

SEPTEMBER 19, 2019

ADLER AMENDMENT V2 TO RESOLUTION V3

RESOLUTION NO.

WHEREAS, the City conducted public engagement from July 2018 to May 2019, to learn from the community what they hoped to see in an expansion of the Asian American Resource Center (AARC); and

WHEREAS, the stakeholders in this process specifically cited public-private partnerships (P3s), senior housing, and other elements that are not directly reflected in the AARC Master Plan; and

WHEREAS, P3s are noted in the Austin Strategic Housing Blueprint as a collaborative approach that can yield public benefits without spending public subsidies; and

WHEREAS, the City owns not only the property on which the AARC is located, but also the adjacent property to the south known as the Rutherford Lane Campus, covering over 47 acres of City-owned property (collectively referred to as the Rutherford/AARC Campus); and

WHEREAS, the Rutherford and the AARC Campus are located within an area designated as Job Center in the Imagine Austin Growth Concept Map; and

20 **WHEREAS**, the Rutherford and the AARC Campus sit at the intersection of Cameron
21 Road and Rutherford Lane, roads identified as Transit Priority Network (TPN) corridors in
22 the adopted Austin Strategic Mobility Plan (ASMP); and

23 **WHEREAS**, the ASMP calls for transit-supportive densities along TPN corridors,
24 encourages employers to locate near public transportation by siting employment-intensive
25 commercial uses along TPN corridors, and facilitates social interaction by encouraging
26 mixed-use developments that are served by multiple transportation modes with active ground
27 floor uses and welcoming public spaces; and

28 **WHEREAS**, the City’s internal Strategic Facilities Governance Team is currently
29 looking across all City facility needs and leases to analyze and recommend facility strategies
30 to maximize the use of City resources; and

31 **WHEREAS**, given the demands on all City resources, the City Council values the
32 approach of maximizing the use of City-owned property for the benefit of the City and the
33 community; **NOW, THEREFORE,**

34 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

35 The City Manager is directed to initiate a process for redevelopment of the Rutherford
36 Lane Campus, including consideration of current and future City facility needs and private
37 development opportunities.

38 **BE IT FURTHER RESOLVED:**

9 The City Manager should consider ~~expanding~~ integrating the AARC Master Plan ~~to~~
10 include with a redevelopment plan for the Rutherford Lane Campus, maintaining the AARC
11 Plan priorities, and identifying improvements made possible by a larger redevelopment
12 project, including:

- 13 1. Continuing PARD's role as operator of the AARC;
- 14 2. Sharing parking on the Rutherford Lane Campus to potentially reduce the
15 surface parking requirements thereby creating more community space on the
16 AARC site;
- 17 3. Considering underground drainage infrastructure to serve the Rutherford and
18 the AARC Campus, thereby creating a more cohesive development;
- 19 4. Integrating retail and/or office space into the Rutherford or AARC Campus;
20 and
- 21 5. Incorporating placemaking principles that add value to the neighborhood and
22 on-site users.
- 23 6. Incorporating functional and flexible performing arts space on the AARC
24 Campus
- 25 7. Exploring the viability of on-site senior housing

26 **BE IT FURTHER RESOLVED:**

27 The City Manager should explore various funding sources and methods for delivering
28 a multi-use campus, including but not limited to:

- 59 1. Establishing public-private partnerships with the potential to generate capital or
60 operating revenues for AARC, on-site facilities, and the general City budget;
61 2. Utilize an economic development corporation; and
62 3. Issuing debt and other financing mechanisms.

63 **BE IT FURTHER RESOLVED:**

64 In conjunction with the Strategic Facilities Governance Team recommendations, the
65 City Manager is directed to return to Council with a proposal to ~~incorporate~~ integrate the
66 AARC Master Plan with or into a larger consolidated plan for the entire Rutherford and
67 AARC Campus that maintains the priorities of the AARC, no later than winter 2019.

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71 **ADOPTED:** _____, 2019

ATTEST: _____

Jannette S. Goodall
Secretary