

# *Barton Springs Bathhouse Rehabilitation*

*Joint Committee of the Environmental Commission  
and the Parks and Recreation Board*

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October 16, 2019



## *Goal*

Rehabilitate and upgrade the historic bathhouse to provide a renovated structure that will meet the needs of the COA and users for 50-70 years

## *Scope*

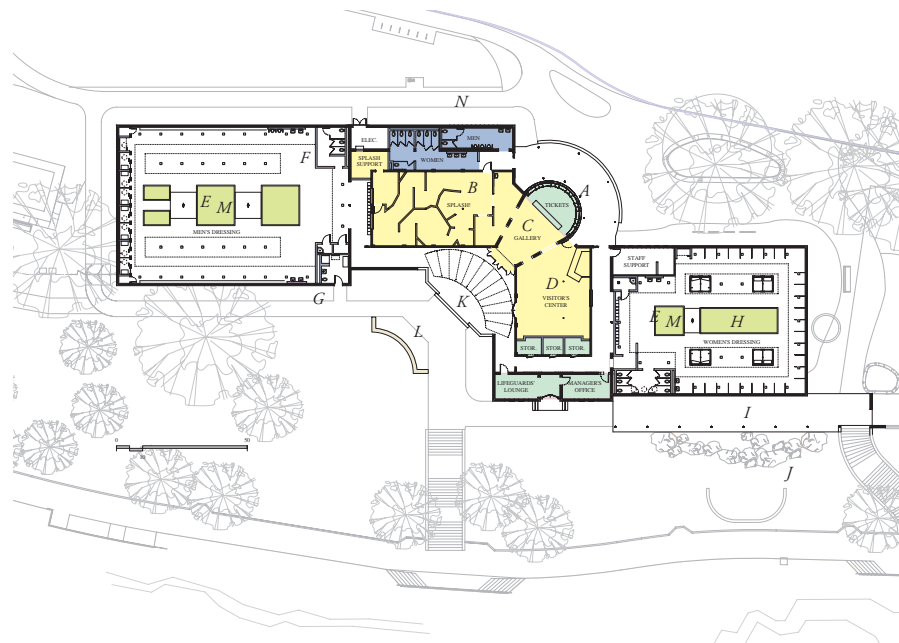
- **Address deteriorated building materials and systems**
- **Address space program and operator use issues**  
and bring non-conforming accessibility, building code/life safety issues into conformance with current code requirements.
- **Work in coordination with other ongoing projects in the vicinity**  
including new park trails and restroom buildings.
- **Consider future projects**  
including a new visitor center.
- **Develop in accord with the goals of the Barton Springs Pool Master Plan, 2008, and with the recommendations of the Zilker Bathhouse Zone Feasibility Study, 2016**

# 2008 Master Plan

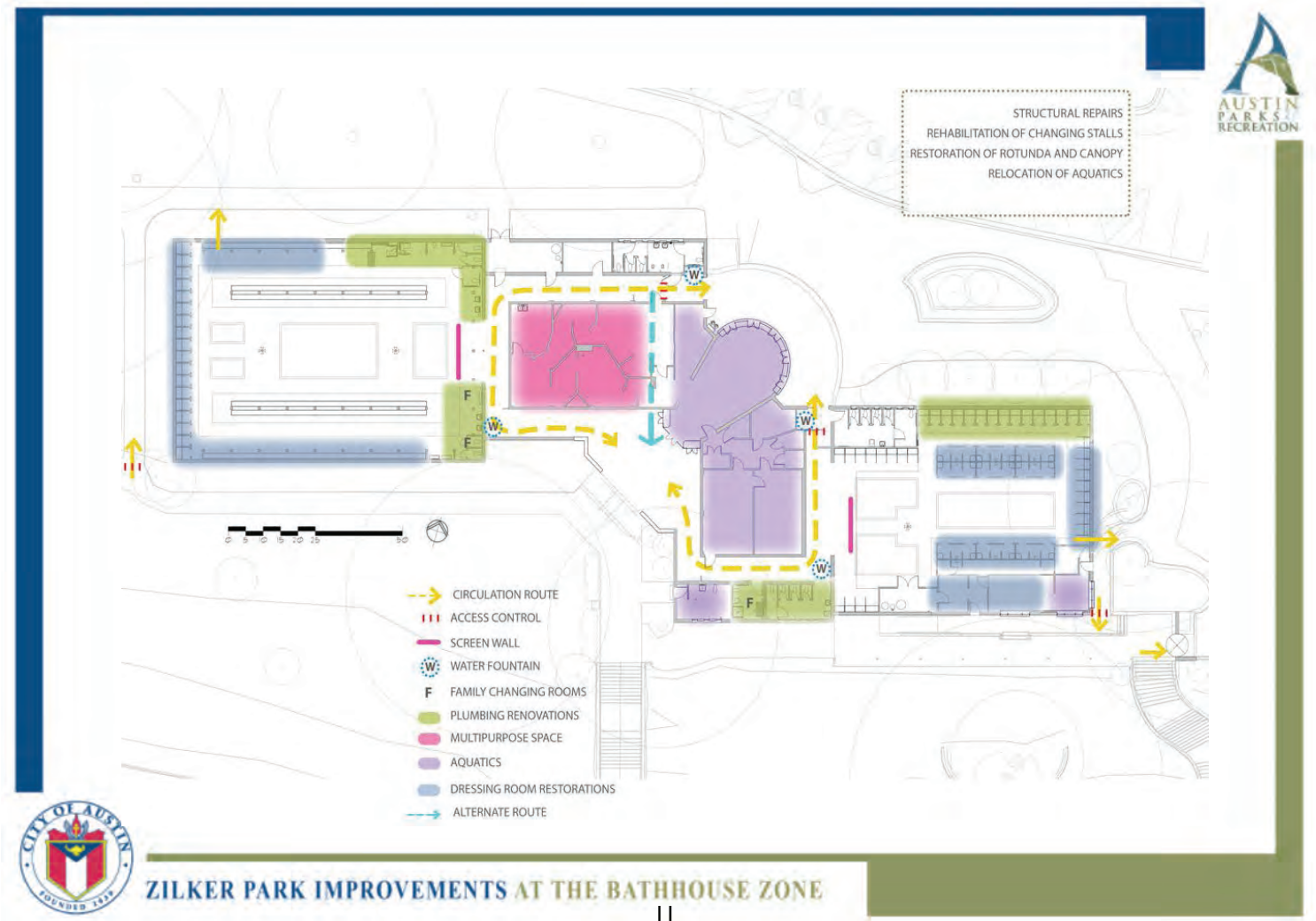
# 2016 Feasibility Study

## Proposed Bathhouse

- A. Return ticket sales to their original location.
- B. Splash! exhibit remains in its current location.
- C. New Visitor Center function offers park history and information, while serving as "lobby" for the Splash! exhibit.
- D. New Gallery to display real-time technical data, such as flow rates and water chemistry, about springs and aquifer.
- E. Outdoor showers. No umbrellas, no canopies.
- F. New water closet space for greater privacy.
- G. New Unisex Restrooms for family convenience.
- H. Women's Dressing area redesigned for more open feel, while still offering a range of privacy options.
- I. Remove non-original construction to recreate full-depth "Spectator's Gallery".
- J. New Boulder Garden.
- K. New overhead shade canopy.
- L. Widen intersection with a low stone wall, and wider walk.
- M. Solar hot water for men's and women's showers.
- N. Consolidate public restrooms in this location.



Returning the ticket-taking operation (A) to the central rotunda improves service during "peak" hours, and gives the building a much-needed human face. And without the level-change apparatus, the Spectator's Gallery (I) is once again a social space. The new importance of the Entry Forecourt as a gathering and dispersal space is acknowledged with the addition of the shade canopy (K) and the widened intersection (L).



# *Initial Scope Elements:*

## **BUILDING**

- Rehabilitate the historic Rotunda and dressing areas
- Replace plumbing and drainage systems
- Stabilize structure
  - and make flood load enhancements
- Upgrade building infrastructure and deteriorated materials

## **SAFETY, USER EXPERIENCE**

- Modify existing egress and access ways
  - Address life safety, handicapped accessibility
  - Automated entry improvements to building and site

# *Initial Scope Elements (cont.):*

## **SPACE PROGRAM**

- **Relocate and enlarge Aquatics staff facilities**
- **Study options for public education and interpretive planning**  
Reimagine the exhibit and gathering areas of the bathhouse to reinforce commitment to public education and public stewardship
- **Study options for improved dressing room experience**  
Privacy options for women, Family Rooms
- **Study storage needs**  
WPD salamander biologist, Bathhouse and Zilker maintenance

## **SITE**

- **Study existing parking lot**  
to reduce impervious cover and provide related site enhancements
- **Provide trail connection** - Barton Creek Green Belt Violet Crown Trail Head to and from Ann and Roy Butler Trail



# Progress to Date



Zilker-Metro Barton Springs  
Bathhouse Rehabilitation

Phase A Structural Evaluation & Condition Assessment  
by Architects



Parks & Recreation Department (PAR)

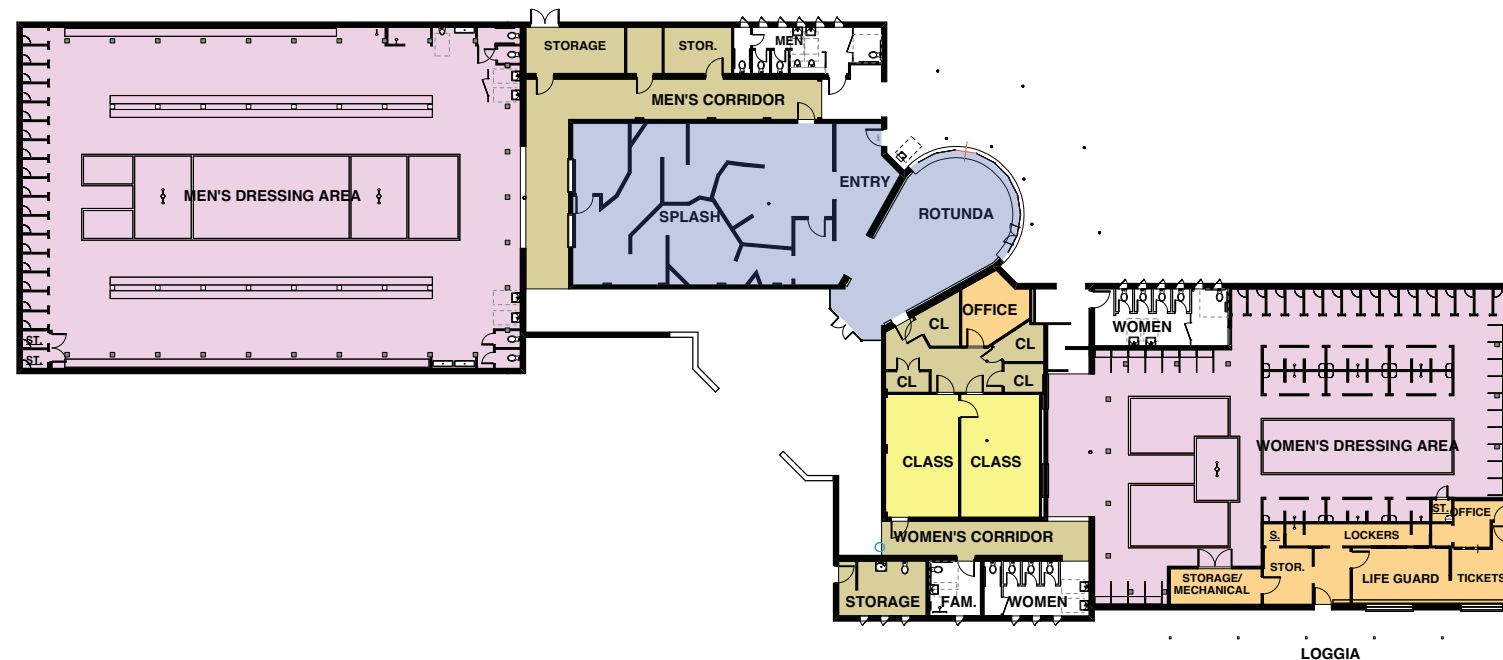


SPARKS ENGINEERING, INC.

April 5, 2018

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- Structural condition assessment
- Civil site assessment
- Programming interviews with Nature Center, Aquatics and Watershed Protection staff
- Preliminary regulatory meetings with Building Officials, Floodplain Office, Site Plan Reviewers, THC
- Geotechnical investigation, tree and topographic survey, ERI
- Schematic Design deliverables
- Design Development ongoing

# *Community Engagement*

## **MEETINGS**

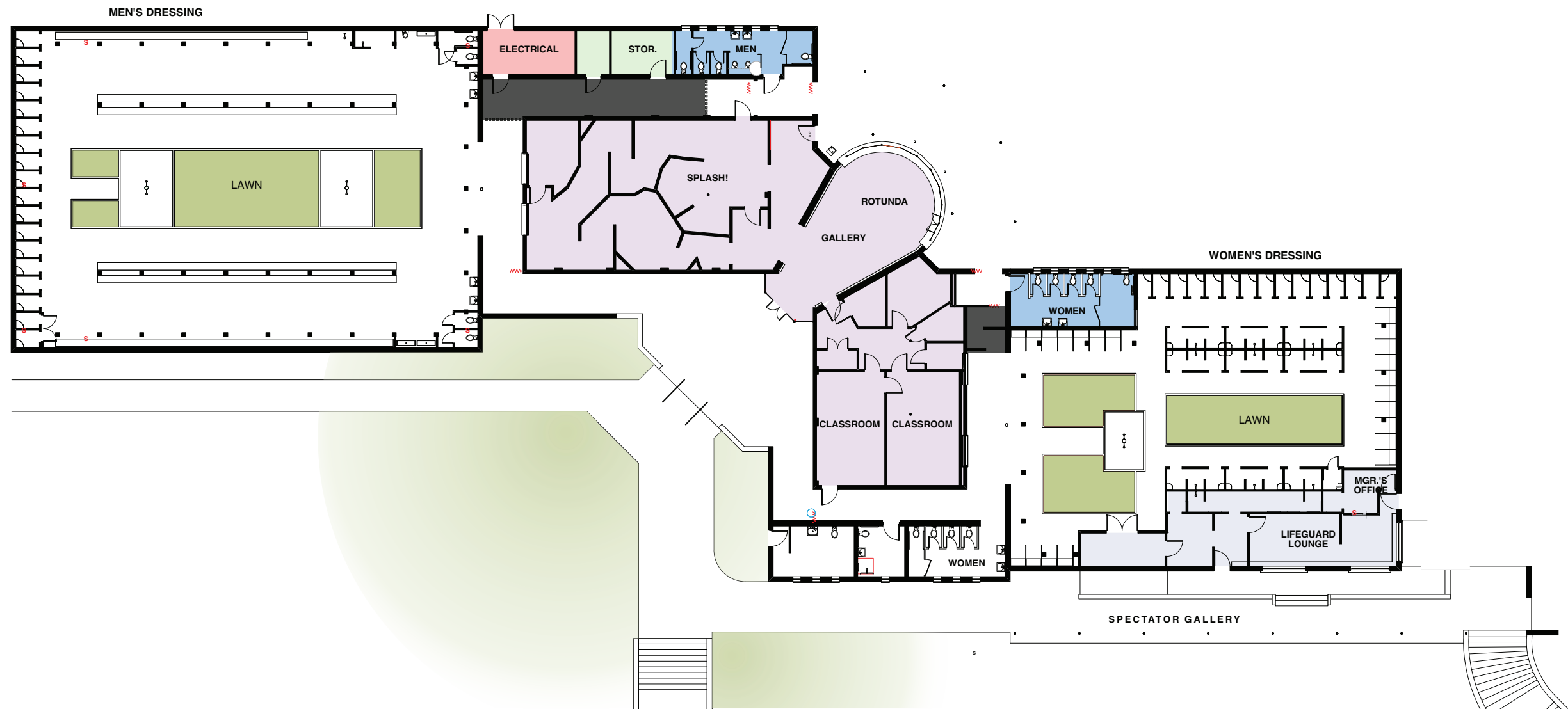
- **DESIGN KICK-OFF**  
April 3, 2018
- **VALUES WORKSHOP**  
August 14, 2018
- **DESIGN CONCEPTS WORKSHOP**  
October 18, 2018
- **DESIGN CONCEPTS OPEN HOUSE**  
October 30, 2018

## **ESTABLISHED VALUES**

- **CLARIFY THE MISSION - Simplify**
- **IMPROVE USER EXPERIENCE**
- **PROVIDE EDUCATION**
- **PROTECT HISTORIC ARCHITECTURE**
- **INCORPORATE GREEN PRACTICES**
- **LIMIT IMPACT ON ONGOING FACILITY OPERATION**

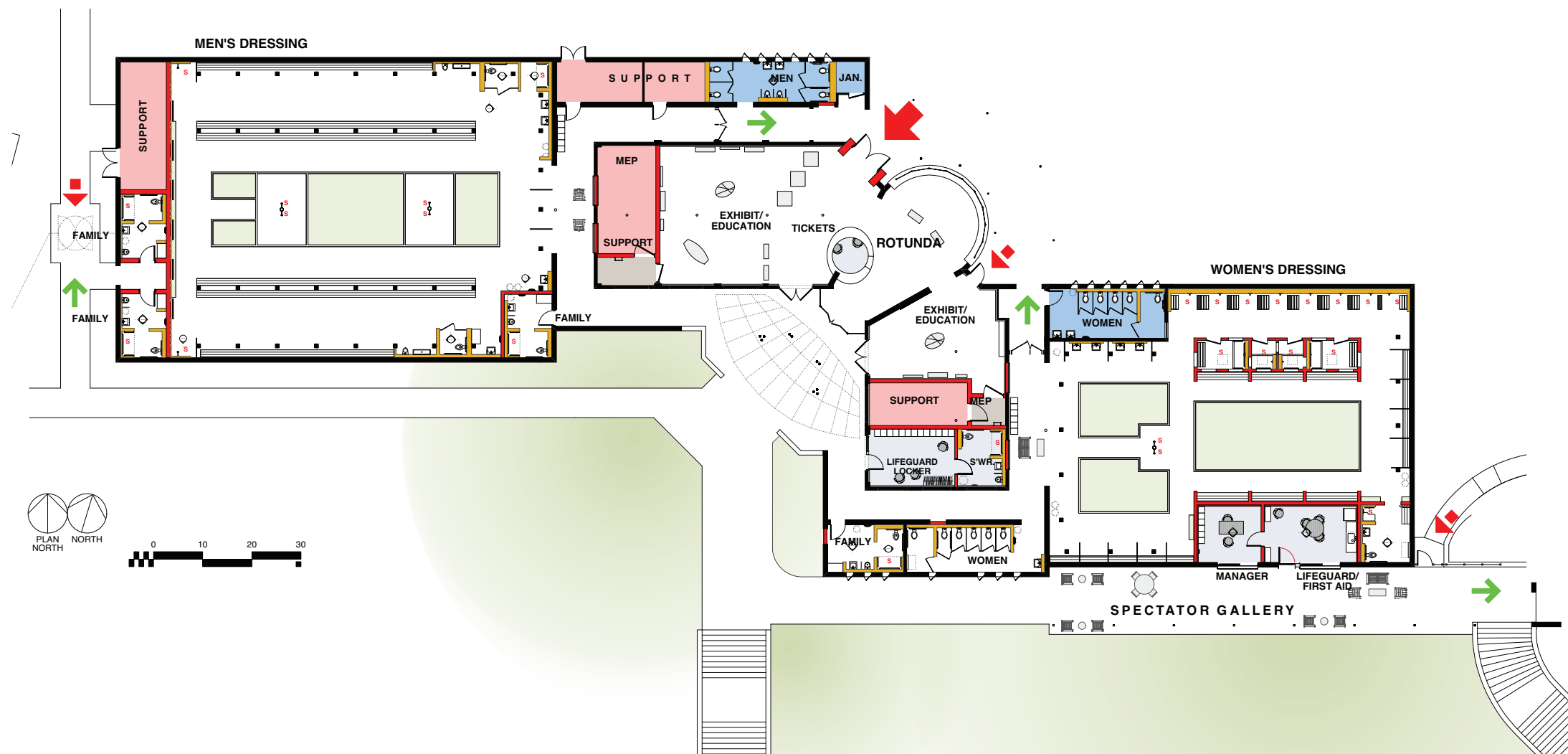
*<http://www.austintexas.gov/bartonspringsbathhouse>*

# Existing Floor Plan

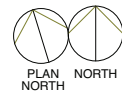
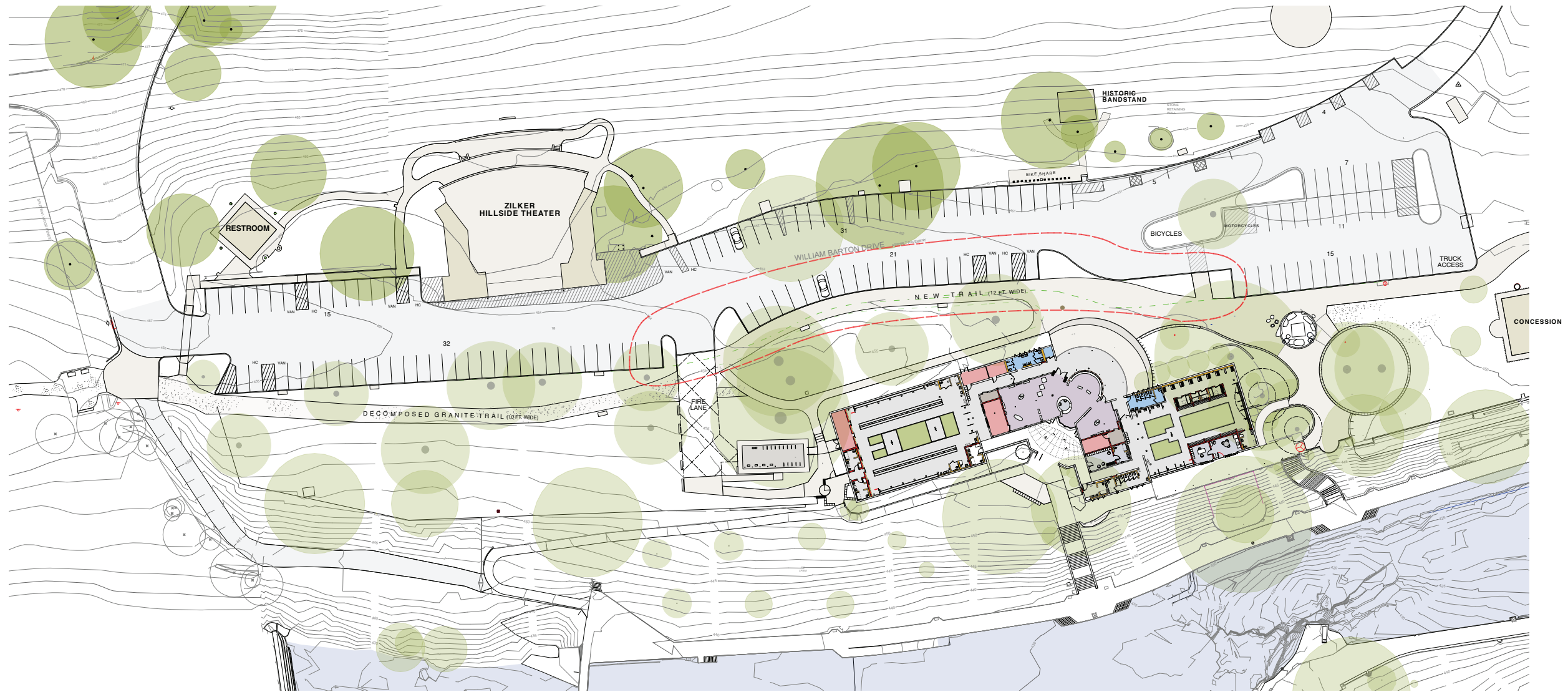




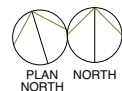
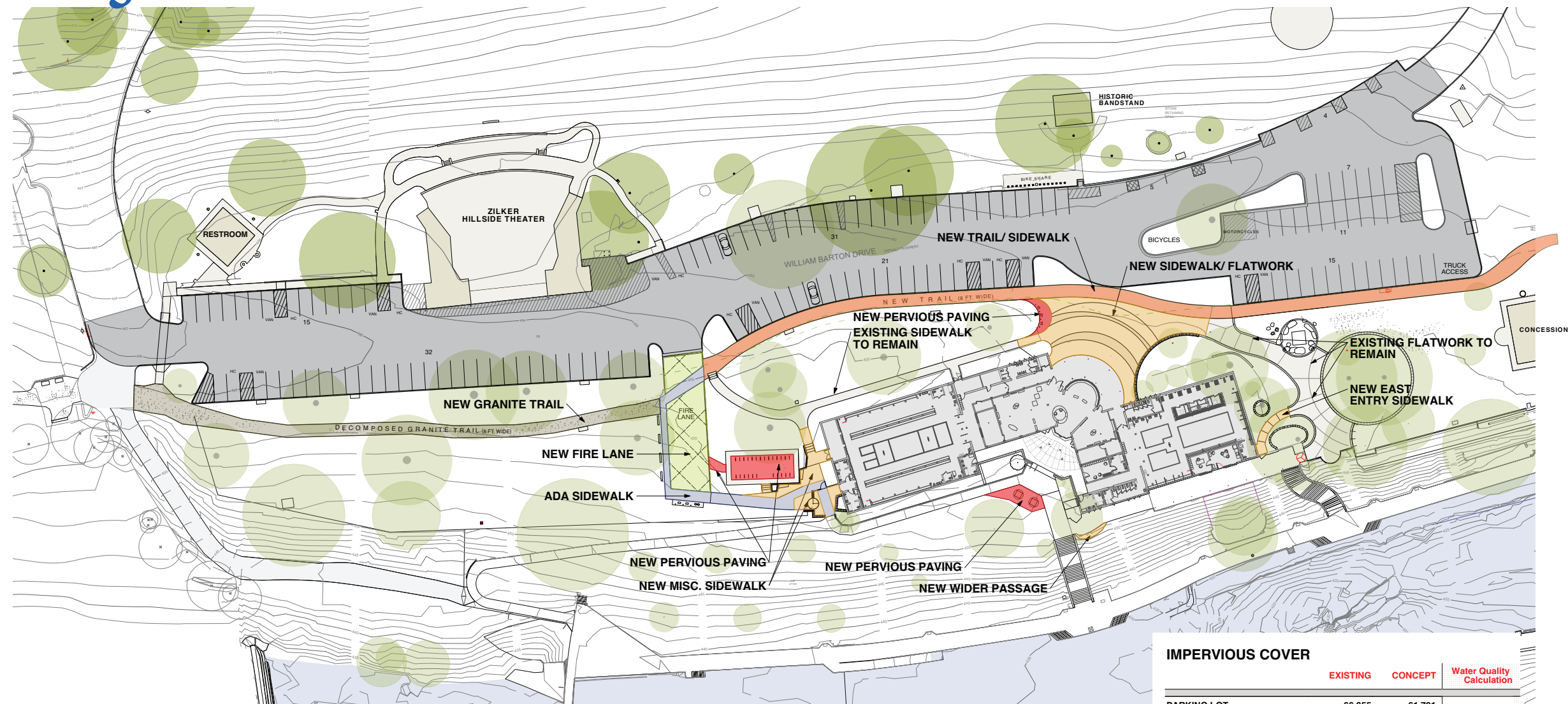
# Preferred Scheme



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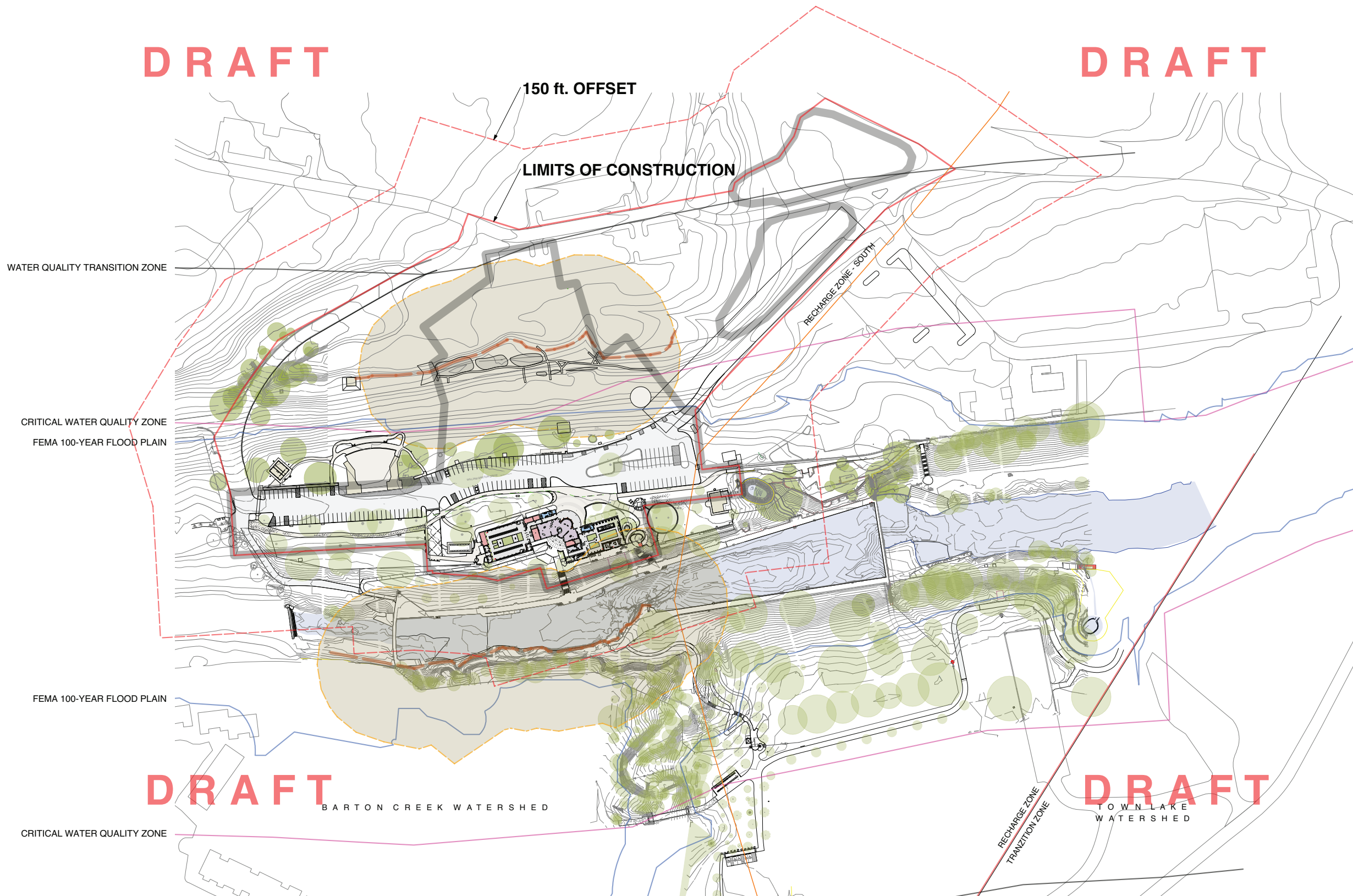
# Preferred Scheme



	IMPERVIOUS COVER		Water Quality Calculation
	EXISTING	CONCEPT	
PARKING LOT	66,855	61,791	--
GRANITE TRAIL	3,577	3,166	<i>not counted in calculation</i>
TRAIL/ SIDEWALK	3,259	4,691	<i>not counted in calculation</i>
NEW SIDEWALK/ FLATWORK	--	3,362	3,411
EAST ENTRY SIDEWALK	275	188	188
EXISTING SIDEWALK/ FLATWORK TO REMAIN	4,365	1,286	1,286
FIRE LANE	--	2,041	<i>not counted in calculation</i>
ADA SIDEWALK	--	1,275	1,275
NEW PERVIOUS PAVING	--	1,171	<i>not counted in calculation</i>
NEW MISC. SIDEWALK	--	797	797
NEW WIDER PASSAGE	--	61	61
RETAINING WALLS	45	192	129
<b>TOTAL</b>	<b>78,376</b>	<b>76,870</b>	
	<i>(for Water Quality calculation)</i>		<b>7,147</b>



# Limits of Construction





# Zilker Ponds



PICA 01003 Austin History Center, Austin Public Library



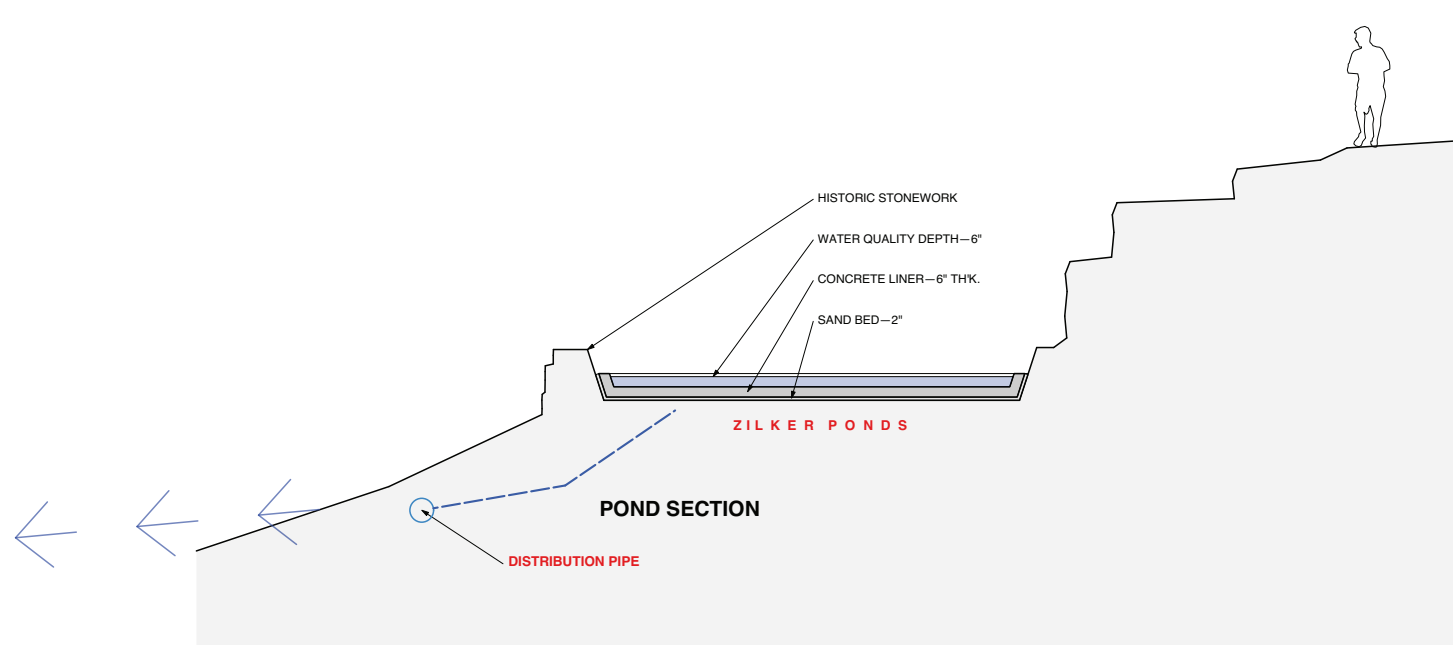
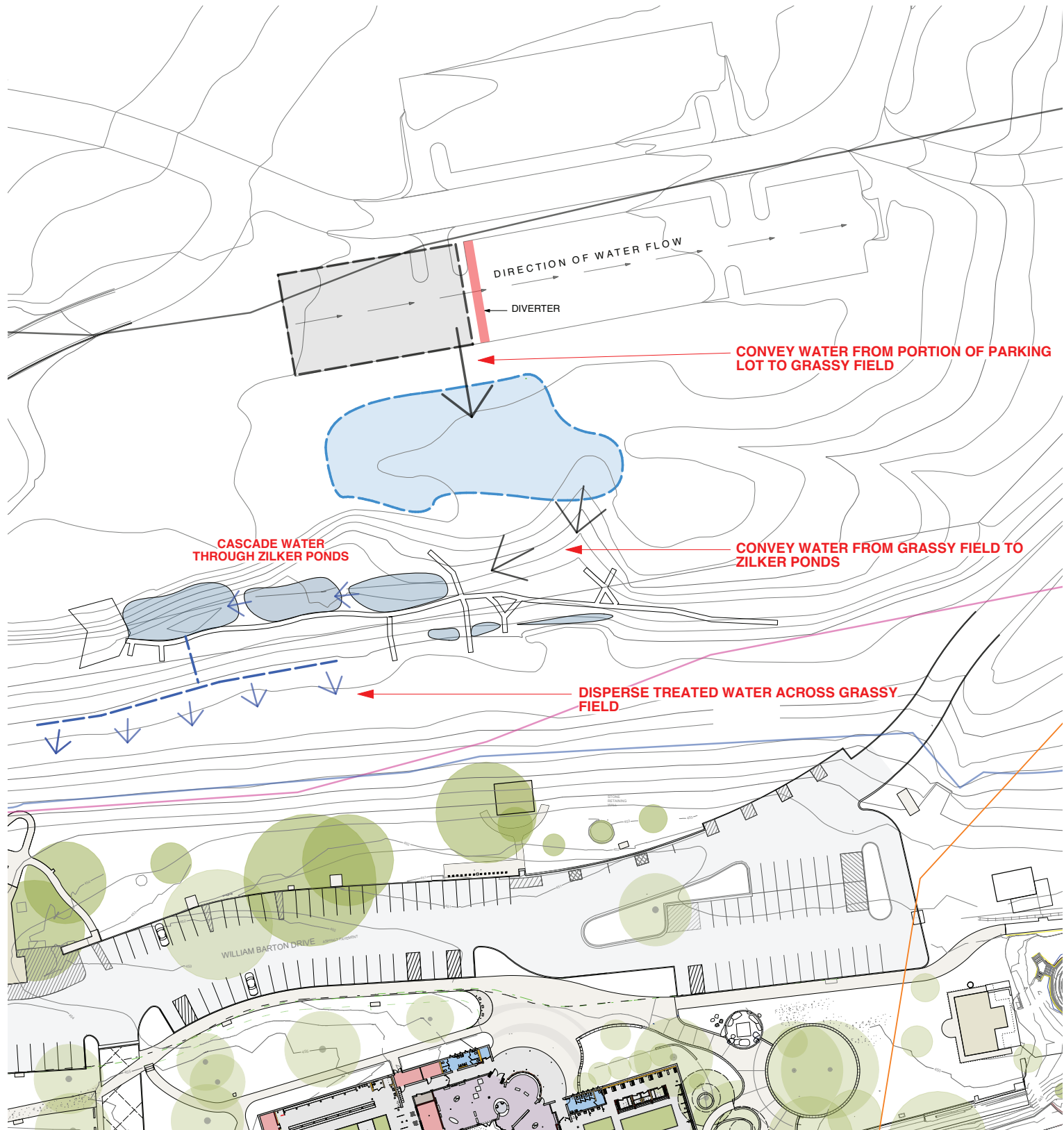
PICA 01001 Austin History Center, Austin Public Library



PICA 20146 Austin History Center, Austin Public Library



# Zilker Ponds



# Education/Interpretive Planning

## Level 1

Examples:



Summit Bechtel Reserve National Scouting Center, West Virginia

Static imagery and text, physical objects for interactive exhibits. Built for durability and designed for permanent placement; i.e. little to no changes anticipated to the content over time.



Sea Scout Base Galveston, Galveston, Texas

## Level 2

Examples:



The Alamo Wall of History, San Antonio, Texas

Combination of static and digital displays, with emphasis on large-scale static displays. Digital components often leveraged for dynamic content that will also be updated over time, which involves a content management system.



The Story of Texas | Texas State History Museum, Austin, Texas

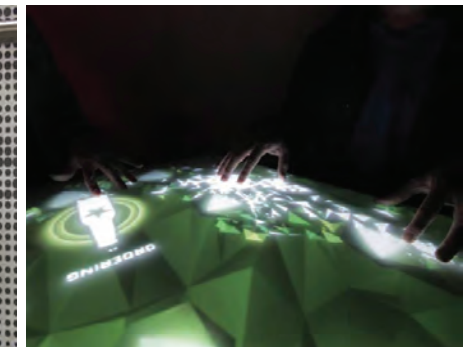
## Level 3

Examples:



Morgan Stanley Clinical Building, Mittal Children's Medical Centre, London, UK

Emphasis on technology-based, mixed-media exhibits with interactive components that allow for ongoing content renewal. Significant investment required in hardware, software, and data management.



Heineken promotional installation



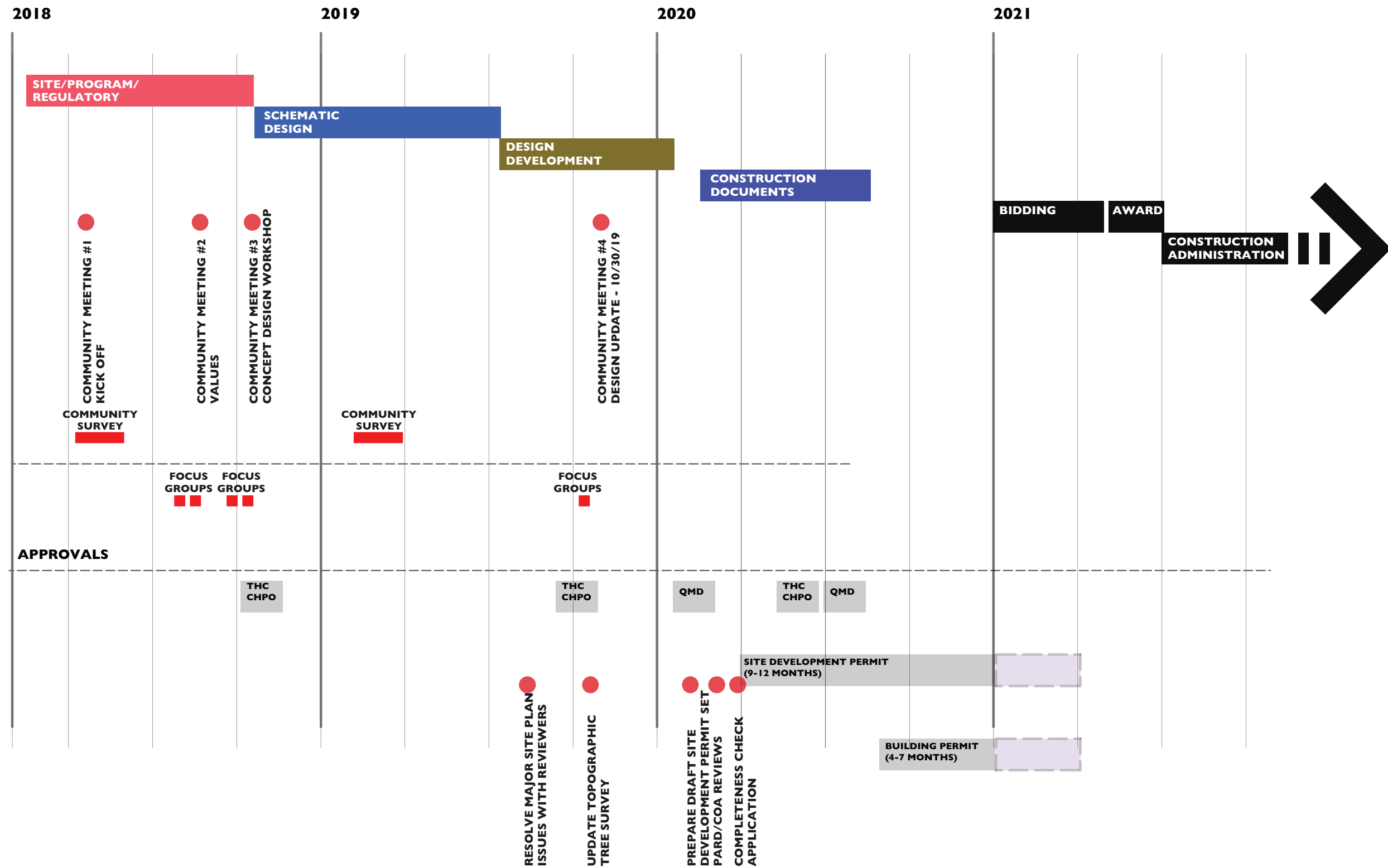
Dell Children's Medical Center, Austin, Texas



# *State Antiquities Landmark Status*



- SAL status applies to both the building and the site
- Ongoing review by THC preservation architects and archeologists
- Antiquities Permit requirements and any associated archeological investigations will depend on the final project design





*Questions?*



*Thank You*