



Briefing to Parks and Recreation Board on the Seaholm Intake Facility Project

City of Austin

Parks and Recreation Department

October 27, 2015





Austin Parks and Recreation Department

Seaholm Intake Facility Redevelopment Process Overview

- Process of why we are here now
- History of the Seaholm Power Plant
- History of the Seaholm District
- History of the Seaholm Intake
- Investigations of the Facility
- Community Stakeholder Process
- Outcomes and Current Process Overview
- Next Steps



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Seaholm Intake Facility Redevelopment Process Overview



Request for Qualifications

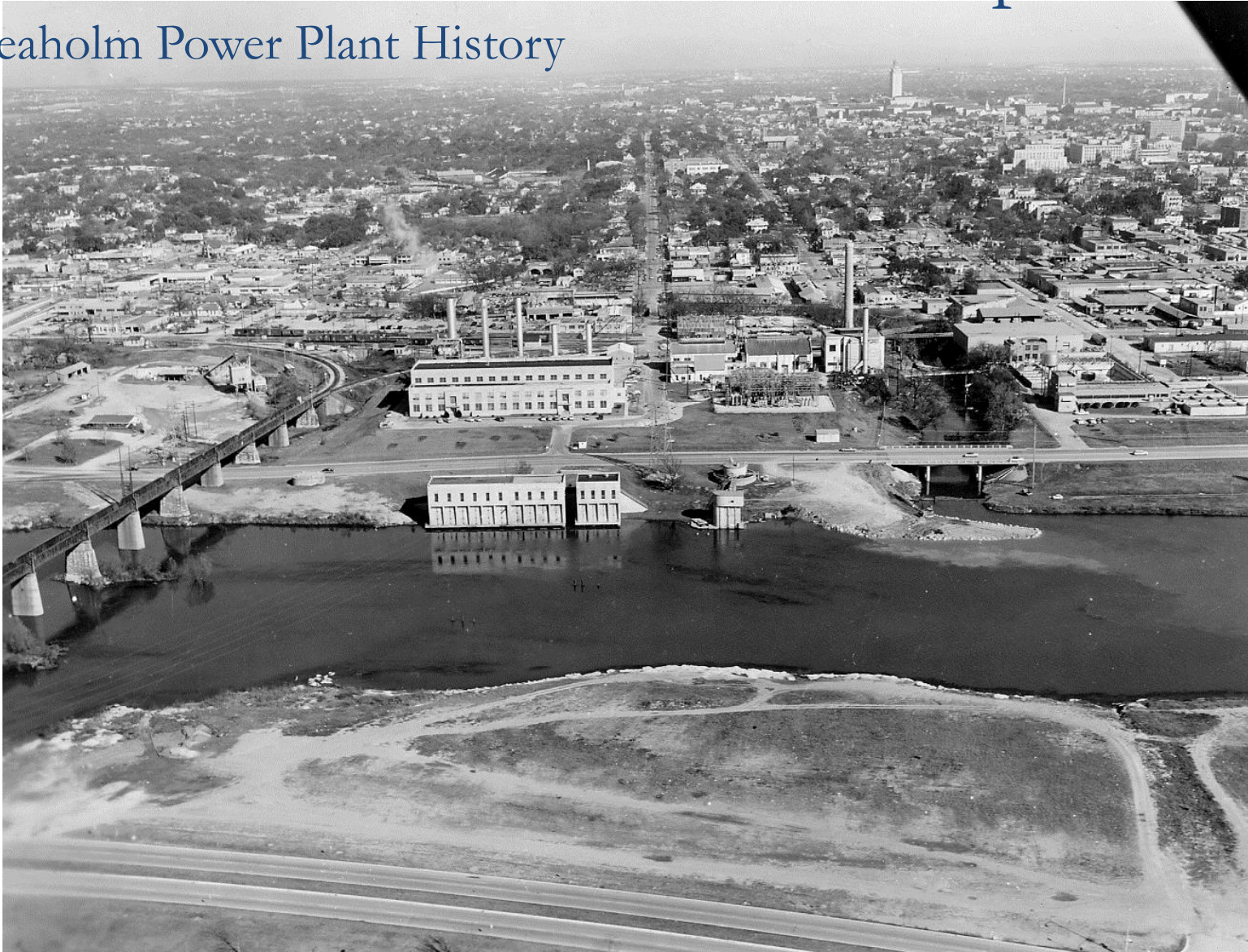
- Purchasing Process
- No Contact
- Open Space, Environmental and Sustainability Council Committee
- Parks & Recreation Board



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Seaholm Power Plant History

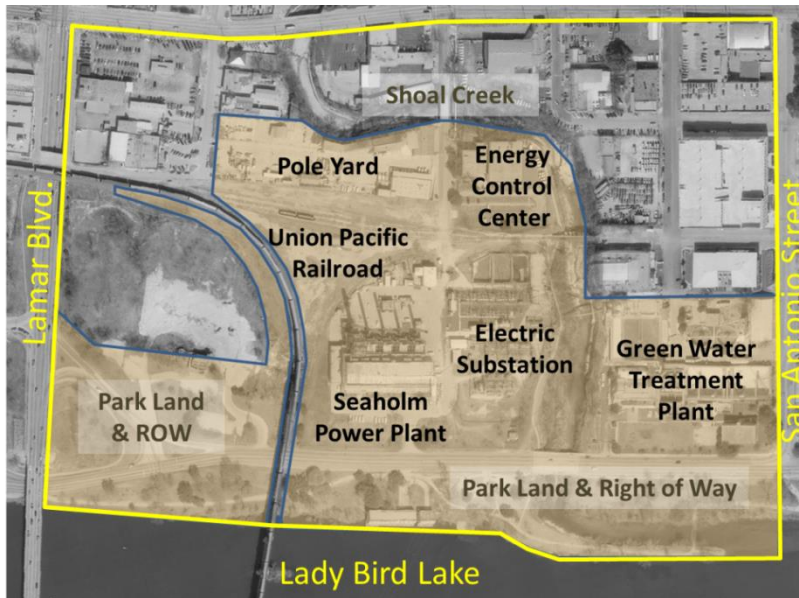


PICA 01684 Austin History Center, Austin Public Library



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Seaholm Intake Facility - History of the Seaholm District



Seaholm District Map 2000



Seaholm Master Plan 2001



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Seaholm Intake Facility - History of the Seaholm District



Seaholm District Image 2008



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Seaholm Intake Facility - History of the Seaholm District

ACTIVE PROJECTS MAP

Project Phase:

Preliminary Design Construction

This map shows the variety of projects in the Seaholm District that are currently active. Projects are in preliminary, design or construction phases with their construction dates noted. Construction schedules are approximate and subject to rapid change.

Bowie Underpass

Design: 90%
Construction: Q2 2015 - Q2 2016

Crescent Tract Chillers - District Cooling Plant #3

Design: 5%
Construction: Q3 2016 - Q3 2018

Seaholm Low-Rise Building

Construction: Q1 2014 - Q1 2015
Private partner: Seaholm Power, LLC

Seaholm High-Rise Tower

Construction: Q1 2014 - Q4 2015
Private partner: Seaholm Power, LLC

Seaholm Power Plant Redevelopment

Construction: Q4 2013 - Q1 2015
Private partner: Seaholm Power, LLC

Block 24 (Energy Control Center) Redevelopment

Design: 5%
Construction: Q4 2015 - Q1 2018
Private partner: Constructive Ventures

Shoal Creek Trail Improvements and 4th Street Bridge

Design: 100%
Construction: Q1 2015 - Q3 2016

Substation Screen Wall

Construction: Q3 2014 - Q2 2016

Green Water Treatment Plant Redevelopment - Block 188

Construction: Q4 2015 - Q3 2017
Private Partner: Trammell Crow

3rd Street Reconstruction Phase IV (Guadalupe to Nueces),

Design: 100%
Construction: Q2 2015 - Q2 2016
Bridge across Shoal Creek - future project.

Green Water Treatment Plant Redevelopment - Block 23

Construction: Q4 2014 - Q1 2017
Private partner: Trammell Crow

Green Water Treatment Plant Redevelopment - Block 185

Construction: Q1 2016 - Q3 2018
Private partner: Trammell Crow

Green Water Treatment Plant Redevelopment Block 1

Construction: Q1 2014 - Q3 2016
Private partner: Trammell Crow

2nd Street, Trail and Bridge

Construction: Q2 2013 - Q2 2016

Cesar Chavez Promenade Extension

Construction: Q4 2015 - Q2 2017

Seaholm Intake Structure Redevelopment

RFPs for Master Developer: Q4 2014 - Q2 2015
Construction: TBD

Lance Armstrong Bikeway Detour (currently along Cesar Chavez)

Detour is in place. Shoal Creek trail closure anticipated Q3 2013 - Q4 2015.

New Central Library

Construction: Q3 2013 - Q2 2016



Base Map is for illustrative purposes only and is subject to change as District redevelopment continues.



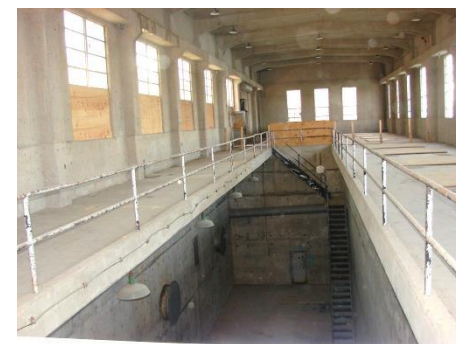
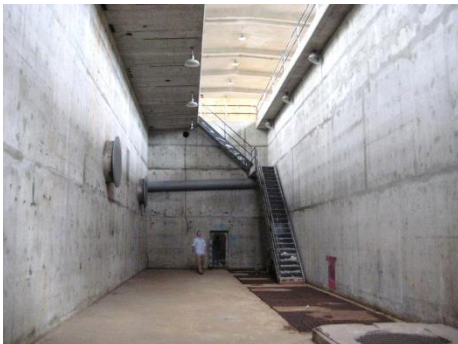
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Seaholm Intake Facility – History of the Seaholm Intake



Vision of the Facility

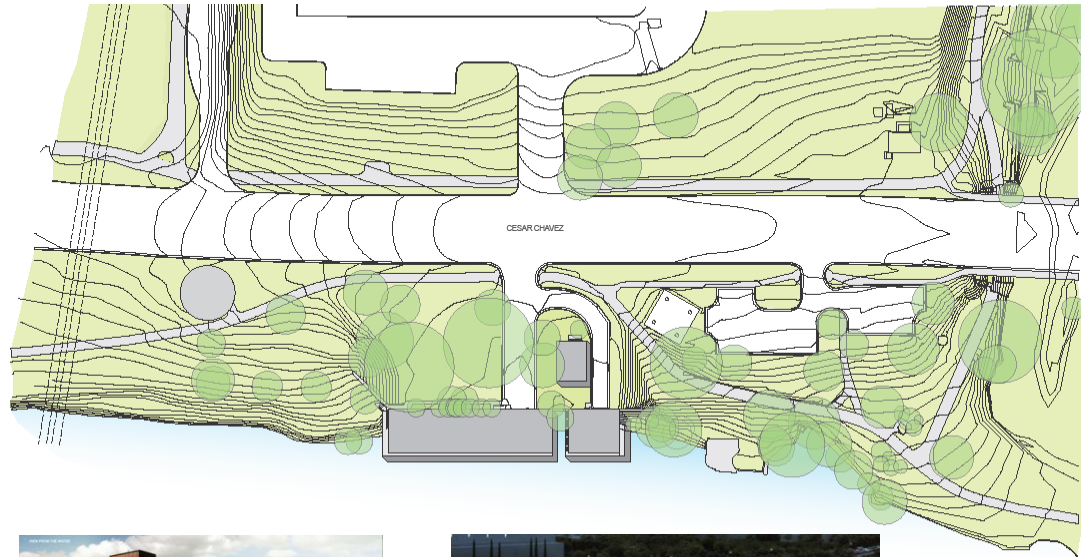
This project will develop the Seaholm Intake facility as a **community public destination**. The facility and site will be adaptively redeveloped to **creatively address the needs of the public**. The project will **respond to the surrounding changing environment** while engaging the trail, park users and lake front.





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Community Stakeholder Process and Design Idea's Competition

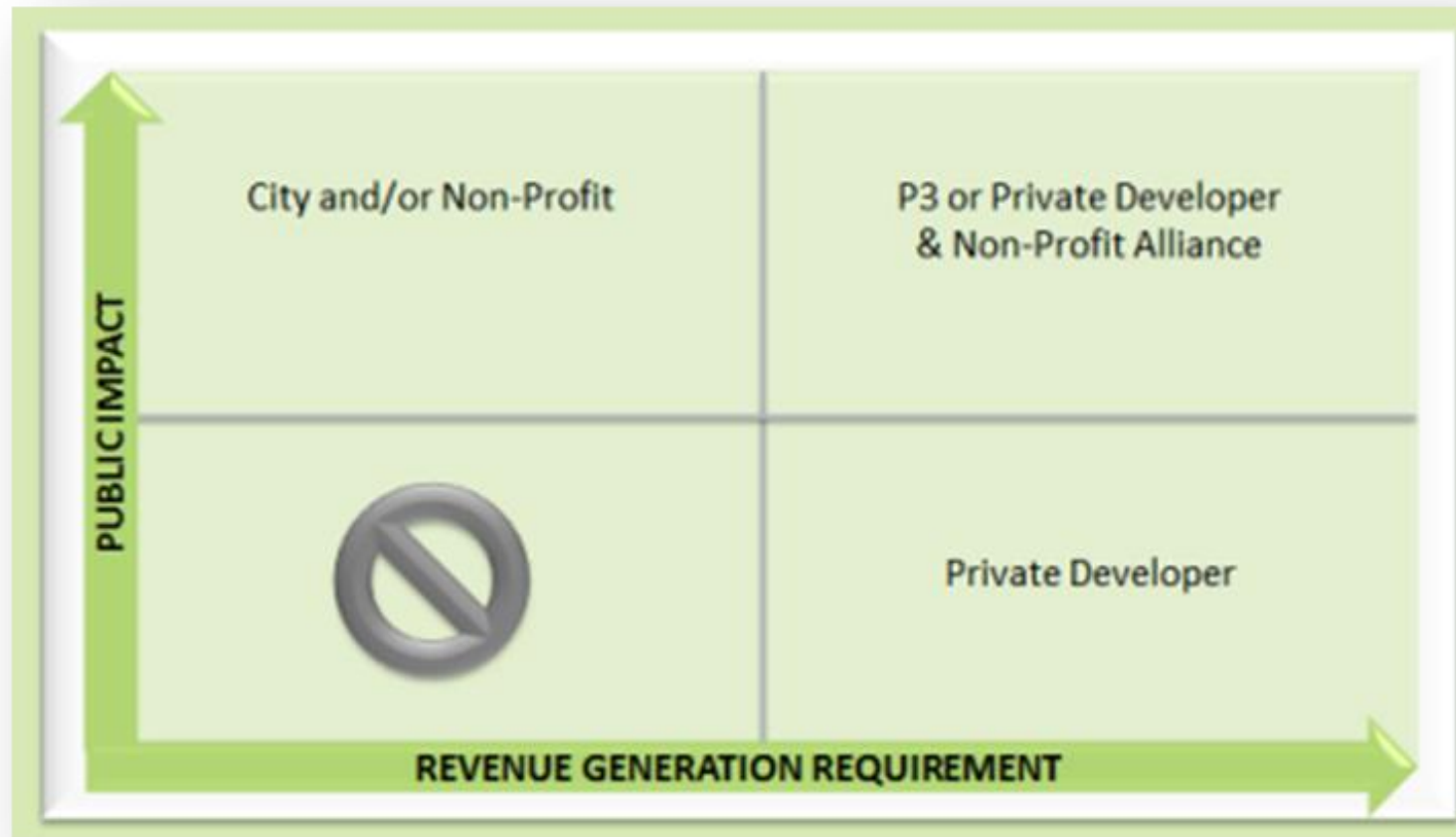


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Outcomes and Process Overview

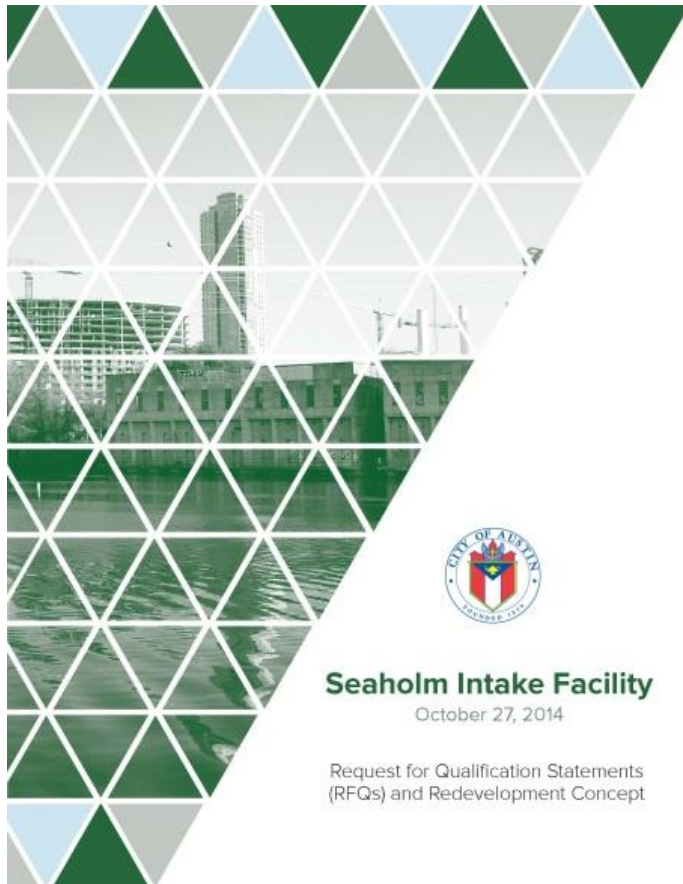
Urban Land Institute Recommendations



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Seaholm Intake Facility Redevelopment Process – Next Steps



Seaholm Intake Facility

October 27, 2014

Request for Qualification Statements
(RFQs) and Redevelopment Concept

Vision

Project Goals

The Respondents final proposal should incorporate the design sensibility of the overall existing space while keeping the historic façade. The scope must include a program that provides for design improvements of the site, trail, water access and buildings. The Respondents can propose what functions each space should contain and how or if they interact with each other. The project goals incorporate the following:

CONNECTIVITY

Boardwalk/trail component – see Seaholm Intake Feasibility Study:

[Link: http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf](http://www.austintexas.gov/sites/default/files/files/Parks/Seaholm_Intake_Structure_Redevelopment_Investigation_Web.pdf)

Potential new trail alignment.

Potential bridge to shores of Shoal Creek.

AMENITIES

Active Use, example: bike storage, climbing wall, yoga classes, children's interactive play space, boat rental etc.

A Trailhead public restroom.

Diverse mixed of uses. For example gallery space, cultural space, juice/coffee bar, food concession 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.

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 hike and bike trails and lake use, response to opposite lake shore.

APPROPRIATE TO THE CITY OF AUSTIN:

A Public Use for park-related activities – i.e. Chapter 36 Texas State Law.

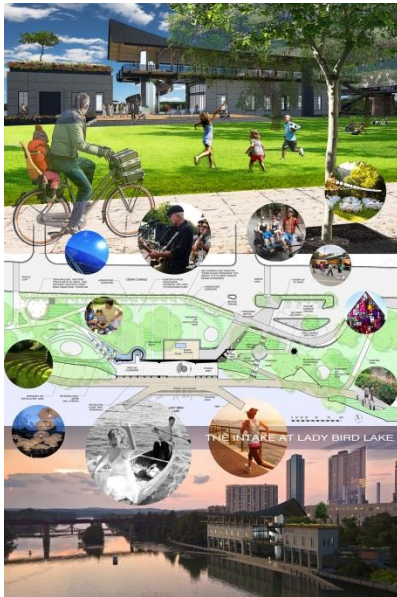
A Public Private Partnership for development.

Addresses some of the seven vision goals of Imagine Austin guidelines – [see resources and other links](#).

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Seaholm Intake Facility Redevelopment Process – Next Steps



Redevelopment Proposal #1



Redevelopment Proposal #2

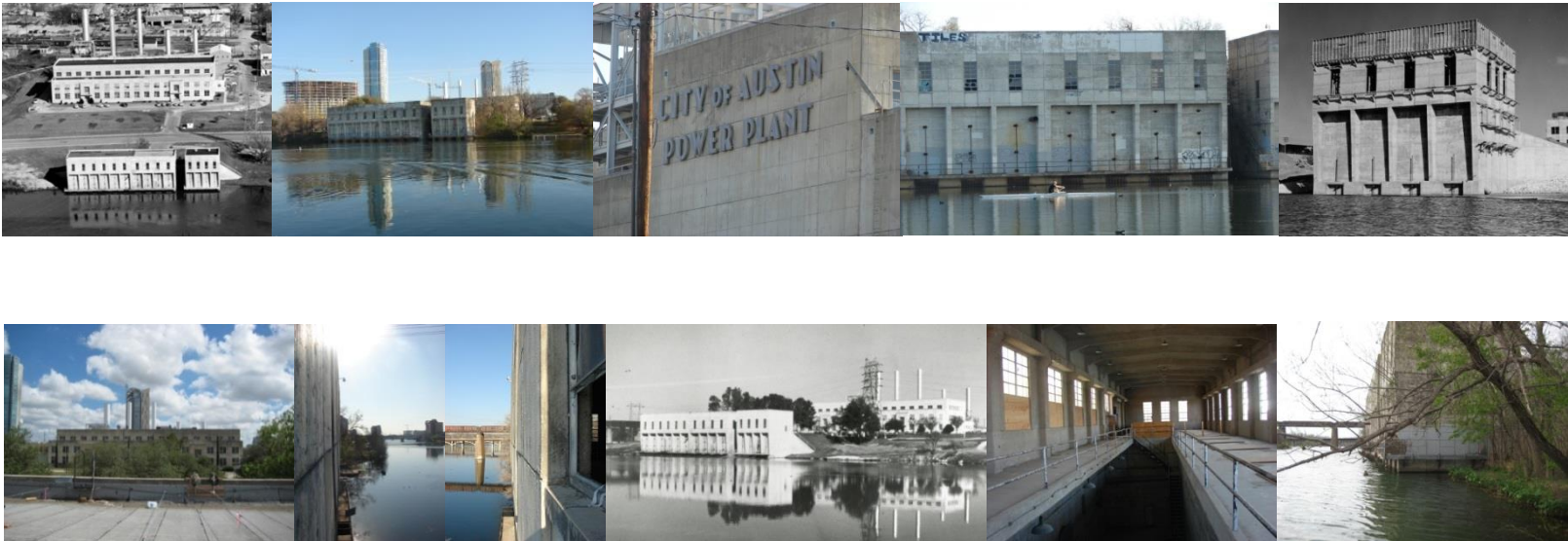




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Questions and Comments



<http://austintexas.gov/departments/seaholmintake>

