

ALBUQUERQUE'S PLANNED GROWTH STRATEGY

A Better Way

A BETTER WAY TO GROW

The Planned Growth Strategy offers a better way for Albuquerque to grow, progress, and move into the future by helping to create:

- *Better quality jobs and housing*
- *Healthy, vital neighborhoods at the urban edge and in older areas where people know and help one another*
- *Good schools*
- *Partnerships between neighborhoods and the police leading to greater safety*
- *Stewardship over public facilities like parks, streets, water and sewer*
- *Protection of water, air quality and open space*
- *Renewed and respected community planning*

The plan is founded on public involvement and concern.

BREAKING AWAY FROM THE PAST

The Planned Growth Strategy provides a break from Albuquerque's past:

- *Deteriorating infrastructure and parks*
- *Overcrowded schools*
- *Ever-increasing traffic congestion and air quality problems*
- *Stagnant home resale values*
- *Inefficient utility operations that cost everyone more*
- *Low-paying service jobs*

WHAT ALBUQUERQUE TOLD US

The Planned Growth Strategy involved over three years of work by planners, utility, transit and transportation engineers, survey researchers, demographers, lawyers, and an economist. However, Albuquerque residents at two Town Halls in 1998 and 1999 gave the most important guidance. These Town Halls were attended by hundreds of individuals including business and neighborhood leaders, developers and a planning advocacy group, environmentalists, and government officials.

Here's what they told us.

We want "a different, more intentional approach to growth that is not reactive or piecemeal but instead follows carefully considered principles... The community needs to be more proactive..."

HERE'S HOW IT WORKS NOW

Local government does react to separate private development initiatives. Developers negotiate with a number of public and private agencies to obtain infrastructure.



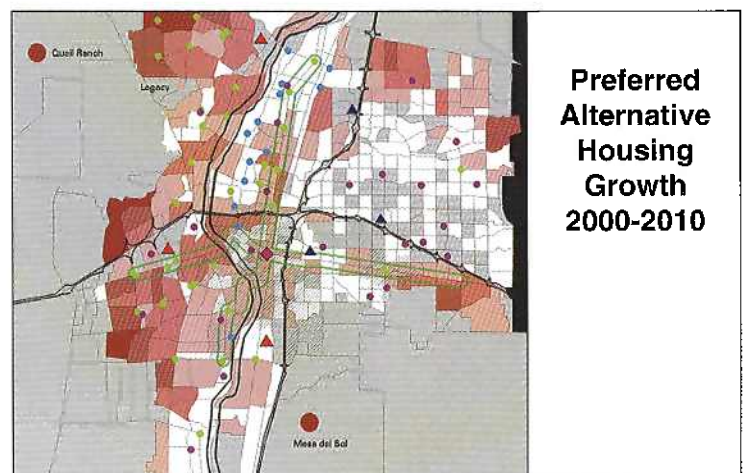
Development approvals are made with little connection to overall street and school capacity.

HERE'S HOW IT COULD WORK IN THE FUTURE

Under the Planned Growth Strategy, urban growth would be phased and timed to follow a "Preferred Alternative."

The Preferred Alternative includes:

- *Revitalization of housing markets in older neighborhoods*
- *More efficient use of already-built infrastructure, schools, and parks*
- *Jobs closer to housing, especially on the West Side.*
- *New neighborhoods that are more pedestrian and transit friendly*
- *Reduced automobile use*
- *Streets, schools, parks and other infrastructure built in a more timely way to support new growth*



We want growth, whether at the urban fringe or in older areas, to help create and sustain community.

HERE'S HOW IT WORKS NOW

- *Bedroom subdivisions, not neighborhoods, are built at the urban edge.*
- *Schools, parks, stores and community centers are ever bigger and farther from home.*



- *We spend more time in cars.*
- *There is little opportunity to get to know our neighbors or work together to improve our neighborhoods.*

Albuquerque scores poorly in home appreciation index

By Nancy Salam
 505/966-9200, 966-9275
 A federal index ranked Albuquerque 28th out of 319 metropolitan markets in home appreciation last year.
 The typical house in Albuquerque appreciated 1.9 percent during 2000. That compared with an 8.1 percent annual rate. The local appreciation

years.
 The figures come from the House Price Index published by the Office of Federal Housing Enterprise Oversight, the federal agency that regulates Fannie Mae and Freddie Mac.
 Using mortgage data from the two national lenders, the office compiles a House Price Index for metropolitan statistical areas, states and the

complexes.
 The apartments were built as an addition to an existing medical center, said George Saunders of Saunders-Rogers Architects PC, which designed the addition. The contractor was Murphy Builders of Gallup.
 The three-story complex run by the Little Sisters of the Poor Catholic congregation has 12 one-bedroom

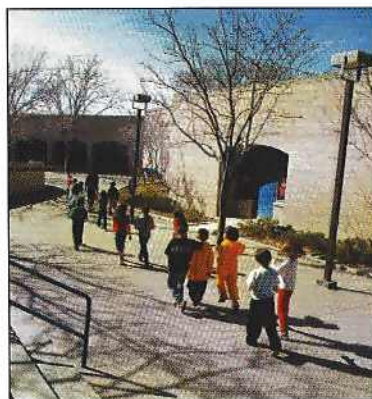
HERE'S HOW IT COULD WORK IN THE FUTURE

- *Development at the edge will occur one neighborhood at a time.*
- *Each neighborhood will have a distinct character and boundary.*
- *At the center of the neighborhood there will be an elementary school, park and stores to meet basic shopping needs.*
- *Streets will be narrower and safer.*
- *People will walk and ride their bikes more.*
- *Revitalization efforts will take place along the older arterials, creating vibrant, mixed-use corridors and centers.*

We believe that the existing community - its neighborhoods, schools and businesses - should come first in vitality and development.

HERE'S HOW IT WORKS NOW

- *While nearly 75% of new housing is built at the urban edge, 30% of city residents report signs of neighborhood decline.*
- *Weak markets have meant that older homes in many areas have lost value in relation to inflation when sold.*



Longfellow Elementary School

HERE'S HOW IT COULD WORK IN THE FUTURE

- *In older neighborhoods, we will support great quality of life and re-investment in homes and local businesses through a true partnership between government and residents.*
- *The highest priority will be given to Community-Oriented Policing, Community Education, Neighborhood Economic Development, Informal Helping Networks, and Neighborhood Planning.*



We agree that the infrastructure needs in existing neighborhoods - for maintenance, rehabilitation and correction of deficiencies - are the "highest priority" for action.

HERE'S HOW IT WORKS NOW

- *Decade after decade, city government has fallen further behind taking care of rehabilitation, leading to more than a \$1 billion dollar backlog of rehabilitation for streets, water and sewer, and parks.*
- *The current reactive approach to development has led to \$750 million dollars in infrastructure deficiencies, with more than 70% in congested streets.*

HERE'S HOW IT COULD WORK IN THE FUTURE

- *Spending for rehabilitating and replacing streets, water and sewer lines, parks, police vehicles and other facilities and equipment will be prioritized and increased.*
- *Over time, deficiencies in infrastructure will be corrected in a planned way that encourages revitalization of older neighborhoods and corridors.*



Fire truck in collapsed sewer

We want to grow more efficiently and that means locating development where the infrastructure already is available.



Neighborhood retail and park

HERE'S HOW IT WORKS NOW

- *Many West Side schools are overcrowded, and too many students are taught in temporary, portable buildings.*
- *At the same time, schools in the older neighborhoods have more than 5,000 empty seats.*
- *New residential development is concentrated on the Northwest Mesa, where the roads are already congested.*
- *If we continue our current practices, more than three times as many miles of road will be congested over the next 25 years.*

HERE'S HOW IT COULD WORK IN THE FUTURE

- *The Planned Growth Strategy will reduce pressure on roads by encouraging the location of jobs closer to housing, neighborhood schools, community-serving stores, and more pedestrian and transit use.*
- *Growth will be encouraged in areas with existing school and infrastructure capacity.*
- *Better-planned, more compact development will save more than 9 square miles of land from development.*

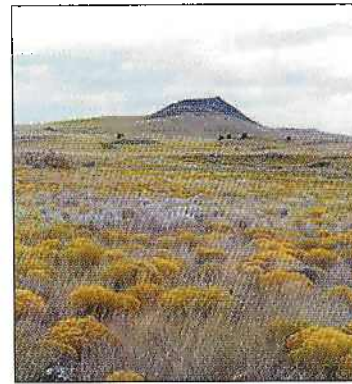


7-Bar Elementary: portable classrooms

leaders, community organizations, environmentalists and others in the coming months.

HERE'S A SUMMARY OF THE PLANNED GROWTH STRATEGY BILL

The Preferred Alternative. A plan for where, when and how Albuquerque will grow in the next 25 years is the foundation. This proactive plan is the base around which the Public Works, Police, Fire, and Parks and Recreation departments can begin planning facilities and the Albuquerque Public Schools can start working on schools.



- *It identifies **Development Zones**, such as the West Side (where growth is spread more evenly from north to south); and*
- ***Preservation Zones**, such as the North and South Valley (where tradition and culture are to be protected).*

The Preferred Alternative shows **corridors** and **centers** where transit-oriented revitalization efforts will be focused. It also calls for joint use of middle and elementary schools as community centers.

Partnerships with Neighborhoods. The Planned Growth Strategy bill calls for renewed partnerships between government and neighborhood residents. The following approaches are the highest priority for City service delivery:

- *Community-Oriented Policing*
- *Neighborhood Economic Development*
- *Informal Helping Networks*
- *Community Education*
- *Neighborhood Planning*



HOW THE PLANNED GROWTH STRATEGY WILL MAKE A DIFFERENCE

A recent City study reported, "many have lost faith in local leadership to implement plans." The Planned Growth Strategy recognized from the start that the key was implementation. Recent legislation (Bill O-02-39) calls for the Planned Growth Strategy to serve as the comprehensive framework for urban growth.

This legislation is just a start. Much work needs to be done by Albuquerque residents, business and development

New Land Use Zones. New land use zones are included that will make it easier and faster to build projects supported by the Comprehensive Plan and the Planned Growth Strategy. These new zones include:

- *Planned Village Development*
- *Infill Development*
- *Transit-Oriented Development/Corridor*
- *Conservation Subdivision*
- *Commercial Center*
- *Campus*

Capital Improvement Program. Each year, City government spends about \$175 million on facilities, infrastructure and equipment. The Preferred Alternative and the community's vision for the future are the structure around which the City's capital program will be developed. The capital program will be prioritized to:

- *Take care of the backlog of rehabilitation*
- *Correct deficiencies*
- *Provide facilities and infrastructure to support growth*

Community building principles will be used to guide the program, such as creating neighborhood parks and supporting the joint use of schools as community centers.

Impact Fees.

Impact fees are charges to developers to build the public improvements needed to support growth. The Planned Growth Strategy recommends, at first, setting these fees at the full "marginal"



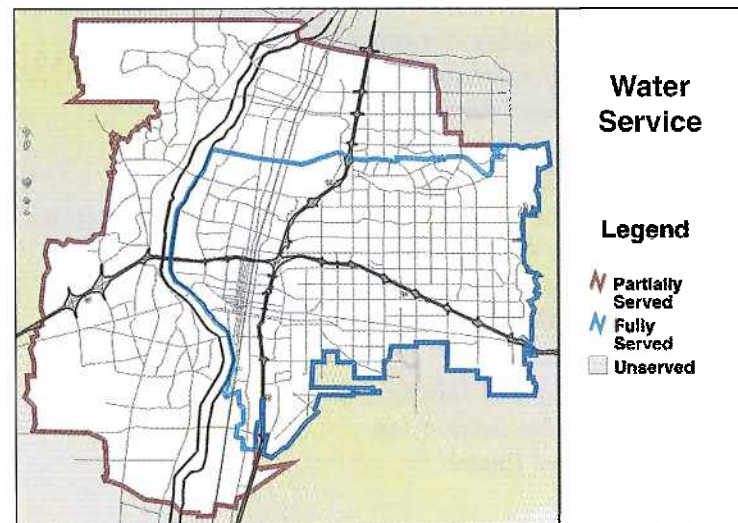
Neighborhood park

cost of growth. If the cost to the community is lower in some areas to support growth, these lower costs would be passed along to the developer. But if the cost is higher in other places, the developer may bear greater costs. Three separate areas in Albuquerque for facilities will be established, including:

- *Fully Served Area*
- *Partially Served Area*
- *Unserved Area*

In general, the marginal cost of growth is least expensive in the Fully Served Area and most expensive in the Unserved Area.

Impact fees will be lowered to account for more efficient



use of infrastructure and facilities. Fees will be partially or completely waived to support public policy such as affordable housing.

Concurrency. This is a system of development review to connect infrastructure and facility capacity with new growth. It is used to see if adequate capacity exists to support the proposed development or if the capacity will be built within a reasonable time. The Planned Growth Strategy recommends a concurrency review for streets, water, sewer, storm drainage, parks and schools. Waivers from concurrency review may be provided to support the community's priorities.

Urban Growth in the Unserved Area. A number of large communities have been planned for the Unserved Area, including Mesa del Sol, Quail Ranch and Westland holdings. Town Hall participants told us "the development of Planned Communities should not be allowed to drain vitality from the existing urban area or draw resources away from the infrastructure needs of the existing community." The Growth Strategy recommends setting conditions for development approvals in these communities. Some of these include:

- *Developer-guaranteed coverage of the cost of new infrastructure and facilities (called "no net expense").*
- *Meeting baseline funding for rehabilitation and deficiency correction in the rest of Albuquerque.*
- *Links to stabilized/improved conditions in existing parts of the community.*

Town Hall participants also said, "Keep us involved" in implementation.

The Planned Growth Strategy legislation is the beginning of the implementation process. Working groups will be established to guide the development of future legislation in many different areas.

The Planned Growth Strategy is a set of principles. These need to be applied through neighborhood, area and corridor plans, as well as other planning efforts. **The Growth Strategy commits us to the community's involvement in planning its future.**

HOW DO I GET MORE INFORMATION?

Speakers are available to explain the Planned Growth Strategy to your neighborhood, civic or business organization. To schedule a speaker, please call (505) 293-2000 or 1-800-687-3417. The Planned Growth Strategy report and recent legislation (Bill O-02-39) are available on the City of Albuquerque Council website at www.cabq.gov/council. Report copies are available on CD-ROM at a cost of \$5. For more information on how to get a copy, call the City Council office at (505) 768-3100.

THE PLANNED GROWTH STRATEGY TO PLAN FOR OUR COMMUNITY'S FUTURE

Six years ago, the City of Albuquerque and Bernalillo County began an effort to develop a plan that would result in practices that would guide future growth. Meetings were held with citizens from every walk of life. The result of this public input and concern about the community's growth is the Planned Growth Strategy – a planned approach to growth.

On Wednesday, June 19th the Albuquerque City Council will hold the first special meeting on the Planned Growth Strategy. The Council will hear public input on legislation that would begin the process of implementing recommendations outlined in the Planned Growth Strategy.

Summary of the Planned Growth Strategy:

Everyone wants to have better neighborhoods, schools and streets, just to name a few things. The Planned Growth Strategy offers options and strategies on how our community can grow while assuring:



- Healthy, vital neighborhoods in new and older areas
- Partnerships between neighborhoods and police for greater safety
- Better maintenance of parks, streets, water and sewer
- Protection of water and air quality
- Renewed and respected community planning

The Albuquerque City Council Encourages Your Participation **NEXT WEDNESDAY**

There will be an all-day meeting June 19th – to review the PGS Bill, O-02-39, in the morning, with an afternoon question-and-answer session.

- 1. Attend an informational meeting on the Planned Growth Strategy, 8 am-4 pm on Wednesday, June 19 in the Cochiti/Iaos Room of the Albuquerque Convention Center. For information, call 768-3100.**
- 2. Attend the Albuquerque City Council Hearing on the proposed legislation on the Planned Growth Strategy, Bill O-02-39, at 5 p.m. in the Council Chambers in the basement of the City/County building.**

FOR MORE INFORMATION

Visit the Albuquerque City Council website at www.cabq.gov/council or call the Albuquerque City Council at (505) 768-3100.

Some of the Key Goals Contained in the Planned Growth Strategy Include:



Housing and Neighborhoods

- Revitalizing housing and small business markets in older neighborhoods
- New neighborhoods that are friendlier and safer for pedestrians, transit and bicycle riding
- Each neighborhood to have a distinct character



Schools

- Coordinating school construction with the development of new homes
- Revitalizing older neighborhoods, where schools currently have many empty seats
- In new neighborhoods, encouraging elementary and middle schools as the center of activity for groups of all ages



Financing

- With a revised Capital Improvement Program, revised impact fees and concurrency that will better connect infrastructure and facility capacity with new growth

It's Just the Beginning

The proposed PGS legislation is just the beginning of implementing the Planned Growth Strategy. Working groups will be established to guide the development of future legislation in many areas.

The concepts outlined in the Planned Growth Strategy are simple: To have a planned approach to growth; to have the infrastructure needs in existing neighborhoods be of the highest priority; to create a better partnership between neighborhoods and the City; and to use the area's natural resources wisely.

To grow successfully, we all need to participate!

Growth Strategy Beleaguered by Myths

ALBUQUERQUE JOURNAL SATURDAY, JULY 6, 2002 A11

BY MICHAEL CADIGAN
City Councilor, District 5

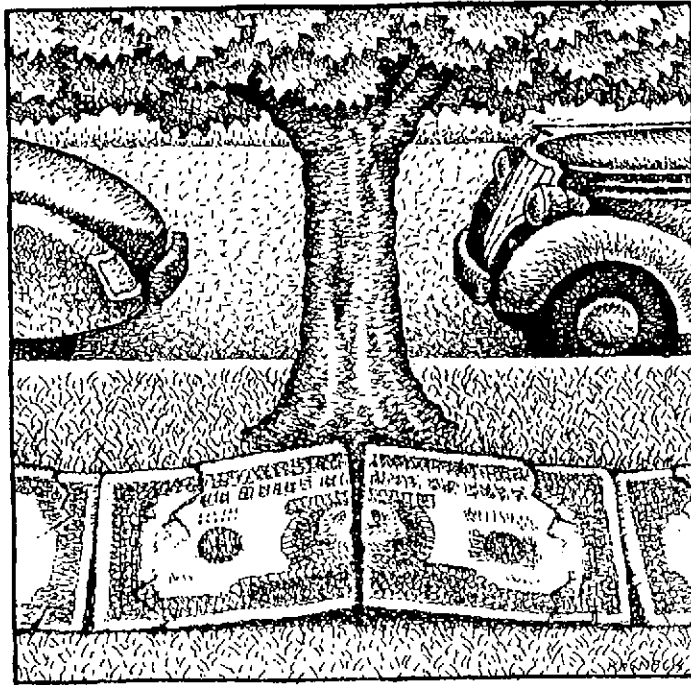
As the Albuquerque City Council moves toward consideration of the Planned Growth Strategy, a number of myths, distortions, factual errors and just plain untruths have been circulating about the plan, some of which have appeared in the pages of the Albuquerque Journal.

Myth #1. The Planned Growth Strategy will be bad for the West Side.

Fact: West Side residents currently bear most of the brunt of unplanned growth: crowded schools, insufficient and congested roads, too few parks, etc. The Planned Growth Strategy will cause school, road and park construction to be linked more effectively to projections of housing and business growth on the West Side and in all growth areas. The result will be that infrastructure will keep pace with rapid West Side growth and community conditions will improve.

Myth #2. The Planned Growth Strategy will stop all development/homebuilding on the West Side or outside the 1960s boundaries of Albuquerque.

Fact: The Planned Growth Strategy is not about no growth, or slow growth. It is about planned growth. The Planned Growth Strategy will not stop anyone from building on the West Side. Rather, it will offer economic incentives to builders who choose to build in areas where schools, streets and parks are not already overburdened. It is expected that if the Planned Growth Strategy is fully implemented, there will be a modest 9 percent shift in new home building from the West to the East Side. Also, the words "1960 boundaries" do not appear anywhere in the Planned Growth Strategy legislation.



© KEVIN KRENECK/LOS ANGELES TIMES SYNDICATE

Myth #3. The Planned Growth Strategy will be bad for local businesses.

Fact: No one can predict the future, but other cities that have implemented similar, incentive-based growth management policies, i.e., San Diego, Orlando, Austin, etc., have enjoyed robust economic growth. Also, the Planned Growth Strategy will provide a fast track development approval process for developers who build consistent with sector plans and other approved planning documents. Large corporations looking to relocate to Albuquerque want to see quality schools, uncongested roads and sufficient urban amenities. Planned growth will help accomplish these economic development goals.

Myth #4. The Planned Growth Strategy will force people/homebuilders to move to Rio Rancho or Los Lunas.

People are moving to Rio Rancho and Los Lunas in large numbers right now, even without planned growth. Many are leaving Albuquerque because of crowded schools and congested roads, both of which planned growth seeks to remedy. Rio Rancho and Los Lunas are feeling growing pains and have instituted impact fees (like those suggested for Albuquerque by the Planned Growth Strategy) to offset the crushing cost to taxpayers of providing urban services to newcomers. Recently filed litigation in Los Lunas threatens to curtail the amount of water rights available for future residential growth. The Planned Growth Strategy will give people a reason to stay in Albuquerque — well-planned communities and investment in public infrastructure.

Myth #5. The Planned Growth Strategy will cause taxes collected on the West Side to be spent in the 1960 boundaries.

Fact: Nothing could be further from the truth. Under the Planned Growth Strategy, impact fees (dollars collected from builders when new homes are built) must be spent in the areas where they are collected. Capital dollars (tax dollars) would be spent wherever roads, water lines, sewers and parks are in need of expansion or repair. There are many expansion and repair needs on the West Side, which would receive priority under Planned Growth.

Myth #6. The Planned Growth Strategy has not received public input.

Fact: The Planned Growth Strategy grew out of an extensive public involvement effort that started almost four years ago. Town hall meetings on Planned Growth Strategy were held as far back as 1998. More recently, the council has held

an all-day seminar on the Planned Growth Strategy and held an entire full council meeting devoted to public comment. Several councilors (including me) have recently held town halls in their districts to educate and seek input on the Planned Growth Strategy. Several councilors (including me) are meeting regularly with the development community and neighborhood groups to solicit input and amendments. The City Council recently created a Planned Growth Advisory Committee that will hold additional public hearings in July and collect more suggestions and amendments. The Council plans to discuss amendments in early August and will likely vote on the bill on Aug. 19.

Myth #7. The Planned Growth Strategy will make Albuquerque look like Portland, Ore.

Fact: Not that Portland is such a bad place, but the Planned Growth Strategy differs significantly from Portland's growth management laws. In Portland, there are urban growth boundaries that severely limit the development of new neighborhoods. The Planned Growth Strategy does not propose a growth boundary. Portland uses a "command and control" approach to land use planning. The Planned Growth Strategy is based primarily on using financial incentives to achieve efficient growth that lessens the burden on taxpayers.

Myth #8. The Planned Growth Strategy will raise the price of new homes.

Fact: The Planned Growth Strategy calls for implementation of development impact fees that will recover the actual cost to taxpayers of growth-related infrastructure. Most people agree that homebuilders and homebuyers should bear the cost to the city of the water, sewer and streets that serve new neighborhoods. The development community is calling for imposition of impact fees even absent a planned growth strategy, because the current

system of collecting growth costs is unfair. The impact fees under the Planned Growth Strategy will not necessarily be higher than they would be without the strategy. Also, development fees are only a small part of the calculus that sets the price of a new home.

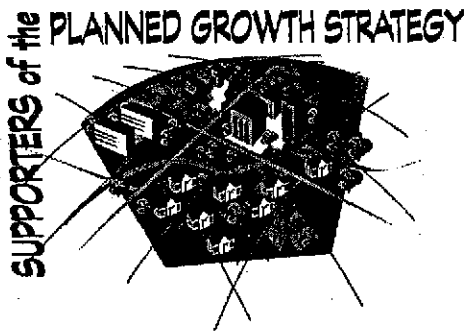
Myth #9. The Planned Growth Strategy will reduce affordable housing.

Fact: In fact, the Planned Growth Strategy calls for impact fee waivers or reductions for affordable housing. It is likely that affordable housing of all kinds, single-family homes, town homes, etc. will become more available under the Planned Growth Strategy.

Myth #10. The Planned Growth Strategy will tell people where to live and in what kind of houses to live.

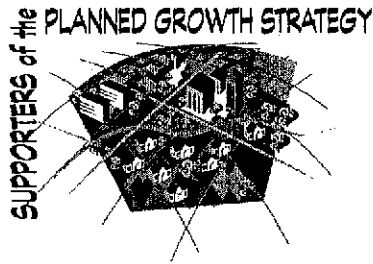
Fact: The Planned Growth Strategy says no such thing. It is based on incentives, not mandates. City government cannot tell people where and how to live. It can and should ensure fairness by requiring homebuyers to pay the full cost to the taxpayers of the choices they make about where and how they want to live. The new zoning categories suggested by the planned growth will give builders and homebuyers additional choices for neighborhood design. It will not force new zoning on anyone. The Planned Growth Strategy is intended to increase choices, not decrease them.

It is important to keep in mind during the Planned Growth debate that is easier to criticize a proposal than to suggest one of your own. Everyone agrees that the current development policies of Albuquerque have significant failures. We have long approval processes, neighborhoods built without schools, parks or adequate roads, and stagnant economic growth. The Planned Growth Strategy offers a new, efficient way to grow, which I hope will lead to stronger neighborhoods, fewer tax and water rate increases, and economic vitality in the long run.



Neighborhood Associations that Support the Planned Growth Strategy

- Arbolera de Vida P.O.A.
- Barelas Neighborhood Association
- Cherry Hills Civic Association
- Downtown Neighborhood Association
- Elder Homestead Neighborhood Association
- Fair Heights Neighborhood Association
- Jardinas Escondidas Home Owners Association
- Keystone Park Home Owners Association
- Nob Hill Neighborhood Association
- Los Griegos Neighborhood Association
- Los Alamos Addition Neighborhood Association
- Sawmill Advisory Council/ Sawmill Community Land Trust
- Stardust Skies Neighborhood Association
- Southeast Heights Neighborhood Association
- South San Pedro Neighborhood Association
- Wells Park Neighborhood Association
- West Bluff Neighborhood Association
- Winterwood Park Home Owners Association



Businesses that Support the Planned Growth Strategy

- Albert's Transmission
- Anita P. Miller, Attorney at Law, PC
- Anitras Gallery
- Arcadia Land Company
- B.C. Designs
- Businesses for Balanced Growth
- Café Au Lait
- Carey Nelson-Marquez, Manager of the A Store
- Chapman & Company, LLC
- Cisneros Design Studio
- Claras Catering Company, LLC
- Clarity Communication Services
- Comida Loca Deli and Soup Company
- Coronado Boot Repair
- Covington Consulting
- Dad's Family Restaurant
- Dan's Place
- Dart Cleaners
- Delmonico's
- Downtown Books and Beans
- Downtown Neighborhood Association
- Downtown Printing
- Elia's The Boutique
- Hair Addiction
- High Desert Construction
- Hispaniae
- Historic District Improvement Corporation
- In Crowd
- Interworld Associates, Inc.
- Issac Benton & Associates
- Java Joe's
- Joanne McEntire, AICP
- John Newman Carr, Attorney
- Julia's Café
- Kells and Craig Architects
- Kinsman Design
- Lavender Blue Garden and Bath
- Lee Gamelsky Architects
- Lozoya General Welding
- Luebben, Johnson, & Young
- Maddox and Co. Realtors- Barbara Maddox
- Marc's Guitar Center
- Marco's
- Martha's Body Bueno Shop
- Miles Dane Design
- Mimmo's
- Morrow, Reardon, Wilkinson, Ltd.
- Moule & Polyzoides
- Naranjo's Arts of Santa Fe, Incorporated
- Newsland
- Nick's Place
- Old Town Frame Shop, Inc.
- Old World Imports
- Pablos 4 Corners
- Pastrami & Things
- Petra Greek Restaurant
- Premier Motel
- Press Play LLC
- RB Winning Coffee Company
- RE/Max Alliance Realtors – Beth Brownell Agent
- Red Ball Café
- Robledos Boot Shop
- Ron Romero Inc.
- Rumors
- Siegel Design Architects, LLC
- Silver Moon
- Skip Maisel's
- Serendipity Day School
- Southwestern Handcrafts and Gifts
- Teriyaki Kitchen Company
- The Candy Lady
- The Optical Shop
- Tierra Madre Business and Nonprofit Consultants
- Tom Davies Rare Book
- Townhouse Restaurant
- Turner's School of Driving
- Two Serious Ladies
- 20 Carrots
- Unique Choices
- Urban Design Forum
- Video Tyme
- VIP Barbar Shop
- West Mesa Regent Pharmacy
- Westside Mattress & Furniture
- Westwork Architects, P.A.
- Wild Hair

Are You Concerned About Property Taxes?



Then maybe it's time to get involved in the *Planned Growth Strategy*.

Albuquerque's *Planned Growth Strategy* is coming before our City Council this summer.

Over four years in the making, literally hundreds of property owners, neighborhood associations, small business owners, civic organizations and developers have worked together to develop this framework for more efficient growth.

PO Box 82086
Albuquerque, NM 87198
505-260-4696
plannedgrowth@yahoo.com

If you have questions or would like more information, please contact **Supporters of the Planned Growth Strategy** at 505-260-4696 or via email at plannedgrowth@yahoo.com.

Thank you!

Are you getting what you paid for?



Unfortunately, for many of us the answer is no. Twenty years of poor government planning have caused rising property taxes and falling home values in many parts of the city. The *Planned Growth Strategy* will reverse this downward trend by investing in our existing neighborhoods and encouraging new development where infrastructure already exists.

It's time our property taxes resulted in our property actually appreciating for a change.

The *Planned Growth Strategy* makes sense for Albuquerque.

Please contact your City Councilor at (505) 768-3100 and ask them to support the *Planned Growth Strategy*. You can also send them a letter at: 1 Civic Plaza, 9th Floor, Albuquerque, New Mexico 87102, or you can email them at citycouncil@cabq.gov.



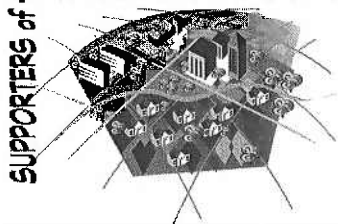
\$1.9 Billion Is A Lot Of Money.

\$1.9 BILLION IS EQUIVALENT TO:

- 54,913 First Class Police Officers
- 6 Big I Projects
- 66,528 Full-time teachers
- 38,914 Cadillac DeVilles
- 460,941 One week vacations for two to Hawaii

That's how far behind the City is and that's why we need the Planned Growth Strategy.

SUPPORTERS of the PLANNED GROWTH STRATEGY



Supporters of the Planned Growth Strategy
PO Box 82086, Albuquerque, NM 87198
505-260-4696, plannedgrowth@yahoo.com

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THE PLANNED GROWTH STRATEGY: SPENDING OUR TAX DOLLARS WISELY.

New development on the fringes of Albuquerque has not been paying for itself. The result? Albuquerque is now **\$1.9 billion** behind in maintenance and rehabilitation of our existing neighborhoods.¹ That's a lot of money.

The Planned Growth Strategy will change how the City pays for new development and direct our tax dollars more efficiently. Through the use of two tools called *Impact Fees* and *Concurrency*, the Planned Growth Strategy will allow us to take better care of our existing streets, parks, emergency services, schools and other needed infrastructure.

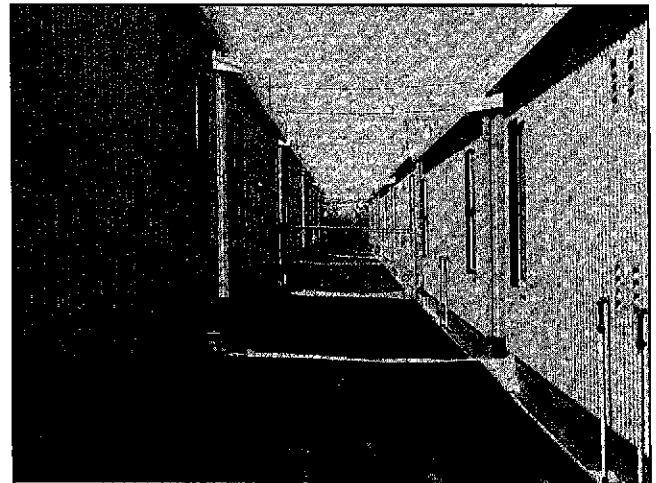
Existing property owners have been subsidizing Albuquerque's sprawl development. The Planned Growth Strategy will reverse this trend so that our hard-earned property taxes are used to fix our existing neighborhoods first, and accommodate future growth second.

Concurrency

simply means that if a development goes up on the outskirts of town, infrastructure like water, sewer, schools and parks must be in place or planned out. Concurrency brings together the City and developers to work hand-in-hand to achieve orderly growth.

*And the Planned Growth Strategy will not change any of our sector plans.*² The bill says:

- No provision of this Resolution establishes any new zoning categories or applies new zoning to any parcel of land.
- No provision of this Resolution amends any adopted Rank 1, Rank 2 or Rank 3 plan.



7 Bar Elementary School on the Westside. This school, an example of what happens when you plan without *Concurrency*, is made up entirely of portable buildings.

Impact Fees

simply mean that developers who choose to develop on the edges of town must pay for the full cost of bringing infrastructure there. Believe it or not, the City has allowed new fringe development without planning for infrastructure, which means that existing homeowners have been stuck with the cost of paying for infrastructure to these outlying developments – that's a major reason why our property taxes have been going up.

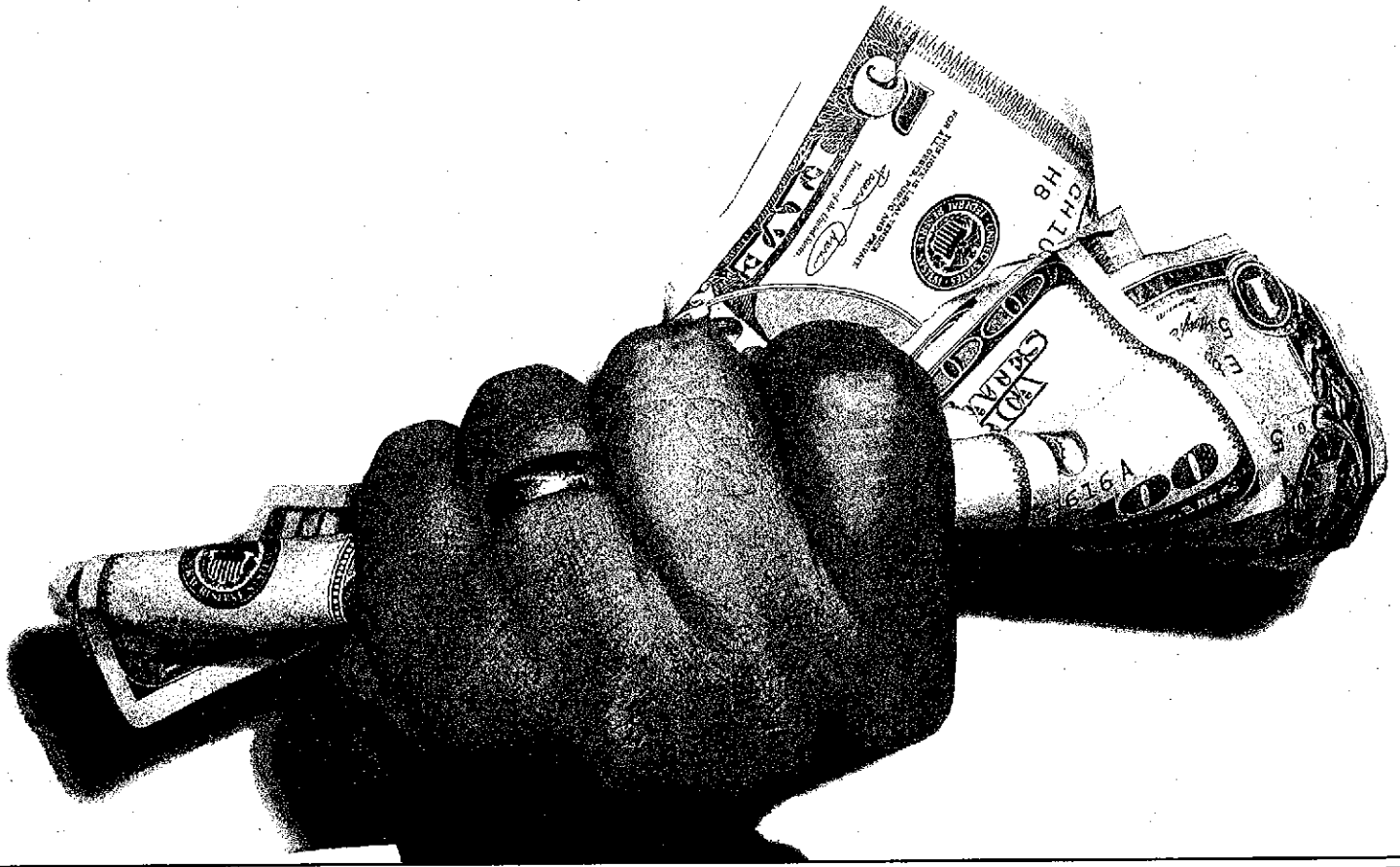
Concurrency and Impact Fees will ensure that each of us gets what we pay for.

Let's use our tax dollars efficiently.

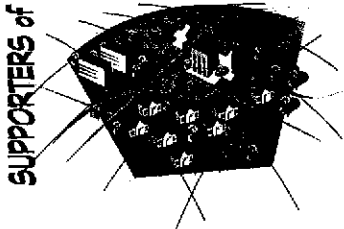
Please contact the City Council at 768-3100 and ask them to support the Planned Growth Strategy, especially Concurrency and Impact Fees.

1) <http://www.cabq.gov/council/pgs.html>, Planned Growth Strategy, Summary Presentation, 2002. 2) Planned Growth Strategy Resolution, R-02-111.

DON'T LET MAYOR CHAVEZ SELL US SHORT!



SUPPORTERS of the PLANNED GROWTH STRATEGY



Supporters of the Planned Growth Strategy
PO Box 82086, Albuquerque, NM 87198
505-260-4696, plannedgrowth@yahoo.com

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Stop Marty's Taxpayer Rip-Off!

For years, current Albuquerque homeowners have been subsidizing sprawl development on the Westside, resulting in increasing property taxes and a smaller return on our property tax dollars for our neighborhoods.

Mayor Chavez has actively promoted sprawl development. But when sprawl happens, we end up footing the bill with our property tax dollars to provide the infrastructure for this new growth.

The result? New homeowners are left with overcrowded schools and lack of roads, while existing homeowners are left with fewer tax dollars to pay for needed rehabilitation projects in our own neighborhoods.

The Planned Growth Strategy Ordinance is under consideration by the City Council this month. **The Planned Growth Strategy will change how the City pays for new development and direct our tax dollars more efficiently.**



Through the use of two tools called *Impact Fees* and *Concurrency*, the Planned Growth Strategy will allow us to take better care of our existing streets, parks, emergency services, schools and other needed infrastructure.

Impact Fees simply mean that developers who choose to develop on the edges of town must pay for the full cost of bringing infrastructure there.

Believe it or not, Mayor Chavez has allowed new fringe development without planning for infrastructure, which means that existing homeowners have been stuck with the cost of paying for infrastructure to these outlying developments - that's a major reason why our property taxes have been going up.

Concurrency simply means that if a development goes up on the outskirts of town, infrastructure like water, sewer, schools and parks must be in place or planned out. Concurrency brings together the City and developers to work hand-in-hand to achieve orderly growth.

**DON'T LET MAYOR CHAVEZ SELL US SHORT!
PLEASE SUPPORT THE PGS.**

Please contact City Council President Brad Winter and urge him to support the Planned Growth Strategy, especially Concurrency and Impact Fees. His number is 768-3100 or email bwinter@cabq.gov.

Please attend the City Council hearing on the Planned Growth Strategy on Monday, September 23, 2002 at 5 PM. For more information, please call 260-4696.



1000 FRIENDS OF NEW MEXICO

How should Albuquerque grow in the next 25 years?

Forum to Discuss Albuquerque's Planned Growth Strategy

Wednesday, April 24, 2002
6:00 PM - 8:00 PM

Los Griegos Community Center
1231 Candelaria Rd. NW
Albuquerque, New Mexico

Seating Limited:
Please RSVP to Jessica Ciddio
by Tuesday, April 23 at
848-8232, Ex. 105 or
jessica@1000friends-nm.org

\$5.00 donations will be
accepted

1000 Friends of New Mexico invites you to participate in a forum to discuss the City of Albuquerque's proposed Planned Growth Strategy (PGS) on Wednesday, April 24th from 6:00 p.m. to 8:00 p.m. at Los Griegos Community Center.

The Growth Strategy, released last fall after three years of development, promises to be the subject of intense debate in city government and throughout the city's diverse communities. If approved and implemented, the plan will provide incentives for private reinvestment in the city's centers while imposing fees on developments that require the city to extend basic services beyond the existing service areas. According to its proponents, a fully implemented plan could save the city, county, and private developers as much as \$355 million in infrastructure costs, and \$1.4 billion in transportation costs over 25 years.

Dr. Lou Colombo, Deputy Director of the Albuquerque City Council Services, and principal architect of the plan, will open the forum with a presentation of the key elements of the Planned Growth Strategy. Following the presentation, attendees will have an opportunity to engage in a discussion of the plan's merits.



1000 FRIENDS OF NEW MEXICO

Growth Forum:

Three Part Series on the Critical Issues of the Planned Growth Strategy

1000 Friends of New Mexico announces its three-part series on the **Planned Growth Strategy**. As the next hearing for the Planned Growth Strategy quickly approaches on August 5, 1000 Friends and the Supporters of the Planned Growth Strategy want to get the truth out about planned growth. You're invited to attend each of these forums.

Affordable Housing and the Planned Growth Strategy

Thursday, July 11,
6:30 p.m. - 8:30 p.m.
Shepherd of the Valley Church,
1801 Montano Rd. N.W.

Speakers:
Bo Johnson
Louis Kolker
Debbie O'Malley

(West on Montano from 4th Street, on north side of Montano, just east of the Rio Grande overpass. Parking in the front and back. Forum will take place in the Fellowship Hall with access from the rear.)

Infrastructure Maintenance, Impact Fees, and the Planned Growth Strategy

Tuesday, July 23,
6:30 p.m. - 8:30 p.m.
TVI Montoya Campus Lecture Hall,
4700 Morris NE

Speakers:
Michael Cadigan
Anita Miller
Lawrence Rael

(Morris and Montgomery, from Montgomery eastbound, take Morris north, on the east side of Morris to the campus. 224-5565)

Concurrency and the Planned Growth Strategy

Thursday, August 1,
6:00 p.m. - 8:00 p.m.
Paradise Hills Community Center,
5901 Paradise Blvd.

Speakers:
Jim Folkman
Michael Cadigan

(West on Paseo del Norte, to Golf Course Rd, North on Golf Course, West on Paradise, 3 miles, north side of the street. 897-8897)

For more information contact Jessica Saavedra at jessica@1000friends-nm.org or call 848-8232 ext. 105. 1000 Friends of New Mexico is a non-profit, growth management advocacy organization.



1000 FRIENDS OF NEW MEXICO &
THE SUPPORTERS OF THE PLANNED GROWTH STRATEGY

Planned Growth Strategy Forum

Economic Realities and Planning Essentials for Genuine Smart Growth

Thursday, September 12th, 2002
7:00 p.m.-8:30 p.m.

Wells Park Community Center
500 Mountain Road NW
Albuquerque, NM 87102

MARK YOUR CALENDARS!

Come to the City Council meeting on Sept. 16th and the City Council vote on Sept. 23rd both at 5 p.m. in City Council Chambers, 5th Street and Marquette (SE Corner).

1000 Friends of New Mexico and the Supporters of the Planned Growth Strategy invite you to attend a forum about the changes to the Planned Growth Strategy bill and what will be needed to implement a decade's worth of planning and research.

Joseph Montoya, Land Use Consultant, and **Chris Leinberger, Developer,** will discuss the essential planning tools of genuine smart growth and the economic realities of who pays for unplanned residential development.

KEEP THE PLAN IN THE PLANNED GROWTH STRATEGY

by Joseph Montoya

The Planned Growth Strategy does not seek to stop or limit growth, but rather to accommodate it in a way that enhances the economy, protects the environment, and makes Albuquerque a more livable city. It moves beyond the traditional no-growth versus pro-growth debate to a more enlightened approach to how best to accommodate growth. In order for the Planned Growth Strategy to be an effective smart growth tool, the resolutions and ordinance before the City Council should contain the following elements:

1. Direct incorporation of the Planned Growth Strategy report by reference, in the resolution and ordinance in order to strengthen the legal and planning foundations
2. Direct reference to the 'preferred alternative' in order to indicate that the Infrastructure and Growth Plan will start with the land use plan developed in the PGS Part 2
3. Seats at the table of the future Planned Growth Strategy Advisory Task Force that will include groups like 1000 Friends, the League of Women Voters, the SAGE Council, PIRG, and others
4. Timetable for water management goals to be achieved as part of the plan's overall goals
5. Strong language which assures that new developments pay their way using the methodology mandated by state law and the policy of 'no net expense areas' as stated in the Planned Growth Strategy
6. Incentives in order to develop areas with higher densities, mixed-use, and which are transit-oriented
7. Incentives to allow for change of unmanageable codes and ordinances and to streamline procedures that will make it easier to build projects that reflect smart growth characteristics
8. Realistic timeframes and budgets in order to accomplish smart growth goals as described in the Planned Growth Strategy
9. Clear guidance for implementing concurrent planning between the City and the Albuquerque Public Schools to insure adequacy of school facilities

Nearly four years of research, community input and planning and over \$400,000 have gone into the development of the PGS, preceded by additional years of planning in the Transportation Evaluation Study, Centers and Corridors, and Resolution 70. It's time to implement the plans. Over 87% of residents want land use and water planning and 63% favor redevelopment and revitalization of the existing city vs. development on the fringe.

See the full text of the legislation at www.cabq.gov/council.

ALBUQUERQUE INTERFAITH CREATING HEALTHY COMMUNITIES

Spring 2002

Join with Albuquerque Interfaith leaders in further studying Planned Growth Strategies and the city budget and the impact of privatization both on terminating city workers and in our *public* schools. Albuquerque Interfaith is determined to work towards policies and budgets that make healthy communities a reality.

Since 1998, the Albuquerque City Council has invested close to \$500,000 in a study known as the Planned Growth Strategies. Albuquerque Interfaith leaders have studied this document closely because our communities and our city can no longer afford the cost of unplanned growth. Healthy families and healthy communities require thoughtful planning, sound investment, and appropriate budgeting. Below are some points highlighting the need for planning in growth issues and the budget.

- Concurrency in school planning and development issues is needed to insure that residential development occurs in areas where there are adequate schools and parks. Currently, there are thousands of "empty seats" in NE Heights schools and gross overcrowding in Westside schools because there is little concurrent planning between APS and new housing developments.
- More compact development, or infill, saves taxpayer money in infrastructure costs and is more cost efficient. Estimates are that Albuquerque needs \$1.9 billion for rehabilitation of current infrastructure. Residents living in older neighborhoods are subsidizing growth on the fringe at the expense of the established neighborhoods.
- Planned growth stabilizes property values. Property values of some neighborhoods in the core are flat or declining as public dollars subsidize the true cost of new homes on the fringe. Albuquerque ranks 280th out of 320 cities in rate of housing appreciation.
- Better planning is needed so that the capital improvement portion of the city budget is connected to the operational portion of the city budget. Beautiful buildings are built but no one is left to work in them as their positions are targeted for termination.
- Budgets reflect community values. Failure to plan results in budget balancing efforts which are secretive, reactive, and hostile. Bond elections fail because citizens are cynical about how the money will actually be spent and skeptical because of the mounting history of illusive accounting.

Join Albuquerque Interfaith in planning toward a healthier Albuquerque.

***Host a House Meeting/Study Session at your Congregation/Organization/School.**

***Attend City Budget Hearing on Friday, May 10th at 5 p.m. at Grant Middle School.**

Who is Albuquerque Interfaith?

Albuquerque Interfaith is part of the Industrial Areas Foundation, the 50-year-old center of a national network of broad-based, multi-ethnic, multi-issue interfaith organizations. The IAF, like its founder, Saul Alinsky, believes in the radical American idea that democracy is for ordinary people. Renewing local democracies by fostering the competence and confidence of ordinary citizens so that they work together to revitalize and improve communities is the essence of this work.

Albuquerque Interfaith is comprised of dues-paying congregations, unions, and non-profit organizations. AI also is working in close alliance with several public schools. The long-term organizing goal is to design a *Human Development Strategy* for New Mexico that invests in people, builds a stronger public education system, and a better-trained workforce to attract jobs that pay a living wage. Together they will strengthen New Mexico families and communities.

- We are a non-partisan, not-for-profit group.
- We accept no local, state, or federal tax dollars.
- We work to make specific changes in our communities.
- We organize through one-on-one meetings of people of diverse ethnic, social, and economic backgrounds and with diverse political perspectives.
- We train leaders to organize and to work with elected officials, community leaders and decision makers as well as with their own communities to build power for implementing changes.

Albuquerque Interfaith
6001 Marble Avenue NE
Suite 11
Albuquerque, NM 87110

The Institute for Public Life

Presents
A Five-Part Seminar Series
on

Planned Growth *&* *Albuquerque* *Public Schools*

Presented by

Albuquerque Interfaith

Leadership • Democracy • Community

About the Institute for Public Life

Albuquerque Interfaith believes that for community leaders to be truly effective organizers, they must be educated and informed citizens. True politics is not about polls, focus groups and television ads. It is about engaging in public discourse and initiating collective action guided by that discourse. AI leaders hold that active citizenship and real political action create opportunities for ordinary people to effect real and dramatic change in the community.

AI leaders have been deeply engaged in the study of the city budget for the past two budget cycles, and have successfully opened up the decision-making process by calling for public hearings. Our first effort prevented deeper cuts in social service contracts that fund such activities as after-school and drop-out-prevention programs and summer youth employment. AI's second effort preserved much needed city services and the jobs of the city employees who provide those services.

Throughout the city budget battle, AI leaders recognized that if more attention were not paid to planning and accountability, the city would only lurch from budget crisis to budget crisis, especially in these tough economic times. Therefore, they decided to study and engage in the debate around the proposed *Planned Growth Strategy* (PGS) ordinance that is on the City Council agenda. In pursuing their longstanding interest in public education, AI leaders have found no concurrent planning between new housing developments and APS to assure that needed schools will be available for families. There are over 5,000 "empty seats" in NE Heights schools and gross overcrowding in Westside schools. The recent failure of the APS bonds election serves to underscore the need to address a growing financial and educational crisis. Please join Albuquerque Interfaith as we study these important issues.

The Summer 2002 Institute for Public Life

All Seminars will be held from 6:30 p.m. to 8:00 p.m. at The Catholic Newman Center on the UNM Campus

Tuesday, July 16, 2002 Funding Public Education and the \$10 Billion Permanent Fund

Rep. Rick Miera, Chair of the House Education Committee and Dr. Dave Colton, Former Dean of the School of Education, UNM

Did you know that the state of New Mexico has the third largest education endowment fund in the world? Only Harvard and Texas have larger ones. New Mexico public education is funded through a funding formula that is considered a national model and yet many maintain it is inadequately funded. Come learn about this paradox and engage in discussion.

Tuesday, July 23, 2002 Projected Economic and Population Growth Patterns for Albuquerque and their Impact on APS

Mr. Kizito Winjenje, APS Demographer

Come study the projected growth patterns in Albuquerque specifically as they pertain to APS needs. Take a closer look at the economic trends as they impact the schools in your neighborhood.

Tuesday, July 30, 2002 APS Budget Development

Ms. Katherine Cantrell, Budget Director for APS
How does APS develop its budget? Who determines which school gets what amount of money?

Participants are invited to engage in questions and discussion.

Tuesday, August 6, 2002 The Impact on APS if City Growth Trends Continue

Ms. Angela Robbins, Facilities Planner for APS
APS is increasing its square footage of school building space even as school enrollment is declining. At the same time, APS is falling further and further behind in building needs as students are moving where there are no schools. What is the impact? *(Please look at your tax bill before coming to this session to note how much you pay to APS in property taxes.)*

Tuesday, August 13, 2002 The Proposed Planned Growth Strategy

Councilor Michael Cadigan, City Councilor, District 5

What is the *Planned Growth Strategy*? Does it prevent growth? Councilor Cadigan, one of the five councilors sponsoring the ordinance, will lay out key elements of the strategy. Please come and be informed on this critical issue that is before the City Council.

**For more information please contact:
Albuquerque Interfaith
Telephone (505) 268-3991**

Directions:

The Catholic Newman Center is located at 1815 Las Lomas, NE, on the UNM campus. Take University Blvd. south of Lomas and turn left on Las Lomas.

Parking is available.

**RESOLUTION ENDORSING A PLANNED GROWTH STRATEGY TO GUIDE THE
MANAGEMENT OF CITY OF ALBUQUERQUE URBAN GROWTH**

WHEREAS, the City of Albuquerque has experienced and will continue to experience population growth and expansion of residential development; and

WHEREAS, growth in population and residential development require Albuquerque Municipal School District No. 12 to provide additional school facilities; and

WHEREAS, completion of new school facilities or additions to existing school facilities in tandem with community growth and development allows schools to better serve the student population; and

WHEREAS, a coordinated effort between the City of Albuquerque and Albuquerque Municipal School District No. 12 regarding plans for growth and locations of schools to serve such growth is desirable for the education of Albuquerque's students; and

WHEREAS, it is in the community's best interest to adopt consistent land use assumptions to guide the development of capital plans; and

WHEREAS, the Albuquerque School District No. 12 supports the district's involvement in a planned growth strategy; and

WHEREAS, the Albuquerque School District No. 12 encourages Bernalillo County to adopt similar legislation and the district's participation in that implementation.

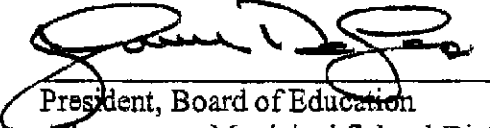
**THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF
ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12 THAT:**

The Board of Education of Albuquerque Municipal School District No. 12 endorses a planned growth strategy to guide the management of City of Albuquerque urban growth and a coordinated effort between the City of Albuquerque and Albuquerque Municipal School District No. 12 to plan for future needs.

This resolution shall take effect on the date adopted and approved as set forth below.

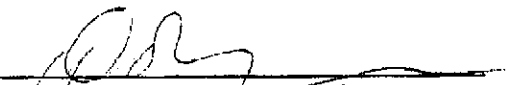
Adopted and approved this 4th day of September 2002.

(SEAL)



President, Board of Education
Albuquerque Municipal School District No. 12

Attest:



Secretary, Board of Education
Albuquerque Municipal School District No. 12



New Mexicans
for SMART GROWTH

August 2, 2002

To: Neighborhood Leaders

From: Carolyn Monroe, Chair
New Mexicans for Smart Growth

As a leader in your neighborhood, you are likely receiving many different messages about the proposed Planned Growth Strategy, which is the subject of proposed Ordinance 02-39.

New Mexicans for Smart Growth, Inc., is a local non-profit corporation, comprising several business organizations and neighborhoods, that promotes the value of responsible growth to the future prosperity and economic well-being of our communities. By working hand in hand with government, neighborhood associations, businesses and community leaders, New Mexicans for Smart Growth promotes an open dialogue, public participation and a practical approach to addressing the needs of our children, our neighborhoods and our future. Members of our group are serving on the Planned Growth Advisory Task Force, working with city officials and other community and neighborhood leaders to try to craft a workable plan for our city.

We would be happy to schedule someone from our group to meet with you and your group if you would like to hear about our views on the Planned Growth Strategy. You may do so by calling me at 889-5010. In the absence of that we have tried to briefly explain our position in this letter.

The Planned Growth Strategy is a complex, weighty document of over 750 pages that will change the way Albuquerque grows. It has a number of good points, and some that worry us, as well as some that are just confusing. We believe that this document should have a thorough review by the citizens of Albuquerque including city staff and commissions, neighborhood associations, landowners, and the people who plan and build residential and commercial developments. We believe, that certain policies inherent in the Strategy, if adopted, could adversely affect the economic stability of Albuquerque.

In our view one of the keys towards smart planning for future growth is the adoption of impact fees. Developers currently pay for all of the infrastructure needed to support their new developments through the current systems of exactions and fees. In addition, developers are often required to pay for many offsite improvements or to correct existing deficiencies in the City's system. Even though a developer may pay for a park now, there is no assurance that a park will be built by the city or that the collected funds will be used in the area from which they are collected. This process is arbitrary, unfair and

unpredictable. Through a system of impact fees adopted in accordance with New Mexico state law, the City can be assured that in fact new growth is paying its own way and the development community and the citizens can be assured that impact fees collected are in fact used for the purposes for which they are collected. The Planned Growth Strategy is not needed to accomplish this purpose.

We also believe that there are parts of the Planned Growth Strategy that have not been adequately explained to the public at large. For instance, the Planned Growth Strategy envisions a more compact urban form for our city's future, combining residential, retail, and working environments. This is a type of development, which our citizens may want, but we will all have to be able to create a system that will foster that kind of development. Implementing that goal requires your assistance and the assistance of every neighborhood in our community. It requires your personal commitment to support increased density and increased mixed-uses in your neighborhood. The Planned Growth Strategy will fail without strong neighborhood support for increased growth of all kinds in existing neighborhoods. Density has to be good for everyone; not just in someone else's neighborhood. Albuquerqueans should also know that this is an important goal of the Planned Growth Strategy.

New Mexicans for Smart Growth is sponsoring a town hall to discuss the Planned Growth Strategy on August 8 at 5:30 p.m. at the Marriott Hotel. National and local speakers will be discussing the benefits of growth and the proposed Planned Growth Strategy. You will be receiving a specific invitation, but we encourage you and your membership to attend and learn all sides of this important and complex issue before making up your mind.

The City Council will likely take action on the proposed ordinance on August 19. The Planned Growth Strategy report represents an important first step in getting our community to focus on its future. The process needs to move deliberately and thoughtfully. We urge you to call your City Councilor and tell them you support strong and complete community dialogue on the issues presented by the Planned Growth Strategy before passage and encourage them not to act on the proposed ordinance on August 19. We also urge you to ask your City Councilor to back an impact fees ordinance that can begin to be implemented now, while other issues raised by the Planned Growth Strategy are carefully considered. A thoughtful approach with broad community support is the only plan that will work.

Sincerely,



Carolyn Monroe, Chair
New Mexicans for Smart Growth

**WHO'S
LOOKING OUT FOR**

**THE
WESTSIDE?**



Dear Neighbor,

There has been a lot of talk lately about the "Planned Growth Strategy." This 750-page document details many ideas on how Albuquerque should grow. Some are smart. Some are not. Spending most of OUR West Side tax dollars outside of our neighborhoods is not very smart.

The Planned Growth Strategy redirects property tax dollars from Westside projects like our new Westgate Firestation, 98th street improvements and West Mesa Aquatic Center and instead says they must be spent on Albuquerque's "older neighborhoods" east of the river.

Mayor Chavez believes we should keep Westside tax dollars on the Westside to improve OUR parks, OUR roads, OUR neighborhoods and OUR public safety. Supporters of the Planned Growth Strategy do not.

Thank you Mayor Chavez for being smart and protecting the West Side.

Call the City Council @ 768-3100 and tell them to be smart too. Our neighborhoods deserve better than the Planned Growth Strategy. Call before the August 19th Council meeting. Lets have smart solutions that protect the West Side.

For more information on smart solutions look us up at www.rmsmart.org

New Mexicans for Smart Growth, Inc.

New Mexicans for Smart Growth is the only New Mexico based and locally funded non-profit organization that promotes the value of responsible growth to the future prosperity and economic well-being of our communities. By working hand in hand with government, neighborhood associations, businesses and community leaders, New Mexicans for Smart Growth promotes an open dialogue, public participation and a practical approach to addressing the needs of our children, our neighborhoods and our future.


New Mexicans
for SMART GROWTH

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PO Box 1645
Albuquerque, NM 87103-1645



THE MARQUEZ RESIDENCE
10028 Floyd Ave SW
Albuquerque, NM 87121-8129

Dear Neighbor,

There has been a lot of talk lately about the "Planned Growth Strategy." This 750-page document details many ideas on how Albuquerque should grow. Some are smart. Some are not. Taking our tax dollars out of our neighborhoods is not very smart.

City Councilor Tina Cummins believes we should keep our tax dollars in our neighborhoods to improve the parks, roads and public safety of OUR community. She is also opposed to the Planned Growth Strategy's plan to raise taxes.* Thank you Councilor Cummins for being smart and protecting our community.

Call the rest of City Council @ 768-3100 and tell them to be smart too.

Lets have smart solutions for Albuquerque, not new taxes.
For more information on smart solutions look us up at www.nmsmart.org

* page 14, Section (L) of the Planned Growth Ordinance 0-02-39

New Mexicans for Smart Growth, Inc.

New Mexicans for Smart Growth is the only New Mexico based and locally funded non-profit organization that promotes the value of responsible growth to the future prosperity and economic well-being of our community. By working hand in hand with government, neighborhood associations, businesses and community leaders, New Mexicans for Smart Growth promotes an open dialogue, public participation and a practical approach to addressing the needs of our children, our neighborhoods and our future.



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