

**From:** Stephen Erickson

**Sent:** Friday, July 07, 2017 11:21 PM

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**Subject:** Comments re Maps used in CodeNext

Dear Mayor Adler, Councilmembers and other CodeNext Drafters/Implementers;

As a native Austinite, I have been shocked at the maps proposed for the CodeNext zoning changes. Neighborhoods with old houses are at threat of being re-zoned in order to encourage tear-downs in order to allow two, three or four (or more) “cottages” or “bungalows” on lots that currently have one house. Neighborhoods that have seen development limited by the McMansion ordinance around ten years ago might instead encourage multi-family housing on streets where single-family houses are now the norm? Parking requirements are being reduced so that more cars will be forced to park on streets that are often narrow, and thus obstruct traffic and make walking or biking (especially by children) more risky? It does not make sense.

Our last house was on a street near 15<sup>th</sup> Street that had a mix of condos, four-plexes, duplexes and single-family homes. If the current single-family homes on that street want to shift to multi-family developments, that might work out fine since the street is already a mix. On our current street, the thought of destroying historic homes in order to maximize lot value by building town-homes or “cottages” would drastically change the character of the street. And make no mistake about it, those “cottages” would still cost \$1 million each or more – they would not be sold for \$400K in order to improve affordability. Plus, the T-4 coding that is supposedly designed to encourage walking to shops or work makes no sense in some neighborhoods. Each street that has a major change in zoning should have a detailed explanation as to why that street is being treated that way, and why it has been chosen to be subject to an experiment that has no precedent in Austin, and why their neighbors 1-2 streets over are not being subject to the same treatment.

Street parking is not an acceptable goal of any zoning. Go to any large west coast city where parking is a nightmare (east coast also) and you will see cars circling as people try to find a parking place. Add pedestrians or bikers to the street traffic and it is even worse. So Austin

wants to encourage walking and biking, but we are going to fill up both sides of residential streets with parked cars at all hours of the day and night so that builders don't have to include sufficient parking for multi-family lots. It doesn't make sense.

I look forward to seeing a revised map that takes current neighborhood character into account.

Sincerely,

Stephen Erickson

Austin resident since 1968 (at birth)