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SEAHOLM INTAKE DESIGN COMPETITION

DESIGN IDEA COMPETITION

The City of Austin Parks and Recreation Department, in partnership with the Austin Parks Foundation, The Trail Foundation, and AIA Austin, launched a Design Ideas Competition for the iconic Art Deco Seaholm Intake building, a former power plant intake facility along Lady Bird Lake.

The competition was open to design professionals, students, artists, and collaborative teams. Entries were due July 12, 2013 and the City received 76 submissions. The participants were to create a vision for adaptive use of the facility and surrounding land as a community destination and integral part of the park and trail system along Lady Bird Lake. The top ten had their work displayed at City Hall from July 29, 2013 through August 2, 2013. The top three were announced August 9, 2013.

THE DESIGN CHALLENGE

The competition challenged participants to create an iconic adaptive reuse of the 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 access to the trail and water 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 competition invites a new vision for an adaptive reuse of a repurposed facility and site to address the needs of the public. Entries will create a vision of the facility as a new community destination and includes a program that addresses the following; connectivity, amenities, sustainability, neighborhood fit and appropriate to The City of Austin.

CRITERIA FOR JUDGING

The submittals were reviewed by a diverse panel of ten (10) judges. The entrants were provided the criteria that the judges would use. The criteria were:

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. (Livable, Natural/sustainable, Creative, Educated, Mobile/Interconnected, Prosperous, Values & respects people)

TOP TEN DESIGN IDEAS

The resulting ideas will help inspire future design phases for the project. To follow will be a Request for Proposals (RFP) for public-private partnerships for the redevelopment of the facility.

The following are the top ten submittals as selected by the panel of judges (in alphabetical order – first name):

- Andrew Waddle, Gensler Team Luis
- Brendan Wittstruck, GUMBULLY
- Charles Nelson Meyer, Healthy Environment Collaborative
- Elizabeth Danze, Danze Blood Architects/Mell Lawrence Architects
- George Blume, Gensler Team George
- Kyriakos Kyriakou, KSESTUDIO
- Philip Koske, BOKA Powell + Design Workshop
- Sadi Brewton & Jonathan Davies, 5250
- Will Ladevaia, Surroundings
- YoungJoon Choi, Team CS

The Top Three (in submission numerical order) is:

The top three submittals were selected by the Jury in recognition of their response to the project program, criteria, and sensitivity to the site context. These submittals succeeded in proposing improvements, to the site that enhanced but did not overpower the original building, landscape and surrounding new development.

103 “Link” - Gumbully

Brendan Wittstruck, Justin Beadle, Philip Burkhardt, Roberto Jaime Deseda, Heath Henderson, Julia Weese-Young

The Judges rated this submittal high for its architectural creative and innovative design solution. The Moses pier, underwater art, use of shell “as is” for art and art boating, just to name a few. The architectural interventions are minimal and demonstrates a sensitivity of the historic nature of the project site. The connection and response to the surrounding development was done with sensitive landscaping alteration. This design evokes many of Austin's cove values, including appreciation of art, music, and healthy lifestyle.

111 “Lakehouse” - BOKA Powell + Design Workshop

Laura Bryant, Nathan Wilcox, Alex Ramirez, Sarah Simpson, Allison Moore Eric Van Hyfte, Kim Villavicencio, Philip Koske, Steven Moore, Tim Campbell, Mary Martinich, Conners Ladner, Jason Ferster, Magda Sayeg (local artist), Will Steakley (DEN)

The Judges liked this submittal for its overall inviting landscape and livability features such as connectivity to the Seaholm District and adjoining trails. This design is accessible to the public and meets many of the Imagine Austin goals and captures Austin's cultural sensitivities. There are elements that allow for flexible uses such as the moving barge, creates usable space while being mindful of revenue generating potential.

145 “Intake” - Gensler Team George

George Blume, Brittney Couch, Jesse Adler, Vineta Clegg, Chris Curson, Adrianna Hong, Gerardo Gandy, Stacy Reed

The Judges acknowledged this submittal for its Architectural sophistication, allowing the building to be creatively quiet. This design accentuates the beauty of the building and understands the flow of the water, articulated by the sweeping board walk. This design allows multiple uses and has something for everyone for instance; a market, music venue, new trail and swimming area. The design transitions the urban face of the project site with the lakefront effectively while being constructible and logical. The design addresses basic sustainability issues like day lighting and evaporative cooling.

[Click here for images of the Top Ten submittals!](#)

A Request for Qualification Solicitation (RFQS) is being prepared by the City of Austin and will be released in the Fall/Winter 2014. RFQS will include specific guidelines, designs, program, space allocation, time frames and specific criteria for award of proposal. The public will be invited to provide additional feedback through an online survey. **Take the survey now!**

The collage presents a comprehensive architectural vision for 'The Intake at Lady Bird Lake'. The top rendering shows a large, modern building with a curved roof and a walkway along the water. Below this is a section titled 'THE INTAKE AT LADY BIRD LAKE'. The bottom section features a detailed cross-section of the building showing its internal structure and water flow, alongside a series of smaller images showing people using the facility, including a playground area and a walkway.



3/4



a place for the city

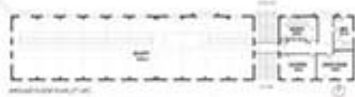
The Seaholm Intake facility sits at the confluence of Austin's past and future, between the rich ecology of the lake edge and the culture of the downtown.

Long desired, often unseen, the buildings and site will become a hub of downtown activity that welcomes visitors, reflection, recreation, and engagement.

These beautiful, efficient structures are works of art in and of themselves. This proposal makes the work of world-class artists to be part of the transformation in a way that respects and enhances the unique architecture of the intake buildings and fosters a cultural park.

In addition to bringing new relationships with art to downtown, the buildings will have a diverse range of uses, including public events and food spaces for non-profit organizations.

As the building meets the city, a shared multi-use space will welcome visitors to the materials from both the downtown and the Butler Trail, improving access to the site and providing a "living front porch" for a new park that has for too long been hidden.



The interior views show the facility's open-plan design, which allows for a variety of uses, including public events and food spaces for non-profit organizations.



a space for the lake

The lake site provides a unique opportunity to foster the relationship between the city and the lake ecosystem. The vision will shape the waterfront, offering new access to the water.

Enhancements to the waterfront and Butler Trail include thoughtful improvements to the infrastructure and environment, adding to a high-quality trail that touches the heart of Austin every day. Reimagined around the intake structures will be a permanently sensitive and ecologically sound and the waterfront will provide a new connection for the lake ecosystem.

The perimeter will be a unique lake destination, designed to accommodate swimming, fishing, boating, and building, lightening and moments of relaxation at the water's edge.

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