

Mayor Adler and City Council Members, Planning Commissioners, and Zoning and Platting Commissioners,

CodeNEXT thus far has failed to live up to the promise of Imagine Austin, our community blueprint and vision for the future. The code rewrite, a priority program in Imagine Austin, was intended as one of the most effective tools for implementing the centers and corridors concept throughout the city. This would lay the groundwork for establishing complete communities that are accessible to all citizens of Austin. Unfortunately, the current map envisions complete communities only for those able to live in the urban core and does not reflect the values and hard work that so many put into our multi-year comprehensive planning effort. This code rewrite is an opportunity to bring equity and reliability to a development and public funding process that has for too long favored the downtown area. Consequently, the NACA Contact Team, the oldest Austin Contact Team in existence representing the largest neighborhood plan area in the city and one of the highest population densities as well, proposes the following revisions to the CodeNEXT zoning map in the NACA area. For reference we are bounded by US 183 to the south, North Lamar Blvd to the east, Kramer Lane to the north, and Metric Blvd to the west.

1. Continue transect zoning on North Lamar Blvd up to Tech Ridge Blvd, currently it abruptly stops at Crestview.

This will capture the North Lamar transit center and several key bus routes that terminate at Tech Ridge. More importantly, this will acknowledge the tremendous planning effort by both NACA and North Lamar/Georgian Acres to identify the intersection of Rundberg Ln and North Lamar Blvd as a Neighborhood Center in Imagine Austin. The Contact Team encourages future mass transit planning to include this transect.

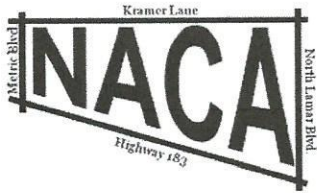
2. Place mixed-use zoning along all boundary thoroughfares

Where appropriate, considering proximity to and compatibility with existing single-family homes, NACA's 4 major boundary thoroughfares should have mixed-use zoning along them. There were many assurances that this process would follow neighborhood plans and it appears NACA's plan, the city's oldest, wasn't even considered. The NACA 2000 future land use map identifies many properties along North Lamar for mixed-use and this plan is now over 17 years old. Conditions in the area have changed drastically in the interim and now many more parcels along these corridors are ripe to help relieve the burden of the city housing crisis. Generally,

- a. North Lamar Blvd - Match mixed-use zoning on N Lamar from US 183 to Braker Ln to be consistent on both east and west sides.
- b. Kramer Ln - Consider mixed-use where appropriate with a max of 2 stories in height due to proximity to single-family homes. This will function as major pedestrian, bike, car, transit corridor with the anchors of the Domain and Chinatown Center along with Metrorail and BRT facilities.
- c. Metric Blvd - Consider mixed-use where appropriate.
- d. US 183 - Consider mixed-use where appropriate.

3. Parkfield Dr. between Rundberg Ln. and Rutland Dr. should be mixed-use with a max of 2 stories in height.

This area functions as NACA's own small neighborhood retail and commercial center and should be zoned to better reflect this.



North Austin Civic Association
P.O. Box 181803 • Austin, TX 78718-1803

June 26, 2017

Land Development Code Advisory Group
c/o City of Austin
Austin, TX 78701

Dear Advisory Group Members:

The North Austin Civic Association (NACA) and the NACA Contact Team share the same boundaries in North Austin, bound by N. Lamar, Research Blvd., Metric Drive and Kramer Ln. NACA read and discussed the comments being submitted to the Land Development Code Advisory Group by the NACA Contact team at our June 15th meeting and unanimously voted to support the NACA Contact Team's assessment of the CodeNext rewrite project as it affects our neighborhood. We ask that you carefully review these comments and agree that the suggested changes will better serve our neighborhood and the city of Austin.

Regards,

Randal E. Teich
President – North Austin Civic Association.