

Joshua Ellinger – Data Scientist / Small Business Owner.

The outcome of this process is a forgone conclusion, so I am asking staff to be accurate in the basis for its MF-4 recommendation.

I would like the same from the Planning Commission.

I am not a typical Austinite -- I favor higher density in the urban code.



A Street in Barcelona



A Los Angeles Hotel

But let's look to Europe, not Southern California

Staff - The existing 'basis' is inaccurate

1. Density – Developers are proposing 135 per acre in a district designed for “maximum density of **36 to 54** units per acre, depending on unit size”.
2. Transition – There is no transition. It goes from single family home to a three-story wall of concrete in under 50 feet.
3. Intensive Development by Highways – Staff notes that MF-6 is not appropriate but claims MF-4 + AU is without justification. *I believe Staff thinks MF-6 (like Concordia) is appropriate but doesn't want to defend it.*

Let's get real -- AU is a magic wand

The real basis for the MF-4 recommendation is that:

The Council want any zoning changes associated with Affordability Unlocked to be sent through without any review or consideration.

MF-3 is most you could justify in this area under normal process.

Question for the Developers

You have said you can build without a zoning change or a FLUM amendment, but you don't want to because of cost.

How much would approximately would it cost? 10%? 20%?

Zilker Studios puts 110 units on a 0.50 acre size so I find it hard to believe this driven by concern for the tenants.

Question for Mr. Anderson

Thank for supporting the delay. It was valuable. I would like talk later.

You are all for making Austin walkable. I bike everywhere.

Wouldn't you prefer a tall residential tower?

That would leave room for a walking path from 38th to 40th rather than making people walk to Red River or up the frontage road.

Voting against the zoning change gets you that.

(I have different concerns that prevent me from supporting this project in current form)

What I want

1. The “College Houses” model to PSH housing.
2. A district plan instead piecemeal development.

We are on the path to a CodeNext-like fiasco where nothing gets built. Instead, we should come together as a community, create a development we all can support, and use it as an example for the rest of the City.

It is not just possible – It is necessary if we are going to build the next 19 that the City needs.