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Workshop Outcomes
Planning Team

AARC

Schiller Liao (Chair)
Shanker Reddy
Channy Socuer
George Chang

Phil Hoang
Raymond Chan
Jay Gohil
Broaddus & Associates

- Austin-based Planning & Project Management Firm
- Over $1.4 Billion in active projects in Texas
- Over 50 full-time employees (over 800 years of PM experience)
- Owner-oriented project expertise for a broad range of institutional clients
- Specialized expertise in Educational / Institutional Projects
- Collaborative/interactive planning process
- Focus on creating implementable plans
Planning Team

Consulting Team Members

Bercy Chen Studio – Lead Designer
ERO International – Design Support / Facilitation
TIP Strategies – Economic Development Planning
Raymond Chan & Associates – Civil Engineering
J. Robert Anderson, FASLA – Landscape Architecture
Planning Team

Planning Executive
James A. Broaddus, Ph.D., P.E.
Planning Executive
(Broaddus & Associates)

Planning Leadership Team
Stephen B. Coulston, AIA
Planning Director
(Broaddus & Associates)

Doug Abraham
Senior Planner & Programmer
(Broaddus & Associates)

Master Planning Team

Calvin Chen
Lead Planner / Designer
(Rarcy Chen Studios)

April Clark
Planner / Designer
(Rarcy Chen Studios)

Patricia Delgado
Planning / Facilitator
(ERO International)

Zhe Wang
Planner / Designer
(ERO International)

Sean Garretson, AICP
Economic Development Consultant
(Broaddus & Associates)

Raymond Chan, P.E.
Civil Engineer
(Raymond Chan & Associates)

Susan Cooper
Senior Cost Estimator
(Broaddus & Associates)

Bob Anderson, FASLA
Landscape Planner
(J. Robert Anderson)
Phase 1
Process Development & Goal Setting
(kick-off, site tour, stakeholder listening sessions, data collection)

Phase 2
Information Gathering & Analysis
(analyses of precedent, place and program, planning principles)

Phase 3
Preliminary Master Plan
(conceptual illustration, technical test fits, input & consensus building)

Phase 4
Implementation Plan
(plan refinement, guidelines, prioritization, costs, documentation)

Legend
- Project Kick Off, Aug 4
- Information Collection/Review/Analysis
- Resource Group Interviews
- Workshops
- Steering Committee Progress Meeting
- Plan Development/Refinement/Documentation
- Data Submission
- Cost / Economic Modeling
- Present Final Master Plan, Dec 8
- Final Plan Document and Final Reports, Dec 20

1. Workshop #1 - Aug 26
2. Workshop #2 - Sep 23
3. Workshop #3 - Oct 28
4. Workshop #4 - Dec 9
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
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<td>Aug 4th</td>
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<td>AARC Sub-Committee</td>
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<td>Aug 25th</td>
<td>10:30-11:30am</td>
<td>COA - Economic Growth &amp; Redevelopment Services</td>
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<tr>
<td></td>
<td>1:00-2:00pm</td>
<td>COA - Assistant City Manager</td>
</tr>
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<td>Aug 26th</td>
<td>9:00-10:30am</td>
<td>NAAO Board &amp; Officers Session</td>
</tr>
<tr>
<td></td>
<td>10:30am-12:00pm</td>
<td>NAAO Membership &amp; Community Forum</td>
</tr>
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</table>
What can we do for the Asian American Resource Center?
Think outside of the box
And think long term

A Vision for Central Texas
May 2004

ENVISION CENTRAL TEXAS
Begin with a shared vision and principles

AARC VISION
To build a resource center that will increase commerce and showcase the best of Asian culture to educate, congregate, and celebrate the heritage

Asian American Employee Network
Asian Construction Trades Association
Austin Asian American Chamber of Commerce
Austin Filipino American Association
Austin Taiwanese Association
Austin Taiwanese Chamber of Commerce
Bangladesh Community of Austin
Cambodian Foundation
Chinese Society of Austin
India Community Center
Korean Community of Austin
Pakistani American Association of Greater Austin
SAHEL for Asian Families
Sri Lankan Community of Austin
Vietnamese American Community of Austin Texas
And stick with that vision and those principles
Why do we need a master plan?

- To plan for growth such that every dollar spent improving the physical campus supports the institution’s mission
- So that our daily decisions are part of a long term vision
- To provide an optimistic hopeful outlook for our future
- To chart an implementation path
- To raise our aspirations
- To raise money
“In the middle of difficulty lies opportunity”
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
The Process is as Important as the Product
Listening

Associated Student Government
Faculty Senate
University Council
City Planners/Planning & Zoning Commission
City Managers and Directors
City Council
Council of Applied Arts
Council of Business Administration
Council of Education
Council of Fine Arts
Council of Health Professions
Council of Liberal Arts
Council of Science
Graduate College Council
University College Council
Downtown Advisory Board & Main Street Association
Extended Business Services Council
Extended Information Technology Council
Extended Student Affairs Council
University Advancement Council & Alumni Board
Campus Facilities Planning Committee
Chamber of Commerce
LULAC, Rotary, Kiwanis
Provost and Direct Reports
San Marcos Community
San Marcos Transportation Advisory Board
STAKEHOLDER MEETINGS, CITIZEN PARTICIPATION, ETC.
AARC MISSION

To provide a place where Austin's Asian American community can proudly express their cultural backgrounds and house their economic and educational interests, while reinforcing the City's reputation for ethnic diversity.

AARC VISION

To build a resource center that will increase commerce and showcase the best of Asian culture to educate, congregate, and celebrate the heritage.
A Center that will increase commerce...
Showcase the best of Asian culture
To educate;
To congregate;
And to celebrate the heritage
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
Program – Space Requirements
  2002 Needs Survey
  Primary & Support Spaces
  Ancillary Programs

Economic Analysis
  Market Conditions / Strategic Considerations
  Demographic Data
  Benchmarking
  Scenario Development and Impact

Physical – Site Analysis
  Land Use/Neighborhood Overlay/Zoning
  Land Form/Topography
  Utilities Infrastructure
  Transportation Network
### Key Survey Elements

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<th>SF/Person</th>
<th>Total Assignable Space</th>
<th>Factor of Gross SQ</th>
<th>Total Gross Square Footage</th>
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<td>Recreation</td>
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<td>6 Hall/Gymnasium</td>
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<td></td>
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<td>7 Commercial Synergy and Opportunity</td>
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<tr>
<td>9 Pre-Schoolers'</td>
<td></td>
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<td>10 Activities/Child Care</td>
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<td>10 Additional Information</td>
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<table>
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<th>SF/Person (UBC)</th>
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<th>Total Gross Square Footage</th>
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<tr>
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<td>23,000</td>
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<td>72,143</td>
</tr>
<tr>
<td>Time</td>
<td>Fri</td>
<td>Wed</td>
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<td>11:00 A.M. - 12:00 P.M.</td>
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<td>NAAO / 8711 Burnett Road, Suite A-15</td>
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<td>12:00 P.M. - 1:00 P.M.</td>
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<td>1:00 P.M. - 2:00 P.M.</td>
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<td>NAAO / 8711 Burnett Road, Suite A-15</td>
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</tr>
</tbody>
</table>

**NAAO Member Organizations**

- Group #1: Asian American Employee Network
- Group #2: Asian Construction Trades Association
- Group #3: Austin Asian American Chamber of Commerce
- Group #4: Austin Filipino American Association
- Group #5: Austin Taiwanese Association
- Group #6: Vietnamese American Chamber of Commerce
- Group #7: Bangladesh Community of Austin
- Group #8: Cambodian Community
- Group #9: Chinese Society of Austin
- Group #10: India Community Center
- Group #11: Korean Community of Austin
- Group #12: Pakistani American Association of Greater Austin
- Group #13: HAEFL for Asian Families
- Group #14: Sri Lankan Community of Austin
- Group #15: Vietnamese American Community of Austin Texas
- Group #16: Group F16:
| ✓ 60,393 Asian-American residents in the Austin-Round Rock MSA as of 2005 |
| ✓ 37.2% increase in the Asian-American population in the Austin-Round Rock MSA since the 2000 Census |
| ✓ plus another 6,315 residents in the Austin-Round Rock MSA in 2005 who are identified by the Census Bureau as being a mix of Asian and one or more races |
Travis County's Asian Population Growth

Percent of Population, 2000
One Race:
Asian

Data Source: U.S. Census Bureau, Census 2000
Estimating Data: U.S. Census Bureau
mapping Data: U.S. Census Bureau
American Factfinder at www.census.gov
www.census.gov
Austin's Asian Population Change — 1990-2000

1990 Population

Percent Asian
- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Population

2000 Population

Percent Asian
- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Housing Units
Austin's Asian Population Change — 1990-2000

1990 Population

Percent Asian
- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Population

2000 Population

Percent Asian
- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Housing Units
Characteristics of Austin's Asian American Population

Asian Population in the Austin-Round Rock MSA by Ethnicity, 2005

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Population</th>
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<tbody>
<tr>
<td>Asian Indian</td>
<td>13,515</td>
</tr>
<tr>
<td>Chinese (including Taiwanese)</td>
<td>12,657</td>
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<tr>
<td>Vietnamese</td>
<td>9,600</td>
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<tr>
<td>Korean</td>
<td>7,968</td>
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<tr>
<td>Filipino</td>
<td>5,742</td>
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<tr>
<td>Japanese</td>
<td>4,235</td>
</tr>
<tr>
<td>Pakistani</td>
<td>3,220</td>
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<tr>
<td>Other Asian</td>
<td>3,456</td>
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Source: U.S. Census Bureau, American Community Survey, 2005
### Characteristics of Austin’s Asian American Population

**Highest Educational Attainment of the Asian Population**

_by place of residence in the Austin-Round Rock MSA, 2005_

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>City of Austin</th>
<th>Austin Suburbs</th>
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<tbody>
<tr>
<td>Graduate degree</td>
<td>8,768</td>
<td>4,966</td>
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<tr>
<td>Bachelor's degree</td>
<td>7,238</td>
<td>5,482</td>
</tr>
<tr>
<td>Associate's degree</td>
<td>1,116</td>
<td>1,492</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>2,715</td>
<td>1,371</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>2,169</td>
<td>2,474</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>1,025</td>
<td>846</td>
</tr>
<tr>
<td>Less than 9th grade</td>
<td>591</td>
<td>321</td>
</tr>
</tbody>
</table>

*Source: U.S. Census Bureau, American Community Survey, 2005*
**Characteristics of Austin's Asian-Born Population**

- **77.3%** of Asian-American residents in the Austin-Round Rock MSA that were born abroad
- **46,701** Asian-born residents in the Austin-Round Rock MSA as of 2005
- **30.7%** increase in the Asian-born population in the Austin-Round Rock MSA since the 2000 Census
Characteristics of Austin's Asian American Population

Birthplace of the Asian-Born Population in the Austin-Round Rock MSA, 2005
Place of birth by region

- East Asia: 17,352
- Southeast Asia: 13,263
- South Central Asia: 14,199
- West Asia (Middle East): 1,887

Source: U.S. Census Bureau, American Community Survey.
## Characteristics of Austin's Asian American Population

### Birthplace of Asian-Born Residents in the Austin-Round Rock MSA, 2005

**Place of birth by country**

<table>
<thead>
<tr>
<th>Country</th>
<th>Number</th>
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<tbody>
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<td>India</td>
<td>8,082</td>
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<tr>
<td>Vietnam</td>
<td>6,338</td>
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<td>Korea</td>
<td>6,023</td>
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<tr>
<td>China (PRC)</td>
<td>4,913</td>
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<td>Philippines</td>
<td>4,562</td>
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<td>Japan</td>
<td>3,293</td>
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<td>Pakistan</td>
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<td>Taiwan</td>
<td>2,152</td>
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<tr>
<td>Iran</td>
<td>1,362</td>
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<tr>
<td>Hong Kong</td>
<td>971</td>
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<tr>
<td>Bangladesh</td>
<td>846</td>
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<tr>
<td>Afghanistan</td>
<td>638</td>
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<tr>
<td>Turkey</td>
<td>551</td>
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<tr>
<td>Lebanon</td>
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<td>Thailand</td>
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<td>Indonesia</td>
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<td>Cambodia</td>
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<td>Iraq</td>
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<td>Israel</td>
<td>280</td>
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<td>Laos</td>
<td>140</td>
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*Source: U.S. Census Bureau, American Community Survey, 2005*
# Potential Benchmarks for Austin’s AARC

<table>
<thead>
<tr>
<th>Hmong Cultural &amp; Resource Center</th>
<th>The Charles B. Wang Center, SUNY at Stony Brook</th>
<th>African American Art &amp; Culture Complex</th>
<th>Asian American Resource Center</th>
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</thead>
<tbody>
<tr>
<td><em>Saint Paul, MN</em></td>
<td><em>Stony Brook, NY</em></td>
<td><em>San Francisco, CA</em></td>
<td><em>Atlanta, GA</em></td>
</tr>
<tr>
<td>in the primary Hmong neighborhood, near downtown St. Paul</td>
<td>on a suburban Long Island campus of a state university</td>
<td>in the Jazz Preservation District, just west of Civic Center Plaza</td>
<td>in a suburban industrial park northeast of Atlanta</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Asian American Resource Center</th>
<th>Japanese American Cultural &amp; Community Center</th>
<th>Asia House (new home for Asia Society Texas)</th>
<th>Chinese Culture Center of San Francisco</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Austin, TX</em></td>
<td><em>Los Angeles, CA</em></td>
<td><em>Houston, TX</em></td>
<td><em>San Francisco, CA</em></td>
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<tr>
<td>tbd</td>
<td>in Little Tokyo, near downtown LA</td>
<td>in the Museum District between downtown and the Medical Center</td>
<td>in Chinatown, near downtown San Francisco</td>
</tr>
</tbody>
</table>

**Others to consider:**
- *Houston’s Chinese Community Center*
- *Dell Jewish Community Center*
Key Findings Among Potential Benchmarks

✓ most are centrally located in high-traffic, high-visibility neighborhoods that are relevant to their constituencies

✓ of the benchmarks reviewed, none had a dedicated private-sector component, such as a hotel, third-party retail, or private-sector office space (there were, however, instances where office space was provided for local nonprofit organizations and where small museum cafes and gift shops were operated on site)

✓ with the exception of the Hmong Cultural & Resources Center in Minnesota, all of the benchmarks identified were supported by much larger local constituencies than Austin's AARC has now (on the other hand, it is worth noting that some of the California organizations date back to the 1960s and 1970s when their constituencies may have been more comparable in size to Austin's Asian-American community today)
Preliminary Site Analysis
& Conceptual Beginning
1 Mile East of I-35 - 1/2 Mile North of 183

Proposed AARC Site
The future AARC will front Cameron Road
Information Gathering
Getting to Know the AARC Site
Cultivating a Sense of Place
Cultivating a Sense of Place
Cultivating a Sense of Place
Cultivating a Sense of Place
Cultivating a Sense of Place
Cultivating a Sense of Place
Cultivating a Sense of Place
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
Alternative Approaches

- Scenario 1: Full Public Use Facility/Site
  All public purpose usage – educational, recreational, cultural – with full COA funding
  (multiple phases over time)
Alternative Approaches

• **Scenario 1: Full Public Use Facility/Site**
  All public purpose usage – educational, recreational, cultural – with full COA funding
  (multiple phases over time)

• **Scenario 2: Partial Public Use / Partial Private Use**
  Half of property designated for public purpose usage with remaining available for private/revenue generating development
  (multiple phases over time)
Alternative Approaches

- **Scenario 1: Full Public Use Facility/Site**
  All public purpose usage – educational, recreational, cultural – with full COA funding
  (multiple phases over time)

- **Scenario 2: Partial Public Use / Partial Private Use**
  Half of property designated for public purpose usage with remaining available for private/revenue generating development
  (multiple phases over time)

- **Scenario 3: Full Public / Private Development**
  All property designated by COA to AARC in a long-term lease, and AARC engages 3rd party entity to develop all public purpose and private/revenue generating components
  (implement full build-out)
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
NOAA Cooperative Oxford Laboratory

Campus Master Plan
Strategic Goals and Objectives
(5 year endstates and strategies)

■ 1.0 Habitat Restoration
   Sustain healthy and productive marine ecosystems that benefit living marine resources.
   1.4 Protect and restore shoreline and wetlands.

■ 4.0 Land Use and Coastal Conditions
   Integrate the impacts of coastal land use and development into Chesapeake Bay ecosystem management.

■ 5.0 The Partnership
   5.1 Solidify the COL strategic partnership and ensure a resident and virtual infrastructure to achieve our collective mission and model a true Center for Action.
   5.2 Build a world class facility which models wise ecosystem management and has capacities to support scientific research, education, conferences, boat storage and staging, residential life, health and fitness and food services.
   5.3 Infuse state-of-the-art equipment and technology to provide video conferencing, increased web bandwidth, high hazard labs (BSL2/BSL3), improved water intake and mesocosms.
Program Needs

1. Pier Operations
   - Boat Storage
   - Field Staging
   - 8 Boats <25' in open shed
   - Unisex showers, lockers, storage

2. COL Partnership Facilities
   - Animal Exposure Station
   - Additional Office Space
   - Compact Library in existing lab
   - 36 Tanks controlled & exposed areas
   - 12 PI’s, 10 staff/tech
   - high density shelving

3. Professional Facilities
   - Conference Center
   - Dormitory
   - 60 person div. classroom, office, lobby
   - 8 bed capacity, double occupancy

4. Public Facilities
   - Education Center
   - Educational Outdoor Space
   - Reuse existing Pump House
## Program Areas

1. **Pier Operations**
   - Boat Storage: 4,000 GSF, 1st Floor
   - Field Staging: 1,000 GSF, 1st Floor

2. **COL Partnership Facilities**
   - Animal Exposure Station: 1,800 GSF, 1st Floor
   - Additional Office Space: 4,500 GSF, 1st and 2nd Floor
   - Compact Library in existing lab: (net gain)

3. **Professional Facilities**
   - Conference Center: 4,800 GSF, 1st Floor
   - Dormitory: 2,700 GSF, 2nd Floor

4. **Public Facilities**
   - Education Center: 1,200 GSF (Pump House?)
   - Educational Outdoor Space: Programmed outdoor space

---

**TOTAL BUILDING AREA**: 20,000 GSF
Concept Diagram

Zones of Work (high land to pier) and Educational (low land)

Separate Entrances for Professional and Public

Restoration of landscape as model of bay development
## IMPLEMENTATION PLAN

<table>
<thead>
<tr>
<th>Phase</th>
<th>Project</th>
<th>Area</th>
<th>Cost per Unit</th>
<th>2008 Construction Cost</th>
<th>Furnishings and Fixtures Allowance 30%</th>
<th>Soft Costs Allowance 15%</th>
<th>Project Contingency 15%</th>
<th>Total Project Cost</th>
<th>Anticipated Construction 2007</th>
<th>Adjusted Total Project Cost</th>
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<tbody>
<tr>
<td>Phase 1 Slework:</td>
<td>Site Demo (paving &amp; structures)</td>
<td>1,000 sq ft</td>
<td>$28,708.90</td>
<td>$257,950.00</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$34,720</td>
<td>$5,206</td>
<td>$36,928</td>
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<td></td>
<td>Site Clearing</td>
<td>1,000 sq ft</td>
<td>$15,176.00</td>
<td>$15,176</td>
<td>$2,277</td>
<td>$2,277</td>
<td>$19,453</td>
<td>$2,900</td>
<td>$22,353</td>
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<tr>
<td></td>
<td>Demo Paving &amp; Raised Grade</td>
<td>1,000 sq ft</td>
<td>$319,550.00</td>
<td>$319,550</td>
<td>$47,933</td>
<td>$47,933</td>
<td>$415,485</td>
<td>$62,312</td>
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<td></td>
<td>Erosion Control</td>
<td>1,000 sq ft</td>
<td>$18,300.00</td>
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<td>$2,295</td>
<td>$2,295</td>
<td>$20,595</td>
<td>$2,954</td>
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<td></td>
<td>Site Utilities</td>
<td>1,000 sq ft</td>
<td>$72,675.00</td>
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<td>$83,576</td>
<td>$14,172</td>
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<td>Re-Route Seawater Piping</td>
<td>1,000 sq ft</td>
<td>$76,500.00</td>
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<td>$11,475</td>
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<td>Asphalt Paving</td>
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<td>Three Phase Electric Upgrade</td>
<td>1,000 sq ft</td>
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<td>Removal of Beach House</td>
<td>1,000 sq ft</td>
<td>$6,112.00</td>
<td>$4,906</td>
<td>$734</td>
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<td>Educational Outdoor Learning/Trail</td>
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<td>$234,824.00</td>
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<td>Boat Storage Building</td>
<td>1,000 sq ft</td>
<td>$71,875.00</td>
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<td>Tank Platform Building</td>
<td>1,000 sq ft</td>
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<td>$100,910</td>
<td>$15,922</td>
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<td>$116,832</td>
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<td>Education Center Renovation of Pump House</td>
<td>1,000 sq ft</td>
<td>$219,580.00</td>
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<td>$47,431</td>
<td>$114,671</td>
<td>$71,148</td>
<td>$185,819</td>
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**SUBTOTAL** | $1,340,573 | $2,435,480 | $9,200,103 |

| Phase 2 Slework: | Site Demo (paving) | 1,000 sq ft | $3,069.00 | $3,060 | $459 | $459 | $3,478 | $665 | $4,143 |
|       | Site Clearing | 1,000 sq ft | $5,676.00 | $5,676 | $851 | $851 | $6,527 | $1,090 | $7,617 |
|       | Earthwork | 1,000 sq ft | $6,096.00 | $6,096 | $915 | $915 | $7,011 | $1,244 | $8,255 |
|       | Termite Control | 1,000 sq ft | $3,995.00 | $3,995 | $584 | $584 | $4,579 | $818 | $5,397 |
|       | Site Utilities | 1,000 sq ft | $30,600.00 | $30,600 | $4,590 | $4,590 | $35,190 | $6,051 | $41,241 |
|       | Demo Temp. Seawater Piping | 1,000 sq ft | $7,650.00 | $7,650 | $1,146 | $1,146 | $8,796 | $1,428 | $10,224 |
|       | Asphalt Paving | 1,000 sq ft | $16,085.00 | $16,085 | $2,323 | $2,323 | $18,408 | $3,137 | $21,545 |
|       | Site Concrete | 1,000 sq ft | $17,855.00 | $17,855 | $2,678 | $2,678 | $20,533 | $3,452 | $24,017 |
|       | Site Furnishings & Structures | 1,000 sq ft | $16,085.00 | $16,085 | $2,410 | $2,410 | $18,495 | $3,089 | $21,584 |
|       | Landscaping | 1,000 sq ft | $16,085.00 | $16,085 | $2,410 | $2,410 | $18,495 | $3,089 | $21,584 |
|       | Cultural and Heritage Facility | 1,000 sq ft | $224,861 | $408,000 | $996,782 | $2,435,480 | $9,200,103 | $51,148 | $56,296 |

**SUBTOTAL** | $3,054,328 | $7,016,408 | $9,330,100 |

| Phase 3 Slework: | Site Demo (paving & structures) | 1,000 sq ft | $77,143.00 | $77,143 | $11,571 | $11,571 | $88,714 | $30,086 | $118,132 |
|       | Erosion Control | 1,000 sq ft | $2,028.00 | $2,028 | $294 | $294 | $2,322 | $492 | $2,814 |
|       | Asphalt Paving | 1,000 sq ft | $96,603.00 | $96,603 | $14,520 | $14,520 | $111,123 | $37,553 | $148,676 |
|       | Site Concrete | 1,000 sq ft | $46,611.00 | $46,611 | $6,962 | $6,962 | $53,573 | $18,178 | $71,751 |
|       | Site Furnishings | 1,000 sq ft | $2,295.00 | $2,295 | $344 | $344 | $2,639 | $595 | $3,234 |
|       | Landscaping | 1,000 sq ft | $7,650.00 | $7,650 | $1,146 | $1,146 | $8,796 | $2,004 | $10,800 |

**SUBTOTAL** | $1,543,716 | $2,265,709 | $9,449,321 |

**Total phases one, two and three** | $2,418,787 | $828,366 | $13,202,492 |

**Future** | Educational Center Building | 2,500 sq ft | $150.00 | $375,000 | $75,000 | $50,250 | $50,250 | $216,038 | $733,363 |

**SUBTOTAL** | $375,000 | $852,500 | $733,363 |

**Total all phases** | $2,843,787 | $9,160,844 | $18,933,864 |

**NOTES:**
1. Statements of probable costs are order of magnitude estimates.
2. Statement of probable costs are in 2005 dollars. Total project costs are based on the anticipated date of construction with a factor for annual project inflation/escalation.
Process is as important as Product

Top Stories
Thursday, June 2, 2005

Master plan in place for Texas State University
By Vivian Diller

Texas State University almost must have made a master plan to recognize that plans were in place 10 years from now. The Texas State University System Board of Regents has approved the Campus Master Plan with major structural changes.

Nancy Northam is the Associate Vice President for Finance and Support.

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San Marcos
Daily Record

Texas State Master Plan

Texas State plans for growth

Faced with rising enrollment, university crafting master plan

By GLENDA GREENWOOD
AUDITOR'S ADVICE 1999

Texas State University-San Marcos is one of the 10-year master plan for the campus, which one official says is "bursting at the seams."

The university's Board of Regents is scheduled to meet May 7 with the master plan committee to choose several communities that will craft the master plan. The committee has recommended:

- Austin-based Brasfield & Associates Inc., a construction management firm.
- Baltimore architecture firm Ayer/Saint/Green Architects & Planners.
- Austin-based landscape architect Robert J. Anderson.
- Utility infrastructure firm Smith Smith and Associates of Austin.
- WMH Transportation Engineering Consultants Inc., a transportation consulting firm in Austin.
- Civil engineering firm Linder-Quintanilla & Associates Inc. of Dallas.

The master plan is expected to be completed by May 2005. It will identity building, infrastructure and site needs.

Gerald Hill, vice president for student services and support, says the master plan will focus on how the university can accommodate student population growth.
Products which are easily understood and broadly supported
QUESTIONS & DISCUSSION

For further information contact:

Schiller Liao    Chair, AARC Sub-Committee
(512) 499-4697   SL1206@sbcglobal.net
Meeting Notes

CLIENT: Asian American Resource Center
PROJECT: Campus Master Plan
DATE: August 26, 2006
LOCATION: Reagan Office Bldg., Rm. 140

SUBJECT: Workshop #1 – Boards & Officers Session

ATTENDEES: See Sign-in Sheet

CC:

ATTACHMENTS: Agenda

1. Introductions and roles of participants

2. Process and development (see PowerPoint slideshow)

3. Discussion:
   3.1. Two cultural centers in Seattle, WA should be looked at as good examples of this type of project.
   3.2. Every year there are about 7,000 Asian students at UT Austin and they might not be included in the census information provided.
   3.3. To what extent are there Asian consulates located near the cultural centers to be benchmarks. It is thought that most times consulate offices are built around other consulate offices but trade offices are more flexible in their location.
   3.4. The City of Austin will be locating several offices with about 100 employees at the adjacent Emerson Tract that should provide consumers for any commercial development on the AARC site.
   3.5. Gus Garcia Park, just north of the site will develop hiking and biking trails along Walnut Creek adjacent to the AARC site.
   3.6. To date, discussions have not taken place with the surrounding homeowners concerning the AARC plans for the site.
   3.7. Statistics should be obtained on the crime rates for the AARC site area.
   3.8. An Asian themed botanical garden should be constructed in the vegetated areas of the site.
   3.9. 100-year flood plain areas are not developable, in any way, without studies to determine the affect of that development on the properties both up-stream and down-stream.
3.10. Multipurpose commercial development such as those in Los Angeles, the SOHO area of New York or Shanghai are good examples of what should happen on the AARC site.

~~~~~~ End of Notes ~~~~~~

Thank you for your participation. If you have any comments regarding these notes kindly forward them via email to scoulston@broaddusassociates.com or fax at (512) 329-8242 by September 5, 2006.
Meeting Notes

CLIENT: Asian American Resource Center
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DATE: August 26, 2006
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ATTENDEES: See Sign-in Sheet

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1. Introductions and roles of participants

2. Process and development (see PowerPoint slideshow)

3. Discussion:
   3.1. For next meeting please bring pictures of the other resource centers
   3.2. Need chamber of commerce/hotel facilities for international conferences
   3.3. Need to leverage technology to facilitate communication between the community and the master plan consultants
   3.4. How was the site selected? AARC was offered the site by the City of Austin for this project.
   3.5. Is the $5 million already given to the AARC? Master planning services is being paid from a grant applied for by the AARC. The City of Austin has identified the site and will provide to the AARC under some type of lease structure. Proposition 4 in the upcoming bond election will allocate the $5 million towards the new AARC facility.
   3.6. Need to increase the visibility of advertising for this project to increase community interaction.
   3.7. What is a major donor offered a significant amount of money. What would you do with it?
      3.7.1. performing arts center
      3.7.2. change the location
      3.7.3. space for community events
   3.8. How will having an AARC campus will benefit your participation and community
3.8.1. It will benefit by providing needed cultural activity space for large events

3.9. Key issues for the AARC campus

3.9.1. If built, if it is unaffordable then no one will use it. A discount should be provided for members.

3.9.2. Have retail/commercial along Cameron then a buffer zone then the retreat.

3.9.3. Parking must be considered - cost will be an issue by daily users

3.9.4. Accessibility and security are major concerns

3.9.5. "Iconic" symbols must reflect and speak to all Asian communities.

4. Future questions and comments should be directed to:

   Schiller
   (512) 499-4697
   SI1206@sbcglobal.net

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Asian American Resource Center
Austin, Texas
Master Plan

Workshop #2: Community Forum
September 23, 2006
Team

AARC

Schiller Liao
Shanker Reddy
George Chang

Phil Hoang
Raymond Chan

Planners

Broaddus & Associates – Prime Firm / Master Planning & Programming
Berey Chen Studio – Lead Designer
ERO International – Design Support / Facilitation
TIP Strategies – Economic Development Planning
Raymond Chan & Associates – Civil Engineering
J. Robert Anderson, FASLA – Landscape Architecture
NAAO - Asian American Resource Center
Master Plan Process Flow Chart
22-Aug-06

Phase 1
Process Development & Goal Setting
(kick-off, site tour, stakeholder listening sessions, data collection)

Phase 2
Information Gathering & Analysis
(analysis of precedent, place and program, planning principals)

Phase 3
Preliminary Master Plan
(conceptual illustration, technical test fits, input & consensus building)

Phase 4
Implementation Plan
(plan refinement, guidelines, prioritization, costs, documentation)

Legend
- Project Kick Off, Aug 4
- Information Collection/Review/Analysis
- Resource Group Interviews
- Workshops
- Steering Committee Progress Meeting
- Plan Development/Refinement/Documentation
- Data Submission
- Cost / Economic Modeling
- Present Final Master Plan, Dec 8
- Final Plan Document and Final Reports, Dec 20

- Workshop #1 - Aug 26
- Workshop #2 - Sep 23
- Workshop #3 - Oct 28
- Workshop #4 - Dec 9

Bond Election
Prop. 4
Nov 7

Next Workshop
Oct 28
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
Begin with a shared vision and principles

AARC VISION
To build a resource center that will increase commerce and showcase the best of Asian culture to educate, congregate, and celebrate the heritage

- Asian American Employee Network
- Asian Construction Trades Association
- Austin Asian American Chamber of Commerce
- Austin Filipino American Association
- Austin Taiwanese Association
- Austin Taiwanese Chamber of Commerce
- Bangladesh Community of Austin
- Cambodian Foundation
- Chinese Society of Austin
- India Community Center
- Korean Community of Austin
- Pakistani American Association of Greater Austin
- SAHELI for Asian Families
- Sri Lankan Community of Austin
- Vietnamese American Community of Austin Texas
And stick with that vision and those principles
Why do we need a master plan?

- To plan for growth such that every dollar spent improving the physical campus supports the institution’s mission
- So that our daily decisions are part of a long term vision
- To provide an optimistic hopeful outlook for our future
- To chart an implementation path
- To raise our aspirations
- To raise money
AARC MISSION

To provide a place where Austin's Asian American community can proudly express their cultural backgrounds and house their economic and educational interests, while reinforcing the City's reputation for ethnic diversity.

AARC VISION

To build a resource center that will increase commerce and showcase the best of Asian culture to educate, congregate, and celebrate the heritage.
Showcase the best of Asian culture
To educate;
To congregate;
And to celebrate the heritage
The Process is as Important as the Product
The Process is as Important as the Product

“Satisfaction lies in the effort not in the attainment.”

- Mahatma Gandhi
LISTENING: Stakeholder Meetings, Citizen Participation, Etc.
# Listening

**Asian American Community**
- Asian American Advisory Board
- Asian American Employees Network
- Austin Chinese School
- Asian Construction Trades Association
- Austin Asian American Chamber of Commerce
- Austin Filipino American Association
- Austin Taiwanese Association
- Austin Taiwanese Chamber of Commerce
- Bangladesh Community of Austin
- Cambodian Foundation
- Chinese Society of Austin
- India Community Center
- Korean Community of Austin
- Korean American Association of Austin
- Korean American Coalition of Central Texas
- Korean American Senior Association
- Korean Chamber of Commerce
- Pakistani American Association of Greater Austin
- Network of Asian American Organizations Board
- SAHELII for Asian Families
- Sri Lankan Community of Austin
- Vietnamese American Community of Austin
- Vietnamese Senior Associate
- Vietnamese Veterans Association
- Vietnamese Chamber of Commerce

**City of Austin**
- Assistant City Manager
- Councilmember Jennifer Kim
- Economic & Redevelopment Services
- Neighborhood Planning & Zoning
- Parks and Recreation Department
- Public Works / Water-Waste Water
- Real Estate Services
- Transportation Services

**Community Events**
- NAAO Asian American Health Fair
- Austin Chinese School Program
- Telegu Cultural Association – Mela
- India Community Center Visa Camp
### Listening

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Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
KEY ISSUES

Economic Analysis
- Market Conditions / Strategic Considerations
- Demographic Data
- Benchmarking
- Scenario Development and Impact

Program – Space Requirements
- 2002 Needs Survey
- Primary & Support Spaces
- Ancillary Programs

Physical – Site Analysis
- Land Use/Neighborhood Overlay/Zoning
- Land Form/Topography
- Utilities Infrastructure
- Transportation Network
- Neighbors

Inform Concept Development
Characteristics of Austin’s Asian American Population

Asian Population in the Austin-Round Rock MSA by Ethnicity, 2005

- Asian Indian: 13,515
- Chinese (including Taiwanese): 12,657
- Vietnamese: 9,600
- Korean: 7,968
- Filipino: 5,742
- Japanese: 4,235
- Pakistani: 3,220
- Other Asian: 3,456

Source: U.S. Census Bureau, American Community Survey, 2005
Austin’s Asian Population Change – 1990-2000

1990 Population

Percent Asian

- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Population

2000 Population

Percent Asian

- 20% Plus
- 15% to 20%
- 10% to 15%
- 5% to 10%
- 0% to 5%
- No Housing Units
Benchmarking

Preliminary Findings
Purpose of Benchmarking

- Basis of comparison for planning and operation
- Lessons learned from similar organizations
- Operational structure of facilities/organizations
- Process of design and construction
- Budgets for staff and operations
- Design elements
Benchmarks Analyzed

☑ Hmong Cultural & Resource Center, St. Paul
☑ Chinese Community Center, Houston
☑ Asia Society Texas / Asia House, Houston

☐ Dell Jewish Community Center / Jewish Community Association of Austin *(in progress)*

☐ Japanese American Cultural & Community Center, Los Angeles *(in progress)*

☒ National Association of Asian American Professionals – Seattle
Benchmark Summary

Organizational Mission

- Promoting "cultural" awareness / "education" was common mission for all.
  - Also common: "art" and "heritage"
- Only Asia Society Texas / Asia House (Houston) mention "business" specifically.
  - Also lists "policy" and "economic development"
- "Social service" mentioned by two organizations:
  - Chinese Community Center (Houston) and Dell Community Center (Austin)
  - Dell Center also lists "religion" and "recreation"
Benchmark Summary

Physical Space

- 4 out of 5 own their space.
  - Smallest = 1 acre (Asia Society Texas / Asia House, Houston)
  - Largest = 40 acres (Dell Jewish Community Center / JCAA)
    - Donated by Michael and Susan Dell
  - Hmong Cultural & Resource Center, St. Paul rents office space (3000 SF total).

- Three organizations that built new facilities reported costs between $30 to $40 million.

- Houston's Chinese Community Center acquired existing industrial facility. Cost of acquisition, renovation, and some new construction was $4.5 million.
Hmong Cultural & Resource Center
St. Paul, MN

• Formed in 1992
  - Mission - "...Hmong cultural education, and cross-cultural awareness and understanding between Hmong and Non-Hmong persons
  - 500 paying members nationwide ($5 year)

• Rents office space
  - 3000 SF total (3 classrooms, 2 offices)
  - Staffing: 4 FT, 7 PT, 20 volunteers
  - Open 7 days/week

• 2005 statistics
  - 3 major events/year (100 to 1,000 attendees)
  - Hmong Resource Ctr = 1,427 users
  - Multicultural programs = 2,000 attendees
  - ESL & citizenship programs = 33,000 hrs.
  - Hmong Arts program = 100 attendees

• 2005 budget = $314,058
  - 51% govt. grants
  - 39% foundation grants
  - 10% other (contributions, fees, etc.)
Asia Society and Asia House
Houston, TX

- Houston office founded in 1979 - Asia Society
  - "...enhance dialogue, encourage creative expression, and generate new ideas across the fields of policy, business, education, arts, and culture"
  - Part of Asia Society, an international organization founded in 1956 in NYC (30 countries)
  - Staffing: 5 total in Houston office

- New facility: Asia House
  - Prompted by Houston’s growing Asian population & number of events being held
  - Houston office hosted 116 programs in 2005
  - "premier venue for all things Asian - discussion, education and celebration of Asian art, heritage, culture and institutions.
  - Groundbreaking 2006 - estimated completion in 2010
  - 35,000 SF on 1 acre in Houston’s Museum District
  - Original budget = $10m, Raised to $40m when Yoshio Taniguchi agreed to design

- 2005 budget = $2.3 million for all US regional offices (excl. NYC): $26.4 million for worldwide organization.
  - 62% contributions & grants
  - 10% fundraising events
  - 9% each: from membership fees, program service fees, and investment returns
  - 2% miscellaneous
Chinese Community Center
Houston, TX

- Formed in 1979
  - Started as weekends only Chinese language school
  - Grew to 7-day agency providing adult & child education, ESL, job training, childcare
  - Mission: "...bridge East/West thru educational, cultural, and social service programs"
  - Staffing: 22 total

- Acquired existing industrial facility in 2004
  - $4.5 million (incl. acquisition & const. of new program classroom space)
  - 5,7000 SF total on 5.7 acres
    - 43,000 SF programs & classrooms
    - 14,000 SF gymnasium & rec facility

- Statistics
  - 5,000 families served annually
  - 600 children in weekend school
  - Adult education 1,000 weekend/1,400 weekday

- 2005 budget = $2.1 million
  - 35% program & service fees
  - 26% govt. grants
  - 8% contributions
  - Rest (31%) from misc. sources (<10% ea.)
Dell Jewish Community Center / Jewish Community Association of Austin
Austin, TX

- Founded in 1996
  - Formed through the merger of 3 organizations
  - Has four major divisions: Programs, Family Service, Development, and Support
  - Mission: "... enhance the quality of Jewish life in the greater Austin area and around the world, through charitable, educational, social service, cultural, religious, and recreational endeavors"
  - 7000 individual members
  - 54 employees (24 admin; 30 program)

- Facility built in 2000
  - 40 acres in northwest Austin donated by Michael and Susan Dell
  - Sports & fitness facility, as well as conference and meeting rooms
  - $30 million to build

Budget = $7,164,088 (FY 2006)
- 39% tuition, program charges, camps, etc.
- 27% monthly fees & registration charges
- 24% fundraising campaigns & events
- 7% endowment, rentals, reimbursements, sales, tributes
- 3% individual & corporate gifts
Dell Jewish Community Center / Jewish Community Association of Austin

**JCAA** = Jewish Community Association of Austin

**CAA** = Congregation Agudas Achim (Synagogue)

**CAARS** = Congregation Agudas Achim Religious School
Japanese American Cultural & Community Center
Los Angeles, CA

- Founded in 1971
  - Mission: "...promote Japanese and Japanese American arts and culture, community programs"
  - Staffing: 38 total employees
    - 22 General Programs
    - 16 Aratani / Japan America Theatre

- Constructed facility 1978-1983
  - Phase 1 completed in 1980
  - Phase 2 completed in 1983
  - Cost = $15 million at time of construction (approx. $37 million in 2006 dollars)
  - Initial capital campaign 1976-1983 included
    - Japanese-American individuals and businesses
    - Local government
    - U.S. foundations and corporations, and
    - Japanese businesses in the US and Japan.
  - Second capital campaign (1989) made possible retirement of remaining debt ($1 million).
Located in Little Tokyo, the historical heart of the Los Angeles Japanese American Community, the JACCC was the dream of visionary Issei and Nisei (first and second generation) Japanese American pioneers to create a permanent center for the community and its future generations.
Lessons Learned

- "Do your homework." Listen to what community (Asian and non-Asian) really wants. Can discover important details this way. Will change aspects of the design, but increases “buy-in” which is very important. Can provide leverage when fundraising.

- For pan-Asian organizations, board membership must be chosen very carefully to reflect the community represented.

- It is important to find the right person or persons to run the organization after it is initially established. They must be dedicated to the mission of the organization and willing to spend the hours needed to get it off the ground.

- Building strong community support is very important.
Economic Potential of AARC Site

• Strategic Location
  – SH 130, Hwy 183 completed
  – Amidst Asian population centers
  – North Austin and East Austin growth

• Economic Development Potential of Site
  – Retail to support residents on Cameron/Rundberg
  – Retail to support business park employees (e.g. City of Austin call center and other CoA offices adjacent to site)
  – Business/Entrepreneurship Center
  – Asian Cultural Training (Asian & non-Asian participants)

• Fiscal Impact Analysis will be performed after program elements and design have been completed
Retail Opportunities on Site

- **Retail Leakage in the Area**
  - 5 minute drive time (20,985 people)
    - Potential sales of $236 million
    - Only includes households (not employees)
  - 4 minute drive time
    - Estimated Actual Sales (of existing merchants) of $116 million

- **Surplus/Leakage**
  - $119 million
    - *potentially more with daytime employees*

- **Best retail Opportunities**
  - Restaurants (Asian themed) - $21 million leakage
  - Grocery Store (Asian themed) - $310 million leakage
Alternative Site/Property Approaches

Important Considerations of Development Scenarios

- How will each scenario affect the operation budget?
- Which scenario will give the AARC the most control over the entire development project (15 acres)?
- Which option best serves the Asian community & Northeast Austin?
- Which scenario is the most cost-effective?
Alternative Site/Property Approaches

- **Scenario 1: Full Public Use Facility/Site**
  All public purpose usage – educational, recreational, cultural – with full COA funding
  (multiple phases over time)

- **Scenario 2: Partial Public Use / Partial Private Use**
  Half of property designated for public purpose usage with remaining available for private/revenue generating development
  (multiple phases over time)

- **Scenario 3: Full Public / Private Development**
  All property designated by COA to AARC in a long-term lease, and AARC engages 3rd party entity to develop all public purpose and private/revenue generating components
  (implement full build-out)
Space Needs Assessment

Preliminary Findings
Programming – What has occurred so far?

Over the last three weeks we have interviewed the following NAAO member organizations:

- Asian American Employee Network
- Asian Construction Trades Association
- Austin Asian American Chamber of Commerce
- Austin Filipino American Association
- Austin Taiwanese Association
- Austin Taiwanese Chamber of Commerce
- Bangladesh Community of Austin
- Cambodian Foundation
- Chinese Society of Austin
- India Community Center
- Korean Community of Austin
- Pakistani American Association of Greater Austin
- SAHELI for Asian Families
- Sri Lankan Community of Austin
- Vietnamese American Community of Austin
We Learned from those meetings

- There are certain facilities that have consistently been asked for:
  - Event hall for several hundred people and larger
  - Meeting spaces of various sizes
  - Workspace to prepare for events
  - Kitchen for catering and/or full service cooking
  - Outdoor event space

- Certain organizations need dedicated space or they cannot exist at the proposed facility

- Some organizations have full-time or part-time staff that would need space at the proposed facility
# Needs Matrix

<table>
<thead>
<tr>
<th>Organization</th>
<th>Lg. Meeting Rooms (60p)</th>
<th>Sm. Meeting Rooms (12p)</th>
<th>Med. Meeting Rooms (20p)</th>
<th>Storage</th>
<th>Performance/Event Hall (150)</th>
<th>Access to Office Space</th>
<th>Classrooms</th>
<th>Outdoor Event Space</th>
<th>Permanent Exhibit Areas</th>
<th>Event Workspace Area</th>
<th>Catering Kitchen</th>
<th>Dedicated Office Space</th>
<th>Smaller Community Hall (300)</th>
<th>Dedicated Program Area</th>
<th>Dedicated Entry/Identity</th>
<th>Dedicated Client Space</th>
<th>Library</th>
<th>Plan Room</th>
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# Space Request after Programming Interviews

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<th>Department/Area</th>
<th>Usable Subtotals</th>
<th>Total Size</th>
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<td><strong>Shared Areas</strong></td>
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<tr>
<td>Shared Public Spaces</td>
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<td><strong>Subtotal AARC Shared Facilities</strong></td>
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<td><strong>Dedicated Areas</strong></td>
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<tr>
<td>Offices</td>
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<td>Dedicated Program Spaces</td>
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<td><strong>Subtotal Dedicated Areas</strong></td>
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<td><strong>Commercial Space</strong></td>
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<td>Childcare Facility</td>
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<td><strong>Subtotal Commercial Space</strong></td>
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<td><strong>Total Programmed Space</strong></td>
<td>41,855</td>
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<td>Programming Contingency (5%)</td>
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<td><strong>Total Assignable Space</strong></td>
<td>43,948</td>
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</tr>
<tr>
<td>Identified Non-Assignable Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Gross Area (70%)</strong></td>
<td>62,783</td>
<td></td>
</tr>
<tr>
<td>Name of Space</td>
<td>Occup.</td>
<td>Rooms/Areas</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>--------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Performance Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seating</td>
<td>1500</td>
<td>1 @ 22,500 sq.ft.</td>
</tr>
<tr>
<td>Stage</td>
<td></td>
<td>1 @ 600 sq.ft.</td>
</tr>
<tr>
<td>Sm. Storage</td>
<td></td>
<td>1 @ 100 sq.ft.</td>
</tr>
<tr>
<td>Lg. Storage</td>
<td></td>
<td>1 @ 300 sq.ft.</td>
</tr>
<tr>
<td>Audio/Visual</td>
<td></td>
<td>1 @ 100 sq.ft.</td>
</tr>
<tr>
<td>Welcome/Reception Center</td>
<td></td>
<td>1 @ 500 sq.ft.</td>
</tr>
<tr>
<td>Classrooms</td>
<td>25</td>
<td>10 @ 525 sq.ft.</td>
</tr>
<tr>
<td>Classroom Storage</td>
<td></td>
<td>5 @ 50 sq.ft.</td>
</tr>
<tr>
<td>Language Library</td>
<td></td>
<td>1 @ 500 sq.ft.</td>
</tr>
<tr>
<td>Exhibit Display Areas</td>
<td></td>
<td>20 @ 100 sq.ft.</td>
</tr>
<tr>
<td>Lg Meeting Room</td>
<td>75</td>
<td>1 @ 1.125 sq.ft.</td>
</tr>
<tr>
<td>Med. Meeting Room</td>
<td>30</td>
<td>2 @ 600 sq.ft.</td>
</tr>
<tr>
<td>Sm. Meeting Room</td>
<td>15</td>
<td>2 @ 375 sq.ft.</td>
</tr>
<tr>
<td>Shared Office Cubicles</td>
<td>1</td>
<td>20 @ 64 sq.ft.</td>
</tr>
<tr>
<td><strong>Total Sq. Ft.</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Where we go from here . . .

- Spaces requested need to be verified and adjusted if required
- Spaces need to be "right-sized" to the actual need of the organizations
- React to the market analysis with the proper commercial facilities that will provide income to the cultural center
- Phase the needs of the user organizations to match the budget

Because . . .
Reality Check

Current space requests of 63,000 square feet represent approximately $12 million of construction

Early Phasing Recommendations were:

Phase I – $8 Million
Phase II - $5 Million
Phase III - $10 Million
Phase IV - $7 Million
Preliminary Site Analysis & Conceptual Beginning
Austin, Texas - Site Location
Austin, Texas - Site Location
Austin, Texas - Site Location

SH 130

1 mile Radius
Austin, Texas - Site Location

SH 130

1 mile Radius
2 mile Radius
5 mile Radius
Little Walnut Creek and Gus Garcia Park
Existing Bike Paths

Austin Bicycle Map

Usability Ratings for Existing Facilities

<table>
<thead>
<tr>
<th>Usability Rating Levels*</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Street reasonably easy for all types of bicyclists (except children under 10)</td>
</tr>
<tr>
<td>Moderate</td>
<td>Street can accommodate experienced and occasional bicyclists, and/or may need to accommodate youth bicyclists</td>
</tr>
<tr>
<td>Low</td>
<td>Experienced bicyclists use caution, not recommended for casual and youth bicyclists. Street may function as a barrier to bicyclists.</td>
</tr>
</tbody>
</table>
Future Home to the AARC
Utilities

- Water line
- Wastewater line
Survey of Existing Trees
Adjacent Neighbors
Cultivating a Sense of Place
Community Visual Impressions
(Our Top 10 List)
Community Visual Impressions

# 10

No. 3

3
Community Visual Impressions

# 9

No. 32
Community Visual Impressions

# 7

No. 36
Community Visual Impressions

# 6

No. 4
Community Visual Impressions

# 5

No. 15
Community Visual Impressions

# 4

No. 11
Community Visual Impressions

# 3
Community Visual Impressions

# 2

No. 25
VISION
A Center that will increase commerce and Showcase the best of Asian culture

- To educate;
- To congregate;
- And to celebrate the heritage
Planning Principals

- Create a campus environment that supports an effective union between the cultural aspects and increases in commerce.

- Integrate the natural and physical aspects of the site with a mixture of local and Asian influences.

- Plan a campus that is inherently flexible in order to accommodate the future, unforeseen success of AARC.
Opportunities & Constraints — Existing Site
Opportunities & Constraints - Topography
Opportunities & Constraints — High Points / Views
Concept Diagram – Natural Areas (Cultural Education)
Phase 1: Process Development & Goal Setting

Phase 2: Information Gathering & Analysis

Phase 3: Preliminary Master Plan

Phase 4: Implementation Plan
Process is as important as Product

Texas State plans for growth

Faced with rising enrollment, university crafting master plan

BY KELSEY GREERWOOD

Texas State University-San Marcos is embarking on a 10-year master plan for the campus, which one official says is "bursting at the seams."

The university's Board of Regents was scheduled to meet May 7 with the master plan committee to choose several companies that will craft the master plan. The committee has recommended:
- Austin-based Broadbents & Associates Inc., a construction project management firm.
- Baltimore architecture firm Ayers/Saint/Gross Architects + Planners.
- Austin-based landscape architect Robert J. Anderson.
- Utility infrastructure firm Shah Smith and Associates of Austin.
- WTW Transportation Engineering Consultants Inc., a transportation consulting firm in Austin.
- Civil engineering firm Jaster-Quintana & Associates Inc. of Dallas.

The master plan is expected to be completed by May 2009, it will identify building, infrastructure and site needs. Gerald Hilt, vice president for university advancement, says the master plan will focus on how the university can accommodate student population growth.

See UNIVERSITY, page 431
Process is as important as Product

Next Workshop: Saturday, Sept. 23rd
10:30 am - 12:00 pm
Austin City Hall
301 West 2nd Street
The Boards & Commissions Room 1101

Don't miss your chance to get involved!
Please come to the next Community Workshop and voice your opinion.

Sat., Oct. 28
10:00 am.
Products which are easily understood and broadly supported
QUESTIONS & DISCUSSION

For further information:

www.AARCMasterplan.com

Schiller Liao  Chair, AARC Sub-Committee
(512) 499-4697  SL1206@sbcglobal.net

Next Workshop: Oct 28

Broaddus & Associates