

START IT UP!

How the Seaholm Waterfront Can Get Back to Work for Austin



**AUSTIN
PARKS
FOUNDATION**



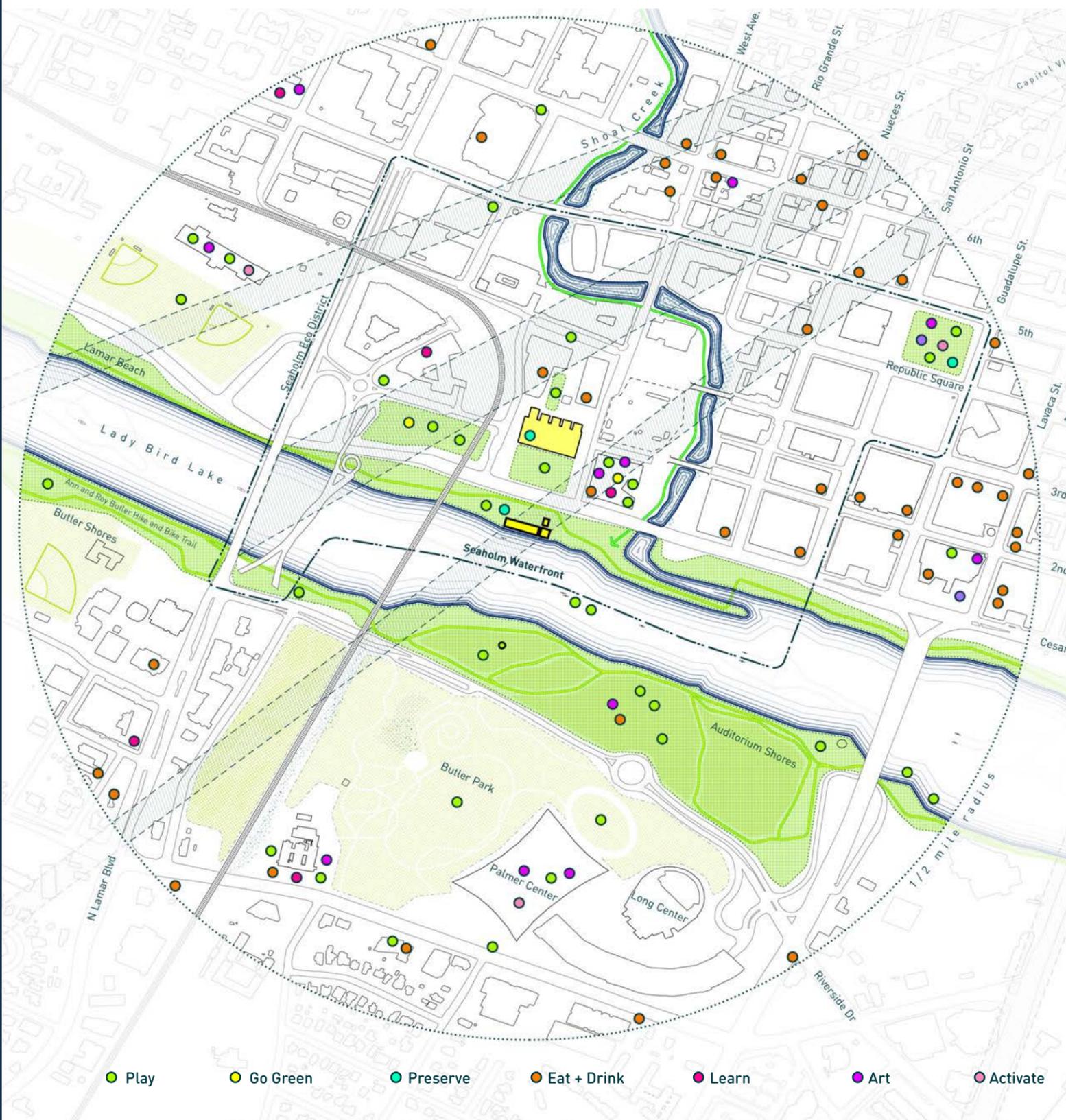
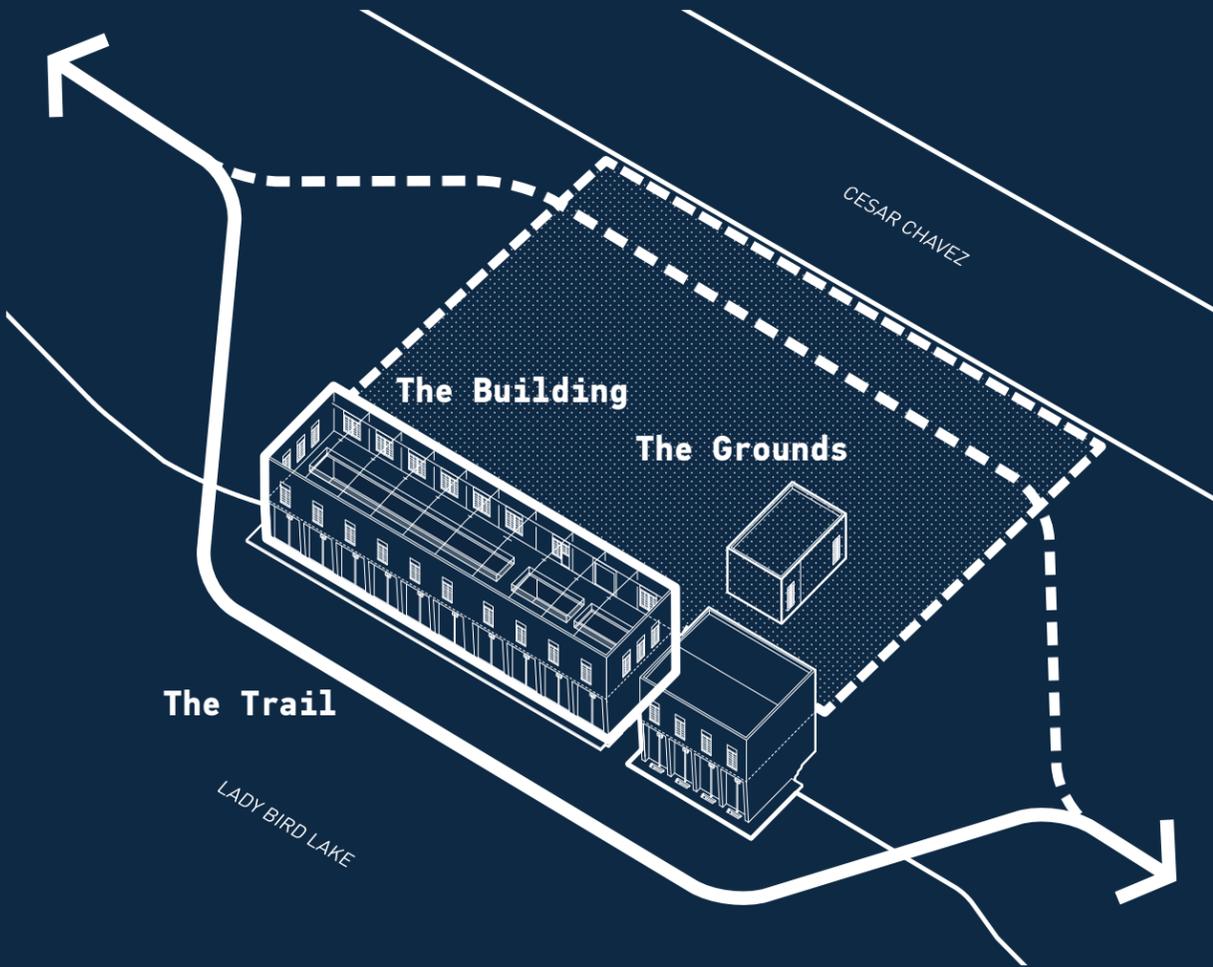
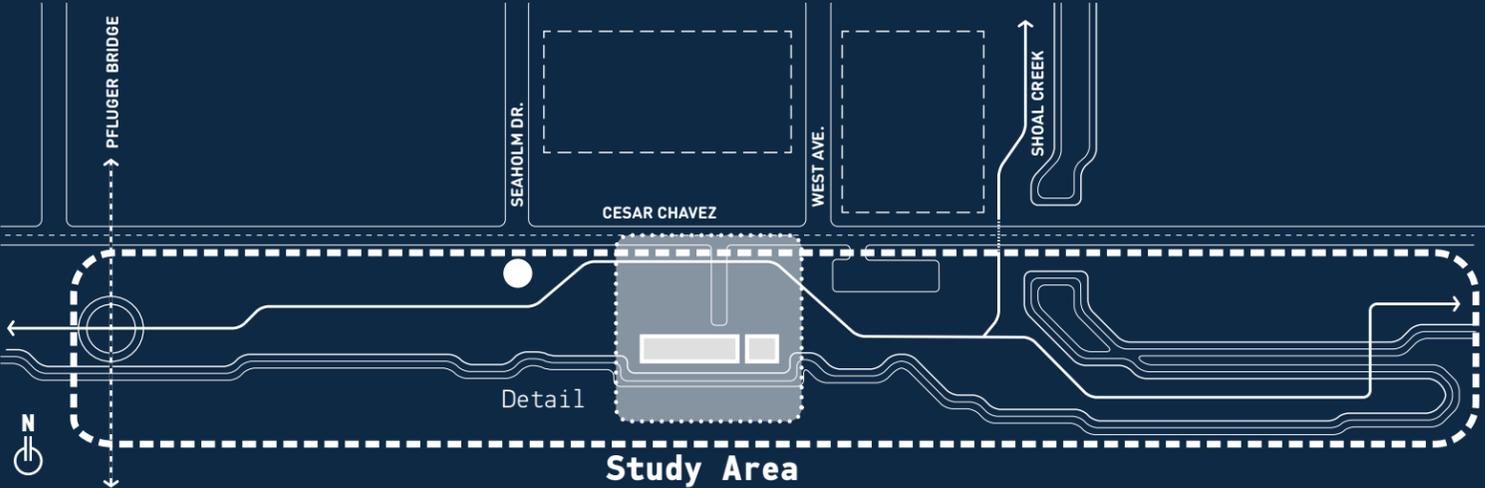
**The Trail
Foundation**



Studio Gang



START IT UP!



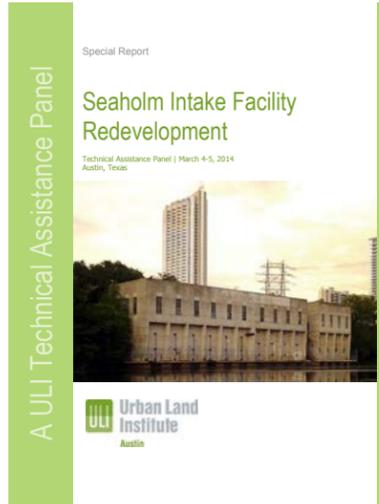
RESEARCH

Study the Work of Others

Past planning and design efforts served as a critical resource for the project. Key themes from these efforts were used to guide the engagement and design process for the Seaholm Waterfront.



September 2012 prepared for The City of Austin's Parks and Recreation Department by COTERA-REED ARCHITECTS



Special Report

Seaholm Intake Facility Redevelopment

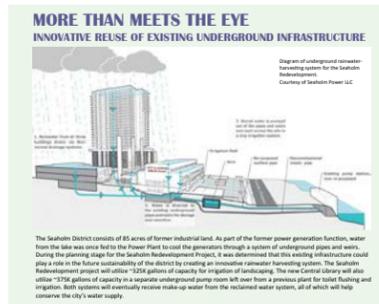
Technical Assistance Panel | March 4-5, 2014
Austin, Texas



Seaholm District Master Plan

CITY OF AUSTIN

DECEMBER 2001



MORE THAN MEETS THE EYE INNOVATIVE REUSE OF EXISTING UNDERGROUND INFRASTRUCTURE

Diagram of underground water-harvesting system for the Seaholm Redevelopment. Courtesy of Seaholm Power LLC

The Seaholm District consists of 85 acres of former industrial land. As part of the former power generation function, water from the lake was once fed to the Power Plant to cool the generators through a system of underground pipes and weirs. During the planning stage for the Seaholm Redevelopment Project, it was determined that this existing infrastructure could play a role in the future sustainability of the district by creating an innovative rainwater harvesting system. The Seaholm Redevelopment project will utilize 1250 gallons of capacity for irrigation of landscaping. The new central library will also utilize 175k gallons of capacity in a separate underground pump room left over from a previous plant for toilet flushing and irrigation. Both systems will eventually receive make-up water from the reclaimed water system, all of which will help conserve the city's water supply.



Prepared by the Capital Planning Office
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Parks and Recreation Department: Marty Stony, Lyn Estabrook
Austin Energy: Todd Shaw, Eric Steger
Austin Transportation Department: Eric Bollich, Steve Graustadl
Austin Center for Events: Betty Torres

PROJECT SNAPSHOT Seaholm District



The Seaholm District is a 16-acre redevelopment on the east-central edge of downtown Austin, Texas, led by the City of Austin. The city's goal is to create a vibrant, walkable, and transit-oriented neighborhood that will serve as a model for sustainable urban development. The project includes a mix of residential, commercial, and public spaces, with a focus on creating a sense of community and place. The district is bounded by the Lady Bird Lake to the west, the downtown skyline to the east, and the historic downtown to the south. The project is a key component of the city's long-term vision for a more sustainable and livable city.

Why this neighborhood?

- 1. Restoring underutilized land to be used with existing urban design objectives, such as increasing residential density and retail offerings.
- 2. Expanding transportation options while increasing walkability.
- 3. Improving public space (amenities, historic structures and natural green space).



SEAHOLM DISTRICT

Executive Team Update
October 29, 2015
DRAFT—For internal use

In this report you will find the Seaholm District project status updates, construction schedules, upcoming milestones, and key contacts for more information. City project managers continue to meet regularly with the City's private sector partners to coordinate design and construction efforts in the Seaholm District.

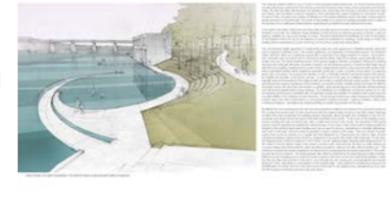
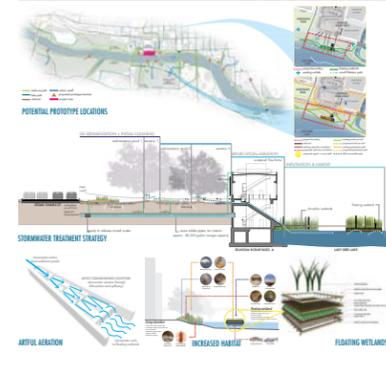
The Butler Trail at Lady Bird Lake Urban Forestry and Natural Area Management Guidelines



The Trail Foundation

Produced by Nipco Group, 2013

INTAKES > OUTFALLS Heating Urban Resilience through Prototype Green Infrastructure



SEAHOLM WATER INTAKE

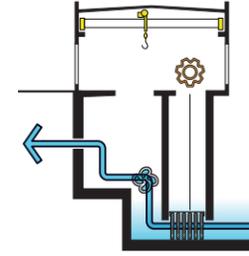


Plans for the Seaholm District and Ann and Roy Butler Trail from 2001 to the present

Seaholm Intake Building design competition finalists from 2013

Designing A New Future

Principles and Process



DISCOVER WHAT'S THERE

Look for inspiration from the Intake Building and site and the unique components of its design. Repurpose past functions for a new future.



EMBRACE HISTORIC INTEGRITY

Identify the character-defining features of the Intake Building for preservation and reimagine what the balance of these features could become.



RESTORE AND DIVERSIFY ECOLOGY

Implement native planting strategies to restore the landscape and lake edge. Supplement the existing heritage trees to create areas of shade and microclimates.



LISTEN TO COMMUNITY + EXPERTS

Build on the diversity and knowledge of the people who know the city best by including residents and local experts in an inclusive engagement and design process.



CONVERGE CITY, TRAIL, AND LAKE

Network with nearby assets, such as the new Central Library, to connect the city, trail, and lake. Work to cross-pollinate programs and activities.



BUILD IN SUSTAINABILITY

Build sustainable principles into both design and operational models. Explore ways that native landscape and ecology can be linked within the design and consider opportunities to support revenue generation.

Listening and Learning

Research and Engagement



Open House and survey event, June 2017



Community discussion at an Open House event, September 2017



Presentation to design community, September 2017



Open House event at the Intake Building, December 2017

41 on-site workshops, presentations, open houses, and technical reviews
 +
+1100 online survey responses

2017 ENGAGEMENT DATES

MAY

Seaholm Waterfront Press Event at City Hall: Project is launched, APF/TTF partnership is announced, Major Adler voices support

Planning Partners Meeting #1

Seaholm Waterfront Open House #1: The community shares ideas about what they would like to do at the Seaholm Intake Building and surrounding parkland.

Survey conducted as a follow up to Open House #1 asks the community, 'What do you want to do at the Seaholm Waterfront?'

AUGUST

Asian American Focus Group

SEPTEMBER

African American Focus Group

Hispanic Community Focus Group

Technical Advisory Group Meeting #1 & Design Community Salon

Planning Partners Meeting #2

Seaholm Waterfront Open House #2: Initial findings are shared and feedback is gathered on potential activities and uses of this unique civic asset.

OCTOBER

Survey conducted as a follow up to Open House #2 asks community to provide feedback on activities and uses presented at the open house (September 23- October 31).

NOVEMBER

Planning Partners Meeting #3

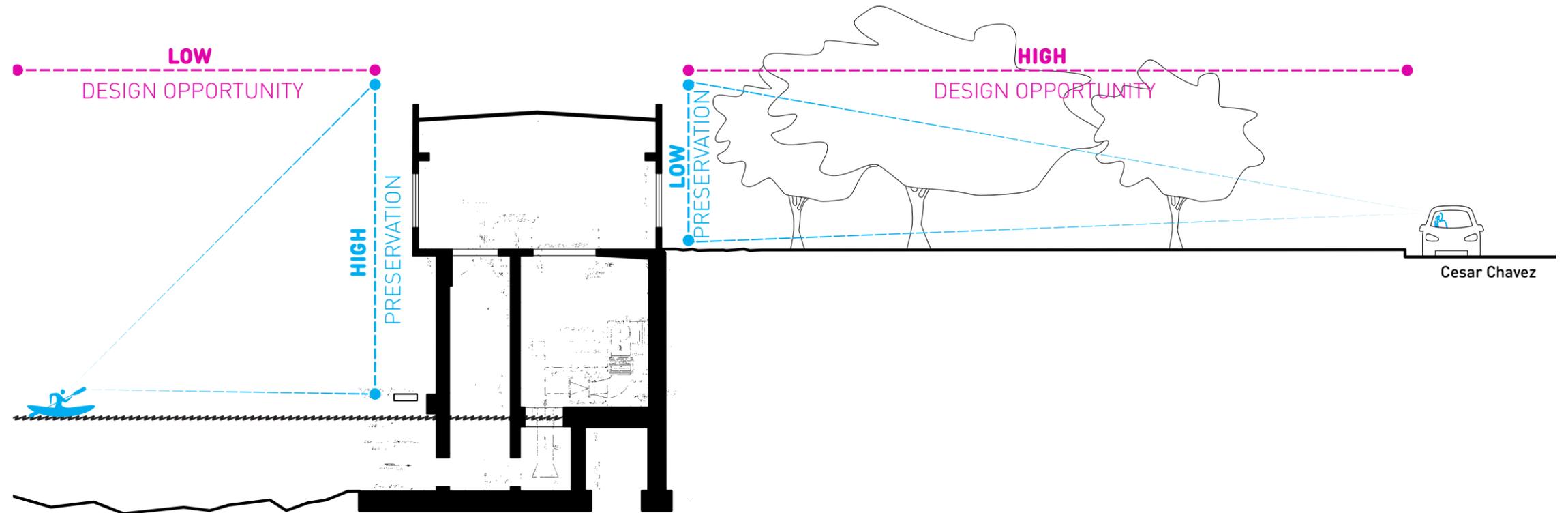
Technical Advisory Group Meeting #2

DECEMBER

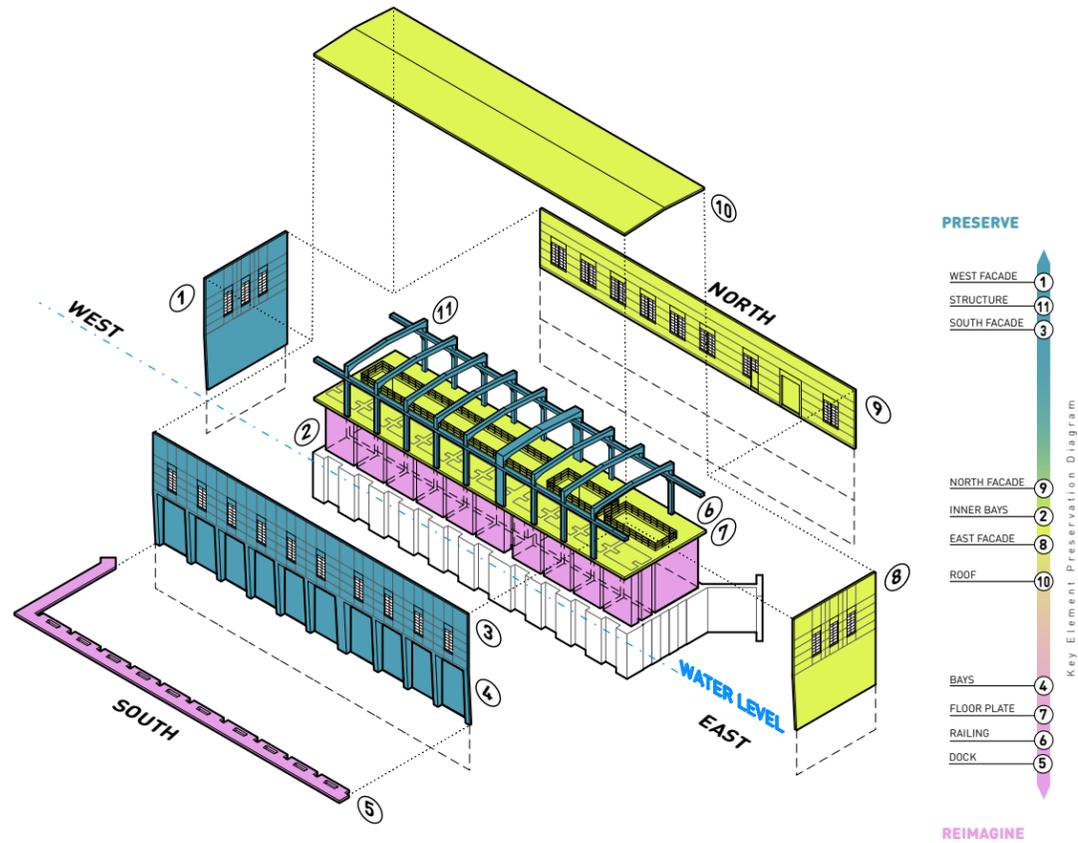
Seaholm Waterfront Open House #3: Three proposed design options are shared with the community to gather feedback to help refine the final design options.

Survey conducted as a follow up to Open House #3 asks community to provide feedback on designs and programming presented at the open house.

Preservation Priorities



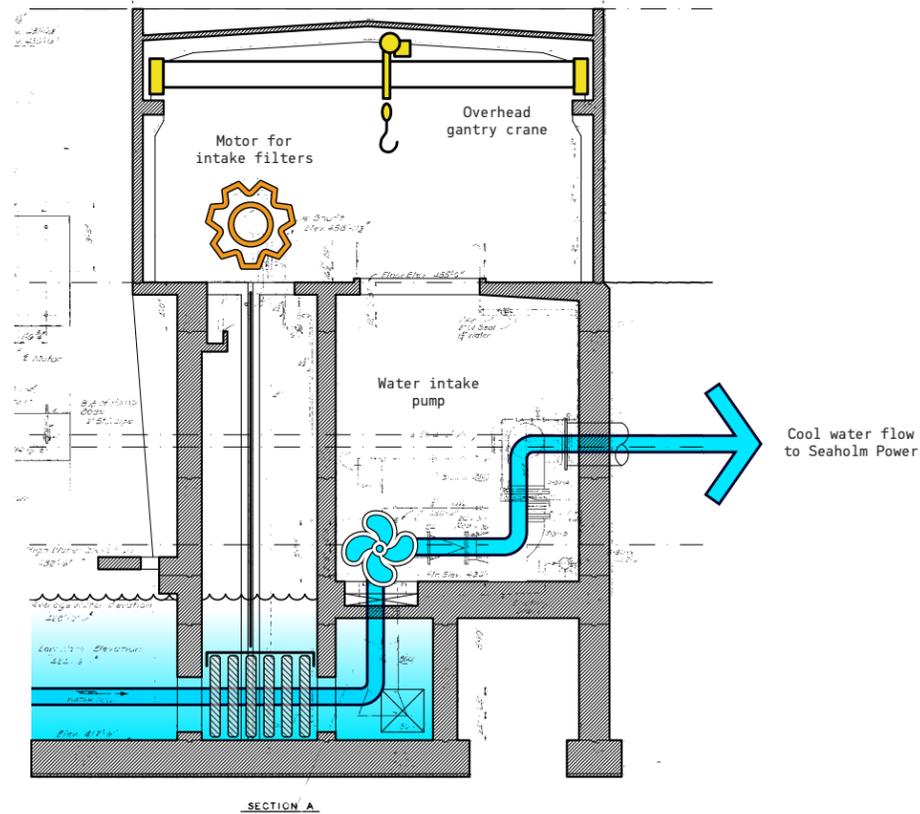
Seaholm Intake Building Section - Lady Bird Lake to Cesar Chavez



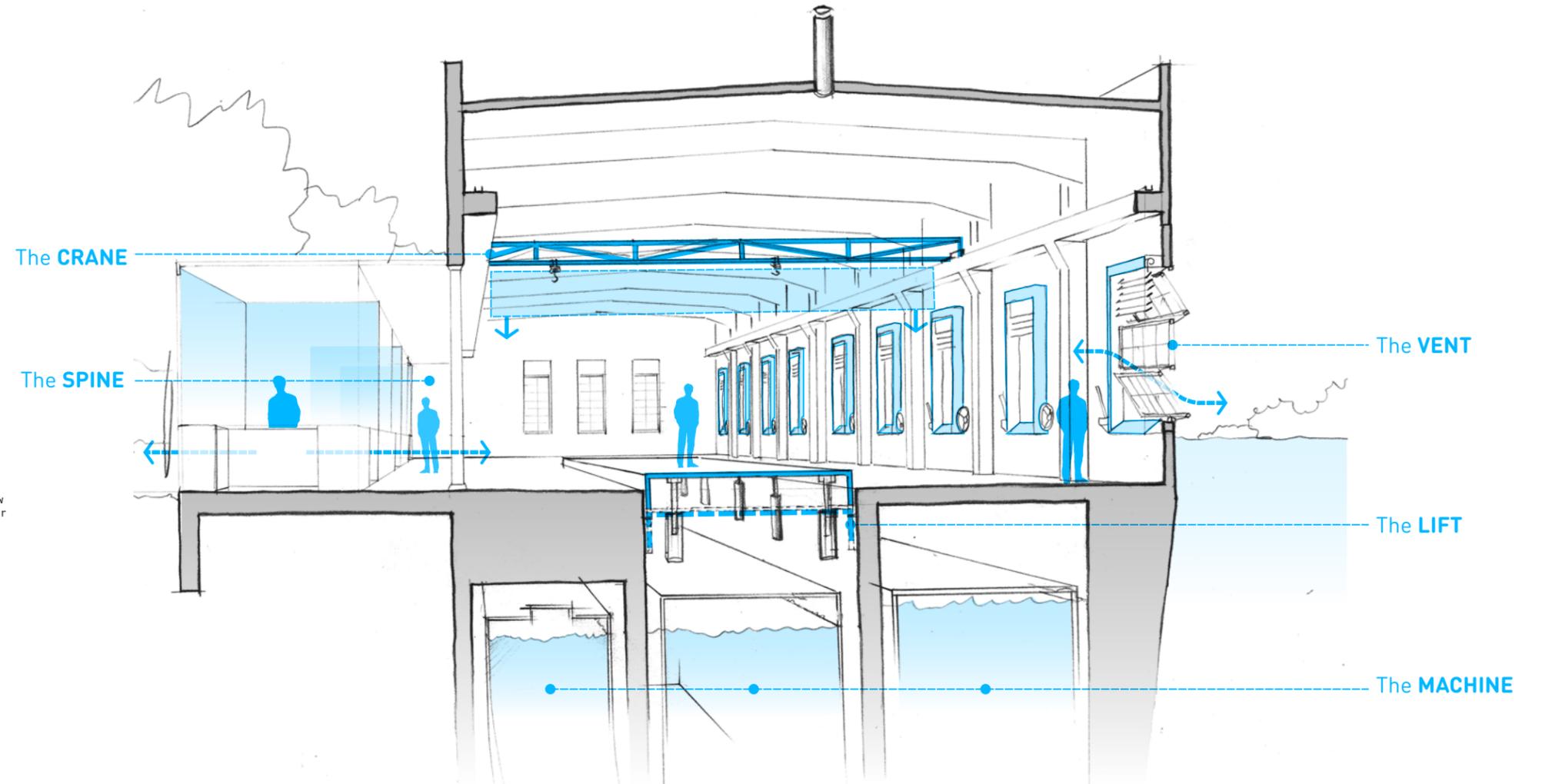
PRESERVATION

Purpose and Possibility

The shell of the former Intake Building is highly adaptable. Its upper level is directly accessible from a flat, wide plateau off Cesar Chavez. The lower level is deep below the upper level at the water's edge and framed by thick concrete, offering a surprising opportunity to make the upper level comfortable year-round with a passive lake cooling system.

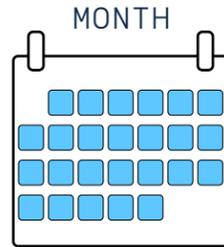


The purpose of the Intake Building was to bring in water to cool power turbines.



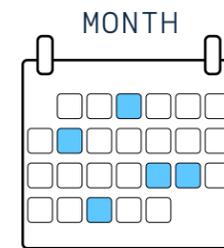
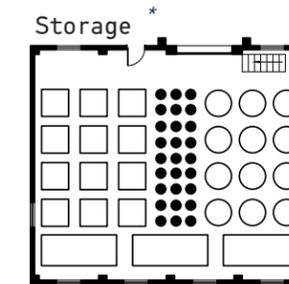
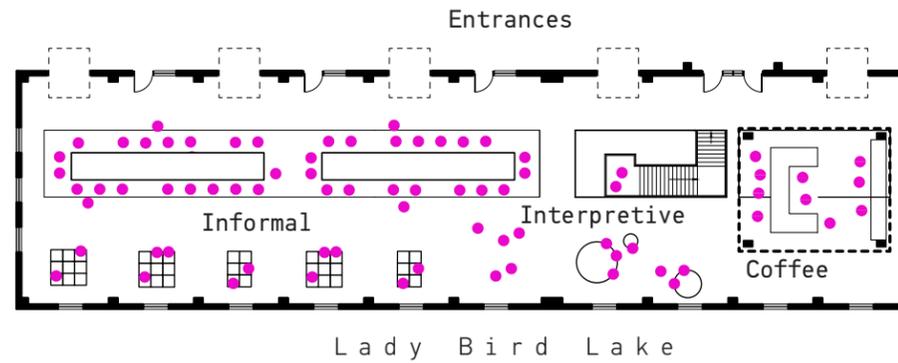
The possibility is to make a new machine with unique elements from the building's past.

Open and Flexible



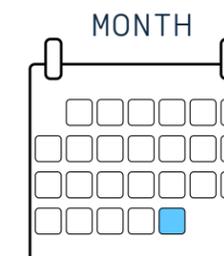
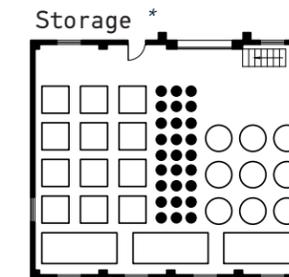
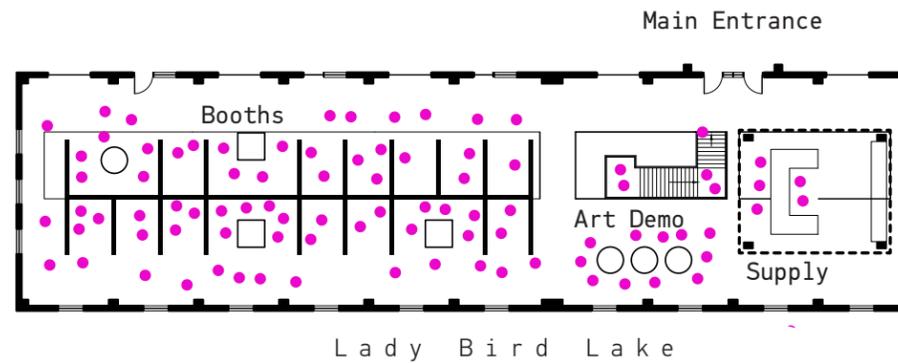
ANY DAY

ANY DAY events could happen each day of the week. The building and site can be designed to make the space easy and flexible.



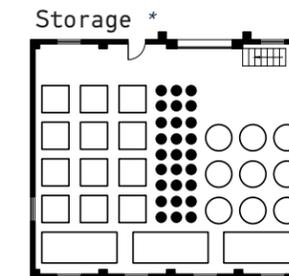
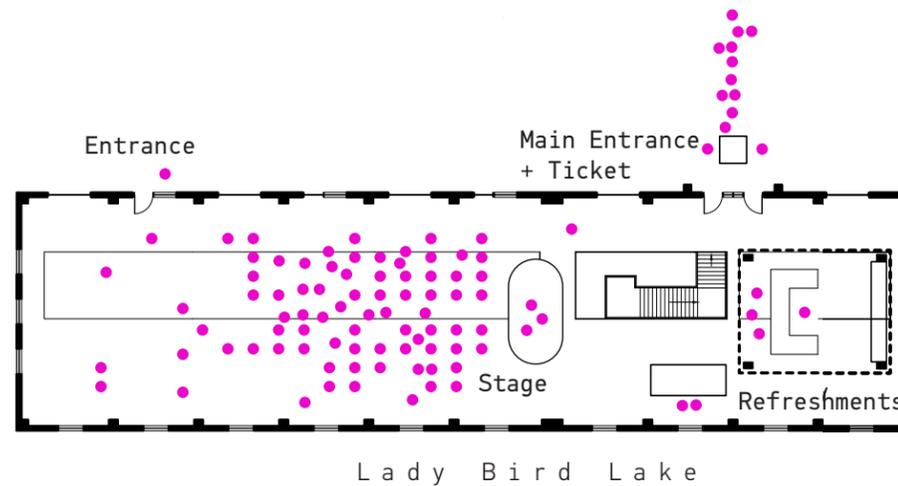
NOW AND THEN

NOW AND THEN activities could take advantage of this new flexibility, allowing for periodic signature programs and events.



ON OCCASION

ON OCCASION events would be less common but could take advantage of the building's ability to accommodate large gatherings.



*Building B is not inhabitable due to overhead power lines.



ANY DAY

The Intake Building will host meet ups and gatherings, with free WiFi and a place to grab a snack and a coffee.



ANY DAY

The Intake Building will be open for people to come in and work individually or collectively. Unique elements from the building's past will be on display for people to experience.



NOW AND THEN

The Intake Building will be able to accommodate larger events simultaneously, such as an art fair and youth art camp.

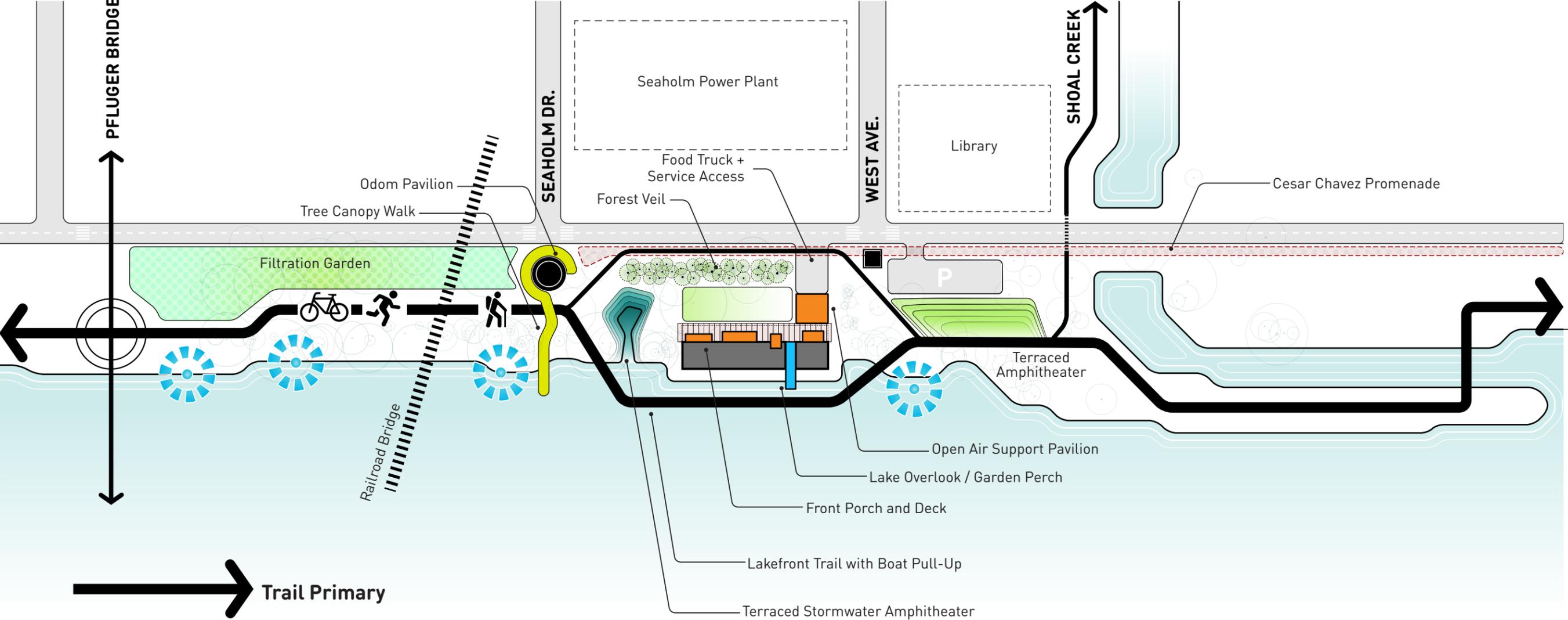


ON OCCASION

Large events can be held at the Intake Building, with support services located outside.



Preferred Concept



Trail Primary

Trail Secondary

Water Access Points

New Support Buildings
Restrooms / Back of House
* Pavilion or support structures to include interpretation and visitor information

Noise from Cesar Chavez is reduced with a dense planting of trees. The Porch Yard provides a large open space for gathering and events.



The Amenity Porch wraps around the Intake Building. In between, a perch leads people to views of the lake.





Facing the Garden Yard, the open Front Patio allows people to sit and relax and look back on the city. The Garden Plaza hosts various civic events and programs with the support of the Pavilion.

The Trail runs along the water's edge to provide an up-close experience of Lady Bird Lake. The water's edge becomes a tranquil space to sit and look out on the lake.





WATER ACCESS POINT

Recognizing Trail users' desire to engage the waterfront, the provision of designated access points in turn protects adjacent native habitat. Hardscape improvements provide wayfinding, reduce trail erosion, and celebrate the path of water. Small docks can also offer boat tie-offs, allowing these nodes to become multimodal in nature.



DRY AMPHITHEATER

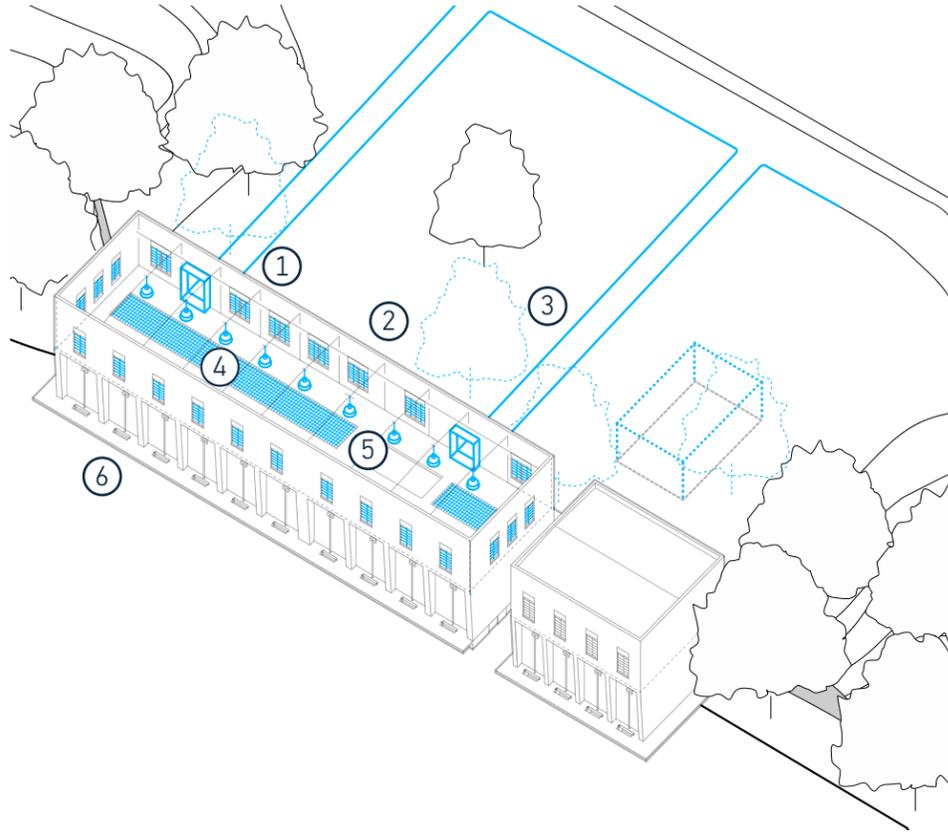
Recirculating lake water through a new cascading water feature brings the cooling properties of wetland habitat and riparian plantings to the site. Capitalizing on natural topography, built terraces provide passive seating, a makeshift performance stage, or an outdoor classroom environment.



TRAIL AT ODOM PAVILION

Natural drainage—normally hard-piped straight out to the lake—is allowed to flow across the site, slowing runoff, trapping pollutants, and creating ecological benefits. Bridging over these ephemeral flows protects the trail from erosion. In the background, the Odom Pavilion is reimagined as an accessible and active amenity to the Trail.

PHASE I

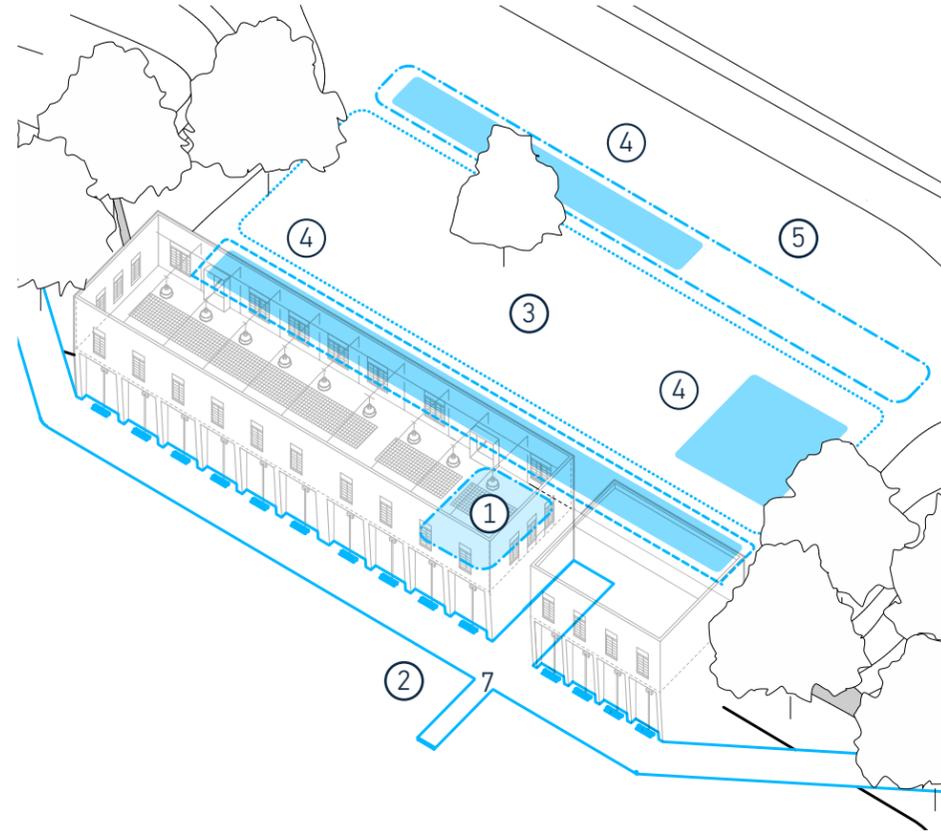


START IT UP

Make the Intake Building safe and inhabitable for small programs and events by updating the building for code-compliant occupancy.

1. Update egress requirements.
2. Replace the windows.
3. Prune trees and remove invasive plantings.
4. Cover openings in floor.
5. Upgrade lighting fixtures.
6. Power wash and clean facade.
7. Explore partnership models for design, construction and programming.
8. Curated site activations to engage community.

PHASE II

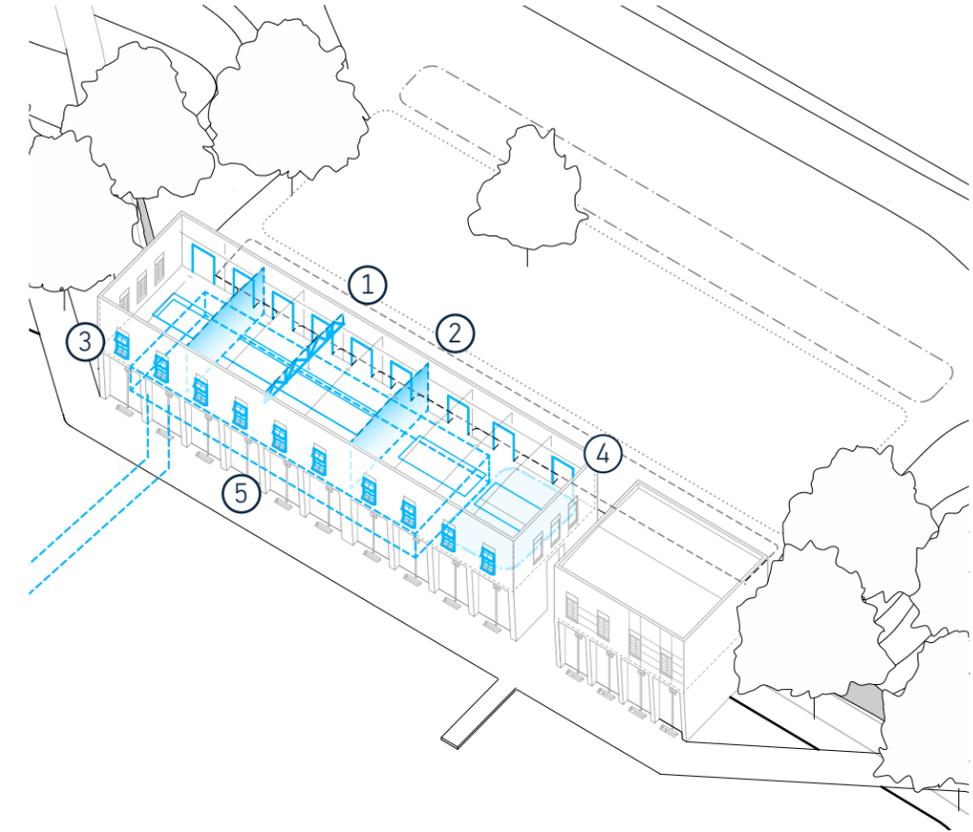


BRING IN THE AMENITIES

Expand the capability of the Intake Building with new programs such as a Welcome Cafe, lake dock, and amenity pavilion with a kitchen, office, and restrooms.

1. Serve food and drinks at the Welcome Cafe.
2. Provide a lake dock at the water's edge.
3. Diversify the landscape and ecology in the yard.
4. Determine a location for external amenities and support structures.
5. Add a design element to block noise.

PHASE III



RUN LIKE A MACHINE

Bring back core elements from the building's past. Reinstall a gantry crane to assist with flexibility. Repurpose the basement as an Eco-Cooling Machine.

1. Install a new gantry crane.
2. Increase the number of openings on the facade.
3. Upgrade to high-performance windows.
4. Tell its history with an Interpretive Kiosk.
5. Use the basement for lake cooling.



THANK YOU