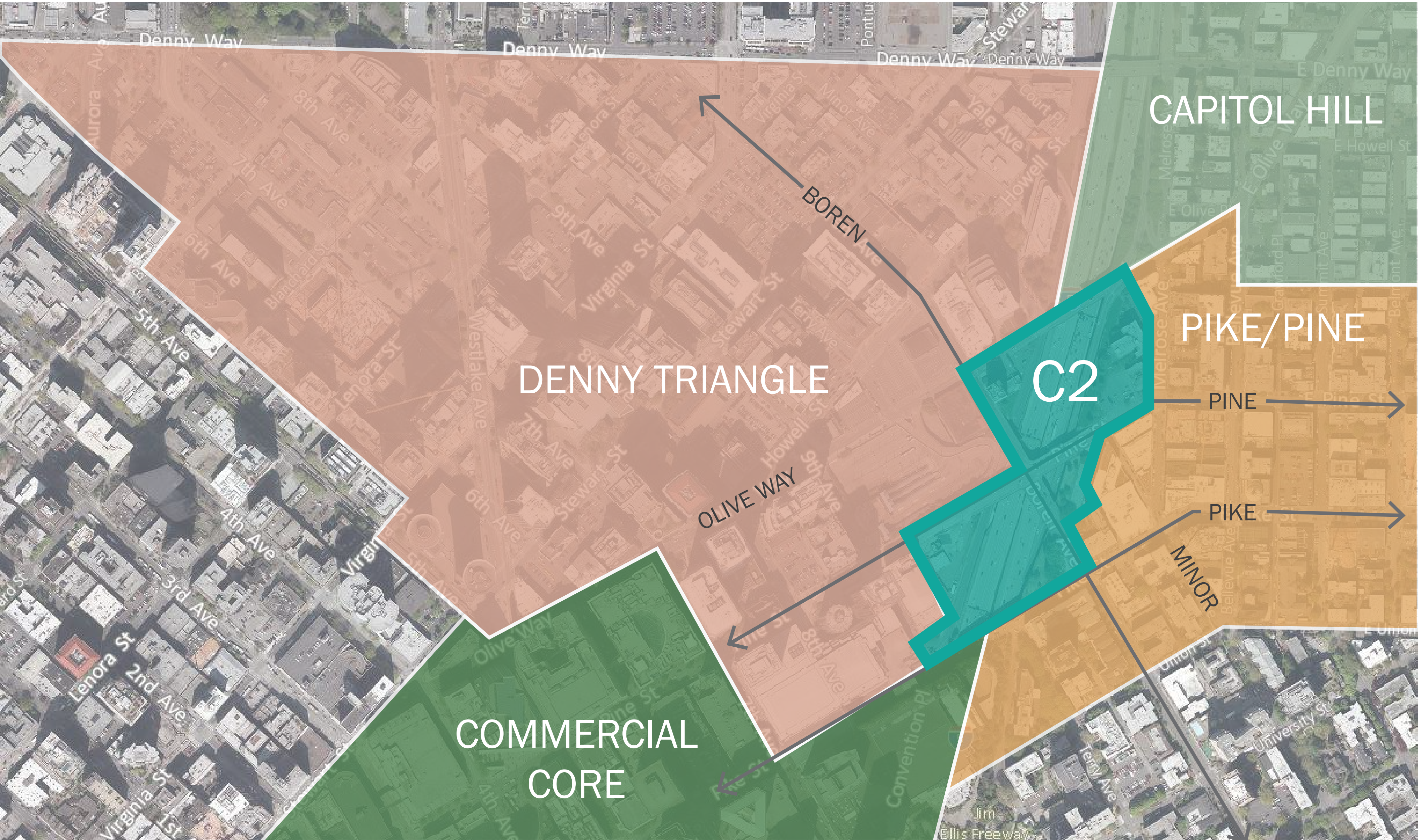


PROJECT SITE



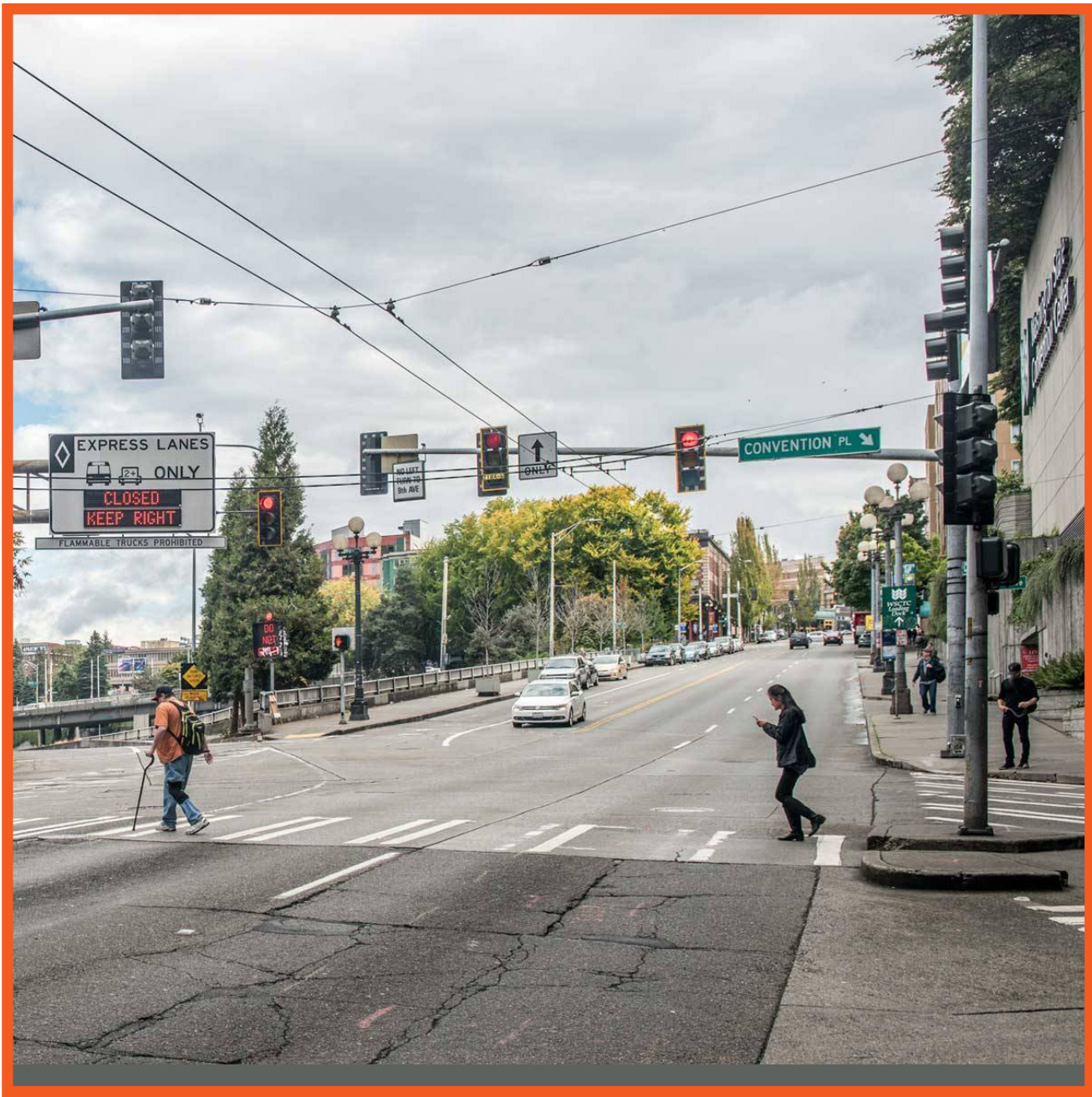
CITY CONNECTIONS



SITE CHALLENGES



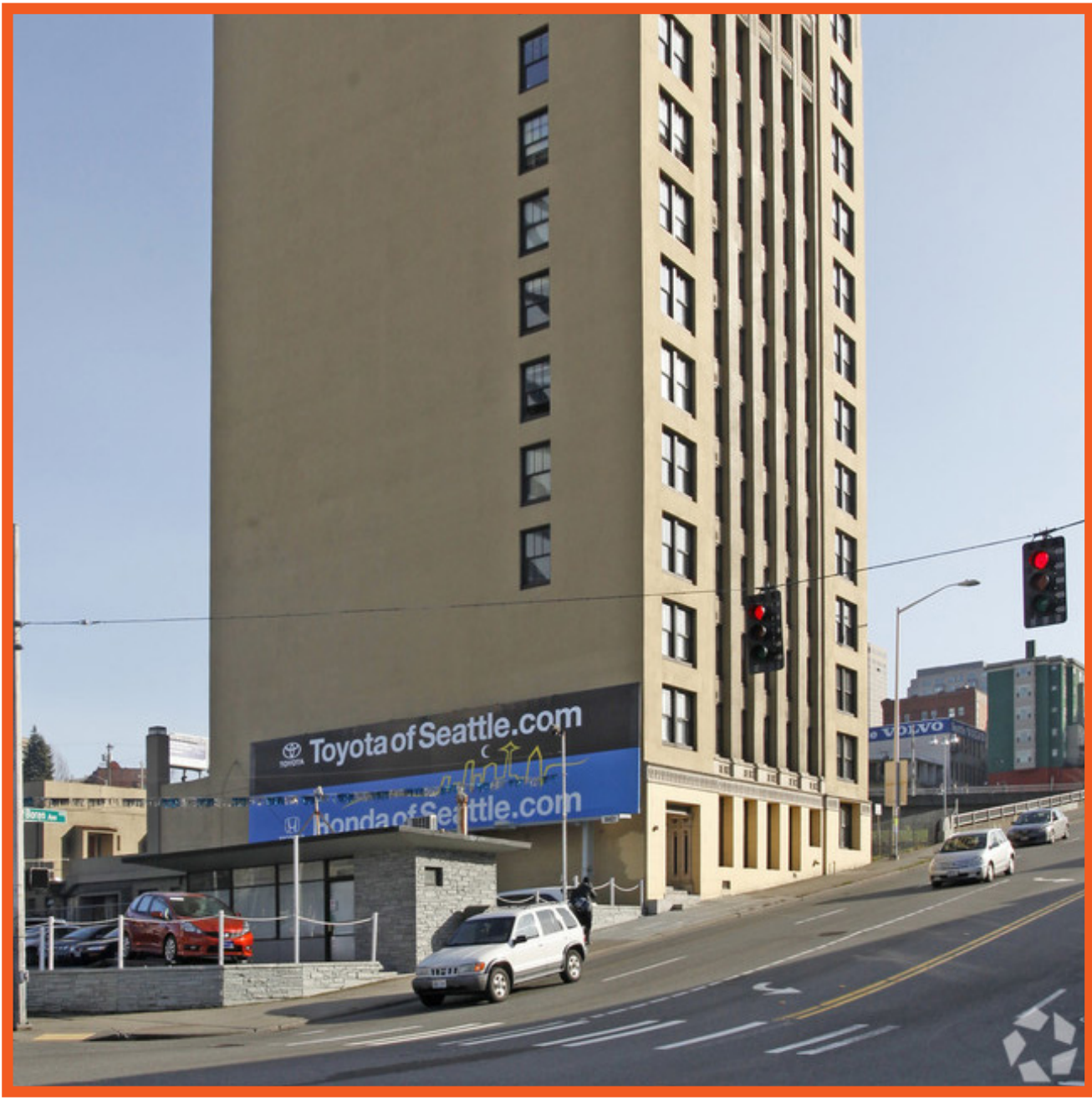
Harsh transition between Capitol Hill neighborhood and Downtown



Interrupted retail and pedestrian-oriented program



Limited bike and pedestrian connections



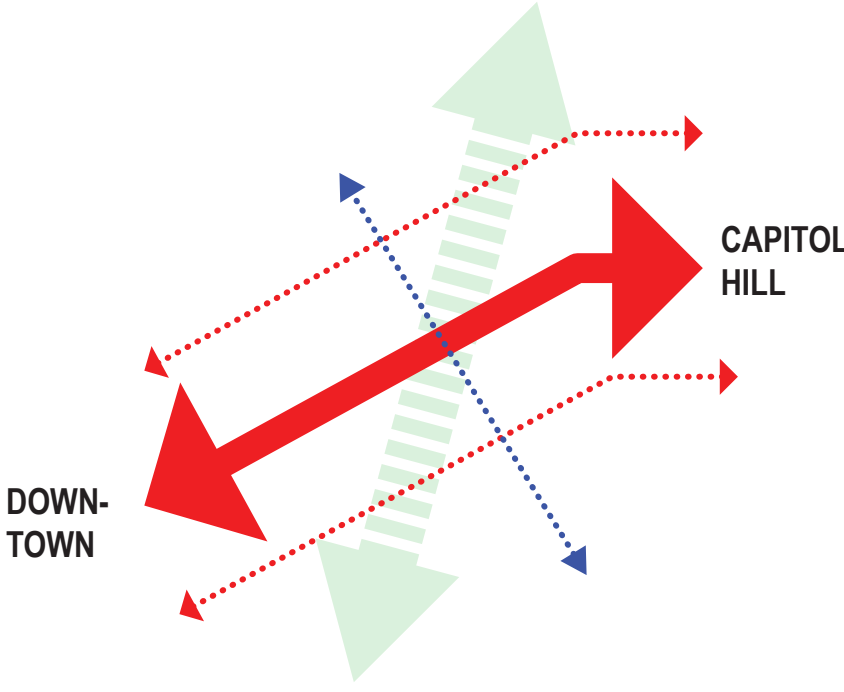
Steep grade change

OBJECTIVES & STRATEGIES

Objective 1:

Restitch Capitol Hill and Downtown Neighborhoods

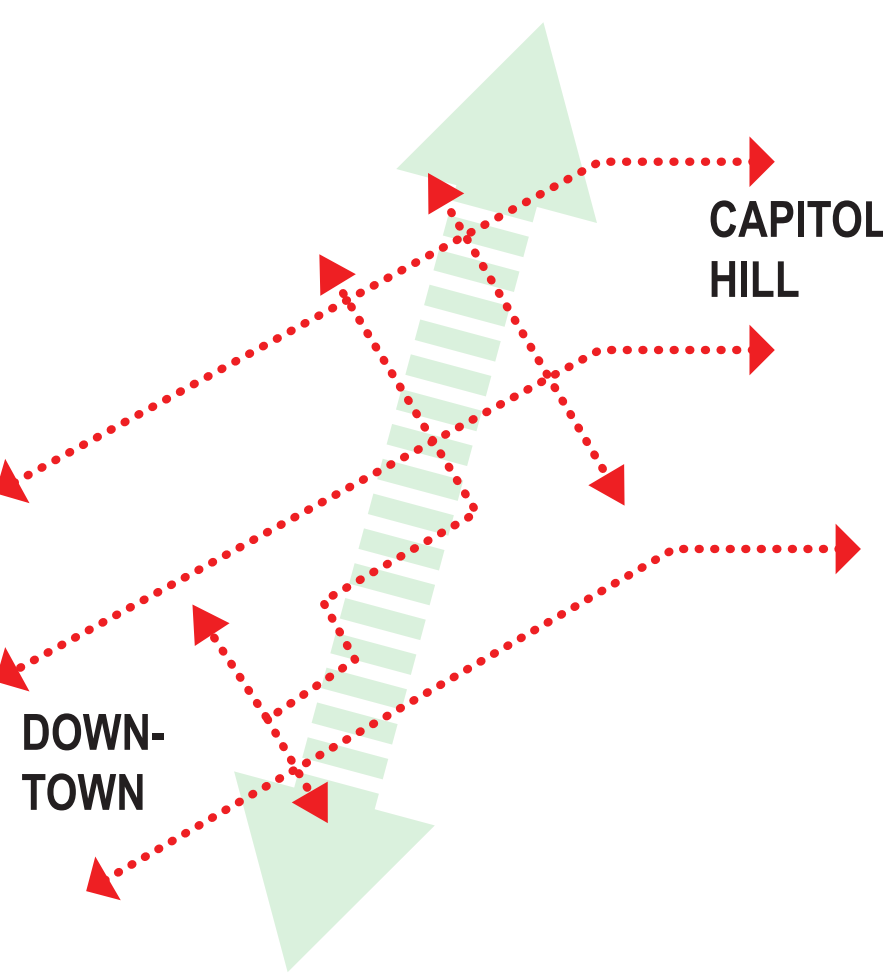
Strategy:
Reinforce Pike, Pine, and Olive Street connections through street improvements and activating the public realm



Objective 2:

Introduce continuous pedestrian oriented program

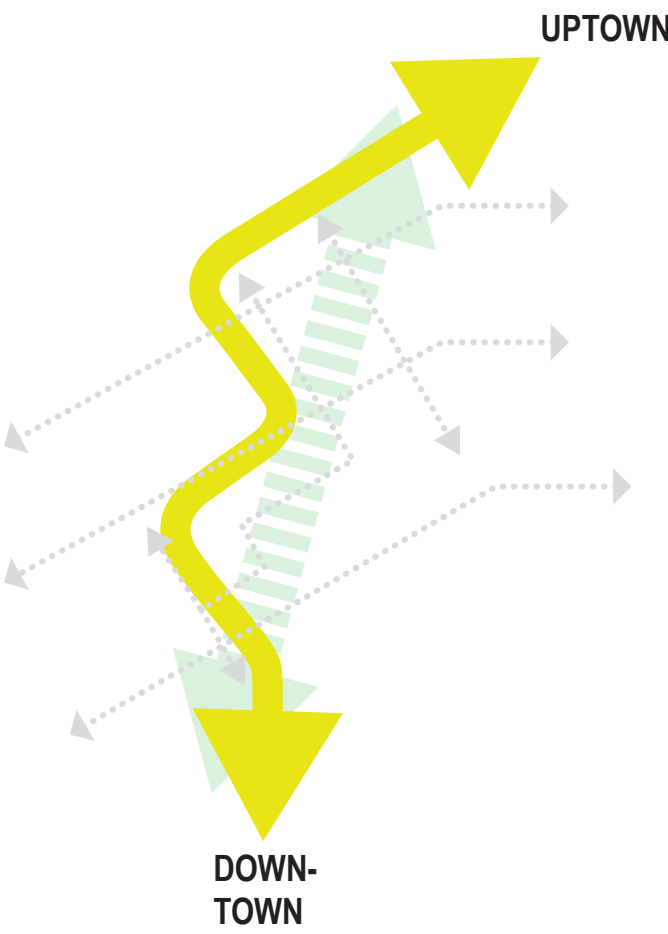
Strategy:
Reintroduce retail along Pike, Pine, and Olive



Objective 3:

Provide uninterrupted pedestrian and bicycle paths

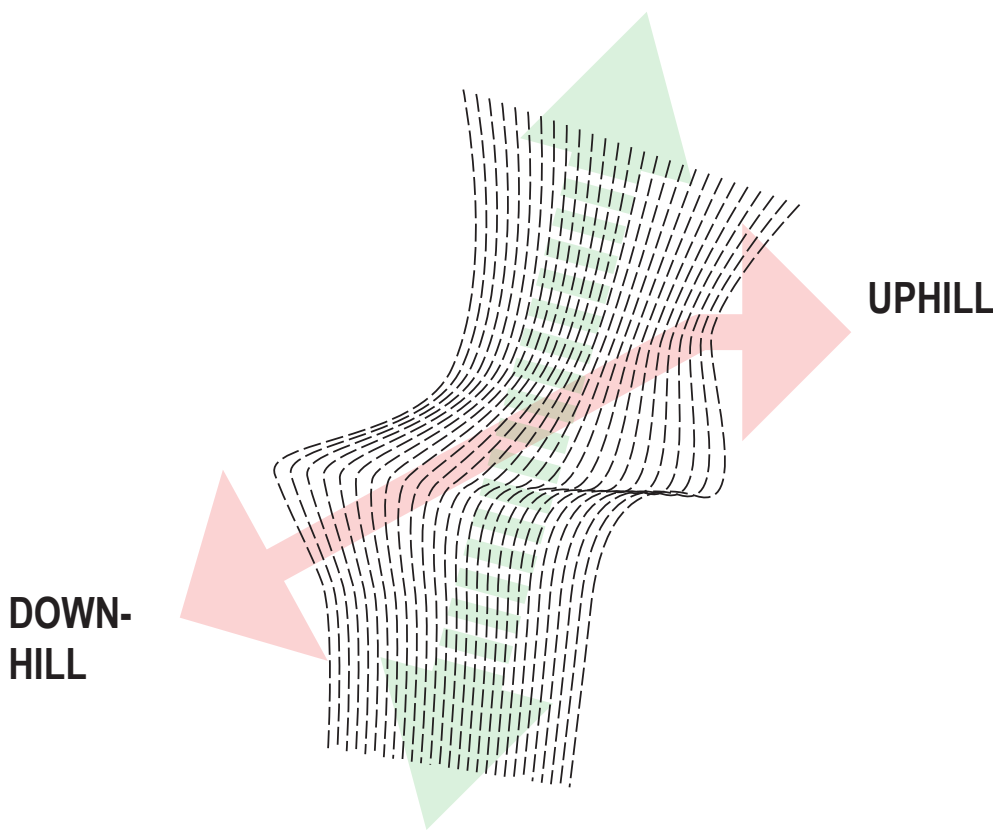
Strategy:
Create a destination promenade linking north and south



Objective 4:

Mitigate steep topography

Strategy:
work with the topography to allow multiple access points



MASTER PLAN



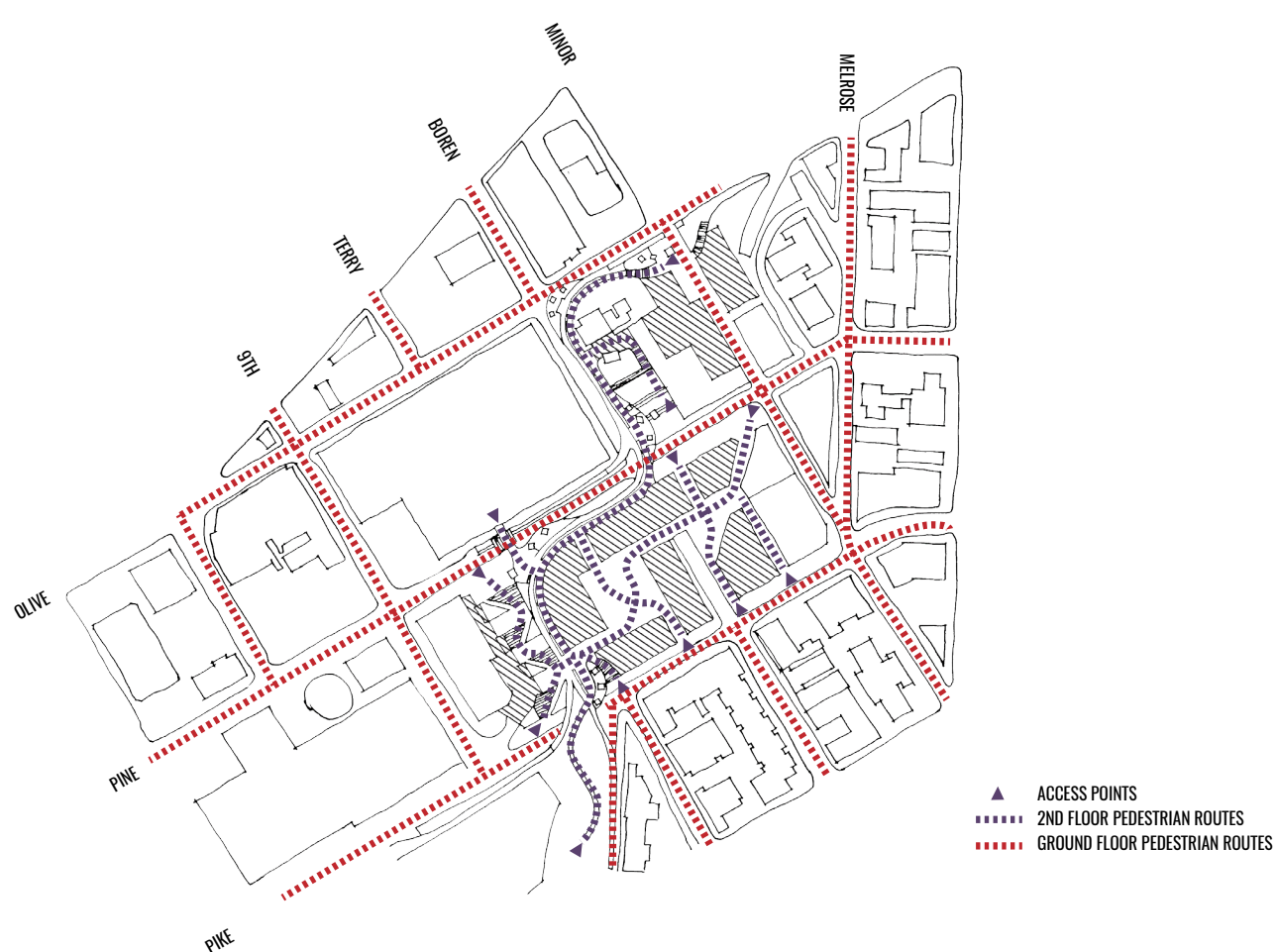
CITY CONNECTIONS



BIKE



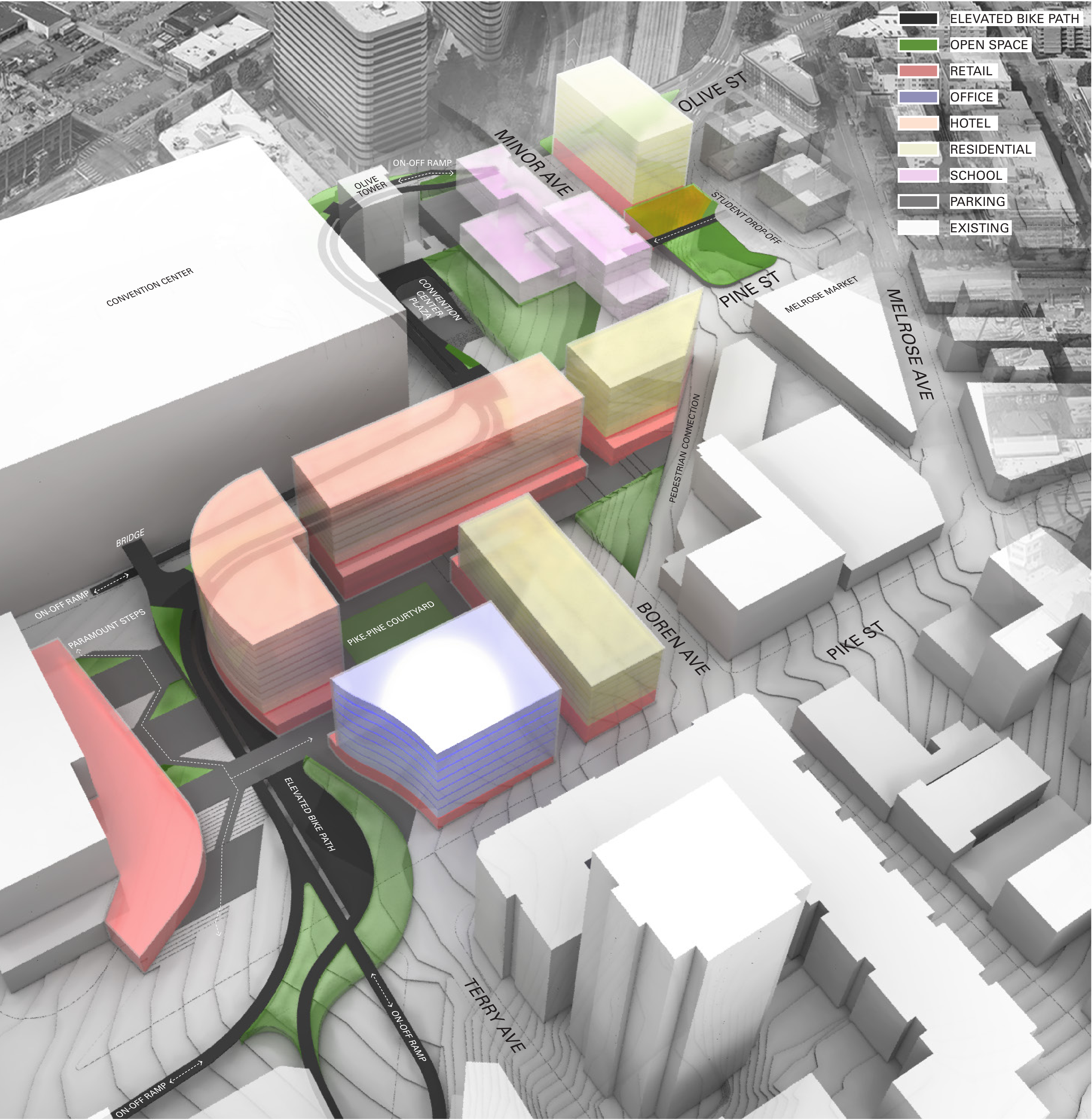
AUTO



PEDESTRIAN /ENTRY



SITE MASSING



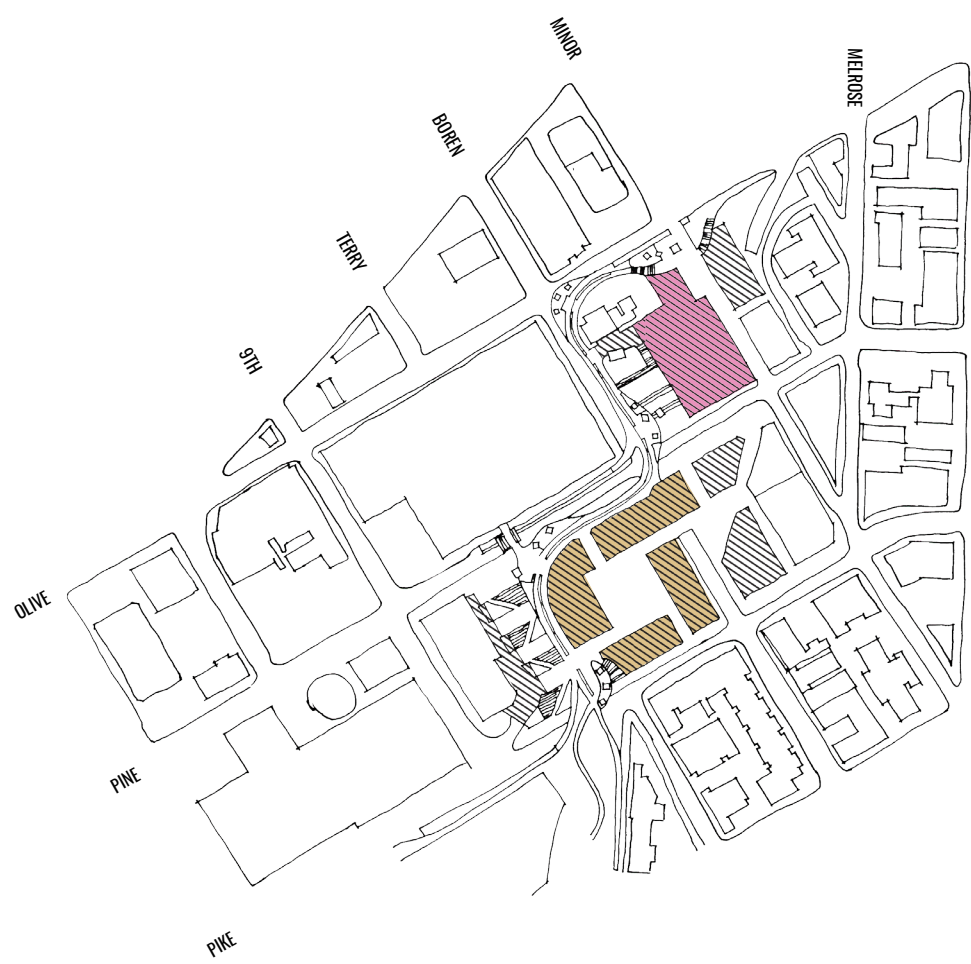
CITY CONNECTIONS



OPEN SPACE



GROUND FLOOR PROGRAM



2ND FLOOR PROGRAM



MOMENTS



RESTING AREAS



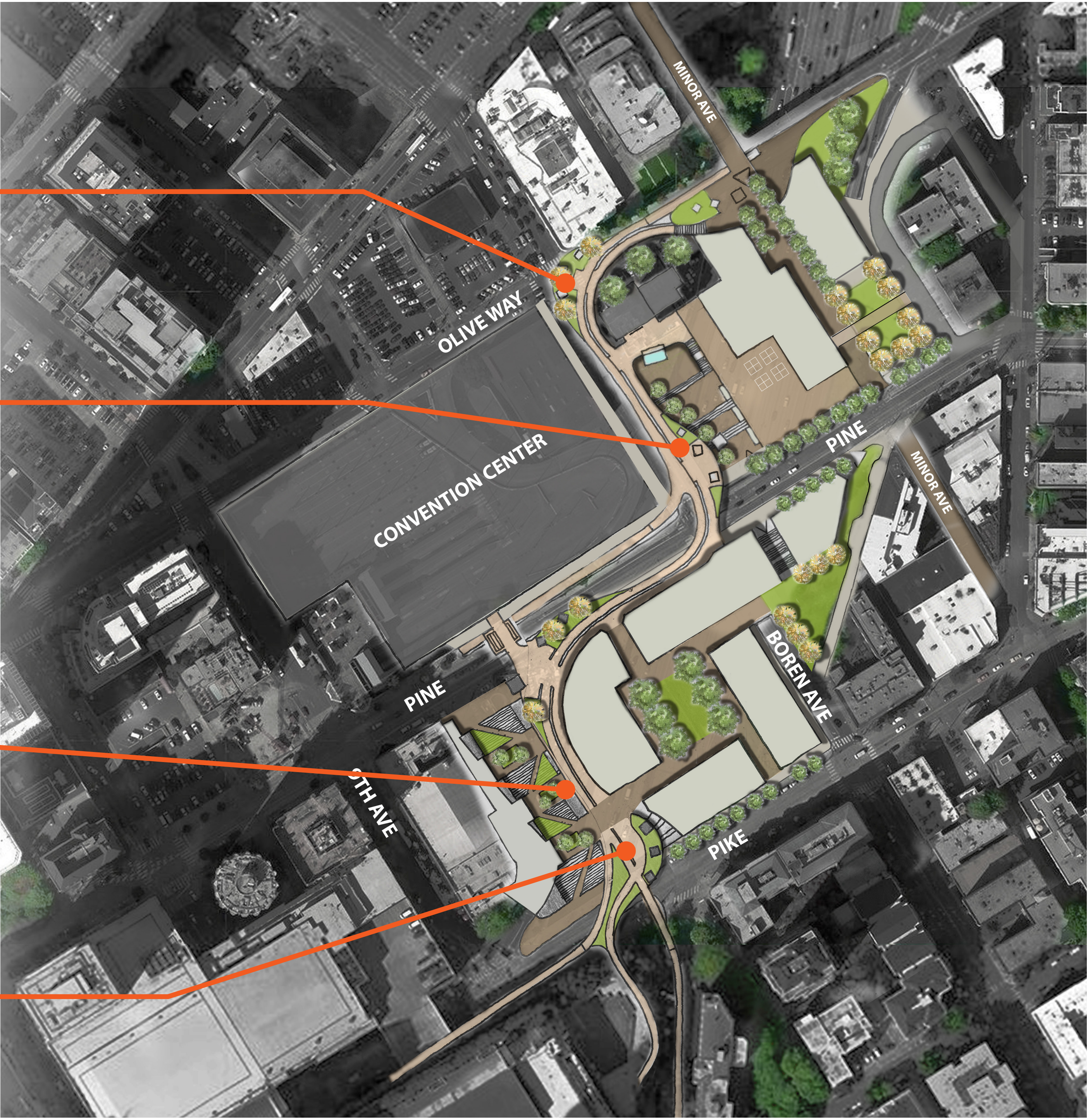
POPUP MUSIC VENUE



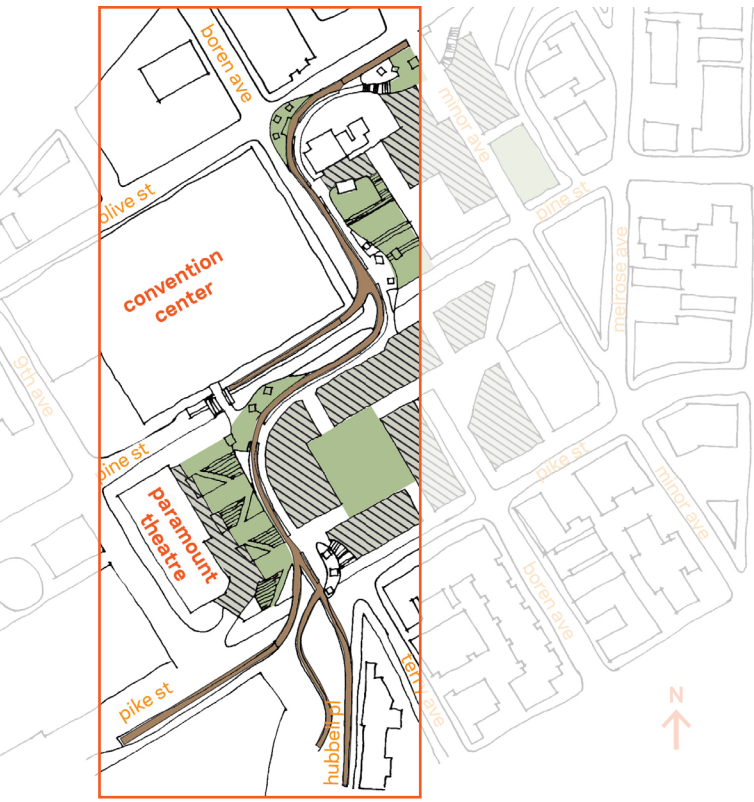
WEEKEND FOOD MARKET



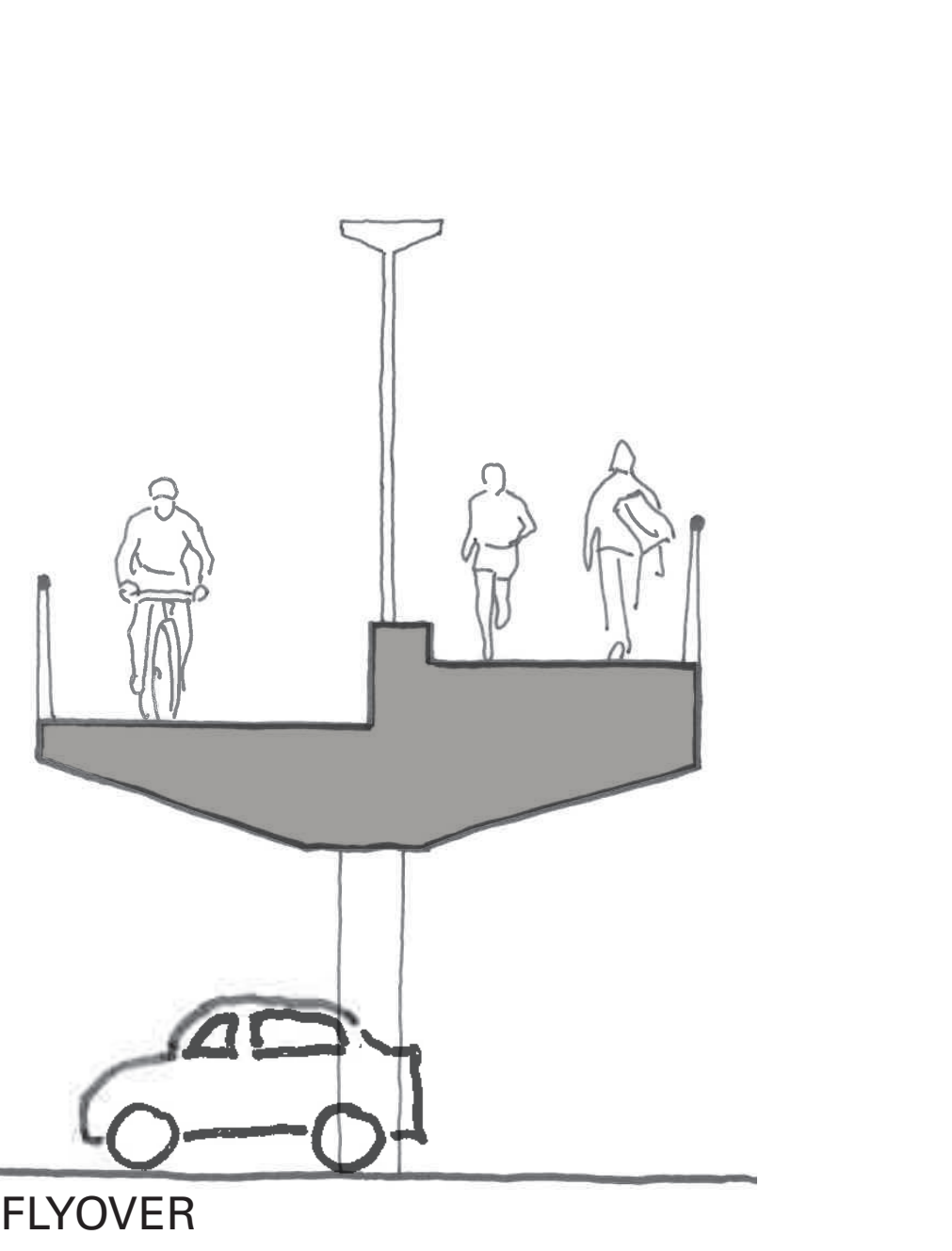
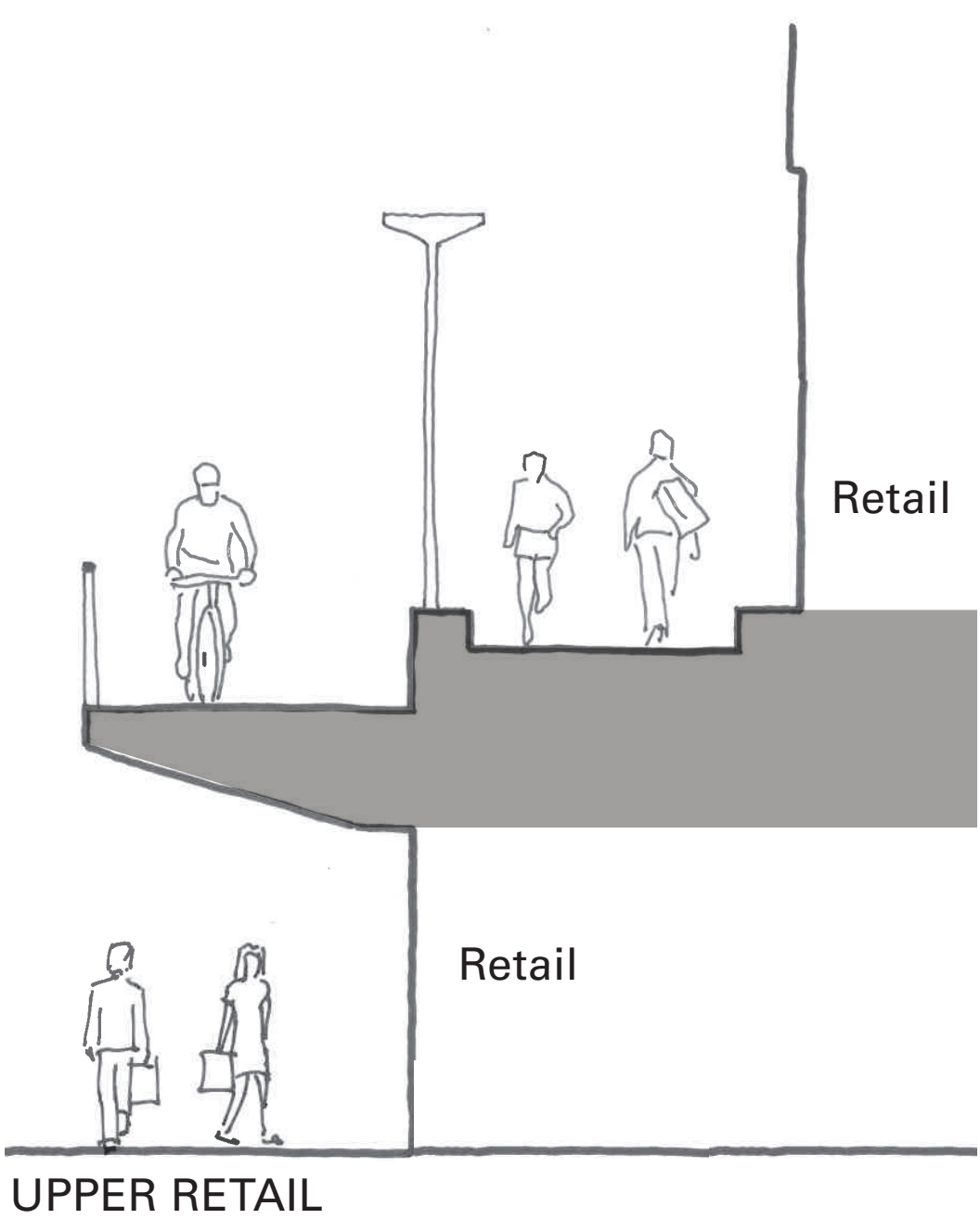
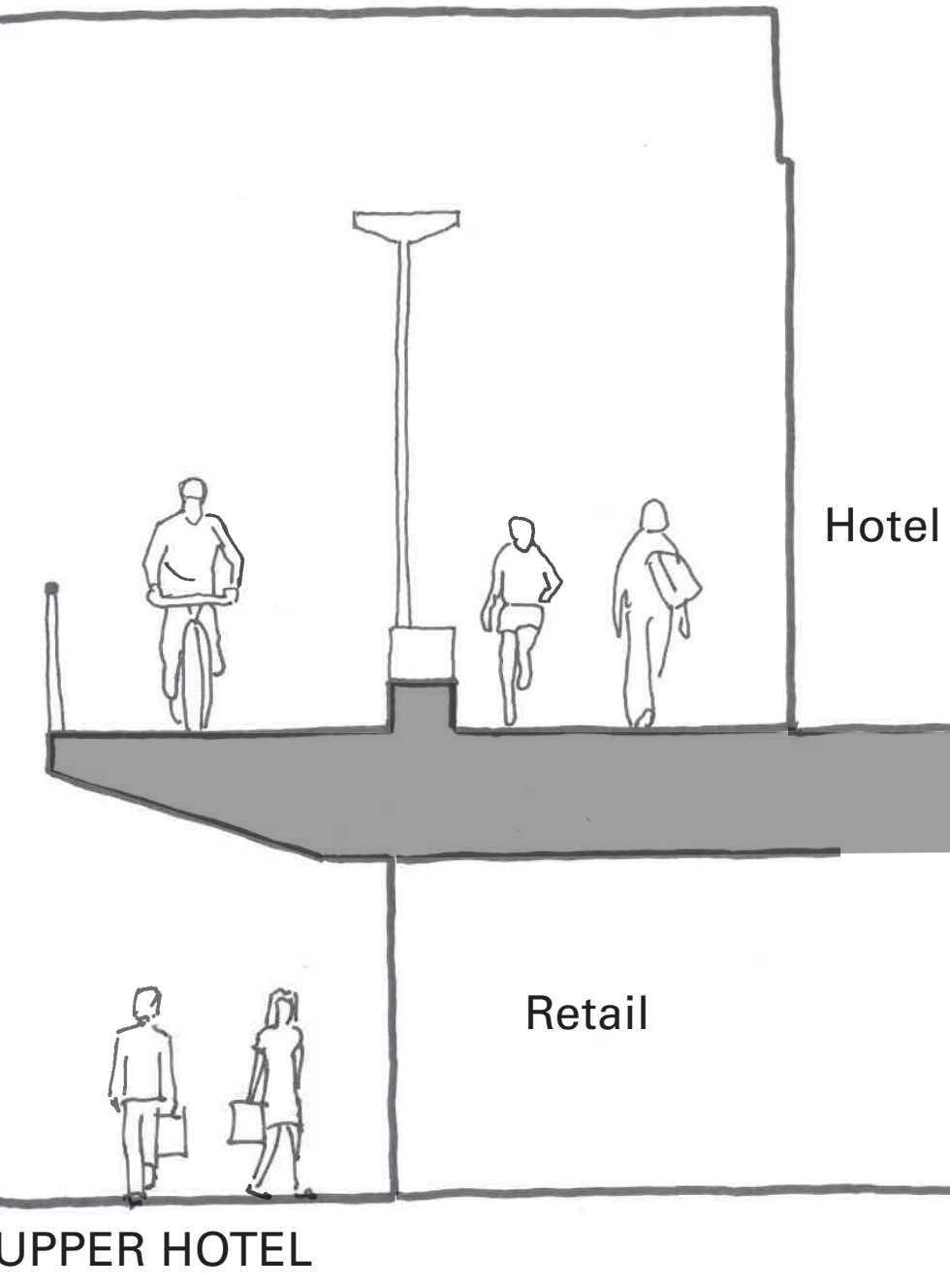
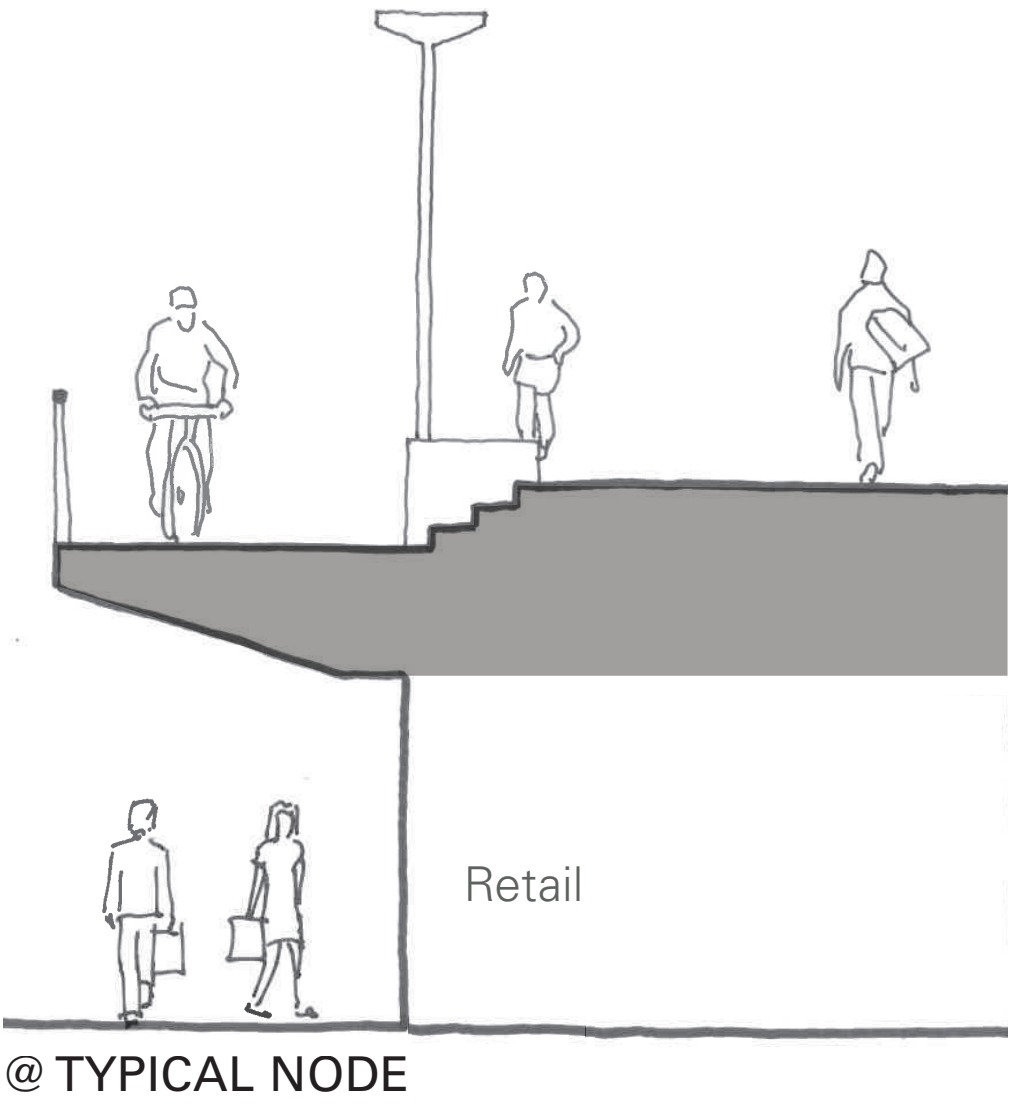
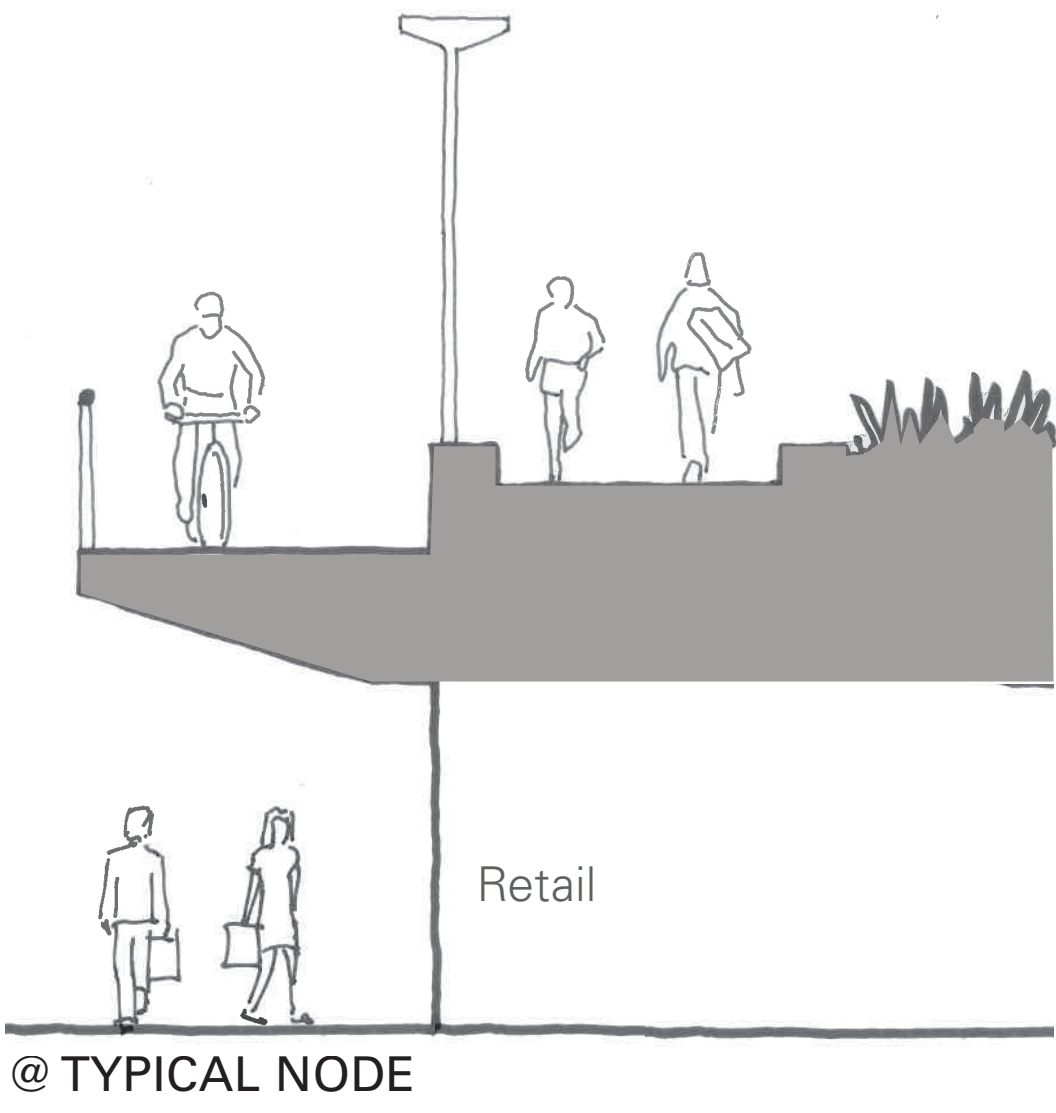
PIKE - PINE COURT



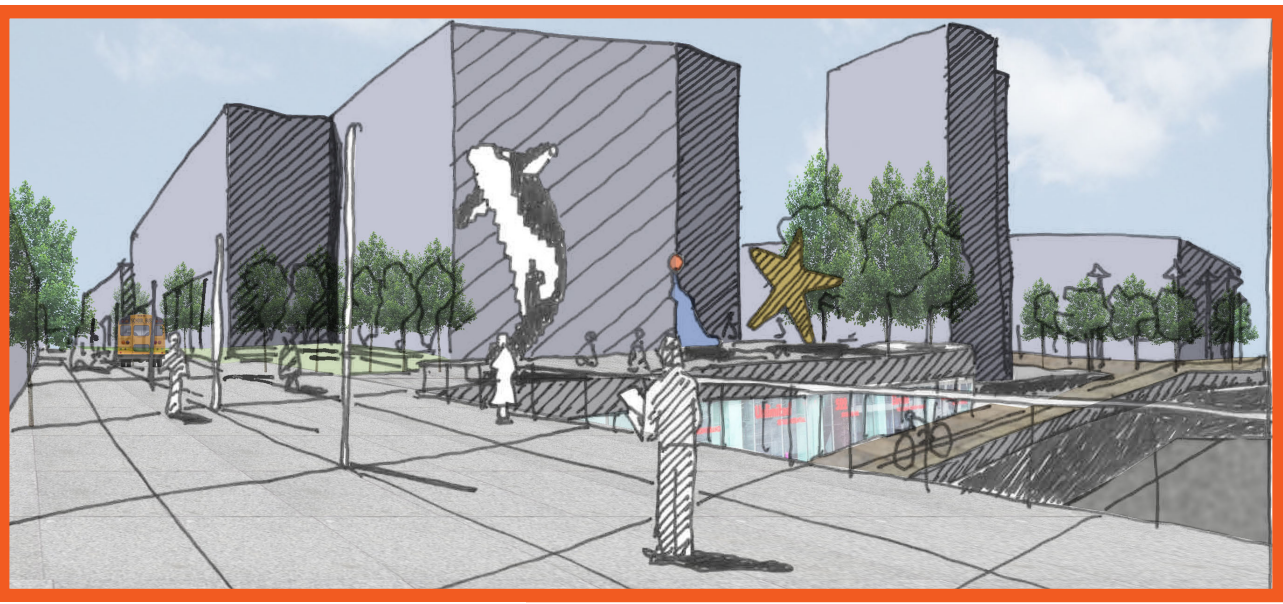
PROMENADE



KEY PLAN



PLACES



MINOR STREET



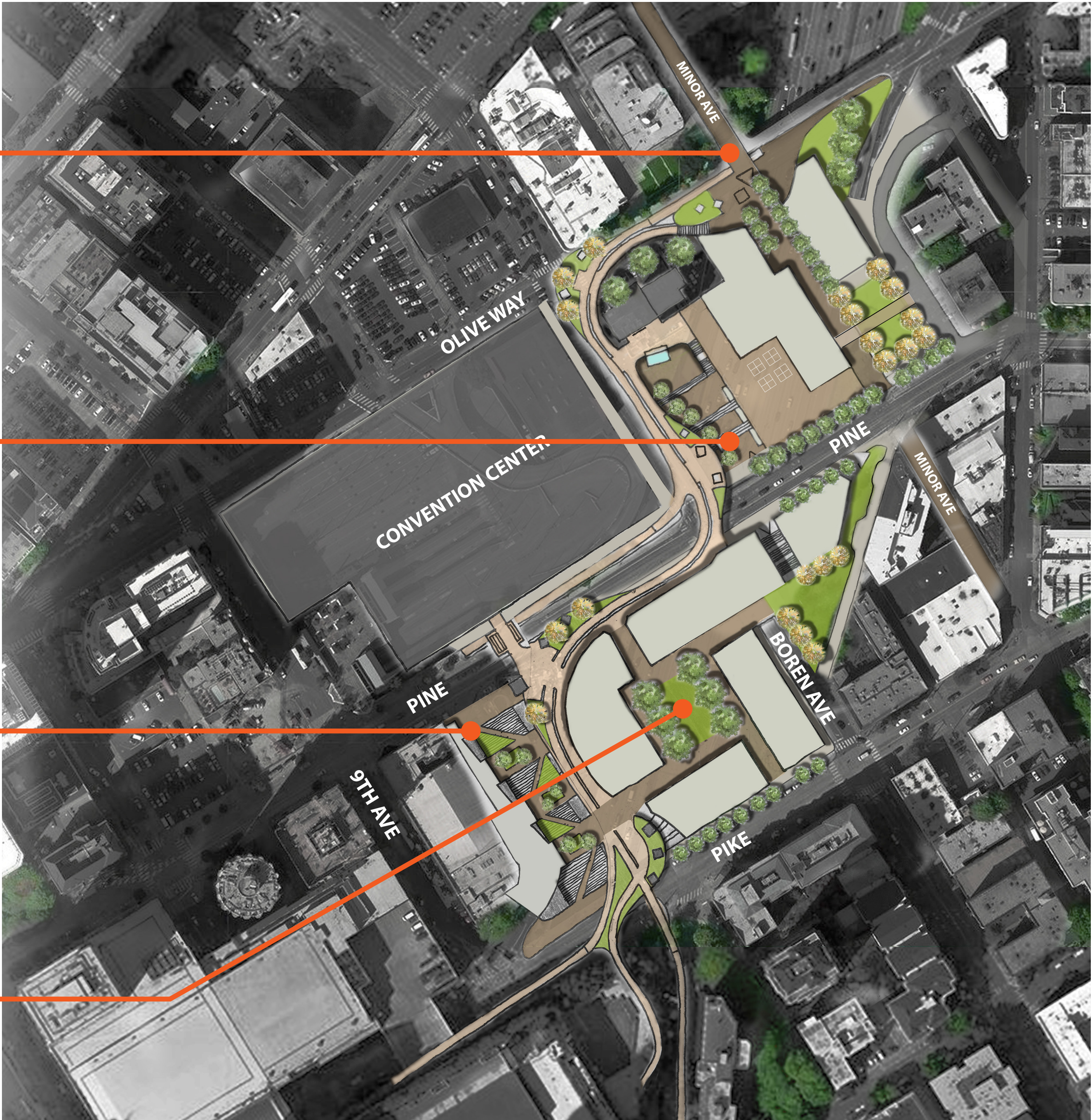
CONVENTION CENTER PLAZA



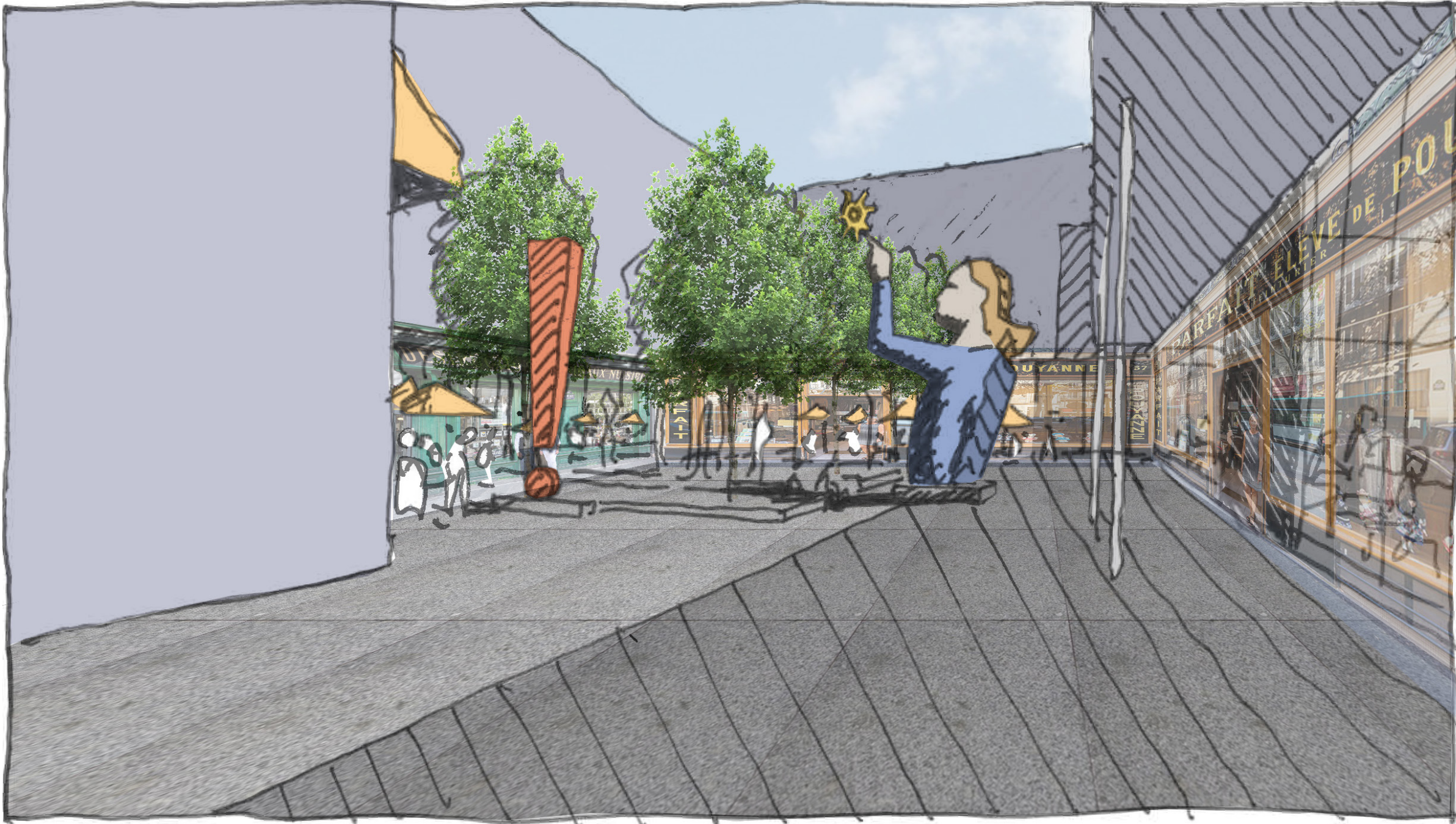
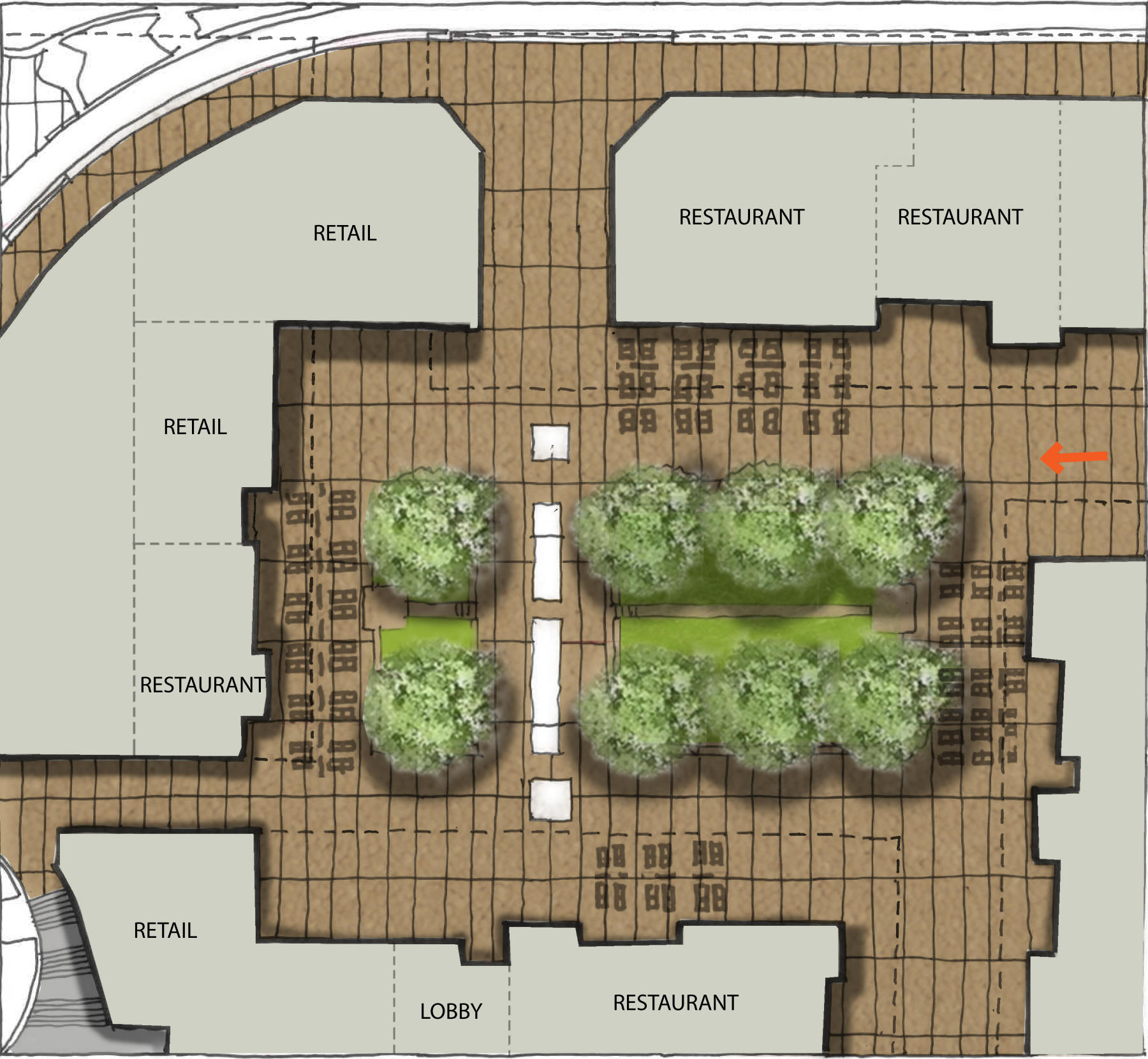
PARAMOUNT STEPS



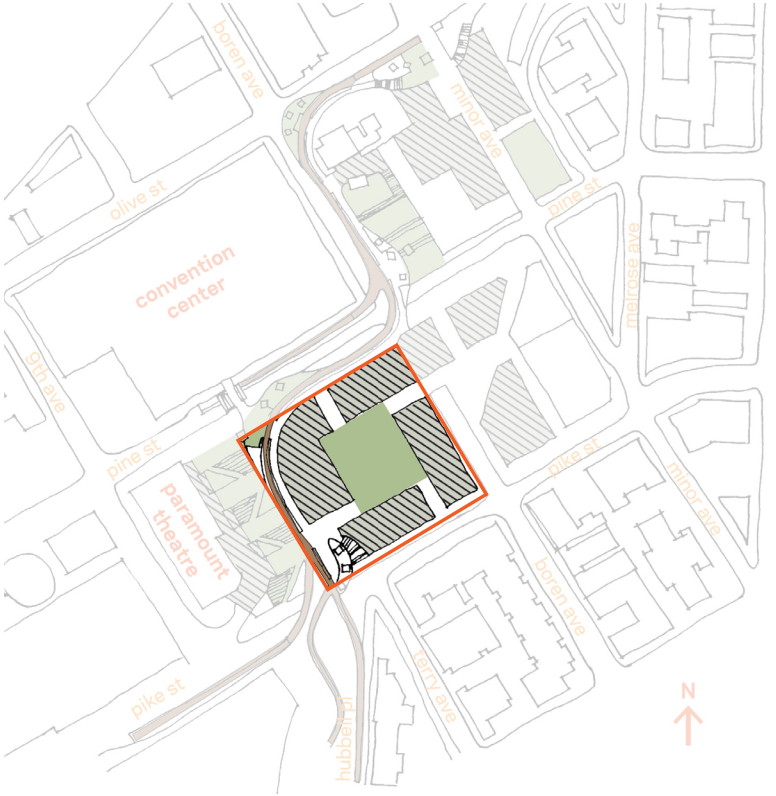
PIKE - PINE COURT



PIKE - PINE COURT



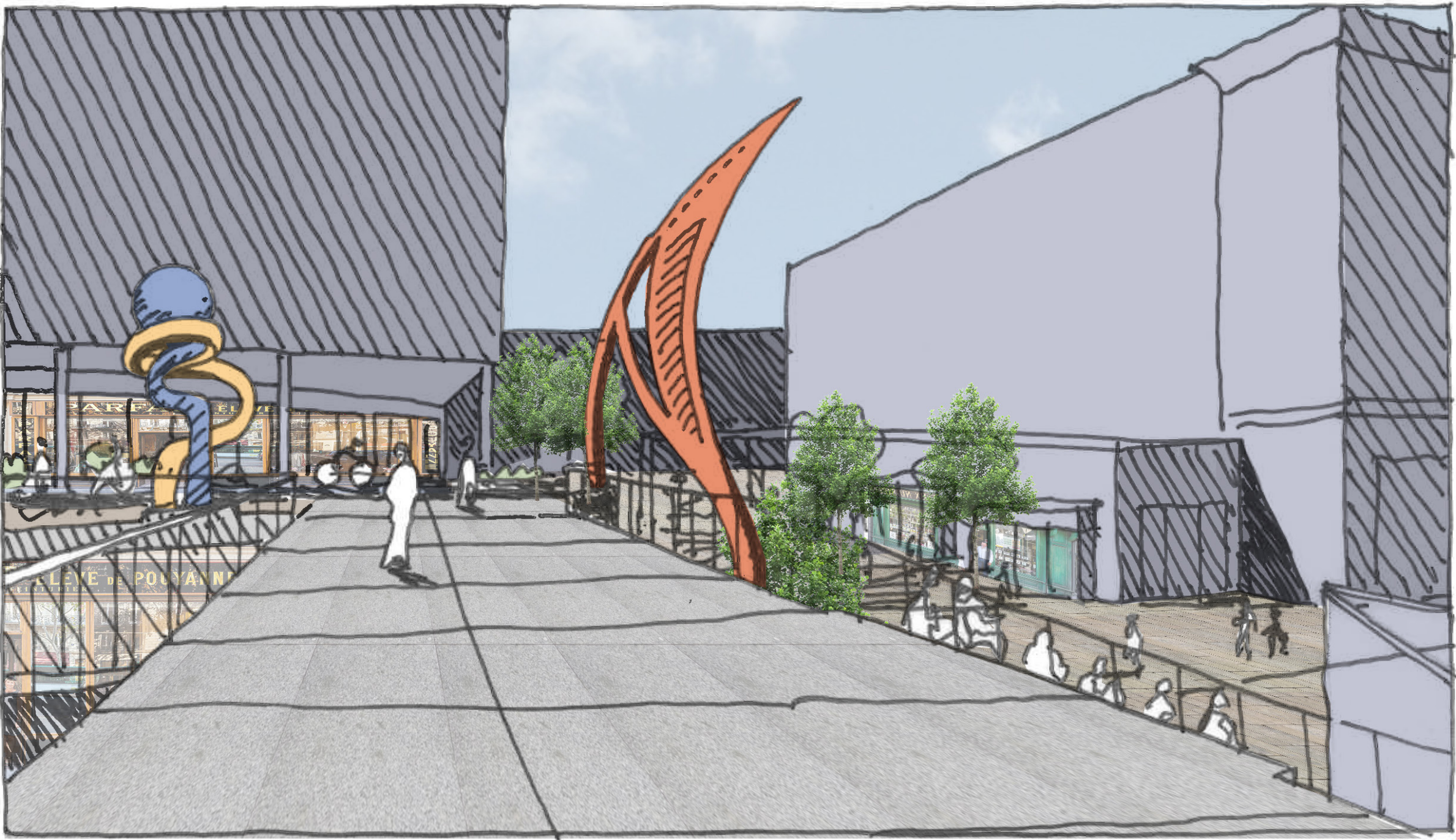
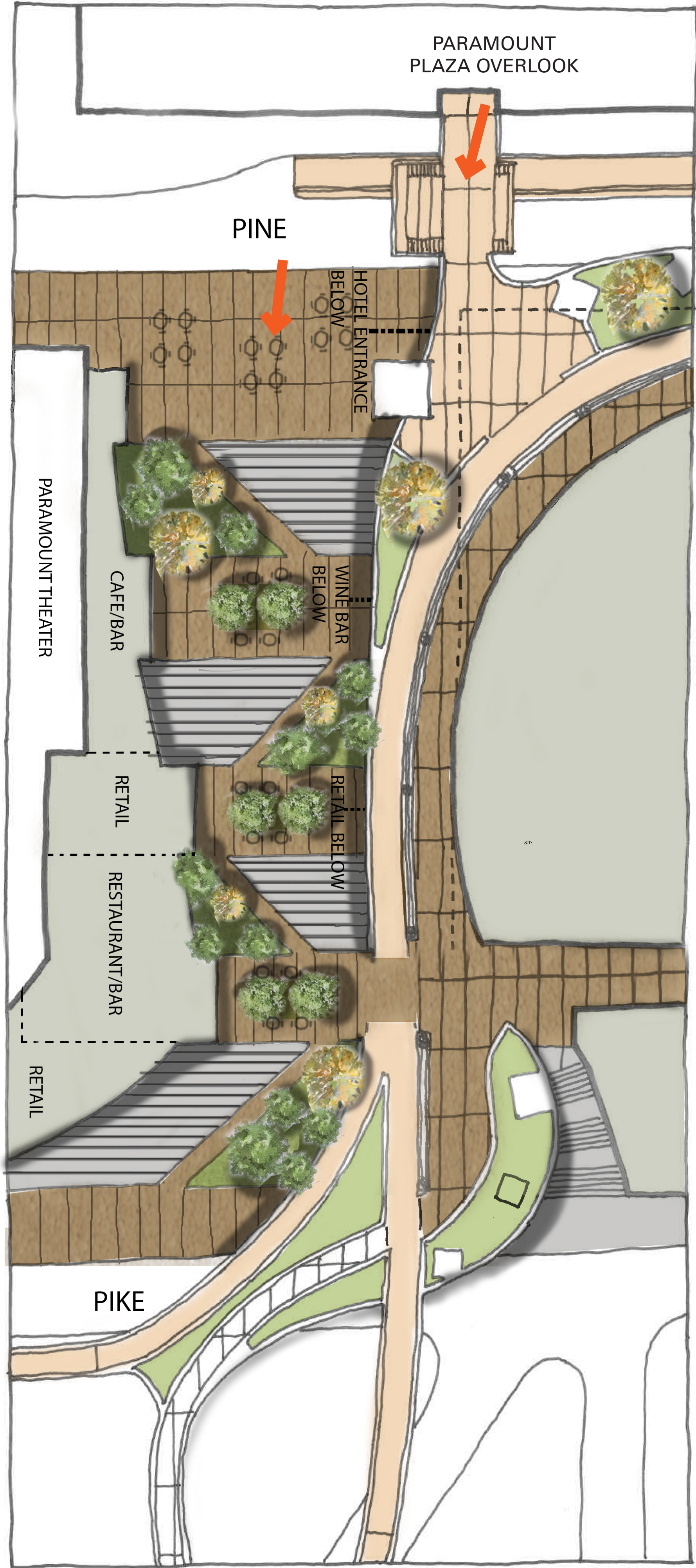
PIKE - PINE COURTYARD LOOKING EAST



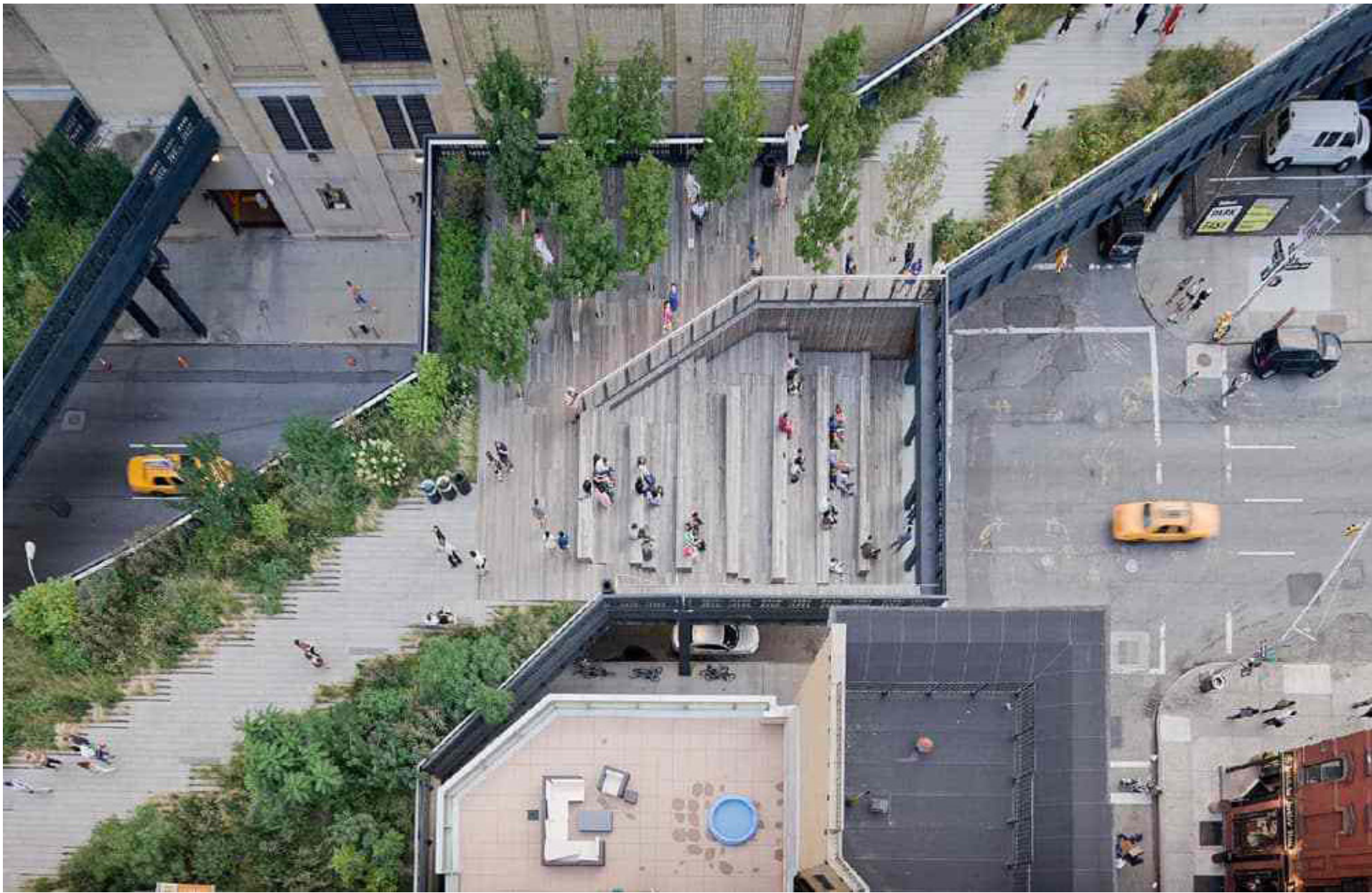
KEY PLAN



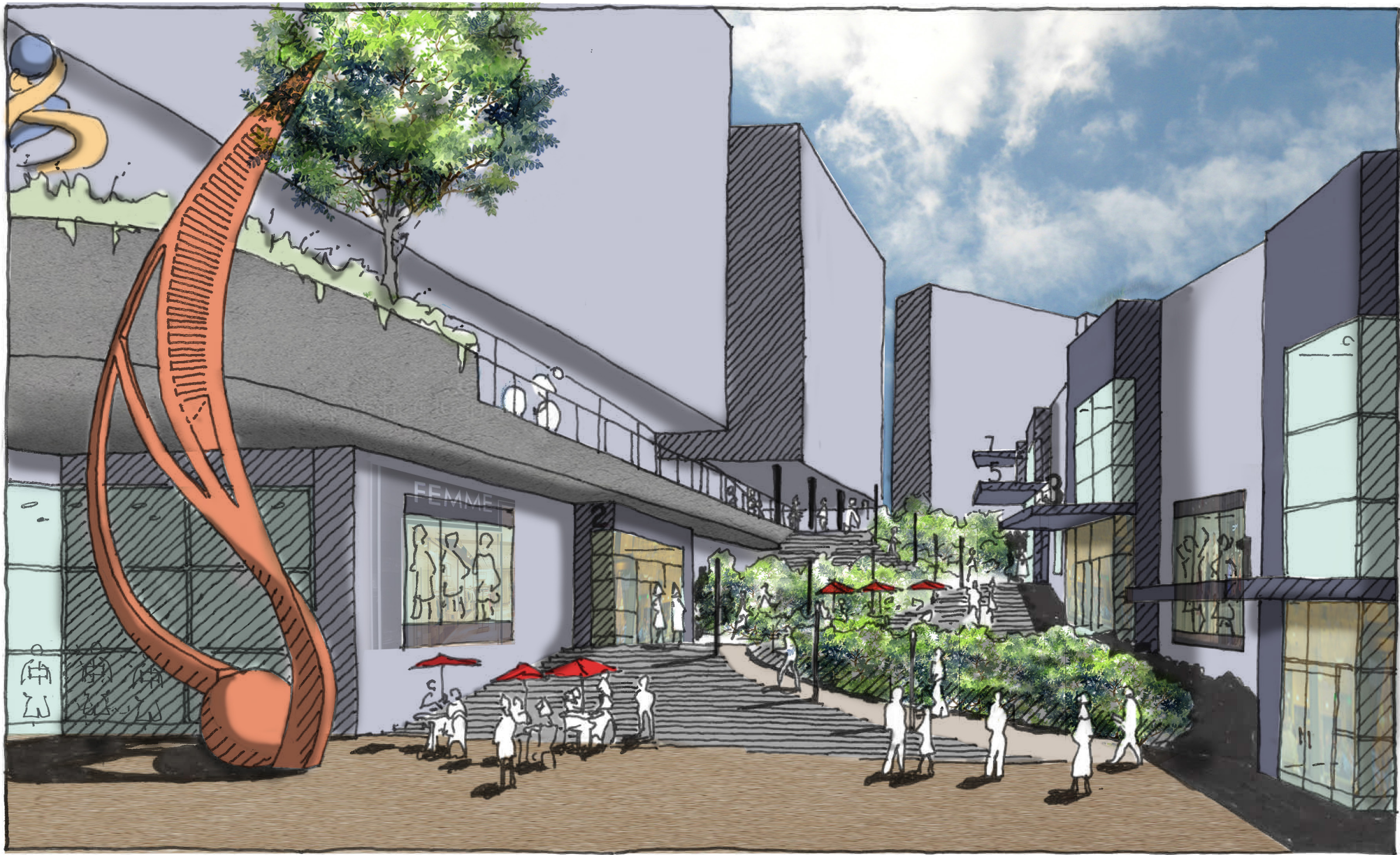
PARAMOUNT PLAZA



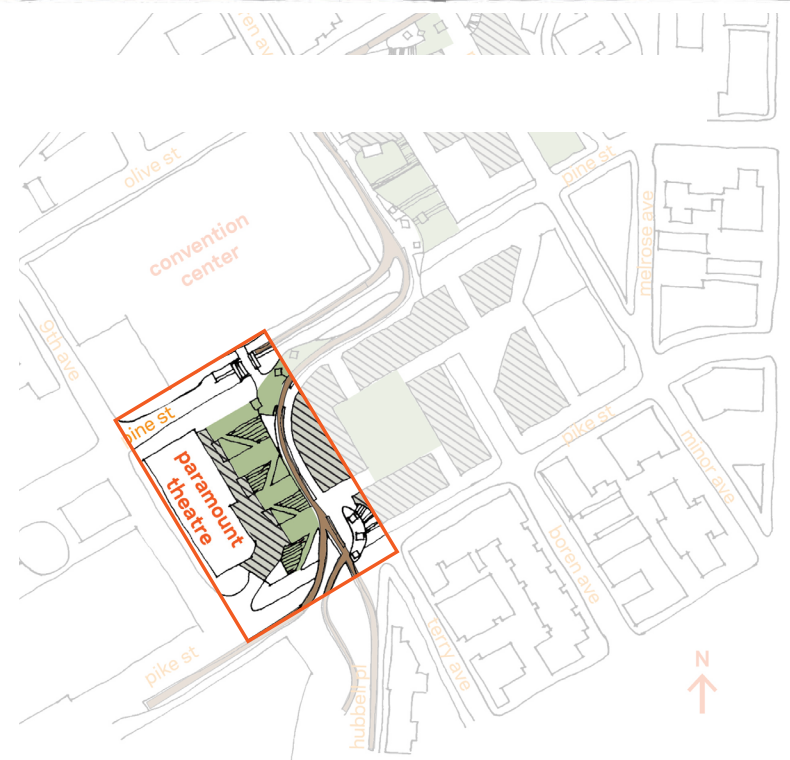
LOOKING SOUTH FROM BRIDGE



PROMENADE SEATING



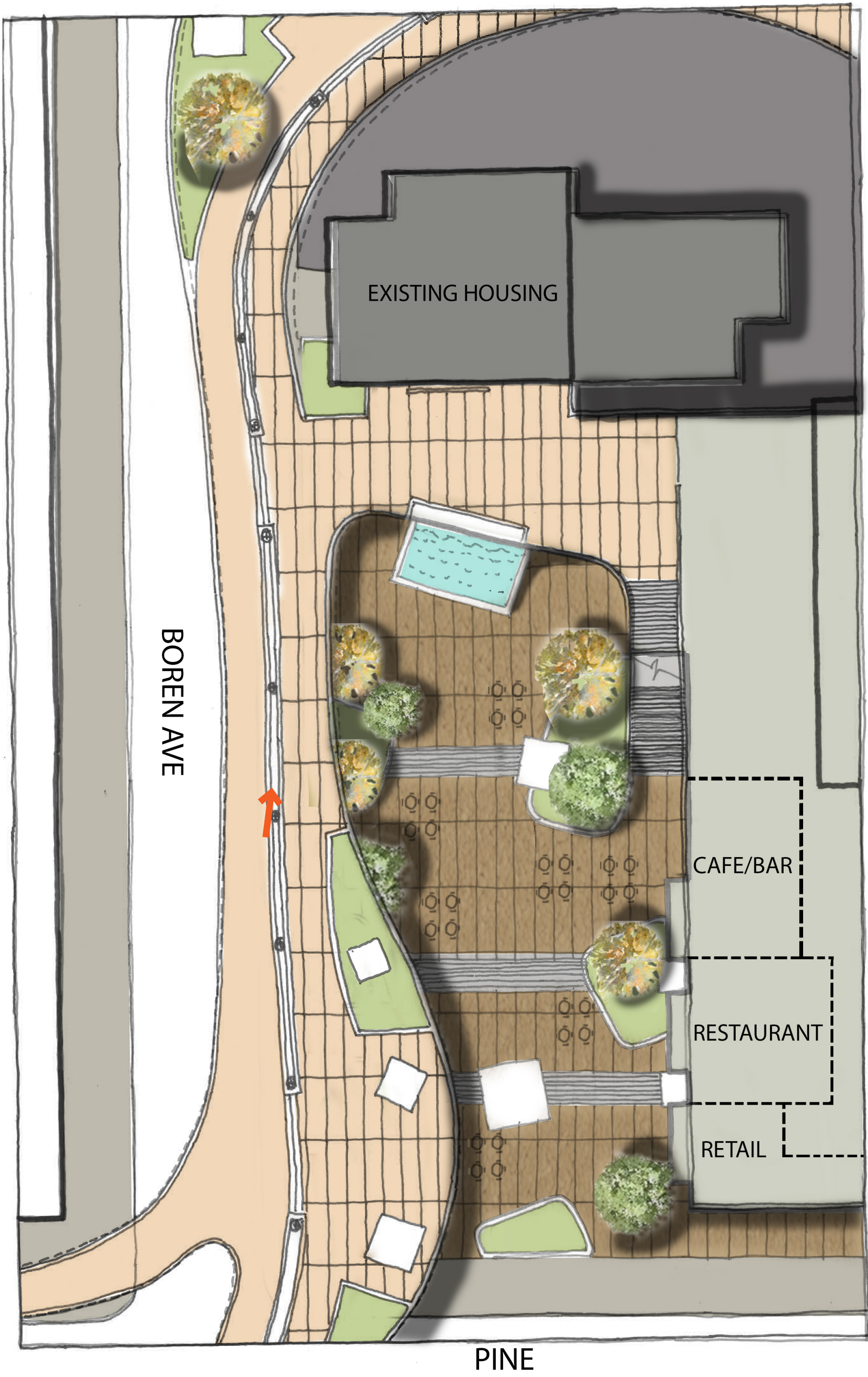
PARAMOUNT STEPS LOOKING SOUTH



KEY PLAN



CONVENTION PLAZA



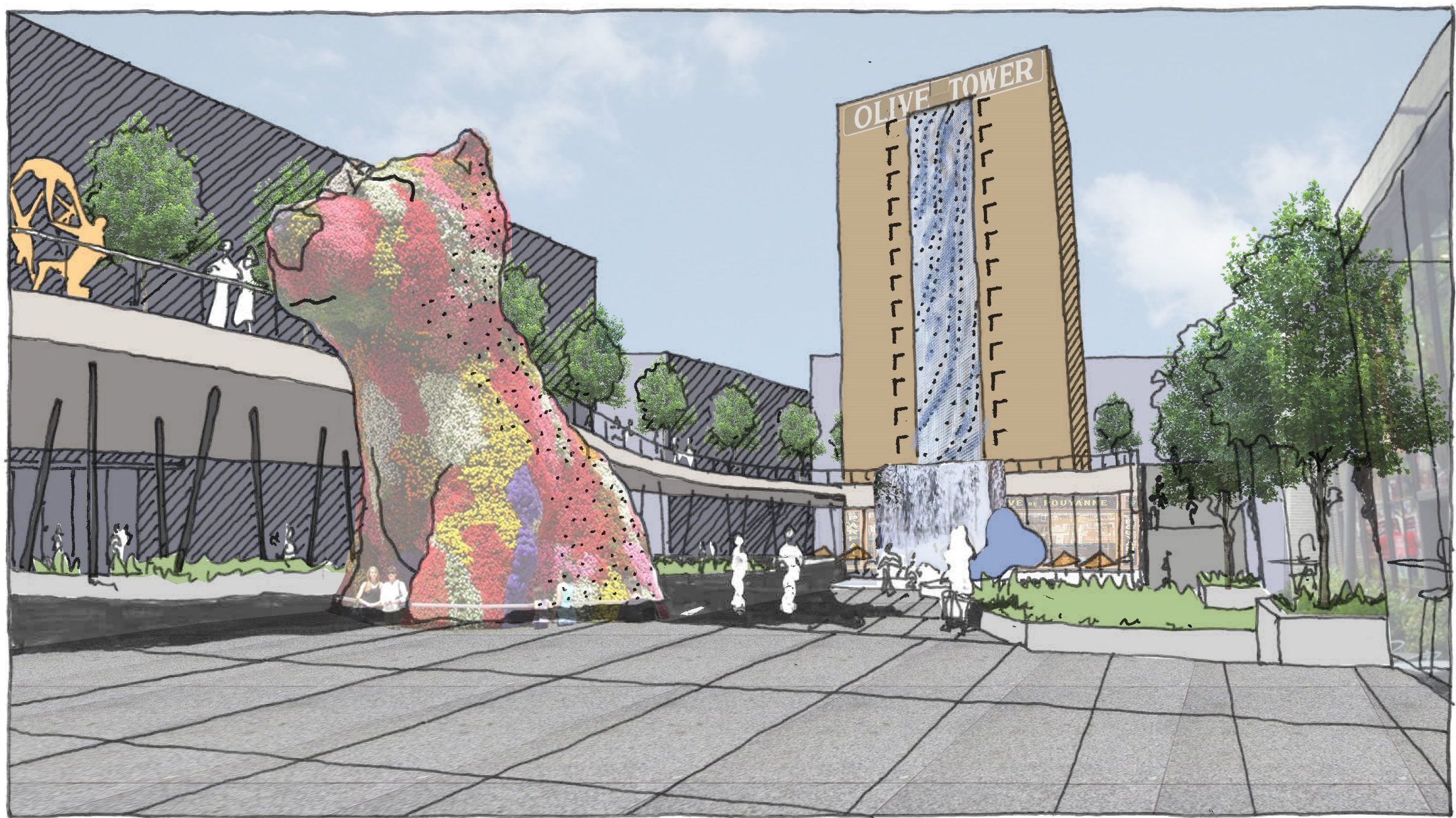
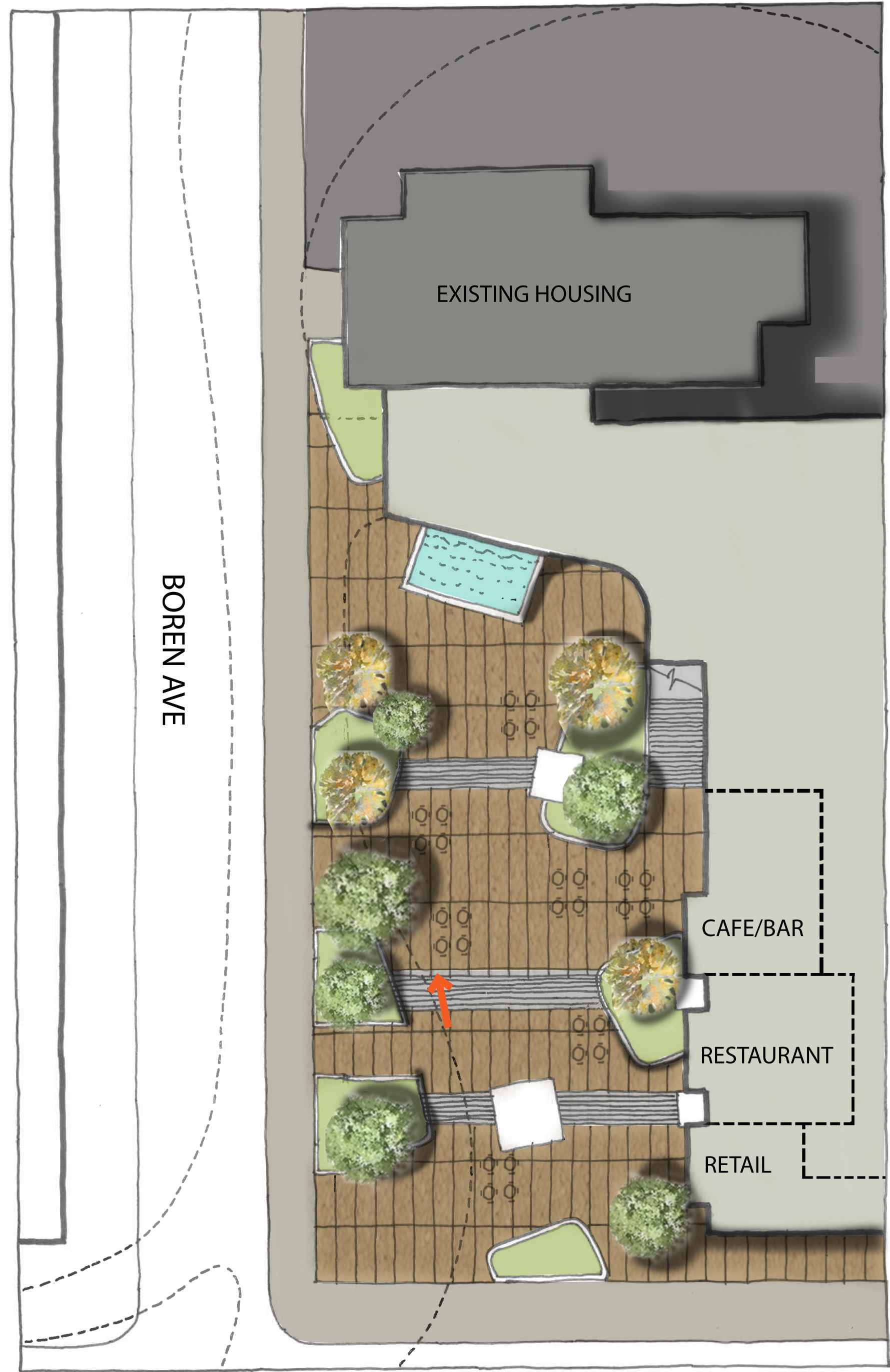
LOOKING NORTH FROM BRIDGE OVER PINE STREET



STAIR SEATING



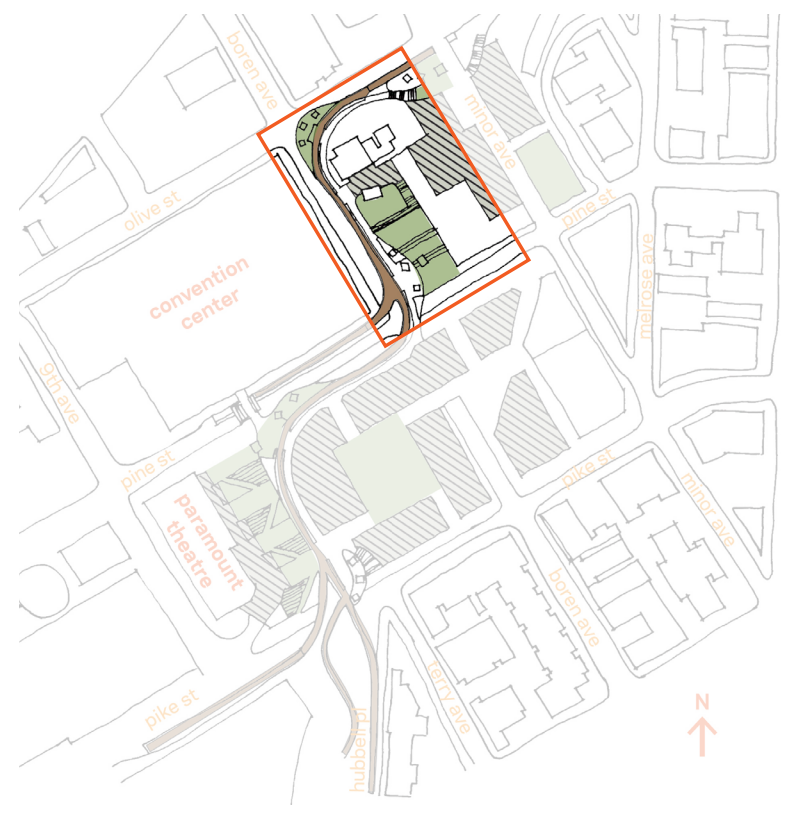
WATER FEATURE



CONVENTION CENTER PLAZA LOOKING NORTH



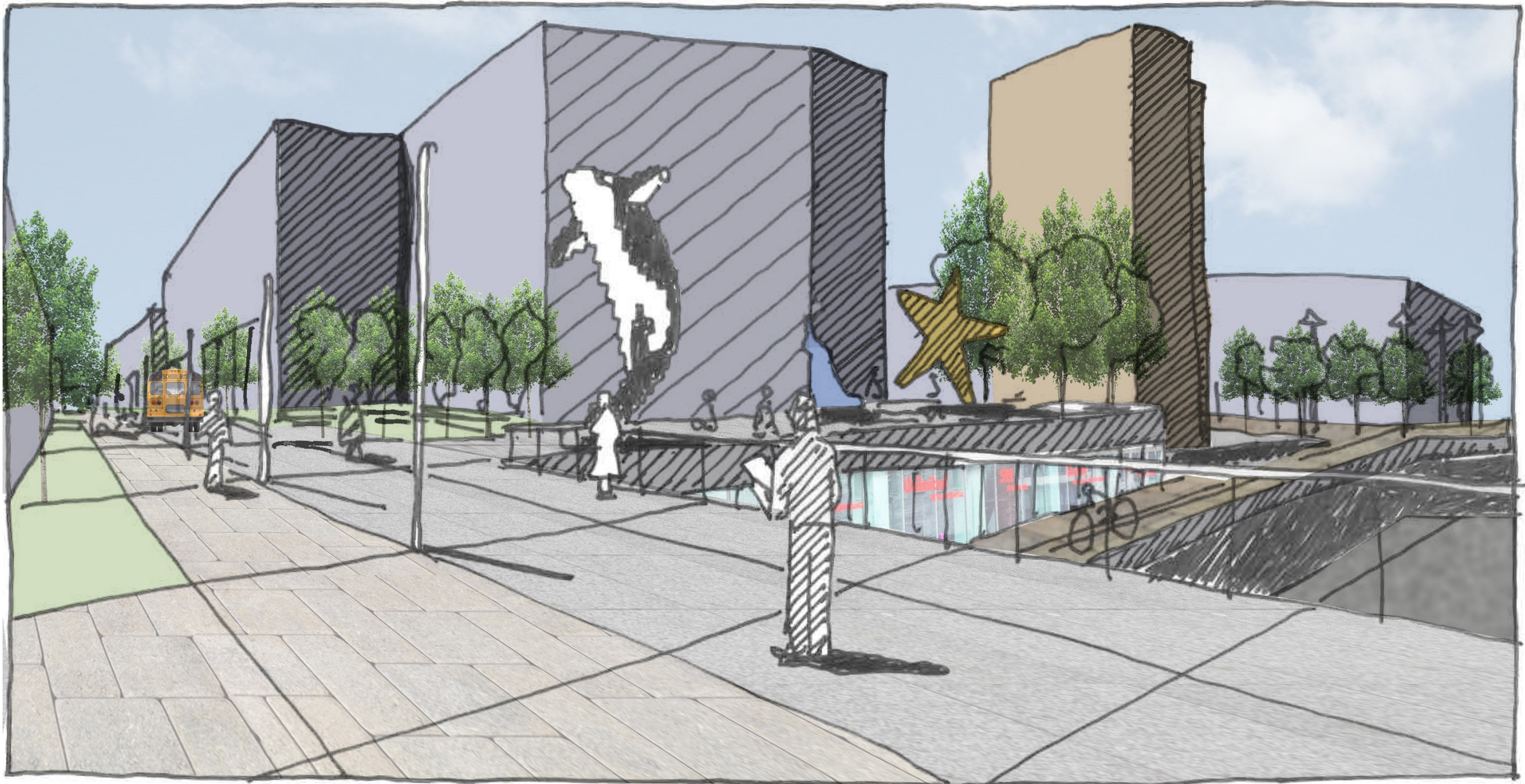
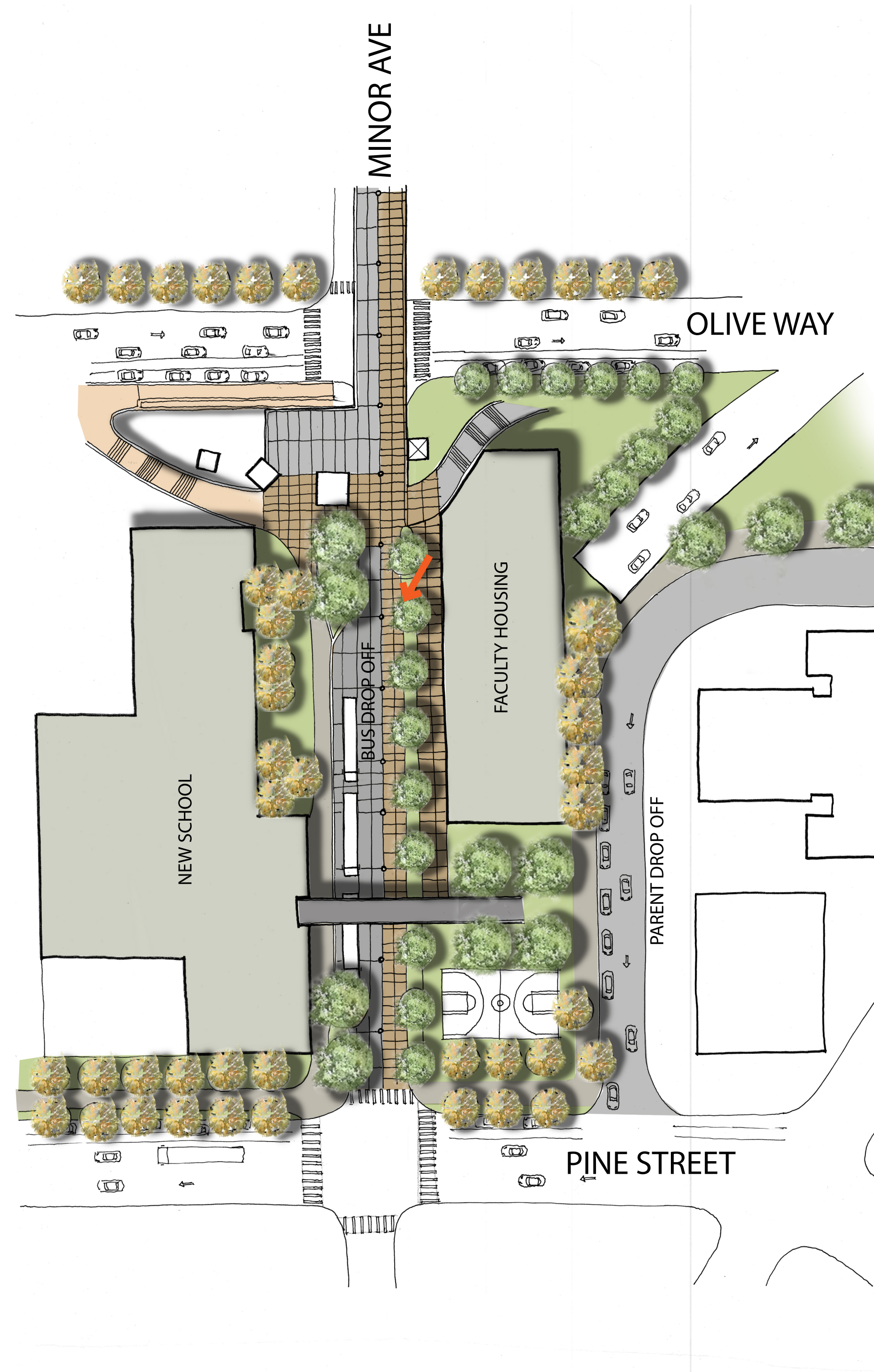
TERRACED HARDSCAPE



KEY PLAN



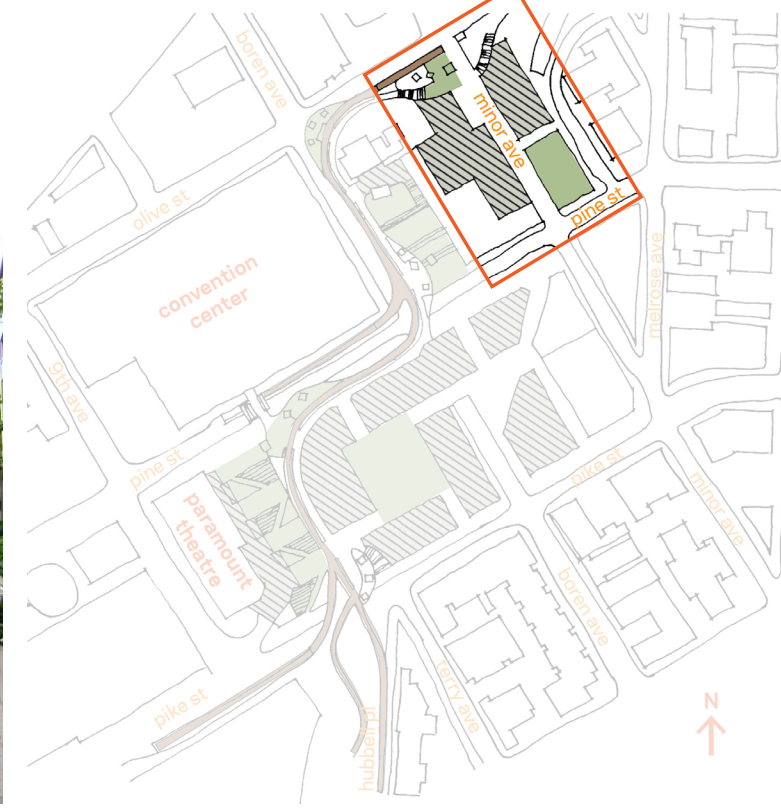
MINOR STREET



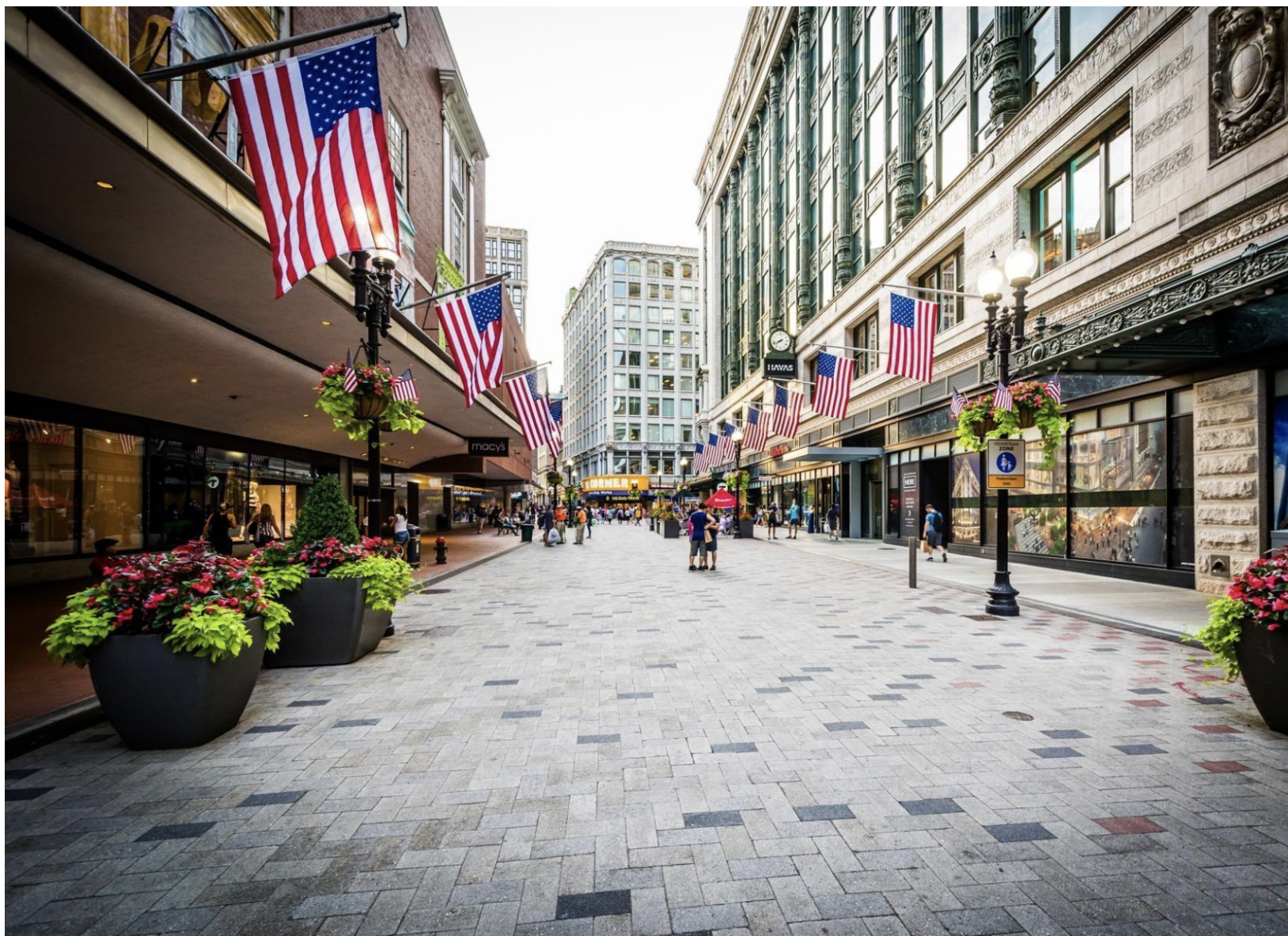
MINOR STREET BRIDGE LOOKING SOUTH



PEDESTRIAN-ORIENTED STREET



KEY PLAN



PEDESTRIAN-ORIENTED STREET



ROOFTOP PLAY

