expanded Super Wal-Mart is one of the area’s largest draws and could help to support numerous additional community level retailers. These stores could include hardware stores, renovation-oriented stores, sporting goods, office supply, apparel discount department stores, book sellers, home furnishing, electronics, etc. Office and a wide variety of housing choices should populate the upper stories of all of the buildings developed in the area to support the retail, entertainment and transit focus of this district.

2. **Height and Scale** - This district should promote pedestrian-oriented redevelopment of mixed use projects at higher densities, heights and scale. Infill with “junior box” retail, lofts and offices should offer pedestrian orientation at the street level to create vibrant street life day and night. The area around the Hiland Theater, which has been identified as a major transit stop, has the potential to be a transit oriented development area. New development should provide ground level retail, commercial service and entertainment opportunities as well as

upper level medium to high density living units within walking distance to bus and fixed rail transit options. Building heights in this district shall be either one or two stories on the northern edge where they face single family dwellings and either one, two, three, four, or five stories along Central Avenue and to the south. There should be appropriate step backs along the streets bordering adjacent residential areas as buildings transition to their maximum height.

3. **Signage** - The signage in this area should reflect the traditions of historic Route 66 while at the same time allow for more contemporary design themes and materials. Signage should be consistent with the City of Albuquerque Sign Ordinance requirements but should prohibit backlit box signs.

4. **Transitions** - Optimize building height and massing transition on the northern edge of the district adjacent to the neighborhood. The Plan proposes a Lomas Corridor Plan to study and establish zoning, land-use, building height, and streetscape improvements, particularly as they require attention on all four corners of the intersection with San Mateo, which was outside the scope of this Plan. Buildings built adjacent to Copper Avenue should be one or two stories at the property line and should step back appropriately to maintain solar access to properties on the north side of the street. Treat side street and back façades with the same care given to Central Avenue façades. Wrap developments so that each front has active uses and well-designed façades. Maintain pedestrian focus with wide sidewalks and landscape public “resting” areas.



5. **Historic Preservation** - Promote the preservation and adaptive reuse of existing historic buildings including the Classic Century Square, Hiland Theater and Performing Arts Complex, JC Penny Building, Desert Sands Motel sign, Bridgers & Paxton Solar Building and the Old Albuquerque National Bank Building. Utilize the Hiland Theater complex as an arts and entertainment anchor in a new redeveloped transit oriented district on Central Avenue.

Implementation

The Plan Implementation section of this document, Section 5, presents a consolidated list of the above recommendations and delineates the City agencies and potential funding sources vital to their realization. Recommendations fall into one of the following categories: Capital Improvements Projects, Program Enhancements, or Community Initiatives, as elaborated in Section 5.A.; or they are established through zoning regulations, as elaborated in Section 5.B. Form-based zoning regulations include design requirements to create a land-use regulation environment focused on achieving the community form goals described above.



3. Residential Districts

Goal: The community's housing goal is to provide a range of housing opportunities that preserve the established character of the neighborhoods within the plan area while allowing homeowners the freedom to adapt older homes to modern needs.

There are four distinct residential areas in the Plan area, each of which contains a number of subdivisions with distinct qualities and character. The four residential districts reflect the characteristics of different time periods of development as the City grew eastward from the University of New Mexico.

- **Monte Vista/College View Historic District:** roughly bounded by Girard and Lomas Boulevards, Morningside Drive, Copper Avenue and Campus and Monte Vista Boulevards.
- **Broadmoor Addition:** bounded by Morningside, Copper, Washington and Lomas.
- **University Heights, Granada Heights and Mesa Grande Addition:** bounded by Girard, Garfield/Zuni, Silver and Morningside.
- **Highland Neighborhood (Heights Reservoir Addition):** bounded by Washington, Copper, San Mateo and Lomas.

While the neighborhoods in the plan area represent a mix of housing types and styles, residents have common interests that can be advanced through City policy.

Policies

Plan Area

1. The City shall promote housing affordability in the Nob Hill Highland area.
2. The City shall provide for a mix of housing types and prices, maintaining the scale of existing neighborhoods.
3. The City shall increase housing opportunities through mixed use development along commercial corridors.
4. The City shall encourage building additions and renovations that blend with the style of the original building.
5. The City shall encourage residential infill that blends in style and massing with surrounding structures and the streetscape of the block in which it is located.
6. The City shall support the efforts of Sector Plan area residents to pursue historic district designations for areas and individual buildings with registration potential.
7. The City shall support the efforts of Sector Plan area residents to protect solar access.



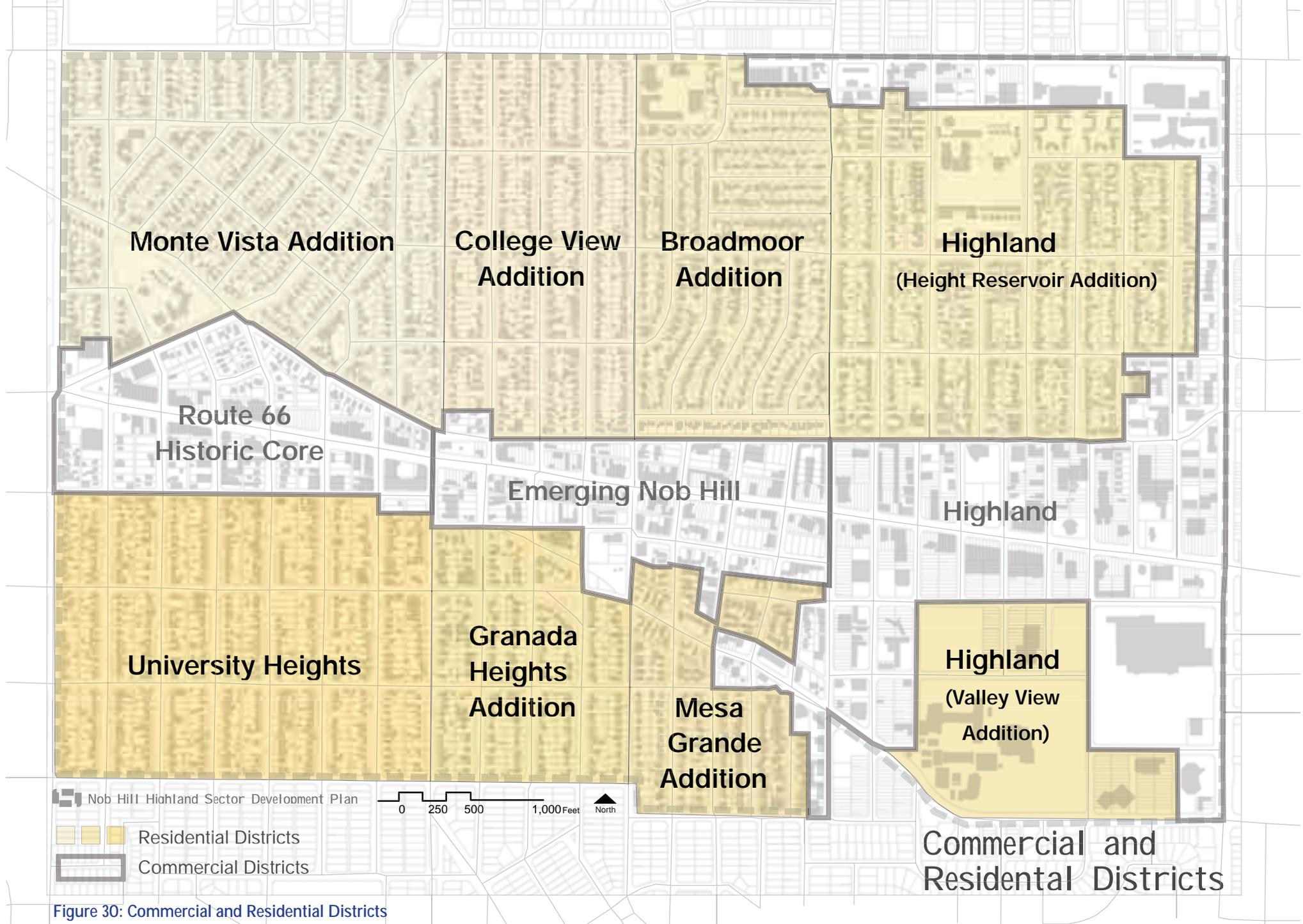


Figure 30: Commercial and Residential Districts



Monte Vista/ College View Historic District



Over 90% of the neighborhoods north of Central Avenue between Girard and Morningside Dr. were built out during the period from 1926 to 1942. Key aspects of the historic appearance of the neighborhood were documented in an inventory of historic buildings completed in 1995. As a result, the historic or architectural value of these neighborhoods has been well-documented. Features that contribute to neighborhood character include one story construction, uniform front yard setbacks with variation by block from 20 feet up to 40 feet, five-foot side yard setbacks, and several predominant architectural styles with characteristic architectural details and materials. Recommendations for this area are intended to preserve the historic character of the area by educating homeowners about the district, features that make it special, and best practices for maintaining and renovating a historic home. Residents want the neighborhood to remain a place that diverse people call home.



Policies

1. The City shall support the efforts of historic district residents to protect the character of the historic district, including residential scale and streetscapes.
2. The City shall protect the integrity of registered cultural properties within the district.



Actions

1. **Height and Scale** - Homes in the district are typically one story, although second story additions have been added to some homes. To maintain the district's historic character, building additions should blend with the original style of the house, maintain the streetscape of the block and be in scale with houses on either side. Zoning within the historic district should be revised to protect the neighborhood's historic scale.
2. **Solar Access** - Lots in the historic district are typically oriented east/west and are relatively narrow – 50 feet in most cases. These properties are excluded from the solar access provisions of the City Zoning Code because of their age. Residents have identified loss of solar access as a consequence of second story additions to homes in the district. The City has a Solar Permit Ordinance, adopted in 1981, which allows property owners to secure solar rights through a permit process if they have a solar collector.



3. **Streetscape** - Walls, carports and other structures in the front yard setback are not part of the historic character of the neighborhood. Walls over three feet in height, carports in the front yard and variances allowing buildings to encroach into the front yard setback were identified by the neighborhood committee analyzing residential character as alterations that significantly impair the district's historic streetscapes. Conditional use requests for walls in the front yard setback over three feet in height and setback variances to allow carports or building additions should not be approved.

4. **Historic Preservation and Neighborhood Conservation** – Homes in the Monte Vista and College View Historic District represent a variety of styles common to Albuquerque in the period from 1926 until the beginning of World War II. Predominant architectural styles include Mediterranean Revival, Southwest Vernacular, Spanish Pueblo Revival, Territorial Revival, Medieval Cottage, and California Ranch. Each of these styles has characteristic details and materials. As the needs of families have changed over time, many of the homes have been remodeled or expanded. Because change will continue, it is important to

make sure that new owners are aware of the historic district and the best ways to improve their homes to retain the character of the house, and ultimately of the district.

An excellent example of an approach that relies on education is the University Neighborhoods History Handbook. Published in 1986 by the University Heights and Silver Hills neighborhoods, with assistance of local businesses, this document contains information about neighborhood history, architectural styles, landscaping, maintenance and renovation, energy conservation and solar retrofits, infill, and commercial buildings.

Implementation

The Plan Implementation section, Section 5, presents zoning code recommendations and projects to accomplish the policies for the Monte Vista and College View Historic District.



Historic College View Homes



University Heights and Granada Heights

The area south of Central between Girard and Washington has areas with similar character to the Monte Vista and College View Historic District, with a mix of single family homes and small multifamily buildings. A variety of architectural styles common to the University area neighborhoods predominate. Basic research and a limited survey of this area were conducted in 1995, and researchers documented potential for part of the area to be designated as a historic district.

Policies

1. The City shall support the efforts of the residents of University Heights to protect historic character.

Actions

1. **Historic Preservation** - University Heights south of Central from Girard to Carlisle and Central to Garfield, and parts of Granada Heights have been identified as having potential for National Register nomination. A survey of structures in this area should be completed, along with district nomination of areas that meet nomination criteria and nomination of individual buildings with registration potential. Other blocks that exhibit similar character to those identified in the 1995 Historic Building Inventory should be reviewed for potential for inclusion in the survey and historic district.

The University Neighborhoods History Handbook is applicable to the Nob Hill Southeast Heights area, and the neighborhood associations in the area should promote this document to educate owners about the neighborhood's history, architectural styles and maintenance and renovation best practices. This document can be reproduced in its current form, or updated as a community initiative.

2. Preservation of Historic Character

A new document specifically tailored to Nob Hill with a focus on renovation of historic homes is recommended. This history and preservation handbook would update and expand the University Neighborhoods History Handbook. Items that could be included are:

- A description with illustrations of historic architectural styles
- Discussion of elements that contribute to historic character
- Recommended approaches to renovation and remodeling.
 - Materials
 - Colors
 - Windows and doors
 - Porches
 - Ornamentation
 - Scale and massing
 - Streetscape
 - Design to blend with original style

An updated handbook should be supported by the City with funding for development and printing of the document.

Implementation

The Plan Implementation section, Section 5, includes the recommendation that the community and the City pursue a survey of homes in University Heights and Granada Heights for potential historic district designation and National or State Register nomination of the district and appropriate individual properties. The plan also recommends that the community promote the University Neighborhoods History Handbook to homeowners in this area.

To further historic preservation goals, a new or updated handbook explaining historic architectural styles and historic character with detailed guidelines for renovation and additions that blend with a home's original architectural style is recommended. As with the original handbook, this could apply to all Central Albuquerque and University area neighborhoods.



Highland Neighborhood



The Highland Neighborhood was built after World War II and has a mix of single-family and small-scale multifamily structures as well as the Plan area's larger apartment buildings. Planning for the City in the 1950s identified the neighborhood as part of a larger "urban center" located at Central and San Mateo. The R-3 zoning that was put in place when the City adopted zoning in 1959 anticipated high density multifamily housing throughout the area, which was inconsistent with established uses at the



time and with the evolution of the neighborhood over the past 50 years. Policies and actions for this area are focused on bringing zoning and land use into better alignment to ensure that public policy protects the quality and character of the neighborhood.

Policies

1. The City shall support zoning consistent with long-established residential development patterns.



Actions

1. **Zoning** - Residential zoning in the Highland area should be reviewed and single-family homes and small-scale multifamily properties should be rezoned from R-3 to a zone that respects the use and scale of neighborhood residences.

Implementation

The Plan Implementation section, Section 5, contains residential zoning recommendations for the Highland neighborhood.



Existing architectural styles



Single family to multi-family conversion dominates lots



Streetscape showing setbacks



Poor transition from commercial to residential.
Commercial building dominates neighbors



4. Public Facilities/Community Services

Goal: Improve the community's access to public facilities and community services.

Public facilities and community services in the Nob Hill Highland area are important to the fabric and identity of the community. As infill occurs and the plan area urbanizes these public facilities and community services will become increasingly important. As stated in section III, the Plan area has a number of facilities with an array of activities offered by each. The community is also served by APD's Triangle Community Substation, Fire Station # 3, and the Highland Senior Center.

Policies

1. The City shall help to foster better communication and cooperation between institutions and the neighborhood to make public facilities as widely available as possible.
2. The City shall work to expand existing community services to better serve the community.
3. The City shall continually evaluate the level of community service in the Plan area to ensure a high level of service.

Actions

The plan encourages establishing improved relationships with government agencies and educational institutions to promote shared use of facilities. Zia Elementary School in the Highland area provides one example in which the grounds are available as a public park and picnic ground during off-hours. Also, Highland High School in particular maintains a wide range of recreational facilities. Over time the need of the surrounding community will change, especially as it redevelops

into one of Albuquerque's premier urban centers. As such, the needs of the community will need to be evaluated on a continual basis. New community services will need to be provided for according to these needs. It will be important that the City have a system to continually evaluate existing facilities and community services and, as the need arises, implement improvements so that the level of service for the Plan area improves rather than degrades.

5. Streetscapes and Parks

Goal: Create appropriately landscaped and designed streets and parks that foster a beneficial pedestrian and vehicular environment as well as enhance recreational opportunities.

A significant topic of citizen concern in the Plan area is to increase the amount of vegetative cover as a means to reduce heat build-up, enhance the pedestrian experience, and provide public spaces for residents and visitors to relax in the public sphere. Streetscape issues are characterized by a concern with replacing and caring for dying trees (many of which are well-established and contribute greatly to a valued streetscape aesthetic) as well as establishing new corridors for which street trees and other landscaping will greatly enhance non-vehicular mobility. The following map, Streetscapes and Parks, illustrates the location of existing parks as well as medians along Central Avenue with the potential for improved landscaping. However, it also shows proposed sites for public spaces. Additionally, the map also proposes to change Lead, Coal, Zuni and Campus into pedestrian-friendly streets through careful landscaping and design. For Monte Vista, a large, landscaped median is proposed.

Policies

1. The City shall develop landscaped medians to reduce surface runoff and heat island effect.

2. On streets with excess right-of-way (e.g. Monte Vista) larger landscaped medians shall be developed to the above effect as well as provide pedestrian crossing refuges.
3. The City shall replace and replant dying trees in public streetscapes in the Plan area neighborhoods.
4. The City shall develop multi-function public spaces.
5. The city shall improve public streetscapes along major streets in the plan area.

Actions

Where possible, existing medians should be landscaped to reduce surface runoff and mitigate the "heat island" effect. One street, Monte Vista, has a wide right-of-way and as such is well-suited for development with a landscaped median. In addition to improving the environmental conditions for local users, the addition of a median will assist pedestrian crossing by providing a refuge safe from vehicular traffic.

Plan area residents have requested streetscape improvements for Carlisle Boulevard, a major street in the Plan area that does not have wide right-of-way, in order to soften the impact of vehicular traffic on immediately adjacent residential property. Streetscape improvements should also benefit pedestrian users.

Lastly, there has been an expressed need for plazas or other dynamic public spaces that can serve a range of public functions such as celebrations and farmer's markets. This plan identifies two properties (the De Anza Motor Lodge and the Hiland Theater) that are publicly owned and may be well-suited for such development. Both properties are identified as potential "catalyst" nodes within the Central-Highland-Upper Nob Hill Master Plan, making them ideal sites for such redevelopment. Dynamic spaces that can be easily transformed from, say, parking spaces to gathering sites for special events are specifically encouraged.



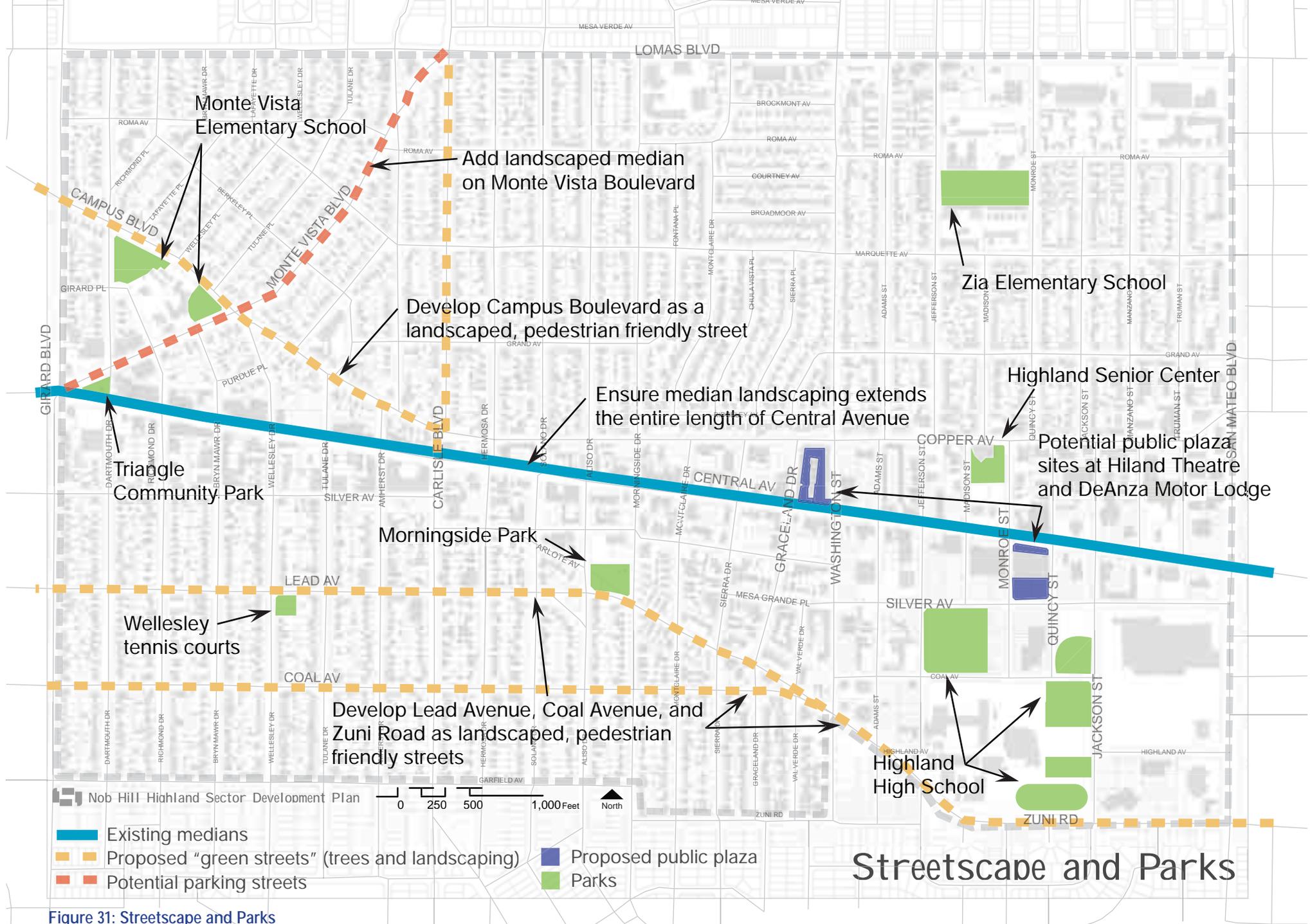


Figure 31: Streetscape and Parks

