

TEAM C1

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GRAPHITE



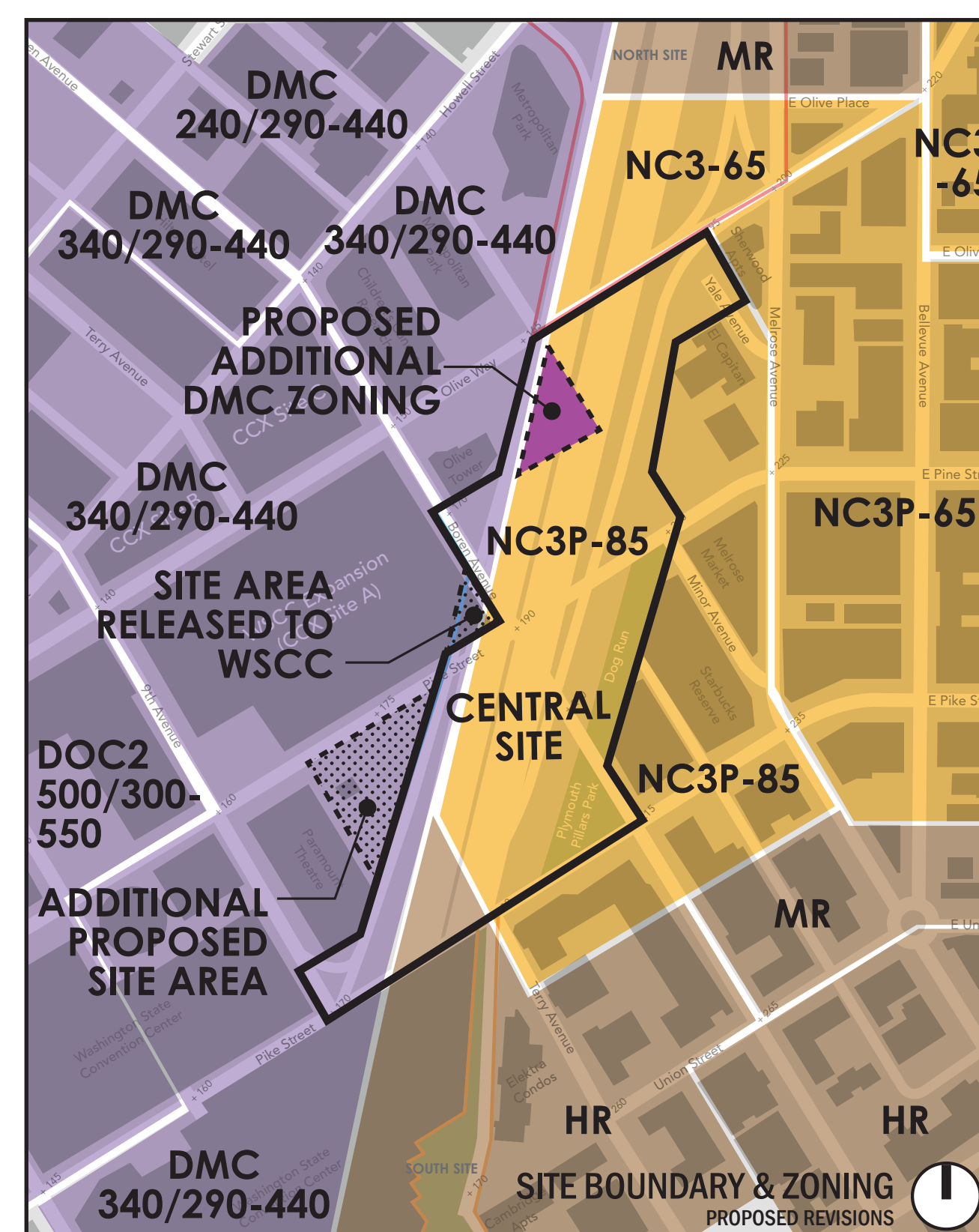
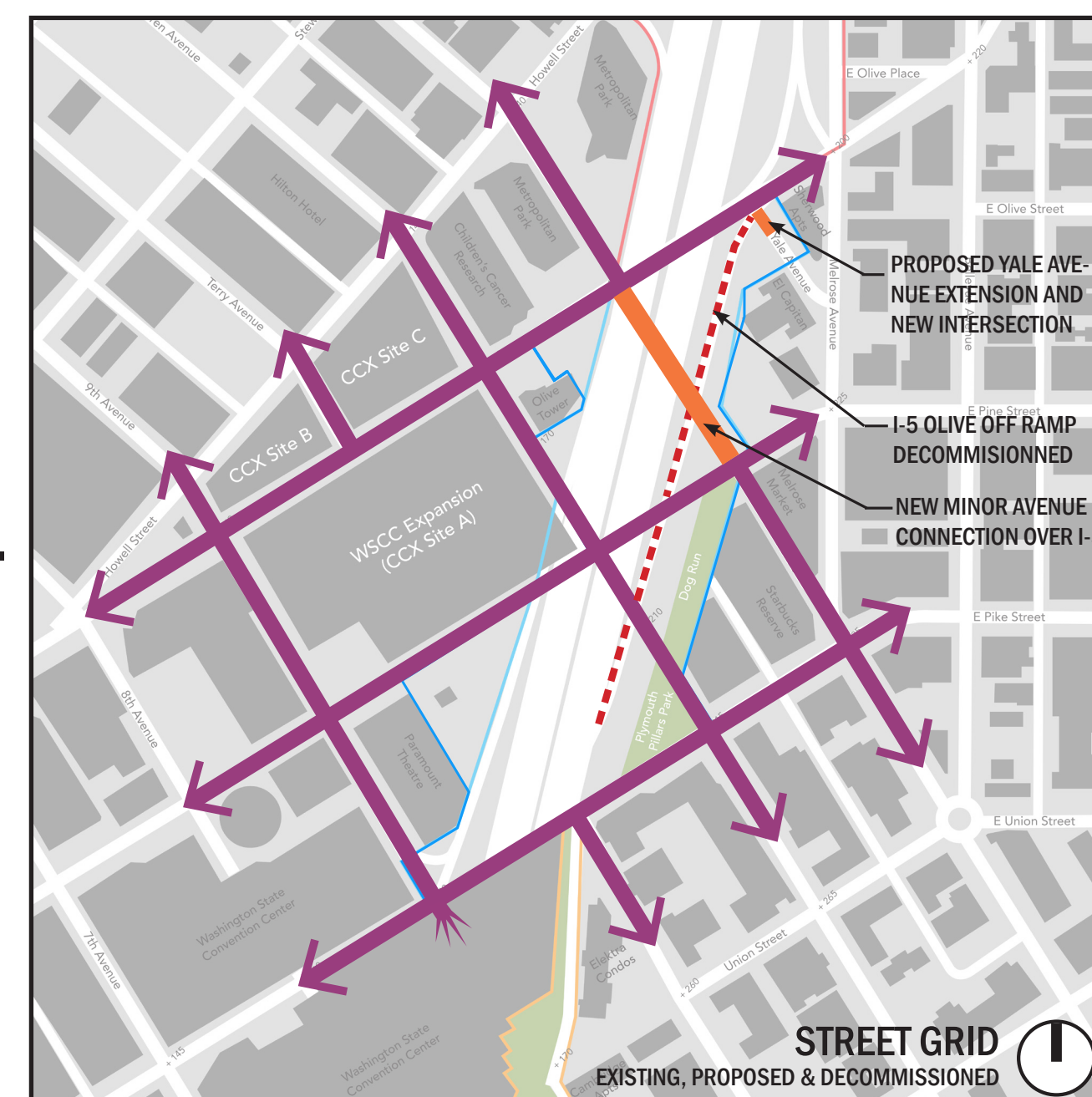
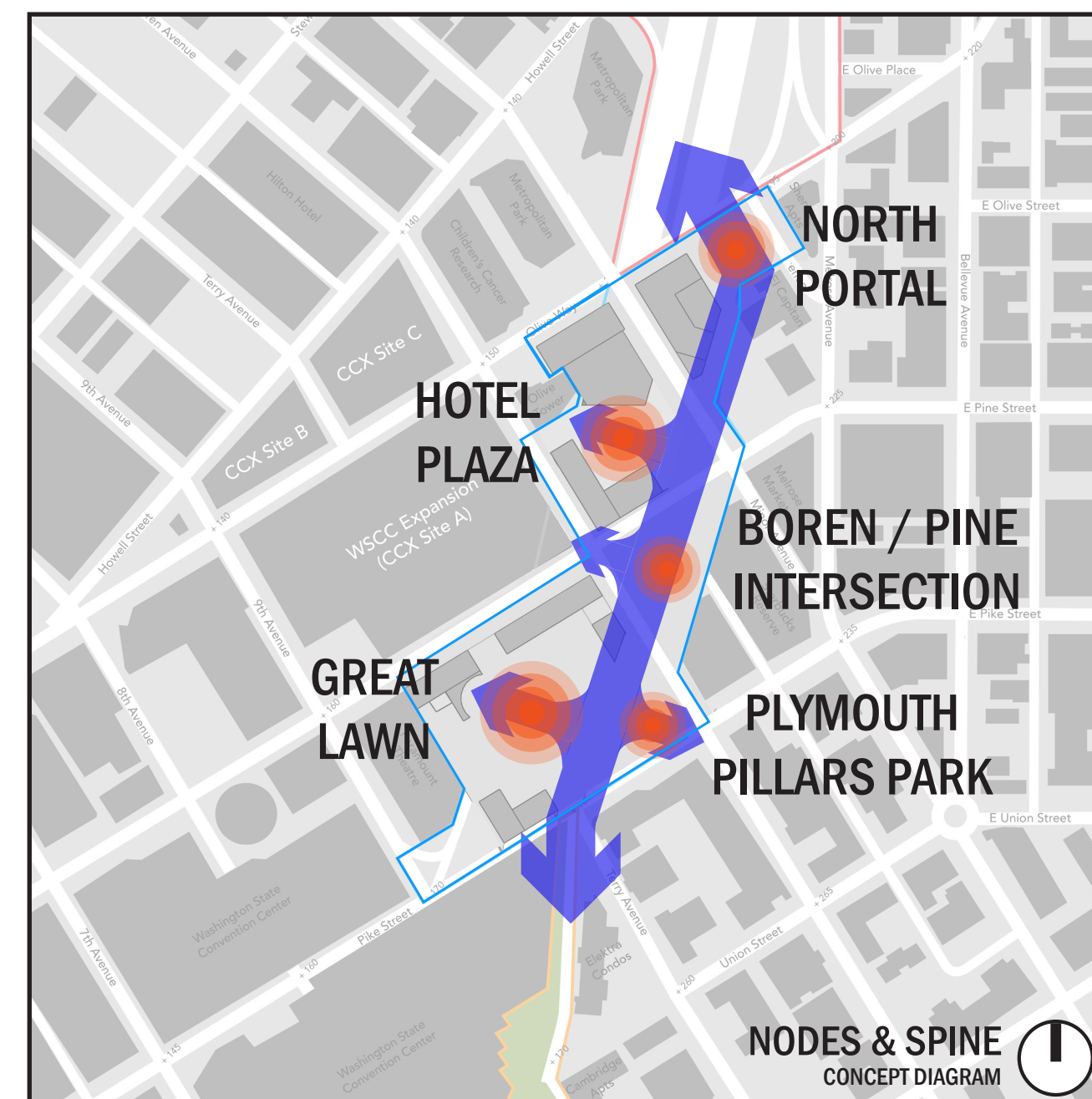
WEBER THOMPSON



Barker Landscape Architects



Ankrom Moisan



1. BALANCE open space with buildings and structures, to balance first costs and the revenue potential of new land.

- Accentuate public-private spaces and granular, non-rectilinear pathways, and provide compression and expansion.
- Use the open space to drive the placement of structures, rather than the other way around.

2. STITCH together the fabrics of Downtown and Capitol Hill.

- Zone the project area in a way that mediates between the west and east edges of the Lid.

3. HEAL the rift in the neighborhood created by the freeway.

- Reconnect the street grid where possible.
- Provide more varied, multi-modal access and connections to established nodes.

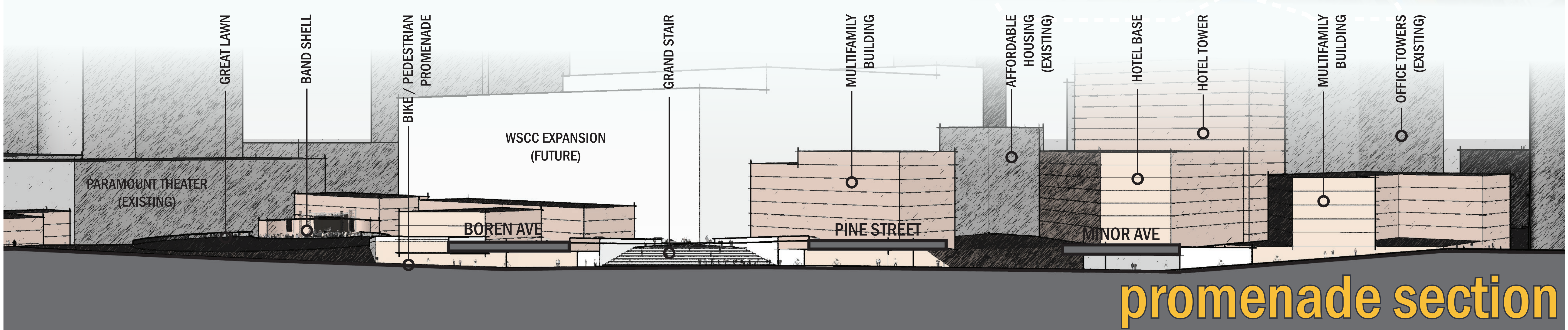
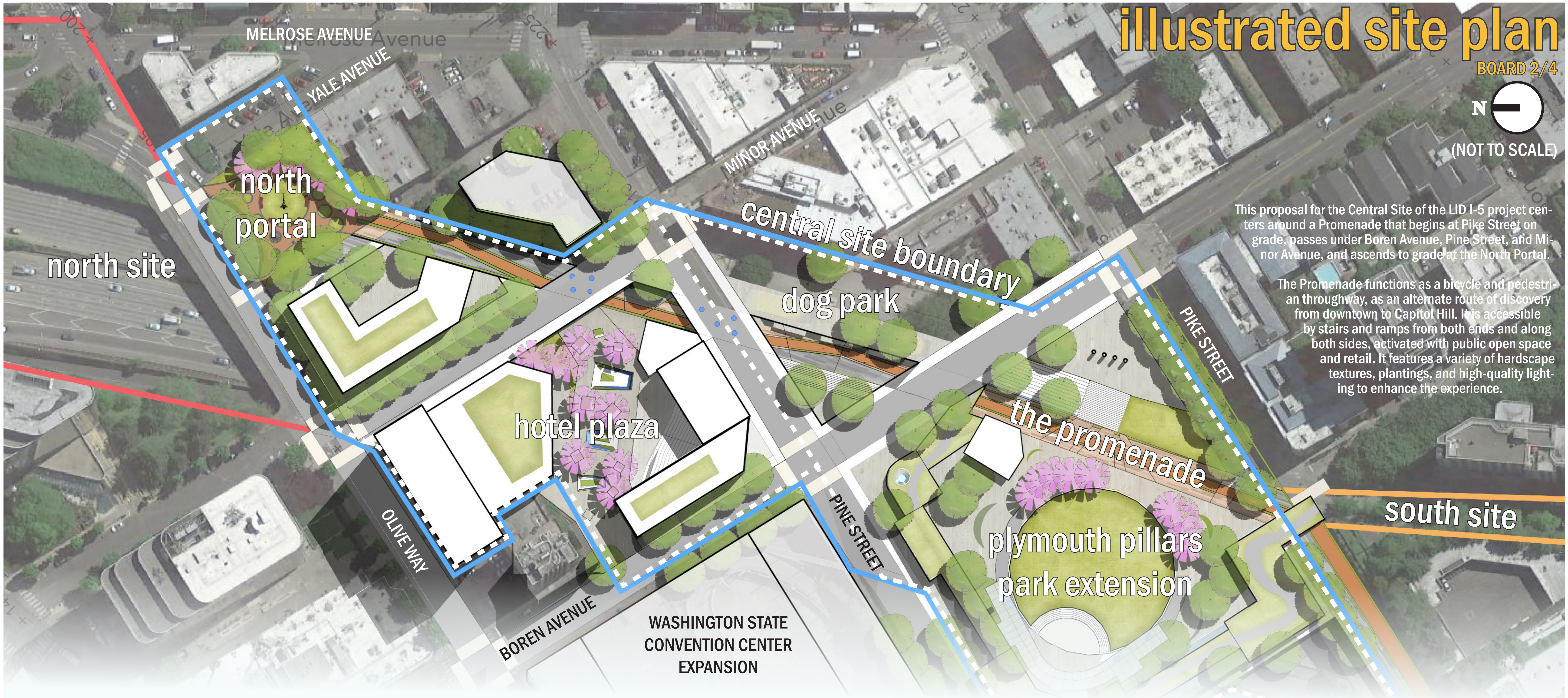
4. LINK a contiguous public path from the south end (connection to Freeway Park) to the north end (Minor and Yale connections).

- Facilitate moving along and through spaces and buildings.
- Identify and enhance nodes as green spaces into chain of parks, a “green necklace.”

5. ACTIVATE the site as a new 24/7 entertainment district.

- Focus on the pedestrian experience.
- Revitalize and support theaters and commercial uses.
- Create spaces that change with the day and seasons.

principles & objectives



plymouth pillars park and dog park

BOARD 3/4



1 VIEW FROM PIKE STREET
LOOKING NORTHEAST ALONG PROMENADE



Klyde Warren Park Restaurant
Dallas, Texas



Hunter's Point South Park
New York City, New York

The design acknowledges and builds on the existing Plymouth Pillars Park, with new stair and ramp connections down to the promenade. The Great Lawn extends the park toward the historic Paramount Theater, and provides an outdoor performance venue along with unprogrammed public open space.

The successful existing dog park at Pine and Minor is expanded, and the Promenade is activated with a retail edge and a grand stair leading up to the primary intersection cad-corner from the new Washington State Convention Center expansion.

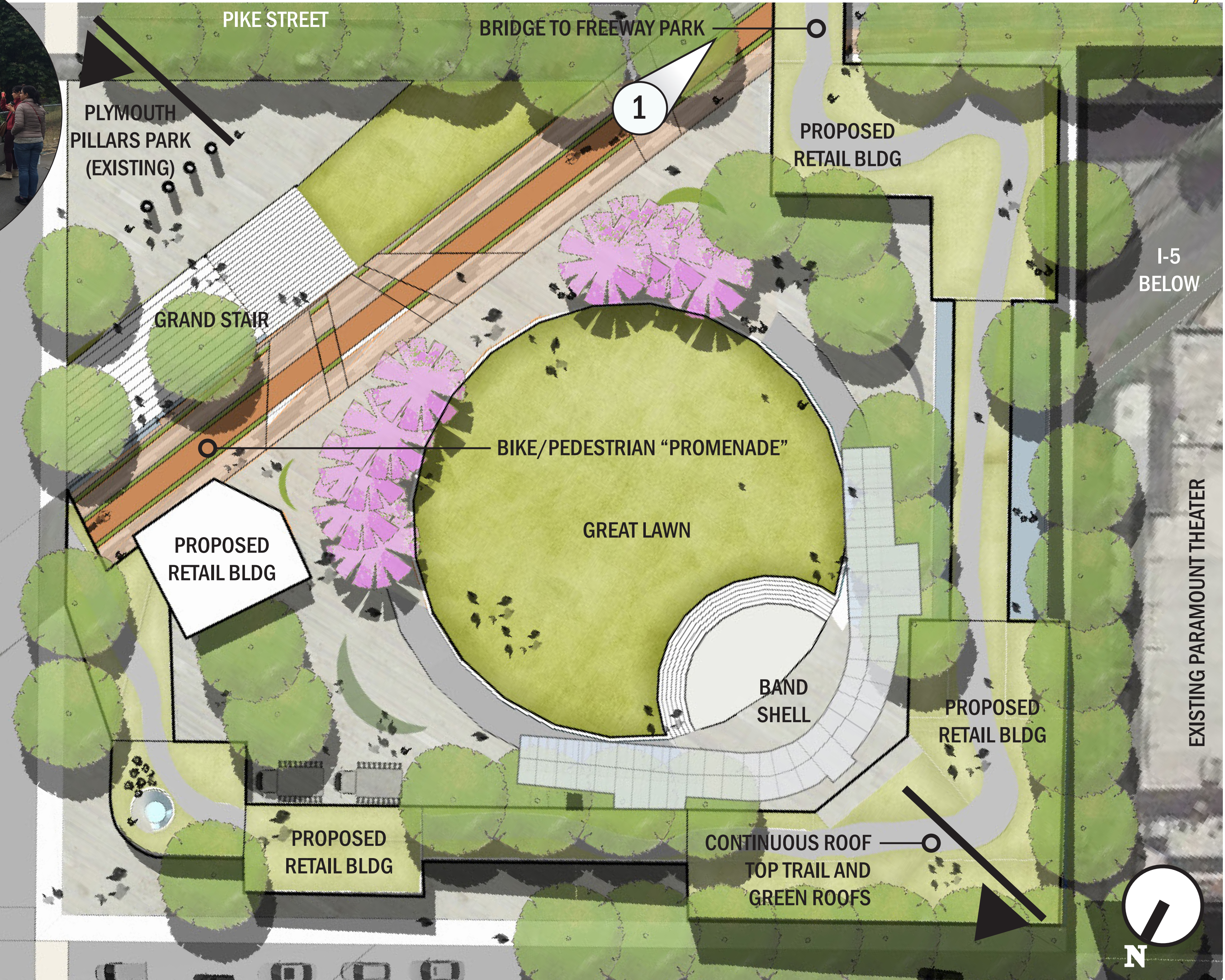


Existing Conditions

2

BOREN AVENUE

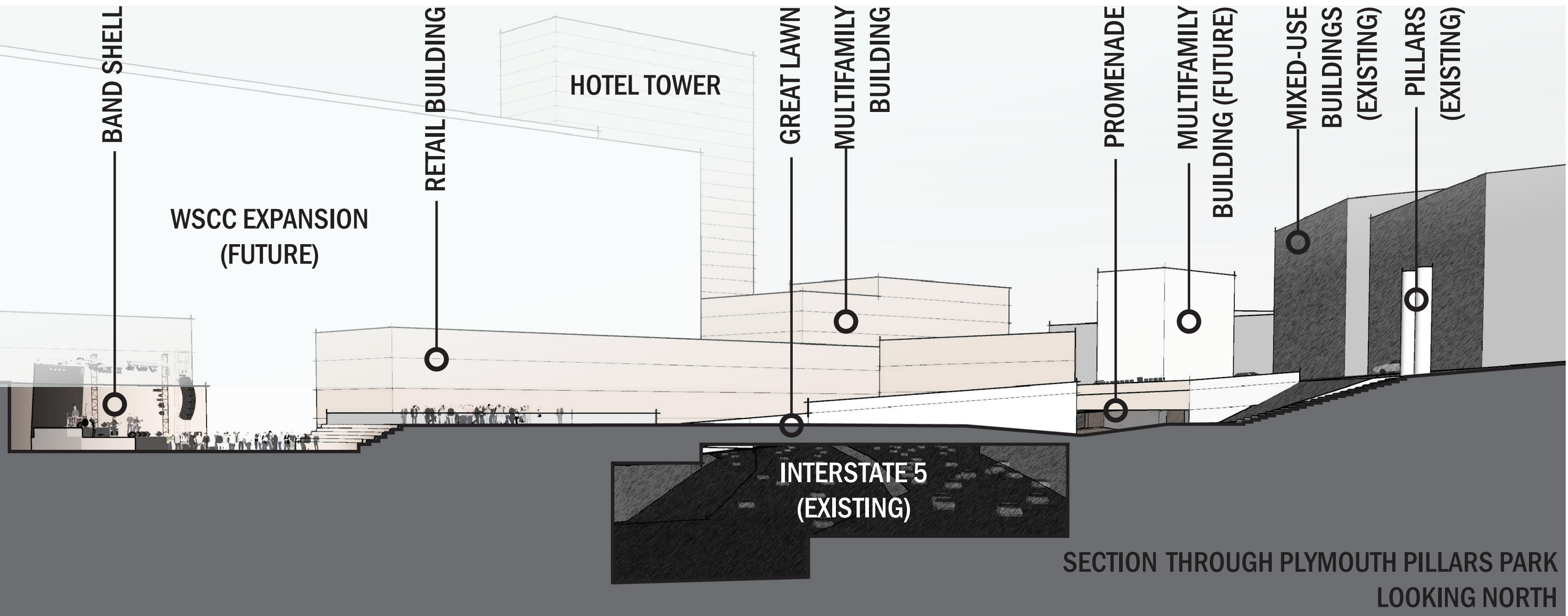
PINE STREET



2 VIEW FROM BOREN AVE
LOOKING NORTH TOWARD GRAND STAIR



Existing Conditions



SECTION THROUGH PLYMOUTH PILLARS PARK
LOOKING NORTH



A new block created by the Lid includes a high-rise hotel with a semi-private mid-block plaza connected to the Promenade. Bioretention planters provide ecosystem services and viewing portals give visitors a glimpse to the freeway below. Further north, the proposed buildings resemble mixed-use Capitol Hill fabric, with multifamily buildings and retail providing ground floor activation.



As the Promenade ascends to meet grade at the north end of the site at Olive Way, a park combines play space, extensive trees and low plantings and integrated seating to create a strong node and mark a major pedestrian crossing north to the North Site.

