

# NOB HILL NEIGHBORHOOD ASSOCIATION MINUTES FEBRUARY 13, 2017

## **Call to Order: Adrian Carver 6:33pm**

Minutes taken by Greg Weirs

Directors Present: Gary Eyster, Mo Chavez, Adrian Carver, Skye Devore, Flora Silva, Kyle Ruggles, Beverly Hill, Maria Munguia, Bob Anderson, Joanne Kelsey, Andy Novat, Greg Weirs, Govinda Haines

Absent: Tim Ross (travel), Shani Madden

Quorum: 13 of 15 directors present

## **President's Announcements**

- Nob Hill Action Forum / A Greater Central Ave TOD Process: Wed. March 1, 3:30-7:00pm at Highland Senior Center, 131 Monroe St. NE, 87108. The Nob Hill Main Street program is trying to develop a Nob Hill Arts District. Kyle Ruggles is participating and will keep the NHNA aware of developments.
- Note that the next Board meeting is March 6th, because the March ZHE hearing date has been moved to the 17th.

## **Changes to the Agenda**

Add brief discussion on De Anza Motor Lodge to Sean Foran's section. Add discussion on economic proposals (Andy Novat) to New Business.

The changes to the agenda were accepted without opposition.

## **Consent Agenda**

The Outreach Committee report was moved to Old Business. The Board accepted the updated consent agenda without opposition. Attachments for: Treasurer's report.

## **Special Guests — District Six Staff**

Sean Foran, Legislative Analyst, City Councilor Pat Davis

Shanna Schultz, Policy Analyst-Planning

Andrew Webb, Policy Analyst-Planning

Mr. Foran began with several announcements.

- The city is considering opening a branch of the city library in the international district at the site of the former Caravan East nightclub. Funding is still being finalized, and there will be a public outreach meeting to get input on the specific facilities to be included and develop public support and enthusiasm.
- The city has bought the property at San Mateo and Kathryn. This property was a shopping center but has been empty for nearly a decade and become a center of crime. The property will be redeveloped and house nonprofit organizations.

- The public safety meeting on Feb. 9th hosted many city departments and resources. Sara Mancini, the new head of the Office of Neighborhood Coordination (ONC), organized the meeting, attended by about 100 residents. The city is trying to address crime, awareness is particularly high after the recent murder of a graduate student near the Tamarind Institute (across Central from UNM). Pat Davis is trying to get the city council to act quickly, reinstating bicycle patrols in the area.

There were several questions from the floor.

- What is the status of the redevelopment of the De Anza Motor Lodge? One rumor is that the Tony Edaakie murals might be moved to a museum in Santa Fe. Mr. Foran responded that the developer is in the due diligence phase of the process. Another person attendance said that Anthea is still involved in the project, but had nothing to report on the timeline.
- A second question concerned ART funding, and whether or not wider sidewalks would be delivered or cut from the plans if the federal funding did not come through. Mr. Foran had no information on the topic – questions like these should go to the mayor’s office, which is overseeing ART.

Mr. Foran’s main presentation was on a project to increase parking on Monte Vista Blvd. He circulated a memo describing a parking study and its results. Four different options for increasing parking were considered. The recommended option would add 38 parking spots, mainly back-in angled spots on the north side of Monte Vista Blvd. in front of the Monte Vista Elementary School and the block west of it, but also some parallel parking spots in other sections. Back-in parking is preferred for the safety of bicyclists when there are bike lanes, as there are on Monte Vista Blvd. The recommended option can be achieved with just paint (no curbs or other construction is required.) Monte Vista Elementary School supports the project.

There was a question about missing sidewalks on Bryn Mawr as it approaches Monte Vista Blvd. from the south. Mr. Foran was unaware of this issue, but could forward it to the appropriate city department for consideration. In any case it was not part of the parking study and would not be addressed by it.

There was a question about parking in the bicycle lanes on Campus Blvd, as it leads to Monte Vista Blvd. As for the previous question, Mr. Foran responded that this was not part of the parking study. He was aware that Campus Blvd. can be quite congested with on street parallel parking, students bicycling to UNM, traffic, and student drop-off and pick-up at Monte Vista Elementary School.

There was a question about the status of the proposal for a traffic island at the intersection of Amherst, Marquette, and Purdue Pl. from Tim Ross. Andrew Webb responded that an extension of one corner into the intersection was now being considered by the city, rather than a traffic island, and he could update Tim and the UNM students working on the cost estimate for the traffic island.

Next came a discussion about problems with Lead and Coal Aves. Bob Anderson and Flora Silva have drafted a letter about increased traffic speeds, the number of accidents, and garbage. They inquire about bringing back red light camera, and ask the District 6 staff and neighbors for other ideas. Andrew Webb said that at this time, the constitutionality issues around red light cameras are hard to address. Other traffic calming solutions include flex posts, paint solutions such as bike lane buffers, bulbouts (difficult, since they are expensive and Lead and Coal were recently redone), signs posting the speed of drivers (such as on Washington north of Constitution), signs posting that stoplights are timed for 30mph traffic. Another suggestion was to request more patrols from the SE area command to increase enforcement.

Shanna Schultz updated the Board on the ABZ to Z project. The deadline for written public comments on the Comp Plan is March 3rd, but oral comments can also be made directly to the city council when they consider it. Integrated Development Ordinance (IDO) comments are still being accepted; this week, public meetings are targeted to specific areas of the city. Comments can be made at the website [ABC-zone.com](http://ABC-zone.com), or to anyone on the Planning Department staff.

## **Greater Central Avenue**

Brian Riley briefly described the Greater Central Avenue project, and referred people to the web site [greatercentralave.com](http://greatercentralave.com) for more information. It is a transit oriented development (TOD) project that is separate from ART (Albuquerque's bus rapid transit project) and from ABC to Z (updated zoning code). It tries to answer the question, "How does the community plan to benefit from economic development projects over the next 10 years?" It is a bottom-up approach that brings together anyone that is interested to discuss any topic of interest relevant to Central Ave. The first meetings started last summer, and some topics that have been explored include tax increment development districts (TIDDs) and how the city finances capital projects. There are many others topics covering a wide array of issues, some at a quite detailed level. A public meeting focused on the Nob Hill and Highland section of Central Ave. will be held on Wednesday, March 1, 3:30-7:00pm, at the Highland Senior Center. There will also be a week of meetings covering the whole Central corridor from March 7th-13th, with a team that can respond to detailed questions - see the website for more information. Over the rest of the year, there will be some capacity to work on issues brought up at these meetings.

## **De Anza Motor Lodge**

Following on from the earlier comment that the Tony Edaakie murals might be moved from the basement of the De Anza Motor Lodge, the Board considered a motion to write a letter to the CABQ Metropolitan Redevelopment Agency (MRA), as well as Pat Davis, expressing the neighborhood's desire to protect the murals in place. David Peters from REA Management, which is working with Jim Trump as a consultant on the project, discouraged such a letter, but the only rationale he could offer was that it

would be “premature”. The Board voted 10 in favor (2 abstentions, 1 recusal) of writing and sending the letter.

## **Zoning and License Requests**

17ZHE-80006 Project#1011109 SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD-RETAIL S. W., AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the retail sale of alcoholic drink for consumption off premise within 500 feet of a residential zone for all or a portion of Lot 32A1A, Block 32, Heights Reservoir Addn zoned C-2 located on 4510 LOMAS BLVD NE 87110 (K-17)

Adrian Carver has brought this zoning case to the Board’s attention at the request of the Highland Business and Neighborhood Association (HBANA); the property is within their boundaries and is adjacent to the eastern NHNA boundary. Also, NHNA residents are within the 500 foot region referenced in the request. The HBANA has also requested a mediated meeting between the applicant and stakeholders. Adrian was unable to contact the applicant in time to attend the the Board meeting.

One view was that the NHNA should not take action on this zoning case, since it was not within the NHNA’s boundaries. The Board voted 3 in favor, 9 opposed (1 abstention) on a motion to take no action on the matter.

The Board then voted 10 in favor, 2 opposed (1 abstention) to request a deferral of the hearing of the case by the ZHE.

## **Old Business**

*Economic Proposals for Boosting the Local Economy* Andy Novat is participating in a group developing economic proposals to keep more money in the local economy, such as a local currency and a public bank.

### *Outreach Committee*

The outreach meeting on alcohol regulation and liquor licenses was cancelled. The alcohol hearing examiner was uncomfortable participating because of the potential conflict of interest. Another outreach event is being planned on this topic, but in the format of a panel discussion.

*Comprehensive Plan and IDO Comments* Gary Eyster announces the formation of an ad hoc committee to provide NHNA comments on the IDO. Written comments for the EPC hearing are due by March 21st, so the committee will try to collect neighborhood input and formulate statements the Board can consider at its meeting on March 6th.

*Ciclovia* Govinda Haines is seeking feedback on whether the NHNA might request the Ciclovia route be extended through Nob Hill. The general feeling was that the NHNA would be receptive, but that logistics are difficult to overcome. For example, the current route is downtown and including Nob Hill would require a steep hill climb.

***Community Policing Council*** The Southeast Area Command is holding its regular Community Policing Council meeting on Thursday, Feb. 16th, 6pm at the Cesar Chavez Community Center.

## **Adjournment**

The meeting was adjourned at 8:35pm.

	2015/2016	Proposed 2016/2017	Acutal 2016/2017	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17
<b>Income</b>								
Membership	\$ 1,235.00	\$ 1,230.00	\$ 1,437.00	\$ 20.00	\$ 717.00	\$ 300.00	\$ 200.00	\$ 200.00
Merchandise	\$ 624.00	\$ 624.00	\$ 196.00		\$ 94.00			\$ 102.00
Outreach	\$ 100.00	\$ 100.00	\$ 186.30		\$ 100.00			\$ 86.30
Newsletter	\$ 5,228.67	\$ 5,100.00	\$ 1,205.00	\$ 605.00				\$ 600.00
Petty Cash	\$ 200.00	\$ -	\$ -					
Tree Grant	\$ 330.00	\$ -	\$ -					
<b>Total Income</b>	<b>\$ 7,717.67</b>	<b>\$ 7,054.00</b>	<b>\$ 3,024.30</b>	<b>\$ 625.00</b>	<b>\$ 911.00</b>	<b>\$ 300.00</b>	<b>\$ 200.00</b>	<b>\$ 988.30</b>
<b>Expenses</b>								
Newsletter	\$ 3,479.69	\$ 3,400.00	\$ 1,780.31	\$ 1,780.31				
Outreach	\$ 782.14	\$ 800.00	\$ 185.44		\$ 127.45	\$ 57.99		
Admin Expenses	\$ 378.48	\$ 380.00	\$ 275.95		\$ 261.78	\$ 14.17		
Merchandise	\$ 849.56	\$ 500.00	\$ -					
Misc	\$ 150.00	\$ 150.00	\$ -					
Bank/PayPal Fee	\$ 91.19	\$ 100.00	\$ 31.82	\$ 3.54		\$ 14.45	\$ 5.28	\$ 8.55
Petty Cash	\$ 200.00	\$ -	\$ -					
NH100	\$ 800.00	\$ -	\$ 429.25				\$ 429.25	
Think NH First	\$ -	\$ -	\$ -					
Tree Grant	\$ 330.00	\$ -	\$ -					
<b>Total Expense</b>	<b>\$ 7,061.06</b>	<b>\$ 5,330.00</b>	<b>\$ 2,702.77</b>	<b>\$ 1,783.85</b>	<b>\$ 389.23</b>	<b>\$ 86.61</b>	<b>\$ 434.53</b>	<b>\$ 8.55</b>
			B. Balance	\$ 10,131.85	\$ 8,973.00	\$ 9,494.77	\$ 9,708.16	\$ 9,473.63
			E. Balance	\$ 8,973.00	\$ 9,494.77	\$ 9,708.16	\$ 9,473.63	\$ 10,453.38