



Values Workshop August 14, 2018



Project 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

Project 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**

Scope Issues:

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**

Scope Issues:

SPACE PROGRAM

- **Relocate and enlarge Aquatics staff facilities**
- **Study relocation options for Sheffield and SPLASH!**
 - Reimagine the vacated 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 equipment storage
 - Bathhouse maintenance
 - Zilker maintenance

Scope Issues:

SAFETY, USER EXPERIENCE

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

Scope Issues:

SITE

- **Reconfigure existing parking lot**
to reduce impervious cover and provide related site enhancements (including a new fire loop)
- **Provide trail connection between the Barton Creek Greenbelt and the Butler Hike and Bike Trail**

What We've Been Doing



Zilker-Metro Barton Springs
Bathhouse Rehabilitation

Phase A-Structural Evaluation & Condition Assessment

Prepared for: Limbacher & Godfrey Architects
Austin, Texas

City of Austin
Parks & Recreation Department (PARD)



SPARKS ENGINEERING, INC.

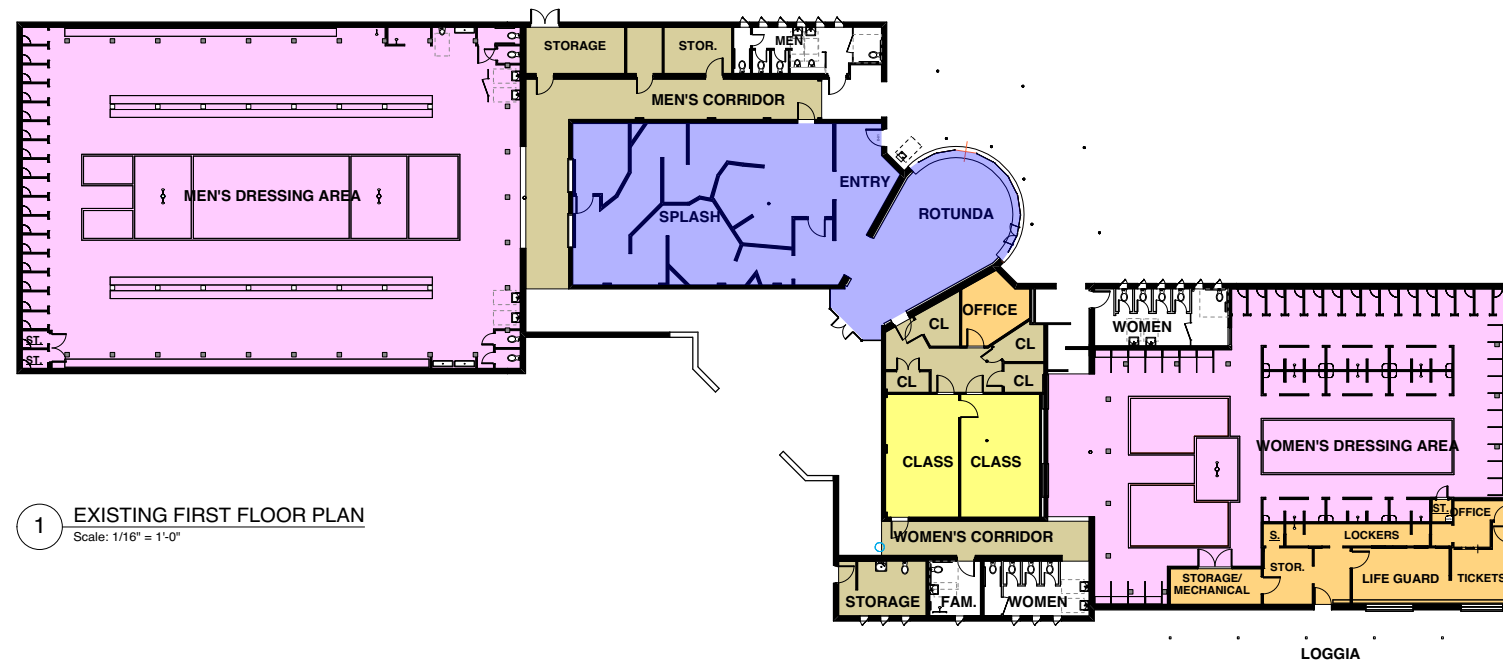
April 5, 2018

April 2018
Zilker Metro-Barton Springs Bathhouse
Rehabilitation Project
Site Civil Engineering Conceptual Design Report



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DOUCET-CHAN
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Texas Registration Number 3937



- Structural condition assessment
- Civil site assessment
- Programming interviews with Nature Center, Aquatics and Watershed Protection staff
- Preliminary regulatory meetings with Building Officials, Floodplain Office
- Standing weekly meetings with PARD and PWD project managers

What We've Heard

Kick-Off Meeting

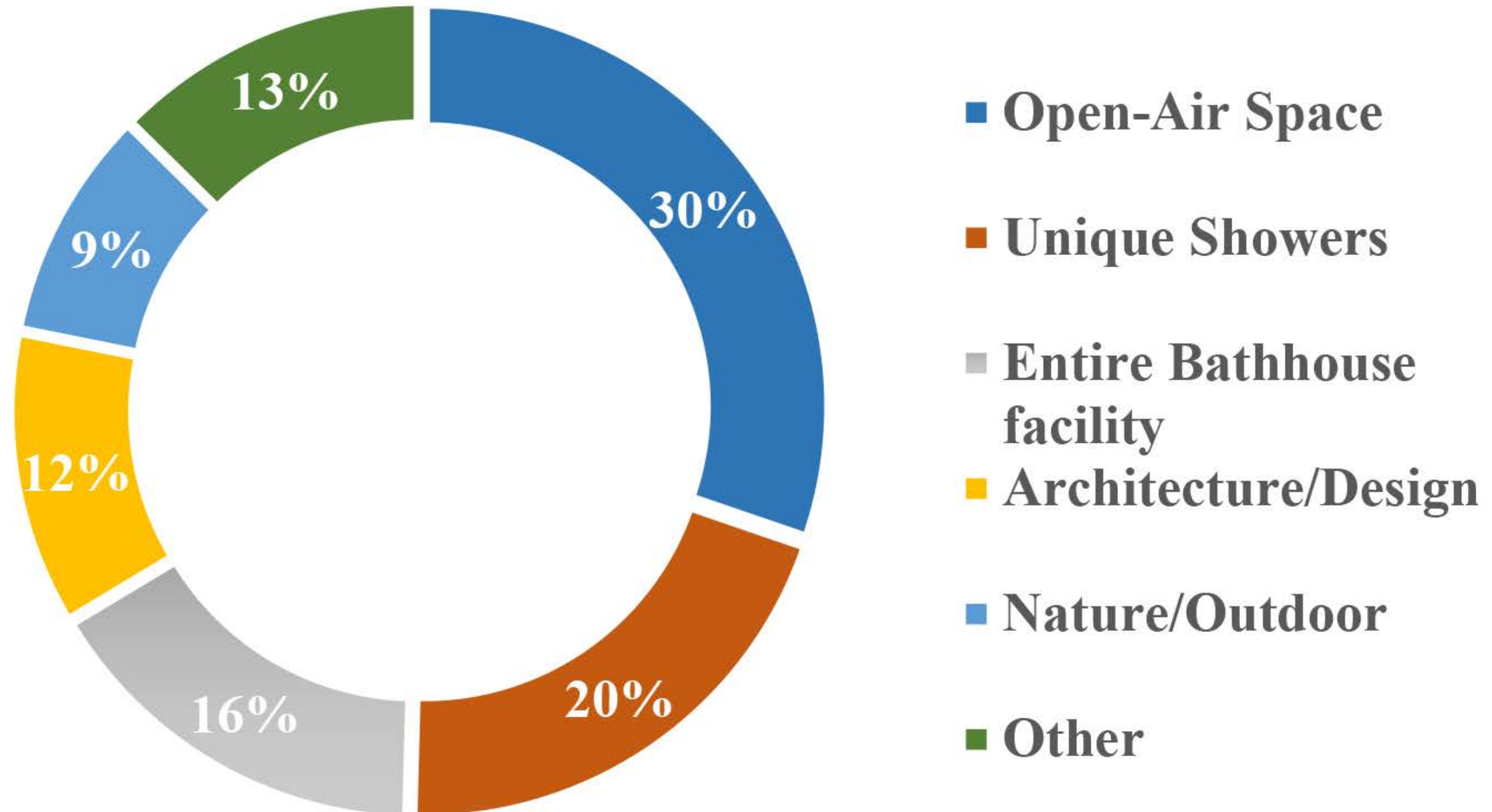
- **Concerned about reducing parking**
- **Congestion at Zephyr station, concession — move them**
- **Women need more room — swap the Men's and Women's dressing areas**
- **Keep education uses in the Rotunda — not Aquatics**
- **SPLASH! needs modernization**
- **How did the Rotunda change from pink to purple in the final Feasibility Study**
- **Don't tear up the floor -- clever design to drains**

Stakeholder Meeting

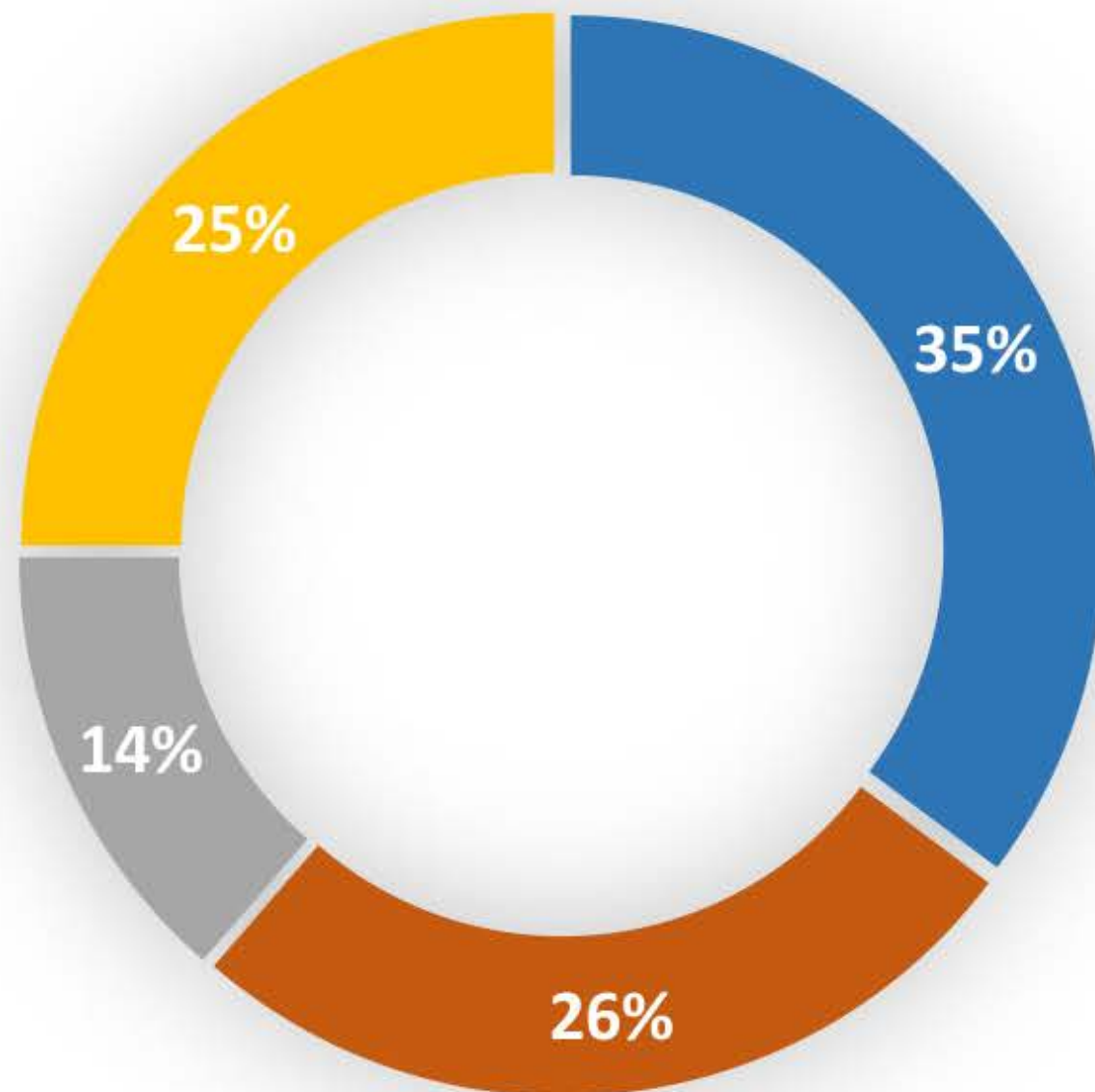
- **Celebrate the building's history, its timeless simplicity, its materials.**
- **Celebrate the natural beauty, especially in dressing areas, Spectators Gallery.**
- **Make it a One-Phase project.**
- **Education is a must. Capture everybody who visits the pool.**
- **Open the building to the public as much as possible; use the Rotunda as the pool entry and building identity.**
- **Keep it simple.**
- **Tend to lifeguards needs. They keep us safe.**
- **Improve Storage.**

Community Survey

Q1: What elements of the Barton Springs Bathhouse do you enjoy the most?

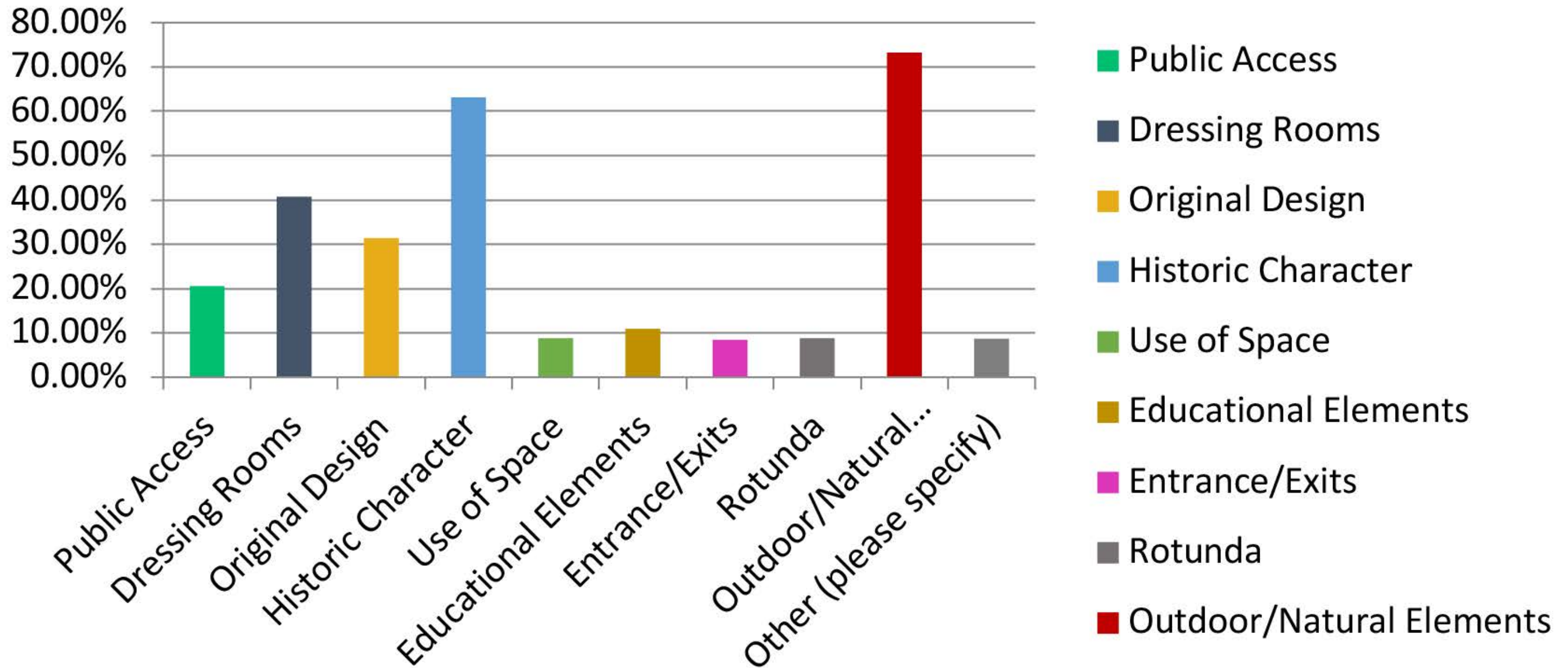


Q2: What concerns might you have about this project?

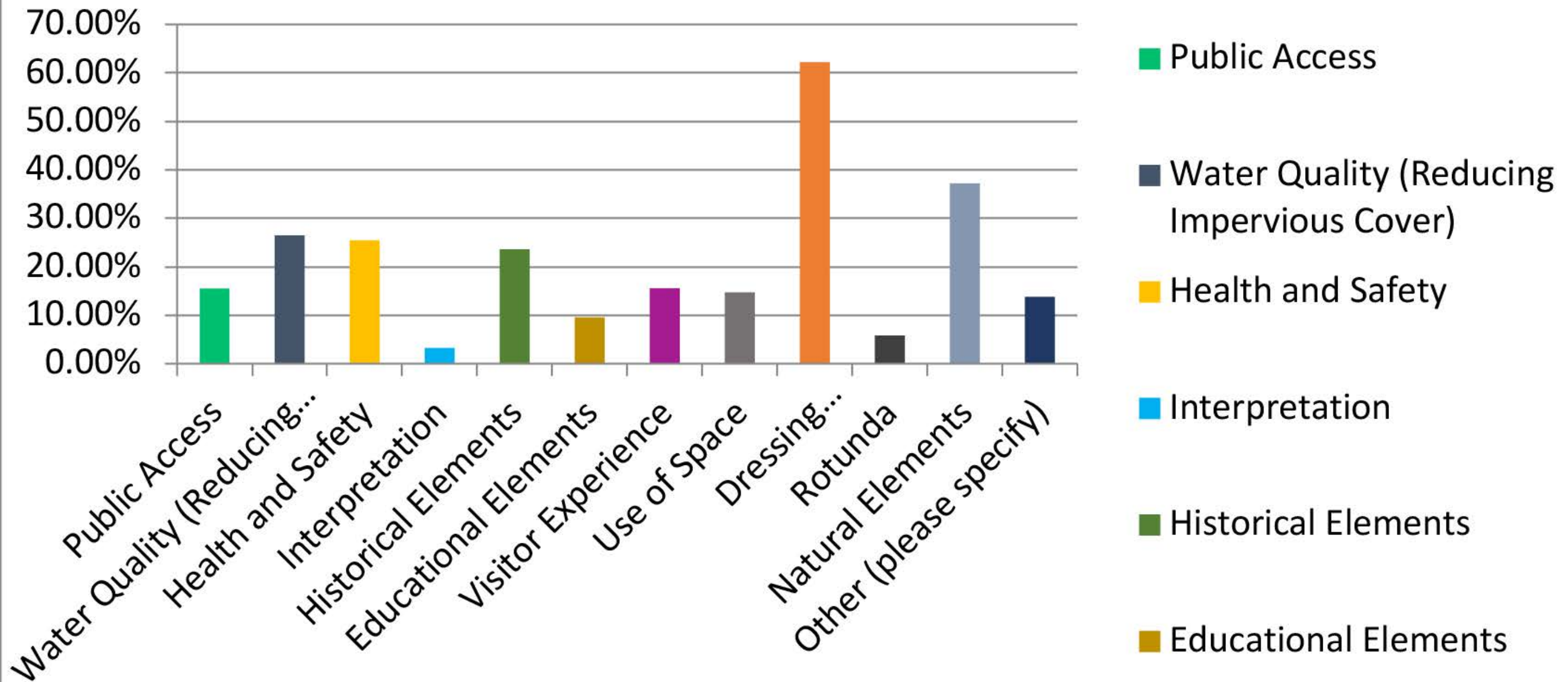


- **History/Architecture**
- **Limited Access to Amenities**
- **Construction (duration)**
- **Other (Cost, Environment, Parking/Traffic)**

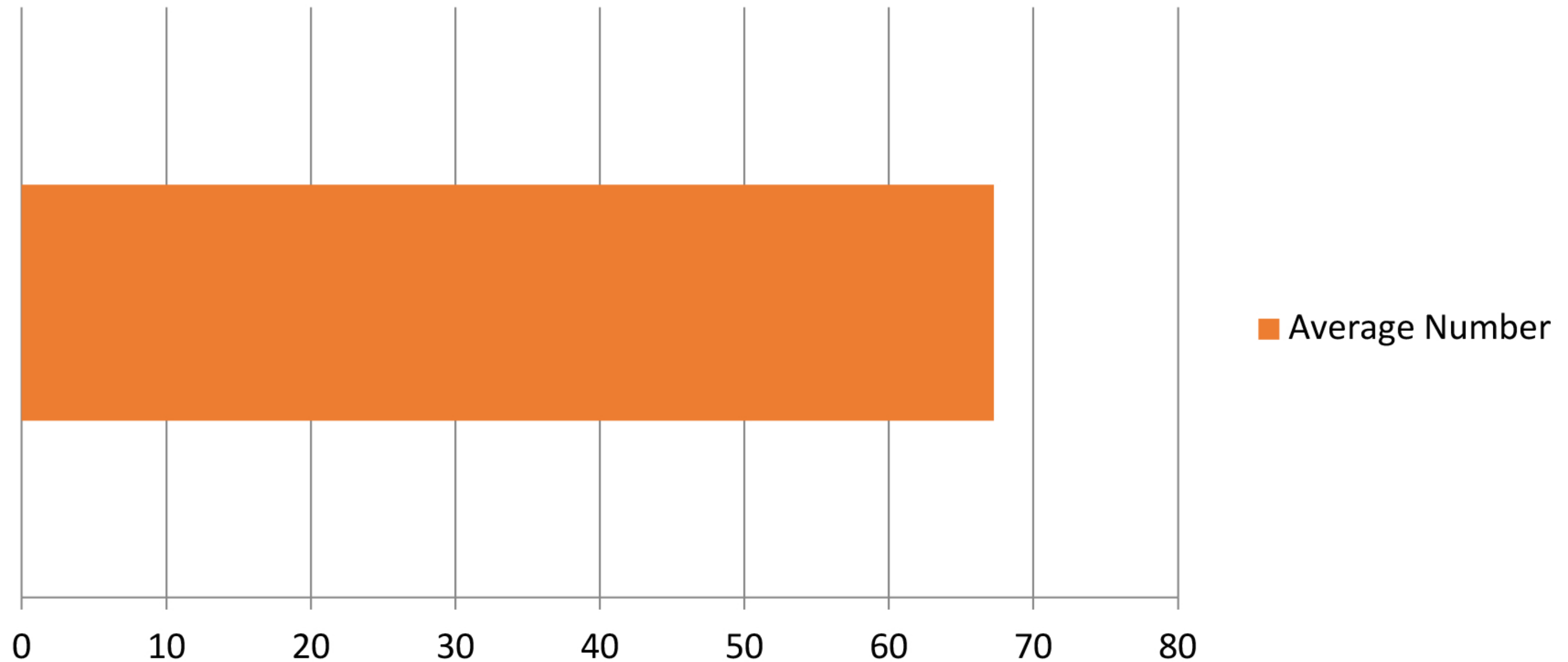
Q3: What elements of the Barton Springs Bathhouse do you believe are most important to maintain or preserve? (Please select no more than 3.)



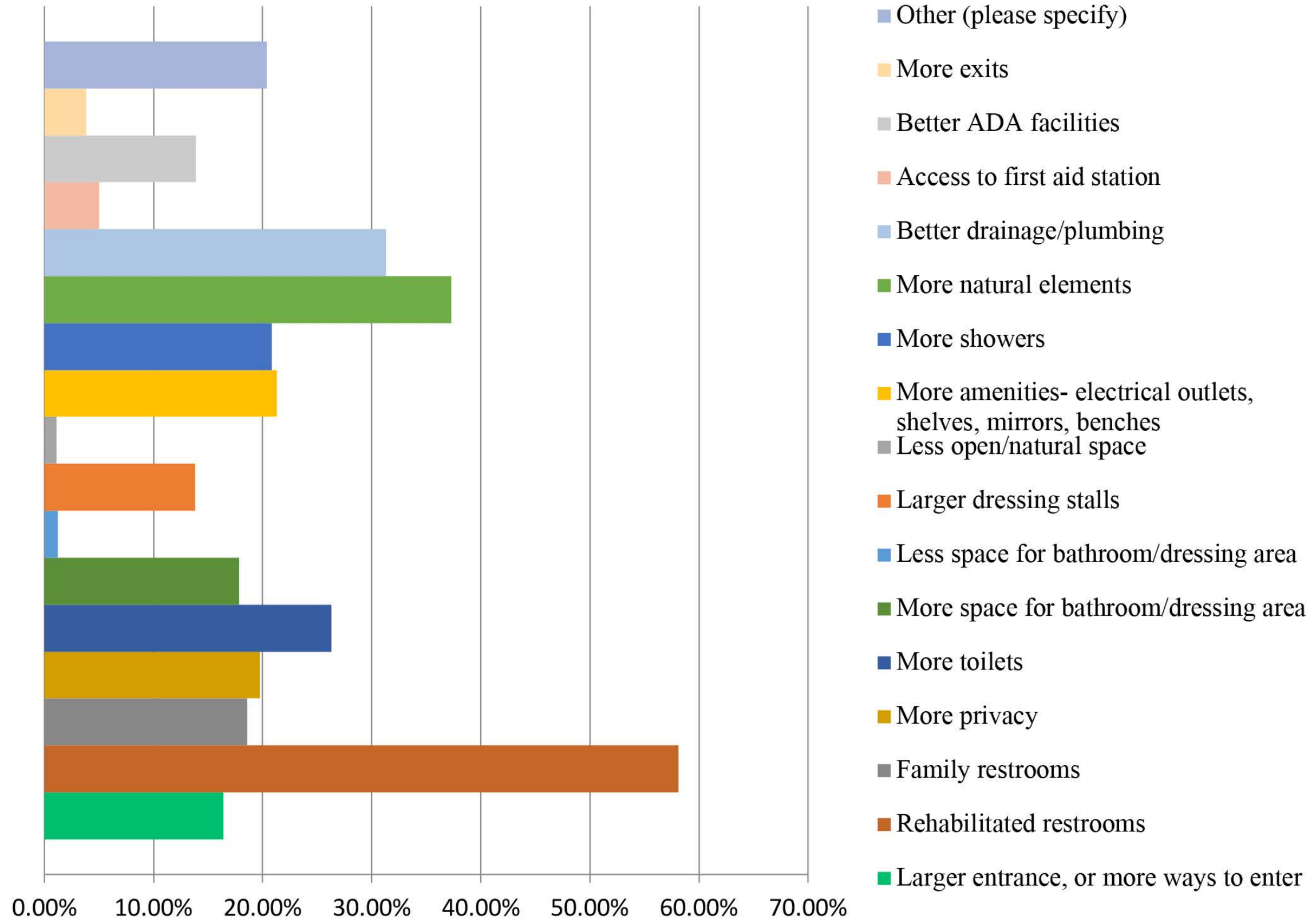
Q4: What elements of the Barton Springs Bathhouse do you believe are most important to enhance? (Please select no more than 3.)



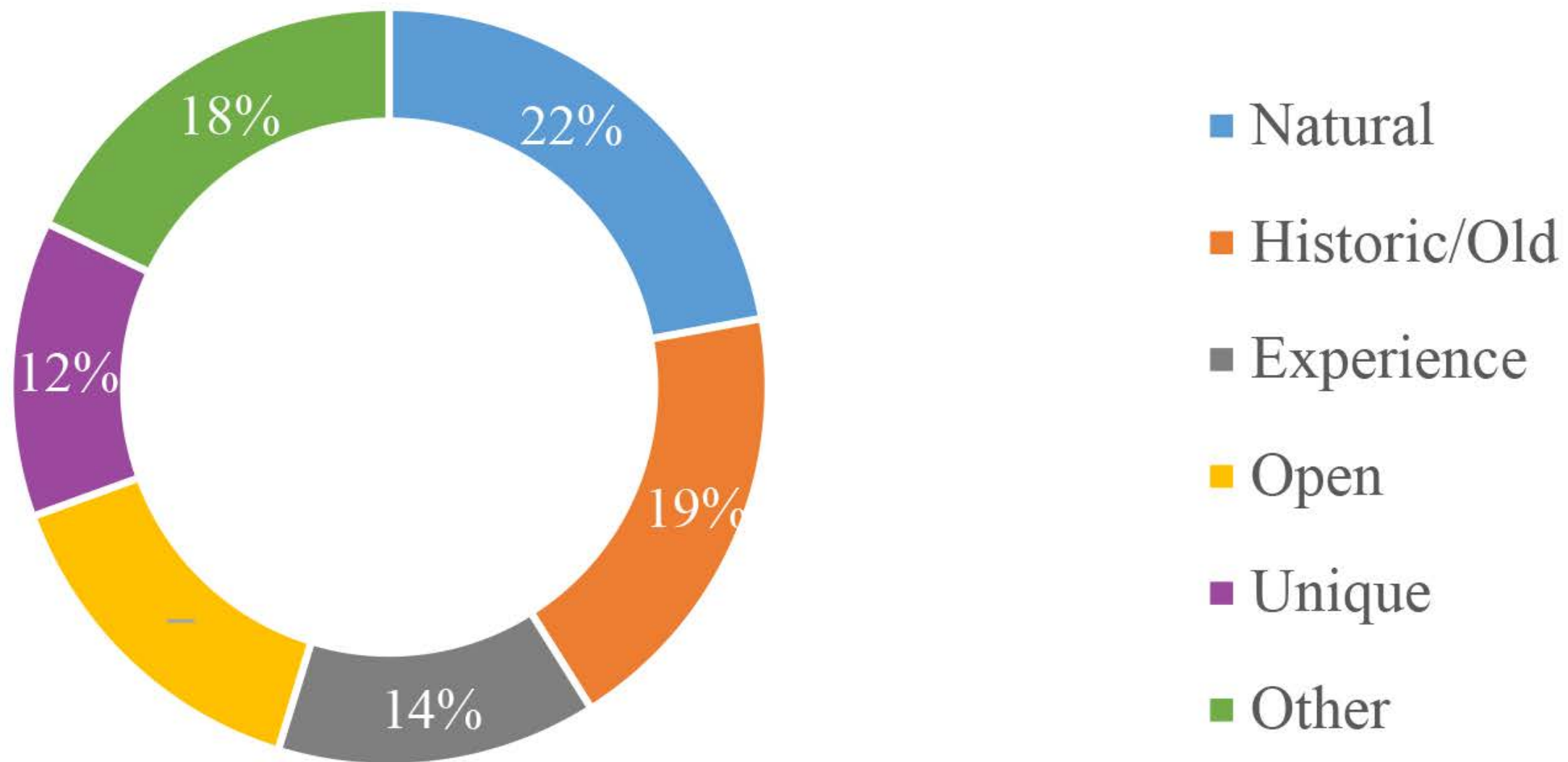
Q5:How would you rate your experience using the bathhouse? (0 being very poor and 10 being excellent.)



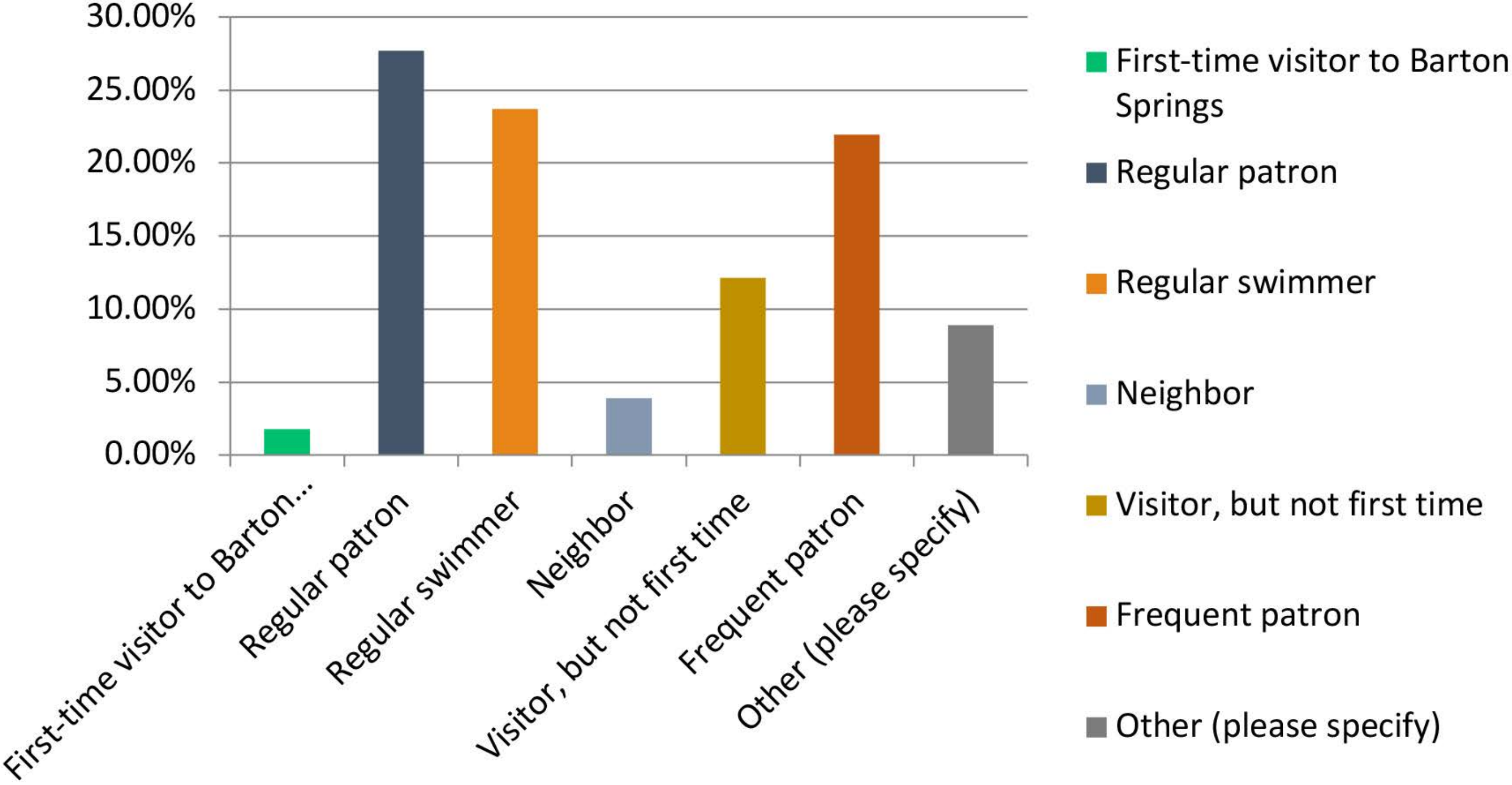
Q6: What would improve your experience using the bathhouse?



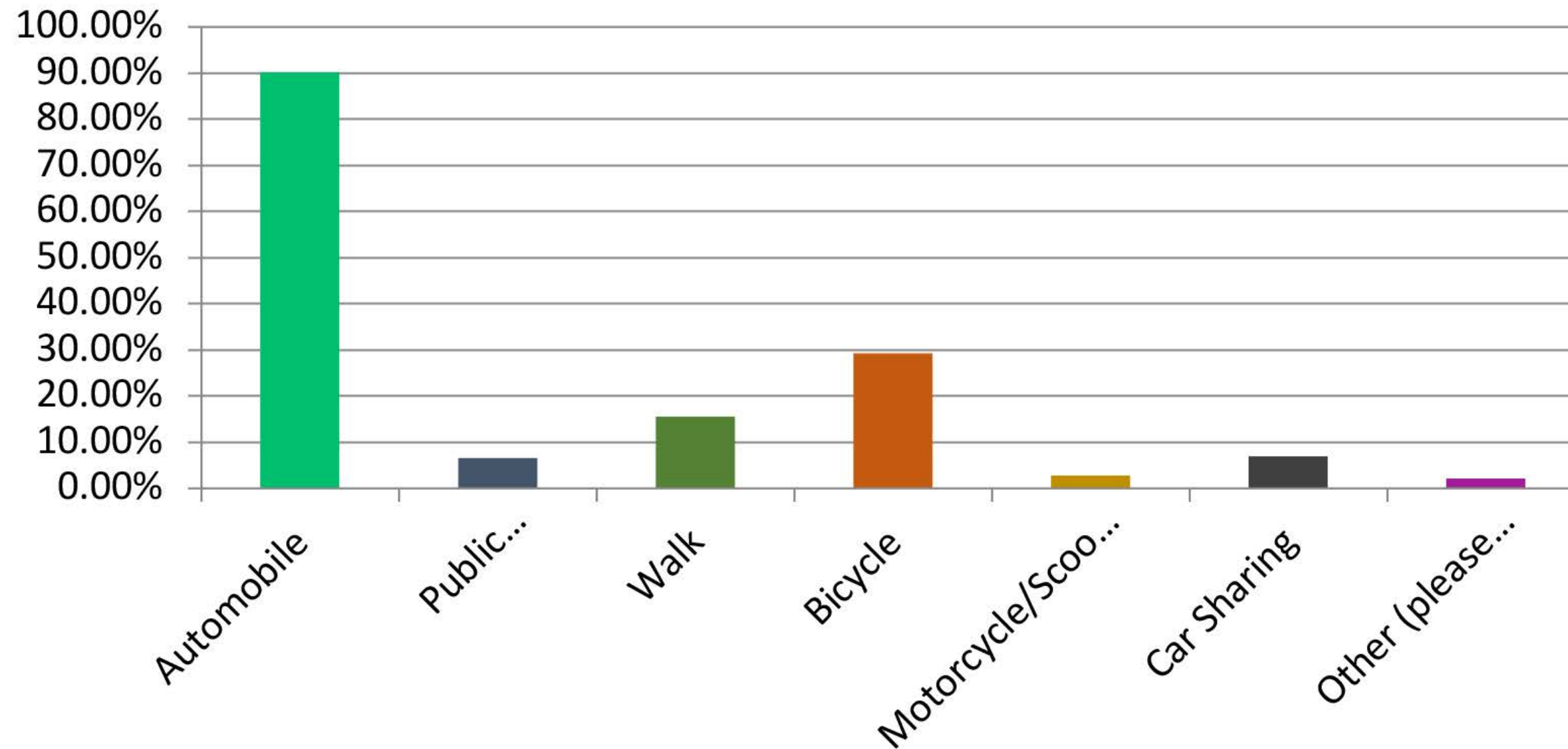
Q7: Help us develop design principles for rehabilitation.
Leave an adjective that feel will best describe the Barton
Springs Bathhouse.



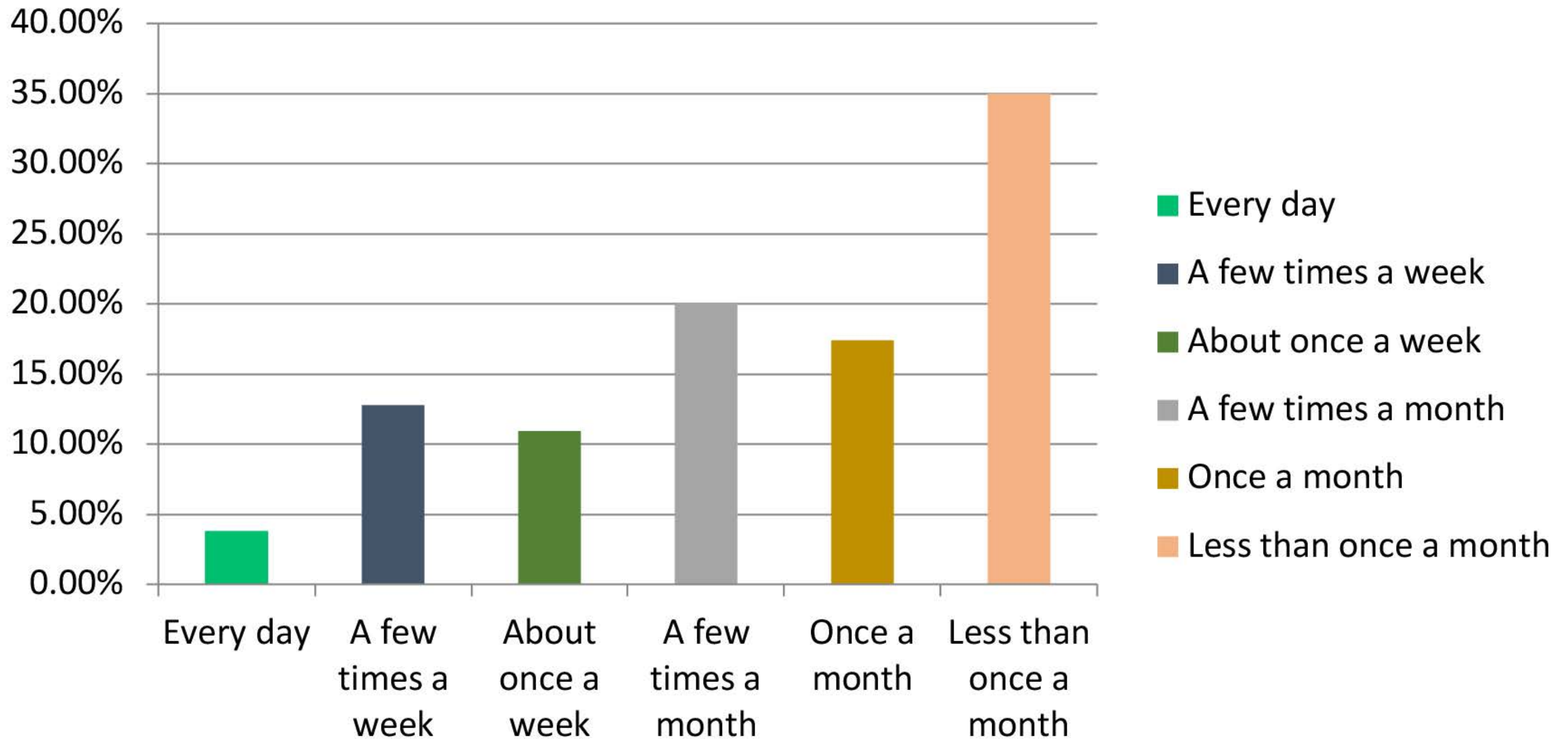
Q8: Which of these options best describes you?



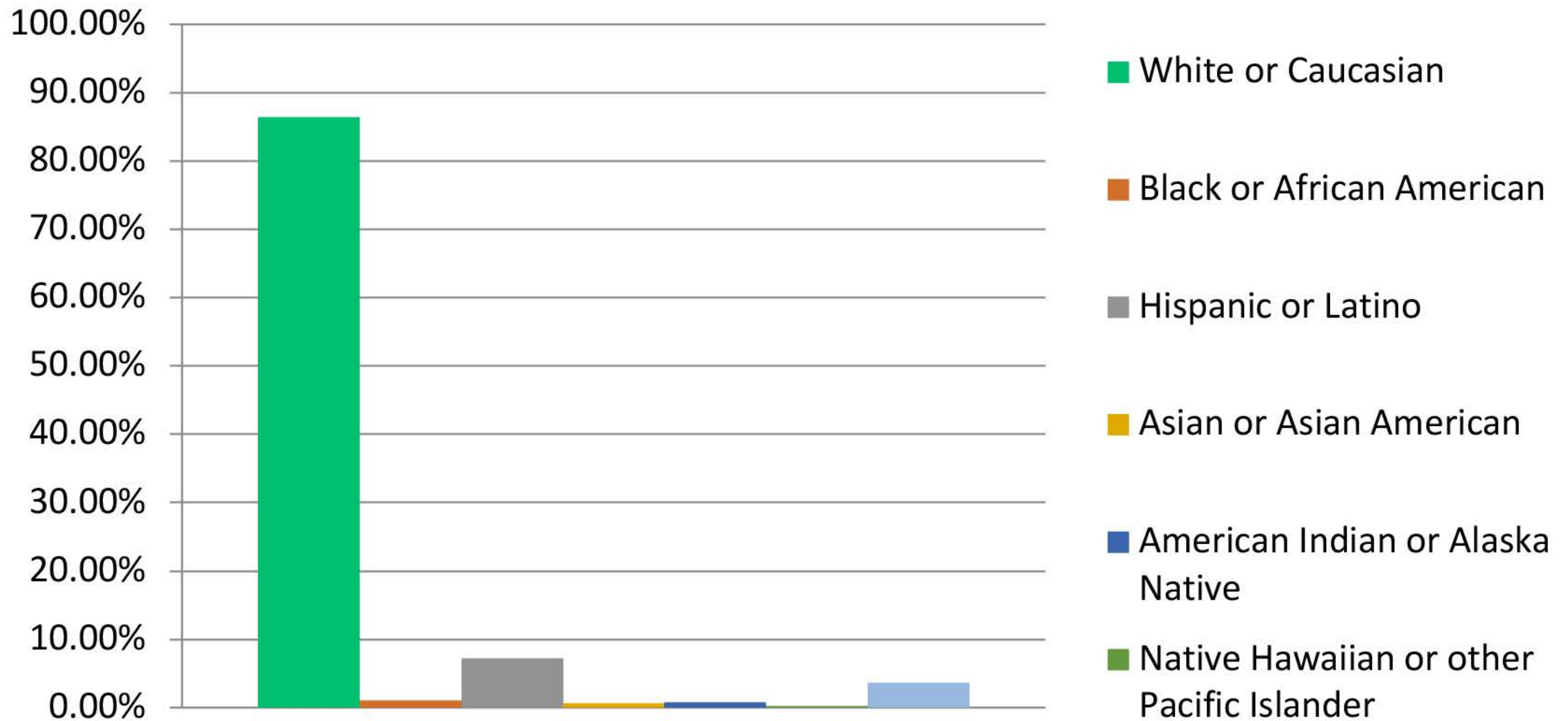
Q9: What transportation methods do you use to visit the Barton Springs Bathhouse?



Q10: How often do you use the Barton Springs Bathhouse?



Q12: What is your race? (Optional)



Definitions:

REHABILITATION

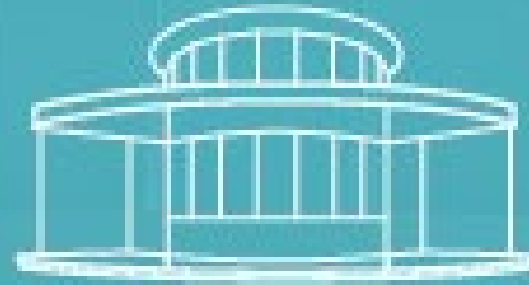
- **The act or process of making possible a compatible use**
for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

VALUE

- **Something intrinsically valuable or desirable**
such as a principle or quality

PROGRAM

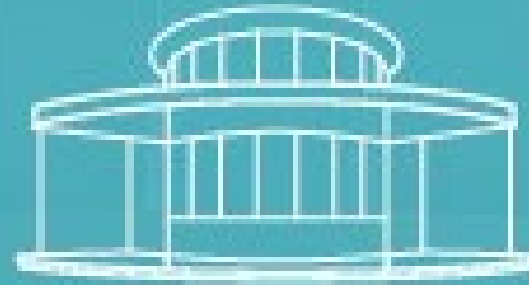
- **Often described as “problem seeking”**
 - to define the problem rather than propose a solution
 - Research project type, identify goals and objectives, gather data, analyze information



*Barton Springs
Bathhouse*
REHABILITATION

ACTIVITY - PART I

Appreciative Inquiry



*Barton Springs
Bathhouse*
REHABILITATION

PROGRAM TOPICS

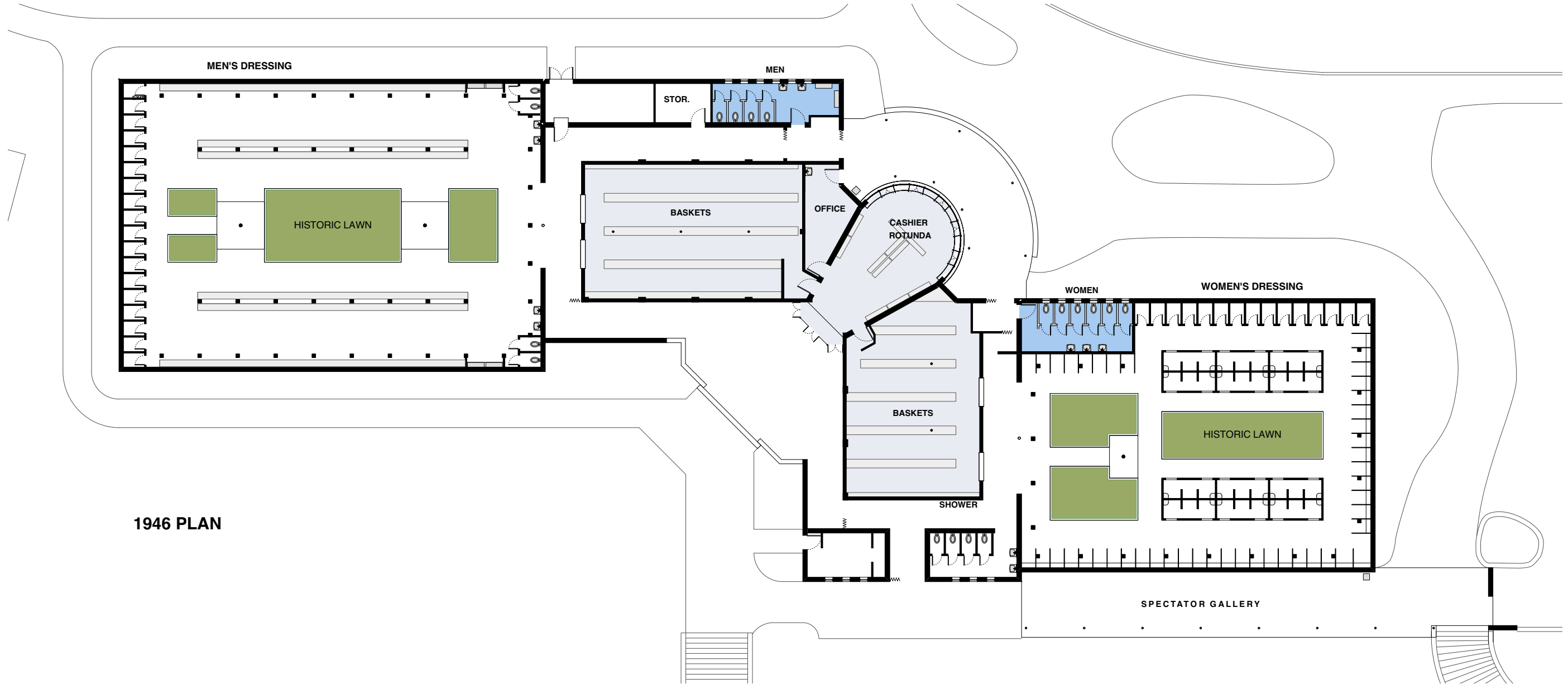
Historic Elements

User Experience

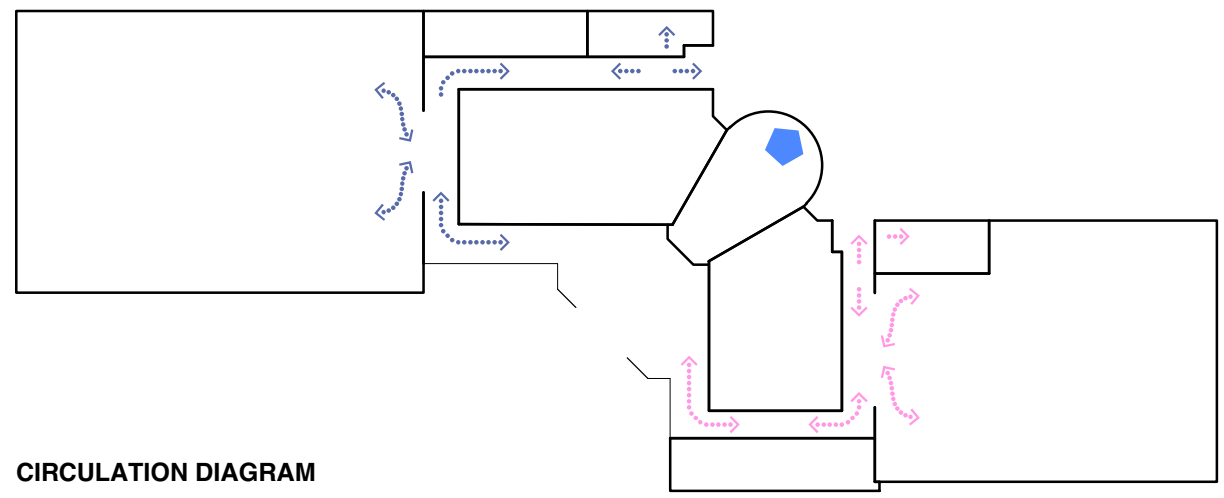
Education

Environmental

Historic Elements






1946 PLAN

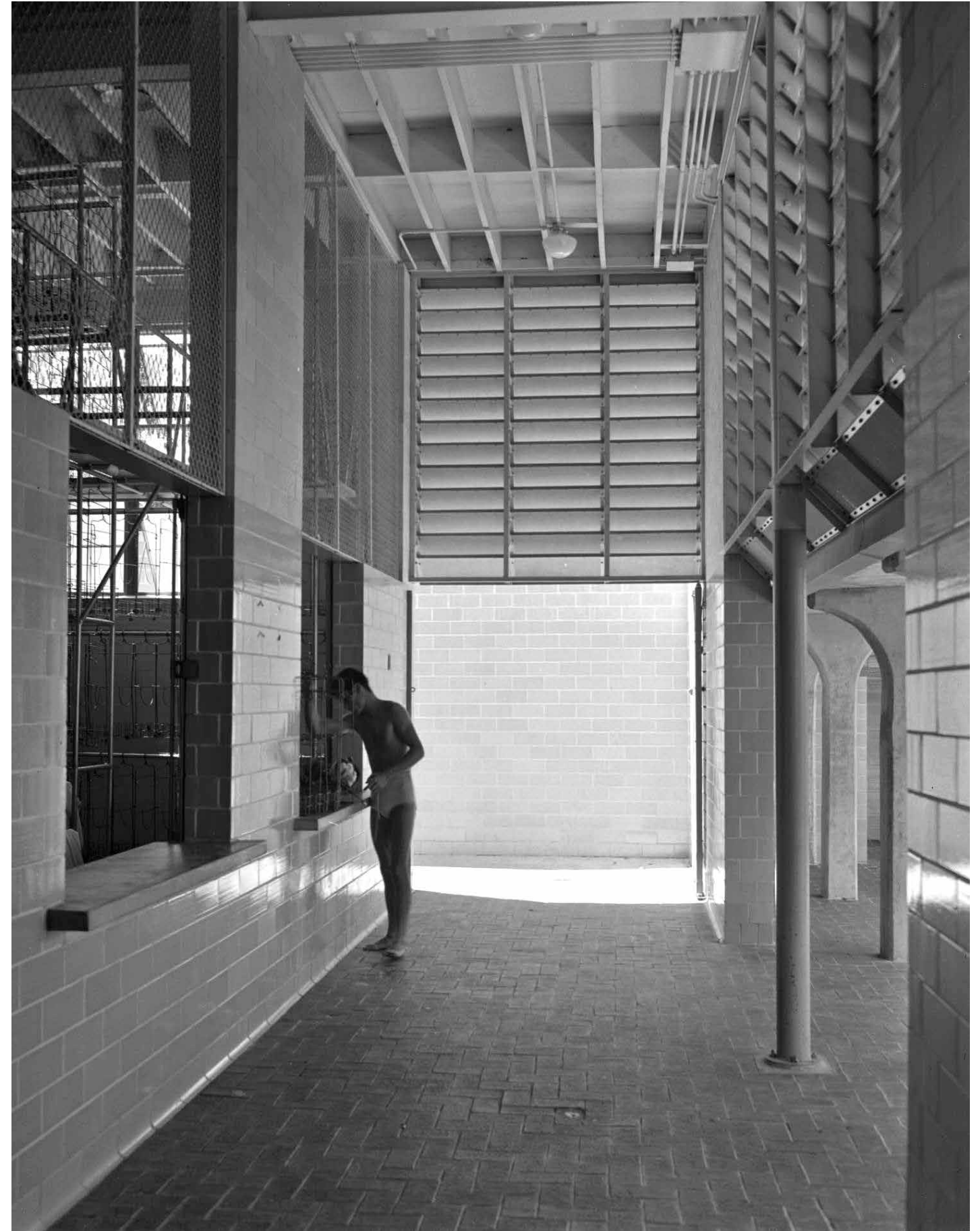


CIRCULATION DIAGRAM

LEGEND

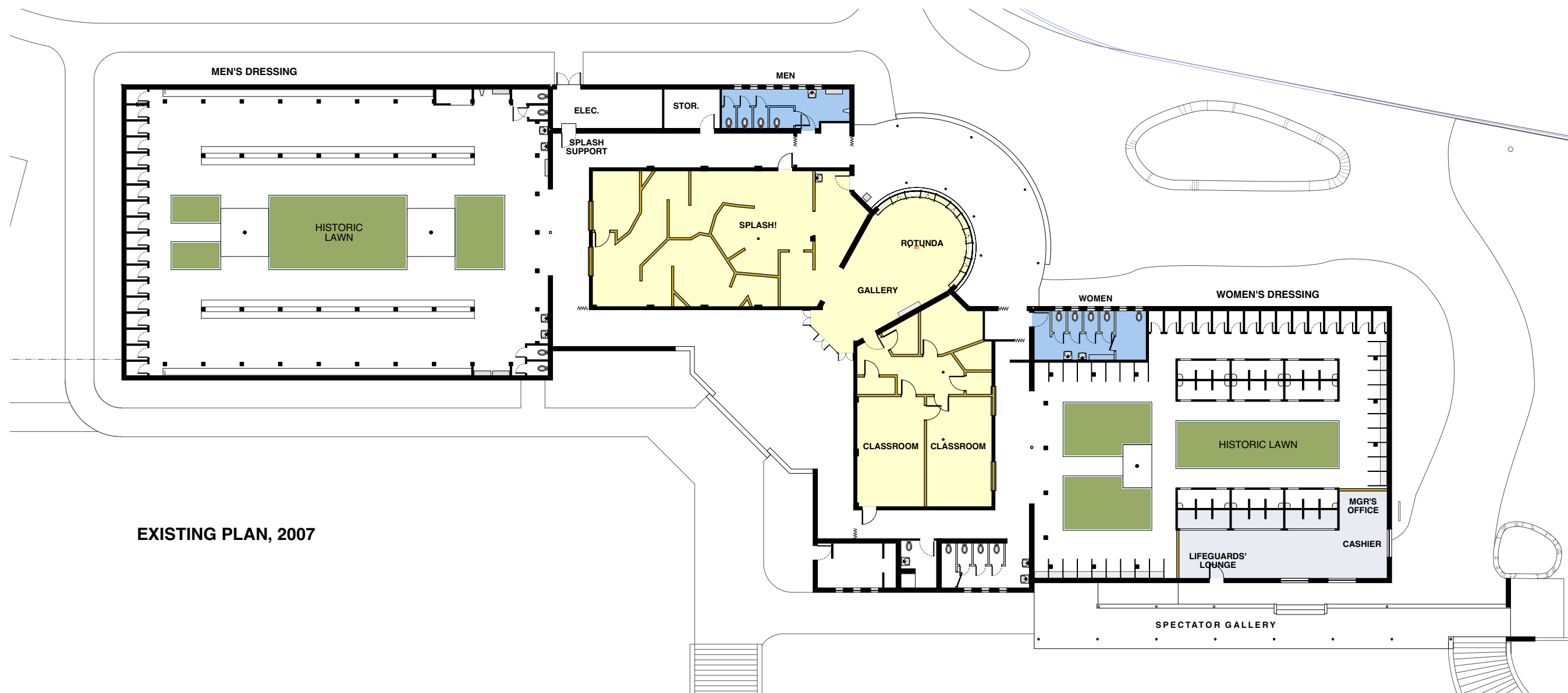
-  MEN'S AREA ONLY CIRCULATION
-  WOMEN'S AREA ONLY CIRCULATION
-  CASHIER



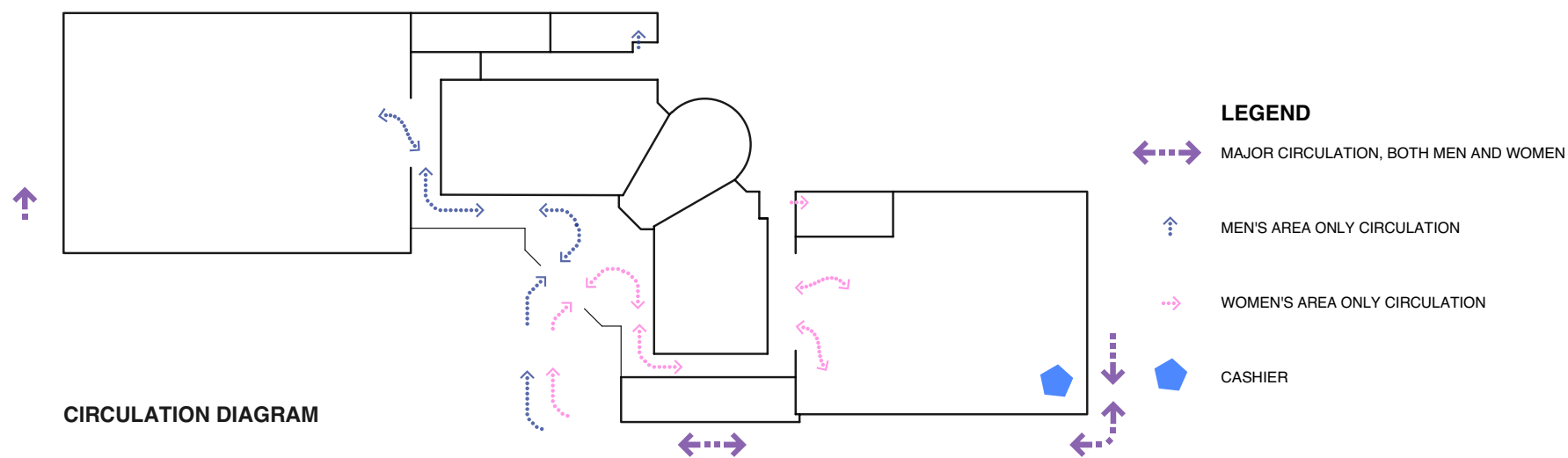








EXISTING PLAN, 2007



CIRCULATION DIAGRAM

LEGEND

- MAJOR CIRCULATION, BOTH MEN AND WOMEN
- MEN'S AREA ONLY CIRCULATION
- WOMEN'S AREA ONLY CIRCULATION
- CASHIER

User Experience

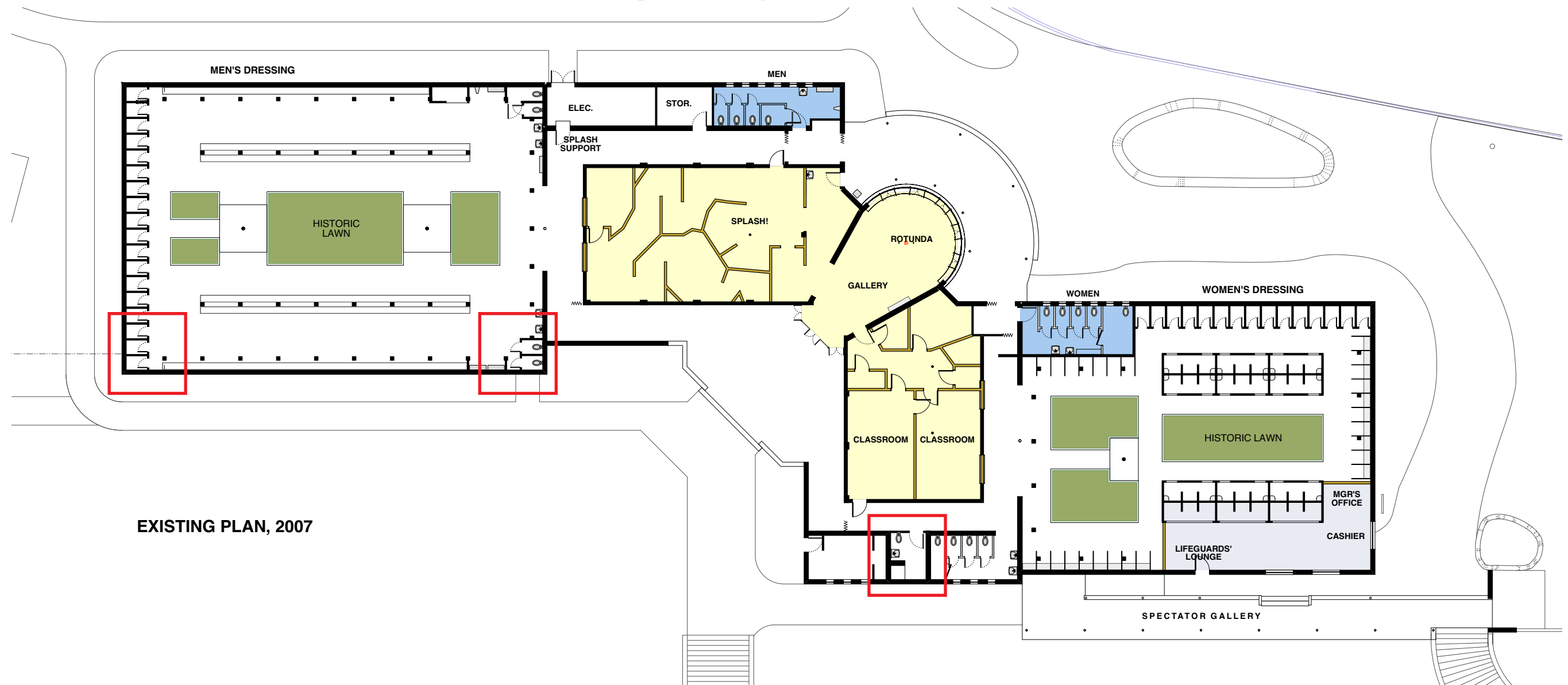
User - Dressing Rooms

- Restore the women's dressing room? (Move office, etc.)
- Reduce the men's dressing room? (Storage, family restroom)
- Reduce the number of cubicles?



User - Family Restrooms

- How many family restrooms?
- Located within dressing rooms?
- Accessible to pool grounds?



User - Dressing Cubicles

- Open air and private cubicle
- Modesty options

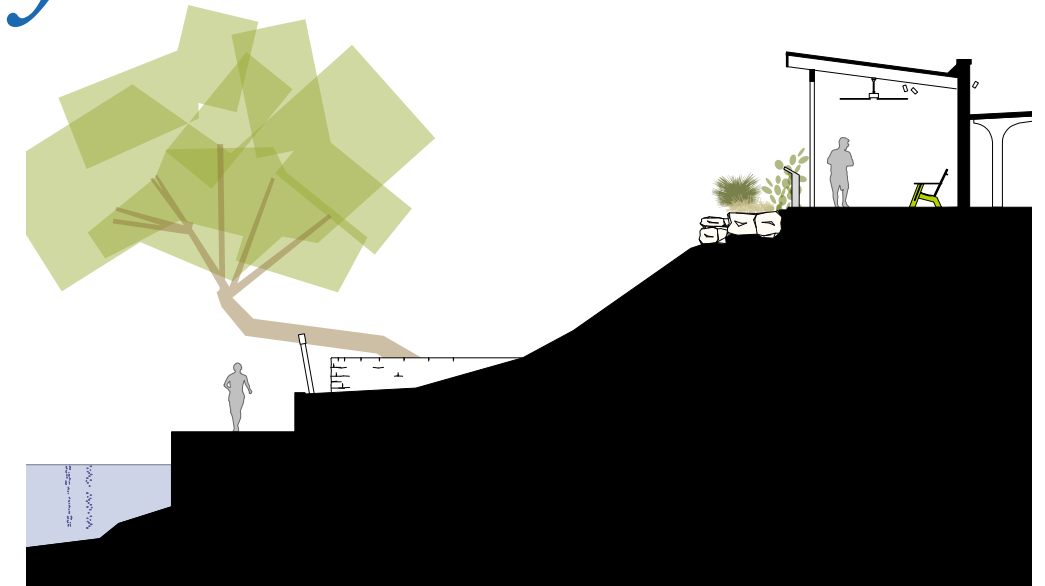


User - Spectator Gallery

- Social space
- Circulation way

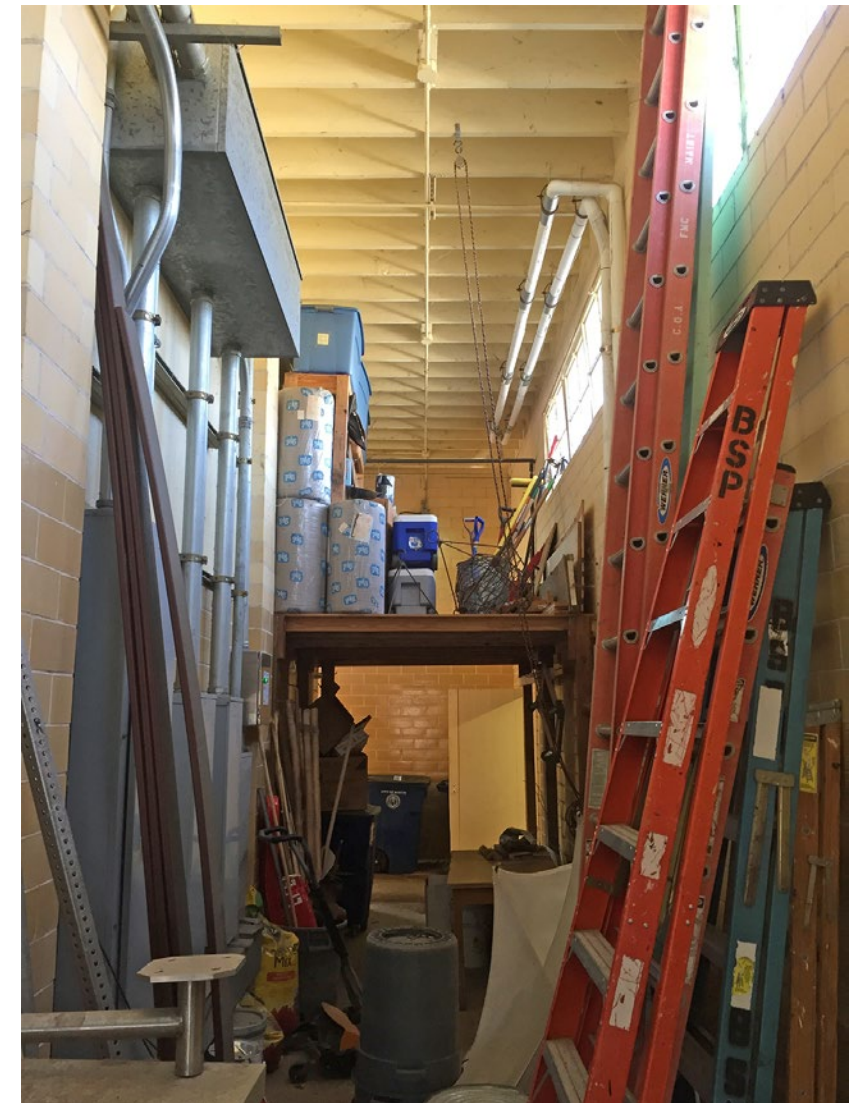


Barton Springs Bathhouse Rehabilitation



User - Storage

- Need for and location of storage room(s)?
- Lifeguards
- Bathhouse maintenance
- Zilker maintenance
- WPD biologist



User - Automated Access

- Conversion to automated access?



Freemotion.Gate 'Full'

Freemotion.Gate 'Full', SKIDATA's reader for mountain resorts, plays off the fun. Innovation and functionality boost its performance and provide a measure of convenience, safety and prevention of ticket abuse. "Unlimited pleasure on the slopes" is the new philosophy in access management.

Put a stop to the ticket fraudsters' game

- Do you know how much money you are losing each day due to ticket fraud?
- SKIDATA's new reader brings you a thing of the past! Freemotion makes it easy. The photo comparison function and the height sensor make sure that tickets cannot be passed on to others and adults cannot use a ticket for children. Why do without that?

Save money

- You can always rely on Freemotion.Gate 'Full'. Simple and elegant - easy to use, SKIDATA makes it.
- Freemotion's modular design reduces maintenance work - your staff have more important things to do.
- Low maintenance design.
- Standard maintenance tasks can be carried out quickly and easily; no external support required.

Ticket check in Record Time

- Standing on the slopes - and back up it's a long! Freemotion.Gate 'Full' lives up to its name: its extremely high reading capacity substantially increases the throughput - so really, when your customers are carrying their collection home.

Cutting-edge technology and design

- The experts have said: The design and functions of Freemotion have won it the top place in the Skiing Innovation Award.

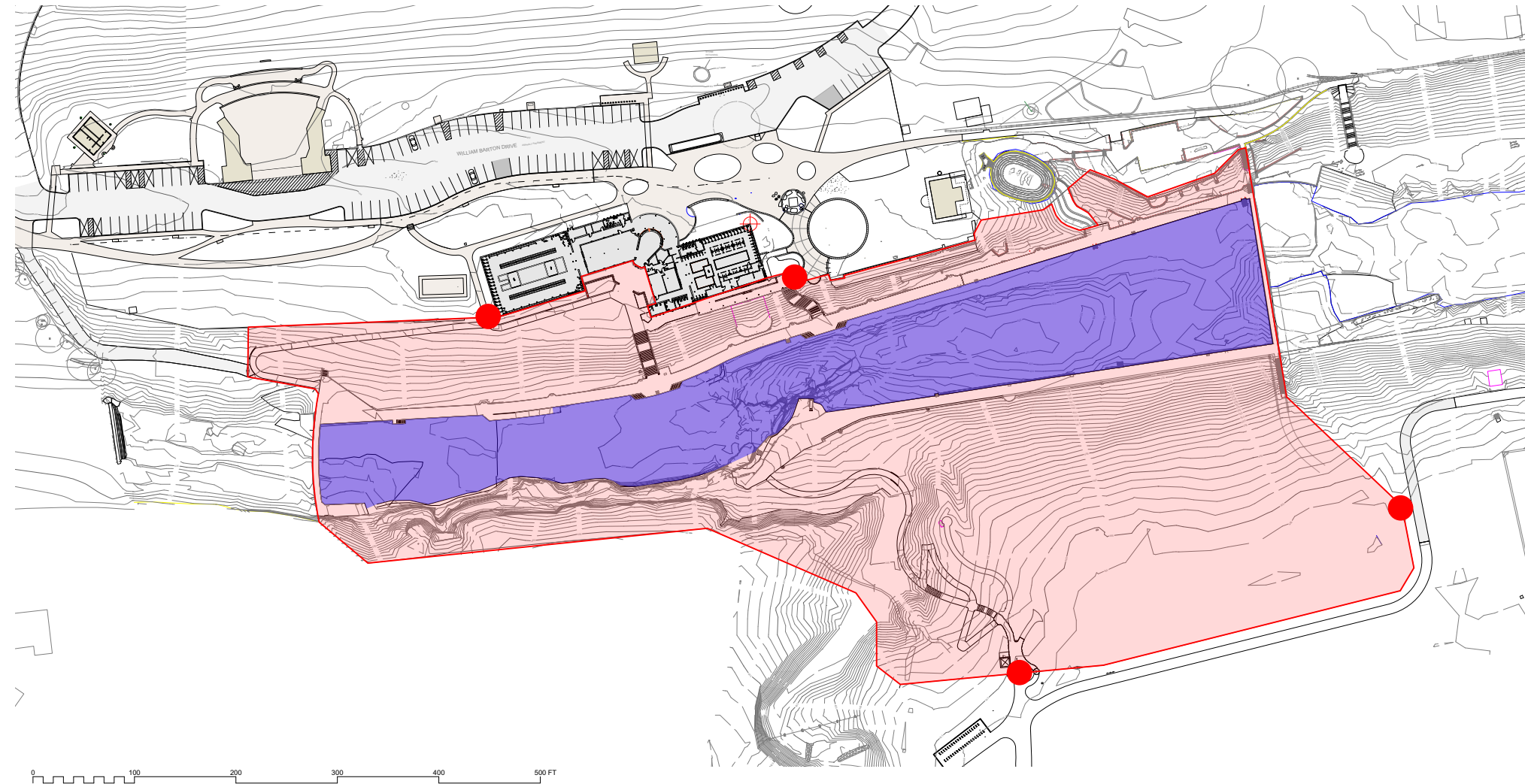
www.skidata.com

SKIDATA
PRODUCT GROUP



User - Site Egress

- Egress points?



SITE DATA	
EXISTING FENCED AREA (including pool)	336,760 SQ. FT.
WATER SURFACE AREA	90,159 SQ. FT.
NET FENCED AREA	246,602 SQ. FT.
SITE OCCUPANT LOADS	
POOL:	90,159 SQ. FT. @ 1:50 = 1,803 OCCUPANTS
DECK:	246,601 SQ. FT. @ 1:15 = 16,440 OCCUPANTS
TOTAL:	18,243 OCCUPANTS

18,243 OCCUPANTS x 0.2"/OCCUPANT = 3,649"
THIS = 101 36" EXIT DOORS

SITE DATA
JULY 9, 2018

User - Parking Lot

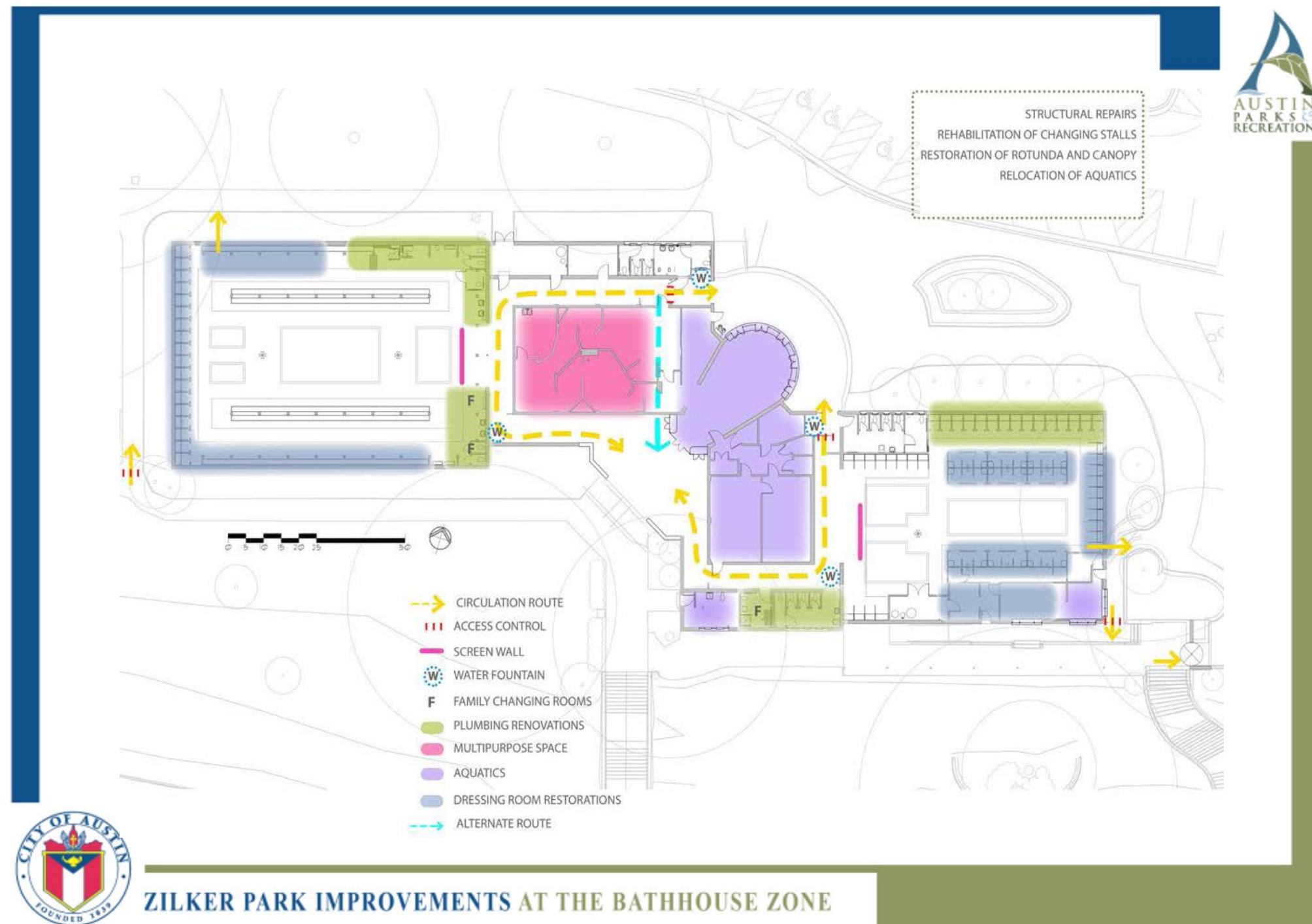
- One way?
- Reverse flow?



Education

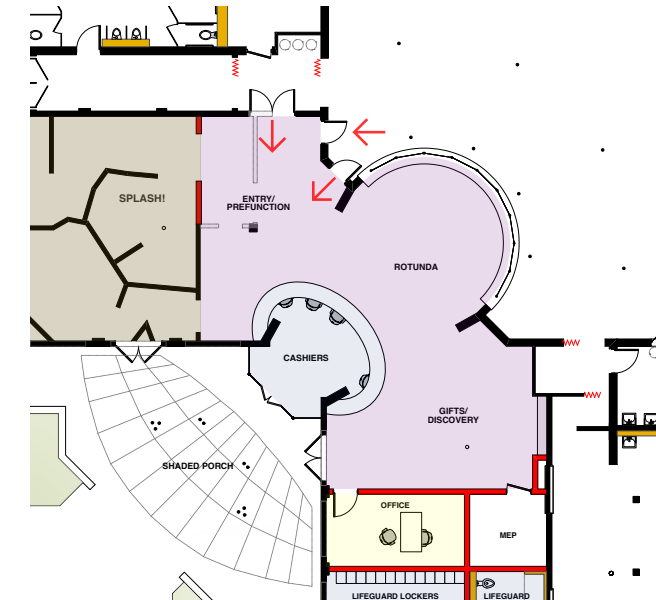
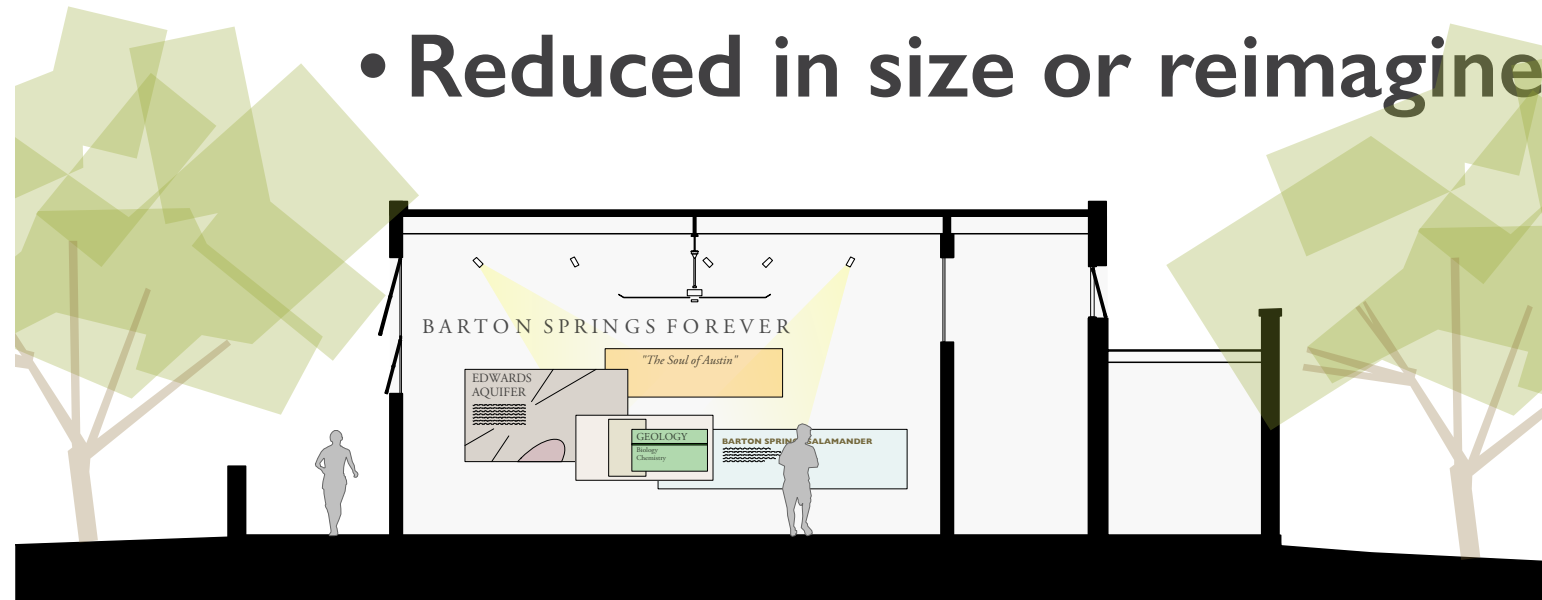
Education - Sheffield

- Sheffield out of the building, Sheffield reimaged?

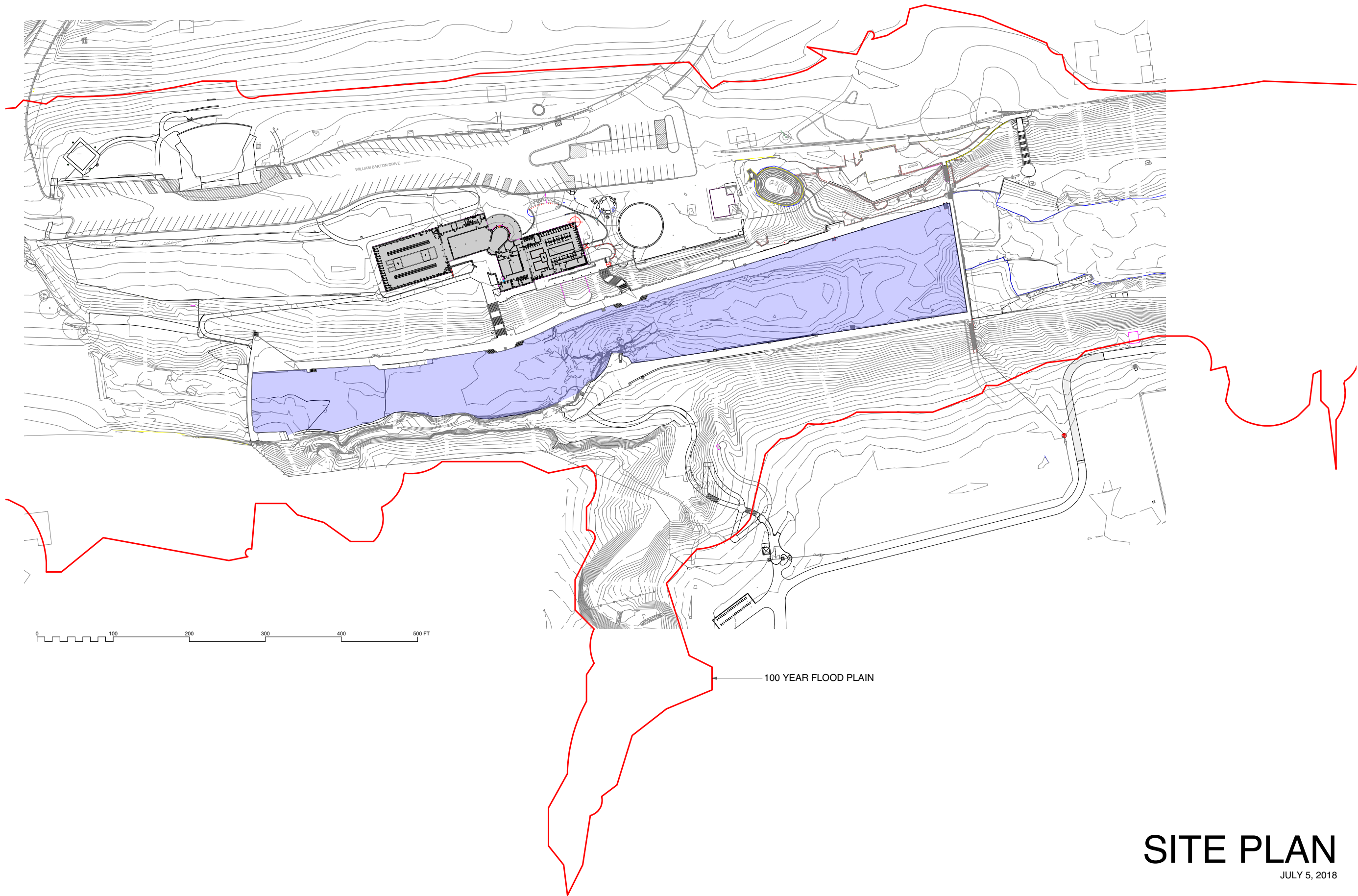


Education - SPLASH!

- SPLASH! in or out of the building.
- Reduced in size or reimaged?

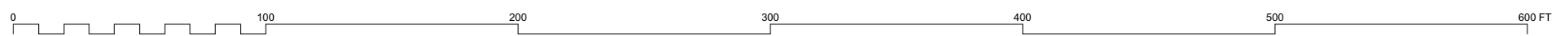
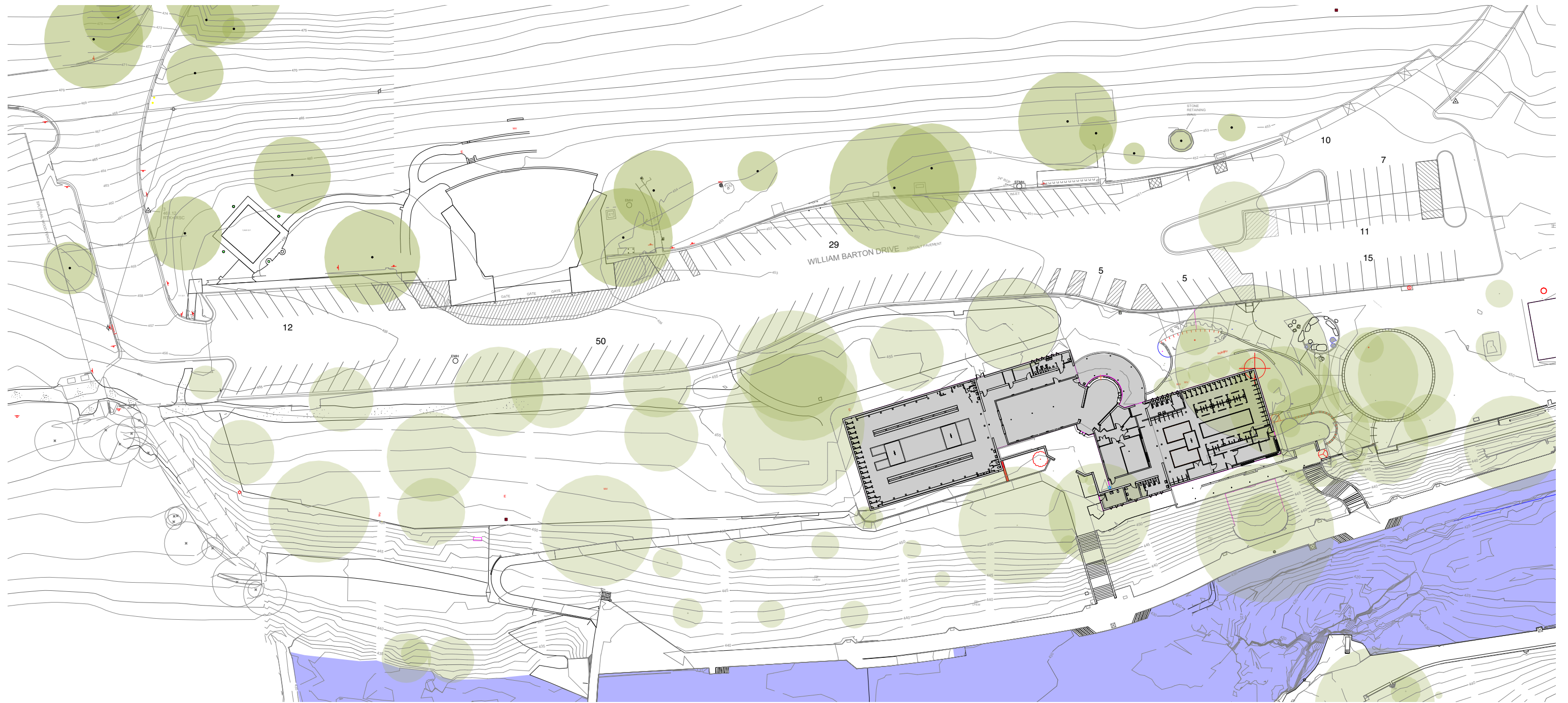


Environmental



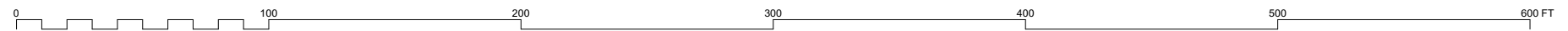
SITE PLAN

JULY 5, 2018



PARKING DATA

EXISTING PARKING AREA	65,420 SQ. FT.
EXISTING PARKING SPACES	144 SPACES



PARKING DATA

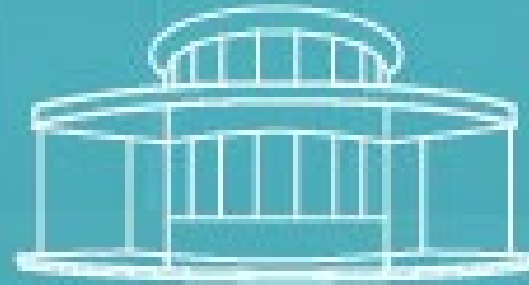
SCHEME 3 PARKING AREA	49,060 SQ. FT.
PROPOSED PARKING SPACES	127 SPACES
TOTAL ACCESSIBLE SPACES	10 SPACES
VAN ACCESSIBLE SPACES	3 SPACES

Concept - In Progress



Picturesque and peaceful Barton Springs was turned into a raging torrent that left debris and destruction after this flood rolled in the morning of June 17, 1958.

PICA 22648, Austin History Center, Austin Public Library



*Barton Springs
Bathhouse*
REHABILITATION

ACTIVITY - PART II

What Should Be.....

Historic Elements

User Experience

Education

Environmental

Thank You

