

**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING

Asian American Resource Center
Master Plan
DRAFT Final Composite Document

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INNOVATIVE PROJECT MANAGEMENT AND PLANNING

Programming

Programming

We Learned from those meetings

- There are certain facilities that have consistently been asked for:
 - Event hall for several hundred people and larger
 - Meeting spaces of various sizes
 - Workspace to prepare for events
 - Kitchen for catering and/or full service cooking
 - Outdoor event space
- Certain organizations need dedicated space or they cannot exist at the proposed facility
- Some organizations have full-time or part-time staff that would need space at the proposed facility

Needs Matrix

Organization	Lg. Meeting Rooms (50p)	Sm. Meeting Rooms (12p)	Med. Meeting Rooms (20p)	Storage	Performance/Event Hall (150)	Access to Office Space	Classrooms	Outdoor Event Space	Permanent Exhibit Areas	Event Workspace Area	Catering Kitchen	Dedicated Office Space	Smaller Community Hall (300)	Dedicated Program Area	Dedicated Entry/Identity	Dedicated Client Space	Library	Plan Room
Asian American Employee Network	■	■	■	■	■		■	■	■	■	■							
Asian Construction Trades Association				■								■						■
Austin Asian American Chamber of Commerce	■	■	■									■						
Austin Filipino-American Association	■	■	■	■	■	■		■	■	■	■							
Austin Taiwanese Association	■	■	■	■	■	■	■	■	■	■	■						■	
Austin Taiwanese Chamber of Commerce	■	■	■	■		■			■	■			■					
Bangladesh Community of Austin	■	■	■	■	■	■	■	■	■	■	■							
Cambodian Foundation	■	■	■	■	■	■	■	■	■	■	■							
Chinese Society of Austin					■		■	■			■							
India Community Center	■	■	■	■	■	■		■	■	■	■		■					
Korean Community of Austin																		
Korean American Association of Austin	■	■	■	■	■		■	■	■	■	■	■						
Korean American Coalition of Central Texas	■	■	■	■	■	■	■	■	■	■	■							
Korean American Senior Association				■		■	■	■	■	■	■							
Korean Chamber of Commerce	■	■	■			■						■						
Pakistani American Association of Greater Austin	■	■			■	■	■	■										
SAHELI for Asian Families	■	■	■	■			■					■			■	■		
Sri Lankin Community of Austin	■	■	■	■	■	■	■	■	■	■	■		■					
Vietnamese American Community of Austin	■	■	■		■	■	■						■	■				

Phasing Strategy

Department/Area	Phase I	Future Phases	Total Project
<u>Shared Areas</u>			
Shared Public Spaces	7,620	11,352	28,372
<i>Subtotal AARC Shared Facilities</i>	7,620	11,352	28,372
<u>Dedicated Areas</u>			
Operations Office	1,279	0	1,279
Business Assistance Center	3,228	0	0
SAHELI	0	2,075	2,075
Vietnamese Senior Association	1,275	0	1,275
<i>Subtotal Dedicated Areas</i>	5,782	2,075	4,629
Total Programmed Space	13,402	13,427	26,829
Programming Contingency (5%)	670	671	1,341
Total Assignable Space	14,072	14,098	28,170
Identified Non-Assignable Space			0
Gross Area (70%)	20,103	20,141	40,244

Shared Public Spaces

1st Phase Spaces

- ❑ Community Event Hall (600 seats)
- ❑ Welcome/Reception Center
- ❑ Classrooms (6)
- ❑ Language Library
- ❑ Meeting Room (30p)
- ❑ Meeting Room (15p)

Future Phase(s) Spaces

- ❑ Performance Hall (500seats)
- ❑ Classrooms (9)
- ❑ Meeting Room (30p)
- ❑ Shared Office Cubicles (20)

Dedicated Areas

1st Phase Spaces

- ❑ Operations Office
- ❑ Business Assistance Center
 - AAACC Offices
 - Other Chamber Offices
 - NAOO Board Office
 - Business Assistance Offices
 - Support Areas such as:
 - Conference
 - Breakroom
 - Reception
 - Waiting
- ❑ Vietnamese Senior Association
(Elderly Support Center)

Future Phase(s) Spaces

- ❑ SAHELL (if appropriate)

Phasing Strategy

In addition to the AARC areas the site will should accommodate the following commercial spaces:

- Restaurants
- Grocery Market
- Commercial Lease Spaces

These areas are in addition to the phasing plan shown on the previous slide. It is intended that a private developer would design, construct and ultimately pay for these spaces. Revenues generated from these areas are intended to fund the operating expenses of the cultural center.

Programs

Shared Spaces:

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases
Community Event Hall:					
Seating	600	1 @ 7,500 sq.ft.	7,500	7,500	
Stage		1 @ 600 sq.ft.	600	600	
Catering Kitchen		1 @ 500 sq.ft.	500	500	
Storage		2 @ 150 sq.ft.	300	300	
Back-of-the-house circulation		1 @ 500 sq.ft.	500	500	
	Subtotal		9,400		
Performance Hall:					
Seating	500	1 @ 4,250 sq.ft.	4,250		4,250
Stage		1 @ 600 sq.ft.	600		600
Sm. Storage		1 @ 100 sq.ft.	100		100
Lg. Storage		1 @ 300 sq.ft.	300		300
Audio/Visual		1 @ 100 sq.ft.	100		100
	Subtotal		5,350		5,350
Welcome/Reception Center		1 @ 1,000 sq.ft.	1,000	1,000	
Classrooms	20	15 @ 420 sq.ft.	6,300	(6) 2,520	(9) 3,780
Classroom Storage		8 @ 50 sq.ft.	400	400	
Language Library		1 @ 500 sq.ft.	500	500	
Exhibit Display Areas		20 @ 100 sq.ft.	2,000	2,000	
Lg Meeting Room	75	0 @ 1,125 sq.ft.	0	0	
Med. Meeting Room	30	2 @ 600 sq.ft.	1,200	1,200	
Sm. Meeting Room	15	2 @ 375 sq.ft.	750		750
Shared Office Cubicles	1	20 @ 74 sq.ft.	1,472		1,472
		Total Sq. Ft.	28,372	7,620	11,352

Programs

Dedicated Areas:

Operations Office

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Executive Director's Office	1	1 @ 175 sq.ft.	175	175		175
Program Analyst	1	1 @ 140 sq.ft.	140	140		140
Admin Assistant	1	1 @ 64 sq.ft.	64	64		64
Volunteer Workroom		1 @ 375 sq.ft.	375	375		375
Waiting Area	5	1 @ 150 sq.ft.	150	150		150
Conference Room	15	1 @ 375 sq.ft.	375	375		375
Total Sq. Ft.			1,279	1,279	0	1,279

Programs

Dedicated Areas:

Business Assistance Center

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases
AAACC					
Director's Office	1	1 @ 140 sq.ft.	140	140	
Staff Office	1	1 @ 64 sq.ft.	64	64	
Volunteer Workroom		1 @ 175 sq.ft.	175	175	
Conference Room	1	1 @ 175 sq.ft.	175	175	
Other Chamber Offices		3 @ 140 sq.ft.	420	420	
Business Assistance Offices		3 @ 140 sq.ft.	420	420	
NAOO Board Office	1	1 @ 140 sq.ft.	140	140	
Construction Trades Office					
Staff Offices		2 @ 140 sq.ft.	280	280	
Plan Room		1 @ 300 sq.ft.	300	300	
Storage		1 @ 100 sq.ft.	100	100	
Conference Room		1 @ 375 sq.ft.	375	375	
Breakroom		1 @ 0 sq.ft.	0	0	
Workroom		1 @ 375 sq.ft.	375	375	
Reception Station		1 @ 64 sq.ft.	64	64	
Waiting		1 @ 200 sq.ft.	200	200	
Total Sq. Ft.			3,228	3,228	0

Programs

Dedicated Areas:

SAHELI

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases
Director's Office	1	1 @ 175 sq.ft.	175		175
Professional/Client Rooms	2-3	6 @ 175 sq.ft.	1,050		1,050
Family Client Room	6	1 @ 175 sq.ft.	175		175
Volunteer Workroom		1 @ 375 sq.ft.	375		375
Reception Area		1 @ 200 sq.ft.	200		200
Storage		1 @ 100 sq.ft.	100		100
Total Sq. Ft.			2,075	0	2,075

Programs

Dedicated Areas:

Vietnamese Senior Association

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases
Senior Association					
Staff Office Area		1 @ 200 sq.ft.	200	200	
Sm Community Room		1 @ 375 sq.ft.	375	375	
Lg Community Room		1 @ 600 sq.ft.	600	600	
Storage		1 @ 100 sq.ft.	100	100	
Total Sq. Ft.			1,275	1,275	0

Programs

Commercial Spaces:

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases
Restaurant		2 @ 2,000 sq.ft.	4,000	4,000	
Grocery Market		1 @ 10,000 sq.ft.	10,000	10,000	
Specialty Retail		3 @ 1,200 sq.ft.	3,600	3,600	
Office Lease Space		1 @ 10,000 sq.ft.	10,000	10,000	
Total Sq. Ft.			27,600	27,600	0

**Asian American Resource Center
Needs Matrix**

Organization	Performance/Event Hall (150)	Smaller Community hall (300)	Lg. Meeting Rooms (50p)	Med. Meeting Rooms (20p)	Sm. Meeting Rooms (12p)	Dedicated Office Space	Access to Office Space	Permanent Exhibit Areas	Event Workspace Area	Storage	Dedicated Event Area	Classrooms	Catering Kitchen	Dedicated Entry/Identity	Dedicated Client Space	Library	Plan Room	Outdoor Event Space
Asian American Employee Network	■		■	■	■			■	■	■		■	■					■
Asian Construction Trades Association						■				■							■	
Austin Asian American Chamber of Commerce			■	■	■	■												
Austin Filipino-American Association	■		■	■	■		■	■	■	■			■					■
Austin Taiwanese Association	■		■	■	■		■	■	■	■		■	■			■		■
Austin Taiwanese Chamber of Commerce		■	■	■	■		■	■	■	■								
Bangladesh Community of Austin	■		■	■	■		■	■	■	■		■	■					■
Cambodian Foundation	■		■	■	■		■	■	■	■		■	■					■
Chinese Society of Austin	■											■	■					■
India Community Center	■	■	■	■	■		■	■	■	■			■					■
Korean Community of Austin																		
Korean American Association of Austin	■		■	■	■	■		■	■	■		■	■					■
Korean American Coalition of Central Texas	■		■	■	■		■	■	■	■		■	■					■
Korean American Senior Association							■	■	■	■		■	■					■
Korean Chamber of Commerce			■	■	■	■	■											
Pakistani American Association of Greater Austin	■		■		■		■					■						■
SAHELI for Asian Families			■	■	■	■			■			■		■	■			
Sri Lankin Community of Austin	■	■	■	■	■		■	■	■	■		■	■					■
Vietnamese American Community of Austin	■	■	■	■	■		■				■	■						

**Preliminary Program Requirements
Phasing Strategy**

Department/Area	Phase I	Future Phases	Total Project	Parking Req.
<u>Shared Areas</u>				
Shared Public Spaces	7,620	11,352	28,372	279
<i>Subtotal AARC Shared Facilities</i>	7,620	11,352	28,372	
<u>Dedicated Areas</u>				
Operations Office	1,279	0	1,279	5
Business Assistance Center	3,228	0	0	12
SAHELI	0	2,075	2,075	8
Vietnamese Senior Association	1,275	0	1,275	20
<i>Subtotal Dedicated Areas</i>	5,782	2,075	4,629	
Total Programmed Space	13,402	13,427	26,829	
Programming Contingency (5%)	670	671	1,341	
Total Assignable Space	14,072	14,098	28,170	
Identified Non-Assignable Space			0	
Gross Area (70%)	20,103	20,141	40,244	
Construction Cost (est.\$180/sf)	\$3,618,540			
Total Project Cost (AARC)			\$4,704,102	
<u>Developer Projects:</u>				
Commercial Space	27,600	0	27,600	126
Total Developer Projects	27,600	0	27,600	
Overall Total Area	47,703	20,141	67,844	449

**Asian American Resource Center
Needs Matrix**

Organization	Lg. Meeting Rooms (50p)	Sm. Meeting Rooms (12p)	Med. Meeting Rooms (20p)	Storage	Performance/Event Hall (150)	Access to Office Space	Classrooms	Outdoor Event Space	Permanent Exhibit Areas	Event Workspace Area	Catering Kitchen	Dedicated Office Space	Smaller Community Hall (300)	Dedicated Program Area	Dedicated Entry/Identity	Dedicated Client Space	Library	Plan Room
Asian American Employee Network	■	■	■	■	■		■	■	■	■	■							
Asian Construction Trades Association				■								■						■
Austin Asian American Chamber of Commerce	■	■	■									■						
Austin Filipino-American Association	■	■	■	■	■	■		■	■	■	■							
Austin Taiwanese Association	■	■	■	■	■	■	■	■	■	■	■						■	
Austin Taiwanese Chamber of Commerce	■	■	■	■		■			■	■			■					
Bangladesh Community of Austin	■	■	■	■	■	■	■	■	■	■	■							
Cambodian Foundation	■	■	■	■	■	■	■	■	■	■	■							
Chinese Society of Austin					■		■	■			■							
India Community Center	■	■	■	■	■	■		■	■	■	■		■					
Korean Community of Austin																		
Korean American Association of Austin	■	■	■	■	■		■	■	■	■	■	■						
Korean American Coalition of Central Texas	■	■	■	■	■	■	■	■	■	■	■							
Korean American Senior Association				■		■	■	■	■	■	■							
Korean Chamber of Commerce	■	■	■			■						■						
Pakistani American Association of Greater Austin	■	■			■	■	■	■										
SAHELI for Asian Families	■	■	■	■			■					■			■	■		
Sri Lankin Community of Austin	■	■	■	■	■	■	■	■	■	■	■		■					
Vietnamese American Community of Austin	■	■	■		■	■	■						■	■				

**Preliminary Program Requirements
Shared Spaces**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Community Event Hall:						
Seating	600	1 @ 7,500 sq.ft.	7,500	7,500		7,500
Stage		1 @ 600 sq.ft.	600	600		600
Catering Kitchen		1 @ 500 sq.ft.	500	500		500
Storage		2 @ 150 sq.ft.	300	300		300
Back-of-the-house circulation		1 @ 500 sq.ft.	500	500		500
Subtotal			9,400			0
Performance Hall:						
Seating	500	1 @ 4,250 sq.ft.	4,250		4,250	4,250
Stage		1 @ 600 sq.ft.	600		600	600
Sm. Storage		1 @ 100 sq.ft.	100		100	100
Lg. Storage		1 @ 300 sq.ft.	300		300	300
Audio/Visual		1 @ 100 sq.ft.	100		100	100
Subtotal			5,350		5,350	5,350
Welcome/Reception Center		1 @ 1,000 sq.ft.	1,000	1,000		1,000
Classrooms	20	15 @ 420 sq.ft.	6,300	(6) 2,520	(9) 3,780	6,300
Classroom Storage		8 @ 50 sq.ft.	400	400		400
Language Library		1 @ 500 sq.ft.	500	500		500
Exhibit Display Areas		20 @ 100 sq.ft.	2,000	2,000		2,000
Lg Meeting Room	75	0 @ 1,125 sq.ft.	0	0		0
Med. Meeting Room	30	2 @ 600 sq.ft.	1,200	1,200		1,200
Sm. Meeting Room	15	2 @ 375 sq.ft.	750		750	750
Shared Office Cubicles	1	20 @ 74 sq.ft.	1,472		1,472	1,472
Total Sq. Ft.			28,372	7,620	11,352	18,972

**Preliminary Program Requirements
Operations Office**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Executive Director's Office	1	1 @ 175 sq.ft.	175	175		175
Program Analyst	1	1 @ 140 sq.ft.	140	140		140
Admin Assistant	1	1 @ 64 sq.ft.	64	64		64
Volunteer Workroom		1 @ 375 sq.ft.	375	375		375
Waiting Area	5	1 @ 150 sq.ft.	150	150		150
Conference Room	15	1 @ 375 sq.ft.	375	375		375
Total Sq. Ft.			1,279	1,279	0	1,279

**Preliminary Program Requirements
Business Assistance Center**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
AAACC						
Director's Office	1	1 @ 140 sq.ft.	140	140		140
Staff Office	1	1 @ 64 sq.ft.	64	64		64
Volunteer Workroom		1 @ 175 sq.ft.	175	175		175
Conference Room	1	1 @ 175 sq.ft.	175	175		175
Other Chamber Offices		3 @ 140 sq.ft.	420	420		420
Business Assistance Offices		3 @ 140 sq.ft.	420	420		420
NAOO Board Office	1	1 @ 140 sq.ft.	140	140		140
Construction Trades Office						
Staff Offices		2 @ 140 sq.ft.	280	280		280
Plan Room		1 @ 300 sq.ft.	300	300		300
Storage		1 @ 100 sq.ft.	100	100		100
Conference Room		1 @ 375 sq.ft.	375	375		375
Breakroom		1 @ 0 sq.ft.	0	0		0
Workroom		1 @ 375 sq.ft.	375	375		375
Reception Station		1 @ 64 sq.ft.	64	64		64
Waiting		1 @ 200 sq.ft.	200	200		200
Total Sq. Ft.			3,228	3,228	0	3,228

**Preliminary Program Requirements
SAHELI**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Director's Office	1	1 @ 175 sq.ft.	175		175	175
Professional/Client Rooms	2-3	6 @ 175 sq.ft.	1,050		1,050	1,050
Family Client Room	6	1 @ 175 sq.ft.	175		175	175
Volunteer Workroom		1 @ 375 sq.ft.	375		375	375
Reception Area		1 @ 200 sq.ft.	200		200	200
Storage		1 @ 100 sq.ft.	100		100	100
Total Sq. Ft.			2,075	0	2,075	2,075

**Preliminary Program Requirements
Vietnamese**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Senior Association						
Staff Office Area		1 @ 200 sq.ft.	200	200		200
Sm Community Room		1 @ 375 sq.ft.	375	375		375
Lg Community Room		1 @ 600 sq.ft.	600	600		600
Storage		1 @ 100 sq.ft.	100	100		100
Total Sq. Ft.			1,275	1,275	0	1,275

**Preliminary Program Requirements
Commercial**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phasing Total
Restaurant		2 @ 2,000 sq.ft.	4,000	4,000		4,000
Grocery Market		1 @ 10,000 sq.ft.	10,000	10,000		10,000
Specialty Retail		3 @ 1,200 sq.ft.	3,600	3,600		3,600
Office Lease Space		1 @ 10,000 sq.ft.	10,000	10,000		10,000
Total Sq. Ft.			27,600	27,600	0	27,600

Preliminary Program Requirements
Child Care Center (private)

Room Codes	Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I
	Child Care Center:				
	Infant Room	12	1 @ 360 sq.ft.	360	
	Toddler Room	15	1 @ 450 sq.ft.	450	
	2-year Old Room	11	1 @ 330 sq.ft.	330	
	3-year Old Room	15	1 @ 450 sq.ft.	450	
	4-year Old Room	18	1 @ 540 sq.ft.	540	
	5-year Old Room	22	1 @ 660 sq.ft.	660	
	Diaper Changing Areas		3 @ 50 sq.ft.	150	
	Kitchen		1 @ 150 sq.ft.	150	
	Storage		1 @ 100 sq.ft.	100	
	Reception		1 @ 200 sq.ft.	200	
	Staff Toilet		2 @ 50 sq.ft.	100	
	Childrens' Toilet		6 @ 25 sq.ft.	150	
	Manager's Office	1	1 @ 140 sq.ft.	140	
	Staff Area		1 @ 200 sq.ft.	200	
	Total Child Care				3,980
			Total Sq. Ft.		3,980

**Preliminary Program Requirements
Child Care Center (private)**

<u>Future Phases</u>	<u>Phasing Total</u>	<u>Parking Classification</u>	<u>Parking Requirement</u>
	0		

**Preliminary Program Requirements
Phasing Strategy**

Department/Area	Phase I	Future Phases	Total Project	Parking Req.
<u>Shared Areas</u>				
Shared Public Spaces	17,725	28,322	46,047	770
Subtotal AARC Shared Facilities	17,725	28,322	46,047	
<u>Dedicated Areas</u>				
Operations Office	1,279	0	1,279	5
Business Assistance Center	3,483	0	0	13
SAHELI	0	2,075	2,075	8
Vietnamese Senior Association	1,275	0	1,275	20
Subtotal Dedicated Areas	6,017	2,075	4,629	
Total Programmed Space	23,742	30,397	54,139	
Programming Contingency (5%)	1,187	1,520	2,707	
Total Assignable Space	24,929	31,917	56,846	
Identified Non-Assignable Space			0	
Gross Area (70%)	35,613	45,596	81,209	
Construction Cost (est.\$180/sf)	\$6,410,340			
Total Project Cost (AARC)			\$8,333,442	
<u>Developer Projects:</u>				
Commercial Space	27,600	0	27,600	126
Total Developer Projects	27,600	0	27,600	
Overall Total Area	63,213	45,596	108,809	941

**Preliminary Program Requirements
Shared Spaces**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phase III	Phasing Total	Parking Classification	Parking Requirement
Event Hall:									
Seating	600	1 @ 7,500 sq.ft.	7,500	7,500			7,500		
Stage		1 @ 600 sq.ft.	600	600			600		
Catering Kitchen		1 @ 500 sq.ft.	500	500			500		
Storage		2 @ 150 sq.ft.	300	300			300		
Back-of-the-house circulation		1 @ 500 sq.ft.	500	500			500		
Subtotal			9,400	9,400			9,400	Public Assembly	120
Performance Hall:									
Seating	3000	1 @ 22,500 sq.ft.	22,500		22,500		22,500		
Stage		1 @ 600 sq.ft.	600		600		600		
Sm. Storage		1 @ 100 sq.ft.	100		100		100		
Lg. Storage		1 @ 300 sq.ft.	300		300		300		
Audio/Visual		1 @ 100 sq.ft.	100		100		100		
Subtotal			23,600		23,600		23,600	Public Assembly	600
Welcomes/Reception Center		1 @ 500 sq.ft.	500	500			500	Cultural Svcs	1
Classrooms	25	10 @ 525 sq.ft.	5,250	5,250			5,250	Primary Educ	15
Classroom Storage		5 @ 50 sq.ft.	250	250			250		
Language Library		1 @ 500 sq.ft.	500		500		500	Cultural Svcs	1
Exhibit Display Areas		20 @ 100 sq.ft.	2,000		2,000		2,000	Art Gallery	4
Lg Meeting Room	75	1 @ 1,125 sq.ft.	1,125	1,125			1,125	Public Assembly	15
Med. Meeting Room	30	2 @ 600 sq.ft.	1,200	1,200			1,200	Public Assembly	6
Sm. Meeting Room	15	2 @ 375 sq.ft.	750		750		750	Public Assembly	3
Shared Office Cubicles	1	20 @ 74 sq.ft.	1,472		1,472		1,472	Bus & Prof Offices	5
Total Sq. Ft.			46,047	17,725	28,322	0	46,047		770

**Preliminary Program Requirements
Operations Office**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phase III	Phasing Total	Parking Classification	Parking Requirement
Executive Director's Office	1	1 @ 175 sq.ft.	175	175			175		
Program Analyst	1	1 @ 140 sq.ft.	140	140			140		
Admin Assistant	1	1 @ 64 sq.ft.	64	64			64		
Volunteer Workroom		1 @ 375 sq.ft.	375	375			375		
Waiting Area	5	1 @ 150 sq.ft.	150	150			150		
Conference Room	15	1 @ 375 sq.ft.	375	375			375		

**Preliminary Program Requirements
Business Assistance Center**

Name of Space	Occup.	Number and Size of		Overall Total	Future			Phasing Total	Parking Classification	Parking Requirement
		Rooms/Areas			Phase I	Phases	Phase III			
AAACC										
Director's Office	1	1 @ 140 sq.ft.		140						
Staff Office	1	1 @ 64 sq.ft.		64						
Volunteer Workroom		1 @ 175 sq.ft.		175						
Conference Room	1	1 @ 175 sq.ft.		175						
Other Chamber Offices		3 @ 140 sq.ft.		420						
Business Assistance Offices		3 @ 140 sq.ft.		420						
Construction Trades Office										
Staff Offices		2 @ 140 sq.ft.		280						
Plan Room		1 @ 300 sq.ft.		300						
Storage		1 @ 100 sq.ft.		100						
Conference Room		1 @ 375 sq.ft.		375						
Breakroom		1 @ 375 sq.ft.		375						
Workroom		1 @ 375 sq.ft.		375						
Reception Station		1 @ 64 sq.ft.		64						
Waiting		1 @ 200 sq.ft.		200						
Total Sq. Ft.				3,463	3,463	0	0	Bus & Prof Office	13	

**Preliminary Program Requirements
SAHELI**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phase III	Phasing Total	Parking Classification	Parking Requirement
Director's Office	1	1 @ 175 sq.ft.	175						
Professional/Client Rooms	2-3	6 @ 175 sq.ft.	1,050						
Family Client Room	6	1 @ 175 sq.ft.	175						
Volunteer Workroom		1 @ 375 sq.ft.	375						
Reception Area		1 @ 200 sq.ft.	200						
Storage		1 @ 100 sq.ft.	100						
Total Sq. Ft.			2,075	0	2,075	0		Guidance Svcs	8

**Preliminary Program Requirements
Vietnamese**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phase III	Phasing Total	Parking Classification	Parking Requirement
Senior Association									
Staff Office Area		1 @ 200 sq.ft.	200	200			200	Bus & Prof Office	1
Sm Community Room		1 @ 375 sq.ft.	375	375			375	Meeting Hall	8
Lg Community Room		1 @ 600 sq.ft.	600	600			600	Meeting Hall	12
Storage		1 @ 100 sq.ft.	100	100			100		
Total Sq. Ft.			1,275	1,275	0	0	1,275		20

**Preliminary Program Requirements
Commercial**

Name of Space	Occup.	Number and Size of Rooms/Areas	Overall Total	Phase I	Future Phases	Phase III	Phasing Total	Parking Classification	Parking Requirement
Restaurant		2 @ 2,000 sq.ft.	4,000	4,000			4,000	Rest. <2,500	40
Grocery Market		1 @ 10,000 sq.ft.	10,000	10,000			10,000	Food Sales	36
Specialty Retail		3 @ 1,200 sq.ft.	3,600	3,600			3,600	Gen. Retail Sales	13
Office Lease Space		1 @ 10,000 sq.ft.	10,000	10,000			10,000	Bus. & Prof.	36
Total Sq. Ft.			27,600	27,600	0	0	27,600		126

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: September 1, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Austin Taiwanese Chamber of Commerce Programming Meeting

ATTENDEES: *Schiller Liao*, Board member, (512) 499-4697, sliao@utsystem.edu
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Membership Information

- 1.1. Established approximately 8 years ago
- 1.2. Membership declined 2-3 years ago
- 1.3. Membership has rebounded in the last year
- 1.4. 9 board members meeting every month

2. Events:

- 2.1. Events are in the 100 plus/minus attendee range

3. Needs:

- 3.1. Office space
 - 3.1.1. probably not full-time
- 3.2. Permanent display area
- 3.3. Workspace for event planning
- 3.4. Storage for organization materials and event displays

4. General thoughts on the new AARC campus

- 4.1. Each NAAO member organization needs a permanent office
- 4.2. Contemporary architecture with some Asian influence
- 4.3. Schiller to send pictures of Asian images

- 4.4. Private art galleries in retail area
- 4.5. Indoor/outdoor usable area for Tai-Chi classes

~~~~~ End of Notes ~~~~~

# Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: September 1, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Chinese Society of Austin Programming Meeting

ATTENDEES: *Mike Ma*, President, (512) 218-8294, muyuanmma@yahoo.com  
*Millie Chu*, Sr. Director, (512) 431-8296, millie@franklaminc.com  
*Allan Leung*, Vice President, (512) 576-2816, leunga@nationwide.com  
*George Chang*, Sr. Director, (512) 947-8838, chang05@cs.com  
*Doug Abraham*, Senior Planner – Broaddus Associates  
*Stephen Coulston, AIA*, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

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## 1. Membership Information

- 1.1. Austin Chinese School is the main emphasis
- 1.2. Would like a permanent home

## 2. Events:

- 2.1. Need an area for performing arts and/or event area
- 2.2. Visiting groups
- 2.3. 1-2 performance events per year
- 2.4. Up to 1,000 people
- 2.5.

## 3. Needs:

- 3.1. Multipurpose facility for events
  - 3.1.1. Middle school cafeteria w/stage concept is fine but more refined
- 3.2. 15 classrooms for the Chinese School
  - 3.2.1. 10-15 students per classroom
  - 3.2.2. K thru 12 age groups
  - 3.2.3. Classes held on the weekends from noon to 5:30pm

- 3.3. Snack area
- 3.4. Open space for extra-curricular activities
  
- 4. General thoughts on the new AARC campus
  - 4.1. Each NAAO member organization needs a permanent office
  - 4.2. Contemporary architecture with some Asian influence
  - 4.3. Schiller to send pictures of Asian images
  - 4.4. Private art galleries in retail area
  - 4.5. Indoor/outdoor usable area for Tai-Chi classes

~~~~~ End of Notes ~~~~~

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: September 1, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Austin Asian American Chamber of Commerce Programming Meeting

ATTENDEES: *Lisa Nguyen*, Admin & Events Mgr., (512) 407-8240, admin@austinaacc.org
Gina Chiang, Business Development Dir., (512) 407-8240, bus@austinaacc.org
Schiller Liao, board member, (512) 499-4697, sliao@utsystem.edu
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Membership Information

- 1.1. 164 members
- 1.2. 20 to 30 corporate members ranging from 100 to 700 employees
- 1.3. 1,000-plus on the mailing list
- 1.4. 11 board members

2. Events:

- 2.1. Health Fair
 - 2.1.1. Held once per year
 - 2.1.2. up to 1,000 participants
- 2.2. Asian Business Symposium
 - 2.2.1. Rotates between cities in Texas
 - 2.2.2. 500 – 1,000 attendees
 - 2.2.3. Booths
 - 2.2.4. Seminars
- 2.3. Discover Asia
 - 2.3.1. 1-day event normally in October
 - 2.3.2. Booths & shows
 - 2.3.3. 300 – 500 attendees

3. Needs:

- 3.1. Space for luncheons
 - 3.1.1. currently accommodate 30 people but this is growing
- 3.2. Training Program area
 - 3.2.1. 15-20 per class
 - 3.2.2. Language and cultural topics
- 3.3. Staff space
 - 3.3.1. 2 full-time
 - 3.3.1.1. 1 manager
 - 3.3.1.2. 1 staff/support person
 - 3.3.2. 3-4 volunteers
 - 3.3.3. Work area for interns
 - 3.3.4. 1 dedicated conference room
 - 3.3.5. access to at least 2 additional conference rooms
- 4. General thoughts on the new AARC campus
 - 4.1. Would like to move to the new AARC campus
 - 4.2. Place to "hang-out"
 - 4.3. Bring Asian community together
 - 4.4. Entertainment
 - 4.5. Recreation Center
 - 4.6. One-way to accommodate the various organization workspace requirements would be to have a cache of flexible workstations to be checked-out as would be found in a university student union.

~~~~~ End of Notes ~~~~~

# Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 10am / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: SAHELI Programming Meeting

ATTENDEES: *Linda Phan*, Executive Director, (512) 356-1634, lphan@saheli-austin.org

*Doug Abraham*, Senior Planner – Broaddus Associates

*Stephen Coulston, AIA*, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

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## 1. About:

- 1.1. SAHELI stands for Support, Advocate, Heal, Empower, Listen & Inform
- 1.2. A domestic violence & sexual abuse agency
- 1.3. provides counseling and education on domestic violence and sexual abuse issues
- 1.4. State funded
- 1.5. Currently located at the Safe Place campus in East Austin
- 1.6. Currently has:
  - 1.6.1. 3 staff
  - 1.6.2. 2-3 volunteers
  - 1.6.3. access to 3 client rooms
  - 1.6.4. access to a conference room
  - 1.6.5. storage
- 1.7. Strategic plan includes moving to a future new AARC site
- 1.8. There are 11 people on the Board of Directors

## 2. Events:

- 2.1. Community workshops held 10 to 12 times per month
- 2.2. Workshops are held at no special time
- 2.3. Number of attendees range from 20 to 30 people

## 3. Needs:

- 3.1. Large meeting space for 30 to 40 people
  - 3.2. Staff space for 6 professionals
  - 3.3. Client rooms (could double as the staff space)
  - 3.4. Family client room
  - 3.5. Space for approximately 3 volunteers
  - 3.6. Reception area
  - 3.7. access to break area
4. Concerns:
- 4.1. Security
  - 4.2. Confidentiality
  - 4.3. maintain anonymous nature
  - 4.4. separate entrances
5. Other Activities/Organizations that should be considered for the new campus
- 5.1. Austin Police Department
  - 5.2. United Way
  - 5.3. Political Asylum Project
  - 5.4. WIC offices
  - 5.5. Welfare programs

~~~~~ End of Notes ~~~~~

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 10am / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Pakistani Association of Greater Austin Programming Meeting

ATTENDEES: *Irran Ozair*, Board member, (512) 733-7354, irran_ozair@yahoo.com
Zia Oqbal, President, (512) 554-2693, ziaiqbal@yahoo.com
Afzaal Mahmood, (512) 837-1347, amah44@hotmail.com
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, ALA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. General thoughts

- 1.1. Positive step in bringing all these groups together
- 1.2. PAGA fits well into the big picture
- 1.3. "Big picture" vision was to have their own Pakistan Center to be self sufficient
- 1.4. AARC site is probably not a major perceived commercial venture location

2. Membership Information

- 2.1. Community has grown from 2 to 500 families
- 2.2. Membership is 3,000 to 5,000 people (from mailing list)
- 2.3. Paid members are approximately 1,000
- 2.4. 8-person board meets once per quarter
- 2.5. Mostly a cultural mission

3. Events:

- 3.1. 3 to 4 major events per year
 - 3.1.1. Independence Day (Aug 14)
 - 3.1.2. Defense Day (Sept 6)
 - 3.1.3. Democracy Day?? (March 23)
 - 3.1.3.1. 300 to 500 in attendance at indoor events

- 3.1.3.2. Music, food exhibits, children's activities, cultural awareness
 - 3.1.3.3. Currently held at elementary schools – very expensive
 - 3.1.3.4. Used to be \$300 now \$3,000 for some halls
 - 3.1.4. Spring Festival
 - 3.1.4.1. 400 to 600 attendees for outdoor events
 - 3.1.4.2. Currently held at county parks
 - 3.2. Have other events with specific NAAO organizations
 - 3.3. Tsunami program & Pakistan earthquake fundraising
 - 3.4. FMU-Health Fair
4. Needs:
- 4.1. Meeting spaces to accommodate the above
 - 4.2. Classrooms for 20-30 people to meet & discuss literacy
 - 4.3. Might have 1 full-time staff person in the next 5 years

~~~~~ End of Notes ~~~~~

# Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 9am / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Korean Community Programming Meeting

ATTENDEES: *Sung Cho*, Executive Director-KAC, (512) 773-0001, 773sung@gmail.com  
*William Suh*, Member, (512) 567-3142, suhreality@hotmail.com  
*Doug Abraham*, Senior Planner – Broaddus Associates  
*Stephen Coulston, AIA*, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

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## 1. Representing:

- 1.1. Korean American Senior Association (KAS)
- 1.2. Korean Chamber of Commerce (KCC)
- 1.3. Korean American Coalition of Central Texas (KAC)
- 1.4. Korean American Association of Austin (KAA)

## 2. Membership/General Info:

- 2.1. Korean population in Austin area is approximately 9,000
- 2.2. Samsung is bring the largest economic development in Austin history
- 2.3. Expect Korean population to grow by another 5,000 in the next five years
- 2.4. KCC will be deactivating next year in favor of organizing into a chapter of the larger, world-wide, chamber group
- 2.5. 30 to 50 members in current Austin group
- 2.6. Less than 10 board members

## 3. Events:

- 3.1. Korean Day
  - 3.1.1. 500-plus attendees
  - 3.1.2. Usually held in a park
  - 3.1.3. Cultural shows

- 3.1.4. Sporting events
- 3.1.5. Usually in April
- 3.2. Korean Association of Austin party
  - 3.2.1. Held in December
  - 3.2.2. 400 to 600 attendees
  - 3.2.3. Usually at Webb Middle School
  - 3.2.4. All indoor activities
- 3.3. Senior Association
  - 3.3.1. Twice-per-year party
  - 3.3.2. 75-100 attendees
- 4. Needs:
  - 4.1. Meeting spaces to accommodate the above
  - 4.2. Staff space:
    - 4.2.1. KAA has 1 part-time staff person
    - 4.2.2. KAC has 1 full-time staff person
    - 4.2.3. Do not want to combine staffs
    - 4.2.4. Will relocate staffs to new campus if constructed

~~~~~ End of Notes ~~~~~

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 12pm / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Cambodian Foundation Programming Meeting

ATTENDEES: *Channy Soeur*, Board Member, (512) 825-8989, *email no given*
Sywang Ngin, Board Member, (512) 573-6310, *email un-readable*
Alex Tang, Board Member, (512) 296-4162, *scimt2000@aol.com*
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Membership:

- 1.1. Not well represented in the NAOO
- 1.2. Smallest but oldest Asian American foundation in Austin
- 1.3. 50 plus/minus families in membership
- 1.4. Mission:
 - 1.4.1. Cultural retention
 - 1.4.2. Health & welfare
 - 1.4.3. Education
- 1.5. Has no employees currently

2. General Information:

- 2.1. Currently uses the Temple to disseminate information
- 2.2. Thai, Cambodian and Laos communities share the same temple

3. Events:

- 3.1. Cambodian New Year
- 3.2. National Convention

4. Needs:

- 4.1. Gathering space to/for:
 - 4.1.1. 400 to 500 people
 - 4.1.2. Bring dance troops
 - 4.1.3. Stage type productions
 - 4.2. Classrooms for English as a second language
5. Thoughts about the future AARC Campus
- 5.1. Space has to be shared equally
 - 5.2. Should not represent a single culture
 - 5.3. A "timeless" architecture
 - 5.4. Each country should have a permanent cultural display area
 - 5.5. Large gallery for rotating, cultural displays
 - 5.6. Entertainment area by a private developer

~~~~~ End of Notes ~~~~~

**CLIENT:** Asian American Resource Center  
**PROJECT:** Campus Master Plan

# Meeting Notes

**DATE/TIME:** 4pm / September 8, 2006  
**LOCATION:** AAACC Offices / 8711 Burnet Rd.

**SUBJECT:** Bangladesh Association of Greater Austin Programming Meeting

**ATTENDEES:** Mosta Fizur, Coordinator, (512) 228-7516, rahman1970@gmail.com  
Rashed Islam, (512)586-8309, rtislam@yahoo.com  
Doug Abraham, Senior Planner – Broaddus Associates  
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

**CC:**

**ATTACHMENTS:**

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**1. Membership:**

- 1.1. average age in early to mid 30's
- 1.2. approximately 600 adult members
- 1.3. Board meets every two weeks in board member's conference room
- 1.4. Board has 15 members
- 1.5. Association is approximately 1-year old

**2. Events:**

- 2.1. On average 1 event per month with a typical attendance of 200 people
- 2.2. Community Appreciation Day
  - 2.2.1. can be outdoor or indoor
  - 2.2.2. 350 attendees at last event
  - 2.2.3. Food was brought-in by board members
  - 2.2.4. at rented clubhouse in Lakeway
- 2.3. Soccer Tournament
  - 2.3.1. at Williamson County Regional Park
  - 2.3.2. 4 teams / approximately 150 people in attendance
- 2.4. EID Event (similar to Christmas) in October – end of Ramadan
  - 2.4.1. gift exchange
  - 2.4.2. food is catered
  - 2.4.3. fashion shows

- 2.4.4. would have at a community/recreation center
- 2.4.5. expecting around 300 people
- 2.5. Community picnic (Nov)
  - 2.5.1. Held at a park within a 13 mile radius of Austin
- 2.6. Victory Day
  - 2.6.1. Day-long event
  - 2.6.2. Indoor/outdoor
  - 2.6.3. Fair type event
  - 2.6.4. Stage support functions/performing arts
  - 2.6.5. Held in December
  - 2.6.6. expect 500 to 600 people
- 2.7. Board election meeting (Jan)
- 2.8. Typical activities
  - 2.8.1. outdoor
  - 2.8.2. food
  - 2.8.3. vendors
  - 2.8.4. cultural shows
- 2.9. Summer School
  - 2.9.1. Teach Bangali language to kids
  - 2.9.2. Currently location at the Asian American Cultural Center on Jollyville Road
  - 2.9.3. Typically 40 students total over 5 different age groups/proficiency levels
- 3. Would like to do . . . :
  - 3.1. Would like to invite Bangladesh business people to provide seminars on successful business practices
  - 3.2. Continue to strength the ties back to Bangladesh
  - 3.3. Seminars for financial advice/buying houses/new houses/etc.
  - 3.4. Have a World Language Day (February 21<sup>st</sup>) Celebration
  - 3.5. Bangali New Year Celebration on April 15

~~~~~ End of Notes ~~~~~

CLIENT: Asian American Resource Center
PROJECT: Campus Master Plan

Meeting Notes

DATE/TIME: 4pm / September 8, 2006
LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Austin Taiwanese Association Programming Meeting

ATTENDEES: *Chin-long Shu*, Representative, (512) 218-9755, ccss0630@yahoo.com
Yea-Ling Tsuruta, President, (512) 680-0570, ylyatwa@yahoo.com
Helen Chiang, Representative, (512) 422-5902, helen1606@aol.com
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Membership:

- 1.1. Biggest Taiwanese organization in Austin
- 1.2. approximately 100 families in the membership
- 1.3. www.austin-taiwanese.org
- 1.4. 5 board members
- 1.5. no paid staff

2. Activities:

- 2.1. Moon Festival
 - 2.1.1. normally held at a park
 - 2.1.2. 200 plus/minus attendees
 - 2.1.3. location rotates
- 2.2. Heritage Festival (May)
 - 2.2.1. indoor/outdoor venue
 - 2.2.2. 300 plus/minus
- 2.3. Lunar New Year (Jan/Feb)
 - 2.3.1. normally held at Muchardson Middle School
 - 2.3.2. approximately 200 attendees
 - 2.3.3. normally held in a middle school cafeteria
- 2.4. Dragon Ball Festival (June)

- 2.4.1. primarily an outside event at a park venue
 - 2.4.2. approx 100 attendees
 - 2.5. Annual Meeting (Nov/Dec)
 - 2.5.1. Dinner party @ restaurant
 - 2.5.2. approx 100 attendees
 - 2.6. Guest speaker events (throughout the year)
 - 2.6.1. 50 to 100 attendees
 - 2.6.2. typically held at the Taiwanese Temple
 - 2.7. Most events are at capacity
 - 2.8. Need a big catering kitchen
 - 2.9. Will host the national convention on a rotational basis
3. Needs:
- 3.1. Senior activities
 - 3.2. Storage for cultural artifacts
 - 3.3. Exhibit Space
 - 3.4. Library
 - 3.5. Storage
 - 3.6. Social Services such as:
 - 3.6.1. Job training/placement
 - 3.6.2. Language
 - 3.6.3. Immigration
4. Cultural Center ONLY no commercial development is wanted.

~~~~~ End of Notes ~~~~~

CLIENT: Asian American Resource Center  
PROJECT: Campus Master Plan

# Meeting Notes

DATE/TIME: 11am / September 8, 2006  
LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Cambodian Foundation Programming Meeting

ATTENDEES: *Divina Fox*, Treasurer, (512) 343-2772, [divina\\_b\\_fox@yahoo.com](mailto:divina_b_fox@yahoo.com)  
*Doug Abraham*, Senior Planner – Broaddus Associates  
*Stephen Coulston, AIA*, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

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1. Membership:

- 1.1. 700 plus/minus families
- 1.2. Founding in 1986
- 1.3. [www.afaonline.org](http://www.afaonline.org)
- 1.4. Expect one full-time staff person in the next 5 years

2. Events:

- 2.1. Barrio Fiesta
  - 2.1.1. Cultural Activities
  - 2.1.2. Dancing
  - 2.1.3. Food is provided
  - 2.1.4. 500 to 1,000 attendees
  - 2.1.5. 1-day event
  - 2.1.6. indoor/outdoor
  - 2.1.7. usually held at a park
- 2.2. Flores de Mayo
  - 2.2.1. More Spanish culture than others
  - 2.2.2. usually held at the Capital grounds
- 2.3. Basketball Tournament
  - 2.3.1. 2-day event
  - 2.3.2. Players from all over Texas
- 2.4. 20<sup>th</sup> Annual Gala
  - 2.4.1. Will be held at a hotel

- 2.4.2. end of the year party
  - 2.4.3. 200 to 500 attendees expected
  - 2.5. Board meetings are held on an "as needed" basis
  - 2.6. Would move existing events to the new campus depending on the size of the venue and the cost
3. Needs:
- 3.1. Small business office space
4. Would like to see at the new AARC campus
- 4.1. Shopping
  - 4.2. Community activities
    - 4.2.1. recreation
    - 4.2.2. food
    - 4.2.3. stores
    - 4.2.4. places to drop kids while doing other functions
    - 4.2.5. residential facilities
    - 4.2.6. sports facilities

~~~~~ End of Notes ~~~~~

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 2pm / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Asian Construction Trades Organization of Austin Programming Meeting

ATTENDEES: Mahesh Naik, Chairman, (512) 785-0599, galaxy77@sbcglobal.net
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Membership
 - 1.1. approximately 50 members
 - 1.2. expect a growth rate of approximately 15%
 - 1.3. 7 board members
 - 1.4. 2 part-time employees
 - 1.4.1. 1 program manager
 - 1.4.2. 1 administrative person
2. Essentially an Asian contractors' association
3. Develops a relationship with the city, county and federal leadership to help Asian contractors take advantage of HUB participation goals
4. Want to main-stream Asian contractors
5. Clearinghouse of information
6. Provide outreach programs to Asian contractors through city funding sources
7. Maintains a plan room for Asian contractors to view plans for free for the following government organizations:

- 7.1. City of Austin
 - 7.2. Texas Department of Transportation
 - 7.3. Travis County
 - 7.4. University of Texas at Austin
 - 7.5. Capital Mutual
 - 7.6. Lower Colorado River Authority
 - 7.7. Austin Independent School District
8. Events Organized:
- 8.1. Board meetings every other month
 - 8.2. 2 to 4 events per month of 20 to 30 people
 - 8.3. Big event every couple of years
9. Needs:
- 9.1. Office for two staff people
 - 9.2. Access to a large meeting room for up to 50
 - 9.3. Conferencing facilities
 - 9.4. Plan room

~~~~~ End of Notes ~~~~~

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

# Meeting Notes

DATE/TIME: 5pm / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: City of Austin Asian Employee Network Programming Meeting

ATTENDEES: *Bhasker Reddi*, Board Member, (512) 825-5615, bhasker.reddi@sbcglobal.net  
*Sarah Chen*, Chair, (512) 569-5618, shchen2828@yahoo.com  
*Doug Abraham*, Senior Planner – Broaddus Associates  
*Stephen Coulston, ALA*, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

---

## 1. Membership:

- 1.1. Mainly City of Austin employees
- 1.2. Formed in 1993
- 1.3. 501c4 organization
- 1.4. 100% volunteer organization
- 1.5. Very diverse organization not encompassing any particular ethnic group
- 1.6. One of the five founding member organizations of the NAOO
- 1.7. empowered by City Resolution
- 1.8. Receive funding from city departments and private donations
- 1.9. Mission is to help Asian CoA employees within the administrative structure with
  - 1.9.1. employment
  - 1.9.2. professional development
  - 1.9.3. advancement
  - 1.9.4. problem issues before they become a grievance
  - 1.9.5. Assist in providing volunteers to various disaster relief efforts to the NAOO
  - 1.9.6. Assist the greater Asian Community in addition to its primary membership of City of Austin employees

## 2. Events:

- 2.1. Meeting every two months
  - 2.1.1. Have city administrators come and present administrative issues

- 2.1.2. Provide free lunch
- 2.2. Annual Meeting
  - 2.2.1. Usually have cultural performances
  - 2.2.2. Includes all Asian and Polynesian cultures
  - 2.2.3. Attended by 800 to 1,000 people mostly city employees approx. 90%
- 3. Needs:
  - 3.1. Probably would not move its operations to the new AARC campus
  - 3.2. Authorized to use City of Austin facilities and resources
  - 3.3. As an organization they don't have need of facilities of the AARC but their membership would use:
    - 3.3.1. Classrooms
    - 3.3.2. Exhibit spaces
    - 3.3.3. Meeting spaces (20 to 30 people)
    - 3.3.4. Multipurpose large spaces
    - 3.3.5. Reception Hall / Performance Hall
    - 3.3.6. Kitchen for food preparation to the events but even for demonstration cooking
    - 3.3.7. Space for training
    - 3.3.8. Health care
    - 3.3.9. Elder care
    - 3.3.10. Child care
    - 3.3.11. Provide a referral service for federal, state, county and city agencies/social services
  - 3.4. Opportunities for commercial development such as:
    - 3.4.1. Restaurants
    - 3.4.2. Retail
    - 3.4.3. Anything that will bring people around the facility

~~~~~ End of Notes ~~~~~

Meeting Notes

CLIENT: Asian American Resource Center

PROJECT: Campus Master Plan

DATE/TIME: 3pm / September 8, 2006

LOCATION: AAACC Offices / 8711 Burnet Rd.

SUBJECT: Sri Lankan Community of Austin Programming Meeting

ATTENDEES: Kenneth de Silva, Member, (512) 345-7815, kdesilva@earthlink.net
Doug Abraham, Senior Planner – Broaddus Associates
Stephen Coulston, AIA, Planning Director - Broaddus & Associates

CC:

ATTACHMENTS:

1. Questions:

1.1. About your organization

1.1.1. What is your mission?

1.1.2. How many members?

1.1.3. What is the growth?

1.1.4. Do you have a board of directors? If yes, how many on the board?

1.1.5. Do you have part-time or full-time paid staff? If yes, how many and what are their titles?

1.2. Do you provide services to your membership or the community at-large such as?

1.2.1. English as a second language

1.2.2. Cultural classes

1.2.3. Others?

1.3. What events do you organize throughout the year?

1.3.1. For large events, how many people, what type of activities, is it indoor or outdoor, where do you currently have it.

1.3.2. For smaller events, how many people, how often do you have it, where to you have it.

1.4. What are your needs for physical facilities?

1.4.1. Meeting spaces

1.4.2. Office spaces

1.4.3. Outdoor venues

~~~~~ End of Notes ~~~~~

Thank you for your participation. If you have any comments regarding these notes kindly forward them via email to [scoulston@broaddusassociates.com](mailto:scoulston@broaddusassociates.com) or fax at (512) 329-8242 by September 5, 2006.

**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

**Overview:**

This document compiles the requirements stated by the Austin Indian communities for the AARC.

It is a result of tremendous efforts to get the diverse Indian communities/organizations together, bring them to speed on AARC (Thanks to Stephen Coulston and Shanker Reddy for organizing a special workshop), various community leaders for their time and participation.

The methodology used was to group into Arts, Architectural, Educational, Cultural, Religious and Service. For each, a Lead was appointed who worked with fellow members to pull together the requirements.

The Indian Communities/Organizations recognized that these requirements will be integrated with other Asian groups and the final decisions will be made based on the needs of the majority and of course available funding. Further that this is going to be process.

Final compilation is included.

Please feel free to call Harish or Ashwin for any questions.

**Participating Organizations – 29+:**

**ARTS:** (5) India Fine Arts, Inc., OmKara, Sangeet Millennium, Indian Classical Music Circle of Austin and Tanjore Performing Arts

**ARCHITECTURAL:** - *comprised of individuals:* V. Gani (Austin Kannada Sangha – AKS), Dr. Sata Sathavisan (Austin Hindu Temple), Dr. John Davis (Maharishi Peace Palace), Randanath Bande

**EDUCATION:** (4) Indian American Coalition of Texas, Pratham, Vibha, Pragathi

**CULTURAL:** (9) Austin Kannada Sangha, Marathi Mandal, Austin Tamil Sangh, Gujarati Samaj of Greater Austin, Indian Cultural Association, Indian Cultural Organization UT, Bengali Association, Tamil Association UT and Telugu Association

**RELIGIOUS:** (9) Singh Sabha Gurudwara, Austin Hindu Temple, BAPS Swaminarayan Sanstha, Barsana Dham, Chimnaya Mission, Jain Sangh, Sathya Sai, Sridhi Sai, Sri Ram Chandra Mission

**SERVICE:** (2) AID, ASHA

**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

**Arts Committee: Lead - Uma Veeramani**

Janaki Nagarajan, IFA

Revathi Ravi, OmKara

Amie Maciszewski, Sangeet Millennium

Uma Veeramani, ICMA

Anu Naimpally, Tanjore Perf. Ars

[inagarajan@aol.com](mailto:inagarajan@aol.com)

[revathi.ravi@gmail.com](mailto:revathi.ravi@gmail.com)

[sangeetmil@yahoo.com](mailto:sangeetmil@yahoo.com)

[uma\\_veeramani@yahoo.com](mailto:uma_veeramani@yahoo.com)

[anu@anudance.com](mailto:anu@anudance.com)

**Requirements:**

- An auditorium which can accommodate 200 - 600 people (which can be partitioned to accommodate some standard sizes)
  1. Auditorium should be equipped with good sound and lighting systems, with good seats (auditorium seat setting)
  2. The auditorium should also be equipped with good green rooms.
- Practice rooms which are sound-proofed to accommodate rehearsals. This can also be used as a place for local artistes to teach their classes and hold lecture demonstrations.

**Architectural Committee: Lead - V Gani**

V. Gani

Dr. Sata Sathavisan, Austin Hindu Temple

Dr. John Davis, Maharishi Peace Palace

Ranganath Bande

[vi.venkappa@gmail.com](mailto:vi.venkappa@gmail.com)

[sata@mail.utexas.edu](mailto:sata@mail.utexas.edu)

[jimbdavisdo@yahoo.com](mailto:jimbdavisdo@yahoo.com)

[branga@yahoo.com](mailto:branga@yahoo.com)

**Comments:**

- As we discussed at last meeting Solar panel on the roof for generating energy should be included. Austin city gives rebates and encourages alternate energy. City hall itself has installed solar panels.
- Incorporate rain harvesting system
- Recruit volunteer services of a Vaastu Consultant - building design, location and direction are very important for Indian community
- Architecture of the AARC project is evolving as projects get defined.

**Requirements for Phase 1: Project is divided into:**

- 1) Buildings:
  - a) Cultural
  - b) Commercial
- 2) Landscape:
  - a) Around the buildings
  - b) Park/Recreation
  - c) Pond/Water features
  - d) Playground/Sports area
  - e) Flower/Vegetable garden

**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

**Cultural Building:**

- Elegant Entrance facing east
- Circular Pond with water feature with lilies before the entrance
- Pathway towards Creek with shady /flowering trees and bushes
- Building Materials selection based on cost, style of construction based on the Asian Architecture
- Have basic common features (Event hall, welcome room, class rooms and meeting rooms) inside the building based on the inputs from other groups.
- Incorporate Rain water harvesting system to collect roof water for landscape
- Incorporate Solar Energy System on roof top or stand alone to generate electricity grid connected.

**Commercial Buildings: - Grocery, Restaurant, Specialty Stores**

- Place commercial Buildings towards the main road with visible entrance to main building
- Follow commercial building code and guidelines
- Adequate Parking Space

**Landscape: -**

- Basic landscape around buildings with evergreen shrubs and small trees
- Walking/jogging trail near the creek
- Plant trees and bushes along the trail
- Play area for children
- Picnic area with benches
- Outdoor sports area for adults and children
- Flower and vegetable garden area
- Access pathways various designated areas
- Adequate parking areas

**Education Committee: Lead - Ashwin Ghatalia**

IACT, Pratham, Vibha, Pragathi,

Sumit Dasgupta, IACT [sdasgupta@austin.rr.com](mailto:sdasgupta@austin.rr.com)

Ashwin Ghatalia, Pratham [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)

Anand Sankaran, Vibha [coordinator@austin.vibha.org](mailto:coordinator@austin.vibha.org)

Satish Rao, Pragathi [satishrao@austin.rr.com](mailto:satishrao@austin.rr.com)

**Requirements:**

- Studio space for Yoga, dance classes
- Classrooms for Sanskrit, Hindi classes etc...
- Venue for - Meetings, gatherings and Events ( discussions, lectures, fund raisers and performances) :
- A performance Hall ; Capacity 300 to 500 people seating ( Stadium) + Stage



**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

- Conference Room : Capacity 100, 300 500 People + Stage ( Lectures, discussions, Dinners etc.) - Planning for multi-purpose use
- Attached Library
- Action: Properly Designed Performance/ Event Hall Can Provide the Desired Function
- Meeting Rooms - 12, 20 50 people
- Action: In the Plan Proposal
- Catering Kitchen
- Action: Included In the proposal
- Besides these there is a proposal to include outdoors place for gatherings.
- As has been discussed before and by other groups, sound proofing and cost effectiveness both in terms of investment and operations are crucial.

**Cultural Committee: Lead - Hari Madduri**

Chethan Kumar, VGani, Austin Kannada Sangha  
Uday Kulkarni, Marathi Mandal  
Shankar Palaniyandi, Austin Tamil Sangh  
Ambubahi Patel, Gujarati Samaj of Greater Austin  
Harish Kotecha, Indian Cultural Center  
Krishna Mantravadi, Indian Cultural Organization, UT  
Pia Dey, Bangali Association  
Ajit Balasubramaniam , Tamil Association, UT  
Hari Madduri, Telugu

[vl.venkappa@gmail.com](mailto:vl.venkappa@gmail.com) VL Gani  
[amm@austinmarathimandal.org](mailto:amm@austinmarathimandal.org)  
[spalanly@yahoo.com](mailto:spalanly@yahoo.com)  
[amratpatel@austin.r.com](mailto:amratpatel@austin.r.com)  
[kotecha@yahoo.com](mailto:kotecha@yahoo.com)  
[krishnam@mail.utexas.edu](mailto:krishnam@mail.utexas.edu)  
[pia\\_dey@dell.com](mailto:pia_dey@dell.com)  
[kkumarATmail@utexas.edu](mailto:kkumarATmail@utexas.edu)  
[hmadduri@yahoo.com](mailto:hmadduri@yahoo.com)

**Comments:**

- Senior Recreation Center - where Indian senior citizens can congregate
- Plan space for kids activities
- Plan space for summer camp activities
- We should focus on something basic to stay within the budget realities
- As we want to stretch the resources, we want the classrooms/meeting rooms to be general purpose
- In order to make them truly useful to music/dance/language students/teachers, affordability is a key requirement
- While building more general purpose rooms, we need to focus on the special needs as follows: Wooden floors for dance, Soundproof for music, and white boards, pc projection, audio/visual means for teaching.
- Rentable equipment (including sound systems, audio/video equip., easels, etc.) so they can be used in any room
- Performance auditorium with a good stage
- Green Rooms next to the stage
- To do more with less, we need big rooms with collapsible soundproof partitions (e.g., Hotel Conf. rooms)

**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

- Cultural associations also need "office for a day" kind of facilities (phone, copier/fax, cabinets, mailbox, desks & meeting rooms) -- Supposedly this is already in the plan.

**Educational Activities:**

- Languages (All Indian languages of interest including Samskritam)
- Music - vocal, instrumental
- Dance - folk, classical
- Drama
- Health awareness
- Financial Planning
- Retirement Planning
- Arts (Painting, etc..)
- Spiritual Discourses

**Performance Activities:**

- Dance
- Drama
- Lectures/Presentations
- Facilities for local Indian organizations for their performances
- (music/dance)

**Physical Activities:**

- Yoga

**Cooking Lessons:**

**Social Activities:**

- Special interest group meetings
- Celebrations (Small and large)

**Meeting Place for Non-Profit Organizations**

- Pratham
- Others..

**Place for Kids**

- Library of books, audio/Video for rent
- Exhibition of interesting things
- Place for play

**American Asian Resource Center (AARC) – Indian Community Inputs**

**Contact: Harish Kotecha 335-8809, [Kotecha@yahoo.com](mailto:Kotecha@yahoo.com)**

**Ashwin Ghatalia 327-4373 [ashwin\\_ghatalia@yahoo.com](mailto:ashwin_ghatalia@yahoo.com)**

**Religious Committee: Lead - Janeshwari Devi**

|                                          |                                                                                |              |
|------------------------------------------|--------------------------------------------------------------------------------|--------------|
| Satwinder Singh, Singh Sabha Gurudwara   | <a href="mailto:kahlons@yahoo.com">kahlons@yahoo.com</a>                       | 512 918 0292 |
| Ramaswami Iyengar, Austin Hindu Temple   | <a href="mailto:rivyengar@aol.com">rivyengar@aol.com</a>                       | 512-689-7397 |
| Mukesh Patel: BAPS Swaminarayan Sanstha  | <a href="mailto:mukesh_p_patel@yahoo.com">mukesh_p_patel@yahoo.com</a>         | 255-7121     |
| Janeshwari Devi, Barsana Dham            | <a href="mailto:jdevi@thevedicfoundation.org">jdevi@thevedicfoundation.org</a> | 512-288-7180 |
| Dinesh Vakharia, Chinnaya Mission        | <a href="mailto:dinesh1v@hotmail.com">dinesh1v@hotmail.com</a>                 | 512-255-6786 |
| Ajit Ravani, Jain Sangh                  | <a href="mailto:ravianat@yahoo.com">ravianat@yahoo.com</a>                     | 512 335-4563 |
| Shekar Krishnaswamy, Sathya SAI          | <a href="mailto:shekar.krishnaswamy@amd.com">shekar.krishnaswamy@amd.com</a>   | Do not have  |
| Sri Rao, Sridhi Sai                      | <a href="mailto:srao@inforide.com">srao@inforide.com</a>                       | Do not have  |
| Santosh Khanjee, Sri Ram Chandra Mission | <a href="mailto:santosh@srcm.org">santosh@srcm.org</a>                         | Do not have  |

**Requirements:**

- Performance/event hall with seating for 1,500
- A large hall with seating for 500 people with stage and theater style seating arrangement
- A covered outdoor event area Permanent exhibition areas
- Studio space (for yog classes, Tai Chi, etc.)
- Several large and small classrooms/meeting rooms for various activities
- A large kitchen facility and dining area
  - Kitchen facility needs to be separate for vegetarian and non-vegetarian
- Event workspace area Storage areas
- One additional need we have as a spiritual group would be to have an area/hall without seating since we're usually seated on the floor for group singing and discussion. This could possibly be a larger classroom. Our group would typically need to accommodate up to 200 people. I would assume that some of the other groups in this list might have a similar requirement.

**Service Organizations: Lead – Vinod Vishwnath**

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| Sachi Mishra, AID      | <a href="mailto:m_sachidananda@lycos.com">m_sachidananda@lycos.com</a> ?? |
| Harish Sharma, AID     | <a href="mailto:harishi5@yahoo.com">harishi5@yahoo.com</a>                |
| Vinod Vishwanath, ASHA | <a href="mailto:Vinod.2V@gmail.com">Vinod.2V@gmail.com</a>                |

**Comments:**

- Saheli has provided inputs

**BROADDUS  
& ASSOCIATES**

*INNOVATIVE PROJECT MANAGEMENT AND PLANNING*

## **Economic Development**



TIP  
S T R A T E G I E S  
I N C

**MEMORANDUM**

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**TO:** Stephen Coulston  
Broaddus & Associates

**FROM:** Sean Garretson, AICP  
TIP Strategies, Inc.

**RE:** Summary of TIP tasks

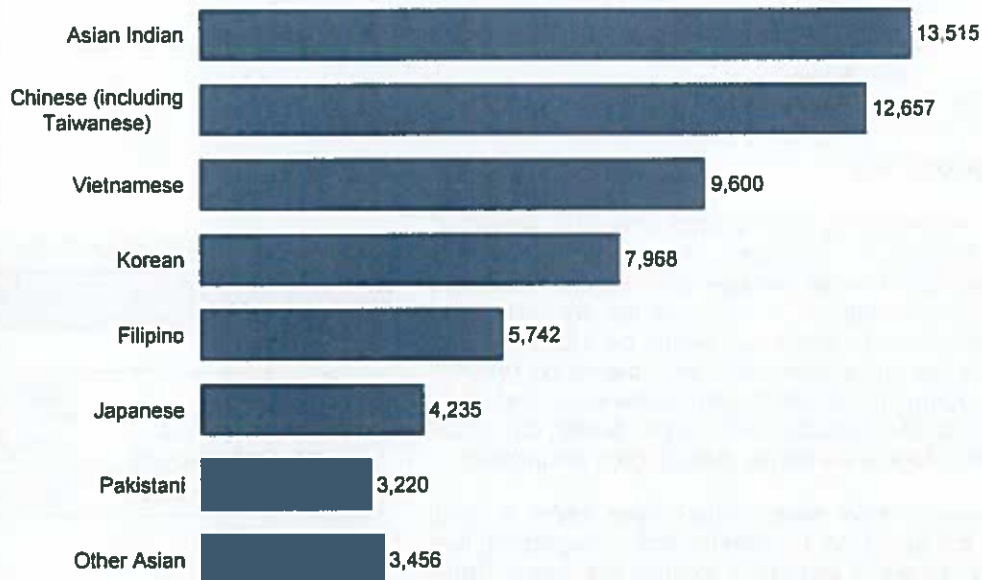
**DATE:** February 15, 2007

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TIP Strategies was engaged by Broaddus & Associates to assist in the development of a master plan for the proposed Asian American Resource Center. As part of this work, TIP was tasked with helping the team understand the implications of the master plan from an economic development standpoint. This memo provides an overview of TIP's work in connection with the AARC master plan.

Austin's swift growing Asian-American population, coupled with the general health of the regional economy suggests that a cultural center could be supported. Furthermore, the site offers several advantages, including proximity to fast-growing Asian population centers and strategic location near Highway 183 and the recently completed SH-130. The planned relocation of selected City of Austin functions and business growth on adjacent properties creates an additional market for the center and related retail development beyond the market represented by surrounding neighborhoods.

**Asian Population in the Austin-Round Rock MSA by Ethnicity, 2005**



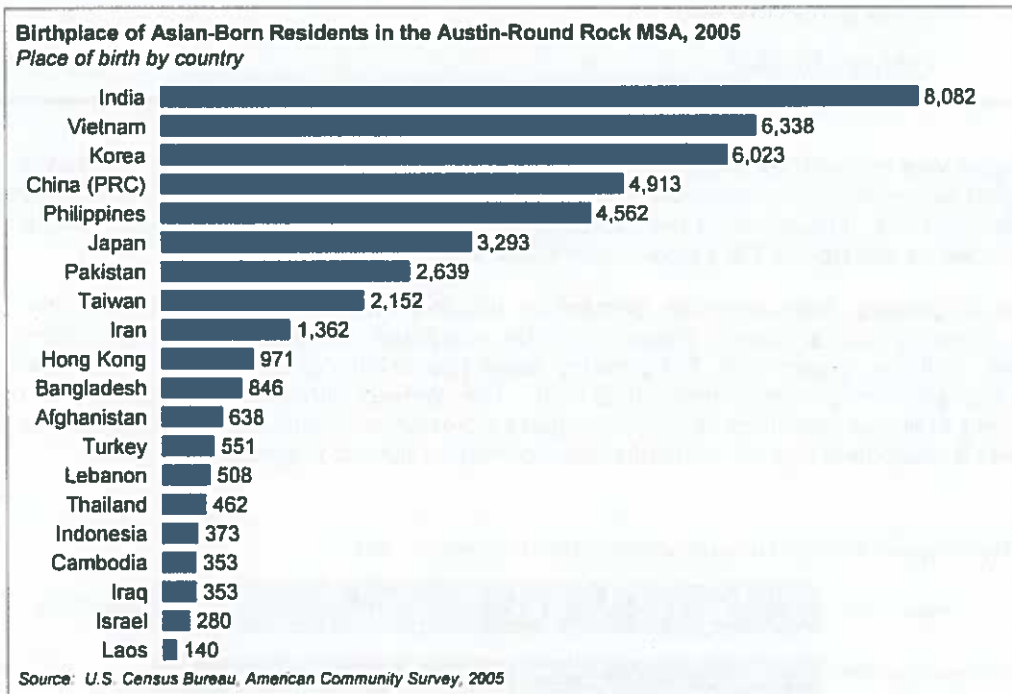
Source: U.S. Census Bureau, American Community Survey, 2005



## DEMOGRAPHICS

The Austin area has seen dramatic increases in its Asian-American population in recent years. According to the latest data available, 60,393 Asian-American residents lived in the Austin-Round Rock MSA as of 2005. This represents an increase of 37.2% in the Asian-American population since the 2000 Census. In addition, another 6,315 residents in the Austin-Round Rock MSA in 2005 were identified by the Census Bureau as being a mix of Asian and one or more races. (*Appendix A contains maps prepared by the City of Austin illustrating growth in the city's Asian-American population from 1990 to 2000.*)

Austin's Asian-American population is very diverse. According to the most recent Census Bureau estimates, Asian Indians made up the largest ethnic group in 2005, followed closely by Chinese/Taiwanese. This population is also likely to have been born outside the U.S., according to the Census Bureau roughly 77 percent (46,701) of Austin's Asian population was foreign born. This represents a 30.7% increase in the Asian-born population in the Austin-Round Rock MSA since the 2000 Census. India tops the list of birthplaces for Austin's Asian-born population, with Vietnam and Korea rounding out the top three.



## MARKET ANALYSIS

In addition to reviewing demographic data, TIP looked at market conditions in the area. This included a retail leakage analysis. A retail leakage analysis can shed light on the relative health of a retail market by comparing *potential sales* (those sales that would be expected from residents in the immediate trade area based on regional household spending patterns) with *estimated actual sales* (calculated at the establishment level based on actual sales volume data available for publicly held companies).

*Retail leakage* occurs when actual sales within a retail trade area are less than its potential sales, suggesting that consumers are going elsewhere to meet that need. *Retail*

### SUMMARY OF RETAIL LEAKAGE ANALYSIS

| Retail Trade Area<br>5-Minute Drive Time               |                |
|--------------------------------------------------------|----------------|
| Population                                             | 20,895         |
| Potential Sales                                        | \$236,555,900  |
| Estimated Actual Sales<br>(within 4-minute drive time) | \$116,900,000  |
| Estimated Retail Leakage                               | -\$119,655,900 |



*surplus*, on the other hand, occurs when actual sales within a retail trade area are greater than its potential sales, suggesting that retailers are pulling in consumers and retail dollars from outside the area.

The leakage analysis for this work compared potential sales within a 5-minute drive time from the proposed AARC site with estimated actual sales in the area. The result of this analysis suggests a leakage of more than \$119 million in retail sales that could be captured by outlets in the area. According to the analysis, the best opportunities for retail development in the area were for restaurants and grocery stores. These categories were estimated to be losing \$21 million and \$10 million, respectively, to establishments in other parts of the region. Results of the retail leakage analysis by retail category are provided as Appendix B.

## **BENCHMARKING**

To provide an understanding of the characteristics of similar cultural organizations, TIP researched a number of organizations nationwide. The following benchmarks were presented to the AARC:

- Hmong Cultural & Resource Center, St. Paul
- Chinese Community Center, Houston
- Asia Society Texas / Asia House, Houston
- Japanese American Cultural & Community Center, Los Angeles (in progress)
- Dell Jewish Community Center / Jewish Community Association of Austin (in progress)

Most of the benchmark organizations are centrally located in high-traffic, high-visibility neighborhoods that are relevant to their constituencies. Of the benchmarks reviewed, none had a dedicated private-sector component, such as a hotel, third-party retail, or private-sector office space (there were, however, instances where office space was provided for local nonprofit organizations and where small museum cafes and gift shops were operated on site).

With the exception of the Hmong Cultural & Resources Center in Minnesota, all of the benchmarks identified were supported by much larger local constituent populations than Austin's AARC has now. However, it is worth noting that some of the California organizations date back to the 1960s and 1970s when their constituencies may have been more comparable in size to Austin's Asian-American community today.

The missions of the agencies varied, although promoting "cultural" awareness and "education" was a common mission for all. Supporting an appreciation of art and heritage and provision of social services for their members were also common themes. Only Asia Society Texas / Asia House (Houston) mentioned "business" and "economic development" specifically as part of their mission.

Information was also gathered on physical location and operation characteristics. Four out of five of the organizations owned their space. The remaining organization, the Hmong Cultural & Resource Center in St. Paul rented office space (3000 SF total). Of those that owned their facilities, three had built new facilities, with reported costs of \$30 to \$40 million. The fourth, Houston's Chinese Community Center acquired an existing industrial facility. Cost of acquisition, renovation, and some new construction of the Houston CCC was \$4.5 million. In terms of acreage, the smallest facility was Asia Society Texas / Asia House in Houston which is located on one acre. The largest was Austin's Dell Jewish Community Center, situated on 40 acres in northwest Austin donated by Michael and Susan Dell.



**SELECTED OPERATING CHARACTERISTICS OF BENCHMARK ORGANIZATIONS**

| Organization<br>(Year Established)                                         | Staffing                                      | Operating Budget                                                                      | Three (3) Largest Sources of Revenue                                                                                  |
|----------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Chinese Community School, Houston (1979)                                   | 22 employees (9 administration)               | \$2.1 million                                                                         | 35% program & service fees, 26% government grants, 8% contributions                                                   |
| Asia Society (NYC worldwide office est. 1966) / Asia House, Houston (1979) | 5 in Houston office, numerous staff worldwide | \$26.4 million worldwide<br>\$2.3 million combined for regional offices (outside NYC) | 62% contributions & grants, 10% fundraising events, 9% membership fees                                                |
| Jewish Community Association of Austin (1996)                              | 54 employees (29 administration)              | \$7.2 million (FY 2006)                                                               | 39% tuition, program charges, camps, etc., 27% monthly fees & registration charge, 24% fundraising campaigns & events |
| Hmong Cultural & Resource Center, St. Paul (1992)                          | 4 Full-time<br>7 Part-time                    | \$314,058 (FY 2005)<br>*Does not own facility                                         | 51% government grants, 39% foundation grants, 10% contributions, fundraising, fees, & other sources                   |
| Japanese American Cultural & Community Center, Los Angeles (1971)          | 38 employees                                  | unknown                                                                               | unknown                                                                                                               |

Respondents were also asked to share any "lessons learned" about the formation and operation of cultural facilities. Building strong community support was seen as a critical part of the process by all. In terms of the facility design, one interviewee stated the importance of "doing your homework." Listening to what the community – both Asian and non-Asian residents – really wants can bring to light important details that may otherwise be overlooked. While responding to public input may change aspects of the design, it is an important part of increasing "buy-in." In addition to increasing the acceptance of the project, this step can provide leverage when fundraising.

Respondents also mentioned the importance of finding the right person or persons to run the organization after it is initially established. They must be dedicated to the mission of the organization and willing to spend the hours needed to get it off the ground. For pan-Asian organizations, board membership must be chosen very carefully to reflect the community represented.

**DEVELOPMENT SCENARIOS**

Based on the results of the retail analysis and benchmarking, findings from community workshops, and discussions with the consulting team, TIP identified three alternative scenarios for development of the Austin Asian American Resource Center.

**POSSIBLE DEVELOPMENT OPTIONS FOR AARC**

| Scenario & Description                                                                                                                                                    | Pros                                                                                                                                                                                                                                                         | Cons                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1: Full Public Use Facility/Site</b><br>All public purpose usage – educational, recreational, cultural – with full City of Austin funding. (Multiple phases over time) | <ul style="list-style-type: none"> <li>▪ The City and AARC would have total control of what is developed.</li> <li>▪ Private sector interests would not need to be factored in at all.</li> <li>▪ More public sector operations would be on-site.</li> </ul> | <ul style="list-style-type: none"> <li>▪ No private sector retail would be available on site.</li> <li>▪ The AARC would be more responsible for operations and maintenance, since no private sector lease arrangement would be possible.</li> <li>▪ Very little positive fiscal impact to the City and other taxing entities.</li> </ul> |





| Scenario & Description                                                                                                                                                                                                                                                                      | Pros                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Cons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>2: Partial Public Use / Partial Private Use</b><br/>           Half of property designated for public purpose usage with remaining available for private/revenue generating development. <i>(Multiple phases over time)</i></p>                                                       | <ul style="list-style-type: none"> <li>▪ The site may have some private sector development but no guarantee.</li> <li>▪ Potential private sector lease arrangement could provide funds for public sector operations (but no guarantee).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>▪ AARC may have very little control of the private sector component (City may decide to contract with private sector independently)</li> <li>▪ Private sector development may not occur for a long time (depending on the market) but will more than likely not occur simultaneously with development of public sector space</li> <li>▪ It will be difficult to site the public sector component of the overall master plan, not knowing what sort of private sector component could go onto the site.</li> <li>▪ Very little positive fiscal impact to the City and other taxing entities.</li> <li>▪ Revenue stream to AARC is not guaranteed</li> </ul> |
| <p><b>3: Full Public / Private Development</b><br/>           All property designated by City of Austin to AARC in a long-term lease, and AARC/City engages 3rd party entity to develop all public purpose and private/revenue generating components. <i>(Implement full build-out)</i></p> | <ul style="list-style-type: none"> <li>▪ A Master Agreement would provide the vision for the ultimate build-out of the site – including public and private development.</li> <li>▪ The entire 15 acres would develop at the same time (perhaps phased, but more quickly than the other scenarios)</li> <li>▪ The City would serve as a guarantor to a private master development agreement, yet the private sector would still bear most of the risk.</li> <li>▪ The fiscal impact of this scenario would be greatest of the three scenarios.</li> <li>▪ AARC would be able to “buy back” the non-profit component at a specified time for little or no cost.</li> <li>▪ AARC may have first option to purchase facility</li> <li>▪ Could potentially have low, fixed lease payments for specific time</li> <li>▪ Through a “sublease” arrangement with the private sector, AARC could receive funds for operations through a lease agreement with the private sector.</li> </ul> | <ul style="list-style-type: none"> <li>▪ The City would need to solicit developer participation through a competitive process.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

In support of the broad development options outlined above, TIP created a scenario for the private sector portion of the site. The scenario was based on the results of the market research, and was refined based on input from public workshops and meetings with the project team. Under the agreed-upon scenario, development would be anchored by a 10,000 square foot (sf) Asian-themed grocery store, with an additional 7,600 sf of retail comprised of a mix of restaurants, neighborhood-serving and specialty retail. General office space (10,000 sf) was also included.

To help the team understand the fiscal implications of the scenario, TIP worked with Broaddus & Associates to develop preliminary income projections for the private sector portion. The income projections were constructed using two separate approaches. In the first, potential income was projected for building rental under the assumption that the project might be structured in such a way that AARC would receive some portion of that income stream.



The table below includes two options for the restaurant — with liquor and without — due to the impact liquor sales have on rental income. The specialty stores shown are representative of the types of stores typically located in a neighborhood shopping center (according to the Urban Land Institute) and are in keeping with the results of the retail leakage analysis presented previously. These store types are not recommendations, but rather representative examples to demonstrate how the tenant base in a center of this type is likely to evolve as well as the varying impacts that different store formats can have on rental income. Under this scenario (which includes both a 2,000 sf restaurant with liquor and a 2,000 sf restaurant without), projected property income from rent would be roughly \$154,000 annually. The inclusion of 10,000 sf of offices space would increase potential rental income by roughly \$138,000, for a total of slightly more than \$290,000 per year.

**SAMPLE PROPERTY INCOME PROJECTIONS FROM PRIVATE-SECTOR PORTION: BUILDING RENT**

| Property Type                  | Proposed SF | National Median SF <sup>1</sup> | \$/SF <sup>2</sup> | Gross Annual Rent <sup>3</sup> | Vacancy Rate <sup>4</sup> | Adjusted Annual Rent <sup>5</sup> |
|--------------------------------|-------------|---------------------------------|--------------------|--------------------------------|---------------------------|-----------------------------------|
| <b>Retail</b>                  |             |                                 |                    |                                |                           |                                   |
| Grocery                        | 10,000      | 34,187                          | \$7.25             | \$72,500                       | 13.6%                     | \$62,640                          |
| <b>Restaurants:</b>            |             |                                 |                    |                                |                           |                                   |
| <i>with liquor</i>             | 2,000       | 3,200                           | \$16.82            | \$33,640                       | 13.6%                     | \$29,065                          |
| <i>without liquor</i>          | 2,000       | 2,500                           | \$12.24            | \$24,480                       | 13.6%                     | \$21,151                          |
| Specialty retail (dry cleaner) | 1,200       | 1,450                           | \$15.44            | \$18,528                       | 13.6%                     | \$16,008                          |
| Specialty retail (pharmacy)    | 1,200       | 8,993                           | \$8.00             | \$9,600                        | 13.6%                     | \$8,294                           |
| Specialty retail (unisex hair) | 1,200       | 1,260                           | \$16.00            | \$19,200                       | 13.6%                     | \$16,589                          |
| <b>Office</b>                  |             |                                 |                    |                                |                           |                                   |
| General office                 | 10,000      | na                              | \$17.00            | \$170,000                      | 19.0%                     | \$137,700                         |

<sup>1</sup> For comparison purposes only, the national median square footage for this type of retail operation in a "neighborhood center" is provided from ULI's Dollars & Cents of Shopping Centers

<sup>2</sup> National median retail rents by store format in a "neighborhood center" are from ULI's Dollars & Cents of Shopping Centers; office rents reflect the average asking rate for Class A space east of IH-35 according to CB Richard Ellis's 2006Q3 report for Austin

<sup>3</sup> Gross annual rent reflects full occupancy

<sup>4</sup> Vacancy rates are the 2006Q3 Austin metrowide averages for office and retail as calculated by Property & Portfolio Research

<sup>5</sup> Adjusted annual rent reflects average occupancy

There are several caveats that must be made in connection with this approach. First, sales per square foot are based on national averages for tenants in *neighborhood centers* reported to the Urban Land Institute (ULI). A neighborhood center is defined by ULI as a shopping center that is designed to meet the day-to-day needs of immediate neighborhood. These kinds of centers are typically anchored by a supermarket and usually do not contain an enclosed walkway or mall area, although a canopy may connect the storefronts. The amount of square footage is typically higher in this type of center than what is being proposed here. The characteristics of the neighborhood center, however, are a better fit with this project than next smaller center type — the *convenience center*.

Another important point to make about the above scenario is the role of the grocery store. Typically, grocery stores are able to negotiate favorable rents because of their ability to drive traffic to the site. In order to take advantage of this traffic, the surrounding or "in-line" stores are typically willing to pay premium rents, which helps off-set the lower rate paid by the anchor. The scenario outlined above would vary from this pattern somewhat due to the "mom & pop" nature of the grocery store being proposed. The smaller, specialty grocery store would be less likely to garner the rent concessions described above, meaning that actual rents from this space would likely be higher. This gain, however, would be offset by the fact that "in-line" tenants would be less likely to pay a premium for a location surrounding the store. For this reason, we feel that the income projections outlined above are appropriately conservative.



A more likely scenario, however, would be income received from a ground sub-lease of the property. The following information, developed by Broadus & Associates, illustrates how this scenario would work. These figures were used in the sample operating budget described later in this memo.

**SAMPLE PROPERTY INCOME/EXPENSE PROJECTIONS FROM PRIVATE-SECTOR PORTION: GROUND LEASE**

| Lease Income/Expense | Total Acreage                 | Property Value <sup>6</sup> | Ground Lease Multiplier | Annual Ground Lease | COA Adjusted Ground Lease | Adjusted Annual Rent |
|----------------------|-------------------------------|-----------------------------|-------------------------|---------------------|---------------------------|----------------------|
| Expense              | Total Site Ground Lease       | 15.00                       | \$2,300,000             | 10%                 | \$230,000                 | \$1                  |
| Income               | Partial Site Ground Sub-Lease | 4.25                        | \$814,583               | 10%                 | \$81,458                  | \$81,458             |

<sup>6</sup> Total value represents present asking price of property. Amount should be modified base on actual appraisal value and selling price. Partial Site Ground Sub-Lease assumes premium value for Cameron Road frontage with value multiplier of 1.25.

**OPERATING BUDGET**

The consulting team developed a sample operating budget for the AARC 501(c)3 organization. The operating budget focused on general operating expenses (not programmatic) and potential sources of income. Estimates were developed based on published sources and the experience of the consulting team. The sample budget was not intended to predict the future financial condition of the organization. Rather, its purpose was to provide a framework for discussion. By providing an understanding of the magnitude of the differential, the sample operating budget can serve as a tool to help focus the AARC's fundraising efforts.

**SAMPLE OPERATING BUDGET FOR AARC**

| INCOME/EXPENSES                      | ESTIMATED VALUE     | ASSUMPTIONS                                                                                      |
|--------------------------------------|---------------------|--------------------------------------------------------------------------------------------------|
| <b>INCOME</b>                        |                     |                                                                                                  |
| Government                           | -                   |                                                                                                  |
| Foundations                          | -                   |                                                                                                  |
| Corporations                         | -                   |                                                                                                  |
| Memberships                          | \$100,000.00        | 2,500 members/\$40 annual dues                                                                   |
| Fees for Service                     | \$20,800.00         | 52 clients average value \$400 each                                                              |
| Publication Sales                    | -                   |                                                                                                  |
| Fundraising Events                   | -                   |                                                                                                  |
| Annual Community Appeal              | -                   |                                                                                                  |
| Individual Contributions             | -                   |                                                                                                  |
| Property Income                      | \$81,458.33         | Partial site ground sub-lease (4.25 acres)                                                       |
| Interest                             | -                   |                                                                                                  |
| <b>TOTAL INCOME</b>                  | <b>\$202,258.33</b> |                                                                                                  |
| <b>EXPENSES</b>                      |                     |                                                                                                  |
| TOTAL PERSONNEL SERVICES             | \$242,500.00        | See Appendix C for detail                                                                        |
| OTHER THAN PERSONNEL SERVICES (OTPS) |                     |                                                                                                  |
| Ground Lease                         | \$1.00              |                                                                                                  |
| Debt Service                         | \$228,000.00        | \$8.3m project cost (Phase I non-commercial space) less \$5m bonds = \$3.3m on 30-yr note @ 5.7% |
| Operations & Maintenance             | \$320,517.00        | Assumes \$9.00/sf for 35,613 sf                                                                  |
| Utilities                            | \$53,419.50         | Assumes \$1.50/sf for 35,613 sf                                                                  |



| INCOME/EXPENSES               | ESTIMATED VALUE       | ASSUMPTIONS                                                                                                            |
|-------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------|
| Equipment/Software Purchases  | \$12,250.00           | Initial year only. Includes computers, software, & telephone system. Subsequent years assume \$2,000/emp. every 3 yrs. |
| Equipment Repairs and Leases  | \$1,750.00            | \$500/employee/year                                                                                                    |
| Telephone                     | \$2,400.00            | \$200/month                                                                                                            |
| Printing                      | \$1,200.00            | \$100/month                                                                                                            |
| Liability Insurance           | \$6,300.00            | \$525/month                                                                                                            |
| Office Supplies               | \$1,050.00            | \$300/employee/year                                                                                                    |
| Postage/Delivery              | \$3,000.00            | \$250/month                                                                                                            |
| Staff Development/Conferences | -                     | None assumed for initial year                                                                                          |
| Travel Expenses               | \$3,000.00            | 2 in-state trips for executive director @ \$1,500 ea.                                                                  |
| Payroll/Bank Charges          | \$300.00              | \$25/month                                                                                                             |
| <b>TOTAL OTPS</b>             | <b>\$633,187.50</b>   |                                                                                                                        |
| <b>TOTAL EXPENSES</b>         | <b>\$875,687.50</b>   |                                                                                                                        |
| <b>SURPLUS (DEFICIT)</b>      | <b>\$(673,429.17)</b> |                                                                                                                        |

### FISCAL IMPACT

An analysis of the economic impact of the AARC on the Austin metropolitan area was performed previously under separate contract. Economic impact analysis looks at broad impacts of a development across a region. In contrast, fiscal impact analysis looks at the impacts on a specific jurisdiction.

To give the city of Austin an indication of the direct impact of the AARC to the city's tax base, TIP conducted a "back-of-the-envelope" analysis of the tax revenue that could potentially be generated by the private sector portion of the project. The results of this analysis are presented at right. Detailed assumptions underlying the analysis are provided in Appendices D and E.

| ESTIMATED FISCAL IMPACT OF AARC AT COMPLETION (IN 2007\$) |                 |
|-----------------------------------------------------------|-----------------|
| <b>Building Area (SF)</b>                                 |                 |
| Retail/Restaurant                                         | 17,600          |
| Office                                                    | 10,000          |
| <b>Total Area</b>                                         | <b>27,600</b>   |
| <b>Tax Base</b>                                           |                 |
| Real Property                                             | \$3,307,444     |
| Business Personal Property                                | \$1,315,304     |
| Taxable Retail Sales                                      | \$1,813,705     |
| <b>Tax Collections (City of Austin)</b>                   |                 |
| Real Property                                             | \$13,647        |
| Business Personal Property                                | \$5,427         |
| Retail Sales                                              | \$18,137        |
| <b>Total Tax Collections (city share)</b>                 | <b>\$37,211</b> |

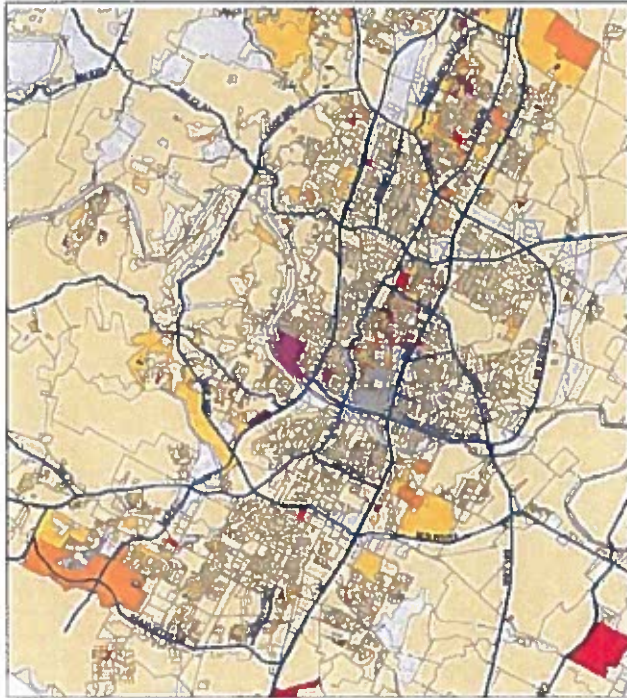


APPENDIX A: CITY OF AUSTIN MAPS

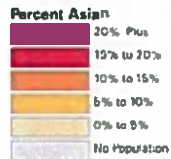
# Changing Asian Landscape

## Asian Population Concentrations, 1990 and 2000.

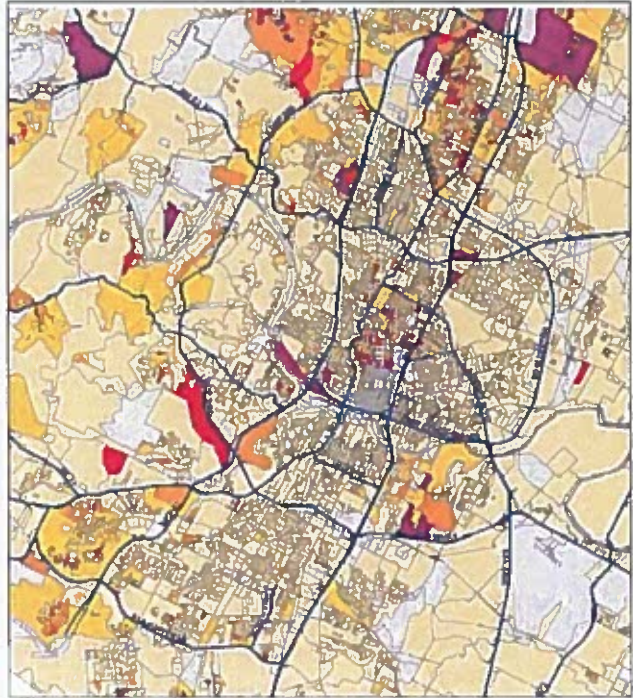
Austin, Texas. 1990 Census and Census 2000 Data.



1990 Population



Revised based on The City Geographic Department of Planning City of Austin, December 2004



2000 Population

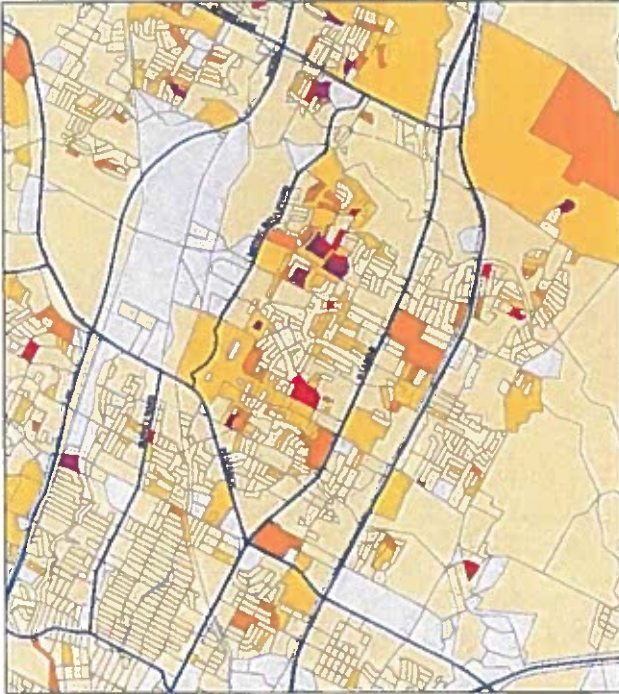




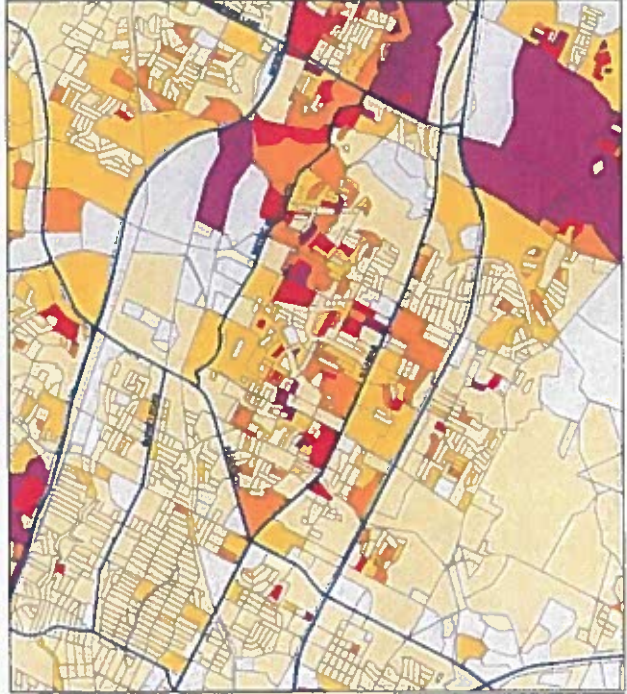
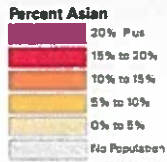
# Changing Asian Landscape

Asian Population Concentrations, 1990 and 2000.

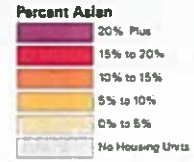
Austin, Texas. 1990 Census and Census 2000 Data.



1990 Population



2000 Population





**APPENDIX B: RETAIL LEAKAGE ANALYSIS DETAIL (Sorted by Surplus/Leakage Amount)**

Site: 8501 Cameron Road, Austin, Texas 78754

Retail Trade Area: 5-minute drive time

Estimated Retail Sales: 4-minute drive time

Estimated Population: 20,985

| RETAIL SECTOR                              | POTENTIAL SALES | ESTIMATED ACTUAL SALES | SURPLUS/LEAKAGE |       |
|--------------------------------------------|-----------------|------------------------|-----------------|-------|
|                                            |                 |                        | AMOUNT          | %     |
| New and Used Car Dealers                   | \$40,219,700    | \$0                    | -\$40,219,700   | -100% |
| General Merchandise Stores                 | \$25,245,260    | \$0                    | -\$25,245,260   | -100% |
| Grocery Stores                             | \$33,418,920    | \$10,100,000           | -\$23,318,920   | -70%  |
| Eating Places                              | \$27,854,460    | \$6,500,000            | -\$21,354,460   | -77%  |
| Auto and Home Supply Stores                | \$7,573,502     | \$0                    | -\$7,573,502    | -100% |
| Used Car Dealers                           | \$6,843,075     | \$500,000              | -\$6,343,075    | -93%  |
| Gasoline Service Stations                  | \$5,790,842     | \$0                    | -\$5,790,842    | -100% |
| Drug Stores and Proprietary                | \$4,971,903     | \$100,000              | -\$4,871,903    | -98%  |
| Lumber and Other Building Materials        | \$10,787,160    | \$6,700,000            | -\$4,087,157    | -38%  |
| Non-store Retailers                        | \$3,160,302     | \$500,000              | -\$2,660,302    | -84%  |
| Retail Nurseries and Garden                | \$2,850,398     | \$400,000              | -\$2,450,398    | -86%  |
| Paint, Glass and Wallpaper                 | \$2,161,193     | \$0                    | -\$2,161,193    | -100% |
| Stationery Stores                          | \$1,830,331     | \$200,000              | -\$1,630,331    | -89%  |
| Automotive Dealers, NEC                    | \$1,440,437     | \$0                    | -\$1,440,437    | -100% |
| Shoe Stores                                | \$1,379,869     | \$0                    | -\$1,379,869    | -100% |
| Gift, Novelty and Souvenir Shops           | \$1,287,673     | \$0                    | -\$1,287,673    | -100% |
| Household Appliance Stores                 | \$1,230,943     | \$0                    | -\$1,230,943    | -100% |
| Used Merchandise Stores                    | \$1,424,854     | \$200,000              | -\$1,224,854    | -86%  |
| Recreational Vehicle Dealers               | \$1,116,331     | \$0                    | -\$1,116,331    | -100% |
| Mobile Home Dealers                        | \$1,017,840     | \$0                    | -\$1,017,840    | -100% |
| Family Clothing Stores                     | \$1,013,695     | \$0                    | -\$1,013,695    | -100% |
| Motorcycle Dealers                         | \$971,857       | \$0                    | -\$971,857      | -100% |
| Women's Clothing Stores                    | \$970,245       | \$0                    | -\$970,245      | -100% |
| Miscellaneous Apparel and Accessory Stores | \$942,993       | \$0                    | -\$942,993      | -100% |
| Drinking Places                            | \$935,777       | \$0                    | -\$935,777      | -100% |
| Hobby, Toy and Game Shops                  | \$868,454       | \$0                    | -\$868,454      | -100% |
| Jewelry Stores                             | \$833,679       | \$0                    | -\$833,679      | -100% |
| Boat Dealers                               | \$827,461       | \$0                    | -\$827,461      | -100% |
| Sporting Goods, Bicycle and Gun Stores     | \$833,372       | \$200,000              | -\$633,372      | -76%  |
| Men's and Boy's Clothing Stores            | \$588,258       | \$0                    | -\$588,258      | -100% |
| Florists                                   | \$586,415       | \$0                    | -\$586,415      | -100% |
| Liquor Stores                              | \$570,909       | \$0                    | -\$570,909      | -100% |
| Optical Goods Stores                       | \$402,638       | \$0                    | -\$402,638      | -100% |
| Book Stores                                | \$490,458       | \$100,000              | -\$390,458      | -80%  |
| Fuel and Ice Dealers                       | \$265,917       | \$0                    | -\$265,917      | -100% |
| Children's and Infants Wear                | \$192,990       | \$0                    | -\$192,990      | -100% |
| Camera and Photography Supply Stores       | \$158,752       | \$0                    | -\$158,752      | -100% |



| RETAIL SECTOR                          | POTENTIAL SALES      | ESTIMATED ACTUAL SALES | SURPLUS/LEAKAGE       |                |
|----------------------------------------|----------------------|------------------------|-----------------------|----------------|
|                                        |                      |                        | AMOUNT                | %              |
| Sewing, Needlework and Craft Stores    | \$145,625            | \$0                    | -\$145,625            | -100%          |
| Women's Accessory and Specialty Stores | \$142,478            | \$0                    | -\$142,478            | -100%          |
| Tobacco Stores and Stands              | \$83,445             | \$0                    | -\$83,445             | -100%          |
| Candy, Nut and Confection Stores       | \$82,370             | \$0                    | -\$82,370             | -100%          |
| Retail Bakeries                        | \$374,925            | \$300,000              | -\$74,925             | -20%           |
| Luggage and Leather Goods Stores       | \$43,833             | \$0                    | -\$43,833             | -100%          |
| Miscellaneous Food Stores              | \$2,139,084          | \$2,100,000            | -\$39,084             | -2%            |
| Dairy Products Stores                  | \$25,410             | \$0                    | -\$25,410             | -100%          |
| Fruit and Vegetable Markets            | \$701,104            | \$800,000              | \$98,896              | 14%            |
| Meat and Fish Markets                  | \$799,057            | \$1,100,000            | \$300,943             | 38%            |
| News Dealers and Newsstands            | \$76,843             | \$1,100,000            | \$1,023,157           | 1331%          |
| Miscellaneous Retail Stores, NEC       | \$8,654,137          | \$11,100,000           | \$2,445,863           | 28%            |
| Home Furniture and Furnishing          | \$7,175,317          | \$10,500,000           | \$3,324,683           | 46%            |
| Hardware Stores                        | \$4,303,578          | \$18,900,000           | \$14,596,422          | 339%           |
| Radio, TV and Computer Store           | \$18,749,790         | \$45,500,000           | \$26,750,210          | 143%           |
| <b>TOTAL</b>                           | <b>\$236,555,859</b> | <b>\$116,900,000</b>   | <b>-\$119,655,859</b> | <b>LEAKAGE</b> |





### APPENDIX C: PERSONNEL SERVICES EXPENSES DETAIL

The following figures were developed as part of the sample operating budget discussed previously. They are intended for discussion purposes only. Actual staffing patterns and salaries will vary. Consulting services may be considerably higher or may be available pro bono from members.

| PERSONNEL SERVICES EXPENSES              | NUMBER<br>(in Phase I) | BASE<br>SALARY   | AMOUNT           |
|------------------------------------------|------------------------|------------------|------------------|
| <b>ADMINISTRATIVE PERSONNEL</b>          |                        |                  |                  |
| Executive Director                       | 1.0                    | \$80,000         | \$80,000         |
| Assistant Director                       |                        |                  |                  |
| Administrative Assistant                 | 1.5                    | \$30,000         | \$45,000         |
| Total Administrative Personnel           | 2.5                    |                  | \$125,000        |
| <b>PROGRAM PERSONNEL</b>                 |                        |                  |                  |
| Program Coordinator                      | 1.0                    | \$45,000         | \$45,000         |
| Total Program Personnel                  | 1.0                    |                  | \$45,000         |
| Total Administrative & Program Personnel | 3.5                    |                  | \$170,000        |
| Benefits (25%)                           |                        |                  | \$42,500         |
| <b>CONSULTING SERVICES</b>               |                        |                  |                  |
| Bookkeeping                              |                        | \$500 / month    | \$6,000          |
| Fiscal (audit)                           |                        | \$3,500 annually | \$3,500          |
| Legal                                    |                        | \$2,500 annually | \$2,500          |
| Marketing                                |                        | \$1,000 / month  | \$12,000         |
| Computer Specialist                      |                        | \$500 / month    | \$6,000          |
| Total Consulting Services                |                        |                  | \$30,000         |
| <b>TOTAL PERSONNEL SERVICES</b>          |                        |                  | <b>\$242,500</b> |



**APPENDIX D: FISCAL IMPACT ANALYSIS ASSUMPTIONS**

| VARIABLE NAME                                                                   | LAND USE TYPE |            |            |             |                  | SOURCES                                                   |
|---------------------------------------------------------------------------------|---------------|------------|------------|-------------|------------------|-----------------------------------------------------------|
|                                                                                 | TOTAL         | Office     | Grocery    | Restaurants | Specialty Retail |                                                           |
| <b>Real Property Size</b>                                                       |               |            |            |             |                  |                                                           |
| Land Parcel (SF)                                                                | 185,130       |            |            |             |                  | <i>Broaddus and Associates</i>                            |
| Commercial Buildings (SF)                                                       | 27,600        | 10,000     | 10,000     | 4,000       | 3,600            | <i>Broaddus and Associates</i>                            |
| Allocation of Commercial Building Space (%)                                     | 100%          | 36%        | 36%        | 14%         | 13%              | <i>Broaddus and Associates</i>                            |
| <b>Real Property Value</b>                                                      |               |            |            |             |                  |                                                           |
| Total Land Value                                                                | \$814,583     |            |            |             |                  | <i>Broaddus and Associates</i>                            |
| Land Value per SF <sup>(1)</sup>                                                |               | \$29.51    | \$29.51    | \$29.51     | \$29.51          | <i>TIP Strategies (calculated)</i>                        |
| Construction Cost per SF                                                        |               | \$155.00   | \$155.00   | \$170.00    | \$155.00         | <i>Broaddus and Associates</i>                            |
| Total Real Property Value at Completion of Construction                         |               | \$184.51   | \$184.51   | \$199.51    | \$184.51         | <i>TIP Strategies (calculated)</i>                        |
| Vacancy Rate <sup>(2),(3)</sup>                                                 |               | 33.1%      | 7.0%       | 7.0%        | 7.0%             | <i>CBRE, Weitzman/Cencor</i>                              |
| Median Retail Sales per SF <sup>(4)</sup>                                       |               |            | \$349.41   | \$157.51    | \$96.19          | <i>Urban Land Institute</i>                               |
| <b>Taxes</b>                                                                    |               |            |            |             |                  |                                                           |
| Business Personal Property Value (as a % of Real Property Value) <sup>(5)</sup> |               | 20%        | 50%        | 20%         | 50%              | <i>TIP Strategies estimates</i>                           |
| Taxable Share of Gross Retail Sales <sup>(6)</sup>                              |               |            | 34%        | 92%         | 52%              | <i>Texas Comptroller of Public Accounts<sup>(5)</sup></i> |
| Property Tax Rate per \$100 assessment (city share)                             |               | \$0.412600 | \$0.412600 | \$0.412600  | \$0.412600       | <i>Travis Central Appraisal District</i>                  |
| Sales Tax Rate (city share)                                                     |               |            | 1.0%       | 1.0%        | 1.0%             | <i>Texas Comptroller of Public Accounts</i>               |
| <b>Inflation<sup>(7)</sup></b>                                                  |               |            |            |             |                  |                                                           |
| Average annual change in consumer prices (CPI)                                  |               | 3.26%      | 3.26%      | 3.26%       | 3.26%            | <i>U.S. Bureau of Labor Statistics</i>                    |
| Average annual change in "nonresidential building" prices (PPI component)       |               | 2.61%      | 2.61%      | 2.61%       | 2.61%            | <i>U.S. Bureau of Labor Statistics</i>                    |

*Note 1: Land value is allocated based on building square footage to get the value of the land per SF of building space.*

*Note 2: The office vacancy rate is the CBRE 2006Q3 average for the submarket that is east of IH-35.*

*Note 3: The retail vacancy rate is the Weitzman/Cencor 2006Q2 average for the Austin MSA.*

*Note 4: Data for median sales per square foot are from ULI's 2006 Dollars & Cents, Table 6-20 Tenants Most Frequently Found in U.S. Neighborhood Shopping Centers, p.251. Median values are taken from properties frequently associated with neighborhood centers, including supermarkets ("grocery"), restaurants without liquor ("restaurants"), and other retail ("specialty retail").*

*Note 5: Business personal property includes inventories where applicable and assumes no exemptions are applicable.*

*Note 6: The taxable portion of gross retail sales by store format is calculated from data provided by the Texas Comptroller of Public Accounts for the Austin MSA.*

*Note 7: Calculations for the price inflation are provided in Appendix E. The average annual change in consumer prices is applied to retail sales. The average annual change in nonresidential building prices is applied to office and retail property*



## APPENDIX E: CALCULATION OF PRICE INFLATION

### U.S. Consumer Price Index - U.S. City Average

| Year | Month          | All Items | Shelter Only | Final/Preliminary |
|------|----------------|-----------|--------------|-------------------|
| 1913 | Annual Average | 9.9       | n/a          | F                 |
| 1914 | Annual Average | 10.0      | n/a          | F                 |
| 1915 | Annual Average | 10.1      | n/a          | F                 |
| 1916 | Annual Average | 10.9      | n/a          | F                 |
| 1917 | Annual Average | 12.8      | n/a          | F                 |
| 1918 | Annual Average | 15.1      | n/a          | F                 |
| 1919 | Annual Average | 17.3      | n/a          | F                 |
| 1920 | Annual Average | 20.0      | n/a          | F                 |
| 1921 | Annual Average | 17.9      | n/a          | F                 |
| 1922 | Annual Average | 16.8      | n/a          | F                 |
| 1923 | Annual Average | 17.1      | n/a          | F                 |
| 1924 | Annual Average | 17.1      | n/a          | F                 |
| 1925 | Annual Average | 17.5      | n/a          | F                 |
| 1926 | Annual Average | 17.7      | n/a          | F                 |
| 1927 | Annual Average | 17.4      | n/a          | F                 |
| 1928 | Annual Average | 17.1      | n/a          | F                 |
| 1929 | Annual Average | 17.1      | n/a          | F                 |
| 1930 | Annual Average | 16.7      | n/a          | F                 |
| 1931 | Annual Average | 15.2      | n/a          | F                 |
| 1932 | Annual Average | 13.7      | n/a          | F                 |
| 1933 | Annual Average | 13.0      | n/a          | F                 |
| 1934 | Annual Average | 13.4      | n/a          | F                 |
| 1935 | Annual Average | 13.7      | n/a          | F                 |
| 1936 | Annual Average | 13.9      | n/a          | F                 |
| 1937 | Annual Average | 14.4      | n/a          | F                 |
| 1938 | Annual Average | 14.1      | n/a          | F                 |
| 1939 | Annual Average | 13.9      | n/a          | F                 |
| 1940 | Annual Average | 14.0      | n/a          | F                 |
| 1941 | Annual Average | 14.7      | n/a          | F                 |
| 1942 | Annual Average | 16.3      | n/a          | F                 |
| 1943 | Annual Average | 17.3      | n/a          | F                 |
| 1944 | Annual Average | 17.6      | n/a          | F                 |
| 1945 | Annual Average | 18.0      | n/a          | F                 |
| 1946 | Annual Average | 19.5      | n/a          | F                 |
| 1947 | Annual Average | 22.3      | n/a          | F                 |
| 1948 | Annual Average | 24.1      | n/a          | F                 |
| 1949 | Annual Average | 23.8      | n/a          | F                 |
| 1950 | Annual Average | 24.1      | n/a          | F                 |
| 1951 | Annual Average | 26.0      | n/a          | F                 |
| 1952 | Annual Average | 26.5      | n/a          | F                 |
| 1953 | Annual Average | 26.7      | 22.0         | F                 |
| 1954 | Annual Average | 26.9      | 22.5         | F                 |
| 1955 | Annual Average | 26.8      | 22.7         | F                 |
| 1956 | Annual Average | 27.2      | 23.1         | F                 |
| 1957 | Annual Average | 28.1      | 24.0         | F                 |
| 1958 | Annual Average | 28.9      | 24.5         | F                 |
| 1959 | Annual Average | 29.1      | 24.7         | F                 |
| 1960 | Annual Average | 29.6      | 25.2         | F                 |
| 1961 | Annual Average | 29.9      | 25.4         | F                 |
| 1962 | Annual Average | 30.2      | 25.8         | F                 |



### U.S. Consumer Price Index - U.S. City Average

| Year                         | Month          | All Items    | Shelter Only | Final/Preliminary |
|------------------------------|----------------|--------------|--------------|-------------------|
| 1963                         | Annual Average | 30.6         | 26.1         | F                 |
| 1964                         | Annual Average | 31.0         | 26.5         | F                 |
| 1965                         | Annual Average | 31.5         | 27.0         | F                 |
| 1966                         | Annual Average | 32.4         | 27.8         | F                 |
| 1967                         | Annual Average | 33.4         | 28.8         | F                 |
| 1968                         | Annual Average | 34.8         | 30.1         | F                 |
| 1969                         | Annual Average | 36.7         | 32.6         | F                 |
| 1970                         | Annual Average | 38.8         | 35.5         | F                 |
| 1971                         | Annual Average | 40.5         | 37.0         | F                 |
| 1972                         | Annual Average | 41.8         | 38.7         | F                 |
| 1973                         | Annual Average | 44.4         | 40.5         | F                 |
| 1974                         | Annual Average | 49.3         | 44.4         | F                 |
| 1975                         | Annual Average | 53.8         | 48.8         | F                 |
| 1976                         | Annual Average | 56.9         | 51.5         | F                 |
| 1977                         | Annual Average | 60.6         | 54.9         | F                 |
| 1978                         | Annual Average | 65.2         | 60.5         | F                 |
| 1979                         | Annual Average | 72.6         | 68.9         | F                 |
| 1980                         | Annual Average | 82.4         | 81.0         | F                 |
| 1981                         | Annual Average | 90.9         | 90.5         | F                 |
| 1982                         | Annual Average | 96.5         | 96.9         | F                 |
| 1983                         | Annual Average | 99.6         | 99.1         | F                 |
| 1984                         | Annual Average | 103.9        | 104.0        | F                 |
| 1985                         | Annual Average | 107.6        | 109.8        | F                 |
| 1986                         | Annual Average | 109.6        | 115.8        | F                 |
| 1987                         | Annual Average | 113.6        | 121.3        | F                 |
| 1988                         | Annual Average | 118.3        | 127.1        | F                 |
| 1989                         | Annual Average | 124.0        | 132.8        | F                 |
| 1990                         | Annual Average | 130.7        | 140.0        | F                 |
| 1991                         | Annual Average | 136.2        | 146.3        | F                 |
| 1992                         | Annual Average | 140.3        | 151.2        | F                 |
| 1993                         | Annual Average | 144.5        | 155.7        | F                 |
| 1994                         | Annual Average | 148.2        | 160.5        | F                 |
| 1995                         | Annual Average | 152.4        | 165.7        | F                 |
| 1996                         | Annual Average | 156.9        | 171.0        | F                 |
| 1997                         | Annual Average | 160.5        | 176.3        | F                 |
| 1998                         | Annual Average | 163.0        | 182.1        | F                 |
| 1999                         | Annual Average | 166.6        | 187.3        | F                 |
| 2000                         | Annual Average | 172.2        | 193.4        | F                 |
| 2001                         | Annual Average | 177.1        | 200.6        | F                 |
| 2002                         | Annual Average | 179.9        | 208.1        | F                 |
| 2003                         | Annual Average | 184.0        | 213.1        | F                 |
| 2004                         | Annual Average | 188.9        | 218.8        | F                 |
| 2005                         | Annual Average | 195.3        | 224.4        | F                 |
| 2006                         | Annual Average | 201.6        | 232.1        | F                 |
| <b>Average Annual Change</b> |                | <b>3.26%</b> | <b>4.46%</b> |                   |



### U.S. Producer Price Index for Nonresidential Buildings

| Year | Month          | Value | Final/Preliminary |
|------|----------------|-------|-------------------|
| 1987 | Annual Average | 101.4 | F                 |
| 1988 | Annual Average | 106.2 | F                 |
| 1989 | Annual Average | 110.8 | F                 |
| 1990 | Annual Average | 113.1 | F                 |
| 1991 | Annual Average | 114.2 | F                 |
| 1992 | Annual Average | 115.0 | F                 |
| 1993 | Annual Average | 117.8 | F                 |
| 1994 | Annual Average | 121.4 | F                 |
| 1995 | Annual Average | 126.1 | F                 |
| 1996 | Annual Average | 128.2 | F                 |
| 1997 | Annual Average | 130.5 | F                 |
| 1998 | Annual Average | 131.2 | F                 |
| 1999 | Annual Average | 133.0 | F                 |
| 2000 | Annual Average | 135.6 | F                 |
| 2001 | Annual Average | 136.0 | F                 |
| 2002 | Annual Average | 135.8 | F                 |
| 2003 | Annual Average | 137.6 | F                 |
| 2004 | Annual Average | 148.3 | F                 |
| 2005 | Annual Average | 159.6 | F                 |
| 2006 | Annual Average | 169.6 | P                 |

**Average Annual Change**      2.61%

**ASIAN AMERICAN RESOURCE CENTER  
SAMPLE OPERATING BUDGET  
Budget Year 2XXX-2XXX**

11/17/2006

Note: This sample budget provides initial estimates of costs related to the general operation of the AARC facility and assumes staffing and expenses for an umbrella operating organization. Costs for specific programmatic uses (e.g., childcare, events) could not be estimated from available information. **Figures on this page are linked to detailed assumptions contained in separate worksheet.**

**INCOME**

|                          |           |                          |
|--------------------------|-----------|--------------------------|
| Government               | \$        | -                        |
| Foundations              | \$        | -                        |
| Corporations             | \$        | -                        |
| Memberships              | \$        | 100,000.00               |
| Fees for Service         | \$        | 20,800.00                |
| Publication Sales        | \$        | -                        |
| Fundraising Events       | \$        | -                        |
| Annual Community Appeal  | \$        | -                        |
| Individual Contributions | \$        | -                        |
| Property Income          | \$        | 81,458.33                |
| Interest                 | \$        | -                        |
| <b>TOTAL INCOME</b>      | <b>\$</b> | <b><u>202,258.33</u></b> |

**EXPENSES**

**ADMINISTRATIVE PERSONNEL**

|                                       |           |                          |
|---------------------------------------|-----------|--------------------------|
| Executive Director                    | \$        | 80,000.00                |
| Assistant Director                    | \$        | -                        |
| Administrative Assistant              | \$        | 45,000.00                |
| <b>Total Administrative Personnel</b> | <b>\$</b> | <b><u>125,000.00</u></b> |

**PROGRAM PERSONNEL**

|                                |           |                         |
|--------------------------------|-----------|-------------------------|
| Program Analyst                | \$        | 45,000.00               |
| <b>Total Program Personnel</b> | <b>\$</b> | <b><u>45,000.00</u></b> |

**FRINGE BENEFITS -- 25%**

|  |    |                  |
|--|----|------------------|
|  | \$ | <u>76,250.00</u> |
|--|----|------------------|

**CONSULTANTS**

|                          |           |                         |
|--------------------------|-----------|-------------------------|
| Bookkeeping              | \$        | 6,000.00                |
| Fiscal (audit)           | \$        | 3,500.00                |
| Legal                    | \$        | 2,500.00                |
| Marketing                | \$        | 12,000.00               |
| Computer Specialist      | \$        | 6,000.00                |
| <b>Total Consultants</b> | <b>\$</b> | <b><u>30,000.00</u></b> |

**TOTAL PERSONNEL SERVICES**

|  |    |                   |
|--|----|-------------------|
|  | \$ | <u>276,250.00</u> |
|--|----|-------------------|

**OTHER THAN PERSONNEL SERVICES (OTPS)**

|                               |           |                          |
|-------------------------------|-----------|--------------------------|
| Ground Lease                  | \$        | 1.00                     |
| Debt Service                  | \$        | 228,000.00               |
| Operations & Maintenance      | \$        | 320,517.00               |
| Utilities                     | \$        | 53,419.50                |
| Equipment/Software Purchases  | \$        | 12,250.00                |
| Equipment Repairs and Leases  | \$        | 1,750.00                 |
| Telephone                     | \$        | 2,400.00                 |
| Printing                      | \$        | 1,200.00                 |
| Liability Insurance           | \$        | 6,300.00                 |
| Office Supplies               | \$        | 1,050.00                 |
| Postage/Delivery              | \$        | 3,000.00                 |
| Staff Development/Conferences | \$        | -                        |
| Travel Expenses               | \$        | 3,000.00                 |
| Payroll/Bank Charges          | \$        | 300.00                   |
| <b>TOTAL OTPS</b>             | <b>\$</b> | <b><u>633,187.50</u></b> |

**TOTAL EXPENSES**

|  |    |                   |
|--|----|-------------------|
|  | \$ | <u>909,437.50</u> |
|--|----|-------------------|

**Surplus(Deficit)**

|  |    |                     |
|--|----|---------------------|
|  | \$ | <u>(707,179.17)</u> |
|--|----|---------------------|

**Schedule of Assumptions**

Note: Assumptions cover costs related to the general operation of the AARC. Costs for specific programmatic uses (a.g., childcare, events) could not be estimated from available information.

Shaded cells contain formulas or are linked to other worksheets

|                                             | Value        | Units  | Total         | Notes                                                                                                                                               |
|---------------------------------------------|--------------|--------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INCOME</b>                               |              |        |               |                                                                                                                                                     |
| Government                                  |              |        |               |                                                                                                                                                     |
| Foundations                                 |              |        |               |                                                                                                                                                     |
| Corporations                                |              |        |               |                                                                                                                                                     |
| Memberships                                 | \$ 40.00     | 2,500  | \$ 100,000.00 | Annual membership fee --included for illustration purposes                                                                                          |
| Fees for Service                            | 400          | 52     | \$ 20,800.00  |                                                                                                                                                     |
| Publication Sales                           |              |        |               |                                                                                                                                                     |
| Fundraising Events                          |              |        |               |                                                                                                                                                     |
| Annual Community Appeal                     |              |        |               |                                                                                                                                                     |
| Individual Contributions                    |              |        |               |                                                                                                                                                     |
| Property Income                             | n/a          | n/a    | \$ 81,458.33  | From 'Property Income Projections' worksheet                                                                                                        |
| Interest                                    |              |        |               |                                                                                                                                                     |
| <b>TOTAL INCOME</b>                         |              |        |               |                                                                                                                                                     |
| <b>EXPENSES</b>                             |              |        |               |                                                                                                                                                     |
| <b>ADMINISTRATIVE PERSONNEL</b>             |              |        |               |                                                                                                                                                     |
| Executive Director                          | \$ 80,000.00 | 1      | \$ 80,000.00  |                                                                                                                                                     |
| Assistant Director                          | \$ 60,000.00 | 0      | \$ -          |                                                                                                                                                     |
| Administrative Assistant                    | \$ 30,000.00 | 1.5    | \$ 45,000.00  |                                                                                                                                                     |
| Total Administrative Personnel              |              | 2.5    |               |                                                                                                                                                     |
| <b>PROGRAM PERSONNEL</b>                    |              |        |               |                                                                                                                                                     |
| Program analyst                             | \$ 45,000.00 | 1      | \$ 45,000.00  |                                                                                                                                                     |
| Total Program Personnel                     |              | 1      |               |                                                                                                                                                     |
| <b>FRINGE BENEFITS - 25%</b>                |              |        |               |                                                                                                                                                     |
|                                             | 0.25         | n/a    | 0.25          |                                                                                                                                                     |
| <b>CONSULTANTS</b>                          |              |        |               |                                                                                                                                                     |
| Bookkeeping (\$500/month)                   | \$ 500.00    | 12     | \$ 6,000.00   | Some consulting services could be available pro bono from members. Marketing costs assume general marketing of facility only.                       |
| Fiscal (audit) (\$3,500 annually)           | \$ 3,500.00  | 1      | \$ 3,500.00   | Marketing for specific events or programs were not considered. <b>MARKETING FIGURE MAY NEED TO BE HIGHER IN INITIAL YEAR??</b>                      |
| Legal (\$2,500 annually)                    | \$ 2,500.00  | 1      | \$ 2,500.00   |                                                                                                                                                     |
| Marketing (\$1,000/month)                   | \$ 1,000.00  | 12     | \$ 12,000.00  |                                                                                                                                                     |
| Computer Specialist (\$500/month)           | \$ 500.00    | 12     | \$ 6,000.00   |                                                                                                                                                     |
| <b>Total Consultants</b>                    |              |        |               |                                                                                                                                                     |
| <b>TOTAL PERSONNEL SERVICES</b>             |              |        |               |                                                                                                                                                     |
| <b>OTHER THAN PERSONNEL SERVICES (OTPS)</b> |              |        |               |                                                                                                                                                     |
| Ground Lease                                | \$ 1.00      | 1      | \$ 1.00       | \$1/year annual lease from City of Austin                                                                                                           |
| Debt Service                                | \$ 19,000.00 | 12     | \$ 228,000.00 | \$8.3 million project cost (Phase I) minus \$5 million bonds = \$3.3 million in Phase I costs of non-commercial space. Assume a 30 year note @ 5.7% |
| Operations & Maintenance                    | \$ 9.00      | 35,813 | \$ 320,517.00 | Based on TIP's operating costs (currently being charged \$9-12/sf)                                                                                  |
| Utilities (\$1.50/SF)                       | \$ 1.50      | 35,813 | \$ 53,419.50  | Source: AIA June 2006 presentation. Figure includes Phase I sf only -- from 'Non-profit SF' worksheet.                                              |
| Equipment/Software Purchases                | \$ 3,500.00  | 3.5    | \$ 12,250.00  | Initial year only -- includes computers, software, & telephone system. Subsequent years assume \$2,000 / employee every 3 years                     |
| Equipment Repairs and Lessees               | \$ 500.00    | 3.5    | \$ 1,750.00   |                                                                                                                                                     |
| Telephone                                   | \$ 200.00    | 12     | \$ 2,400.00   |                                                                                                                                                     |
| Printing                                    | \$ 100.00    | 12     | \$ 1,200.00   |                                                                                                                                                     |
| Liability Insurance                         | \$ 525.00    | 12     | \$ 6,300.00   | Based on TIP's operating costs                                                                                                                      |
| Office Supplies                             | \$ 300.00    | 3.5    | \$ 1,050.00   | \$300/year/employee                                                                                                                                 |
| Postage/Delivery                            | \$ 250.00    | 12     | \$ 3,000.00   |                                                                                                                                                     |
| Staff Development/Conferences               | \$ -         |        | \$ -          | None assumed for initial year                                                                                                                       |
| Travel Expenses                             | \$ 1,500.00  | 2      | \$ 3,000.00   | Assumed 2 trips in-state for executive director @ \$1,500 / trip                                                                                    |
| Payroll/Bank Charges                        | \$ 25.00     | 12     | \$ 300.00     |                                                                                                                                                     |
| <b>TOTAL OTPS</b>                           |              |        |               |                                                                                                                                                     |
| <b>TOTAL EXPENSES</b>                       |              |        |               |                                                                                                                                                     |
| <b>Surplus(Deficit)</b>                     |              |        |               |                                                                                                                                                     |

Property Income Projections for AARC Private-Sector Portion of Development

| Property Type             | Proposed SF | (Median SF <sup>1</sup> ) | \$/SF <sup>2</sup> | Gross Annual Rent <sup>3</sup>                                        | Vacancy Rate <sup>4</sup> | Adjusted Annual Rent <sup>5</sup> |
|---------------------------|-------------|---------------------------|--------------------|-----------------------------------------------------------------------|---------------------------|-----------------------------------|
| <b>Retail</b>             |             |                           |                    |                                                                       |                           |                                   |
| Grocery                   | 10,000      | 34,187                    | \$7.25             | \$72,500                                                              | 13.6%                     | \$62,640                          |
| Restaurant with Liquor    | 2,000       | 3,200                     | \$16.82            | \$33,640                                                              | 13.6%                     | \$29,065                          |
| Restaurant without Liquor | 2,000       | 2,500                     | \$12.24            | \$24,480                                                              | 13.6%                     | \$21,151                          |
| Specialty (dry cleaner)   | 1,200       | 1,450                     | \$15.44            | \$18,528                                                              | 13.6%                     | \$16,008                          |
| Specialty (pharmacy)      | 1,200       | 8,993                     | \$8.00             | \$9,600                                                               | 13.6%                     | \$8,294                           |
| Specialty (unisex hair)   | 1,200       | 1,260                     | \$16.00            | \$19,200                                                              | 13.6%                     | \$16,589                          |
|                           | 17,600      |                           |                    | Expected Total Annual Property Rental Income -- RETAIL ONLY           |                           | \$153,747                         |
| <b>Office</b>             |             |                           |                    |                                                                       |                           |                                   |
| General office            | 10,000      | na                        | \$17.00            | \$170,000                                                             | 19.0%                     | \$137,700                         |
|                           |             |                           |                    | Expected Total Annual Property Rental Income -- IF OFFICE IS INCLUDED |                           | \$291,447                         |

<sup>1</sup> For comparison purposes only, the national median square footage for this type of retail operation in a "neighborhood center" is provided from ULI's Dollars & Cents of Shopping Centers

<sup>2</sup> National median retail rents by store format in a "neighborhood center" are from ULI's Dollars & Cents of Shopping Centers; office rents reflect the average asking rate for Class A space east of IH-35 according to CB Richard Ellis's 2006Q3 report for Austin

<sup>3</sup> Gross annual rent reflects full occupancy

<sup>4</sup> Vacancy rates are the 2006Q3 Austin metrowide averages for office and retail as calculated by Property & Portfolio Research

<sup>5</sup> Adjusted annual rent reflects average occupancy

| Lease Income/Expense | Total Acreage                 | Property Value <sup>6</sup> | Ground Lease Multiplier | Annual Ground Lease | COA Adjusted Ground Lease | Adjusted Annual Rent |
|----------------------|-------------------------------|-----------------------------|-------------------------|---------------------|---------------------------|----------------------|
| Expense              | Total Site Ground Lease       | 15                          | \$2,300,000             | 10%                 | \$230,000                 | \$1                  |
| Income               | Partial Site Ground Sub-Lease | 4.25                        | \$814,583               | 10%                 | \$81,458                  | \$81,458             |

<sup>6</sup> Total value represents present asking price of property. Amount should be modified base on actual appraisal value and selling price. Partial Site Ground Sub-Lease assumes premium value for Cameron Road frontage with value multiplier of 1.25.



## **Project Costs**

Asian American Resource Center Master Plan  
 Austin, TX  
 Order of Magnitude Estimate  
 08-Dec-06

Broaddus & Associates

| Phase           | Project                          | Area       | Cost per Unit | 2006 Construction Cost | Furnishings and Fixtures Allowance 20% | Owner Costs Allowance 15% | Project Contingency 20% | Total Project Cost | Anticipated Construction | 10.00% Annual Inflation | Adjusted Total Project Cost |
|-----------------|----------------------------------|------------|---------------|------------------------|----------------------------------------|---------------------------|-------------------------|--------------------|--------------------------|-------------------------|-----------------------------|
| <b>Phase 1A</b> | <b>Sitework:</b>                 |            |               |                        |                                        |                           |                         |                    |                          |                         |                             |
| <b>Culture</b>  | Site Exc/Fill, Clearing, Erosion | 1 ls       | \$165,000.00  | \$165,000              |                                        | \$24,750                  | \$37,950                | \$227,700          | 2009                     | \$75,369                | \$303,069                   |
|                 | SWM Pond                         | 1 ls       | \$368,000.00  | \$368,000              |                                        | \$55,200                  | \$84,640                | \$507,840          | 2009                     | \$168,095               | \$675,935                   |
|                 | 125 Parking Spaces               | 1 ls       | \$403,625.00  | \$403,625              |                                        | \$60,544                  | \$92,834                | \$557,003          | 2009                     | \$184,368               | \$741,370                   |
|                 | Site Utilities                   | 1 ls       | \$250,000.00  | \$250,000              |                                        | \$37,500                  | \$57,500                | \$345,000          | 2009                     | \$114,195               | \$459,195                   |
|                 | Plantings & Irrigation           | 1 ls       | \$165,000.00  | \$165,000              |                                        | \$24,750                  | \$37,950                | \$227,700          | 2009                     | \$75,369                | \$303,069                   |
|                 | Hardscapes                       | 1 ls       | \$100,000.00  | \$100,000              |                                        | \$15,000                  | \$23,000                | \$138,000          | 2009                     | \$45,678                | \$183,678                   |
|                 | Retaining Walls, Ramps, Steps    | 1 ls       | \$100,000.00  | \$100,000              |                                        | \$15,000                  | \$23,000                | \$138,000          | 2009                     | \$45,678                | \$183,678                   |
|                 | Parking Lot Lighting             | 20 EA      | \$4,500.00    | \$90,000               |                                        | \$13,500                  | \$20,700                | \$124,200          | 2009                     | \$41,110                | \$165,310                   |
|                 | Site Lighting                    | 1 ls       | \$50,000.00   | \$50,000               |                                        | \$7,500                   | \$11,500                | \$69,000           | 2009                     | \$22,839                | \$91,839                    |
|                 | Site Signage                     | 1 ls       | \$35,000.00   | \$35,000               |                                        | \$5,250                   | \$8,050                 | \$48,300           | 2009                     | \$15,987                | \$64,287                    |
|                 | Arbors, Trellis, etc.            | 1 ls       | \$100,000.00  | \$100,000              |                                        | \$15,000                  | \$23,000                | \$138,000          | 2009                     | \$45,678                | \$183,678                   |
|                 | Event Hall Building              | 14,143 GSF | \$170.00      | \$2,404,310            | \$480,862                              | \$360,647                 | \$649,164               | \$3,894,982        | 2009                     | \$1,289,239             | \$5,184,221                 |
|                 | Technology                       | 14,143 GSF | \$8.50        | \$120,216              |                                        | \$18,032                  | \$27,650                | \$165,897          | 2009                     | \$54,912                | \$220,809                   |
|                 | <b>SUBTOTAL</b>                  |            |               | \$4,351,151            |                                        | \$652,673                 | \$1,096,937             | \$6,581,622        |                          | \$2,178,517             | \$8,760,139                 |
| <b>Phase 1B</b> | <b>Sitework:</b>                 |            |               |                        |                                        |                           |                         |                    |                          |                         |                             |
| <b>Culture</b>  | Site Exc/Fill, Clearing, Erosion | 1 ls       | \$100,000.00  | \$100,000              |                                        | \$15,000                  | \$23,000                | \$138,000          | 2011                     | \$84,250                | \$222,250                   |
|                 | Plantings & Irrigation           | 1 ls       | \$125,000.00  | \$125,000              |                                        | \$18,750                  | \$28,750                | \$172,500          | 2011                     | \$105,313               | \$277,813                   |
|                 | Hardscapes                       | 1 ls       | \$175,000.00  | \$175,000              |                                        | \$26,250                  | \$40,250                | \$241,500          | 2011                     | \$147,438               | \$388,938                   |
|                 | Pools, Reflecting, etc.          | 1 ls       | \$125,000.00  | \$125,000              |                                        | \$18,750                  | \$28,750                | \$172,500          | 2011                     | \$105,313               | \$277,813                   |
|                 | Site Lighting                    | 1 ls       | \$75,000.00   | \$75,000               |                                        | \$11,250                  | \$17,250                | \$103,500          | 2011                     | \$63,188                | \$166,688                   |
|                 | Site Signage                     | 1 ls       | \$50,000.00   | \$50,000               |                                        | \$7,500                   | \$11,500                | \$69,000           | 2011                     | \$42,125                | \$111,125                   |
|                 | Arbors, Trellis, etc.            | 1 ls       | \$50,000.00   | \$50,000               |                                        | \$7,500                   | \$11,500                | \$69,000           | 2011                     | \$42,125                | \$111,125                   |
|                 | Classroom Building               | 7,857 GSF  | \$195.00      | \$1,532,115            | \$306,423                              | \$229,817                 | \$413,671               | \$2,482,026        | 2011                     | \$1,515,302             | \$3,997,328                 |
|                 | Meeting Rooms/Office Building    | 3,321 GSF  | \$165.00      | \$547,965              | \$109,593                              | \$82,195                  | \$147,951               | \$887,703          | 2011                     | \$541,952               | \$1,429,655                 |
|                 | Technology                       | 11,178 GSF | \$8.50        | \$95,013               |                                        | \$14,252                  | \$21,853                | \$131,118          | 2011                     | \$80,049                | \$211,167                   |
|                 | <b>SUBTOTAL</b>                  |            |               | \$2,875,093            |                                        | \$431,264                 | \$744,475               | \$4,466,848        |                          | \$2,727,055             | \$7,193,903                 |
|                 |                                  |            |               |                        |                                        |                           |                         | \$0                |                          |                         |                             |
| <b>Phase 2</b>  | <b>Sitework:</b>                 |            |               |                        |                                        |                           |                         |                    |                          |                         |                             |
| <b>Retail</b>   | Site Exc/Fill, Clearing, Erosion | 1 ls       | \$175,000.00  | \$175,000              |                                        | \$26,250                  | \$40,250                | \$241,500          | 2009                     | \$79,937                | \$321,437                   |
|                 | 175 Parking Spaces               | 1 ls       | \$565,000.00  | \$565,000              |                                        | \$84,750                  | \$129,950               | \$779,700          | 2009                     | \$258,081               | \$1,037,781                 |
|                 | Site Utilities                   | 1 ls       | \$125,000.00  | \$125,000              |                                        | \$18,750                  | \$28,750                | \$172,500          | 2009                     | \$57,098                | \$229,598                   |
|                 | Plantings & Irrigation           | 1 ls       | \$200,000.00  | \$200,000              |                                        | \$30,000                  | \$46,000                | \$276,000          | 2009                     | \$91,356                | \$367,356                   |
|                 | Hardscapes                       | 1 ls       | \$175,000.00  | \$175,000              |                                        | \$26,250                  | \$40,250                | \$241,500          | 2009                     | \$79,937                | \$321,437                   |
|                 | Pools, Reflecting, etc.          | 1 ls       | \$75,000.00   | \$75,000               |                                        | \$11,250                  | \$17,250                | \$103,500          | 2009                     | \$34,259                | \$137,759                   |
|                 | Parking Lot Lighting             | 25 EA      | \$4,500.00    | \$112,500              |                                        | \$16,875                  | \$25,875                | \$155,250          | 2009                     | \$51,388                | \$206,638                   |
|                 | Site Lighting                    | 1 ls       | \$75,000.00   | \$75,000               |                                        | \$11,250                  | \$17,250                | \$103,500          | 2009                     | \$34,259                | \$137,759                   |
|                 | Site Signage                     | 1 ls       | \$30,000.00   | \$30,000               |                                        | \$4,500                   | \$6,900                 | \$41,400           | 2009                     | \$13,703                | \$55,103                    |
|                 | Restaurant Building              | 5,714 GSF  | \$170.00      | \$971,380              | \$194,276                              | \$145,707                 | \$262,273               | \$1,573,636        | 2009                     | \$520,873               | \$2,094,509                 |
|                 | Grocery Building                 | 14,286 GSF | \$155.00      | \$2,214,330            | \$442,866                              | \$332,150                 | \$597,869               | \$3,587,215        | 2009                     | \$1,187,368             | \$4,774,583                 |
|                 | Specialty Retail Building        | 5,143 GSF  | \$155.00      | \$797,165              | \$159,433                              | \$119,575                 | \$215,235               | \$1,291,407        | 2009                     | \$427,456               | \$1,718,863                 |
|                 | Office Retail Building           | 14,286 GSF | \$155.00      | \$2,214,330            | \$442,866                              | \$332,150                 | \$597,869               | \$3,587,215        | 2009                     | \$1,187,368             | \$4,774,583                 |
|                 | Technology                       | 39,429 GSF | \$8.50        | \$335,147              |                                        | \$50,272                  | \$77,084                | \$462,502          | 2009                     | \$153,088               | \$615,590                   |
|                 | <b>SUBTOTAL</b>                  |            |               | \$8,064,852            |                                        | \$1,209,728               | \$2,102,804             | \$12,616,824       |                          | \$4,176,169             | \$16,792,993                |

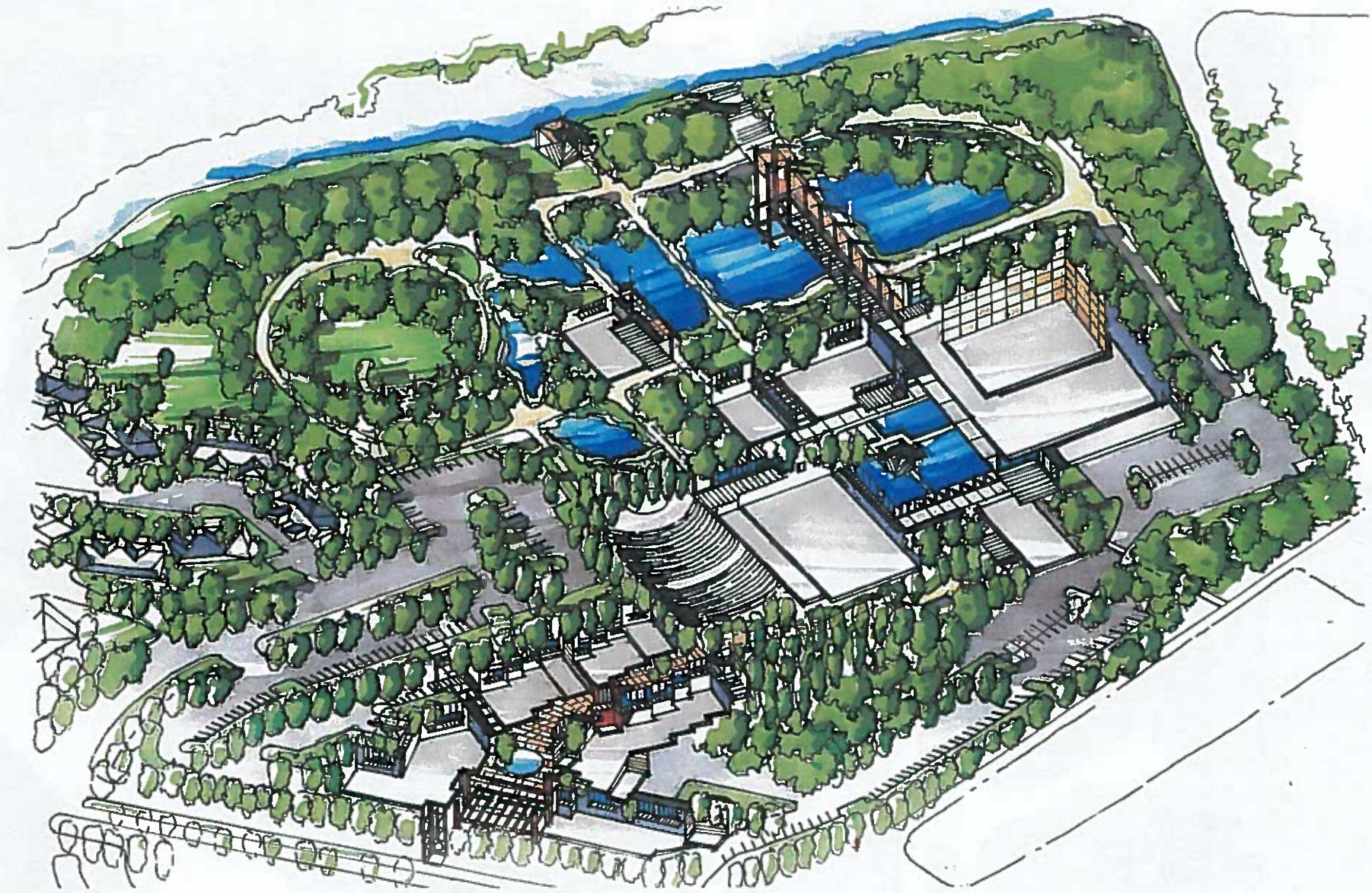
|                                        |                                  |            |              |                     |             |                    |                    |                     |      |                     |                     |
|----------------------------------------|----------------------------------|------------|--------------|---------------------|-------------|--------------------|--------------------|---------------------|------|---------------------|---------------------|
| <b>Phase 3</b>                         | <b>Sitework:</b>                 |            |              |                     |             |                    |                    |                     |      |                     |                     |
| <b>Culture</b>                         | Site Exc/Fill, Clearing, Erosion | 1 ls       | \$200,000.00 | \$200,000           |             | \$30,000           | \$46,000           | \$276,000           | 2013 | \$261,846           | \$537,846           |
|                                        | Amphitheater                     | 14,000 GSF | \$45.00      | \$630,000           |             | \$94,500           | \$144,900          | \$869,400           | 2013 | \$824,815           | \$1,694,215         |
|                                        | 50 Parking Spaces                | 1 ls       | \$164,450.00 | \$164,450           |             | \$24,668           | \$37,824           | \$226,941           | 2013 | \$215,303           | \$442,244           |
|                                        | Site Utilities                   | 1 ls       | \$75,000.00  | \$75,000            |             | \$11,250           | \$17,250           | \$103,500           | 2013 | \$98,192            | \$201,692           |
|                                        | Pools, Reflecting, etc.          | 1 ls       | \$75,000.00  | \$75,000            |             | \$11,250           | \$17,250           | \$103,500           | 2013 | \$98,192            | \$201,692           |
|                                        | Parking Lot Lighting             | 5 EA       | \$4,500.00   | \$22,500            |             | \$3,375            | \$5,175            | \$31,050            | 2013 | \$29,458            | \$60,508            |
|                                        | Site Lighting                    | 1 ls       | \$25,000.00  | \$25,000            |             | \$3,750            | \$5,750            | \$34,500            | 2013 | \$32,731            | \$67,231            |
|                                        | Site Signage                     | 1 ls       | \$25,000.00  | \$25,000            |             | \$3,750            | \$5,750            | \$34,500            | 2013 | \$32,731            | \$67,231            |
|                                        | Plantings and Irrigation         | 1 ls       | \$175,000.00 | \$175,000           |             | \$26,250           | \$40,250           | \$241,500           | 2013 | \$229,115           | \$470,615           |
|                                        | Hardscapes                       | 1 ls       | \$175,000.00 | \$175,000           |             | \$26,250           | \$40,250           | \$241,500           | 2013 | \$229,115           | \$470,615           |
|                                        | Trails, Biking, etc.             | 1 ls       | \$225,000.00 | \$225,000           |             | \$33,750           | \$51,750           | \$310,500           | 2013 | \$294,577           | \$605,077           |
|                                        | Arbors, Trellis, etc.            | 1 ls       | \$50,000.00  | \$50,000            |             | \$7,500            | \$11,500           | \$69,000            | 2013 | \$65,461            | \$134,461           |
|                                        | Performance Hall Building        | 33,714 GSF | \$225.00     | \$7,585,650         | \$1,517,130 | \$1,137,848        | \$2,048,126        | \$12,288,753        | 2013 | \$11,658,550        | \$23,947,303        |
|                                        | Library/Exhibit Building         | 3,571 GSF  | \$170.00     | \$607,070           | \$121,414   | \$91,061           | \$163,909          | \$983,453           | 2013 | \$933,019           | \$1,916,472         |
|                                        | Small Meeting                    | 3,174 GSF  | \$171.00     | \$542,754           | \$108,551   | \$81,413           | \$146,544          | \$879,261           | 2013 | \$834,170           | \$1,713,432         |
|                                        | Technology                       | 40,459 GSF | \$8.50       | \$343,902           |             | \$51,585           | \$79,097           | \$474,584           | 2013 | \$450,246           | \$924,830           |
|                                        | <b>SUBTOTAL</b>                  |            |              | \$10,921,326        |             | \$1,638,199        | \$2,861,324        | \$17,167,943        |      | \$16,287,521        | \$33,455,464        |
| <b>Total phases one, two and three</b> |                                  |            |              | <b>\$26,212,421</b> |             | <b>\$3,931,863</b> | <b>\$6,805,539</b> | <b>\$40,833,237</b> |      | <b>\$25,369,262</b> | <b>\$66,202,499</b> |

| Phase I | Name of Space           | Assignable Square Footage | Factor @.70%  | Gross         |
|---------|-------------------------|---------------------------|---------------|---------------|
|         | <u>Event Hall</u>       |                           |               |               |
|         | Seating                 | 7,500                     | 3,214         | 10,714        |
|         | Stage                   | 600                       | 257           | 857           |
|         | Catering kitchen        | 500                       | 214           | 714           |
|         | Storage                 | 300                       | 129           | 429           |
|         | Back of the house       | 500                       | 214           | 714           |
|         | Welcome/Event Center    | 500                       | 214           | 714           |
|         |                         | 9,900                     | 4,243         | 14,143        |
|         | <u>Classroom</u>        |                           |               |               |
|         | Classroom               | 5,250                     | 2,250         | 7,500         |
|         | Classroom Storage       | 250                       | 107           | 357           |
|         |                         | 5,500                     | 2,357         | 7,857         |
|         | <u>Meeting Bldg</u>     |                           |               |               |
|         | Large Meeting           | 1,125                     | 482           | 1,607         |
|         | Medium Meeting          | 1,200                     | 514           | 1,714         |
|         |                         | 2,325                     | 996           | 3,321         |
|         | <u>Restaurant</u>       |                           |               |               |
|         | Lease Space             | 4,000                     | 1,714         | 5,714         |
|         |                         | 4,000                     | 1,714         | 5,714         |
|         | <u>Grocery Market</u>   |                           |               |               |
|         | Lease Space             | 10,000                    | 4,286         | 14,286        |
|         |                         | 10,000                    | 4,286         | 14,286        |
|         | <u>Specialty Retail</u> |                           |               |               |
|         | Lease Space             | 3,600                     | 1,543         | 5,143         |
|         |                         | 3,600                     | 1,543         | 5,143         |
|         | <u>Office Retail</u>    |                           |               |               |
|         | Lease Space             | 10,000                    | 4,286         | 14,286        |
|         |                         | 10,000                    | 4,286         | 14,286        |
|         | <b>Total</b>            | <b>45,325</b>             | <b>19,425</b> | <b>64,750</b> |

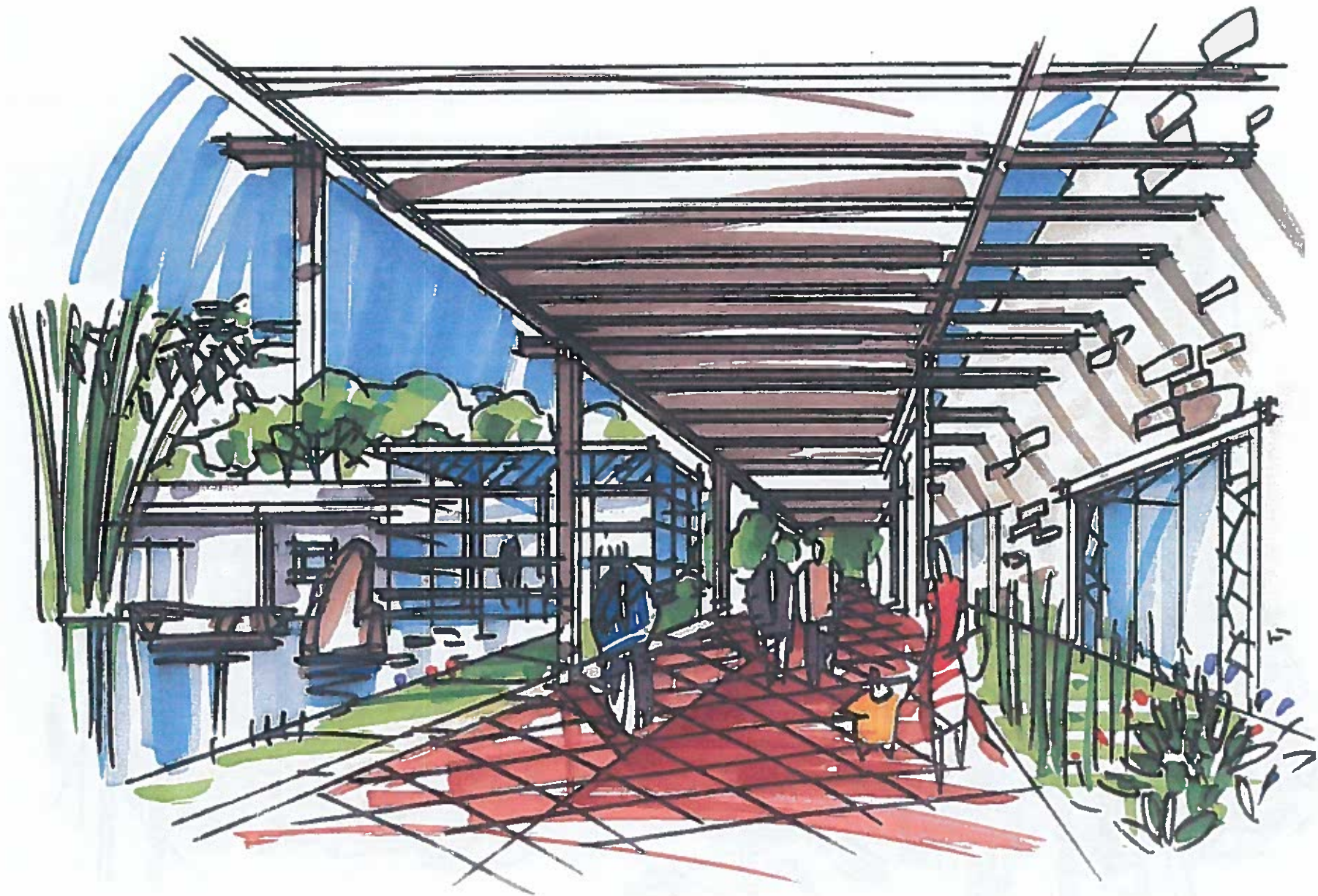
| Phase II | Name of Space           | Assignable Square Footage | Factor @.70%  | Gross         |
|----------|-------------------------|---------------------------|---------------|---------------|
|          | <u>Performance Hall</u> |                           |               |               |
|          | Seating                 | 22,500                    | 9,643         | 32,143        |
|          | Stage                   | 600                       | 257           | 857           |
|          | Small Storage           | 100                       | 43            | 143           |
|          | Large Storage           | 300                       | 129           | 429           |
|          | Audi/Visual             | 100                       | 43            | 143           |
|          |                         | 0                         | 0             | 0             |
|          |                         | 23,600                    | 10,114        | 33,714        |
|          | <u>Library</u>          |                           |               |               |
|          | Language                | 500                       | 214           | 714           |
|          | Exhibit Display         | 2,000                     | 857           | 2,857         |
|          |                         | 2,500                     | 1,071         | 3,571         |
|          | <u>Meeting Bldg</u>     |                           |               |               |
|          | Small Meeting           | 750                       | 321           | 1,071         |
|          | Shared Offices          | 1,472                     | 631           | 2,103         |
|          |                         | 2,222                     | 952           | 3,174         |
|          | <b>Total</b>            | <b>28,322</b>             | <b>12,138</b> | <b>40,460</b> |

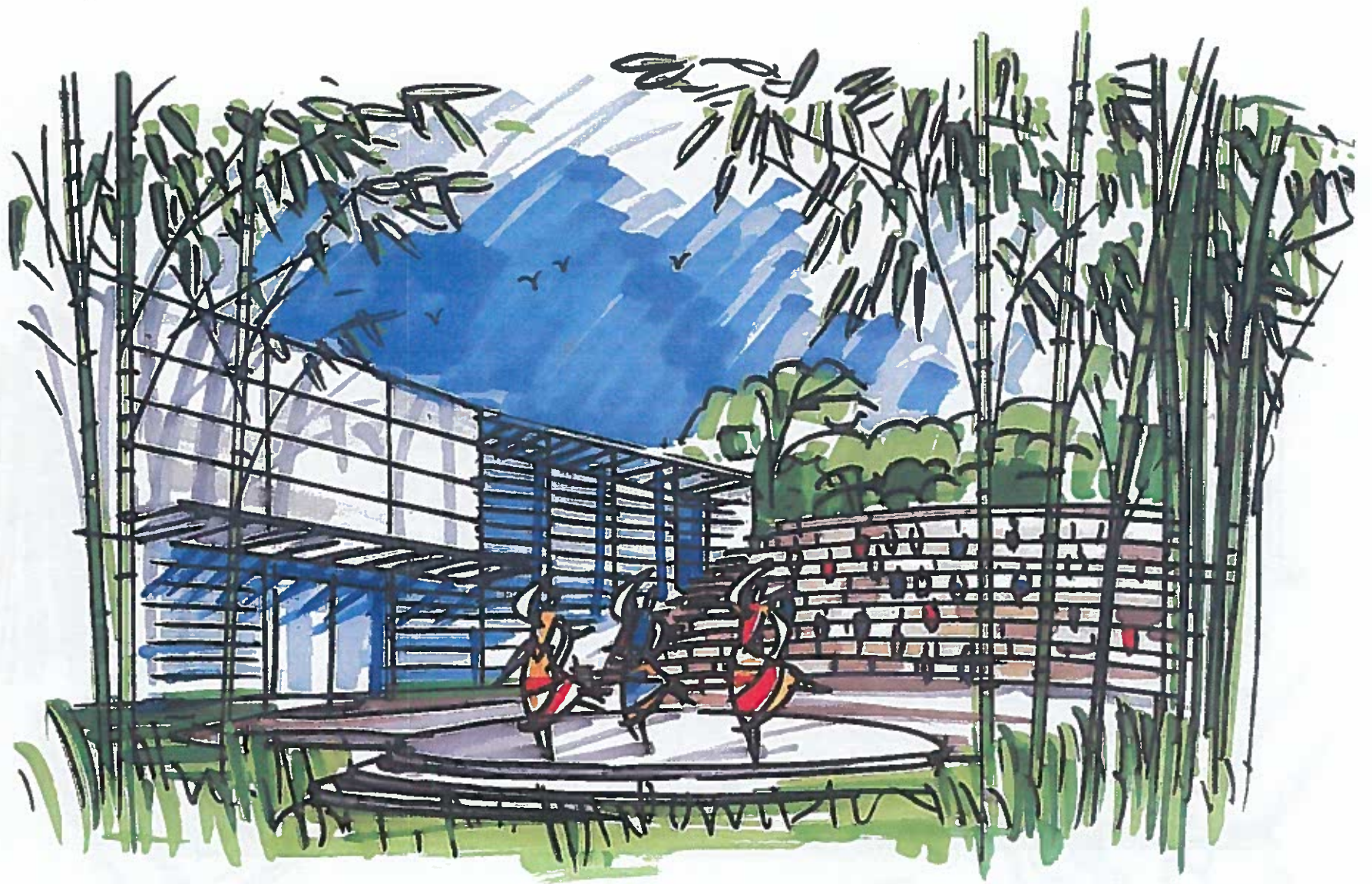
# **Final Master Plan**

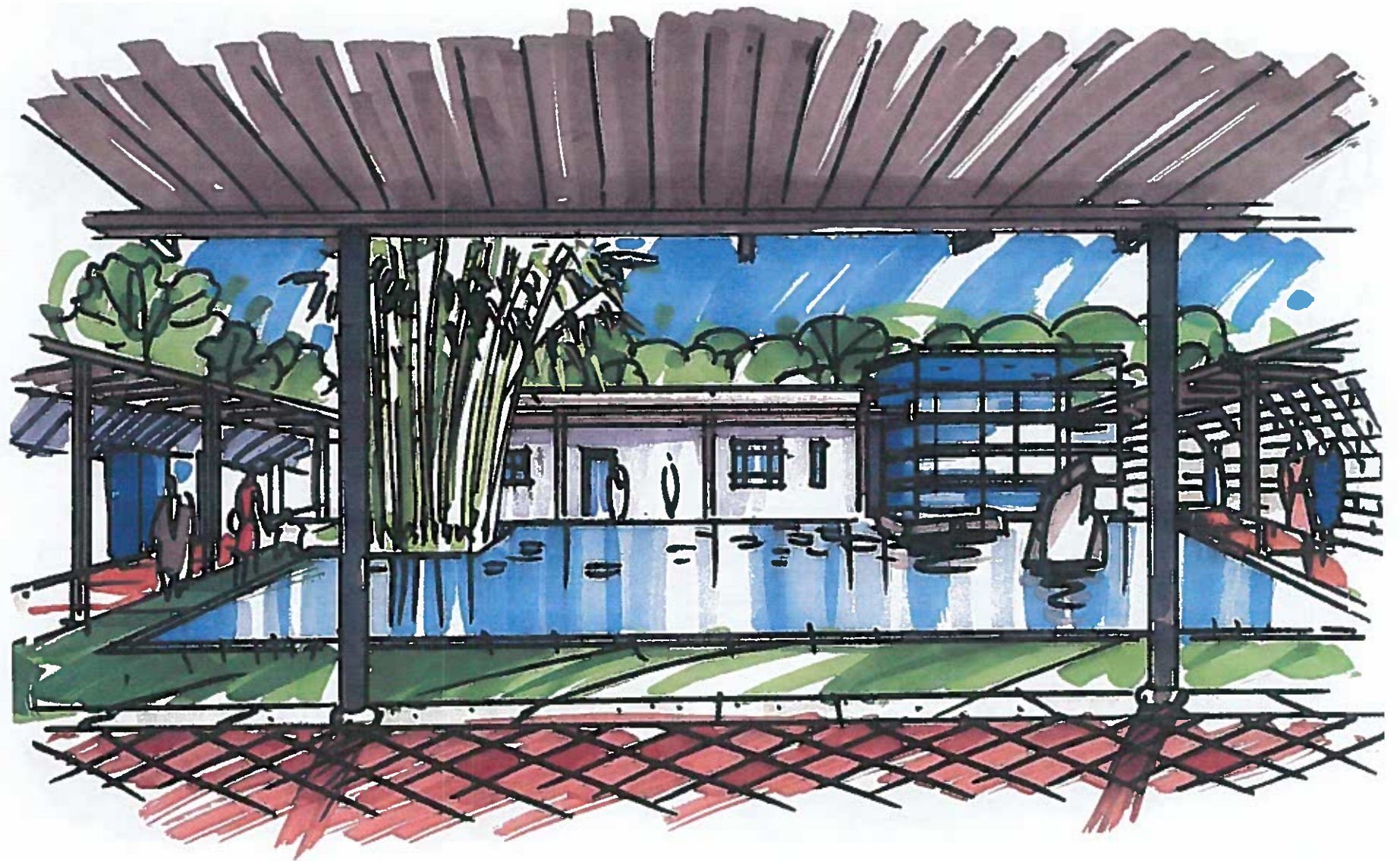








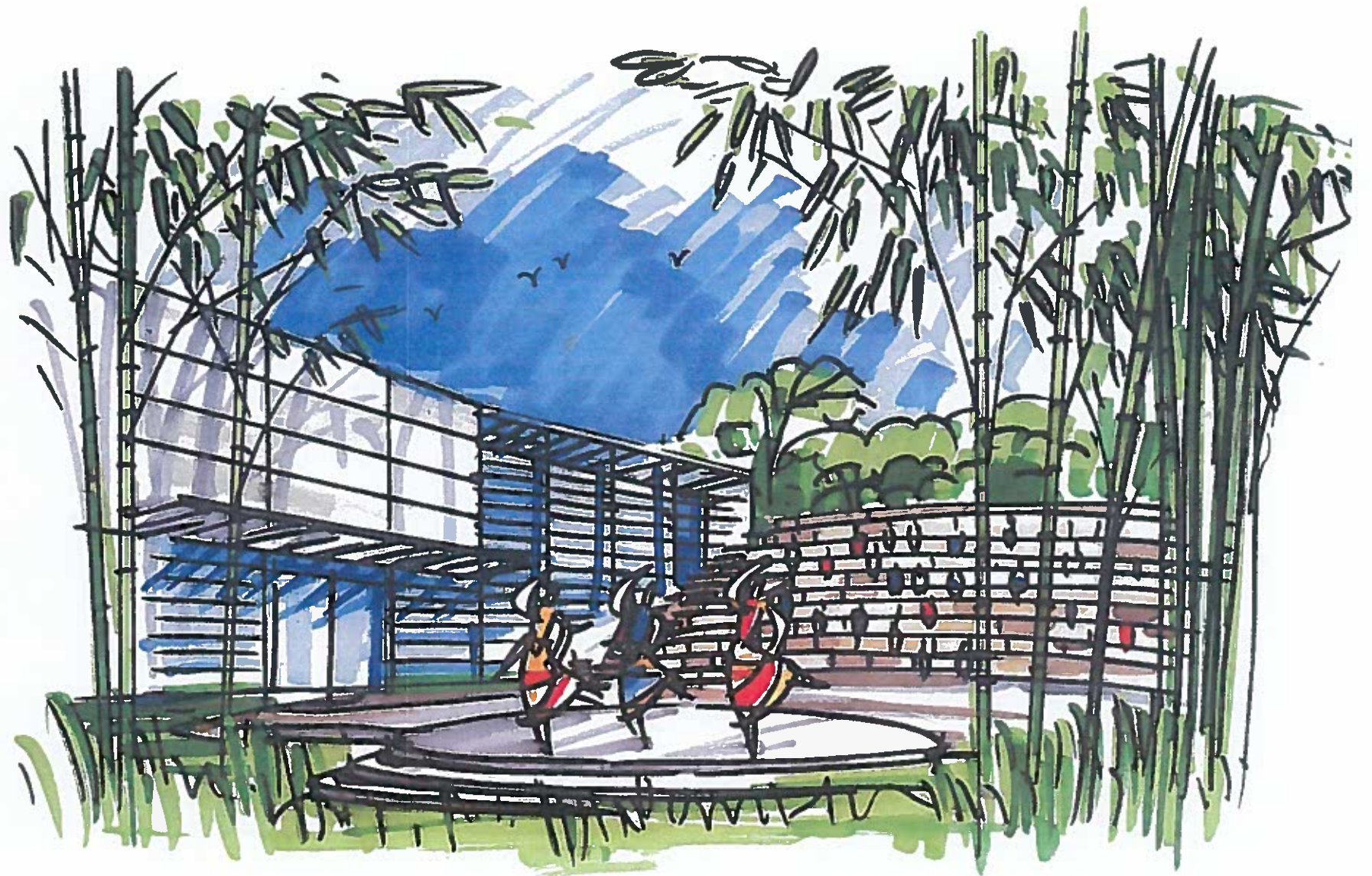


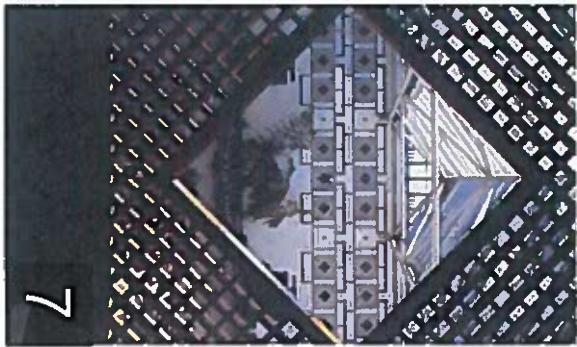
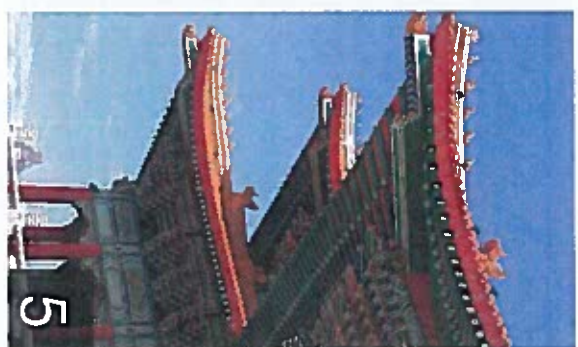




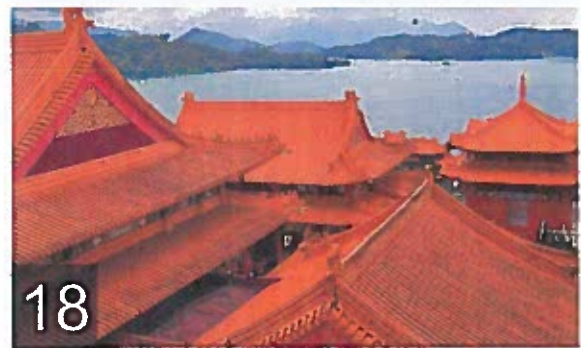
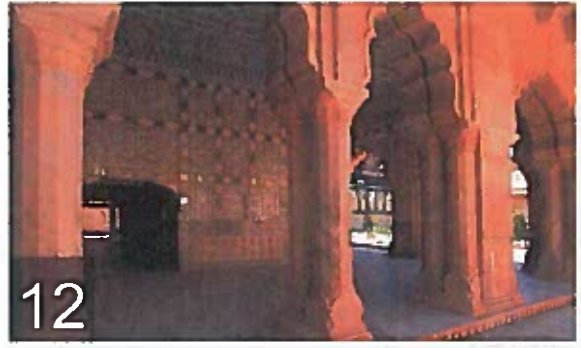


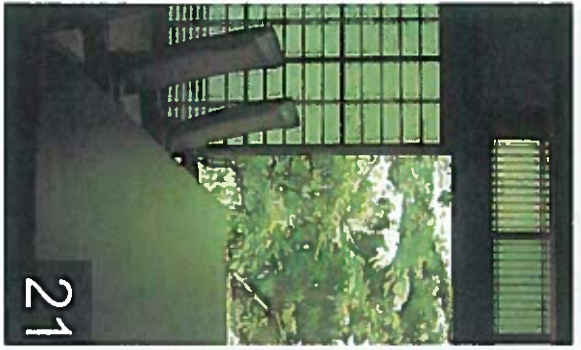












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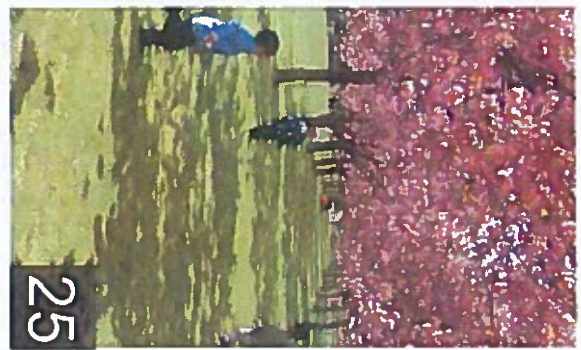
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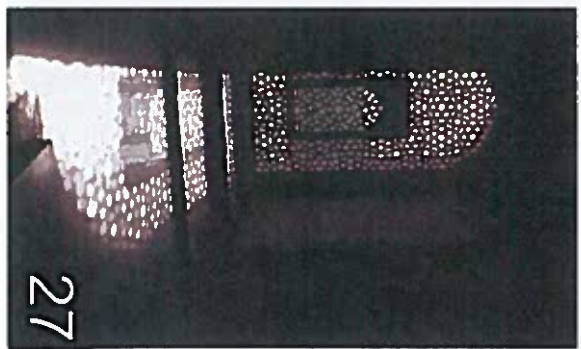
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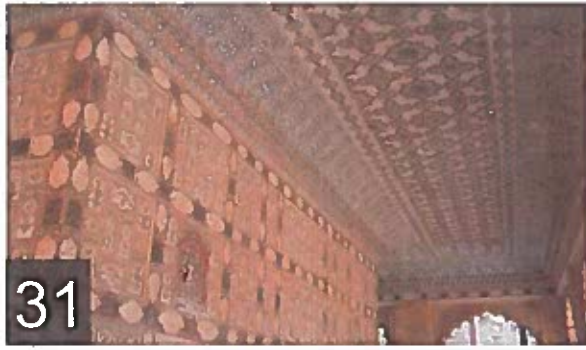
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*INNOVATIVE PROJECT MANAGEMENT AND PLANNING*

**Please Refer to CD Rom to view:**

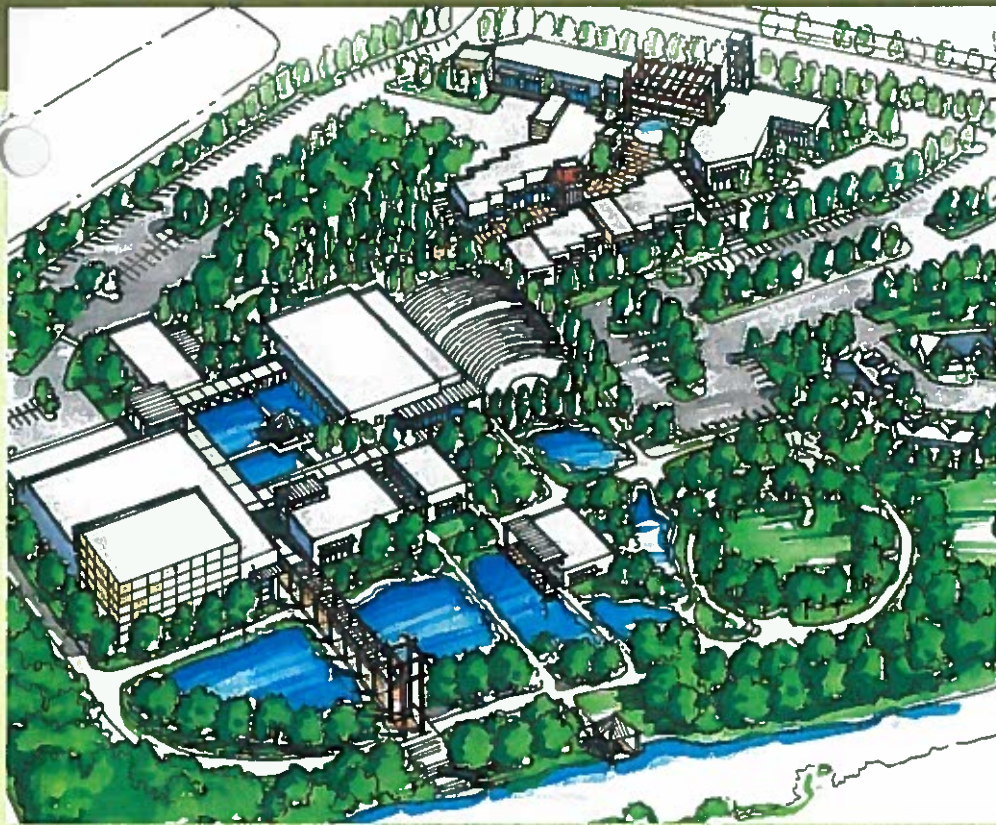
**SketchUp Model**



*INNOVATIVE PROJECT MANAGEMENT AND PLANNING*

**Please Refer to CD Rom to view:**

**Final Plan Photoshop**



## COMMUNITY PARTICIPATION

Active community participation was essential in the development of this master plan. We thank the more than 50 community groups and agencies for their contribution to this project.

## INFORMATION

For further information or to support AARC fundraising efforts, please contact the following AARC Board Members:

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Schiller Liao, Ph.D., President  
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Or visit [www.AARCmasterplan.com](http://www.AARCmasterplan.com)

## PLANNING TEAM

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Bercy Chen Studio, LLP  
[www.bcarc.com](http://www.bcarc.com)

ERO International, LLP  
[www.erointernational.com](http://www.erointernational.com)

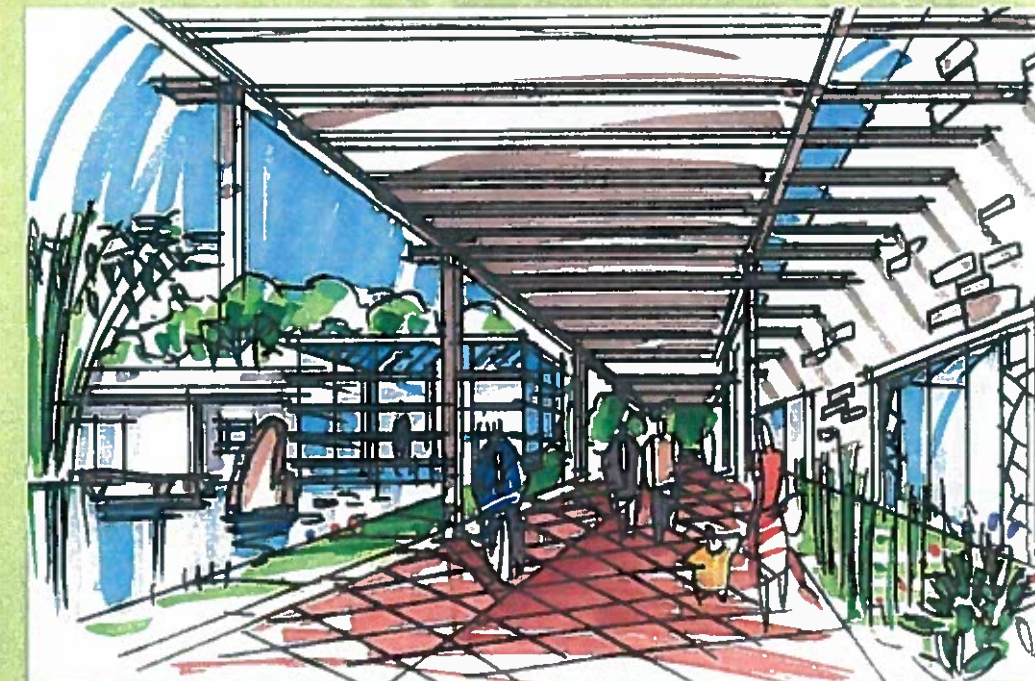
TIP Strategies, Inc.  
[www.tipstrategies.com](http://www.tipstrategies.com)

Raymond Chan & Associates, Inc.  
[www.rehanassociates.com](http://www.rehanassociates.com)

J. Robert Anderson, FASLA  
[www.jrobertanderson.com](http://www.jrobertanderson.com)

# ASIAN AMERICAN RESOURCE CENTER

## MASTER PLAN



## PLANNING PRINCIPLES

- Create a campus environment that supports an effective union between the cultural aspects and increases in commerce.
- Integrate the natural and physical aspects of the site with a mixture of local and Asian influences
- Plan a campus that is inherently flexible in order to accommodate the future success of AARC.

The dream of building an Austin Asian American Resource Center was born of the various community leaders who recognized a common need. As the capital city of Texas and as a place where the present and future leaders gather to make important decisions for our communities, we see a need to focus on the future and aggressively build a culturally rich city.

### *Our Vision:*

*To build a resource center that will increase commerce and showcase the best of Asian culture to educate, congregate, and celebrate the heritage.*



Main Street



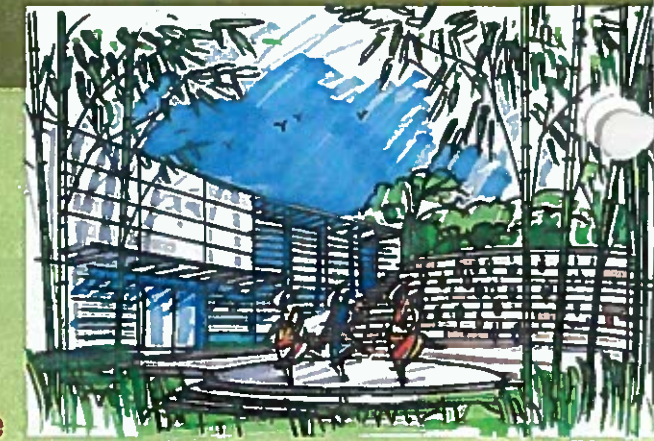
Entry Plaza



The Park

## MASTER PLAN

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 1. Reception Center & Event Hall    | A. Stormwater Pond                    |
| 2. Classroom Building               | B. Parking                            |
| 3. Meeting Facility                 | C. Parking                            |
| 4. Main Street Economic Center      | D. Park                               |
| 5. Retail/Mixed Use Economic Center | E. Shared Parking with City of Austin |
| 6. Amphitheatre                     | F. Landscape Environment              |
| 7. Exhibit & Meeting Rooms          | G. Cultural Courtyard                 |
| 8. Performance Hall                 |                                       |



The Amphitheatre



Cultural Courtyard



Economic Center

### Our Mission:

To provide a place where Austin's Asian American community can proudly express their cultural backgrounds and house their economic and educational interests, while reinforcing the City's reputation for ethnic diversity.

AARC has been the vision of Asian American leaders in the Austin metropolitan area since 1996. To find out the needs of their community, AARC Subcommittee of The Network of Asian American Organizations (NAAO) conducted a "Need Survey" in Year 2002 and its findings became the basis of the AARC project.

NAAO successfully worked with the City of Austin to pass a City Ordinance in May 2003 to establish the Asian American Resource Center Advisory Board as an entity to bring forward the opinions of this project. The City of Austin has been very supportive of the AARC project by providing the land for this project.