

# Seaholm Intake Facility Phase 1 Rehabilitation Historic Landmark Commission

Phil Reed, FAIA, Cotera + Reed Architects

Kevin Johnson, Project Manager, Parks and Recreation Department

Christina Bies, Project Coordinator, Parks and Recreation Department

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COTERA+REED ARCHITECTS





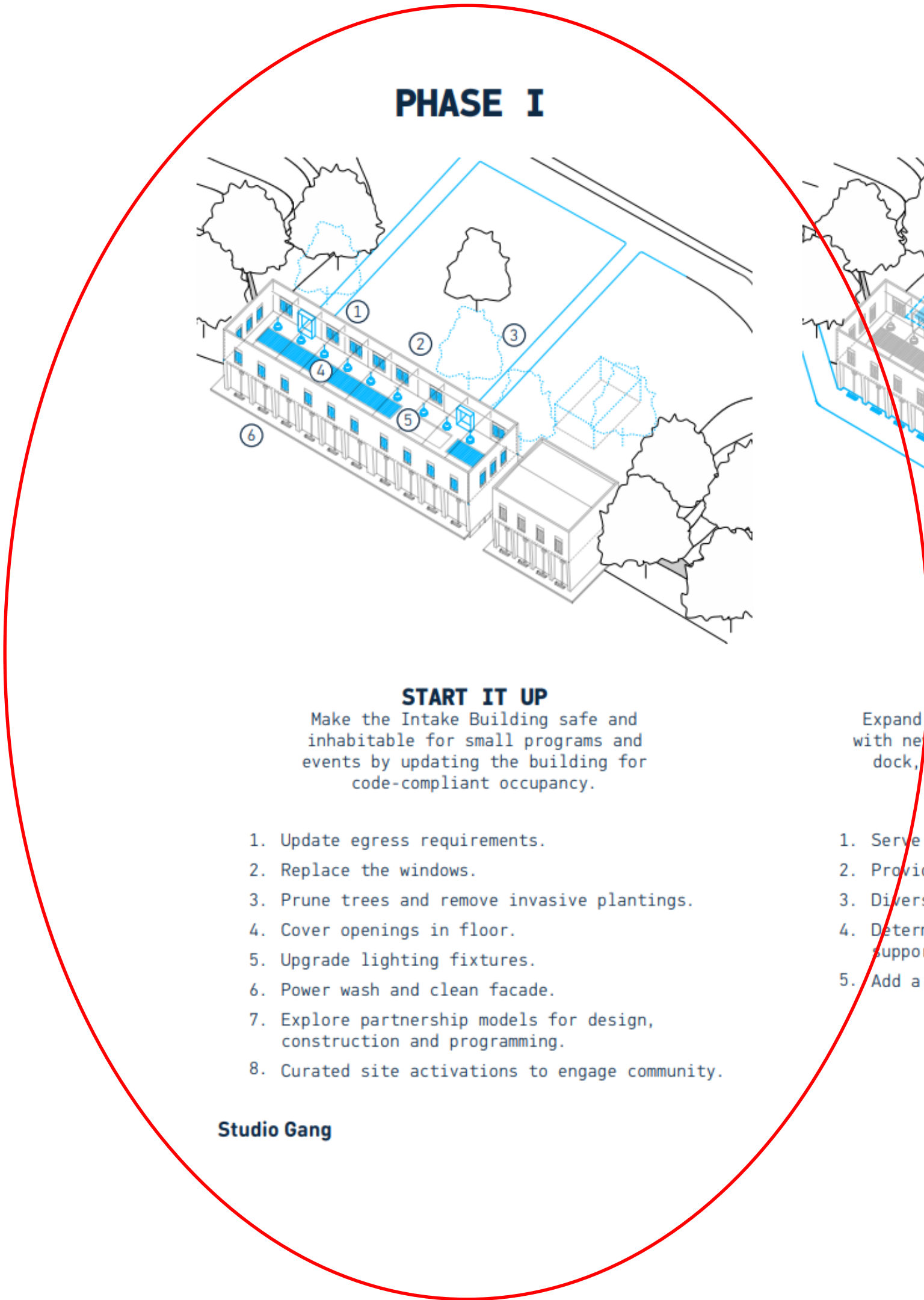
- *Project site: council district 9*

# Project Overview

- *Project Purpose: Consistent with the council-approved Seaholm Waterfront Master Plan, make the Intake Building safe and inhabitable for small programs and events by restoring character defining features and updating the building for code-compliant occupancy.*
- *Seaholm Waterfront Master Plan previously approved by Historic Landmark Commission on July 23, 2018 and unanimously adopted by City Council on August 23, 2018.*
- *Project partners: The Trail Foundation, Austin Parks Foundation*



# Studio Gang Master Plan



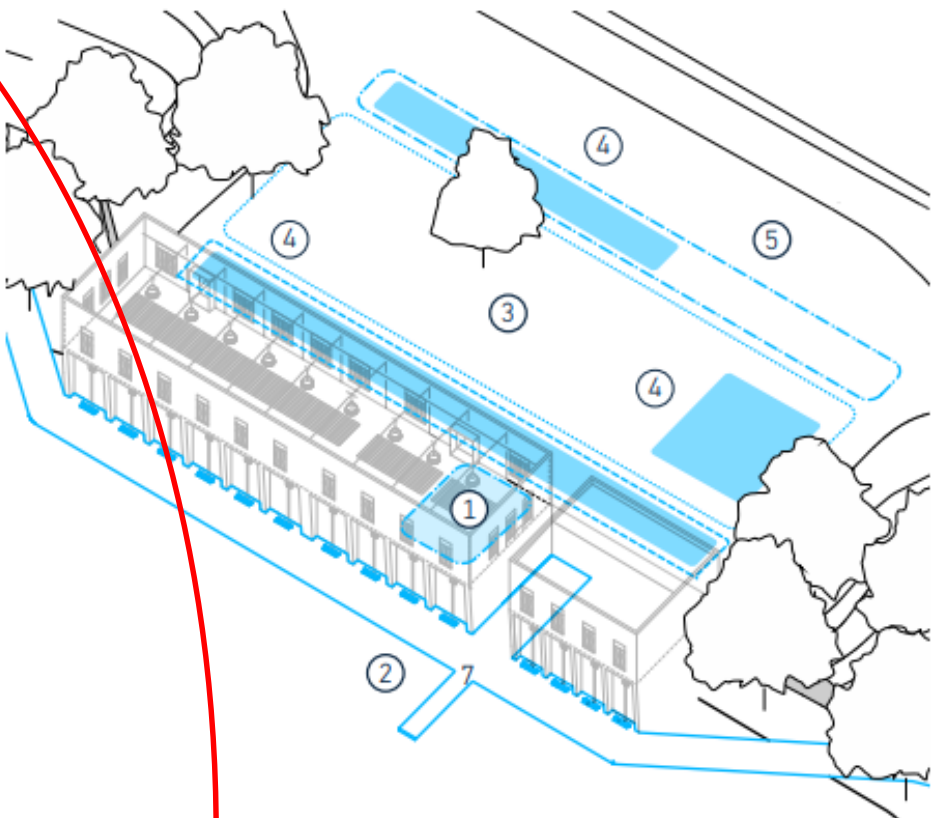
## PHASE I

### START IT UP

Make the Intake Building safe and inhabitable for small programs and events by updating the building for code-compliant occupancy.

1. Update egress requirements.
2. Replace the windows.
3. Prune trees and remove invasive plantings.
4. Cover openings in floor.
5. Upgrade lighting fixtures.
6. Power wash and clean facade.
7. Explore partnership models for design, construction and programming.
8. Curated site activations to engage community.

Studio Gang

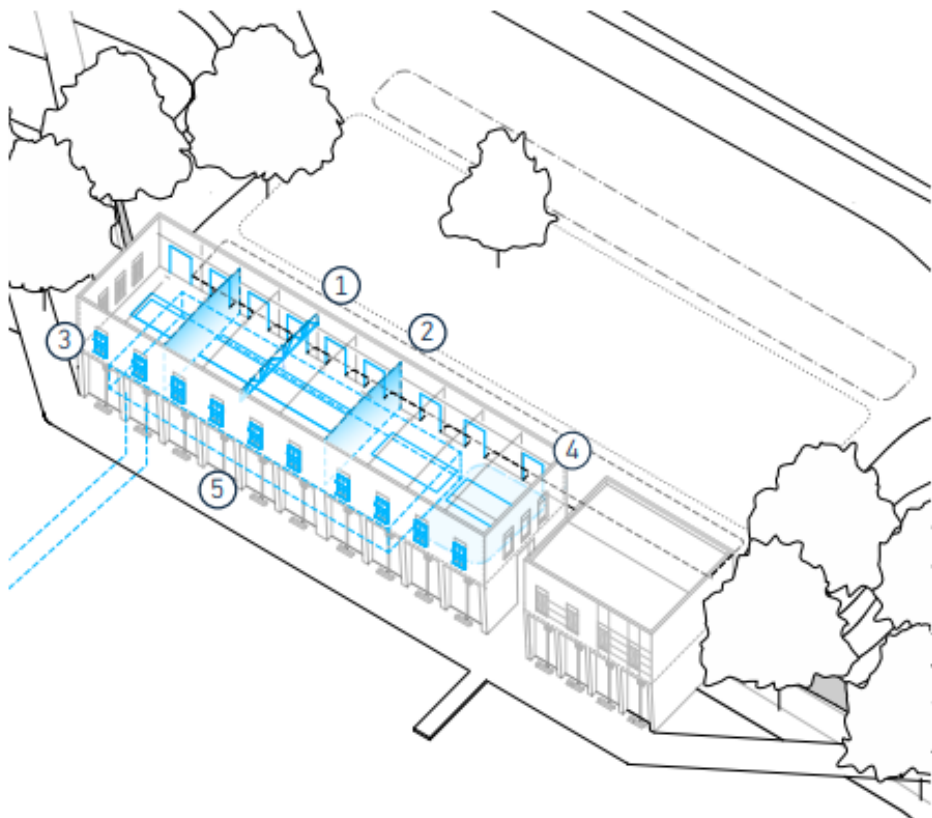


## PHASE II

### BRING IN THE AMENITIES

Expand the capability of the Intake Building with new programs such as a Welcome Cafe, lake dock, and amenity pavilion with a kitchen, office, and restrooms.

1. Serve food and drinks at the Welcome Cafe.
2. Provide a lake dock at the water's edge.
3. Diversify the landscape and ecology in the yard.
4. Determine a location for external amenities and support structures.
5. Add a design element to block noise.



## PHASE III

### RUN LIKE A MACHINE

Bring back core elements from the building's past. Reinstall a gantry crane to assist with flexibility. Repurpose the basement as an Eco-Cooling Machine.

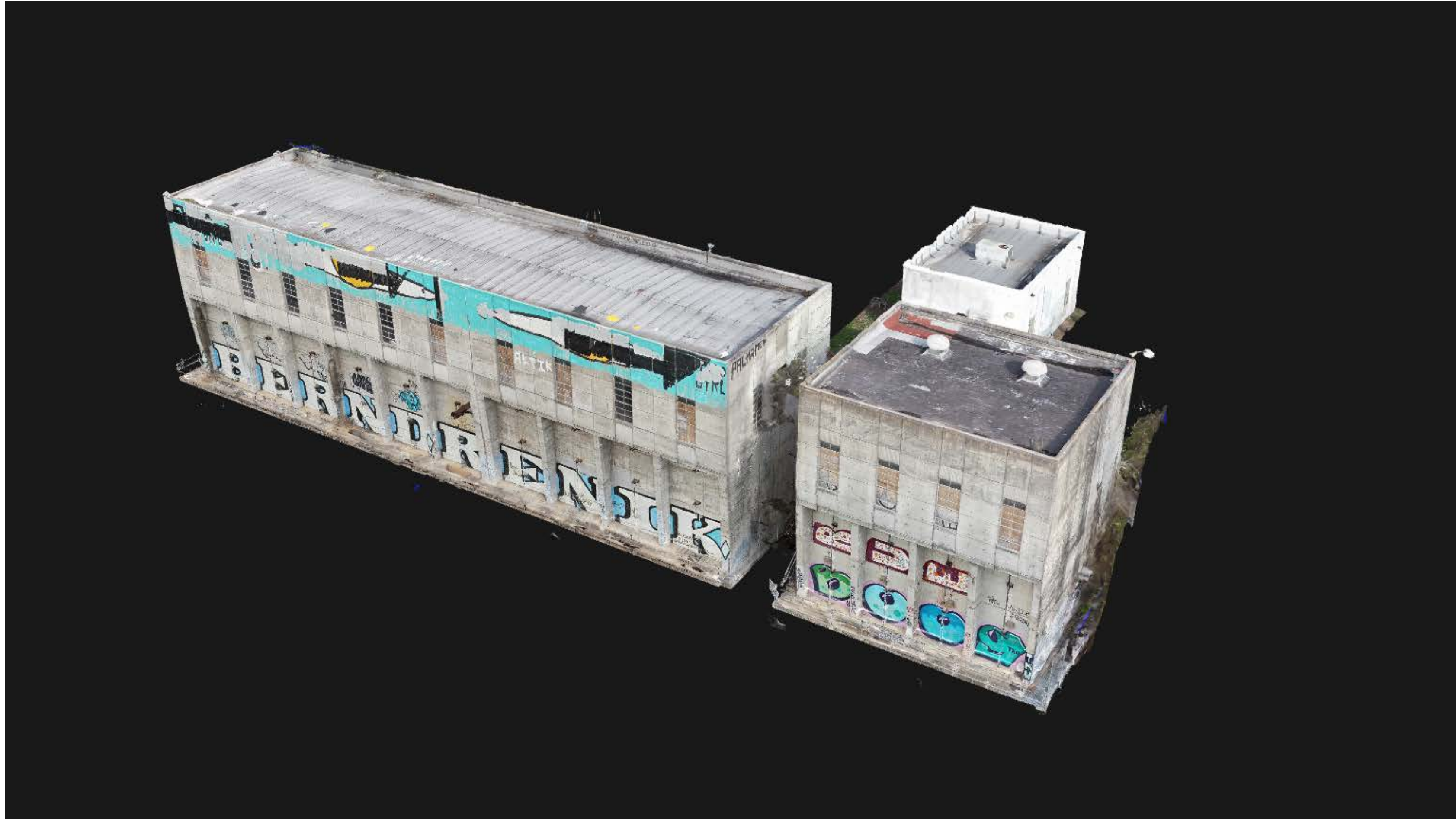
1. Install a new gantry crane.
2. Increase the number of openings on the facade.
3. Upgrade to high-performance windows.
4. Tell its history with an Interpretive Kiosk.
5. Use the basement for lake cooling.



# Project Scopes

- *Architectural Restoration*
  - *Restore existing windows, parapet copings, railings, provide appropriate exterior lighting, abate graffiti (add. alternate)*
- *Building Modifications*
  - *New ADA-compliant entrance to replace overhead door, seal water intake gates, install two rooftop ventilation units, new roof*
- *Code Compliance*
  - *Additional doorway on N. façade (egress requirement), new fire sprinkling system*
- *Site Modifications*
  - *Install ADA compliant parking stall and associated paths to entry*

# 3D Photogrammetry Model



- *Point cloud & photogrammetry model constructed in partnership with UT SOA Historic Preservation Program*

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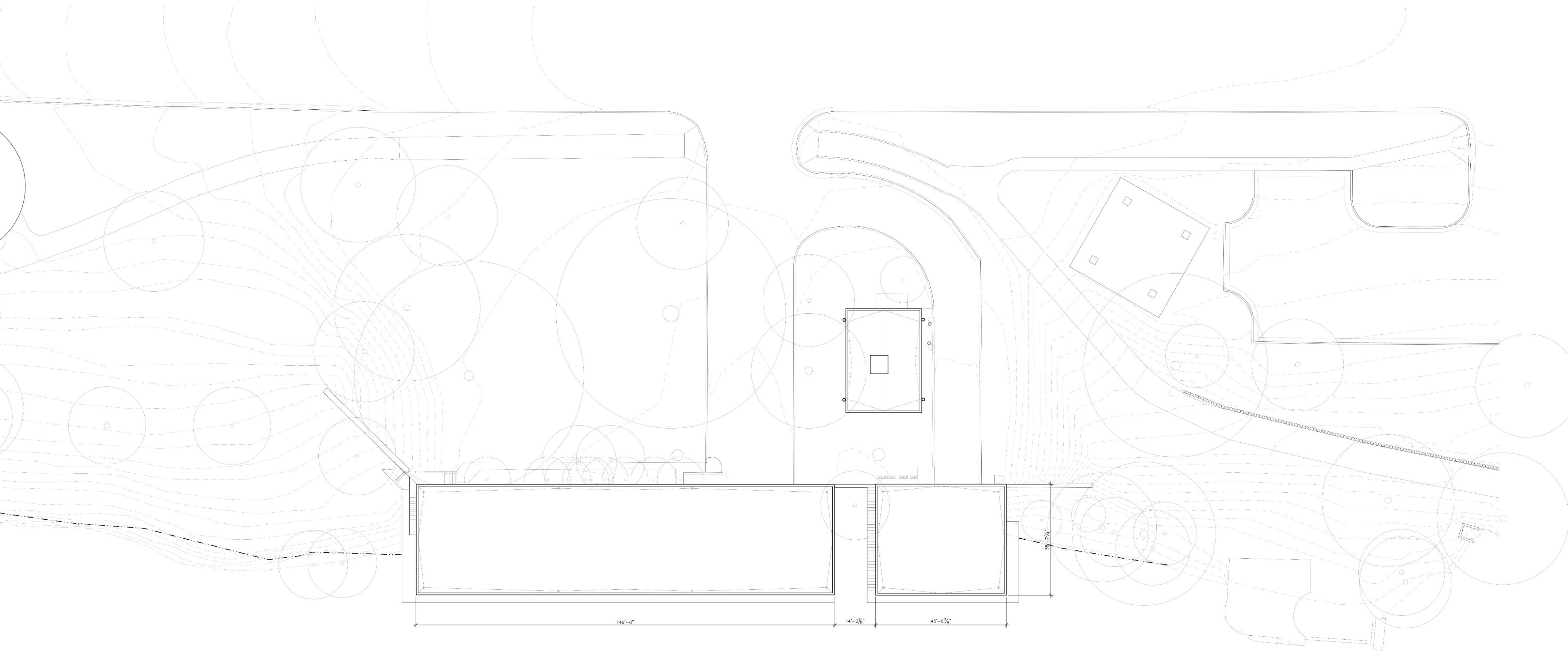




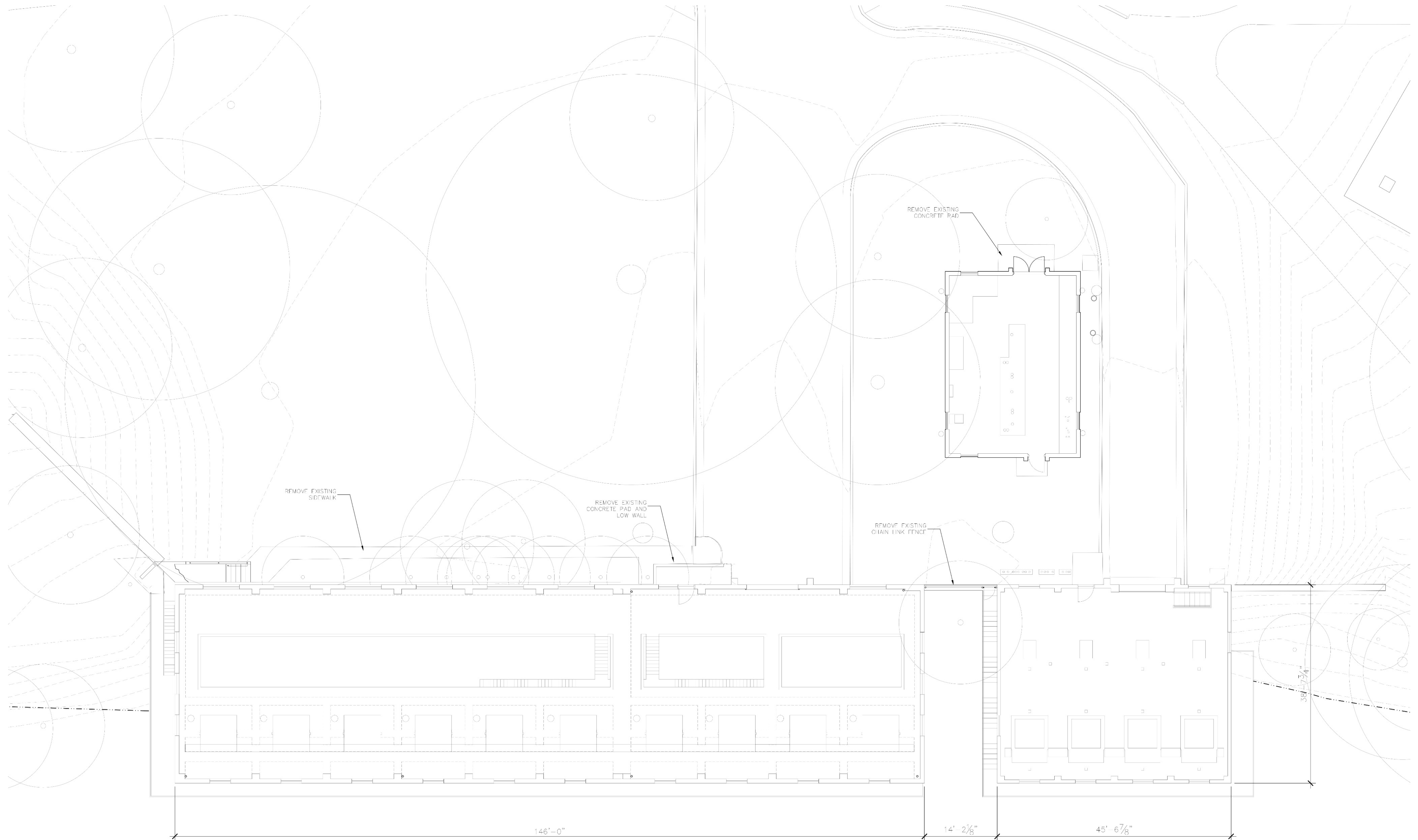
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Existing Site Plan

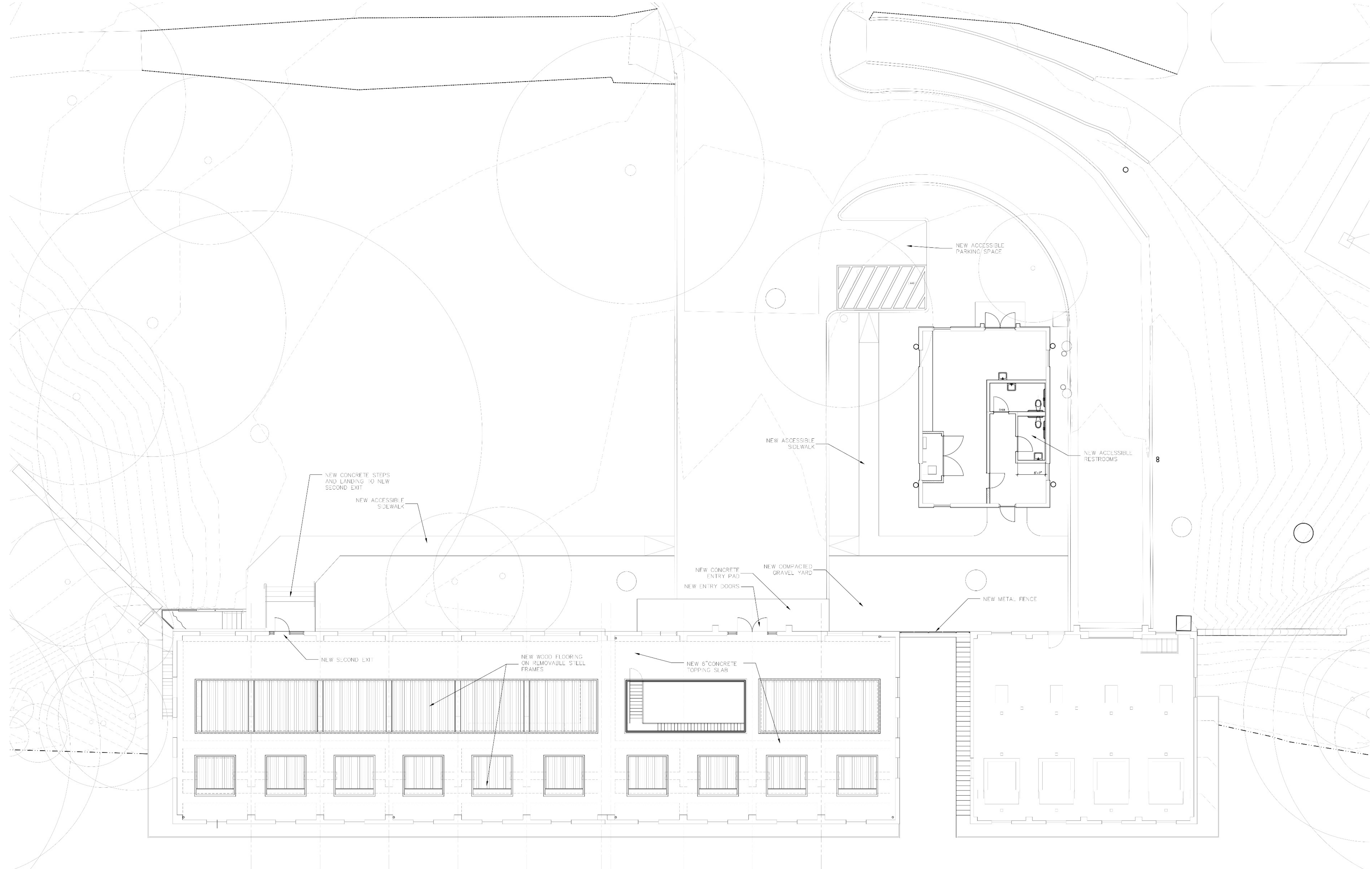


Existing Floor Plan

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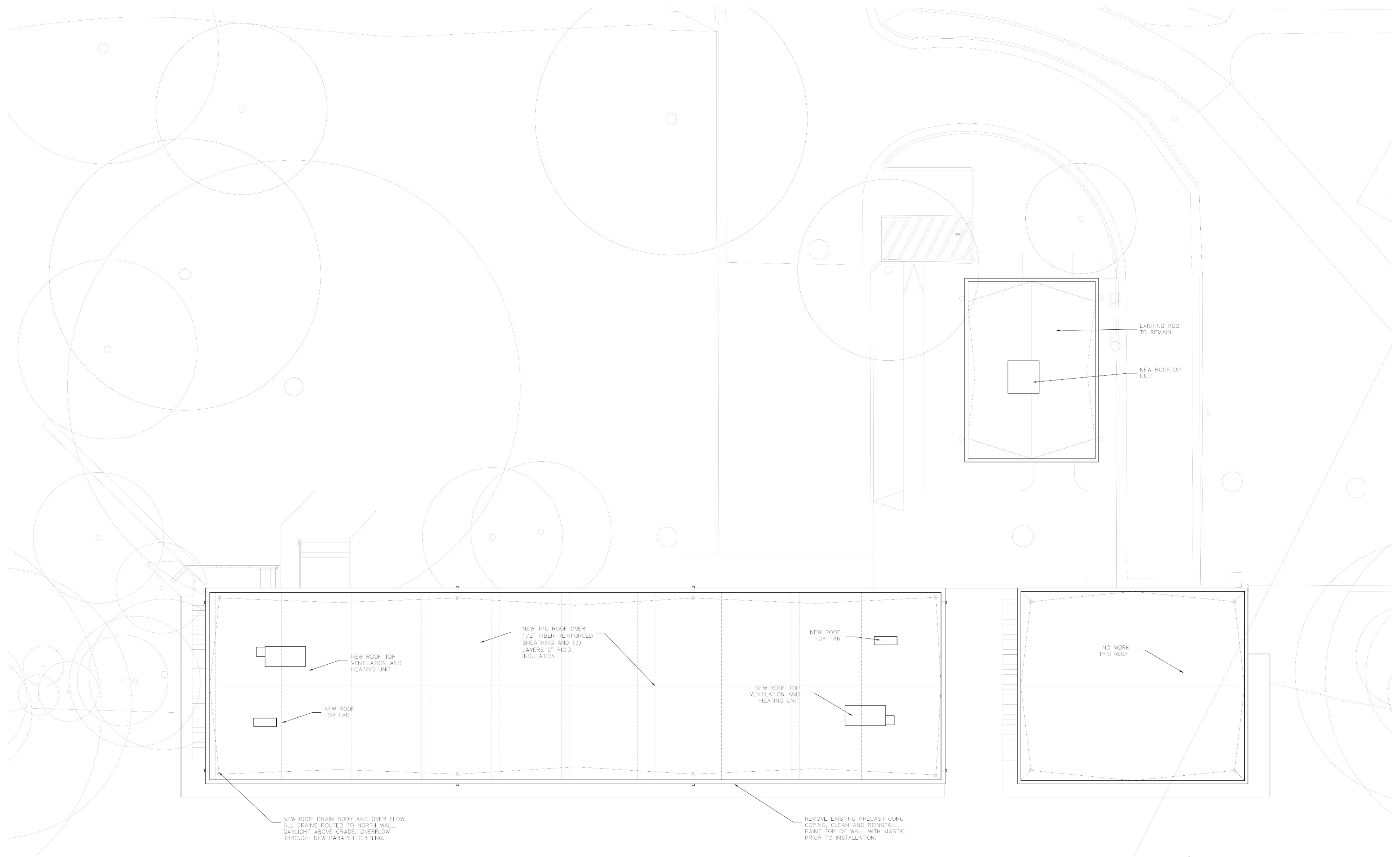




Proposed Floor & Site Plan

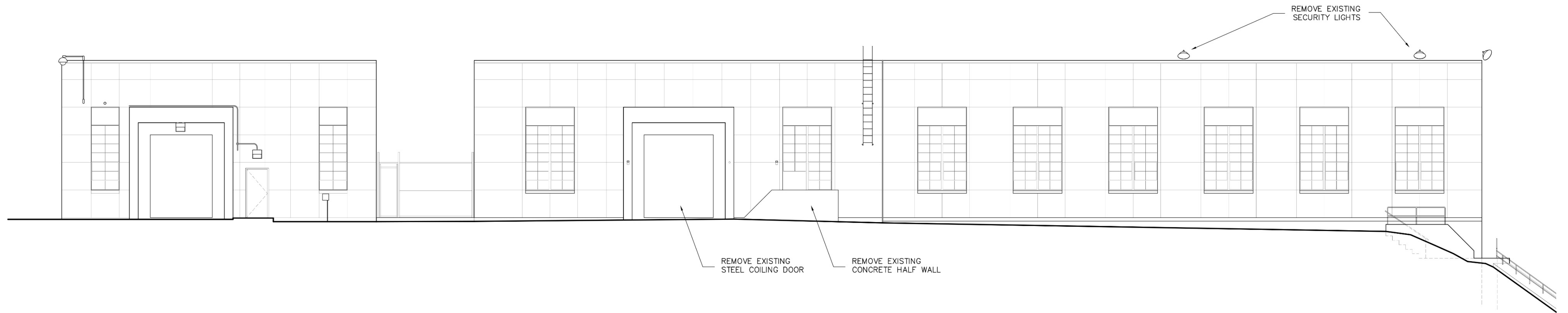
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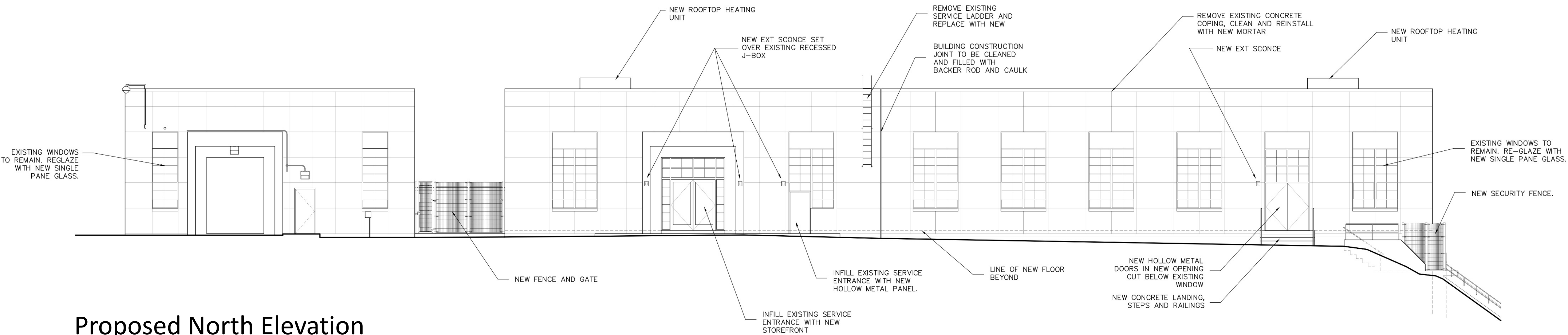


Proposed Roof Plan

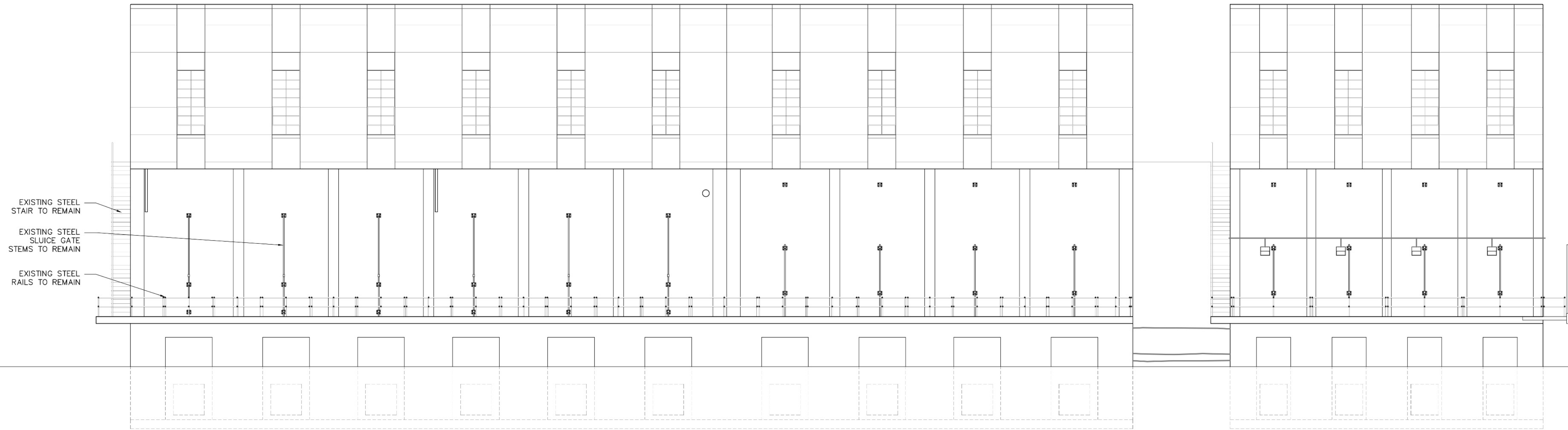




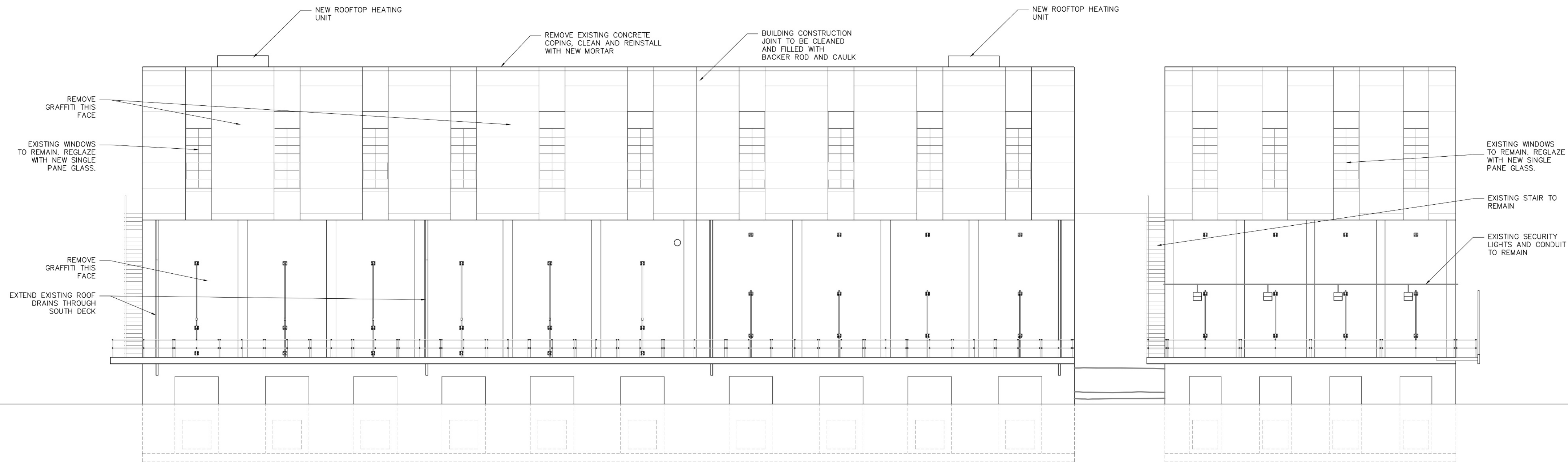
Existing North Elevation



Proposed North Elevation

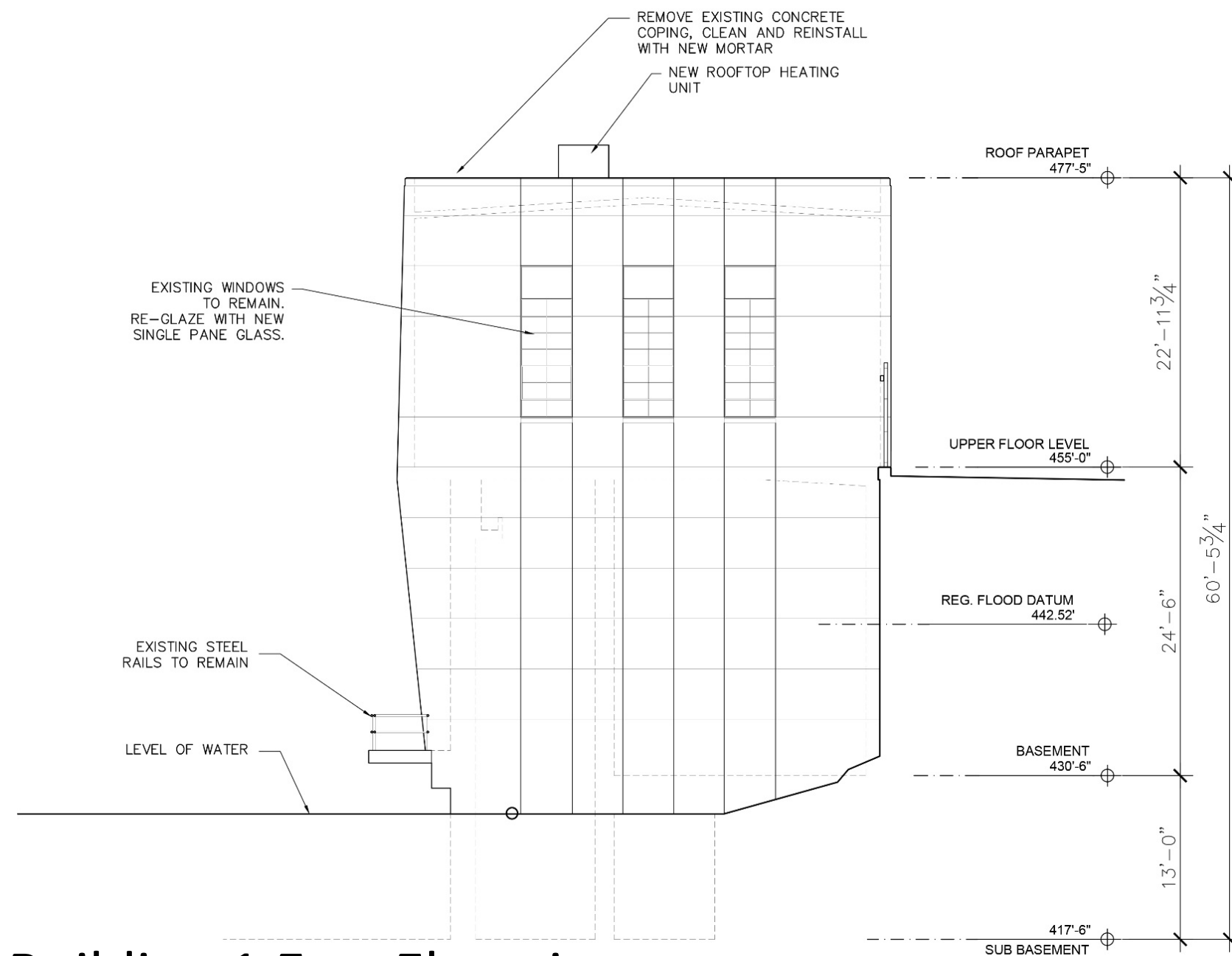


Existing South Elevation

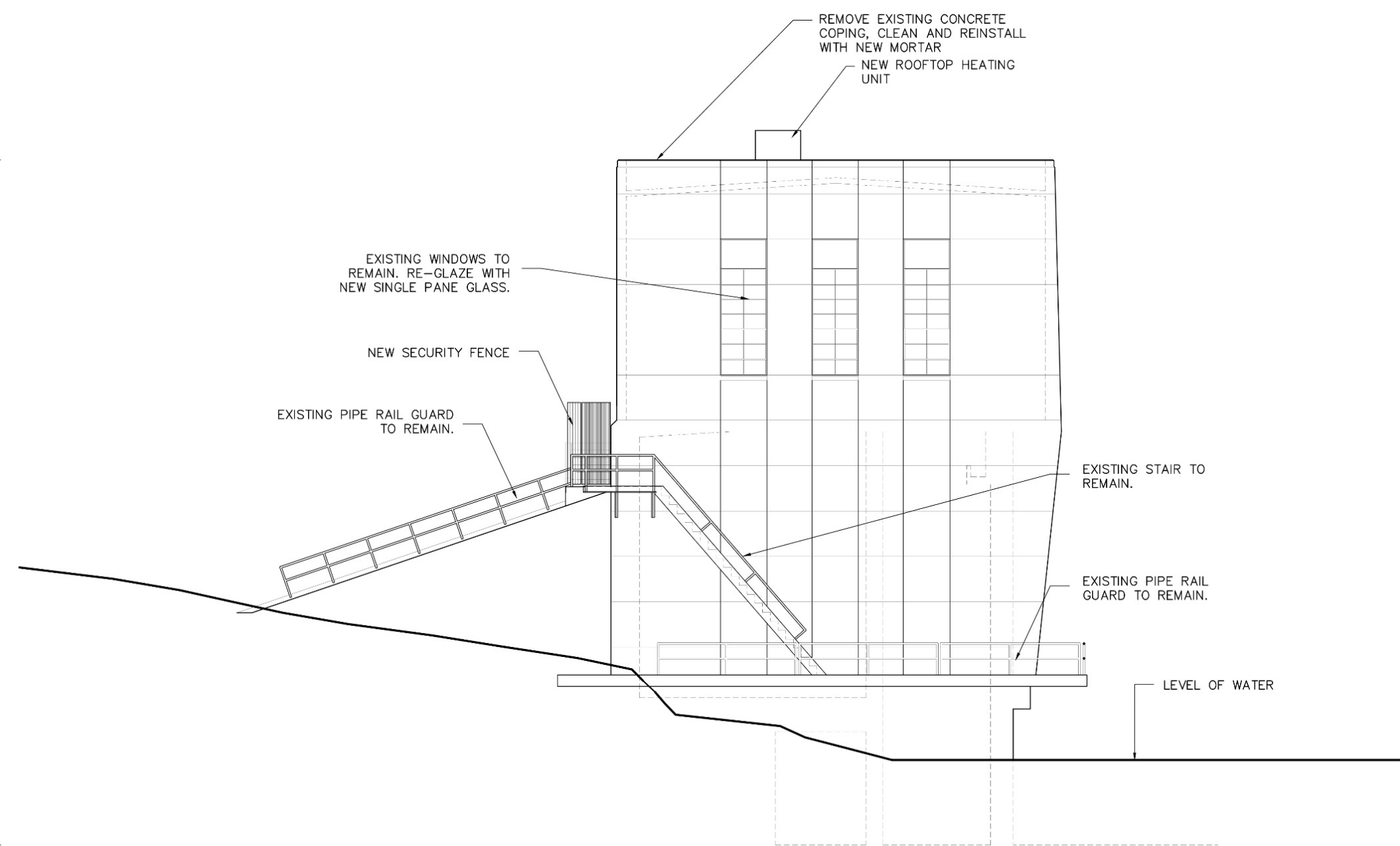


Proposed South Elevation

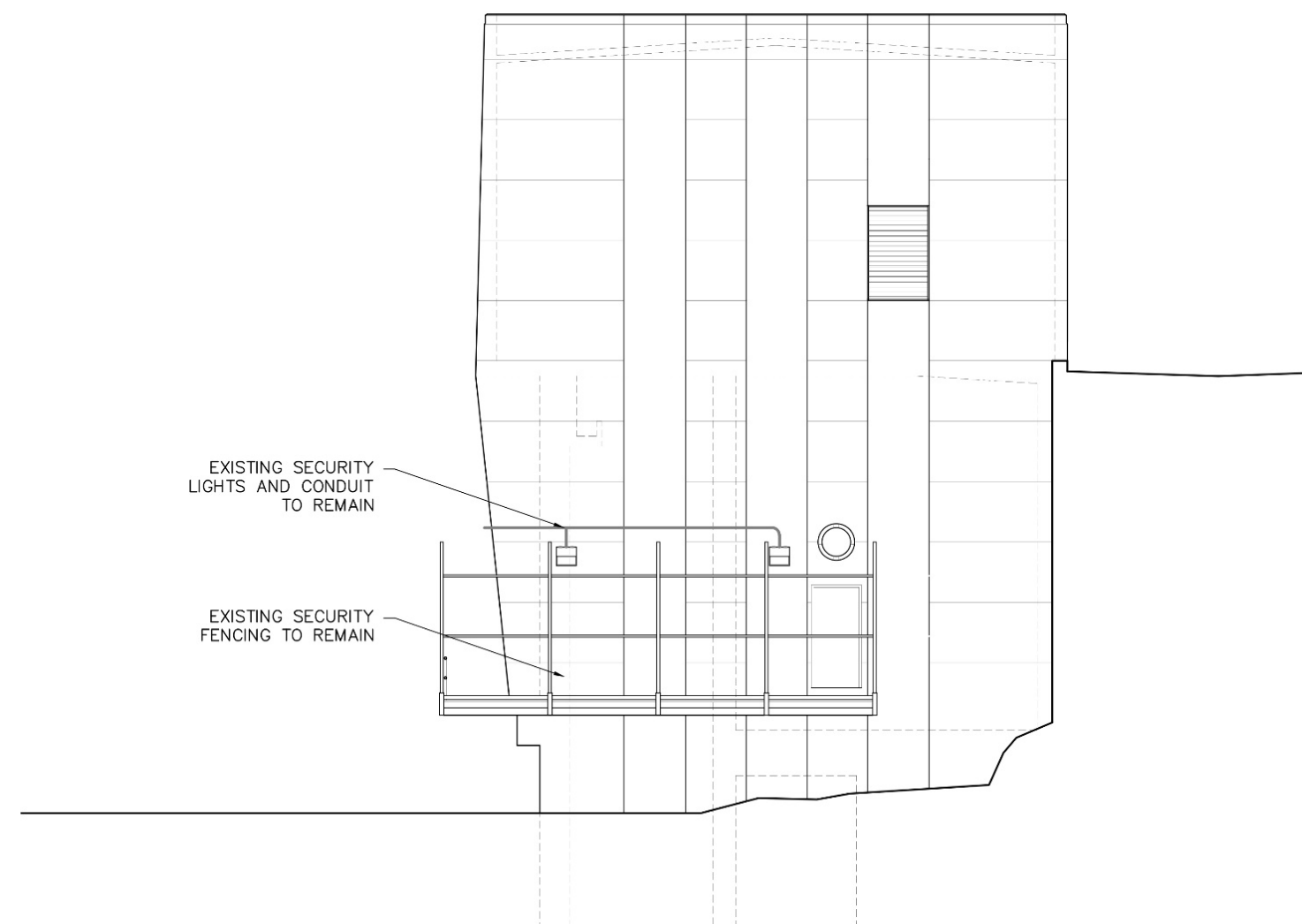




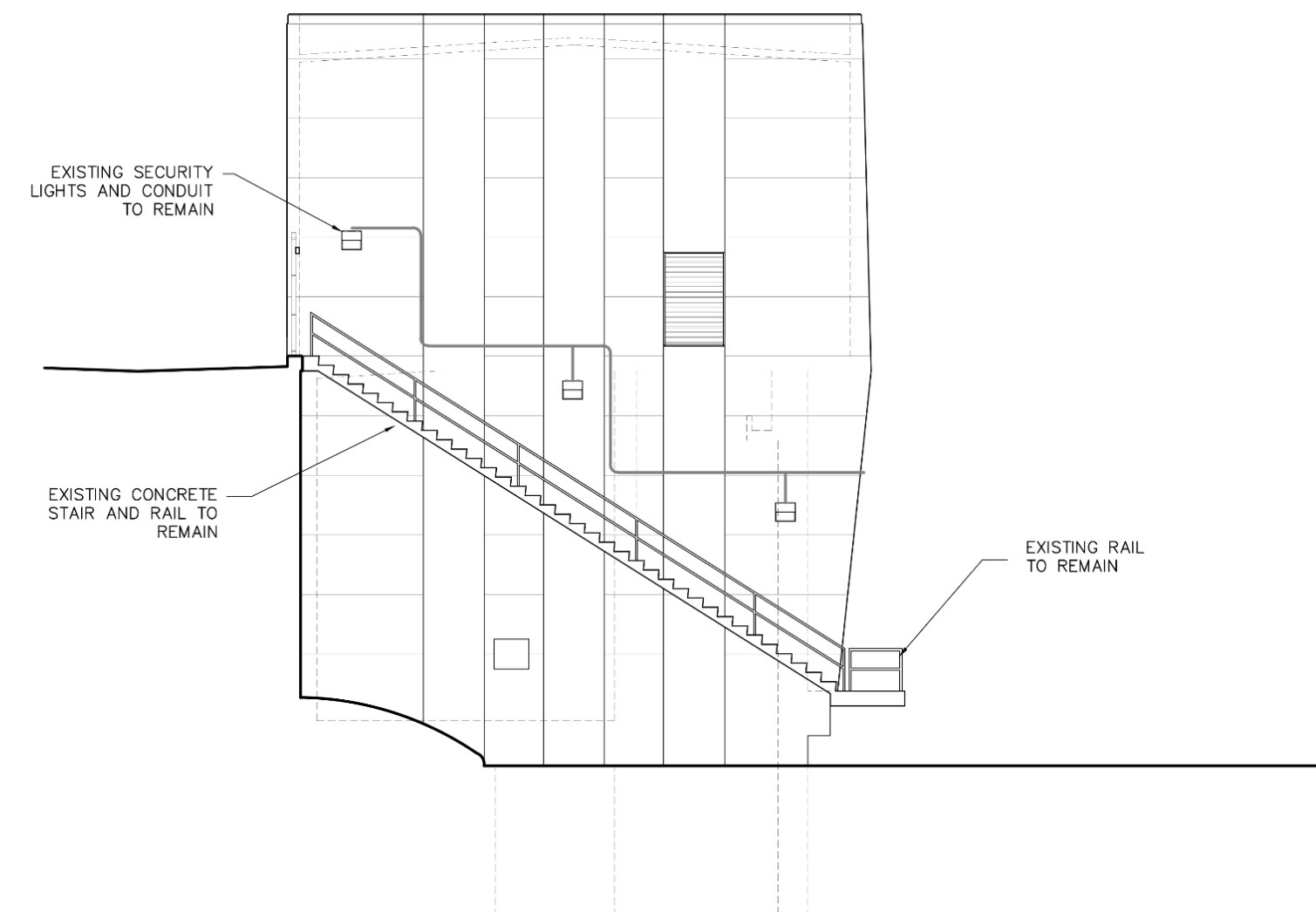
Building 1 East Elevation



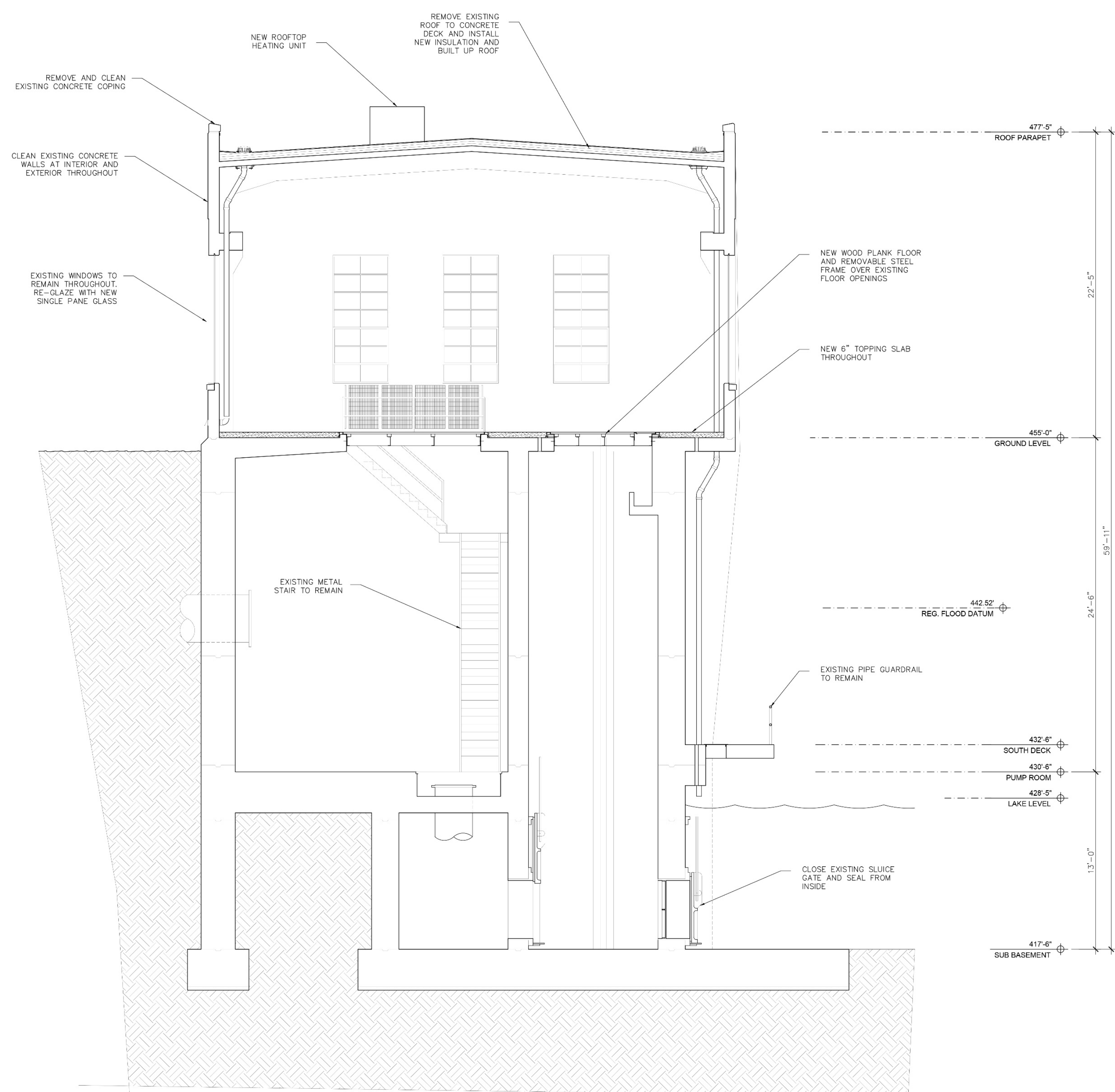
Building 1 West Elevation



Building 2 East Elevation



Building 2 West Elevation

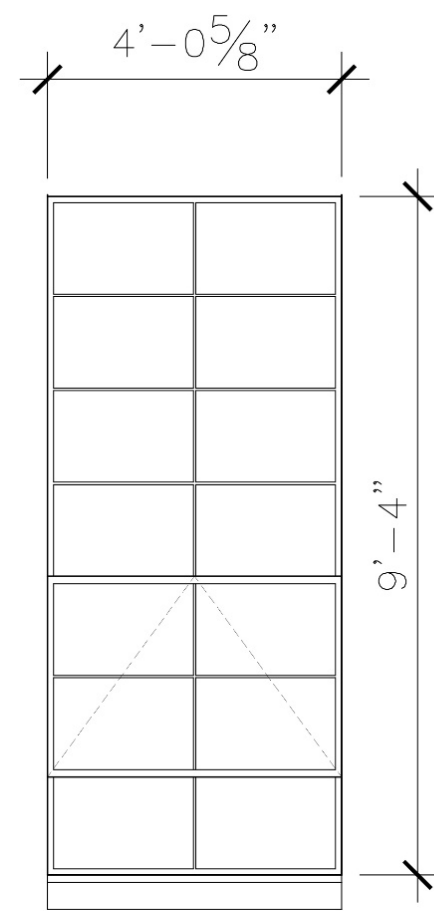


Proposed Building 1 Section

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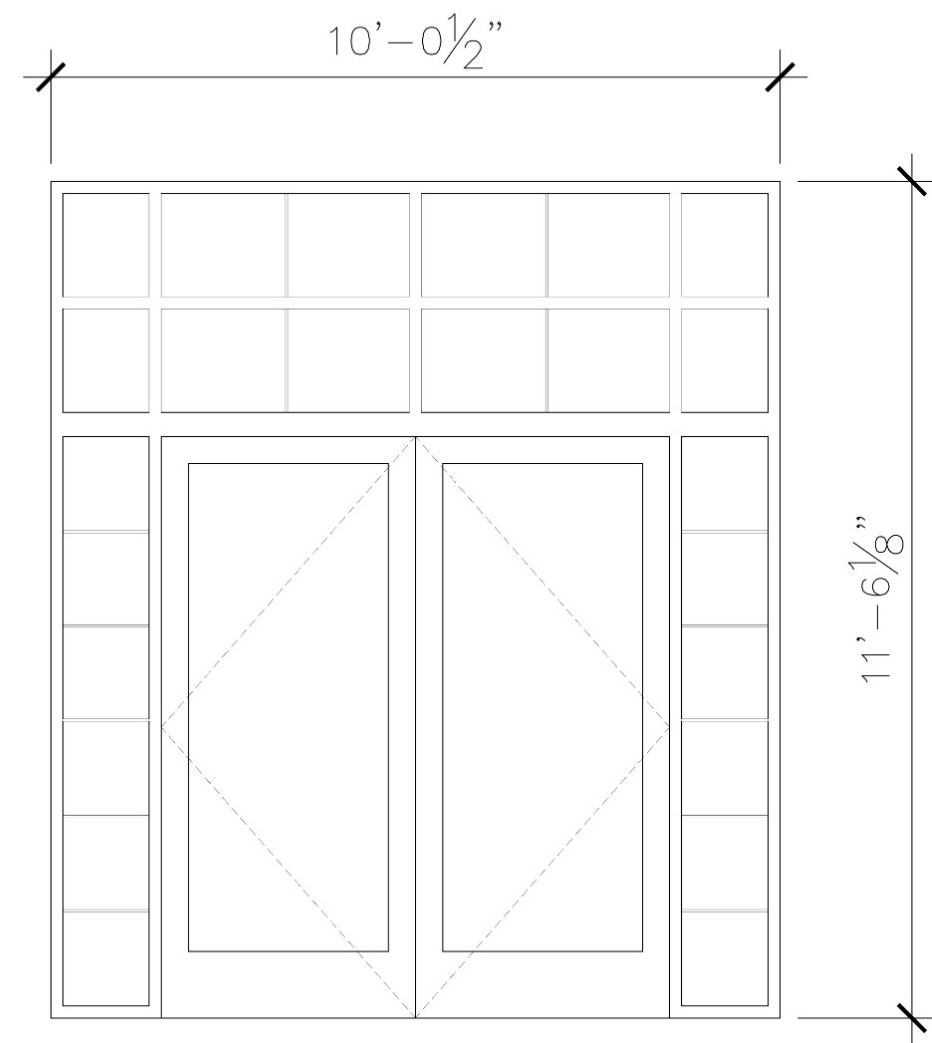






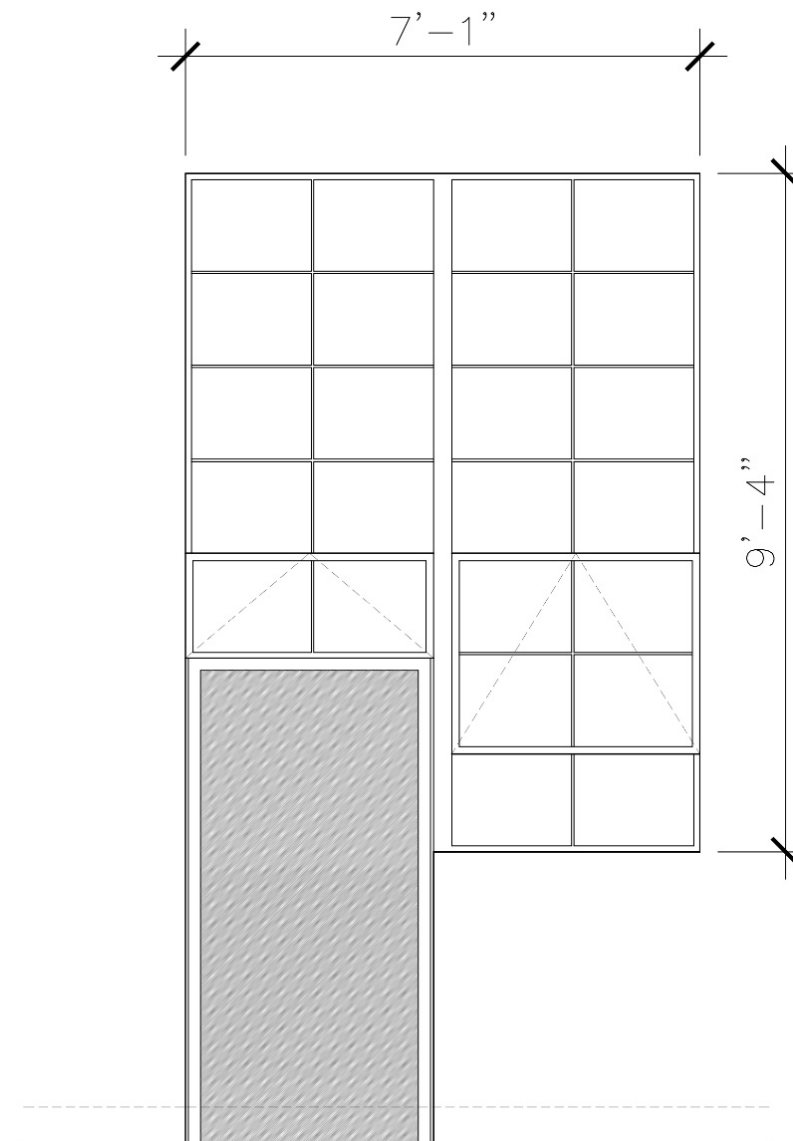
TYPE 1

EXISTING WINDOW EAST AND WEST SIDES. REGLAZE WITH NEW 1/4" GLASS AND REFURBISH OPERABLE PANELS



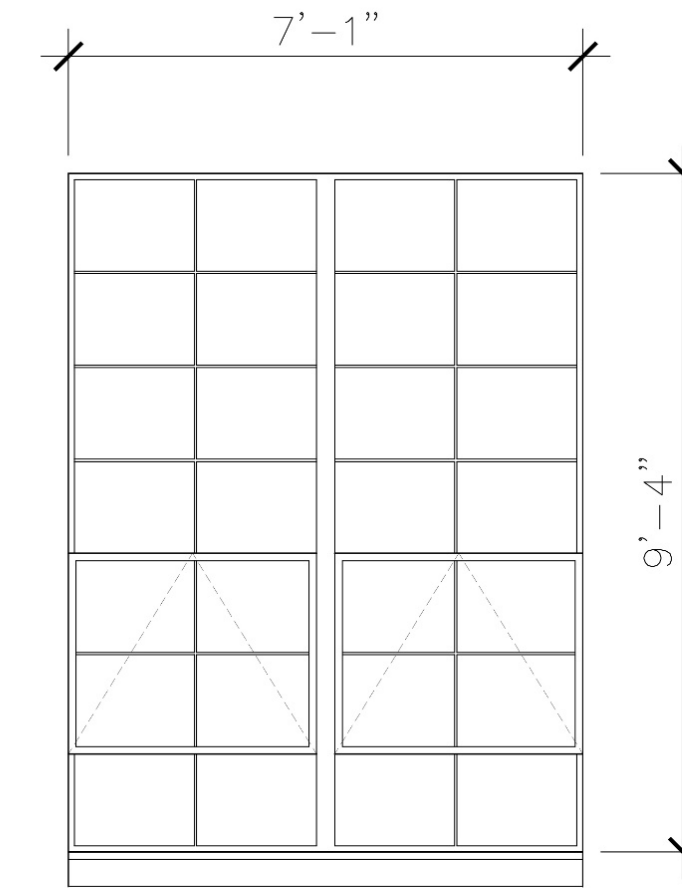
TYPE 2

REMOVE EXISTING COILING DOOR NORTH FACADE. INSTALL NEW HOLLOW METAL DOOR AND FRAME WITH TRANSOM IN EXISTING OPENING.



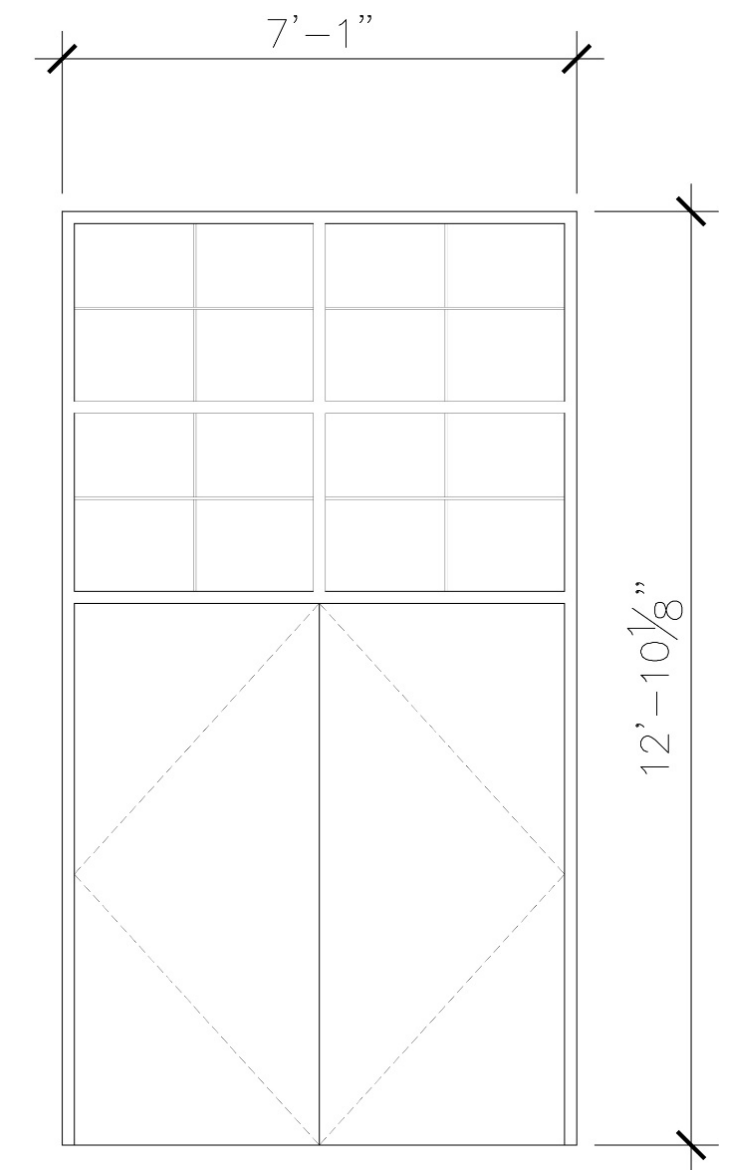
TYPE 3

EXISTING WINDOW NORTH FACADE. REGLAZE WITH NEW 1/4" GLASS AND REFURBISH OPERABLE PANELS. INSTALL NEW HOLLOW METAL PANEL IN DOOR OPENING.



TYPE 4

EXISTING WINDOW NORTH AND SOUTH SIDES. REGLAZE WITH NEW 1/4" GLASS AND REFURBISH OPERABLE PANELS



TYPE 5

NEW DOOR ON NORTH FACADE. REMOVE EXISTING WINDOW AND CONCRETE SILL TO FLOOR AND INSTALL NEW HOLLOW METAL DOOR AND FRAME WITH TRANSOM IN OPENING.

## Proposed Windows & Doors