

June 30, 2014

The Honorable Lee Leffingwell, Mayor
Honorable City Council Members
City of Austin
P.O. Box 1088
Austin, Texas 78767

Ref: CodeNEXT Code Diagnosis

Dear Mayor and Council Members,

In review of the Code Diagnosis, it is heartening to read that AIA Austin is not alone in our frustration with the regulatory system that is currently in place. There are profound limitations with the current framework that keep Austin from fully realizing priority programs.

AIA supports the CodeNext process and wants to be sure it answers the following questions. Finding the best answers to these are crucial to the effective implementation of Imagine Austin:

- 1. The City must clarify the role of neighborhood plans. How might existing neighborhood plans serve as living documents that orient over time toward our adopted Comprehensive Plan and adapt to future challenges?*
- 2. Austin is disconnecting from affordability. What does it look like to discover, promote, and implement a wide variety of housing types and price points in a way that is tailored to the context?*
- 3. When each part of the system ties back to the Vision, projects are less likely to become trapped in conflicts between ordinances or departments. How might our development code be clear and accessible such that even homeowners and small business entrepreneurs are empowered to participate in implementation of Imagine Austin?*

We understand the importance of well-planned, sustainable communities and believe the Imagine Austin Comprehensive Plan strongly promotes a sustainable future for Austin.

We challenge the City of Austin and our community partners to continue to offer strong leadership in implementation of the adopted vision.

Respectfully,



Philip Keil, AIA
President