



The concept for this building highlights the contrast between two forces that surround the existing site- the pragmatic organization of the downtown city landscape to the organic flow of the buffalo bayou; the exterior facade maintains order as its interior spirals into a playful and complex natural space.



SITE CONTEXT MAP

BUILDING CONCEPT DIAGRAMS

COEXIST

THE EXISTING SITE SITS BETWEEN TWO OPPOSING LANDSCAPE CONDITIONS: THE PLANNED URBAN GRID OF DOWNTOWN AND THE NATURAL PATH OF THE BUFFALO BAYOU. THE CONCEPT FOR THIS SITE IS TO REINFORCE BOTH ENTITIES AND CREATE HARMONY WITH EACH OTHER.



PURE GEOMETRY

SIMPLE GEOMETRICAL SHAPE OF THE BUILDING REFLECTS CONDITIONS OF THE URBAN GRID

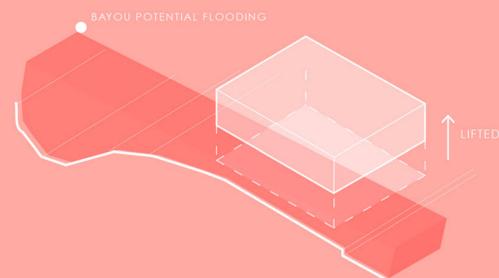


ORGANIC INTERIOR

INFLUENCED BY THE NATURAL FLOW OF THE BUFFALO BAYOU, THE INTERIOR IS ORGANIC.

ELEVATED

SITUATED IN A ZONE THAT IS PRONE TO FLOODING, THE BUILDING IS LIFTED TO TAKE PRECAUTIONS TO ANY FUTURE FLOODINGS.



CONNECTION

ELEVATING THE BUILDING CREATES AN OPEN LANGUAGE BETWEEN THE CITY AND THE BAYOU. THIS SPACE WILL CREATE AN INVITATION TO DRAW PEOPLE ON BOTH ENDS TO COME TOGETHER.

EXTERIOR COMPOSITION

THE SUBTLE TRANSITION FROM PUBLIC TO PRIVATE TO PUBLIC ONCE AGAIN IS APPARENT IN THE BUILDING'S ENVELOPE.



PUBLIC VS. PRIVATE

THE TRANSPARENT MASS INDICATE FUNCTIONAL PROGRAMS THAT ARE OPEN TO THE PUBLIC WHILE THE OPAQUE MASS IS RESERVED TO A SPECIFIC GROUP OF PEOPLE.

DAY VS. NIGHT

BUILDING'S ENVELOPE IS COMPOSED OF A SCREEN THAT ALLOWS FOR A DYNAMIC APPEARANCE ON THE FACADE CREATING A CHANGE IN ITS APPEARANCE THROUGHOUT THE DAY.



DAY

DAYTIME, THE SCREEN ENVELOPE CREATES AN OPAQUE SURFACE PREVENTING VIEWS INSIDE.

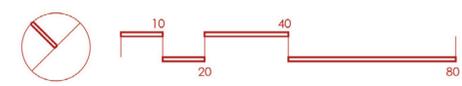


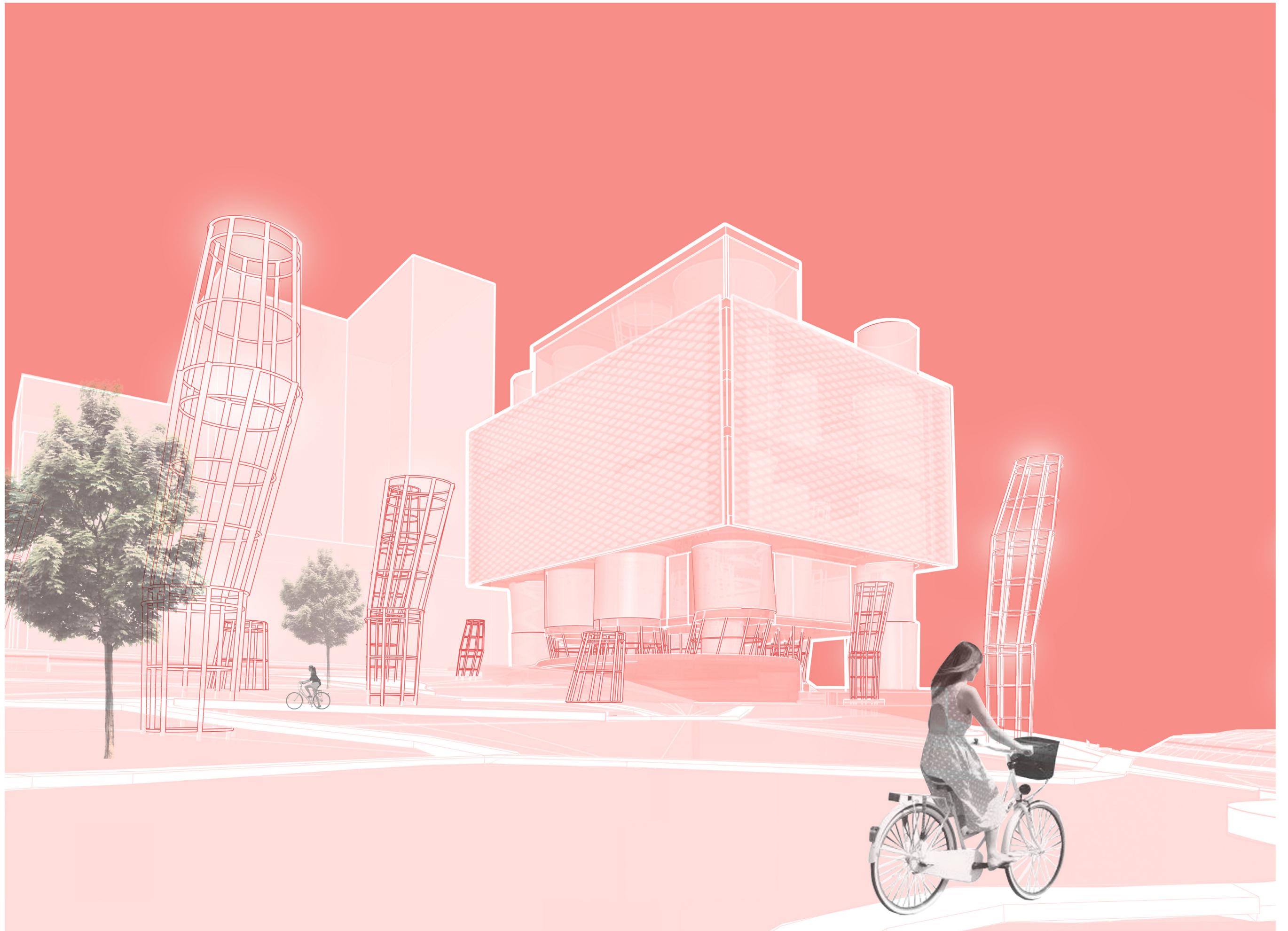
NIGHT

NIGHTTIME, THE LIGHTS WITHIN SHINE THROUGH THE SCREEN AND BECOMES VISIBLE TO THE EXTERIOR.

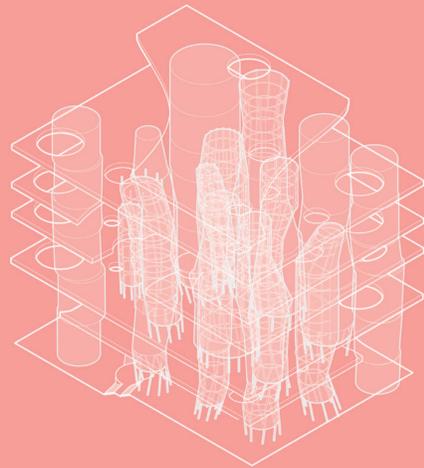


ISOMETRIC SITE CONTEXT



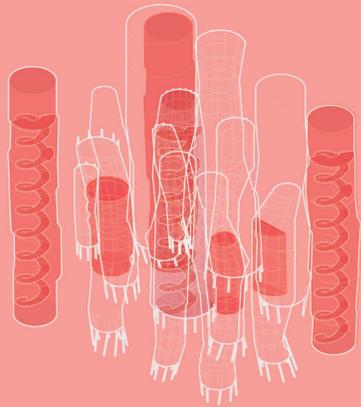


EXTERIOR- VIEW FROM BAYOU



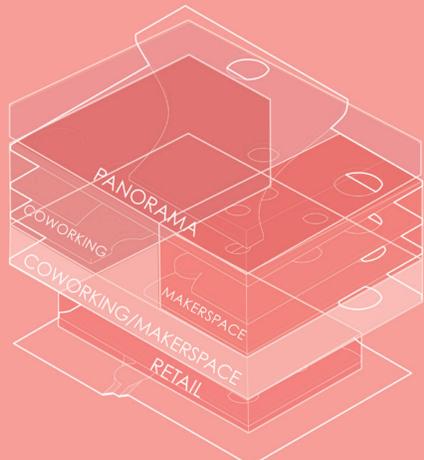
STRUCTURE

STRUCTURAL COMPOSITION OF THE BUILDING IS DESIGNED TO HAVE ITS LOAD SUPPORTED BY A SET OF COLUMNS THAT TAKE AN ORGANIC APPEARANCE. BY PUSHING FOR THESE STRUCTURAL COLUMNS, AN OPEN UNSTRUCTURED PLAN IS FORMED ALLOWING FOR FLEXIBILITY IN THE PROGRAM DESIGN ON EACH LEVEL.



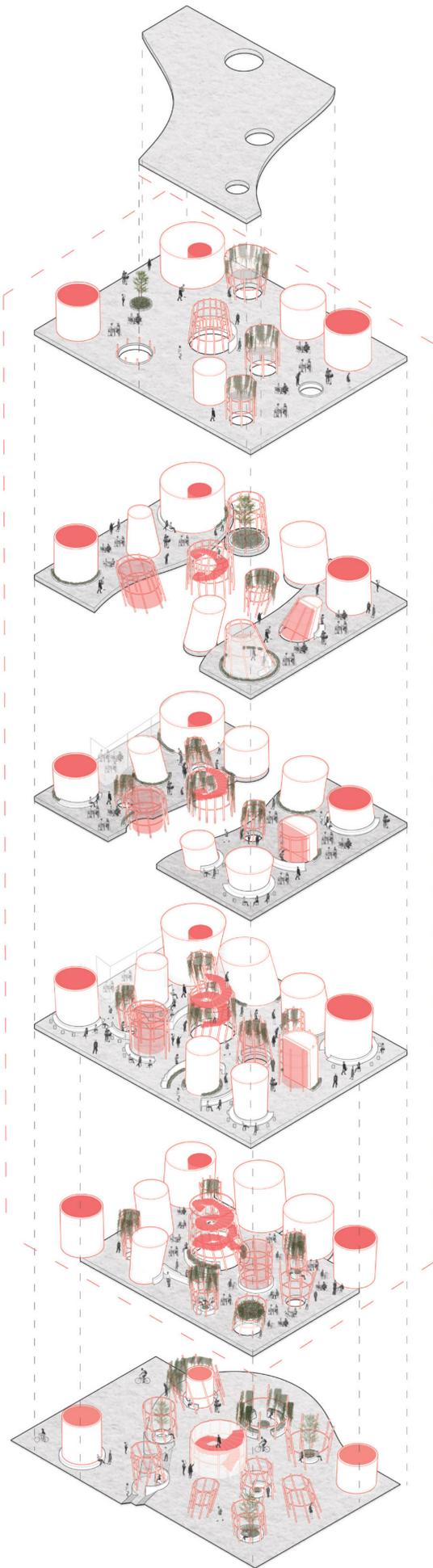
COLUMNS

IN ORDER TO OBTAIN MAXIMUM FLOOR AREA FOR PROGRAM FUNCTIONS, NON-SERVICE SPACES AND CIRCULATION ARE DESIGNER INSIDE THE COLUMNS. IN ADDITION TO THIS, THE COLUMNS ALSO SERVE AS GREEN SPACES AND VISUAL CONNECTORS THROUGHOUT EACH OF THE FLOOR LEVELS, FLEXIBLE TO EACH, WHICH CREATES A DYNAMIC, YET INTEGRATED SPACE.



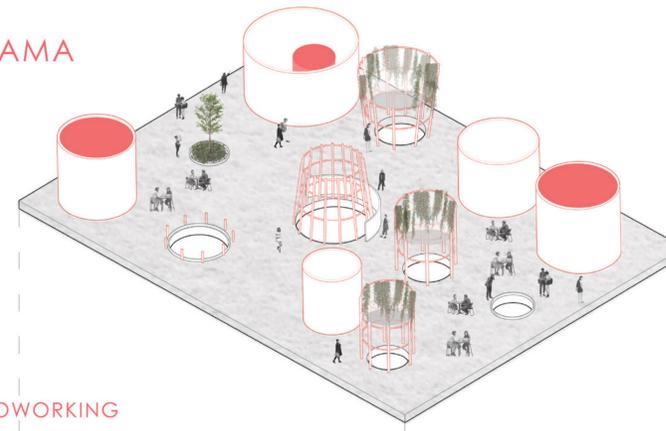
PROGRAM

THE EXPERIENCE FOR THE BUILDING'S PROGRAM IS ACHIEVED AS A PERSON ENTERS AN OPEN PUBLIC SPACE, THE RETAIL, AND IS LED THROUGH THE MAKERSPACE AND WORKING SPACE, BOTH INWARDLY FOCUSED AND MORE PRIVATE. ACCESS FOR THIS SPACE IS LIMITED TO THOSE WHO OCCUPIED THE SPACE, BUT ALLOWS FOR VISUAL CONNECTIONS FOR THE PUBLIC AUDIENCE AS ONE CONTINUES UP. THEY'LL EVENTUALLY REACH THE TOP TO THE PANORAMA PROGRAM, A PUBLIC SPACE THAT HOLDS EXHIBITIONS, AND EVENTS.



ISOMETRIC EXPLODED BUILDING PROGRAM

PANORAMA



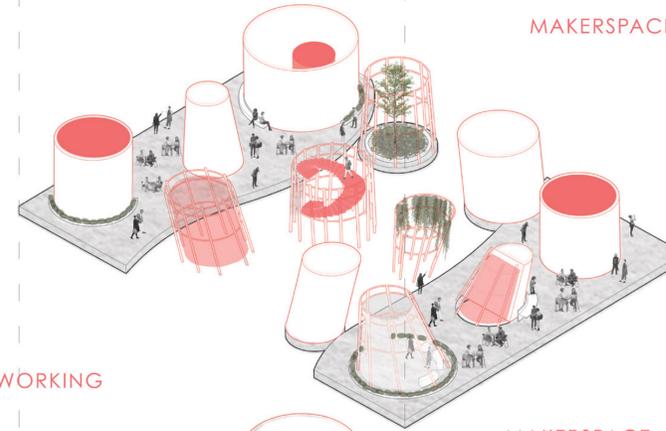
PANORAMA

PUBLIC: AS THE TOP SPACE THAT PROVIDES A PANORAMIC VIEW OF THE DOWNTOWN SKYLINE AND BAFFALO BAYOU, ADVANTAGE OF THE SPACE SCENERY IS IDEAL TO A PUBLIC SPACE.

PLAN: THE CENTER OF THE BUILDING IS A CONDITIONED SPACE, OPEN AND FLEXIBLE TO HOST EXHIBITIONS AND GATHERING EVENT SPACES. FLEXIBILITY OF THIS PROGRAM ALLOWS FOR DIFFERENT AUDIENCES TO HAVE ACCESS TO THE OUTSIDE TERRACE LOCATED ON BOTH ENDS TO ENJOY VIEWS OF THE SURROUNDING CONTEXT.

CIRCULATION: AS IT IS A PUBLIC SPACE AND THE FINAL DESTINATION, THE GRAND PUBLIC STAIRCASE OPENS UP TO THIS FLOOR AND ALLOWS DIRECT ACCESS ALL THE WAY FROM THE GROUND FLOOR. THE SERVICE ELEVATOR ALSO ALLOWS ACCESS TO THE SPACE FOR AFTER HOUR EVENTS THROUGH SPECIAL KEY ACCESS.

COWORKING



COWORKING

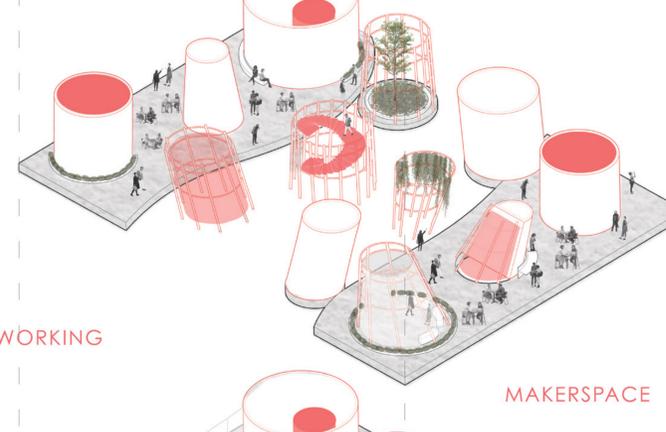
PRIVATE: THE PROGRAM IS ONE OF THE TWO IMPORTANT PROGRAMS OF THE BUILDING, ALONGSIDE MAKERSPACE, AS IT WILL BE MOST ACTIVE THROUGHOUT THE DAY. BECAUSE OF THIS, THE SPACE CREATES ACCESSIBILITY, EVEN AFTER HOURS TO THOSE USING THIS AREA.

PLAN: IN THE OPEN PLAN, ARRANGEMENT FOR OFFICE SPACES IS IMPORTANT AND FOR THIS PURPOSE FLEXIBLE. THE FIRST LEVEL OF THE COWORKING OFFICE SPACE IS MERGED WITH OFFICES DEDICATED FOR MAKERSPACE, ALLOWING A CONNECTION FOR BOTH PROGRAMS. SPACES THAT REQUIRE MORE RESTRICTION AND PRIVACY ARE ENCLOSED, BUT STILL ALLOW FOR LIGHT AND OPENNESS. THE SECOND AND THIRD LEVEL FOCUS MORE IN MORE OFFICE CENTRIC PROGRAMS AND MEETING SPACES.

CIRCULATION: BECAUSE OF ITS PRIVACY, THE PRIMARY PUBLIC STAIRCASE IS NOT OPEN IN THIS PRIVATE AREA. PUBLIC VIEWERS ARE ALLOWED TO LOOK IN AS THEY ASCEND TO THE TOP FLOOR, BUT RESTRICTION ON ACCESSIBILITY IS DONE TO CREATE SAFETY AND PRIVACY MEASURES. A SHUTTLE FROM THE FIRST FLOOR (RETAIL) IS PROVIDED FOR EXCLUSIVE ACCESS FOR THE COWORKING/MAKERSPACE AREA. ACCESS TO THE OTHER TWO COWORKING LEVELS ARE AVAILABLE THROUGH THE SERVICE ELEVATOR AND STAIRCASES.

COWORKING

MAKERSPACE



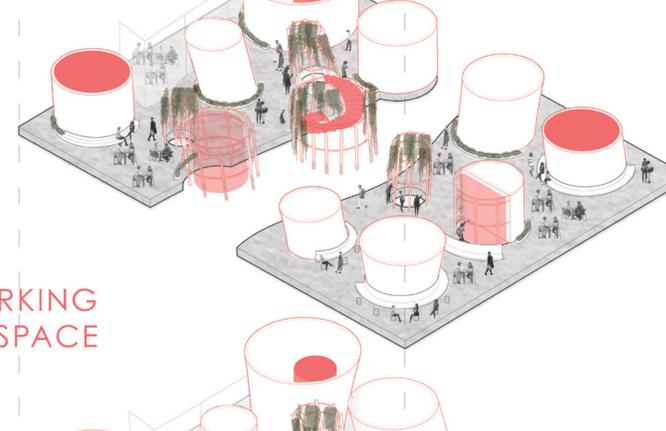
MAKERSPACE

PRIVATE: AS IT IS A SPACE, SIMILAR TO COWORKING, THAT WILL CONTAIN THE MOST ACTIVITY THROUGHOUT THE DAY, THE MAKERSPACE IS ALSO PLACED IN PRIVATE SPACE, AS IT CONTAINS MACHINERY DANGEROUS AND/OR EXPENSIVE, ONLY AUTHORIZED PERSONNEL IS PREFERRED.

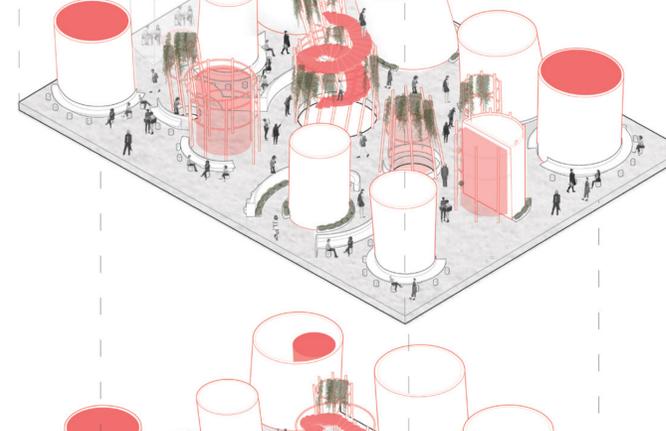
PLAN: LIKE COWORKING, MAKERSPACE IS AN OFFICE SPACE IN THE FIRST FLOOR, WHERE THE PLANNING AND GATHERING WILL TAKE PLACE, THE SECOND LEVEL IS DEDICATED FOR COMPUTER LAB AND CLASSROOMS, WHILE THE THIRD FLOOR HOLDS THE DIRTY LAB AND HEAVY MACHINERY IN ITS OWN AREA.

CIRCULATION: BECAUSE OF ITS PRIVACY MEASURES, ACCESS TO THE MAKERSPACE IS RESTRICTED, AND LIKE THE COWORKING SPACE, IT CAN ONLY BE ACCESS FROM THE FIRST FLOOR (RETAIL) THROUGH A PRIVATE SHAPE. ACCESS TO THE SECOND AND THIRD LEVEL OF THE MAKERSPACE ARE AVAILABLE THROUGH ITS OWN SHAFT ELEVATOR TO ACCOMMODATE TRANSPORTATION OF MATERIAL AND MACHINERY.

COWORKING
MAKERSPACE



RETAIL



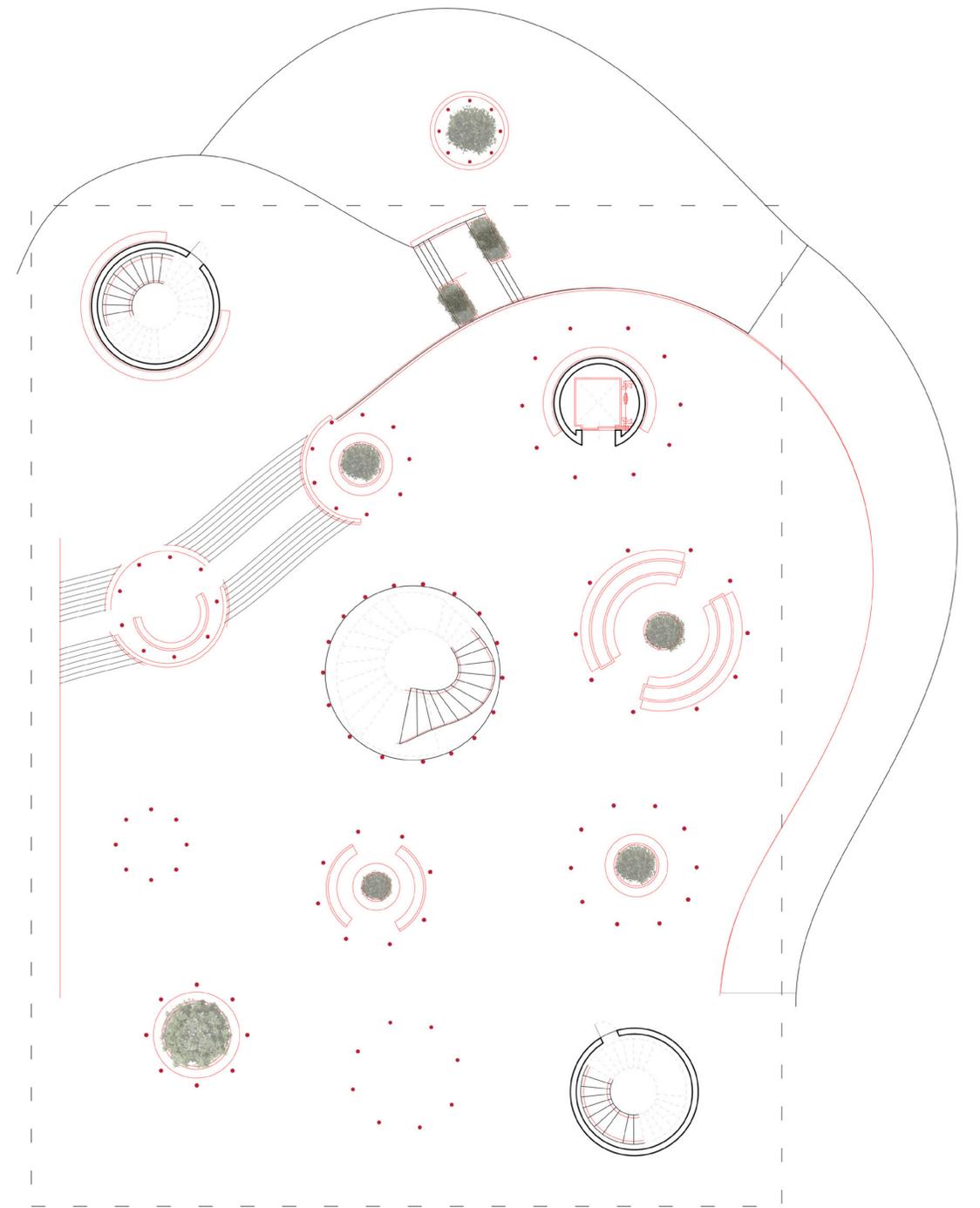
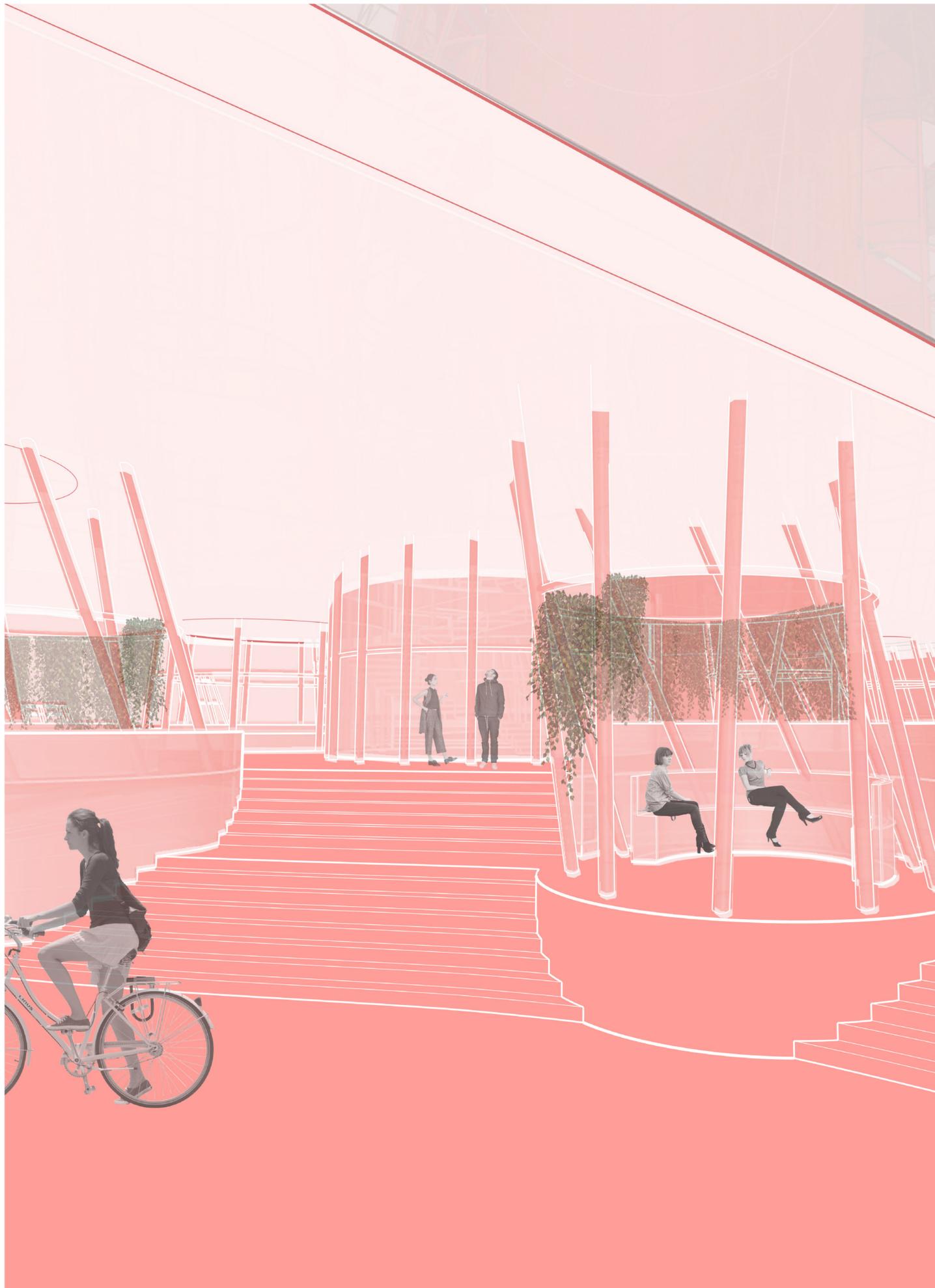
RETAIL

PUBLIC: AS THE PRIMARY WELCOMING CONDITION SPACE OF THE BUILDING, THE FIRST FLOOR IS DESIGNED WITH RETAIL IN MIND. A SPACE DEDICATED FOR COFFEE SHOPS OR SMALL RESTAURANTS, THE SPACE BECOMES A SPACE FOR BOTH PEOPLE WHO WORK IN THE BUILDING AND VISITORS. AS RETAIL IS OPEN TO ALL, THE SPACE BECOMES A PUBLIC FUNCTION FOR THE BUILDING.

PLAN: THE OPEN PLAN IS FLEXIBLE FOR FUTURE ACCOMMODATIONS. FURNITURE IS TEMPORARY AND ARE DESIGNED TO BE FLEXIBLE. THE SPACE ALLOWS FOR MULTIPLE SMALL SHOPS, OR A BIGGER RESTAURANT, OPEN TO FUTURE TENANTS.

CIRCULATION: ENTRANCE TO THIS SPACE IS ACHIEVED THROUGH THE PRIMARY PUBLIC STAIRCASE LOCATED ON CENTER OF THE BUILDING. A SERVICE ELEVATOR, AS WELL AS TWO EGRESS STAIRS ON BOTH ENDS OF THE BUILDING, ARE PROVIDED AS SECONDARY CIRCULATION.

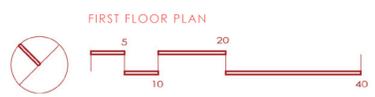
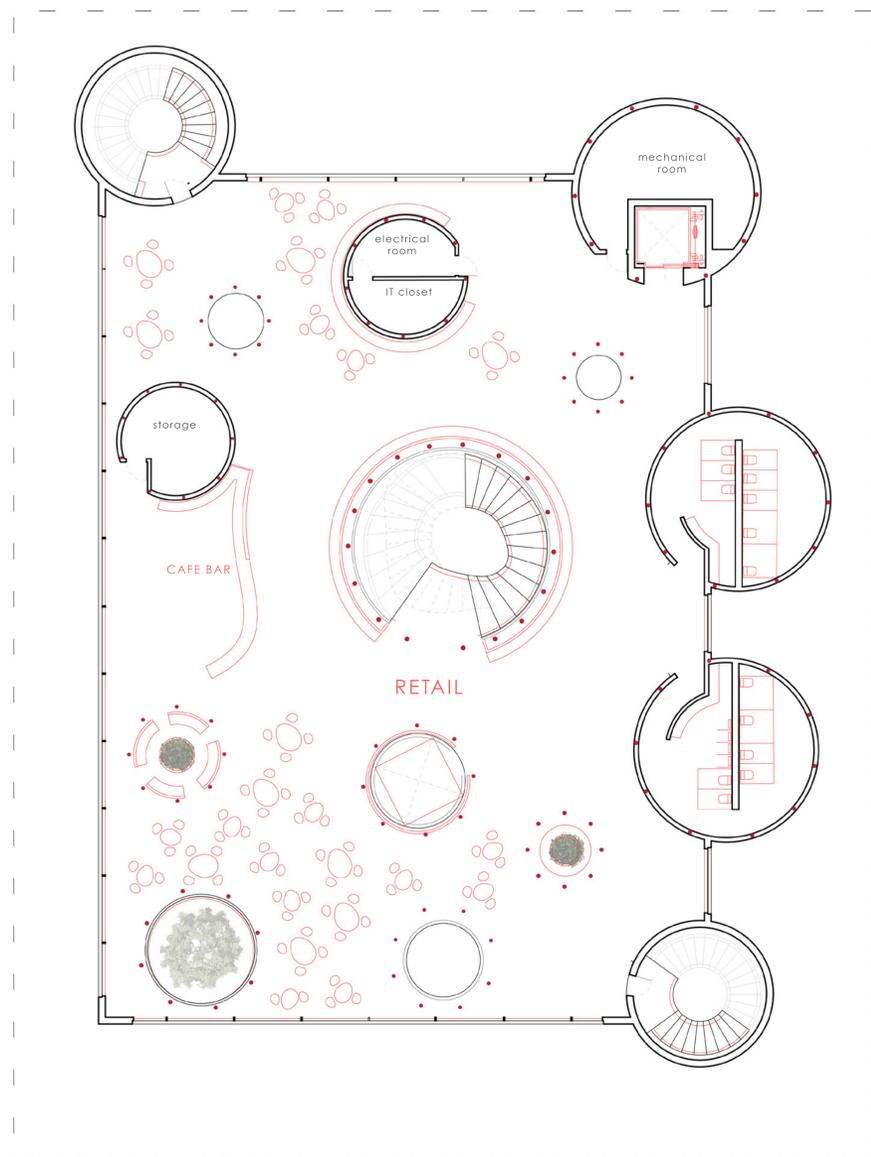
ISOMETRIC EXPLODED PROGRAM



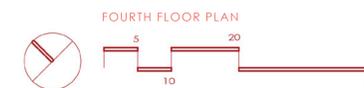
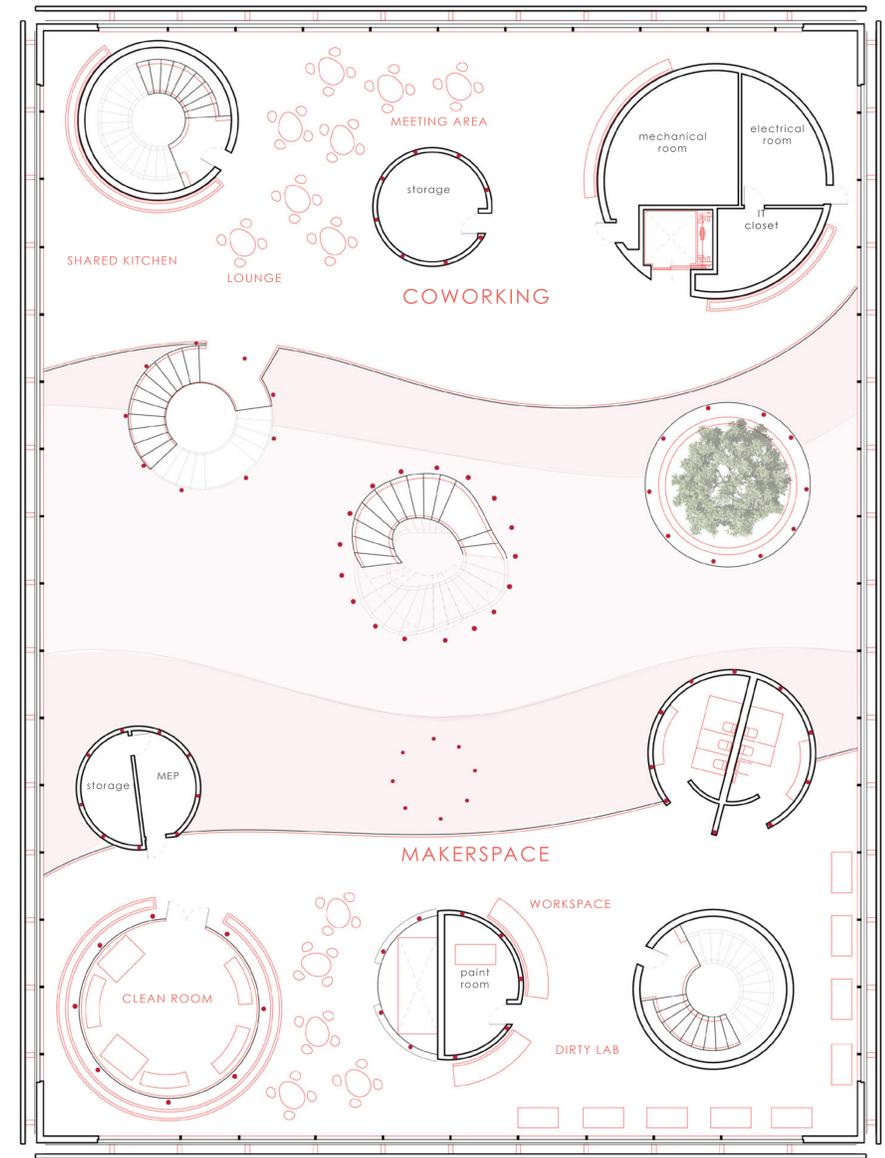
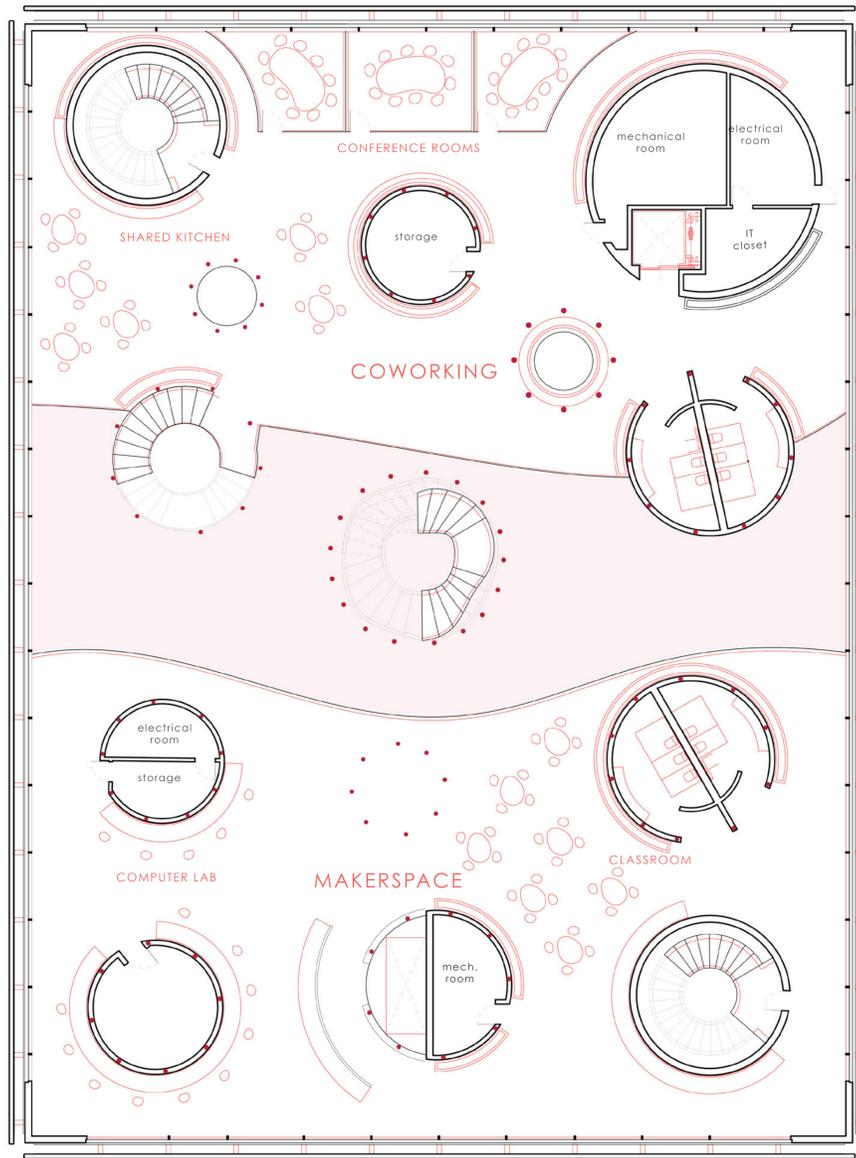
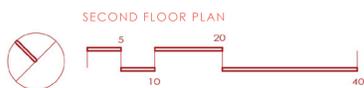
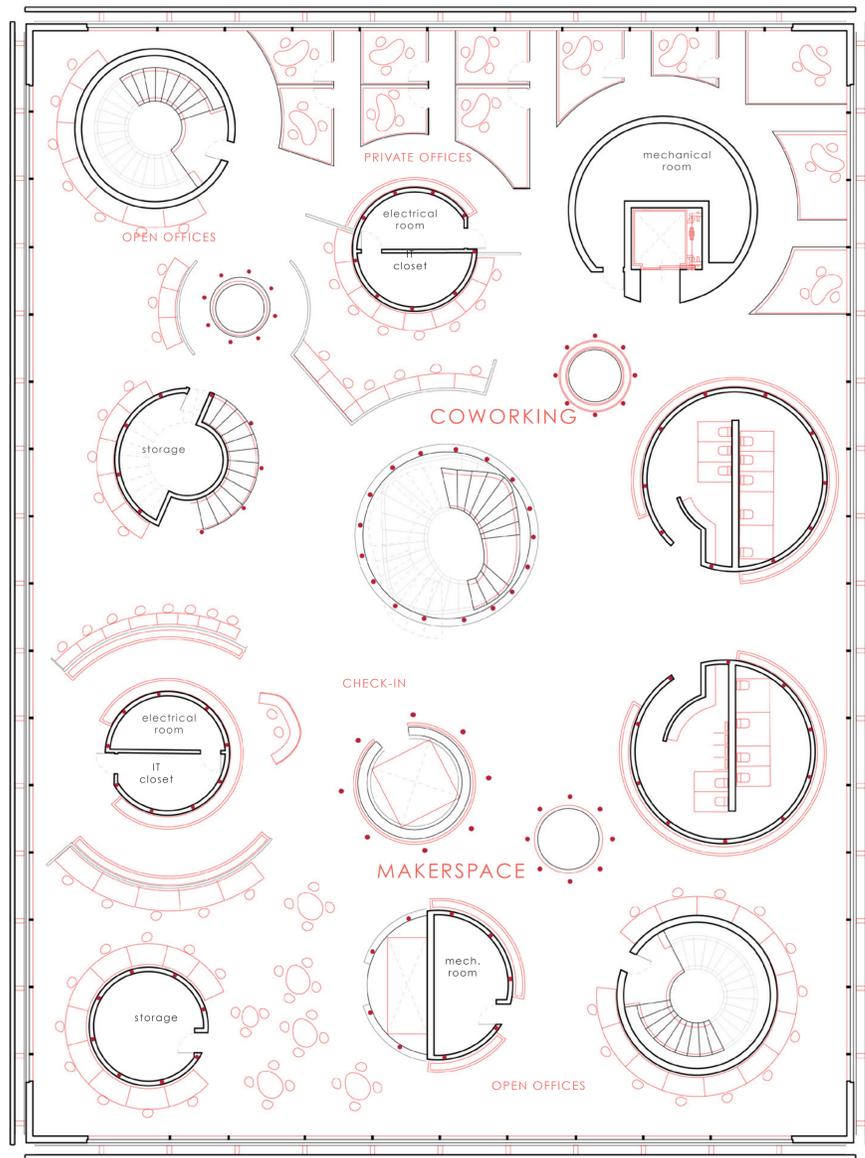
GROUND FLOOR PLAN

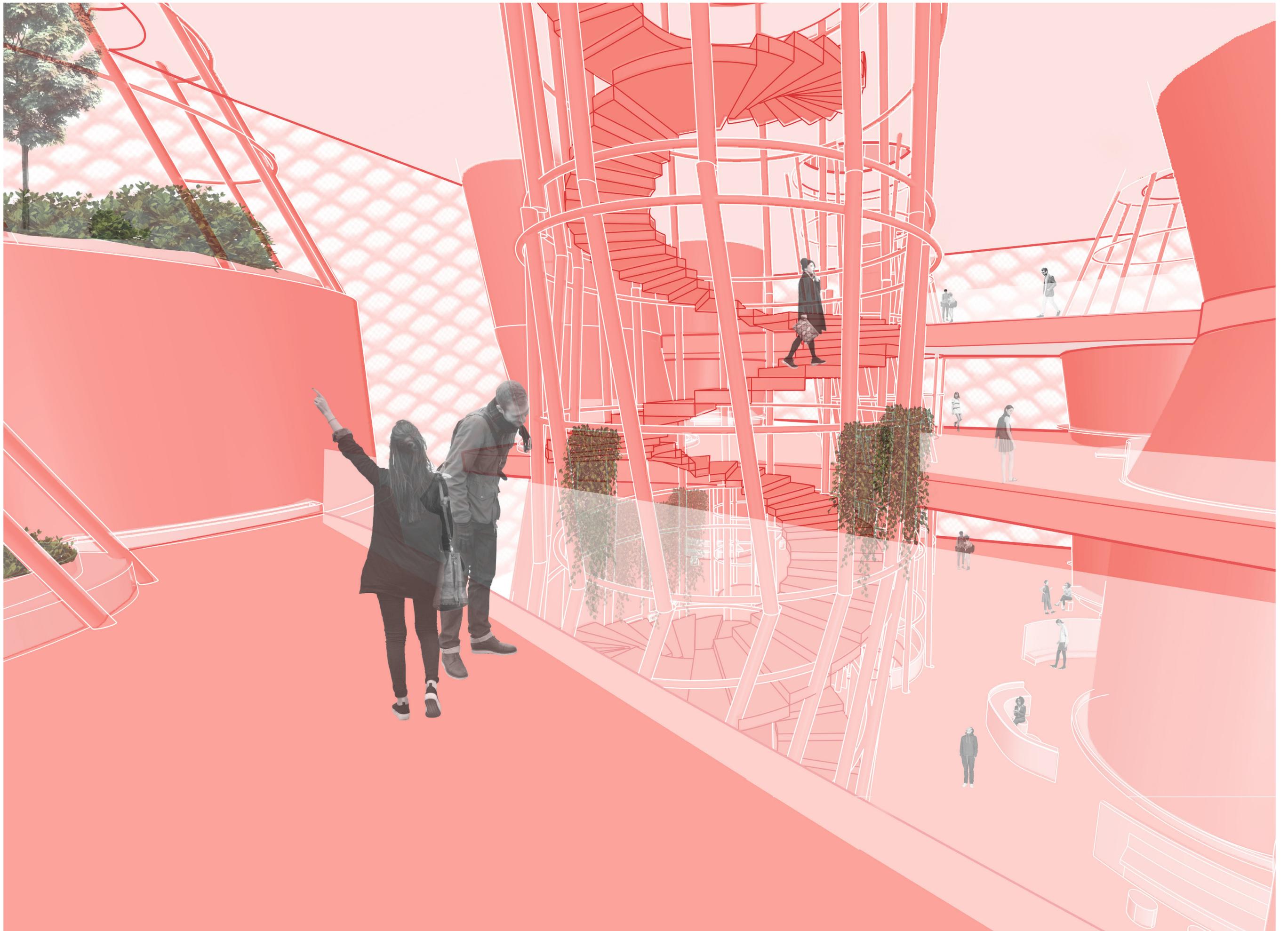


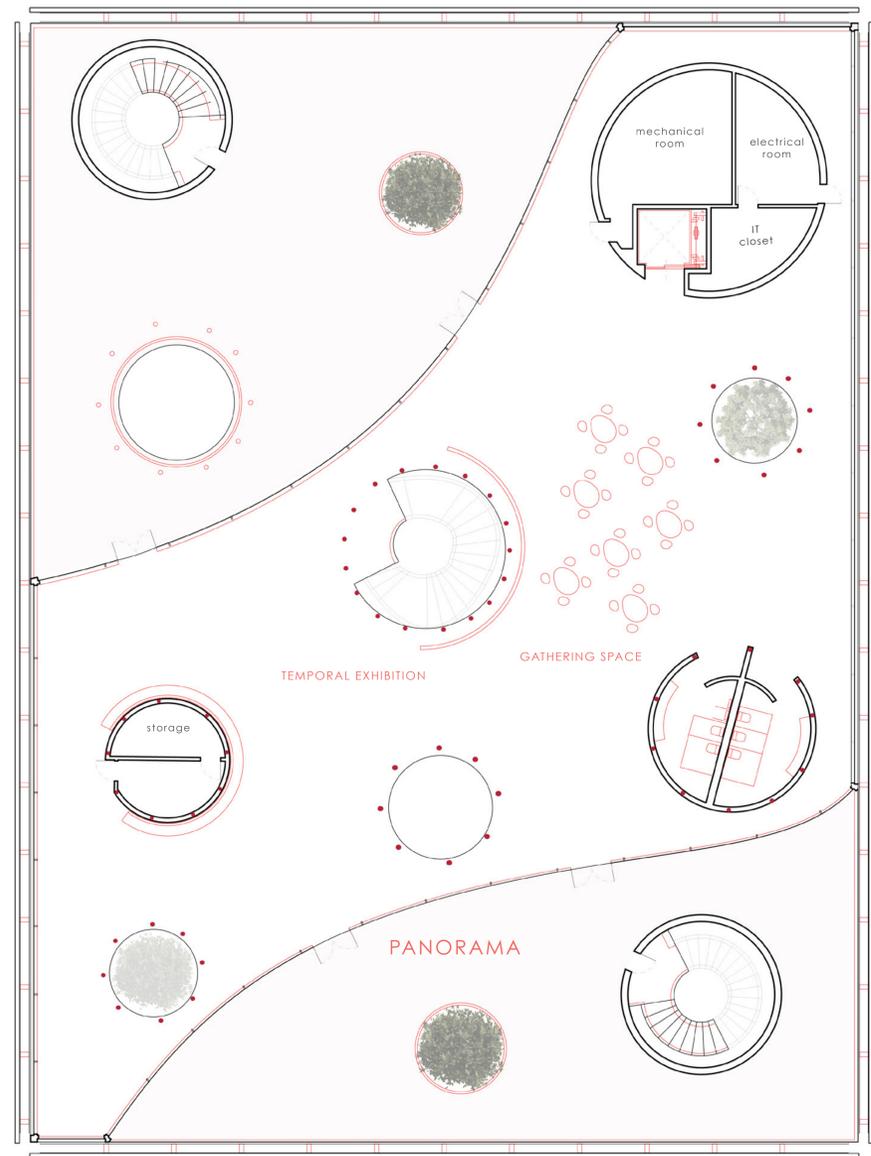
A scale bar with markings at 5, 10, 20, and 40 units. To the left of the scale bar is a north arrow symbol, which is a circle with a diagonal line and a dot.



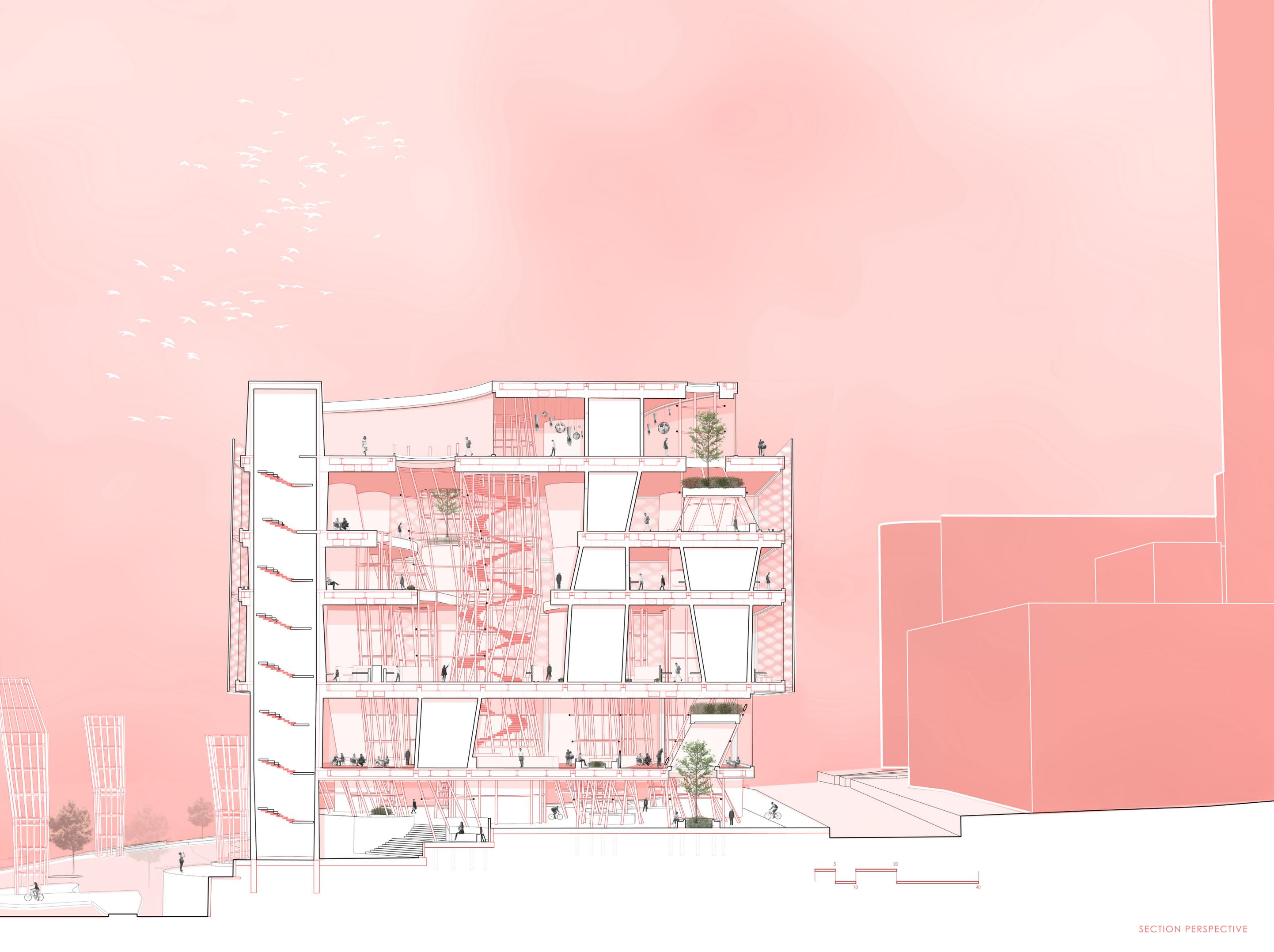
RETAIL FLOOR PLAN AND PERSPECTIVE



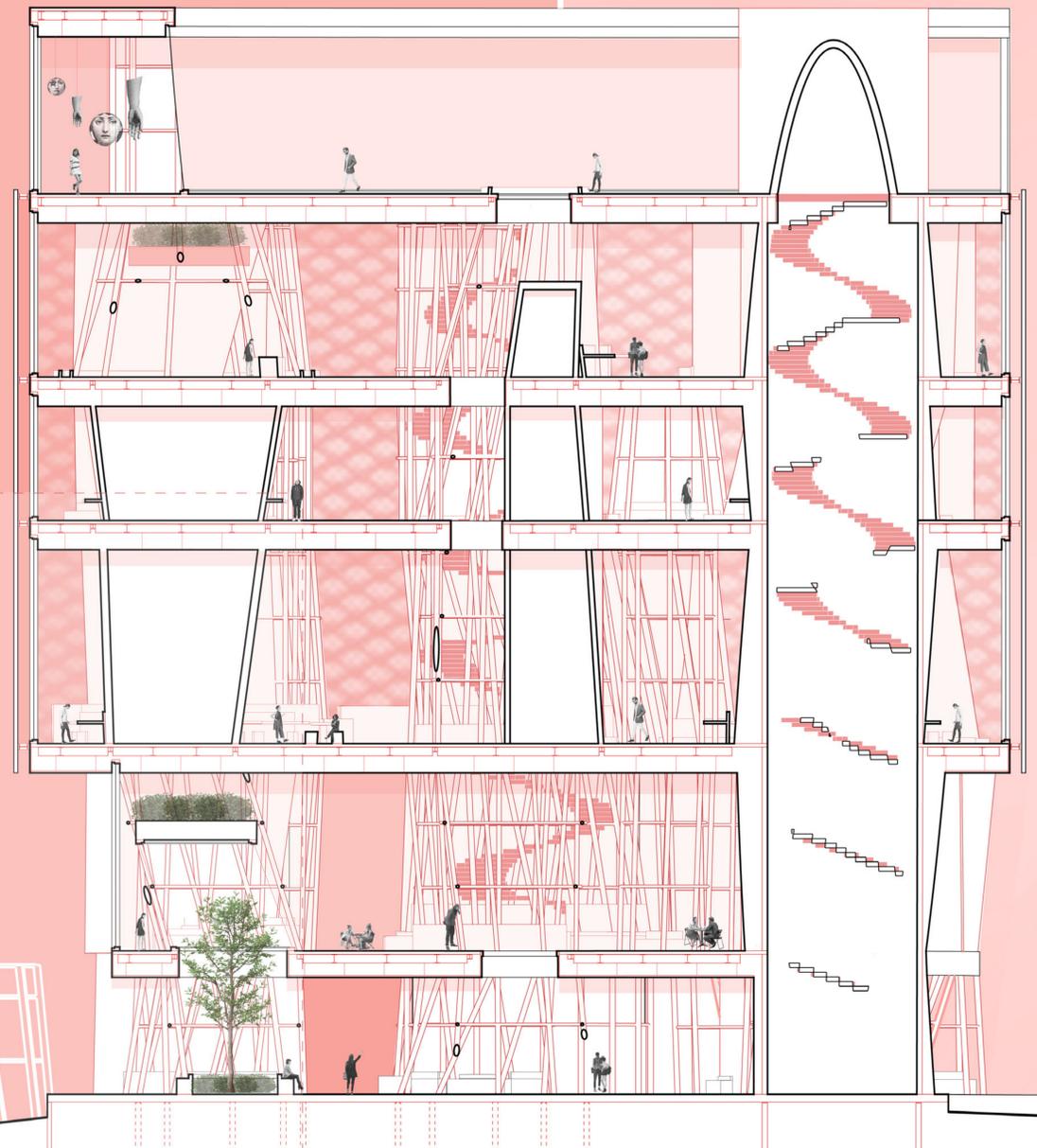


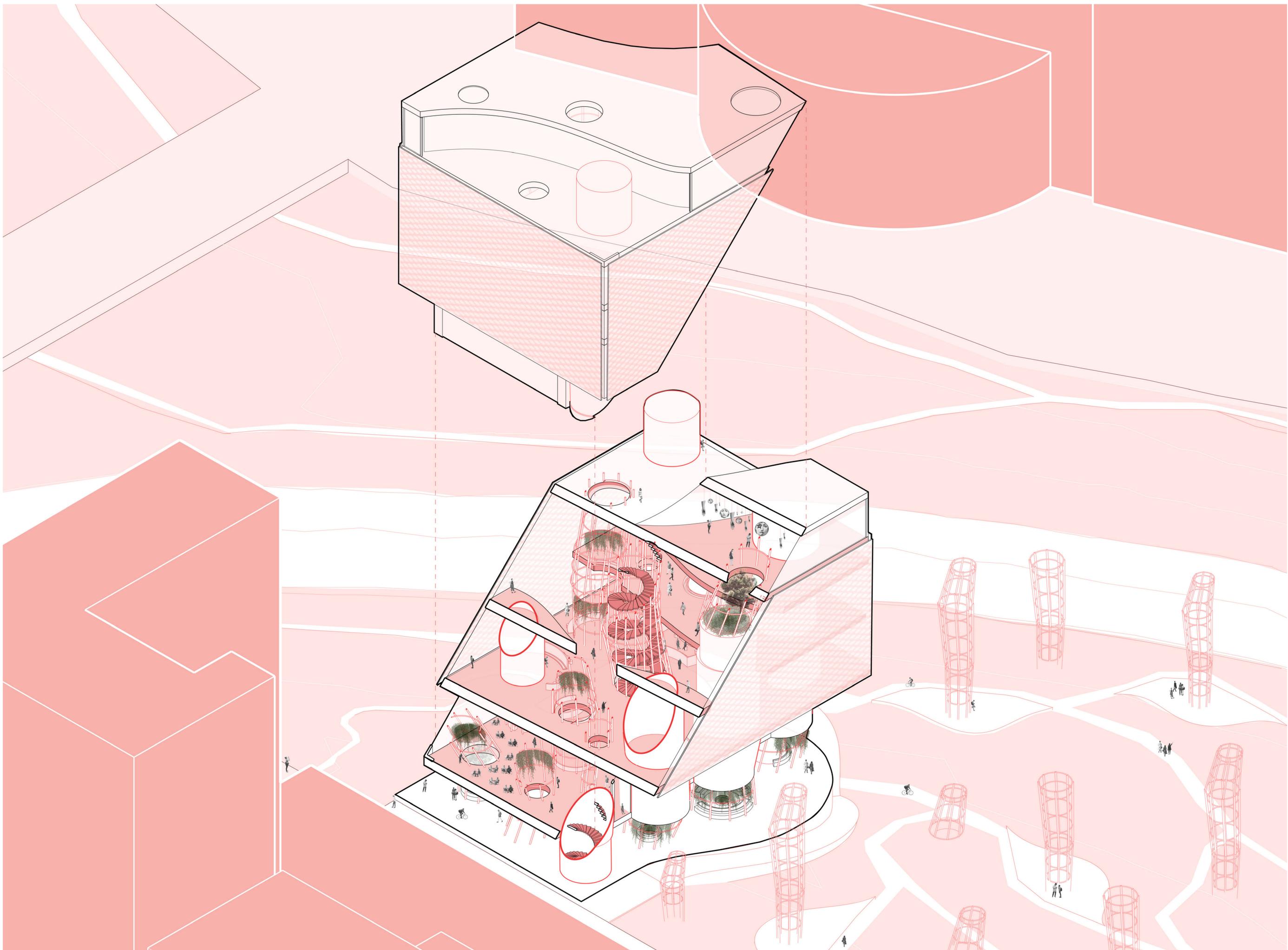


PANORAMA FLOOR PLAN



SECTION PERSPECTIVE







EXTERIOR- VIEW FROM DOWNTOWN

THANK YOU :)