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SPRING NEWSLETTER 2018



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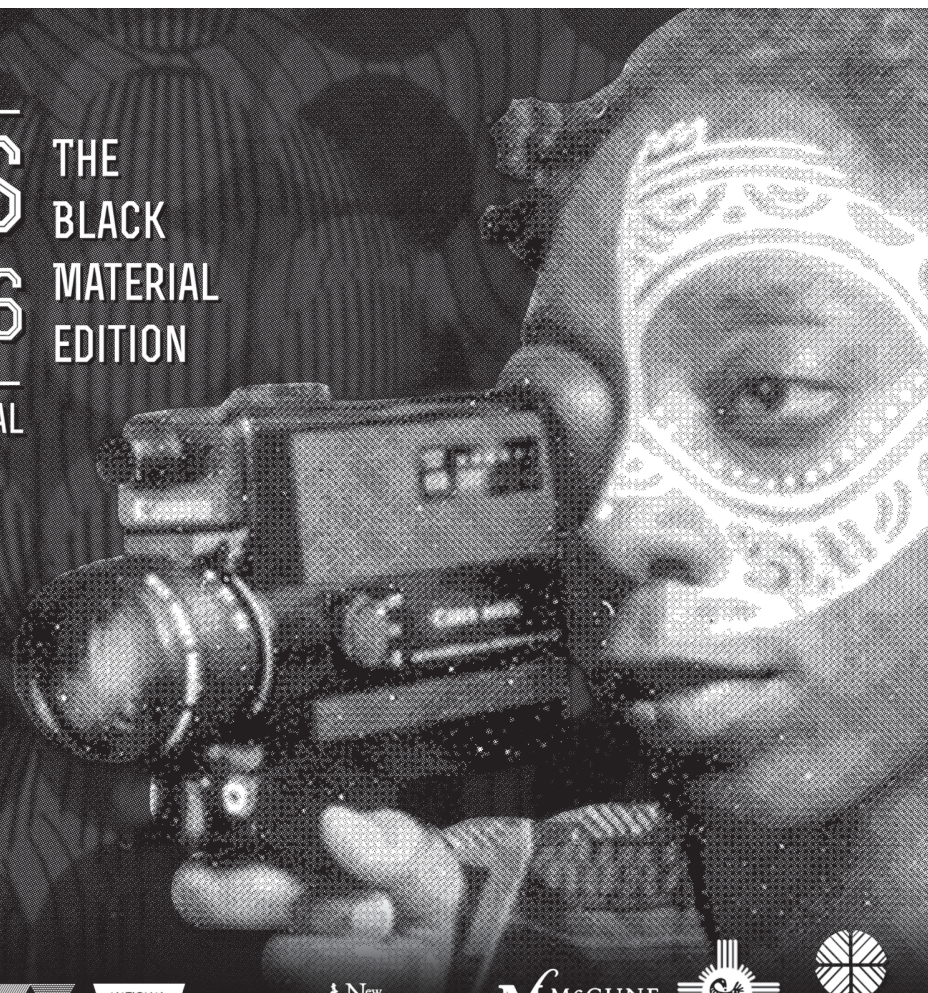
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A LETTER FROM THE NHNA BOARD PRESIDENT

Fellow neighbors and community members,

Although we may not have actually had a real winter, spring is here and it's one of my favorite times of year in Nob Hill. Birds are chirping and the plants are beginning to bloom.

This year, not only do we emerge from winter, we begin to emerge from a pretty serious period of transition in our neighborhood. As construction and re-works to the A.R.T. project come to a conclusion part of the fabric of our community is being sewn back together. I hope that now, we will see renewal manifesting across our neighborhood.

We're seeing important projects in our neighborhoods and along Route 66. Long awaited renovations of the historic DeAnza Motor Lodge have begun. We applaud the efforts of those who are working every day to improve our community. In fact, in the last year we've seen renewed investment in Nob Hill with numerous infrastructure improvements and new housing projects. New retail is moving in and long-time residents are doing home improvement.

Your neighborhood association has been there every step of the way. We've been working to be good stewards of the community, ensuring that your

voices are heard and that major decisions are done with accountability to the neighborhood.

The Board of Directors led the efforts to see that the legal protections we won in 2007 in the Nob Hill Highland Sector Development Plan were translated properly into the new Integrated Development Ordinance. I am happy to report that while we still have work to do to ensure all of those protections get translated over, we won some of the most important protections to our neighborhood. One major win was successfully maintaining building heights at reasonable levels along Central! We hope wins like these set the legal framework to protect the character of our neighborhood for years into the future.

You may have seen that your Board of Directors appealed two projects which we believe to violate the rules and regulations in our area. These are efforts to hold the City of Albuquerque, the Planning Department, and developers in our area accountable to the decisions they make which have a significant impact on our community. Now we should be clear: the position of this board is that we support, relish, and highly encourage investment and development. We will work to make sure that any project is one that maintains the character and improves our neighborhood.

Finally, we welcome the return of the Albuquerque Pride Parade to the neighborhood this summer. Nob Hill thrives on values of diversity and inclusion and I'm proud to represent you all and to be your neighbor.

Sincerely yours in community,



Adrian N. Carver, President
Nob Hill Neighborhood Association



OutPost!

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CREOLE SOUL

THURSDAY | APR 5
7:30 PM

at the African American Performing Arts Center

Spring Highlights 2018

Lone Piñon
Frontera Bugalú
Ricky Malichi Trio with Chuck Redd
ABQ Grand Slam Poetry Championship
Rahim AlHaj Trio
Amina Figarova Sextet
Edmar Castaneda
UNM Jazz Bands
Purbayan Chatterjee
Dafnis Prieto Si o Si Quartet
John Raymond & Real Feels
Lori Carsillo Quartet
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LEAD & COAL ROADWAY SAFETY ISSUES

by Eliza Peralta

As many of you are aware, driving and living in the Lead/Coal corridor has long been a challenge. Over the years, these streets have evolved to address needs of traffic flow and the surrounding community. However, these streets



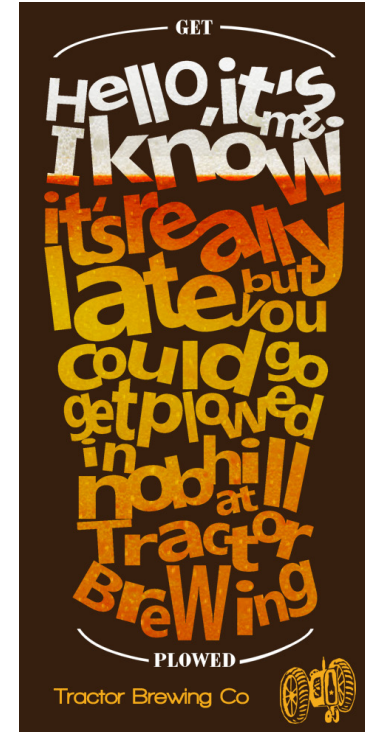
were not ready to absorb the extra traffic created by the A.R.T. project. At that time, city planners did not evaluate the impact of A.R.T. on these streets. The Barry administration viewed them as major arteries, similar to Montgomery Blvd. and believed that the increasing flow of traffic did not deserve

further scrutiny. As a result, residents are observing higher traffic flow, increased noise, and some have even witnessed death or serious injury of drivers and passengers steps from their homes.

But, now there is new hope. With a new administration it is time to make some positive changes. Your Nob Hill Neighborhood Association and University Heights Neighborhood Association have created a working group to address these problems together. The group has presented ideas to Lawrence Rael, Chief Operations Officer of the Mayor's Office. They have also received expressions of support from District 6 Councilor Pat Davis and Mayor Tim Keller.

Watch for updates on this initiative at www.NobHill-NM.com

If you have ideas or can help email theBoard@NobHill-NM.com



**Want to stay up to date on events,
meetings & more?
Follow Nob Hill Neighborhood Association on Facebook!**



FRESH FOCUS ON MENTAL ILLNESS & SUBSTANCE ABUSE

by Maggie Hart Stebbins, Bernalillo County Commissioner

As local governments respond to increasing crime and homelessness in our neighborhoods, it's clear that mental illness and substance use play a big role, particularly in the increase in property crimes. As we address the problem, Bernalillo County has identified behavioral health as an important part of the solution.

In 2014, 69% of county voters supported a new gross receipts tax to expand access to mental health and substance abuse treatment services. In response, the county commission created the Behavioral Health Initiative (BHI) to bring together all stakeholders - people living with behavioral health challenges and their families; advocates; providers; and city, county, and state leaders - to build a system that gets people the services they need, when they need them.

To date, we have focused on priority services such as housing and case management for people living with disorders; crisis services for individuals and families; and prevention and early intervention. Funding decisions have been driven by data and community input – and every project has performance measures built in so outcomes can be evaluated by the commission and taxpayers.



To date, the county commission has approved funding for 13 programs, some focusing on individuals whose untreated conditions put them in a costly cycle of emergency department visits, homelessness, and the criminal justice system. We are planning a crisis response center for people who need immediate help. Our neighboring states have crisis centers that deliver a range of mental health and addiction treatment services in one location, giving law enforcement the option of taking individuals for treatment rather than to jail. Thanks to crucial support from the state legislature this year, we can make local response centers a reality.

Investments in behavioral health services have been proven to make communities safer. We are

committed to working with our counterparts in city and state government to make that happen here in Albuquerque.

For more information about the BHI, please visit ShareNM.org/BHInitiative

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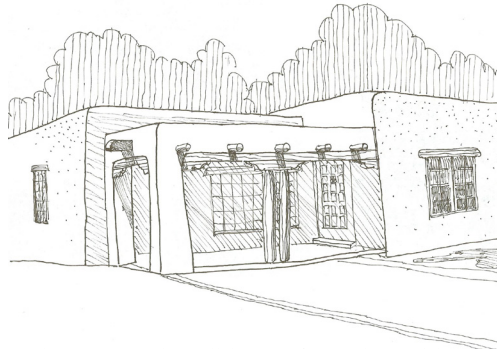
A NOTE REGARDING FENCES AND WALLS

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.

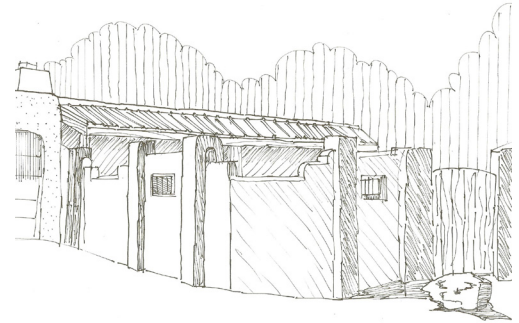
A large section of Nob Hill is listed as a historic *district* and most other parts of the neighborhood are eligible for that distinction. The fundamental value of a *district* is its historic streetscape. Most of Nob Hill was built between 1916 and 1957 and during this period of significance the rare 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 setback) *with a building permit*. (Note that the front property line is often several feet behind the sidewalk.) Fences or walls over 3 feet high in the front setback are not a permissive use. Because they diminish our streetscape, historic character, and safety, your Nob Hill Neighborhood Association discourages fences or walls more than 3

feet high in front yard setbacks (you may read our policy at: NobHill-NM.com). Please remember that city ordinances require you to obtain a building permit for *any construction work on your property before you begin*.



Above: A Nob Hill house from the public way; well-preserved scale, massing, materials, and details contribute to historic streetscape.



Above: House near Nob Hill with a 6 ft wall in the front setback diminishing historic character and eyes on the street.

Information about permits and allowable work can be obtained from CABQ Zoning at 924-3857 or from a reliable architect or landscape architect.

CITY COUNCILOR PAT DAVIS

I believe change happens from the bottom up, not the top down, and that is definitely how it happens in Nob Hill. So much of what we've accomplished in Nob Hill has resulted from direct community insight and input.

Support from neighbors and Nob Hill merchants led to adding 50+ new parking spaces on and near Central; meaning neighbors have their street parking back and shops have more room for customers.

We had to make sure the character of Nob Hill was protected in the Integrated Development Ordinance, so I sponsored and supported thirteen amendments initiated by the neighborhood, incorporating suggestions for walls, character, and setbacks.

I'm excited to have a new partner for police reform in Mayor Keller and our community policing teams in Southeast Albuquerque. I've passed new legislation expanding powers of the Police Oversight Board, bringing back bicycle patrols to Central Avenue, and new programs to send paramedics, not police, to overdose calls to end the criminalization of addiction. We've hired 200 new officers since the DOJ process began and we're on track to hire and train 100 more this year.

And, together, we are making ABQ a greener city. Hundreds of you came to meetings supporting legislation I passed taking money we're paying for PNM's coal-fired power and reinvesting it in solar companies and their workforce to make city buildings greener. Last month, Sen. Heinrich, Mayor Keller, and I joined CNM in rolling out a new solar toolkit to show how other cities can follow our lead.

Now that the orange cones are gone, I'm working with neighbors and merchants to invite Albuquerque back to Nob Hill to show off what makes it so special.

Be sure you say 'hi' the next time you see Christopher and me shopping at the co-op or out for date night on Central! I love hearing from you.



Albuquerque Has Re-written Its Zoning Code

CABQ has adopted its new Integrated Development Ordinance (IDO) that will supersede the current zoning code and associated ordinances like the 2007 Nob Hill Highland Sector Plan. The current code will apply until May 17, 2018 when the IDO takes effect.

During the past 24 months your Nob Hill Neighborhood Association (NHNA) collected neighborhood input and used it to provide recommendations. Many of our recommendations were incorporated by Planning staff or through amendments introduced by City Councilor Pat Davis. View the adopted IDO at www.abc-zone.com





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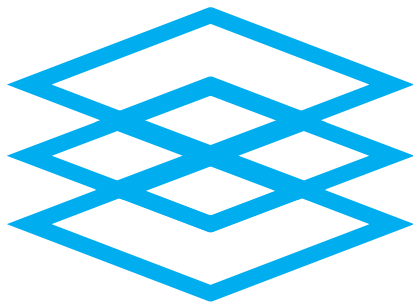


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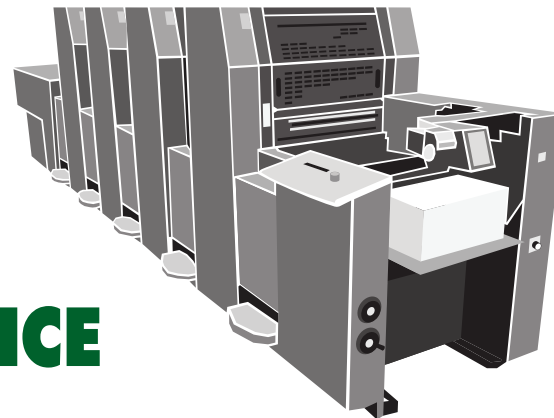


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'Accolade' Elm	Honeylocust Cultivars
Afghan Pine	Japanese Scholar Tree
Austrian Pine	Lacebark Elm
Burr Oak	Netleaf Hackberry
Chinese Pistache	Oklahoma Redbud
Chinquapin Oak	Pinon Pine
Desert Willow	Russian Hawthorn
'Emerald Sunshine' Elm	Screwbean Mesquite
Escarpment Live Oak	Texas Red Oak
Goldenrain Tree	Washington Hawthorn

 Albuquerque Bernalillo County
Water Utility Authority

AMHERST GREEN BACK IN TOP FORM

In 1987 Nob Hilleños Susie Dilts and Jeff Gittelman took on a labor of love; cultivating, watering, and maintaining the triangle-shaped median across the street from their house on Amherst Dr. at Monte Vista Blvd. The plot had few plantings beyond a small mimosa tree that local lore suggests was planted by a boy scout for his eagle rank community service project. Jeff and Susie got CABQ water service to the triangle and began their 30 year personal project in service to the community.

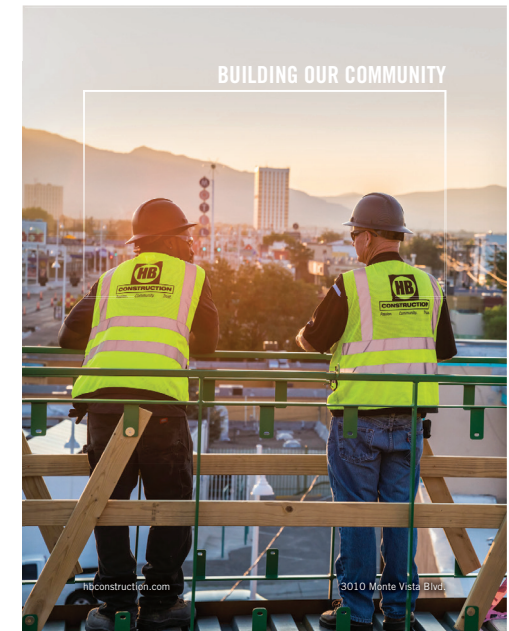
They collected plants from their yard and from neighbors and spent countless hours lovingly watering and weeding the area which became known as Amherst Green. The effort became difficult as the years passed. Several inches of mulch that covered a layer of landscape fabric biodegraded and supported a vigorous growth of weeds.

At a celebration of the Nob Hill is 100 Pet Parade in April 2016 Susie mentioned the challenge to ABQ City Councilor Pat Davis who expressed his personal interest to the Solid Waste Department.

Susie then talked with Abram Sanchez of the CABQ Solid Waste Department Clean

Cities Division who put her in touch with Dan Humbles, Senior Project Coordinator of Clean Cities Division, in July of 2017. Soon thereafter Dan facilitated design and installation of a project to renovate the Green that was recently completed.

Nob Hill thanks Susie and Jeff for their 30 years of care for the Green. Walk or bike by Amherst Green for a look. It is now on a solid foundation to grace Nob Hill for another 30 years.



MONTE VISTA ELEMENTARY GETS GOOD NEWS

by Jeff Tuttle

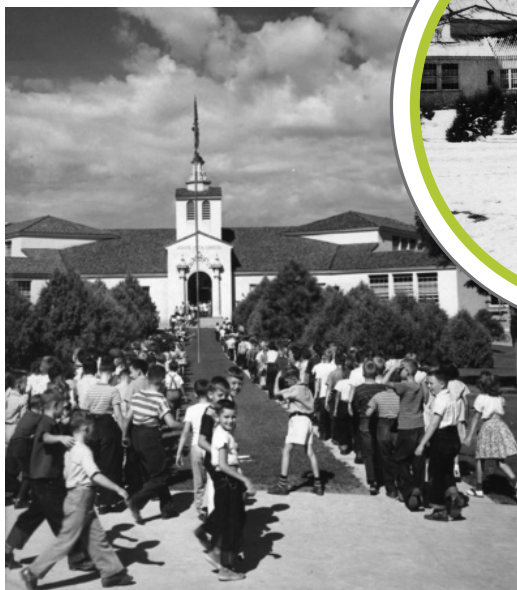
Monte Vista Elementary School has received good news toward our community's common purpose of keeping the school as a functioning historic elementary school. Albuquerque Public Schools (APS) has contracted to replace the old boiler system with two high-efficiency boilers which will heat the building with ¼ of the energy needed by the old boilers. Finishing

touches are now underway.

APS is now planning construction of permanent classrooms behind the historic 1931 Main Building to eventually replace the portable classrooms. APS is working toward LEED (Leadership in Energy and Environmental Design) silver or gold certification which will enhance long term viability of the school and create a teaching tool for students.

The portable classrooms will remain for a time to house students when

the historic 1931 Main Building is fully restored which will be part of future bond elections. The Nob Hill community salutes APS for its commitment to keeping this 87 year old Nob Hill icon as a functional elementary school for its next 87 years.



Above: November 1947

Right: January 1937



The NHNA Board of Directors meets monthly at HB Construction (3010 Monte Vista Blvd. NE) at 6:30pm. Upcoming meeting dates are April 9th, May 7th, June 11th, July 9th, August 13th and September 10th. Please join us!

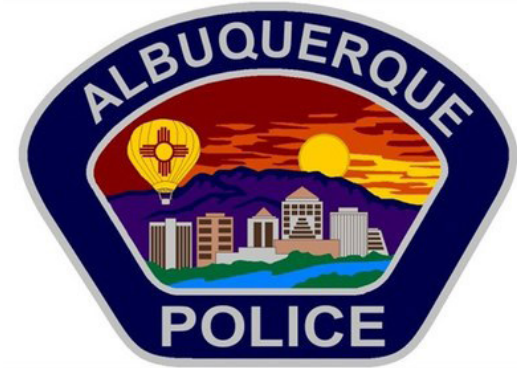
APD OFFERS CRIME PREVENTION HELP

APD Crime Prevention Specialist Laura Kuehn is your path to services that help prevent crime. She will walk through your property with you and evaluate what she sees through the lens of Crime Prevention Through Environmental Design, an approach that helps reduce crime through management of the built environment.

If you are concerned about habitual speeding you can request a speed enforcement operation through Laura. Provide her the stretch of street and the times

when speeding is worst.

Laura is also your contact if you are considering starting or revitalizing a neighborhood watch. Reach her at 256-2050 or LKuehn@cabq.gov



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SENSITIVE REMODELING OF THE NOB HILL HOUSE

CABQ Preservation Planner Leslie Naji has announced completion of a handbook for Owners of homes who want to renovate sensitively which retains historic character and enhances property value. It gives advice on foundations, stucco, roofs, porches, doors, and windows as well as guidelines to preserve historic streetscapes.

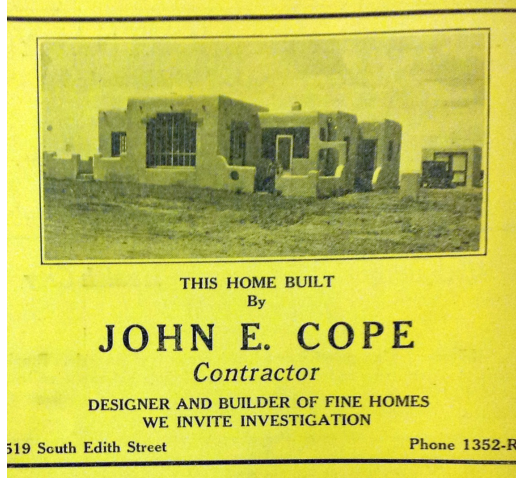
The earliest part of Nob Hill dates back 102 years and some neighborhoods are listed in the National Register of Historic Places. The National Register



is the official register of places that have been determined by the Secretary of the Interior to be worthy of preservation. Nob Hill relies on property owners to preserve its historic character. Information on necessary building permits is available from CABQ Building Safety Department, 924-3857.

Find the new handbook at <http://documents.cabq.gov/planning/UDD/UDD-SilverHillHOZGuidelines2017.pdf>

Contact Leslie at 924-3927 with questions.



Above: [1926 Advertisement for a Nob Hill Builder](#)



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Trees are the heroes of our desert landscapes, selflessly protecting our yards and homes from the sun's scorching heat (and saving us water and energy in the process). So even if you've decided to give up on your bluegrass, don't forget to take care of your trees:

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- Mulch around the base of the tree to conserve soil moisture, moderate soil temperatures and suppress weed growth. The mulch should not touch the trunk of the tree.
- Prune dead or infected limbs just outside the branch collar.



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DE ANZA MOTORLODGE REDEVELOPMENT

by David Peters

There's a lot of activity at the 1939 De Anza Motor Lodge. Demolition of the dilapidated buildings on the 2.3-acre site is underway and new construction is coming soon. When construction is complete, the De Anza will be a mixed-use property of well-appointed apartments, extended stay hotel rooms, retail, and a restaurant with rooftop seating. Opening of Phase I—the apartments—is scheduled for December 1st.

In the process of redevelopment, the team is

working to create a modern destination while preserving the rich history of the motor lodge which was an icon of Route 66 and mid-century Albuquerque. The De Anza was more than just a motor lodge and destination for tourists, business leaders and politicians. It displayed and sold the beautiful art and wares of the Zuni Pueblo.

Included in the preservation of the property's history, a "parklet" at the corner of Central and Washington will tell the story of the Motor Lodge.

The existing De Anza sign will be refurbished with neon lettering and the "arms" of the teepee extending to the ground. The parklet will feature an inlaid map showing the Zuni Pueblo and its relation to the De Anza with interpretive plaques to tell the story. The surrounding walls will be constructed using the hand-mined Zuni sandstone that formerly adorned the porte-cochere. Native Zuni peach trees like those planted by the lodge's builder C.G. Wallace will put the finishing touches on this singular landmark.





Out of respect for a position by the Nob Hill Neighborhood Association, the one-of-a-kind Tony Edaakie Zuni Shalako Procession murals will be preserved in their original subterranean location. An elevator will provide controlled access for interpreted viewing through the Route 66 De Anza Association. The association is coordinating fund raising for planned refurbishing of the murals. You can contribute at <https://rt66deanza.org/>

As we move forward on this project, the project team appreciates the support of Nob Hill neighbors and businesses. Stay tuned for updates as the development continues.

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