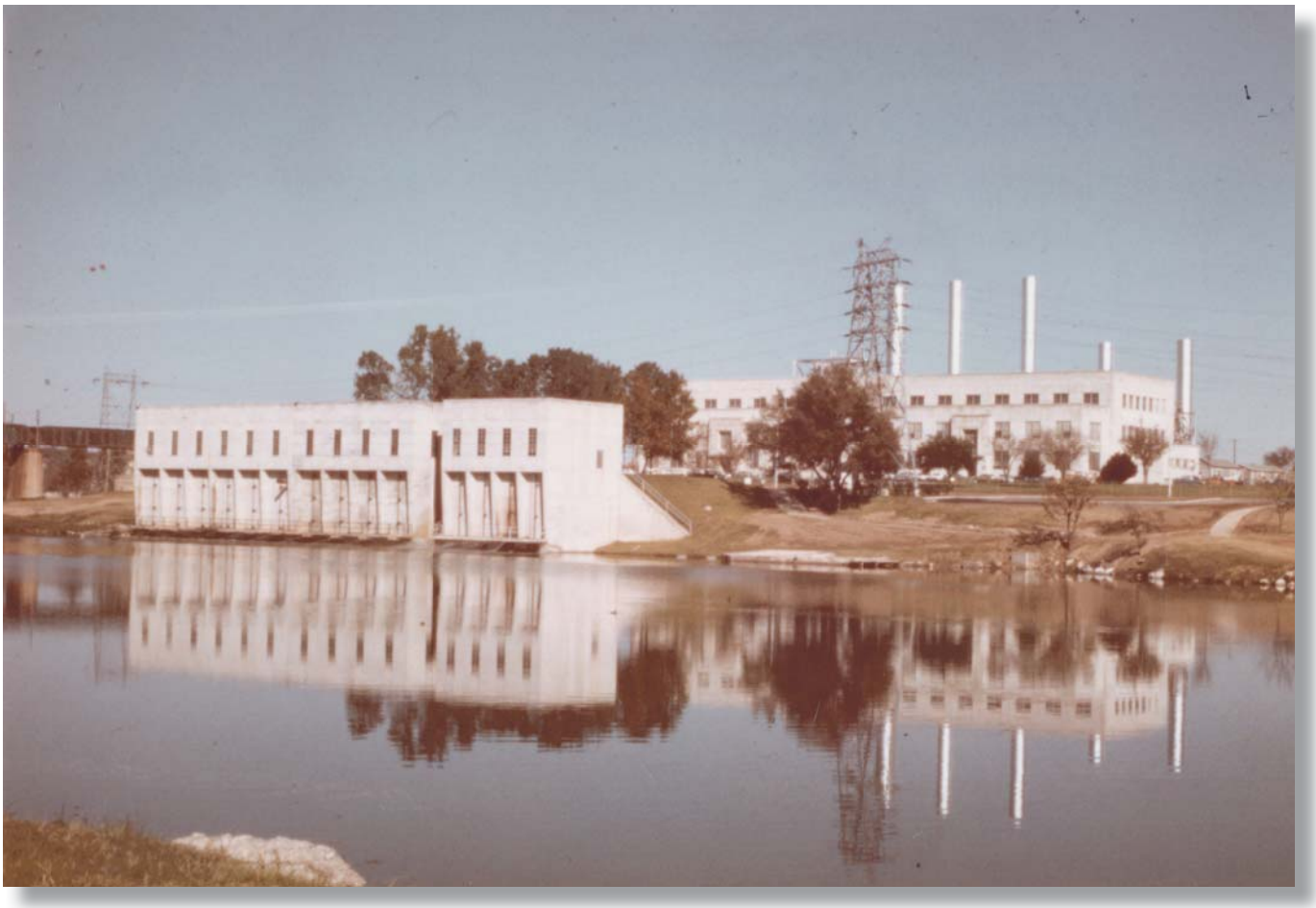
Seaholm Intake Structures
Redevelopment Investigation: Short Term Use Amendment



September 2012

prepared for The City of Austin's Parks and Recreation Department

by COTERA+REED ARCHITECTS

THIS PAGE IS INTENTIONALLY LEFT BLANK

Amendment Prepared for

The City of Austin
Parks and Recreation Department

By

COTERA+REED ARCHITECTS

EEA Consulting Engineers

September 2012

THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS PAGE IS INTENTIONALLY LEFT BLANK

Table of Contents

THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS PAGE IS INTENTIONALLY LEFT BLANK

1.0 Short Term Use Scenarios

In addition to the Design Scenarios illustrated in the Seaholm Intake Structure Redevelopment Investigation released in March 2012, Parks and Recreation asked that the design team analyze the buildings as short term or temporary uses. That analysis and a discussion of said analysis for each short term use considered can be found on the following pages.

Building A: Ground Level Interior Space

Building A: Upper level voids.

Building B: Ground Level Interior Space

THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS PAGE IS INTENTIONALLY LEFT BLANK

1.1 Short Term Use Scenario 1

Urban Park Lounge

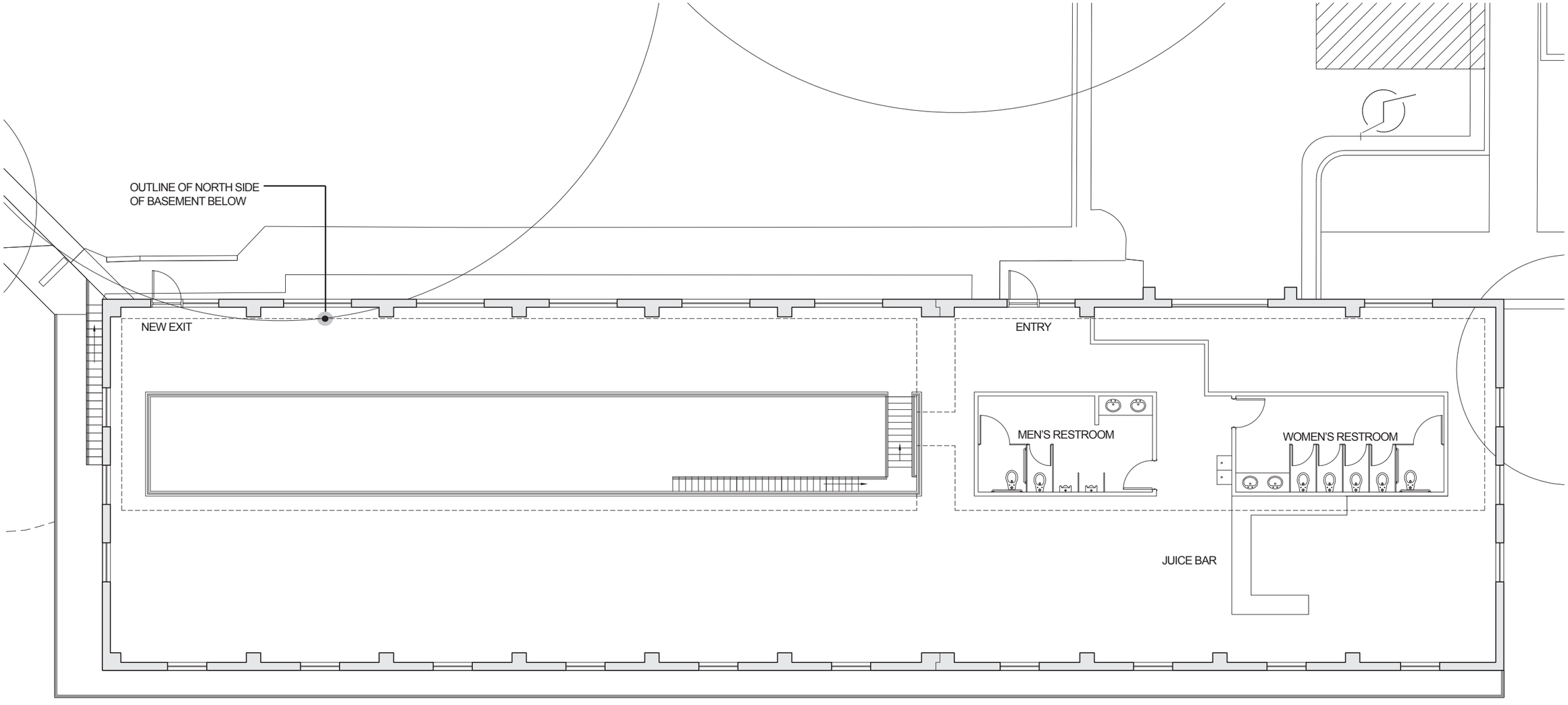
The first additional short term use involves the installation of a lounge into the upper level of Building A which would include a group of functions like a juice bar, informal music venue, art gallery, and ping-pong. Only necessary alterations to the building would be made, leaving the building and space in essentially the same condition in which it is currently found.

Some construction would be required at the interior and some changes would be necessary at the entry drive, but the interior concrete walls and ceiling would be left exposed and other aspects, where possible, would remain.

New components would be constructed in a way that allowed maximum flexibility in the future. The new toilet rooms and their associated plumbing would be constructed over a new lightweight floor built over the existing floor opening over the east basement. This could serve the building for some time, or could be removed fairly easily with little permanent damage to the original building.

What follows is a discussion of general issues that will impact the project, followed by a collection of descriptions of specific building improvements and their costs.

THIS PAGE IS INTENTIONALLY LEFT BLANK



01 SHORT TERM USE SCENARIO 1 GROUND LEVEL PLAN

THIS PAGE IS INTENTIONALLY LEFT BLANK

Use Classification/Occupancy:

The uses that are proposed for the space all have to do with gathering people into a space, as opposed to space for individuals to work in or spaces for living, and so will fall into some category of Assembly Use. Among the descriptions of the various categories of assembly use in the IBC, two seem appropriate:

A-2 Assembly uses intended for food and/or drink consumption including, but not limited to:

- Banquet halls
- Night clubs
- Restaurants
- Taverns and bars

A-3 Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (no food or drink consumption)
- Exhibition halls
- Funeral parlors
- Gymnasiums
- Indoor swimming pools
- Indoor tennis courts
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

The category of use has certain direct implications on the building and some indirect implications, based on a calculation of occupancy that is linked to the way the space is used. One likely way that the space could be classified – if part of it were a juice bar and part were a lounge (including perhaps art on display, small scale music performances, ping-pong tables) – would be to assign the more strict A-2 use to only the portion designated juice bar, and assign the A-3 use to the remaining space.

Assembly areas (both A-2 and A-3) can be divided into four kinds of occupancies; Assembly with fixed seats; Assembly with chairs that are not fixed; Assembly used for standing space; and Assembly that is an unconcentrated collection of tables and chairs. Each assigns a different number of square feet to each occupant and therefore allows a different number of people into the same space and requires a different width of exit.

For the purposes of this exercise, we will say that the entire interior of the space will be an unconcentrated collection of tables and chairs, because this seems to fit the concept of a juice bar and a lounge. This category assigns 15 square feet to each occupant.

The interior area of the upper level of Building A is 5,338 square feet. Taking out the area of the western opening (840) would leave 4,498 square feet net. Dividing this net area by 15 results in an “occupant load” of 299 persons.

Development for a temporary use:

After real consideration, a use installed in the intake structure might be short term, but will probably not fit an acceptable description of a temporary use. Several code-related requirements come to the foreground when an actual temporary use is considered which will probably be impractical. The primary obstacle to consider as a temporary use is that the term refers almost exclusively to temporarily constructed buildings - usually tents or inflated buildings - rather than temporary uses in permanent constructed buildings. And, in cases of truly temporary buildings or structures, much of the code requirements for permanent buildings are unchanged, or

changed at the discretion of the Fire Marshal and/or building official.

Chapter 31 in the International Building Code speaks to Special Construction and in it, Section 3103 speaks specifically to Temporary Structures. There is no specific mention of temporary uses, but it does limit the use of temporary structures to a life cycle of 180 days. And, any temporary structure larger than 120 square feet or with an occupancy greater than 10 persons is required to obtain a building permit, meaning that a code review would be performed as if it were a permanent building and so all issues of use, exiting and construction type would require compliance.

Austin's Fire Marshall, in discussing a proposed temporary use in the Seaholm Intake building confirmed that the city would apply the IBC's requirements for fire suppression sprinkler systems to the project even if it were temporary, just like any other assembly use. Similarly, the Texas Accessibility Standards (2012) do not exempt temporary buildings or uses from the State's requirements for accessibility.

The practical reality is that the proposal would be a short term use in a permanent building, and so will need to become fully code compliant.

Basement Level:

One of the very evocative aspects of the space is the basement below the ground level, especially the western basement which is visible from above. This visible connection is valuable and should be maintained, and if possible the space should be used for some purpose. However, using the basement levels as public assembly spaces would only be possible if improvements were made to make them accessible, installing either an elevator or an alternative accessible route into them, and by providing the required number of exits.
Using the west basement, for example would mean providing life safety for a potential of 110 persons (non concentrated occupancy = area 1656 / 15 sf per occupant). An assembly use (Table 1015.1) may have one exit if the occupancy is 49 or less, so using the entire west basement would require that two exits - at opposite ends of the space - be provided.

The existing stairs would not meet the existing requirements for exit stairs, due to their configurations, so two new stairs would be required - along with a new elevator - to use the west basement as assembly space. On the other hand, if the west basement were used in a more utilitarian way, it is possible that only one exit would be required and that an accessible route might not be required.

If the west basement were classified as an accessory use (storage, mechanical or equipment room) the floor area per occupant would go up to 300, resulting in an occupancy there of 6 persons and a requirement of only one exit.

If the space were considered an exercise use, then the floor area per occupant would be 50, resulting in an occupancy of 34, also too small to require a second exit, but likely triggering the need for an accessible route to the floor of the basement.

2012 Texas Accessibility Standards:

The scoping requirements at the beginning of the 2012 TAS handbook state that "all areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply..." and this would be interpreted to mean that any work on the Intake building would trigger full compliance. The State no longer gives variances to the standards.

As mentioned earlier, the standards (2012-201.3) also do not exempt temporary buildings from the state's requirements for accessibility.

There is an exception (202.5) for Alterations to Qualified Historic Buildings and Facilities whereby buildings that are eligible for listing in the National Register of Historic Places or are designated as a Recorded Texas Historic Landmark may be exempted from compliance with specific requirements or features of the TAS if alterations to comply would "threaten or destroy the historic significance of the building". A determination of such would be required by the State Historic Preservation Officer.

With the exception of access to the basement level, providing an accessible facility should not pose any substantial difficulties, given the relationship between the front yard and the ground level, and the fact that there are few significant changes in level inside the ground floor, so it is unlikely that the State would choose to waive the accessibility standards for the building even given its historic significance.

Public use of the basement level would also require a new accessible route – probably an elevator – and similarly, the likelihood of the State waiving the requirement is small. However, there are exceptions to compliance with the 2012 Texas Accessibility Standards listed in section 203 which might permit some limited use for the basement.

203.4 Limited Access Spaces. Spaces accessed only by ladders, catwalks, crawl spaces or very narrow passageways shall not be required to comply with these requirements or to be on an accessible route.

203.5 Machinery Spaces. Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

Kitchen Capacity / Grease Trap:

Commercial kitchens are required to collect grease in the waste stream before it enters the city's network of sanitary sewer lines. In discussing the possibly of installing a small kitchen there with the plumbing review department, it was suggested that if no actual cooking occurred in the juice bar, and that if only drinks and prepackaged food were served, then no grease trap would be needed.

If this light or interim use did cook, or even grille sandwiches, then a very small grease trap would be needed – something like 100 gallons.

Plumbing review also explained that the project would still fall into the category of commercial kitchens and so would require reviews and permits from industrial waste and the health department whether or not it had a trap. It would also be required to have a floor drain in the kitchen area, in addition to the floor drains that are required for the bathrooms.

Fire Access:

Looking at the site for this amendment, the fire department revised a requirement associated with fire truck access through the north yard from Cesar Chavez, saying that the drive could be 25 feet wide rather than the wider drive required in the original redevelopment investigation. The impact of that revision includes the ability to keep the existing drive and let it function as the fire access without having to widen it. This also frees up some allowable paved area in the front yard, resulting in the inclusion of some parking spaces within the allowable impervious cover limitation.

Parking:

The number of required parking spaces will be based on the occupancy of the building according to the following equation:

Gallery uses require 1 space per each 500 sf.
3,000 / 500 = 6 spaces

Restaurant uses (juice bar) require 1 space for each 100 sf.
1,498 / 100 = 15 spaces.

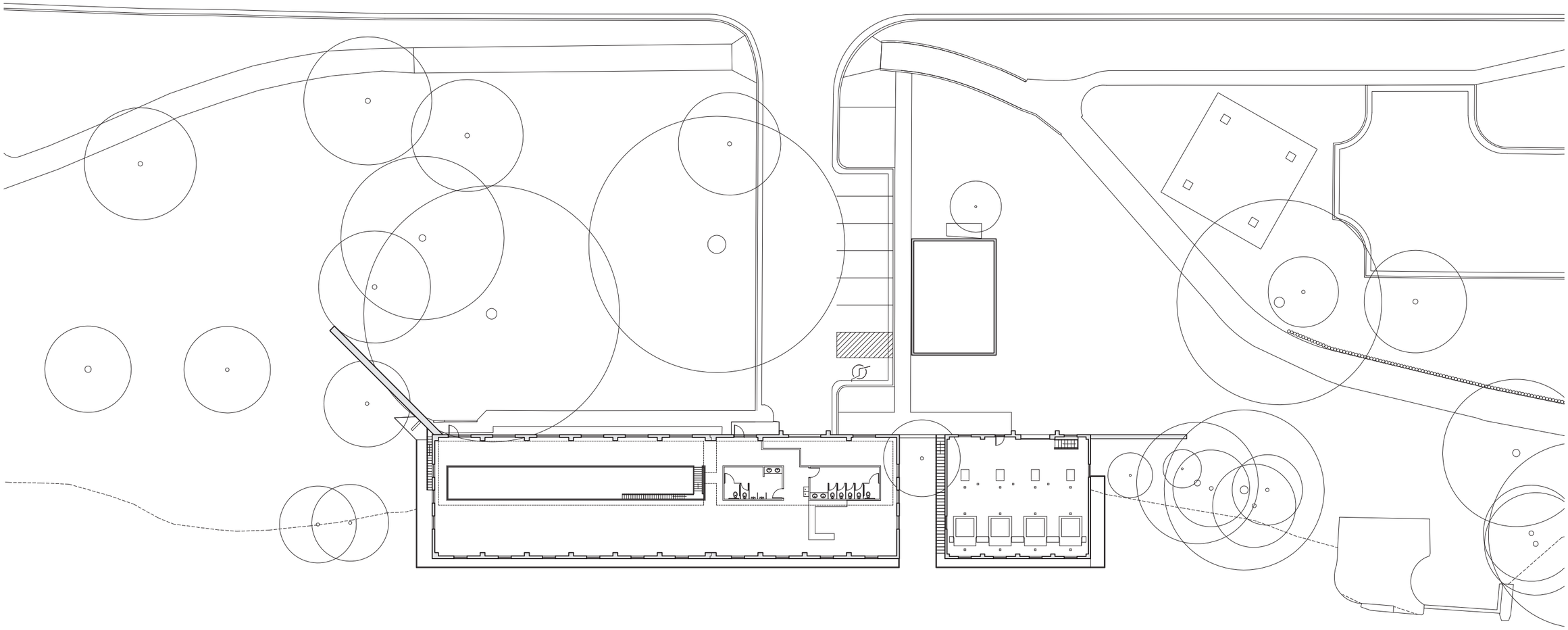
15+6 = 21 spaces required.

20% reduction on 21 spaces = 17 spaces required (1 of the 17 will be accessible)

The impervious cover limitations and off site parking rules described in the original Seaholm Redevelopment Investigation apply here as well, meaning that no additional hardscape can be added – but what is there can be rearranged and repurposed – and that any parking not accounted for would need to be provided nearby.

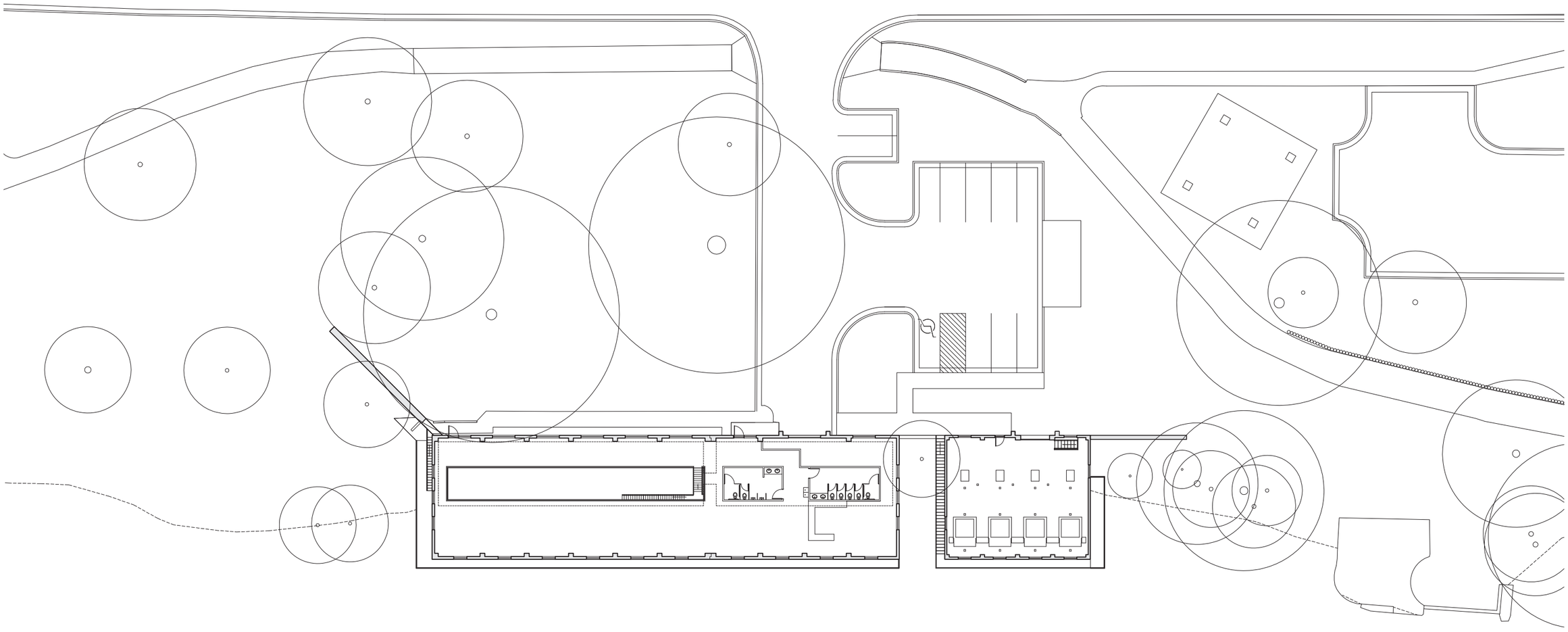
The impervious cover limitation allows for about 6 standard spaces and 1 van accessible space in the front yard. This would mean that, unless the parking requirements for the use were waived by Council, the project would need to provide an additional 10 spaces off-site. They would need to be located within 1000 feet of the project, making the parking at the new library a possible resource.

Alternatively, if Building C were removed an additional 4 spaces (total = 11) could be provided. The findings in this report suggest that Building C, which is not part of the original Intake Structure, should eventually be removed so that a more historically consistent image is developed from the north. With an area of about 950 square feet, the cost of demolition should be approximately $10,000. Refer to the site plans on the following pages for an illustration of each condition listed.



01 SHORT TERM USE SCENARIO 1 GROUND LEVEL SITE PLAN

THIS PAGE IS INTENTIONALLY LEFT BLANK



01 SHORT TERM USE SCENARIO 1 GROUND LEVEL SITE PLAN (ALTERNATIVE)

THIS PAGE IS INTENTIONALLY LEFT BLANK

Improvements to the Building:

1. New Restrooms

Assuming an allowable occupancy of 299 persons (150 male / 150 female) the fixtures required in the new facility would be:

Male	
Toilets	2
Urinals	2
Sinks	2
Female	
Toilets	5
Sinks	2

Placing them on a newly constructed floor set over the opening to the east basement has two advantages. One is that the plumbing lines from the toilets could be connected without damaging the existing building. The other is that the new forms inside the space would have a direct relationship to the existing building, and not start to create new geometries.

The floor would likely be a light concrete and steel deck set on small steel beams. The beams would attach to a new steel angle attached to the inside of the existing opening. Above that, steel stud and gyp board would form new walls of the toilet rooms and a small storage/utility room. A flat ceiling made from studs and gyp board could be installed well below the ceiling of the existing space, permitting the entire existing ceiling to remain visible, and providing an opportunity to install unseen indirect light fixtures that would light the existing ceiling.

Simple inexpensive toilet fixtures and finishes could be installed inside the restrooms.

Cost for the restrooms include the walls, lighting, new floor assembly, fixtures, plumbing between the fixtures and the north wall of the basement. The area impacted is approximately 525 sf.

Possible cost: $51,500

2. New Juice Bar

The part of the space that would be dedicated to the juice bar would be located near the new toilets on the eastern end and would include:

32 feet of counter/millwork
plumbing to 3 sinks, and one floor drain

Possible cost: $9,400

3. Changes to the Paved Area in the Front Yard

In contrast to our previous Seaholm Feasibility Report, AFD currently feels that a 25 foot wide drive between Cesar Chavez and the building would provide adequate access. The installation of new curb and asphalt pavement (unless waived by Council), several parking spaces, a new concrete sidewalk along the north edge of the building, and a new concrete area where the drive intersects Cesar Chavez are all included in this scope. The cost below represents expenses associated with the plan which leaves Building C (and the impervious cover associated with it) in place. The cost of the alternative plan – which demolishes that small building and adds parking spaces – could add $48,000 to the cost of changes to the paved area.

Possible cost: $41,650

4. Guard Rail Around West Basement Opening

New guard rails around the openings to the basement levels (1013.1). These appear to meet current OSHA standards for industrial spaces, but would not comply with 1013.1 of the IBC should the space be converted to an assembly use.

There are a lot of different ways that the existing basement openings could be made compliant, from the existing installation of plywood to removing the existing rail and installing a completely new assembly. Considering that the view into the basement is such an integral part of the experience, we are proposing that tempered glass panels be fabricated and attached to the existing rail with new stand-offs. This assumes the existing rail is structurally sound and could accept the new panels.

Cost for the new guard rail would include approximately 180 lineal feet of railing.

Possible cost: $17,500

5. Fire Suppression System

It is possible that a case could be made for not installing fire sprinklers, but the occupancy and use would seem to require them. Additionally, the cost is relatively small and sprinkled buildings tend to cost less to insure, contributing to positive amortization.

IBC Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for group A-2 occupants where one of the following conditions exist:
1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

IBC Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:
1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Possible cost: $19,500

6. Cover the Access Holes to Deep Basement

There are a series of openings of various sizes in the floor of the ground level. These lead to the lowest level of the structure, 37 feet below, and must be securely closed with a traffic rated surface. A simple solution would be to install new steel brackets around the inside of the openings several inches below the walking surface and then weld a sheet of steel to that and install lightweight concrete over the steel to match the concrete floor.

Possible cost: $6,650

7. Service Improvements

Building A originally had a small bathroom in the northeast corner and an existing sanitary sewer line shows up on the survey at that corner, that is probably not serviceable. A new sewer line replacing that, between the building and an existing manhole in the entrance drive 75 feet away would be required.

In addition, a new domestic water line and new fire line service would need to be brought to the building from existing mains nearby.

Possible cost: $15,800

8. Mechanical Upgrade

The existing building is currently not insulated and has single pane clear windows on all four exterior walls. Assuming the building envelope is not upgraded and assuming a high density of people (15 SF/person) for when the space is used as a music venue, the space would need approximately 50 tons of air conditioning capacity for the ground level based on preliminary load calculations. It is our understanding the roof cannot support the load of any rooftop units so it is recommended that DX split systems with electric heat be installed. The only level ground to install the outdoor condensing units would be on the north side of the building. The indoor air handlers would most likely need to be vertical units installed on the ground and have a closet built around them. It is possible that the indoor units could be hung above and supported by the walls or roof, but a structural engineer would need to evaluate the loads of the mechanical equipment on the existing structure. The juice bar area could be served with one split system while the art gallery/music venue area could be served with two split systems. Since the floorplan is relatively open, we would use exposed spiral ductwork with sidewall diffusers on the duct to distribute air to the space. Exhaust fans would need to be installed to maintain a negative pressurization in the restrooms. Further investigation would need to be made in design as to whether provisions should be made for humidity when the venue is used for art shows as well as the possibility of moisture migration coming through the basement and affecting humidity levels in the space.

The type of HVAC equipment proposed costs roughly $2,000 per ton, including ductwork and controls. Therefore, the total cost to air condition the space as an entertainment venue will be approximately $100,000. Note that the amount of HVAC equipment required, and thus cost, will decrease if measures are taken to better insulate the building.

Possible cost: $100,000

9. Plumbing Upgrade

Plumbing would be needed for the new restrooms and juice bar area. It appears from visiting the site that there was at one point a restroom in the northeast corner of the building, which means domestic cold water and sanitary lines exist in the building. The condition of the existing plumbing did not appear to be in working fashion. Further evaluation and input from the city would be needed to determine whether or not the existing plumbing in the building can be re-used. However, there is an existing sanitary manhole located just north of the Seaholm Intake Structure and west of the Green Water Electrical Control building. There is also an existing water meter located just north of the Green Water Intake Structure and east of the Green Water Electrical Control building. New domestic cold water lines could be routed from this water meter and sanitary manhole for service to the building. This would require the ground to be trenched and backfilled along the path of piping. It would be recommended that instantaneous electric water heaters be installed at each restroom and at the juice bar to provide hot water to the lavatories and juice bar sink(s) in lieu of a tank type water heater so that energy is not wasted reheating water that is sitting in a water heater tank when the building is not being used.

Costs for new plumbing for the juice bar and restrooms will depend greatly on what existing infrastructure may be used and if new lines are required to be routed into and out of the building.

Possible cost: included in other line items

10. Electrical Upgrade

Due to the poor condition of the electrical infrastructure in Building A, new distribution equipment will be required to serve the space. Since the proposed uses are not intended to last a long time, the existing feeder to the space could be utilized, provided it is still functional. A new 480V panel would be needed to serve the HVAC equipment and lighting. A small transformer and 208V panel would be required to serve a juice bar and any special events power.

If the existing service feeder is not usable, there is an existing service wire-way attached to the outside of building C. This wire-way is new, in good condition, and could be used to run a new UG feeder to building A.

The new electrical equipment and the branch circuits to serve HVAC equipment and juice bar would cost approximately $30,000 to $50,000. This cost would include a new 480V panel, a 208V panel, a transformer, HVAC equipment circuits, and general power.

If a new feeder is required from the wire-way at building C, that would add approximately $5,000, depending on the size of feeder selected.

Possible cost: $42,000

11. New Lighting Indoor

The wiring throughout the space would be replaced under item 10, and the most practical thing would be to install new interior fixtures which approximately match the existing ones. These are low cost utilitarian fixtures and would provide general lighting throughout the space. Some additional lighting would be needed at the top of the restroom addition and at the counters for the juice bar.

Possible cost: $3,900

12. New Lighting Outdoor

Some lighting should be installed at the exterior, for safety and security and to promote the evening use of the building. Ideally this would be pole or bollard mounted lighting.

Possible cost: $6,260

13.Refurbish Existing Windows

While the existing single pane aluminum glass windows should be kept in place, much of the existing glass has been damaged and should be replaced. Ideally, the new glass would be thicker and have a higher thermal performance rating (SHGC). The new glass would need to be glazed into the frames with puddy, and the caulk around the windows would need to be removed and replaced.

Possible cost: $12,192

14. New Doors

The existing entrance door on the north side will need to be replaced to serve as a compliant exit door. The replacement could be aluminum and glass to match the existing but will need to swing outward and provide modern security for the facility. A similar new door would need to be installed at the west end of the space, providing a secondary exit, and at that location some of the concrete wall below an existing window would need to be removed.

Possible cost: $5,400

15. General Clean Up of Surfaces

Many of the interior walls have been covered with graffiti and all the interior surfaces are covered with oils from the original operations.

Possible cost: $4,686

16. Landscaping

Some small amount of landscaping should be considered for the front yard, which might be performed by the city. Many small trees and bushes have grown up around both buildings A and B and should be removed. A small amount of regrading at the shoulder on the east side of the yard and a new path in that direction would help increase the usability of the facility.

Possible cost: $8,000

COST MODEL:

1.	New Restrooms	$51,500
2.	New Juice Bar	$9,400
3.	Changes to Paved Area in Front Yard	$41,650
4.	Guard Rail Around West Basement Opening	$17,500
5.	Fire Suppression System	$19,500
6.	Cover Access Holes to Deep Basement	$6,650
7.	Service Improvements	$15,800
8.	Mechanical Upgrades	$100,000
9.	Plumbing Upgrades	$0
10.	Electrical Upgrades	$42,000
11.	New Light Fixtures Interior	$3,900
12.	New Light Fixtures Exterior	$6,260
13.	Windows re-glazed and re-caulked	$12,192
14.	New Doors	$5,400
15.	General Clean up of Surfaces	$4,686
16.	Landscape	$8,000
		$344,438
	Area of Impacted Space	5,600 Sq. Ft.
	Cost Per Square Foot	$62

THIS PAGE IS INTENTIONALLY LEFT BLANK

1.2 Short Term Use Scenario 2

Outdoor Lounge

The second possible use explored involves the transformation of Building C into a small food service facility serving drinks and prepared foods to an outdoor lounge in the front yard. This would be a way to use the intake facility with a small initial expense; it could be developed as an actual short term use with minimal improvements to the 950 square foot building and the front yard.

The existing building could be used basically as it is currently, but some alterations would make it more comfortable and functional:

- Air conditioning would not be provided, but fans could be installed.
- Some adjustments to the existing electrical distribution and lighting would be needed.
- Servers and customers could come in and out through the large garage door on the north.
- A shade awning could be installed on the north and west sides.
- A sink would be needed on the interior and a water fountain at the exterior.

Some improvements to the front yard would be required:

- Installing an accessible parking space and a standard space at the intersection of the two service drives.
- Installing a pedestrian path across the drive connecting Building C to a spot under the large oak trees to the west.
- Rather than construct toilets, portables could be installed in the same way they are used for food trailers throughout Austin.
- An informal gravel area with seating and small tables in the shade of the existing trees.

The lower cost of this option is appealing, but there are some concerns to be considered, starting with the lack of parking. An outdoor lounge at this location has the terrific asset of the large established trees on the west side of the front yard, but the proximity of the trees to Cesar Chavez and the high volume of traffic results in a very noisy place with no actual view of Lady Bird Lake. Additionally, the front yard is very hot in the summer and exposed to rain. The rain and noise and lack of parking exist at other attractive informal places around the city, but these tend to have core natural attraction that causes people to overlook them.

COST MODEL:

Possible cost: $35,000 to $100,000 (depending on the amenities)

THIS PAGE IS INTENTIONALLY LEFT BLANK

1.3 Additional Considerations

Access to Lake

Having access to lake would be critical to the success of either of the two short term uses proposed. For the first use, inside Building A, there is a very good view of the lake, but no way down directly to the water. The existing stairs at buildings A and B that connect the front yard to the lower deck over the intake gates are not code compliant – but are of some historical significance and so could probably not be removed. In the larger Redevelopment Investigation the relocation of the hike and bike trail to the lake side, just below this deck not only resolved some existing conflicts with its current route along Cesar Chavez, but it physically engaged the Intake Structure with the trail system and provided a new dock for boats and for people on the trail.

Getting up to the Intake Structure from that new dock would probably mean heading east to the foundation of the original intake tower and then snaking up hill from there. But considering initiating one of these short term uses independently of the trail relocation could compromise the success of either small short term – unless an inexpensive alternative were developed.

A good alternative would be to construct a short floating dock on the west side of the intake structure accessed by a new path from the front yard. It would be possible to install a new walk – with stairs – around the northwest corner, descending down the shoulder of the hill to the cypress trees, and put the dock there. A path in that position would be almost entirely in the shade and would be very much associated with Building A and whatever that were used for. An additional path from the dock west to the hike and bike trail would provide an accessible route.

Installing the small dock and path would be a simple way to allow the public to get to the water and allow boat users access – without trying to use the existing deck or stairs – which are not code compliant.

Use of Building B

The ability for the public to access and use any part of Building B is very limited due to the electrical transmission lines that pass overhead. During the time when the Redevelopment Investigation was prepared several alternative possibilities emerged including the relocation of the lines, resulting in full access to the building, and the possibility that partial use (non-public city offices) would be acceptable.

Subsequently these options have been taken off the table and the likelihood that Building B will be converted into a public or administrative use is very small, and the future for the building looks a lot like the present. An alternative consideration would be to allow the building to become an accessory to the use in Building A and a venue for public art. The interior space of the upper level is approximately 44 feet by 36 feet and 18 feet tall. While the public would not be able to enter the building, artists should – considering it a utilitarian space – and the public could experience the work from the exterior.
Work in the space could depend on the inaccessibility and the requirement that it be viewed from the exterior. It could be something that projects itself outward, or a private interior space that is viewed through a window. An example of the second type would be the scenes created and photographed by Gregory Crewdson, carefully constructed interiors and journalistic recreations. Developing Building B this way would reinforce the attraction of the other uses in the area but would require curatorial efforts to manage.

THIS PAGE IS INTENTIONALLY LEFT BLANK

prepared for The City of Austin's Parks and Recreation Department
by COTERA+REED ARCHITECTS