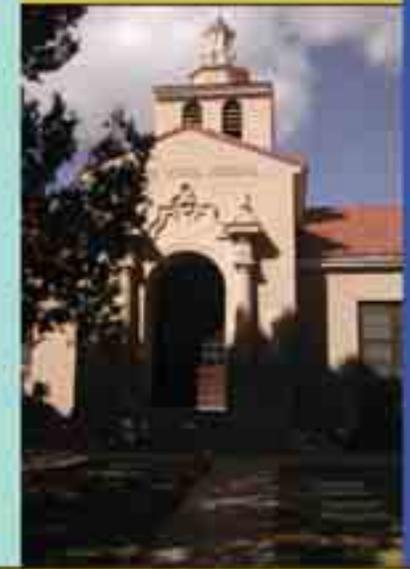




ADOPTED SEPTEMBER 2007



# NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN



PREPARED BY:  
**SITES SOUTHWEST**  
in association with  
Kimley-Horn and Associates, Inc.



CITY of ALBUQUERQUE  
SEVENTEENTH COUNCIL

COUNCIL BILL NO. R-07-185 ENACTMENT NO. 96-2007

SPONSORED BY: Martin Heinrich

RESOLUTION

1 REPEAL OF THE NOB HILL SECTOR DEVELOPMENT PLAN AND ADOPTION  
2 OF THE NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN (NHHSDP) AND  
3 CHANGE OF ZONING FOR CERTAIN PROPERTIES WITHIN THE NHHSDP  
4 BOUNDARY AREA AS SPECIFIED IN EXHIBIT 3. THE AREA IS BOUNDED BY  
5 GIRARD BOULEVARD TO THE WEST, LOMAS BOULEVARD TO THE NORTH,  
6 SAN MATEO TO THE EAST AND ZUNI BOULEVARD/GARFIELD STREET TO  
7 THE SOUTH AND CONTAINING APPROXIMATELY 770 ACRES.

8 WHEREAS, the City of Albuquerque adopted the Nob Hill Sector  
9 Development Plan in 1988 through Council Resolution R-362, Enactment  
10 Number 12-1988, the boundaries of which are depicted on Exhibit 1 attached  
11 hereto; and

12 WHEREAS, the Council has the authority to not only adopt but amend  
13 and/or repeal such a sector development plan; and

14 WHEREAS, on December 14, 2006, the Environmental Planning  
15 Commission, in its advisory role on land use and planning matters,  
16 recommended approval to the City Council the repeal of the Nob Hill Sector  
17 Development Plan and the approval of the Nob Hill Highland Sector  
18 Development Plan and to change the zoning designation as identified on  
19 Exhibit 3; and

20 WHEREAS, the Environmental Planning Commission found the approval of  
21 the Sector Development Plan to be consistent with applicable Comprehensive  
22 Plan, Growth Plan Strategy and R-270-1980 policies.

23 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
24 ALBUQUERQUE:  
25

7 Section 1. REPEAL OF THE NOB HILL SECTOR DEVELOPMENT PLAN,  
8 Council Resolution R-362, Enactment Number 12-1988, and the corresponding  
9 amendments, listed below, are hereby repealed:

- 10 1. 76-1992
- 11 2. 79-1992
- 12 3. R-2005-08-18
- 13 4. R-06-050

14 Section 2. ADOPTION OF THE NOB HILL HIGHLAND SECTOR  
15 DEVELOPMENT PLAN. The Nob Hill Highland Sector Development Plan is  
16 hereby adopted. The zone categories of the various sites within the identified  
17 plan boundaries have been changed as identified in Exhibit 3 based on the  
18 findings and subject to the condition of approval contained in the  
19 Environmental Planning Commission's Official Notice of Decision dated  
20 December 18, 2006.

21 Section 3. FINDINGS ADOPTED. The following findings from the EPC for  
22 the adoption of the Nob Hill Highland Sector Development Plan and the repeal  
23 of the Nob Hill Sector Development Plan are hereby adopted by the City  
24 Council:

- 25 1. This is a request for a recommendation of approval from the  
26 Environmental Planning Commission to the City Council for an  
27 amendment to the Nob Hill Sector Development Plan. The September  
28 2006 draft Nob Hill/Highland Sector Development Plan (NHHSDP) is  
29 proposed to replace the existing Nob Hill Plan. Upon Council adoption  
30 of the NHHSDP, the existing Nob Hill Plan is to be rescinded.
- 31 2. The boundaries of the NHHSDP are Girard Boulevard (west), Lomas  
32 Boulevard (north), San Mateo Boulevard (east), and Zuni and Garfield  
33 Streets (south) as depicted on Exhibit 2 attached hereto.
- 34 3. The Highland/Central Metropolitan Redevelopment Plan was adopted  
35 by the City Council in May 2003 (R-02-72). The Metropolitan  
36 Redevelopment Area Plan was later amended in November 2005 (R-05-  
37 377) to change its title and to establish a Tax-Increment Financing  
38 (TIF) district in the area. The MRA Plan recommends actions for  
39 changes in zoning, design guidelines, historic preservation,

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1 community centers, social services linkages, housing, and funding  
2 sources for redevelopment projects.  
3 4. Resolution R-04-189, adopted by the City Council in February 2005,  
4 authorized the update of the current Nob Hill Plan for the purpose of  
5 establishing consistency in planning between the Nob Hill area and  
6 the Highland area and the Central/Highland/Upper Nob Hill  
7 Metropolitan Redevelopment Area. The current boundaries of the Nob  
8 Hill Plan and the MRA Plan were merged and became the new planning  
9 area for the Nob Hill Plan update.  
10 5. Other Legislation adopted by the City Council established a building  
11 moratorium on CCR-zoned properties in the Central Avenue corridor  
12 (R-05-277), established and extended time periods for interim design  
13 guidelines for CCR-zoned properties, and formally included the  
14 Highland neighborhood into the Plan scope (R-05-277, R-05-7, R-06-80)  
15 in conjunction with the development of the draft NHHSDP.  
16 6. The public planning process for the NHHSDP included a total of 10  
17 public meetings, a citizen's steering committee, and citizen working  
18 committees (Residential Character, Character of Commercial and  
19 Transitional Areas, Public Safety, and Pedestrian Circulation  
20 committees) working in conjunction with staff, and Sites Southwest  
21 LLC as contractor on the project. All committees were represented by  
22 members of the Nob Hill Neighborhood Association (NHNA), Nob Hill  
23 Business Association (NHBA), the Nob Hill/Highland Renaissance  
24 Corporation (NHHRC), and the Highland Business and Neighborhood  
25 Association (HBANA).  
26 7. Following legislative approval of the expansion of the boundaries of  
27 the NHHSDP to include the Highland neighborhood in the Lomas/San  
28 Mateo area (R-06-80), staff met with an additional committee formed by  
29 representatives of the Pueblo Alto, Fair Heights, and Fair West  
30 neighborhood associations to discuss zoning and design regulation  
31 proposals for properties along the south side of Lomas Boulevard  
32 between San Mateo Boulevard and Monroe Street. A special meeting

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1 was held on Monday, June 12, 2006 to discuss planning issues  
2 pertaining to this area.  
3 8. The NHHSDP is generally in compliance with the Established Urban  
4 goal and policies of the Comprehensive Plan. The proposed CCR  
5 (Community Commercial Residential) and OR (Office Residential)  
6 zones in the NHHSDP will support the increase of residential density in  
7 the Plan area, and will have an effect on density city-wide (Policy a).  
8 Building height transitions built into the proposed CCR and OR zones  
9 are designed to create an interface with existing residential areas that  
10 border proposed CCR and OR locations (Policy d). The pattern of the  
11 CCR zones proposed in the NHHSDP mirrors that of the existing CCR  
12 zone in the current Nob Hill Plan, and supports and reinforces the  
13 mixed-use zoning currently in place (Policy h). The proposed CCR and  
14 OR zones minimize harmful effects of traffic on residential areas by  
15 being located on or near Central Avenue where traffic has direct or  
16 adjacent access to Central (Policy k). Building heights proposed in  
17 the CCR and OR zones vary from a maximum of 39 feet in the Route 66  
18 Historic Core District, to a maximum of 67 feet in the Emerging Nob  
19 Hill and Highland Districts (except for properties on the south side of  
20 Lomas Boulevard between San Mateo and Monroe, proposed for 39  
21 feet maximum). Proposed design standards for these zones are  
22 intended to promote a quality environment for these areas by the  
23 placement of new buildings adjacent to the streets and incorporating  
24 design elements that encourage a pedestrian environment (Policy l).  
25 The Route 66 Historic Core District notes the scenic views to the  
26 Sandia Mountains. The proposed maximum 39 feet will have some  
27 impact on the ability to see the Sandia Mountains (Policy m).  
28 9. The draft NHHSDP is generally in compliance with the Activity Centers  
29 section of the Centers and Corridors Component of the  
30 Comprehensive Plan. Building heights recommended in the  
31 Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan  
32 range from 54 feet along Central Avenue to 26 feet in areas to the  
33 north and south of the Central Corridor. The MRA Plan area borders

1 the existing Community Activity Center in the Nob Hill area, and  
2 contains the Community Activity Center in the Highland area. The  
3 MRA Plan, and the proposed NHHSDP, constitute further studies for  
4 Activity Center locations that identify design elements, appropriate  
5 uses, transportation service, and other issues (Policy a, Table 10  
6 Policy a), and reflect citizen perspectives on new development in these  
7 areas. These Activity Center locations, therefore, shall develop in  
8 accordance with more area-specific sub-area planning efforts, and  
9 guide more intense development away from existing residential areas  
10 (Policies f, g).

11 10. The NHHSPD is generally in compliance with the Transportation and  
12 Transit section of the Centers and Corridors Component of the  
13 Comprehensive Plan. Central Avenue is designated as a Major Transit  
14 Corridor in the Centers and Corridors policies of the  
15 Albuquerque/Bernalillo County Comprehensive Plan. The NHHSDP  
16 proposes zoning along and adjacent to Central Avenue (CCR and OR  
17 zones) which allows mixed use development that includes higher  
18 density residential uses. This will place more residents on or near the  
19 Central corridor, and provide for opportunities for increased transit  
20 ridership (Policy c). The NHHSDP includes a section on Pedestrian  
21 Circulation (NHHSDP p. 28-34) that addresses improvements to  
22 pedestrian facilities, and has a section for Transit (NHHSDP, p. 39-40)  
23 that reflects plans for modern streetcar transit service, and reflects  
24 current regular and rapid ride bus transit service. These elements,  
25 collectively, address the promotion and integration of pedestrian  
26 opportunities, the creation of a bicycle circulation network for the  
27 area, and current and future transit investments that benefit overall  
28 mobility needs (Policies g, h, q).

29 11. Appendix A of the NHHSDP contains the document "A Vision For The  
30 Future of The Hiland Theatre and Highland Neighborhood" from  
31 Bernalillo County regarding the redevelopment of the Hiland Theatre  
32 (owned by the County) and its surroundings for Transit Oriented  
33 Development (TOD). In this vision statement, the Hiland Theatre

1 serves as a hub for performing arts that would draw a variety of higher  
2 density residential and commercial services to adjacent areas. As it is  
3 located within the designated Hiland Community Activity Center, the  
4 County's Vision Statement is also a further study of this area, and  
5 represents a significant level of planning cooperation between the City  
6 of Albuquerque and Bernalillo County. The Vision Statement is an  
7 important contribution to the Activity Center development concepts of  
8 the NHHSDP (Policies f, g).

9 12. The NHHSDP is generally in compliance with the Historic Resources  
10 goal and policies of the Comprehensive Plan. The NHHSDP serves to  
11 inform the public regarding historic resources in the plan area and  
12 preservation of these resources (Policy c). Policies for Historic  
13 Preservation in the NHHSDP are outlined on pages 50-51 of the Plan,  
14 and include actions to support historic preservation of signs,  
15 buildings, and historic neighborhoods. The NHHSDP also proposes  
16 the creation of zone districts with design regulations intended to  
17 preserve characteristics of historic neighborhoods (MRHD, RTHD,  
18 SFHD, p. 96). The NHHSDP Implementation/Projects and Programs  
19 section of the Plan, recommended actions, includes a survey of the  
20 University Heights and Granada Heights neighborhoods for historic  
21 eligibility status, and development and distribution of a handbook on  
22 the historic character of Central Albuquerque (p. 73-74). The NHHSDP  
23 serves to encourage preservation of historic resources in the area  
24 through these policies and actions (Policy a).

25 13. The NHHSDP is generally in compliance with the Cultural Traditions  
26 and the Arts goal and policies of the Comprehensive Plan. The  
27 NHHSDP encourages the redevelopment and enhancement of alley  
28 ways in the Plan area as pedestrian paths and as places for display of  
29 public art, and encourages community involvement in building the  
30 area's identity (NHHSDP, p. 32). Public art is also included in the Plan  
31 Implementation/Projects and Programs section as an element for a  
32 proposed Streetscape Schematic Design Plan for Central Avenue  
33 (NHHSDP, p. 70), for alleys that may serve as community gardens

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1 (NHHSDP, p. 71), and as an element for all capital improvements in the  
2 area (NHHSDP, p. 72). These proposals involve coordination with the  
3 City Planning Department, other City agencies, and community  
4 organizations (Policy c).

5 14. The NHHSDP is generally in compliance with the Community Identity  
6 and Urban Design goal and policies of the Comprehensive Plan. The  
7 NHHSDP, which incorporates the development recommendations of  
8 the Central/ Highland/Upper Nob Hill Metropolitan Redevelopment  
9 Plan, and "A Vision For The Future of The Highland Theatre and Highland  
10 Neighborhood" from Bernalillo County, together delineate further  
11 improvements for the Nob Hill/Highland areas that establish a unique  
12 identity for this area. Urban design elements in the NHHSDP figure  
13 prominently in the area's proposed identity. Proposed CCR and OR  
14 zones emphasize a pedestrian-oriented shop front design with high  
15 percentages of fenestration, and building façade articulation elements  
16 that include awnings, arcades, and balconies. Proposed MRHD,  
17 RTHD, and SFHD zones for historic residential districts include design  
18 regulations that prohibit car ports in the front yard setback area,  
19 reduce wall heights, and limit building height to preserve solar access  
20 to adjacent properties, as an approach to preserve the historic  
21 character of these areas (Policies c, e).

22 15. The NHHSDP is generally in compliance with the Housing goal and  
23 policies of the Comprehensive Plan. Housing is addressed in the  
24 Community Form section of the Plan, under Residential Districts  
25 (NHHSDP, p. 56-57). Policies in this section promote housing  
26 affordability, a mix of housing types and prices, housing along  
27 commercial corridors, building additions, residential infill, new historic  
28 district designations in residential areas, and the protection of solar  
29 access on residential properties (Policy a).

30 16. The NHHSDP is generally in compliance with the Economic  
31 Development goal and policies of the Comprehensive Plan. Economic  
32 development is addressed in the Economic Vitality section of the Plan  
33 (NHHSDP, p. 66-67). Policies to support this goal address working

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1 with neighborhood and business organizations to improve economic  
2 conditions, promote redevelopment of vacant and underutilized  
3 properties, utilization of MRA financing tools, and working with  
4 Bernalillo County to develop County-owned land. Actions that  
5 accompany these policies address support of renovation of historic  
6 buildings for commercial use, a mix of uses along commercial  
7 corridors, a business improvement district (BID), financial support for  
8 capital projects, provision of information about small businesses in  
9 the area, and MRA-related financial tools to support catalytic projects  
10 for the area, such as the renovation of the De Anza Motor Lodge on  
11 Central Avenue. The Plan supports creating an environment that  
12 supports the development and retention of local business (Policy b).

13 17. The proposed CCR-1 (Community Commercial Residential), CCR-2,  
14 CCR-3, OR-1 (Office Residential), and OR-2 zones in the NHHSDP meet  
15 the requirements of R-270-1980. The basis of compliance of the  
16 NHHSDP with R-270-1980 is changed conditions (Section D.2.)  
17 regarding the adoption of the Centers and Corridors component of the  
18 Comprehensive Plan (Activity Centers, Transit Corridors), and the  
19 adoption of the Central/Highland/Upper Nob Hill Metropolitan  
20 Redevelopment Area Plan.

21 18. The proposed MRHD (Mixed Residential Historic District), RTHD  
22 (Residential Townhouse Historic District), and SFHD (Single Family  
23 Historic District) zones in the NHHSDP meet the requirements of R-  
24 270-1980. The basis of compliance of the NHHSDP with R-270-1980 is  
25 changed conditions (Section D.2.) regarding the designation of the  
26 Monte Vista Addition and College View Addition subdivisions under  
27 the State Cultural Properties Register in 1998 and the National  
28 Register of Historic Places in 2001.

29 19. The proposed R-1 (Single Family Residential) and MR (Mixed  
30 Residential) zones in the NHHSDP meet the requirements of R-270-  
31 1980. The basis of compliance of the NHHSDP with R-270-1980 is  
32 changed conditions (Section D.2.) regarding changes of zoning in the  
33 Highland Reservoir Addition subdivision from R-1 to R-3 to

1 accommodate the development of a major urban center in the Central  
2 Avenue/San Mateo Boulevard area. The development of this major  
3 urban center did not occur. The predominance of single family  
4 residential land uses in this neighborhood and the lack of a major  
5 urban center development in the area justifies a re-establishment of  
6 lower intensity residential zoning in this neighborhood.

7 20. In meeting the requirements of R-270-1980 regarding zone changes as  
8 proposed in the NHHSDP regarding changed conditions (Section D.2.),  
9 and in establishing compliance with the policies of the Comprehensive  
10 Plan and the recommendations of the Central/Highland/Upper Nob Hill  
11 Metropolitan Redevelopment Area Plan, the proposed NHHSDP is  
12 found to be more advantageous to the community as articulated in  
13 these plans and policies (Section D.3.).

14 21. Letters have been sent to the EPC regarding a variety of concerns  
15 related to the content of the NHHSDP. These letters are attached to  
16 the staff report. Many of the concerns being sent to staff address  
17 proposed building height, architectural design standards for the  
18 Historic Core commercial district, sale of alcohol for off-premise uses,  
19 pedestrian safety issues pertaining to Lead/Coal Streets, and  
20 proposed zone changes in the Highland neighborhood from R-3 to R-1  
21 and MR.

22 22. Public hearings were held on October 26, 2006 and December 14, 2006  
23 at the EPC to discuss the proposed plan.

24 Section 4. REMOVAL OF CPTED ROADWAY BARRIERS. The City shall  
25 remove the Crime Prevention Through Environmental Design (CPTED)  
26 roadway barriers and diverters in the Emerging Nob Hill Commercial Area  
27 south of Central in the Plan due to the success of the program in reducing  
28 crime and the need to increase roadway connectivity.

29 Section 5. NEIGHBORHOOD PERMIT PARKING. The neighborhoods  
30 adjoining the Route 66 Historic Core, Emerging Nob Hill, and Highland  
31 Commercial Districts within the Plan may initiate a petition and establish a  
32 Neighborhood Permit Parking system without regard to the percentage of

1 on-street parking spaces used by persons who are not residents of the  
2 neighborhood.

3 Section 6. BUSINESS IMPROVEMENT DISTRICT, TAX INCREMENT  
4 FINANCING, AND TAX INCREMENT FOR DEVELOPMENT DISTRICT. The  
5 City encourages the establishment of a Tax Increment for Development  
6 District (TIDD), Tax Increment Financing (TIF) zone or a Business  
7 Improvement District (BID) within the boundaries of the Nob Hill Highland  
8 Sector Development Plan Area. The funds raised through these  
9 mechanisms shall be used, according to a plan to be adopted by the City  
10 Council, for the following purposes: acquire sites and develop public civic  
11 space, shared public parking structures, public transit system  
12 improvements, streetscape enhancements, personnel costs to enforce the  
13 Neighborhood Permit Parking system if implemented, and other purposes  
14 as needed.

15 Section 7. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
16 take effect five days after publication by title and general summary.

17 Section 8. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
18 clause, word or phrase of this resolution is for any reason held to be invalid  
19 or unenforceable by any court of competent jurisdiction, such decision shall  
20 not affect the validity of the remaining provisions of this resolution. The  
21 Council hereby declares that it would have passed this resolution and each  
22 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
23 any provisions being declared unconstitutional or otherwise invalid.

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7 PASSED AND ADOPTED THIS 20th DAY OF August, 2007  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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\_\_\_\_\_  
Debbie O'Malley, President  
City Council

APPROVED THIS 07 DAY OF September, 2007

Bill No. R-07-185

  
\_\_\_\_\_  
Martin J. Chavez, Mayor  
City of Albuquerque

ATTEST:  
  
\_\_\_\_\_  
City Clerk

# ACKNOWLEDGEMENTS

## Mayor

Martin J. Chávez

## City Council

Debbie O'Malley- District 2, President

Sally Mayer- District 7, Vice President

Ken Sanchez- District 1

Isaac Benton- District 3

Brad Winter- District 4

Michael J. Cadigan- District 5

Martin Heinrich, District 6

Craig Loy- District 8

Don Harris, District 9

## Environmental Planning Commission

Jeffrey Jesionowski, Chair- Council District 8

James Grout, Vice-Chair- Council District 9

Ishmael Valenzuela- Council District 1

Jonathan Siegel- Council District 2

Klarissa Pena- Council District 3

Larry Chavez-Council District 4

Virginia Klebesadel- Council District 5

Laurie Moyer- Council District 7

## City of Albuquerque

Richard Dineen- Director, Planning Department

Deborah Stover- Division Manager, Advanced  
Planning and Urban Design

Makita Hill- Project Manager, Planning Department

Juanita Garcia- Project Manager, Planning  
Department

## Steering Committee

David Kammer- Nob Hill Neighborhood Association  
(NHNA)

Page Coleman- Nob Hill Business Association  
(NHBA)

Will Gleason- Nob Hill Highland Renaissance  
Corporation (NHHRC)

Gary Mulryan- NHHRC

Claude Lewis- Highland Business and Neighborhood  
Association (HBANA)

Lee West- HBANA

Signe Rich- NHNA

Hal Rooks- NHNA

## Working Committee

Susan Rooks- Public Safety Working Committee

Gary Eyster- Residential Character Working  
Committee

Alan Pope –Circulation and Traffic Working  
Committee

Kevin Wilson- Commercial Character Working  
Committee

## At-Large Representatives

David Albright- Bernalillo County

Nicolette Dennis-APS

Alfredo Barrenechea- NM Historic Community  
Revitalization (NMHCR)

Joshua Williams-NMHCR

Stephen Wheeler PhD.- University of New Mexico

## Sites Southwest Consultants

Phyllis Taylor, Principal

Robert McCabe, Principal, Project Manager

Mikaela Renz, Public Relations

Sara Bautista, Planner,

Jana Lewis, Geographic Information Systems

Terron Cox, Graphic Designer

Shelly Homer, Graphic and Layout Designer

## Kimley-Horn and Associates, Inc.

Jim Daisa, Principal



# ACKNOWLEDGEMENTS



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# I. INTRODUCTION



The Nob Hill Highland Sector Development Plan, initiated by the Albuquerque City Council in 2004, is intended to guide the physical development of the Nob Hill and Highland neighborhoods of Albuquerque. These neighborhoods are located in the near heights immediately east of the University of New Mexico. The plan specifies standards for future development of these neighborhoods, including land use, zoning and capital improvements recommendations. As a detailed plan for two neighborhoods, the document is consistent with long-range plans for the County as a whole and area wide plans for streets and other infrastructure.

## A. Planning for Albuquerque

In 2002 the City of Albuquerque updated the Albuquerque/Bernalillo County Comprehensive Plan, which describes goals and policies for metropolitan development emphasizing the importance of Communities, Centers and Corridors in the successful functioning of the greater Albuquerque metropolitan area. The Comprehensive plan is a *Rank I* Plan. Contained within the jurisdiction of the Rank I plan are two plan types dealing with smaller geographic areas in greater detail. *Rank II* plans with large sections of the city like the Southwest Mesa and *Rank III* plans are the most specific dealing with particular sectors or neighborhoods such as the Nob Hill/Highland neighborhoods. All plans are intended to work together to support a desired direction for growth, as well as natural and cultural resource protection.

The Nob Hill Highland Sector Development Plan Area falls within the Near Heights Community Area as designated by the Comprehensive Plan and contains two Community Activity Centers (the Nob Hill, and Highland Centers), one Enhanced Transit Corridor (Lomas Boulevard) and one Major Transit Corridor (Central Avenue).

## B. What is a Sector Development Plan?

The Nob Hill Highland Sector Development Plan is a Rank III plan designed to benefit and enhance the livability of its neighborhoods. The Sector Development Plan describes existing conditions in the area, identifies things that the community wants

to protect or improve and lists recommendations for actions by the city and the community to implement the plan. Sector Plan objectives include attaining stakeholder agreement through the planning process, enhancing the livability of the community as well as reinforcing its identity relative to the Centers and Corridors policies of the Comprehensive Plan. The plan also aims to develop capital improvement projects and any zoning or code changes that might be necessary to respond to the particular needs for improvement of the built environment within that sector. Design standards and guidelines are also included in Sector Development Plans.



Figure 1: Centers & Corridors



## C. Boundaries

The boundaries of the Nob Hill Highland Sector Development Plan are Girard to the west, Lomas Boulevard to the north and San Mateo to the east. The southern boundary includes Zuni until it intersects with Morningside where the boundary jogs south along Morningside until it reaches Garfield Ave. which then becomes the southern most edge of the Nob Hill Highland Sector Development Plan.

## D. Why the Nob Hill Highland Area?

The goal of this plan, articulated in Council Bill R-04-189, is to update the 1987 Nob Hill Sector Development Plan and extend its boundaries to include the Central Highland and Upper Nob Hill area east of Washington. In the nearly twenty years since the 1987 plan was adopted, the Nob Hill Highland area has experienced many changes necessitating an updated plan to meet today's needs. In addition to concerns raised by the community, goals of the plan are to protect the established character of the neighborhood, its walkability, its successful business community and its historic structures. Another important reason for the plan update is the need to integrate the recommendations of the recently completed Metropolitan Redevelopment Area Plan for the Highland area. The Sector Plan will also act as a guide to manage future residential density levels as enhanced transit service along Central Avenue becomes a growing reality.

## E. Guiding Principles

Listed below are some of the Guiding Principles that have emerged from the community in the development of this Nob Hill Highland Sector Development Plan. A more detailed discussion of issues and recommendations pertaining to these principles and their desired outcomes is provided in the Plan Components section.

- Improve the pedestrian environment
- Identify and preserve the existing character of residential and commercial areas
- Encourage a mixture of compatible uses
- Preserve and enhance streetscapes
- Calm traffic
- Enhance public safety
- Stimulate commercial revitalization

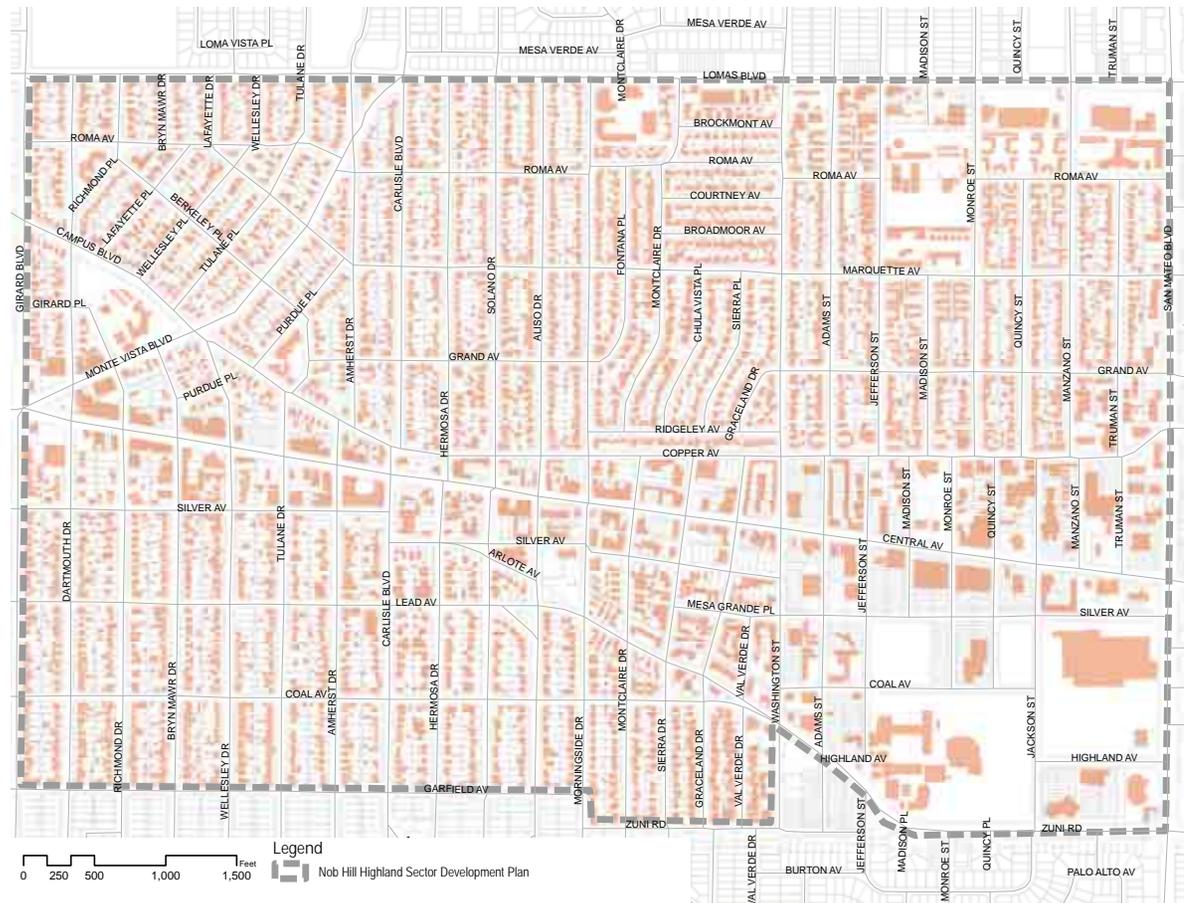


Figure 2: Plan Area Boundaries



- Improve conditions to emphasize multiple modes of transportation (pedestrian, bicycle, vehicular and transit)
- Stimulate economic development
- Encourage diverse housing types
- Establish regulations and guidelines for historic preservation
- Enhance human services
- Establish zoning regulations appropriate to areas of distinctive character and which address smooth transitions between commercial and residential areas
- Establish design guidelines to encourage development that is in keeping with areas of notable architectural character

## F. Comprehensive Plan Precedence

The Albuquerque/Bernalillo County Comprehensive Plan articulates numerous policies that provide the basis for the Nob Hill Highland Sector Plan recommendations. The Nob Hill Highland Sector Plan recommendations, in turn, are intended to address the goals of the neighborhood. This Sector Development Plan also incorporates the work of many other existing plans and studies including the Metropolitan Redevelopment Plan for the Highland Area in 2005, the 1987 Nob Hill Sector Plan, the 2005 Nob Hill Highland Area Parking Inventory and Survey, the 1991 Downtown/City Center Transportation Study, and the 1997 Lead Coal Corridor Study, among others. Listed below are the 2002 Comprehensive Plan policies which have provided a framework for the Nob Hill Highland planning process:

### 1. *Developing and Established Urban Areas*

- Policy a - The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d - The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
- Policy h - Higher density housing is most appropriate in the following situations:
  - In designated Activity Centers.
  - In areas with excellent access to the major street network.
  - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
  - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
  - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
- Policy k - Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.
- Policy m - Urban and site design which maintains and enhances unique vistas and

improves the quality of the visual environment shall be encouraged.

- Policy o - Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

### 2. *Activity Centers*

- Policy f - The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.
- Policy g - Activity Center locations shown on a Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with more specific sub-area planning efforts.

### 3. *Historic Resources*

- Policy a - Efforts to provide incentives for the protection of significant districts and buildings shall be continued and expanded.
- Policy c - Increase public and inter-agency awareness of historic resources and preservation concerns.

### 4. *Cultural Traditions and the Arts*

- Policy c - Coordination and promotion of the arts in the metropolitan area shall be supported.

### 5. *Community Identity and Urban Design*

- Policy c - The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community.



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- **Policy e** - Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:
  - minimize water use
  - screen parking areas
  - create useful and attractive signage and building facades
  - facilitate walking safety and convenience

## 6. Transportation and Transit

- **Policy c** - In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.
- **Policy g** - Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- **Policy h** - A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among Activity Centers shall be constructed and promoted.
- **Policy q** - Transportation investments should emphasize overall mobility needs and choice among modes in the regional and intra-city movement of people and goals.

## 7. Housing

- **Policy a** - The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

- **Policy c** - The displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced.
- **Policy d** - Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

## 8. Economic Development

- **Policy b** - Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

## G. The Planning Process and Public Participation

The issues, goals and recommendations of the plan were developed through a public participation process of stakeholder groups that included the establishment of a steering committee comprised of stakeholders from community interest groups (residents, property owners, and business people). Members of this steering committee came from four major organizations in the Plan Area: The Nob Hill Neighborhood Association (NHNA), The Nob Hill Business Association (NHBA), The Highland Business and Neighborhood Association (HBNA), and the Nob Hill Highland Renaissance Corporation (NHHRC) a nonprofit, community-based development corporation. Institutional stakeholders provided additional input and technical assistance. These stakeholders included the City of Albuquerque Planning Department, Bernalillo County, the University of New Mexico and the Albuquerque Public Schools. In addition

to the steering committee, working groups made up of other community members were created to concentrate on specific areas of concern: Residential Character, Pedestrian Circulation, Public Safety and Character of Commercial and Transition Areas. Community participation and plan elaboration were facilitated by Sites Southwest, LLC in collaboration with the Albuquerque Planning Department.

All new or updated Sector Development Plans must be reviewed by the Environmental Planning Commission. Upon the EPC's review and recommendation, the plan goes to the Albuquerque City Council for adoption. Once the plan is adopted, the zoning map, language, design standards and other recommendations of the plan become legal land use regulation for the plan area.



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