



## Mixed-use Redevelopment

### Seaholm Power Plant

Austin, Texas

**Originally built:**  
1948

**Type:**  
Oil-fired

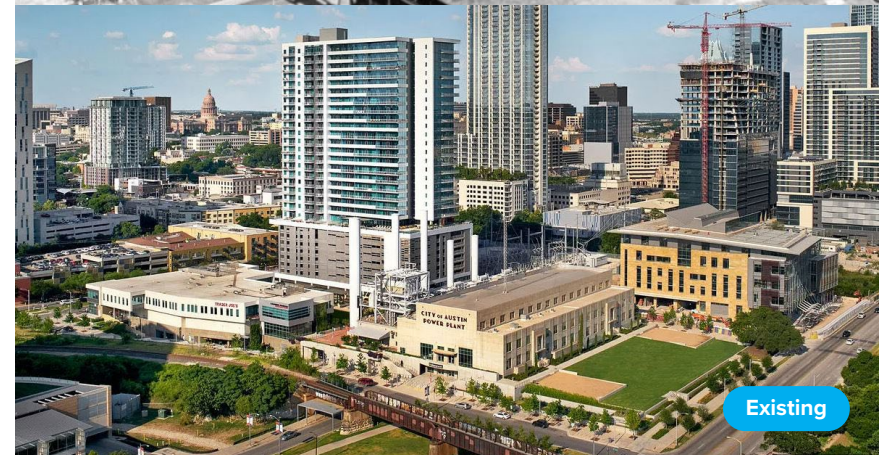
**Capacity:**  
100 MW

**Decommissioned:**  
1992

**Site size:**  
7.8 acres

**Project cost:**  
\$200 million

Austin's Seaholm Power Plant was commissioned in 1948 and operated until 1992. Thereafter, the site sat vacant for a decade and the City of Austin even considered demolishing the plant. In 2004, the city issued a request for proposals (RFP) for redevelopment of the site and committed to remediate the toxic PCBs and oil deposits that remained on site. The Seaholm Power, LLC team was selected to redevelop the site. Their plan included a high-rise residential tower, commercial building, and parking garage as well as restoration of the former power plant. Construction began in 2013 and was completed in 2016. Today, all 280 residential units are leased, several local businesses and a Trader Joe's occupy the new commercial spaces, and a healthcare company is now located in the former power plant building.



### ! Key Findings

#### Leveraging the RFP process

Several ideas for the vacant site including an aquarium failed to materialize until the city issued an RFP for the site.

#### Grassroots advocacy

The city considered demolishing the plant but a local group successfully advocated to save the historic structure.

#### New life to old infrastructure

Old water intake pipes that once cooled the plant's radiators were repurposed to irrigate the site's 1.5 acres of green space.

#### Celebrating history

The plant's turbine hall was preserved and left open for public viewing instead of leased as office space.