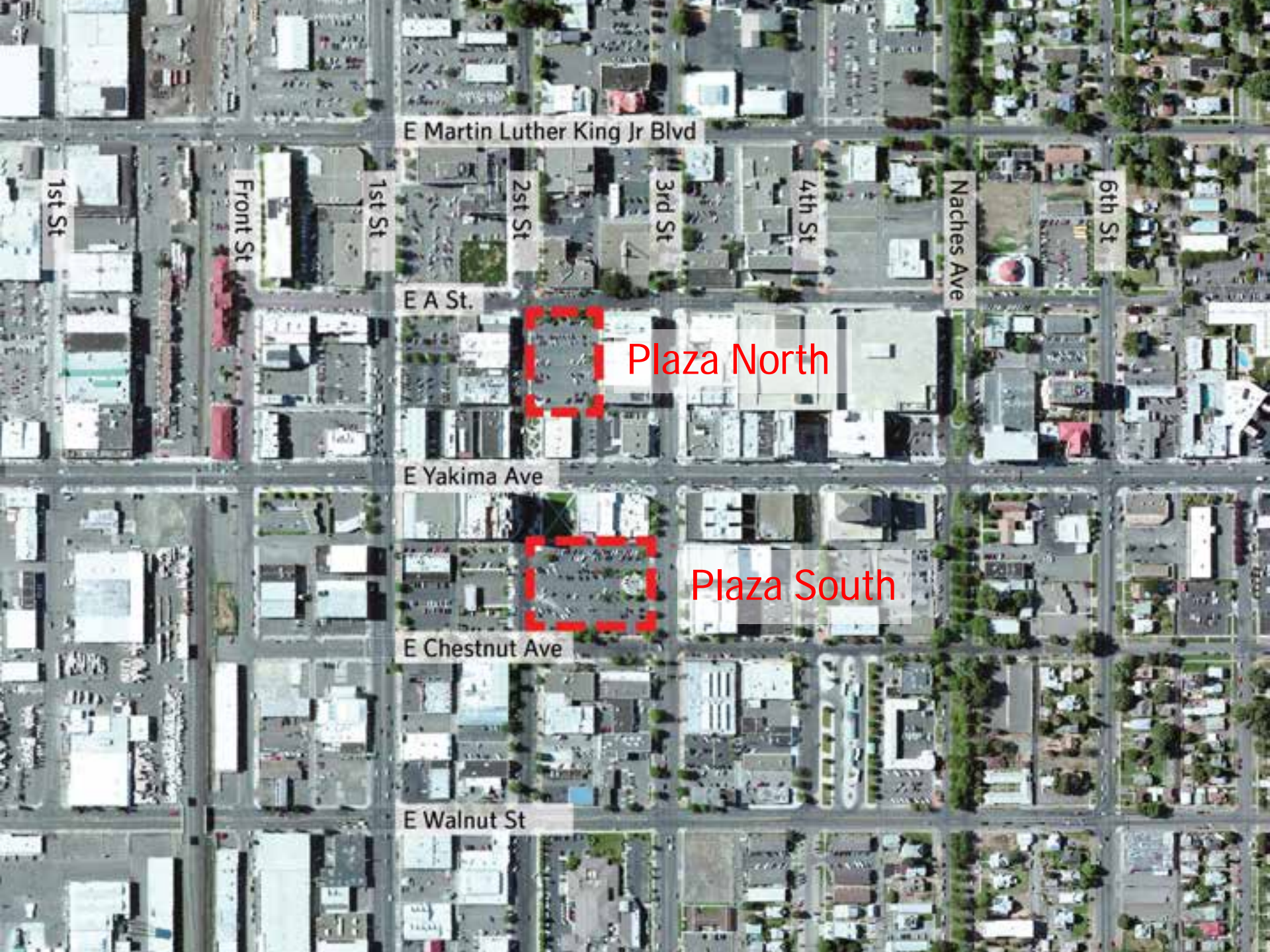


An aerial photograph of a vast vineyard in Yakima, Washington. The rows of grapevines are neatly organized and stretch across the landscape. In the background, rolling hills are bathed in the warm, golden light of late afternoon or early morning. A small town is visible in the distance, nestled at the base of the hills.

YAKIMA CENTRAL PLAZA

Workshop #2

GUSTAFSON GUTHRIE NICHOL
Graham Baba Architects
Magnusson Klemencic Associates



E Martin Luther King Jr Blvd

1st St

Front St

1st St

2nd St

3rd St

4th St

Naches Ave

6th St

E A St.

Plaza North

E Yakima Ave

Plaza South

E Chestnut Ave

E Walnut St

Plaza South



Plaza North





What brings you downtown? (check all that apply)

- Work Events Shopping Dining
 Performances Civic & legal Other
 & cultural activities business

What time(s) of day do you visit downtown? (check all that apply)

- Morning Mid-day Evening

How far are you willing to walk in different seasons and weather?

Season/Weather	Shorter				Farther
	20 feet	½ block	1 block	2 blocks	more
Winter					
Spring					
Summer					
Summer (in shade)					
Fall					

Do you think closing streets for events hurts businesses?

- Yes No

How often do you think streets should be closed for events?

Less frequent				More Frequent
Never	Once a year	Five times a year	Once a month	Every weekend

What the most interesting thing about Yakima that could be incorporated in the design for the central plaza?

Any other comments?

NAME (optional): _____

Contact – email or phone (optional) : _____

If you need more time or have additional feedback, **PLEASE RETURN YOUR COMMENTS TO:**

GGN, 1932 First Avenue Suite 700, Seattle, WA 98102 or contact@ggnltd.com

Yakima Central Plaza
Public Meeting #1, April 17, 2014

GUSTAFSON GUTHRIE NICHOL
www.ggnltd.com

Yakima Central Plaza - Questionnaire

Please rate the following activities and elements by how much you would like to see them included in a downtown park or plaza.

1 = I don't want this 3 = neutral 5 = I would love this!

	1	2	3	4	5
Seating:					
<input type="checkbox"/> Movable chairs and tables					
<input type="checkbox"/> Benches					
<input type="checkbox"/> Seating walls/steps					
Events					
<input type="checkbox"/> Local events					
<input type="checkbox"/> Regional events					
<input type="checkbox"/> Concerts/performances					
<input type="checkbox"/> Seasonal markets					
<input type="checkbox"/> Weekly farmers market					
<input type="checkbox"/> Events related to agriculture (i.e. cider pressing party, wine crush)					
Plants					
<input type="checkbox"/> Shade trees					
<input type="checkbox"/> Flower garden					
<input type="checkbox"/> Orchard					
<input type="checkbox"/> Open lawn area					
Water					
<input type="checkbox"/> Water play area					
<input type="checkbox"/> Calming water					
Entertainment & Play					
<input type="checkbox"/> Table/board games					
<input type="checkbox"/> Climbing wall					
<input type="checkbox"/> Free wi-fi					
Art & Culture					
<input type="checkbox"/> Historic elements/interpretation					
<input type="checkbox"/> Permanent art installations (i.e. sculpture, murals)					
<input type="checkbox"/> Temporary art installations & events					
<input type="checkbox"/> Special lighting					
Built elements					
<input type="checkbox"/> Food Concessions					
<input type="checkbox"/> Coffee/drink stands					
<input type="checkbox"/> Bathrooms					
<input type="checkbox"/> Retail kiosk					
<input type="checkbox"/> Shade Structures					
Anything else?					

Yakima Central Plaza
Public Meeting #1, April 17, 2014

GUSTAFSON GUTHRIE NICHOL
www.ggnltd.com

1591 Responses

What We Heard

people
outdoor
grapes
trees
community
orchards
history
mountains
food
geology
beautiful
hops
local
river
light
events
industry
wonderful
art
heritage
sun
community
produce
native
fruit
beer
agriculture
apples
valley
fruit
diversity
wonderful
art
heritage
sun
community
produce
native
fruit
beer
wonderful
art
heritage
sun
community
produce
native
fruit
beer

What's the most interesting thing
about Yakima?

What's the most interesting thing
about Yakima?

- Agricultural bounty

What's the most interesting thing about Yakima?

- Agricultural bounty
- Geology & natural setting

What's the most interesting thing about Yakima?

- Agricultural bounty
- Geology & natural setting
- Diverse cultures

What's the most interesting thing about Yakima?

- Agricultural bounty
- Geology & natural setting
- Diverse cultures
- History

Our Agricultural Bounty

Water & Sunshine



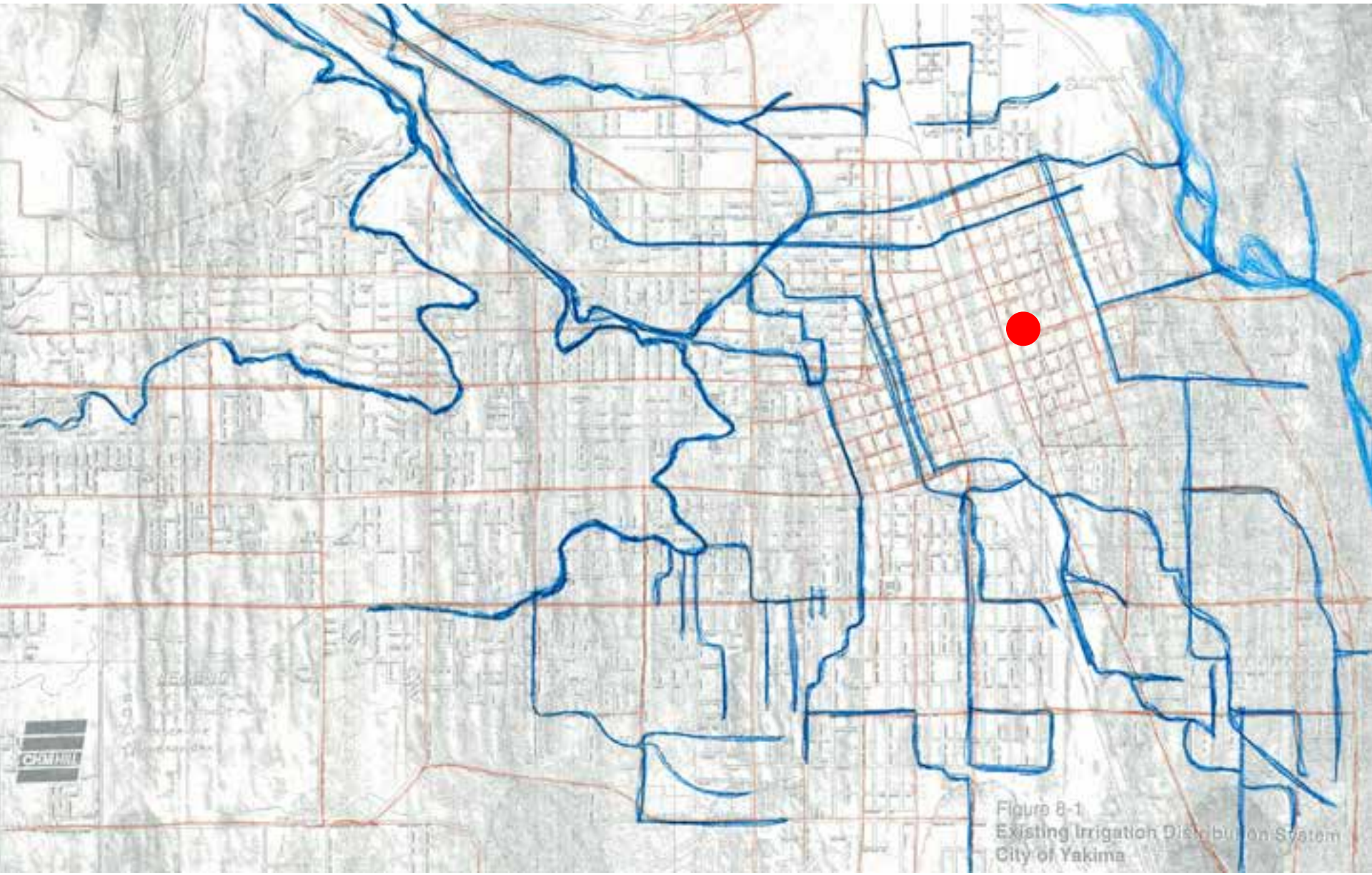
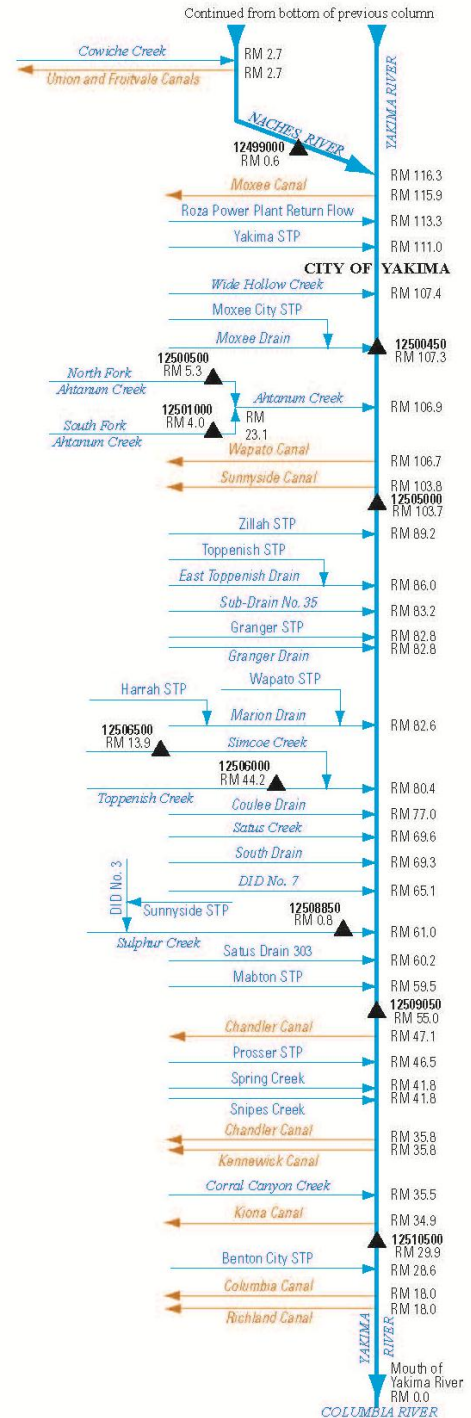
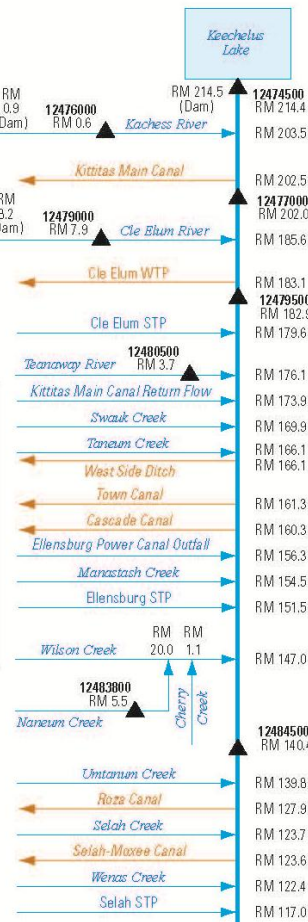
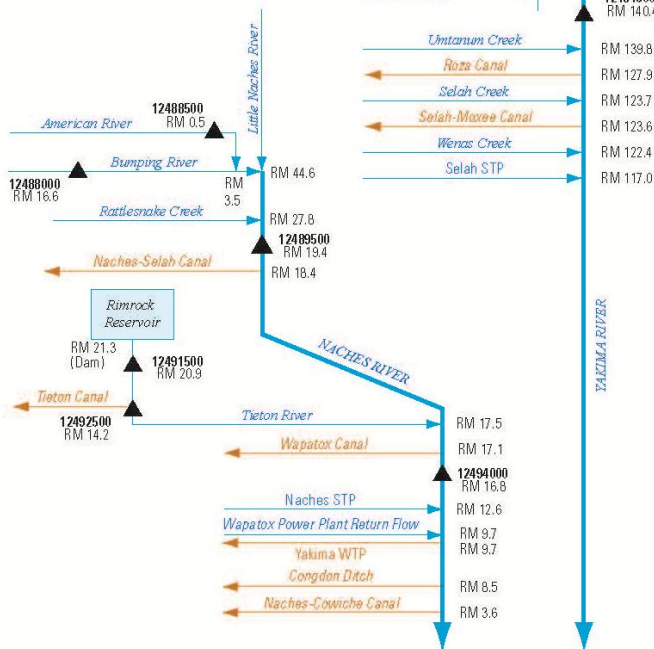


Figure 8-1
Existing Irrigation Distribution System
City of Yakima



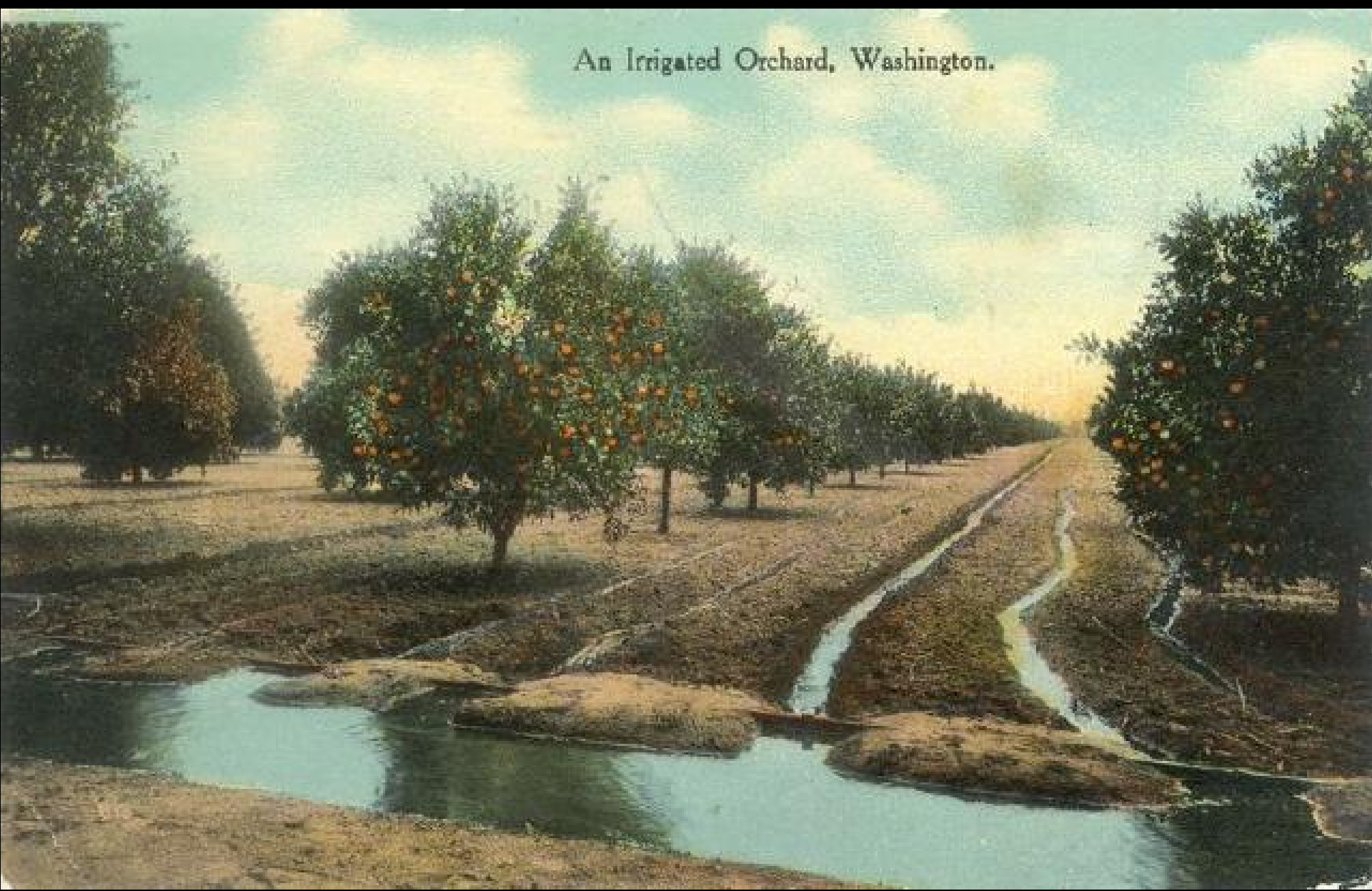
EXPLANATION

- OUTFLOW FROM MAIN STEM
- INFLOW TO MAIN STEM
- GAGING STATION AND NO.
- RM** RIVER MILE
- STP** SEWAGE-TREATMENT PLANT
- WTP** WATER-TREATMENT PLANT
- DID** DRAINAGE IRRIGATION DISTRICT



Source - USGS

An Irrigated Orchard, Washington.





Our Geology

Rivers & Mountains





Diverse Cultures

All the people who have
helped build our city



University of Washington Special Collections



Brooklyn Museum



UO Museum of Natural and Cultural History





Profile: Yakima Valley Japanese Community, 1973





Madison McCord/Yakima Herald-Republic

Our History



HOTEL WASHINGTON

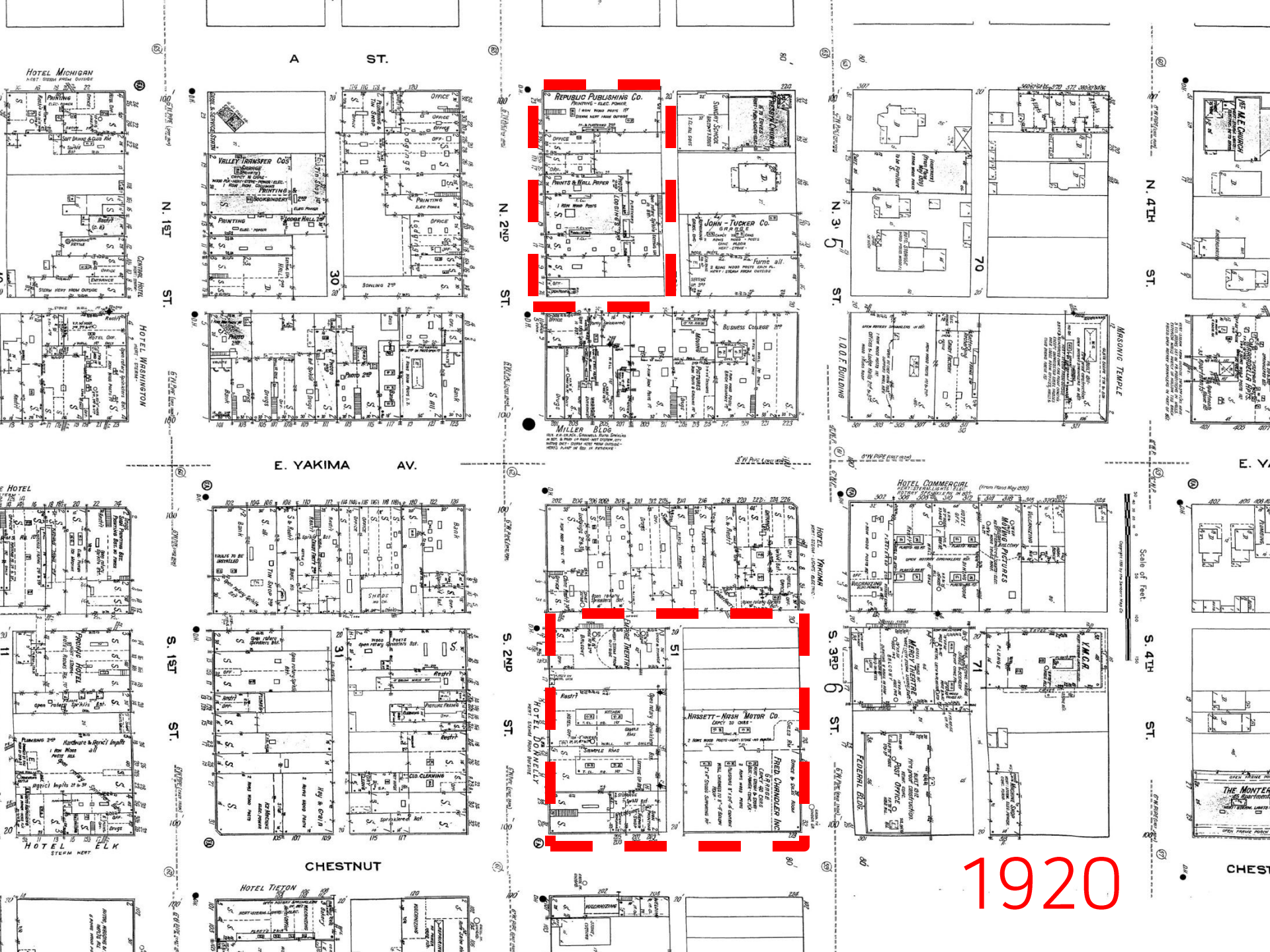
BANK

SUITS
\$12

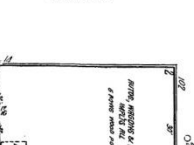
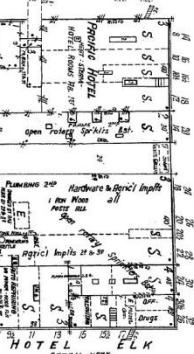
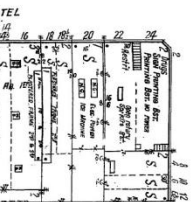
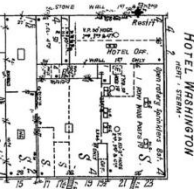
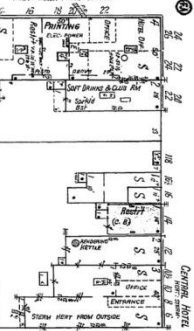
PANG

EMPIRE

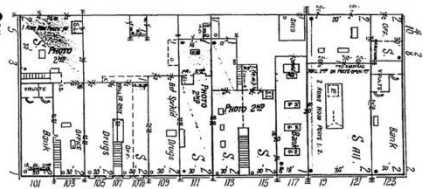
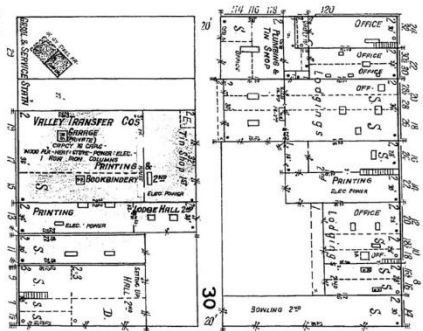
11302
MARCEL CORTIS



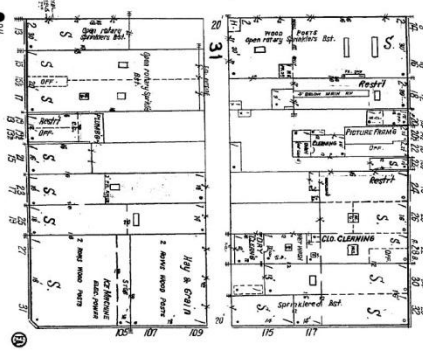
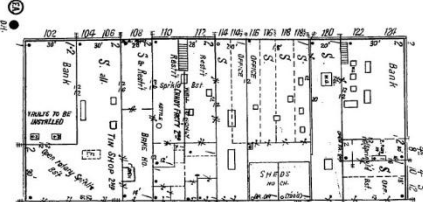
HOTEL MICHIGAN



A ST.



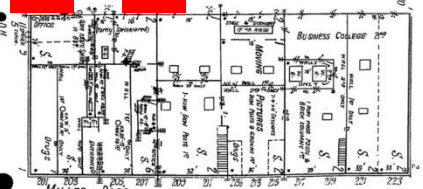
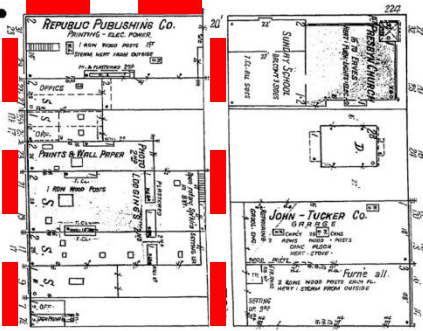
E. YAKIMA AV.



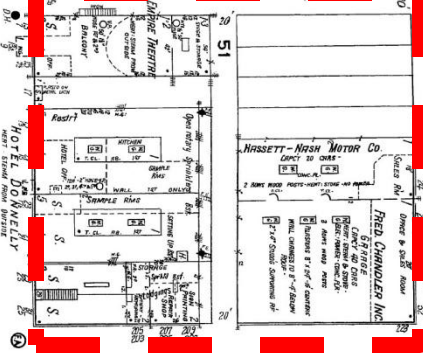
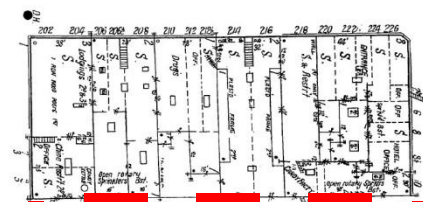
CHESTNUT



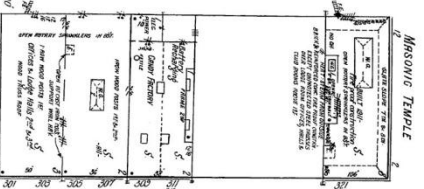
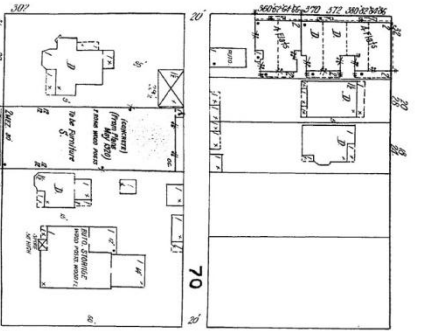
N 2ND ST.



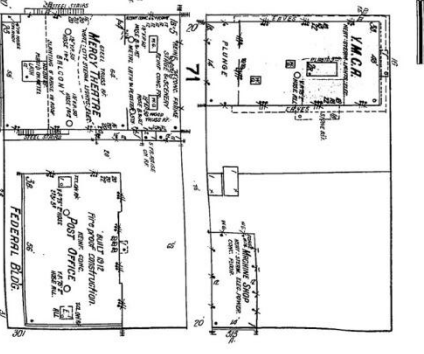
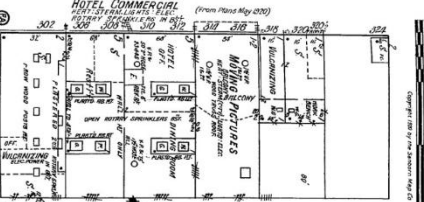
S 2ND ST.



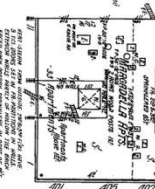
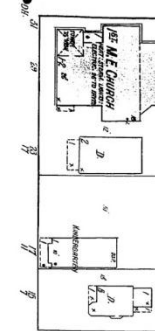
N 3RD ST.



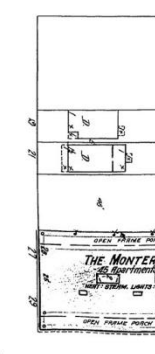
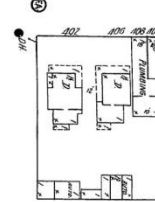
S 3RD ST.



N 4TH ST.

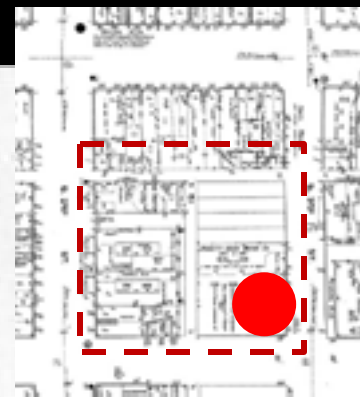


S 4TH ST.



1920

Scale 50 Feet



THE BUSY CORNER POSTOFFICE NEWS STAND, NORTH YAKIMA, WASHINGTON.

"NEW GRAND HOTEL."



200 Modern Rooms, 12 Sample Rooms. Room with Bath,
\$1.00 and Up. Free Bus. C. H. M. Gronvold, Prop.,
North Yakima, Wash.



YAKIMA Welcomes
MERCYS
BACK HOME

YAKIMA
Welcomes
MERCYS
BACK HOME

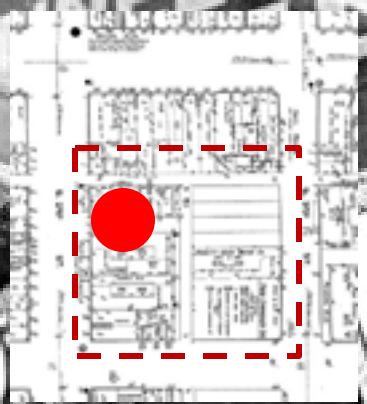
YAKIMA

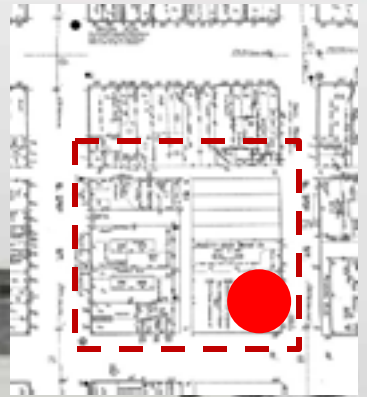
CHARLIE
CHAPLIN

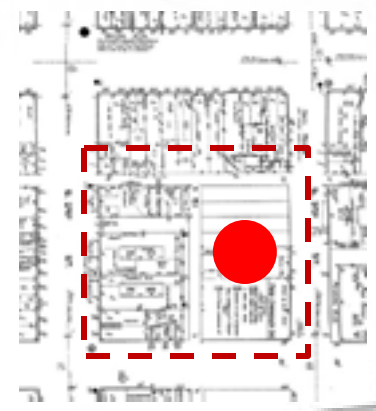
THE MERCYS SR. & JR. PRESENT
CHARLIE CHAPLIN - "CITY LIGHTS"

YAKIMA
Welcomes
MERCYS
BACK HOME

FLEMING
BY DAY LETTER

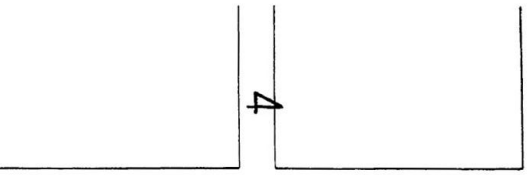




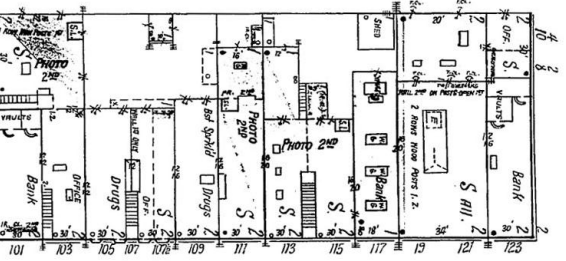
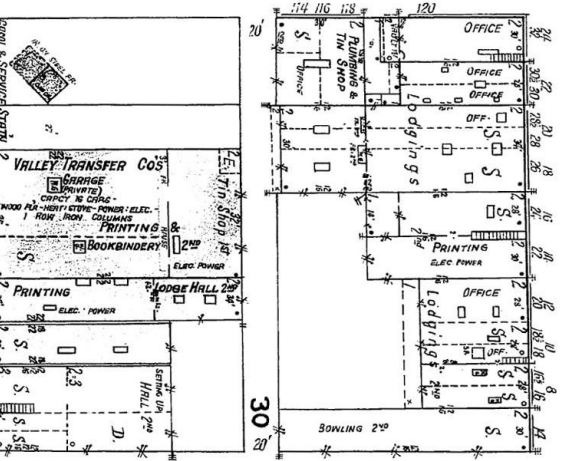


1920

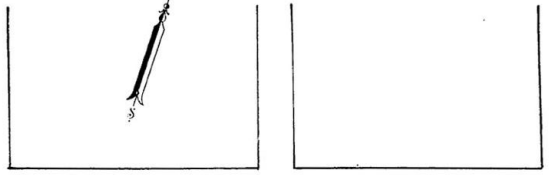
5



A ST.

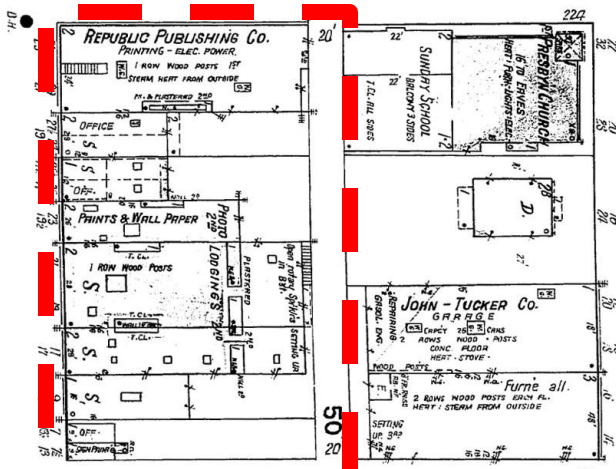


E. YAKIMA AV.

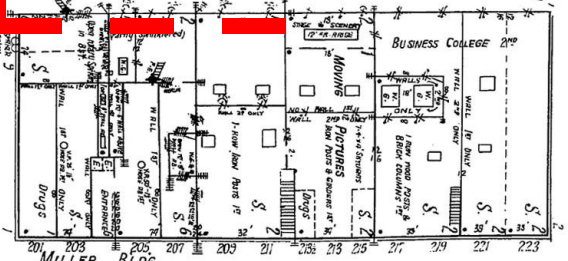


20

N. 2ND ST.

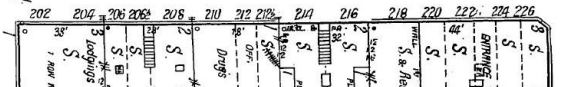


50



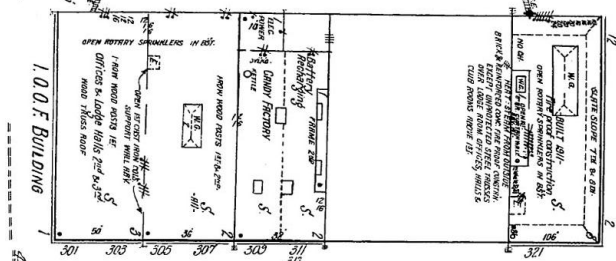
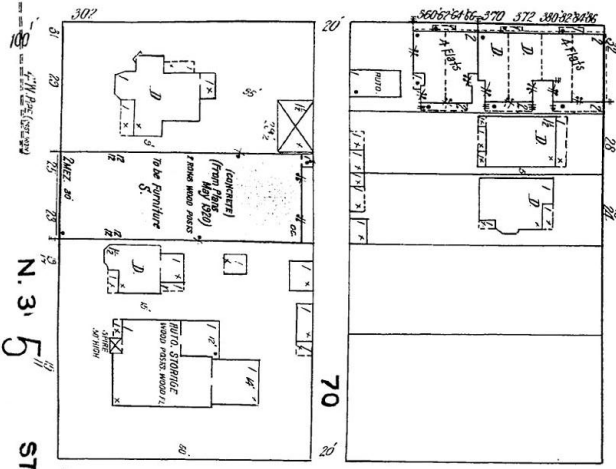
MILLER BLDG
RUL. FOR BLDG. GREENWELL-RAY'S SPECIFICS
IN SET & PART OF REAR - NET SYSTEM, CITY
NETS ONLY - DOWN HERE FROM OUTSIDE -
HEATING PLANT IN BOX IN REAR

50

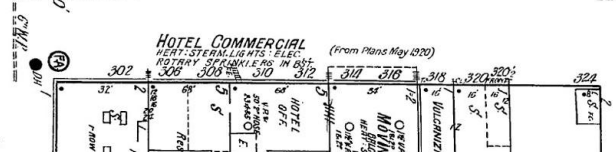


80

N. 3rd ST.



100 F. BUILDING

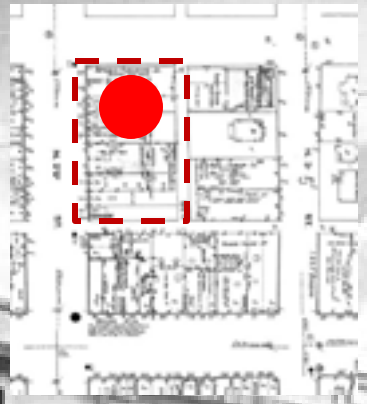


HOTEL COMMERCIAL
HOTEL - RESTAURANT - BLDG. - ELEC.
NOTARY OFFICERS IN BLDG.
300 306 310 312 314 316 318 320 322

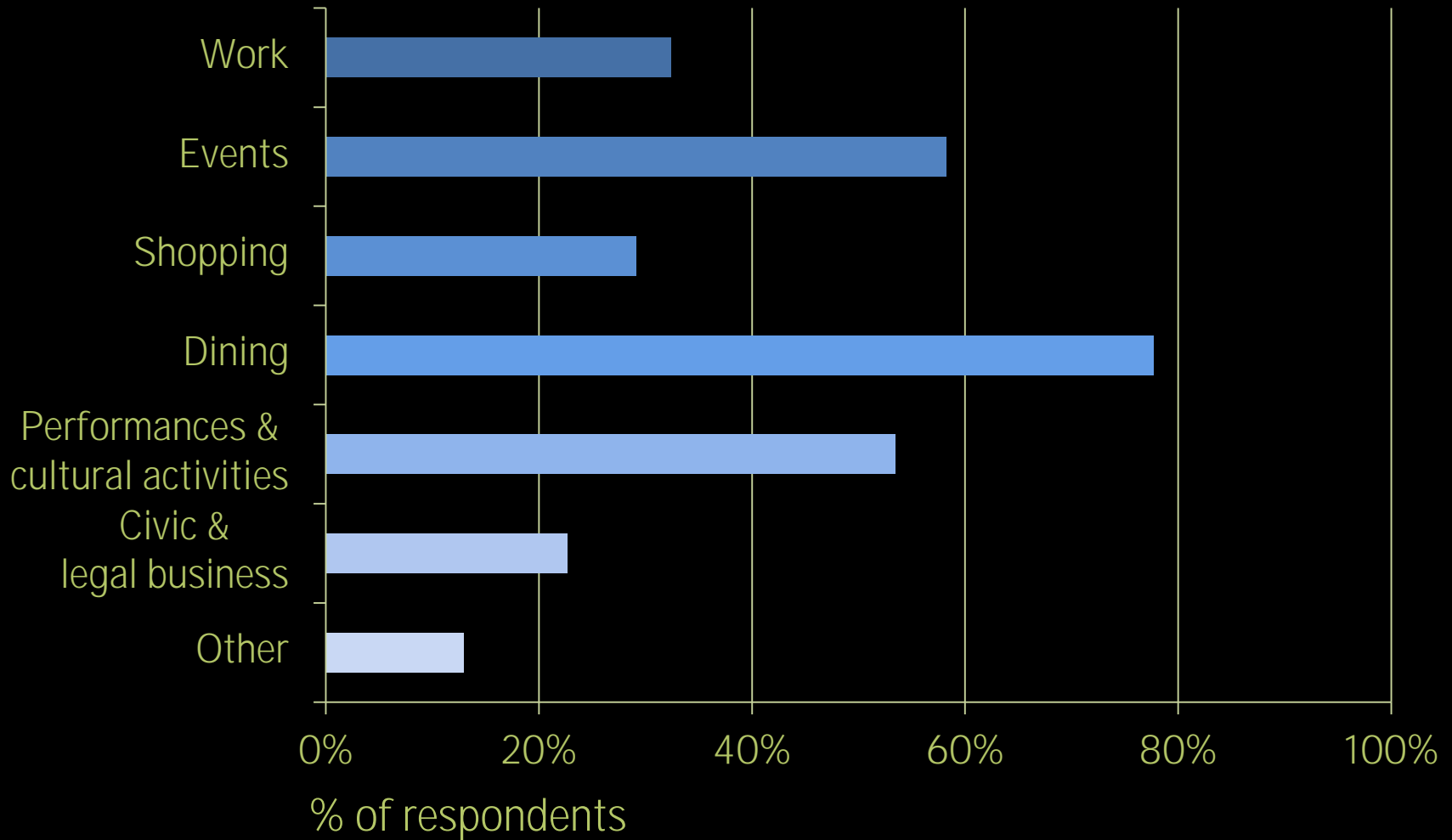


STEVENS & L...
MANUFACTURING

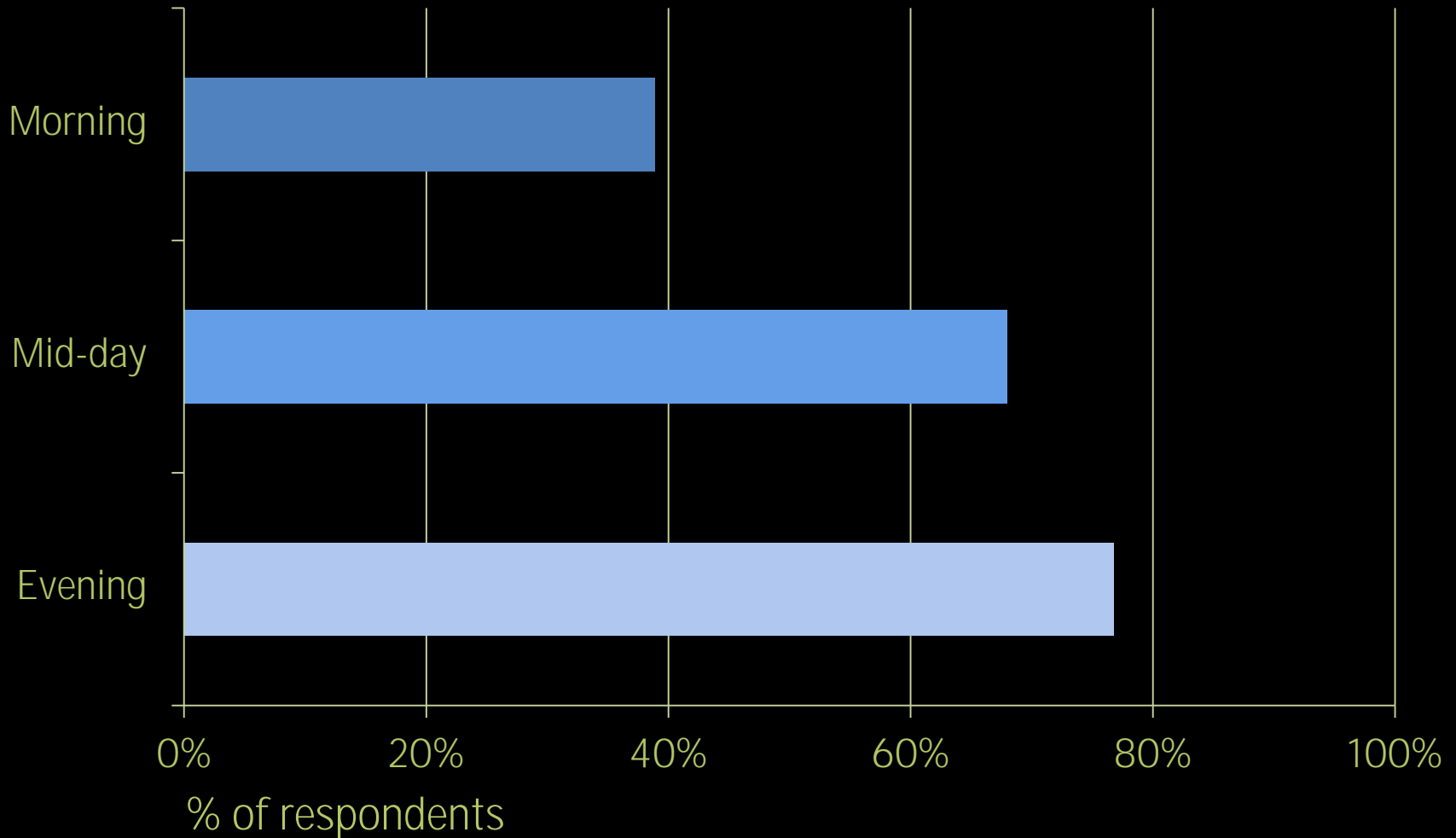
Starkina Alley



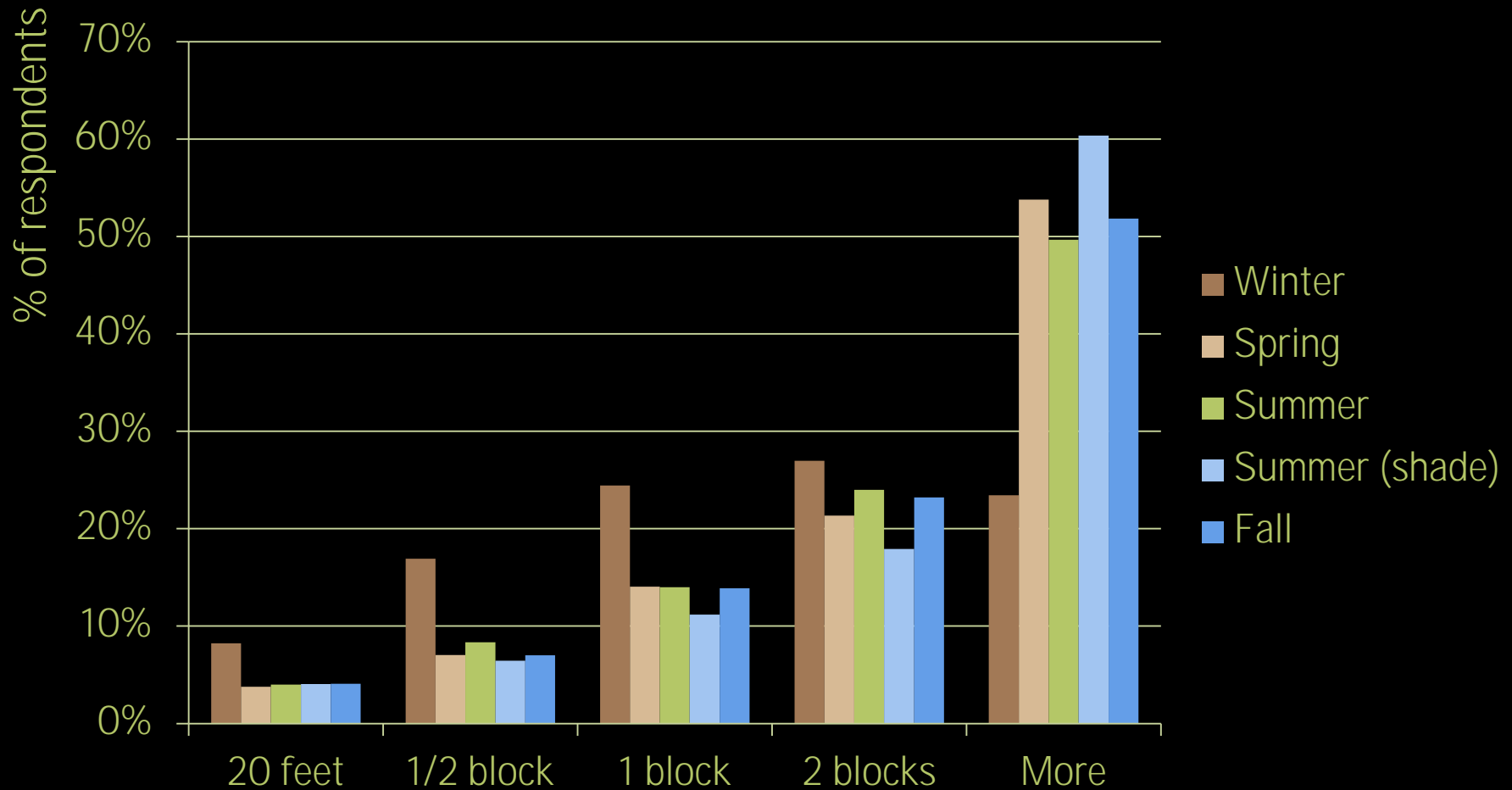
What brings you downtown?



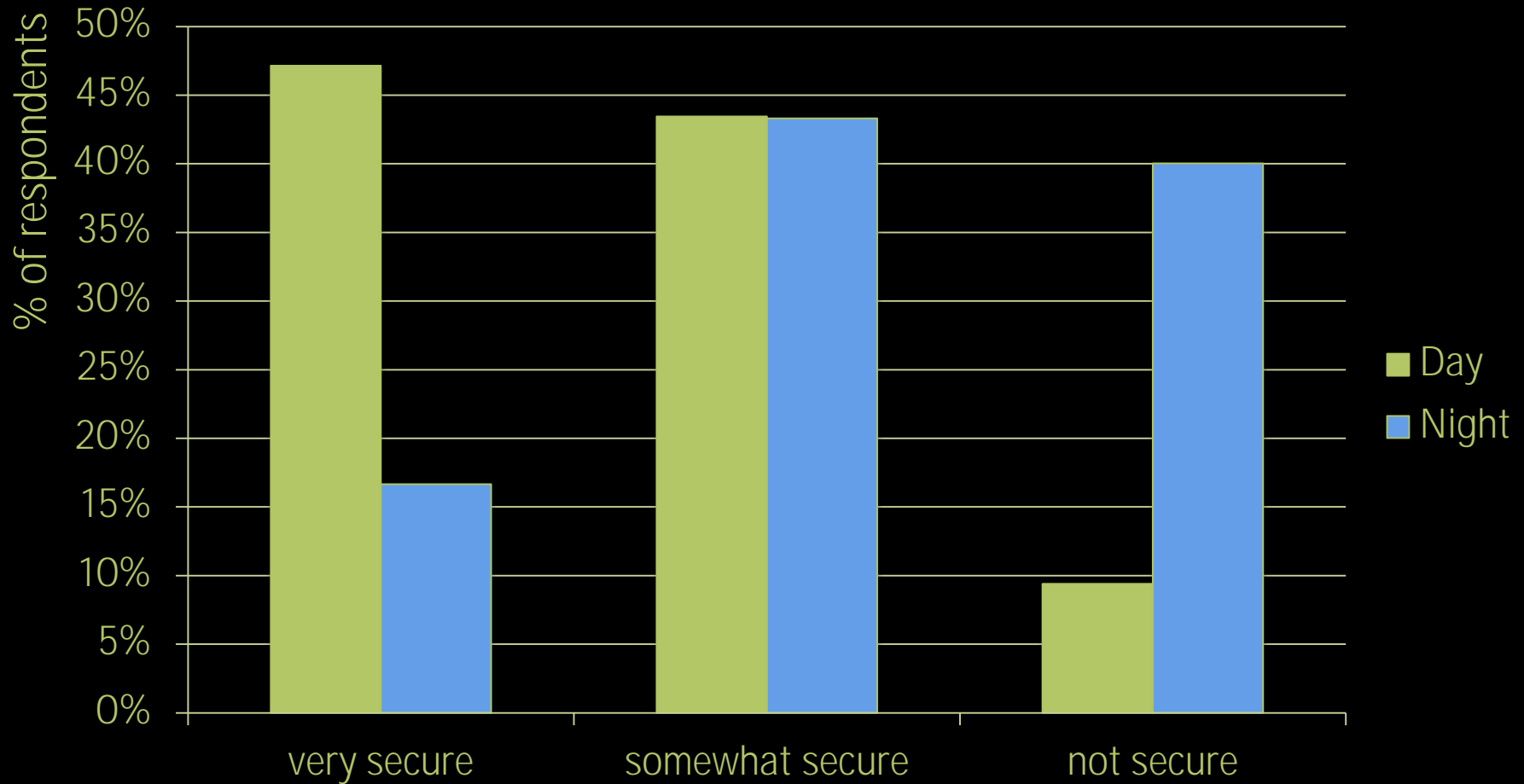
What time of day do you visit downtown?



How far are you willing to walk?



How safe do you feel?



Seating

- 4 Benches
- 4 Seating walls/steps
- 3 Movable chairs & tables

1

2

3

4

5

Least popular

Neutral

Most popular









Events

- 5 Local Events
- 5 Regional Events
- 5 Concerts/Performances
- 5 Seasonal Markets
- 5 Weekly Farmers Market
- 5 Agriculture Events

1

2

3

4

5

Least popular

Neutral

Most popular

Event Spaces

2014 Cinco De Mayo Layout



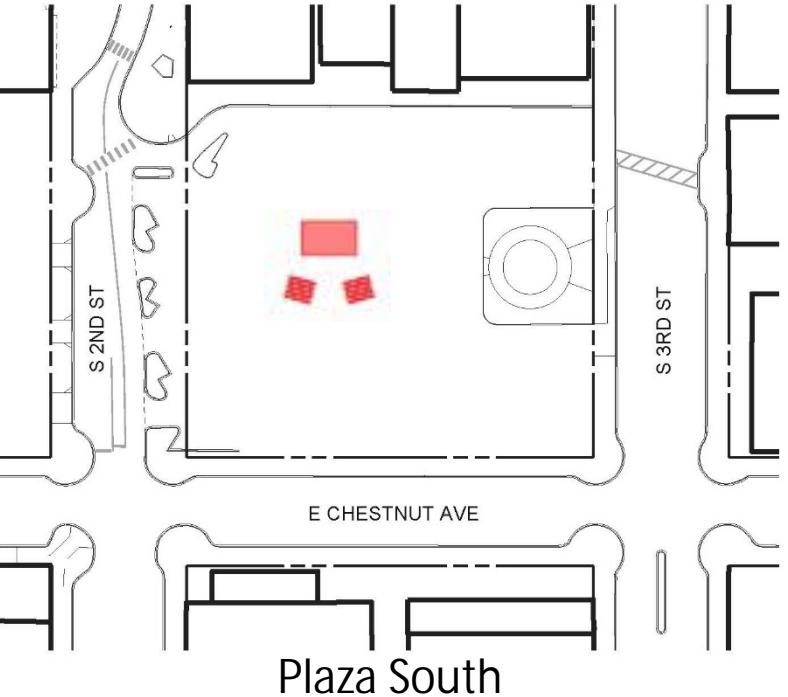
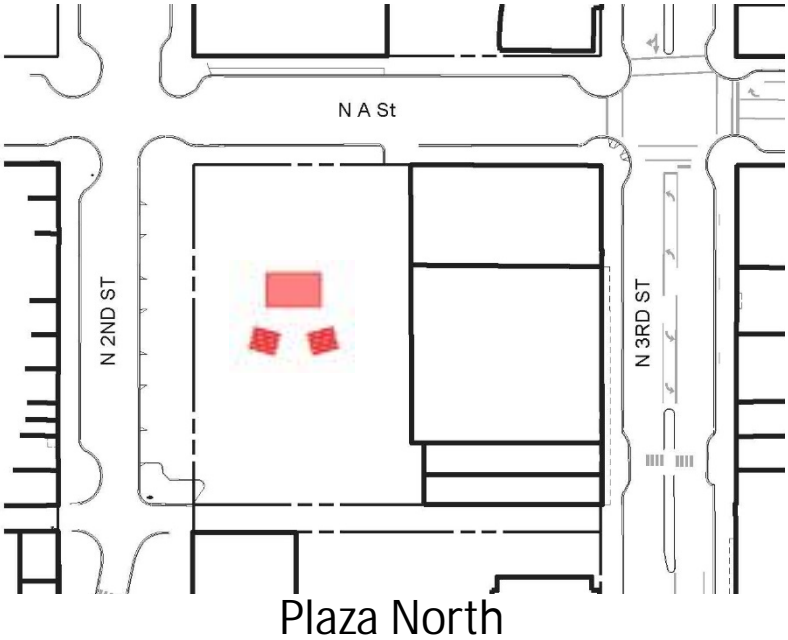
Fresh Hop



Outdoor Concert

(approximate minimum size)

Concert with seating for 100
and standing space for
around 100

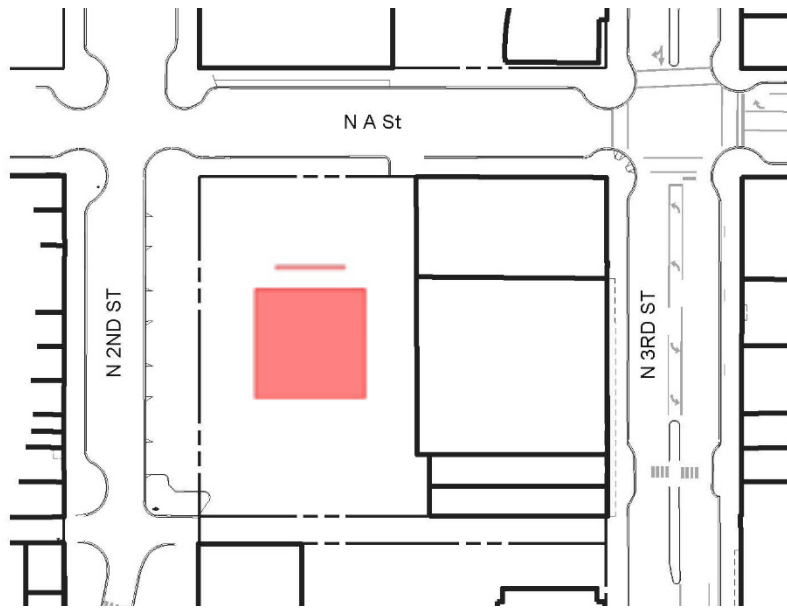




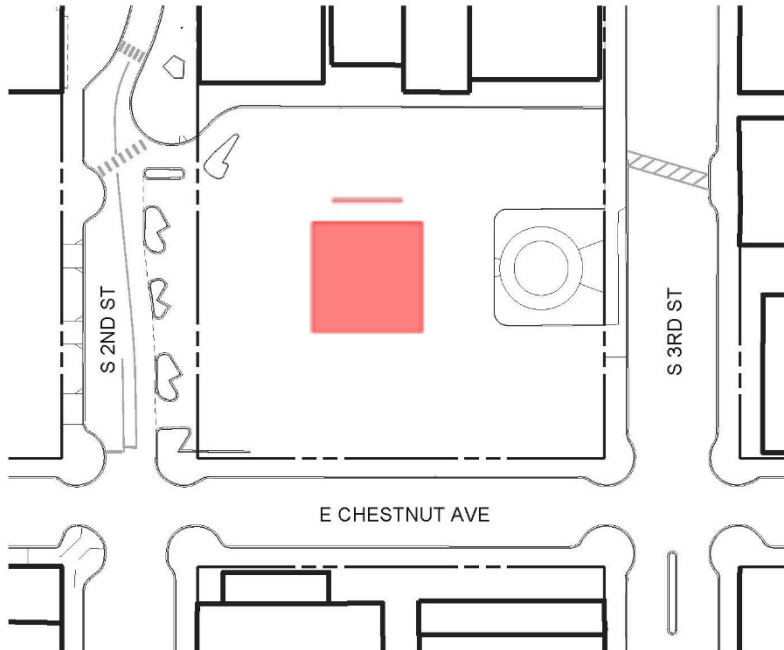
Outdoor Movie

(approximate minimum size)

Large Movie screen and seating for 500



Plaza North



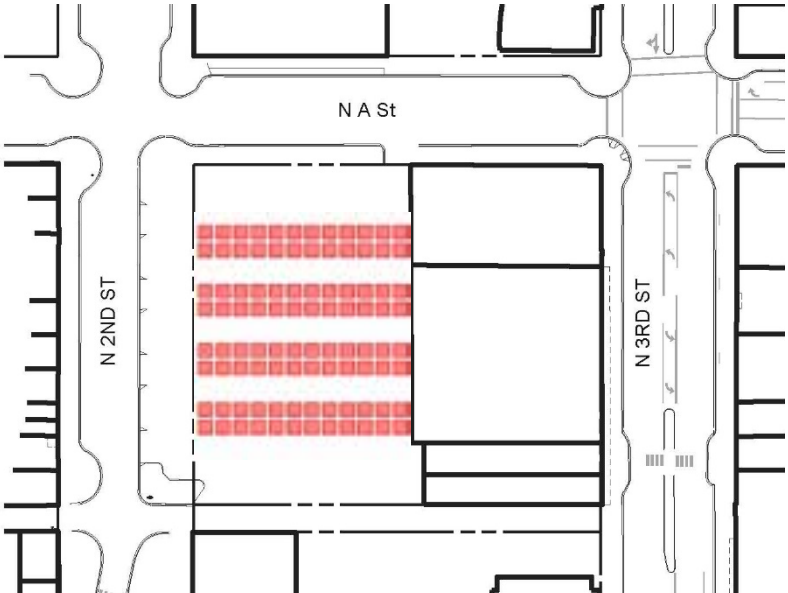
Plaza South



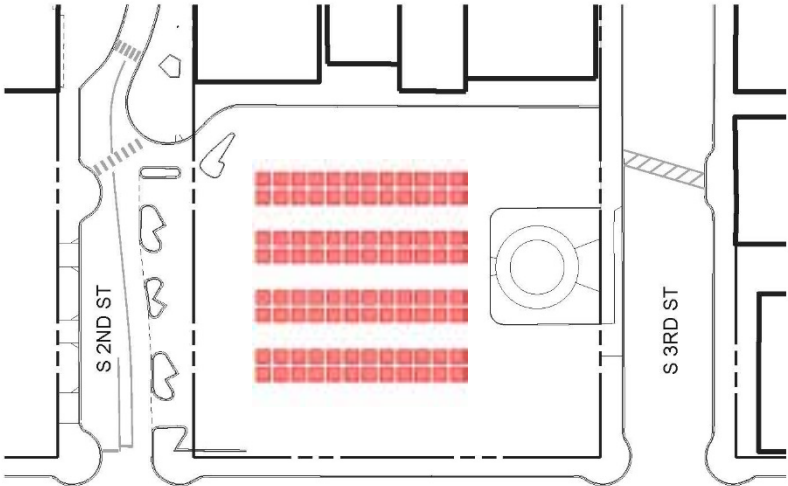
Farmers Market

(approximate minimum size)

96 Farmers market stalls



Plaza North



E CHESTNUT AVE

Plaza South







Denver Botanic Gardens: Deb Stanley

Plants

5 Shade Trees

4 Flower Garden

4 Open Lawn

2 Orchard

1

2

3

4

5

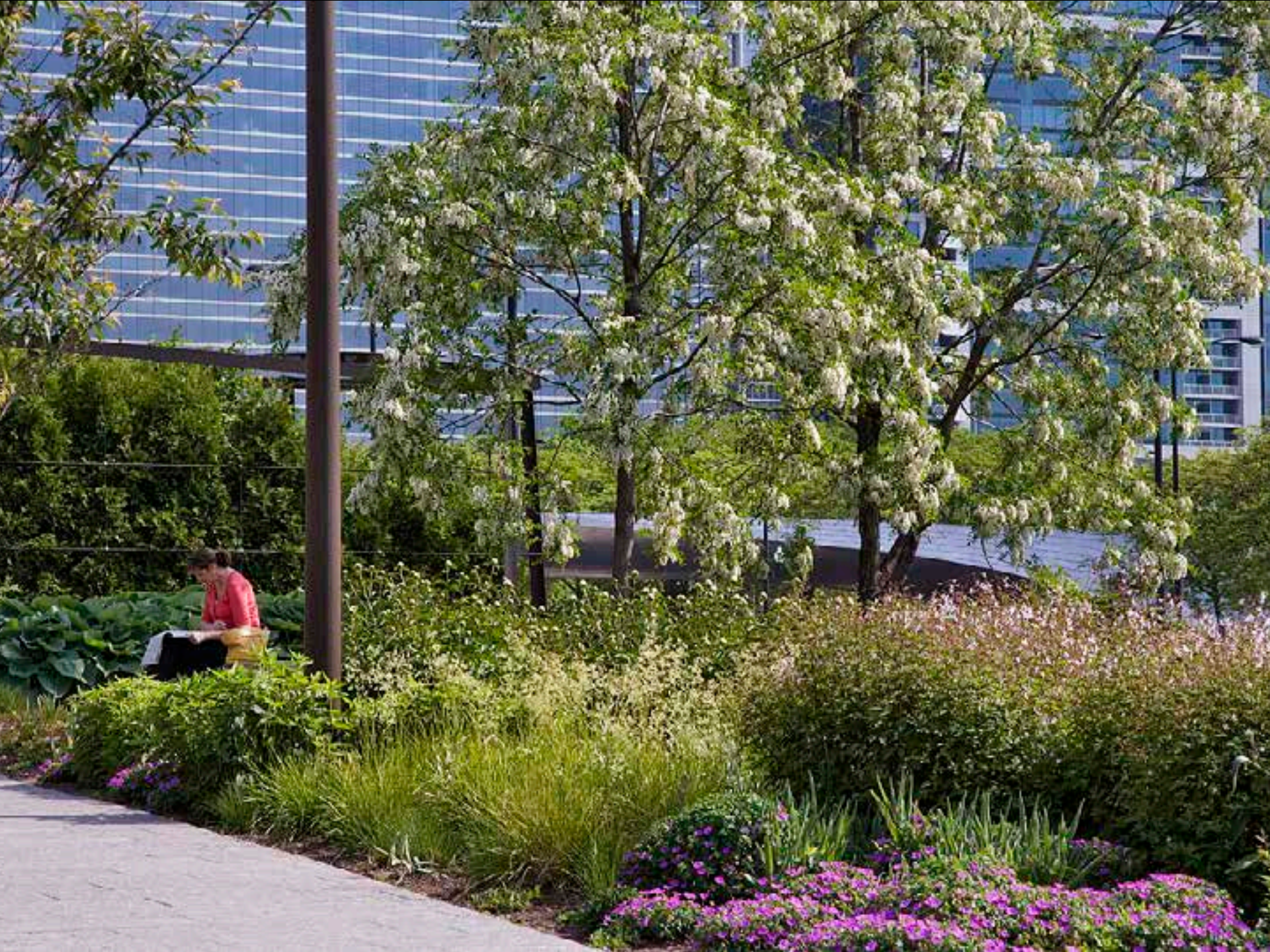
Least popular

Neutral

Most popular



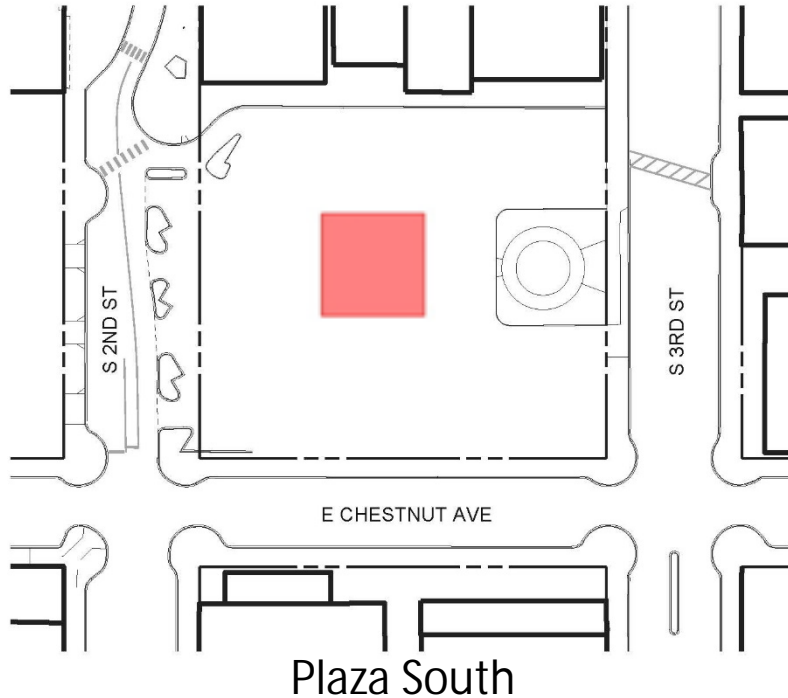
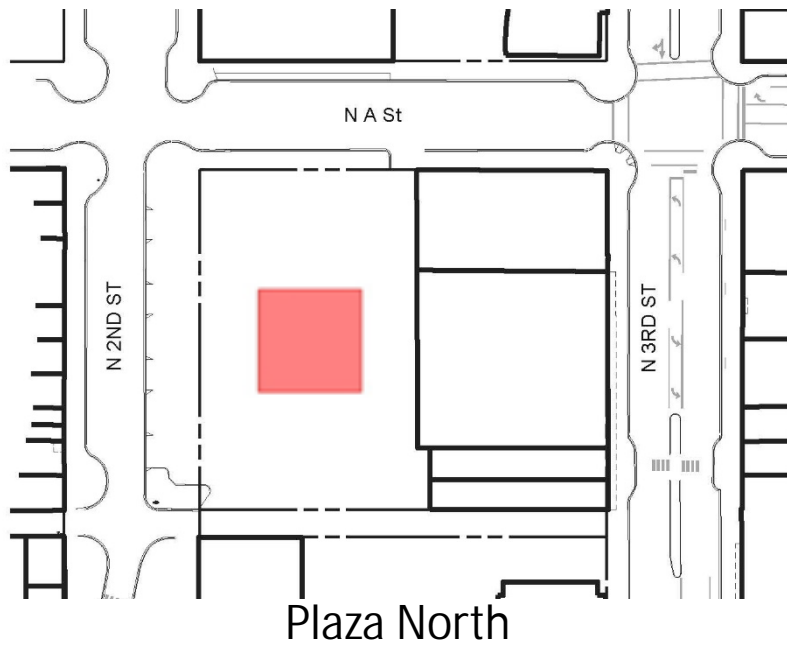




Lawn

(approximate minimum size)

Lawn Large enough for Frisbee throwing or picnicking for around 50 people





Water

4 Water Play

4 Calming Water

1

2

3

4

5

Least popular

Neutral

Most popular

















Entertainment & Play

- 5 Free wi-fi
- 2 Table/board games
- 2 Climbing Wall

1

2

3

4

5

Least popular

Neutral

Most popular

Art & Culture

- 4 Historic elements
- 4 Temporary art installations & events
- 4 Special Lighting

1

2

3

4

5





Love Letter to Yakima, Andy Behrle





Built Elements

- 5 Shade Structures
- 4 Food Concessions
- 4 Coffee/drink stands
- 2 Retail Kiosk

1

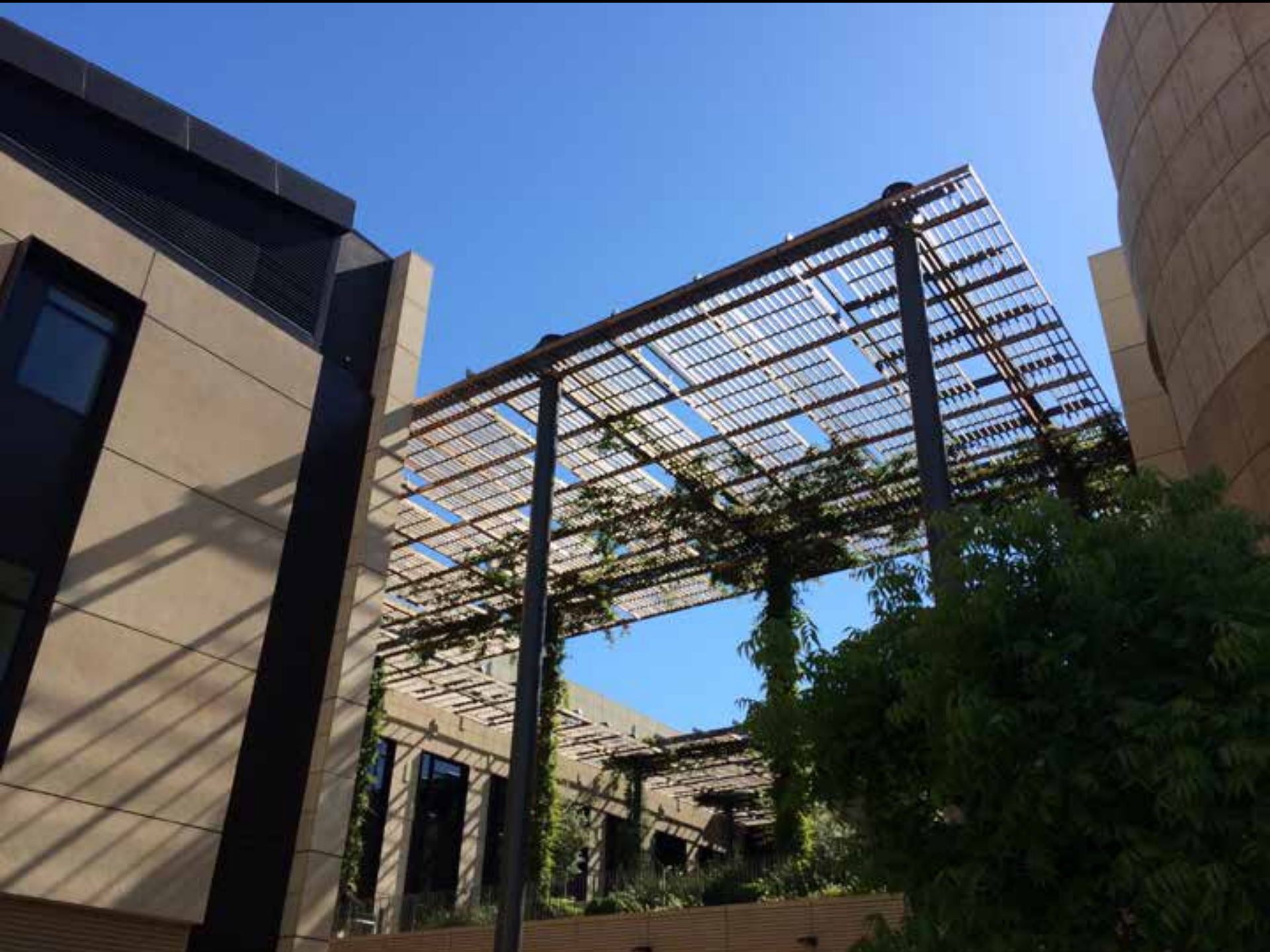
2

3

4

5









Other program elements people mentioned:



Scale comparisons to
other plazas

Pioneer Courthouse Square

Portland, OR



Steve Morgan

Ketchum Town Square

Ketchum, ID





before

Ketchum Town Square



Bryant Park

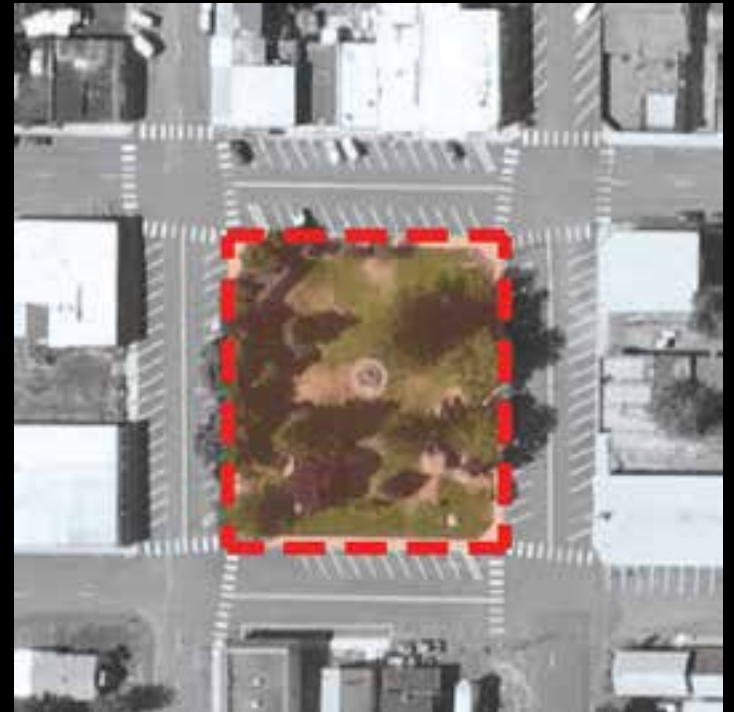
New York, NY





Tieton Town Square

Tieton, WA

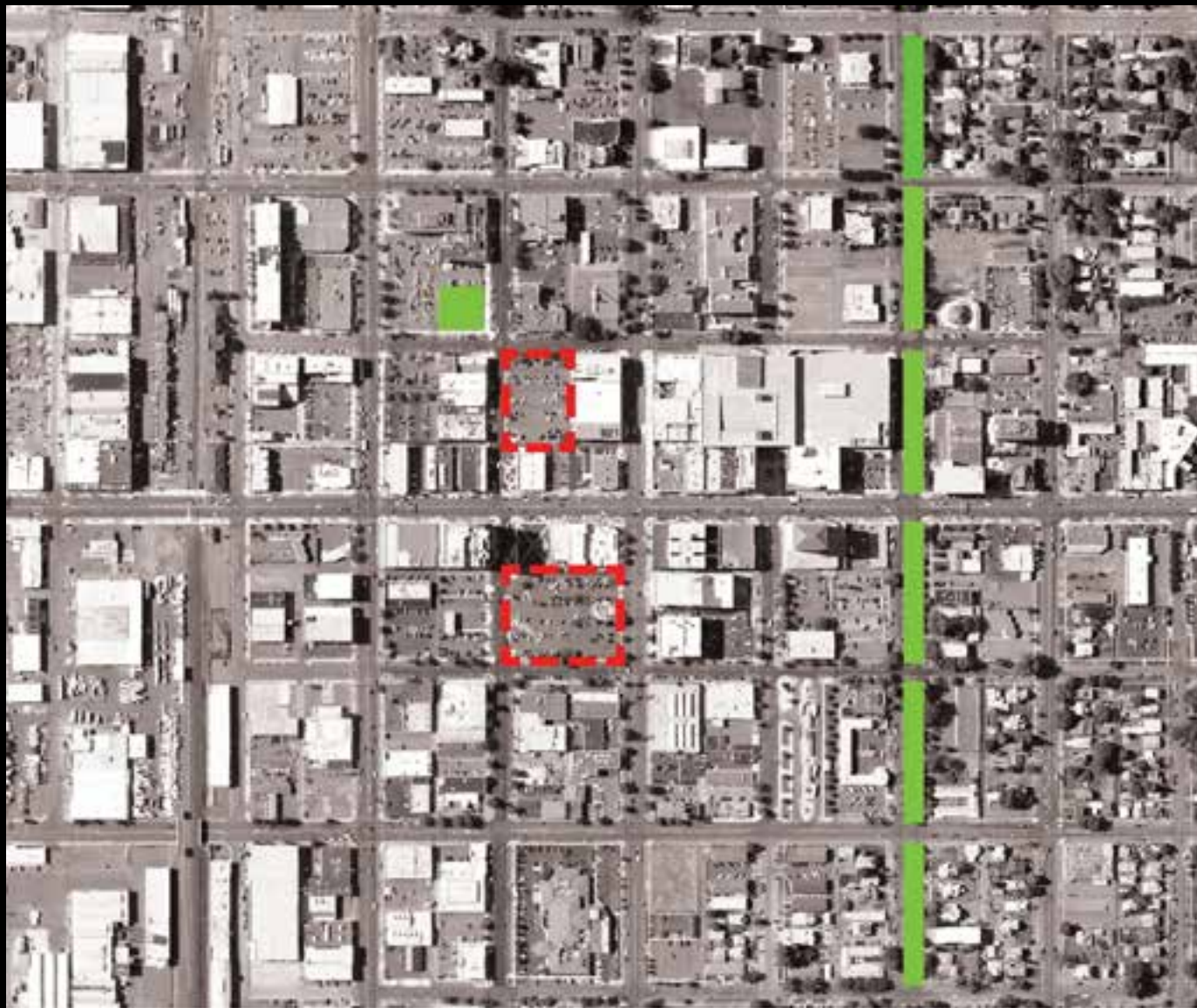




Site Analysis

What factors will influence the design
for the plaza?

Downtown Green Space



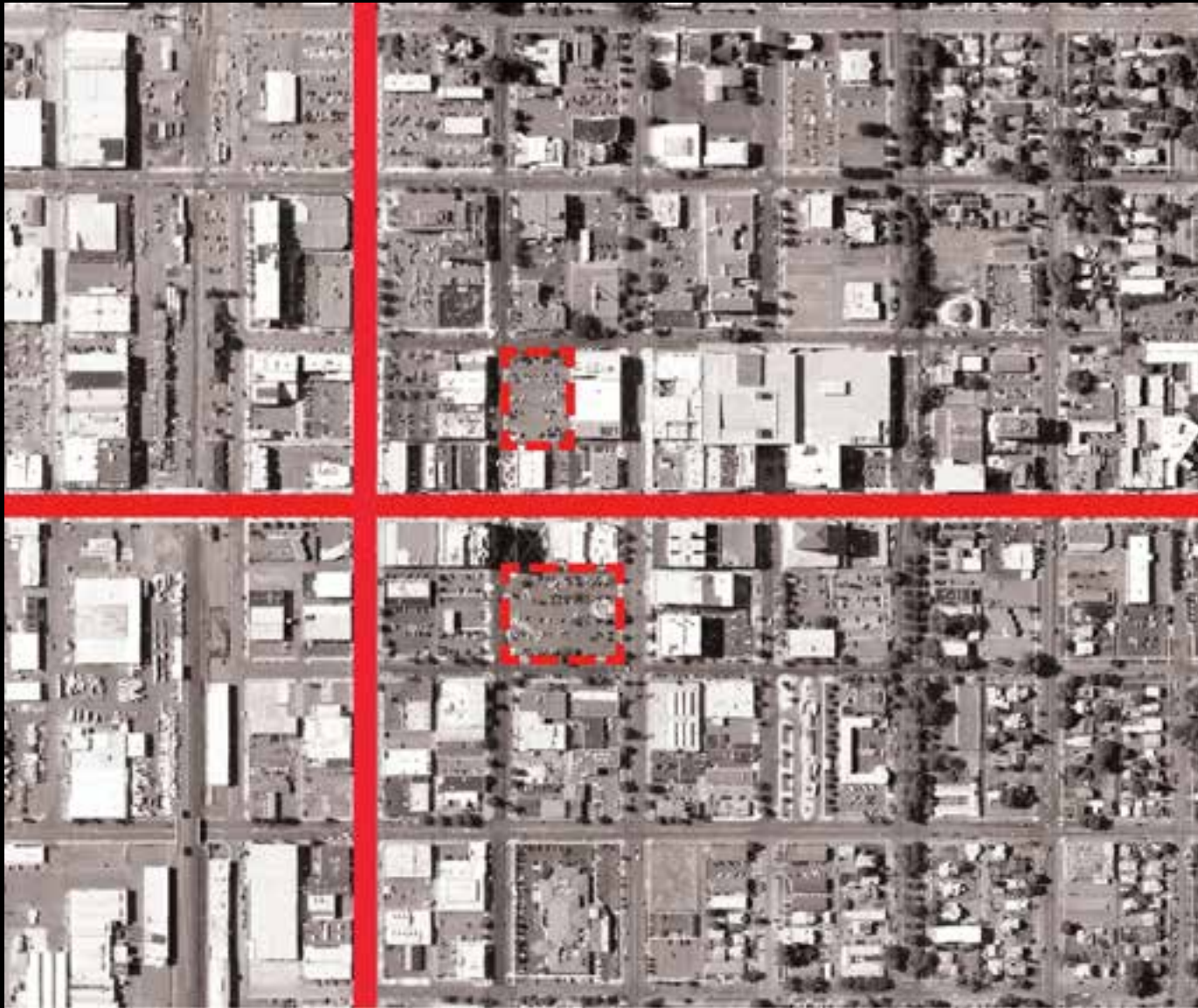
Housing and Potential Housing



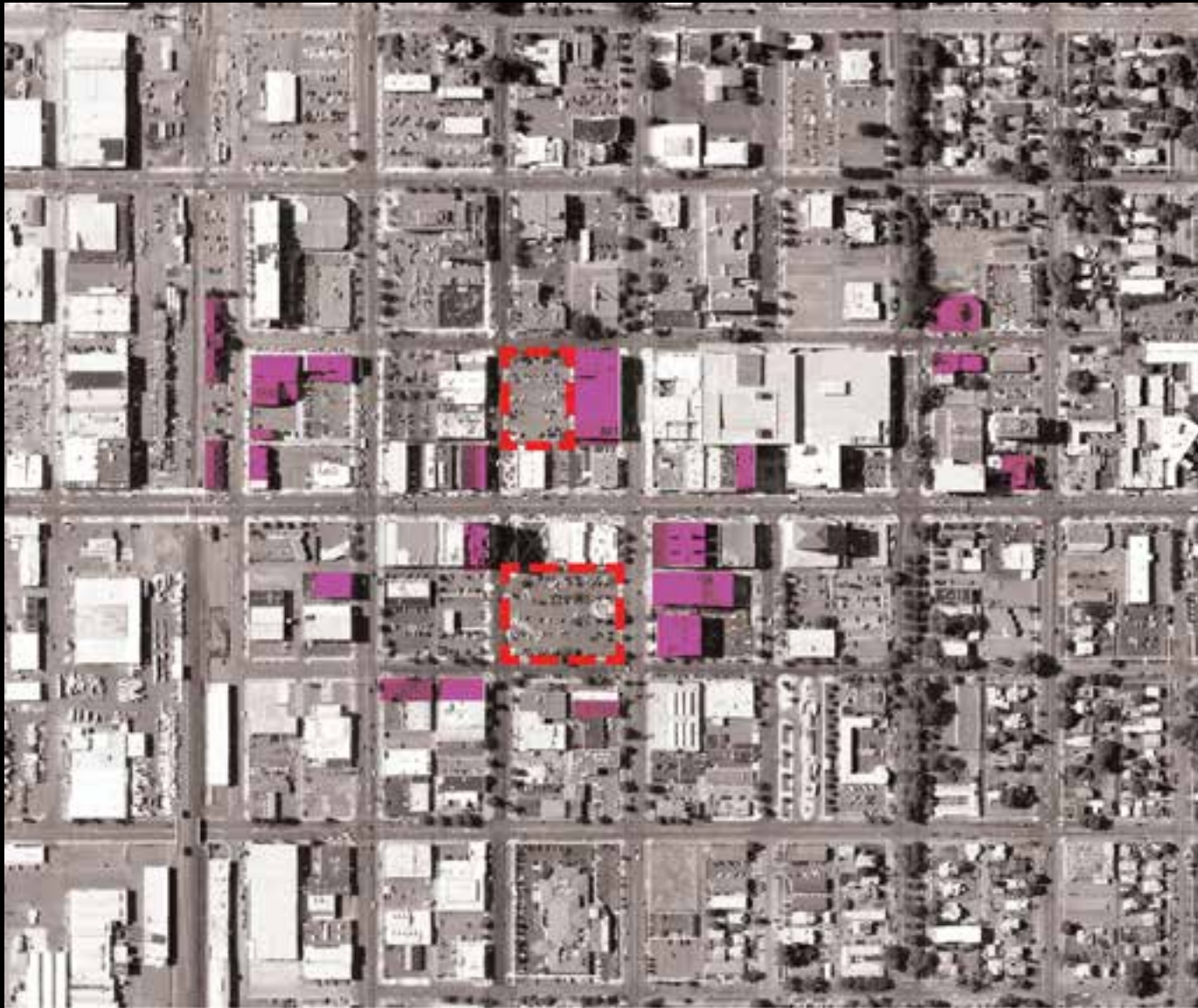
Bus Routes



Busy Roads



Historic and Iconic Buildings







CAPITOL
THEATRE

ONE
WAY
→

RENTALS
PLACES
ROAD
ATTENTION

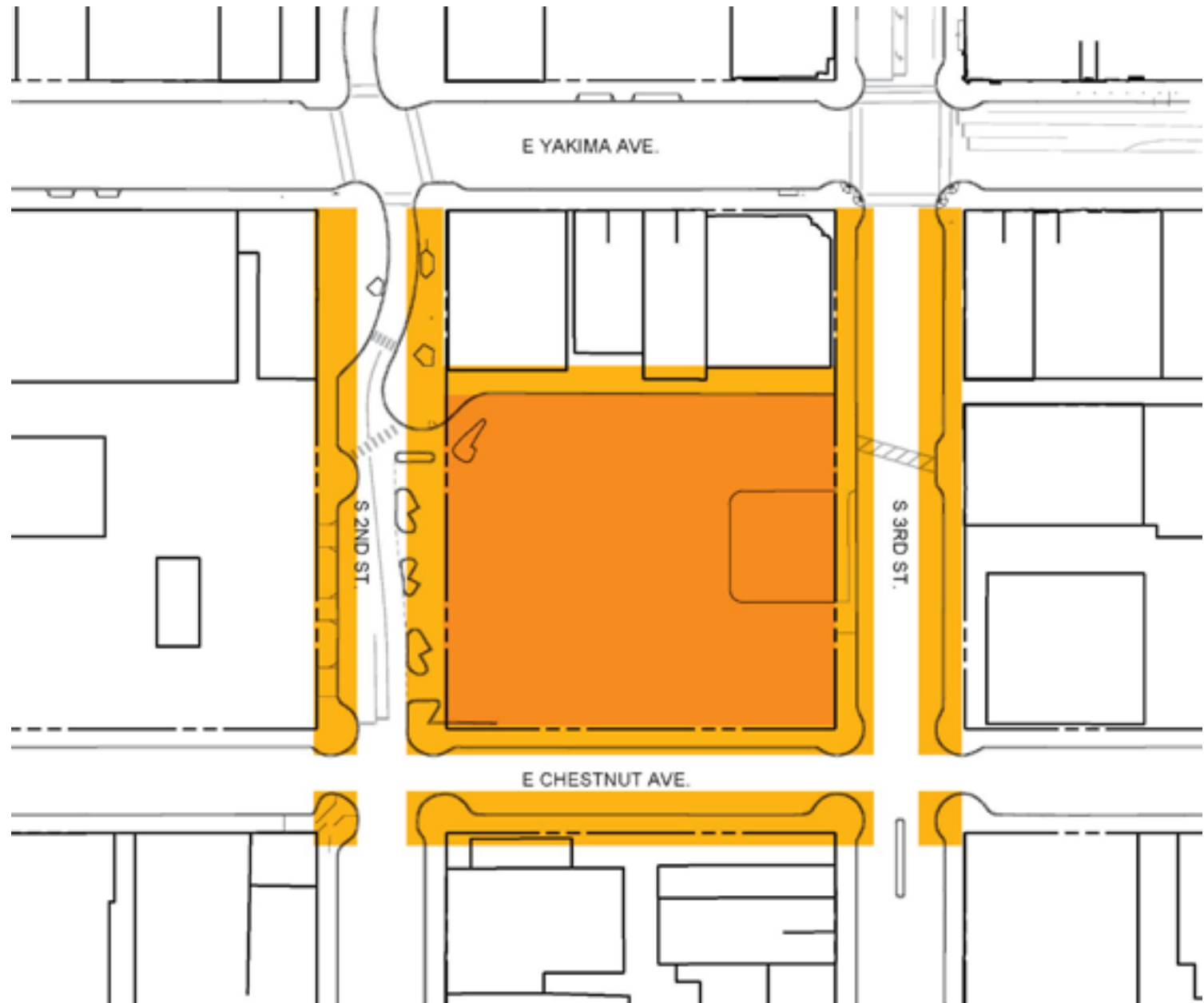
NO
LEFT
TURN



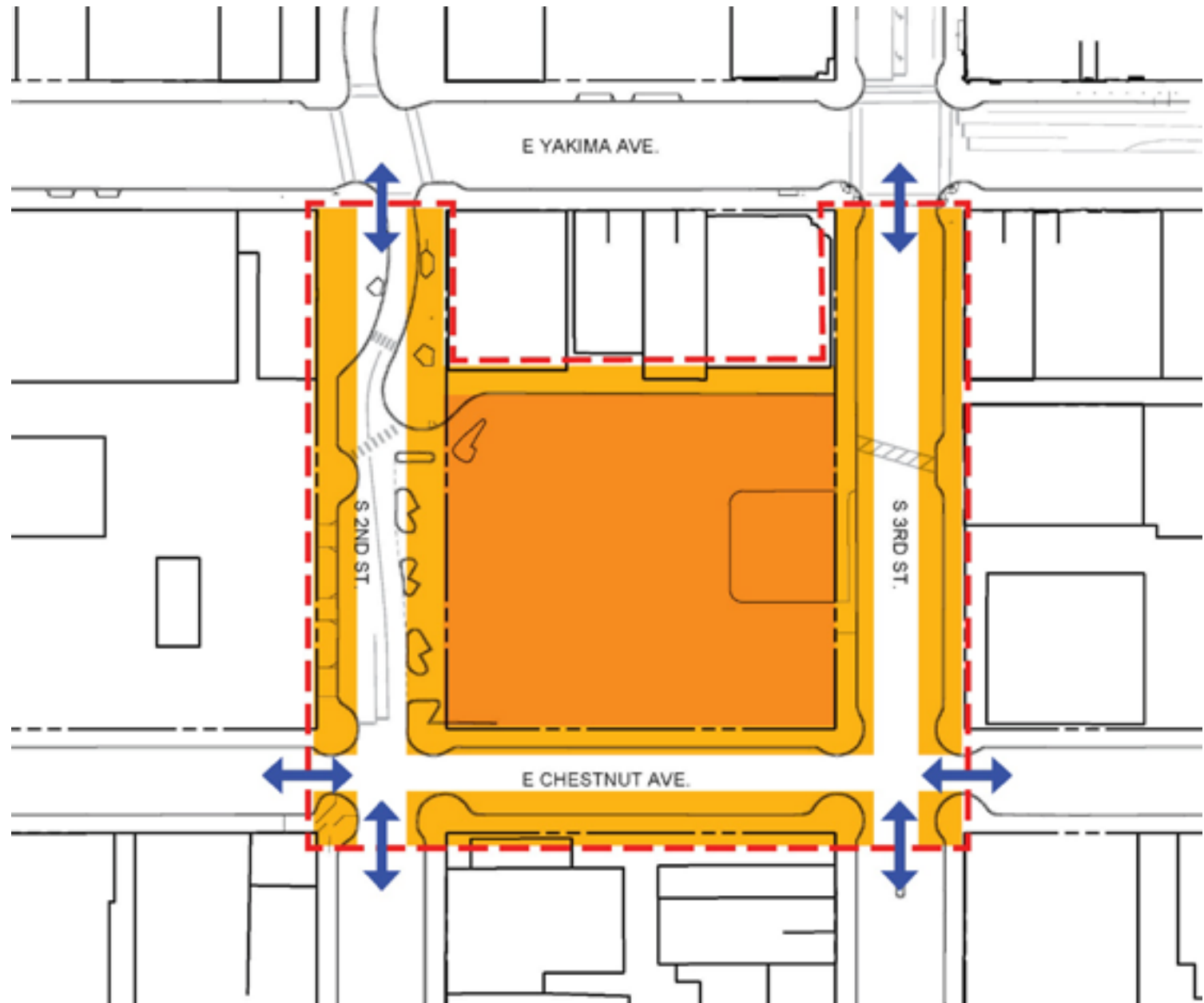
Plaza South



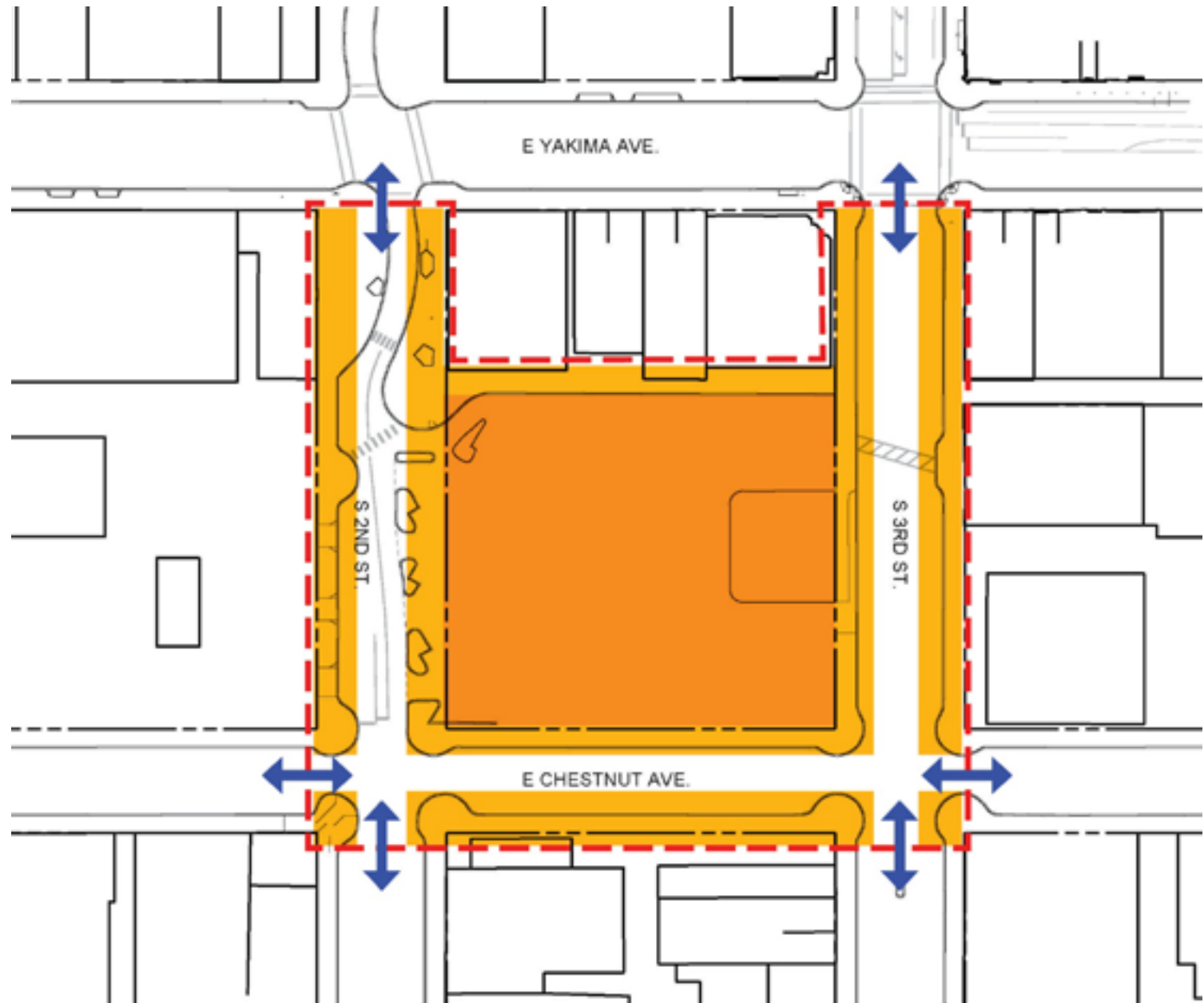
Plaza South



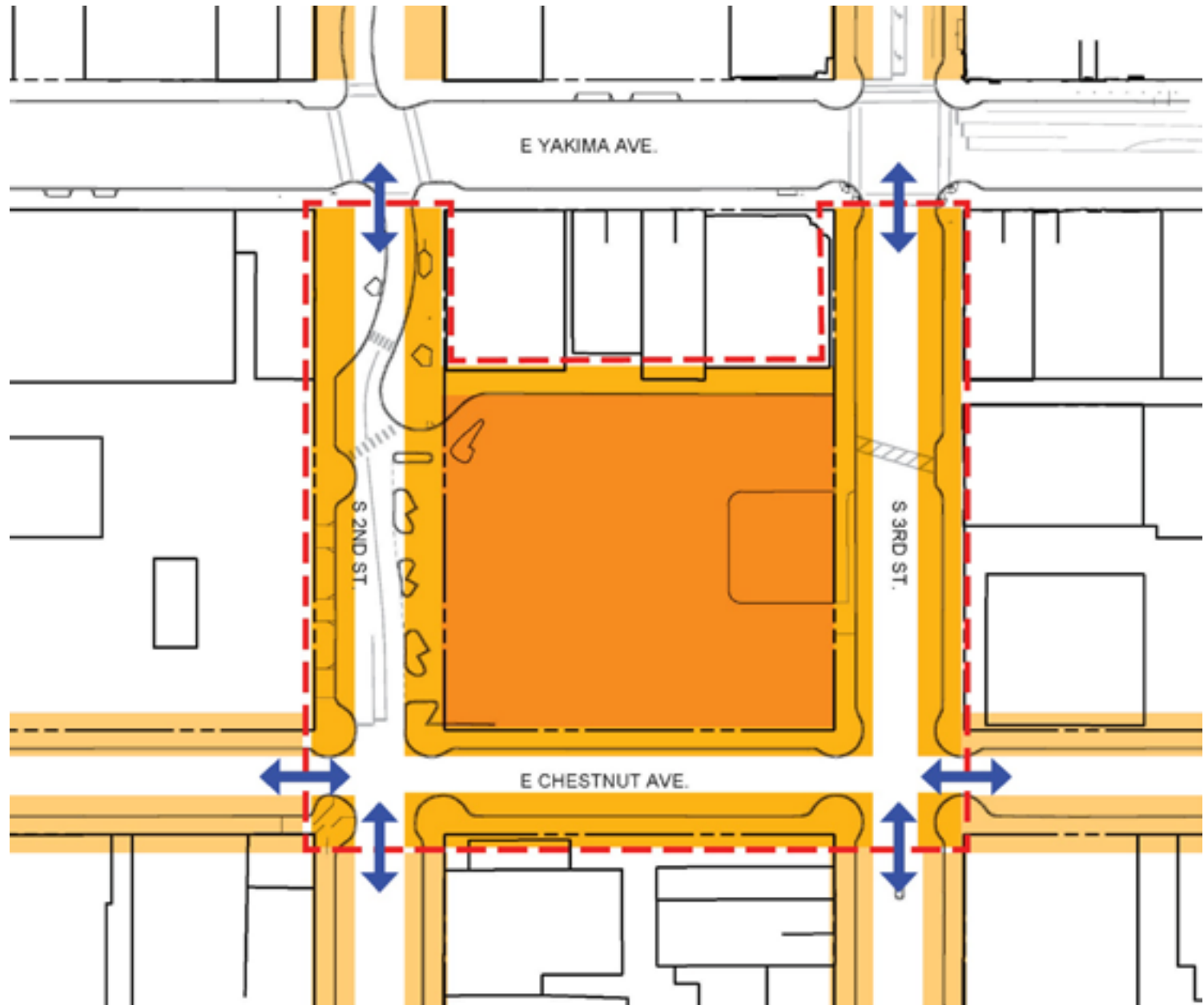
Plaza South



Plaza South



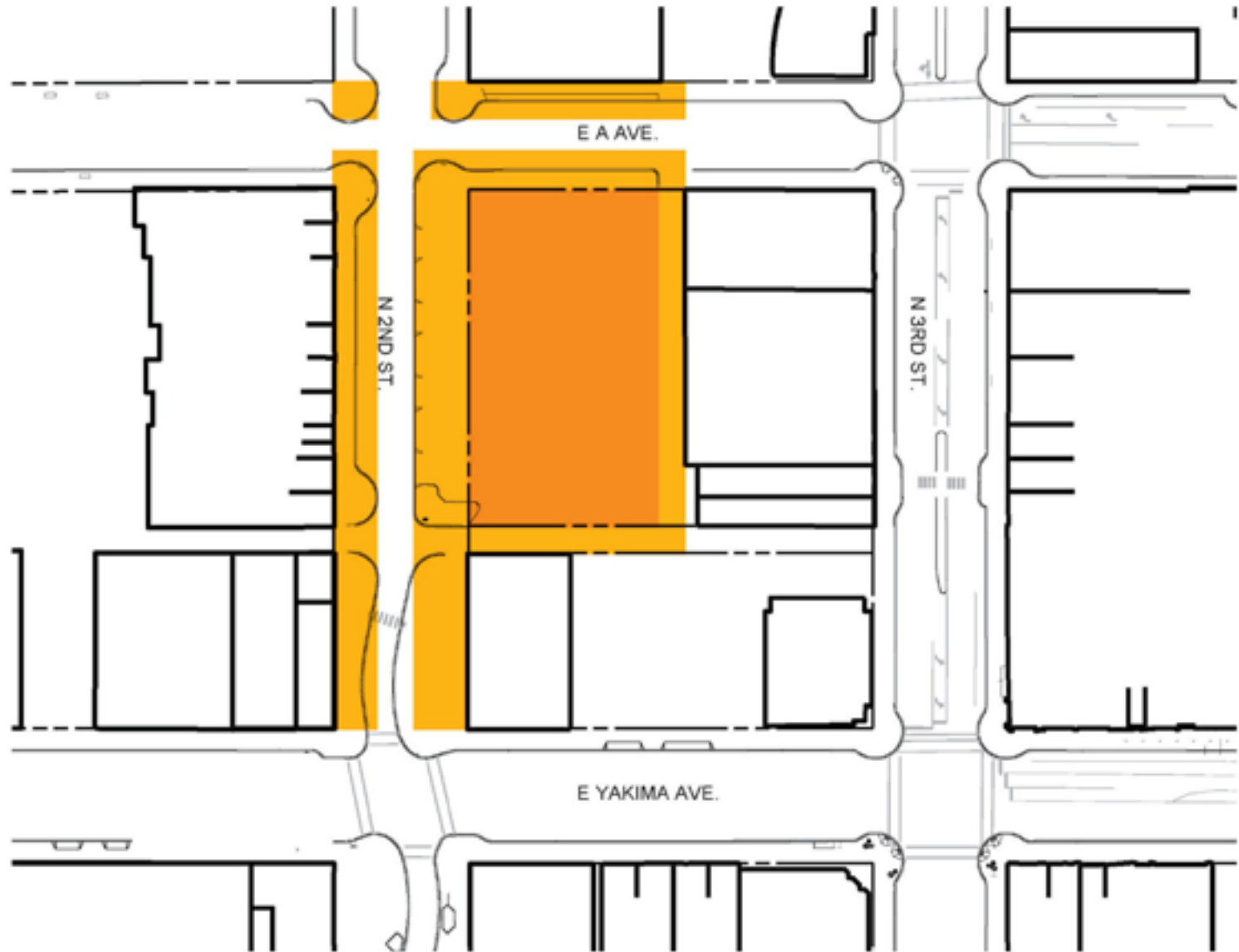
Plaza South



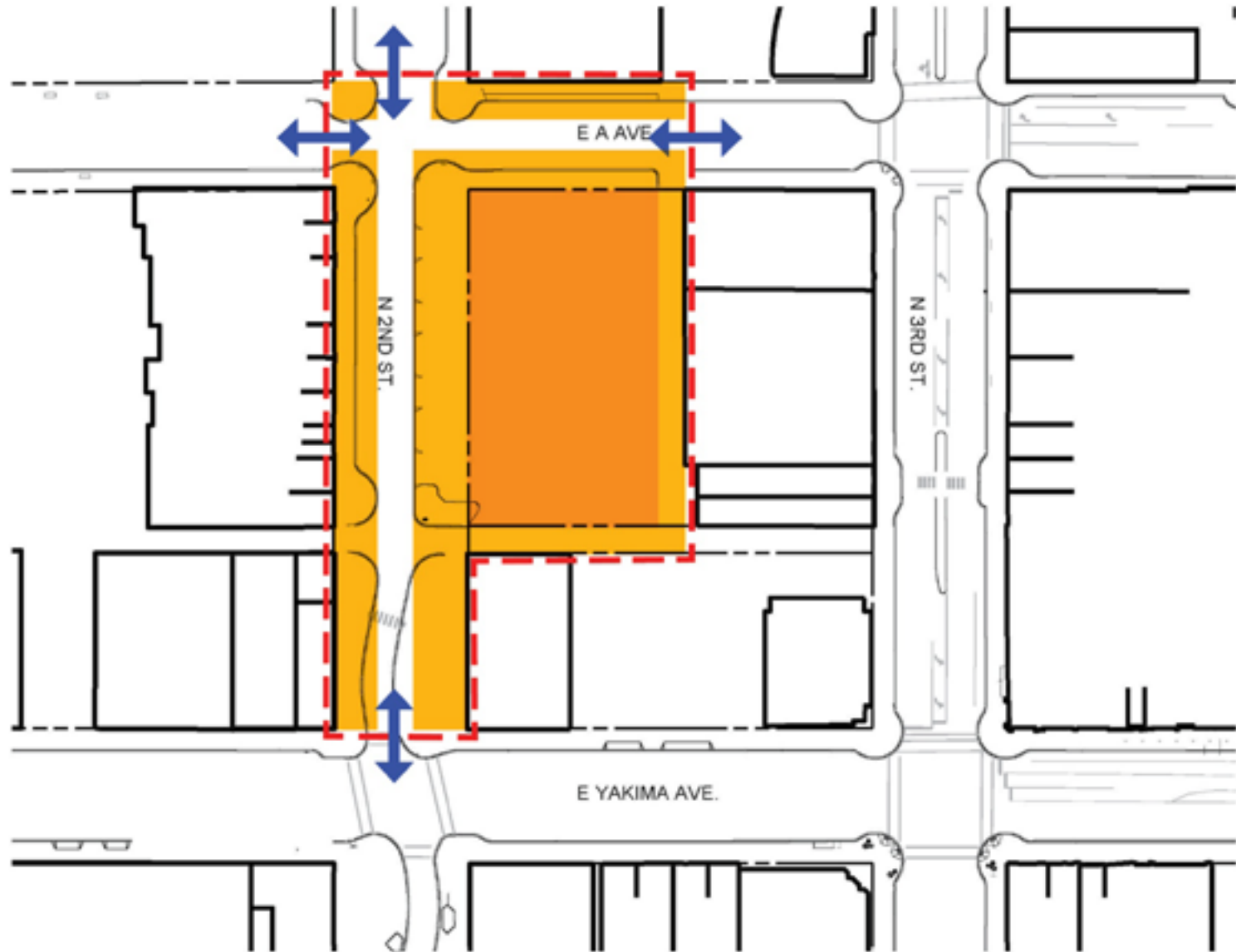
Plaza North



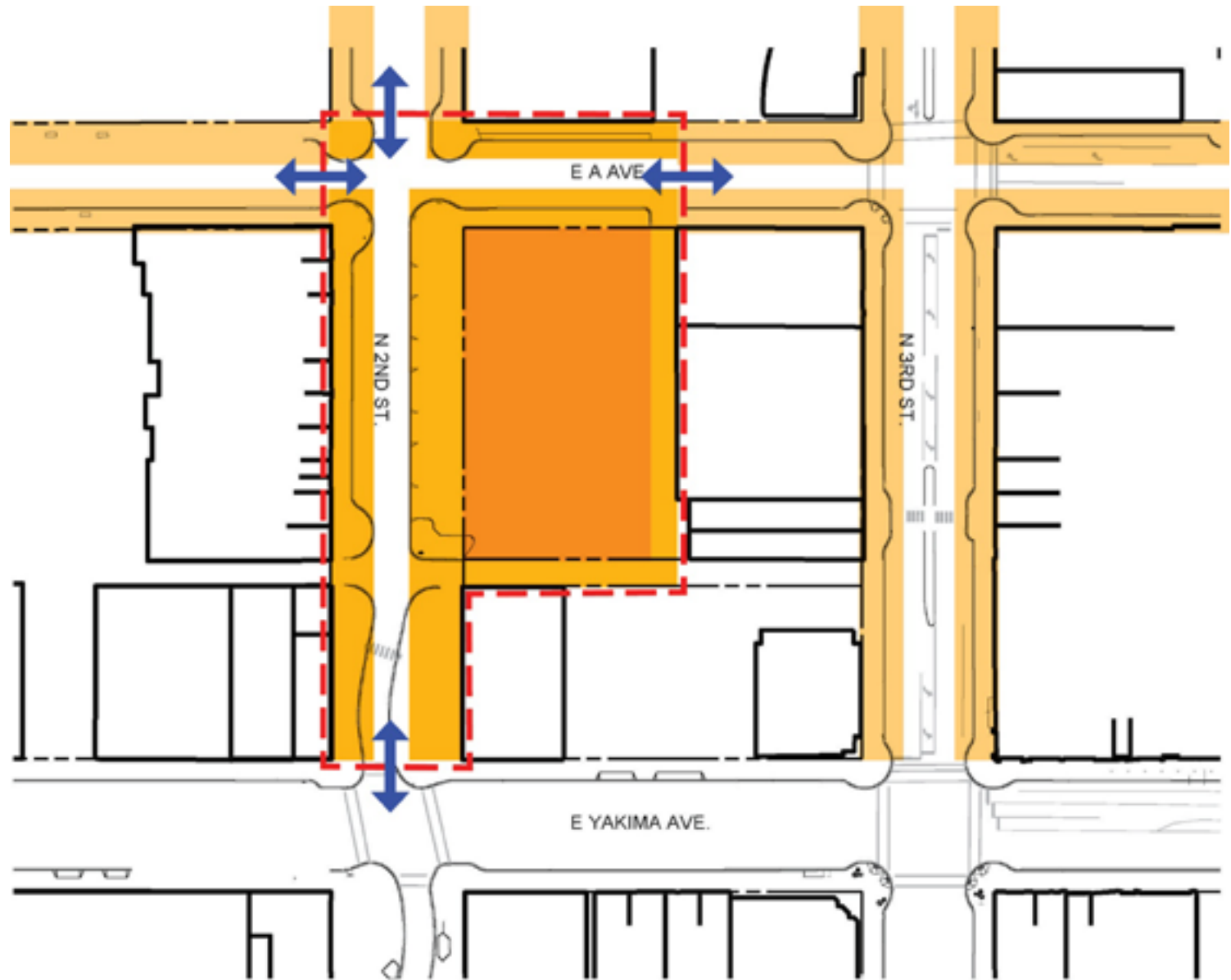
Plaza North



Plaza North



Plaza North









CAMPUS PARKWAY: BEFORE

OPAQUE BUILDING FACADE
• No interior/exterior relationship

NARROW SIDEWALK
• No social gathering space
• Encourages foot traffic in planting strip

UNHEALTHY TREE
• Exposed tree roots
• Compacted soil
• Trip hazard
• Roots displacing adjacent paving

NARROW TRANSIT SPACE
• Crowding at bus loading area
• Danger of arriving traffic



CAMPUS PARKWAY: TODAY

VOLUNTARY SETBACK
• Planting area
• Increases the volume of the sidewalk
• Increases water infiltration area

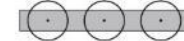
TRANSPARENT BUILDING FACADE
• Visible building activity invites students
• Increases safety with visibility & light

WIDER SIDEWALK
• Ample room for pedestrian flow
• Allows gathering eddies in public realm
• Directs surface water to planters

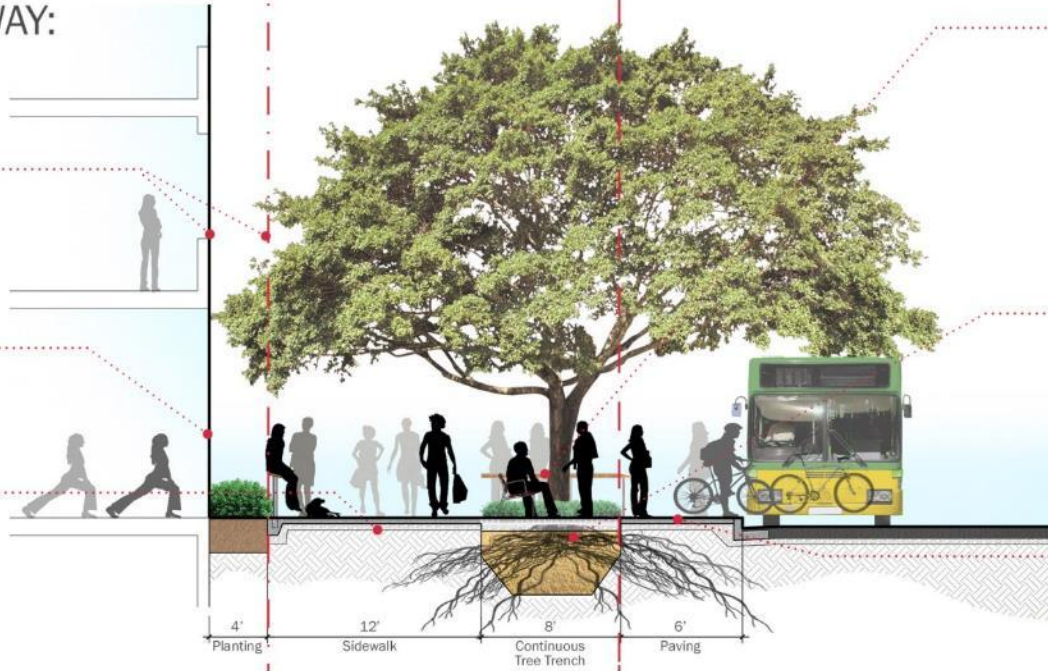
STREET FURNITURE
• Social gathering spaces
• Transit amenities
• Shelter from weather
• Gives character



CONTINUOUS TREE TRENCH
• Healthy tree growth
• Permeable pavers
• Water infiltration
• Improved pedestrian environment



EXTENDED PEDESTRIAN AREA
• Safer pedestrian & vehicular environment
• Narrower road
• Ample room for transit











3rd St. Quality

Civic Quality
Larger Scale

3rd st.



2nd st.



2nd St. Quality

Commercial
Smaller scale



Chestnut St. Quality

Commercial
Larger scale



Alley Quality

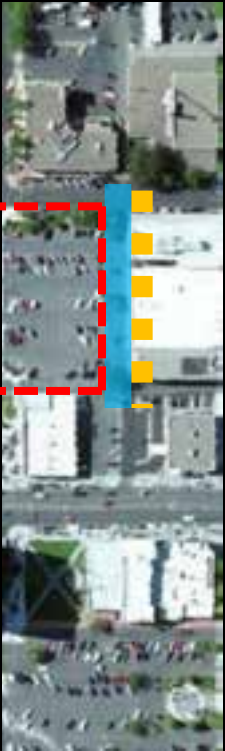
Commercial spill out



Alley Quality

Commercial spill out

Alternate site Alley



E. A St. Quality

Banks and offices

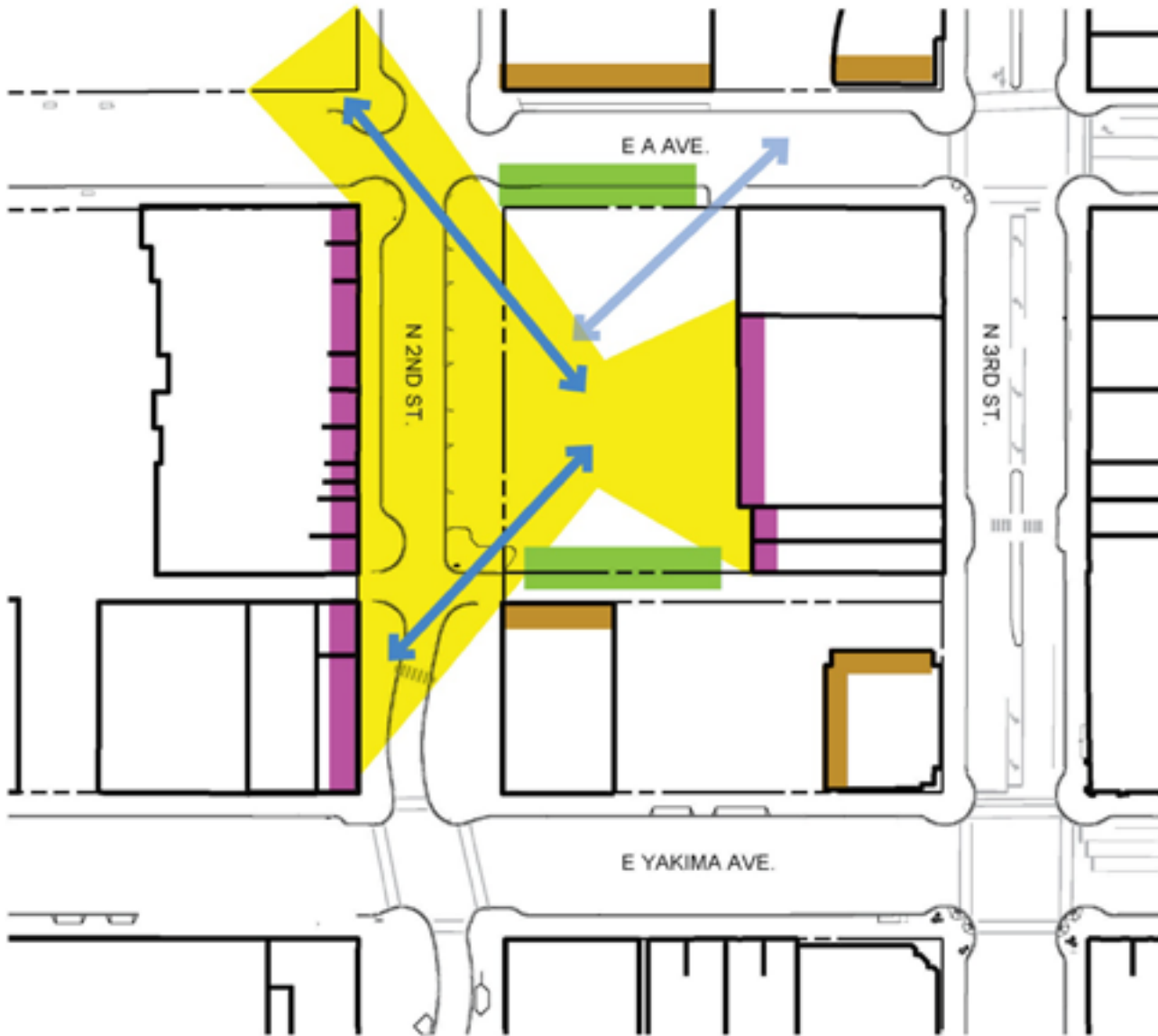


Plaza South





Plaza North



- Historic
- Retail
- Civic
- Inactive
- Filtered view
- View corridor
- Views in and out

Sun South Plaza

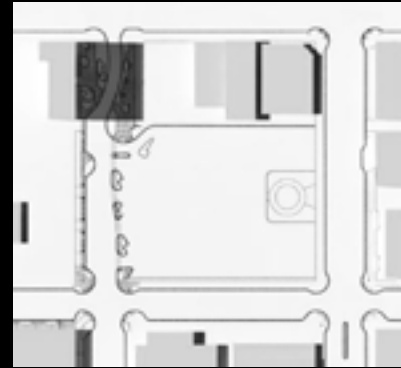
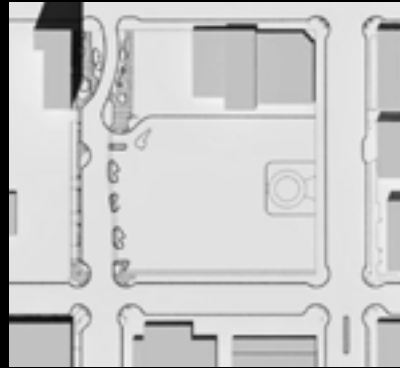
9 AM

Noon

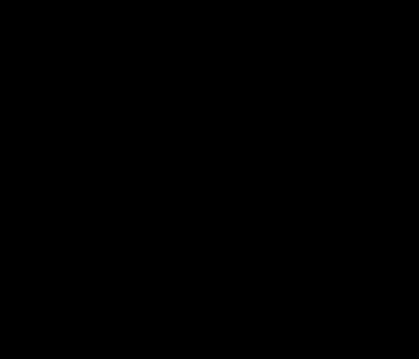
3 PM

7 PM

Summer



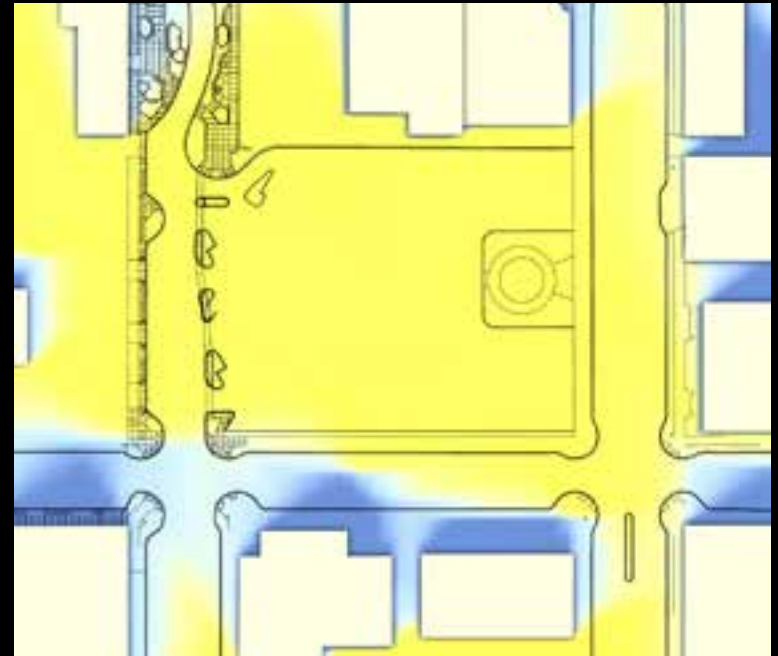
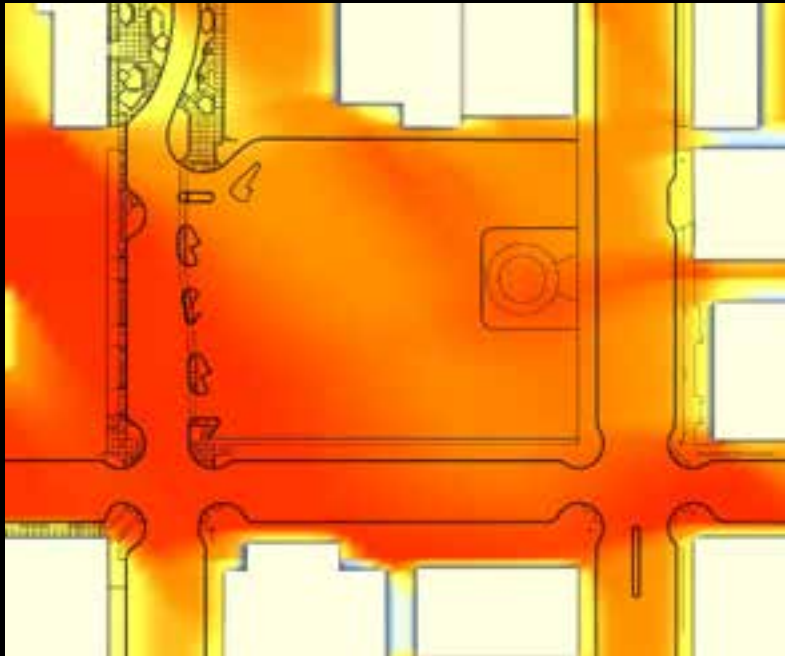
Winter



Sun South Plaza

Summer

Winter



Hours of sunlight in a day



Sun North Plaza

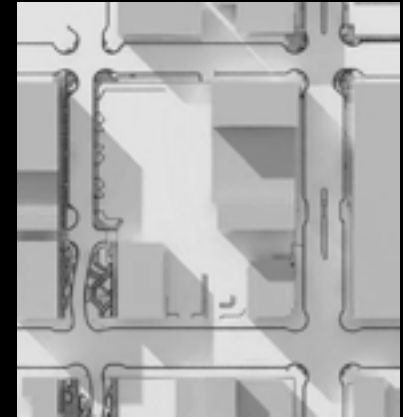
9 AM

Noon

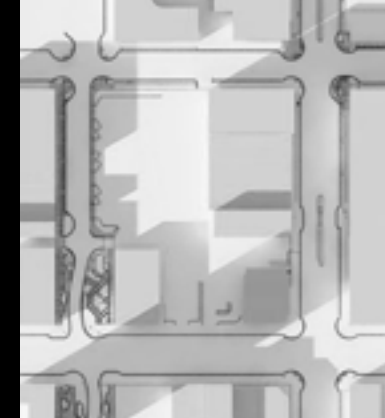
3 PM

7 PM

Summer

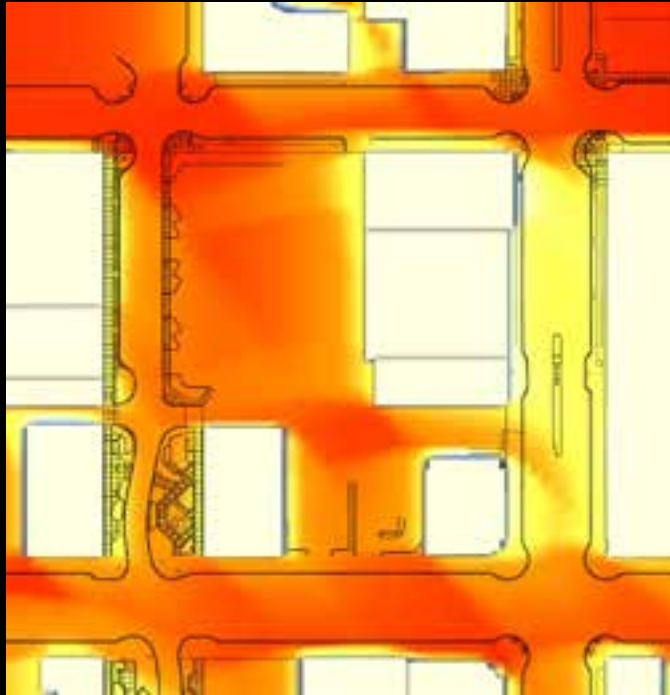


Winter

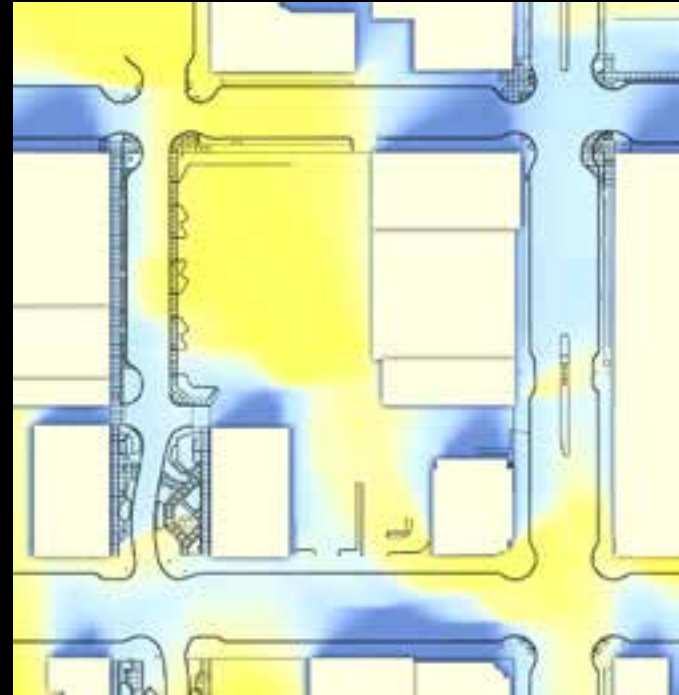


Sun North Plaza

Summer



Winter



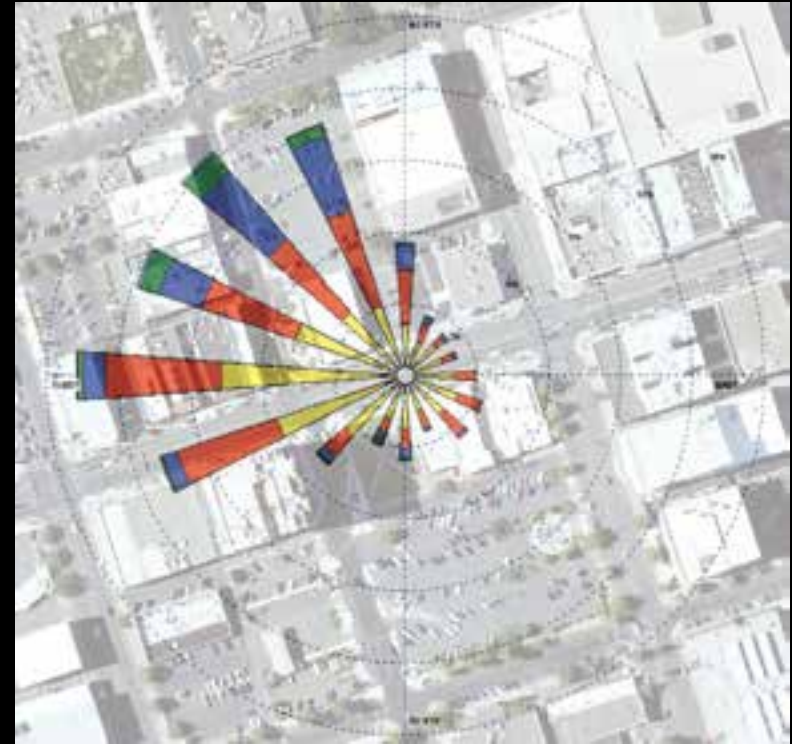
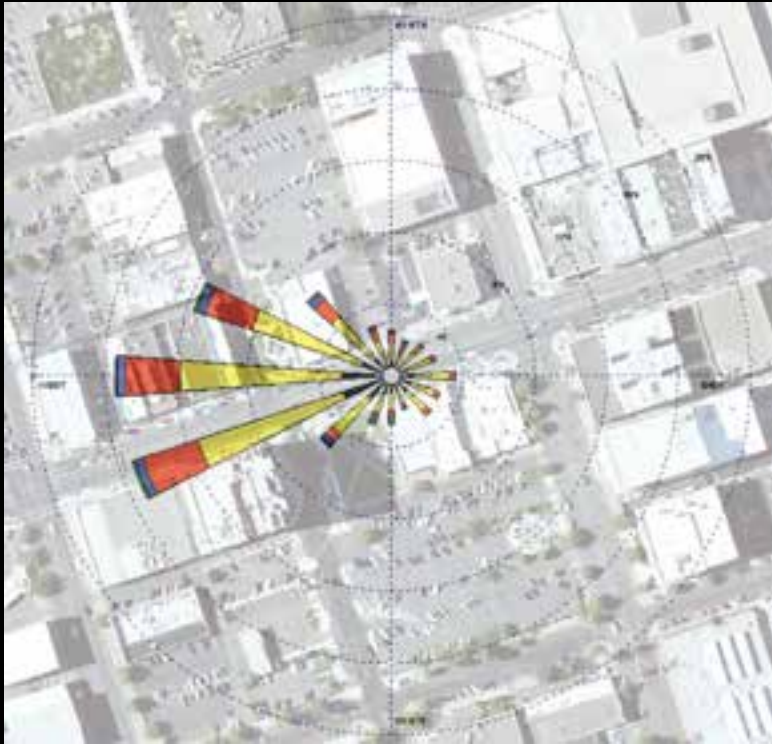
Hours of sunlight in a day



Wind

Winter

Summer



Wind Speed (m/s)



Materials: Natural









Materials: Historical & Built



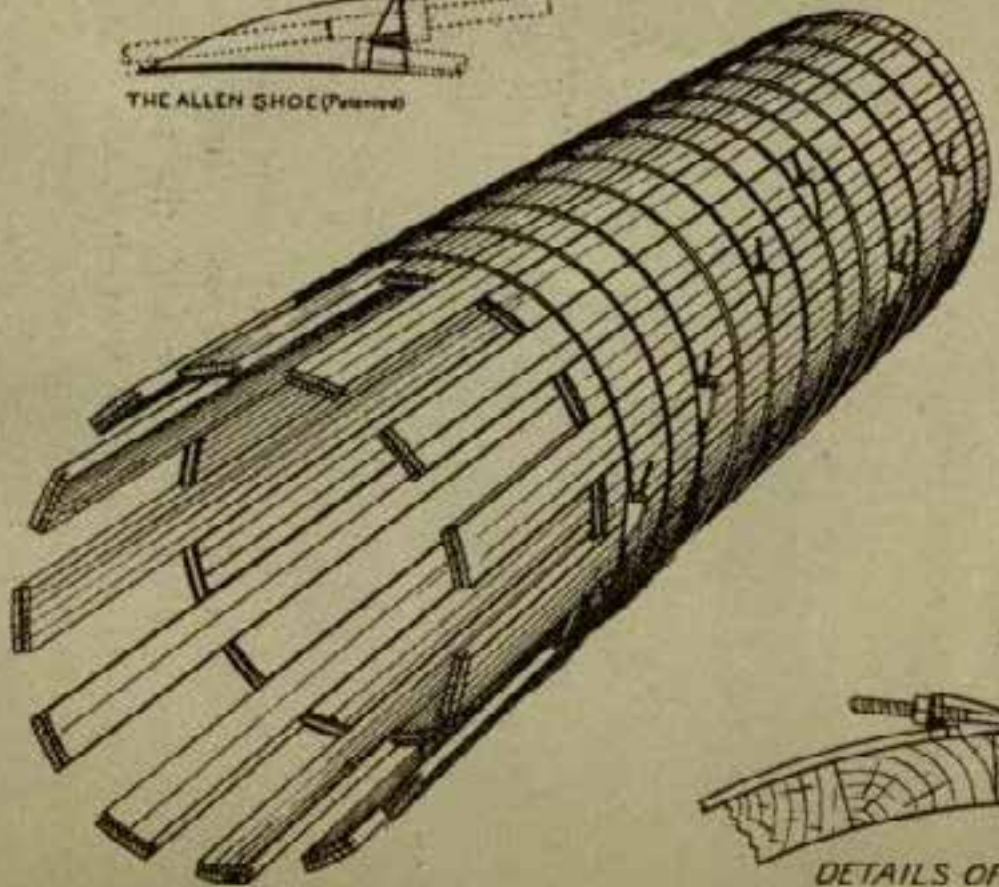




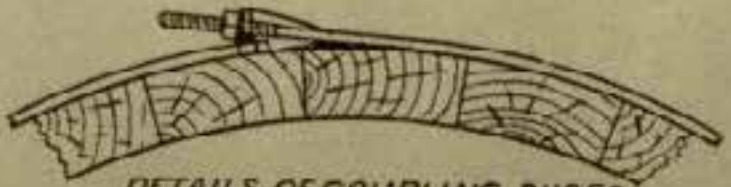




THE ALLEN SHOE (Patented)



SECTION OF PIPE



DETAILS OF COUPLING SHOES

What is Yakima's
genius loci?

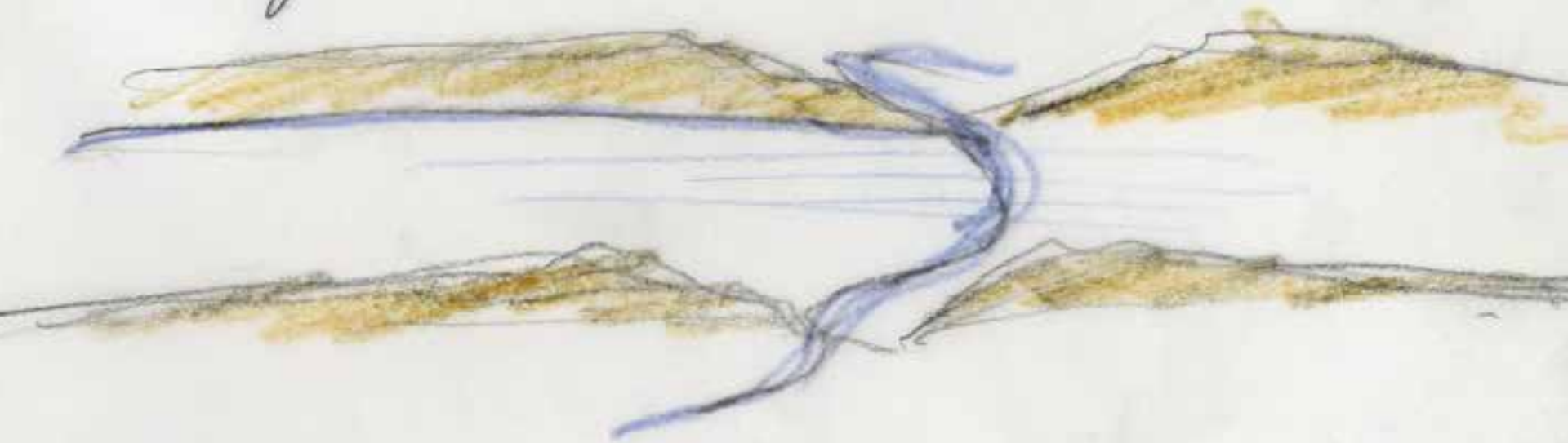
2 Ridges

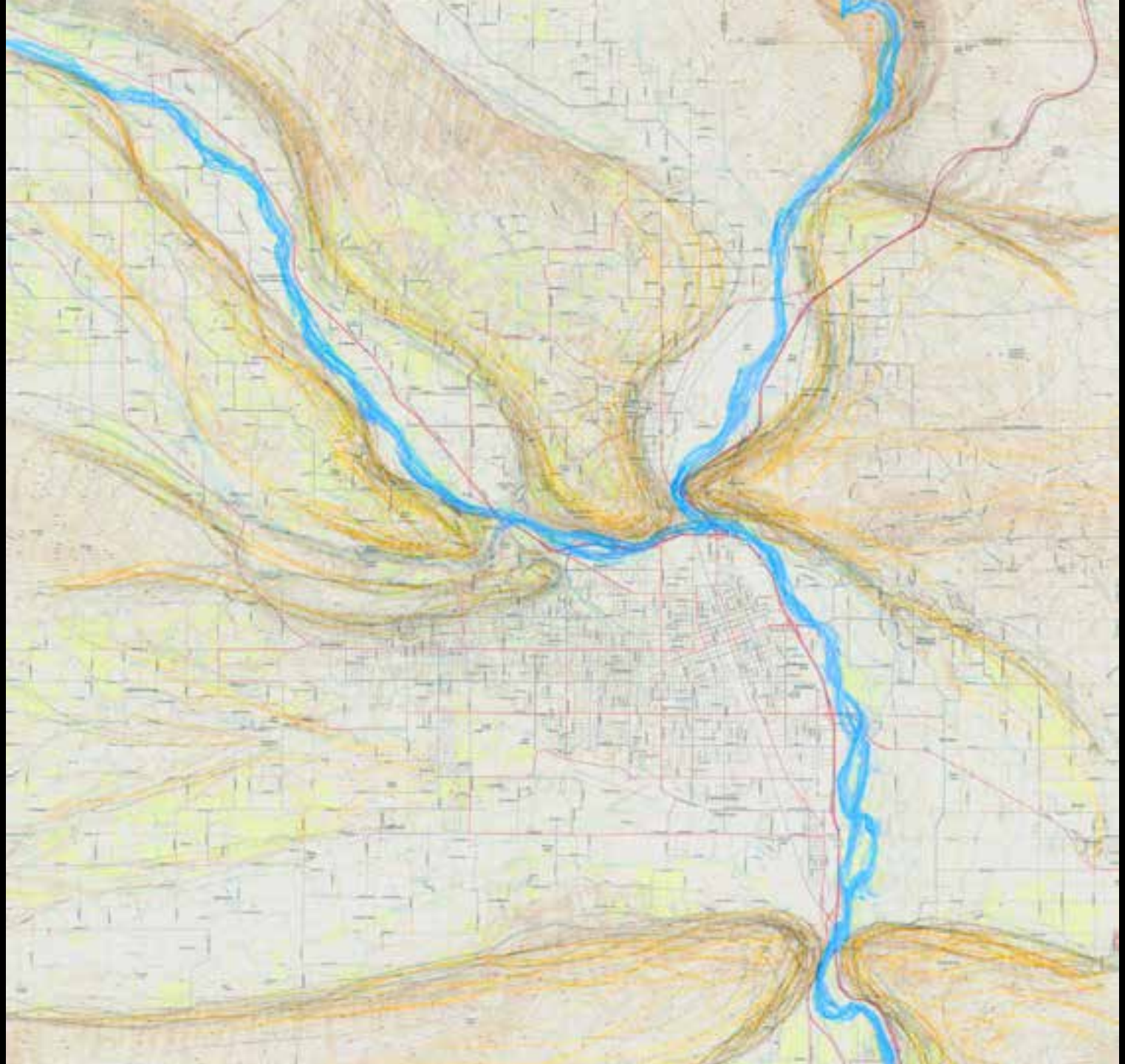
2 Rivers

2 Gaps

1 Valley

2 GAPS 2 RIDGES 2 RIVERS





Next Steps

Meeting #3 – July
Concepts

Meeting #4 – August
Concept Refinement

Meeting #5 – September
Preferred Concept

GUSTAFSON GUTHRIE NICHOL
Graham Baba Architects