

Code Next Comments 6-3-2017:

1. Website is difficult to negotiate and verbage difficult to understand for a lay citizen. The Code Next site crashed/stalled no less than 15 times in 2 hours as I attempted to make comments.
- My understanding is that Imagine Austin seeks to respect the character of Neighborhoods—being greatly upzoned doesn't seem to accomplish this. I think CN goes too far:
 - upzoning,
 - decrease in parking requirements,
 - lack of restriction on uses such as bars near residential properties,
 - reduction of compatibility requirements between transect zones.
 - Imagine Austin also states that residents should be within a ¼ mile walk to a park. Don't see provision for this in this code—only very dense concrete. Fee in lieu does not result in parkland dedication.
 - RPP program is not mentioned. RPP, (Residential Parking Permit) program should be developed and supported to include enforcement powers.
 - STRs are allowed in every category with no limitation to STR 1 allowance in residential.
 - Bars
 - Allowed in all Transect zoning classes: T3, T4, T5, T6
 - Many types of bars allowed with simple City staff approval in T3, T4, T5 zoning
 - No restrictions on bar density (ie: one per block, one per __linear footage, limitation, etc.)
 - Many building height, coverages, etc (ie:T5 MS) are written as minimums, not maximums—apparently not allowing for less intense development, even if desired by developer.
 - Duplexes should not be allowed in this category. COA has done massive upzoning from previous LDC--a gift to developers and legalized theft of property owners. P104 T3NEWL housing allowed
 - P 104 building types T3NEWL ADUs should not be allowed in Single family zoning--contrary to marketing, I do not see this as an opportunity to "help seniors stay in their home". By the time you

pay the ADU mortgage and your doubled taxes, rent will not be affordable. Another upzoning.

- T3NE Parking: Parking requirements throughout the transect zones are inadequate. Parking requirements should be restored and enforced, not decreased.
- SF2 and SF3 properties now included in Transect zones deserve the same protections as residents of "low to medium intensity residential" zones.
- These transect zones are severe upzoning to residential neighborhoods. Pg 15 "Transect Zones"
- .Parts of the new code have not been finished for us to look at. Parts like incentive programs can greatly affect the residential properties in close proximity. When will we have a chance to review? No more "you have to pass it to know what's in it".
- Shallow MS zones should not be allowed to overwhelm the residential properties they back up or side up to.
- Where is the requirement for infrastructure improvements before being overwhelmed by development?
- Where are the safeguards from creating another Onion Creek neighborhood which floods its residents due to over development after it was built.

I stand with the June 2 Chronicle Article, ZAP, Planning Commission, AISD School Board, Dan Farcasiu's Opinion Commentary Special to the American Statesman, and many fellow citizens in saying it is time to scrap this attempt at new Land Development Code and start over with people who want to make Austin home.

Sincerely,
Paulette Kern