

Holly Shores Warehouse Buildings:

Assessment of existing conditions and possible re-use

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Two buildings on previous site of Austin Energy's Holly Street Power Plant

Building A (11,200 s.f.) and Building B (4,050 s.f.)

Existing conditions

- Buildings A & B are in good structural condition, but extensive cosmetic improvements would be required for re-use
- All mechanical, electrical and plumbing systems are non-operational, damaged, or at the end of life, and considered unusable
- No water and wastewater connections
- Very limited parking



Relevant findings from previous plans

East Cesar Chavez Neighborhood Plan (1999):

- Provide opportunities for cultural arts, recreation and leisure activities
- Ensure that new structures and renovations are compatible with the neighborhood
- Improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets
- Preserve and enhance neighborhood green spaces, trails, existing parks and recreational facilities

Holly Shores Edward Rendon @ Festival Beach Master Plan (2015):

- Possible uses suggested for the two warehouse buildings: performing arts, yoga and fitness classes, studios and classroom space, community events, and “black box” theater
Redevelopment should directly benefit the neighborhood
- Events should fit the neighborhood park character in scale and type
- Neighborhood concerns: increased neighborhood traffic, noise and other adverse impacts

Options

#1: Remove the building shells and structure, but leave the slab

- Opportunities:
 - Least costly option
 - Retention of slab provides opportunity for future development, without the structures
- Challenges:
 - Does not capitalize on the value of the structures through re-use
 - A “first-phase” solution; allows for future determination for use of slab
- Order of magnitude estimated cost: \$82,000

Options

#2: Remove the building structure and slab

- Opportunities:
 - Provides maximum open space and flexibility for trail and park redevelopment
 - Provides an impervious cover “credit” for a future project
- Challenges:
 - Does not capitalize on the value of the structures and slab through re-use
 - A “first-phase” solution; allows for future determination use of the site
- Order of magnitude estimated cost: \$113,000

Options

#3: Convert two buildings into open-air structures



Options

#3: Convert two buildings into open-air structures

➤ Opportunities:

- Low-cost option for reuse of the structures
- Provides for community activities and gatherings, sports courts, outdoor fitness classes
- Activates a new destination along the Hike and Bike trail, while also respecting neighborhood concerns

➤ Challenges:

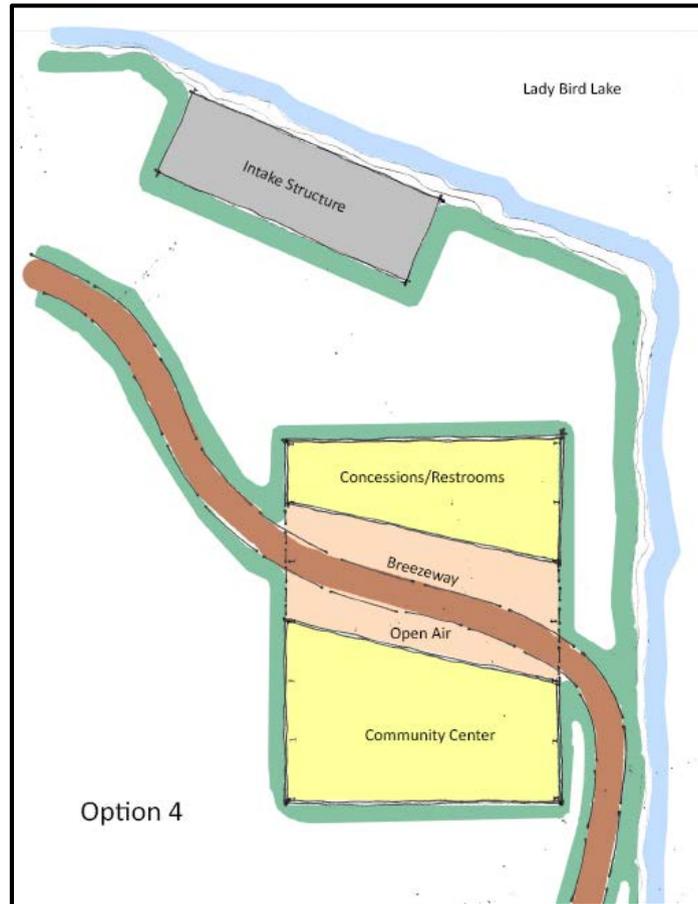
- Commits the site and structures to a specific use
- Void of restrooms, parking, or other support amenities

➤ Order of magnitude estimated cost: \$500,000



Options

#4: Remove Bldg B and substantial upgrade to Bldg A



Options

#4: Remove Bldg B and substantial upgrade to Bldg A (cont.)

➤ Opportunities:

- Higher quality reuse development for multiple possible uses
- Provides:
 - ~4,600 s.f. conditioned space for community use
 - ~3,800 s.f. breezeway/open space for spur off hike and bike trail
 - ~2,800 s.f. conditioned concession area and restrooms

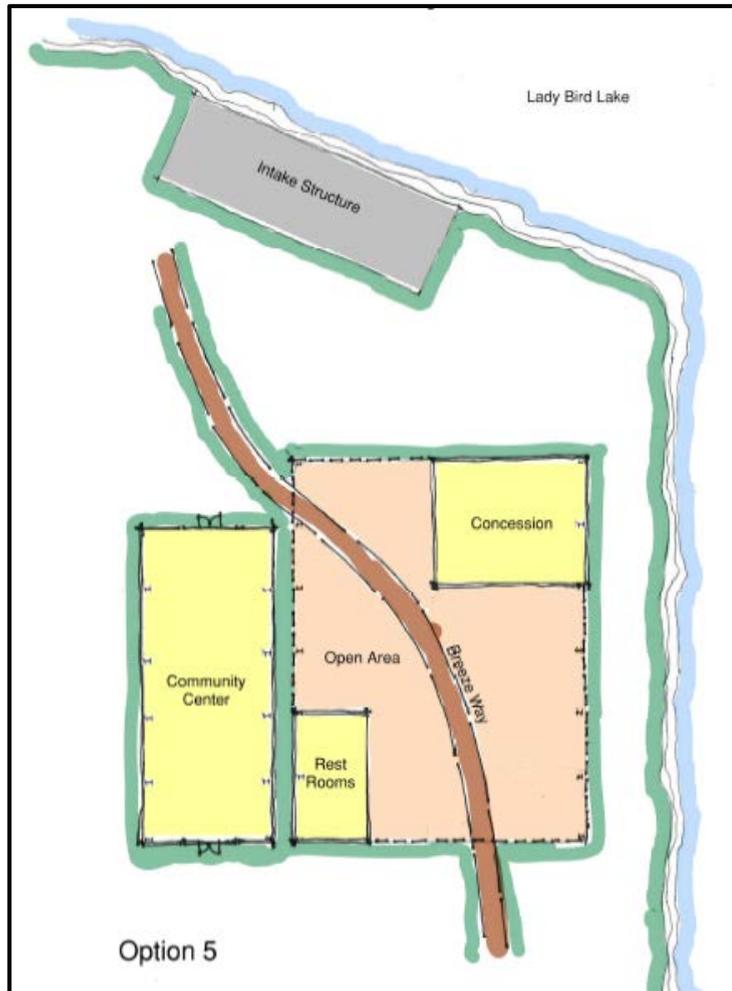
➤ Challenges:

- Utility improvements and parking requirements will drive costs
- Trail alignment as shown will require code compliance
- Required utility infrastructure increases risk of unforeseen scopes

➤ Order of magnitude cost: \$2,630,000

Options

#5: Retain both buildings



Options

#5: Retain both buildings (cont.)

➤ Opportunities:

- Provides:
 - ~4,000 s.f. conditioned space for community use
 - ~8,600 s.f. breezeway/open space for spur off hike and bike trail
 - ~2,600 s.f. conditioned concession area and restrooms
- As with Option 4, higher reuse development potential
- Less cost than Option 4 due to reusing Building B

➤ Challenges:

- Required utility infrastructure and parking requirements will drive costs
- Reduced conditioned space from Option #4

➤ Order of magnitude estimated cost: \$2,475,000

Thank You!

