

June 6, 2017

I am writing to express my deep and profound concerns about Code Next. I have gone to multiple meetings, read everything I could find, and discussed it at length with neighbors. It appears to many that Code Next seeks not only to increase density into central Austin neighborhoods but to destroy them as well.

I live on Preston Avenue, one of the transect streets, and my husband just recently retired. It is very disconcerting to us, having lived here for twenty three years, the changes that Code Next aspires to. It took ten years to save up enough money to live in central Austin and what you are proposing to do is create an environment to incentivize developers which will desecrate what we worked and paid for. This house is our retirement and if our property value decreases, we will, along with numerous neighbors, sue the city.

If density is the goal, why not start with the downtown condominiums? These could be rezoned and chopped up the way they have been in all of the largest cities. These are the folks that have signed up for urban living. We did not. Many of these condos are excessively large in square footage and many of these types of buildings could be built by the city and rent controlled. It doesn't take a great deal of land to go up.

More than anything, Code Next is a social experiment and Austin is the guinea pig. There is absolutely no infrastructure in place to support the increased density. I tried to find examples of cities where this type of system was successfully implemented, but no such city exists. Also, you should not have to have a doctorate to read and understand a zoning code!

Have A Nice Day,

Leisa Emerson