

From: Nancy O'Bryant Puentes

Sent: Friday, July 07, 2017 9:58 PM

To: Adler, Steve; Alter, Alison; Tovo, Kathie; Troxclair, Ellen; Pool, Leslie; Flannigan, Jimmy; Kitchen, Ann; Casar, Gregorio; Renteria, Sabino; Garza, Delia; Houston, Ora

Cc: Guernsey, Greg; Rousselin, Jorge; Rusthoven, Jerry

Subject: CodeNEXT

Most of us don't understand all the transect, overlay, etc., terms in the current draft of CodeNEXT, or its previous drafts. The website is extremely confusing and requires hours of study to grasp. However, many Austinites are clear about two things: we want to keep Austin unique and we want to preserve the value of our property, on which we pay exorbitant taxes.

The idea that this new code will provide more "affordable housing" cannot be realistically demonstrated, and therefore is simply a goal, an experiment that could end up drastically changing the city we all love. . .and not for the better. In reality, history shows that the market will drive the cost of new housing, and in the center city the costs will most likely be high in future, as they are now.

Key tenets of the code seem also to strongly advocate walking and cycling as preferred means of transportation. Perhaps these work well in cities with a moderate climate, no hills, and well developed, reasonably priced public transportation. Austin is not one of those cities. This push to get people out of their cars will only be viable when there is attractive public transportation. CodeNEXT is putting the cart before the horse. We should strive to get better, more frequent bus routes in place before simply making it difficult for people to drive. And rather than examining costly futuristic gondolas and high speed rail, let's just go for plain, old excellent and cheaper bus service all over town. The opportunity to develop rail has past; it should have happened two decades ago.

While only some sections of Austin have been targeted for radical changes and zoning experimentation, rest assured that such experimentation, once begun, could easily spread to other parts of the city.

There has not been enough time for robust citizen input on this project. . .in fact, while the consultants had years to work on it, we who will be affected have had little time to absorb the complicated details of the 1200+/- page code and comment on it. What is the rush to push this through? Who will benefit from this? Why are the neighborhood plans, so painstakingly created, ignored or given short shrift?

Slow this process down, gain more input, and a better, fairer plan may come out of it. Right now, no one knows the consequences of enacting such a drastic change to Austin's zoning. Why risk our city's future on what is, essentially at this point, a speculative venture?

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