Austin Neighborhoods Council

C1

Dear Members of the Planning Commission:

The Austin Neighborhoods Council (ANC) has been following closely the Imagine Austin Comprehensive Plan process since its inception. Many of our representative neighborhoods have participated in this process. On behalf of ANC's executive committee, I would like to express our collective concerns about the final draft plan; we are unable to support such a plan in this form. Even though many of the concepts such as preserving livability, our character and our history, having multiple transportation choices as indicators for complete communities, bridging the ethnic divides, protecting our natural resources, and ensuring prosperity for all have universal appeal, we have reservations about how these things will ultimately be achieved/implemented, funded, and executed.

The major talking points that the ANC executive committee has about the Comprehensive Plan are:

- Continue the Neighborhood Planning Process before adopting the Imagine Austin Plan. By tabling the adoption of the Comprehensive Plan at this time, the Neighborhood Planning Process would continue for those neighborhoods without NPs. We must insist that the Neighborhood Planning process continue for those areas that do not have Neighborhood Plans, particularly those within the urban core. These areas will provide more than enough density for the estimated 750,000 new people who will call Austin home in the coming years. (We have already satisfied the density requirement for 550,000 new people in the current NP process. Staff did not use the information from a report entitled "Density Backup Data" which was a briefing on 2 capacity analyses by the City before the Growth Concept Map was created. Such omissions create a distorted view regarding density and proposed density in a comprehensive plan.)

- The Growth Concept Map needs to be removed from Imagine Austin. This map contradicts the broad vision /big picture approach of the Comprehensive Plan. It is too specific to be conceptual. It is inaccurate, because it does not include all of the existing Neighborhood Plans comprehensively, nor does it fairly account for those areas without neighborhood plans. The Growth Concept Map's role in the short-term implementation list is of ultimate concern. For example, 3 out 5 work items under Invest in a compact and connected Austin for short-term implementation (pp. 5-3, 5-4) are based on the Growth Concept Map. From this example, we are concerned that the Growth Concept Map might suggest entitlements to development that would be in contradiction to the Neighborhood Plans, particularly in areas where growth has been designated.

- Imagine Austin caters to the "creative classes" which makes this plan elitist. Where are the provisions and care for people who are in the service industry and other day to day jobs which are essential to our economy? What about the dishwashers, the mechanics, waitresses and hotel workers? In the Implementation Chapter, there are groups of workers who have been forgotten; Blue-collar jobs were referenced once in this chapter. Clearly, this is in opposition to the vision statement: As it approaches its 200th

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Austin, TX 78767-0176
www.ancweb.org

anniversary, Austin is a beacon of sustainability, social equity, and economic opportunity: where diversity and creativity are celebrated; where community needs and values are recognized; where leadership comes from its citizens and where the necessities of life are affordable and accessible to all.

- Local Businesses are not acknowledged as priority players for Austin's future economy. Local businesses should be one of the key components for a robust City economy. This is obviously a glaring oversight in the Comprehensive Plan itself, as well as, specifically in the Implementation chapter. We do not perceive this as the will of the community.

- Comparing the revision of the Land Development Code as a priority program to the other seven priorities is misguided. The mention of this revision has created fear within the community. With community distrust in City processes, it is not clear whether fairness and/or reason will play a role in this proposed LDC revision. We do see how a revision of the LDC could be detrimental.

With all of these deficiencies, we cannot support this Plan. We urge the Planning Commission to reject adopting Imagine Austin as the Comprehensive Plan for the City.

ANC executive committee believes that The Imagine Austin Plan should protect and nourish the building blocks of the City, Austin's Neighborhoods; it should build upon the strength of the City's neighborhoods as one of the key amenities while also ensuring safe, affordable and livable places to call home. The Imagine Austin Plan should be based on the existing Neighborhood Plans and the others that have yet to be completed. Many promises and ideas have been made within the chapters of this plan. Implementation seems to be the key for finalizing these ideas; however, we feel that flawed premises and outdated data (mostly referenced from 2008, 2009) are fueling some conclusions within the Plan. We, the residents of Austin, deserve a better plan; we urge you to reject this version of the Comprehensive Plan. A majority of the ANC executive committee supports this letter.

Sincerely,

Steven Aleman,
ANC President, 2011-2012

3.27.12

P.O. Box 176
Austin, TX 78767-0176

www.ancweb.org

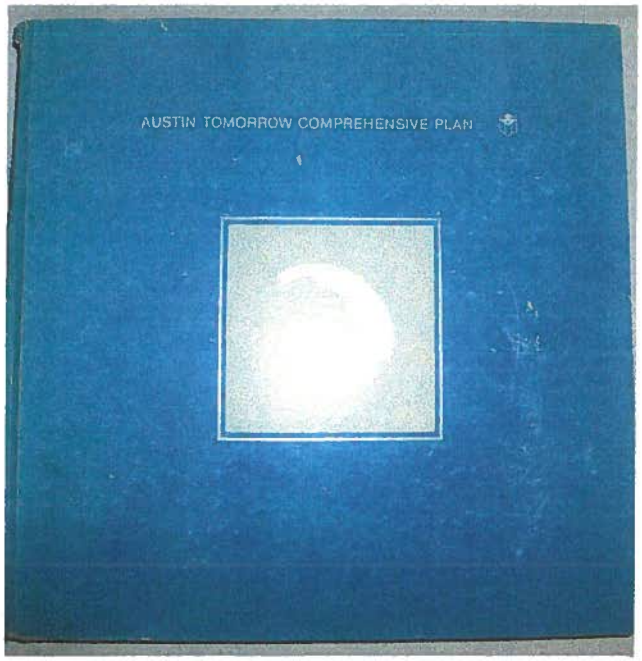
Enforcement of Environmental Regulations

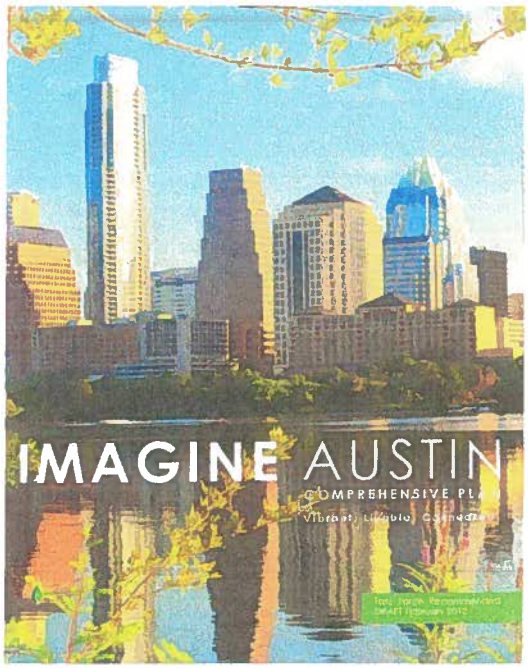
a proposal for
CAMPO 2035
Plan Amendment

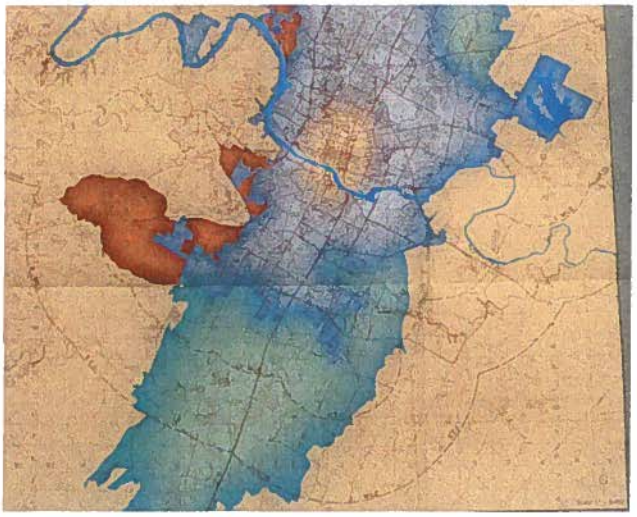
March
Place item on April agenda for public hearing

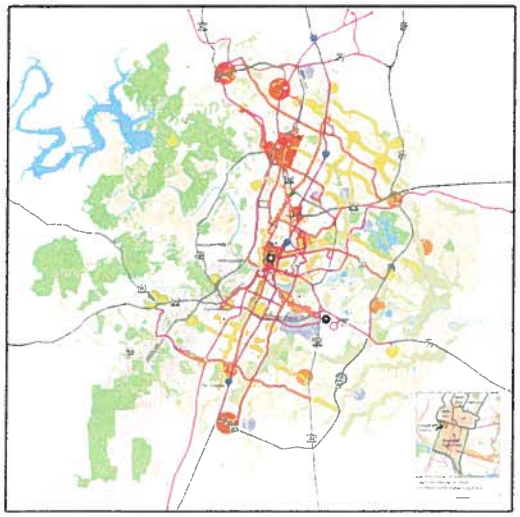
April
Public Hearing

May
Possible Adoption









Ira Jon Yates
Yates Cattle & Conservation
5711 St. Hwy 45
Austin, Texas 78739
512-282-1370 Ranch Phone
512-970-2589 Cellular
Yatespct3@aol.com

I will read fast but may run over by a few seconds.

March 8, 2012

Hello Austin City Council, I am Ira Yates

Today I ask you to consider taking immediate action that will honor Austin's commitment to its natural environment.

See Lot # 34 Exhibit

As a result of the financial crisis, a project started in 2008 sat in a state of incompletion for four years. There was no *enforcement of environmental regulations* even though there were restoration bonds posted for just this type of situation. I was told the City has never pursued such action and would not even know how to. Occasionally performance bonds need to be pulled and used for restoration as an example for the development industry. Some of you even came out to observe the situation. Currently as the adjacent landowner I am working diligently with the developer and the City of Austin Environmental officer to try to make the best of a challenging situation. It will never be right but I am optimistic that working together we can accomplish some of what the City's slack *enforcement of environmental regulations* failed to achieve.

Austin's natural environment has been the main ingredient in the Quality of Life equation that makes it unique in the world. *Enforcement of environmental regulations* can be difficult when budgets are tight, departments are rearranged and processes are streamlined to facilitate easier economic growth.

A better idea is to not create the need for *enforcement of environmental regulations* where it is not necessary or helpful. A prime example is the City's long term commitment to protect the Barton Springs Edwards Aquifer region. The need to protect this region from construction activity of any kind was recently observed when the Stormwater Detention Pond at the Costco

See Costco Stormwater Detention Exhibit

shopping center caved in and all the polluted water entered the aquifer. Preliminary dye tests indicate this water probably traveled through the Sunset Valley region and out of the springs in just two to four days.

See Circle C Golf Course Sewer line Exhibit

The Brodie Lane to Circle C Golf Course sewer line constructed in the early 90's serves as another example of the porous nature of the recharge zone. In the photo on the left you can see a dark area in the wall of the trench. It is the cavernous void pictured on the right. This is an example of the porous nature of the entire recharge zone. Can there ever be adequate regulatory enforcement for this type of situation?

The 1979 Austin Comprehensive Plan laid out the guidelines that brought us to where we are today in our efforts to protect our drinking water and our quality of life. It proposed public monies be spent on purchasing conservation easements or fee simple land in important places and also pointed out that public monies should not be spent in those areas to facilitate growth. These two actions reduce the need *for enforcement of environmental regulations* over vast regions of land.

See City Of Austin Land Purchase Exhibit

Under the guidance of this City Council, Austin recently acquired an additional 644 important acres of land on Bear Creek. It will be important for the Citizens to support additional funding for such purchases in the next bond election. These purchases reduce the need *for enforcement of environmental regulations*.

The Imagine Austin 2035 plan is about to be before you for final adoption. This plan like the 1979 Comprehensive Plan will be used to determine future actions by citizens and political entities. The text and maps adopted will be very important.

Just south of these two previous examples of aquifer vulnerability is the proposed route of SH 45 as identified in the 2035 Campo Plan. Construction of this road will slice through the spine of the Edwards Aquifer Recharge Zone. This road is not included in the Citizens Advisory Task Force draft plan. If constructed, it will cause significant geologic damage and require perpetual *enforcement of environmental regulations* at great expense to taxpayers. Campo's own reports say it provides no actual relief to the existing neighborhoods.

See Flint Ridge Exhibit

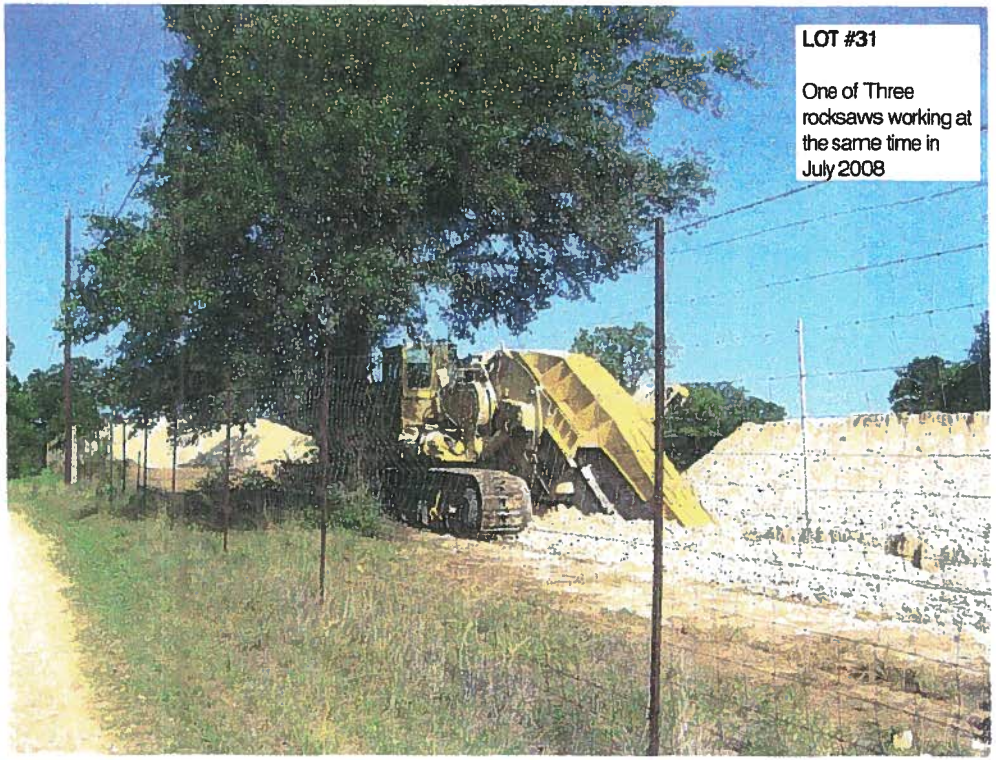
See Hays County News
Release Map
&Resolution

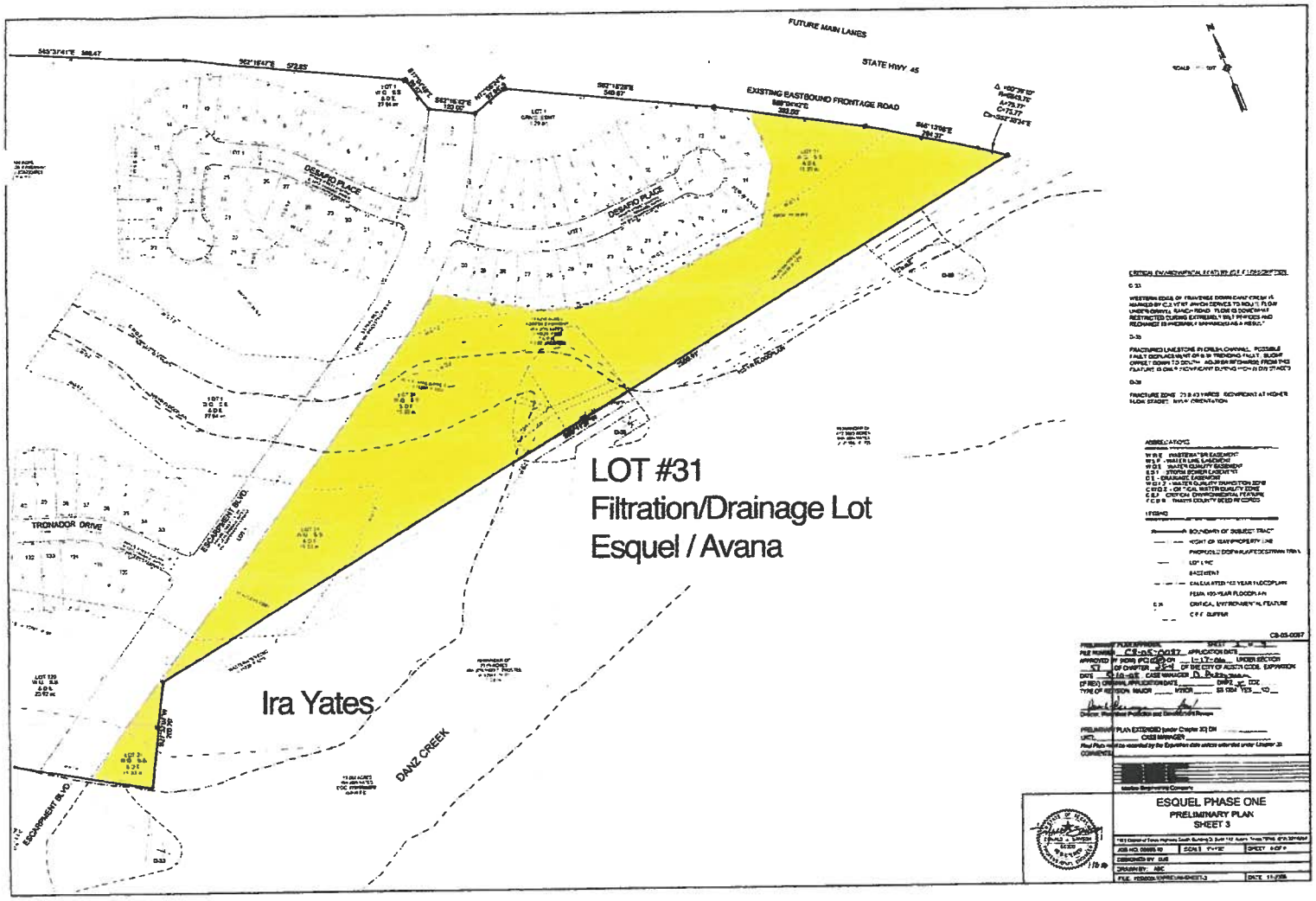
The recent the Hays County Commissioners Resolution of September 27, 2011 presents a unique opportunity for the City, with the cooperation of Travis County and other Campo members, to immediately seek removal of the highway from the Campo 2035 plan so it can be compliant with the Imagine Austin 2035 plan as you move forward with its adoption.

The best way to mitigate the need and expense of *enforcement of environmental regulations* is to not create the need in the first place. This City Council and previous city Councils and all of the Citizens of Austin, helped by the guidance of the 1979 Comprehensive Plan, have made huge financial commitments and policy decisions that support this approach to protecting our quality of life in and around Austin. I hope and expect you will, with the help of Travis County and other Campo members, continue this tradition by seeking the necessary Campo amendments and adopt an Imagine Austin Comprehensive plan that honors its natural environment.

Thank you
ira

Lot # 31 Exhibit





STANDARD PACIFIC HOMES

JOHN BOHNEN
Vice President
Land Acquisition Planning
and Development

11001 Lakeline Boulevard
Building 1, Suite 100
Austin, TX 78717
TEL 512-506-4015
CELL 512-844-2236
FAX 512-451-1936
john.bohnen@stanpac.com
www.standardpacifichomes.com

Making You Right at Home

City of Austin www.austintexas.gov
Planning & Development Review Department
Environmental Inspection
505 Barton Springs Rd., Suite 350, Austin, TX 78704

Michael Bogard, CPESC # 4650, CESSWI #0377
Environmental Inspection Specialist Senior

Phon: (512) 974-2403
Pager: (512) 802-7421, Fax: (512) 974-6451
michael.bogard@ci.austin.tx.us

LOT #31 Working Co-Operratively to make the best of a poor situation

Blake Magee Company LP

Lanc Development

Blake Magee

1011 North Lamar Blvd.
Austin, Texas 78703

512.481.0303
512.481.0333

blake@blakemageeco.com

J.A. HANNA
COMPANY

Jay A. Hanna

1011 N. Lamar Blvd.
Austin, Texas 78703

phone: (512) 477-2400
fax: (512) 477-2444
e-mail. jay@jayhanna.com

Yates Cattle & Conseration

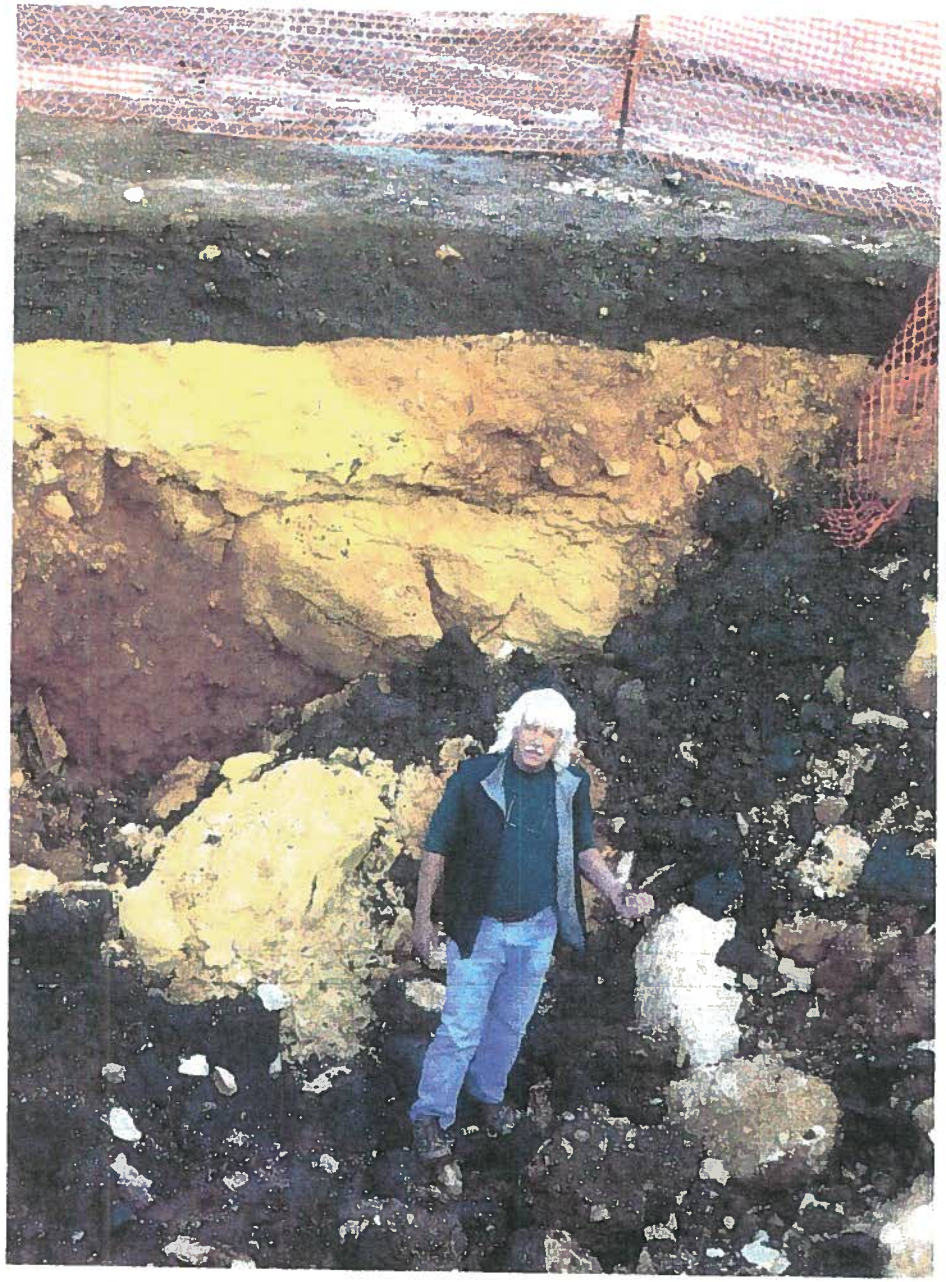
Ira Yates

5711 St. Hwy 45
Austin, Texas 798739

512-282-1370 512-970-2589
Ira@YatesConservation.com

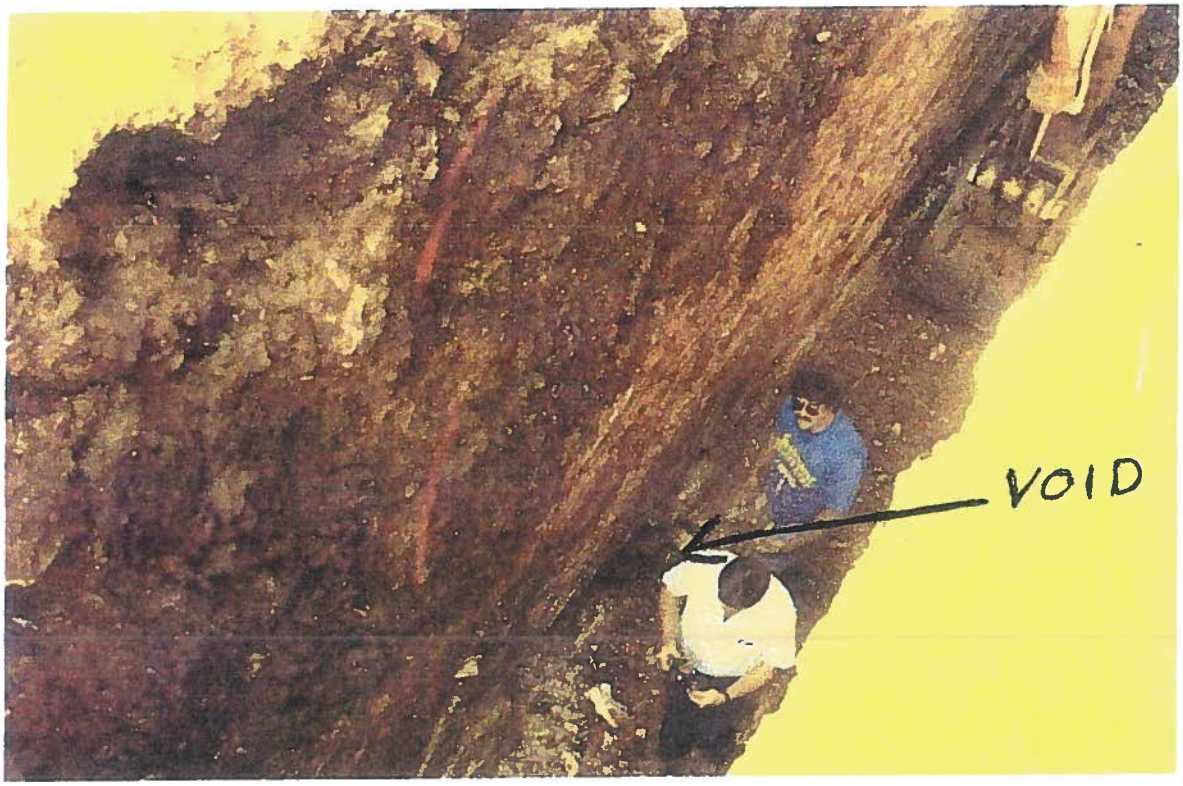
Costco Stormwater
Facility Exhibit

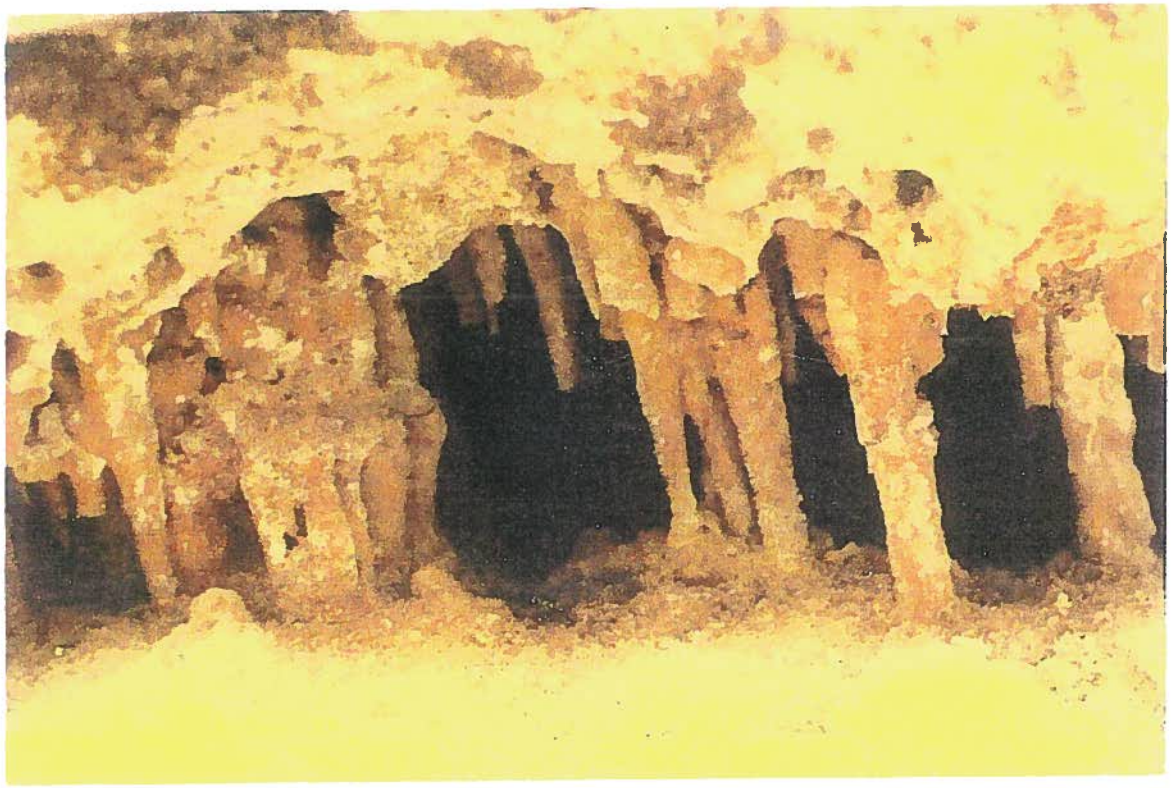
Adjacent to Costco Parking lot
2/4/12



Storm water facility adjacent to Costco Parking Lot
holding dye stained rock
2/4/12

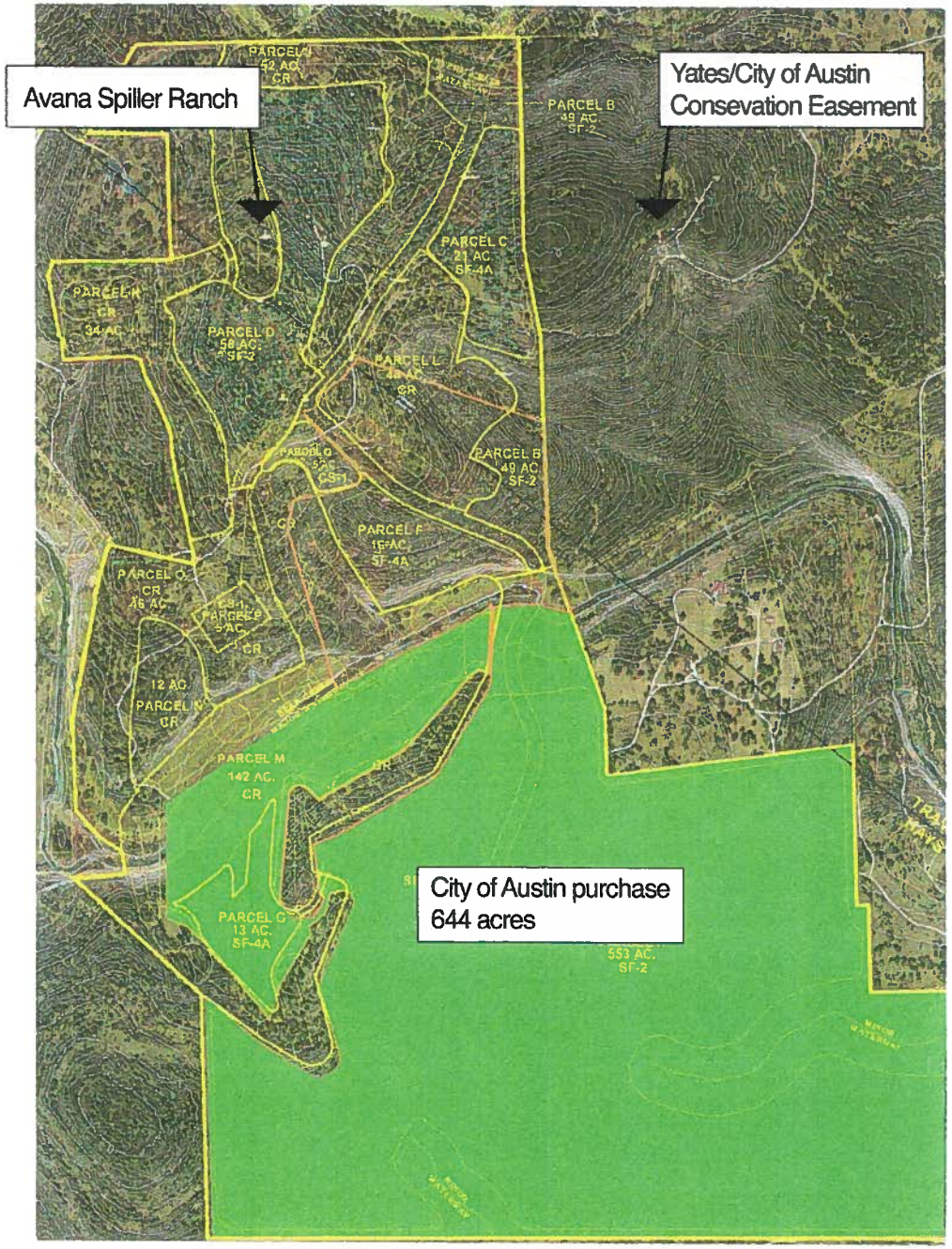
Circle C Golf
Course Exhibit



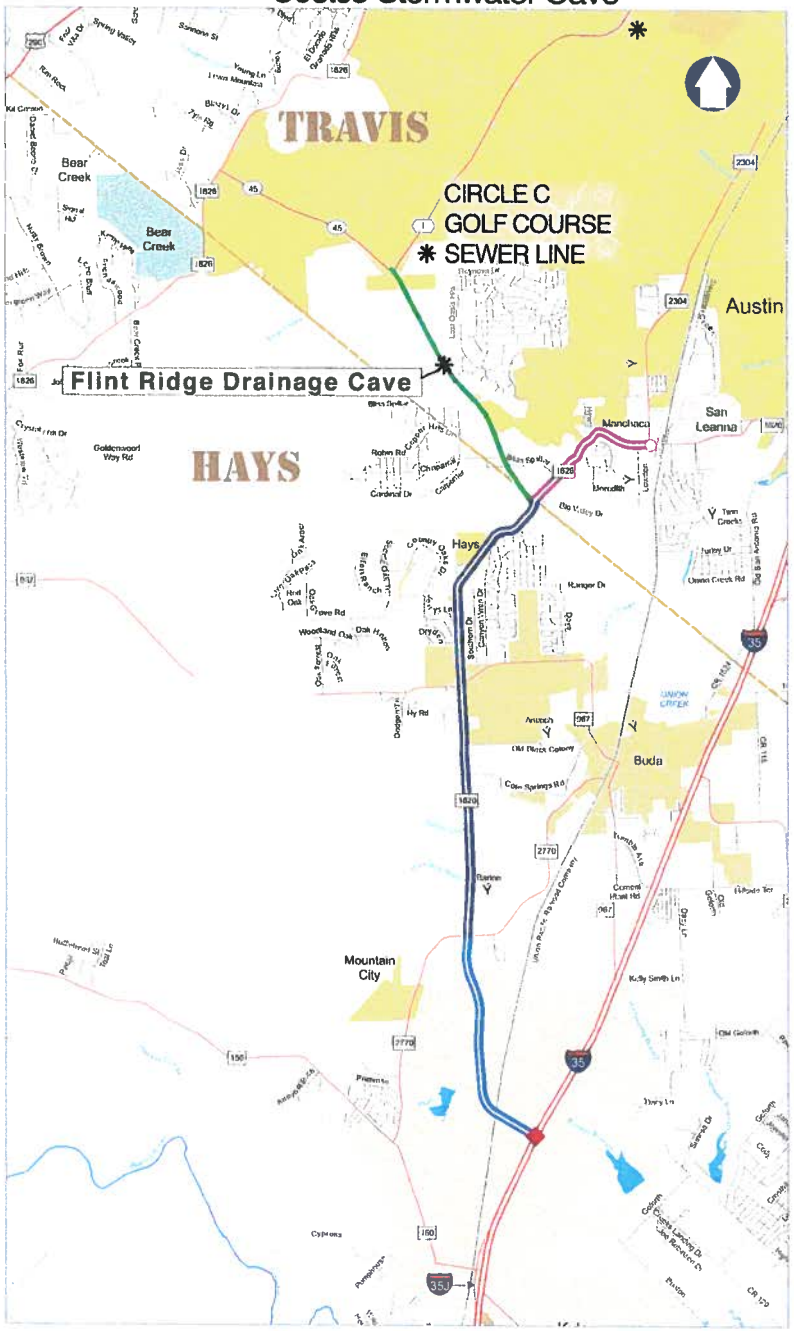


CAVE

City of Austin
Land Purchase

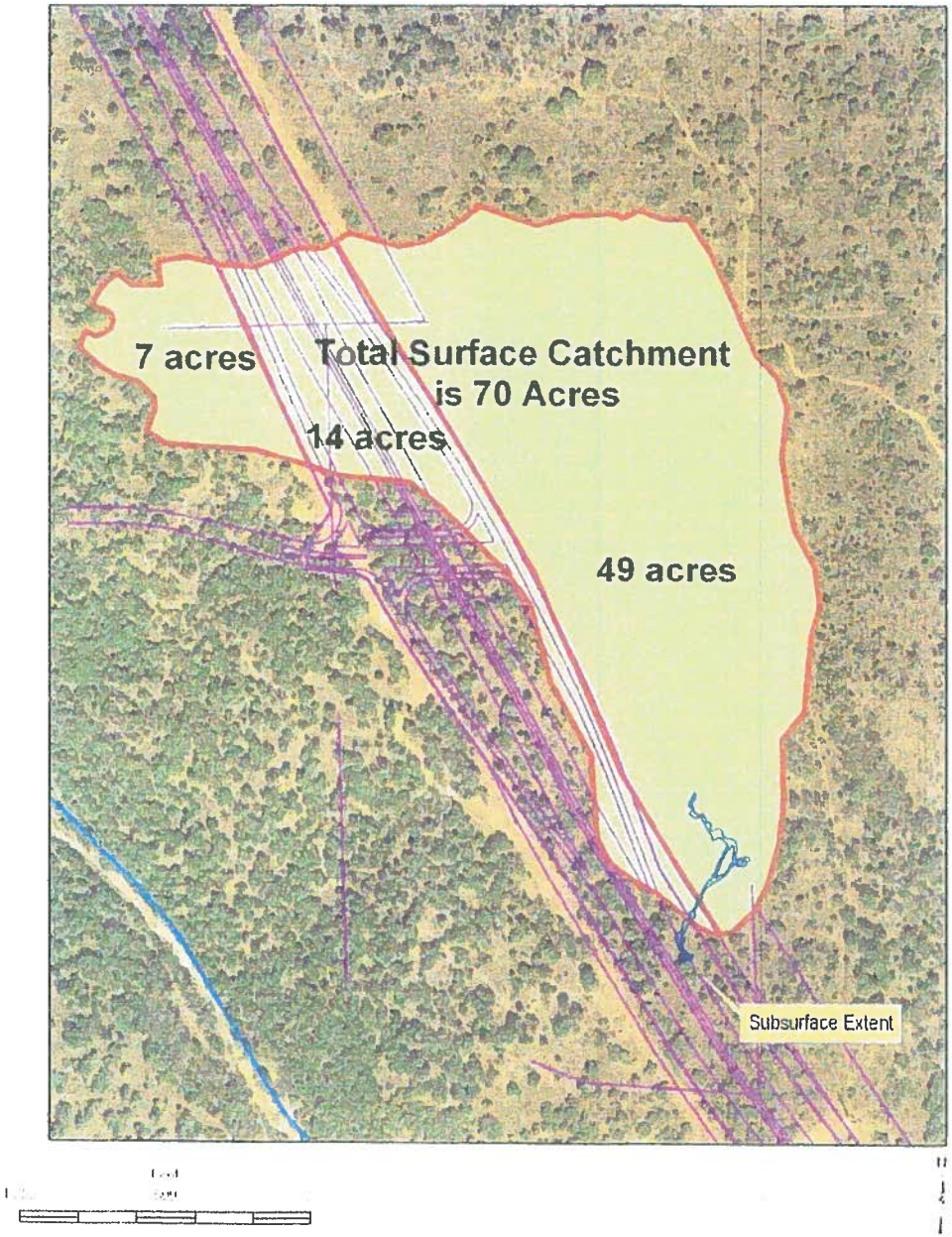


Costco Stormwater Cave

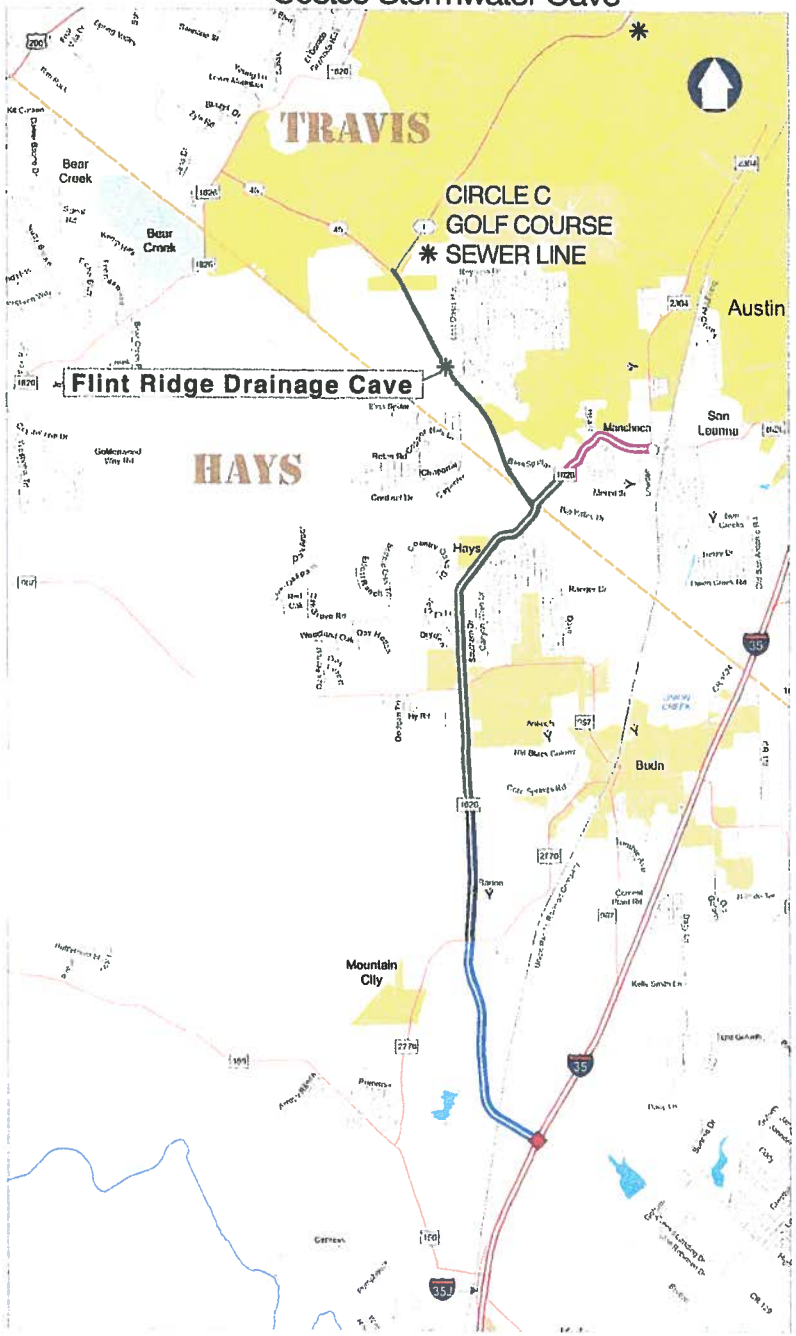


Flint Ridge Exhibit

Flint Ridge Surface Catchment Dissected



Costco Stormwater Cave



Hays County, Texas

www.co.hays.tx.us

Information for the News Media

Media Contact: 512-393-2296/Laureen.Chernow@co.hays.tx.us

Sept. 27, 2011

Hays County Commissioners Court Takes Initiative to Deliver Long-awaited, Critical Roadway Improvement Project

Reclaiming road project from State would address congestion and safety concerns for commuters

Hays County Courthouse, San Marcos, TX – The Hays County Commissioners Court on Tuesday unanimously passed a resolution designed to advance an important roadway improvement project for the citizens of Central Texas. The vote authorizes Hays County Judge Bert Cobb, M.D., to negotiate an inter-local agreement with Travis County to:

- Request that the Texas Department of Transportation (TxDOT) remove State Highway (SH) 45 between Loop 1 and Farm-to-Market Road (FM) 1626 from the State Highway System and transfer the right-of-way, which was previously purchased with local money, back to Travis and Hays counties; and
- Outline a process for the counties to develop and construct a two- to three-lane county road, approximately three miles in length, between Loop 1 and FM 1626 near the north Hays County line.

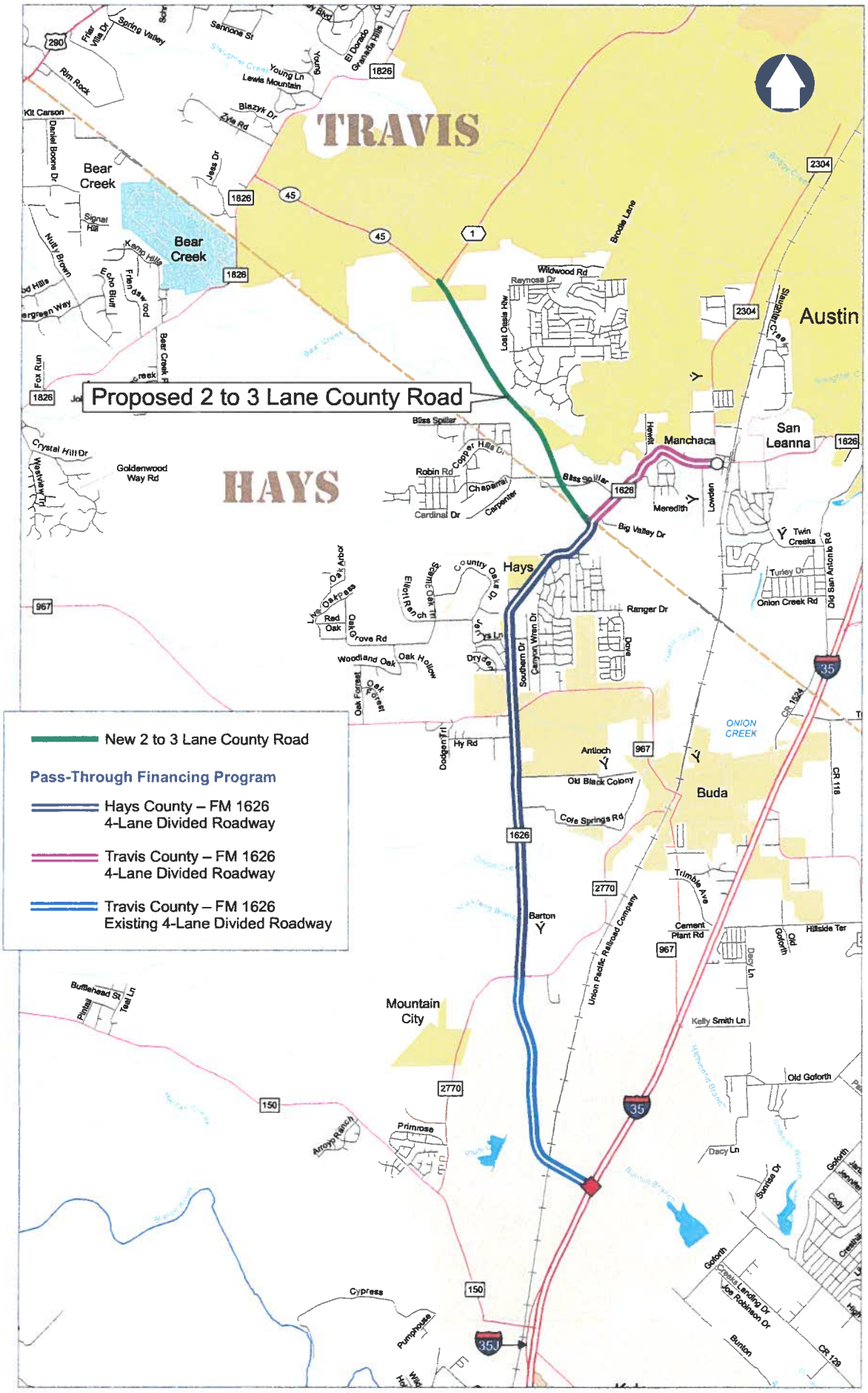
In addition to the Court's direction to negotiate an agreement with Travis County, commissioners also pledged up to $5 million to the project's construction.

"Today's vote signals our determination to follow through on this incredibly important project, which is long overdue," said Precinct 3 Commissioner Will Conley. "Without it, our citizens are subjected daily to increasing congestion and deteriorating safety conditions and that is simply unacceptable. We're committed to improving the safety of the traveling public and protecting neighborhoods."

Hays County's population has increased by 60 percent over the last 10 years, making it one of the fastest growing counties in the country. Many of its residents commute daily to Travis County using FM 1626 and Brodie Lane, putting a tremendous amount of pressure on these roads.

"By taking the project back from TxDOT, we will have local control and can build the road faster, cheaper and in accordance with all environmental guidelines," said Precinct 2 Commissioner Mark Jones. "You have to remember, right-of-way for SH 45 was purchased years ago with voter-approved money

Proposed Hays and Travis County Transportation Partnerships



9 April 2012

Planning Commission
City of Austin

Re: Imagine Austin comprehensive plan

Commissioners:

Thank you for your work on the city's new comprehensive plan. I appreciate your attention to connecting the high level plan and neighborhood plans.

Consistent with the North Lamar Combined and the North Austin Civic Association neighborhood plans, Rundberg and Lamar should be designated as a neighborhood center.

This intersection of two activity corridors and high capacity transit routes already has a vibrant identity as Austin's "International District". Roughly 40,000 people already live in these two neighborhood planning areas, most in dense residential areas within walkable distance of the more than 250 businesses located along the Rundberg and Lamar corridors. Civic institutions anchoring the intersection include a library and an elementary school, with a recreation center and another school under construction.

Beyond the current level of activity, the Rundberg and Lamar area will be a center of growth over the next decades. As shown in the Community Inventory's Infrastructure-to-Land Ratio map, there is much deeply underdeveloped land along and near these corridors. The improvements in the transportation and education infrastructure already in process will support and fuel additional residential and commercial development. The neighborhood center designation will help shape this development to be balanced and consistent with our vision for our city's future.

Thank you for your consideration.

Sincerely,

Lisa Hinely
Chair, North Lamar (and Georgian Acres) Combined Neighborhood Plan Contact Team
836-8452
chair.nlct@yahoo.com
http://nlct.wordpress.com/

9 April 2012

Planning Commission
City of Austin

Re: Imagine Austin Comprehensive Plan

RESOLUTION OF SUPPORT FOR NEIGHBORHOOD CENTER AT RUNDBERG AND NORTH LAMAR

WHEREAS, the NACA (North Austin Civic Association) neighborhood plan identifies the intersection of North Lamar and West Rundberg as the major gateway to the neighborhood; and

WHEREAS, the NACA neighborhood plan sets forth a vision of "[maintaining] a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types"; therefore be it

RESOLVED, That the North Austin Civic Association (NACA) Neighborhood Plan Contact Team supports the designation of the intersection of North Lamar and Rundberg as a **Neighborhood Center** on the **Imagine Austin Growth Concept Map**.

Members:

Brian Almon

Bob Baker

Steve Bluestone

Karen Dunlap

Dawn Johnson

Zarina Patel

Gabriel Rojas

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April 5, 2012

Mr. Marc Ott
City Manager, City of Austin
P.O. Box 1088
Austin, TX 78767

Dear City Manager Ott:

On behalf of the Real Estate Council of Austin (RECA) and our nearly 1,500 members, please find our comments and attachments regarding the final draft of the Imagine Austin Comprehensive Plan.

RECA has three significant comments on the final draft of the plan:

1. State Highway 45 Southwest should be placed back in the draft plan. This highway was removed from an earlier draft. RECA advocates adding it back into the plan to reflect the CAMPO 2035 Regional Transportation Plan.
2. The plan should accommodate responsible development over the aquifer, while recognizing existing and emerging regional centers such as Barton Creek Square, the "Y" in Oak Hill, and other centers along major arterials such as US Highway 290, Loop 360, and State Highways 45 and 71. The plan should provide for flexibility regarding the level and intensity of development and redevelopment for these centers. This must include providing, improving, and maintaining good connectivity and transportation networks for these centers.
3. The plan must clarify the purpose of its land use designations, specifically, if land use designations have the force of law.

Moreover, attached to this letter, you will find the following:

1. RECA's comments on the first draft of the Imagine Austin Comprehensive Plan from October 2011.
2. City staff's response to those comments.
3. A document outlining what RECA believes a Comprehensive Plan should include.
4. A detailed list of RECA's involvement in the creation of the Imagine Austin Comprehensive Plan to date.

We appreciate the City's efforts to reach out to our community during this process, and look forward to remaining engaged during the adoption of the plan. Overall, the plan has to focus on initiatives that can actually be accomplished through land-use, transportation, and utility and infrastructure regulation, and policy and has to be inclusive of and consider all aspects of our economy and our community.

Finally, our membership is keenly interested in any future changes to the Land Development Code that will happen as a result of the adoption of a new Comprehensive Plan. We would like clarity on that timeline and the best way to be involved in that process.

Sincerely,

Scott Flack
President

Attachments (4)

cc: Ms. Sue Edwards, Assistant City Manager
Mr. Greg Guernsey, Director of Planning and Development Review
Mr. Garner Stoll, Assistant Director of Planning and Development Review

98 San Jacinto Blvd. • Suite 510 • Austin, TX 78701 • P: 512.320.4151 • F:512.320.4152 • www.recaonline.com

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October 31, 2011

Mr. Marc Ott
City Manager, City of Austin
P.O. Box 1088
Austin, TX 78767

Dear City Manager Ott:

On behalf of the Real Estate Council of Austin (RECA) and our nearly 1,500 members, please find our initial, broad-based comments on the draft Comprehensive Plan released to the public on October 1, 2011. Additional comments on the plan, including to the Growth Concept Map and / or Building Blocks, may be provided as our understanding of how those tools will be utilized develops. We have also included two attachments. The first outlines generally what we think a Comprehensive Plan should include. The second details RECA's involvement in the creation of the Comprehensive Plan to date. We appreciate the City's efforts to reach out to us during this process, and look forward to remaining engaged during the adoption of the plan and subsequent code revisions.

Our general comments on the plan follow:

- The plan should be **flexible.** If this is a land use document that will serve the City for the next 20 to 30 years, it should anticipate future growth and should take existing plans into consideration while not creating obstacles for future plans and plan amendments.

- The plan should be **realistic.** While the City has done an admirable job of promoting the densification of the urban core and continues to promote that vision, it must also acknowledge, understand, and accommodate economic realities. Not everyone can afford to live in the urban core. The plan has to allow for reasonable growth opportunities outside the urban core and along future growth corridors.

- The plan should be **regional.** The plan needs to take into account planning that has already occurred on the regional level and incorporate its vision into the broader regional vision.

RECA has also reviewed the Priority Programs listed on Page 138 of the draft plan. Our comments on those priorities follow with suggested changes italicized and underlined:

- The first priority should read "Change Austin's development regulations and processes to promote a compact and connected *affordable* city." Moreover, we would recommend adding the term "*affordable*" to the term "compact and connected city" every time it is referenced in the plan.

- The sixth priority should also take into account affordability of businesses. We would recommend that it read, "Develop and maintain affordable housing *and business opportunities* throughout Austin."

- The seventh priority should include a reference to infrastructure. We would recommend that it read, "Continue to grow Austin's economy by investing in our workforce, education system, *and infrastructure*."

98 San Jacinto Blvd. Suite 510 Austin, TX 78701 P: 512.320.4151 F: 512.320.4152 web:recaonline.com

RECA also has the following recommendation on a Related Priority Actions that begin on Page 139 of the draft plan. Our comments on those priorities follow with suggested changes italicized and underlined:

On Page 139 (Change Austin's development regulations and processes to promote a compact and connected city.):

- In the first related priority action, RECA would recommend that it read, "Promote *and incentivize affordable* infill housing that complements and enhances the character of existing neighborhoods.

- In the third related priority action, RECA would recommend that it read, "*Incentivize* growth *in* areas with existing infrastructure capacity *and cluster growth in new growth corridors to minimize the need for new infrastructure*." Moreover, we would recommend striking the terms "direct growth / development" and replacing that with "*incentivize growth / development*" every time it is referenced in the plan.

- In the ninth related priority action, RECA would recommend deleting "by directing growth toward redevelopment and infill areas" and replacing it with "*by encouraging growth away from such areas*." This priority as it is written presents a false choice between protecting environmentally sensitive areas and encouraging redevelopment in infill areas. There are other options for protecting environmentally sensitive areas besides just promoting infill development.

- In the eleventh related priority action, RECA would recommend deleting "*for artists and creative professionals.*" Creation of flexible, affordable work space and housing is necessary for many in our community, not only artists and creative professionals including those who are not artists themselves, but work in the hospitality and entertainment industries.

On Page 140 (Invest in transportation and other improvements to create a compact and connected Austin.):

- In the first related priority action, "to support mixed use, transit, and the creation of compact and walkable places" should be deleted and replaced with "*to support alleviation of congestion.*"

- In the third related priority action, "Increase public transit ridership" should be changed to read "*Increase use of all modes of public transportation.*"

- In the eight related priority action, "for artists and creative professionals" should be deleted for the reasons stated above.

On Page 143 (Grown and Invest in Austin's Creative Economy.):

- Other than the last related priority action, none of the related priority actions listed are relevant to land use and should be taken out of the document.

On Page 143 (Develop and maintain affordable housing throughout Austin.):

- In the first related priority action, "Promote diverse infill housing" should read "*promote diverse housing throughout the city*" since affordable housing options are needed for those who work and need to live all over the city, not just in central neighborhoods. Although the priority is to direct growth towards the inner city, we must acknowledge that not everyone will live in the inner city and that affordable housing options will be needed everywhere.

- In the last related priority action, delete "for artists and creative professionals" since affordable housing is needed for everyone.

- Moreover, the City should develop related priority actions for "affordable business opportunities" as well as housing, such as (i) reducing "red-tape" and project review times, (ii) limiting development related rule changes, and (iii) prioritizing economic development and growth in appropriate circumstances."

On Page 144 (Continue to grow Austin's economy by investing in our workforce and education system.):

- As stated above, these priorities do not seem appropriate for a comprehensive plan, with the exception of related priority action items five and six.

- Develop related priority actions for investing in "infrastructure."

On Page 145 (Create a "Healthy Austin" program.):

- Related priority action items one, two, three, four, and seven do not seem relevant to this comprehensive plan and should be stated in a different document.

Overall, the plan has to focus on initiatives that can actually be accomplished through land-use, transportation, and utility and infrastructure regulation and policy and has to be inclusive of and consider all aspects of our economy and our community. We should avoid focus on any particular sector of the economy since all sectors contribute, and we should think in terms of incentivizing the growth, direction, and type of land use the community wants rather than trying to force it, which will not be successful.

Finally, our membership is keenly interested in any future changes to the Land Development Code that will happen as a result of the adoption of a new Comprehensive Plan. We would like clarity on that timeline and the best way to be involved in that process.

We strongly encourage you to incorporate these revisions into the draft Comprehensive Plan prior to further action by the Comprehensive Plan Citizens Advisory Committee, Boards and Commissions, or City Council.

Sincerely,

Jeffrey S. Howard
President

Attachments (2)

cc: Ms. Sue Edwards, Assistant City Manager
Mr. Greg Guernsey, Director of Planning and Development Review
Mr. Garner Stoll, Assistant Director of Planning and Development Review

Source-category	Source	ID	Type of Edit	Page (9-26)	Edit or Correction to September 26th draft	Comment	Staff suggested Edit
Public	RECA	5239		138		The first priority should read "Change Austin's development regulations and processes to promote a compact and connected affordable city." Moreover, we would recommend adding the term "affordable" to the term "compact and connected city" every time it is referenced in the plan.	Revised Priority Programs show interconnections between the eight programs
Public	RECA	5240		138		The sixth priority should also take into account affordability of businesses. We would recommend that it read, "Develop and maintain affordable housing and business opportunities throughout Austin."	The recommendation tries to tie together two somewhat disparate concepts. The idea in the recommendation is picked up as part of the ECON Actions 3 and 18.
Public	RECA	5241		138		The seventh priority should include a reference to infrastructure. We would recommend that it read, "Continue to grow Austin's economy by investing in our workforce, education system, and infrastructure."	Not recommended because this is covered by the Invest in a Compact and Connected Austin priority program.
Public	RECA	5242		139		In the first related priority action, RECA would recommend that it read, "Promote and incentivize affordable infill housing that complements and enhances the character of existing neighborhoods.	Revised priority programs do not include summary action statements.
Public	RECA	5243		139		In the third related priority action, RECA would recommend that it read, "Incentivize growth in areas with existing infrastructure capacity and cluster growth in new growth corridors to minimize the need for new infrastructure." Moreover, we would recommend striking the terms "direct growth / development" and replacing that with "incentivize growth / development" every time it is referenced in the plan.	Exisitng Action LUT4 Direct growth to areas with existing infrastructure capacity including roads, water, wastewater and schools. Staff revision Use incentives and regulations to direct growth toward areas with existing infrastructure such as roads, water and wastewater lines, and schools to minimize expenditures for new infrastructure. RECA's recomendation Incentivize growth in areas with existing infrastructure capacity and cluster growth in new growth corridors to minimize the need for new infrastructure.
Public	RECA	5244		139		In the ninth related priority action, RECA would recommend deleting "by directing growth toward redevelopment and infill areas" and replacing it with "by encouraging growth away from such areas." This priority as it is written presents a false choice between protecting environmentally sensitive areas and encouraging redevelopment in infill areas. There are other options for protecting environmentally sensitive areas besides just promoting infill development.	Revised priority programs do not include summary action statements.

Public	RECA	5245	139	In the eleventh related priority action, RECA would recommend deleting "for artists and creative professionals." Creation of flexible, affordable work space and housing is necessary for many in our community, not only artists and creative professionals including those who are not artists themselves, but work in the hospitality and entertainment industries.	Existing Action CRE14 Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations in Transit Oriented Developments, Downtown, and mixed use centers and corridors for artists and creative professionals: -Live-work space -Home-based businesses -Temporary lease agreements in multi-use venu Revision: Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations well-served by transit, Downtown, and mixed use centers and corridors for entrepreneurs, small and local businesses, artists, and creative professionals to address live-work space, home-based businesses, and temporary lease agreements in multi-use venues such as schools, vacant buildings, and warehouses.
Public	RECA	5246	140	In the first related priority action, "to support mixed use, transit, and the creation of compact and walkable places" should be deleted and replaced with "to support alleviation of congestion."	Revised priority programs do not include summary action statements.
Public	RECA	5247	140	In the third related priority action, "Increase public transit ridership" should be changed to read "Increase use of all modes of public transportation."	Revised priority programs do not include summary action statements.
Public	RECA	5248	140	In the eight related priority action, "for artists and creative professionals" should be deleted for the reasons stated above.	See changes made for p 146 in plan 9/26 draft Action CRE14 Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations in Transit Oriented Developments, Downtown, and mixed use centers and corridors for artists and creative professionals: -Live-work space -Home-based businesses -Temporary lease agreements in multi-use venu Revision: Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations well-served by transit, Downtown, and mixed use centers and corridors for entrepreneurs, small and local businesses, artists, and creative professionals to address live-work space, home-based businesses, and temporary lease agreements in multi-use venues such as schools, vacant buildings, and warehouses.
Public	RECA	5249	143	Other than the last related priority action, none of the related priority actions listed are relevant to land use and should be taken out of the document.	Revised priority programs do not include summary action statements.

Public	RECA	5250	143	In the first related priority action, "Promote diverse infill housing" should read "promote diverse housing throughout the city" since affordable housing options are needed for those who work and need to live all over the city, not just in central neighborhoods. Although the priority is to direct growth towards the inner city, we must acknowledge that not everyone will live in the inner city and that affordable housing options will be needed everywhere.	See full text for LUT-3.
Public	RECA	5251	143	In the last related priority action, delete "for artists and creative professionals" since affordable housing is needed for everyone.	See changes made for p 143 in plan 9/26 draft Action CRE14 Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations in Transit Oriented Developments, Downtown, and mixed use centers and corridors for artists and creative professionals: -Live-work space -Home-based businesses -Temporary lease agreements in multi-use venu Revision: Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin with an emphasis placed on locations well-served by transit, Downtown, and mixed use centers and corridors for entrepreneurs, small and local businesses, artists, and creative professionals to address live-work space, home-based businesses, and temporary lease agreements in multi-use venues such as schools, vacant buildings, and warehouses.
Public	RECA	5252	143	Moreover, the City should develop related priority actions for "affordable business opportunities" as well as housing, such as (i) reducing "red-tape" and project review times, (ii) limiting development related rule changes, and (iii) prioritizing economic development and growth in appropriate circumstances."	Covered by: Econ Action 1, Econ Action 3
Public	RECA	5253	144	As stated above, these priorities do not seem appropriate for a comprehensive plan, with the exception of related priority action items five and six.	Revised priority programs do not include summary action statements.
Public	RECA	5254	144	Develop related priority actions for investing in "infrastructure."	See Priority Programs for Invest in a Compact and Connected Austin and Green Infrastructure.
Public	RECA	5255	145	Related priority action items one, two, three, four, and seven do not seem relevant to this comprehensive plan and should be stated in a different document.	Revised priority programs do not include summary action statements.
Public	RECA	5256	Substantive	The plan should be flexible. If this is a land use document that will serve the City for the next 20 to 30 years, it should anticipate future growth and should take existing plans into consideration while not creating obstacles for future plans and plan amendments.	Noted. Would not result in edits to the draft.

Public	RECA	5257	Substantive	The plan should be realistic. While the City has done an admirable job of promoting the densification of the urban core and continues to promote that vision, it must also acknowledge, understand, and accommodate economic realities. Not everyone can afford to live in the urban core. The plan has to allow for reasonable growth opportunities outside the urban core and along future growth corridors.	Noted. Would not result in edits to the draft.
Public	RECA	5258	Substantive	The plan should be regional. The plan needs to take into account planning that has already occurred on the regional level and incorporate its vision into the broader regional vision	Noted. Would not result in edits to the draft.

Comprehensive Planning in Austin

Prepared by The Real Estate Council of Austin, Inc.

A Comprehensive Plan (Comp Plan) is not merely an aspirational document whereby a City proclaims its "vision". It is a real-world planning document with real legal effect. The Texas Local Government Code requires compliance with the Comp Plan in zoning and subdivision decisions. The Comp Plan can also inform the land-use assumptions that are required in setting utility impact fees and setting transportation priorities. As a result, because the Comp Plan will have real planning and legal consequences, it must be a realistic document that recognizes economic and demographic reality and not merely a statement of a vision to be "encouraged".

The plan should acknowledge some important economic and demographic realities.

- First, despite huge growth in the region, central Austin neighborhoods are actually losing population. While land-use policies that encourage denser urban development are needed, the loss of families in central Austin must also be considered by addressing issues of affordability and livability.

- Second, most of the region's growth has been in Austin's suburbs and in areas outside Austin's city limits. Because of physical and regulatory restrictions on building in west Austin and west of the city limits, growth is occurring to the east.

- Third, it is not physically possible to put all of our future growth into the central city. Accordingly, the question should not be whether Austin grows outside the city limits but how.

- Fourth, while supporting Austin's artists and creative class is of high importance to our community, this sector should not be listed as priority to the exclusion of the many other industries that contribute to our economy and have the same needs as does the creative sector. To be inclusive of all of Austin, the plan must also support other sectors of Austin's economy (e.g., healthcare, hospitality, alternative energy, etc.).

- Fifth, while all of the priorities listed in the plan are worthy, some of them are difficult to achieve through a land development code (e.g., a Healthier Austin program). The code drafting process should focus on those priorities that are more readily achievable via land-use regulations.

Having a Comp Plan that ignores these realities will result in a lack of well-planned suburban and extra-territorial development, not a lack of it.

A Comp Plan should contain the following elements:

1. Land-use plan that directs growth via incentives.
   a. Incentivize denser development in the urban core in appropriate areas by allowing greater densities, relaxing compatibility standards, addressing parking and traffic standards, instituting fee waivers, etc., in the areas where growth is desired.
   b. Incentivize well-planned development in the suburbs and extra-territorial areas with assurances of future zoning upon annexation and significant density and intensity at appropriate areas in the ETJ.

2. Transportation plan
   a. Since CAMPO is charged with creation of a long-range transportation plan that takes regional issues, needs, challenges, and funding into consideration, the City of Austin should adhere to CAMPO's plan and support and implement the projects CAMPO identifies as priorities. The City should not unilaterally delete projects called for in CAMPO's long-range plans.
   b. The transportation component of the Comp Plan should identify Austin's top transportation priorities as being increasing mobility and reducing congestion.
   c. The transportation component of the Comp Plan should also support and be consistent with the Land Use Plan.

3. Utility plan - The utility component of the Comp Plan should support both the Land Use Plan and the Transportation Plan.

4. Regulatory Plan
   a. The Comp Plan should include a regulatory plan that clearly and specifically identifies the regulatory changes necessary to promote the priorities of the Comp Plan.
   b. The regulatory plan should be written to consider the impact of regulations on affordability to homeowners, renters, and businesses.
   c. The regulatory plan should identify land-use policies and regulations that can be waived or altered to incentivize deeper levels of affordability.
   d. The regulatory plan should limit the regulatory changes so that they occur only when the Comp Plan is updated so there is coordination between the plan and regulations.
   e. The regulatory plan should require that future regulatory changes support the other elements of the plan.

As written, the Comp Plan implies that Austin can only support either dense urban development or suburban growth. The truth is that Austin's suburbs will continue to grow regardless and smart, balanced strategies to plan both the urban and suburban development are critical and must be acknowledged in the Plan. Only with a balanced approach can Austin hope to meet its future growth in a sustainable way.

Finally, perhaps the most important issue we face is determining the method of converting the materials contained in the Comp Plan into a revised land development code. A Comp Plan is subjective by nature, with broad goals and concepts which are open to a myriad of interpretations. We have these questions regarding implementation:

- What will the process be to create the regulations to support the plan? Will there be an interim step between completion of the Comp Plan and ordinance drafting by staff?

- Which members of City staff will be involved in creation of the regulations? Will the city utilize any outside consultants for this purpose?

- Will the task force and/or another citizens group be involved in the ordinance drafting process?

- Will the Comp Plan add an extra layer of bureaucracy to land-use decisions? The document should not make these decisions more difficult.

We feel it is crucial that the business community be allowed to participate in the next step.

RECA Involvement in the Comprehensive Plan

2008

- **August** – RECA asks about the Comprehensive Plan (Comp Plan) budget item and the selection criteria for the consultant.

2009

- **March** – RECA advertises the Comp Plan Public Forum to discuss the consultant team.
- **August** – Garner Stoll unveils a Comp Plan 101 presentation to the RECA City of Austin Policy Issues Committee.
- **Summer** – RECA leadership meets with the consultant team in two separate one-on-one interviews to generally discuss growth and planning in Austin.
- **September** – RECA advocates for the appointment of Jerry Winetroub and Kent Collins to the Comp Plan Citizens Advisory Committee. Both are appointed.
- **October** – RECA advertises Comp Plan kick-off event.
- **October** – RECA sends out the first Comp Plan survey to members and advertises Community Forum Series #1 meetings, which were held in November 2009.
- **November** – A second request to complete the Comp Plan survey was sent to the Board and Presidents Council.
- **December** – RECA hosts Meeting-in-a-Box for Community Forum Series #1.

2010

- **January** – RECA hosts two additional Meetings-in-a-Box for Community Forum Series #1.
- **February** – RECA distributes Community Forum Series #1 survey to every attendee at the membership luncheon.
- **May** – Business community representatives (Chamber, RECA, HBA, DAA, and AARO) meet to discuss business community involvement in the Comp Plan process. RECA details involvement in the Comp Plan process to date.
- **May** – City of Austin conducts a chip exercise program at a joint meeting of RECA policy committees. The Board of Directors and Presidents Council were also invited to this meeting.
- **June** – RECA hosts a separate chip exercise meeting. RECA submits six total maps during the chip exercise meetings. 60+ total maps were submitted to the City.
- **August** – RECA sends members the Vision Statement survey urging participation.
- **September** – RECA sends membership the notice of Community Forums Series #3 meetings.
- **October** – RECA hosts a Meeting-in-a-Box for Community Forum Series #3.

- **October** – RECA distributes the Community Forum Series #3 survey to every attendee at the membership luncheon. At that same lunch, Greg Guernsey and Garner Stoll talked about the Comp Plan process to date, and encouraged future involvement.

- **December** – RECA advertises the City's open house meetings on the Comp Plan's draft Preferred Scenario Map.
- **December** – RECA asks members to fill out another survey related to Community Forum Series #3.

2011

- **February / March** – RECA asks members to sign-up for a working group and recruits people for every working group.

- **Summer** – RECA meets with City Manager Marc Ott and Assistant City Manager Sue Edwards regarding business community involvement in the Comprehensive Planning process.

- **Summer** – Working groups meet. RECA volunteers attend some of the working group meetings, several of which are comprised of biased participants.

- **August** – RECA advertises major topic panel discussion on SH-45 SW and development over the Edwards Aquifer.

- **September** – RECA advertises Comp Plan release kick-off event to membership.

- **October** – RECA hosts Greg Guernsey and Garner Stoll to go over the draft Comp Plan. RECA leadership hosts City Manager Marc Ott, Assistant City Manager Sue Edwards, and Garner Stoll to discuss the draft Comp Plan.

- **October** - RECA provides initial, broad-based comments on the draft plan on Monday, October 31, 2011.

2012

- **February** – RECA met with Garner Stoll and David Rouse of WRT on Tuesday, February 28, 2012 to discuss the draft Imagine Austin Comprehensive Plan.

- **March** – Garner Stoll gave a final presentation on the draft Imagine Austin Comprehensive Plan to the RECA City of Austin Policy Issues Committee on Wednesday, March 21, 2012.

March 13, 2012

SAVE OUR SPRINGS ALLIANCE

Initial Comments of Save Our Springs Alliance on the draft Imagine Austin Plan

General Comments

Article, X, Section 1 of the Austin City Charter provides in part that the Comprehensive Plan, and the comprehensive planning process, "facilitate the adequate and efficient provision of transportation, water, wastewater, schools, parks, recreational facilities, housing and other facilities and services; and conserve, develop, utilize and protect natural resources."

For the plan, and the planning process, to achieve these goals, it is essential that we have basic data that inventories these resources and gives their current status and needs. While this basic data was repeatedly requested by members of the CATF, the data was never provided.

As just a few examples of how the short fall of compiling essential information at the outset undermined the planning process, please consider:

*Without knowing current capacity of sewer lines in various parts of town, it was impossible to determine where added density might trigger the necessity of ripping up streets and sewer lines to lay new, larger lines to serve new development. Had the information been provided, the trigger points could have been used to guide the planning process away from exceeding these trigger points and the enormous costs they represent.

*Without an inventory and mapping of critical endangered species habitats, plan participates were unable to incorporate protection for these habitats into their plan inputs. So, for example, the draft plan calls for a "neighborhood center" at 620 and 2222, where there is an extremely high degree of need to protect vulnerable endangered species habitats and recharge areas and where additional development should be discouraged, not encouraged.

*Lacking information on the need to protect Barton Springs flows during times of drought and under climate change conditions from excessive pumping that is already permitted, the draft plan does not provide for "protect[ing]" our most vulnerable and treasured natural resource nor does it provide for "efficient" provision of water that could help protect the Springs.

CEA-1 calls for implementing the Austin Climate Protection Plan. Does anyone know what the plan says? Should it not be integrated, and integral to our overall plan? The last

Save Our Springs Alliance
(512) 477-2320 voice
(512) 477-6410 fax
P.O. Box 684881 • Austin, Texas 78768
221 East 9th Street, Suite 300 • Austin, Texas 78701
SOSAlliance.org
sosinfo@sosalliance.org

time I checked, the so-called Austin Climate Protection Plan was only a plan for city departments and was not a plan embraced by or reaching residents and businesses where most of our greenhouse gas emissions are generated.

As to "growth," this process includes the critical characteristic of "rate" as well as location, type, and design. It is generally understood in the planning field that when the rate of growth exceeds about one-percent, it is impossible to manage develop within the confines of existing development and sprawl growth is the necessary result. This is the equivalent of the "elephant in the room" that must be addressed. Otherwise, core goals of "compact," "connected," "sustainable," and "managed" are unattainable and should be recognized as such.

Some aspect of the "nodal" or "centers" concept, and concept map, amount to "nodal sprawl," which is not much better than wholly unmanaged sprawl. Nodes at the periphery, including those in the Desired Development Zone, should be removed from the plan.

As to Barton Springs:

While we are encouraged by some elements of the draft Imagine Austin Plan, we are very much concerned by some conflicting language, lack of clarity and unanswered questions in the current working draft.

We respectfully request that the Planning Commission take the actions requested below based on background information and reasons set out in support of each request.

At the outset we note that Barton Springs gave life to Austin, and the "original Austin" community of Waterloo. We are here because of Barton Springs. The capital city was located here, just below the Barton Creek confluence with the Colorado River, in part because Barton Springs provided a large and reliable source of drinking water for the community. Until the Highland Lakes were built, the springs were essential to Austin's water supply. With drought and a hotter and drier climate looming ahead and threatening the reliability of the Highland Lakes to meet our regional water needs, Barton Springs has provided a reliable source of water supply for 50,000 or more people in our region.

The springs provide an essential gathering place for residents and visitors alike, and for young and old. As our summers get hotter and the cost of air conditioning skyrockets, the springs help low-income residents and many others stay cool for free or for a few dollars depending on the time of day.

Barton Springs has come to symbolize Austin's commitment to healthy, sustainable economic and social development. Perhaps unexpectedly, the 2-to-1 support of Austin voters for the "Save Our Springs" initiative ordinance in 1992 became Austin's single most powerful economic development message to the world. It made clear that protecting our treasured, unique, essential and beautiful water resources was a

cornerstone of our economic development policies. In short, Barton Springs is the proverbial "goose that lays the golden egg."

Barton Springs also hosts the listed "endangered" Barton Springs salamander and the soon-to-be-listed Austin Blind salamander. These species live here and now where else in the world. We have a legal and moral obligation to protect them from pollution and excessive pumping. These values and commitments should be made clear in the Imagine Austin plan.

The current draft has moved to more fully embrace the actions needed to preserve Barton Springs and to protect the watersheds that feed Barton Springs. However, some changes are needed. And at least one change – the removal of SH 45 SW – needs to be highlighted.

First: Please vote to affirm the two votes of the CATF that the proposed SH 45 SW be kept out of the plan, whether built as toll road, county road, or state highway. The current draft (finally) reflects these votes and does not show SH 45 SW. However, it is our understanding that City Staff and consultants intend to lobby the Austin City Council to put it back into the final plan. It is therefore important that the Planning Commission urge the City Council to keep the damaging roadway out of the final plan.

Second: Please take the further step in recommending that the City work with Travis County to reacquire the SH45SW right-of-way ("ROW") for adding to the City's watershed preserve lands. This action would establish connectivity of watershed preserve lands and the "Walk for A Day Trail" from the Wildflower Center on the north side of the ROW to the larger tracts of City watershed preserve lands south of the ROW.

SH45SW was originally conceived as a link in a larger Outer Loop that would have encircled Austin. The western portion of the Outer Loop was long ago deleted from transportation plans and will not be revived. Building SH 45SW without the remainder of the western loop would have the effect of converting Mopac from a local commuter highway into a major inter-regional connector and the default western half of the Outer Loop. This was never the plan.

If South Mopac is connected to FM 1626 and I-35 via the SH 45 SW route, we simply could not build enough new lanes on Mopac to handle the demand. TxDOT's own traffic modeling shows that building SH 45SW would put an additional 30,000 car and truck trips per day onto Mopac. In other words, building this road would make congestion worse, not better. Building it would also funnel traffic currently flowing to the east and downstream of the Barton Springs Edwards Aquifer onto the aquifer, in direct conflict with long-standing Barton Springs protection policies.

The alternatives to building SH 45 SW are far superior in meeting both transportation and environmental goals. Limited and affordable upgrades to Brodie can lessen congestion. Improvements to FM 1626 from Brodie to I-35, and expansion of the southern end of Manchaca, are underway or planned and will improve traffic flow downstream of the

aquifer. The proposed Lone Star regional rail will also provide direct connection from northern Hays county and the FM 1626 corridor to central Austin.

Building 45SW would do serious damage to Barton Springs, to traffic on Mopac, to limited transportation funds, and to Austin's continuing efforts to purchase and preserve Barton Springs watershed lands.

Research since SH45SW was first laid out in the 1980s has shown that 1980s studies concluding that the highway was both needed and could be built without harm to the aquifer and Barton Springs have been proven false. Recharging waters flow from the SH 45 SW route to Barton Springs in three days, not the three years that had been predicted. Tens of thousands of acres have been protected, rather than developed, reducing the viability and need for large roadway extensions and expansions in the Barton springw watershed.
TxDOT consultants have also mapped over 300 potential recharge features in the SH 45 SW ROW. The ROW crosses directly over Flintridge Cave, a major cave that is important for both biodiversity and aquifer recharge. The City/County jointly held Endangered Species Act permit and the Balcones Canyonlands Plan specifically require that this cave be protected – putting construction of SH45SW in direct conflict with federal permit requirements.

Third: There has been considerable confusion about what having "neighborhood centers" over the Barton Springs watershed means. The current draft gives some clarification. Such "neighborhood centers" contemplate adding 5,000 to 10,000 people and 2,500 to 7,500 jobs. See p. 4-5 While the text suggests that added jobs would be primarily for the purpose of serving local, neighborhood needs, this text language conflicts directly with these very large numbers of new jobs and new residents.

The text also suggests that "transfer of development rights" should be pursued to help make the "center's" concept working, including in the Barton Springs watershed. See, e.g. CEA-3, p. 214 While the TDR concept has been around since the early 1970s, very few such schemes exist today for a reason: they only work under very strict and consistent development rules and stable political environments which rarely exist. While sounding good in theory, they likely cannot be made to work because you must first *restrict* development in the area *where you want development to go* in order to transfer development into those places. In most neighborhood center areas, we already have zoning (and/or grandfathering) to allow for significant densification consistent with providing neighborhood services. Thus, *the only way to transfer development to these centers is to approve even more development – most likely beyond the cap of a "neighborhood center."*

Without clarification, the creation of "desired" development centers, including "neighborhood centers," conflicts with long-standing city policies to direct development *away from the Barton Springs watershed.*

We ask that the following language, or something similar, be added to the plan to clarify that any nodes in the Barton Springs watershed are different from nodes designated in other parts of the plan:

"Since the Austin Tomorrow Plan of 1977, the Save Our Springs ordinance vote of 1992, and the adoption of the Drinking Water Protection Zone and Desired Development Zone in the late 1990s, the City of Austin has consistently worked to steer high density development away from the vulnerable Barton Springs Edwards Aquifer watershed and to minimize impervious cover within the watershed. Notwithstanding any other language to the contrary, this Comprehensive Plan continues those policies and supports continued purchase of Barton Springs watershed lands for water conservation, water quality protection, and compatible recreational uses.

"This plan explicitly adds a commitment of the City to protect Barton Springs flows from excessive pumping so that spring flows are maintained during severe drought conditions and as our climate becomes hotter and drier.

"While Neighborhood Centers are located in the Barton Springs watershed under this plan, these designations are made to shape growth that may occur despite City policy to steer development away from the Barton Springs watershed. The "Neighborhood Centers" provisions for increased population and jobs do not apply at these centers. While some additional development is contemplated, this development should be focused on providing neighborhood services so as to reduce overall driving. It is also contemplated that redevelopment in these Neighborhood Centers only take place with overall impervious cover reductions, with overall water quality improvement, and with purchase of mitigation preserve lands in the watershed."

Finally, we note that in some of the plan terminology and descriptive indexes, the term "Southern Edwards Aquifer" is used incorrectly to refer to the Barton Springs Edwards Aquifer. The "Southern Edwards" is a term that refers to that portion of the aquifer feeding San Marcos and Comal Springs, and is not found in Travis County. We ask that this language be corrected to "Barton Springs Edwards Aquifer" for purposes of clarity and emphasis (on the link between the aquifer and the springs).

South Central Coalition of Neighborhoods **Saturday, March 10, 2012**

Resolution Concerning the Imagine Austin Comprehensive Plan

Whereas participants in the South Central Coalition of neighborhoods have reviewed the draft Imagine Austin Comprehensive plan (IACP), "the plan," and

Whereas the City Council has set community 'Sustainability" as a primary objective of the plan, which we believe means that the plan should be sustainable from a environmental, quality of life, and economic perspective for our existing residents as well as for our growing population, and

Whereas the plan indicates the desire of our community to preserve "Livability," ensure "affordable" housing, protect the "quality of life" in our neighborhoods, "integrate" nature into our city, and deliver a prosperous future for our residents , and

Whereas the plan focuses on attaining these objectives by a strategy of transforming Austin into a "Compact and Connected City" that encourages added density by infill development facilitated by better transit options, referred to as "Complete Communities," and

Whereas there has been no analysis of the "Compact/Connected/Complete Communities" strategy's ability to deliver on all of the objectives of the plan, especially with regard to preserving the quality of life in our neighborhoods and allowing existing residents to remain in our community, and

Whereas within the plan, many priority programs and action items arising from the Compact / Connected / Complete Communities strategy are so vague and poorly defined that they cannot be used to make rational and effective policy that would meet the plan's objectives, and

Whereas only a very small number of the plan-process participants indicated that they wanted these priority programs and action items included in the draft plan, and

Whereas many of these priority programs and action items appear to be inconsistent with existing neighborhood plans and are in direct conflict with preserving the protections our neighborhoods have now with the existing Land Development Code;

Therefore, be it resolved that the South Central Coalition requests that the priority programs, action items, or related policies included in the attached list (found in Chapters 4 and 5 of the draft plan) be removed from the plan until such time as a full evaluation can ascertain the impact of these items on our neighborhoods.

Be it further resolved that until this evaluation is completed, there should be no attempt to use the plan as a framework for rewriting the Land Development Code.

Attested by Lorraine Atherton, ANC Sector 7 Representative to the South Central Coalition

Items to be removed from the draft Imagine Austin Comprehensive Plan

The items listed below should be removed from the IACP until they are better defined, shown to be consistent with neighborhood plans or clarified on how they will not endanger the existing character of life in our neighborhoods, and proven by economic analysis to contribute to the availability of affordable housing and to ensure affordability for our existing residents by addressing cost-of-living concerns.

Land Use and Transportation

LUT 2	Promote diverse infill housing…
LUT 4	Direct growth consistent with Growth Concept Map….
LUT 5	Create a regulatory environment to promote the redevelopment …
LUT 8	Establish a regulatory environment that promotes …..
LUT 13	Create a system of high-capacity transit ….
LUT 30	Create a regulatory environment to allow flexibility ….
LUT 38	Change Building code and zoning codes ….

Housing and Neighborhoods

HN 1	Establish regulations and programs to promote …
HN 3	Allowing for diverse housing types …
HN 5	Incentivize and subsidize the construction of infrastructure…
HN 11	Establish a regulatory framework to promote…

Economy

ECON 3	Create a regulatory framework to foster a business friendly environment by.. development incentives, simplifying and clarifying development review, more by-right development, making development regulations more flexible

General note: The items listed above also note under “Priority Programs” the following: “Revise Austin’s development regulations and processes to promote a compact and connected city.” No revisions to the existing Land Development Code or Building Code should be undertaken until such time as the items above are clearly defined and analyzed as to their scope and impact on Austin’s neighborhoods with regard to preserving their character, consistency with adopted neighborhood plans, ability to deliver affordable housing, and their impact on our cost of living and the ability of existing residents to continue to reside in their homes.

SRCC South River City Citizens

SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

Marc Davis
president@srccatx.org

Carol Martin
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Les Case
treasurer@srccatx.org

City of Austin Planning Commission
Austin City Hall
301 W. Second St. Room 1029
Austin, TX 78701

March 26, 2012

Chairman David Sullivan and Members:

After reviewing the Imagine Austin Comprehensive Plan, South River City Citizens stands by the South Central Coalition of Neighborhoods in asking that no revisions to the existing Land Development Code or Building Code be undertaken until the IACP's impact on Austin's neighborhoods has been thoroughly analyzed.

SRCC is bordered on two sides by transportation corridors defined in the IACP, and we feel that the defining character of our neighborhood will be threatened if the Land Development Code or Building Code are revised too hastily and without proper consideration. We urge you to take the South Central Coalition's resolution to heart and take the time to consider the impact that any code revisions might have on Austin's neighborhoods.

Sincerely,

Marc Davis
President, SRCC

Amendment to Activity Corridor definition

*"To preserve an activity corridor's **transportation function**, the mixture and **intensity of land use at a given location** should correspond to the **potential** to replace car trips with walking, bicycling and taking transit."*

Downtown corridor analysis

Corridor

Service area of planned rapid transit

Mixed use or retail zoning

Bottlenecks – areas impassable by car, (in most cases bike and pedestrians)

Anderson, Burnet corridor analysis

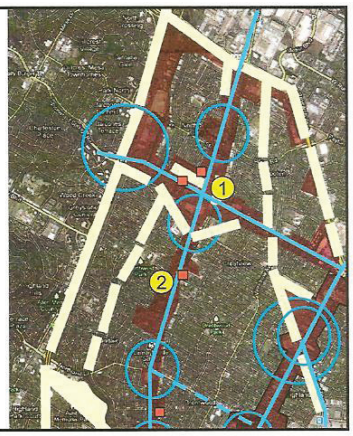
Corridor

Service area of planned rapid transit

Mixed use or retail zoning

Bottlenecks – areas impassable by car, (in most cases bike and pedestrians)

Higher density project proposals – 2008-2012



Congestion scenarios for Burnet Rd

10,000 new residents and workers make 3.8 trips a day, 85% by car

Traffic impact for Burnet is 16,150
Note - This scenario is consistent with the 8100 Burnet TIA study
Burnet Fails

10,000 new residents and workers make 3.8 trips a day, 65% by car

Traffic impact for Burnet is 12,350
Burnet Fails

10,000 new residents and workers make 3.8 trips a day, 50% by car

Traffic impact for Burnet is 9,500
Note - this scenario is roughly consistent with trip behavior for residents downtown
Burnet LOS = E (marginal)

Traffic at 6th & Lamar
Alliance for Public Transportation

Zoila Vega-Marchena

From: Zoila Vega-Marchena [zvega@austin.rr.com]

Sent: Tuesday, March 13, 2012 12:35 PM

To: PC Alfonso Hernandez; PC Chair Dave Sullivan; PC Danette Chimenti; PC Danette Chimenti austin; PC Dave Anderson; City PC Donna Tiemann; City PC Jean Stevens; PC Mandy Dealey; mnrghatfield@yahoo.com; PC Saundra Kirk

Subject: Please, add to IA "design guidelines flexibility to preserve protected and heritage trees"

Commissioners,

I respectfully ask that you recommend that the following important item to protect and preserve heritage trees be added to the Imagine Austin plan. This item was included in the plan and survived a couple of rounds of comments during the IA process, but then was removed by staff arbitrarily and was not put back even though I asked staff repeatedly to correct this:

"Develop flexible design guidelines for protected and Heritage trees."

Design guidelines need to be flexible to prevent the unnecessary removal of healthy protected and heritage trees. For instance, the current City's Urban Design guidelines recommend that the front of the building extends to the sidewalk, without any setbacks. This conflicts with the protected and heritage tree ordinances if there is such a tree within the setback.

I also wanted to give you my impression of the Imagine Austin process. It has NOT been a process of fair public input and representation. I participated in all of the Imagine Austin steps. Early on, I felt that the growth scenario chosen did not reflect what the majority of the community wanted. The many scenarios proposed were various degrees of the same scenario, from bad to really bad.

The growth scenario report was prepared in advance while public input was still being received because staff felt that the data tended so much towards the scenario chosen that they doubted that including the data from the last 2 weeks would have made a difference. From there on, I fell like our input was being listened to, until the tree design flexibility item felt off the list of public input for no apparent reason other that staff determined so.

The process continued and staff consolidated items, the public voted on items, many items fell off the list. The next meetings, the public sat in tables with staff. There was a much higher ratio of staff to public, the public was outnumbered. And staff pushed very hard to put back many of the items that had fallen off the list. The public at the tables disagreed, but staff pushed harder and tried to add words to

the sentences, to reword it so that the public would put them back. Many items were put back in this manner. I, and a few members of the public still attending these meetings, disagreed with many of the items that were put back in the plan, but it didn't matter.

Towards the end of the process, the public was given a summary to prioritize. Two items were added by staff that were not included in any of the previous steps. The public didn't review them or vote on them:

Item 25 **"ensure development approvals support intent of comprehensive plans."**

Item 28 **"Review small area plans developed from earlier planning processes and determine their viability and practicality."** This is totally outrageous. This is what many neighborhood associations have been claiming Imagine Austin would do, ignore their approved neighborhood plans.

Additionally, this next item was disqualified by the public, and yet, it is included in the final plan, pushed by staff.

Item 22, **"implement Imagine Austin and smaller plans in a coordinated manner."** Many home owners associations have stated repeatedly that they want their approved neighborhood plans implemented, not diluted into the larger IA.

Best regards,
Zoila Vega