



SEAHOLM

Waterfront

IN PARTNERSHIP WITH



**AUSTIN
PARKS
FOUNDATION**

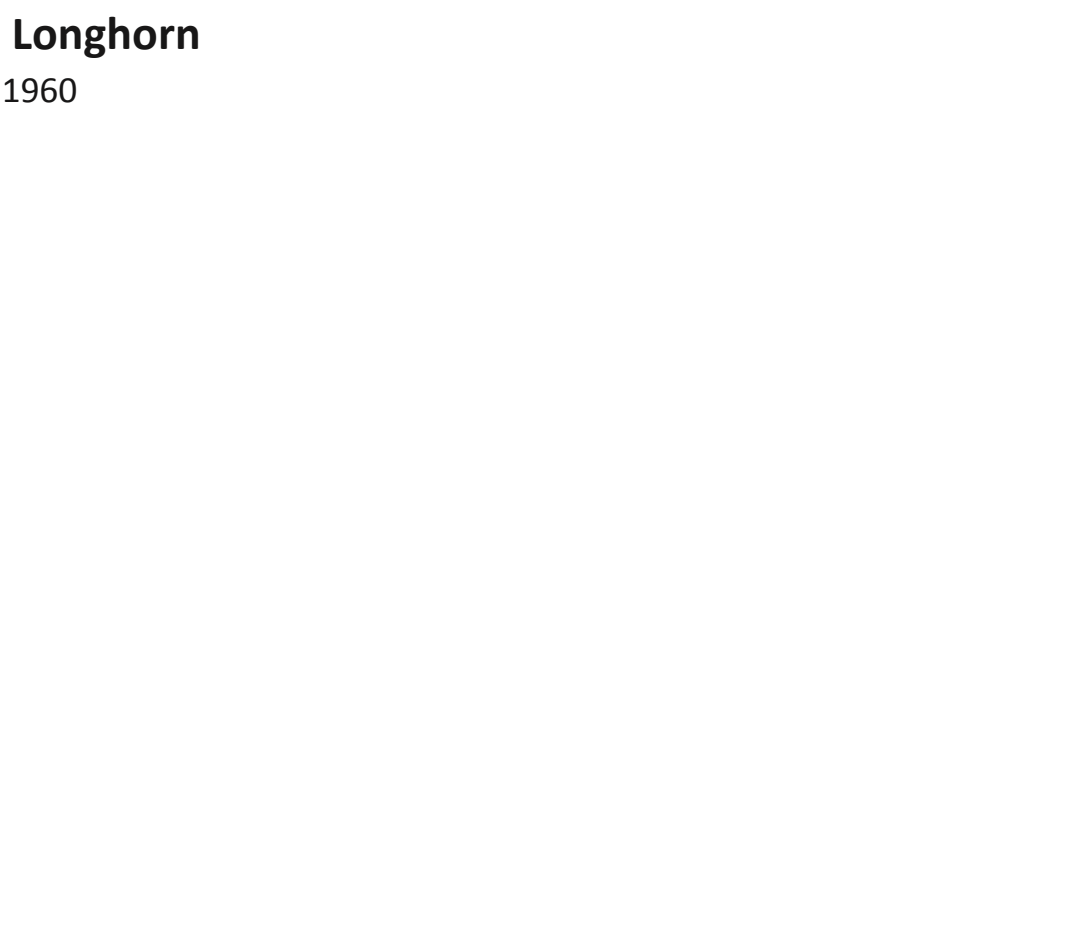
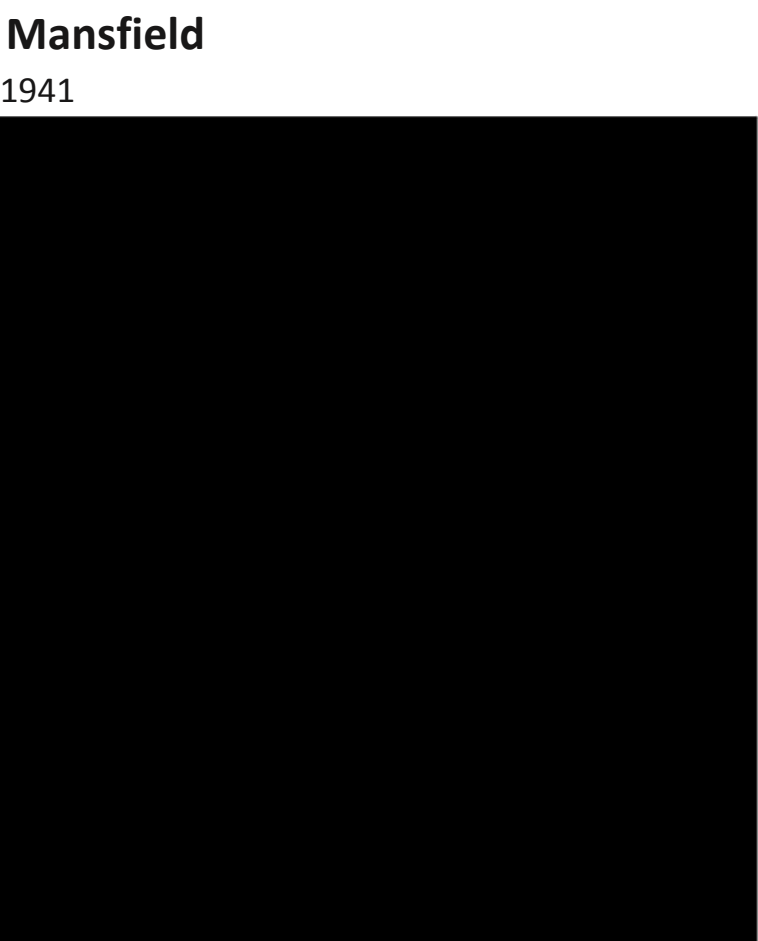
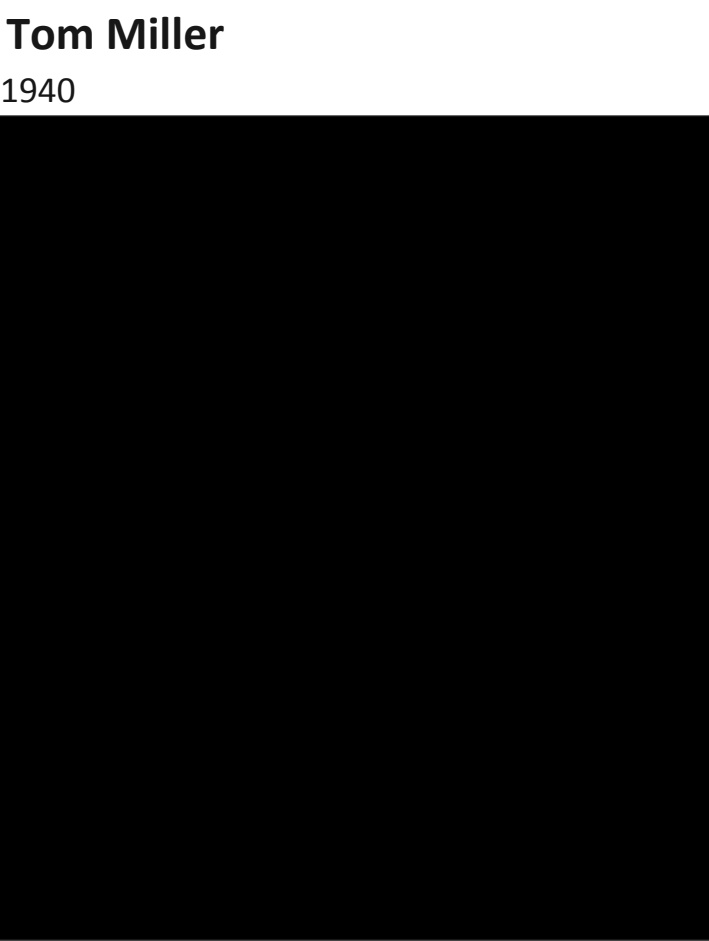


**The Trail
Foundation**





Austin
1910



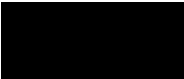
LCRA dams around Austin Texas



A ULI Technical Assistance Panel

Seaholm Intake Facility Redevelopment

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



Special Report

Seaholm Intake Structure

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

DECEMBER 2001

Parks and Recreation Department: Marty Stump, Lyn Estabrook

Contacts
Capital Planning Office: Susan Daniels
Economic Development Department: Fred Evins, Greg Kiloh, Margaret Shaw, Mona Sanchez
Public Works: Cynthia Jordan, Jose Ibarra, Nadia Barrera
Austin Public Library: John Gillum, Heidi Tse
Office of Sustainability: Lucia Athens

Austin Energy: Todd Shaw, Eric Stager
Austin Transportation Department: Eric Bollich, Steve Grassfield
Austin Center for Events: Bey Torres

project snapshot

Seaholm District



The Seaholm District is a 16-acre shared, car-sharing, hike-and-bike trail redevelopment on the southwestern edge of downtown seeking LEED ND status, led by connecting with the Lance Armstrong City of Austin. At the site's heart is the bikeway. Finally, Shoal Creek is a significant historic and iconic art deco-style Seaholm urban waterway that runs north-south power plant building, a decommissioned through the site, culminating at Ladybird steam power plant that will undergo lake. As such, stream bank restoration, adaptive reuse to include major retail stores, habitat creation, native plantings and natural restaurants, offices and a conference center, drainage are included in the plan. The new central library is being designed by project integrates benefits across the site. Lake Raton architects, and is slated for LEED triple bottom line. It supports up to 2,000 silver minimum in a new 200,000-square-foot jobs and integrates cultural facilities and building. Other future development includes significant art components. The ambitious hotel and 1,475 units of multi-family housing plans complement Austin's successful past (apartments and condos). The project also and zoning efforts to bring more housing and includes multi-modal transportation; complete commercial activity into the downtown area. Streets, a metro rail stop, bus transit, bike

Why this neighborhood?

The Seaholm District is one of the City of Austin's signature public/private partnership redevelopment projects located in the heart of the city, with maximum visibility and a very high level of financial, political and community support. Plans are underway to include a sustainability information center that will serve as the green concierge to the entire site, and staff offices for the office of sustainability. While much of the overall site has been planned, there is ample opportunity for the ecoDistrict concept to inform many design decisions and plans for how the neighborhood will be managed.

Neighborhood priorities:

1. returning underutilized land to tax base while advancing urban design objectives, such as increasing downtown residential stock and retail offerings 2. expanding transportation options while increasing walkability 3. improving public assets (streetscapes, historic structures and natural green space)

Neighborhood challenges:

1. securing buy-in of multiple property owners 2. identifying funds to support innovative district-wide sustainable design elements 3. facing developer reluctance to design changes since most of the district's projects are currently in design phase

SEAHOLM DISTRICT

E

O
c
t
o
b

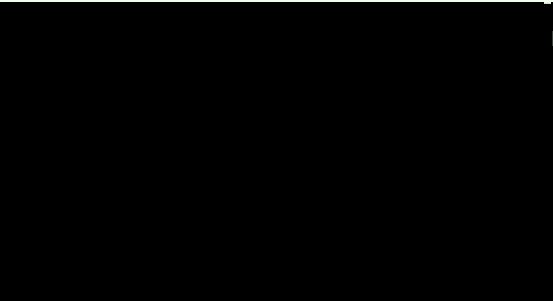
The Butler Trail at Lady Bird Lake
Urban Forestry and Natural Area Management Guidelines

x
e
c

e
r
2

r
i
n

MORE THAN MEETS THE EYE
INNOVATIVE REUSE OF EXISTING UNDERGROUND INFRASTRUCTURE



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 ~325K gallons of capacity for irrigation of landscaping. The new Central Library will also utilize ~375K gallons of capacity in a separate underground pump room leftover from a previous plant for toilet flushing and irrigation. Both systems will eventually receive makeup water from the reclaimed water system, all of which will help conserve the city's water supply.

Seaholm District Master Plan

CITY OF AUSTIN

u
v
e
T
e
a
m
U
p
d
a
t
e

Prepared by the Capital Planning Office

9
,
2
0
1
5
D
R
A
F
T
—
F
O

t
e
r
n
a
l
u
s
e
I
n
t
h
i
s
r

See What Has Been Done
Begin to study and focus on existing plans looking for key themes to pull forward as our work continues



POTENTIAL PROTOTYPE LOCATIONS



STORMWATER TREATMENT STRATEGY



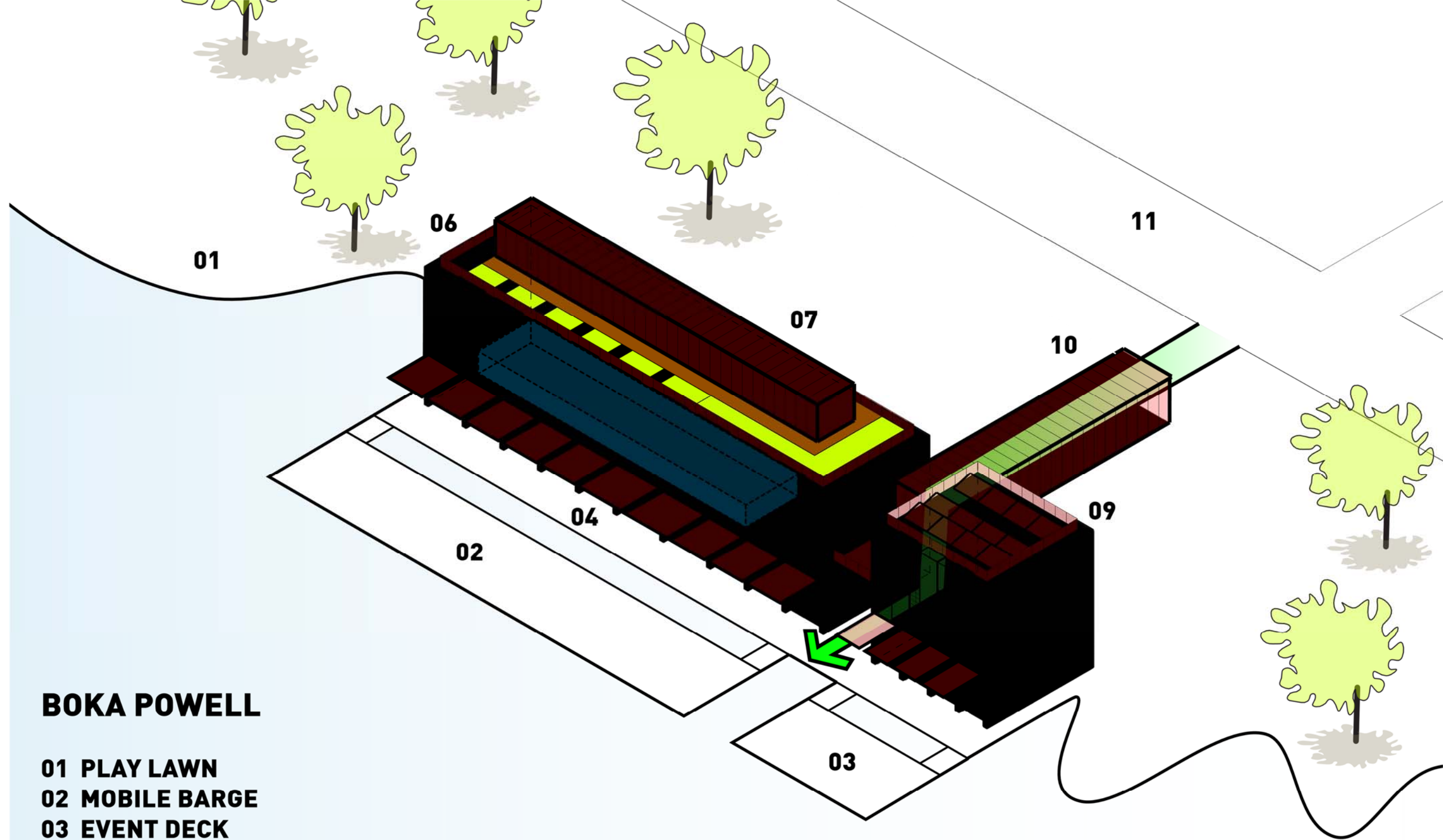
ARTIFICIAL AERATION

INCREASED HABITAT

FLOATING WETLANDS

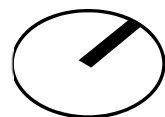
See What Has Been Designed

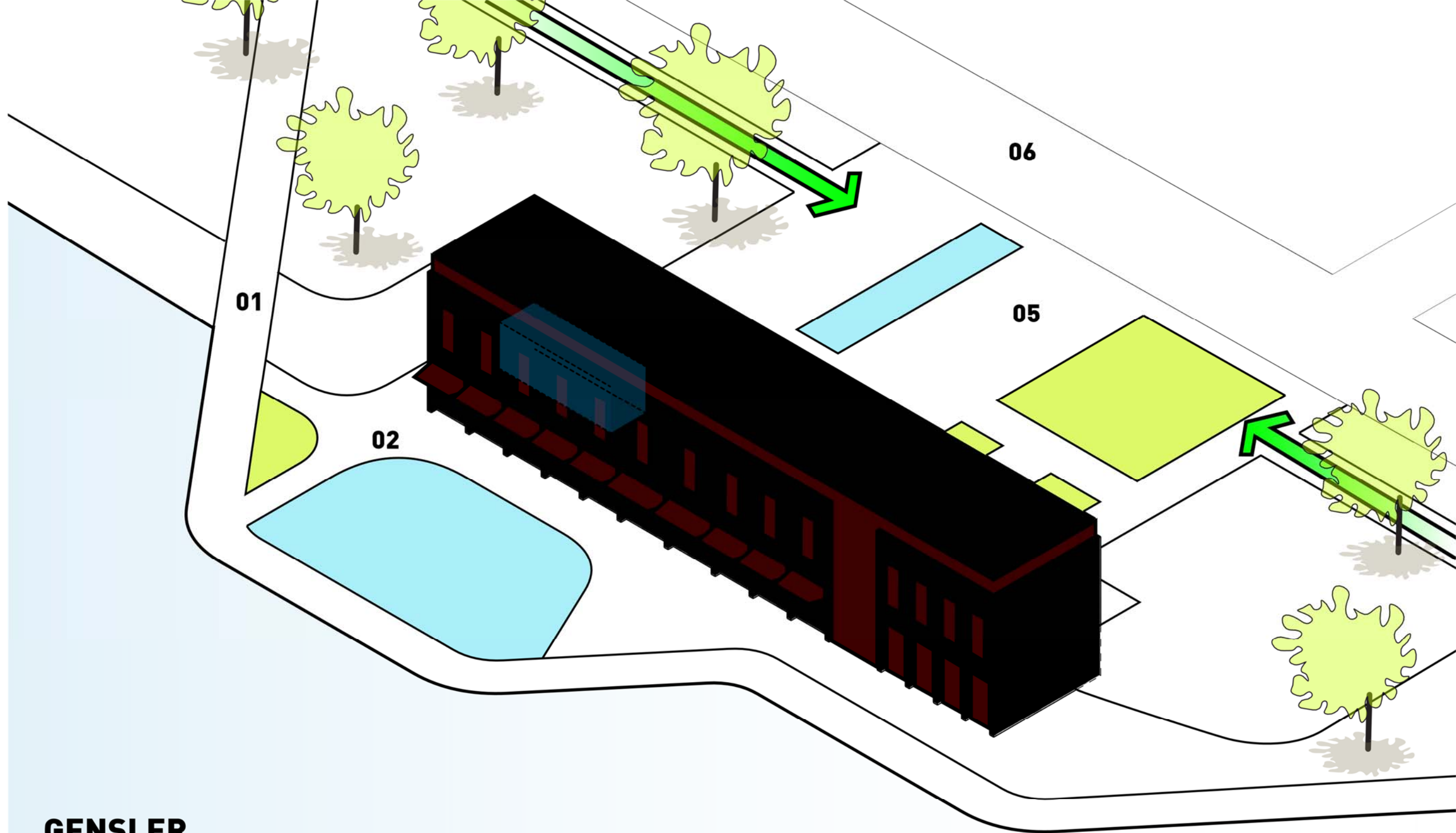
Study and look for key themes from past design competition. What can be learned and what key themes can be pulled forward?



BOKA POWELL

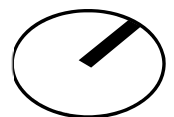
- 01 PLAY LAWN
- 02 MOBILE BARGE
- 03 EVENT DECK
- 04 OPERABLE DOORS / DECK SHADING
- 05 FITNESS FACILITY
- 06 COMMUNITY GARDEN
- 07 ROOF TRELLIS WITH THERMAL CHIMNEY
- 08 GAME LAWN
- 09 SOLAR PANELS
- 10 LAKEVIEW PORTAL AND SHADE STRUCTURE





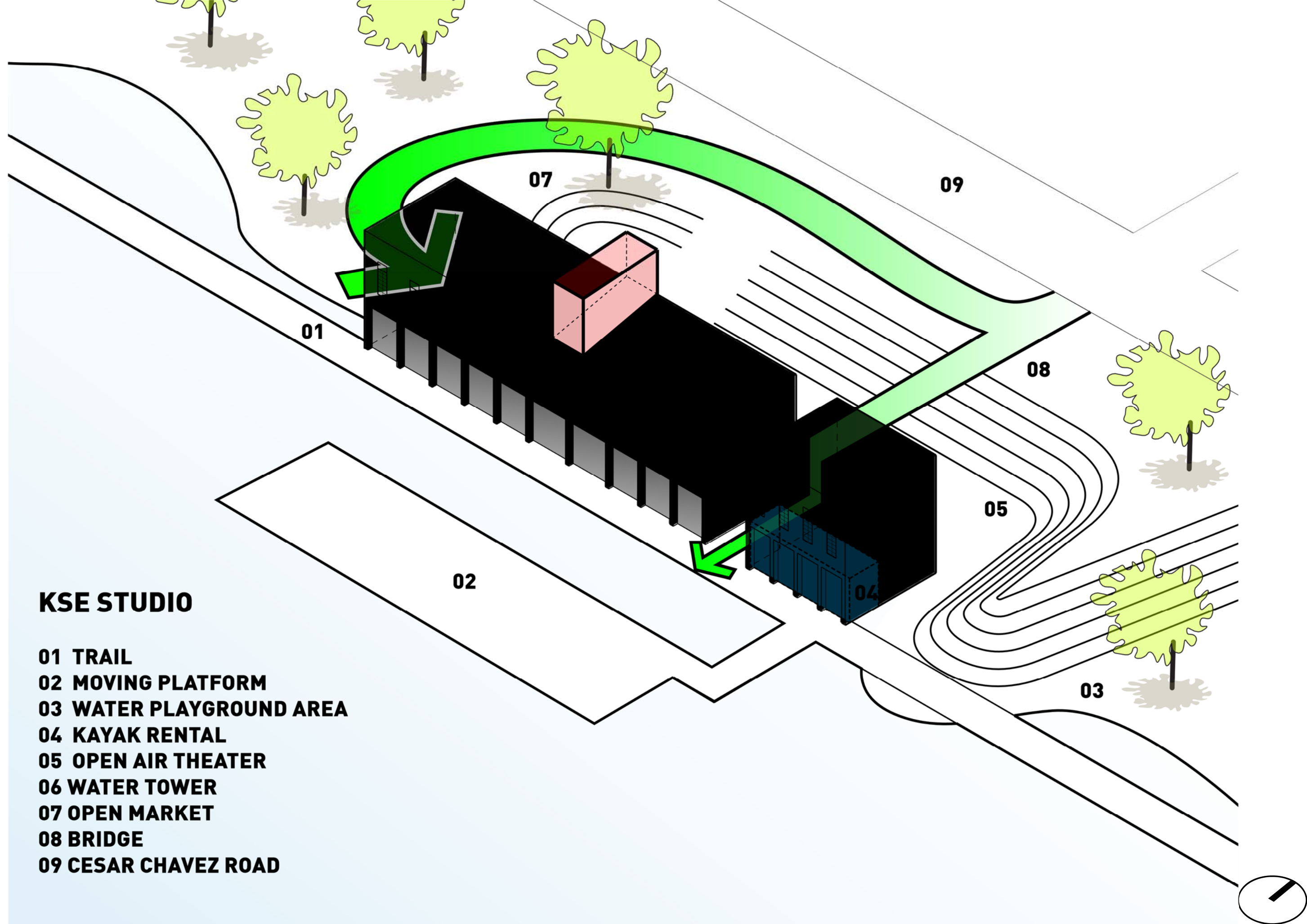
GENSLER

- 01 NEW PEDESTRIAN CONNECTION BRIDGE -
CONNECTS TO POWER PLANT
- 02 POOL
- 03 CAFE (ALTERNATIVE SCHEME INCLUDED A BREWERY)
- 05 PLAZA AND MARKETPLACE
- 06 CESAR CHAVEZ ROAD

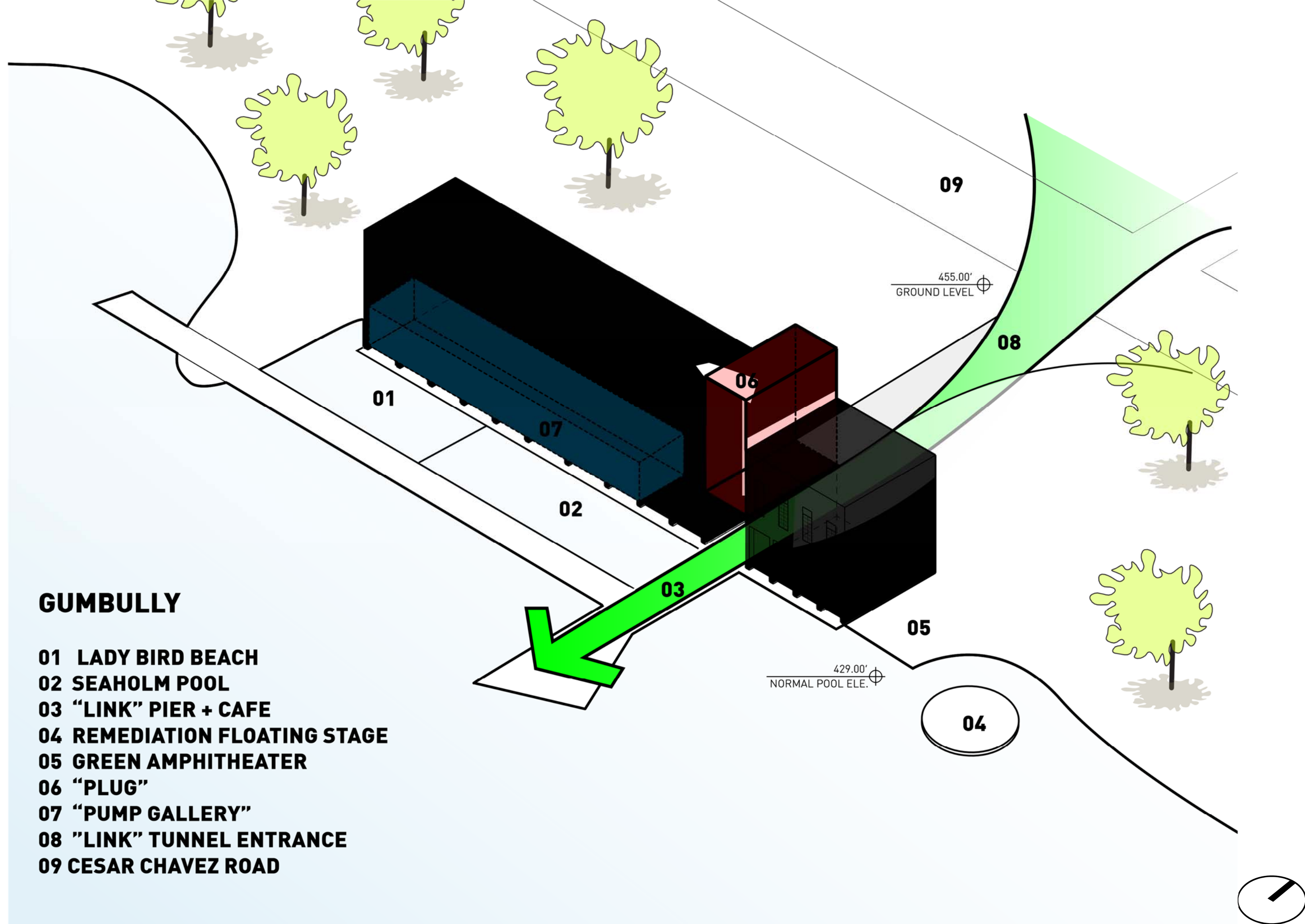


KSE STUDIO

- 01 TRAIL
- 02 MOVING PLATFORM
- 03 WATER PLAYGROUND AREA
- 04 KAYAK RENTAL
- 05 OPEN AIR THEATER
- 06 WATER TOWER
- 07 OPEN MARKET
- 08 BRIDGE
- 09 CESAR CHAVEZ ROAD

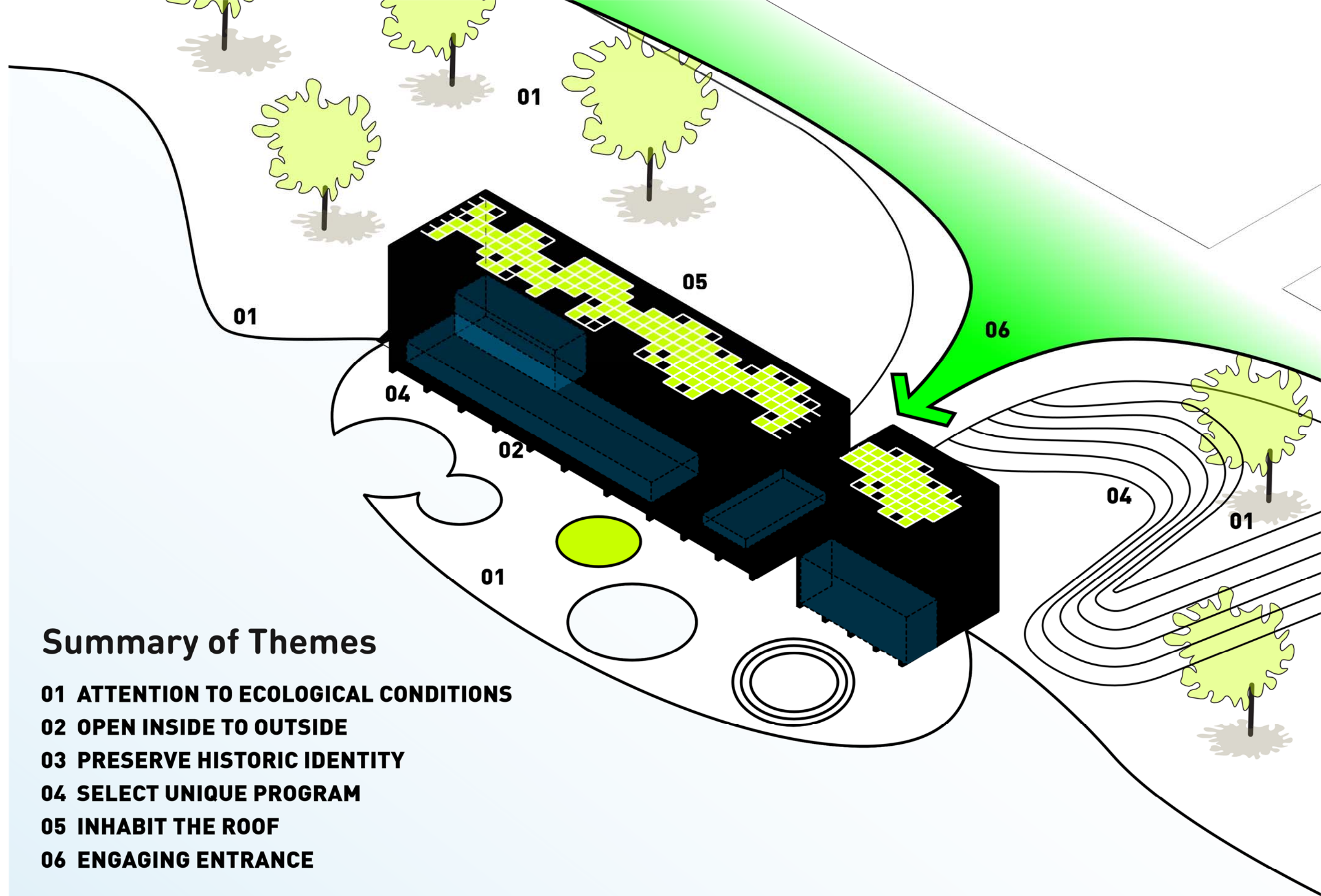


- 01 LADY BIRD BEACH
- 02 SEAHOLM POOL
- 03 "LINK" PIER + CAFE
- 04 REMEDIATION FLOATING STAGE
- 05 GREEN AMPHITHEATER
- 06 "PLUG"
- 07 "PUMP GALLERY"
- 08 "LINK" TUNNEL ENTRANCE
- 09 CESAR CHAVEZ ROAD

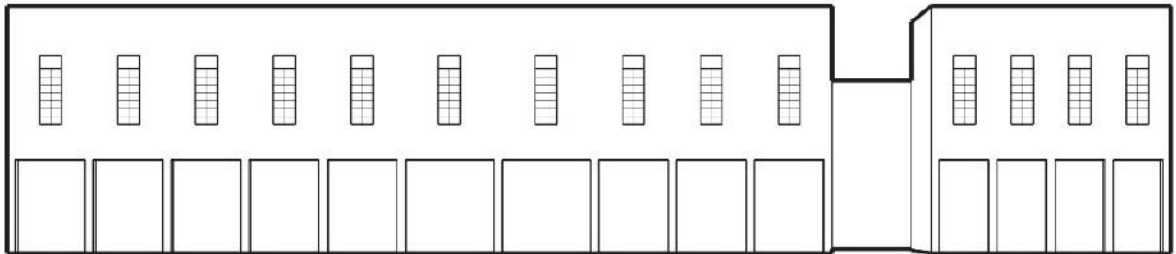


Summary of Themes

- 01 ATTENTION TO ECOLOGICAL CONDITIONS**
- 02 OPEN INSIDE TO OUTSIDE**
- 03 PRESERVE HISTORIC IDENTITY**
- 04 SELECT UNIQUE PROGRAM**
- 05 INHABIT THE ROOF**
- 06 ENGAGING ENTRANCE**



KEY THEMES



PUBLIC BENEFIT



HISTORIC INTEGRITY



PROGRAM COMBINATION
PROGRAM

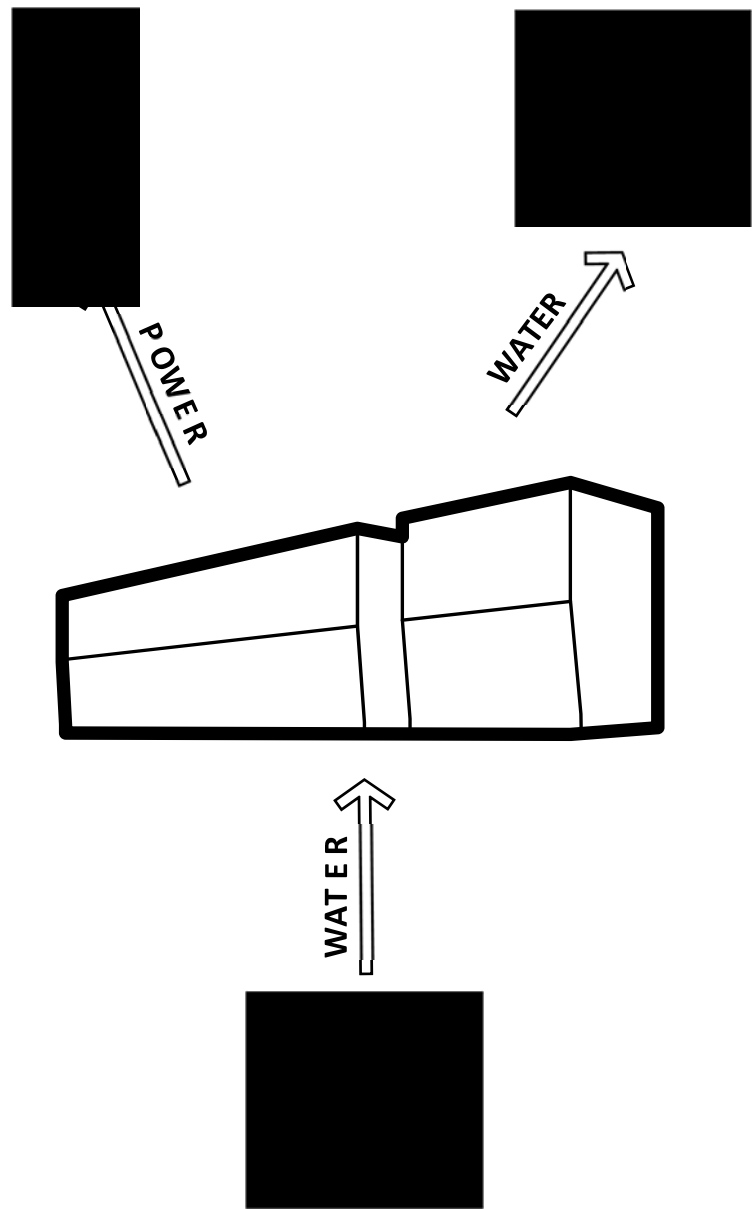


ECO DISTRICT
SUSTAINABILITY

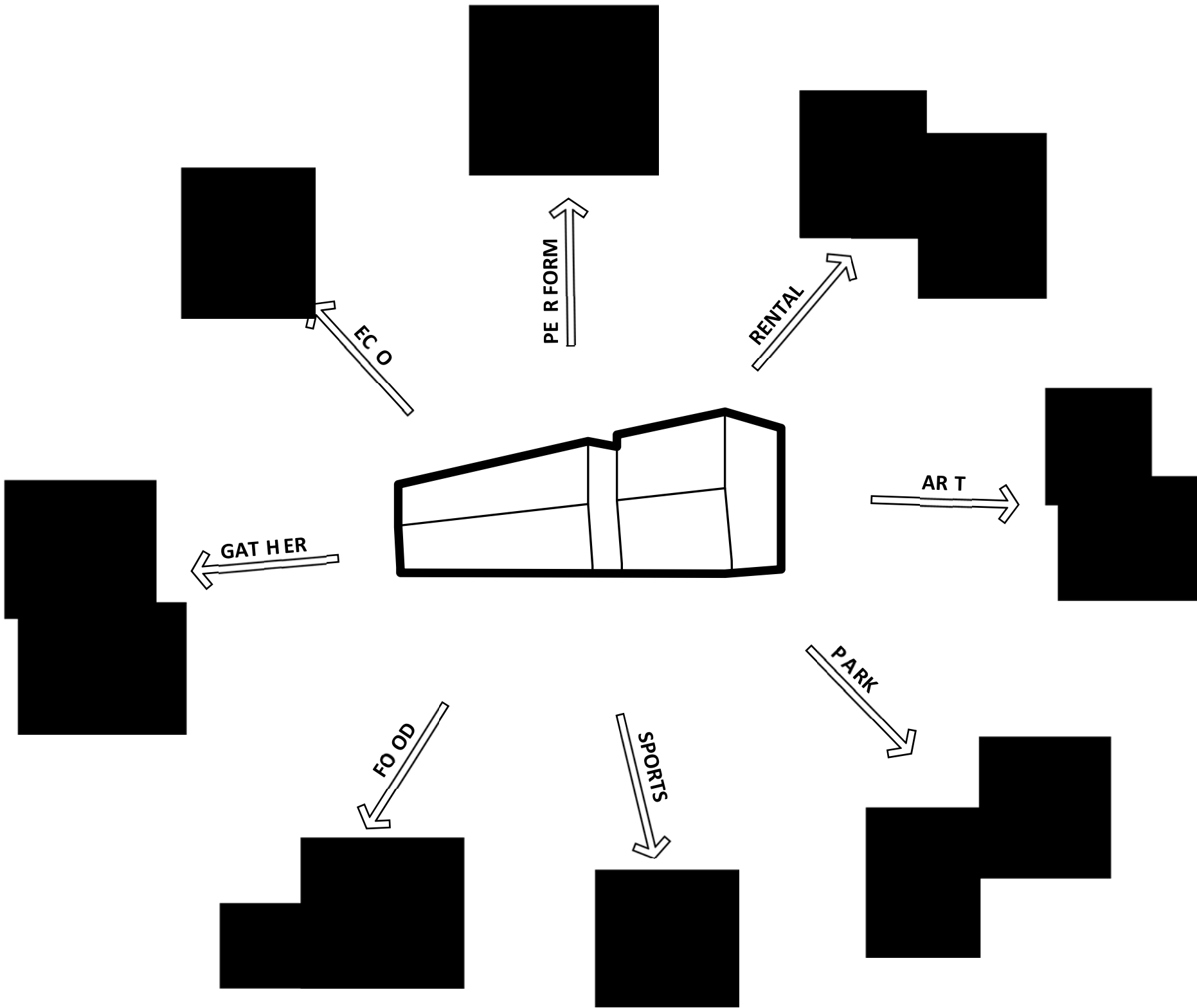


OPERATIONS

YESTERDAY



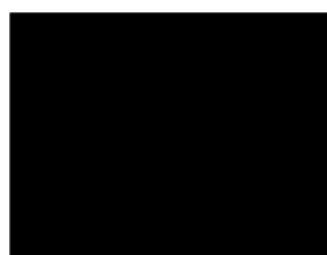
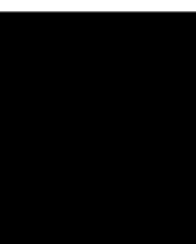
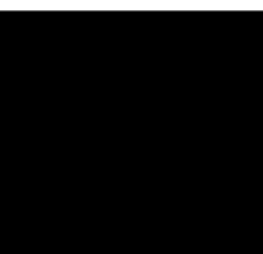
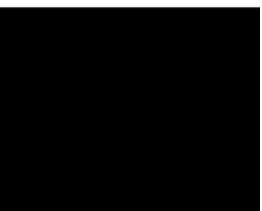
TODAY





spray paint a message at the intake message wall
watch outdoor go to a yoga class
rent a bike from the take a adventure
rent a kayak from the climb on the rock wall
grab a coffee from
movie at in the intake intake building along the Seaholm Boathouse and go on the east

end of the Coffee Seaholm
Seaholm basement Seaholm for a water break old water intake Canopy Walk



mid community
participate in the community
open up the community
(Seaholm Art Gallery) room
attend a gallery the community

LOW
TECH

low operating cost



HIGH
TECH

open + closed utilities
operation + management

pop-up program



long term program



Public Engagement: Saturday, June 24





Public Engagement Next Steps

SEAHOLM

Waterfront



**AUSTIN
PARKS
FOUNDATION**



**The Trail
Foundation**



Early Fall: Public Engagement #2 - reflecting
back

www.seaholmwaterfront.org