

The South River City Citizens Neighborhood Association has attempted to review the latest CodeNext draft, addendum, supporting material, and maps, and unequivocally opposes the adoption of CodeNext.

The following is a summary of our chief concerns:

- As with Draft 2, Draft 3 is a rewrite, not a revision.
- Draft 3, even with the Addendum, continues to be rife with errors, omissions and contradictions.
- The consultants have confirmed that the code does not provide affordable housing, which has been used as a rationale for the code rewrite from the very beginning. It will, in fact, cause existing housing to be demolished, exacerbating the “missing middle”.
- Relying on market driven density bonus programs does not provide and will not provide sufficient affordable housing.
- CodeNext threatens existing neighborhood character without delivering any clear benefits.
- There has been insufficient study of environmental impact likely to result from changes in CodeNext.
- Upzoning with decreased parking requirements without a comprehensive plan to provide increased public transportation threatens community safety and citizens’ access to public spaces such as schools and parks.
- The city has failed to adequately address concerns about the makeup of the Planning Commission and the number of its members that are tied to development interests.
- The proposed Code will allow encroachment of commercial and high density properties into residential neighborhoods.
- Our request for a code amendment that large private institutions submit institutional master plans for City approval similar to PUDs, and that these master plans must include stakeholder review an input, remains urgent and unaddressed.

In response to the previous drafts, our organization submitted detailed position papers in an attempt to provide constructive criticism and positively influence the direction of CodeNext. With Draft 3, we have reached our limit both in terms of patience with this process and our ability to comprehend and evaluate the massive changes to the proposed code from one draft to another. As a result, we are attaching the position paper we previously submitted in response to Draft 2 and other supporting documentation, confident that many of the issues they raise still apply in the context of the current draft.

In conclusion, it is the position of the South River City Citizens Neighborhood Association that CodeNext is a complete failure and that the effort should be terminated immediately, as recommended by Austin’s Zoning and Platting Commission, and that the city must return to Imagine Austin to consider options for improving the current code.