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## Calendar

Sept 26: Board Elections & Annual Meeting

Oct 20: Sensitive Remodeling Seminar

Dec 7: Shop-n-Stroll  
Noon to Midnight

Dec 7: Twinkle Light Parade

Oct 10, Nov 14, Dec 12, Jan 9,  
Feb 13, March 13, & April 10  
Monthly Board Meetings

## NHNA FALL 2013 NEWSLETTER

# Shopping Local is good for The Nob Hill Neighborhood Association because...

by Clifton Chadwick

From 1982 to 2007 national chains have seen a doubling of revenues while locally owned, independently operated businesses have barely held their own.

As marketers have rushed to anticipate our "needs" and "scalability" has been reported to improve the efficiency of our supply chain, we've left a few things out of our calculus - principally the decreasing availability of cheap fuel. We've also seen that some organizations lose efficiency as they grow "too big to fail."

Meanwhile, evidence mounts that communities with strong local businesses are healthier, wealthier and, dare I suggest, wiser.

When you "Buy Local", you are developing connections with your neighbors. Soon your business district is like "Cheers" - everybody knows your name. While you're shopping you're sharing confidences about friends, family and the weather. Research shows these connections result in healthier and happier people.

You're also improving the local economy when you "Buy Local" through a Direct impact (local "operations" spending by a business on inventory, utilities, equipment and employees), an Indirect impact (the multiplier as dollars the local business spends at other area businesses re-circulate) and an Induced impact (the additional consumer spending that happens as employees, business owners and others spend their income locally).

In Albuquerque it is calculated that if we all shifted just 10% of our budget to "Buy Local" we would keep an additional \$179,000,000 in our economy - every year. You can see the Civic Economics Survey showing that your money recirculates up to 287% more when you spend with locally owned and independently operated businesses at [KeepItQuerque.org](http://KeepItQuerque.org), or at [Facebook.com/keepitquerque](https://www.facebook.com/keepitquerque).

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## Letter from the President

meeting in September.

I joined the NHNA because I believed my experience as an architect would help with sector plan issues, variance requests and other building and zoning related projects. We review a fair amount of these projects each month. I would like to address the two popular "variance" requests. First off, I want to convey that if you see building activity going on and a permit is not present you may ask the city to investigate. It is not fair to those seeking to go through the proper channels and doing their due diligence to allow others to take it upon themselves to build as they please.


A "variance" is a type of special exception to the zoning code that requires a public hearing. When applying for a variance the homeowners must show that 1) their property is exceptional; 2) the current regulations impose unnecessary hardship; and 3) financial gain or loss is not the sole determining factor for their request. An example of a variance would be allowing a wall 5 feet high where the regulations restrict wall height to 3 feet. The two most common variance requests are setbacks and walls. Setbacks are building restrictions that establish a required distance from a property line or adjacent structure for additions or other new structures. For example, most of the houses in Nob Hill were built before the current zoning codes which require a 5-foot side yard setback. Many of our houses are only 2 or 3 feet from the property line. Try to locate new additions to your property with-in the current set-back requirements; you will not need a variance. If you cannot, then notify us during your application process. We can help prepare you for the meeting before the Zoning Hearing Examiner (ZHE). Bring drawings and photos; bring what you intend to show the hearing examiner. We cannot support your request based on a description only. Descriptions may be changed or interpreted differently. When we do not have a presentation prior to the hearing date we request a deferral. This may set your plans back an extra month. The board does not decide if you can or cannot do something. It can support, oppose, not oppose, or request conditions. The Zoning Hearing Examiner makes the final decisions. I prefer to think of the presentation to the board as a practice round before the big presentation.

The second most common variance request is for walls and fences. The wall heights listed in the Nob Hill Highland Sector Development Plan are not exclusive to Nob Hill. City wide zoning restricts the height of walls and fences to 3 feet in the front yard and 5 feet in the rear and side yards without a permit. Walls up to 8 feet can be constructed in the rear and side yards with the required permit. Walls higher than 3-feet in the front yard require a "variance" or "conditional use" special exception depending

on whether or not your home is located in an historic zone of Nob Hill. Currently, the city is proposing a new amendment to our sector plan that will prohibit any wall over 3 feet in the front yard setback of the historic neighborhoods. The debates are individual privacy and security versus neighborhood security known as eyes on the street and a cohesive streetscape. The type of material used to build your wall or fence is important to this debate. Clearly a block wall is going to inhibit one's view more than a wrought iron fence. What makes your site special and in need of higher walls? What are the walls to be made of; how far from the house or street or curb will they be located? You should address those questions and bring drawings that show your site and related streets, curbs and sidewalks. Also photograph similar walls you like to show as examples. Does this wall need to completely surround the house or can one area receive the higher wall and then step down in other areas? Our neighborhood has curb appeal and that attracts others like us to move here. We need to strike a balance and understand that what we do affects the neighborhood as a whole.

I hope this has been helpful. We have a Sector Plan Task force that attends facilitated meetings and focuses on these cases. If you would like to be notified of these meetings send a note to the board.


Regards,  
Tymn Waters, AIA



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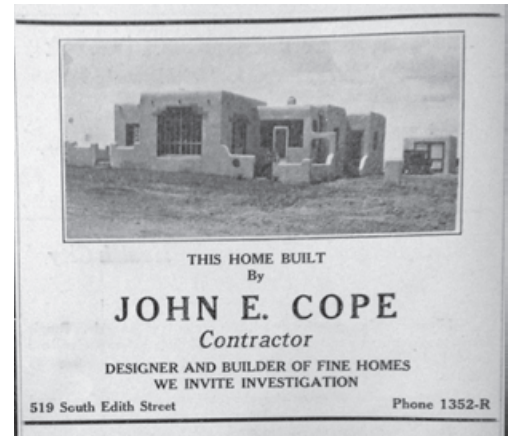
meeting at Mean Bao  
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[www.montevista.org](http://www.montevista.org)



# Do you Know This House?

by Gary Eyster

Starting in 1907, the R.L. Polk Co. and its predecessors have printed an annual directory containing the address of every building in existence that year and its occupants at that time. Among the advertisements in the 1926 edition was this one for a contractor, proud of a house he had just completed in Nob Hill. Do you know this house?



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# Albuquerque Film & Media Experience (AFME) Shows Hollywood How Enchanting Nob Hill Really Is

By Lainie S. Quirk

This past June, the lights, cameras, and definitely action were seen bustling throughout the streets of Nob Hill and neighboring areas. It was an exciting time for both residents and businesses alike.

Dubbed the "Cannes of the Southwest" by Mayor Richard J. Berry, The Albuquerque Film & Media Experience sought to create a community based event that raised the profile of filmmaking in New Mexico, provided an economic impact to the City of Albuquerque, increased worldwide awareness to the Land of Enchantment and provided a rich platform for a global audience to share their Ultimate Story for seven fantastic days.

"We're thrilled at how our incredible Nob Hill community came out to play with this amazing inaugural event," said Lainie S. Quirk and Ivan Wiener, Co-Founders and Executive Producers of the Experience. "From restaurants who supported our VIP meals and parties, to special discounts from retailers for AFME attendees, to local businesses who opened up their churches and business space for the production, we thank you!"

The feedback from worldwide filmmakers who came from Europe, Asia, Australia, South America and across the nation expressed how incredible Nob Hill and downtown was – the atmosphere, shopping, hospitality and the amazing energy felt by everyone involved.

With terrific support from our various governmental agencies, including City Council (a special thanks to Councilman Rey Garduno), County Commissioner Maggie Hart Stebbins and Vince Murphy, the City Film Office (a big thanks to Ann Lerner) and the Mayor's terrific support, AFME is well underway for the 2014 experience coming June 2-8, 2014. It will be here before we all know it.

However, if you can't wait to experience the festival in June, keep an eye out for more extraordinary AFME events beforehand that honor film, media, dance, the arts and especially our wonderful community, Nob Hill at [www.abqfilmexperience.com](http://www.abqfilmexperience.com).

Thank you everyone for being a part of elevating our neighborhood into the limelight. We all shined together and we look forward to the future as one!



Academy Award winning Director and Actor, Robert Redford (right) and CEO for the Americans for the Arts, Robert Lynch



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# Neighbor Profile: Matt McDuffie

By Carolina Yahne

Matt McDuffie comes by his people-watching and story-telling naturally as the son of a woman who loved to do both. His work as a screenwriter makes good use of those inherited interests. From his father, he inherited the flexibility to travel and live all over the U.S. and Canada.


As an undergraduate, Matt lived in Washington State and British Columbia where clouds hung low for much of the year. One such cloudy day, he searched reference books in his local library for a place "where it doesn't rain". His search turned up Albuquerque. He and his wife, Cassie, moved here in 1994 with their 7-year-old son. The house they purchased was built in 1936 and may have been an art studio for one of the Popejoys. Matt attended graduate school at UNM and his wife, Cassie, managed Hippo Ice Cream that was located on Harvard Drive SE. The pace here is much less frenetic than elsewhere, and the family appreciates it.

Their 16-year-old dog, Nudee, gets walked twice daily, which puts other dog owners in our neighborhood to shame. She was named for Nudee's of North Hollywood, the rodeo tailor that sold the belt buckle that was Cassie's first gift to Matt. You may have seen the gold lamee suit that Nudee the rodeo tailor created for Elvis Presley. Nudee was also the name of a character in Matt's first screenplay to be optioned. So the unusual name has quite a history.

Matt continues to enjoy that our neighborhood is centrally located, so it is possible to live here and shop and work without a car. He is sad that rents are so high for the properties along Central that some small businesses have been driven out of the neighborhood. He regrets the loss of the Bike Coop and other small businesses that were forced to relocate to less expensive parts of the city. There has been a lot of discussion about Route 66 as it runs through our neighborhood: medians, speed limits, busses, cars, pedestrian refuges, dog-walking safety, sidewalk width, etc. Because he walks and rides

his bike in the neighborhood and people-watches along Central, he says "I want Nob Hill to stay a neighborhood." Many UNM faculty, staff, and students live in our neighborhood. Matt has found that being able to ride his bicycle from home to Zimmerman Library on the UNM campus, for example, is transportation heaven after surviving traffic jams in Los Angeles. He recalled a time in LA when it took over 2 hours to drive 5 miles.

When I asked about favorite places in our neighborhood, he said he has no favorite restaurants because Cassie is a personal chef, so they usually dine at home. Cassie shops at many grocery stores, including La Montañita Coop. A favorite spot is our beloved Ernie Pyle Library. Another favorite is the Guild Theater. It may screen *The Face of Love* for which he wrote the screenplay. The film is due out in September, starring Annette Bening and Ed Harris. Here's a link <http://www.deadline.com/2013/05/cannes-ifc-lands-us-on-the-face-of-love/>



Matt is a Professor of Practice at UNM. Asked about writing and teaching, he said "Writing is solitary. Teaching is give and take." The combination works for him. Screen writing is puzzle-making, storytelling, with the goal of fascinating the audience. When I asked about entertaining the audience, Matt said he disliked that approach. "The make believe of film is purgative in that the audience can feel the actors' emotion without suffering its consequences." He has offered classes through Tricklock Theater using improvisation as a beginning to screenwriting. He may offer more classes in the future for adults in our community. <http://www.tricklock.com/whats-going-on/on-stage.php>. One concept to experiment with is the idea that "all behavior is communication."

In the 14 years he has been teaching screenwriting at UNM, he has never had two students write the same story. The individuality of his students' creativity is breath-takingly gratifying. That's why he loves to teach his craft.



# Great Example of 'Green' Restoration Remodel in Nob Hill

by Jeff Gittelman

Albuquerque natives and teachers Karen and Dom Pettine wanted to live in Nob Hill. It was a perfect location. They rented in the neighborhood for years but couldn't afford a Nob Hill home. But Karen and Dom are not your typical couple. They spotted a property on Solano NE. It was not an ideal first property. It was not fit for habitation. It lacked an exterior wall, the ceiling was caving in, the interior walls were missing, there was no plumbing or electrical and the wood floors sustained water damage. The prior owner's surviving family hired an architect. His recommendation made things worse. They had the garage and driveway arch demolished.

Karen and Dom were persistent winning the favor of the owners who sold them the house a year later.

The house was purchased September 2011, and their 6 month remodeling project lasted a little longer, a total of 19 months. Friends and contractors recommended total demolition and start from scratch. A project this big in scope would test most relationships. Not this young couple. They thrived on it. Their excitement showed during this interview.



**Before**

The new owners had a vision. Their vision was to reclaim the beauty and strength this house once had and take it a step further; a big step further.

During remodeling they incorporated all of the green and high efficiency codes requirements that Mayor Chavez implemented including LED lighting. They added on a master bedroom and bath. They purchased reclaimed brick and built a back patio. They installed all new hardwood flooring.

This became a family project, four generations of families to be exact. Dom's Great Great Grandfather, a stone mason from Italy immigrated to America. Dom's Great Great Uncle, also a stone mason settled in Northern New Mexico. He owned a stone quarry and built around Las Vegas, NM. Dom's Grandfather was a builder and built two homes on Aliso and Hermosa NE. Dom's father built the family home in Ridgecrest.

So when Dom and Karen needed a front step for their new home, they walked around the block to the house on Hermosa NE that Dom's Grandfather built. The front step was from the family stone quarry, a wedding present from Dom's Great Great Uncle to Dom's Grandparents. The owners graciously allowed them to move it to their front step. The calculated weight of the limestone step was about a ton! With the help from about 8 men it now lays in front of their new home on Solano NE. Karen's mom advised them on water wise landscaping. And they rebuilt the driveway arch.

Friends came from as far away as Michigan to lay new hardwood floors. Karen learned how to tile. Most endearing was the bond between father and son. Dom's father was involved in the project from the start to finish.

Their labor of love has brought life back to a home that needed resuscitation. And a new generation has set roots in our neighborhood. Welcome Karen and Dom and we applaud your hard work. You have a beautiful new home!

**After**





NOB HILL CRIME!

# Crime Prevention Keep Working On It

by Spencer Nelson

I compared the reports of calls to the police department for the Nob Hill Neighborhood Association area for the last two years in the period March 26 to June 23 and saw that there were 88 reports of burglaries in 2012 and 62 in 2013. So there were about thirty percent fewer in this year compared to last. Great. That is a big reduction. But it is still way too many.

And these incidents can cause big problems. In June, a neighbor's house on Monte Vista was burglarized, then a few days later their car was stolen. Apparently, the burglary gang had found a forgotten car key. And the thieves tried to use some of their stolen credit cards. Besides having to change bank accounts and credit cards and get a car, the neighbors now find that their insurance company is not going to renew their policies!

So please work a little harder at crime prevention. Meet your neighbors. Walk out to the street as often as possible during the day and look around. Form a Neighborhood Watch on your block; call 311 for details. Report all crimes so the police can get a handle on the patterns of crime in our area. Don't leave valuables unattended in your car. Park off the street as often as you can. Join us in our monthly meetings with APD personnel to review what is happening in our neighborhood.

***Resist temptation: If you're a victim of burglary, don't touch the crime scene. Call 242-COPS and tell them to come fingerprint.***

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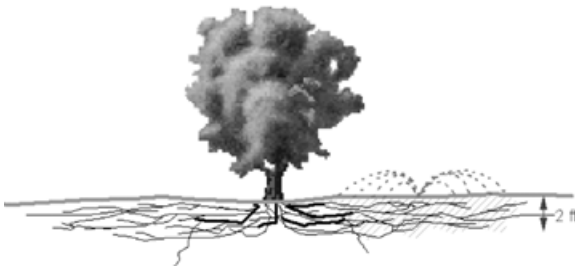
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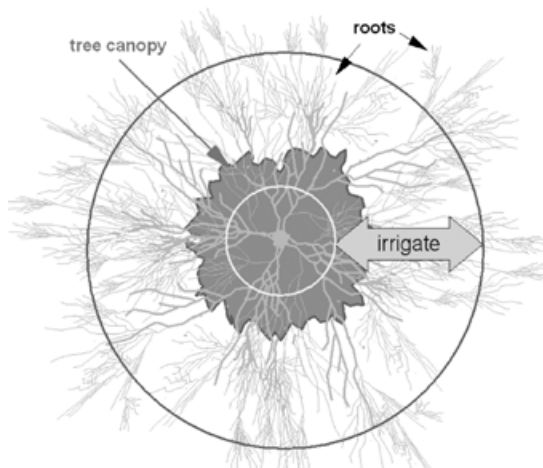
# THREE TIPS TO KEEP YOUR TREES HEALTHY DURING DROUGHT FROM YOUR LOCAL ARBORIST

by Eric Bishop

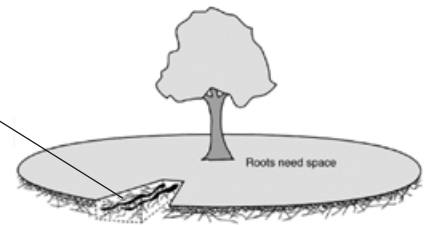
1) Proper watering. Perhaps the most important consideration when watering our trees is to understand that they are designed by nature to be rain collectors. That is to say, their roots reach far and wide often, three times the distance of their canopy is possible. Tree roots are also relatively shallow. Eighty percent or more of the root system lies within the first 18 inches of the soil profile. Understanding this can help us use precious water more efficiently and irrigate more effectively.



Trees that are established need irrigation throughout the area where their roots would reside. Drip irrigation only at the tree's stem or running a hose at the trunk for long periods in contrast misses the majority of a tree root system. Spread the water around! Adding emitters to drip systems to deliver water throughout the root area, and in some cases augmenting with a sprinkler, applies irrigation more appropriately. Established trees usually don't need watering every day. In fact, if we could irrigate for longer periods, say 45 minutes to an hour, once a week can give them a sustainable soaking. Watering twice a week during the cooler spring months, April and May, is also the best time of year to give tree a little extra—not during the heat of the summer.



2) Protect the trees root system. Considering how shallow tree roots are, care should be taken whenever possible not to damage them. Trenching, roto-tilling, xeriscaping and the like can very quickly destroy a tree's ability to drink. Just two weeks ago during a routine estimate, I observed a burst water line repair just beyond the drip line of a 60 foot Arizona Ash. The plumbers dug a trench for the new line at a depth of two feet or more. Tree roots could be observed protruding into the trench—no roots from the tree were deeper than 10 inches!



3) Proper Pruning. There are many aspects to proper tree pruning, however maintaining interior canopy is extremely important for our tree in the Southwest. Over 90 degrees or so photosynthesis slows or stops. This is largely due to cells on the leaf surface, stomates, closing to control the rate of transpiration, or water given off to the atmosphere. The transpiration of water from the leaf surface drives the tree's "pump" pulling water up from its roots. Because water is a critical component to photosynthesis, it is inhibited when transpirational pull slows or stops during the hotter periods of the day. We know it can be 10 degrees cooler in the shade and so do trees! They practically invented shade! Interior canopy can continue to photosynthesis for extended hours during our hot New Mexico summers. When it is pruned out, we starve our trees during hot periods. How important is this? Consider last summer—it was 90 degrees plus from the first week of June, every day, up till the first week of October.



Eric Bishop, owns and operates Eric's Tree Care in Albuquerque and is available for consultation and for the proper care of your trees.

# Pedestrian Safety

by B. Jacobson

One of the perks of living in Nob Hill is the proximity to trendy shops and bars, movie theaters, restaurants, and grocery stores, making the dream of living without a car closer to reality. Most of these shops are located along Central Avenue, world famous as part of Historic Route 66 and visited by tourists and locals on foot, bike, motorcycle, and by car. As a consequence, walking to your favorite restaurant usually implies crossing busy traffic streets such as Central and Carlisle Boulevard. Whenever cars and pedestrians share the road, though, if an accident happens the pedestrian is usually the most injured party.

In the recent past, the State of New Mexico has offered some grim statistics on pedestrian safety: In 2006, New Mexico had the highest pedestrian death rate per capita in the US, with an average pedestrian fatality rate of 3.2 per 100,000 inhabitants for the decade of 1997 to 2006, according to the National Highway Traffic Safety Administration (NHTSA). The national average during the same period was about 1.7 per 100,000 inhabitants. According to the NM Department of Transportation (NMDOT) Annual Report for 2012, the number of pedestrian fatalities has decreased by about 20% since 2007. For the year 2010, New Mexico was no longer the number one state on pedestrian fatalities, with 1.6 deaths per 100,000 people, but was still above the national average fatality rate of about 1.4 per 100,000 inhabitants. In 2011, NM had 41 fatalities, and NMDOT did not reach its Highway Safety and Performance Plan (HSPP) goal to reduce pedestrian deaths from 39 in 2009 to 34 in 2012. For this reason, there are a number of pedestrian safety initiatives throughout the state such as Walk to School Day, the Look for Me campaign, and the Walkable Communities Initiative, in partnership with the University of New Mexico Center for Injury Prevention, Research and Education (CIPRE).

As Nob Hill residents who walk, cycle, and drive in the neighborhood, we can help improve the statistics by obeying traffic laws and paying attention to our surroundings. The following is a list of excerpts of some pedestrian-related laws as found in the New Mexico Driver Manual:

"You must come to a full stop at a stop sign or stop line, if one is present. You must wait until crossing vehicles and pedestrians have cleared and pull forward only when it is safe to do so."

"If you are turning left, a steady green traffic light means you may turn but only when safe to do so. Oncoming traffic has the right-of-way. Be alert for signs that prohibit left turns. When turning right or left, watch for pedestrians crossing in front of your vehicle."

"When required to stop because of a sign or signal, you must stop before your vehicle reaches the stop line or crosswalk. Crosswalks define the area where pedestrians may cross the roadway. You must yield to pedestrians in or about to enter a crosswalk. Not

all crosswalks are marked. Be alert for pedestrians when crossing intersections."

"You must do everything you can to prevent striking a pedestrian or another vehicle, regardless of the circumstances. You must always yield to a pedestrian, even if the pedestrian is not obeying traffic controls."

"Drivers must yield where necessary to avoid striking pedestrians who are legally crossing the road."

"Drivers crossing a sidewalk entering or exiting a driveway, alley or parking lot must yield to pedestrians. It is illegal to drive on a sidewalk except to cross it."

"Pedestrians using a guide dog or carrying a white cane have absolute right-of-way. Do not use your horn as it could confuse or frighten the blind pedestrian."

"Check for other road users. Remember that there are other road users such as motorcycles, bicycles and pedestrians that are harder to see than cars and trucks. Be especially alert when you are entering the roadway from the curb or driveway."

Other common-sense safety tips for both drivers and pedestrians include not using a cell phone or texting while driving or while crossing a street. Pedestrians should be especially cautious when using a crosswalk: make sure that vehicles intending to turn right or left into the street you are crossing are completely stopped. Not all drivers respect the "walk" sign for pedestrians. Pay special attention when using the crosswalk in a two-way street: some drivers turn right as pedestrians start to cross from the other side of the street. During rush hour, usually there is a long line of cars waiting to turn right, and by the time the pedestrian reaches the center of the crosswalk, if there are still cars turning, they do not usually stop as they are not moving as slowly as they should and are not expecting to see a pedestrian, since the cars that turned in front of them were blocking their view. If this happens to you, stop briefly or slow down and make sure any car turning right is completely stopped before you continue to cross. Pedestrians should also wear bright colors or flashlights at night if walking on a dark street. If moving from the sidewalk into traffic on a marked or unmarked crosswalk, avoid waiting to cross from behind an obstacle, such as a car, a bus or a tree, as motorists cannot see you. Nob Hill has several unmarked crosswalks recommending to look left or right before crossing, meaning that traffic has the right-of-way and pedestrians must yield at these crosswalks. Bicycles also offer a risk to pedestrians, and bicyclists should avoid riding on sidewalks and crosswalks. If you must use the sidewalk or crosswalk, it is recommended that you walk your bike. A list of safety tips for pedestrians can be found at the NHTSA website: <http://www.nhtsa.gov/Pedestrians>.

# Pedestrian Safety cont.

by B. Jacobson

Don't let the statistics stop you from walking in the neighborhood. Exercise these safety tips and enjoy the best that Nob Hill has to offer. In a walkable community, businesses thrive and people are generally healthier. Plus, if more people are in the streets, drivers become more aware of their presence and are more likely to be cautious, resulting in a safer community for all.

National Pedestrian Crash Report, DOT HS 810 968, June 2008.  
<http://www-nrd.nhtsa.dot.gov/pubs/810968.pdf>

NM Dept. of Transportation, Traffic Safety Division, FFY12 Annual Report, Dec. 2012. [http://www.dot.state.nm.us/content/dam/nmdot/Traffic\\_Safety/AnnualReport.pdf](http://www.dot.state.nm.us/content/dam/nmdot/Traffic_Safety/AnnualReport.pdf)

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New Mexico Driver Manual, NM MVD. <http://www.mvd.newmexico.gov/SiteCollectionDocuments/assets/dlm.pdf>



## Jim Manning

625 Amherst Dr. NE • Albuquerque, NM 87106  
505-888-3360 • 255-2779 Fax  
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## A Note From Your Board of Directors

### Regarding Fences & Walls

One of the most valuable resources of a neighborhood is its streetscape: its houses and the way they relate with the street; what we see as we walk, bike, or drive through the neighborhood. Unlike some areas in the city, houses in Nob Hill communicate well with the street. Looking out of our homes we can see nearby houses, our neighbors, and passersby. This openness creates a safer neighborhood.

A large section of Nob Hill is listed as a historic district and most other parts of the neighborhood are eligible for that distinction. The fundamental value of a district is its historic streetscape. Most of Nob Hill was built between 1916 and 1957 and during this period of significance the rare front walls that were built were 3 feet or less in height.

Under Albuquerque ordinances, fences or walls up to 3 feet high are permitted in the front 20 feet of a property (the front yard setback) with a building permit. Fences or walls over 3 feet high in the front yard setback are not a permissive use. Because they diminish our streetscape, historic character, and safety, the Nob Hill Neighborhood Association discourages fences or walls more than 3 feet high in front yard setbacks (you may read our policy at: [www.nobhill-nm.com](http://www.nobhill-nm.com)). Please remember that city ordinances require you to obtain a building permit for any construction work on your property before it begins.



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has joined Facebook!**

Join the conversation and see what is happening  
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# New Mexico Philharmonic's Dazzling Third Season Begins in September

By Steve Ridlon

Riding a crest of glowing reviews in the Albuquerque Journal and continually increasing audiences, the New Mexico Philharmonic is launching its third full season of classical and pops concerts throughout Albuquerque.

Seven Saturday Classics concerts, 6:00 p.m. at Popejoy Hall, will include beloved works such as Rachmaninoff's Piano Concerto No. 2 and Beethoven's "Emperor" Piano Concerto, featuring renowned artists such as Olga Kern, Awadagin Pratt and Lynn Harrell plus rising artists already enjoying international reputations. The Classics series will also include symphonies by Brahms, Dvorak, Mozart, Mendelssohn and Tchaikovsky, plus spectacular favorites such as Ravel's Bolero and Respighi's Pines of Rome.

The Saturday Pops concerts, also at 6:00 p.m., begin with Star Wars and More: The Music of John Williams, a show that will include special appearances by Star Wars characters in the lobby. This Popejoy series also includes Bravo Broadway!, Home for the Holidays, Gershwin and Company, and Cirque de la Symphonie with exceptional cirque artists from around the world.

Four Sunday Classics concerts will take place at 2:00 p.m. at the National Hispanic Cultural Center. Three will feature outstanding soloists from the ranks of the orchestra, Krzysztof Zimowski, Kevin Vigneau and Ruxandra Simionescu. The NMPhil will again be collaborating with the New Mexico Ballet Company to present the intriguing Minkus ballet "Don Quixote." There will be a special extra Saturday evening performance of that ballet.

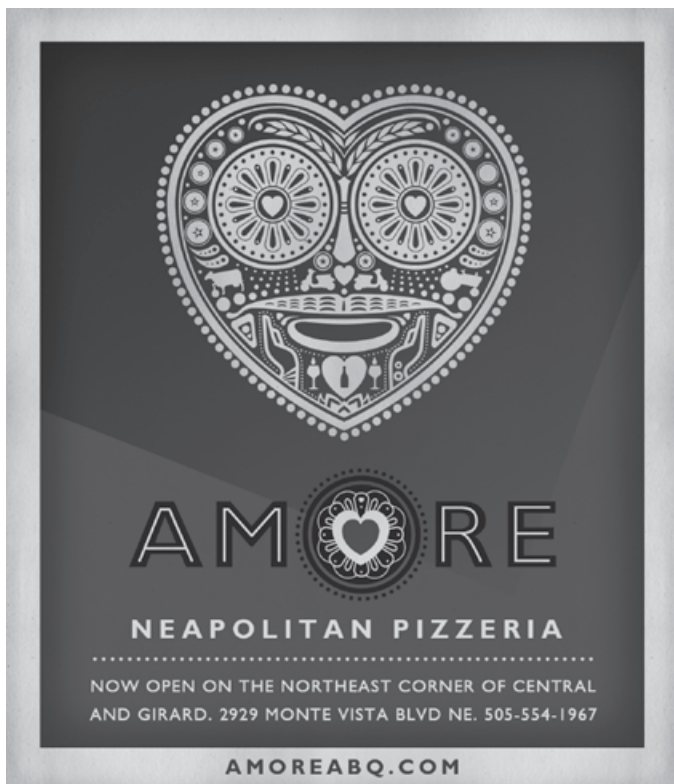
The NMPhil's 2013-2014 season will also include Neighborhood Concerts at smaller venues around the city, as well as additional programs in the "Introduction to the Classics" series at the KiMo Theatre.

Tickets for Popejoy Hall concerts start at only \$20, and performances at the National Hispanic Cultural Center start at \$24. Organize concert parties with your family and friends and you can save 10% or 20% on individual performances. Complete information about the NMPhil's 2013-2014 season is available at [www.nmphil.org](http://www.nmphil.org) or you can call 323-4343.



As the major professional orchestra in the state, the New Mexico Philharmonic is committed to inspiring audiences of all ages and backgrounds through its artistic excellence, innovative programming and educational and community engagement. The New Mexico Philharmonic is a non-profit corporation recognized as a charitable 501(c)(3) organization by the U.S. Internal Revenue Service. Contributions are tax deductible as allowed by the IRS. To learn more about upcoming performances or to become a volunteer, please visit [www.nmphil.org](http://www.nmphil.org). Donations are gratefully accepted at [www.nmphil.org/donate-to-the-nm-phil/](http://www.nmphil.org/donate-to-the-nm-phil/).





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## A GOOD TIME WAS HAD BY ALL

by Anne Acuff

This year the NHNA Board hosted an ice cream social on August 6th in conjunction with National Night Out. This evening out involved over 37 million people and 15,000 plus communities across the country. The idea behind it is to get to know your neighbors, which can be a huge crime deterrent in and of itself. Luckily, we had great weather – no mini-tornados, for a wonderful evening schmoozing with friends and neighbors as well as representatives from the Police Department and the Mayor's office. Olo Yogurt Studios provided delicious frozen yogurt complete with a variety of toppings in addition to some of their friendly staff to help serve. Flying Star Café donated quite a few of their yummy chocolate chip cookies, which went fast. We also had ice cream with help from La Montanita Coop and U-Swirl Frozen Yogurt on Harvard gave us some coupons to give out for free servings at their stores.

Many thanks to all our businesses and friends for helping the Board make this event the big success it was.





## ***Sensitive Remodeling in Nob Hill Seminar***

A large portion of Nob Hill is listed as a historic district and most other parts of the neighborhood are eligible for that distinction. The fundamental value of a district is its historic streetscape. Each house, large or small, along with its front yard is part of this historic streetscape.

You can learn how your house contributes to its streetscape and how you can maintain or remodel it with sensitivity to its historic character on Sunday, October 20, at an interactive seminar.

The seminar will take place at Monte Vista Elementary School starting at 1 pm. We'll cover all the high points in an hour. After a break we'll continue for those who wish. We will have lots of photos of actual projects, tools, and materials and will discuss the historical plaques that you see around the historic district. Your questions and experiences are welcome throughout.

The seminar will be led by retired contractor and reDiscover Nob Hill member Gary Eyster who has rehabilitated several historic Nob Hill houses. He will discuss the New Mexico 50% tax credit for rehabilitation of historic structures.

We need to manage attendance to fit the facility and plan the right amount of refreshments so please make a reservation at [reDiscoverNobHill.com](http://reDiscoverNobHill.com) or by calling 991-1388.

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## JOIN THE NOB HILL NEIGHBORHOOD ASSOCIATION

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# UPDATE ON MASS TRANSIT PLANS FOR THE NOB HILL AREA

by Susan Michie-Maitlen

In our Spring newsletter the NHNA published an article about three different transit improvement plans under development in the UNM/CNM area. In May, we held a neighborhood outreach event at Yanni's to talk with neighbors about how these plans could affect our community. The purpose of this article is to provide a brief update for each plan.

The UNM/CNM/SUNPORT Transit Study began in 2010 as a collaborative effort by MRCOG, UNM, CNM, Bernalillo County, and the City of Albuquerque to explore future transportation needs in the UNM/CNM area. As of May 2013, Girard (and Nob Hill) will no longer be considered as a potential route under this plan. MRCOG stated the following "potential fatal flaws" for dropping Girard: 1) Neighborhood intrusion with a high number of intersecting streets and driveways; 2) slow travel time and high potential for safety conflicts; and 3) strong public opposition from neighbors south of Central Ave. Administrators also mentioned that there was little input or support for Girard transit routes from neighborhoods north of Central Ave.

The Girard "Complete Streets" Master Plan was initiated by City Councilors Benton and Garduno in 2012. This plan covers the Girard Blvd Corridor from Gibson Blvd to Indian School Road. "Complete Streets" is not a local concept; it is a controversial nationwide movement to encourage alternative modes of transit on arterial and collector streets that has met with mixed results.

The plan has a strong focus on resolving the Jefferson School drop-off issues on Girard. Andrew Webb, city planner for the project states that in order to "get a better understanding of the traffic (including pedestrian) patterns during school drop-off and pick-up periods, so we are planning to perform some video monitoring in September of the Girard/Lomas and Girard/Revere intersections. This data will be analyzed alongside detailed peak hour and daily average traffic and turn counts for Lomas provided by the Mid-Region Council of Governments as we continue considering whether a lane-reduction between Central/Lomas is possible without causing congestion/cut-through traffic.

The most recent draft of the Girard plan was posted for public review in March 2013. After reviewing this draft, the NHNA sent a letter to Councilor Garduno requesting that pedestrian and bicycle improvements are given equal priority for implementation in the plan and that several traffic management and bicycle safety issues be addressed. Councilor Garduno has responded to the letter and we are waiting for further action on our request.

The ABQ RIDE Central Corridor Bus Rapid Transit (BRT) Plan is focused on bus transit along Central Avenue from 98th Street to Tramway Boulevard. Under this plan, the existing ABQ

Ride Bus Transit would be incorporated into a BRT system with dedicated lanes for buses. Many community members sent comments to the city requesting "mixed flow" bus lanes thru Nob Hill which will allow buses to move into regular traffic lanes in our section of the BRT. This option would preserve our current landscaped medians and maintain pedestrian mobility across Central. Consultants for the BRT assure us that our voices are being heard and a "concept" for the BRT reflecting our input will be presented to the public in Fall 2013.

Thanks to all Nob Hill neighbors who took time to send input to city officials concerning these plans. We would also like to thank Yanni's for their generous support of our neighborhood association. For more information about these studies, their websites and contact information are provided at the end of this article. To receive updates on these plans and ways to participate in public input, join the NHNA and sign up for our email list-serv.

## The UNM/CNM/SUNPORT Transit Study

Mid-Region Council of Governments (MRCOG)

Project website: <http://www.mrcog-nm.gov/>

(under "Special Studies")

Contact: Steve Hawley,

Special Projects Manager: [shawley@mrcog-nm.gov](mailto:shawley@mrcog-nm.gov) or 505-724-3634

Contact: Tony Sylvester: [tsylvester@mrcog-nm.gov](mailto:tsylvester@mrcog-nm.gov) or 505-247-1750



Mid-Region  
Council of Governments



## ABQ RIDE Central Corridor Bus Rapid Transit (BRT)

City of Albuquerque Transit Department

Project website: <http://www.cabq.gov/transit/bus-rapid-transit-brt>

Contact: Bruce Rizzieri,

Director ABQ Ride: [brizzieri@cabq.gov](mailto:brizzieri@cabq.gov) or 505-724-3100

Public input specific to Nob Hill can also be sent to:

[centralbrt3@cabq.gov](mailto:centralbrt3@cabq.gov)



## Girard Boulevard Complete Streets Master Plan

City Council Project sponsored by Councilors Isaac Benton and Rey Garduno

Project website: <http://www.cabq.gov/council/projects/>  
(under "Current Projects" )

Contact: Andrew Webb,

City Planning: [awebb@cabq.gov](mailto:awebb@cabq.gov) or 505-768-3161

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***Annual Meeting/Board Elections September 26, 2013  
6:30 pm at Monte Vista Christian Church  
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Put the annual meeting on your calendar! It is a great opportunity to meet your neighbors, hear about what the Association has been doing during the past year and suggest what it might do in the year to come. The Association works most effectively when it hears the voices of those who live in our neighborhood. Join us to discuss the issues that affect all of us.

Our Board consists of 15 members and this year there will be 3 open positions to fill. Recently amended By-laws have limited the number of years Board members can serve, with the goal of bringing new ideas and enthusiasm to the Association. If you are interested in running for a Board position please answer these questions and send us your one paragraph bio-sketch to be printed for voting members at the annual meeting. Please send to us no later than **Thursday, September 20th** to: the board@nobhillnm.com or PO Box 4875, ABQ, NM 87196. We ask candidates to provide their name, address, phone number and e-mail, as well as to answer the following questions: Who are you? What do you do for a living? How long have you lived in or been involved in the neighborhood? Are you a resident, property owner or business member? What would you like to accomplish as a Director? What are the particular skills and experience you would bring to the Board?

**Please note that nominations  
from the floor will be accepted.**

**Refreshments will be served by  
several Nob Hill Restaurants.**