

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

PARC focused on adding uses that complement

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



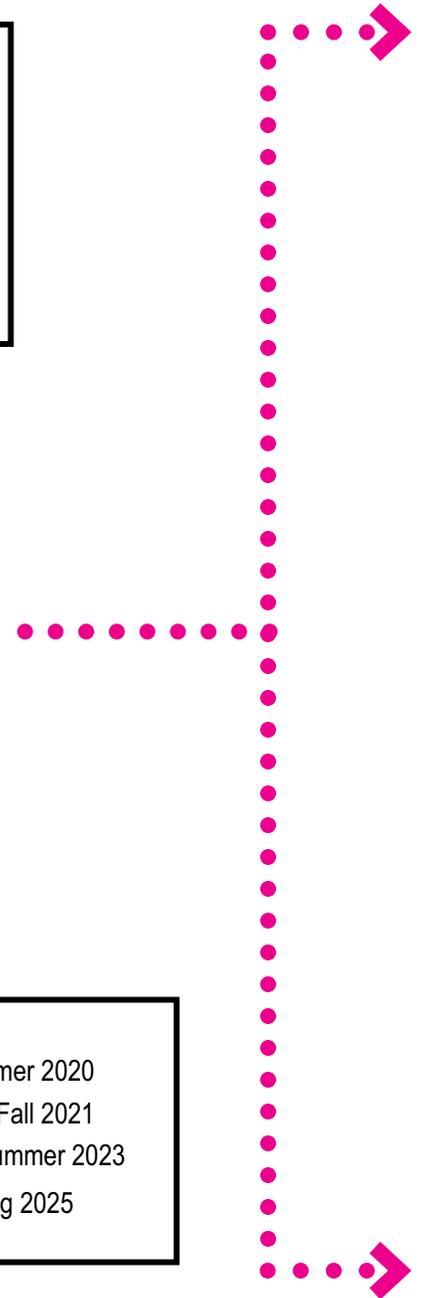
Where We Are Now

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

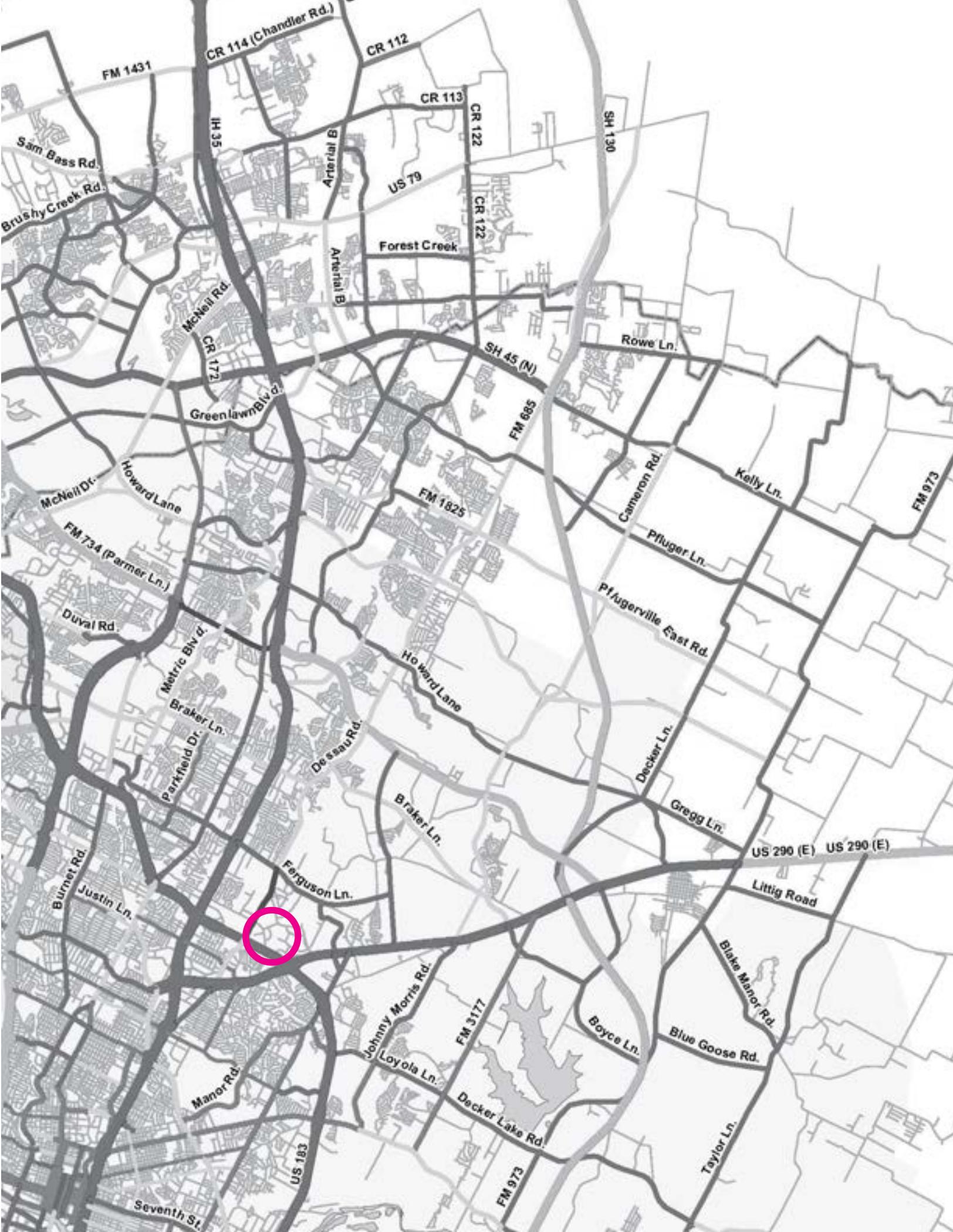
Anticipated Timeline - October 2018 to June 2019

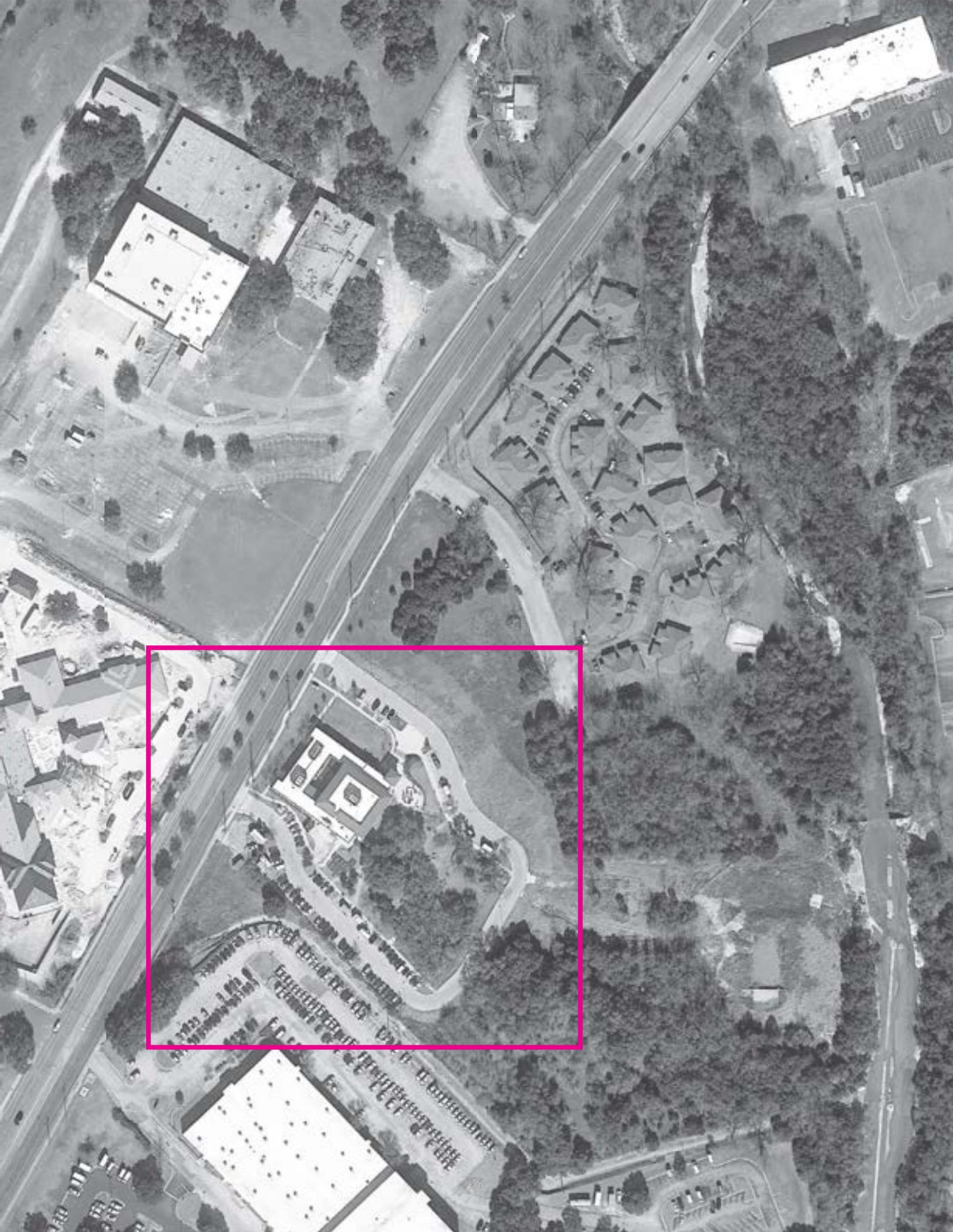


Site Analysis



Adjacent Neighbors





Site Photos







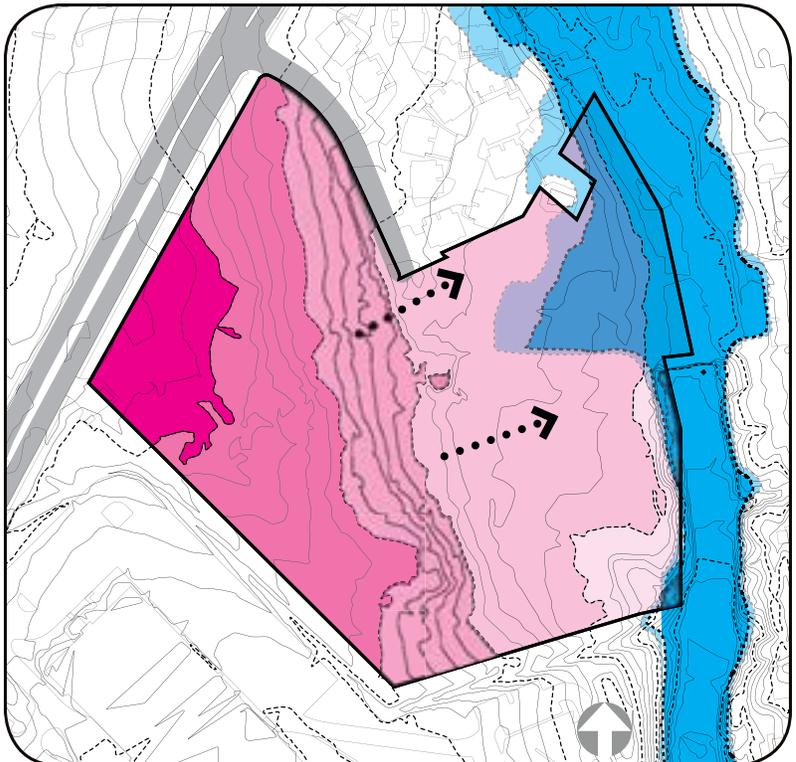
Current and future AARC site

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



Existing condition & Circulation

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

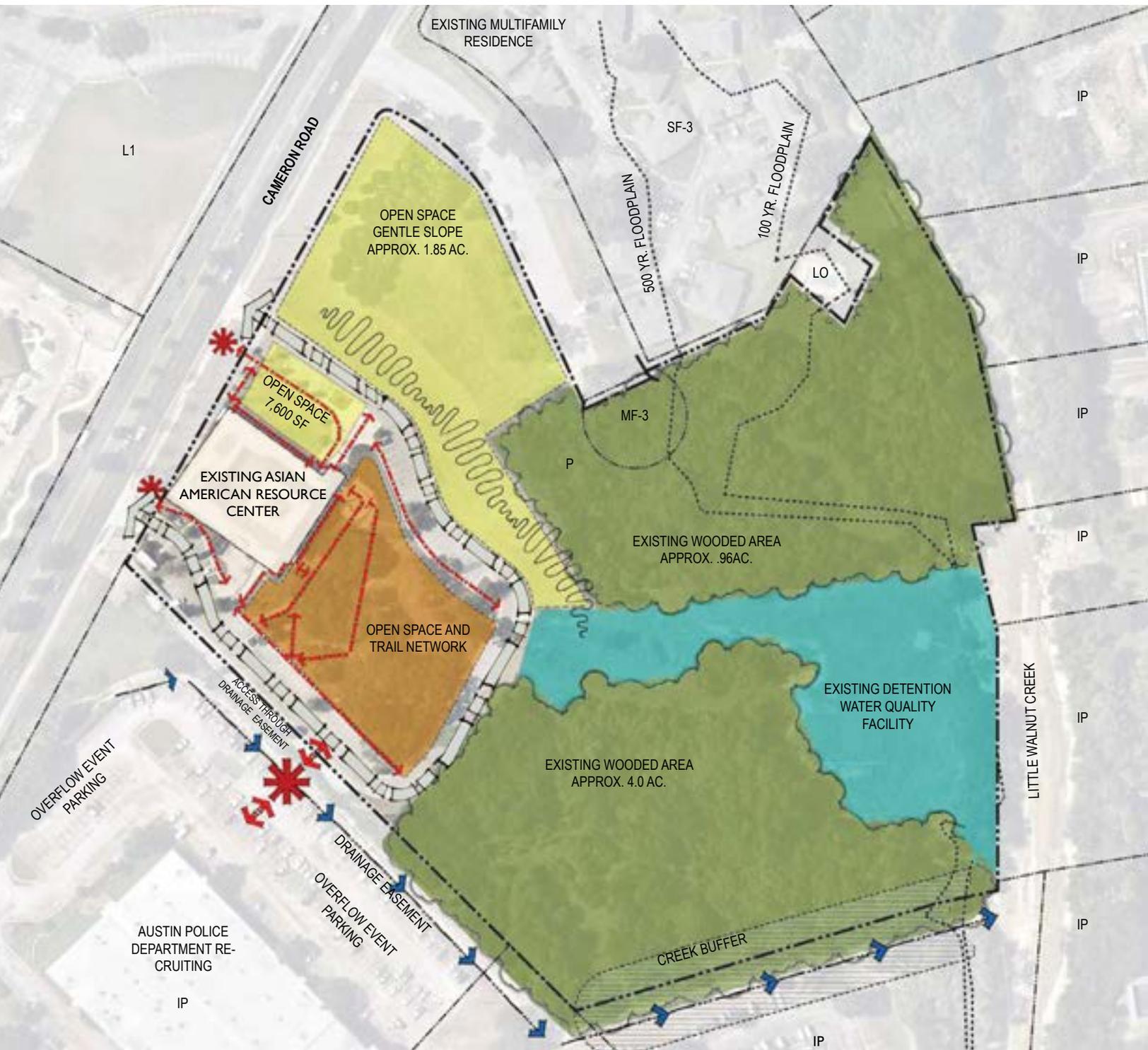


Typography/Drainage

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

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Part 2

Community Engagement

Community Engagement



Community Meeting #1

Photos





FEASIBILITY STUDY #1

**Asian American Resource Center
Added Program**

Building Program Options

- Theatre
- Dressing/Green Rooms
- Theatre Storage Room
- Exhibition/Gallery Space
- Art Studios
- Offices: ±4 Total
- Cafe/Concessions/Vending Machines
- Classrooms
- Storage Rooms: 3 Large, 1 Small & 1 Art
- Medium Meeting Space
- Lobby/Reception Area
- Restrooms: Mens, Womens & Family
- Janitor Room

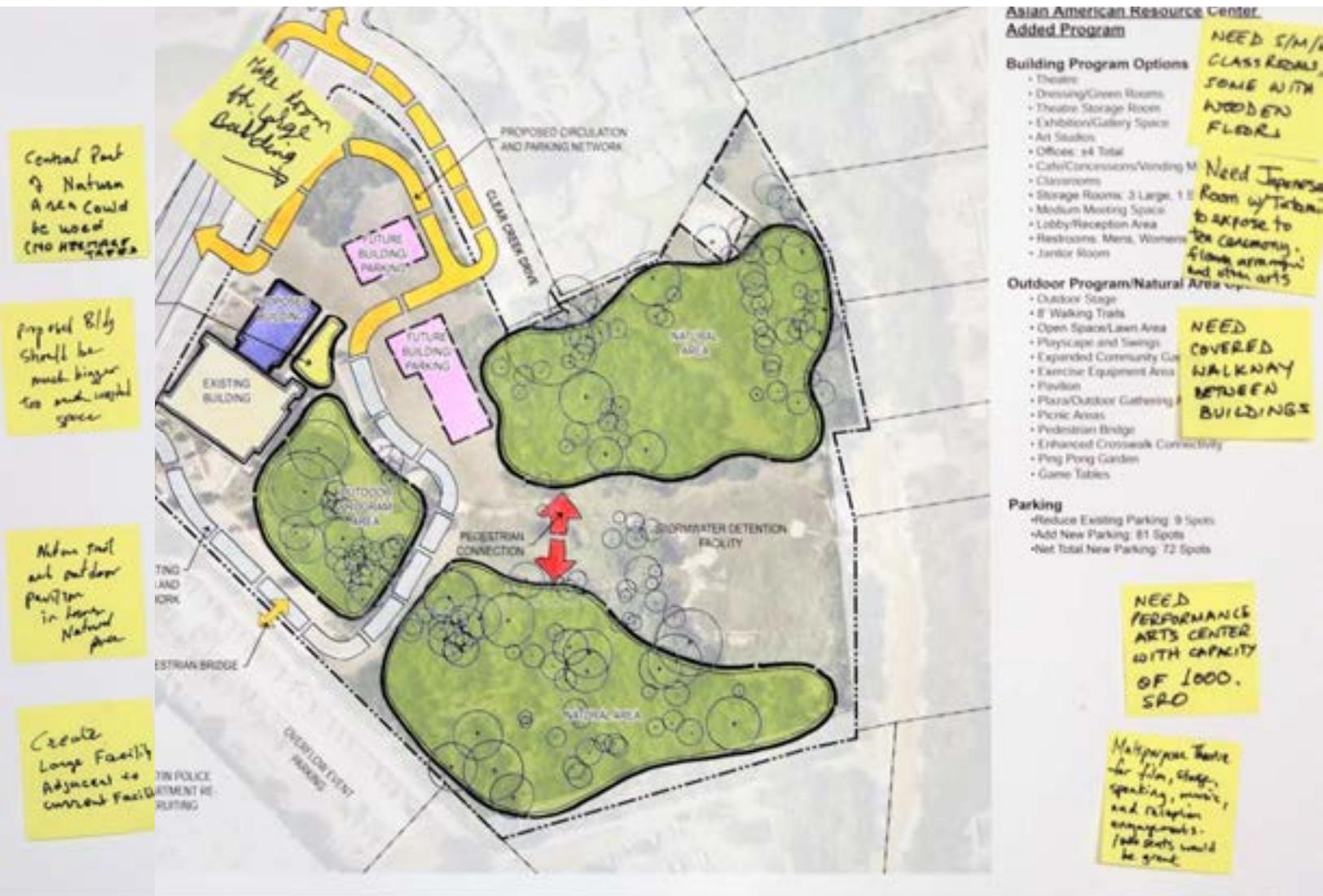
Outdoor Program/Natural Area Options

- Outdoor Stage
- 8' Walking Trails
- Open Space/Lawn Area
- Playscape and Swings
- Expanded Community Garden
- Exercise Equipment Area
- Pavilion
- Plaza/Outdoor Gathering Area
- Picnic Areas
- Pedestrian Bridge
- Enhanced Crosswalk Connectivity
- Ping Pong Garden
- Game Tables

Parking

- Reduce Existing Parking: 9 Spots
- Add New Parking: 81 Spots
- Net Total New Parking: 72 Spots





Comments

1. Maximize building space combine with #2 Amenities

FEASIBILITY STUDY #2



**Asian American Resource Center
Added Program**

Building Program Options

- Theatre
- Dressing/Green Rooms
- Theatre Storage Room
- Exhibition/Gallery Space
- Art Studios
- Offices: 64 Total
- Cafe/Concessions/Wending Machines
- Classrooms
- Storage Rooms: 3 Large, 1 Small & 1 Art
- Medium Meeting Space
- Lobby/Reception Area
- Restrooms: Mens, Womens & Family
- Janitor Room

Outdoor Program/Natural Area Options

- Outdoor Stage
- 8' Walking Trails
- Open Space/Lawn Area
- Playscape and Swings
- Expanded Community Garden
- Exercise Equipment Area
- Pavilion
- Plaza/Outdoor Gathering Area
- Picnic Areas
- Pedestrian Bridge
- Enhanced Crosswalk Connectivity
- Ping Pong Garden
- Game Tables

Parking

- Reduce Existing Parking: 27 Spots
- Add New Parking: 81 Spots
- Net Total New Parking: 54 Spots



Comments

- 54 parking space is not enough, maybe 100+ parking spaces
- Larger Building instead of outdoor program areas.
- Maximize functional space, instead of outdoor program area by new building
- Make room for large building
- Maximize functional space, instead of outdoor program area

FEASIBILITY STUDY #3



Asian American Resource Center Added Program

Building Program Options

- Theatre
- Dressing/Green Rooms
- Theatre Storage Room
- Exhibition/Gallery Space
- Art Studios
- Offices: 4 Total
- Cafe/Concessions/Vending Machines
- Classrooms
- Storage Rooms: 3 Large, 1 Small & 1 Art
- Medium Meeting Space
- Lobby/Reception Area
- Restrooms: Mens, Womens & Family
- Janitor Room

Outdoor Program/Natural Area Options

- Outdoor Stage
- 8' Walking Trails
- Open Space/Lawn Area
- Playscape and Swings
- Expanded Community Garden
- Exercise Equipment Area
- Pavilion
- Plaza/Outdoor Gathering Area
- Picnic Areas
- Pedestrian Bridge
- Enhanced Crosswalk Connectivity
- Ping Pong Garden
- Game Tables

Parking

- New Parking: 71 Spots



**Asian American Resource Center
Added Program**

- Building Program Options**
- Theatre
 - Dressing/Green Rooms
 - Theatre Storage Room
 - Exhibition/Gallery Space
 - Art Studios
 - Offices: 14 Total
 - Cafe/Concessions/Vending Machines
 - Classrooms
 - Storage Rooms: 3 Large, 1 Small & 1 Art
 - Medium Meeting Space
 - Lobby/Reception Area
 - Restrooms: Mens, Womens & Family
 - Janitor Room

- Outdoor Program/Natural Area Options**
- Outdoor Stage
 - 8' Walking Trails
 - Open Space/Lawn Area
 - Playscape and Swings
 - Expanded Community Garden
 - Exercise Equipment Area
 - Pavilion
 - Plaza/Outdoor Gathering Area
 - Picnic Areas
 - Pedestrian Bridge
 - Enhanced Crosswalk Connectivity
 - Ping Pong Garden
 - Game Tables

Parking
-New Parking: 71 Spots

Comments

1. Proposed building should be much bigger, too much wasted space
2. Create large facility adjacent to current facilities

FEEDBACK SUMMARY

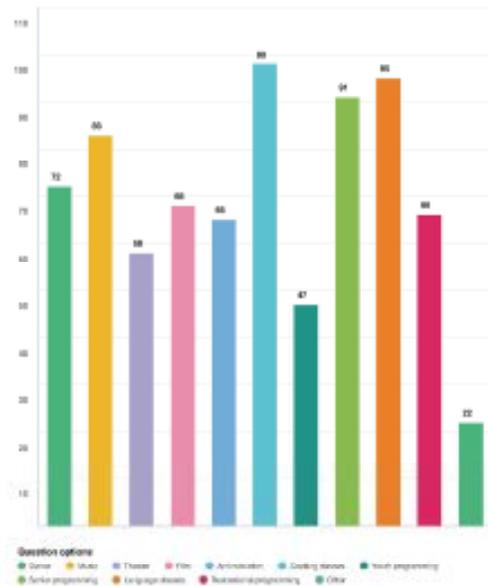
Indoor Space Priorities

1. Performance theater (300-500 sloped seats) – 43.8%
2. Senior Housing – 20.9%
3. Additional Classrooms – 12.6%
4. Additional Meeting Rooms – 7.9%
5. Asian Art Studios/Stores – 5.2%
6. Additional Exhibit Space – 4.5%
7. Additional Office Spaces – 3.1%
8. Others – 2.1%

Outdoor Space Priorities

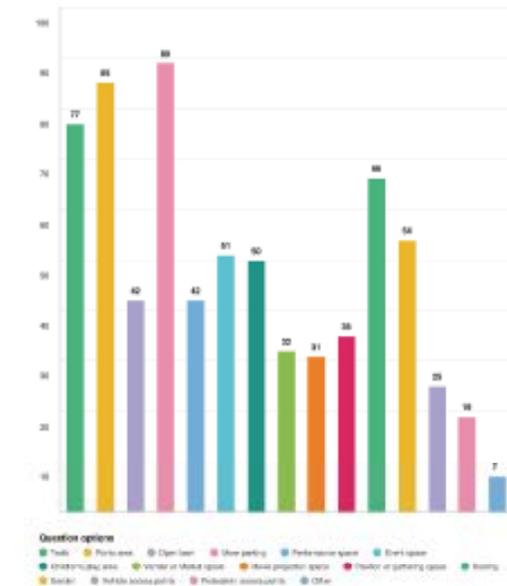
1. Additional Parking Spaces – 52.7%
2. Asian Style Street – 12.3%
3. Outdoor Tai-Chi/ Chi-Gong/ Meditation Space – 11.6%
4. Outdoor Picnic Areas – 10.2%
5. Outdoor Amphitheater – 9.3%
6. Outdoor Art Exhibit Spaces – 3.9%

What type of Programming would you like to see more of at the AARC?



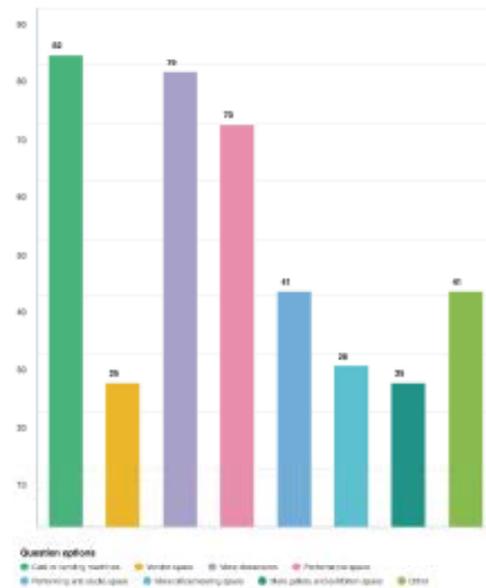
98% Cooking classes
91% Senior Programming
95% Language Classes
202 survey responses

What additional outdoor space amenities would you like to see added at the AARC?



85% More Parking
85% Picnic area
77% Trails
197 survey responses

What new structure or spaces would you like to added at the AARC?



82% Cafe/ Vending Machine
79% More Classrooms
70% Performance Space
196 survey responses



Community Meeting #2



The community was provided with opportunities to review the comments from Community Meeting #1, Small Group Discussions, and results from the community survey alongside the survey conducted by NAAO in 2017. From these comments and results, Master Planning Values were derived. Community members were asked to add any additional comments they had and to provide feedback on the Master Planning Values.

Master Planning Values

- Future plans should advance the mission and vision of the center as a cultural and life-enhancing space.
- To cultivate cross cultural Asian American experiences.
- To create opportunities for intergenerational experiences both indoors and outdoors.
- The space should be flexible; capable of supporting a wide range of programming with a priority for cultural arts and active life activities.
- Design should reflect Asian American identities.
- New development must meet the present and future needs of staff (offices, storage, meeting space).
- Acknowledge and incorporate previous planning processes to the maximum extent possible.
- Use sustainable planning practices to take full advantage of current and future resources and funding.

Board Comments

Under Senior Programs:

“Increased activities in more accessible areas in District 6”

“Intergenerational Programming

Under Senior Meals:

“Again, Senior family to be at ...[cannot read note on board]

Under Transportation:

“Why are seniors having to be bused 20 mi. from their houses for services?”

Under Kitchen:

“Demo kitchen for classes” (3)

Under Physical Activity:

“Low cost/free coaching for kids. Sliding scale.

“Divided Activity Room for classrooms is a high priority”

Under Meeting Space/Classrooms/Programs in General

“Need 15 classrooms for language schools”

“Social services – connecting to mainstream providers and govt benefits”

“What else would you like to see?”

“Smaller event spaces outside of ballroom”

“More medium size classrooms”

“Inclusivity!!! AAPI – Didn’t see this in presentation”

“Asian Street needs to be more inclusive South Asian friends”

“Asian street – keep in mind countries do not equal cultures”

“Services for new immigrants and refugees. More space for more nonprofits”

“After school programming (safe spaces for youth)

Under Outdoor Uses “More garden beds!”

“Labyrinth for mediation (walking)

“Promenade”

Under Other

“Need drinking fountain (hot water)”

“Need crochet class for seniors”

Under Indoor Space Priorities

“The survey result seems to be very important.”

Community Meeting #3

PLAN LEGEND

- ① PERFORMING ARTS SPACE (8,000-12,000sf)
 - Theater Proscenium
 - Dressing/Green Rooms
 - Storage
 - Exhibition/Gallery Space
 - Entry/Lobby
 - Box Office
 - Projection
- ② 2 STORY BUILDING (6,000-9,000 sf)
 - Upper Level
 - Studio Space
 - Meeting Space
 - Lower Level
 - Office Space
 - Storage
- ③ 2 STORY BUILDING (6,000-9,000 sf)
 - Upper Level
 - Office Space
 - Classroom Space
 - Storage
 - Cafe/Vending
 - Lower Level
 - Classroom Space
 - Meeting Space
 - Library
- ④ STAGE/ PAVILION (1,600sf)
- ⑤ ASIA STREET / EVENT COURT
 - (14,000sf - 1,200 people)
 - Market Space
 - Formal Events
 - Art Display
- ⑥ FORMAL ENTRY GATE & WALL
- ⑦ ARRIVAL FEATURE
- ⑧ ROCKERY AT GRADE CHANGE
- ⑨ EVENT & ACTIVITY LAWN (23,000sf - 2,000 people)
- ⑩ EXERCISE EQUIPMENT AREA
- ⑪ SCULPTURE GARDEN
- ⑫ NATURE PLAY AREA
- ⑬ WATER QUALITY/ DETENTION WET POND
- ⑭ CLEAR CREEK DRIVE ENTRY SCULPTURE
- ⑮ LEARNING GARDEN
- ⑯ COMMUNITY GARDEN & OUTDOOR KITCHEN
- ⑰ VEHICULAR & PEDESTRIAN BRIDGES
- ⑱ SCENIC VIEW GARDEN
- ⑲ FUTURE DEVELOPMENT AREA
- ⑳ LITTLE WALNUT CREEK OVERLOOK
- ㉑ RIPARIAN GARDEN WITH BOARDWALK
- ㉒ PICNIC AREAS
- ㉓ OUTDOOR GAME & PICNIC PAVILION

PARKING

	REQUIRED	PROVIDED
EXISTING	32	91
PROPOSED	164	164

VISION

The vision is to empower Austin's diverse communities through cultural understanding and life-enhancing opportunities.

MISSION

The mission of the Asian American Resource Center (AARC) is to provide spaces, services, resources, and programs through an Asian American Pacific Islander perspective.



PLAN LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ① PERFORMING ARTS SPACE (8,000-12,000 sf) <ul style="list-style-type: none"> - Theater Proscenium - Dressing/Green Rooms - Storage - Exhibition/Gallery Space - Entry/Lobby - Box Office - Projection ② BUILDING (6,000-9,000 sf) <ul style="list-style-type: none"> - Studio Space - Meeting Space - Office Space - Storage ③ BUILDING (6,000-9,000 sf) <ul style="list-style-type: none"> - Office Space - Classroom Space - Cafe/Vending - Classroom Space - Meeting Space ④ STAGE/ PAVILION (1,500 sf) ⑤ ASIA STREET / EVENT COURT <ul style="list-style-type: none"> - (20,500sf - 2,000 people) - Market Space - Formal Events - Art Display ⑥ FORMAL ENTRY GATE ⑦ ARRIVAL FEATURE | <ul style="list-style-type: none"> ⑧ ROCKERY AT GRADE CHANGE ⑨ EVENT & ACTIVITY LAWN (18,000sf - 1,600 people) ⑩ EXERCISE EQUIPMENT AREA ⑪ SCULPTURE GARDEN ⑫ NATURE PLAY AREA ⑬ WATER QUALITY/ DETENTION WET POND ⑭ CLEAR CREEK DRIVE ENTRY MURAL WALL ⑮ TEA HOUSE / EXHIBIT HALL ⑯ COMMUNITY GARDEN & OUTDOOR KITCHEN ⑰ VEHICULAR & PEDESTRIAN BRIDGES ⑱ SCENIC VIEW GARDEN ⑲ FUTURE DEVELOPMENT AREA ⑳ LITTLE WALNUT CREEK OVERLOOK ㉑ RIPARIAN GARDEN ㉒ PICNIC AREAS ㉓ OUTDOOR GAME AREA ㉔ BUILDING ADDITION <ul style="list-style-type: none"> - Meeting Rooms - Library |
|--|--|

PARKING

	REQUIRED	PROVIDED
EXISTING	32	91
PROPOSED	164	177

VISION

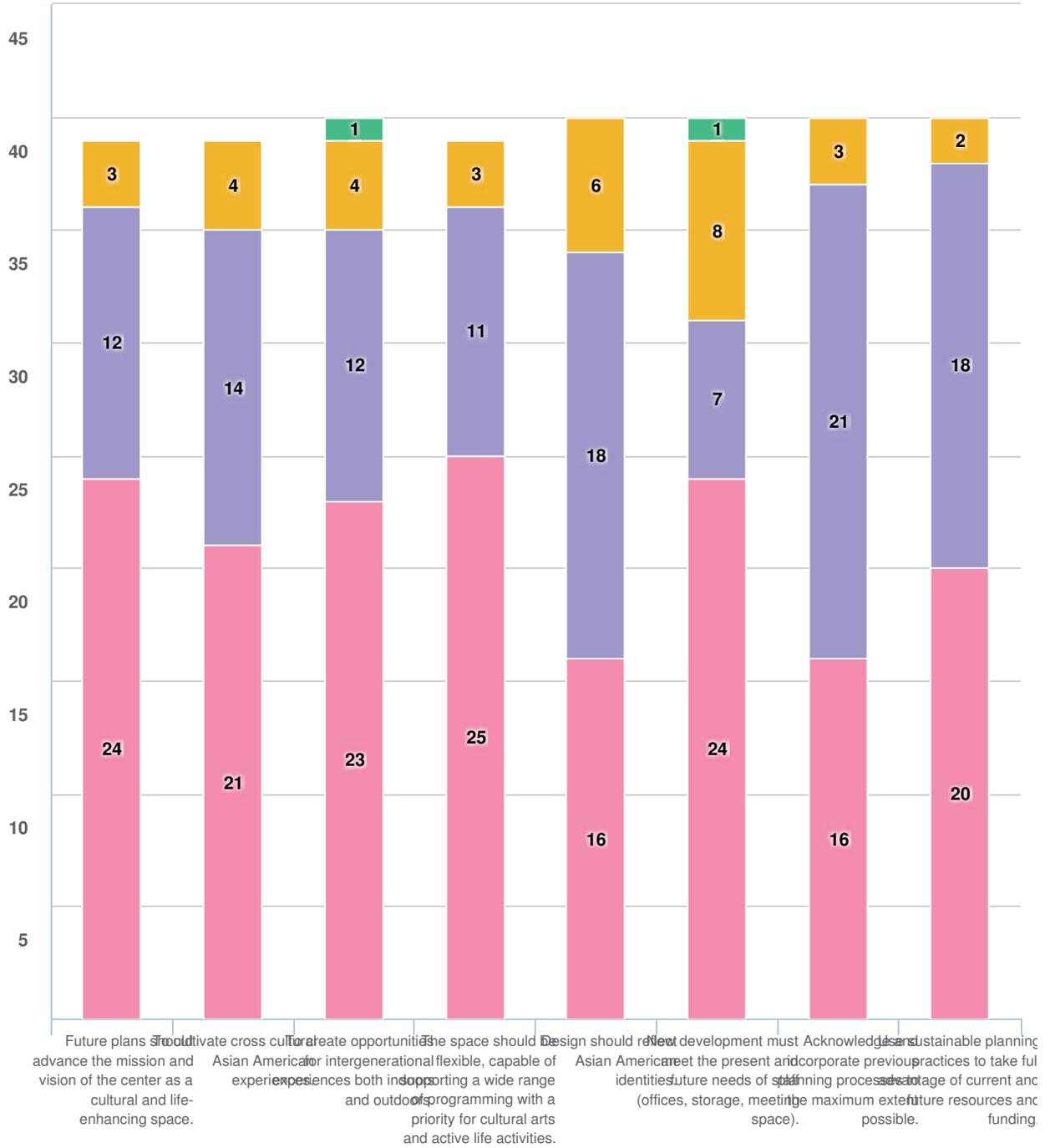
The vision is to empower Austin's diverse communities through cultural understanding and life-enhancing opportunities.

MISSION

The mission of the Asian American Resource Center (AARC) is to provide spaces, services, resources, and programs through an Asian American Pacific Islander perspective.



Q1 Please rank how well Concept A responds to each of the following values statements.

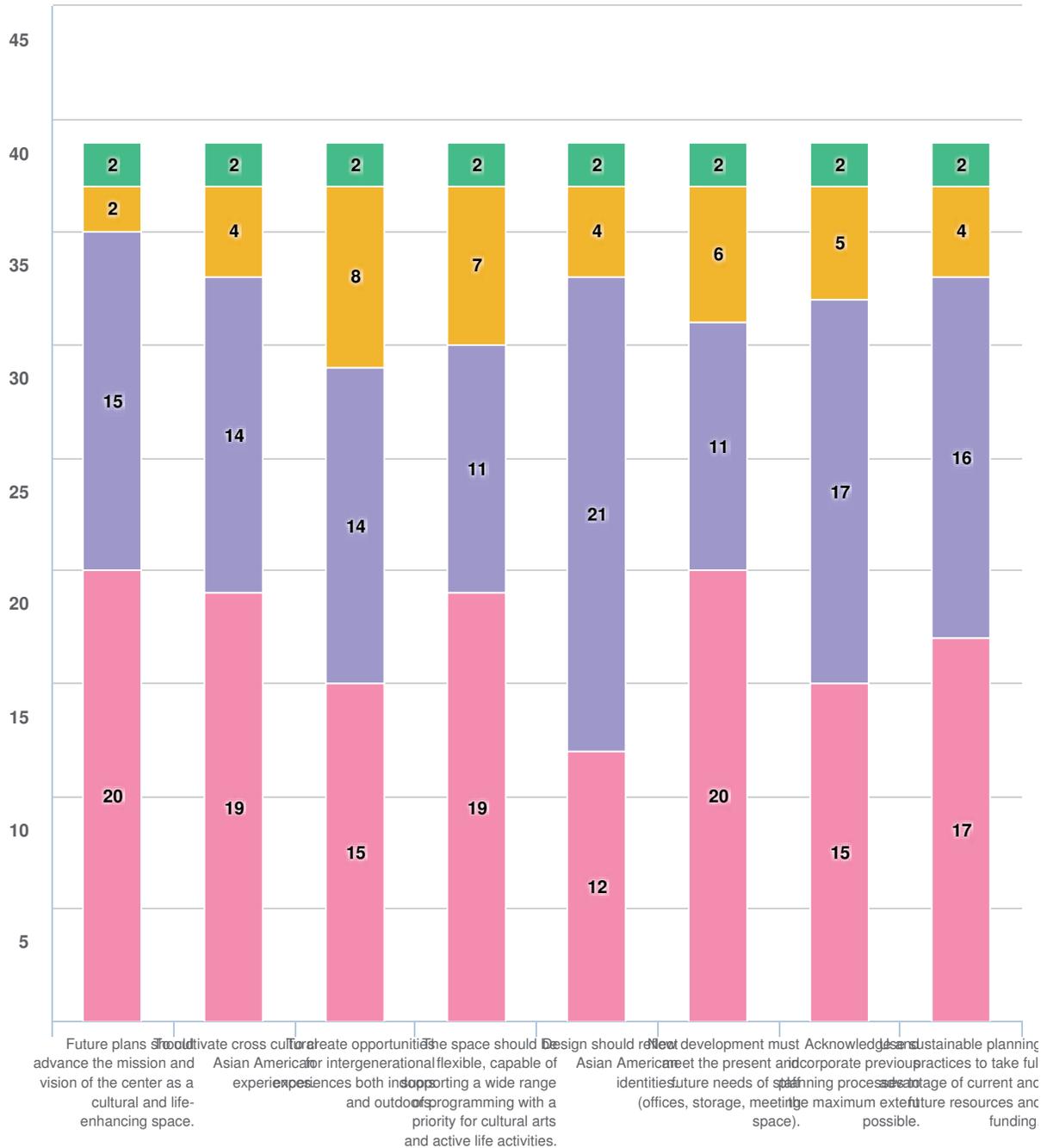


Question options

● Not at all
 ● Somewhat
 ● Well
 ● Very Well

Optional question (40 responses, 8 skipped)

Q3 Please rank how well Concept B responds to each of the following values statements.



Question options

- Not at all
- Somewhat
- Well
- Very Well

Optional question (39 responses, 9 skipped)

Community Meeting #4





PLAN LEGEND

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> ❶ EXISTING BUILDING PHASE 1 ❷ PERFORMING ARTS & GALLERY SPACE (15,000sf) CLASSROOM /STUDIO SPACE (7,400sf) PHASE 2 ❸ 2 STORY BUILDING (15,000-22,500 sf) PHASE 3 | <ul style="list-style-type: none"> ❹ STAGE/ PAVILION (1,600sf) ❺ MAIN ENTRY & DROP OFF ❻ EVENT COURT - (14,000sf - 1,400 people) ❼ FORMAL GARDEN AT GRADE CHANGE ❽ EVENT & ACTIVITY LAWN (18,000sf - 1,600 people) ❾ EXERCISE EQUIPMENT AREA ❿ SCULPTURE GARDEN ⓫ NATURE PLAY AREA | <ul style="list-style-type: none"> ⓬ WATER QUALITY/ DETENTION WET POND ⓭ PLAY FIELD ⓮ COMMUNITY GARDEN ⓯ PAVILION ⓰ PEDESTRIAN BRIDGE ⓱ VEHICULAR BRIDGE ⓲ NATURAL GARDEN | <ul style="list-style-type: none"> ⓳ FUTURE DEVELOPMENT ⓴ LITTLE WALNUT CREEK OVERLOOK ⓵ BOARDWALK ⓶ PICNIC AREAS ⓷ NATURE TRAIL ⓸ STRUCTURED VIEWPOINT ⓹ TEA HOUSE / MEDITATION ROOM |
|--|--|--|--|

Updated later



PLAN LEGEND

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1 EXISTING BUILDING PHASE 1 2 PERFORMING ARTS & GALLERY SPACE (15,000sf)
CLASSROOM /STUDIO SPACE (7,400sf)
PHASE 2 3 STAGE/PAVILION (1,600sf) | <ul style="list-style-type: none"> 4 MAIN ENTRY & DROP OFF 5 EVENT COURT - (10,000sf - 1,000 people) 6 EVENT & ACTIVITY LAWN (18,000sf - 1,800 people) 7 EXERCISE EQUIPMENT AREA | <ul style="list-style-type: none"> 8 PEDESTRIAN BRIDGE 9 PICNIC AREAS 10 EXISTING POND |
|---|--|---|





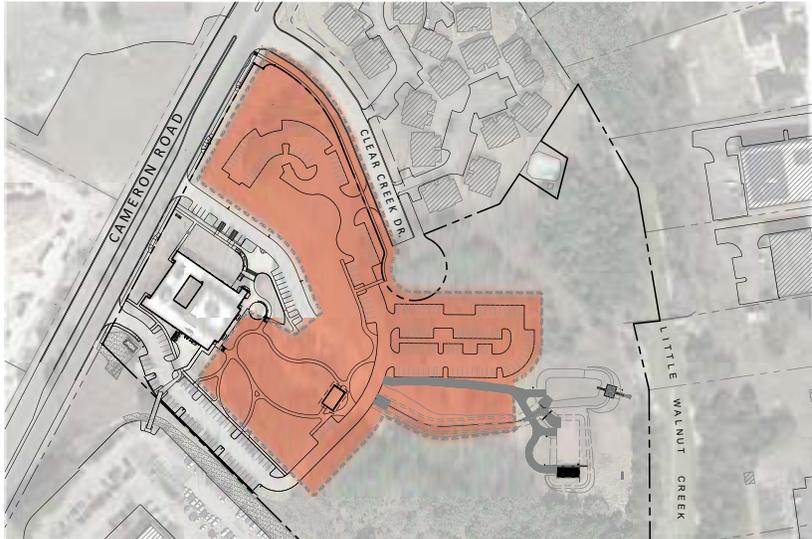
LOWER LEVEL PLAN



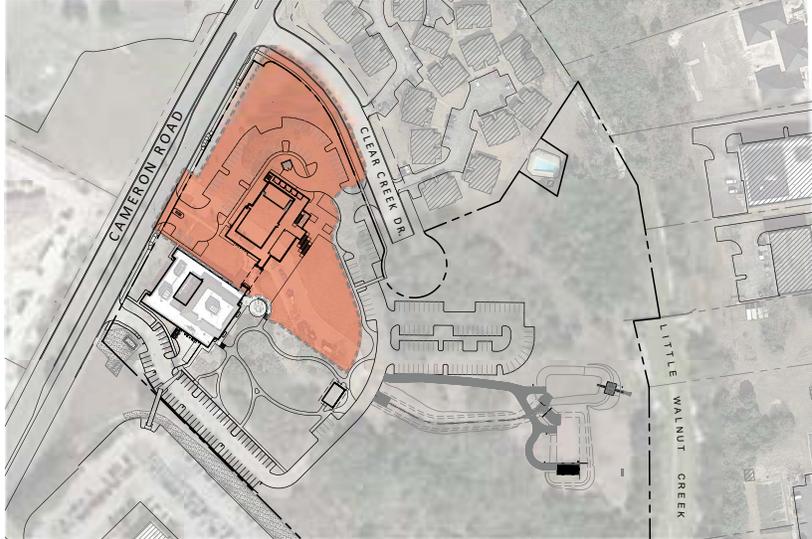
MAIN LEVEL PLAN



CONSTRUCTION AREA A



CONSTRUCTION AREA B



CONSTRUCTION AREA C

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Part 3

Inspiration Images

Architectural Program

Master Plan

Project Costs

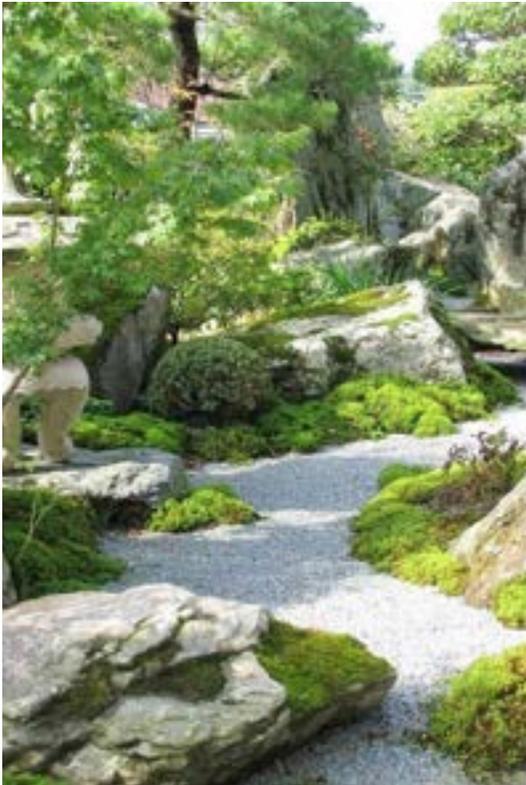
Appendix

Inspiration Images

GARDENS



Rock Garden



Rock Garden



Arrival Feature



Designated Display Areas

GARDENS



Community Garden



Composed View Garden

ACTIVITY & EDUCATION BUILDING



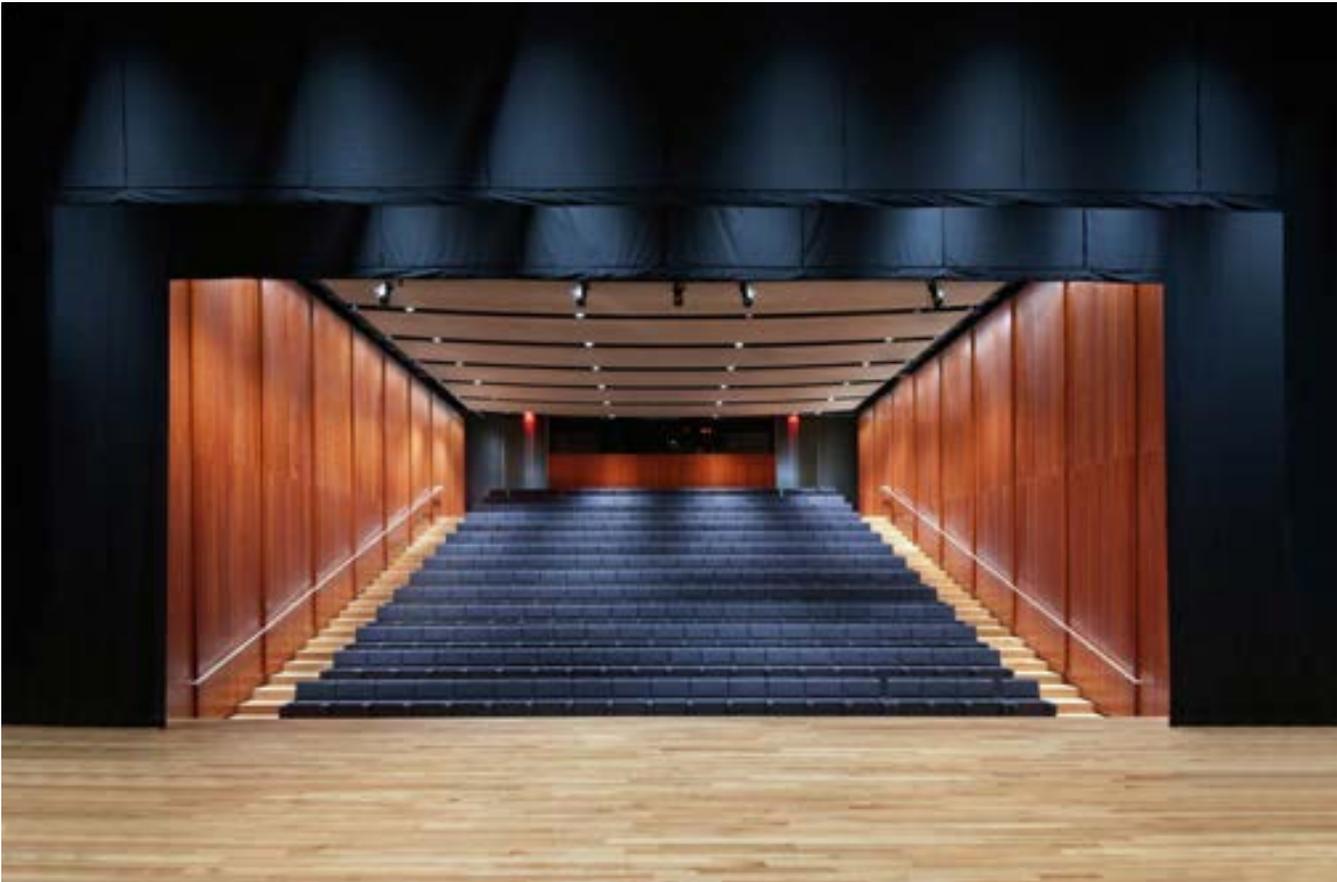
PERFORMING ART BUILDING



Performance Space



Gallery Space



Performance Space

ASIAN PROMENADE/EVENT PLAZA



Promenade



Event Plaza



STAGE/PAVILION/EVENT LAWN



Stage



Evening Festivals



Pavilion



Preserve Trees



Festivals

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden



Tea House Gallery



Tea House Gallery

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden



Tea House Gallery



Tea House Gallery

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden



Tea House Gallery



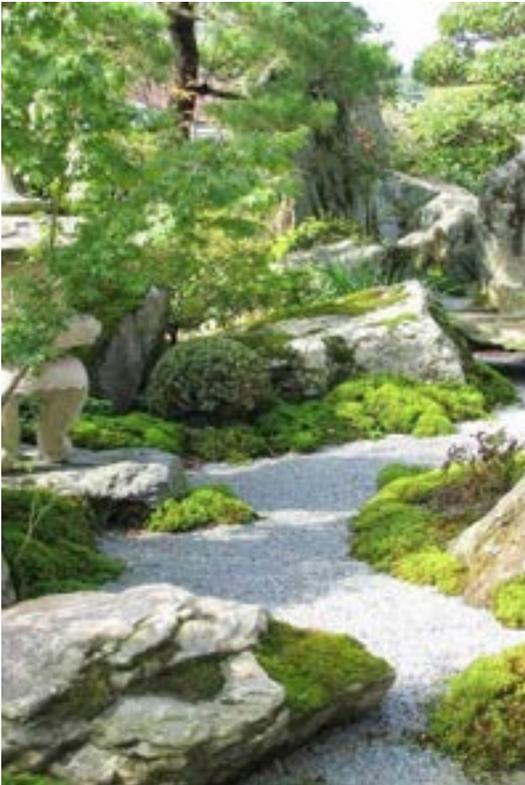
Tea House Gallery

Inspiration Images

GARDENS



Rock Garden



Rock Garden



Arrival Feature



Designated Display Areas

GARDENS



Community Garden



Composed View Garden

ACTIVITY & EDUCATION BUILDING



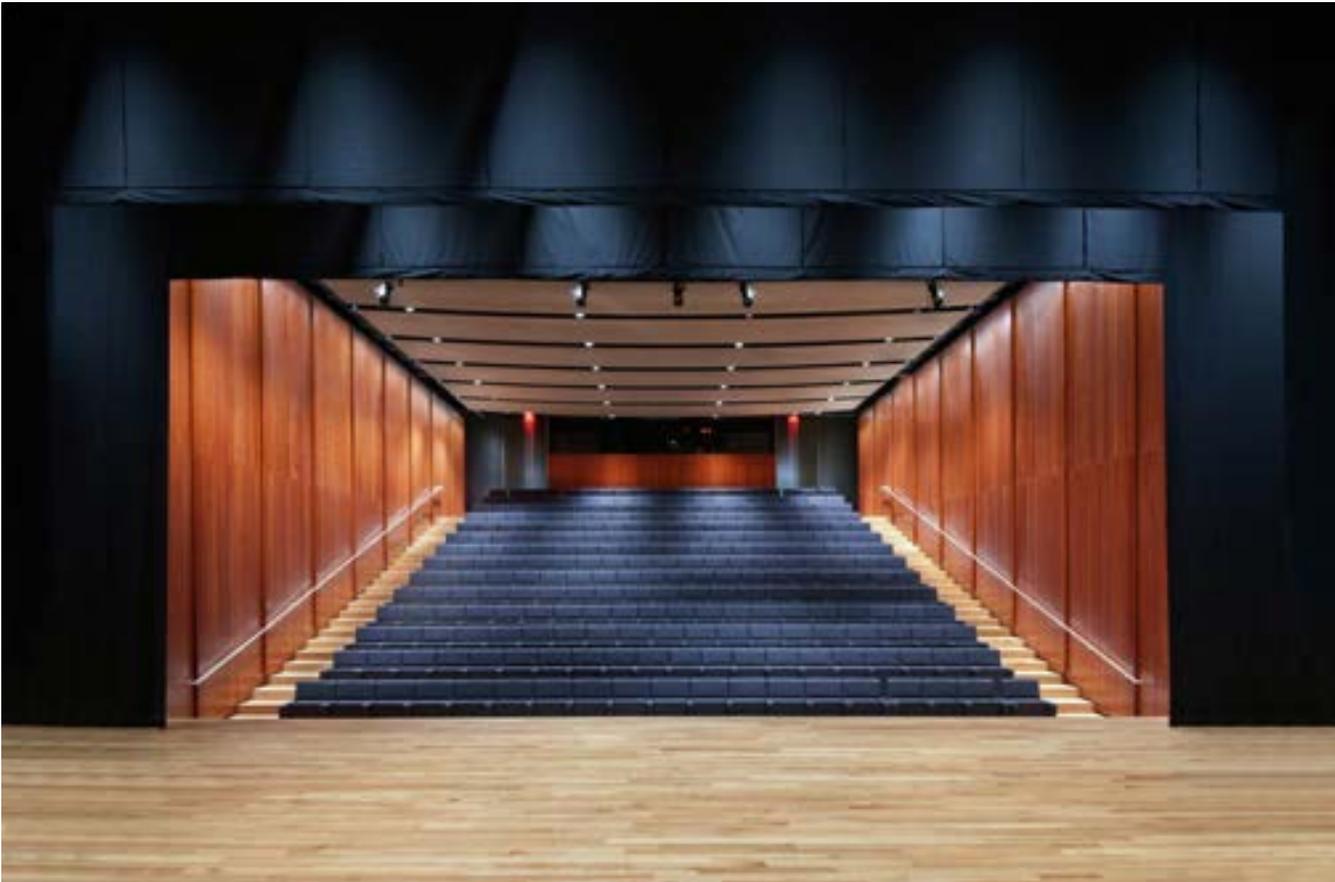
PERFORMING ART BUILDING



Performance Space



Gallery Space



Performance Space

Architectural Program

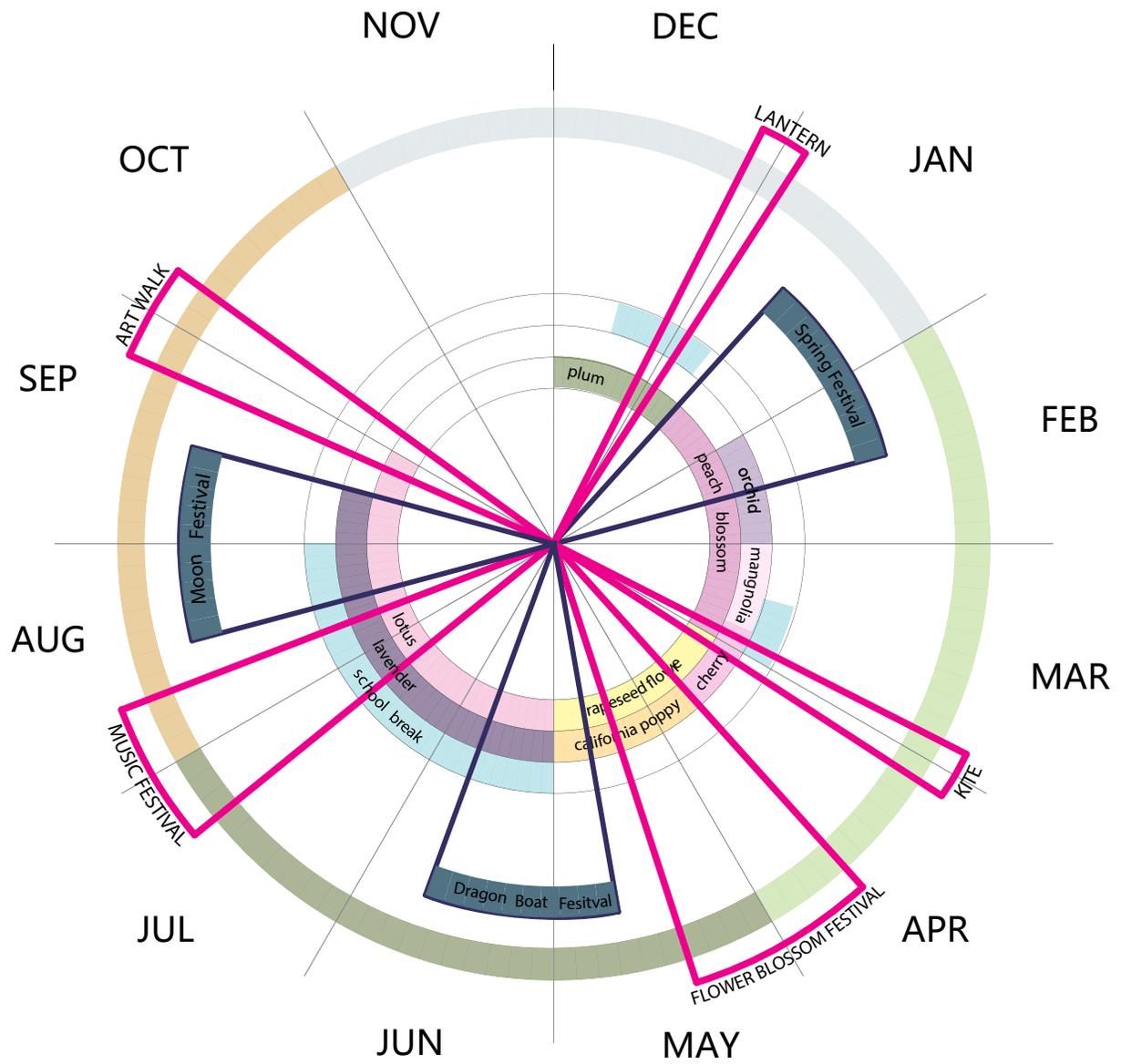


FESTIVALS

Traditional Festivals —

Proposed Festivals —

■ School Breaks



PROGRAM

Phase 1

- Existing Building (18,000 sf)
 - Ballroom (5,022 sf)
 - Library/ Computer Lab (422 sf)
 - Classroom 1-8 and Conference Room (2,677 sf)
 - Office space (1,095 sf)
 - Storage Space (516 sf)
 - Commercial Kitchen (approx 650 sf)
- Existing Parking (91 spaces)
- Art in Public Places: Lotus Fountain Sculpture
- Great Lawn

Phase 2

- Performing Arts Building (14,800 sf) with Classrooms
- Pavilion/ Stage (1600 sf)
- Pedestrian Bridge
- Parking (222 spaces including existing parking)
- Plaza
- Event Court/ Asia Street/ Festival Space
- Event and Activity Lawn
- Picnic area

Future

- Additional Office Spaces
- Meeting Room
- Studio Spaces
- Natural Garden
- Tea House/ Meditation Room
- Vehicular Bridge
- Nature Play Area
- Sculpture Garden
- Playfield
- Additional Pavillion
- Storm Water Quality Improvements
- Better Circulation
- Boardwalk/ Nature Trail
- Additional Picnic areas
- Community Garden
- Future Building
- Connection to Little Walnut Creek

Architectural Program

PHASE 2 (2018 BOND)		AARC Added Program	Room Number	Gross Area (GSF)	People Accomodated	Parking ratio	Spaces needed by Use
	Performing Arts Space		Theatre Prosenium (seating and stage)		7,200	480	4
		Dressing/Green Rooms		500	10	275	2
		theatre storage		250	n/a	n/a	
		Enclosed Gallery Space		1,250	50	500	3
		Entry/Lobby		2,200		500	4
		Classrooms		1,800			
		Offices		400			
		Restrooms		1,400	n/a		
		basement storage and delivery		2,500	n/a		
		Circulation		5,000		500	10
Bldg Totals				22,500		Varies	139
Parking Req'd if Facility Considered Cultural Services						500	45

FUTURE PHASE(S)		AARC Added Program	Room Number	Gross Area (GSF)	People Accomodated	Parking ratio	Spaces needed	
	Studios & Meeting Space		Art Studio 1		900	20	100	9
		Art Studio 2		900	20	100	9	
		Dance Studio		1,050	12	100	12	
		Dance Studio		1,050	12	100	12	
		Medium Meeting Space (50 people)		1,000	50	50	20	
		Comm. Kitchen		750				
		Comm. Lounge		500				
Offices			Office 1		410	3	275	1
			Office 2		200	1	275	1
		Office 3		175	1	275	1	
		Office 4		175	1	275	1	
		Office 5		320	2	275	1	
		Office 6		320	2	275	1	
		Office 7		320	2	275	1	
Storage		Storage 1 (Large)		150	n/a	n/a		
		Storage 1 (Large)		150	n/a	n/a		
		Storage 1 (Large)		150	n/a	n/a		
		Storage 1 (Large)		120	n/a	n/a		
		Storage 2 (Small)		75	n/a	n/a		
		Storage 3 (Arts)		75	n/a	n/a		
Circulation & Bldg. Services		Lobby/Reception		400	20	500	1	
		Restrooms (M+W)		1,200	n/a	n/a		
		Family Restrooms (4)		360	n/a	n/a		
		Janitor		100	n/a	n/a		
		Circulation		4,650	n/a	n/a		
Bldg Total				15,500		Varies	70	
Parking Req'd if Facility Considered Cultural Services						500	31	

Master Plan

Master Plan Value Statements

Future plans should advance the mission and vision of the center as a cultural and life-enhancing space.

To cultivate cross-cultural Asian American experiences.

To create opportunities for intergenerational experiences both indoors and outdoors.

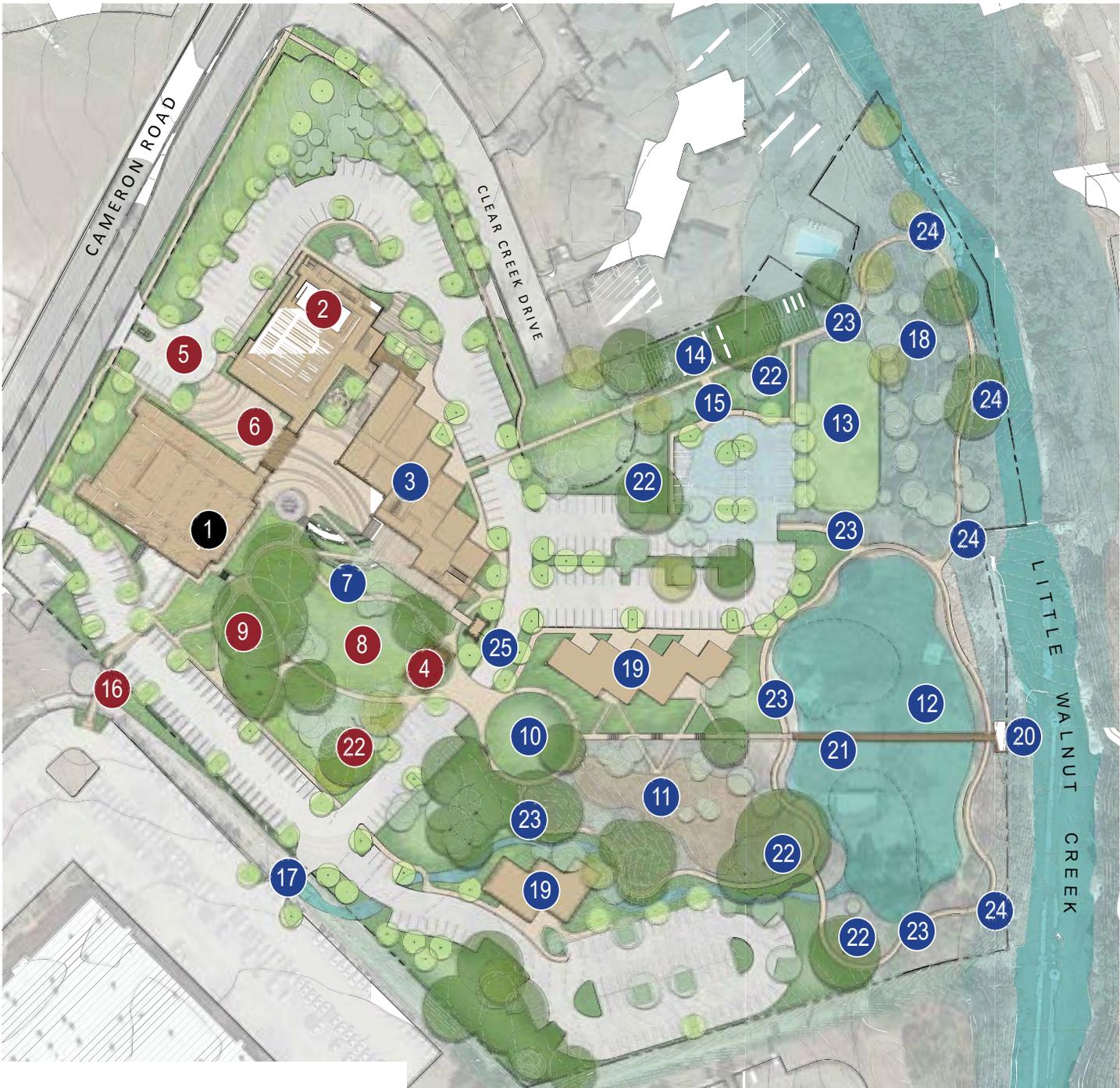
The space should be flexible; capable of supporting a wide range of programming with a priority for cultural arts and active life activities.

Design should reflect Asian American identities.

New development must meet the present and future needs of staff (offices, storage, meeting space).

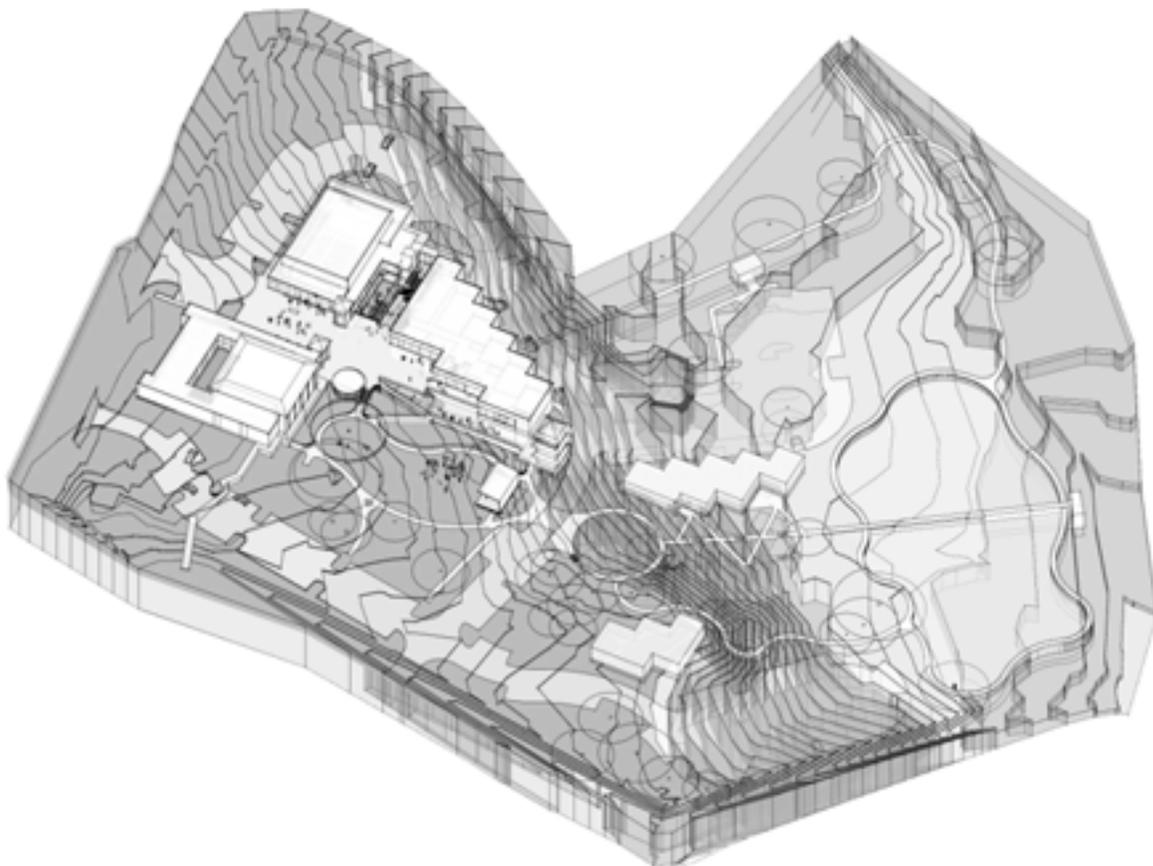
Acknowledge and incorporate previous planning processes to the maximum extent possible.

Use sustainable planning practices to take full advantage of current and future resources and funding.



Overall Master Plan

- Legend**
- 1. Existing Building
 - 2. Performing Arts & Gallery
 - 3. 2 Story Building
 - 4. Stage/ Pavilion
 - 5. Main Entry & Drop off
 - 6. Event Court
 - 7. Formal Garden
 - 8. Event & Activity Lawn
 - 9. Exercise Equipment Area
 - 10. Sculpture Garden
 - 11. Nature Play Area
 - 12. Water Quality/ Detention Wet Pond
 - 13. Play Field
 - 14. Community Garden
 - 15. Pavilion
 - 16. Pedestrian Bridge
 - 17. Vehicular Bridge
 - 18. Natural Garden
 - 19. Future Building
 - 20. Little Walnut Creek Overl
 - 21. Boardwalk
 - 22. Picnic Areas
 - 23. Nature Trail
 - 24. Structured Viewpoint
 - 25. Tea house/ Meditation ro
- EXISTING
 ● PHASE 2
 ● FUTURE



3D View



Phase 2 Plan



Legend

- | | |
|---|--------------------------------|
| 1. Existing Building | 6. Event & Activity Lawn |
| 2. Performing Arts & Classroom Building | 7. Exercise Equipment Area |
| 3. Pavilion | 8. Pedestrian Bridge |
| 4. Main Entry & Drop off | 9. Picnic Areas |
| 5. Event Court | 10. Existing Pond |
| | 11. Parking (222 Spaces total) |

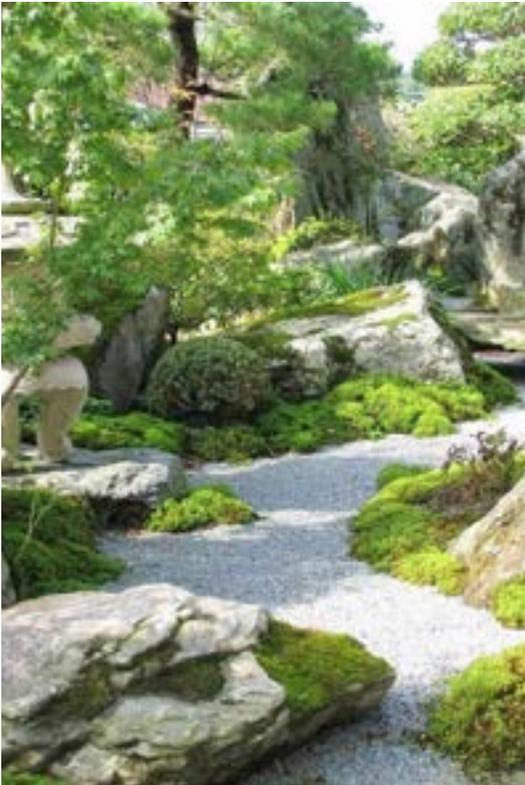
⬛ EXISTING ⬜ PHASE 2

Inspiration Images

GARDENS



Rock Garden



Rock Garden



Arrival Feature



Designated Display Areas

GARDENS



Community Garden



Composed View Garden

ACTIVITY & EDUCATION BUILDING



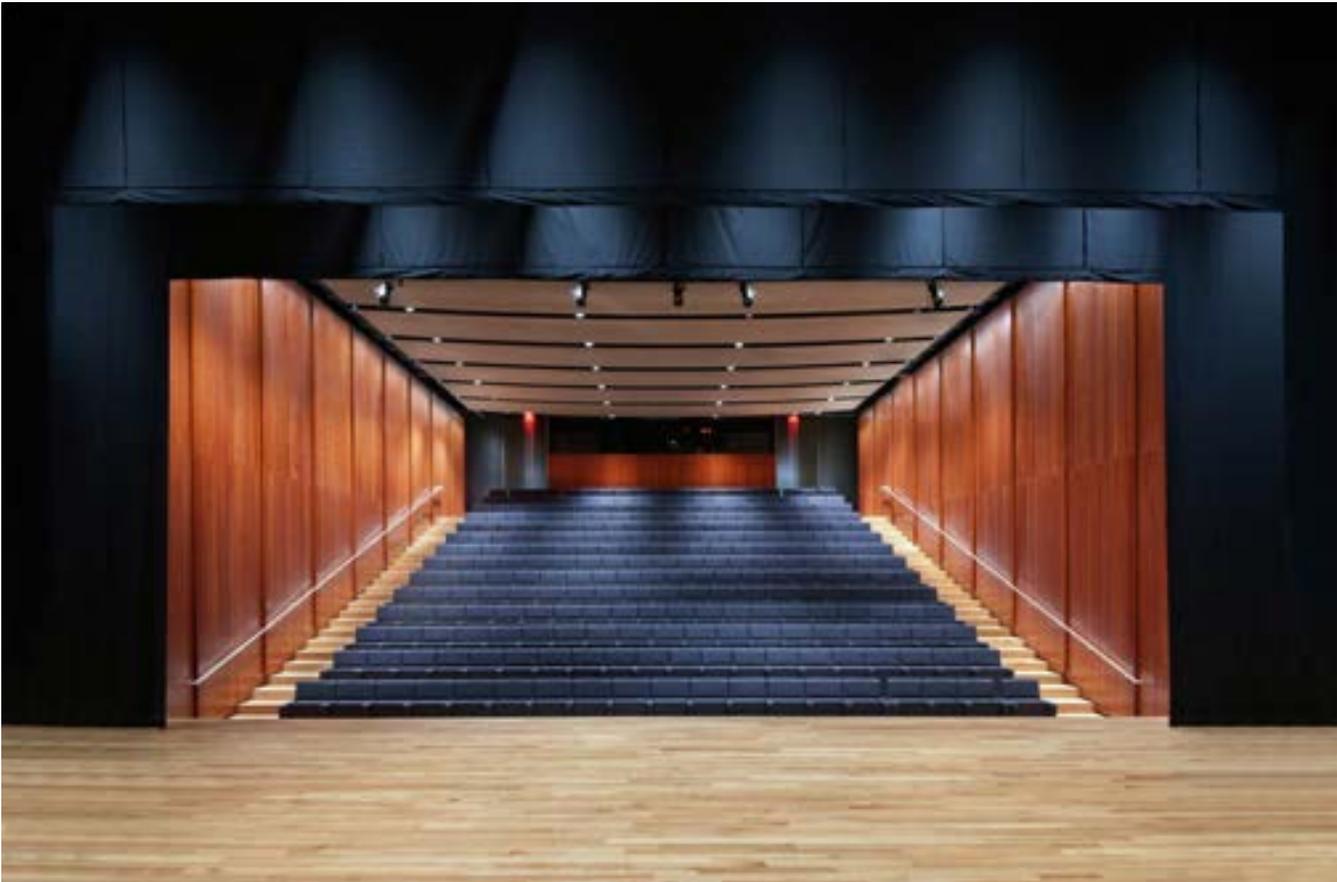
PERFORMING ART BUILDING



Performance Space



Gallery Space



Performance Space

ASIAN PROMENADE/EVENT PLAZA



Promenade



Event Plaza



STAGE/PAVILION/EVENT LAWN



Stage



Evening Festivals



Pavilion



Preserve Trees



Festivals

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden



Tea House Gallery



Tea House Gallery

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden



Tea House Gallery



Tea House Gallery

OUTDOOR REFLECTION & EXPRESSION



Learning Garden



Sculpture Garden

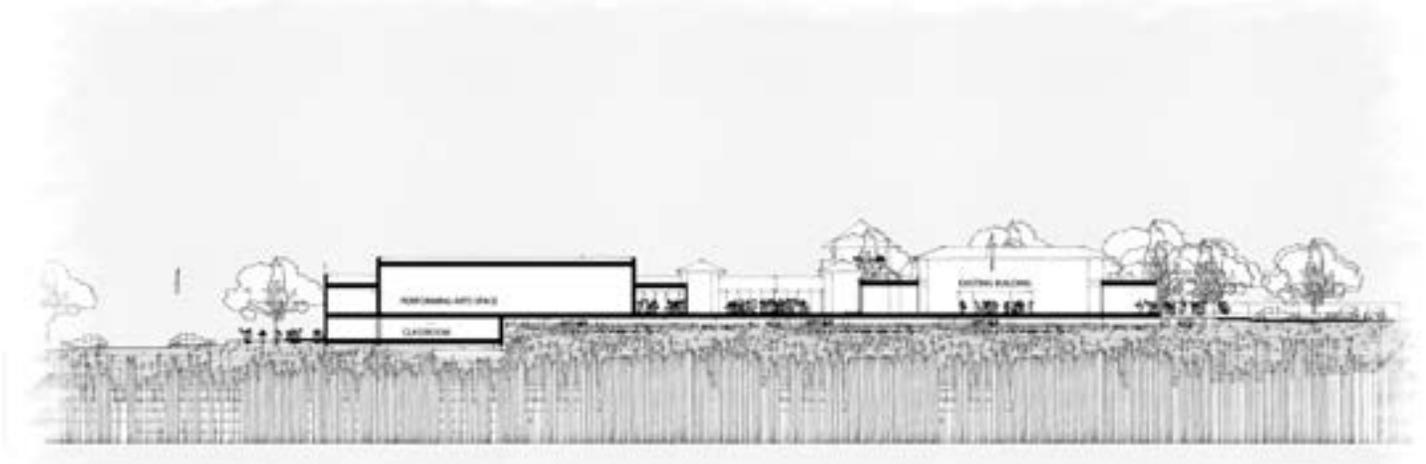


Tea House Gallery



Tea House Gallery

Inspiration Images



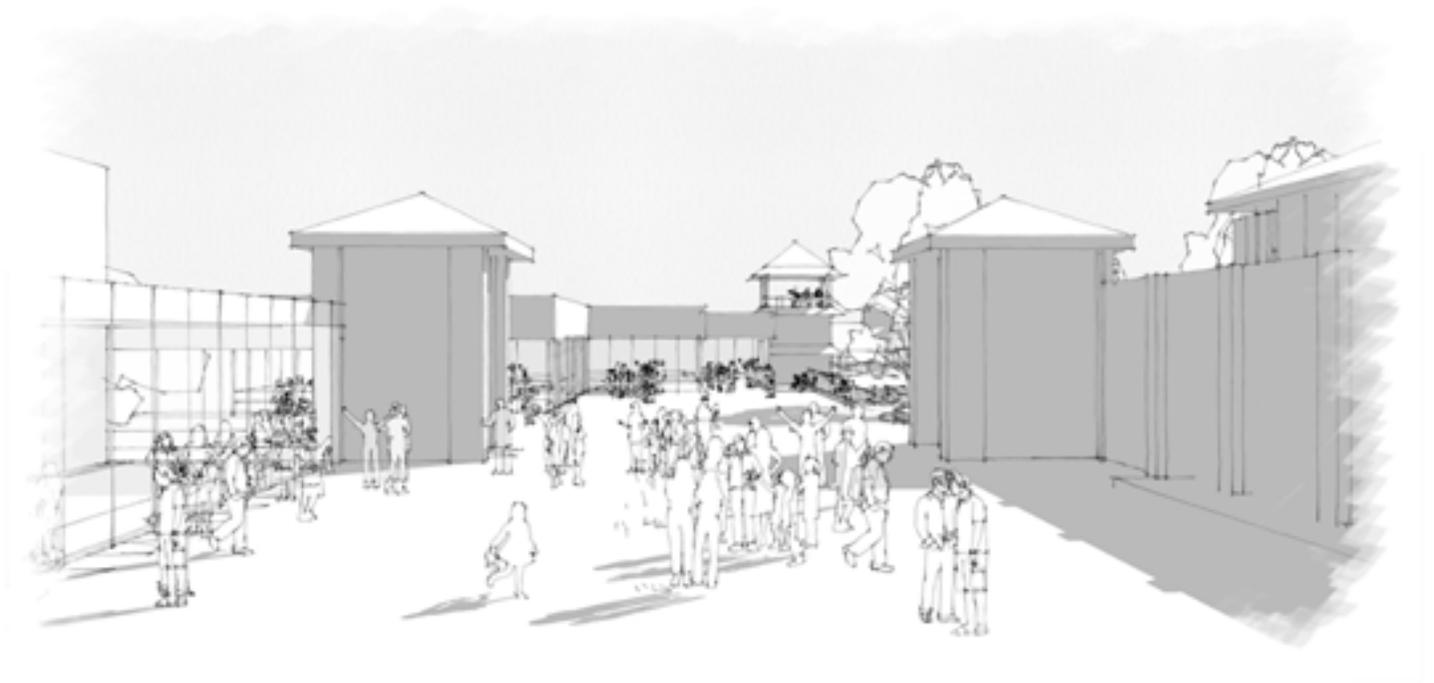
Section



Upper Level



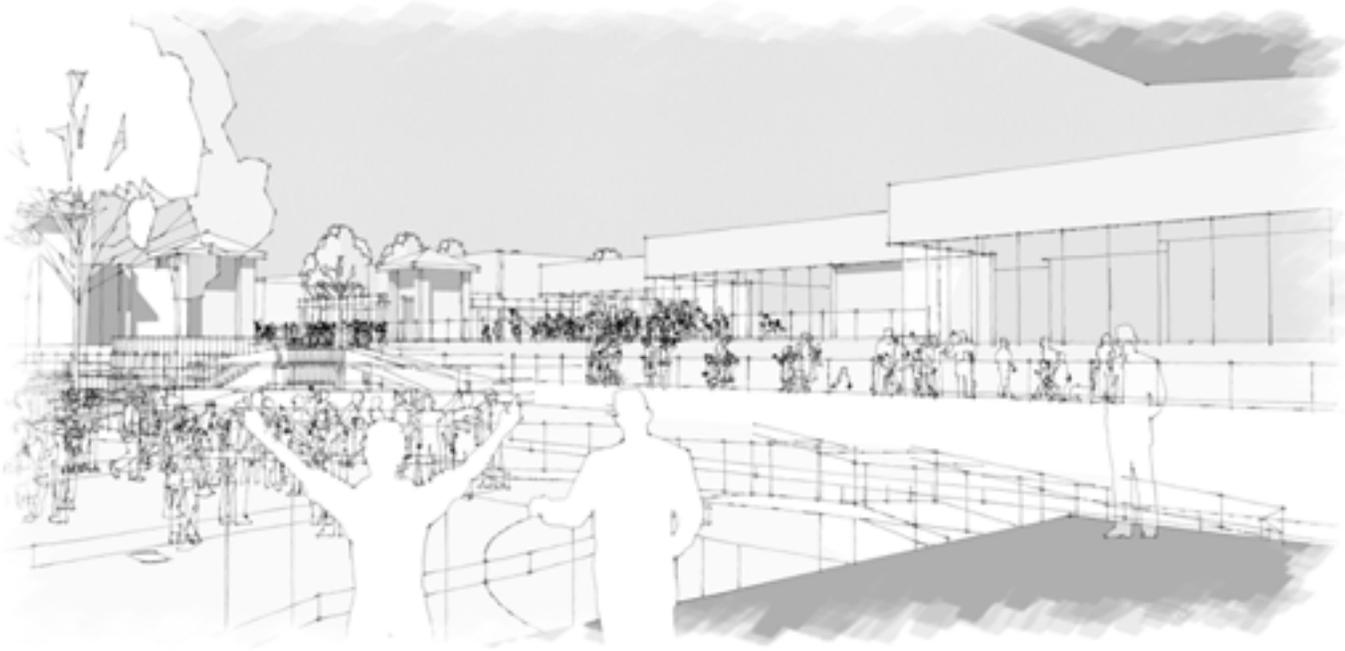
Lower Level



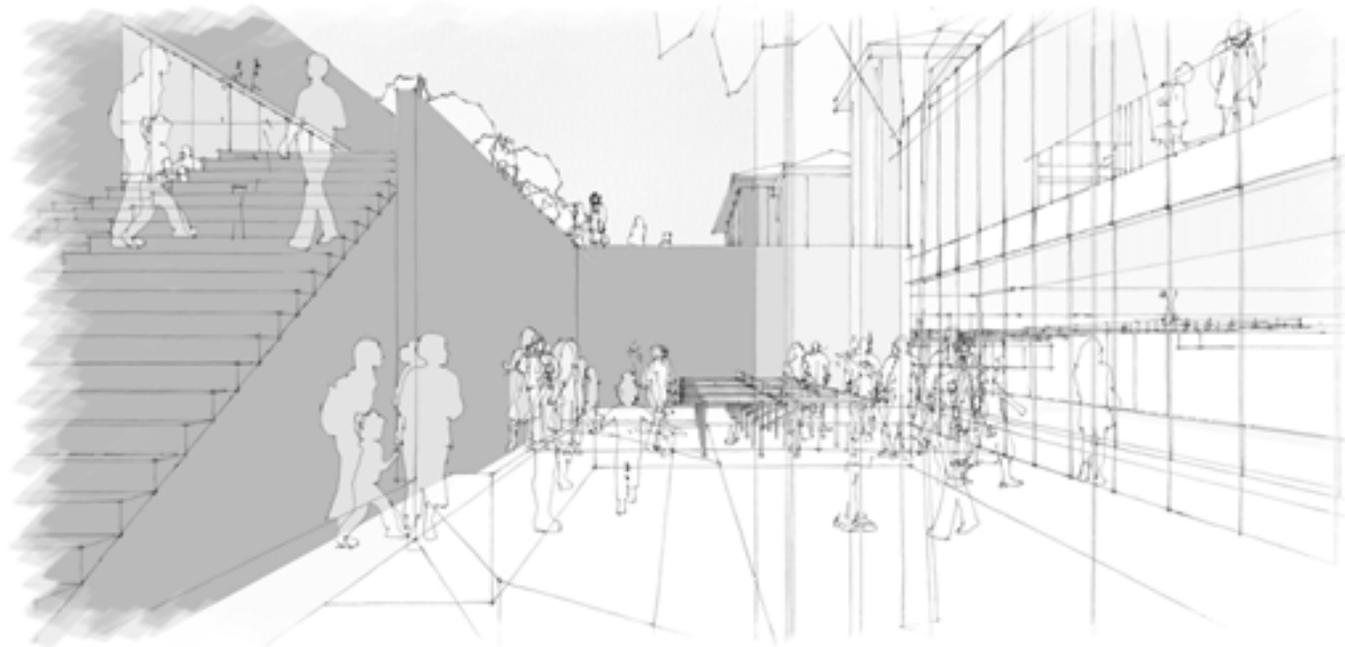
Entry



Courtyard



Outdoor Stage



Plaza

Project Costs

AARC - Estimate of Probable Construction Costs

	Unit Cost	SF or # of Units	2019 Construction Costs	2023 Construction Costs	Notes
Phase 1 - Renovations					
Plumbing	\$175,000	1	\$175,000	\$201,250	
Elec.	\$125,000	1	\$125,000	\$143,750	
Install Moveable Partitions	\$32,000	4	\$128,000	\$147,200	
Phase 2					
Site Demolition	\$12	16,000	\$192,000	\$220,800	
WQ District pond			Costs paid by COA Watershed Dept.		
Site Work	\$20	95,000	\$1,900,000	\$2,185,000	
Park - Landscape Improvements	\$7	150,000	\$1,050,000	\$1,207,500	
Park - Structures & Enclosures	\$125	2,500	\$312,500	\$359,375	
Parking	\$8,500	163	\$1,385,500	\$1,593,325	59 parking spaces to remain as-is
Patio spaces	\$25	10,000	\$250,000	\$287,500	
Shell Building (includes RR's)	\$225	22,500	\$5,062,500	\$5,821,875	Assumes Steel Framed Structure
Perf. Arts Finish Out	\$175	7,200	\$1,260,000	\$1,449,000	
Office/Classroom Finish Out	\$100	2,200	\$220,000	\$253,000	
Art Gallery Finish Out	\$155	1,250	\$193,750	\$222,813	
Support Space Finish Out	\$75	3,000	\$225,000	\$258,750	
Circulation Space Finish Out	\$60	5,000	\$300,000	\$345,000	
Costs					
Construction Costs Total				\$14,696,138	
Construction Contingency	5.00%			\$734,807	
Soft costs	11.75%			\$1,726,796	
Project Total				\$17,157,741	
All-in Costs per SF				\$762.57	
Escalation factor is 15%					
Assumes a LEED Silver/AEGB 2 Star rating					

Appendix

2006 AARC MP

PARD documents

Tree Survey

Survey Results

NAAO documents

*Please Note: the above documents can be obtained from Austin Parks and Recreation Department.