

C. Infrastructure

1. Storm Water Drainage

Goal: Address any storm water drainage issues that might negatively impact the quality of life in the Plan area.

As mentioned in section III, the storm water drainage system in the Nob Hill Highland area relies heavily upon the capacity of the streets, especially major arterials, to handle large flows of storm water. According to the flood insurance rates map on the following page, Central, Copper and Zuni are susceptible to shallow sheet flows. During heavy summer monsoons these shallow flows can be severe as water that extends almost from curb to curb along Central Avenue. One attempt to address this problem was the creation of the Highland detention pond, capable of holding 19 acre feet of water during large storm events. Still, during very heavy rains, the surface runoff can be curb to curb along Central west of Washington even with its 12" high curbs and the Highland detention pond. However, because many of the Nob Hill Highland area's major roads act as storm water runoff channels, any modification to the street section, including bulbouts at corners and at mid-block crossings, will change the capabilities of that street to handle previous runoff amounts creating worse flood conditions. As such, addressing this problem is key to moving forward on numerous recommendations throughout the plan.

Policy

1. The City shall upgrade the storm water drainage system in the Nob Hill Highland area to accommodate proposed changes to the streetscape.

Actions

One proposed solution to the storm water problem was an extension of the Highland detention pond to accommodate a further 16 acre feet bringing the total holding capabilities to 35 acre feet. However, Highland High School rejected this proposal since it would require surrendering land that is currently in use to the flood control project.

Since the extension of the Highland Detention Pond was rejected, the City issued another request for proposals for storm water drainage engineering services that was due May 10, 2006. The request asked respondents to address the entire Campus Wash Drainage Basin from its upstream reaches to where it enters the North Diversion Channel, and address any effect on runoff that road construction might have. Once the City of Albuquerque has chosen a plan, drainage upgrades can proceed.





Figure 32: Flood Insurance Rates



D. Economic Vitality

The goal of the plan is to create an environment where businesses, and particularly small, locally owned businesses, can thrive.

Nob Hill today is a vibrant retail center that provides a variety of specialty items and entertainment to neighborhood residents, residents of greater Albuquerque and visitors. East of Carlisle in the Upper Nob Hill and Highland areas, the retail environment is less vibrant, although small businesses of all types are located there.

Policies

1. The City shall work with businesses and neighborhood organizations to improve economic conditions in the plan area.
2. The City shall use its powers under the Metropolitan Redevelopment Act to proactively promote the redevelopment of vacant and underutilized properties.
3. The City shall use financial tools available through the area's designation as a Metropolitan Redevelopment Area, such as tax increment financing and public/private partnerships to accomplish the goals of the plan, including public improvements, affordable housing and commercial revitalization.
4. The City shall work with Bernalillo County to develop county owned land in a way that is congruent with this plan and the County's vision.

Actions

1. **Support Renovation of Historic Buildings for Appropriate Commercial Use** - Underutilized or vacant buildings with historic character provide potential locations for small businesses. Renovating, maintaining

and leasing existing buildings are the responsibility of the property owner and/or the leasing agent. However, the City and organizations such as the Nob Hill Highland Renaissance Corporation, the Nob Hill Business Association and the Highland Business and Neighborhood Association can support the efforts of property owners. The City's zoning regulations should encourage appropriate renovation and maintenance.

2. **Support the Renovation of Other Commercial Buildings and Redevelopment of Vacant and Underutilized Properties for Business Expansion and New Businesses** - The City zoning should make renovation and appropriate new development an attractive option for property owners and businesses seeking to locate in the Nob Hill and Highland Areas.
3. **Provide for a Mix of Uses Along Commercial Corridors** - A mix of land uses provides for both business activity and residential opportunities. This mix, in combination with the established neighborhoods in and adjacent to the plan area, provides an attractive location for businesses that serve residents. Zoning for the commercial corridors through the plan area should support this mix.
4. **Establish a Business Improvement District** - The Nob Hill and Highland areas have begun work towards a Business Improvement District. Such a district would generate funds for ongoing maintenance, marketing, privately funded security, or similar projects. Private property owners must initiate the formation

of a district, and the City should support the Business Improvement District with technical assistance and Council approval of the district.

5. **Provide Financial Support for Capital Improvements Projects and Public/Private Development through MRA Financing Tools** - East of Carlisle, the area's MRA designation allows the City to support private efforts through streetscape improvements, infrastructure improvements, tax incentives and direct participation in public/private projects.
6. **Provide Information About Small Business Development Resources to Nob Hill and Highland Entrepreneurs** - A variety of resources for existing and new small businesses are available in Albuquerque, ranging from the Federal Small Business Administration to Small Business Development Centers located in the metro area. Resources at the Central New Mexico Community College and the Southeast Team for Entrepreneurial Success (STEPS), which operates exclusively in the Southeast Heights, are convenient to businesses located in the sector plan area. Existing organizations, including the Nob Hill Highland Renaissance Corporation, the Nob Hill Business Association, and the Highland Business and Neighborhood Association could make sure that small businesses that are located in the plan area or interested in locating in the plan area have access to this information.
7. **Use MRA Financial Tools to Support the Development of Catalytic Projects within the MR Area Boundary** - The Central



Highland/Upper Nob Hill Master Plan identified two potential catalytic projects for the Metropolitan Redevelopment Area: Redevelopment of the Hiland Theater Area and redevelopment of the De Anza Motel and surrounding area. The De Anza Motel project has been partially implemented through the acquisition and conveyance of the motel property. The plan also identified general public improvements which are included in the movement systems and infrastructure parts of the Sector Plan.

Catalytic projects identified in the MRA plan include the following components:

- **De Anza Motel Area** - The De Anza project was included in the adopted MR plan and is partially implemented by the acquisition and disposition of the motel property. The catalytic project identifies redevelopment of surrounding properties as additional opportunities. Public improvements identified to support this project include:

- 1) Adoption of mixed use zoning (to be accomplished through the adoption of the Sector Development Plan). The anticipated mix includes small retail, office, live/work units, and other residential development.
- 2) Pedestrian improvements
- 3) Parking improvements, including centralized parking courts/ structures and parallel and head-in parking along side streets.

- **Hiland Theater Area**

- 1) Adoption of mixed use zoning (to be accomplished through the adoption of the Sector Development Plan). The anticipated mix includes retail, live/work units, apartments, lofts and townhouses.
- 2) Improved pedestrian environment, including traffic calming, median improvements, enlarged sidewalks. Streetscape improvements would include proper lighting, landscape and street furniture.
- 3) Parking improvements, including on-street parking along Central and parallel or head-in parking on side streets. Private parking at the rear of properties or in existing parking courts adjacent to Central.

Additional catalytic projects based on work done for the Sector Plan include:

- **Affordable Housing** - Acquire property for the development of mixed-income housing in the MR Area boundary or include affordable housing within the De Anza and Hiland Theater area projects. Mixed income housing could be in residential-only or mixed-use projects that incorporate retail, office, and residential uses. Both homeownership and rentals are appropriate. The goal is to provide diverse housing opportunities with subsidies and tax credits available to assist qualified low- and moderate-income buyers and renters.

- **Public Plaza** - Construct a public plaza in conjunction with metropolitan redevelopment projects. Potential locations on land in public ownership or within a public/private project are shown in Figure 31.

- **Centralized Public Parking** - The type of development envisioned along Central Avenue is difficult to accomplish without centralized parking facilities. Historically, development in Nob Hill has had less parking on site than is required by the City zoning code. Even with reduced parking requirements for commercial and residential development, it can be difficult to meet parking requirements on a single site without creating a suburban environment. Centralized parking through parking courts and parking structures is desirable. As described in the Movement Systems section of the Sector Development Plan, parking would be public and paid for with a combination of public and private funds.

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.



