

1 **RESOLUTION NO.**

2 **WHEREAS**, the City conducted public engagement from December 2018 to May
3 2019, to learn from the community what they hoped to see in an expansion of the Asian
4 American Resource Center (AARC); and

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

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

10 **WHEREAS**, the City owns not only the property on which the AARC is located, but
11 also the adjacent property to the south known as the Rutherford Lane Campus, covering over
12 47 acres of City-owned property (collectively referred to as the Rutherford/AARC Campus);
13 and

14 **WHEREAS**, the Rutherford/AARC Campus is located within an area designated as
15 Job Center in the Imagine Austin Growth Concept Map; and

16 **WHEREAS**, the Rutherford/AARC Campus sits at the intersection of Cameron Road
17 and Rutherford Lane, roads identified as Transit Priority Network (TPN) corridors in the
18 adopted Austin Strategic Mobility Plan (ASMP); and

19 **WHEREAS**, the ASMP calls for transit-supportive densities along TPN corridors,
20 encourages employers to locate near public transportation by siting employment-intensive

21 commercial uses along TPN corridors, and facilitates social interaction by encouraging
22 mixed-use developments that are served by multiple transportation modes with active ground
23 floor uses and welcoming public spaces; and

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

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

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

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

34 **BE IT FURTHER RESOLVED:**

35 The City Manager should consider expanding the AARC Master Plan to include the
36 Rutherford Lane Campus and identifying improvements made possible by a larger
37 redevelopment project, including:

- 38 1. Continuing PARD’s role as operator of the AARC;
- 39 2. Sharing parking on the Rutherford Lane Campus to reduce the surface parking
40 requirements on the AARC site;

- 41 3. Considering underground drainage infrastructure to serve the
42 Rutherford/AARC Campus, thereby creating a more cohesive development;
- 43 4. Integrating senior housing, retail, and/or office space into the
44 Rutherford/AARC Campus; and
- 45 5. Incorporating placemaking principles that add value to the neighborhood and
46 on-site users.

47 **BE IT FURTHER RESOLVED:**

48 The City Manager should explore various funding sources and methods for delivering
49 a multi-use Rutherford/AARC Campus, including but not limited to:

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

54 **BE IT FURTHER RESOLVED:**

55 In conjunction with the Strategic Facilities Governance Team recommendations, the
56 City Manager is directed to return to Council with a proposal to incorporate the AARC
57 Master Plan into a larger consolidated plan for the entire Rutherford/AARC Campus by the
58 end of 2019.

59 **ADOPTED:** _____, 2019

60 **ATTEST:** _____

61 Jannette S. Goodall
62 Secretary