Seaholm Intake Reuse Design Idea Competition

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INTRODUCTION

The City of Austin Parks and Recreation Department is pleased to announce the Seaholm Intake Facility Design Idea Competition. The competition is in collaboration with the Austin Parks Foundation, The Trail Foundation and AIA Austin.

The competition is intended to encourage all design students, design professionals, and artists working individually or in teams to envision and articulate concepts for an adaptive reuse of the Seaholm Intake Facility that is for a park or recreational related use.

THE CHALLENGE

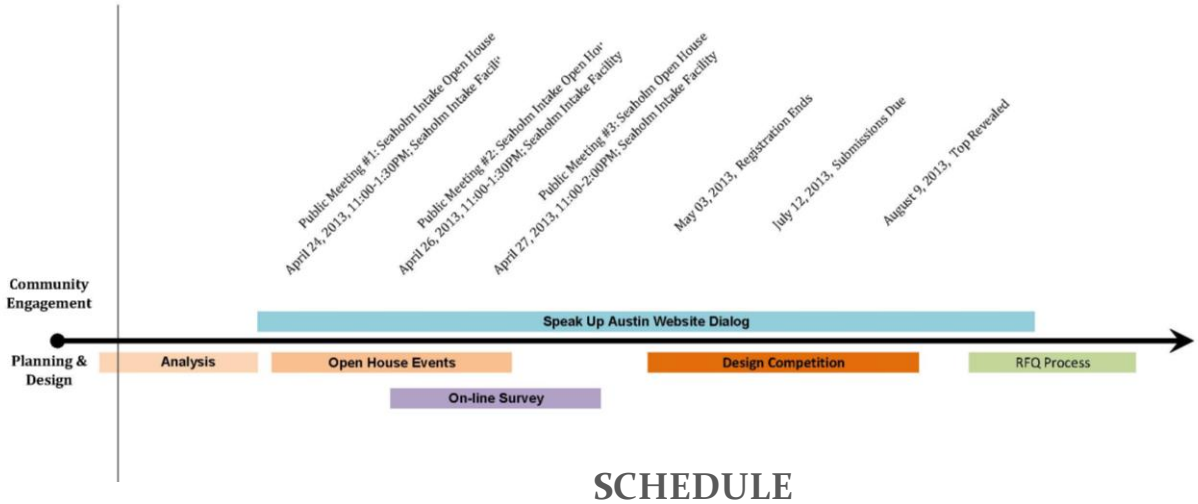
The competition challenges participants to create an iconic adaptive reuse of historic structures that once provided energy and water infrastructure functions connected to the Seaholm Powerplant and Green Water Treatment Plant. The highly visible site is on the banks of Lady Bird Lake, within the Park and trail system. These buildings are on dedicated parkland, and must include a function that supports public use of parkland. The proposed project should integrate and interact with surrounding new development within the Seaholm District and include water access to the trail for recreational use. The facility also needs to respond to increased demand of pedestrians and bike users of the trail while maintaining its historical integrity. The smaller intake structure does not allow for regular occupancy, while the larger structure invites an occupied use(s).

The competition invites a new vision for an adaptive reuse of a neglected facility and site to address the needs of the public. Entries will be challenged to reinterpret and envision a re-adaptive site and buildings for park related use. Entries will respond to the surrounding changing environment while engaging the trail, park users and the Lake front. Entries will create a vision of the facility as a new community destination.

CRITERIA FOR JUDGING

Criteria for the judging of submissions will include:

1. Overall creative and innovative design solution for the repurposing of the facility and site.
2. Design response to the surrounding context and changing urban development.
3. Design response to include basic architectural concepts such as human activity need and constructability.
4. Overall design solution response to projected facility and site program elements.
5. Overall design solution that responds to citizen ideas and concerns.
6. Overall design solution that incorporates and responds to City of Austin sustainability performance and performance related to the Seaholm EcoDistrict initiative.
7. Design should work within practical finding of the Seaholm Intake Feasibility Study.
8. Design sensitivity to the historic nature of the existing structure.
9. Design response to Austin's cultural sensitivities.
10. Overall design response to Imagine Austin's 7 visionary goals.



SCHEDULE

Open House:	April 24th, 26th and 27th of 2013
Final Competition Info:	Thursday, May 2, 2013
Registration Deadline:	Friday, May 3, 2013
Submissions Due:	Friday, July 12, 2013
Top 10 on display:	July 29, 2013 - August 2, 2013
Top Three Revealed:	August 9, 2013

AWARDS

The top three entries will receive recognition for their efforts and their concepts will be incorporated into the next stage of development through requests for Private Public Partnerships from developers and philanthropists. The Trail Foundation as a first phase will likely later engage a designer for a Trail Head restroom trail and parkland area site work. The top three successful entries will each receive a cash compensation of $5,000. All entries will become the sole property of the City of Austin Parks and Recreation Department. A jury will meet in July, 2013 to select the top ten (10) most successful designs. The top ten (10) will then be on display at Austin City Hall from July 29, 2013 through August 2, 2013. All top ten (10) will be posted on the City of Austin project website, www.austintexas.gov/seaholm-intake. A briefing to City Council and collection of comments from the top ten will be incorporated into final selection of the top three (3).

PROGRAM

The diversified program proposes several different kinds of spatial conditions, and technical solutions that incorporate the ten (10) judging criteria. Architectural compositions and solutions that incorporate the design sensibility of the overall existing space while keeping the historic façade are a core challenge of this program. The program allows for the design of a site, trail, access to water and the reuse of a few buildings. The largest of the buildings must be reused in the design but the smaller water front building can be left as some auxiliary use or reused as something within the program. The participant can decide what functions each space should contain and how or if they interact with each other. Additionally some citizen input and ideas will be compiled and distributed to registered participants and posted on the project website on May 2, 2013.

The design competition entry must consider the following:

CONNECTIVITY:

- Boardwalk trail component – see Seaholm Intake Feasibly Study
- Potential new trail alignment
- Potential bridge to shores of Shoal Creek
- Pedestrian & Bike Friendly

AMENITIES:

- A Trailhead public restroom
- Diverse mixed of uses, example: gallery space, cultural space, juice/coffee bar, retail, mini restaurant etc., combined with active use
- Active Use, example: bike storage, climbing wall, yoga classes, children's interactive play space, boat rental etc.

SUSTAINABILITY:

- Preservation of facades and potential Historic Landmark status and/or National Register of Historic Places of the existing structures
- Green building standards and innovation
- Sustainable site design and landscaping
- Infrastructure innovation, such as on-site power generation, closed loop systems, etc.
- Seaholm EcoDistrict integration (see resources and other links)

NEIGHBORHOOD FIT:

- Interacts and responds to neighbors across the street (Seaholm Development and New Central Library – see resources and other links)
- Response to existing design of Shoal Creek Improvements – see resources and other links
- Response to high traffic trails and Lake, response to opposite Lake shore

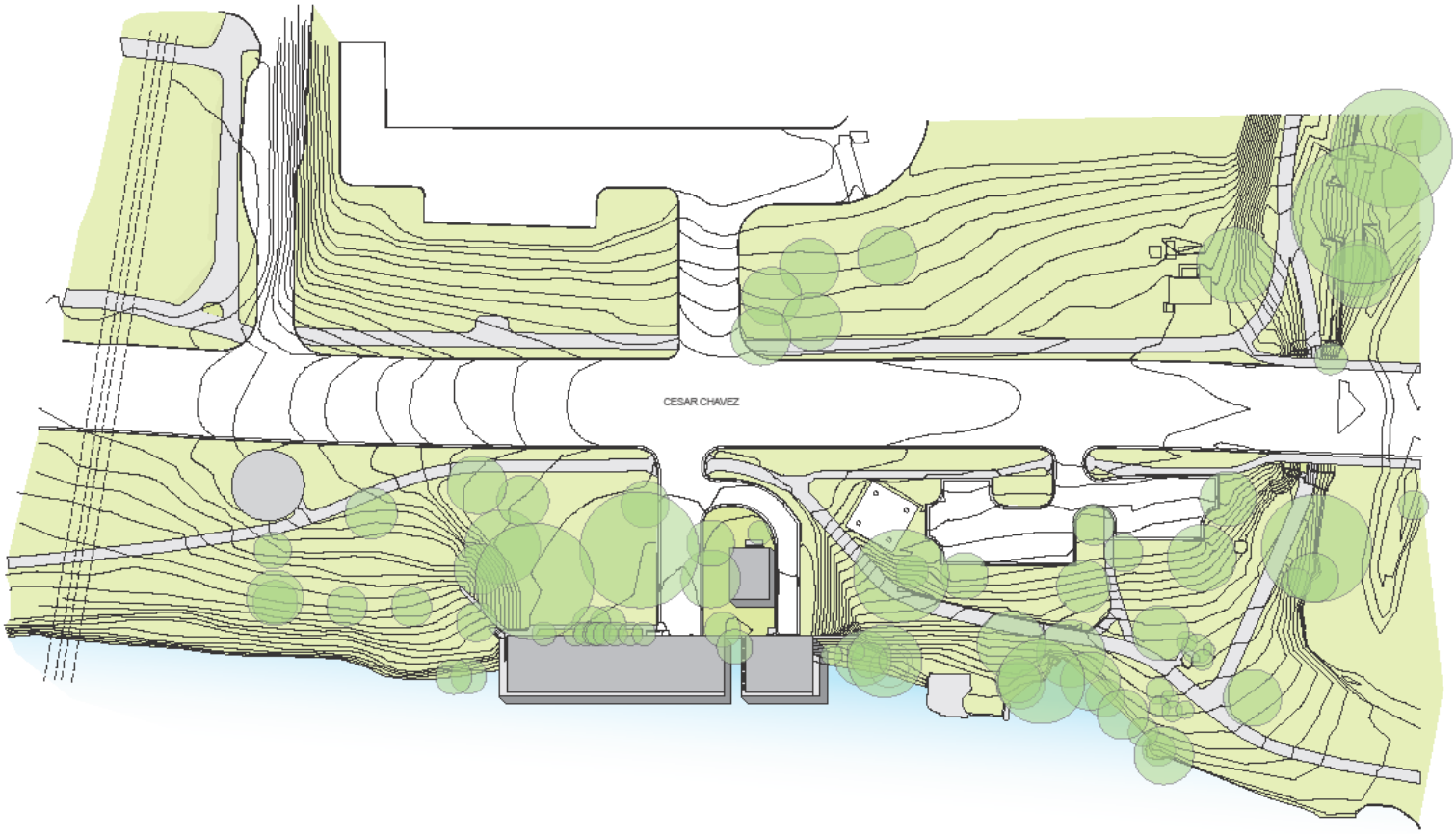
APPROPRIATE TO THE CITY OF AUSTIN:

- A Public Use for park related activities – i.e. Chapter 26 Texas State Law
- Realistic concepts that can actually be built
- A Public Private Partnership for development
- Meets the 7 vision goals of Imagine Austin guidelines – see resources and other links

SITE

Architecturally the Seaholm facility is an iconic Art Deco design and once was the pump house for the Seaholm Power Plant. The Seaholm Power Plant, a City-owned retired power generation facility, was designed by Burns & McDonnell Engineering Co. and built of cast concrete in two phases in 1950 and 1955 by Odom Construction. Seaholm Intake building is part of that overall structure. The Seaholm Power Plant represents a strong civic presence in the cityscape of downtown Austin and showcases a unique period of American Art Deco municipal architecture and public works engineering. Seaholm operated as a power plant until 1989. In 1996, Austin City Council authorized the decommissioning of the plant and all the associated buildings, in preparation for future adaptive reuse. The Seaholm Intake facility is located on the banks of the Lady Bird Lake and Roy and the Ann Butler Hike and Bike Trail runs across the site. The project site is bounded on the north by the Cesar Chavez Street, south by Lady Bird Lake, east by Shoal Creek and west by the Railroad Bridge. The address of the site is: 787 Cesar Chavez Street, Austin TX.

The City of Austin is one of the fastest growing cities in the country and has been named the Best City for the Decade – (Kiplinger Finance Magazine). The small town feel and southern hospitality creates a backdrop for drive for ingenuity, creativity, diversity and equality. Austin is home to University of Texas and many other Colleges, the State Capital, the Live Music Capital of the World, a growing Film Industry and Formula One. The Imagine Austin Comprehensive Plan is the new guide for the future growth of the city proclaiming "We Will Become a City of Complete Communities".



CODE INFORMATION

In general, please refer to the current International Building Codes and local zoning ordinance for information on building heights, easements, setbacks, flood plain, egress, parking requirements, and fire codes. Accessibility guidelines need to be followed; refer to the current Americans with Disabilities Act and the Texas Accessibility Standards. The Seaholm Feasibility Study reviewed all code information along with numerous other design impact issues, and should be used as a guide for the competition. Each participant is encouraged to understand architectural systems from their knowledge, available resources and comparable code reviews from other jurisdictions for their design.

REQUIRED DRAWINGS

Each entry must directly address the criteria outlined in this handbook, including but not limited to the following. All plans must be at a scale appropriate to the design solution and include a graphic scale and north arrow. The required drawings are to include, see project submission:

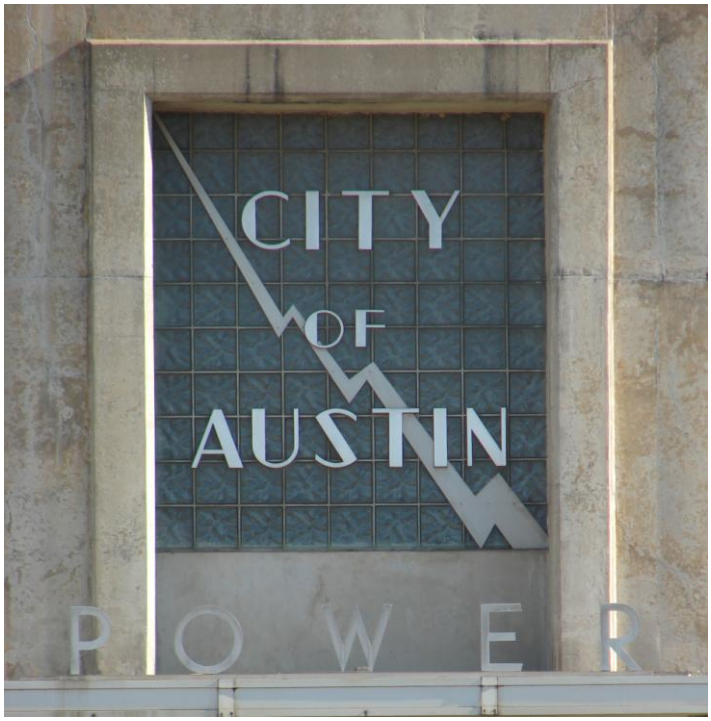
- Site Plan, conceptual landscape plan, showing any trails and changes to the site plantings
- Floor Plans or interior axon or interior perspective
- Two Vertical Sections
- Two 3-Dimentional Representations, one of the exterior and one of the interior

DESIGN ESSAY OR ABSTRACT

A one page essay in English, Times New Roman font at 10 point size is required as part of an entry. It will describe the design intent, the uses of the spaces and the most important concepts of the design. The entrant's graphics must be able to convey the design solution and context as much as possible and should not rely on the essay to convey a basic understanding of the project. The name of the participants or company name must NOT appear on/in the essay. The essay must be submitted as an 8 ½ by 11 hard copy with the entry boards and not electronically. Refer to the project submission for more information on entry submission process.

ELIGIBILITY

The competition is open to all design students, design professionals and artists. This includes but does not limit the competition to Architects, Landscape Architects, Engineers, and artists, students in those fields. Teams and Firms are allowed. Multi-disciplinary teams are highly encouraged. City of Austin employees are not eligible.



REGISTRATION

A PDF registration form can be downloaded from the website and emailed to seaholmintake@austintexas.gov. Registration will open starting March 25, 2013. Each registered participant will receive a conformation email of registration. There is no registration fee to participate in the competition. Please add the above email to your email address book to ensure you receive emails regarding your entry. Teams must register as such with each person's name. Firms must also register as such and document in the registration form each person who worked on the entry.

PROJECT SUBMISSION

Submissions must be designed on two 24" by 36" (portrait format) boards. Each board must be individual and not physically connected. Keep in mind that the top ten (10) will be on display at City Hall on easels for a week. The names of participants must NOT appear on the boards on any side or placed on the boards. Names on any part of the entry, besides the registration form will disqualify the entry. Each board must be marked on the back as Board 1 and Board 2. A copy of the registration form and essay must be placed in a separate and sealed envelope (size: manila letter size) from the boards, along with a digital format of the boards (see digital format submission). All material must be delivered at the same time. NO digital entries will be accepted. All boards will be delivered to:

COA - Contract Management Department

CO, Seaholm Intake Competition

105 W. Riverside Drive, Suite 205

Austin TX, 78704

The phone number for directions is 512-974-7141. For information on the competition please email seaholmintake@austintexas.gov. NO questions about the competition will be answered if you CALL the phone number listed. All questions must be emailed, no later than May 30, 2013. All answers to questions will be emailed out on May 31, 2013. Questions after that time will not be answered. The competition entries can be mailed or hand delivered. The sealed manila letter size envelope mentioned above will be date and time stamped. The deadline for delivery is Friday, July 12, 2013 prior to 3:00 pm.

When entries are submitted their name and contact information must be on the registration form only. Names on any other part of the entry, besides the registration form will disqualify the entry. All entries will become the sole property of the City of Austin Parks and Recreation Department. The City of Austin reserves the right to pick and choose ideas conveyed in submitted entries for inclusion in the forthcoming Public Private Partnership. The administering body will log and tag the entry by giving it a number from 100 on up. The jury will only know the number and will not know who the entries are until the top ten (10) are revealed.

DIGITAL PRESENTATION SUBMISSION

For the digital portion of the entry, each board must be converted to a PDF format. The names of participants must NOT appear on the boards and digital format. The file names should say Board 1 and Board 2 and be a combined PDF. If you would like your digital media devices returned a stamped self-address envelope must be included in the submission in the envelope that includes your essay and copy of your registration form.

FOR MORE INFORMATION AND RESOURCES - *UPDATE*

Questions can be emailed to seaholmintake@austintexas.gov. On May 2nd all citizens' ideas and concerns and any final information will be posted on the website and emailed to all current registered participants. All answers to questions will be released on May 31, 2013 as the City of Austin no contact ordinance will be in effect. Photos, AutoCAD 2009 dwg drawings, are posted on the www.austintexas.gov/seaholm-intake website and can be downloaded.

See the links below for more information on the Seaholm Facility and the surrounding district projects.

http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf

http://www.austintexas.gov/imagineaustin

https://austintexas.granicusideas.com/ideas

http://www.austintexas.gov/page/seaholm-projects

http://www.austintexas.gov/department/seaholm-district-construction-information

http://www.austintexas.gov/downtownaustinconnects

http://www.austintexas.gov/department/seaholm-district

http://library.austintexas.gov/basic-page/new-central-library-austin

http://www.austintexas.gov/article/development-powers-seaholm-district

http://www.seaholm.info/html/project.html

http://austingo.austintexas.gov/greenwater

http://www.austintexas.gov/department/sustainability

http://www.austintexas.gov/department/ecodistrict-initiative

COMPETITION ORGANIZERS

The City of Austin Parks and Recreation Department (PARD) is the main sponsor of the competition. PARD has been working with many stakeholders to prepare for community engagement and the competition. The Austin Parks Foundation, The Trail Foundation and AIA Austin have been core partners in this planning stage. There have been numerous meetings and assistance from Downtown Austin Alliance, City of Austin, Library Department, Economic Growth and Redevelopment Services Office, Public Information Office, Watershed Protection, Office of Sustainability, Public Works, the Contract Management Department, and many citizens, Thank you all.