



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930 | www.fierrocompany.com

March 6, 2026

City of Albuquerque
Development Hearing Officer
600 2nd St. NW
Albuquerque, NM 87102

RE: PR-2025-020106 / Justification for DHO Determination on Landscape Buffer

Development Hearing Officer,

On behalf of Inskies Development, LLC, Fierro & Company as their agent is requesting preliminary/final plat review and approval to consolidate lots 1-5, Block 13, Monkbridge Addition into 2 new lots. In association with plat approval and in response to Transportation comments given at sketch plat on September 24, 2026, a DHO Determination is requested to approve the absence of a landscape buffer on a small stretch (~50') of 4th Street where a buffer cannot be accommodated because of constraints in right of way (ROW). Included in our application is the proposed plat and an exhibit showing how and where the required pedestrian improvements can be included to the extent that is achievable and in consideration of the existing conditions and further made possible with a 10' 4th St. ROW easement dedication.

Existing Conditions:

4th Street: Sidewalk located partially in ROW at back of curb, no landscape buffer and limited ROW at 70'.

Headingly Avenue: 6' sidewalks located in right of way at back of curb with no landscape buffer. No ROW constraints.

Per Transportation Engineering comment No. 1, September 24, 2025 Sketch Plat:

1. 4th is a Minor Arterial and a Main Street and requires a 10' to 12' sidewalk with a 6' to 8' landscaping buffer. Headingly is a local road and requires a 5' sidewalk with a 4' to 6'

landscape buffer. Please provide a drawing showing the dimensions of existing sidewalk and buffer widths. ROW may be required.

4th Street Proposed Improvements & Justification:

Area fronting proposed lot 2-A, at south side of subject property

Given the existing 70' ROW, location and alignment of the existing 4th Street sidewalks, including a 6' to 8' buffer along the entirety of 4th Street while maintaining the 10' sidewalk width is not readily achievable. Adding at minimum a 6' buffer at the southern end of the property would result in misalignment with the sidewalk from the property to the south. To accommodate a 6'-8' buffer at the south side, a dedication of 16' to 18' would be needed to allow for proper sidewalk alignment and to accommodate both the sidewalk width and buffer width. A dedication of that proportion is well above what is typical, equitable, reasonable and justifiable. Further, a dedication of that proportion would greatly diminish the site's development, and we believe a 10' sidewalk easement is sufficient and reasonable for the area.

To address the lack of buffer, we propose adding street trees on the sidewalk for this ~50' stretch of 4th Street. The 50' stretch is the net calculation after backing out a ~30' driveway. This approach, while not a landscape buffer, does serve to provide a visual break and delineation of the roadway and pedestrian way as is the intent of a landscaped buffer. We believe the proposed demonstrates how we can achieve the desired intent of a landscaped buffer with reduced impact to the site and ROW while not compromising sidewalk width.

Area fronting proposed lot 1-A, at north side of subject property

This area at the north side of the property is less limited after the 10' sidewalk easement dedication. A 10' sidewalk with a 5.5' buffer is possible and proposed for this area. The 5.5' buffer is less than the required 6', however the difference is minimal and we have included it to the maximum extent possible. This will require reconstruction and relocation of the existing sidewalk to place the buffer at the desired placement located at back of curb.

Area fronting proposed lot 1-A, at Headingly

This area as proposed in the attached exhibit will include a 5' sidewalk and 4' buffer and will be consistent with typical roadway sections in the DPM. This will require reconstruction and relocation of the existing sidewalk to place the buffer at the desired placement located at back of curb.

Conclusion:

While we understand the importance of incorporating every pedestrian improvement as much as possible, we must recognize the existing context and find solutions that are complementary and compatible with the goals and intent of improvements. We believe our request for DHO determination on the absence of landscape buffer for 50' of ~200' frontage is reasonable, practical and justifiable. Every effort and consideration has been made to accommodate as much as possible and believe the street trees as proposed mitigate the need for a full landscape buffer.

Thank you for your review and consideration.

Respectfully,

Veronica Herrera
Fierro & Company