

Asian American Resource Center

Master Plan September 2019

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Narrative

What?

- The Parks and Recreation Department is developing an updated master plan for improvements to the Asian American Resource Center.

Why?

- A master plan identifies a plan of action for development and improvements.
- Identifies community preferences and priorities.
- Builds consensus.

Who?

- The process is being led by the Parks and Recreation Department.
- RVI, Inc. will assist and provide technical guidance.
- The community will provide the vision.

Asian American Resource Center Masterplan Narrative

The Asian American Resource Center (AARC) Masterplan is intended to provide an overall plan that demonstrates the future development potential for the current AARC site. The project is located on a 15-acre City owned parcel along Cameron Road in Austin, Texas. The design team has created a framework for the spatial arrangement of buildings and programmatic pieces reasonably expected for the future needs of the AARC site. As with any masterplan, some flexibility has been inserted into the plan to allow for future changes within the program.

This Masterplan was tied to a bond passed in the 2018 election, which allotted approximately 7 million dollars to the project. Due to the limitations of the bond funding the masterplan focuses on the immediate needs of the AARC, while providing a framework for future development. The design team estimated that the work shown in the Masterplan for Phase 2 would cost between \$15 – \$20 million if construction was completed by 2023. The Masterplan rooms, support spaces and community focused outdoor spaces to be completed in 2023. Future development will contain all other requested programmatic pieces that can be reasonably served by the City of Austin Parks and Recreation Department (PARC). No date is set for design or construction of the future development and it may be split into multiple phases.

Key Components of the Masterplan - Phase 2 & Opportunities for Future Development

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Key Components of the Masterplan - Phase 2 & Opportunities for Future Development

PARC focused on adding uses that complement the existing programs at the AARC. These uses were developed from public feedback during the public outreach portion and include the top seven public requests which have been included in Phase 2 and future development. The main program pieces of Phase 2 include the following: Repairs to the existing building, adding partitions to the existing ballroom to allow conversion to classroom spaces, the construction of a new building with a multi-purpose room that accommodates 500 non-fixed theater seats or 450 guests at tables and a raised stage, green/dressing rooms, classrooms, secured gallery space, un-secured public gallery space, and related support and storage spaces. The new building would be situated across from the existing facility and would create an outdoor courtyard between them capable to hosting performances and large communal gatherings. Phase 2 could add up to 220 parking spaces, although by Land Development Code standards only 187 spaces would be required for the build-out of all phases. Opportunities for a wider range of future development will depend on several factors. Public-private partnerships could work within PARC's existing concessions system to provide any number of uses.

A Summary of the Masterplan Process:

Several public meetings were held at the AARC to present the progress of the masterplan and solicit community feedback. At the first pub-

the best potential development footprints for the project based on site analysis. The second public meeting presented themes we heard from the first meeting, including the program uses that the community gave the highest priority. By the third meeting, we distilled that feedback down to two concepts. Both concepts showed the same size of building and same program uses but differed in their approach to site circulation and orientation. The main feedback from the third meeting was to think larger than the budget the recently approved bond would allow and provide more of the requested program space. Several members of the community noted that fundraising can be utilized to make up the difference as it was done when the original building was constructed. The fourth and final community meeting presented a single site plan that combined the best of the two previous options per community input. The draft Masterplan shown at the last meeting included about 50% more program space than previously shown for Phase 2.

During this process many innovative ideas were discussed including the possibility of expanding the AARC's services to include housing, private retail and off-site structured parking. Although these ideas were not identified as a priority during the public input and engagement process they should be included in discussions regarding the growth of the AARC. These ideas were not included or excluded in this Masterplan because they are outside the purview of this process due to zoning, land ownership and PARD's operation standards.

to understand the extent to which the site can be further developed to the benefit of the Asian American Pacific Islander community as well as the community of Austin as a whole. Based on public input and engagement with the community the Masterplan identifies the expansion of specific community programming that will utilize flexible indoor and outdoor facilities. The Masterplan addresses these specific programming needs and identifies the ability to expand the center to accommodate the future needs of the community.

Time-line

What Has Been Done

Preliminary Feasibility Phase	– July 2018 to December 2018
Community Engagement and Review	– September 2018 to May 2019
Defining Values and Programming	– November 2018 to January 2019
Confirming Values and Programming	– January 2019
Design Concept Development and Presentations	– January 2019 to April 2019
Master Plan Community Presentation	– May 1, 2019



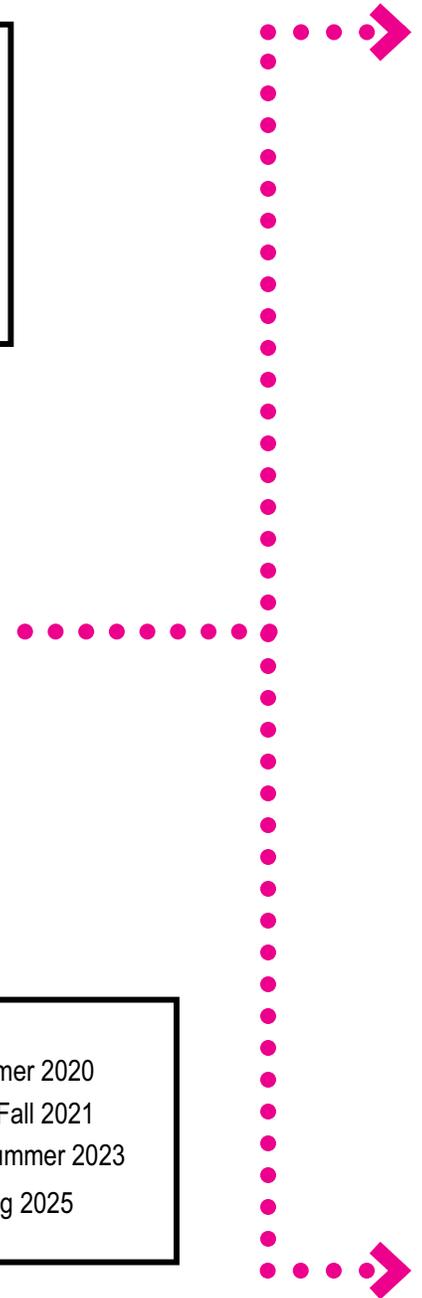
Where We Are Now

Land, Facilities and Programs Committee/ Parks Board	- August 2019
Asian American Quality of Life Advisory Commission	- August 2019
City Council	- September 2019



Next Steps

Design Procurement to Design Phase 2	– Fall 2019 to Summer 2020
Design Process and Community Engagement	– Summer 2020 to Fall 2021
Fundraising, Permitting and Bidding	– Winter 2021 to Summer 2023
Construction of Phase 2	– Fall 2023 to Spring 2025



AARC Master Plan Update Timeline and Phases

The Community Engagement Process and Design Process are interconnected throughout the project.

- Preliminary/Feasibility Phase - Began in July 2018, continues through December 2018
- Community Engagement Review - Began in September, ended mid-November
- Initial Community Engagement based on new information from Preliminary Phase - Mid-November to Mid-January, followed by Confirmation of Values in January and February
- Design Concept Phase - January 2019 through April 2019
- Presentation Master Plan Design - May to June 2019

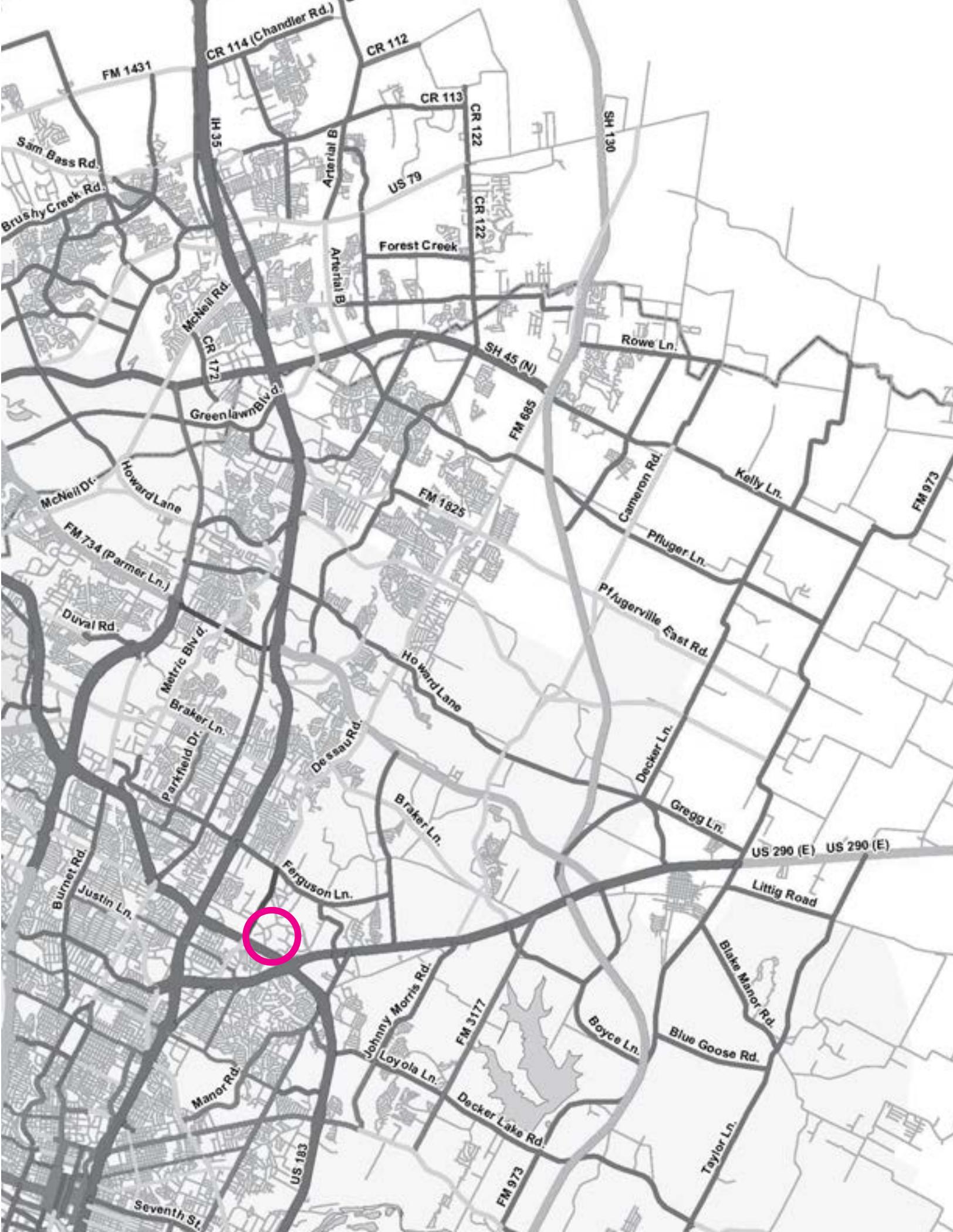
Anticipated Timeline - October 2018 to June 2019



Site Analysis



Adjacent Neighbors





Site Photos







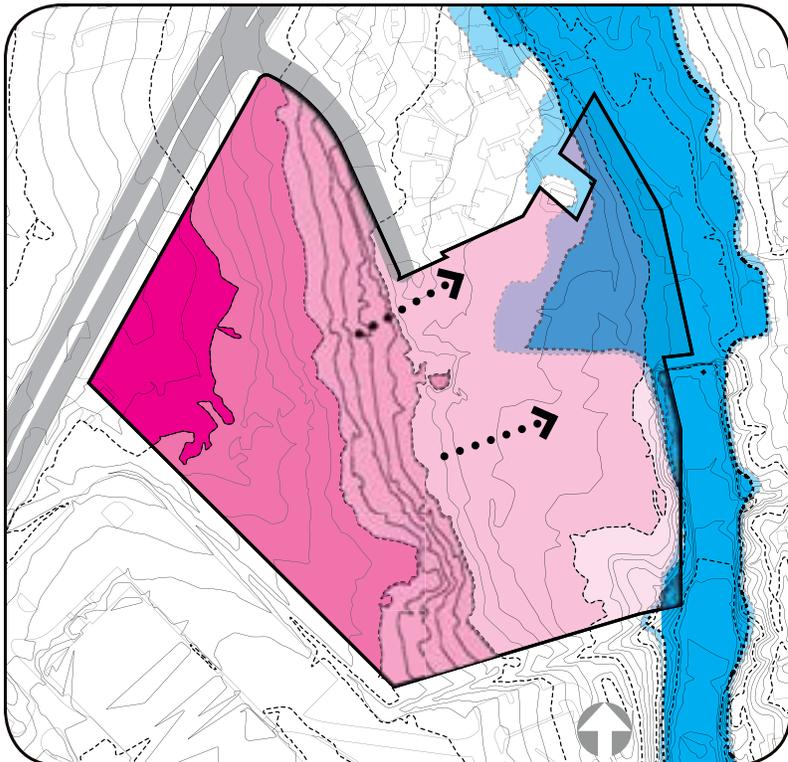
Current and future AARC site

-  SIGNIFICANT TREE
-  CEDAR GROVE
-  EXISTING BUILDING
-  DETENTION POND
-  VEHICULAR
-  PEDESTRIAN



Existing condition & Circulation

-  590
-  595
-  600
-  615
-  620
-  100Y
-  25Y

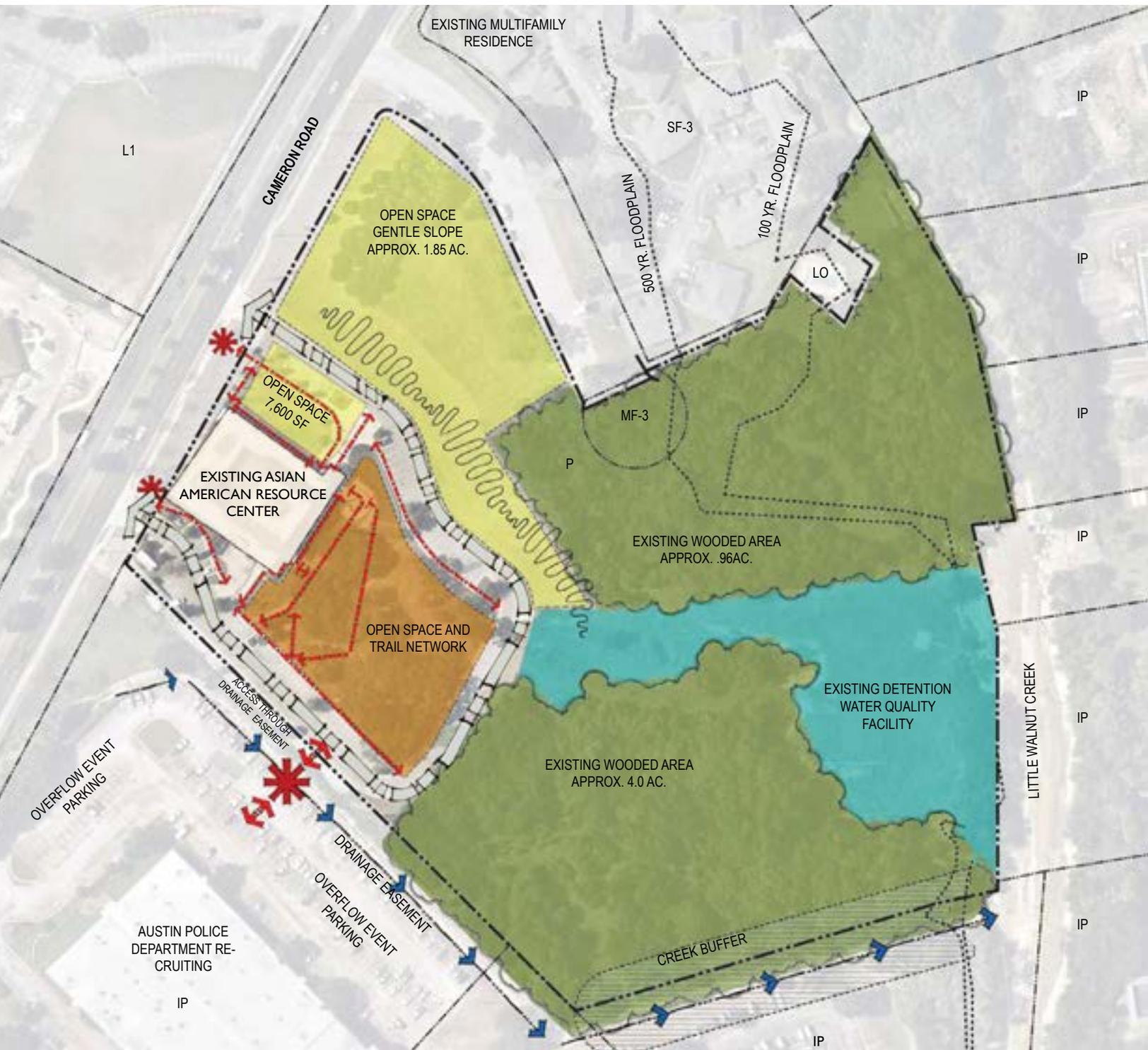


Typography/Drainage

Existing Aerial from Southwest



Existing Aerial from Northwest



LEGEND

	PROJECT BOUNDARY
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	STEEP SLOPES
	PEDESTRIAN CONNECTIVITY
	EXISTING WOODED AREA
	OPEN SPACE IN USE
	UNUSED OPEN SPACE
	EXISTING BUILDING

ADJACENT PROERTY ZONING

- IP - INDUSTRIAL PARK
- SF-3 MULTI-FAMILY RESIDENTIAL
- MF-3 MULTI-FAMILY RESIDENTIAL, MEDIUM DENSITY
- LO - LIMITED OFFICE
- L1 - LIMITED INDUSTRIAL SERVICES

EXISTING ZONING

- P - PUBLIC DISTRICT