

Final Report
Walk to Plan + Plan to Walk
Professor Vicente del Rio
Lisbon Workshop 2023

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Task 1

Walk to Plan: Observing Urban Qualities

Session 1

Complexity and surprise

Our first journey into the city presented many examples of complexity and surprise in the streets of Lisbon. Image one demonstrates a division in the street's path, necessitating a choice between the right or left. When one faces the division head-on, the curve of both streets prevents the viewer from seeing where each path leads. A similar phenomenon occurs in images two and three, where a slight bend in the street's path lends an element of surprise to what comes ahead.



Personalization and Community Values

Personalization of a space often serves to increase one's attraction to it. Personalization might attract more people to the site, aiding the transformation from an empty space to a place with character and personality. Image two demonstrates how people have taken advantage of a blank wall to leave their mark on the city, and might even resemble a territorial attitude of folks who claim the city as their own. This graffiti can be viewed as a reflection of the community's value of artistic expression. The banners in image one are part of a community celebration throughout the month of June, encouraging social interaction among the residents in the area who choose to partake in the celebration.



Transparency and Vistas

The large pedestrian walkways of Parque Eduardo VII and Avenida da Liberdade in the first and second images below contribute transparency to the space. With a clear view of what lies ahead, these large paths encourage pedestrians to walk along them, providing safety from traffic as well as a clear indication of where they lead. Image three provides an alternative example, where buildings enclose either side of the path. However, the open nature of the space creates a sense of safety. Windows facing the path contribute to the amount of people keeping watch, and designated pedestrian paths shield users from the dangers of the fast-moving traffic on either side.



Session 2

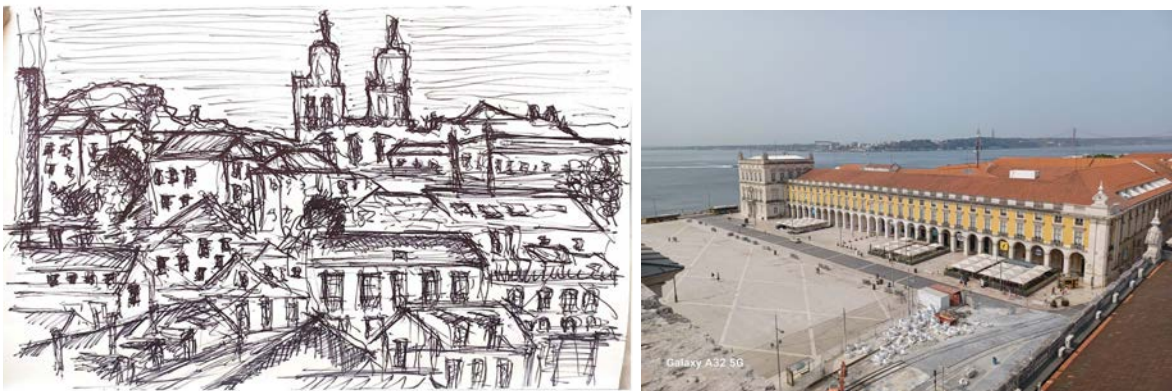
Architectural Richness

The entryway of Igreja da Conceição Velha in image one is a prime example of the ornate ornamentation that can be commonly found adorning many religious spaces around Lisbon. This ornamentation displays a clear influence from both nature and spirituality, with flora, fauna, and various religious figures surrounding the entryway. Images two and three are other public spaces around the city, with drastically different architectural styles. Not only do they clearly demonstrate the different architectural styles and influences present during different time periods, but are also visually stimulating to the viewers that cross their paths.



Legibility and Coherence

The city of Lisbon has a unique style and form that can be easily recognized from high points of the city, such as the one shown in Ruben Domingos sketch below. The form of buildings throughout the city create coherence and visual order when looking over the city as a whole. Within the sea of orange roofs and charming buildings, one can still spot the most meaningful points of the city, such as the castle, various churches, or plazas. One of these monumental axes, which serve to connect the city, is the Praca do Comercio pictured in the second image.



Sketch by Ruben Domingos

Session 3

Enclose & Linkages

At the top of Arco da Rua Augusta, one gets a birds-eye view and can see the many linkages and enclosures throughout Lisbon. The main street, Augusta, used to be car-oriented until it was solely dedicated to pedestrians with an amplitude of stores to stop into. The streets perpendicular to the main road create well-defined edges with visible entrances and exits. Lisbon also makes the most of its topography by creating storefronts on the streets that dip below.



Personalization & Community Values

The Misericordia district of Lisbon has many examples of ways residents have personalized the place they live in. The umbrellas, pink painted street, and flags hanging creates a welcoming environment for everyone, especially for residents and tourists passing through. Having features such as graffiti present throughout a city brings the community together through collaborative projects.



Session 4

Vitality & robustness

Vitality in urban space is provided not only by the use given to buildings but by the way in which it allows spaces to interconnect and flow. That is, the images below demonstrate a little of how the city of Lisbon provides spaces with vitality and urban dynamics. Vitality and urban robustness are essential conditions to make public space more attractive. The Bairro Alto staircase is an element of community between the upper and lower parts of the city, allowing the uses/activities to interconnect, making the place more fluid. It is essential to acknowledge that challenges persist, such as housing affordability and social inequality. However, the city's proactive approach and ongoing efforts aim to address these issues and ensure continued vitality and robustness for the future.



Legibility & Coherence



Sketch by Jennifer Hugoo



Sketch by Emily Deggeller

Session 5

Legibility & Coherence

The Alvalade neighborhood in Lisbon is a highly sought out area in Lisbon that was planned during the 1940's. Today, the neighborhood has a distinct character that is recognizable within the city. This style can be seen in the images, where most of the buildings are the same height with balconies and colorful walls. These qualities create coherence within the Alvalade area and are a way to find oneself within the city.



Architectural Richness

These buildings on the corner of Avenida Joao XXI and Avenida de Roma effectively use the street corners to blend both public and private spaces. On opposite corners, the shape of these buildings appear to fit together as pieces of a puzzle. This formation is visually appealing and dynamic, but also effective in providing outdoor dining, walking, and shopping space for the commercial operations below.



Session 6

Personalization & community values

In the Parque das Nações district lies the Expo 98 area. The Expo 98 was a World Fair held in Lisbon in 1998 that commemorated the history of Portuguese discoveries, especially those that revolved around the oceans. The Expo area was converted to Parque de Nacoes and re-purposed many of the buildings from the expo, such as the building shown in the first image. Many of the core values from the expo still shine though in the area today and was shaped as an expression of Portuguese exploration and globalization. Art pieces and sculpture throughout the area also work to enhance the space and create links between the people and this place.



Architectural Richness

The Expo 98 area is filled with an abundance of architectural pieces that enhance the space. The first image is from the Gare do Oriente train station, which has a very unique design that catches the eye of those in the area. The area still has many of the structures and buildings from the time of the Expo, like the Portuguese Pavilion shown in the second image. The curved slab is a complex architectural design element that adds to the space. This part of Lisbon contrasts with the more historic architectural style seen in most of the city, but is done in a way that is interesting and unique, which can be seen in the sketch of the hotel and gondolas.



Sketch by Jennifer Hugoo

Task 2

Walk to Plan: Understanding the Project Site

CIUL Background Information

There are many factors that contribute to the unique nature of the project site. Currently, the site is occupied by 1400 square meters of protected existing buildings, and 5300 square meters of empty space. Historically, the site was known for being the location of a popular beer factory, dating back to the early twentieth century. The historical significance prompted the site's historical preservation status. Along with the site's compelling history, the current conditions of the site itself and the Avenida Almirante Reis on which it can be found are incredibly notable and dynamic. Presentations from the Centro de Informação Urbana de Lisboa revealed several figures that provide helpful context about surrounding demographics, common uses, and potential issues.

According to CIUL, around 8% of Lisbon's population lives along the 2.8 kilometers stretch of the Avenida Almirante Reis, contributing to the substantial amount of both bicyclists and pedestrian traffic, who tend to walk and bike around twice as much as residents throughout the rest of the city. Despite this high pedestrian usage, around 70% of the existing pavement is used by vehicles and 30% by pedestrians. At this time, no benches or resting places can be found along the 2.8 kilometer stretch of Avenida Almirante Reis. Along with a unique (transportation) setting, the significant number of individuals living in the area also contributes to the rich cultural diversity that can be found in the site's surroundings. With over 90 nationalities residing in the area and 100 languages spoken by these residents, Avenida Almirante Reis is a hub for cultural diversity and complexity. The assortment of cultural customs and demands creates an incredibly idiosyncratic commercial composition in the area. At present, 300 commercial establishments and 30 social support organizations are currently in operation along the 2.8 kilometer-long avenue on which the project site finds its foundations.

Not only is the site influenced by the unique nature of its surroundings, but also subject to several municipal regulations and existing concerns for the area that impact future development efforts. Among those regulations and conditions mentioned during CIUL presentations were the visual and height restrictions, which must meet the requirements during intense visual impact studies. In terms of concerns for future development, public participation has suggested a high demand for increased pedestrian and bicycle space, as well as a concern over potential gentrification that might stem as a result of remodeling and development.

Site Conditions

Accessibility

The project site is currently accessible via cars, bikes, buses, by walking, and the metro station. There is parking along the perimeter of the site along with bike paths going in both directions on Avenida Almirante Reis. There are four bus stops located on Av. Alm. Reis and two on R. Pasco al de Melo. As these are the ones that are located next to the project site, there are ample bus stops in this district that are minutes away from the site. The main metro stop is located on the corner of Praca do Chile which is a station on the green line. Moreover, the red

and yellow metro lines run through the area where the project site is located, therefore making our site accessible from all areas of Lisbon.

Linkages

Poderíamos argumentar que um dos pontos pouco agradáveis no local de estudo são as ligações entre o terreno e os edifícios dentro do terreno, bem como as edificações envolventes. A circulação em volta do terreno é feita com muita tranquilidade e a ligação entre os espaços é facilitada.

No entanto, não é possível aceder à rua paralela à Av. Almirante Reis através do terreno por se encontrar vedado, o que cria constrangimentos na mobilidade e na leitura do conjunto edificado. De tal sorte que, os edifícios que estão dentro da quadra não têm presença, ou seja, a harmonia e o ritmo da rua é quebrada pela falta de elementos que ligam os edifícios e fazem do espaço de análise um só elemento.

Land Uses

A Avenida Almirante Reis é um dos eixos principais da cidade de Lisboa, tem um papel importante no que o uso de solos diz respeito, no sentido em que apresenta uma diversidade de actividades, tornando-a em um espaço dinâmico e com muita vitalidade. Ou seja, ao longo da Avenida é possível verificar uma mistura de usos de solo.

O uso de solos no local é essencialmente marcado por edifícios mistos, onde o conjunto de edifícios habitacionais têm predominância e, em muitos casos, são edifícios mistos que definem o tipo de uso com maior destaque. Ou seja, existem mais edifícios mistos, sendo que na sua maioria servem para a habitação.

No entanto, podemos dizer que a Av. Almirante Reis, no que ao uso de solos diz respeito, apresenta os seguintes usos: (i) habitação, (ii) comércio (farmácias e lojas de conveniência), (iii) hotéis, (iv) Bancos, e (v) Instituições públicas.

i. habitação - ao longo da Avenida existem muitos edifícios residenciais, que variam entre prédios de apartamentos antigos e prédios modernos. A diversidade socioeconómica e cultural da população contribui para a diversidade cultural e o ambiente vibrante da zona.

ii. comércio - a Avenida abriga uma diversidade de actividade comercial, desde lojas de conveniência, supermercados e pequenos negócios de restauração. Há, igualmente, uma presença considerável de serviços como, Bancos e Escritórios.

iii. instituições públicas - há uma presença, nada desprezível, de instituições públicas (escolas, hospitais e centros de saúde), que servem de serviços essenciais para a comunidade.

Iv. Espaços públicos - a presença de praças e jardins marcam a existência de espaços para as pessoas relaxar, caminhar e interagir.

A Av. Almirante Reis é um eixo estruturante que nos leva até a Praça Martis Moniz, que é um ponto de confluência dos vários grupos culturais que residem nesta zona. Outro elemento de igual destaque é a infraestrutura de transporte que tem uma presença muito forte no local,

definindo-se como uma importante rota de transporte. O espaço dedicado ao transporte assume-se como o elemento de uso de solos mais expressivo. Espinha dorsal do lugar.

Typologies and Architectural Styles



The restaurant located on our site has four floors total, but the restaurant itself only takes up the first floor. Portugalia, the old beer factory, is also four stories tall and is currently not being used. The main street of Avenida Almirante Reis is comprised of mixed use buildings that range from 7-8 stories tall. The mixed use buildings located on Rua Marques da Silva, Rua Antonio Pedro, and Rua Pascoal de Melo are majority 4-5 story mixed use buildings. All surrounding buildings follow a Pombaline architecture style, which is highlighted all throughout Lisbon. While all important construction after the 1755 earthquake

followed the Neoclassical style, the Pombaline architecture style was created with functionality, simplicity, and safety in mind.

Existing Site Conditions

Currently, the project site is mostly undeveloped except for the Portugalia Restaurant and a vacant office building. The Portugalia Restaurant is a four-story building located on the northern part of the site on the corner of Rua de Pascoal de Melo and Avenida Almirante Reis. This is the only building on the site that is currently occupied and used. The old beer factory building (Figure 1) remains on the site located behind Portugalia. This building has historical value and must be incorporated into any future development plans. On the southern side of the site along Rue Marques da Silva is the vacant six-story office building (Figure 2).



The site has unique topography that should be taken into consideration for any future plans. The project area has a significant slope, about 18 feet at the bottom. The highest point is where Portugalia is currently located, which is at the northeastern corner of the site. The lowest point of the site is the southwestern corner. The topography slopes downwards from Avenida Almeida Reis to Rue Antonio Pedro along Rue Marques da Silva. It also slopes downwards from Rua de Pascoal de Melo to Rue Marques da Silva along Rua Antonio Pedro.

Along the eastern side of the site runs one of Lisbon's most important Avenues, Avenue Almirante Reis (Figure 3). This road holds two way traffic with one lane in each direction, as well as bike lanes in each direction in the center of the road and is heavily circulated throughout the day. The street has a median in the center that is also lined with trees. This street is relatively well maintained and has wide sidewalks as well as lampposts lining the street. Rua Pascoal de Melo runs along the north side of the site and also has two way traffic, one lane going west and two lanes going east towards Avenue Almirante Reis. There is also street parking along the westbound lane. The sidewalks along this road are also relatively well maintained and wide, and is also lined with many trees and lampposts. The street along the western side of the site is Rua Antonio Pedro, which is a one-lane one way street going north. The street on the western side of the site is Rua Marques da Silva, which is a one-lane one way street going west. These two one-way streets are heavily lined with parking and have poorly maintained roads and sidewalks with no street lighting. This means the site is lined with parking on three of its four sides.











It is also worth noting that the site is currently occupied by homeless individuals, as it is currently fenced off and provides a more private location for those without shelter.

Nearby Uses and Facilities

The project site is located in a very urban area with high density. The surrounding buildings are almost all mixed use with retail stores on the first floor and residential units on the floors above. The ground floor retail units vary widely in the area and include things like restaurants and cafes, grocery stores, pharmacies, shops, and various other services. The surrounding area also has an abundance of hotels and hostels. About two blocks west from the project area there is a park called Jardim Constantino. There is also a large church called Church Sao Jorge de Arroios that is located about a block away in the Northwestern direction.

Site Assessment Map



- | | | | |
|---|---------------------------|--|----------------|
|  | Project Area |  | Mixed Use |
|  | Existing Onsite Buildings |  | Metro Entrance |
|  | Vehicular Circulation |  | Bus Stop |
|  | Bicycle Lane |  | Lamppost |

SWOT Analysis

<p style="text-align: center;">Strengths</p> <ol style="list-style-type: none">1. Slope2. Existing Beer Factory Infrastructure3. Most of site is developable4. Existing restaurant (Portugalia): brings in customers & has existing infrastructure	<p style="text-align: center;">Weaknesses</p> <ol style="list-style-type: none">1. Slope2. Uncomfortable surrounding streets and sidewalks3. Lack of pedestrian support and comfort “oasis” seating4. Existing office building: vacant and unattractive
<p style="text-align: center;">Opportunities</p> <ol style="list-style-type: none">1. Active surrounding2. Closeness to public transit3. Location on main axis4. Attractiveness to tourist/office/commercial uses5. Intensity of development	<p style="text-align: center;">Threats</p> <ol style="list-style-type: none">1. Homelessness2. Lack of safe/comfortable pedestrian linkages and continuities3. Environment/ safety hazards4. Lack of active transportation connections

Task 3
Plan to Walk: Designing

Vision Statement:

Ulyssippo will enhance the Arrorios neighborhood by creating a safe, accessible, and attractive community-oriented space for residents and visitors alike. The development will take the existing buildings on-site and use them to create housing for all income groups and lively spaces to foster social interactions and experiences while maintaining the historic characteristic of the city. Ensuring easy access to a multiplicity of activities located within the site will improve quality of life for all while supporting a local economy and connected community.

Objective 1: Bring the community together by creating an engaging and lively space.

Idea 1: Turn the historic building into an energetic marketplace for small businesses



Wroclaw Market Hall, Wroclaw, Poland

Idea 2: Integrate public realm with street furniture which encourages meeting and exchange.



Public Bench designed by Architect Clyde Johnson

Idea 3: Create a dynamic public space for all visitors and residents to use



Harvard University Plaza, Cambridge, Massachusetts

Objective 2: Create a site that is easily accessible and inviting

Idea 1: Create bike infrastructure that allows for easy access to the site.



A bike lane located in Lisbon

Idea 2: Create an attractive, quality environment that maintains Lisbon's historic character.



Mosteiro dos Jeronimos, Lisbon, Portugal

Idea 3: Ensure visibility into the site to draw pedestrians in through archways and paths



Archway along Historic Ajo Plaza, Ajo, Arizona

Objective 3: Provide quality housing opportunities for all income groups

Idea 1: Repurpose existing office building as shelter for people experiencing homelessness.



Homeless Navigation Center, Oregon Harbor of Hope

Idea 2: New mixed use building with units of varying sizes and price ranges.



Mixed-Use building with housing variety in Long Beach, California

Idea 3: Provide residents with private and semi-private open space.



Mixed-use building with private balcony space in Europe

Development Program

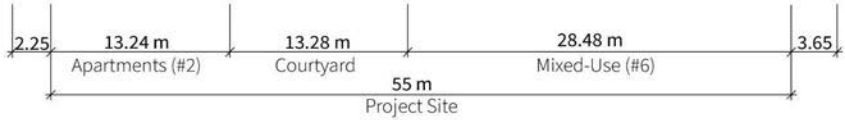
- Homeless Shelter, including outdoor area
- Park/Plaza/Public Space
- Underground Parking Structure
- Mixed-Use Building with ground floor retail and apartments above
- Indoor Marketplace (repurposed historic building)

Site Plan

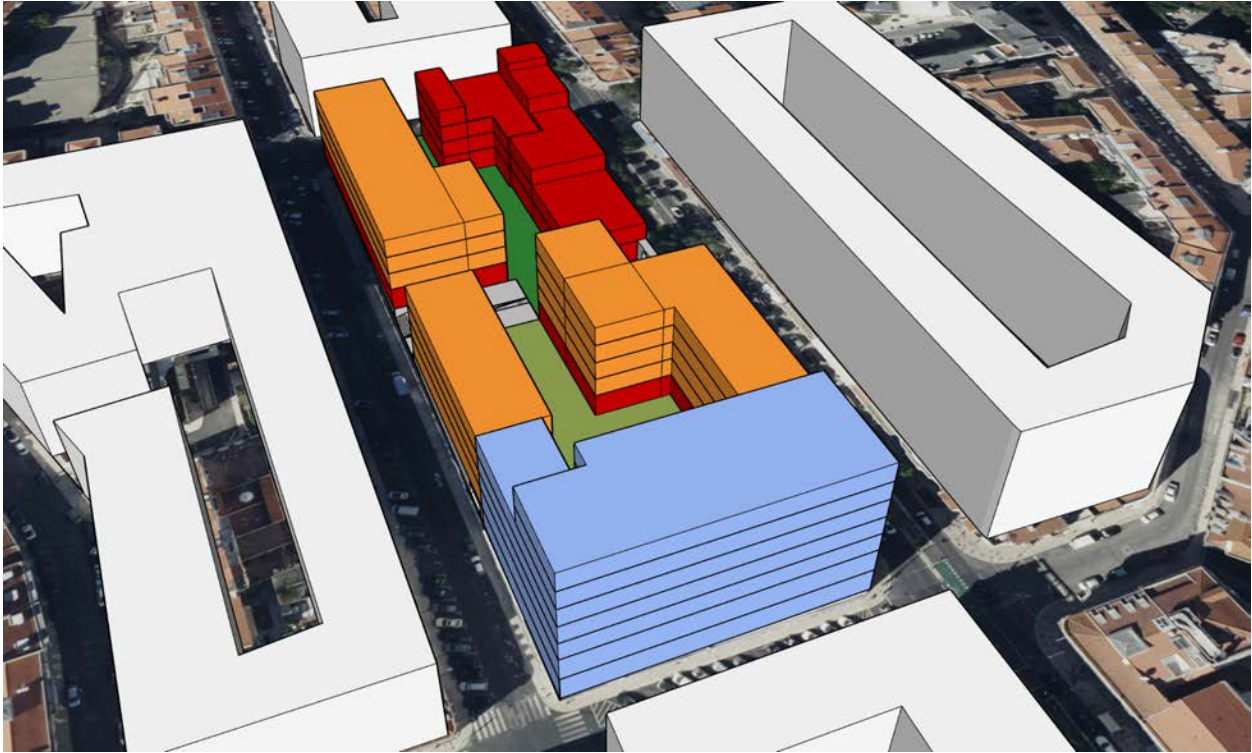


- | | | | |
|----------------------------|--------------------------|--|------------------------------------|
| 1 Homeless Shelter* | 4 Portugalia Restaurant* | A Private Courtyard for Shelter | D Plaza for Marketplace |
| 2 High-Density Residential | 5 Marketplace* | B Semi-Private Courtyard for Residents | ▶ Entrance to Underground Parking |
| 3 Mixed Use Building | 6 Mixed Use Building | C Small Plaza for Retail | * Existing Building Infrastructure |
| | | | ◁ Perspective Views |

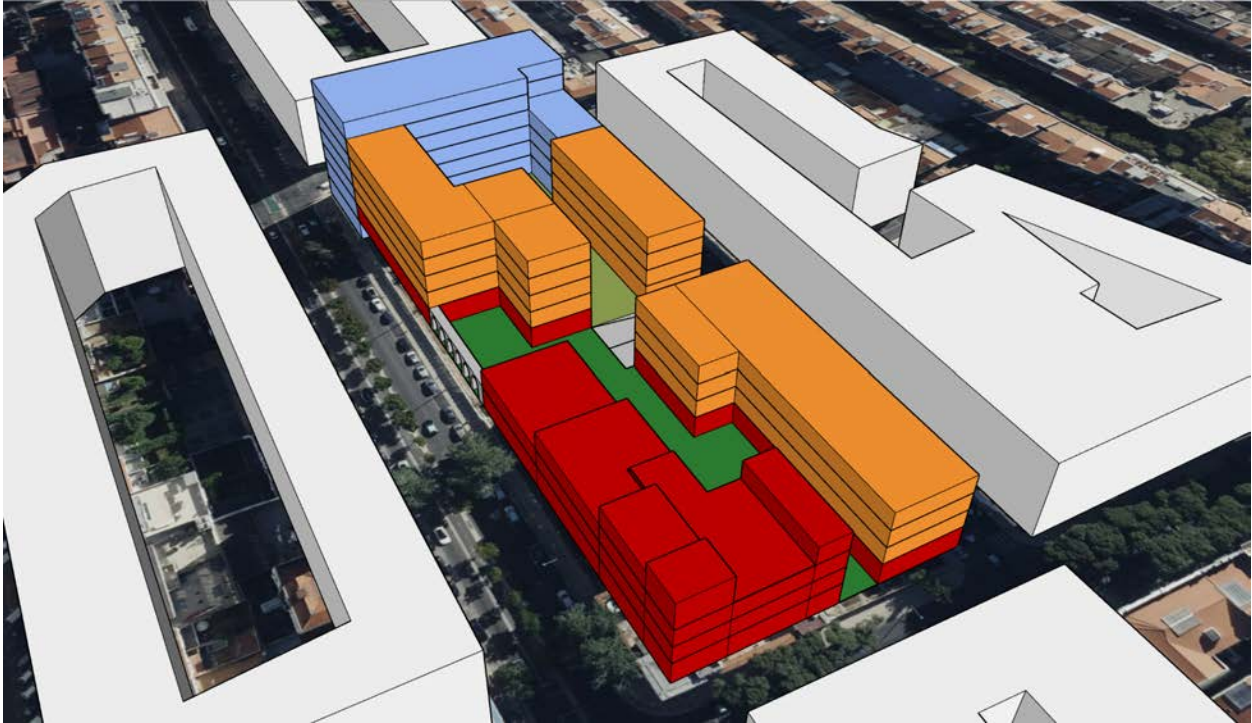
Section Cut AB



View towards Northeast



View towards Southwest

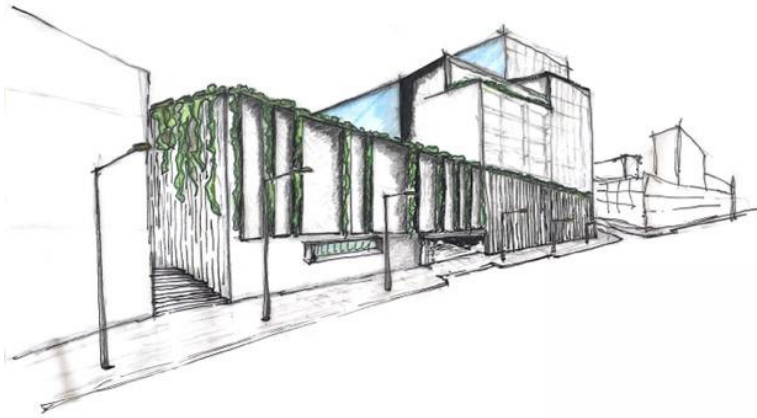


Land Use Tables

Building Number	Number of Stories	Uses: Ground Floor	Uses: Upper Floors	Footprint sq m	Total sq m. in Building
1	7	Homeless Shelter	Homeless Shelter	1,400	7,938
2	4	High Density Residential	High Density Residential	597	2,388
3	4	Retail	High Density Residential	1,015	4,973
4	4	Retail	Retail	1,243	2,507
5	3	Retail	Retail	721	1,808
6	5	Retail	High Density Residential	737	5,076
Total sqf footprints				5,713	
Total sqf developed					24,690

Land Use	Building Numbers	Total sqf Dedicated	Percentage of Total sqf dedicated
Residential: High Density	2,3 & 6	10,177	37.1%
Retail	3,4,5 & 6	6,573	24.0%
Homeless Shelter	1	7,938	29.0%
Semi-Private Open Space	N/A	1,246	4.5%
Public Open Space	N/A	1,482	5.4%

Pedestrian Views



View of site parking entrance, stairway, residential building, and homeless shelter from Rua Antonio Pedro.

View of Portugalia from the intersection of Avenida Almirante Reis and Rua Pascoal de Melo.



View of central open plaza from the site's stairway entrance along Rua Antonio Pedro.