

**RESOLUTION NO. 20190919-146**

**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); an

**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; and

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

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

**WHEREAS**, the ASMP calls for transit-supportive densities along TPN corridors, encourages employers to locate near public transportation by siting employment-intensive commercial uses along TPN corridors, and facilitates social interaction by encouraging

mixed-use developments that are served by multiple transportation modes with active ground floor uses and welcoming public spaces; and

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

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

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

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

**BE IT FURTHER RESOLVED:**

The City Manager should consider integrating the AARC Master Plan with a redevelopment plan for the Rutherford Lane Campus, maintaining the AARC Plan priorities, and identifying improvements made possible by a larger redevelopment project, including:

1. Continuing PARD's role as operator of the AARC;
2. Sharing parking on the Rutherford Lane Campus to potentially reduce the surface parking requirements for the AARC, thereby creating more community space;

3. Considering underground drainage infrastructure to serve the Rutherford Lane Campus and the AARC, thereby creating a more cohesive development;
4. Integrating retail and/or office space into the Rutherford Lane Campus or the AARC;
5. Incorporating placemaking principles that add value to the neighborhood and on-site users;
6. Incorporating functional and flexible performing arts space at the AARC; and
7. Exploring the viability of on-site senior housing.

**BE IT FURTHER RESOLVED:**

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

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

**BE IT FURTHER RESOLVED:**

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

**ADOPTED:** September 19, 2019

**ATTEST:** \_\_\_\_\_

  
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Jannette S. Goodall  
City Clerk