



Initial Design Concepts for:
THE ASIAN AMERICAN CULTURAL CENTER
11713 Jollyville Road

Meeting with the Neighborhood
April 6, 2016



Asian American population surge in Austin

Austin has highest percentage of Asian American Population in Texas (6.3% in 2012), even more than Houston (6.0%).

- *Greater Austin Chamber of Commerce*

Amazingly, by the middle of the next decade, the number of Asians in Austin will more than likely exceed the number of African Americans. While the general population of Austin doubles every 20 to 25 years, the number of Asians in Austin is doubling every ten years.

- *Austintexas.gov*

In many of the Austin neighborhoods the Asian population in elementary schools has risen to 10 and sometimes 15%.

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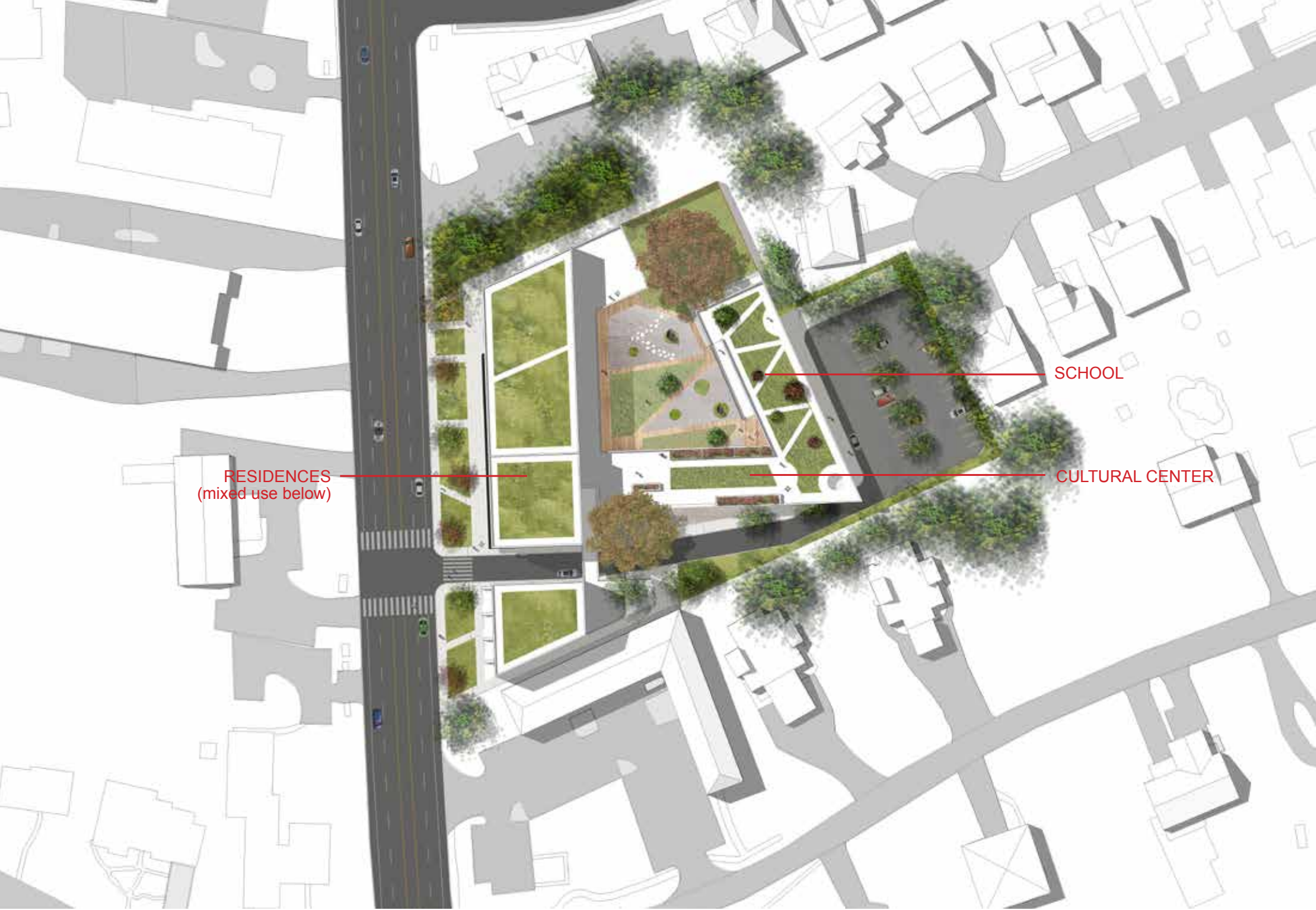
With this increase in population there has been a large increase in the number of elderly Asian Americans in Austin.

Through these needs, we are hoping to create a multi-cultural, multi-lingual, multi-generational facility that will serve the needs of our growingly-diverse Austin-area community.



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RESIDENCES
(mixed use below)

SCHOOL

CULTURAL CENTER

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Site Development Standards Commercial Zoning

	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	P
Minimum Lot Size (Square Feet)	5,750	5,750	5,750	20,000	5,750	5,750	5,750	--	--	43,560	5,750	5,750	20,000	43,560	50 acres	5,750	**	10 acres	**	10 acres	**
Minimum Lot Width	50	50	50	100	50	50	50	--	--	100	50	50	100	100	250	50	100	100	**	--	**
Maximum Height	35 or 2 stories	40 or 3 stories	60	40	40 or 3	60	200	**	120	25 or 1 story	60	60	**	60	120	60	45	35	**	60	**
Minimum Setbacks																					
Front Yard	25	25	15	50	25	10	10	--	--	25	10	10	50	25	--	--	75	25	**	100	**
Street Side Yard	15	15	15	50	15	10	10	--	--	25	10	10	50	25	--	--	**	25	**	100	**
Interior Side Yard	5	5	5	20	--	--	--	--	--	5	--	--	25	**	**	**	**	10	**	100	**
Rear Yard	5	5	5	20	--	--	--	--	--	25	--	--	25	**	**	**	**	10	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100%	100%	--	95%	95%	85%	50%	75%	75%	40%	12,000	**	--	**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100%	100%	70%	95%	95%	85%	80%	80%	80%	**	15,000	**	--	**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**	--	**	--	**

** See Austin City Code Volume III (Land Development Code)

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Requests by the AACC:

- Zoning change from LO to GR-MU (GR-MU was conceptually supported by City staff);
- Height Variance - from 60' to 80' allowed;
- Height Variance - waiver from compatibility standards;
- FAR Variance - from 1:1 to 1.5:1