

Asian American Resource Center

Master Plan September 2019

Table of Contents

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

ENTRY FEATURES



Wall Mural



Gateway



Welcome Sculpture

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

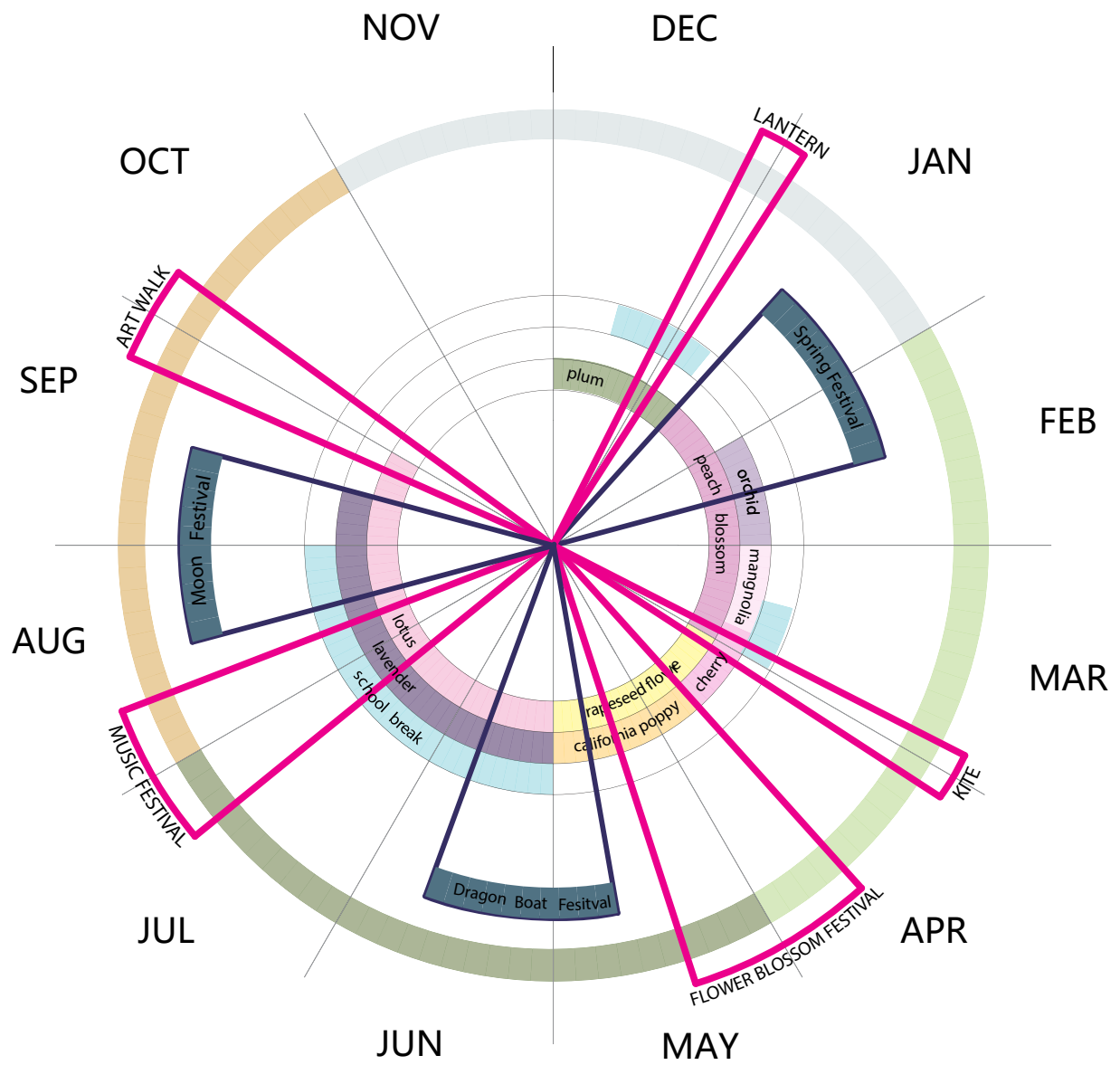


FESTIVALS

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	120
		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.

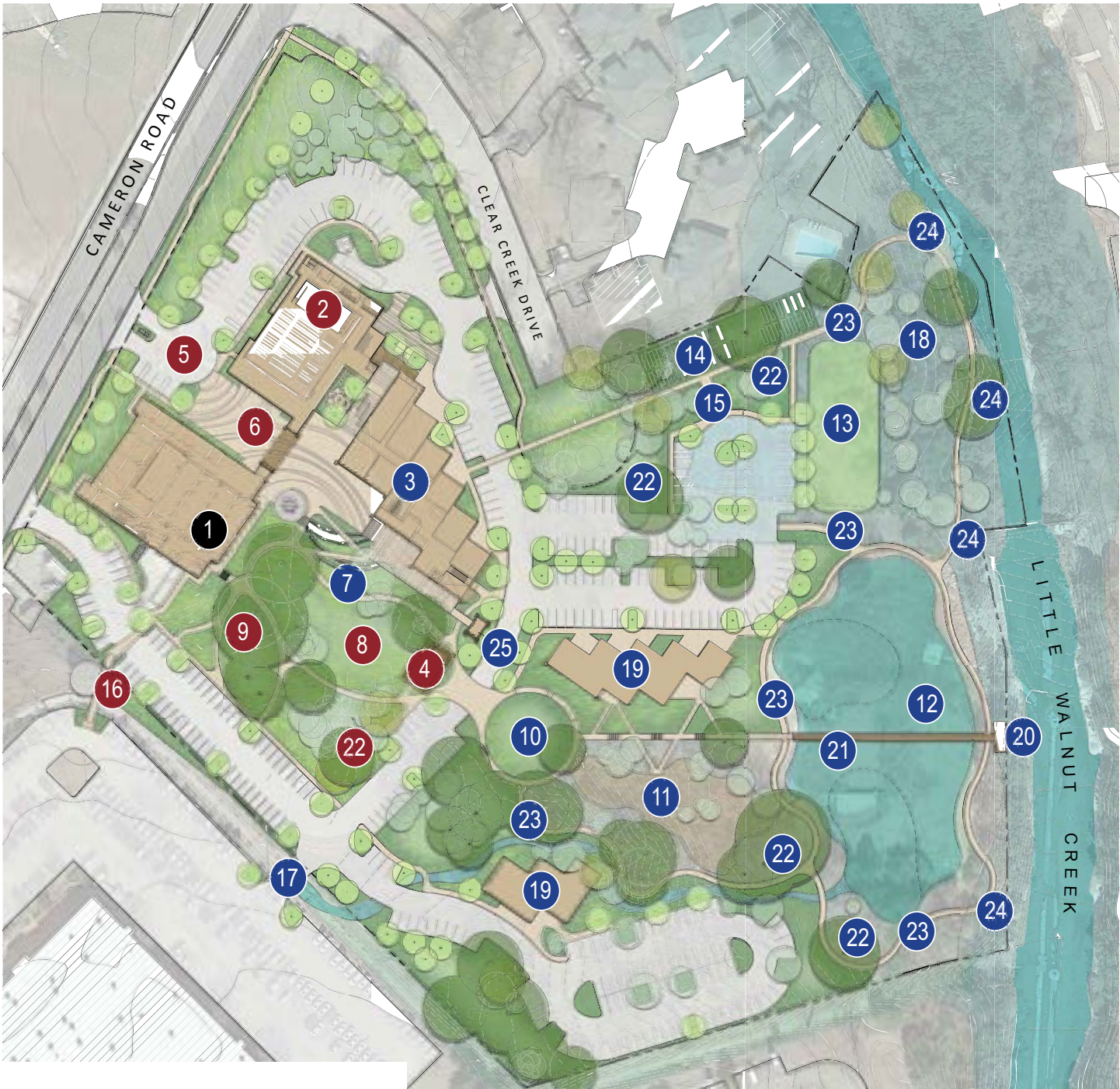
The space should be flexible; capable of supporting a wide range of programming with a priority for cultural arts and active life activities.

Design should reflect Asian American identities.

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

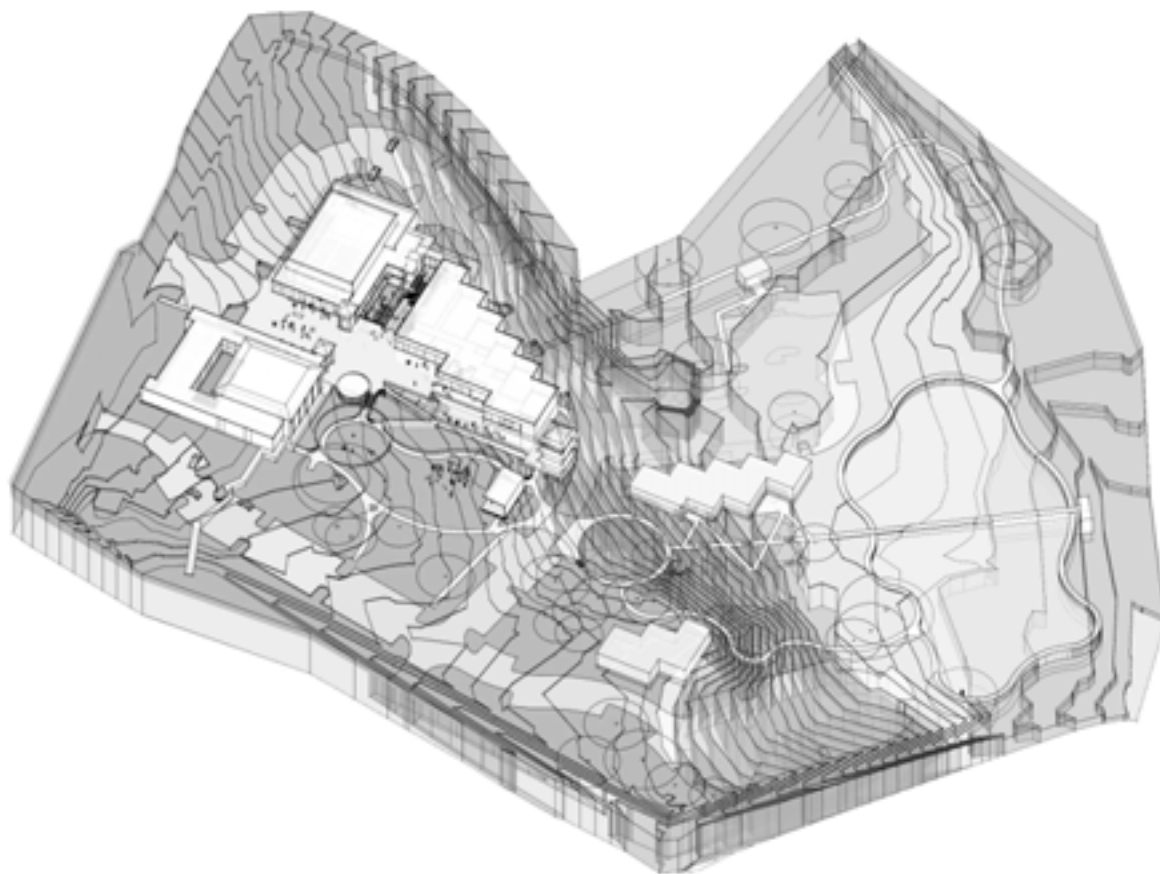
Acknowledge and incorporate previous planning processes to the maximum extent possible.

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



Overall Master Plan

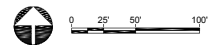
- Legend**
- | | |
|---------------------------------------|-------------------------------|
| 1. Existing Building | 13. Play Field |
| 2. Performing Arts & Gallery | 14. Community Garden |
| 3. 2 Story Building | 15. Pavilion |
| 4. Stage/ Pavilion | 16. Pedestrian Bridge |
| 5. Main Entry & Drop off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

ENTRY FEATURES



Wall Mural



Gateway



Welcome Sculpture

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

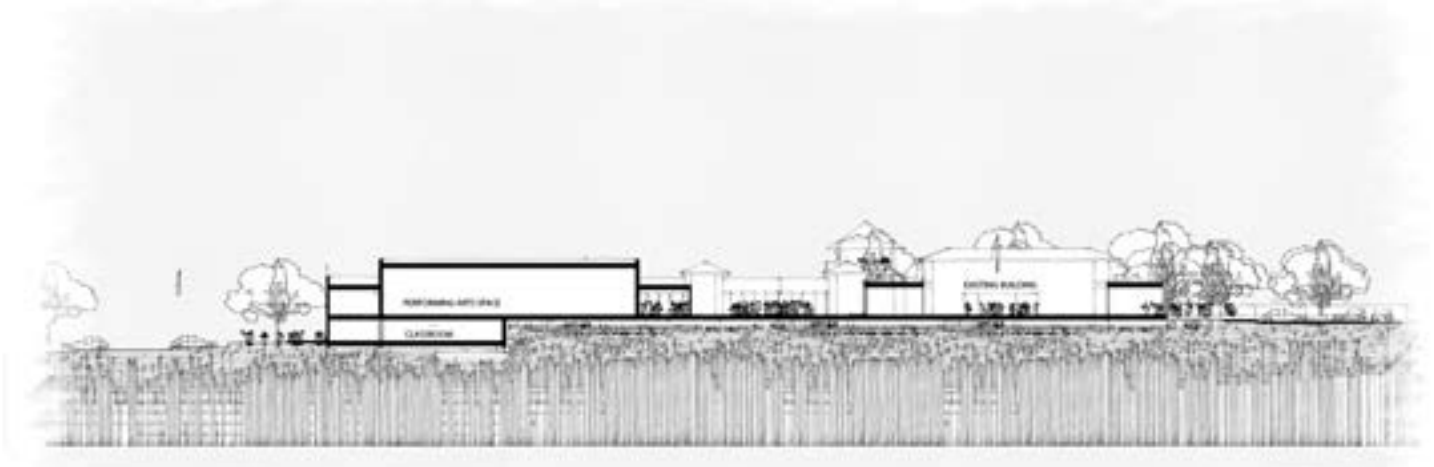


Tea House Gallery



Tea House Gallery

Inspiration Images



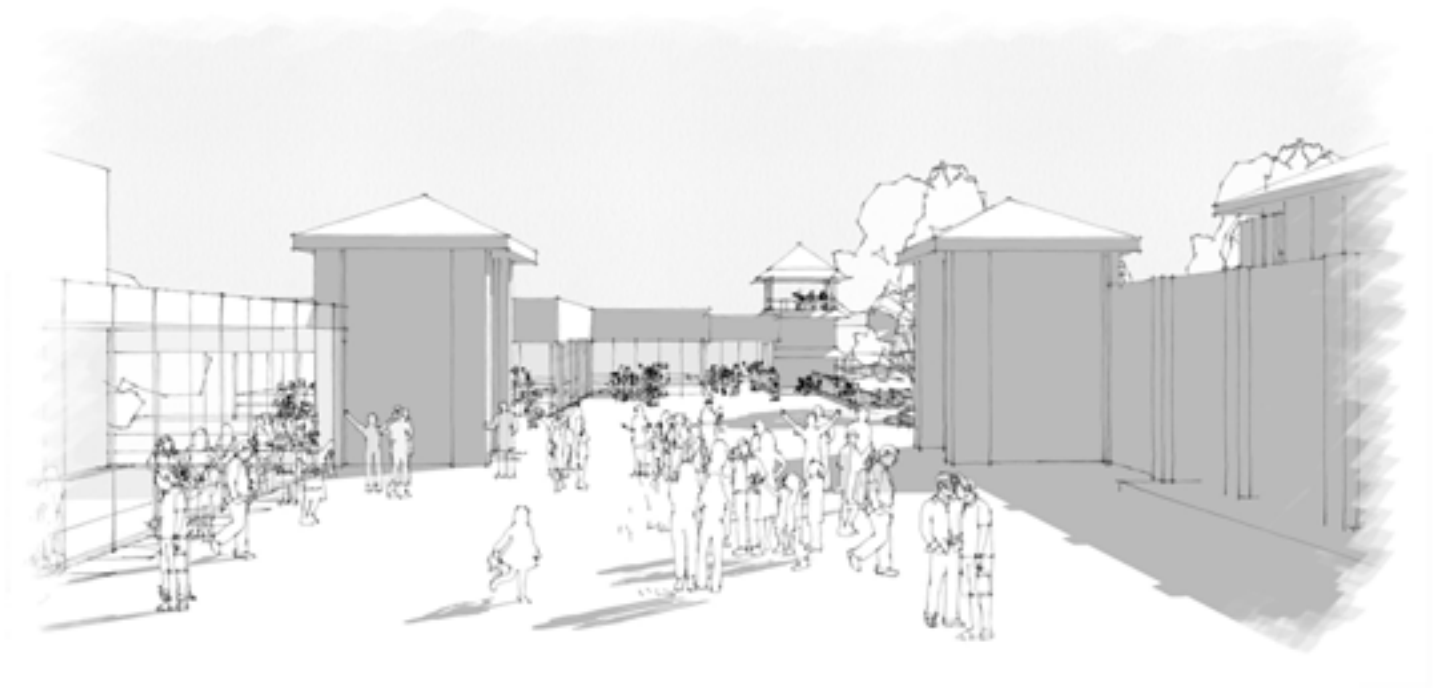
Section



Upper Level



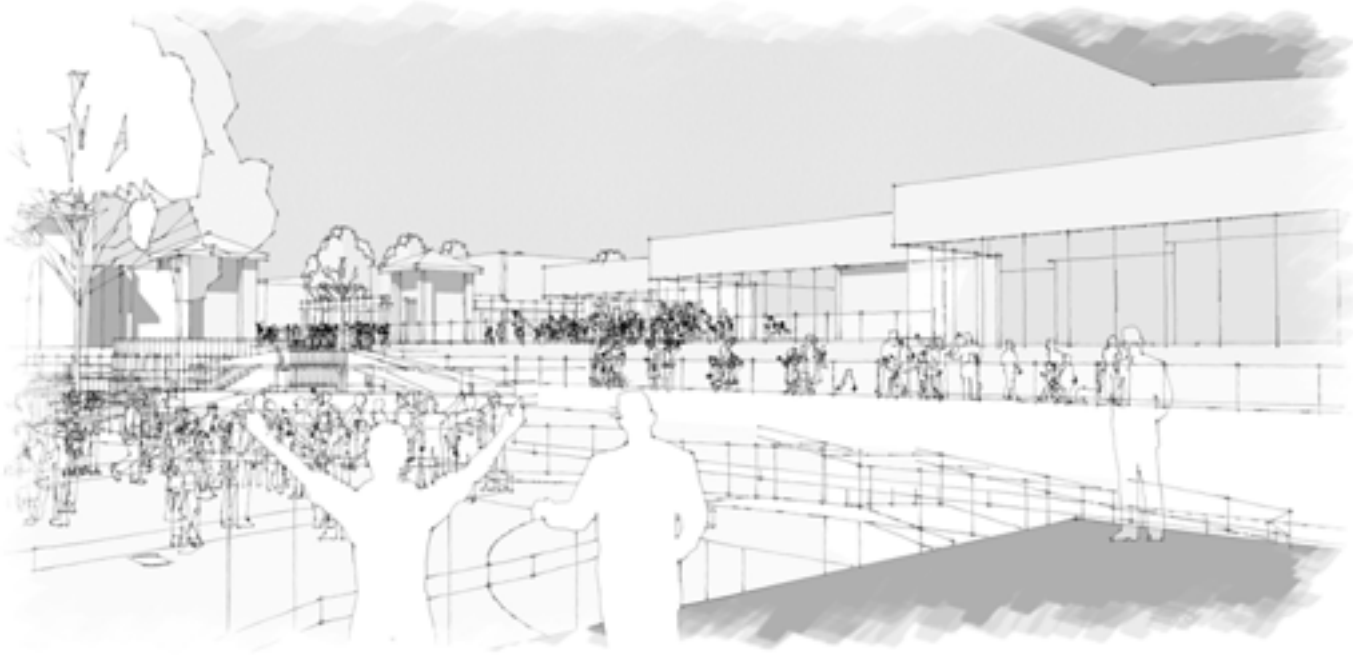
Lower Level



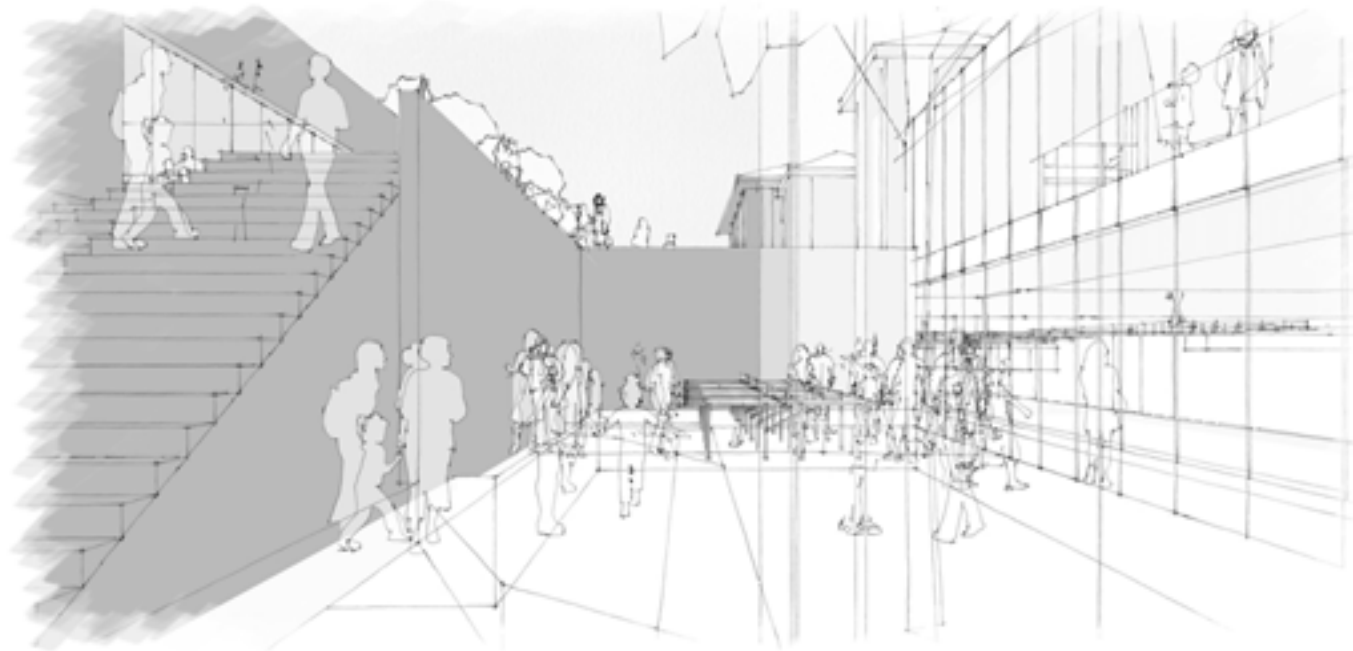
Entry



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.