

# Community Design Solutions

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August 22, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Requesting a Determination Regarding the Sidewalk Requirements Along William Street NE and Clifton Avenue NE**

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity, submits this Sidewalk Determination Request regarding Engineering Comment #1 from the August 13, 2025, DHO hearing comments.

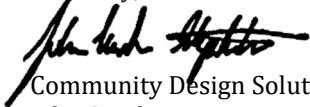
We respectfully request that the sidewalk requirements set forth in the Development Process Manual (DPM) Part 7-2(D), Street Elements Table 7.2.29—specifically, the provision requiring 5-foot sidewalks with 4- to 6-foot landscape buffers along Local Roads—be waived for this project along William Street NE and Clifton Avenue NE.

Both streets are located within an established, fully developed neighborhood where sidewalks already exist in configurations that do not conform to current DPM standards. Along Clifton Avenue NE, sidewalks are approximately 2.5 feet wide and constructed at back-of-curb. Along William Street NE, sidewalks are approximately 4 feet wide, also at back-of-curb. Given the neighborhood's built-out condition, these sidewalks are unlikely to be reconstructed to current standards without widespread disturbance to existing infrastructure. Furthermore, reconstructing only the frontage of this site would create a discontinuous condition where the sidewalks along the project would vary in width and alignment from the surrounding network, which would diminish neighborhood consistency without offering a meaningful public benefit.

The applicant therefore requests to leave the existing sidewalks in place. The surrounding context further supports this approach: the area is a low-speed residential neighborhood where narrower sidewalks and the absence of a landscape buffer do not present significant pedestrian safety concerns.

We respectfully request that the DHO issue a determination allowing the existing sidewalks to remain as currently configured. Please do not hesitate to contact us should additional information be required.

Sincerely,



Community Design Solutions, LLC  
John Stapleton P.E.  
CDS | Project Manager  
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