

From: Cory Walton

Sent: Friday, July 07, 2017 1:58 PM

To: Adler, Steve; Casar, Gregorio; Kitchen, Ann; Garza, Delia; Tovo, Kathie; Pool, Leslie; Houston, Ora; Troxclair, Ellen; Renteria, Sabino; Alter, Alison; Flannigan, Jimmy; Guernsey, Greg; Hart, Elaine; Rusthoven, Jerry; Harden, Joi; Richardson, Ashley

Cc: Brinsmade, Louisa

Subject: CodeNext: Gaming the System with "Character in a Box"

Mayor Adler, Mayor Pro Tem Tovo, Council Members, Mr. Guernsey, Mr. Rusthoven, and Interim City Manager Hart,

I wish to bring to your attention what appears to be a strong and disturbingly misleading influencer in the extremely heavy-handed rezoning of the Bouldin Creek neighborhood under the current CodeNext draft.

In recent discussions about CodeNext's decision-making process, Planning Commissioner Karen McGraw pointed out to Bouldin Creek Neighborhood Association (BCNA) officers that Opticos and City staff relied heavily for their CodeNext zoning recommendations on input obtained from the residents themselves, i.e. the "Community Character in a Box" exercises they asked residents to participate in 3 or 4 years ago before they went into their dark, silent closet and began writing code.

I checked back on the "Box" for Bouldin Creek, located on the City's CodeNext site, and was aghast!

<https://www.flickr.com/photos/119725136@N06/sets/72157643086625523>

By relying strictly on photos submitted in the Community Character In A Box exercise, staff and consultants essentially allowed one individual or staff member with a camera and an agenda to undermine and misrepresent an entire neighborhood.

As a result, the first draft CodeNext blanketed the entire Bouldin Creek neighborhood for up-zoning to T3N and T4N transect zoning as if the neighborhood were a greenfield following a clean sweep with the bulldozer.

The City called for the Community Character in a Box exercise several years ago. In that exercise, many Bouldin residents participated and submitted representative photos. There was a deadline on these

submissions, after which most Bouldinites stopped making submissions. Subsequently, however, more photos, largely of multi-family construction and dwellings, duplexes, and redevelopment in designs contrary to those defined in the neighborhood plan's voluntary design guidelines, along with a few photos of some of the neighborhood's most unkept, poorly-maintained and uncharacteristically featureless single family residential dwellings collectively depicted a rundown, characterless neighborhood being scraped and redeveloped into modern multi-family and duplexes.

All of these subsequent misleading photos were shot by a single camera. It is identified in the photos themselves.

This is an extremely unfortunate and destructive example of relying blindly on a reference tool through which staff and consultants were completely gamed by one special interest group or individual, to the detriment of hundreds of vested Austin residents.

Does the neighborhood still have the opportunity to submit more representative photos of our historic neighborhood? Has staff or consultants ever made a comprehensive or even cursory walk or drive through the neighborhood to see and document for itself the character that predominates the neighborhood?

Thank you,

Cory Walton, President

Bouldin Creek Neighborhood Association