



Recommendation for Action

File #: 19-1628, **Agenda Item #:** 8.

5/9/2019

Posting Language

Approve the proposed Dougherty Arts Center redevelopment site at Butler Shores Park.

Lead Department

Parks and Recreation Department

Fiscal Note

This item has no fiscal impact.

For More Information:

Liana Kallivoka, Assistant Director, (512) 974-9455; Kevin Johnson, Project Manager, (512) 974-9506; Vera Labriola, Business Process Specialist (512)-974-6716

Council Committee, Boards and Commission Action:

March 25, 2019-Approved by the Design Commission on a vote of 7-0 with Board Members Melissa Henao-Robledo, Samuel Franco and Bart Whatley absent.

March 26, 2019-Approved by the Parks and Recreation Board on a vote of 8-0 with Board Member Farasat and Chair Rivera absent.

April 9, 2019 - Planning Commission approved with recommendations on a on a vote of 9-0. Commissioners McGraw, Schneider and Seeger absent. One vacancy on the commission.

April 15, 2019 - Approved by the Arts Commission on a vote of 7-3 with Commissioners Barnes, Moten, and Fonte voting against the item and Commissioner Reeves absent.

Additional Backup Information:

The City of Austin Parks and Recreation Department (PARD) proposes to redevelop the Dougherty Arts Center (DAC) facility at Butler Shores Park, west of Lamar Boulevard and immediately north of Toomey Rd.

PARD contracted with RVi Landscape Architecture & Planning firm through the 2015 City of Austin Landscape Architecture Rotation List for a contract amount of approximately \$200,000 to complete the planning, preliminary design and community engagement phases of work.

The community engagement process included open house community meetings on June 21, 2018 and October 19, 2018, as well as an update to the Zilker Neighborhood Association at their quarterly meeting on October 29, 2018. One online survey was also conducted, which received over 600 responses. 77% of respondents were supportive or neutral to the proposed relocation and 23% were opposed. In the planning process, targeted meetings were also held with representatives of the ZACH Theater, Austin Independent School District Athletics Division, and an internal advisory group consisting of City of Austin staff from multiple departments.

As identified in a conditions assessment completed in 2010, the DAC building is beyond repair. The building was established as a temporary structure meant to be razed in the 1970s, but was adopted as a permanent home that has outlived its viability. The existing DAC facility sits wholly within the 100 and 25-year floodplains, which serves as a prohibitive constraint to redevelopment at the current site.

The Parks and Recreation Department (PARD) will need to provide a new facility in order to continue to offer arts services in a safe, healthy and sustainable environment.

Funding for the redevelopment of the facility is provided by:

- 2012 General Obligation Bond, Proposition 14 - Parks and Recreation (Facility Renovations and Improvements)
- 2018 General Obligation Bond, Proposition B - Libraries, Museums and Cultural Arts Facilities (Dougherty Arts Center Replacement Facility)

The project budget for the redevelopment of the DAC totals approximately \$28.5 million.

The proposed site at Butler Shores offers the following potential benefits:

- Central location best meets needs and service area of existing DAC
- Opportunity to improve parkland adjoining the PARD Main Office and new DAC
- Supports the idea of an emerging Arts District on the south central waterfront
- Proximity to and potential partnership opportunities with the ZACH Theatre
- Consistent with recommendations in Town Lake Park Comprehensive Plan and Imagine Austin Comprehensive Plan
- Opportunity for shared structured parking facility
- Opportunity to enhance Toomey Road streetscape and pedestrian connectivity to Zilker Park
- Site is City of Austin Parkland and properly zoned for construction of a parks facility

Should Council support the proposed relocation to Butler Shores, PARD will begin a Request for Qualifications (RFQ) solicitation for design and construction management services of the new facility. The forthcoming design phase will involve continued opportunities for engagement with the community and stakeholder input.