

## 2024 AIA-Austin City Mayor & Council Candidate Questionnaire

PROVIDED BY AIA AUSTIN

City Council Candidate Name: Jeffery Bowen

### ABOUT THIS QUESTIONNAIRE:

This questionnaire was prepared by the AIA Austin Advocacy Board, which aims to improve the quality of the built environment by promoting excellence in design, planning, and public policy. Its goal is to inform the public where council members and mayors stand on topics important to the city's future growth. Please fill out this questionnaire and provide any written responses as needed. There is no ranking system or response by the committee. The information provided will be compiled as filled out and shared with the public on the committee's webpage (<https://aiaaustin.org/committees/advocacy/>).

PLEASE PROVIDE IN AN 'X' IN THE COLUMN THAT BEST REPRESENTS YOUR VIEW FOR THAT TOPIC. SPACE FOR ADDITIONAL COMMENTS HAS BEEN PROVIDED IN THE LAST COLUMN. THERE IS NO LIMIT TO RESPONSE, ADJUST CELL SIZE FOR LENGTH

TOPIC	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Additional Comments / Explanation:
<b>#1: GROWTH</b>						
Austin should address its rapid growth by allowing a diversity of multi-unit and "missing middle" housing types in all neighborhoods.				x		Not willing to have older existng neighborhoods destroyed over the expectation of providing more housing. The lack of infrasturture and the increase in cost for such housing is not being discussed. Remember I build. I understand what all has to be accomplished.
Austin should prioritize infrastructure investments based on the adopted Imagine Austin Comprehensive Plan - Growth Map. Imagine Austin needs to be updated to reflect the significant growth and economic changes that have occurred over the past ten years.		x				HOW IS THAT WORKING OUT IN FOLLOWING THE EXISTING IMAGINE AUSTIN ? NOTHING HAS REALLY BEEN ACCOMPLISHED IN THE AREAS THAT THE VOTERS AGREED TOO. Example Brodie Oaks need a sewer line capable to handle the complete project. The existing sewer line serving the South Lamar area will not handle and neither will the one going down BARTON CREEK. There is no substation for the same area or has the location (at last review) been chosen yet. But the developer won and did not have to provide an area for the substation. The taxpayers are on the hook for a new substation. The deep pocket taxpayers. Remember I build.
Austin should coordinate and integrate equitable access to community resources (public facilities, healthcare, healthy food, frequent/accessible transit) into all short- and long-term growth policies.			x			So the market place and demand should not have a say on the business needed? Didn't Imagine Austin have some of these items included? These were areas that were supposed to be addressed. Yet here is a question regarding. Would you like a copy of the orginial plan ? Be happy to share the PDF I have .
The city should revisit its small area planning methods and use it as a tool for developing Imagine Austin's "complete communities."			x			What about Neighborhood Plans ? Shouldn't those be considered. The city pushed for these and signed off on them.
<b>#2: AFFORDABILITY</b>						
Austin should prioritize the preservation and creation of small, local businesses in its economic development efforts.		x				Since small busineses is a major driver in the economy of a city when it comes to sales tax and employment. Being a small business owner in the construction industry, not once are these type of businesses considered. Here is a question. How many of these thousands of <b>architects, contractors, planners, and engineers in our newsletter</b> are considered by economic development departments. Better yet how many in these city "Economic Development" departments have ever actually run a business?
Austin should preserve and create market-rate and income restricted affordable housing, as defined in the Austin Strategic Housing Blueprint, through partnerships between the private development community and public funding.			x			How is that currently working? There is still nearly \$188 million in the 2018 Affordable hHousing bond and the 2022 Affrodable Housing bond has \$328 million on hand. Yet the nearly 26,000 +/- apartment are LUXURY and HIGH END. So again - HOW is this market rate working ? Architects will design what the customers want and the builders will build what the customer wants. Been around this business for more than 45 years.
Affordable housing should be provided in all areas of the city and not be restricted to certain locations.				x		Afforable housing should be built in areas not considered food desserts. Areas with transportation, schools and should have parks as part of the development.
Austin should continue to advocate for infill housing density, and support ordinances that make developing on smaller lots easier for Austinites.			x			Based on DEED RESTRICTIONS and property zoning Let's remember the issues of floding, heat island and let's not forget will the existng infrastructure handle the increase in needs.
<b>#3: DENSITY</b>						
Austin should prioritize mixed use (residential & commercial) development along transit corridors & hubs.			x			WITH LIMITS on how deep intp neighborhoods
Austin should evaluate existing Neighborhood Plans to ensure consistency with Imagine Austin's "complete communities."					x	NOT NO HELL NO. The City of Austin pushed these years ago. Many took years to get approved with the City of Austin. Yet apparently little concern for you.
Austin should invest in infrastructure that encourages development within the city limits rather than the ETJ.		x				Support areas being allowed to leave ETJ. Have built major projects in ETJ with nothing but massive delays costing thousands of \$\$ and more time than should be allowed.
Austin's Density Bonus Program could be more effective and better utilized.			x			NO COMMENT
Austin should rethink its approach to Neighborhood Plans to ensure that all parts of the City adhere to principles of environmental protection, social equity and economic opportunity.			x			Your joking ? RIGHT? Austin ADHERE to <b>adhere to principles of environmental protection, social equity and economic opportunity</b> . Yet look at East Ausitn. Areas that have flooded. Removed longtime residennts. Approvals to build in flood plains. It is all about the money.

#4: ZONING & REGULATIONS						
Austin should prioritize the preservation of neighborhood character over the creation of market-rate and income-restricted affordable housing units.	x					Why NOT?
Austin should continue to create density within 1/2 mile of core transit corridors to support of multi-modal transportation.			x			Is that 1/4 each side equaling 1/2 mile or is this 1/2 mile each side equaling 1 mile total? Please be specific.
#5: PUBLIC REALM						
Austin can improve the quality of life and health outcomes of its residents with the provision of high-quality public spaces and placemaking in support of increased residential density.			x			What about those that don't want to live in a dense area? Lack of green space ? Trees ?
Austin should provide public funding and/or public/private funding to create better pedestrian-friendly streets with sidewalks, street trees, seating, and integrated stormwater management systems.		x				Austin is missing 252,580 miles of absent (missing) and 2,400 miles of existing sidewalk. From the 2016 Sidewalk Master Plan. Many miles of the 2,400 are not walkable due to issues. I question the need to rip up good sidewalk in order to widen for what purpose?
Austin should provide accessible and pedestrian-friendly public spaces (streets, plazas, parks) when evaluating its underutilized public resources, such as surplus land and underutilized buildings.			x			
Austin should create additional development incentives that encourage projects with more public benefits, such as pedestrian-friendly streets, plazas, courtyards, & parks.			x			At the cost of WHO? TAX PAYERS? Or Developers ? Remember I worked for developers many years ago. I know how that really works.
#6: ENVIRONMENT						
Austin should incentivize water conservation practices, such as rainwater collection and reuse, a/c condensate harvesting and reuse, and low-irrigation use landscapes, through financial incentives and rebate programs.			x			Current rebates have to be accomplished through a recommended contractor. Rebates on some items, individuals can not collect unless qualified.
Austin should continue to advocate for and enforce local tree protection and preservation ordinances in order to preserve one of the great natural assets in our community.	x					Yet a builder can remove a heritage with a small fine. Yet a property owner has a difficult getting a permit to remove a tree too close to a building.
Austin should incentivize and help fund renewable energy (solar and wind) and resource recovery (recycling and composting) for both commercial and residential customers.			x			There are some programs already. Whether or not they actually provide a return on investment is another question. I have been composting for years with little regard from the city. Solar is costly and return is up in the air with me.
Austin should provide incentives for homeowners and developers to install green roof systems because of their many environmental benefits, including stormwater reduction, habitat creation and heat island reduction.			x			Would these of set the price of structural changes and cost to build? How about gray water collection systems or Rain water harvesting systems ? Where will this stop? Mandatory ? Is there anyone qualified to review for permitting ? What about WUI ?
#7: MOBILITY						
Austin should prioritize implementation of the Green Infrastructure Resolution calling for street trees in rights-of-way to encourage non-SOV modes of transportation.					x	So what about those of us using our vehicles for our business? Move materials ? Tools? Provide services to those that can not do? Maids / Yard contractors etc?
Austin should support local and regional investments in multi-modal transit system that reduces the need for vehicular travel.			x			With TAXPAYER APPROVAL of a CLEAR TRANSPARENT program.
Austin should integrate transit & land use planning to effectively support access to transit.			x			Depends on the transit - Neighborhood shuttles / on demand / better bus service for all of Austin
Austin should pair transit stations & hubs with walkable communities.			x			Must be TRANSPARENT and Accountable to the users and taxpayers