



ENTRY COURTYARD

EXISTING

ADDITION

SERVICE
COURTYARD

0' 8' 16' 32' 



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MERCADO - PHASE 1

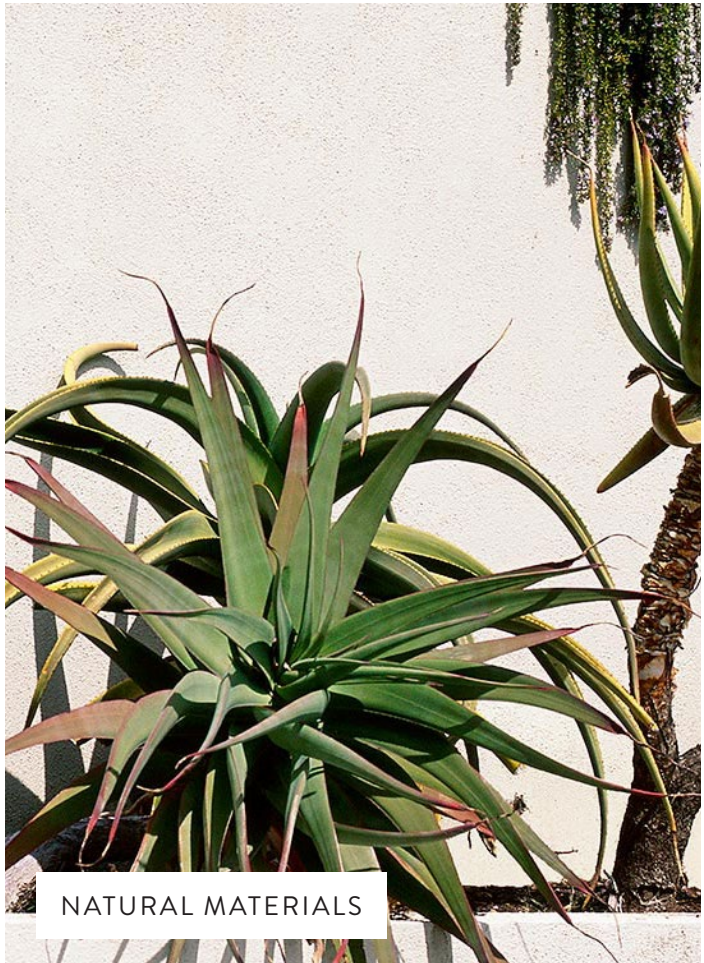
- Maintain PARD office & work areas
- Address critical exterior maintenance needs
- Improve exterior lighting and landscape

MERCADO - PHASE 2

- Reconfigure interior spaces, courtyard, and PARD maintenance yard for public use



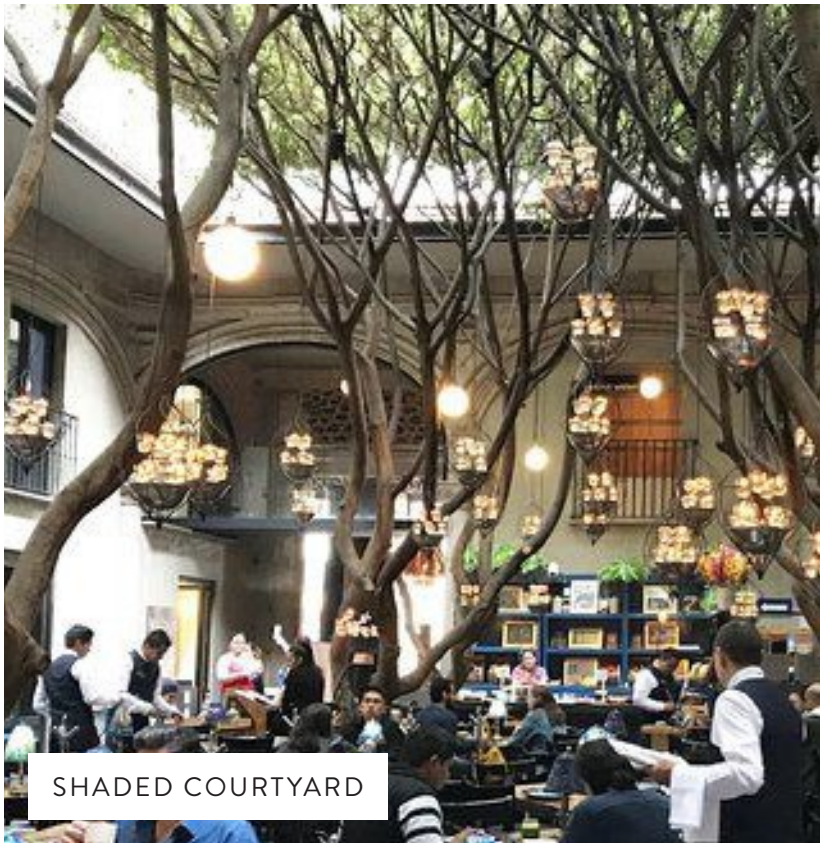
HISTORIC DETAILS



NATURAL MATERIALS



LOW-MAINTENANCE FINISHES



SHADED COURTYARD



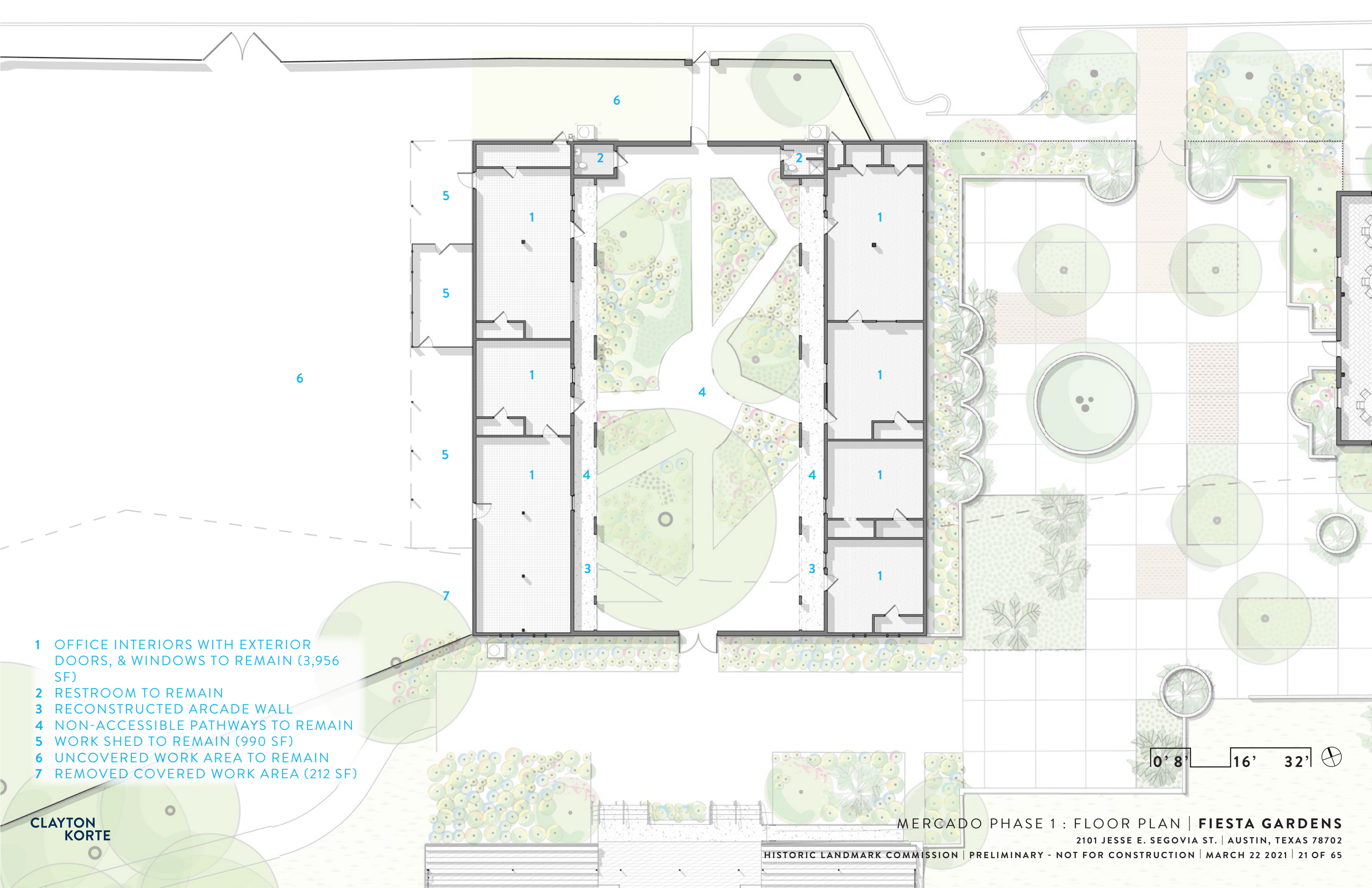
ARCADE LIGHTING



FLEXIBLE SPACES



EXPRESSED STRUCTURE & INCREASED DAYLIGHT



- 1 OFFICE INTERIORS WITH EXTERIOR DOORS, & WINDOWS TO REMAIN (3,956 SF)
- 2 RESTROOM TO REMAIN
- 3 RECONSTRUCTED ARCADE WALL
- 4 NON-ACCESSIBLE PATHWAYS TO REMAIN
- 5 WORK SHED TO REMAIN (990 SF)
- 6 UNCOVERED WORK AREA TO REMAIN
- 7 REMOVED COVERED WORK AREA (212 SF)

CLAYTON
KORTE

MERCADO PHASE 1 : FLOOR PLAN | **FIESTA GARDENS**

2101 JESSE E. SEGOVIA ST. | AUSTIN, TEXAS 78702

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- 1 MEETING ROOMS (3,152 SF : 24 8-TOPS=192 SEATS)
- 2 OUTDOOR VESTIBULE
- 3 OFFICE
- 4 STANDARD UNISEX RESTROOM
- 5 ACCESSIBLE UNISEX RESTROOM
- 6 JANITOR / FIRE RISER
- 7 ELECTRICAL / TELECOM (152 SF)
- 8 FIRE RISER
- 9 FURNITURE STORAGE (278 SF)
- 10 NEW ACCESSIBLE PATHWAYS

CLAYTON
KORTE

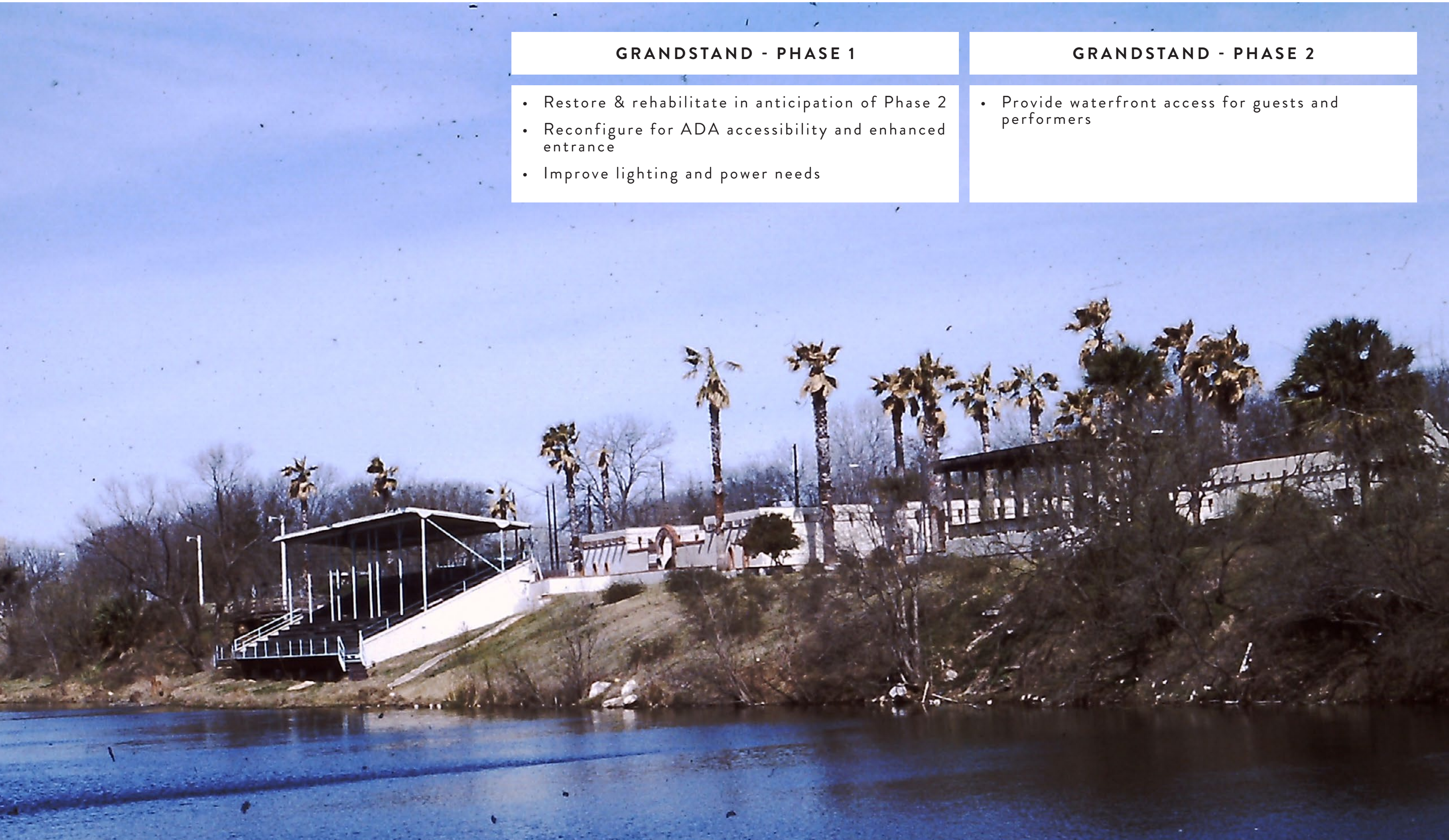
MERCADO PHASE 2 : FLOOR PLAN | **FIESTA GARDENS**

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0' 8' 16' 32' 





GRANDSTAND - PHASE 1

- Restore & rehabilitate in anticipation of Phase 2
- Reconfigure for ADA accessibility and enhanced entrance
- Improve lighting and power needs

GRANDSTAND - PHASE 2

- Provide waterfront access for guests and performers



IMPROVED VIEW TO LAGOON



ELEVATED PATHWAYS



INTEGRATED LANDSCAPE



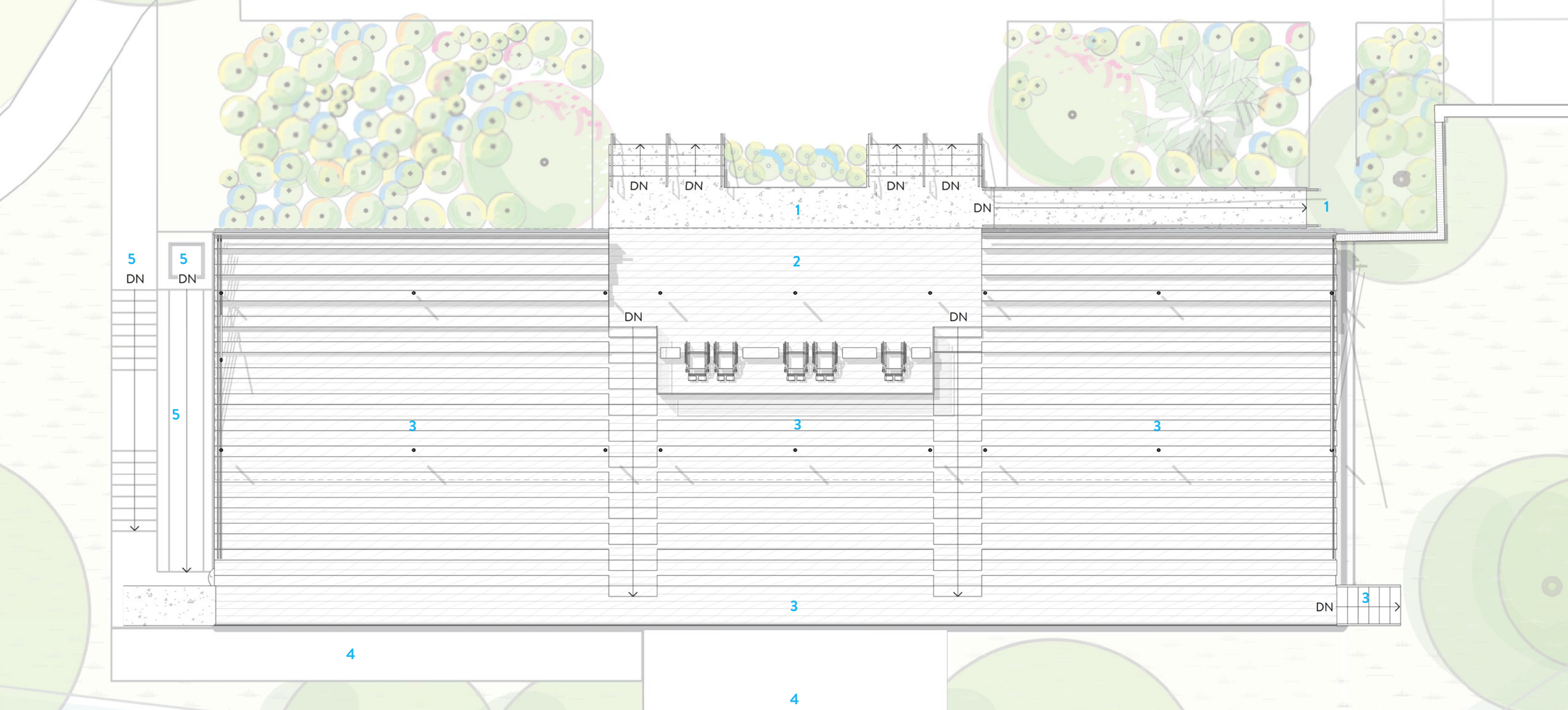
ACCESSIBLE PLATFORM



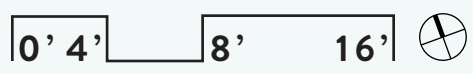
REPAIRED & RE-PAINTED WOOD BOARDS



LOW-IMPACT LIGHTING



- 1 NEW ACCESSIBLE STAIRS, RAMP, & LANDING
- 2 NEW ACCESSIBLE PLATFORM (320 SF : 5 WHEELCHAIR/COMPANION SPACES SUBJECT TO TDLR INTERPRETATION OF TOTAL SEATING COUNT)
- 3 REFURBISHED BLEACHERS & STEPS (733 18" SEATS, SUBJECT TO POSTED OCCUPANT INTERPRETATION)
- 4 ACCESSIBLE WATERFRONT RAISED STAGE & BOARDWALK (PHASE 2)
- 5 ACCESSIBLE RAISED STAIRS & INCLINED LIFT (PHASE 2)







THANK YOU