

Date: 11/10/15

Mr. Greg Guernsey
Director
Planning and Zoning Department
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

Dear Mr. Guernsey:

We write to you regarding the upcoming Code Next Sound Check. At our November 10th meeting, the Planning Commission unanimously voted to support the following recommendations:

- 1) Given the extensive, and technical nature of the information to be contemplated during the event, and the fact the timeline has not allowed for prior release of the information to the general public, we have concerns about the reliability of feedback gathered through the Sound Check. For that reason, we recommend that the Sound Check primarily have an educational focus.
- 2) We recommend that prior to the Sound Check, the Code Next Team disseminate information regarding preparedness for the event, including a link to the Draft Development Standards Matrix. Traditional land development stakeholders should be targeted as well as contact teams. We also recommend that the Draft Development Standard Matrix be posted on the Code Next website.
- 3) We recommend that the following be part of the Sound Check educational experience:
 - a. Have side-by-side comparisons between the current standards and the proposed standards, including Floor to Area ratios. Most common zoning categories could suffice.
 - b. Include a list of definitions for the different housing types.
 - c. List assumptions used to arrive at the proposed yield of uses under each transect.
 - d. If photographs are used, ensure that they represent the maximum development standards allowed for the depicted transect.
- 4) We recommend that after the sound check, a separate process be planned to elicit feedback from both the land development community and from the general public. We request that the Planning Commission be consulted when developing this process.
- 5) We request that, going forward, the Planning Commission receives copies of the deliverables outlined in the contract between the City of Austin and Opticos. Further, we request that the Planning Commission be notified of all Public meetings held by Opticos in accordance with such contract.

Sincerely,

City of Austin Planning Commission