

2) Lack of off-street parking—a public safety hazard:

The current land development code off-street parking requirements should not change under CodeNEXT. The CodeNEXT proposed reductions in required off-street parking requirements will give rise to more cars, more traffic, resulting in dangerous streets and decreased safety for our children and pedestrians. Such a reduction in off-street parking is unacceptable. Austin may want to “aggressively reclaim its neighborhoods from the automobile and set itself on a path towards appropriately dense corridors that encourage and foster a functioning and robust mass transportation network,” but until mass transit in Austin is adequately functioning, we believe all parcels should maintain the current 2 off-street parking spaces per dwelling as a minimum. We also believe that appropriate structured parking for all T4 and T5 Main Street development located along Lamar and W. 38th St must be required.

3) Reinstate the Neighborhood Plan Overlay, Section 23-4D-7090 of the CodeNEXT land development code:

Pemberton Heights was established nearly 100 years ago as a single-family residential neighborhood and continues as such. It is a mature and stable neighborhood, home to historic design forms and more than 40 homes have been designated as historic landmarks. It is a part of the Old West Austin National Historic District and listed on the National Register of Historic Places under the National Historic Preservation Act of 1966. On December 14, 2006 the Austin City Council approved a Neighborhood Plan for the Central West Austin neighborhood planning area (Resolution no. 20061214-014), which includes Pemberton Heights, and on September 23, 2010 the Austin City Council approved an Amended Neighborhood Plan for the Central West Austin neighborhood planning area (Ordinance No. 20100923-102), which includes Pemberton Heights. Reinstate the Neighborhood Plan Overlay in the CodeNEXT land development code.

4) Respectfully request that City Staff, City Council Members, and the Mayor refrain from describing CodeNEXT as a path to affordable housing in Austin:

The City has provided no data to show that CodeNEXT will improve affordability for residents. In fact, the only data the City has provided shows a substantial increase in housing costs. Scenario planning studies released by the City have shown that housing costs and rents will increase nearly 50% under the CodeNEXT plan.

5) Unacceptable construction footprint limitations:

Many homes in Pemberton Heights, a historic district, do not fit these footprints and would therefore be declared "non-compliant," thus encouraging tear downs. It is unclear how any remodeling or additions desired by residents would fair under CodeNEXT without being forced to submit to the Board of Adjustment. CodeNEXT a) has no allowance for any flexibility in the footprint when there is a heritage tree on the property; b) micro-manages porches, ceiling heights and prohibits front yard fences; the historic design forms of our neighborhood should prevail over prescribed CodeNEXT "form"; c) down zones single family and duplex heights to 2-1/2 stories from the current 3 stories; and d) states that "maximum impervious coverage may not be attainable due to unique features on a site...the project shall reduce impervious cover to comply with other requirements. This is in