

GRAY SI PARTNERS
GVI GOMEZ VAZQUEZ
INTERNATIONAL

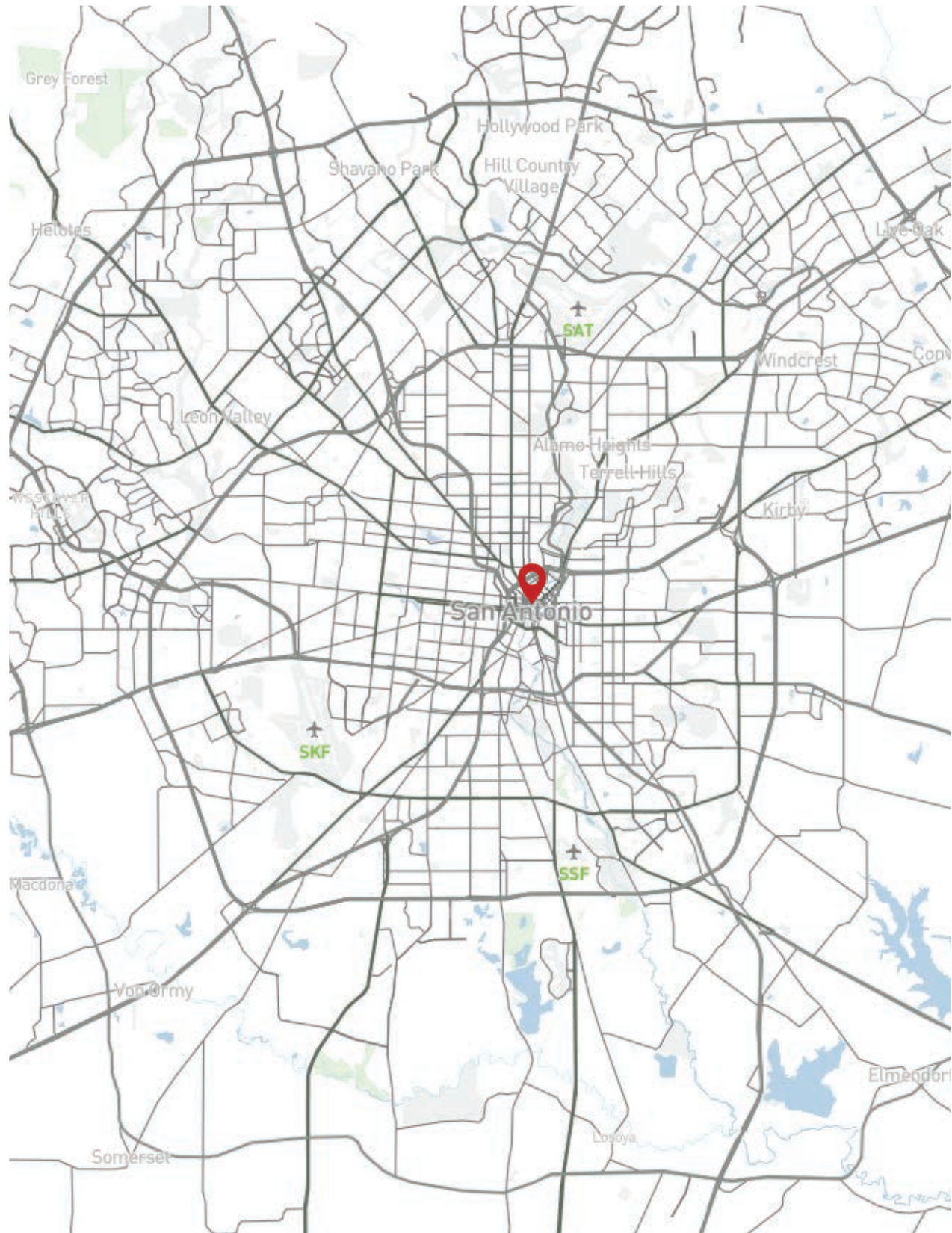
Market street / Confluence plaza
HDRC_Concept design presentation
January 2, 2026

1. Understanding the site

Location
Historical context
The site
Site analysis
Views
The place

2. Concept design

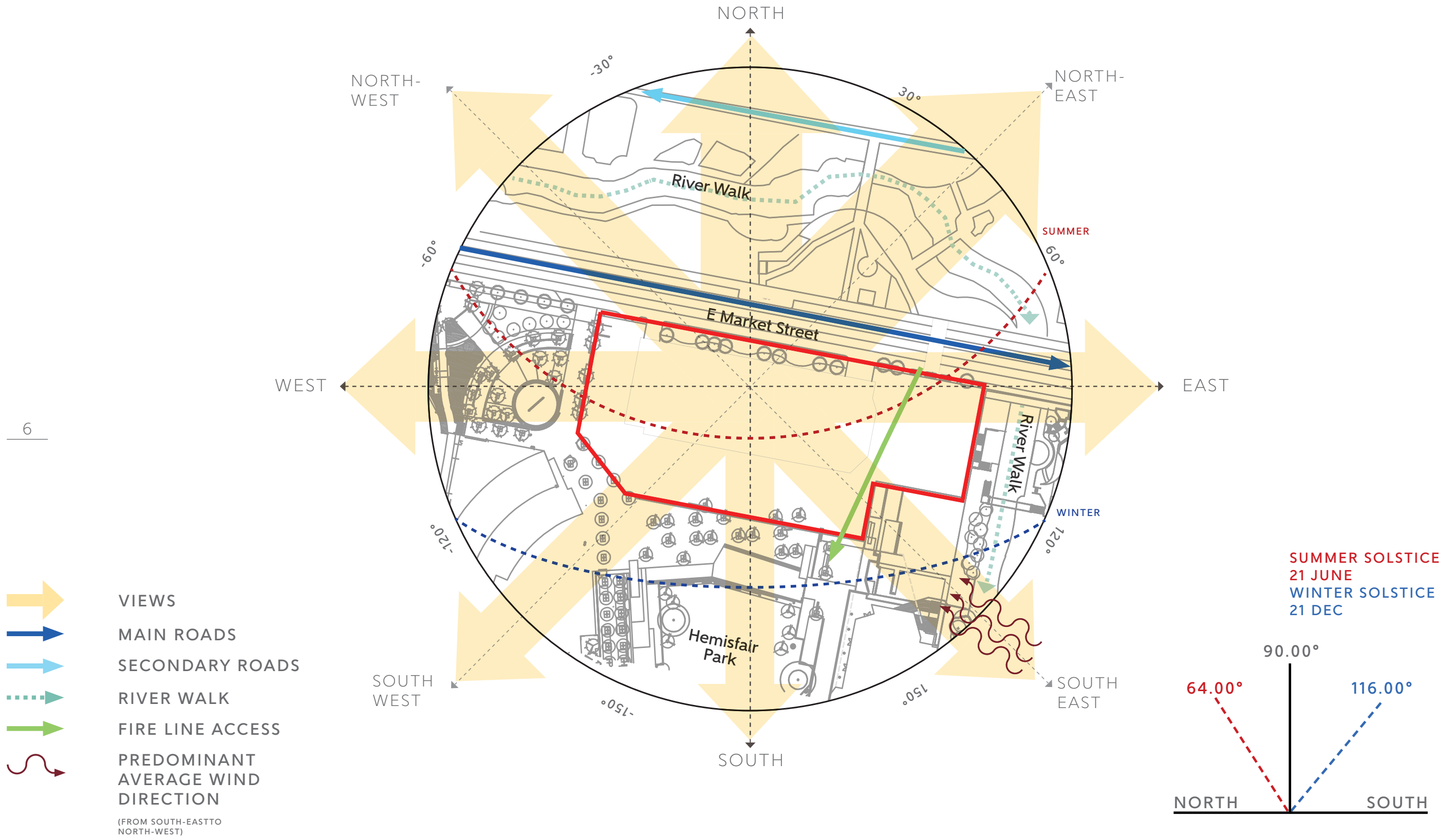
Form finding & building placement
Moodboards/precedents
Conceptual floor plans
Conceptual section
Materiality
Illustrative views
Schematic elevations
Area summary

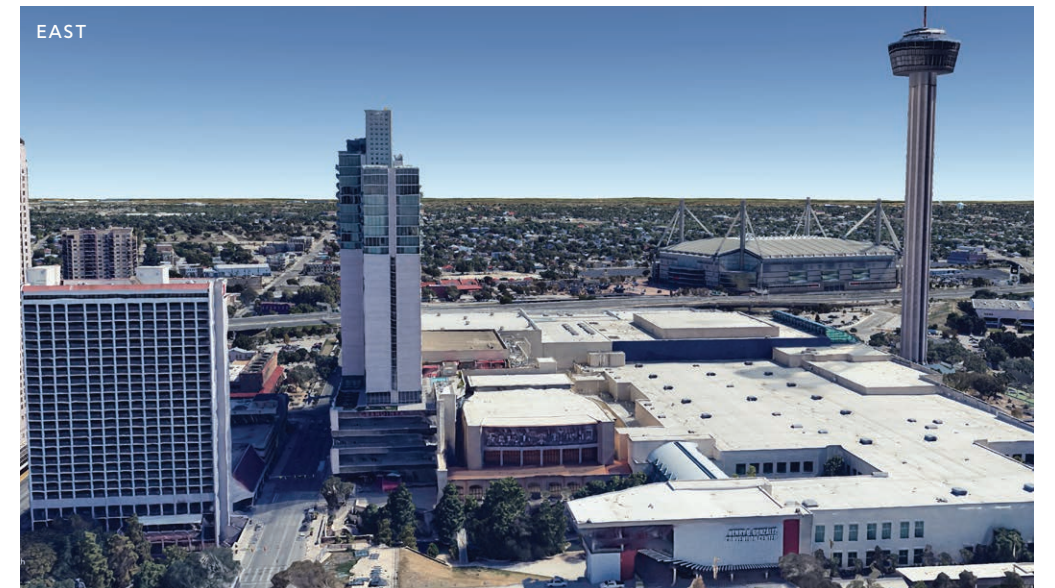
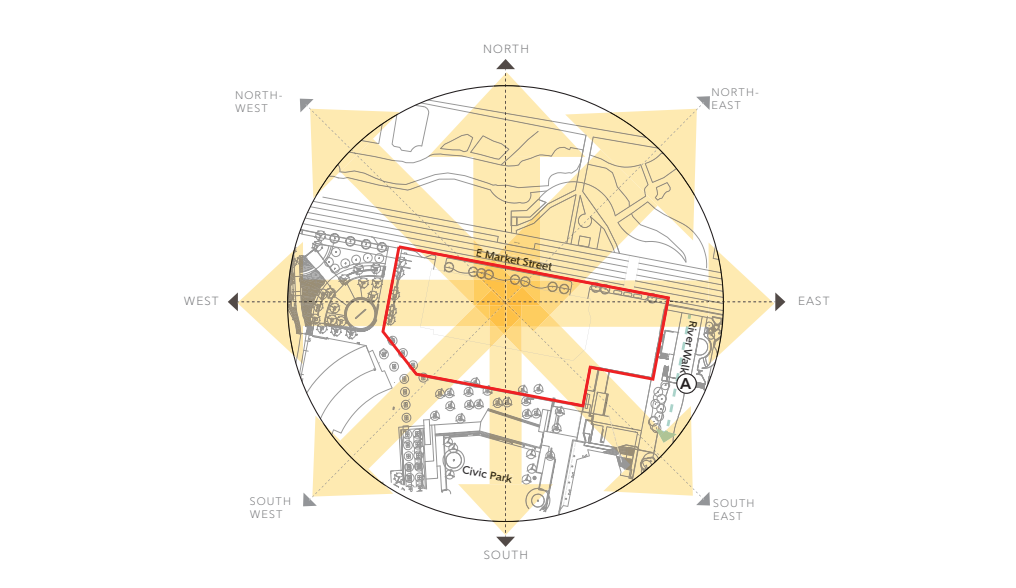
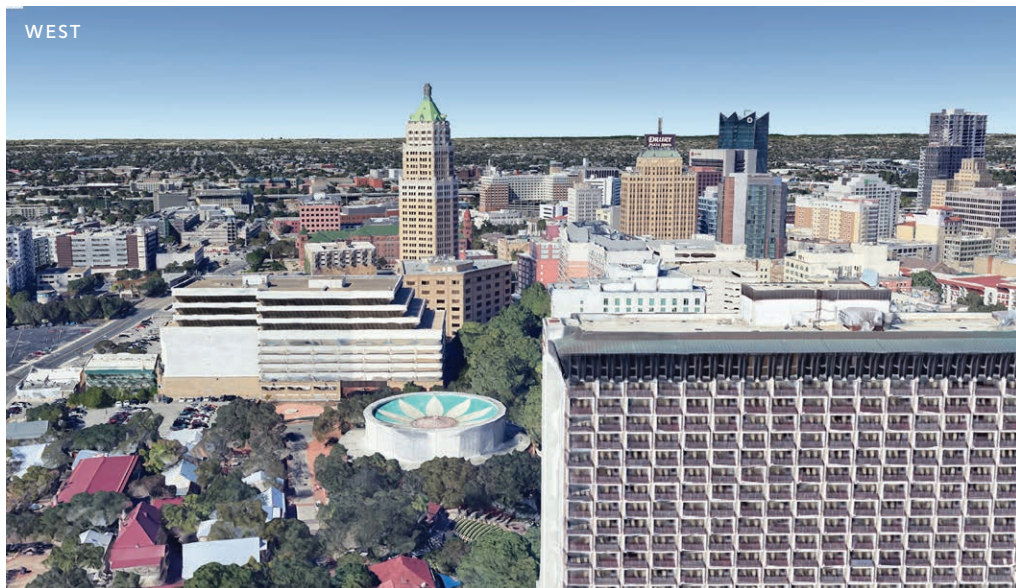


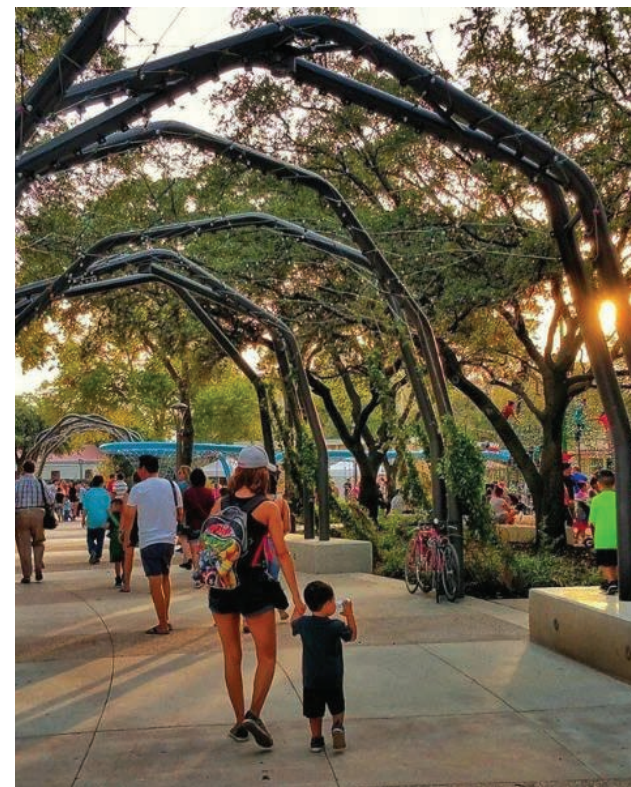


Columnades of standard clay brick (pilasters and walls)



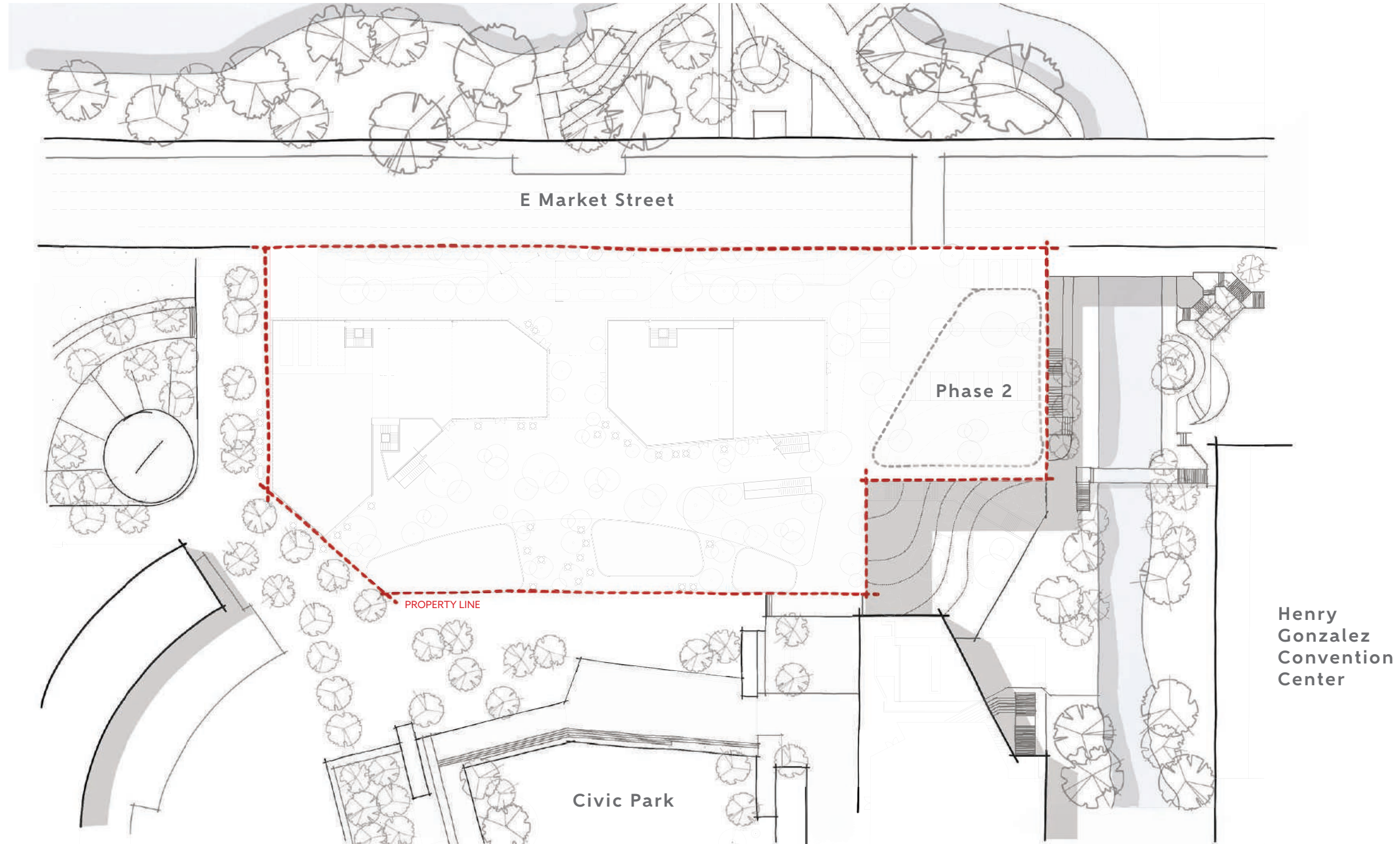






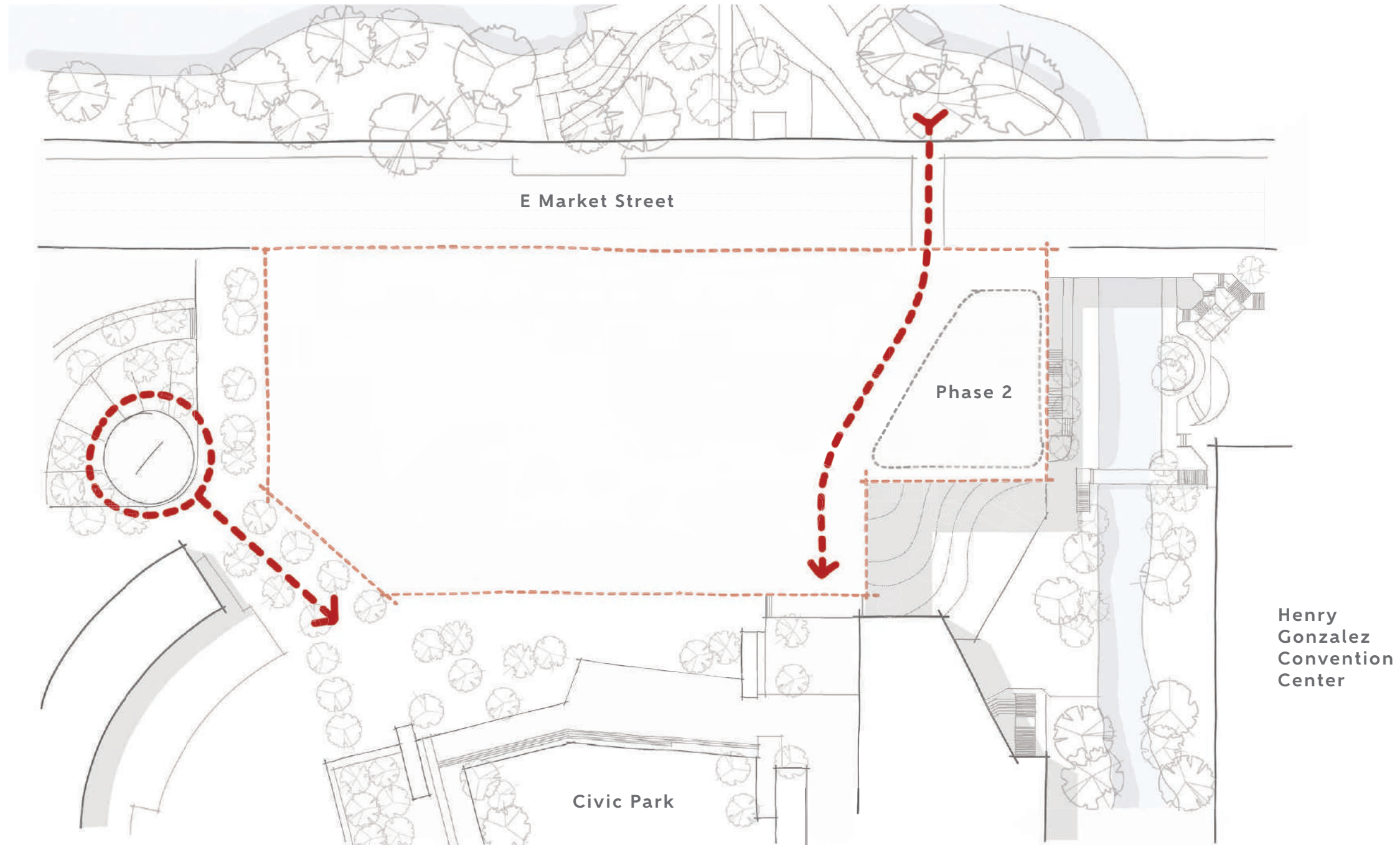
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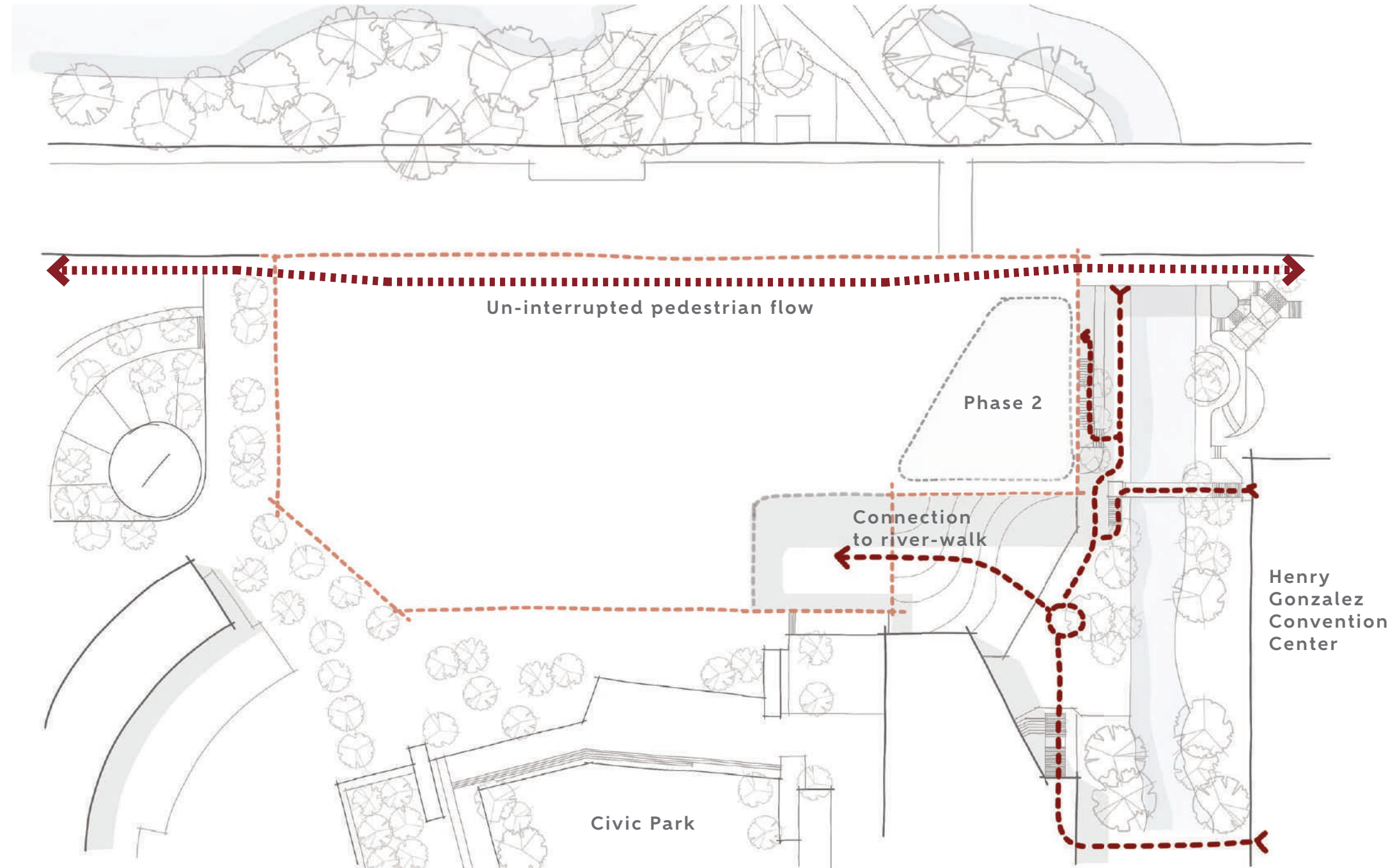


1.- Site in context





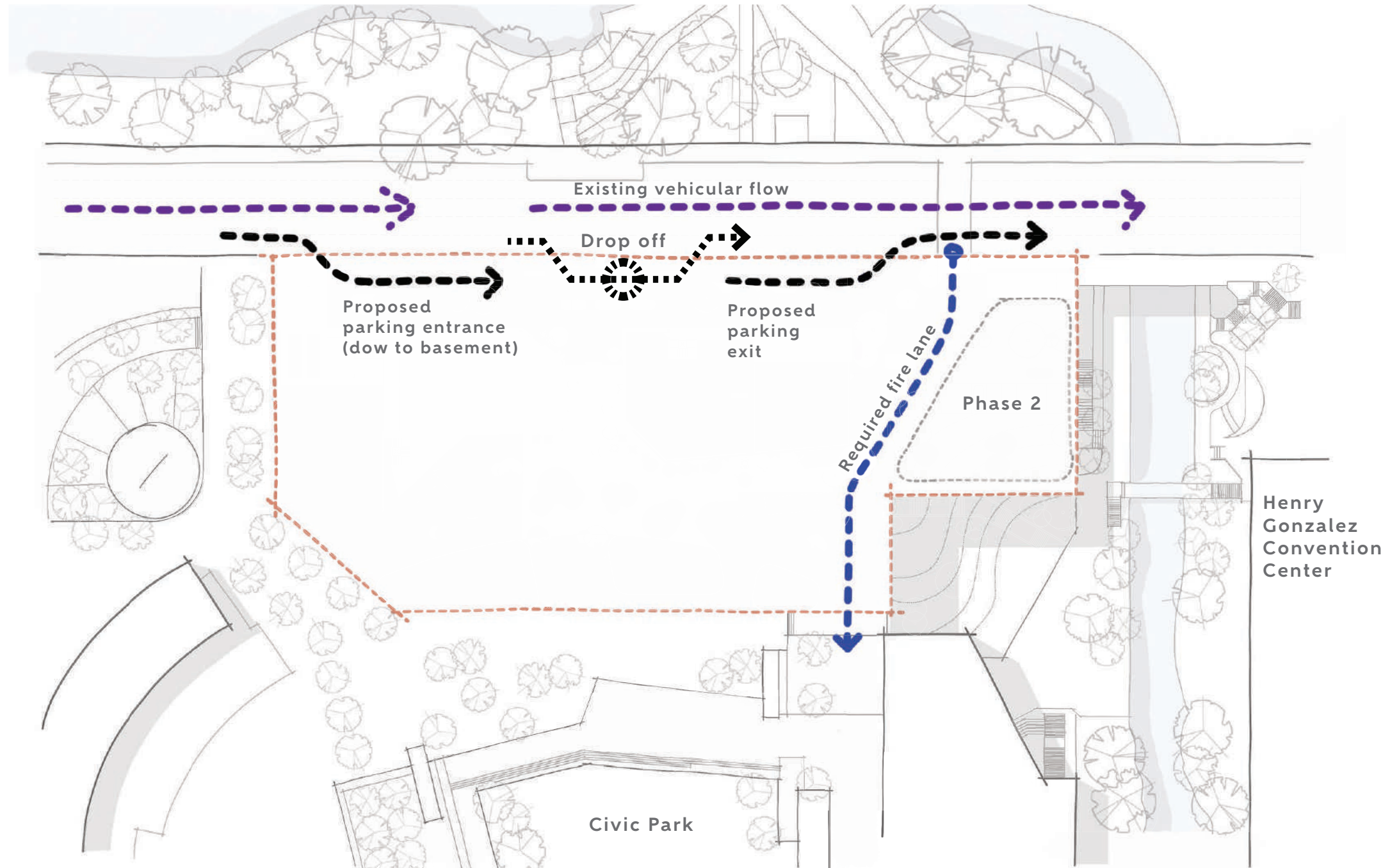
2.- North pedestrian access to Civic Park plaza



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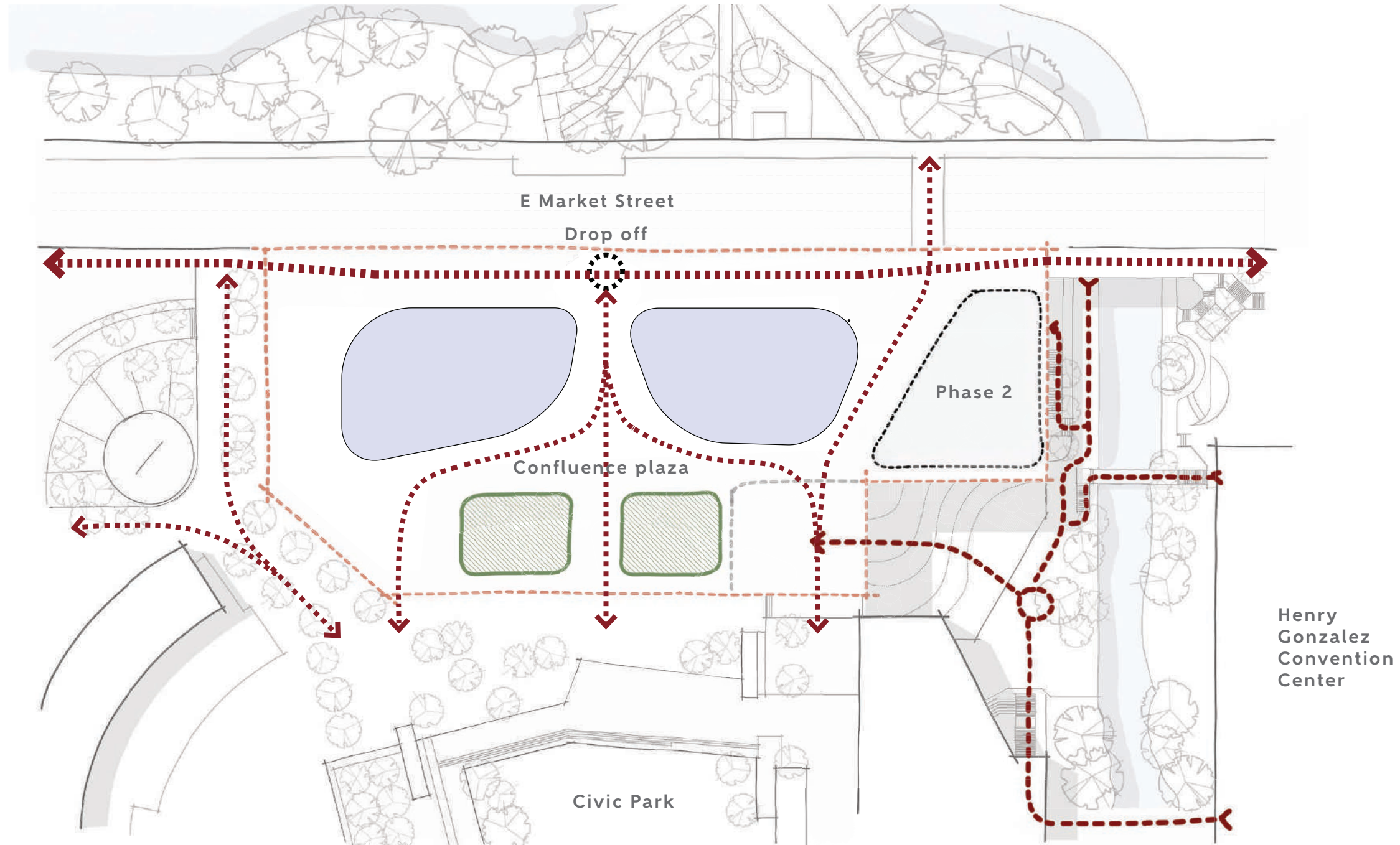
4.- Flows - Pedestrians on Market street



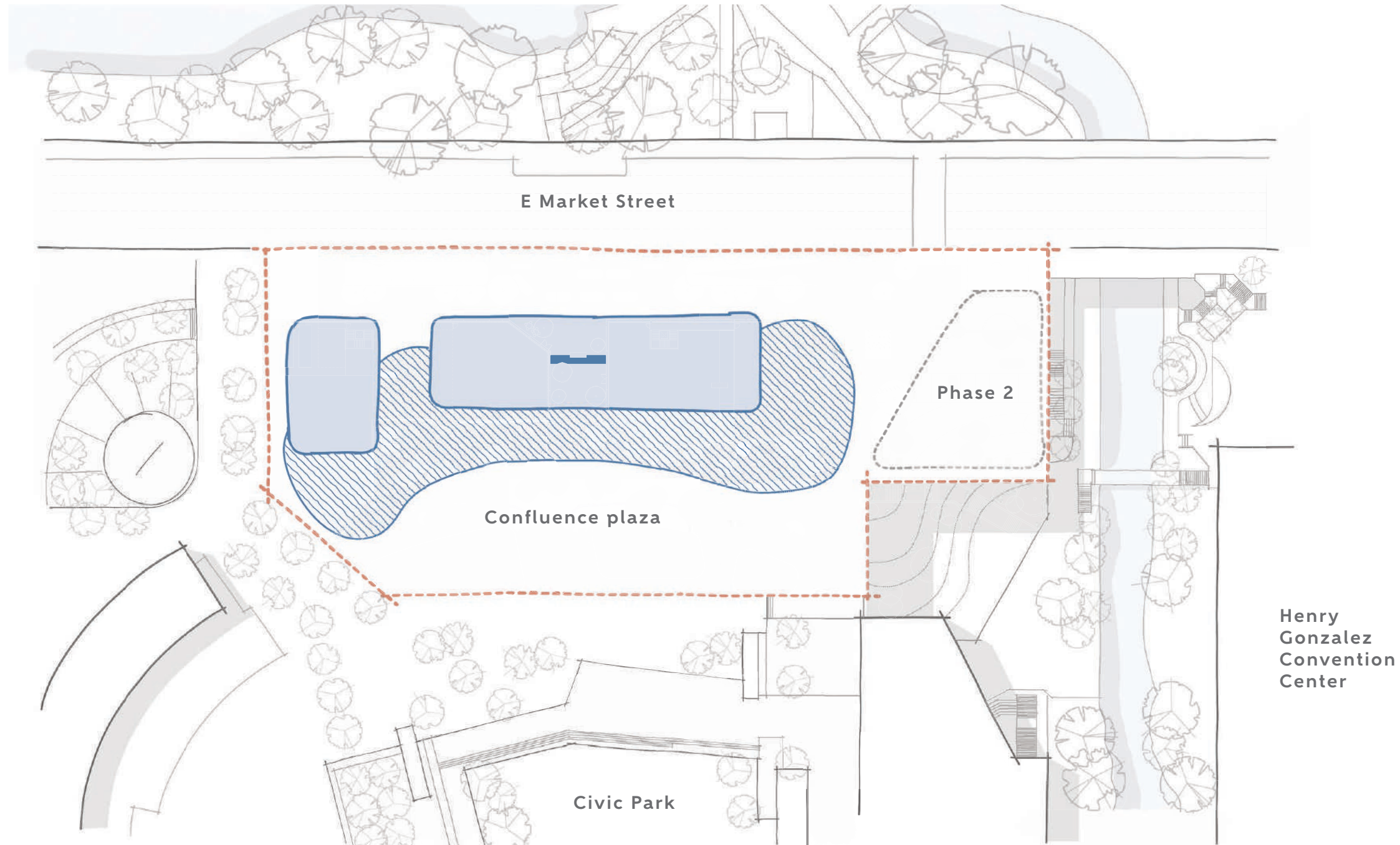


3.- Flows - Vehicular & fire access.

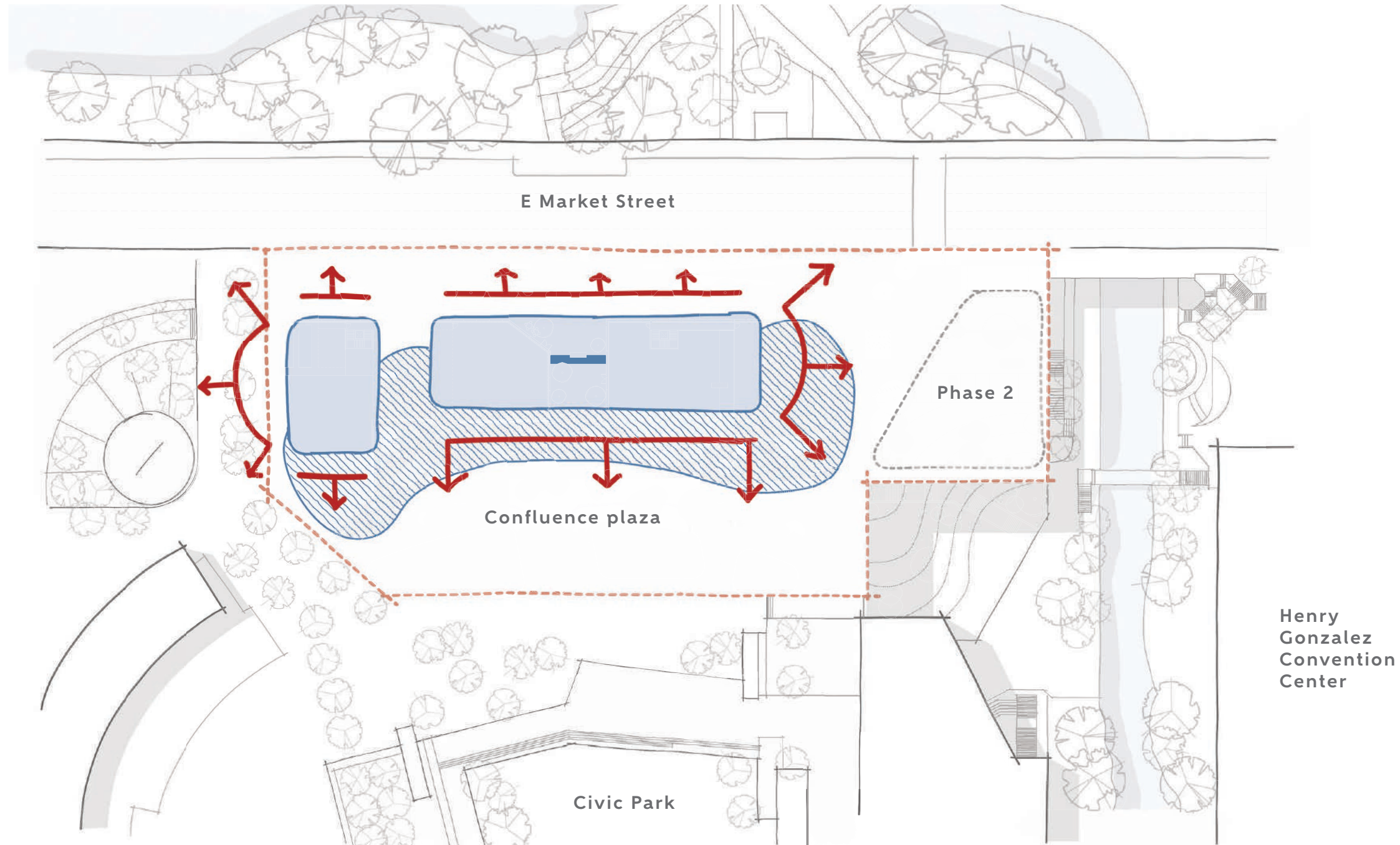




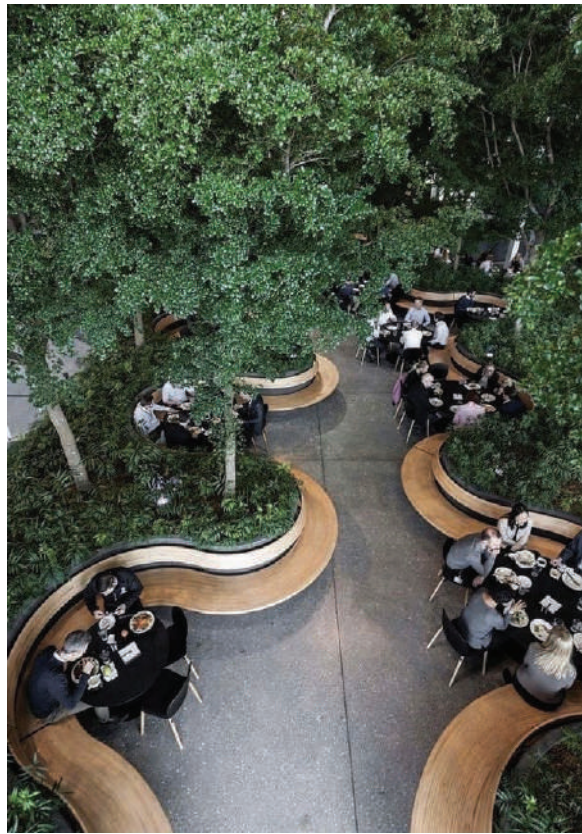
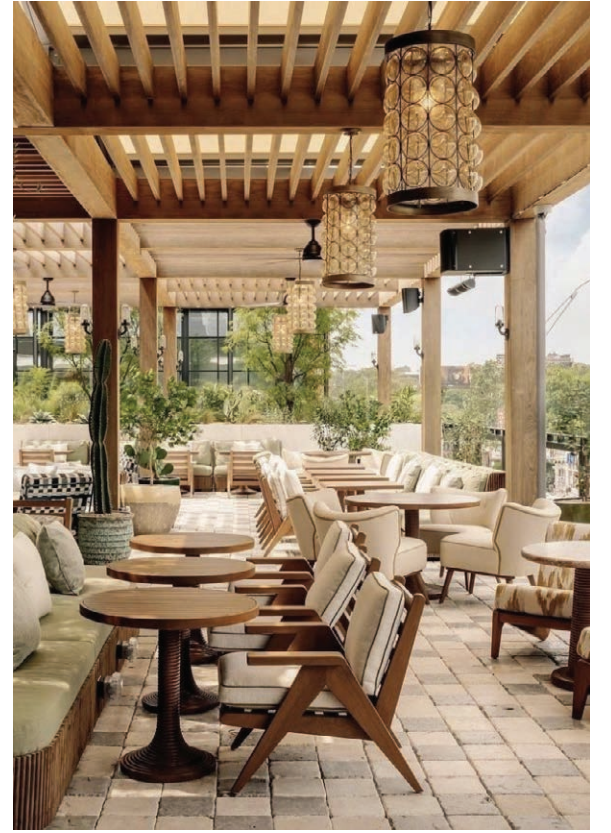
5.- Permeable building shapes at ground floor (urban porosity) / Level 1

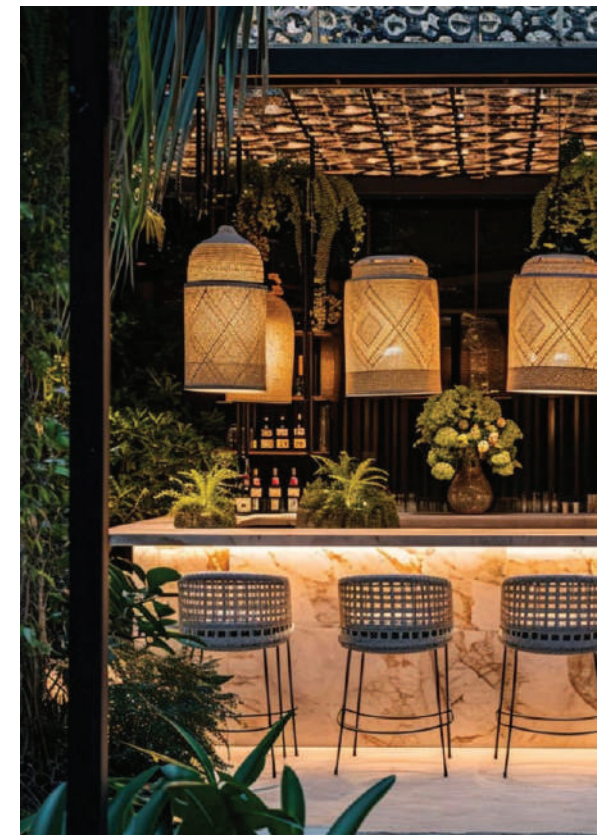


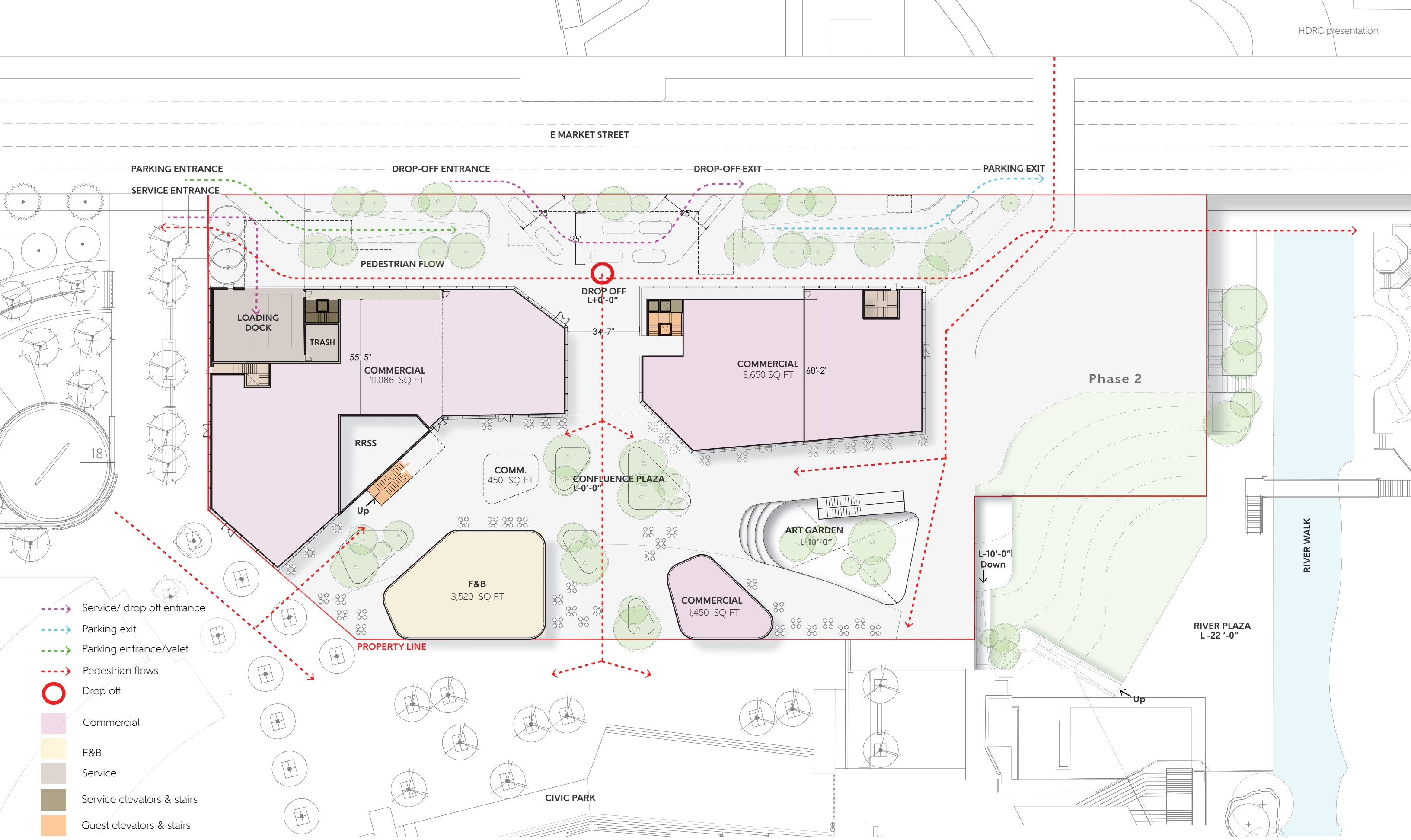
6.- Fragmented building shapes / South facade activation. / Level 2

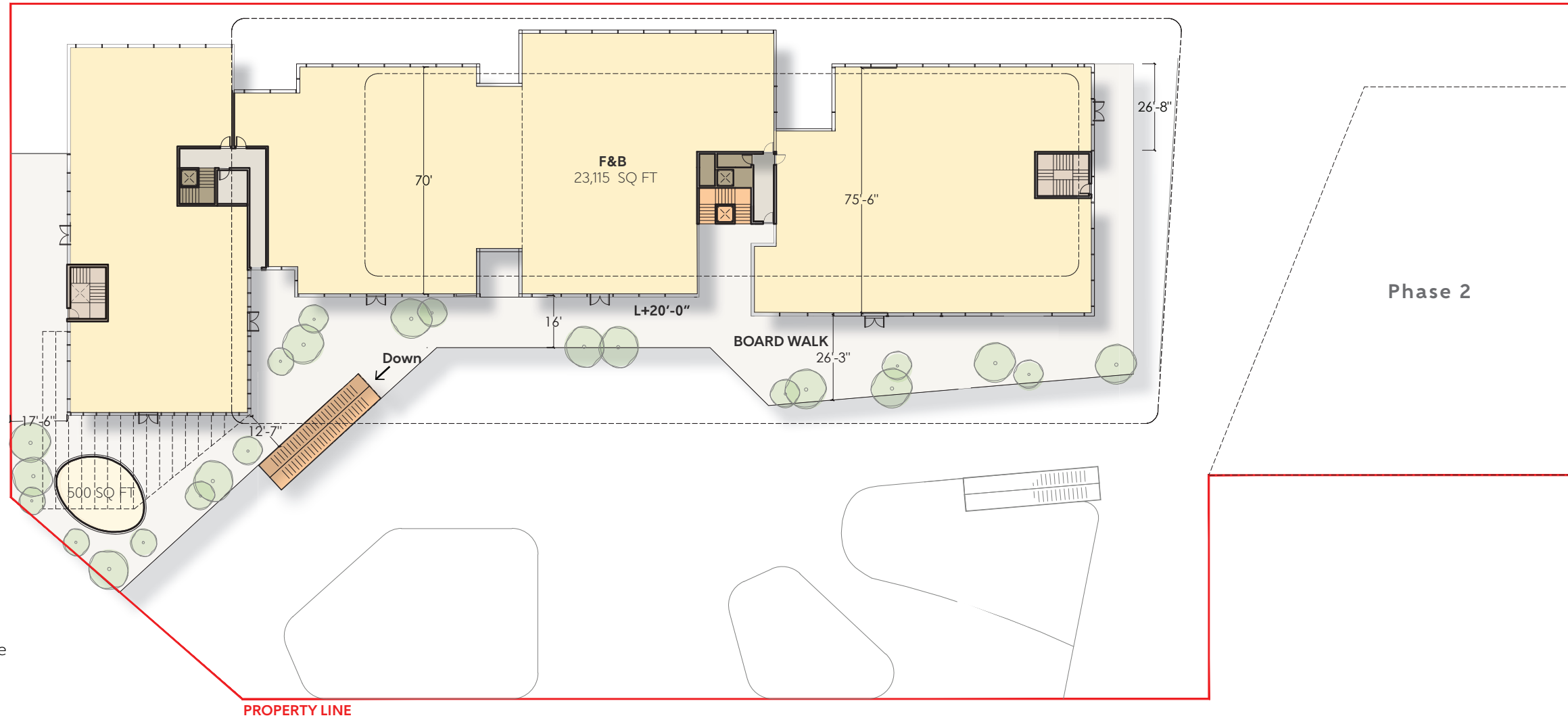


7.- Generous south-facing terraces (elevated walk), maximized views

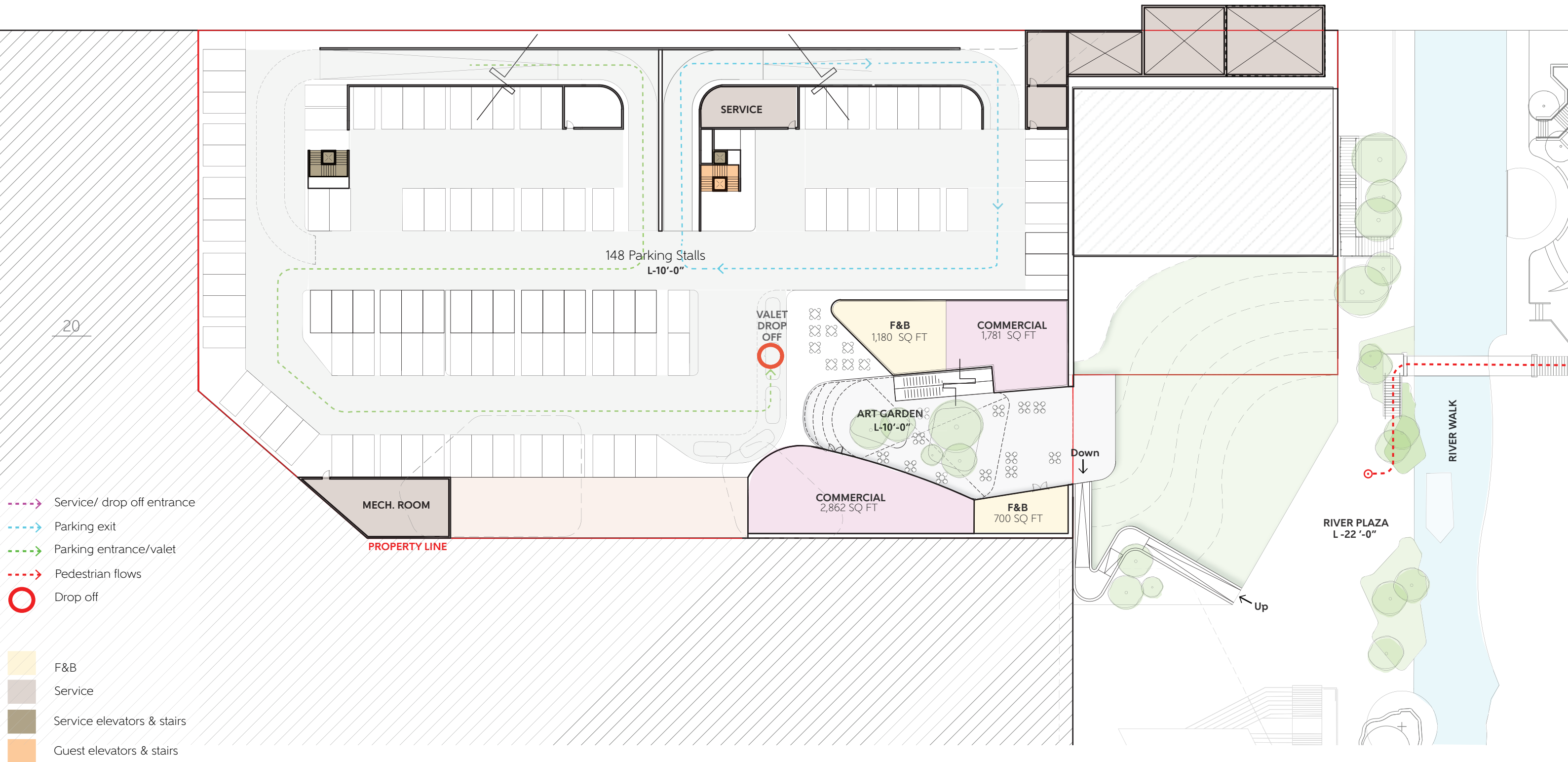


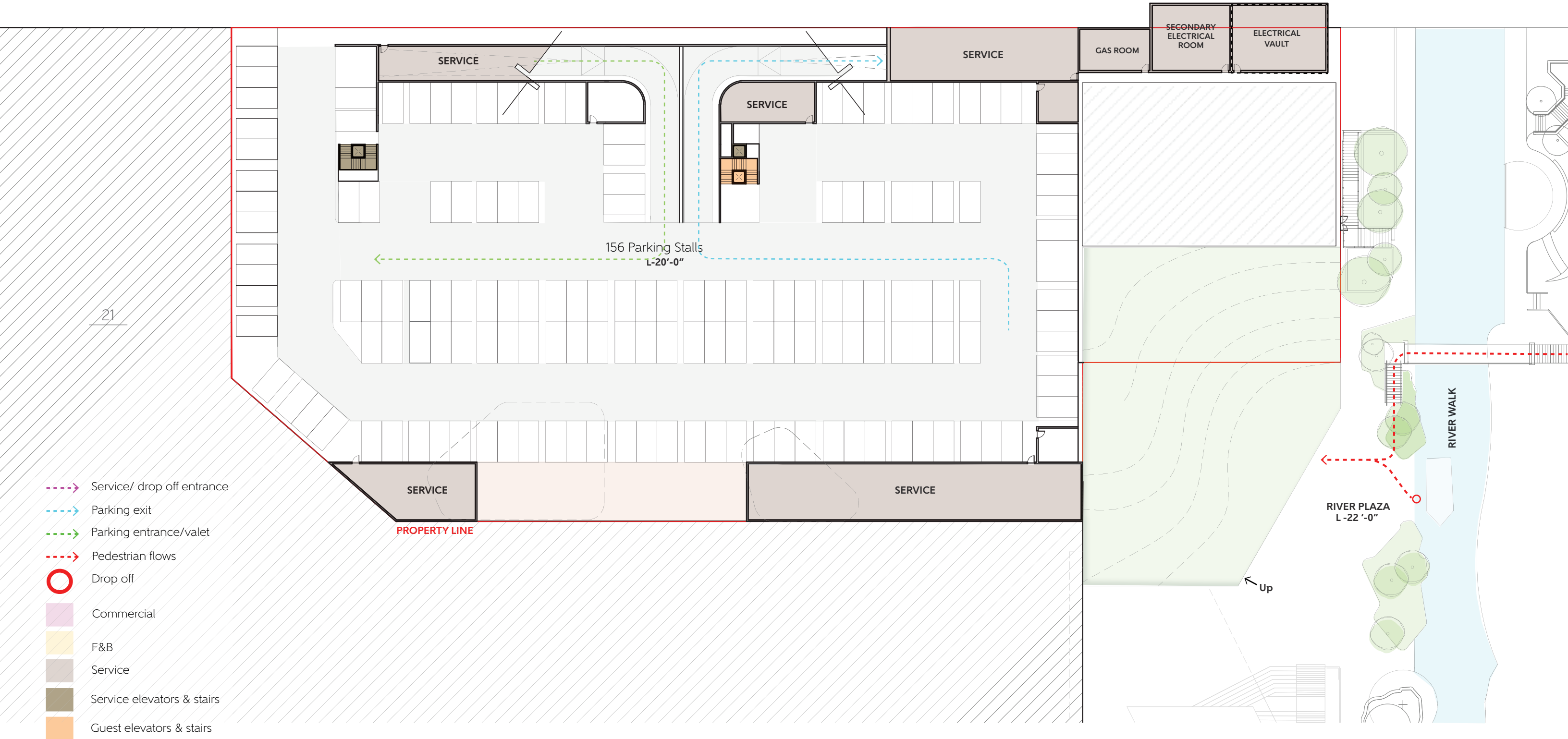






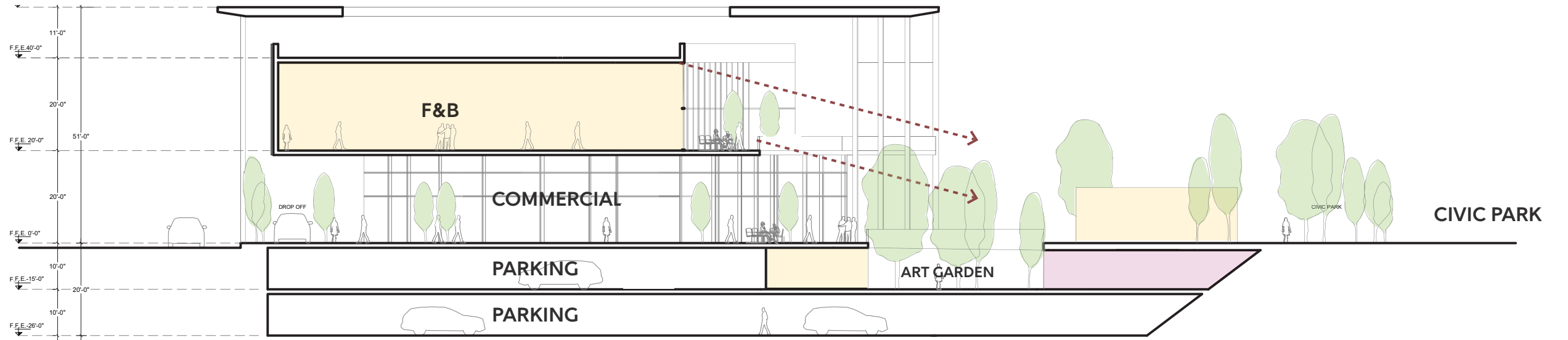
- - - - - Service/ drop off entrance
- - - - - Parking exit
- - - - - Parking entrance/valet
- - - - - Pedestrian flows
- Drop off
- Commercial
- F&B
- Service
- Service elevators & stairs
- Guest elevators & stairs

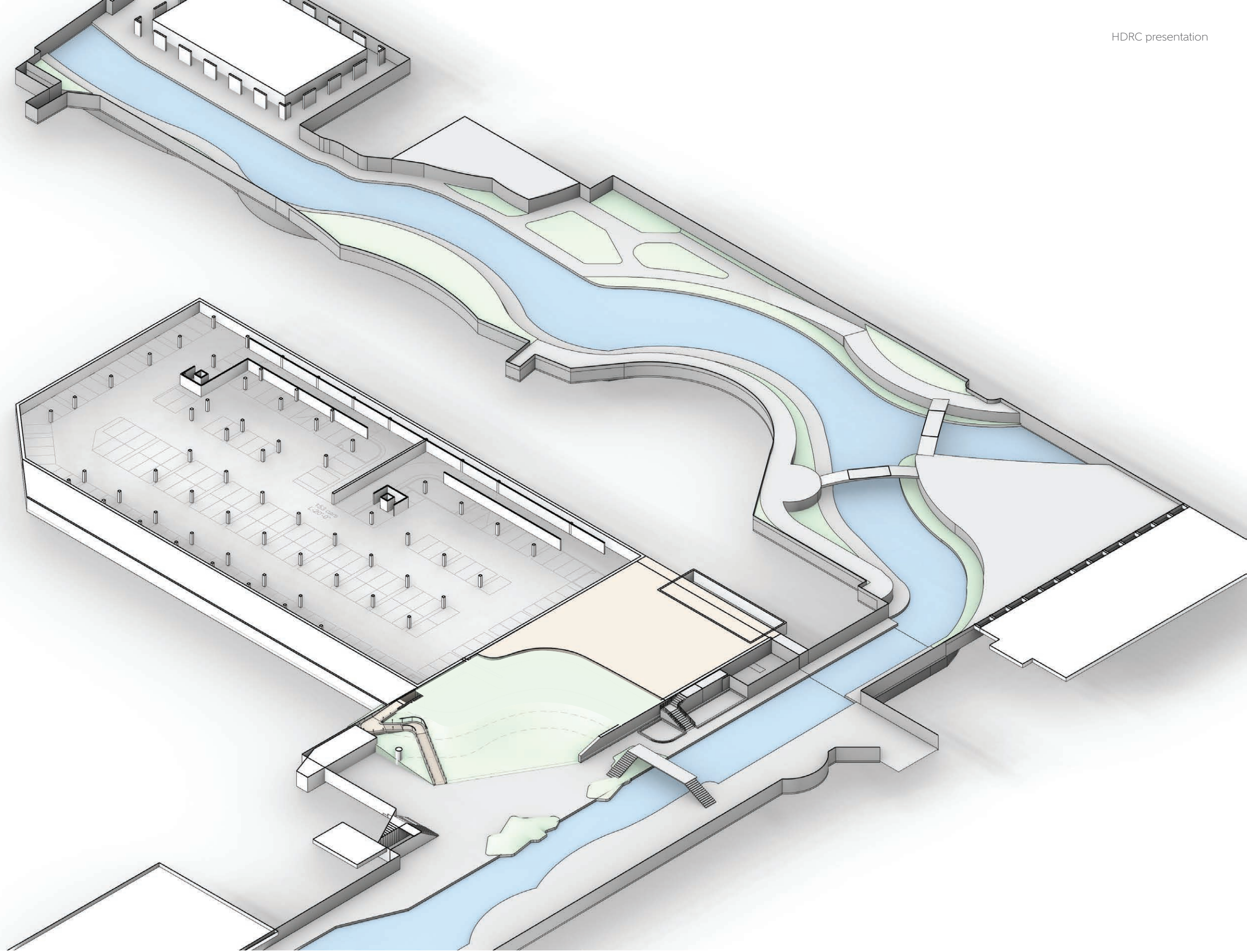




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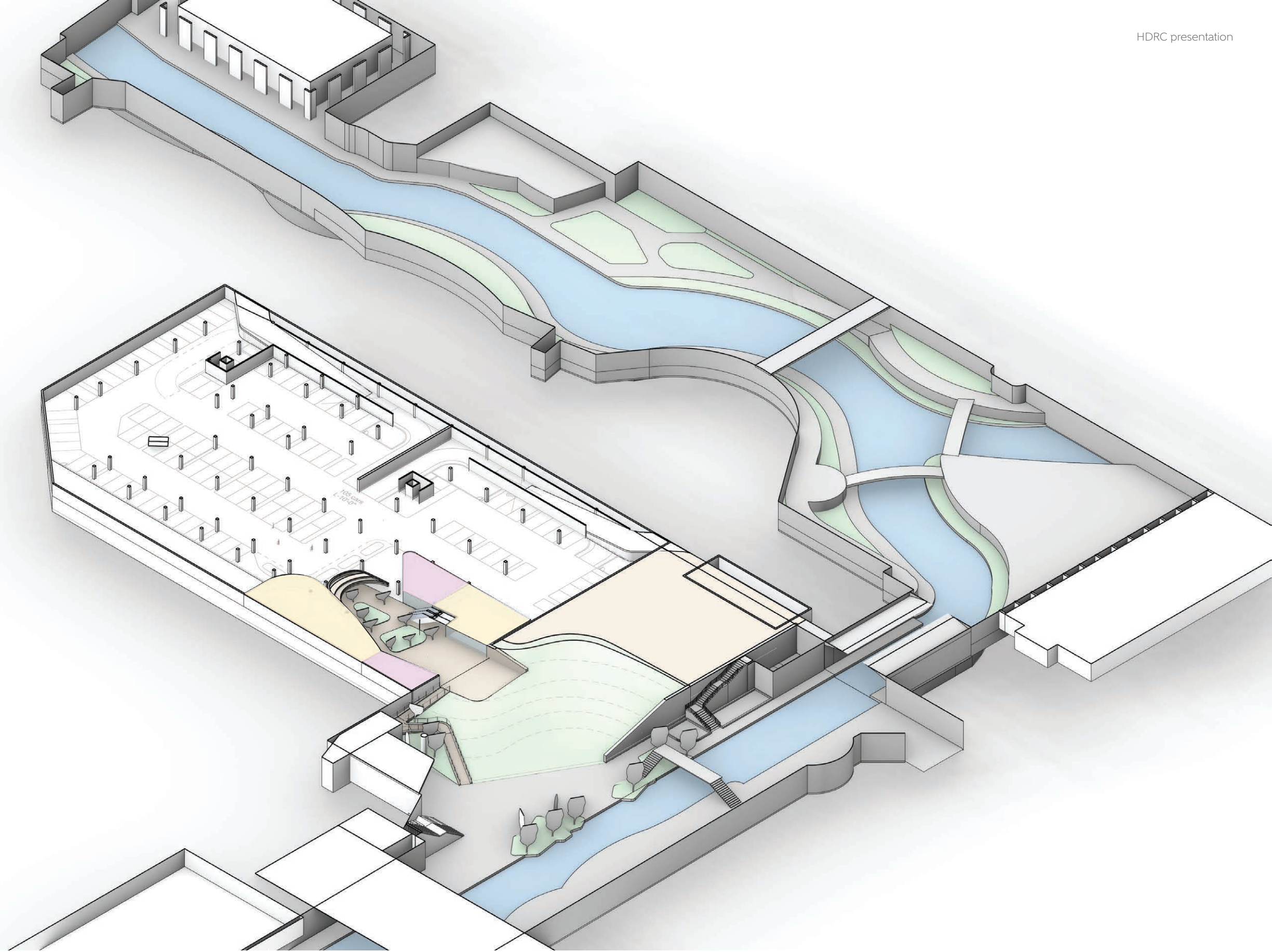
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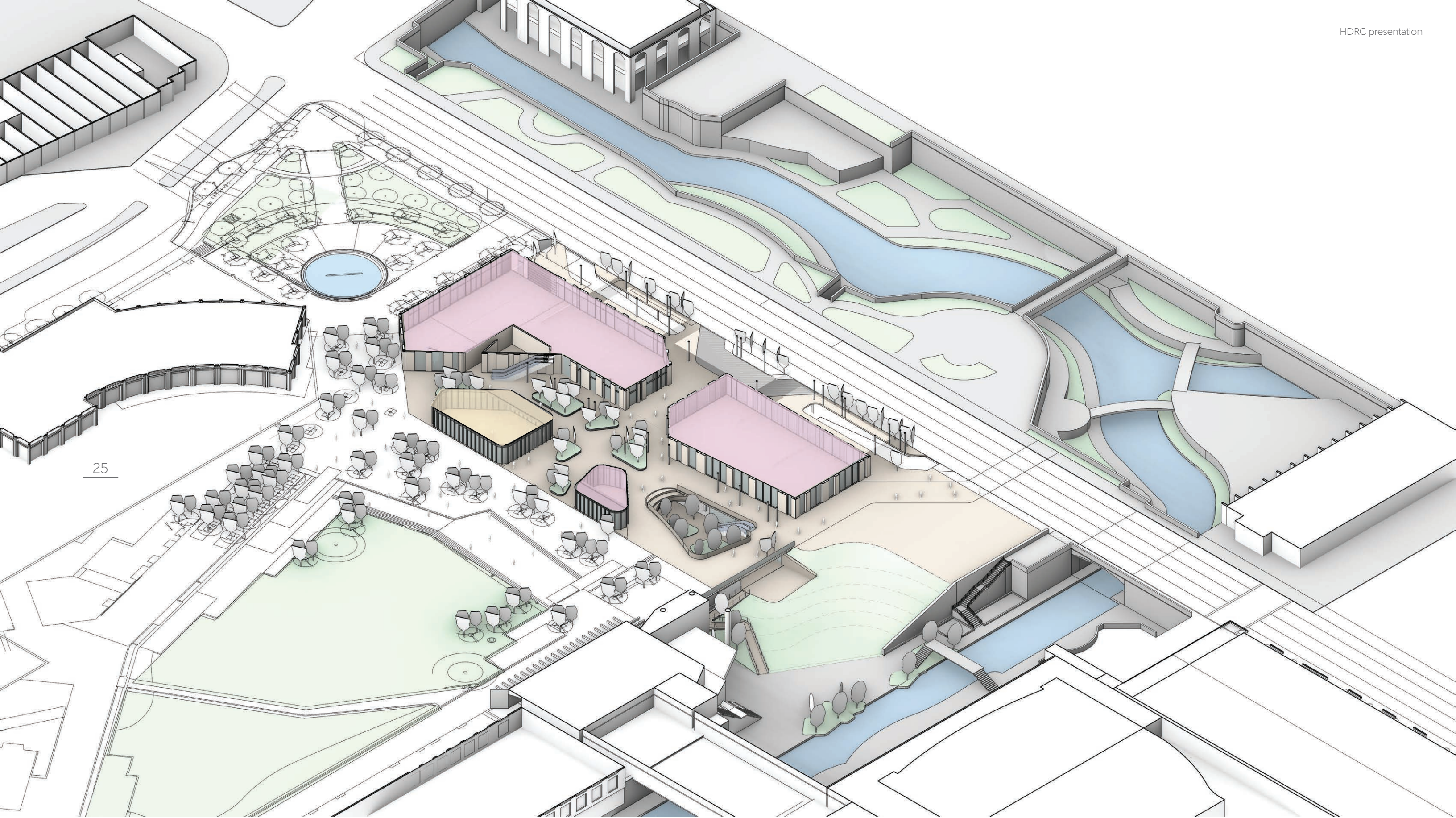


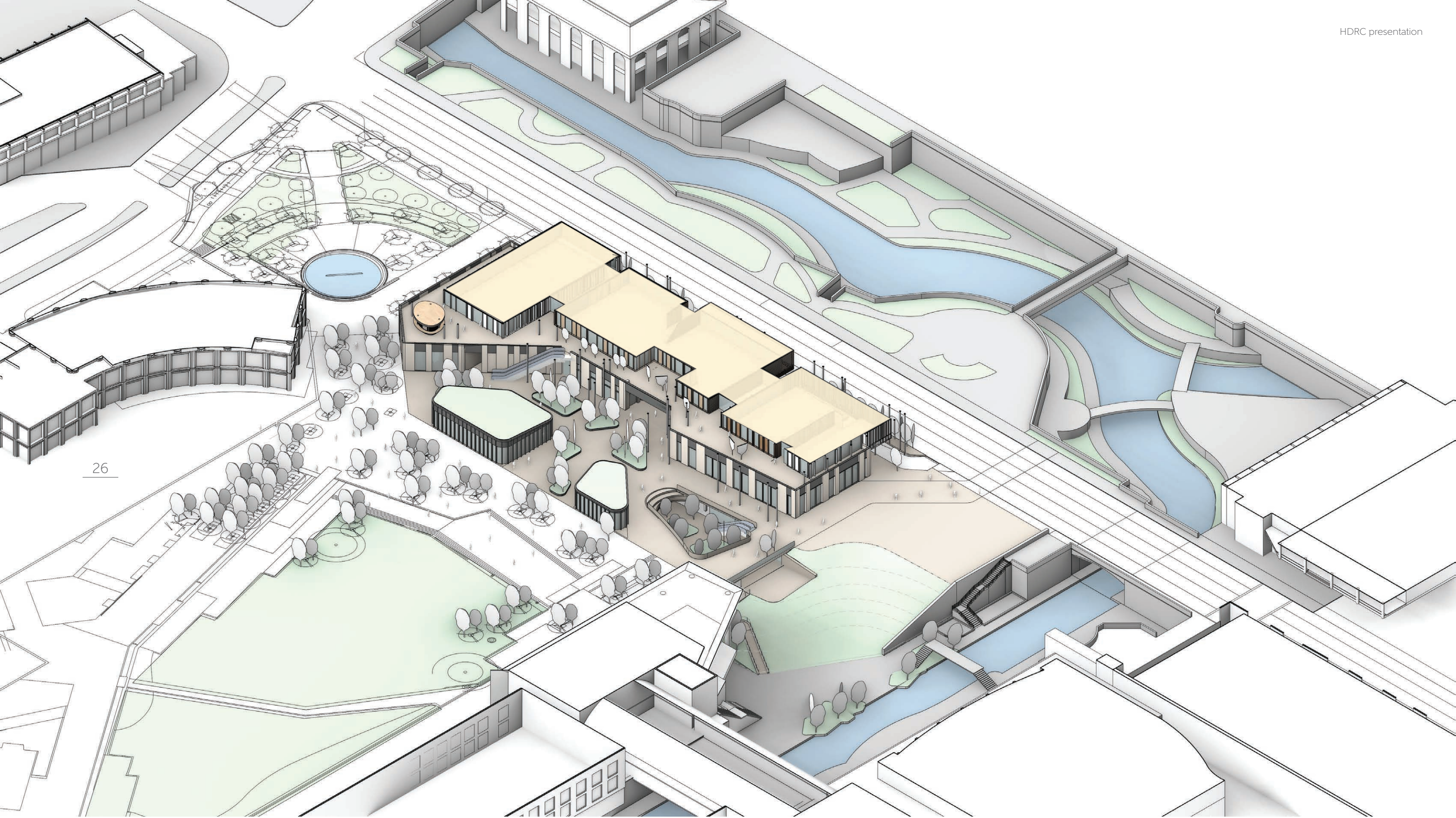
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AXONOMETRIC VIEWS / Basement 2
Market Street

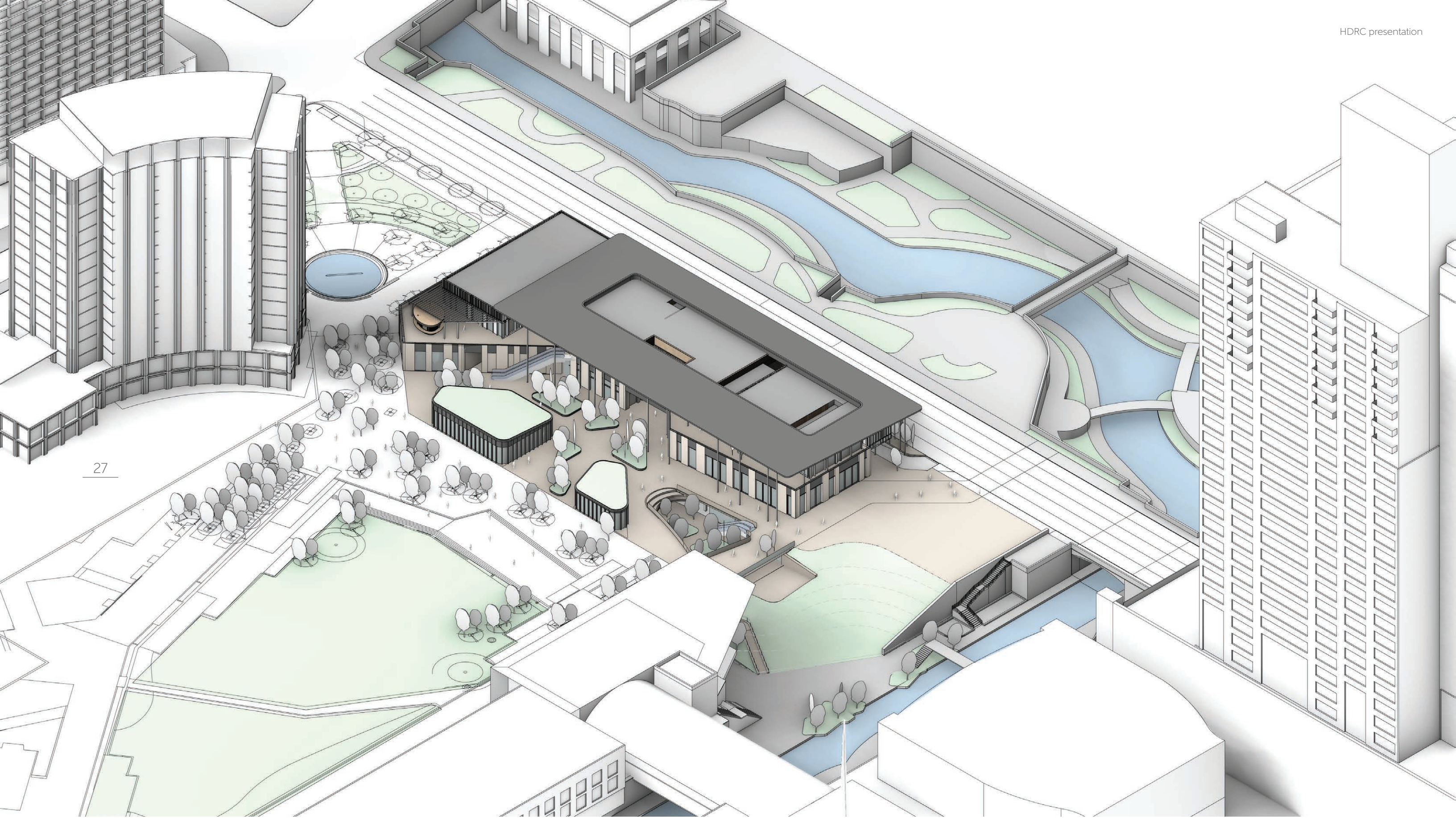


AXONOMETRIC VIEWS /Basement 1
Market Street

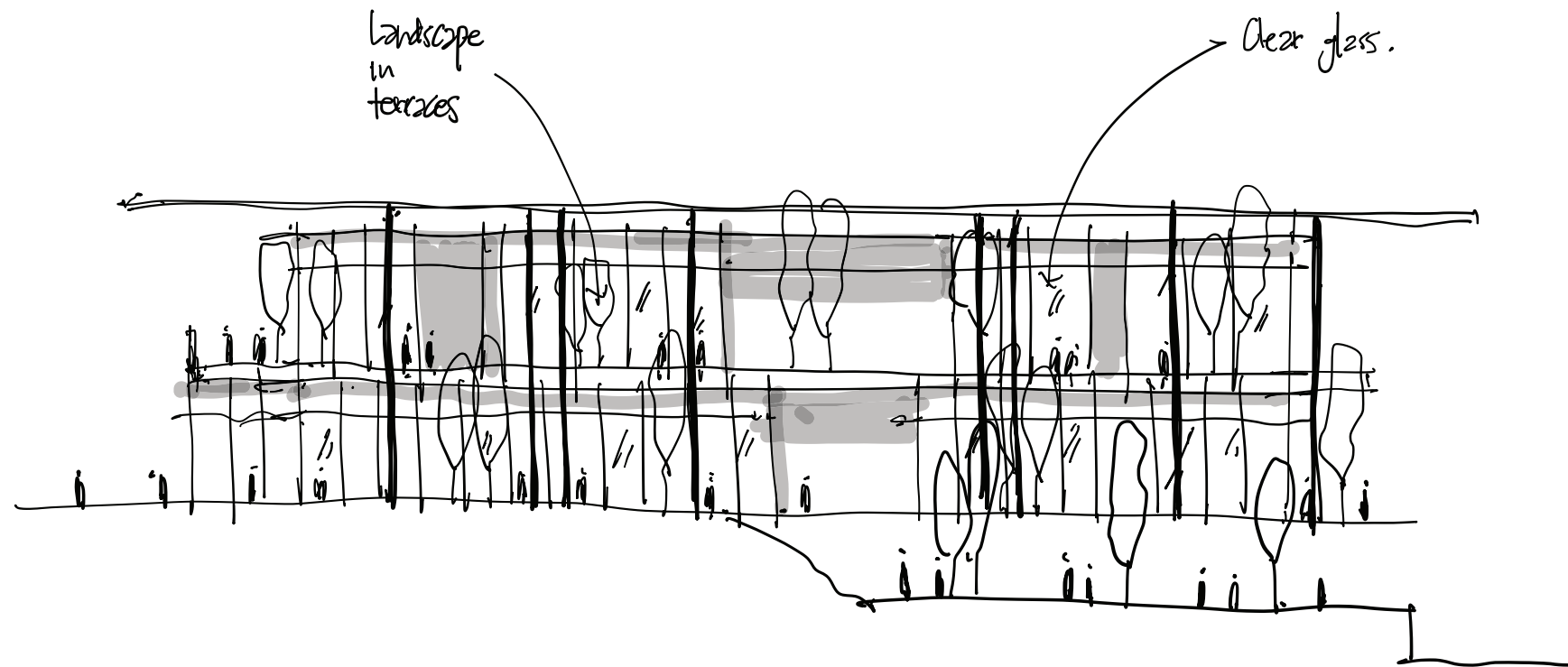
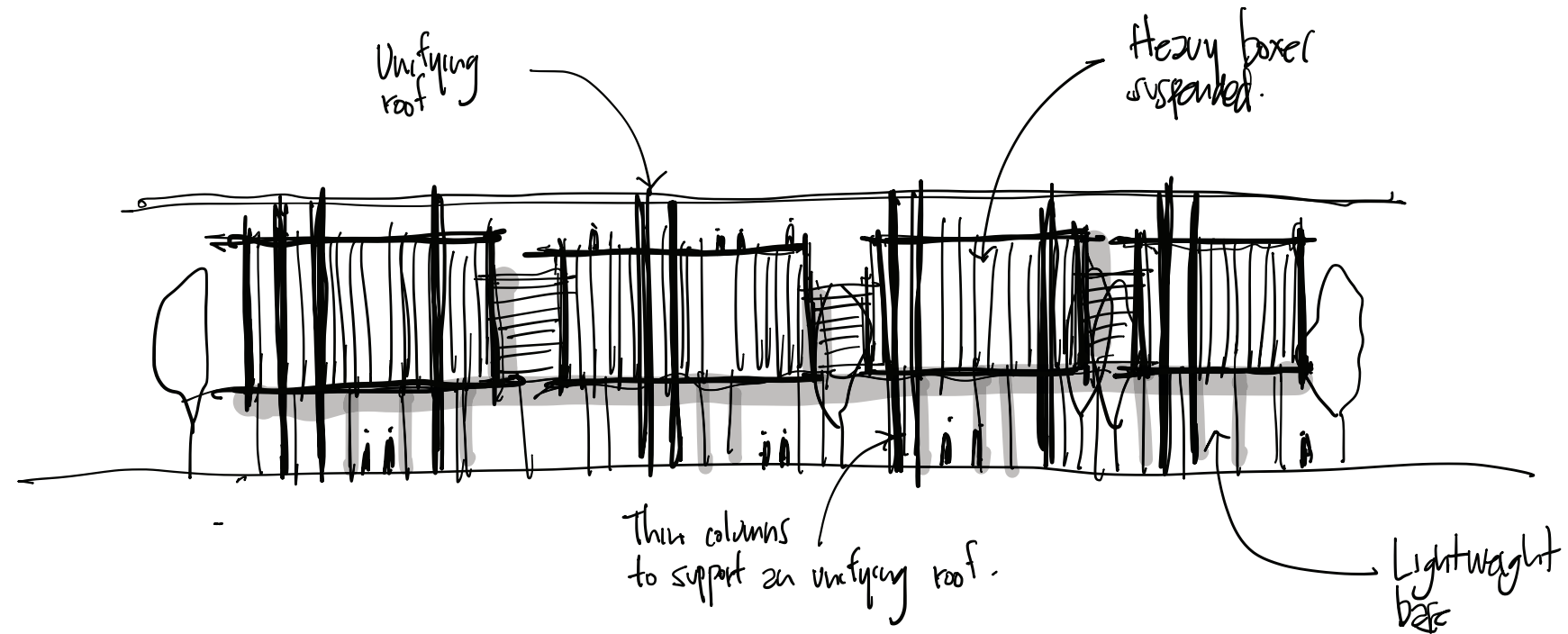




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Lila Cockrell Theatre
(Tall pillasters)



'68 Convention Center
(Covered porticos)



Hipolito Garcia Federal Building
(Limestone cladding)



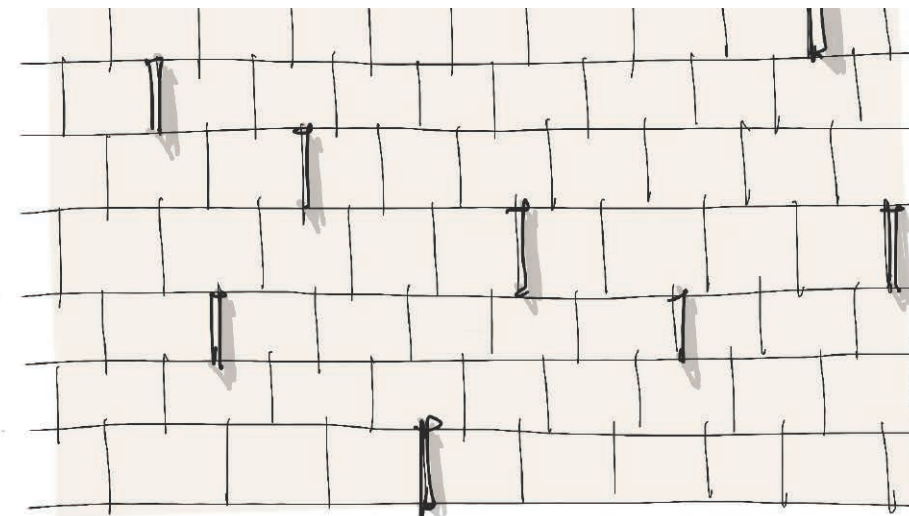
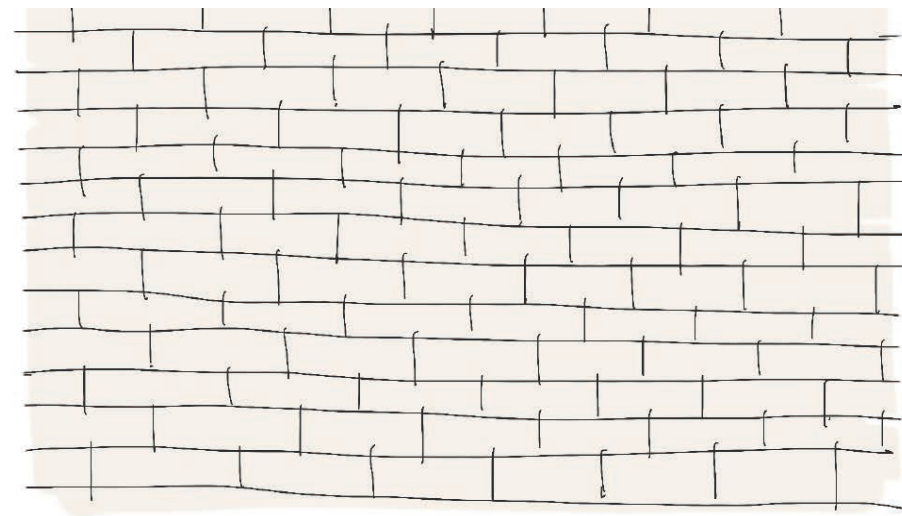
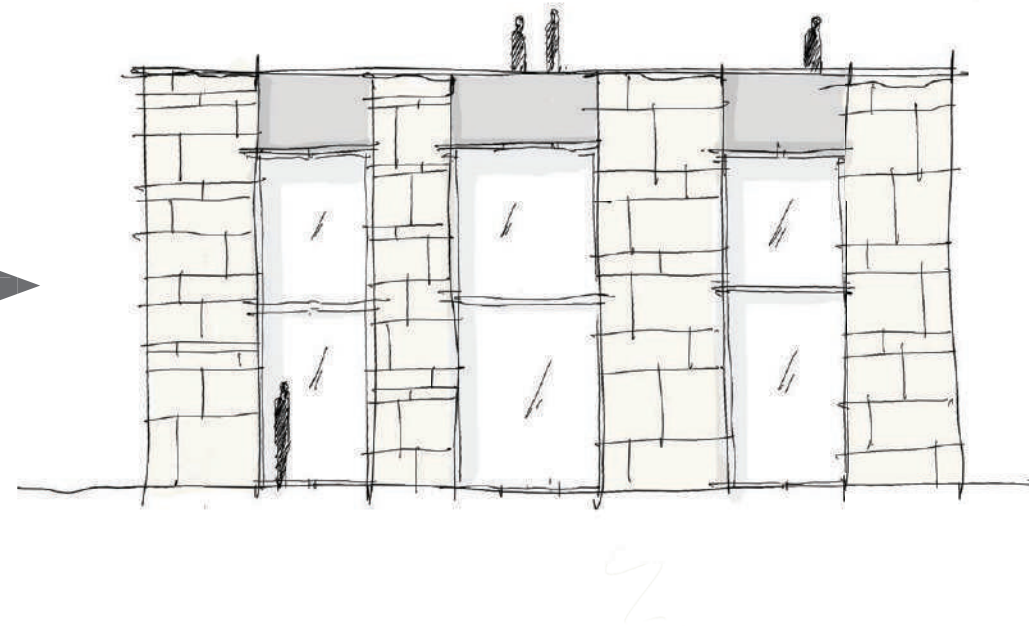
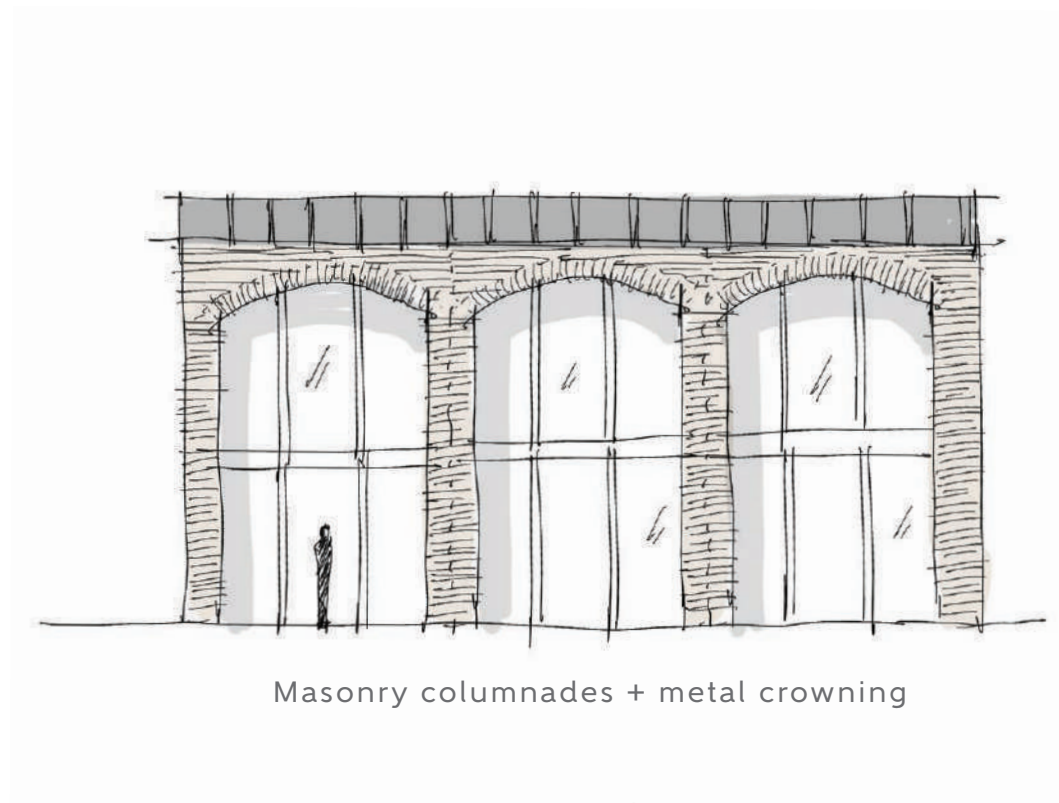
(Generous terraces)



(Activated ground floor)

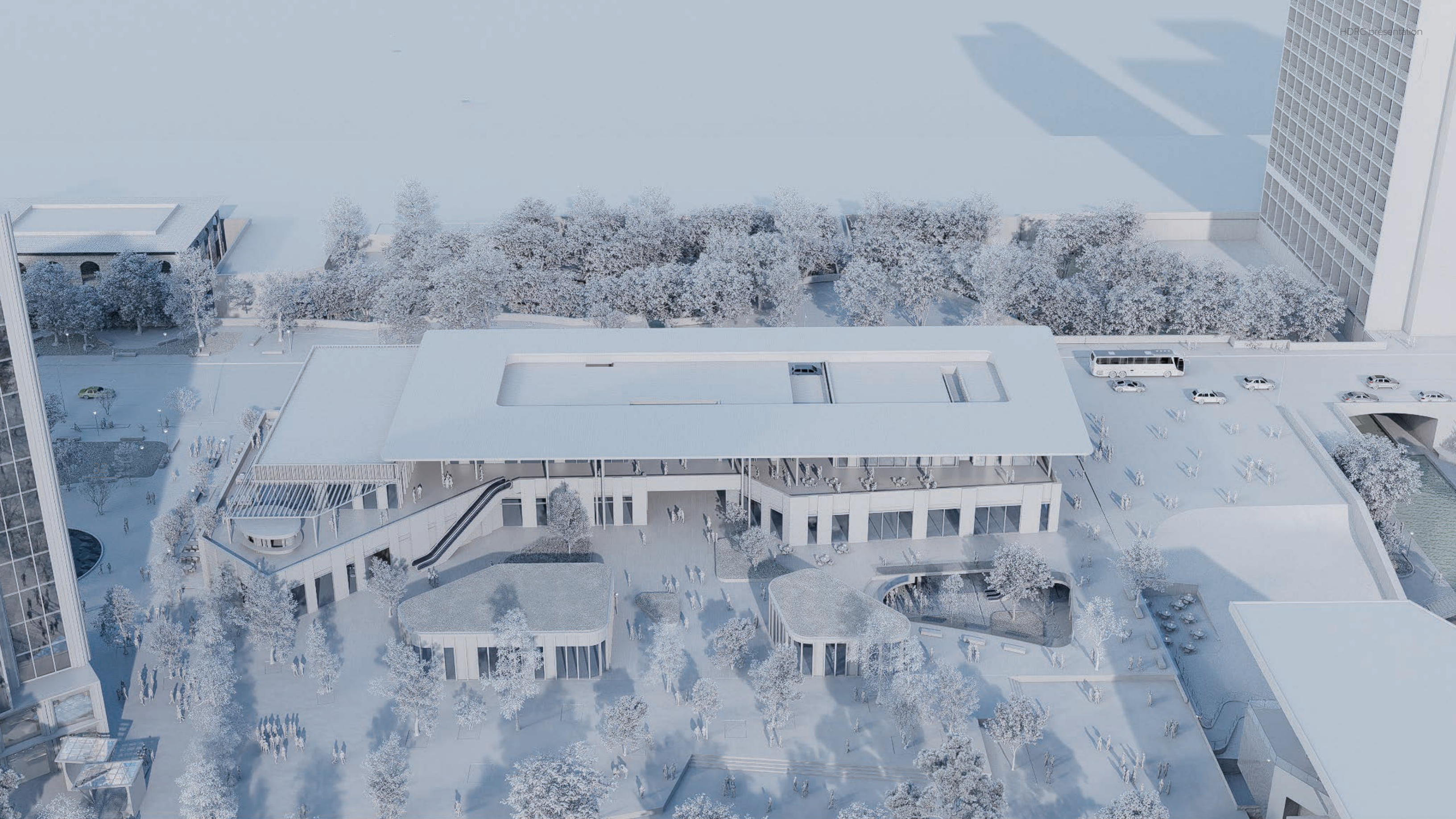


(Commercial columnades/
porticos)



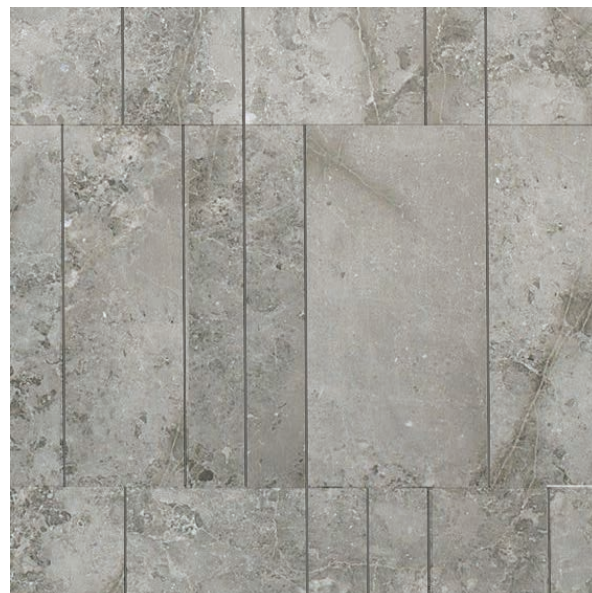
Brick cladding patterns







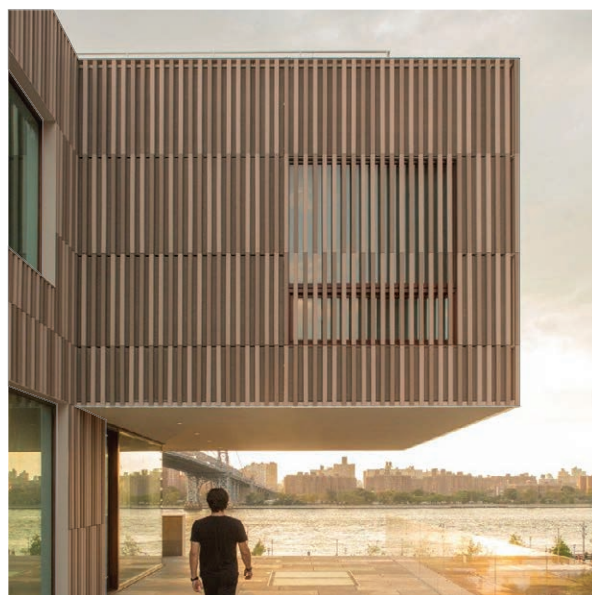
Limestone



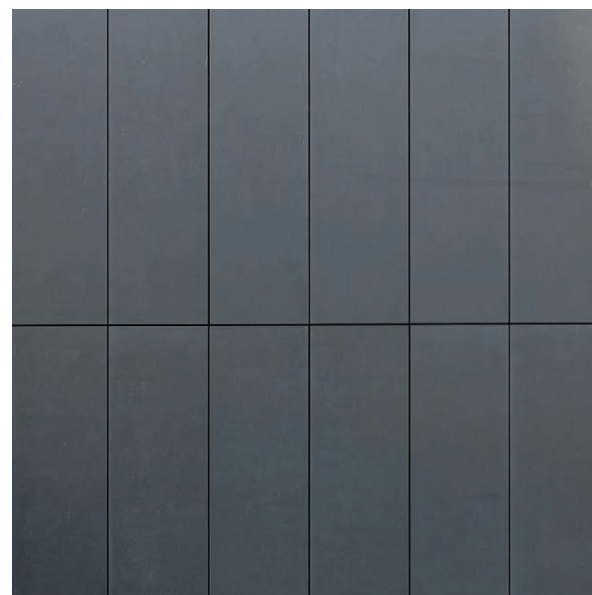
Limestone



Grey concrete (soffits)



Aluminum screen



Dark grey aluminum panels



Grey aluminum store front frames







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RESTAURANT







North Elevation

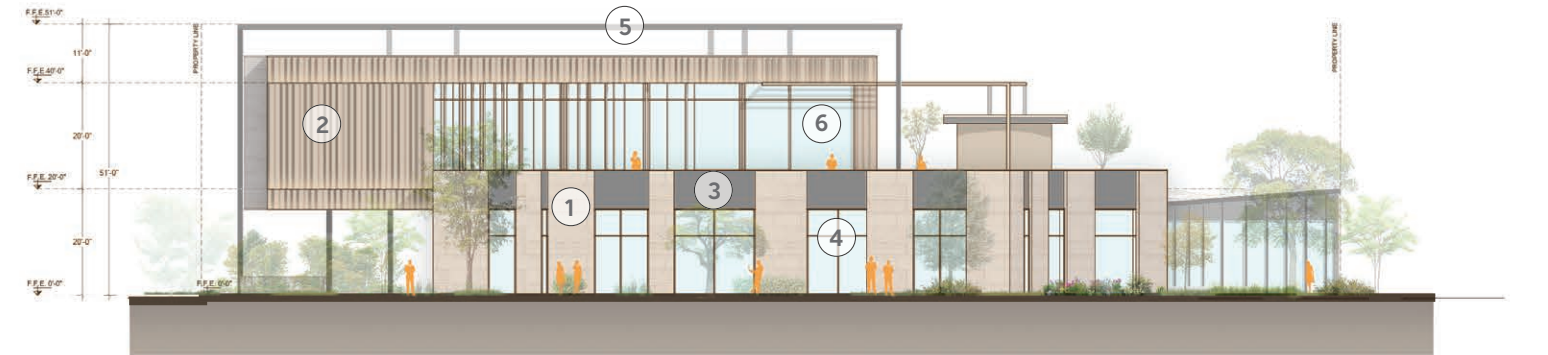


South Elevation

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- ① Lime stone
- ② Aluminum screen
- ③ Dark grey aluminum panels
- ④ Dark grey aluminum window frames

- ⑤ Metal columns/metal roof
- ⑥ Clear glass
- ⑦ Metal coping
- ⑧ Metal gate



West Elevation



East Elevation

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- ① Lime stone
- ② Aluminum screen
- ③ Dark grey aluminum panels
- ④ Dark grey aluminum window frames

- ⑤ Metal columns/metal roof
- ⑥ Clear glass
- ⑦ Metal coping
- ⑧ Metal gate

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	Phase 1				Phase 2						
	COMMERCIAL	F&B	COMMERCIAL VERTICAL CIRCULATIONS	COMMERCIAL TERRACES	RESTROOMS	BOH (SERVICE)	BOH VERTICAL CIRCULATIONS	BOH HORIZONTAL CIRCULATIONS	PARKING (INCL. RAMPS)	Commercial F&B	Residential
SECOND FLOOR	0	23,115	1,099	11,805	0	165	507	624	0	8800	0
GROUND FLOOR	21,148	3,520	784	29,026	1,220	1,912	627	820	0	6360	0
BASEMENT 1	4,643	1,880	380	0	0	6,970	409	0	55,935	0	0
BASEMENT 2	0		380	0	0	13,800	409	0	76,900	13,400	0
	25,791	28,515	2,643	40,831	1,220	22,847	1,952	1,444	132,835	28,560	163,170
COMMERCIAL+ F&B TOTAL	54,306										

AREAS SUMMARY

Market Street

GVI GOMEZ VAZQUEZ
INTERNATIONAL