

An aerial photograph of a vast vineyard with rows of grapevines stretching across the foreground and middle ground. In the background, a small town is visible, followed by a range of large, rolling mountains under a clear sky. The text 'YAKIMA' and 'CENTRAL PLAZA' is overlaid in large, white, sans-serif capital letters.

YAKIMA CENTRAL PLAZA

Workshop #3

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.

E Yakima Ave

E Chestnut Ave

E Walnut St

Plaza North
Plaza South











What we heard

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

What's the most interesting thing about Yakima?

- Agricultural bounty
- Geology & Natural Setting
- Diverse cultures
- History



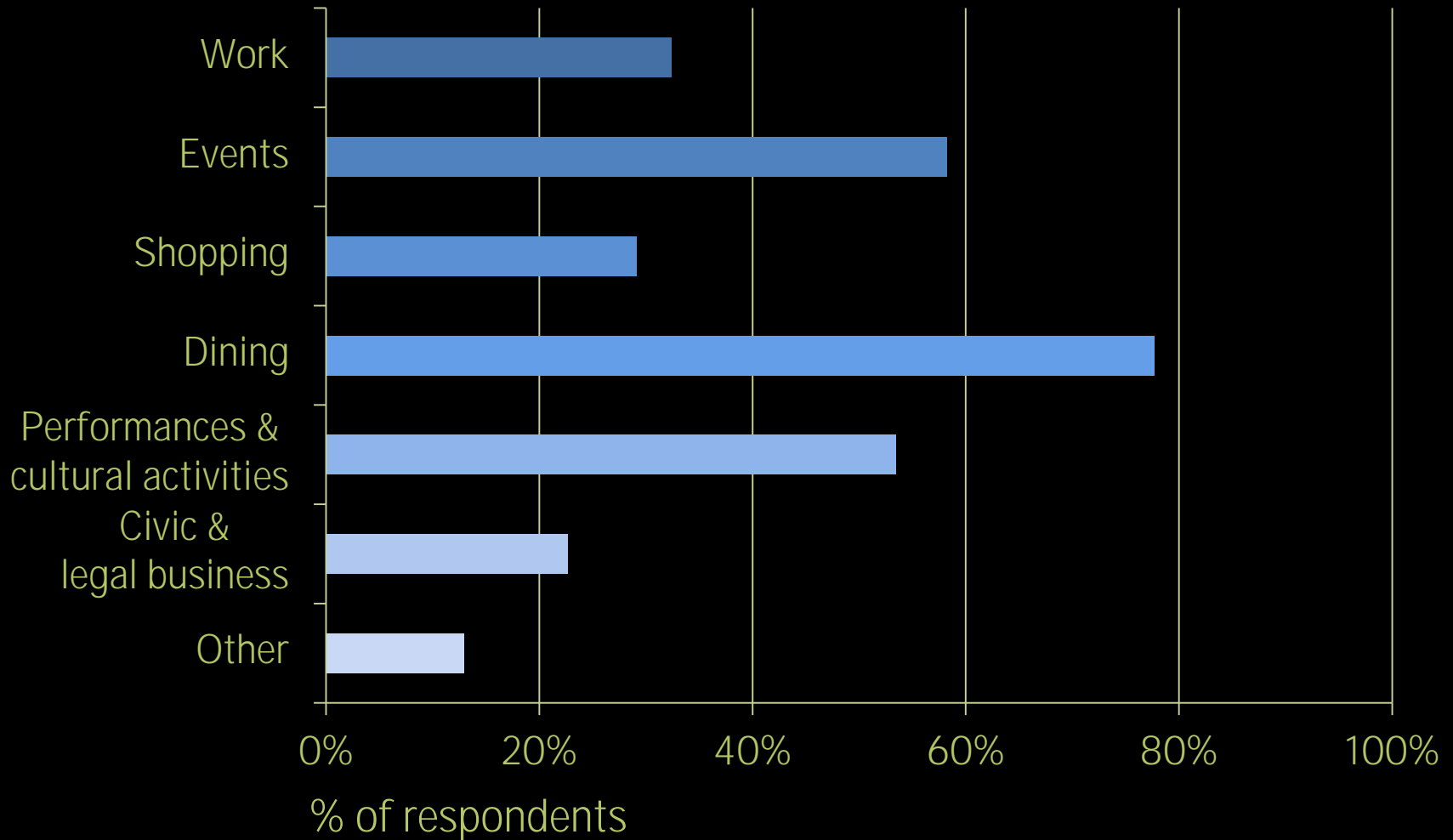




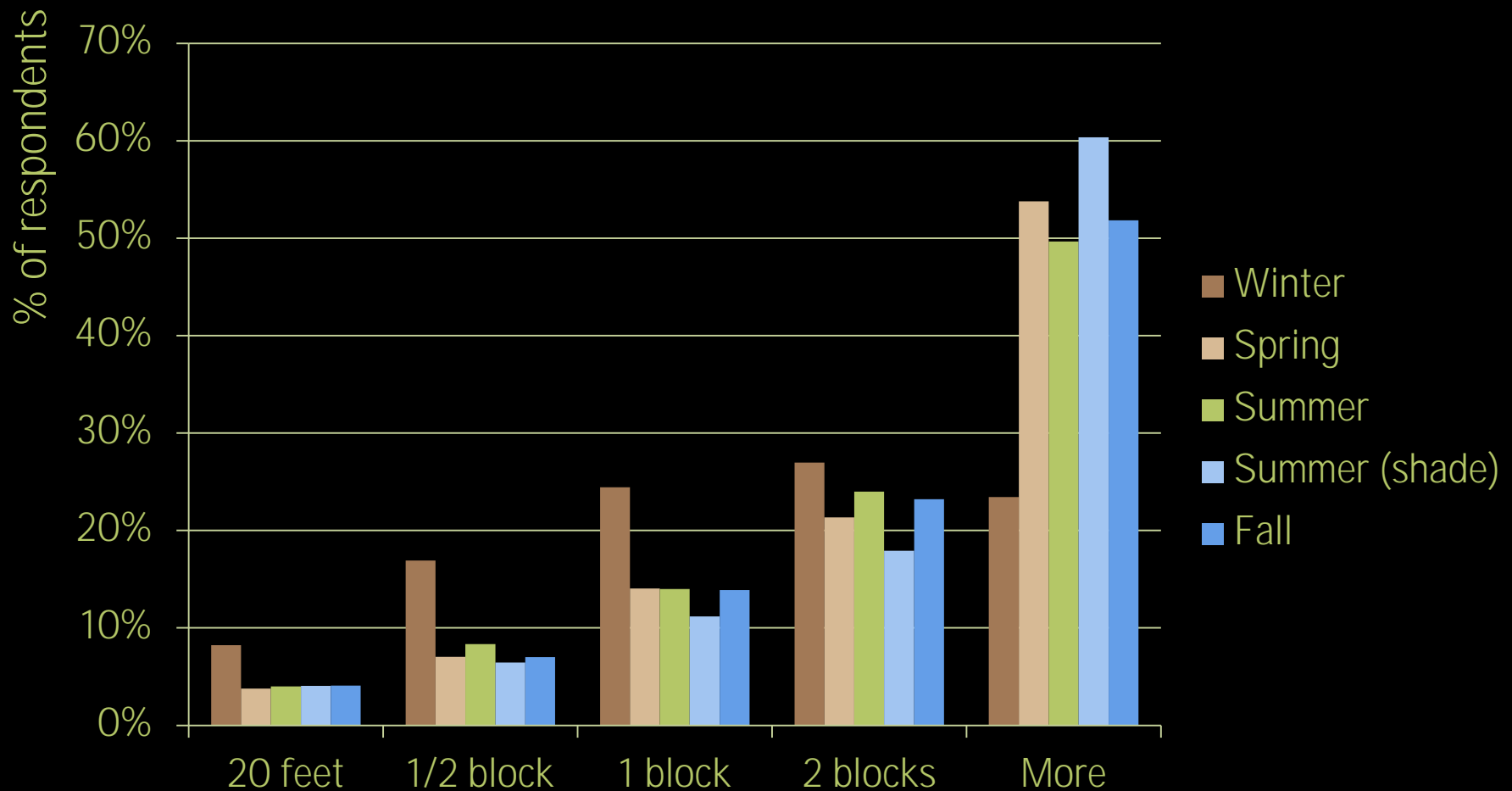


11302
RENEE CORTIS

What brings you downtown?



How far are you willing to walk?



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

Water

4 Water Play

4 Calming Water

1

2

3

4

5



Least popular

Neutral

Most popular

Plants

- 5 Shade Trees
- 4 Flower Garden
- 4 Open Lawn
- 2 Orchard

1

2

3

4

5



Least popular

Neutral

Most popular

Built Elements

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

1

2

3

4

5



What is Yakima's
genius loci?

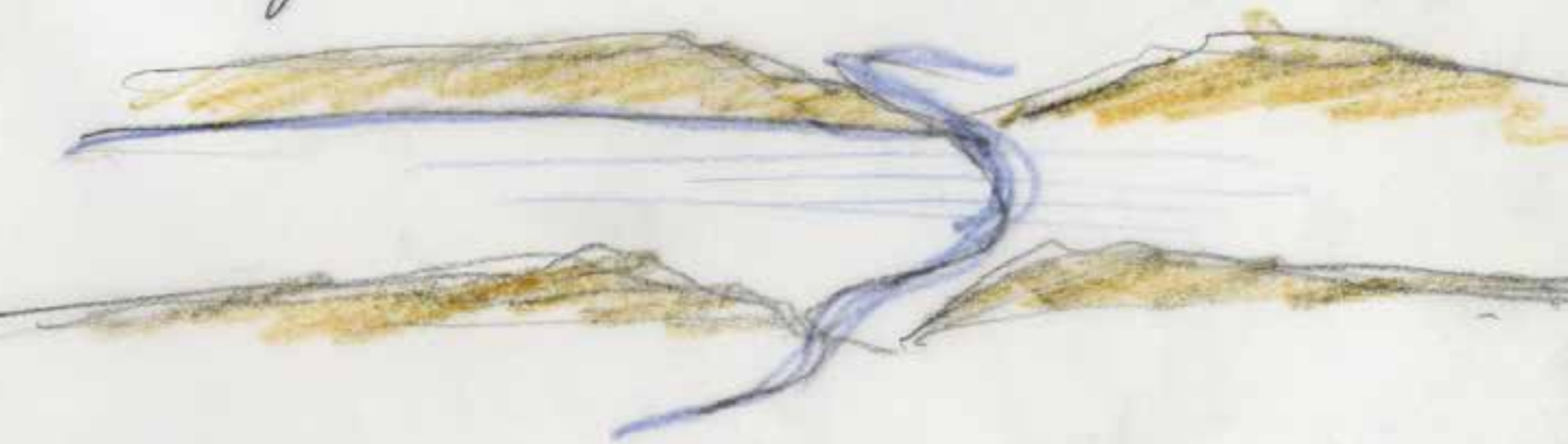
2 Ridges

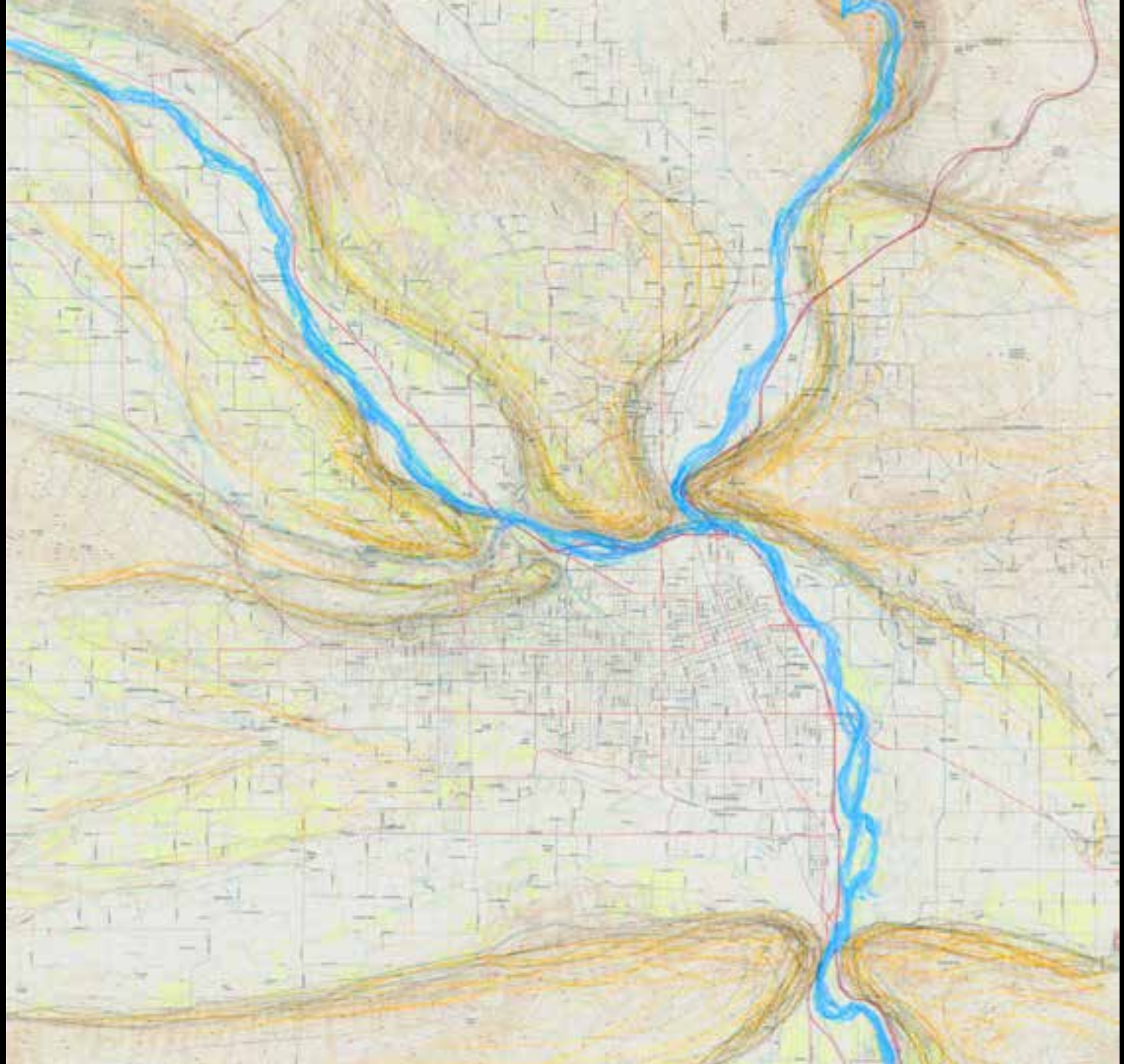
2 Rivers

2 Gaps

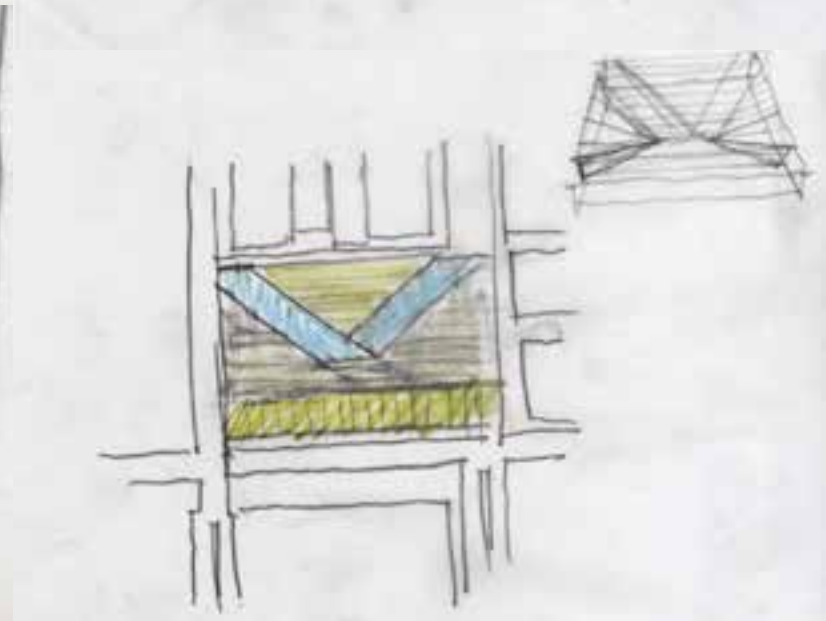
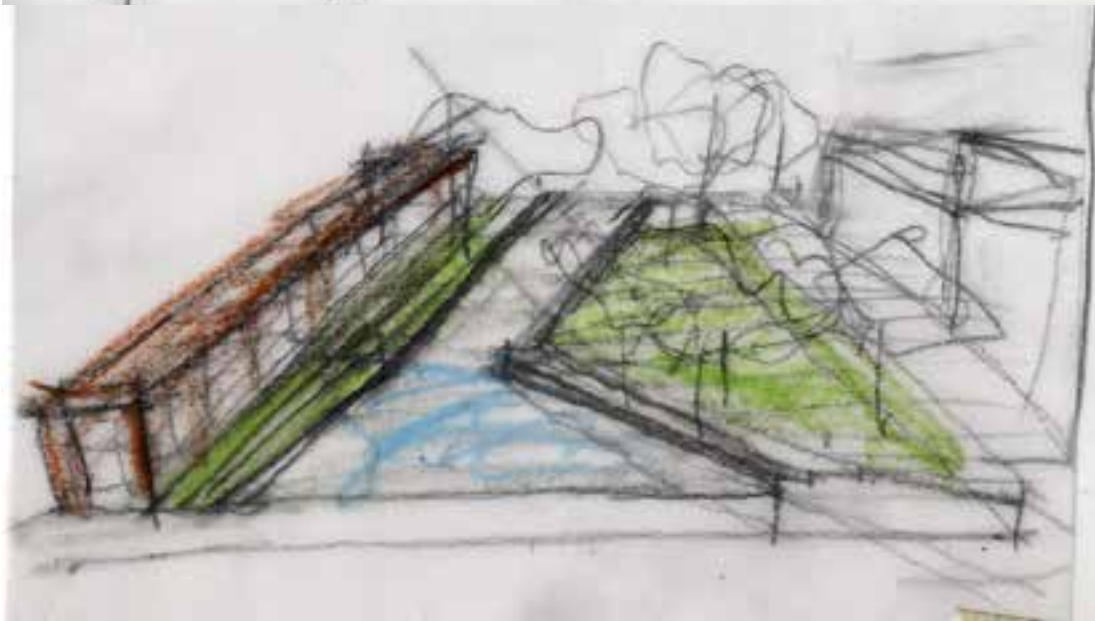
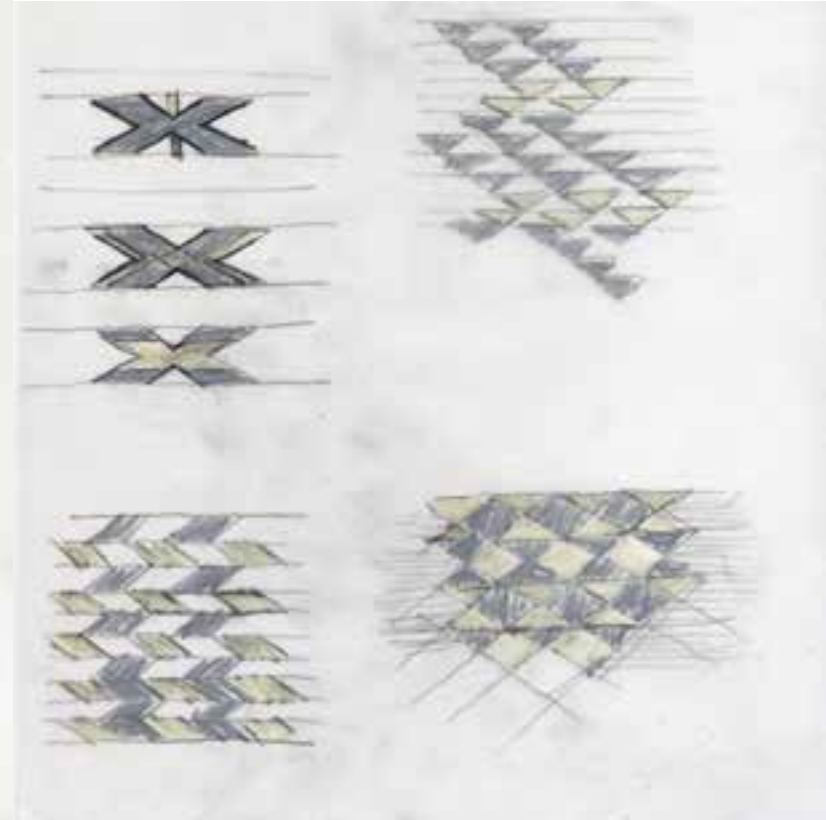
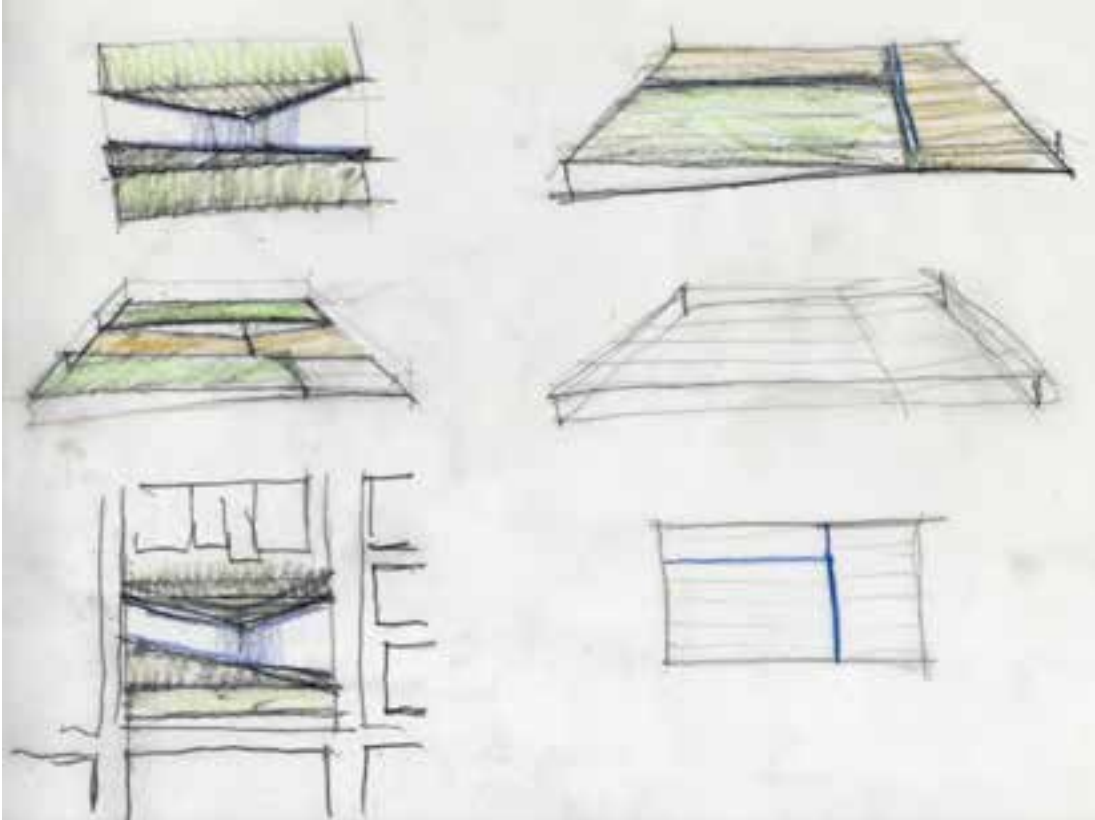
1 Valley

2 GAPS 2 RIDGES 2 RIVERS





Design evolution

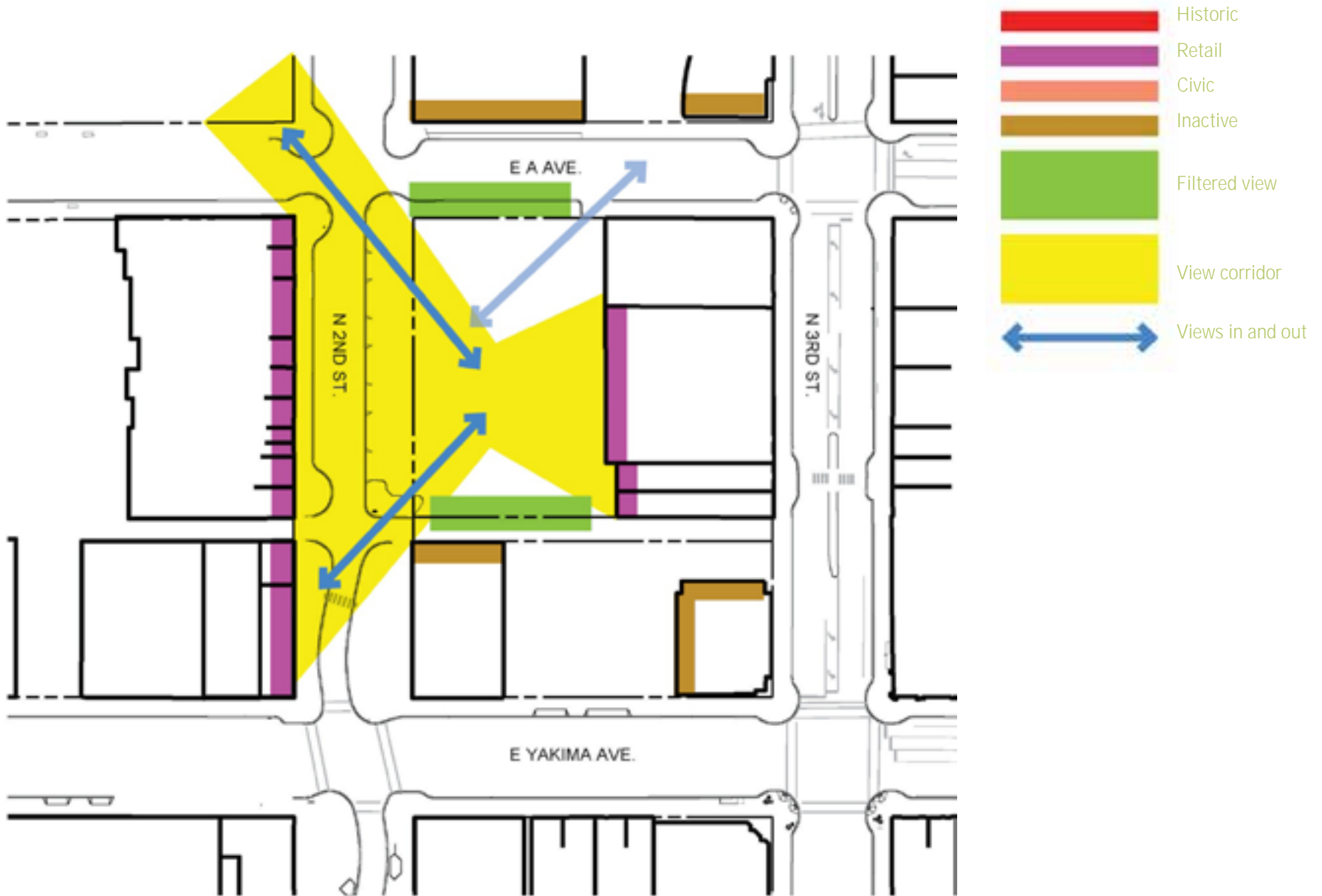




Site Analysis

Plaza North

Plaza North



Sun North Plaza

Summer

9 AM



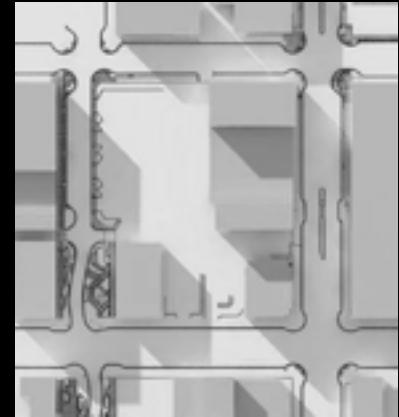
Noon



3 PM



7 PM

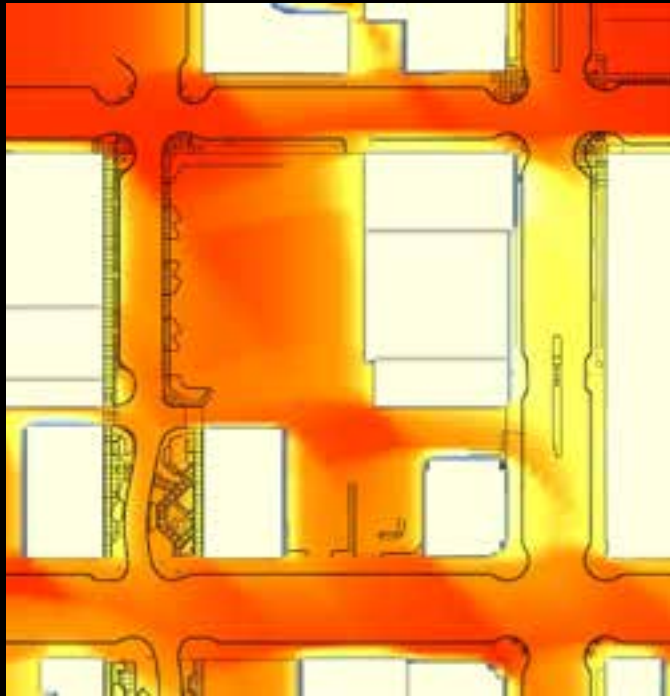


Winter

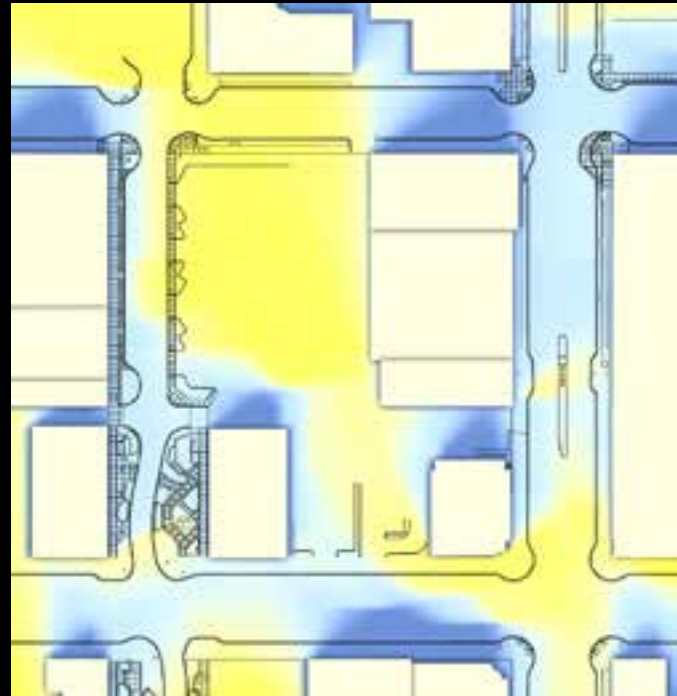


Sun North Plaza

Summer



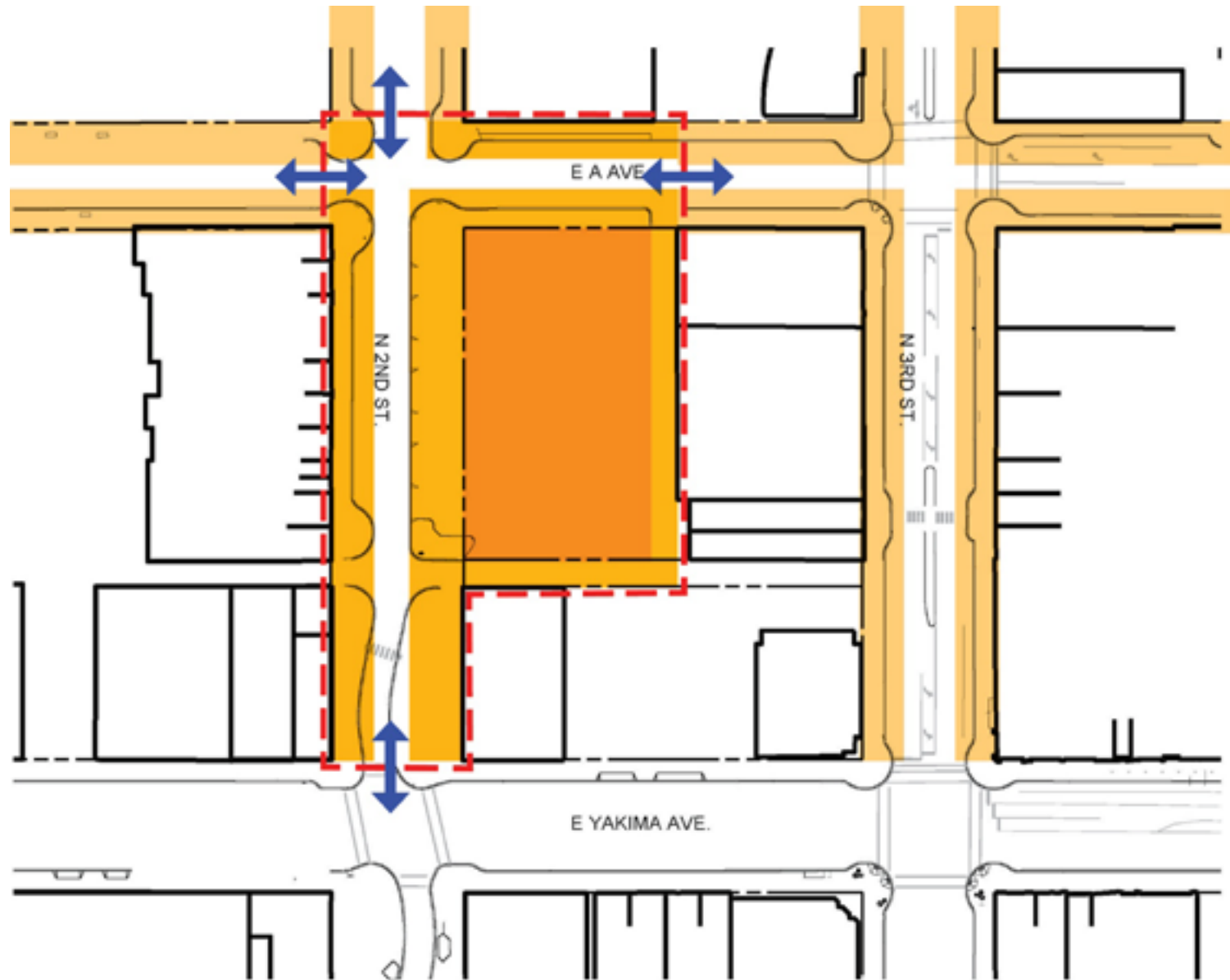
Winter



Hours of sunlight in a day



Plaza North



Plaza South

Plaza South



Sun South Plaza

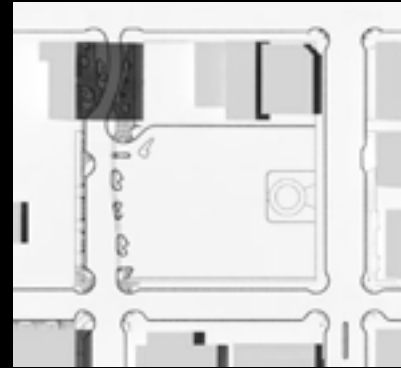
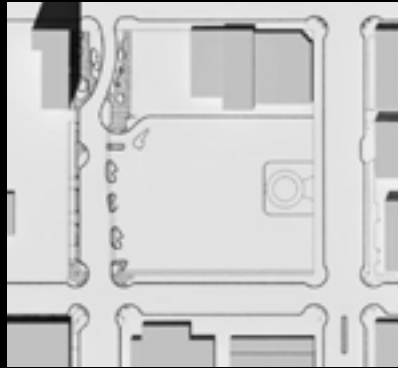
9 AM

Noon

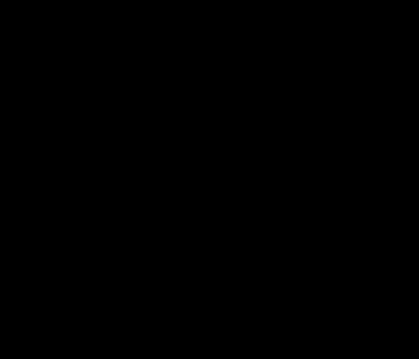
3 PM

7 PM

Summer

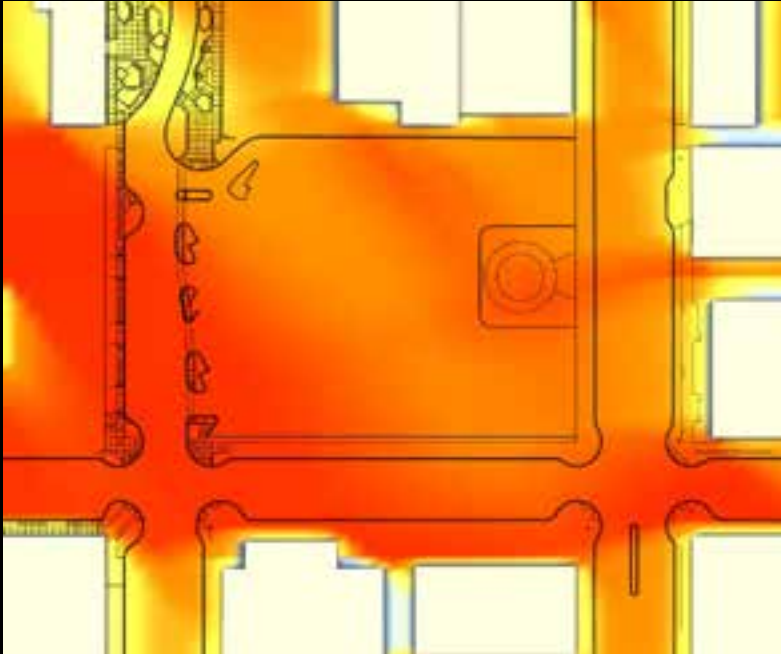


Winter

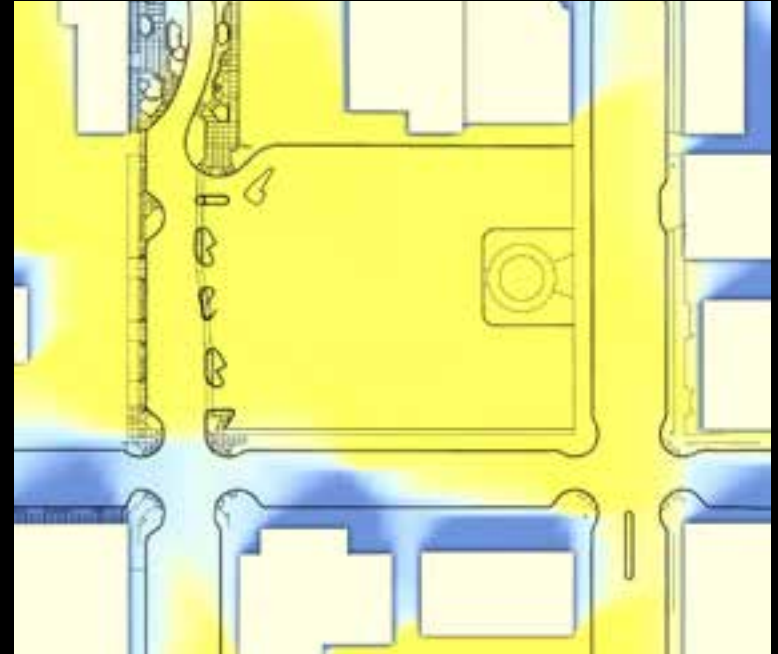


Sun South Plaza

Summer



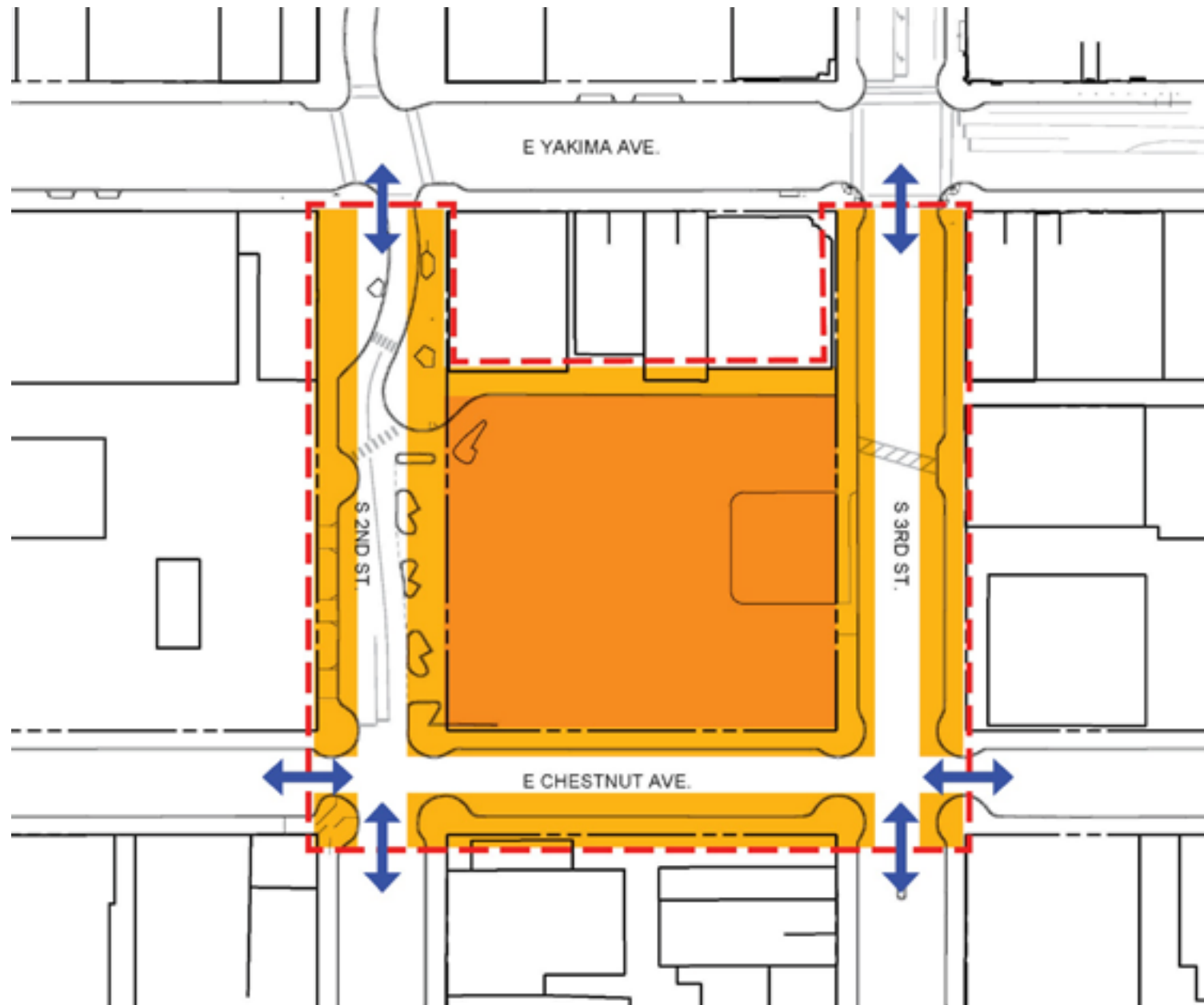
Winter



Hours of sunlight in a day



Plaza South



Plaza Elements

Common Elements



Water



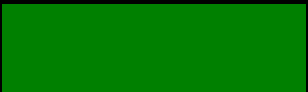
Flexible Plaza Space



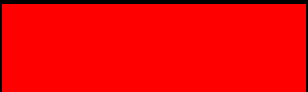
Seating Steps/Terraces



Lawn

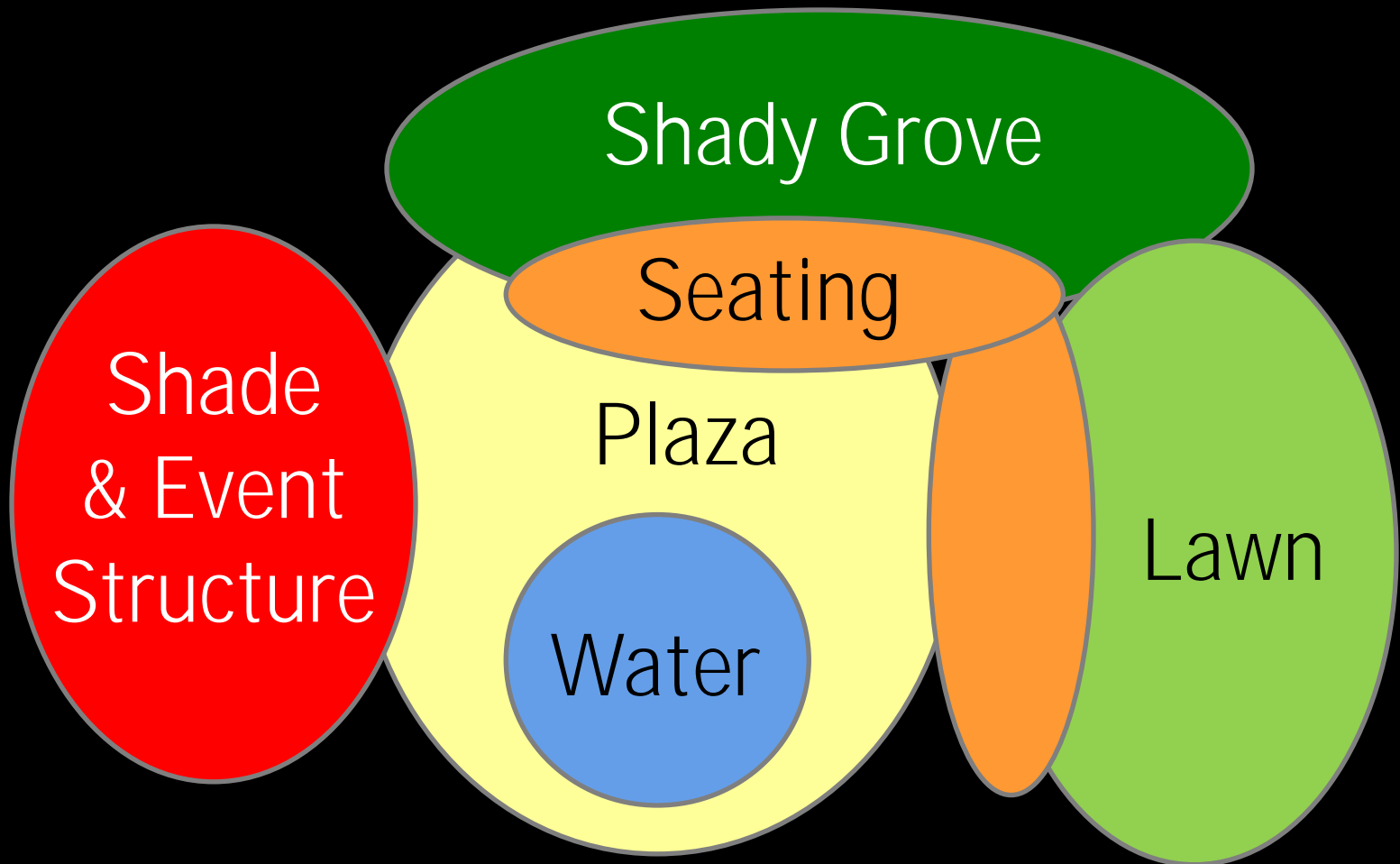


Grove



Shade Structure

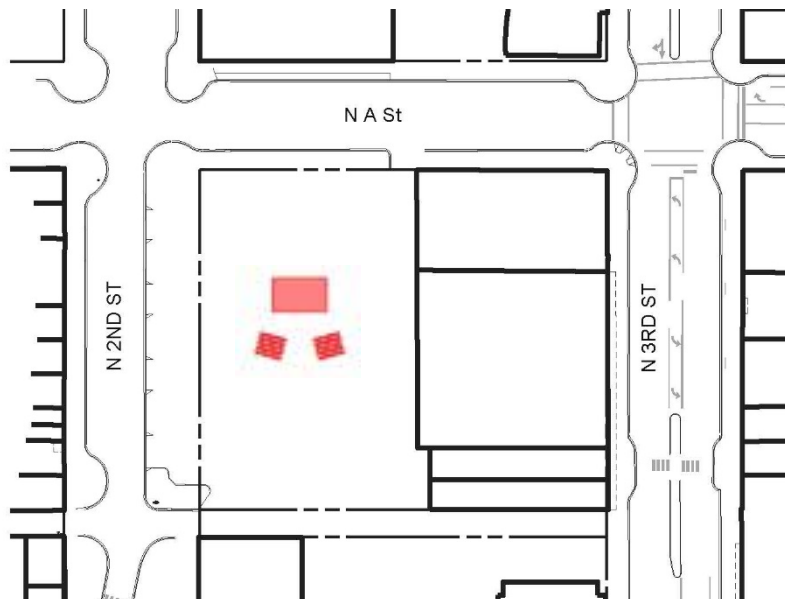
Common Elements



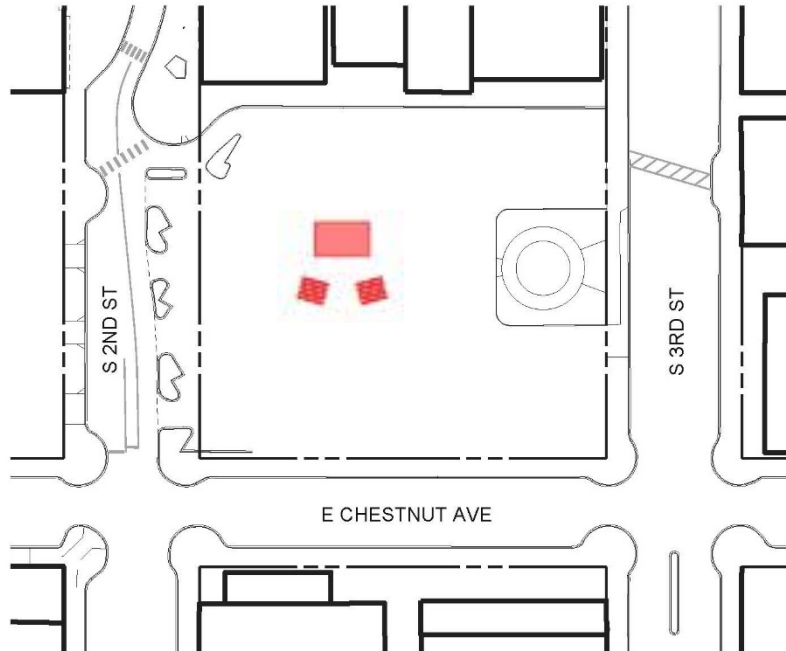
Outdoor Concert

(approximate minimum size)

Concert with seating for 100
and standing space for around
100



Plaza North



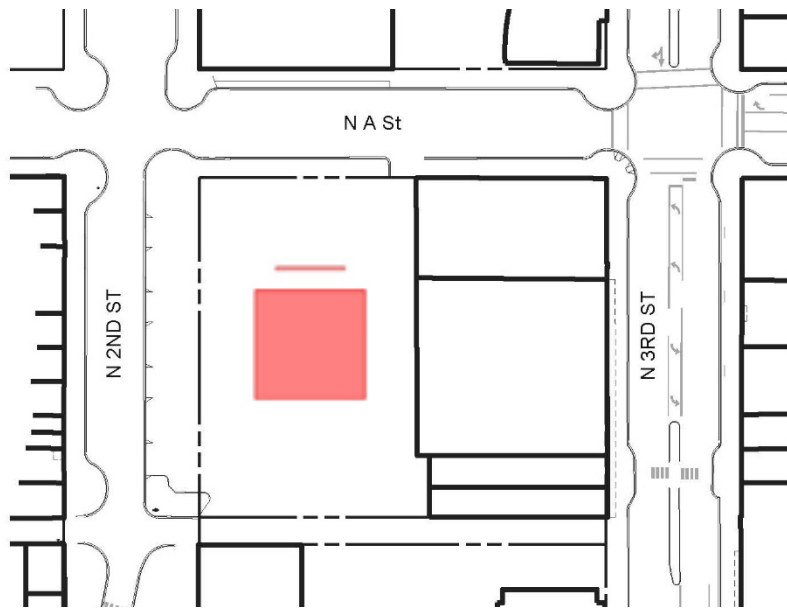
Plaza South



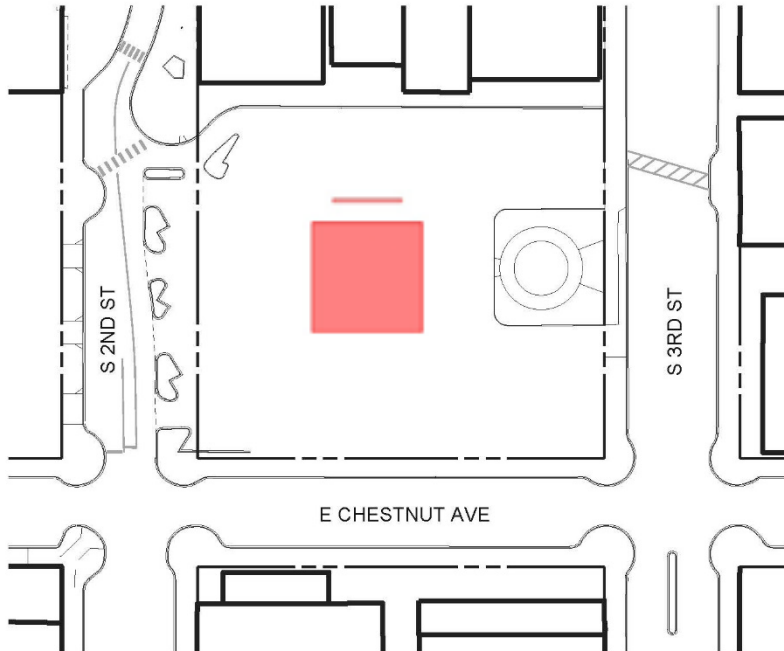
Outdoor Movie

(approximate minimum size)

Large Movie screen and
seating for 500



Plaza North



Plaza South



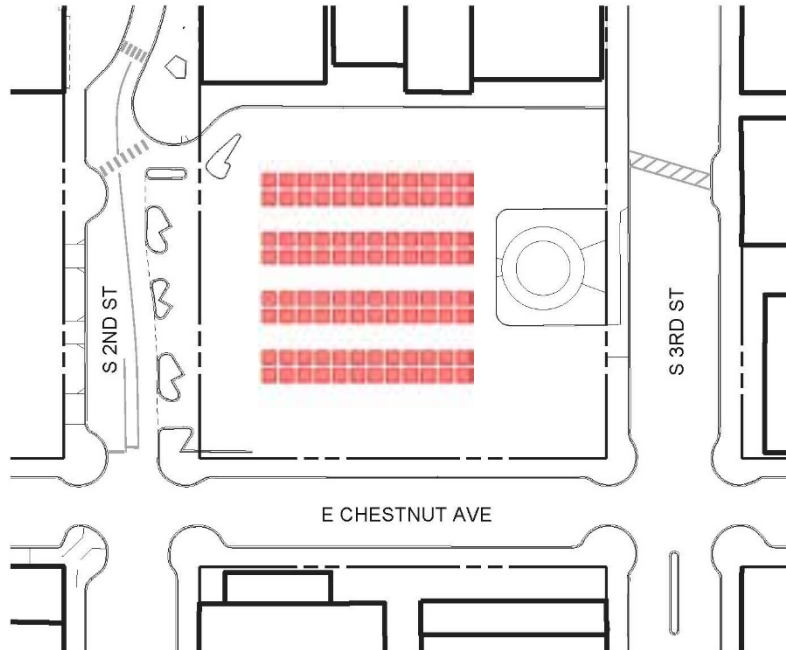
Farmers Market

(approximate minimum size)

96 Farmers market stalls

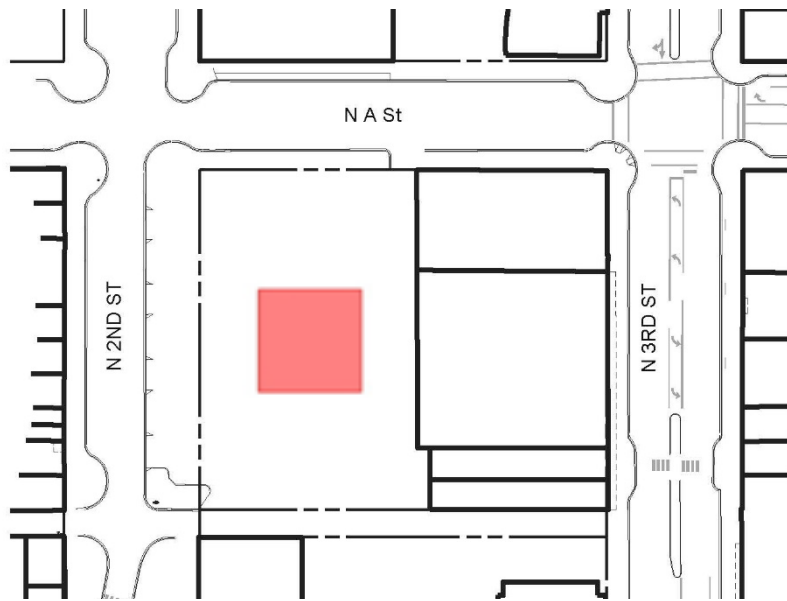


Plaza North

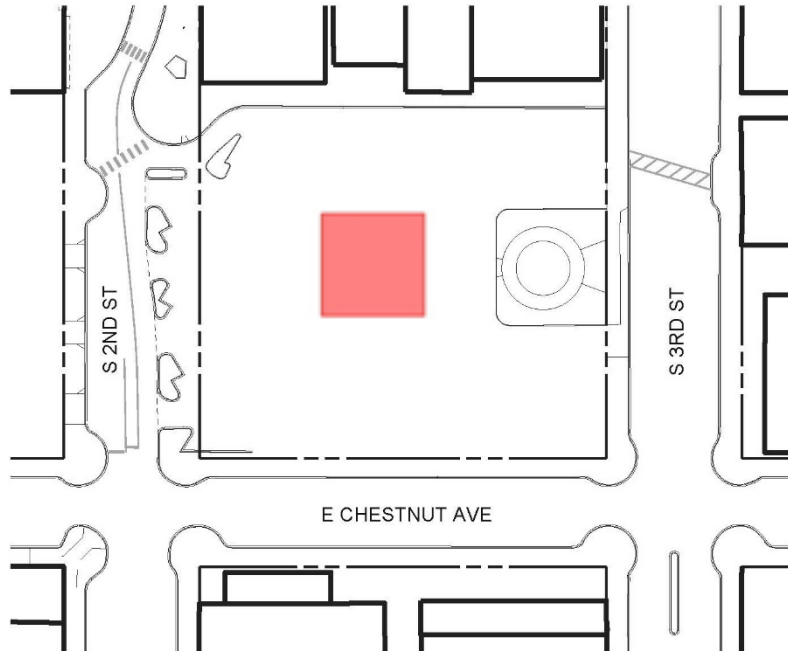


Plaza South





Plaza North



Plaza South

Lawn

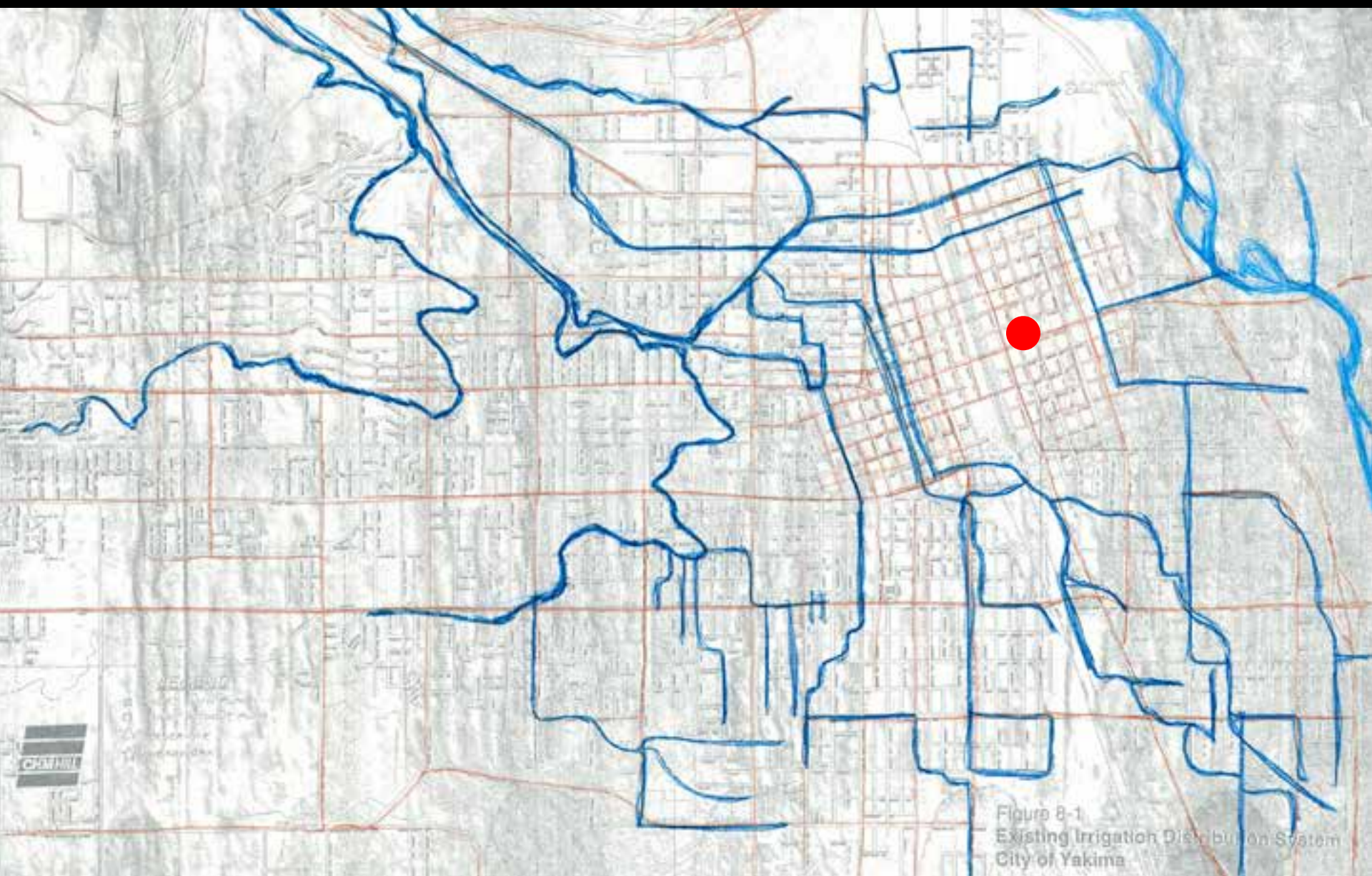
(approximate minimum size)

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



Water













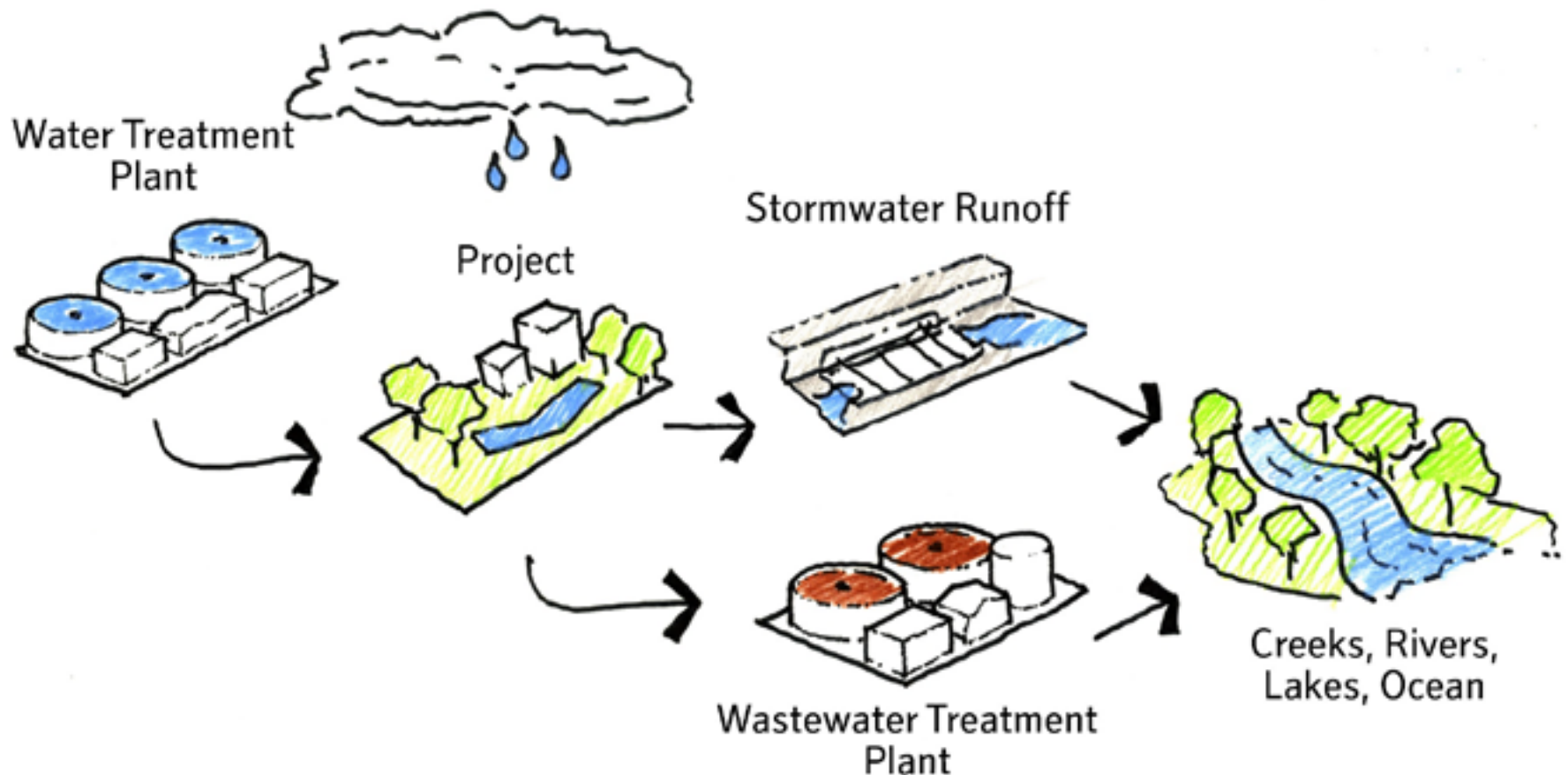




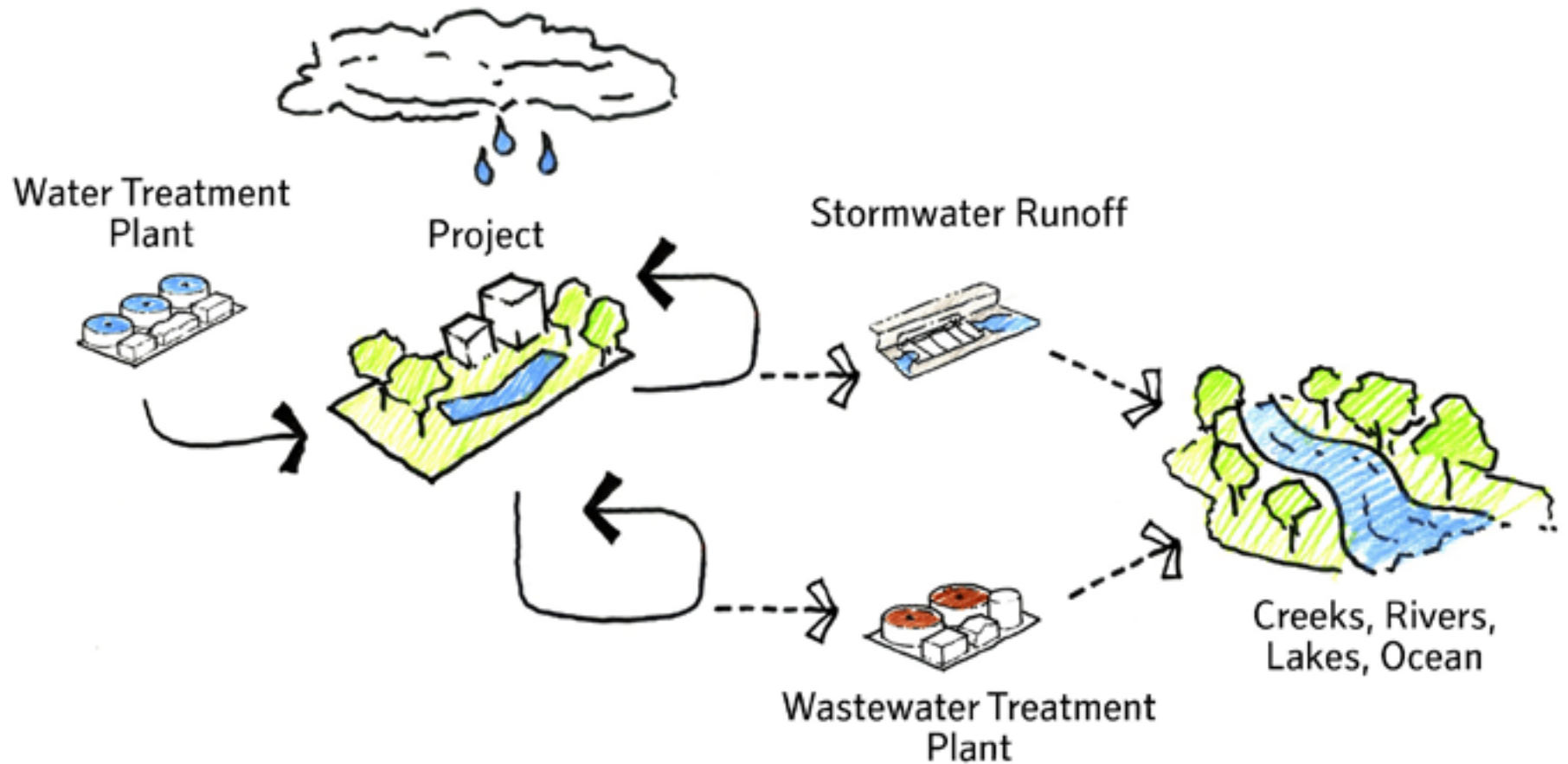




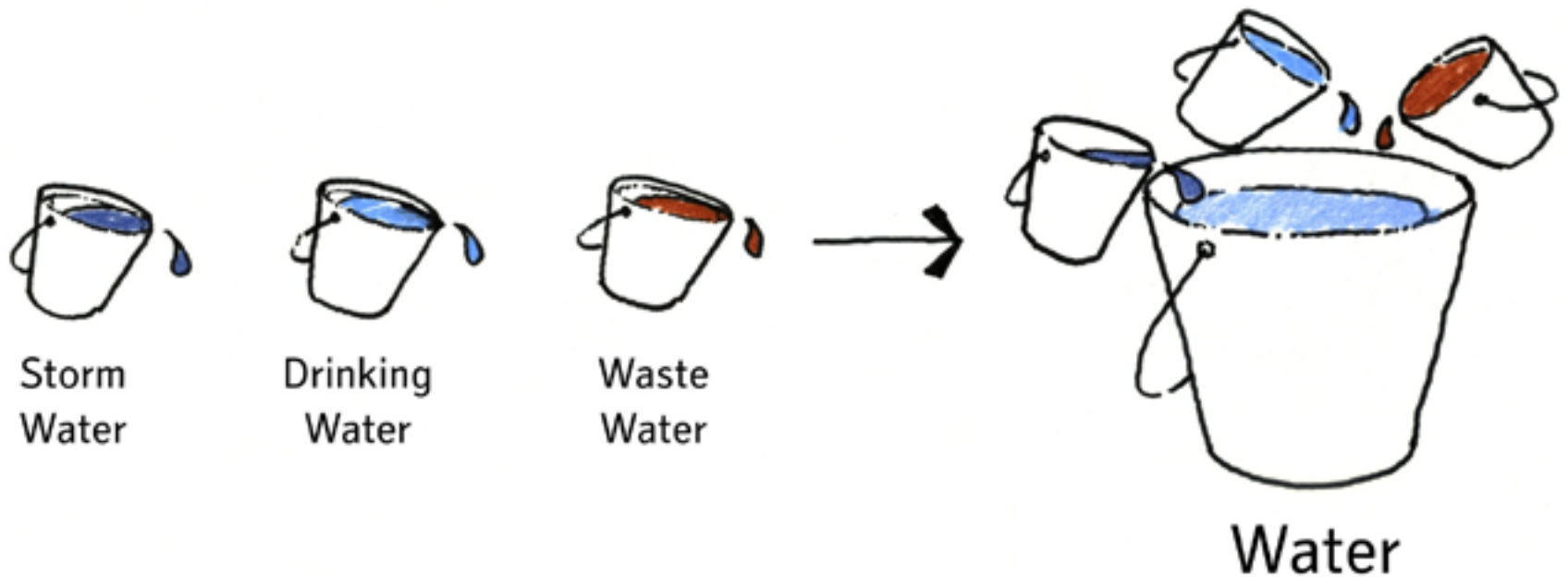
Old Water Paradigm



New Water Paradigm



Integrated Water Design



New Water Paradigm



Water Sources

- Municipal Drinking Water
- Irrigation Water
- Rain/Snow Water
- On-Site Recycled Water
- Adjacent Building Roofs



Water Demands

- Lawn Irrigation
- Plant and Tree Irrigation
- Water Feature
- Potable Water

Flexible Plaza Space

Fresh Hop



Cinco de Mayo







Seating steps & terraces





Lawn





Grove







Shade Structures









N



Plaza Options

U-a



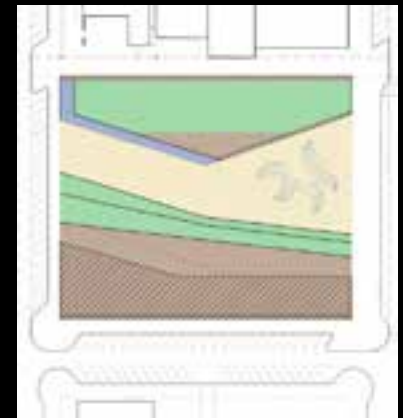
U-b



Y-a

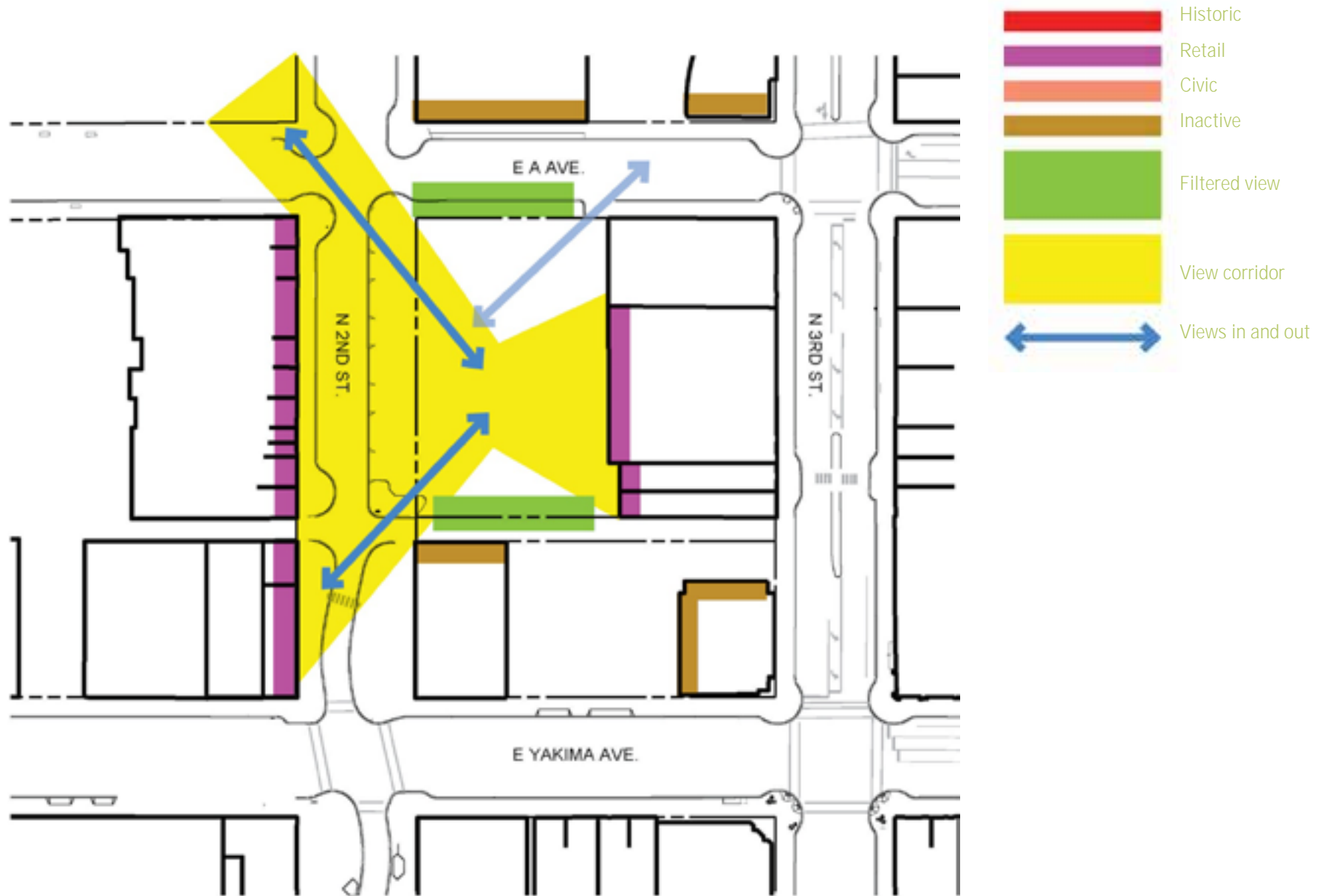


Y-b



Plaza North

Plaza North

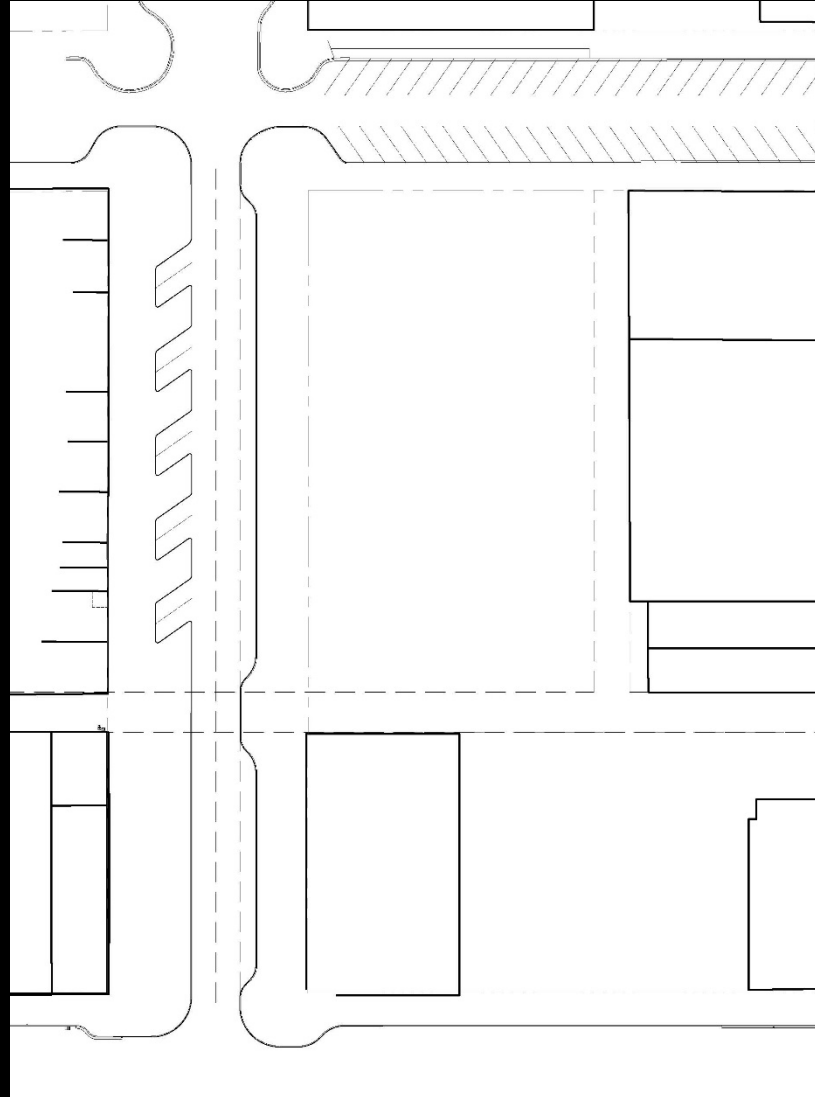


Surrounding Streets

2nd St

- Add parallel parking
- Planted parking bulbs

- Straighten street
- Add Parallel parking



E A St

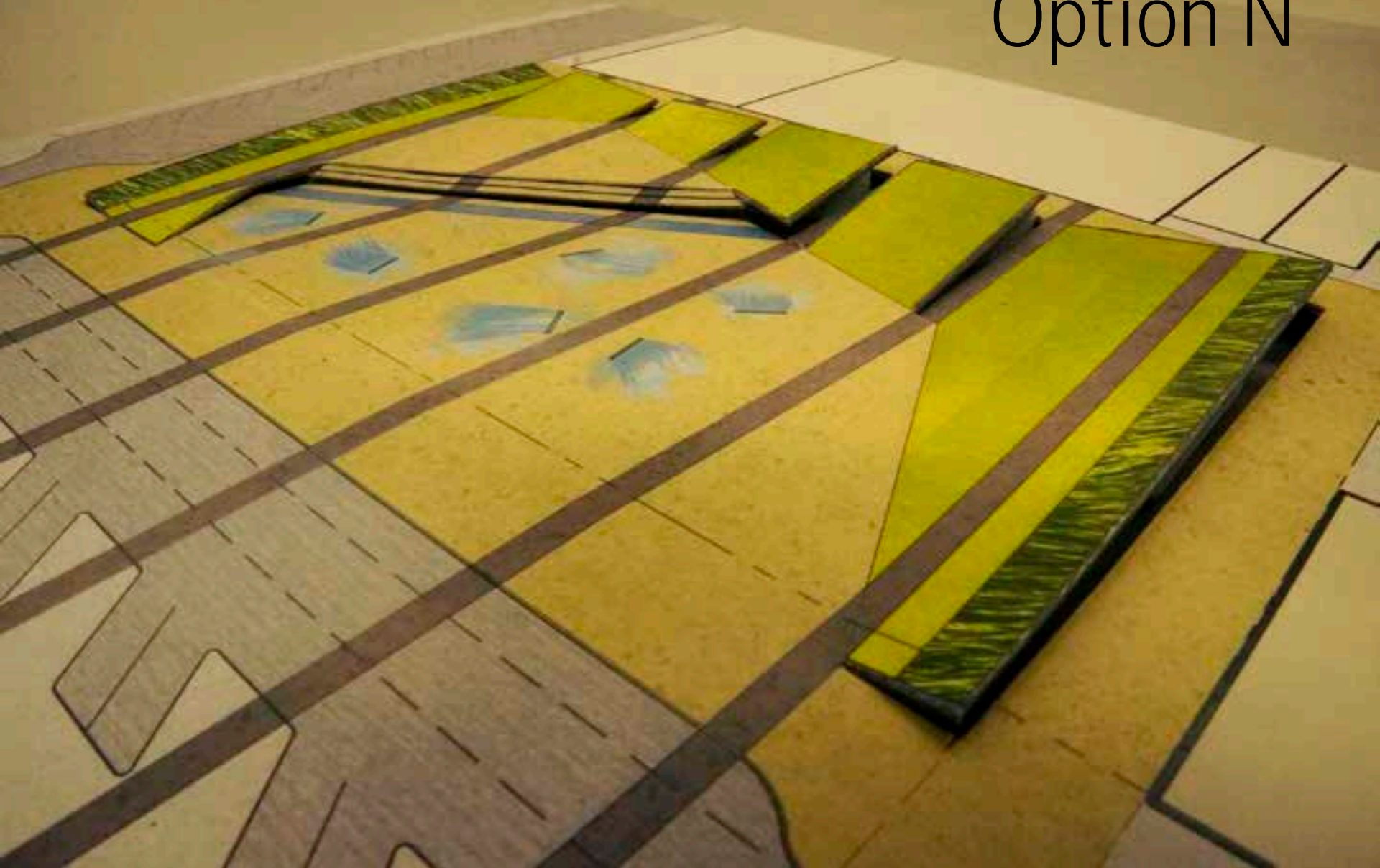
- Reduce lanes
- Add Angled parking

N

Option N

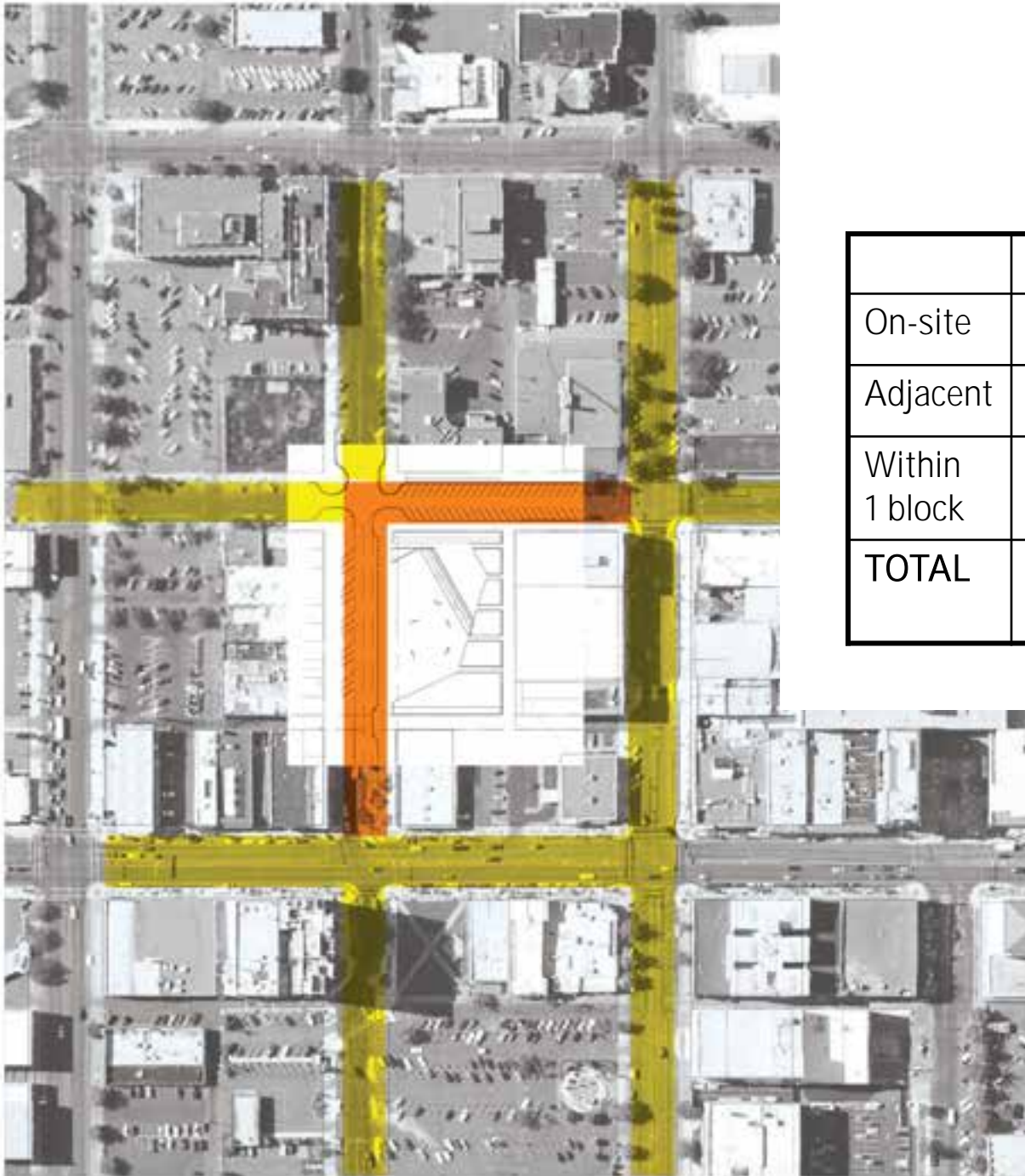


Option N



Option N

	Today	Proposed	Change
On-site	121	0	0%
Adjacent	29	37	128%
Within 1 block	156	171	110%
TOTAL	306	208	68%






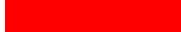


Option N

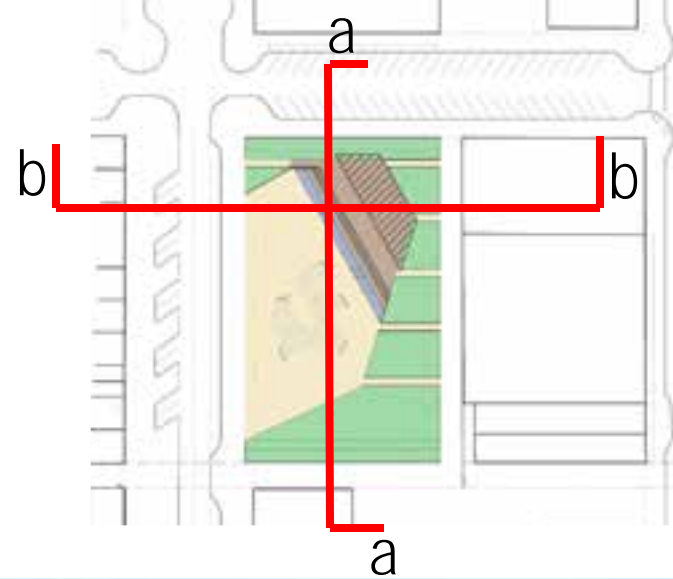


Option N



-  Flexible Plaza Space
-  Seating Steps/Terraces
-  Lawn
-  Grove
-  Water
-  Shade Structure

Option N



Section a-a



Section b-b

Option N







Plaza South

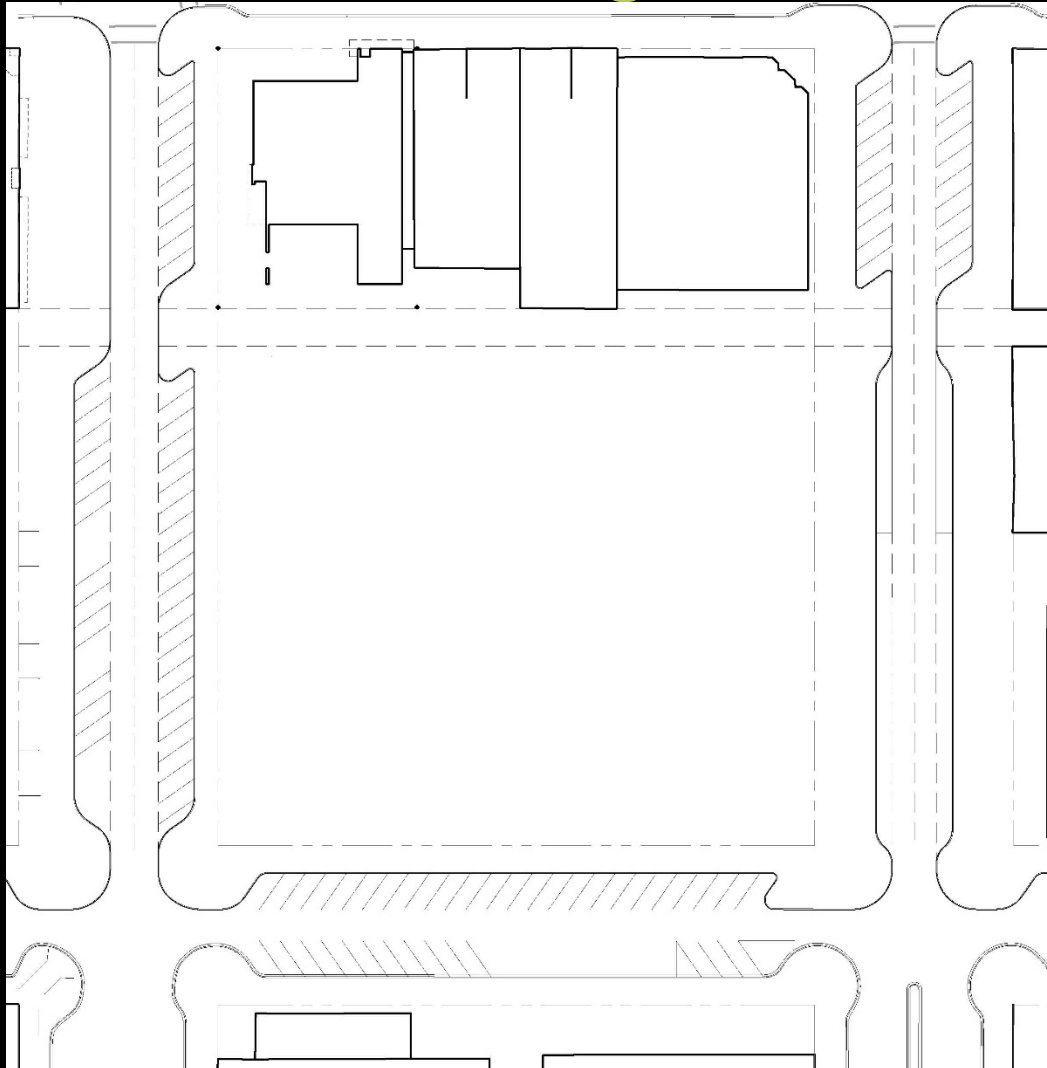
Plaza South



Surrounding Streets

2nd St

- Straighten street
- Add angled parking



3rd St

- Reduce to 2 lanes
- Add angled parking
- Drop off by Capitol Theater
- Parallel parking

Chestnut: Reduce lane and add angled parking

Market Hall













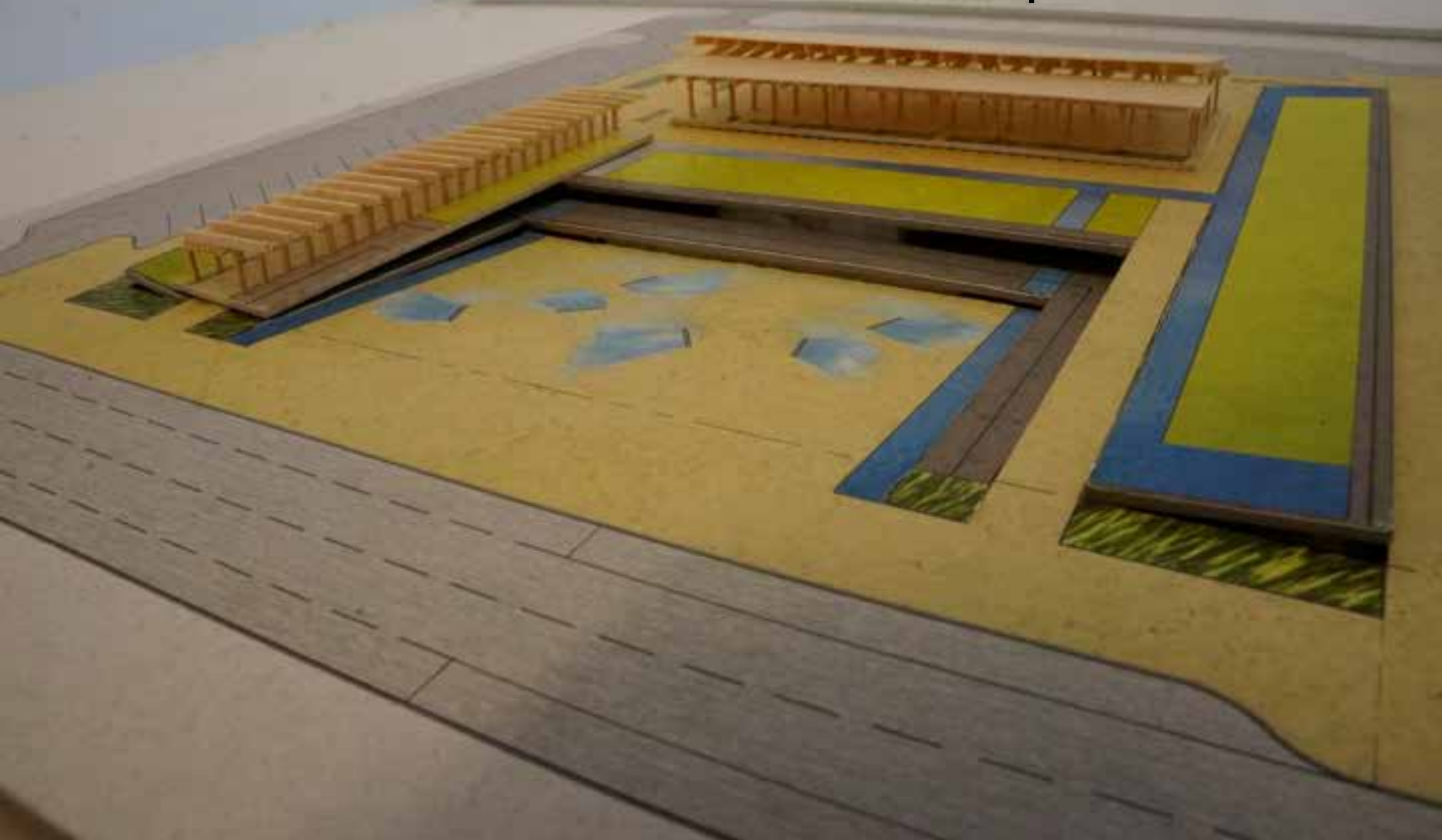


U-a

Option U-a

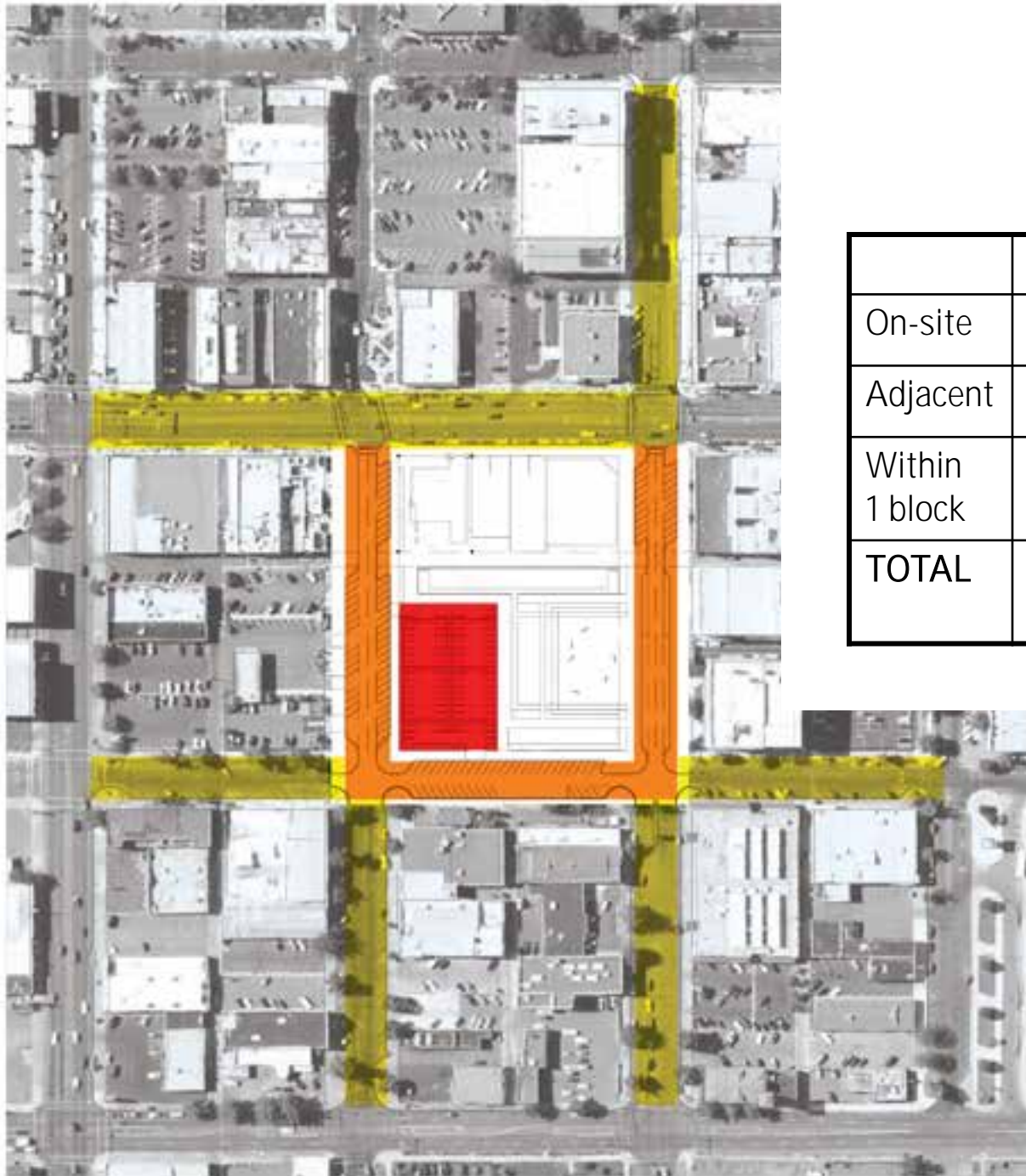


Option U-a

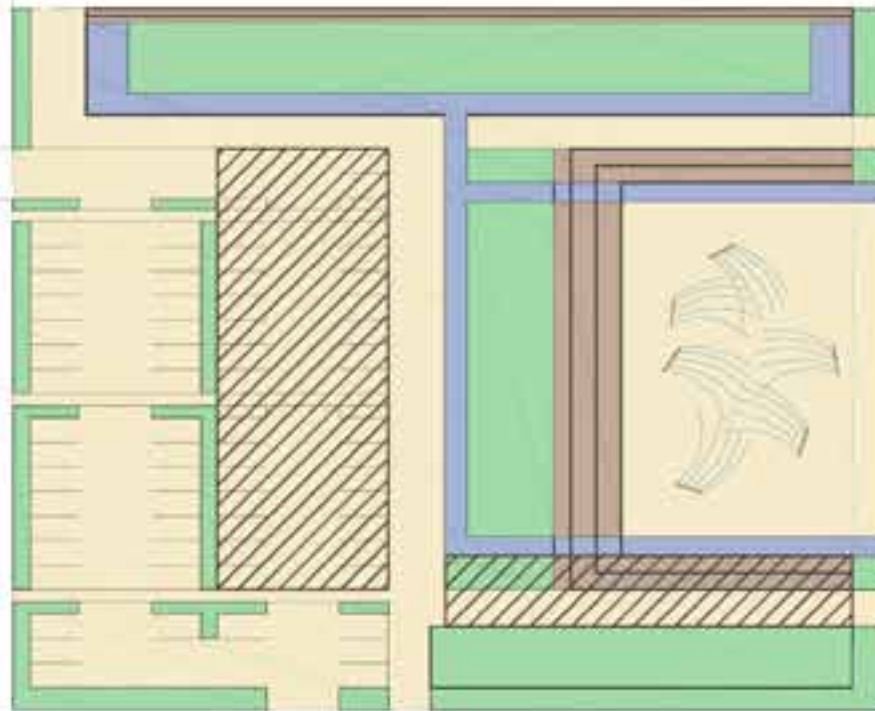


Option U-a

	Today	Proposed	Change
On-site	196	66	34%
Adjacent	41	119	290%
Within 1 block	180	238	132%
TOTAL	417	423	101%



Option U-a



Option U-a



Grove



Flexible Plaza Space



Water



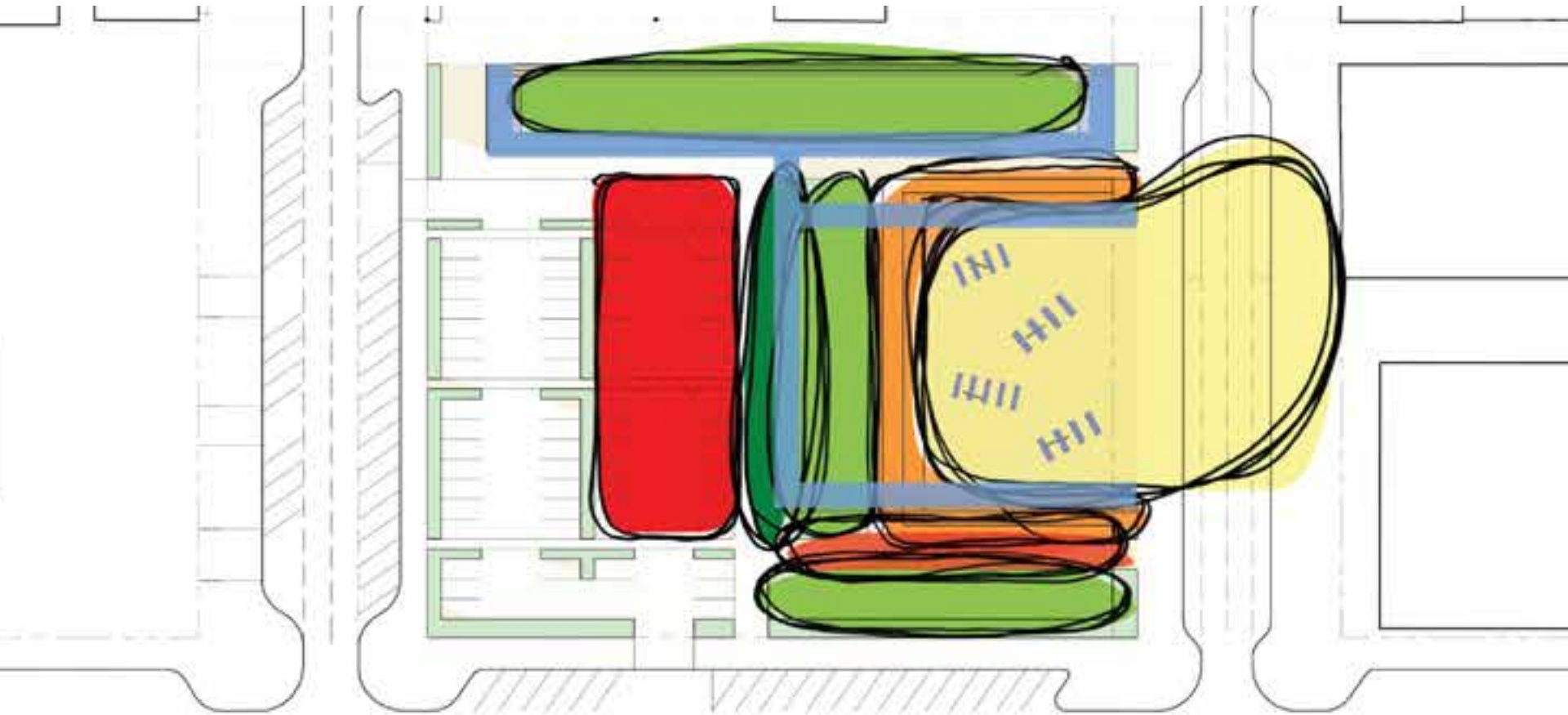
Seating Steps/Terraces



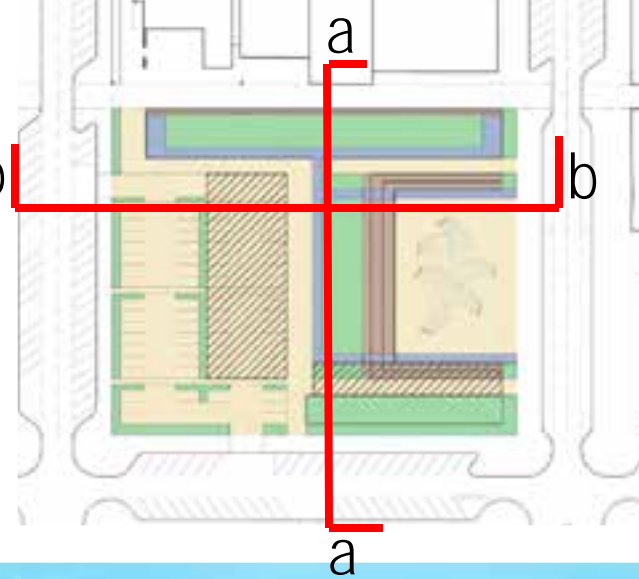
Shade Structure



Lawn



Option U-a



Section a-a



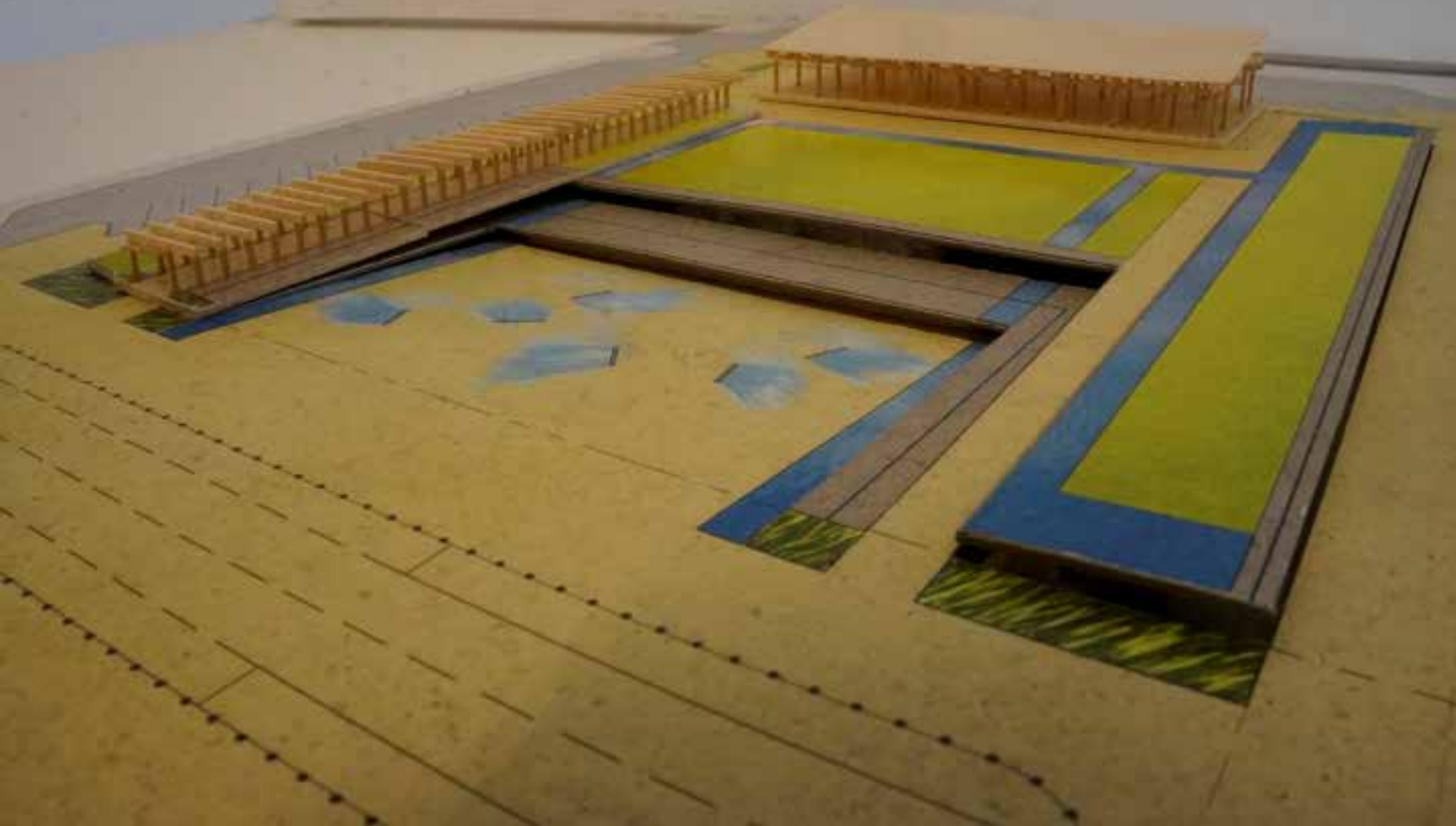
Section b-b

U-b

Option U-b

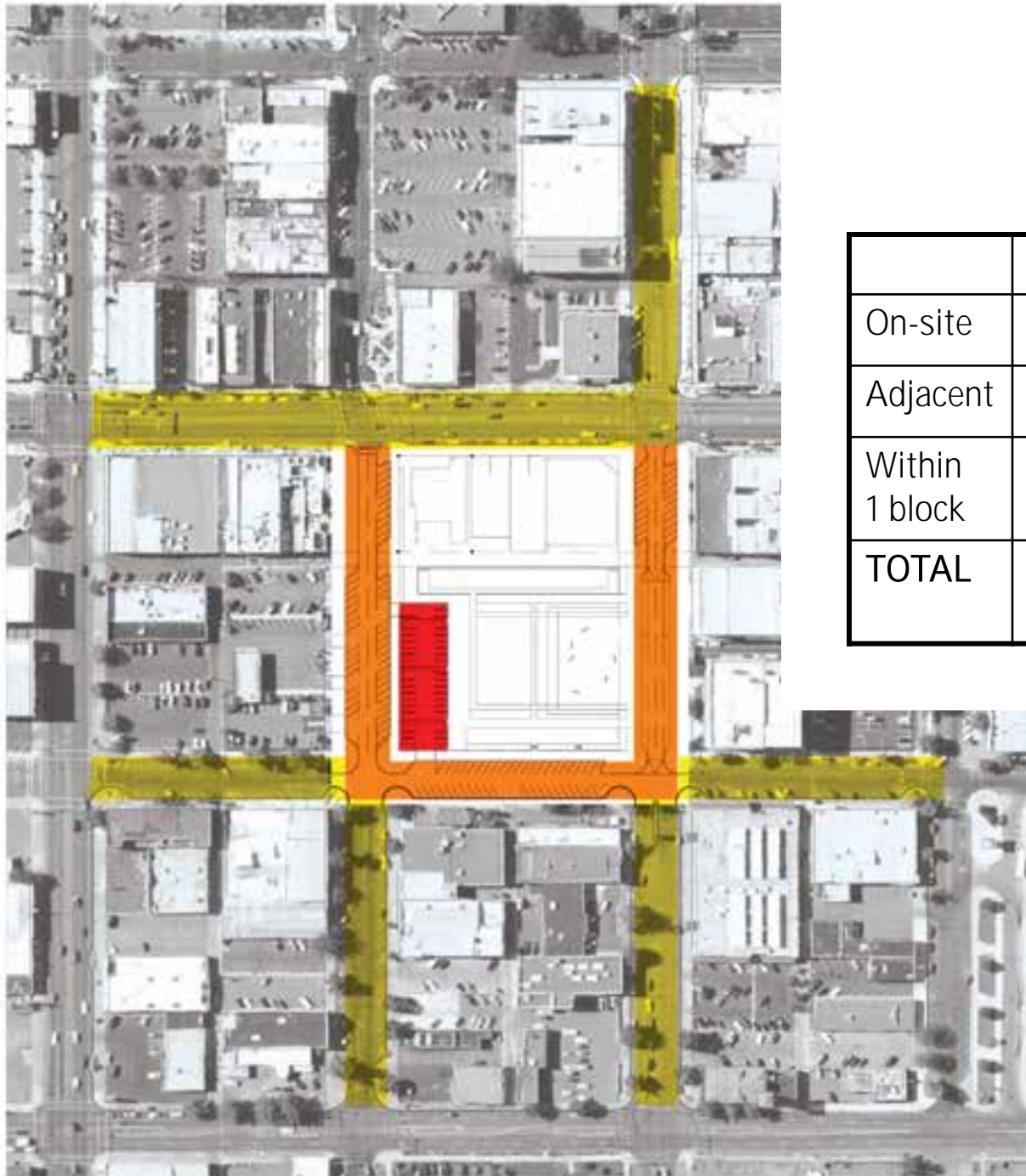


Option U-b

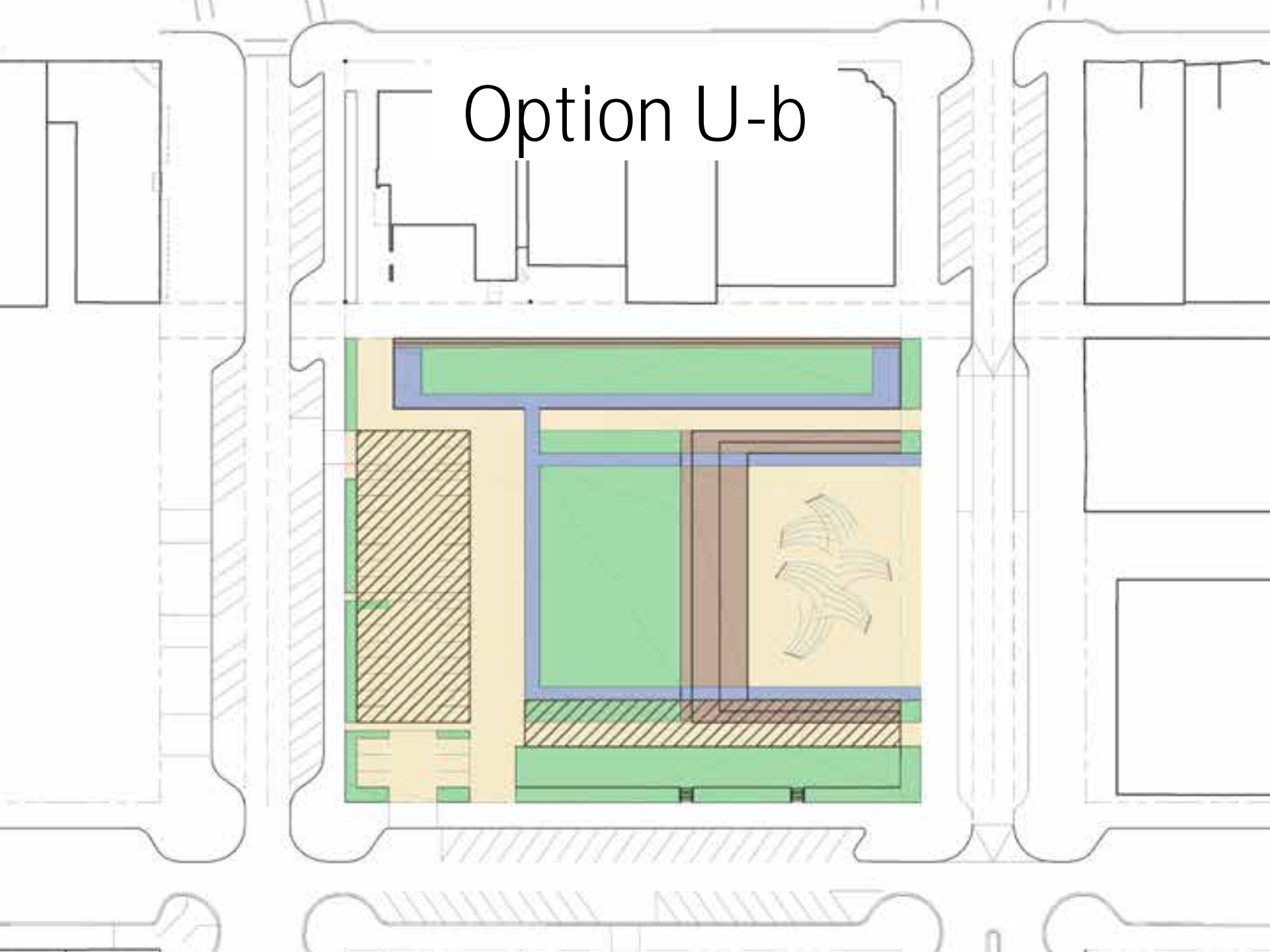


Option U-b

	Today	Proposed	Change
On-site	196	36	18%
Adjacent	41	120	293%
Within 1 block	180	238	132%
TOTAL	417	394	94%



Option U-b



Option U-b



Grove



Flexible Plaza Space



Water



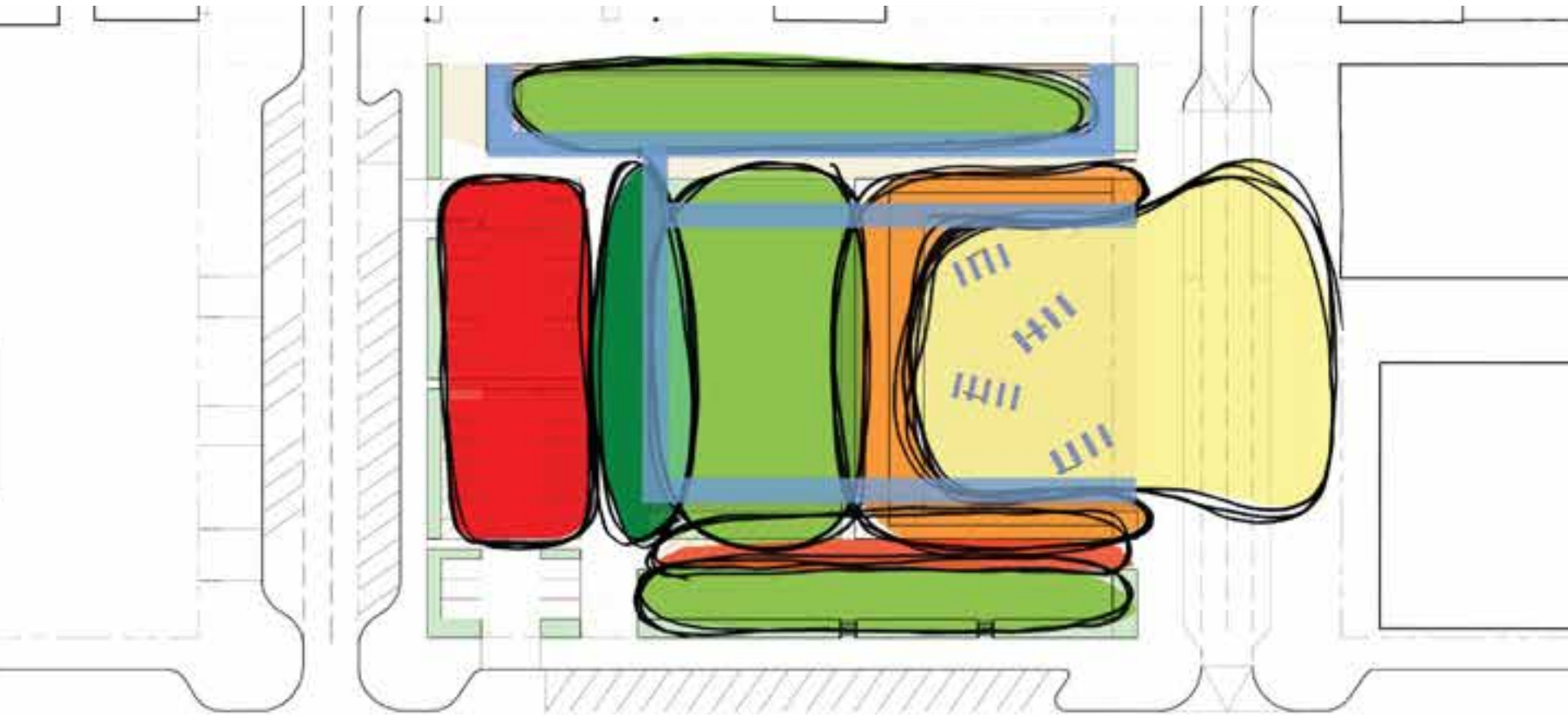
Seating Steps/Terraces



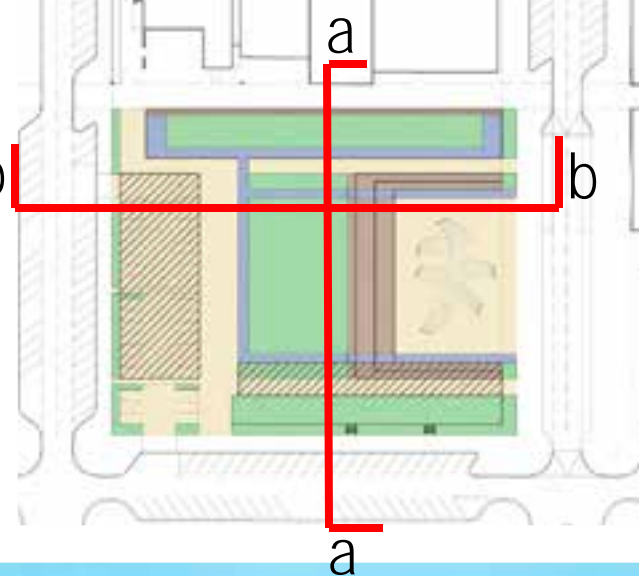
Shade Structure



Lawn



Option U-b

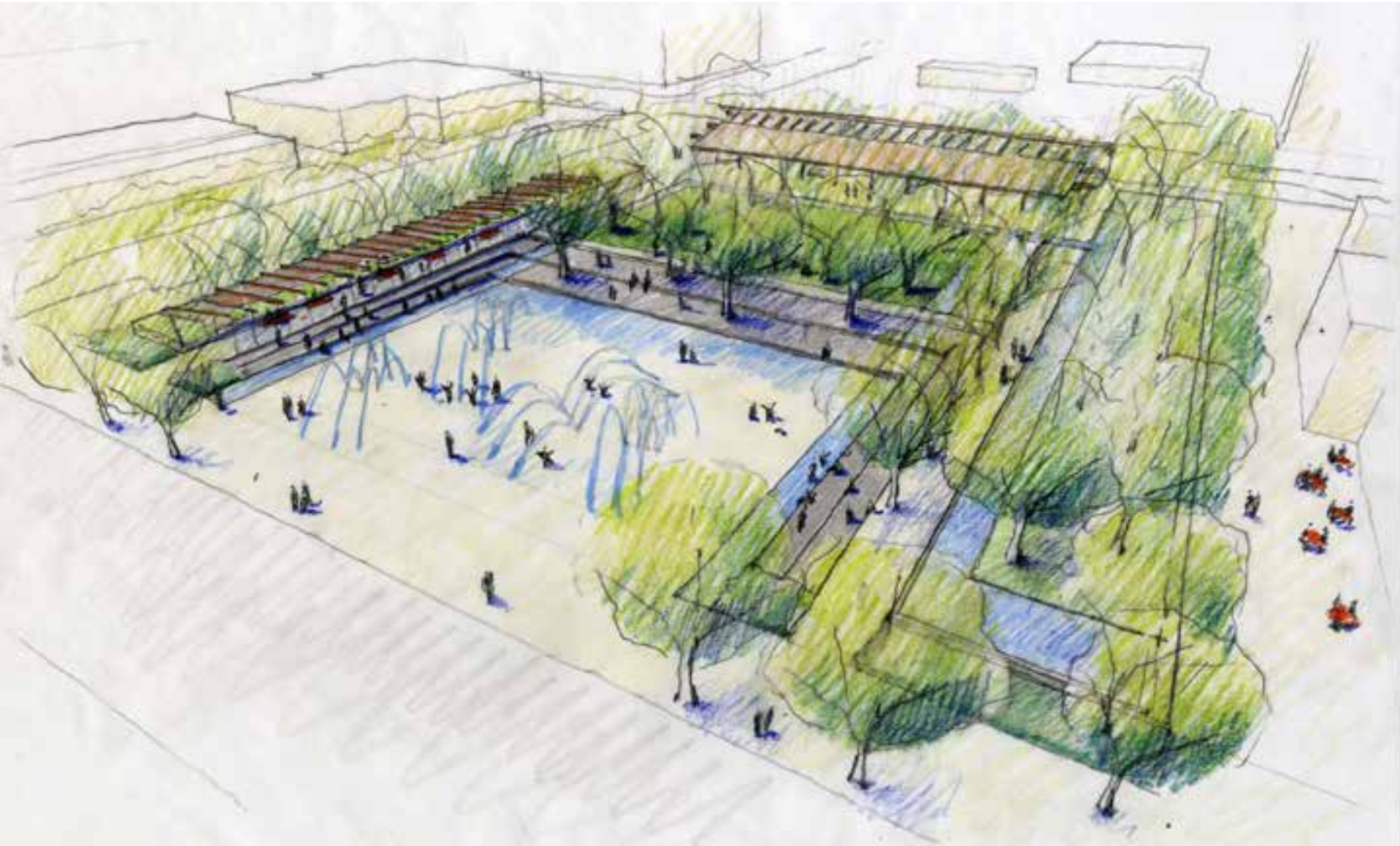


Section a-a



Section b-b

Option U



Y-a

Option Y-a

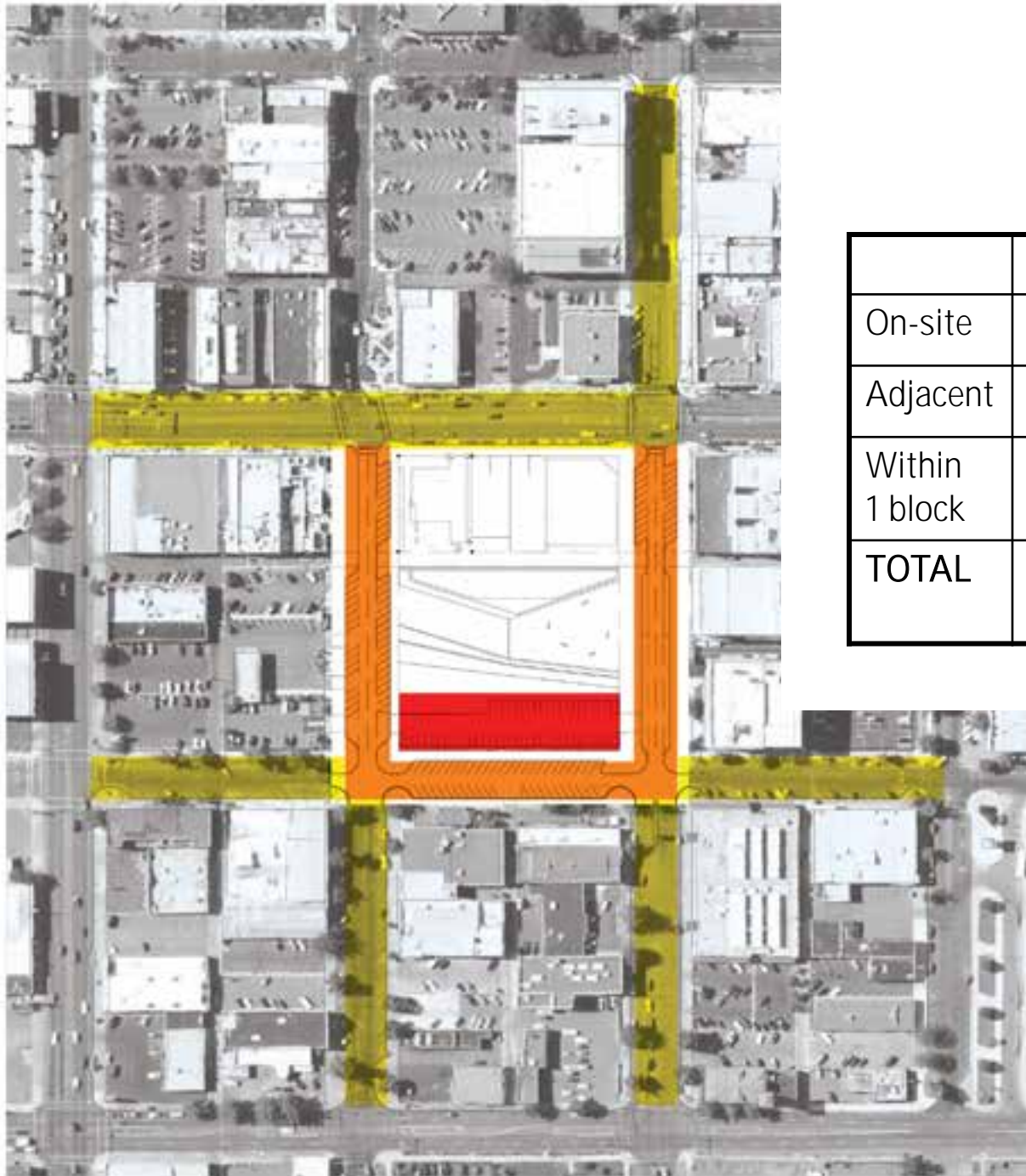


Option Y-a

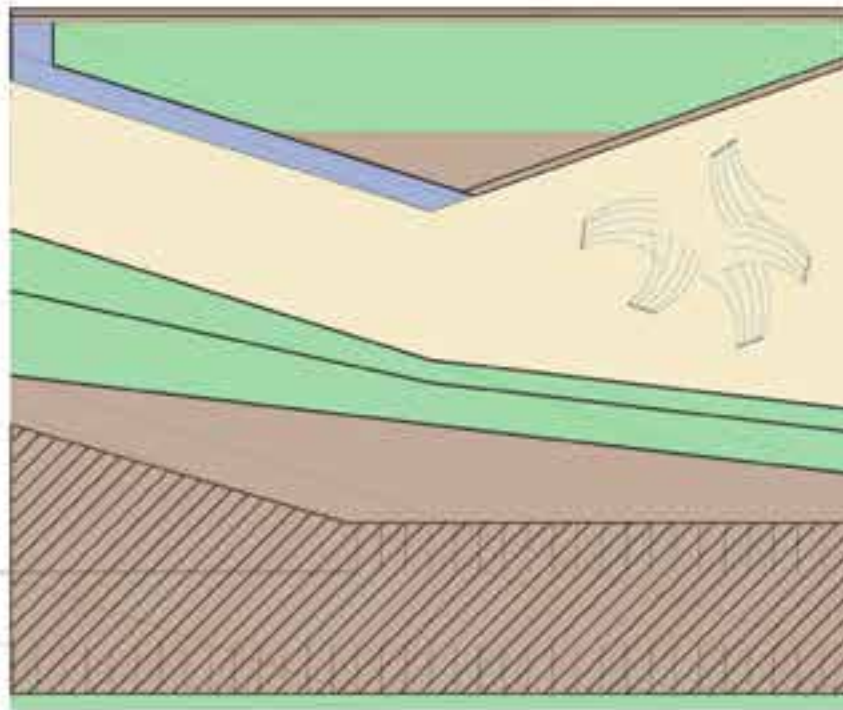


Option Y-a

	Today	Proposed	Change
On-site	196	54	28%
Adjacent	41	124	302%
Within 1 block	180	238	132%
TOTAL	417	416	100%



Option Y-a



Option Y-a



Grove



Flexible Plaza Space



Water



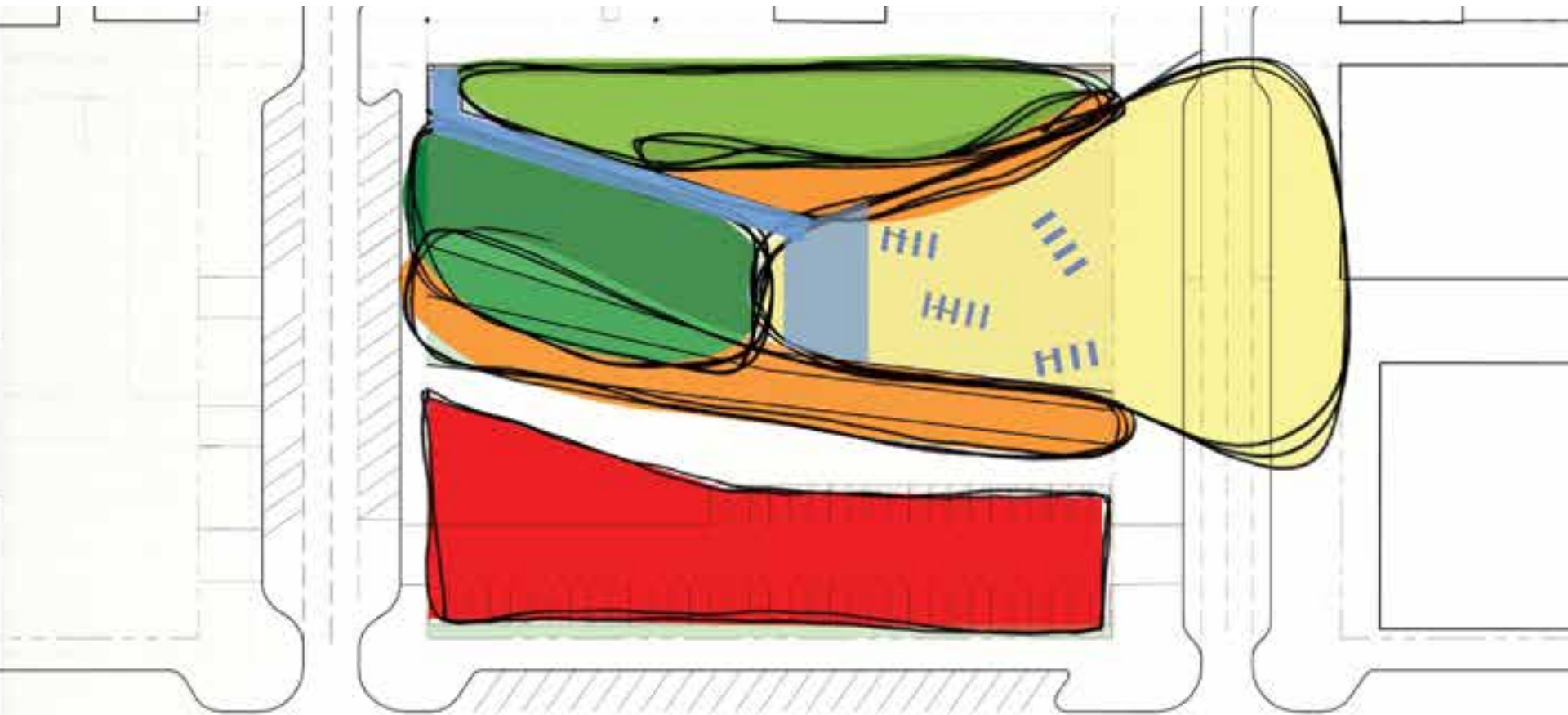
Seating Steps/Terraces



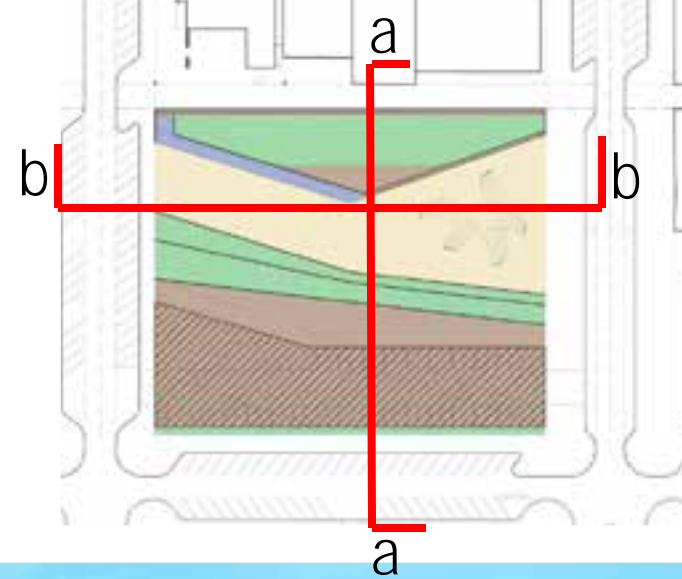
Shade Structure



Lawn



Option Y-a



Section a-a



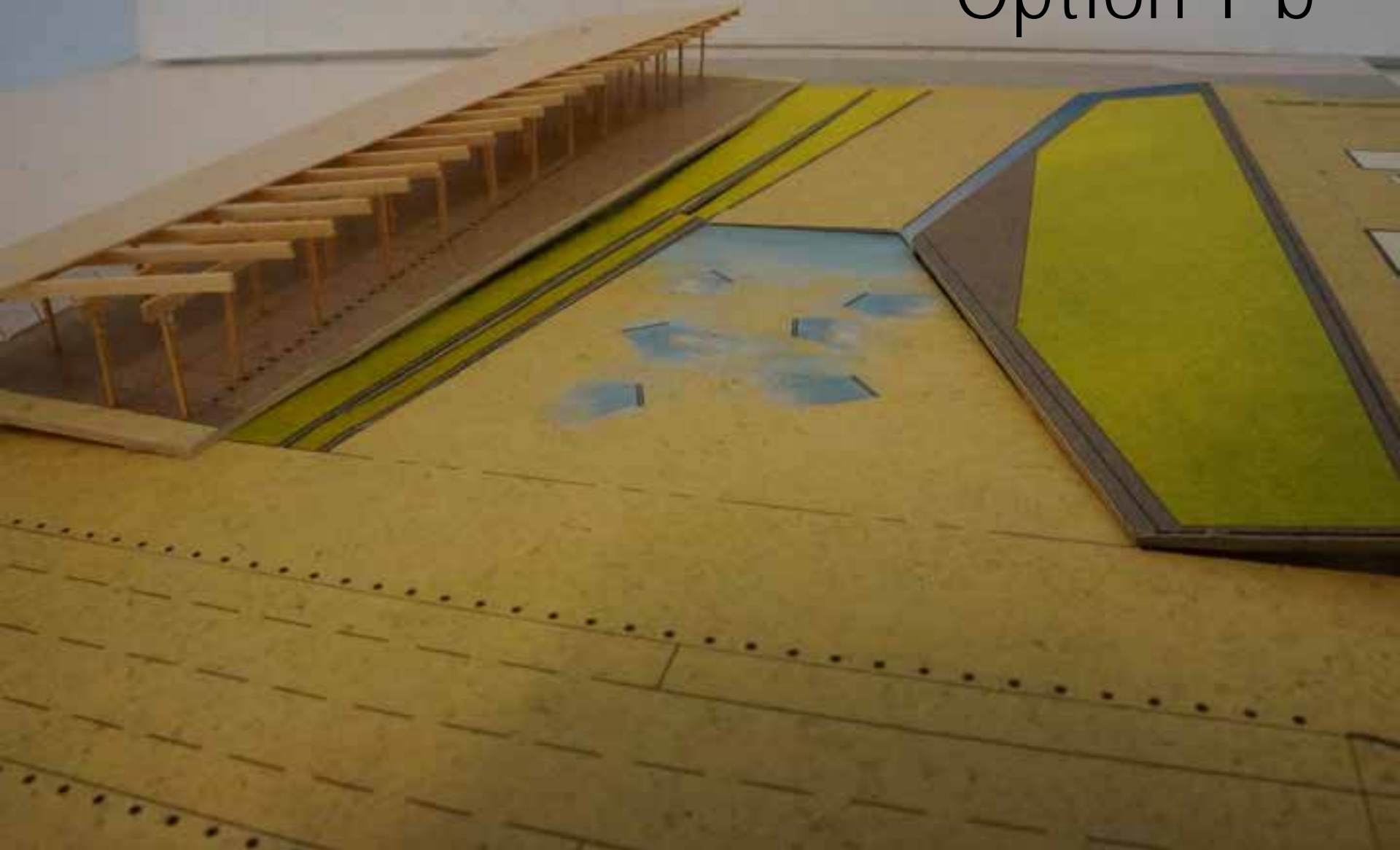
Section b-b

Y-b

Option Y-b

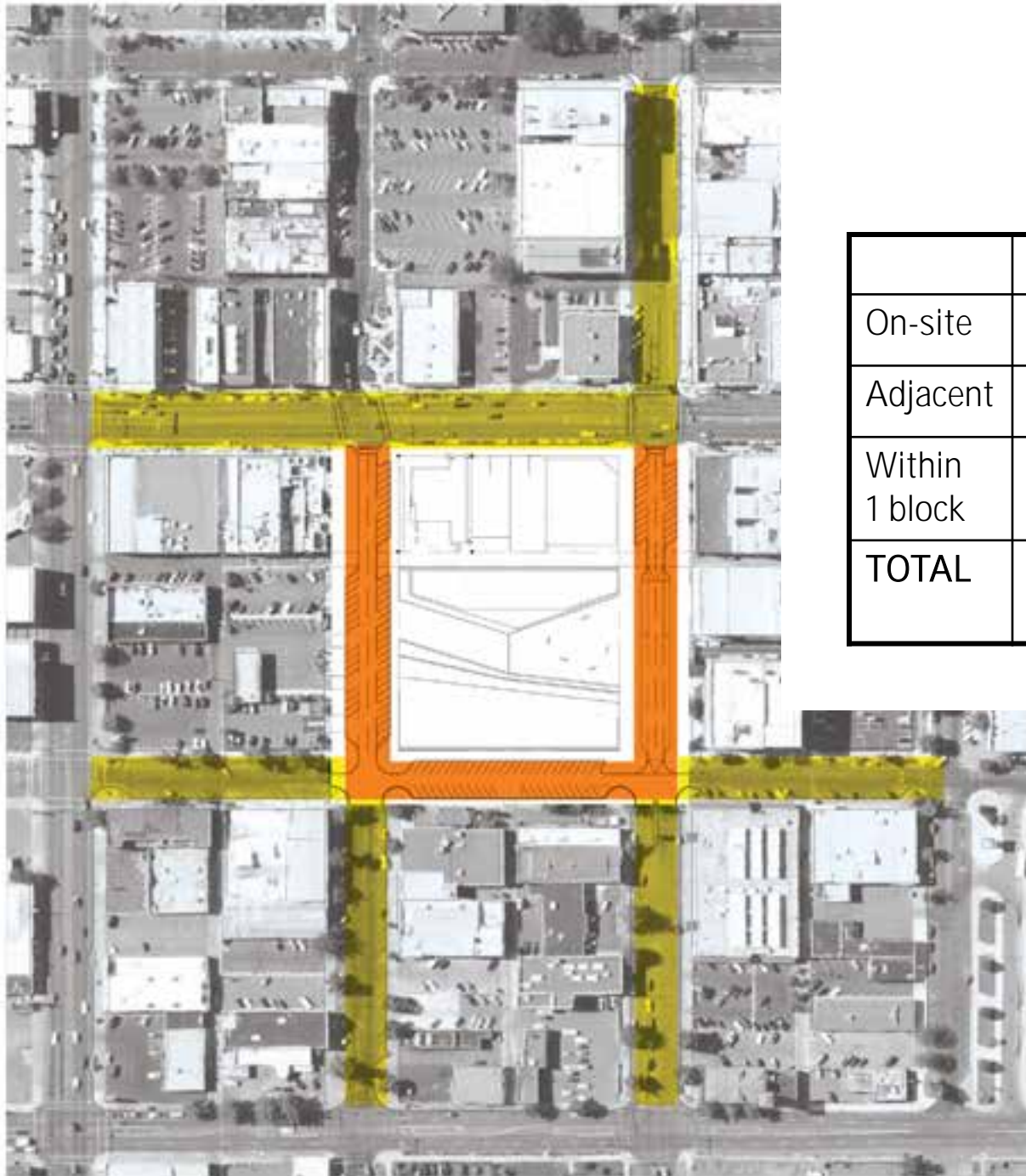


Option Y-b

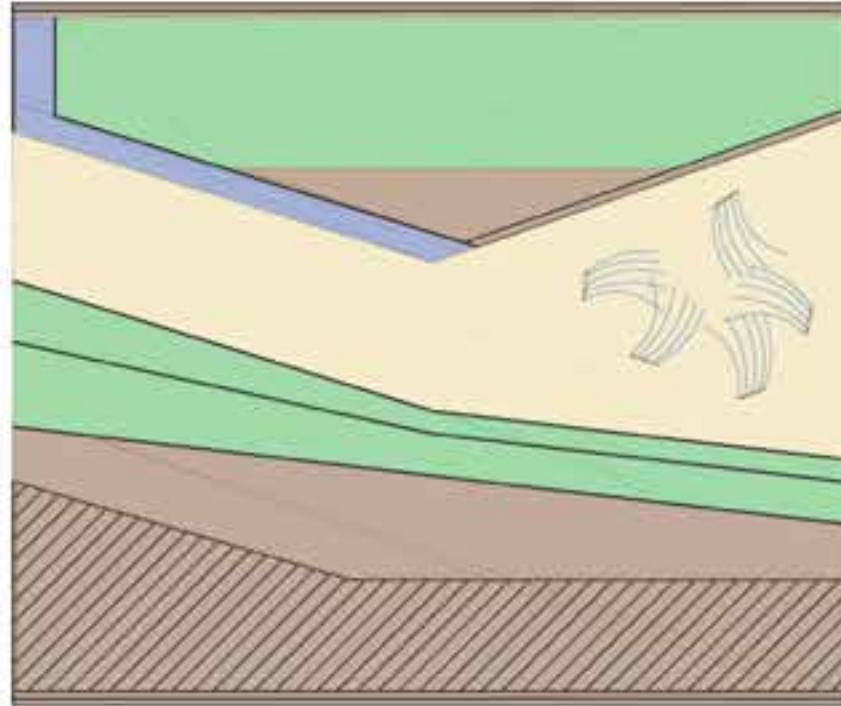


Option Y-b

	Today	Proposed	Change
On-site	196	0	0%
Adjacent	41	128	312%
Within 1 block	180	238	132%
TOTAL	417	366	88%

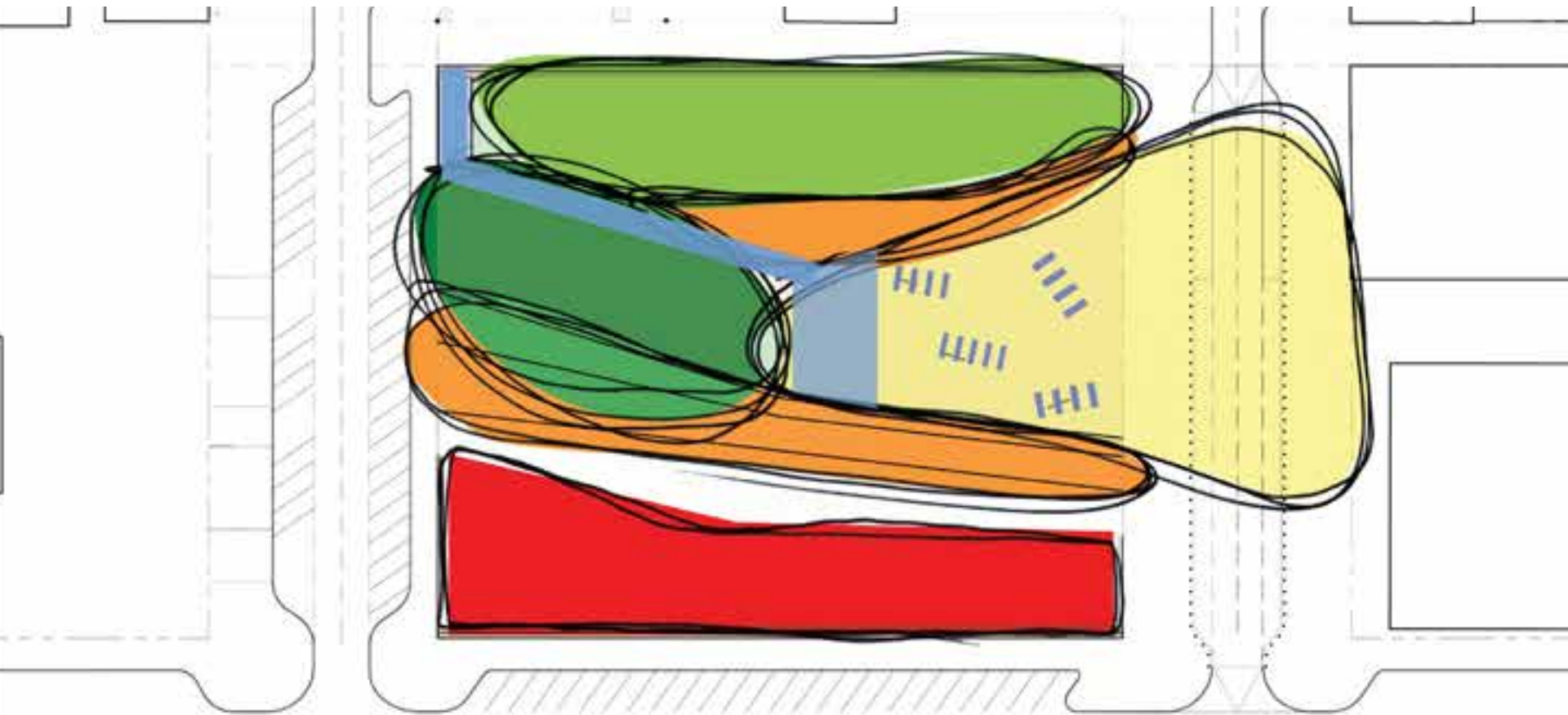


Option Y-b

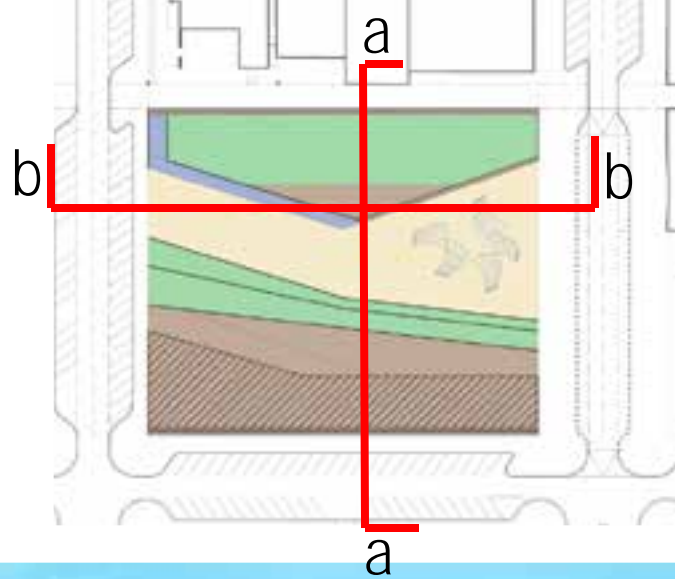


Option Y-b

	Grove		Flexible Plaza Space
	Water		Seating Steps/Terraces
	Shade Structure		Lawn



Option Y-b



Section a-a

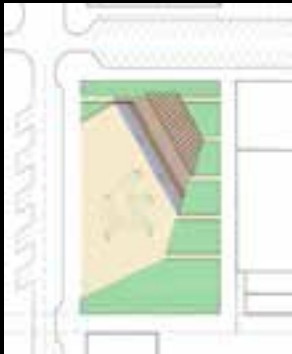


Section b-b

Option Y



N



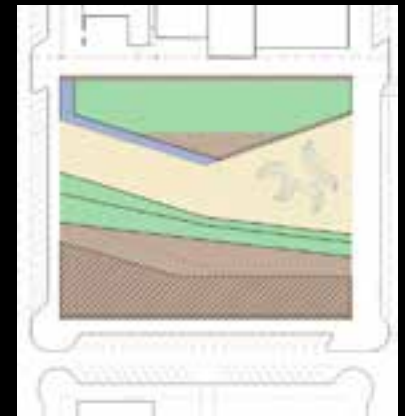
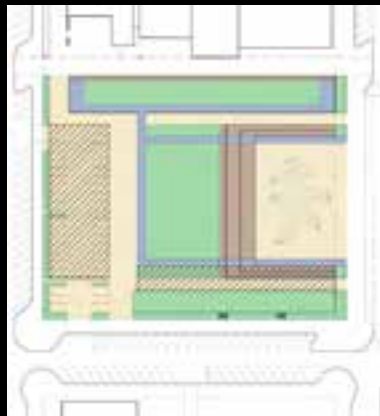
Summary

U-a

U-b

Y-a

Y-b



GUSTAFSON GUTHRIE NICHOL
Graham Baba Architects