

STATION CENTER REGINA, SASKATCHEWAN

Proposed by: Ron Selinger

Spring 1993

Montana State University

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HISTORY

Approximately two centuries ago a settlement sprang up in western Canada in the midst of the massive herds of buffalo which inhabited the area. As a result of the large quantity of bones which remained from the slaughters over the years the settlement came to be known as "Pile O' Bones."

Over the years that followed, many changes took place but two particular events occurring in 1882 had special significance for the town. First, with the mounting recognition of the town's important location as a gateway to western Canada, the town was renamed Regina in honor of Queen Victoria of England. Second, as the technological age reached west, Regina saw the arrival of its first train and the beginning of a period of rapid growth for the settlement as well as the region.

As a direct result of these major events and Regina's growing importance in the development of Canada, the city was named the capital of what was then known as the Northwest Territories. Later, in 1905, this territory was divided forming the provinces of Saskatchewan and Alberta and a cairn commemorating this event was located in Victoria Park.

Through the many years of the city's prosperous development the railway has played a significant part in contributing to Regina's expansion and diversification. The surrounding farmland is some of the best in the world for growing wheat, oats, flax, barley, and mustard and has gained this region the name of the "World's Breadbasket." Working together, these two elements of the region's history have created a character for the place and a home for the people. It is often said:

"If the farmers have a bad economic year, then
everyone will."

This statement has been proven true over and over again.

THE CHALLENGE

BACKGROUND

Regina is currently home to 195,000 residents and is the capital of the province of Saskatchewan. Spread throughout its area are many sporting complexes, entertainment facilities, parks, shopping centers, etc. just like many other cities its size but also like many other cities its size the downtown area seems to be forgotten as an alternate focus for entertainment. Many stores, banks, restaurants, service companies, and public buildings are present throughout the downtown core with office buildings and hotels towering overhead but very little in terms of exterior recreation space has been provided for the people using these facilities. Also, for the most part, very little thought has been given to developing the empty lots or unused exterior spaces around these buildings into places where Regina's downtown area workers and visitors can relax and be entertained.

One exception to this rule is Victoria Park which is situated in the south central part of Regina's downtown. It is the only developed exterior space currently used by people working in the city's core and to a lesser extent by shoppers and other visitors of the downtown area. Mostly, it is seen as a quiet place to enjoy one's lunch during the warmer months of the year or as a nice interlude in the walk between parking space and final downtown destination.

The major places within Regina's core where people do congregate are the Cornwall Center and Galleria Malls. These are very popular places because they are handy for shoppers and they are comfortable environments at all times of the year. Large atrium areas allow sunlight penetration and enclose green spaces in which people may rest and participate in conversation. Resulting from these interior spaces and their skywalk connections to many of the city's larger office buildings, Regina's downtown core has become a largely indoor environment all hours of the working day, fifty-two weeks a year.

THE SITE

An old railway station currently used for railway offices sits on the edge of Regina's downtown. Soon it will be abandoned altogether for the offices will be moving to a building on the adjacent site. The railway station and site are home to virtually thousands of untold stories of the city's beginnings and have a place in the hearts of many of the city's residents. The current railway station, however, must be upgraded to meet the needs Regina's expanding downtown demands so as a result, a new building will replace it.

The site is also used as a parking lot for many of the people who choose to visit Regina's downtown shopping centers, stores, banks, and service offices. With its easily accessible location on the corner of two of the city's busiest streets, Saskatchewan Drive and Broad Street, it is often filled to capacity with vehicles. Metered parking has been implemented as a means for the city to gain some income from the site and in the summer months a farmers' market engulfs the space twice a week resulting in a lot of generated activity.

Adjacent the site to the north is a rail yard of which the first four sets of tracks are part of the main line. Rail traffic is very minor consisting of trains travelling through approximately once per hour at low speeds and intermittent rail traffic due to the switching of rail cars to or from the holding tracks. Beyond the rail yard lies a very large and prosperous warehouse district which extends into a multipurpose region of the city.

East of the site across Broad Street is a warehouse/multipurpose district with some low-income housing spread throughout. It is one of the more run down areas of the city with building upkeep being very minimal.

South of the site across Saskatchewan Drive and slightly towards the west is the downtown area of Regina with many buildings ranging in heights up to 300 feet. The highest is the Saskatchewan Trade and Convention Center which is situated immediately across Saskatchewan Drive.

Adjacent the site to the west are a couple of low-rise office buildings, one of which is Regina's post office. Beyond them lies a number of rail lines which eventually converge into the main line and extend off into the distance.

GOALS

The goals I must recognize in developing this urban space are:

1. To design an exterior plaza space accessible to everyone.
2. To create a marker for the space which is easily recognizable.
3. To realize the historical significance of the site and introduce its character into the plaza's final design.
4. To identify the importance of the site's current uses and their relationship to the rest of Regina's downtown area.
5. To strengthen the current social and economic functions of Regina's downtown.
6. To understand the significance of Regina as Saskatchewan's capital city.
7. To capture the character of a prairie community in order to allow residents and visitors the opportunity to experience the region's way of life.

"The problem is to find the framework, the common denominator which will enable several architects (and developers) each to work on a part of the city so what each does is additive and contributes to the whole."

(Moshie Safdie)

DESIGN CONSIDERATIONS

In North America, some observers have argued that the contemporary privatization of life -- the streamlining and decentralization of services --has made obsolete the piazza's function. What remains are the scattered, unconnected urban plazas used predominantly by one segment of the population (office workers), and only on weekdays during their lunch hour ... But others believe that the enthusiastic use of such places as Faneuil Hall Market Place in Boston and Harbor Place in Baltimore are indications of a lively interest in public life.

(Cooper Marcus and Francis, 1990)

When designing an urban plaza there are a number of different factors to consider and as in any design process, looking at historic precedents is invaluable. Of the many plazas in use around the world, great diversity in all aspects of each's design has been implemented. We, as designers have the knowledge and training required to organize and compare the available information on these spaces, and then determine the specific elements needed to create and maintain a successful plaza wherever required. What should be noted, though, is that many of these elements are common to the world's successful urban spaces and so, as a result, should be incorporated into the design of any new plaza.

In the following section entitled "Historical Precedents," I discuss seven very successful plazas, two of which are located in Italy. Each space encompasses many important features making it somewhat unique, but there are also many elements which are common to them all. Through my observations, I chose and discussed the important aspects of each space and how they contributed to the space's success.

Due to my plaza's proposed location I tried to base my collected information and design strategies more so on plazas located within North America. I felt they would be better examples to follow because of the strong contrast between the historical, cultural, and economical aspects of North America and most other regions of the world. But in contrast to this statement, there is some particular elements of plazas located outside North America which must be mentioned.

Of the two non-North American plazas which I did discuss, the time of each space's construction was and is a major factor in each's success. Both of these spaces are of great historical significance and this fact alone helps to attract people. The Piazza del Campo, located in Siena, Italy, is especially unique in this regard because it was a part of the initial design of the city and, as a result, has many of the city's streets either radiating out from it or following its edges. It's shape and location were major influences on the planning of Siena.

But my main reason for choosing these two spaces was to understand how a paving pattern can be used to help create a coherent space. Each plaza has a unique paving pattern which breaks up the surface visually while at the same time linking the various parts of the plaza together. This element is a major contributing factor in the success of any space and should be given as much consideration as any other aspect of the design.

HISTORICAL PRECEDENTS

OUTSIDE NORTH AMERICA

Piazza del Campo Siena, Italy

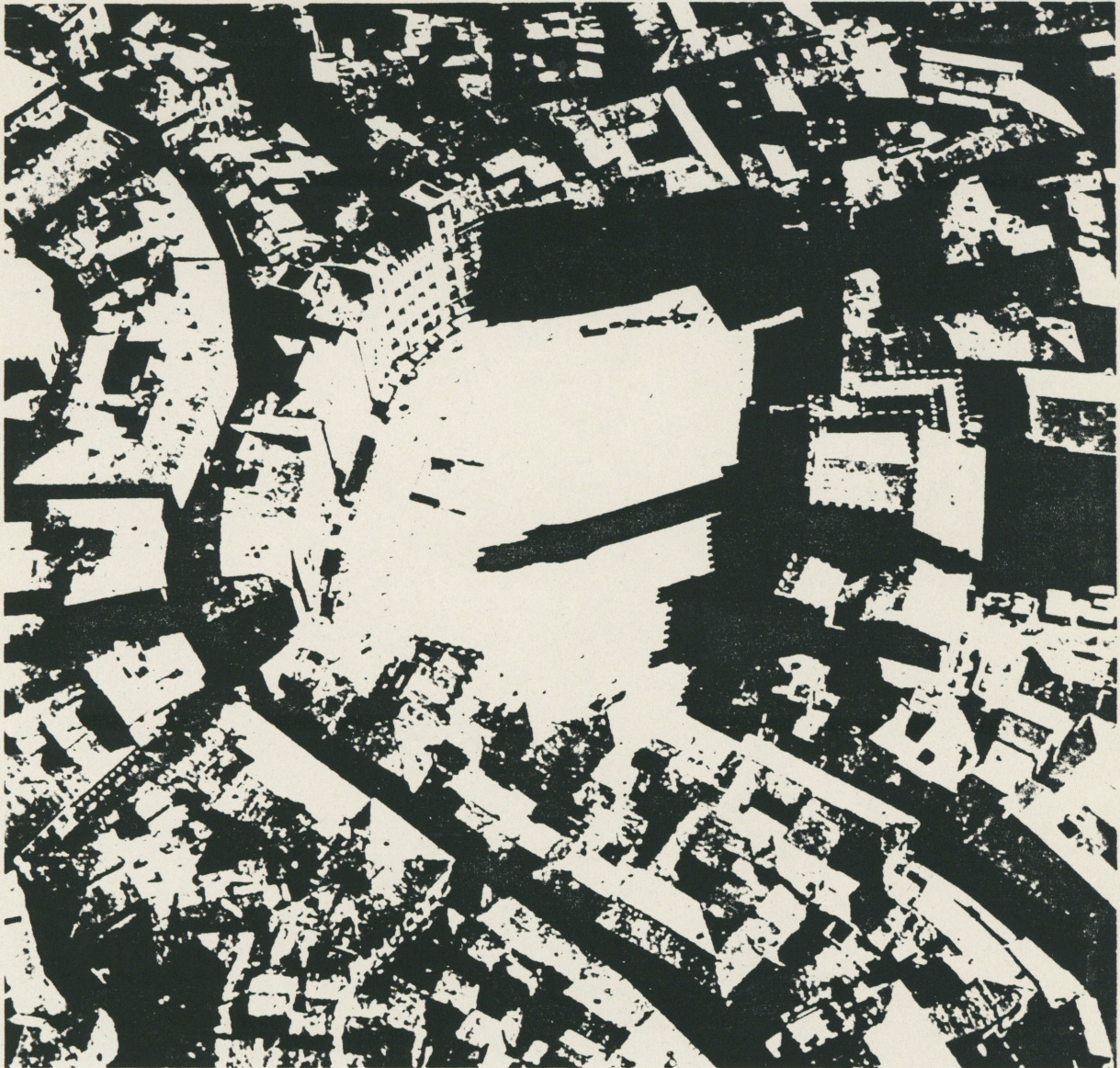
- from: - Pedestrian Malls, Streetscapes, and
Urban Spaces
- Finding Lost Space

Piazza del Campo is known as one of the finest piazzas in Europe. Located in Siena, an Italian hilltown, it was begun in 1288 and paved in 1413. It was originally used for horse races and still hosts the races of the Palio Festival which is held twice a year. Currently it is used primarily as a gathering area for the town of Siena.



The dramatic effect one encounters upon entering the open space is caused by the dense mass of the surrounding buildings and the narrow entrances into the piazza. A city ordinance governing the height and facades of buildings facing the square was introduced as early as 1262 in recognition of the role a consistent

wall plays in defining the character of urban space. The vendors, restaurants, and small shops enveloping the piazza enrich the character of the space and attract tourists and residents alike. Designed as an amphitheater-style piazza, its shape reinforces the importance of the Palazzo Pubblico and its campanile which serve as the focal point of the space.



The paving pattern consists of white marble strips set in a radial pattern infilled with deep red brick pavers in a herringbone pattern. This arrangement breaks up the surface's appearance and the color increases the feeling of warmth that exist in the space. The configuration of streets surrounding the piazza also helps to enforce the shape of the square. Adding to the

enjoyment of the space is the warmth of the sun which is collected by the large mass of masonry and later allowed to radiate out as the day cools. This keeps the space very comfortable late into the day.

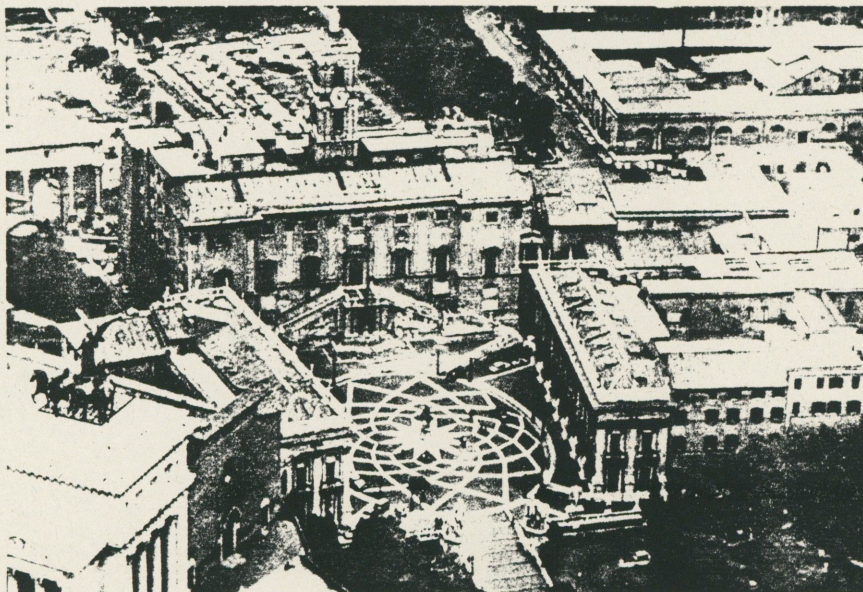
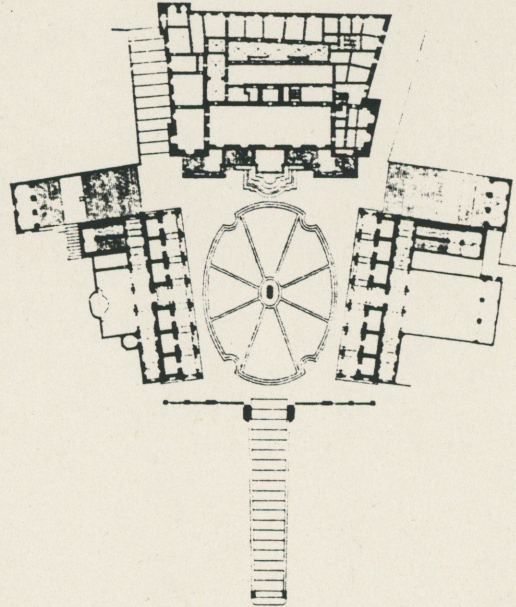
The Campidoglio
Rome, Italy

- from: - Pedestrian Malls, Streetscapes, and
Urban Spaces
- Finding Lost Space

The Campidoglio (Capital) was reconstructed by Michelangelo beginning in 1538. Its space is defined by two two-story buildings located along its sides, the Conservatoria and the Capitoline Museum, and by a three-story building terminating the space, the Palazzo del Senatore. All three buildings are currently used for museums.

The main part of the plaza is oval shaped and sunken slightly. Its elliptical paving pattern which may also appear as being star-shaped, provides a stable center to the square. Steps encircle the plaza and subtly link it to the surrounding space.

The paved area is an important design feature, creating an oval volume of space which strengthens the larger trapezoidal space formed by the three buildings. This form establishes a forced perspective towards the Palazzo del Senatore situated at one end.

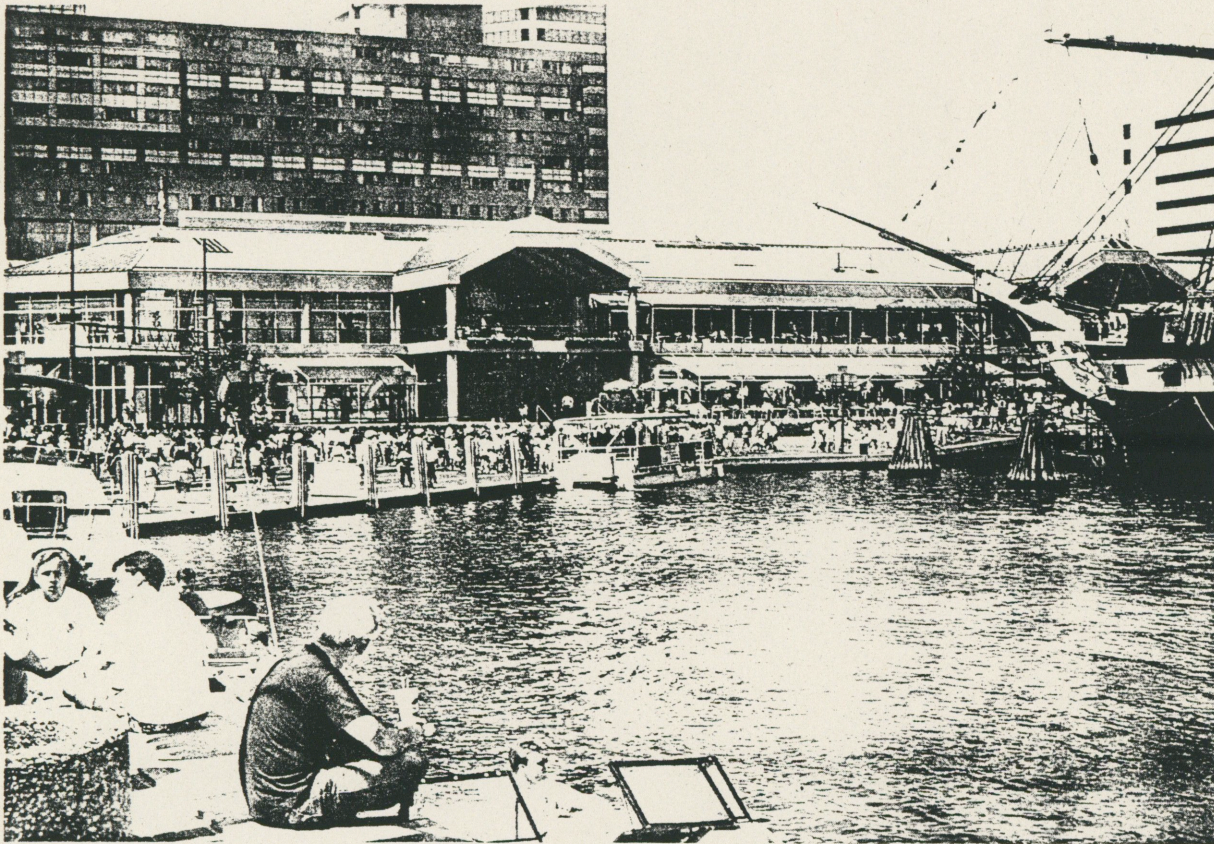


INSIDE NORTH AMERICA

Harborplace Baltimore, Maryland

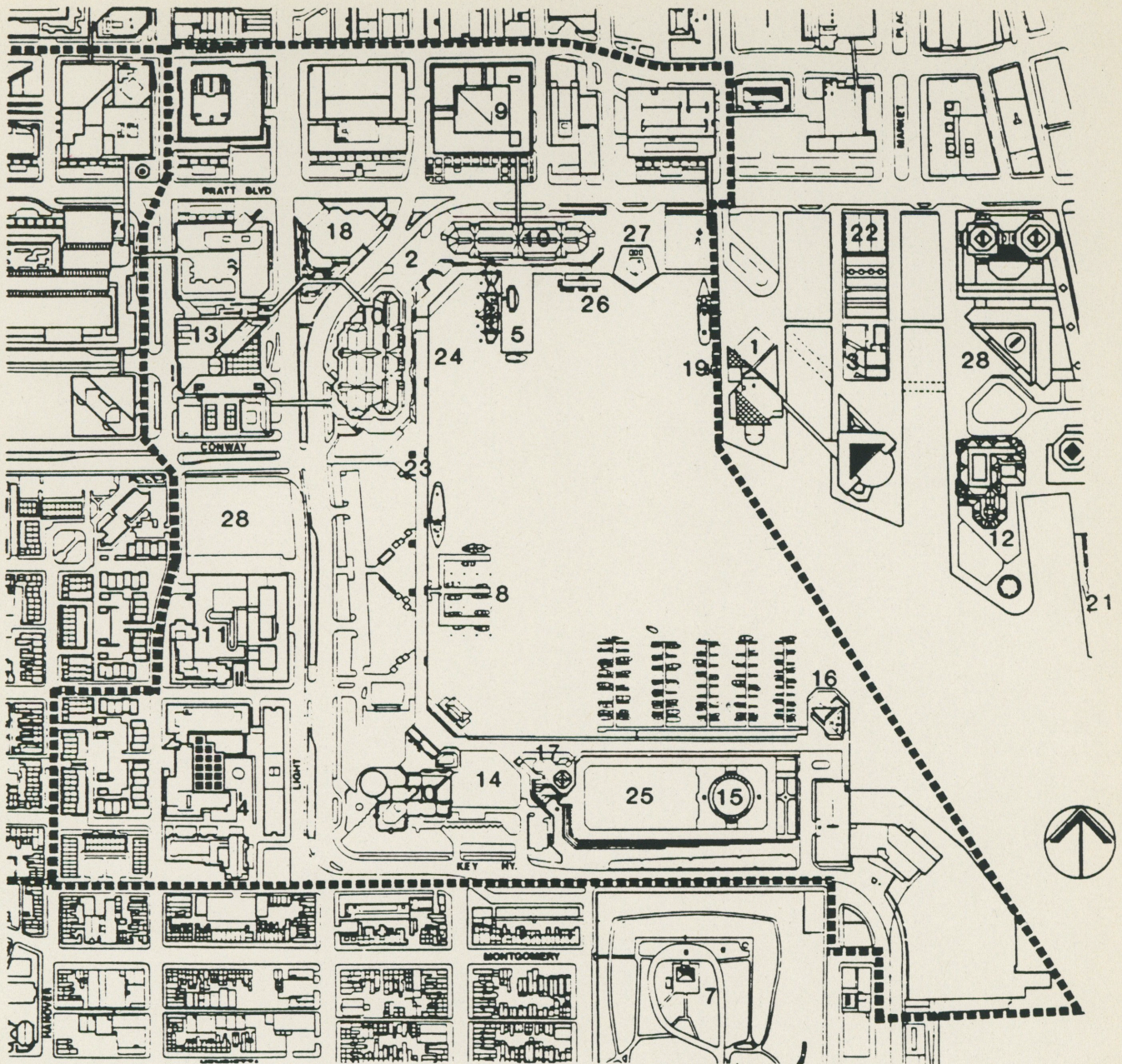
from: - Pedestrian Malls, Streetscapes, and
Urban Spaces

Harborplace is a very successful urban development comprised of a group of restaurants and cafes, market shops, small eating places, specialty shops, pushcarts, and kiosks totaling 140 tenants. Its many amenities include being adjacent to water and open space, easy access to downtown, availability of convenient parking, and the support of the City and the surrounding Inner Harbor area. The pavilions of Harborplace reflect the character and style of the wharf buildings that preceded



View of Harborplace with outdoor eating areas.

the project but are constructed with exposed concrete structure, lightweight steel frame and roof, and outside walls that are predominantly glass. A large plaza area surfaced by brick and enriched with street furnishings, sculpture, sitting areas, night lighting, and plantings



- | | |
|--|---|
| 1. AQUARIUM | 17. INTERNATIONAL PAVILION & PLAY SCULPTURE |
| 2. CEREMONIAL LANDING, SKIPJACK MINNIE V | 18. McKELDIN SQUARE |
| 3. CHART HOUSE RESTAURANT | 19. MARITIME MUSEUM, SUBMARINE TORSK & LIGHTSHIP CHESAPEAKE |
| 4. CHRIST CHURCH HARBOR APARTMENTS | 20. MARYLAND SCIENCE CENTER & IMAX THEATRE |
| 5. CONSTELLATION DOCK U.S. FRIGATE CONSTELLATION
HARBOR TOURS & EXCURSIONS
CRUISE BOAT LANDING | 21. PIER 6 CONCERT PAVILION |
| 6. CONSTELLATION PLACE & SHOPS | 22. POWER PLANT |
| 7. FEDERAL HILL | 23. PROMENADE |
| 8. FINGER PIERS | 24. PUBLIC WHARF (VISITING SHIPS) |
| 9. GALLERY AT HARBORPLACE | 25. RASH FIELD |
| 10. HARBORPLACE | 26. SMALL BOAT RENTALS |
| 11. HARBOR COURT HOTEL, APARTMENTS & SHOPS | 27. WORLD TRADE CENTER & OBSERVATION DECK |
| 12. HARRISON'S PIER 5 AND LIGHTHOUSE | 28. PUBLIC PARKING |
| 13. HYATT REGENCY HOTEL & RESTAURANT | |
| 14. INNER HARBOR CAROUSEL | |
| 15. INNER HARBOR FLOWER GARDEN | |
| 16. INNER HARBOR MARINA & RUSTY SCUPPER RESTAURANT | |

Plan of Baltimore
Inner Harbor.
(Courtesy of Center
City-Inner Harbor
Development, Inc.)

circles the harbor linking the various facilities located along its edge. Also tying the various aspects of the space together is the Constellation, berthed at one end of the harbor in front of the pavilions. Other amenities include flags of various shipping lines hanging from the roofs, porticos that allow visitors to see through the structure and are inviting as entries, and nautical elements located along the promenade giving special character to the edge treatment.



View of promenade and streetscape elements.

Harborplace provides jobs for 2500 people, well above the number originally estimated, and acts as an tourist attraction for Baltimore with an estimated thirty-three percent of its visitors residing outside the metropolitan Baltimore area. It also helps generate publicity for the Inner Harbor, which has become a popular gathering area on the east coast.

**Faneuil Hall Market
Boston, Massachusetts**

- from: - Pedestrian Malls, Streetscapes, and
Urban Spaces
- The New Downtowns
- Urban Design Case Studies

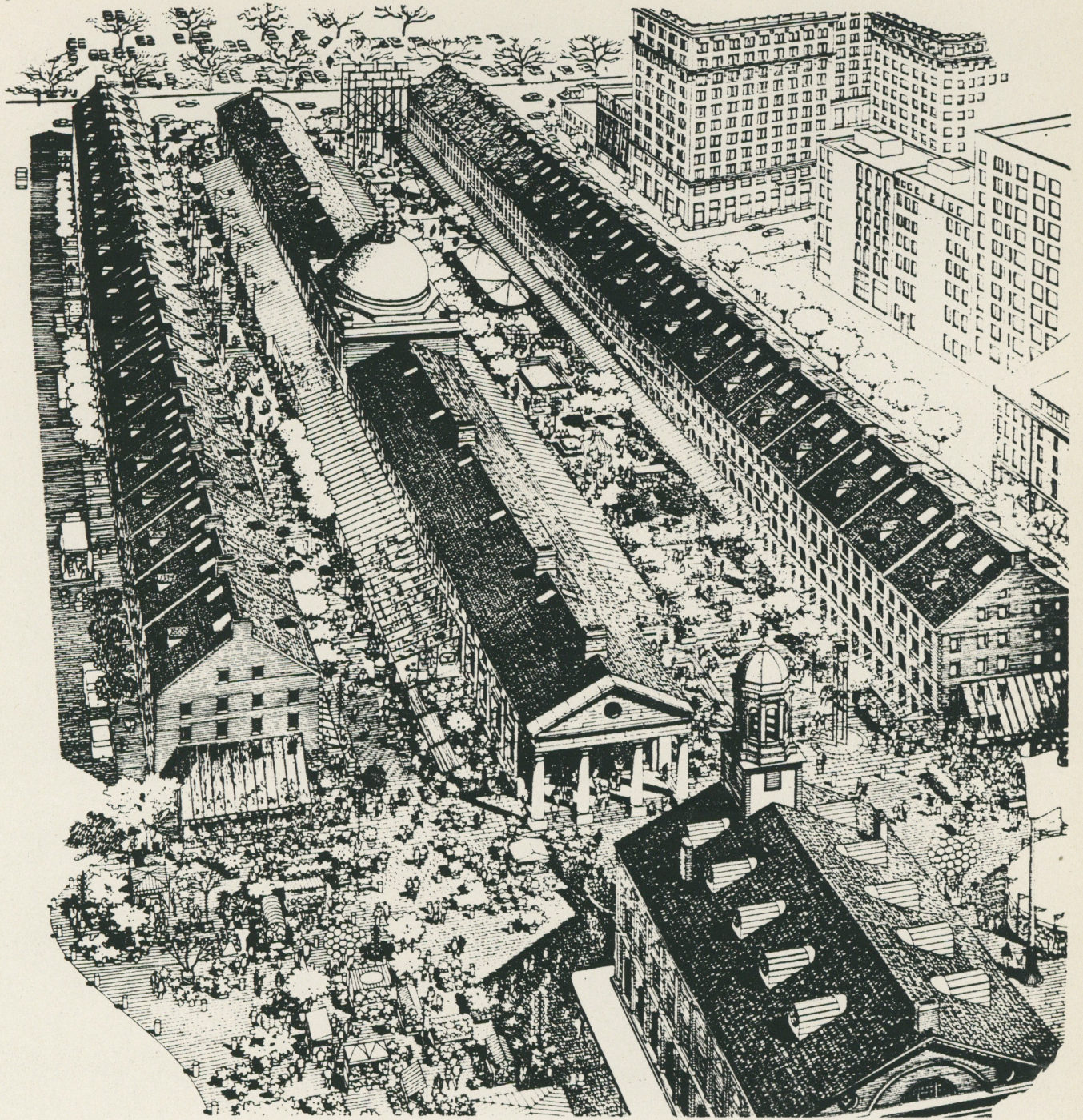
Faneuil Hall Marketplace is a very popular urban space located behind historic Faneuil Hall near the Boston Waterfront. It consists of seventy shops, restaurants, and outdoor plazas with amenities and an ambience related to the historic character of the existing buildings and street furnishings.



Faneuil Hall Marketplace, Boston with its granite and brick paving, outdoor eating areas, and special lighting.

"The market will be a genuine place. Neither historic nor modern but simply the continuation of a special place in the city -- to the extent that its physical form continues to grow tastefully out of a genuine urban commerce that is answering honest human needs."

(author Ben Thompson)



The outdoor spaces have quality durable materials such as granite slabs unique to the Boston area and brick pavers. These materials reinforce the historic character of the architecture. A special light standard consisting of clear round clusters was specially designed for the Marketplace and Honeylocusts are the type of tree used throughout the plaza area to provide shade for sitting areas. Other unifying street furnishings include benches, signage, colorful overhead banners, garbage containers, tables with umbrella tops, and features such as a clock.

View of streetscape treatment.

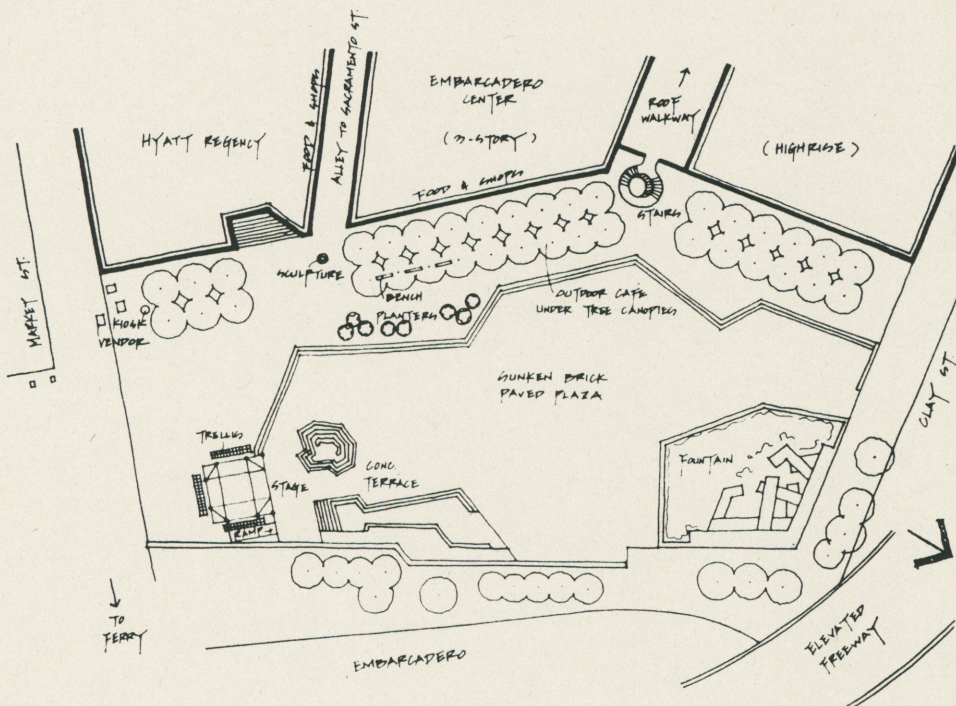


Over forty-four percent of the Marketplaces visitors come from outside the area proving the importance of this urban development to Boston's tourist industry. Also, the urban space and marketplace seem to have acted as a catalyst with adjacent areas being revitalized such as Rowe's Wharf only a few blocks away. This too has reinforced the area as a tourist attraction with the Aquarium, Waterfront Park, Hotel, and other facilities nearby and within an easy walk of the central business district.

**Justin Herman Plaza
San Francisco, California**

from: - People Places

Located at the terminus of Market Street and the edge of the financial district, Justin Herman Plaza is bordered by high-rise office buildings, the Hyatt Regency Hotel, the Golden Gateway residential complex, and the historic Ferry Building. As the plaza's focus, the Vaillantcourt Fountain is located at one end of a large, slightly sunken, hard-surfaced open space. This area is depressed twelve to eighteen inches and is paved with bricks patterned to radiate toward the fountain sculpture. A seating podium and a covered stage in this open space make it ideal for large-scale staged events. An area for tables and chairs associated with the nearby restaurants and cafes forms the plaza's western edge. A tiled corridor between the Hyatt Regency and a high-rise office building, lined with small shops and take-out cafes, provides access to the financial district. Amidst the pedestrian circulation is a colorful bazaar of street vendors who have been displaced from the sidewalks of downtown San Francisco.



Site plan of Justin Herman Plaza, San Francisco.

The large brick-paved open space of the plaza has an unstructured pedestrian circulation that flows in all directions and provides a show for those seated on the steps and concrete seating walls that surround its periphery.

On weekdays, the plaza is used during the lunch period by white-collared office workers from the surrounding office buildings. The large scale of the plaza is somewhat intimidating and encourages use principally on its outer edge. Groups of children on a field trip can occasionally be seen at the plaza, and teenagers have found a stage here for their skateboarding. Large concerts on summer weekends serve to introduce people from the larger Bay Area community to this plaza. On weekends throughout the year the main users are tourist and street vendors. It is the preeminent site for large political rallies and the start of parades up Market Street.

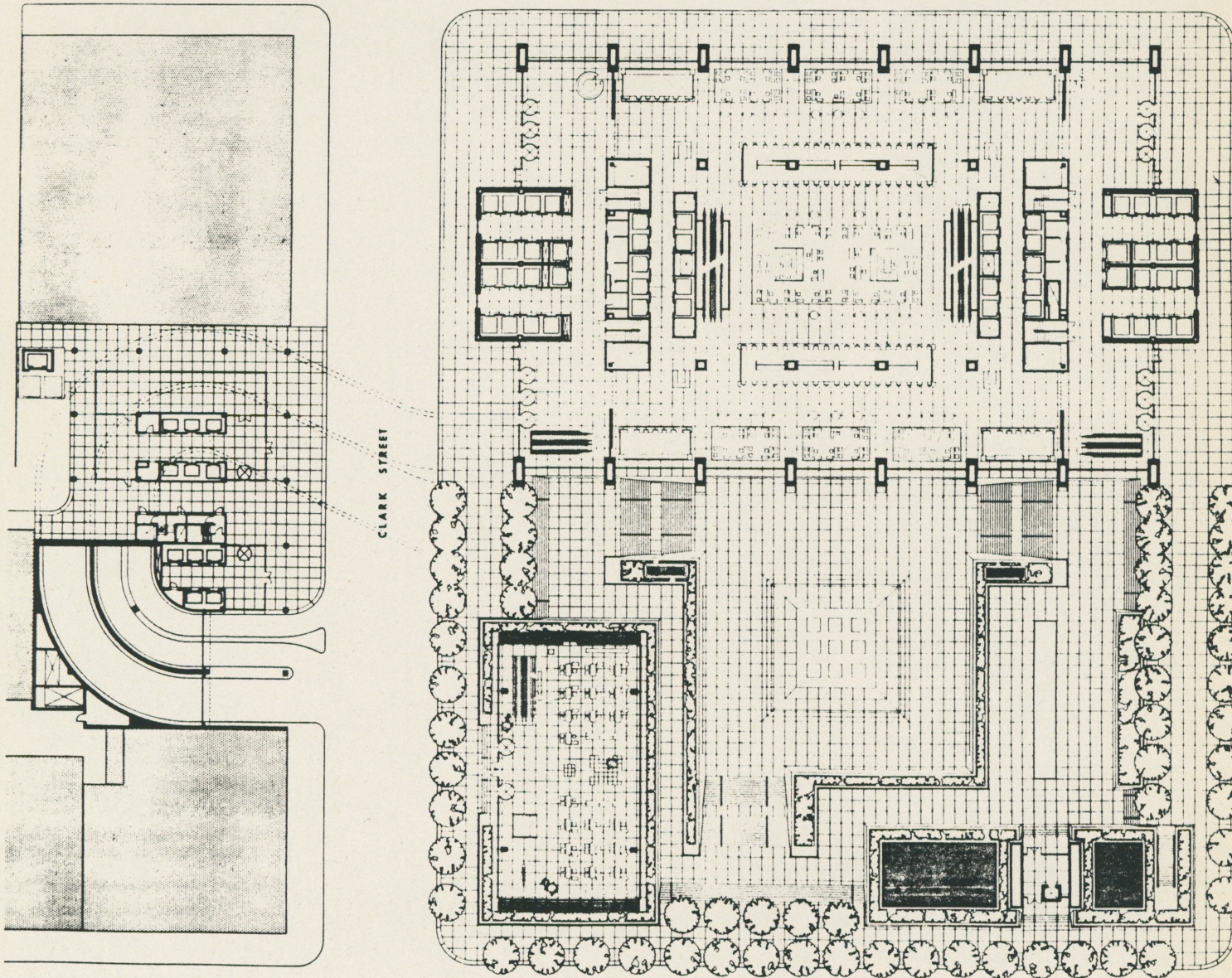


Warm spring day at Justin Herman Plaza - eating bag lunches and watching people from the ledge around the fountain. (Photo: Jennifer Webber)

**First National Bank of Chicago
Chicago, Illinois**

from: - The New Downtowns

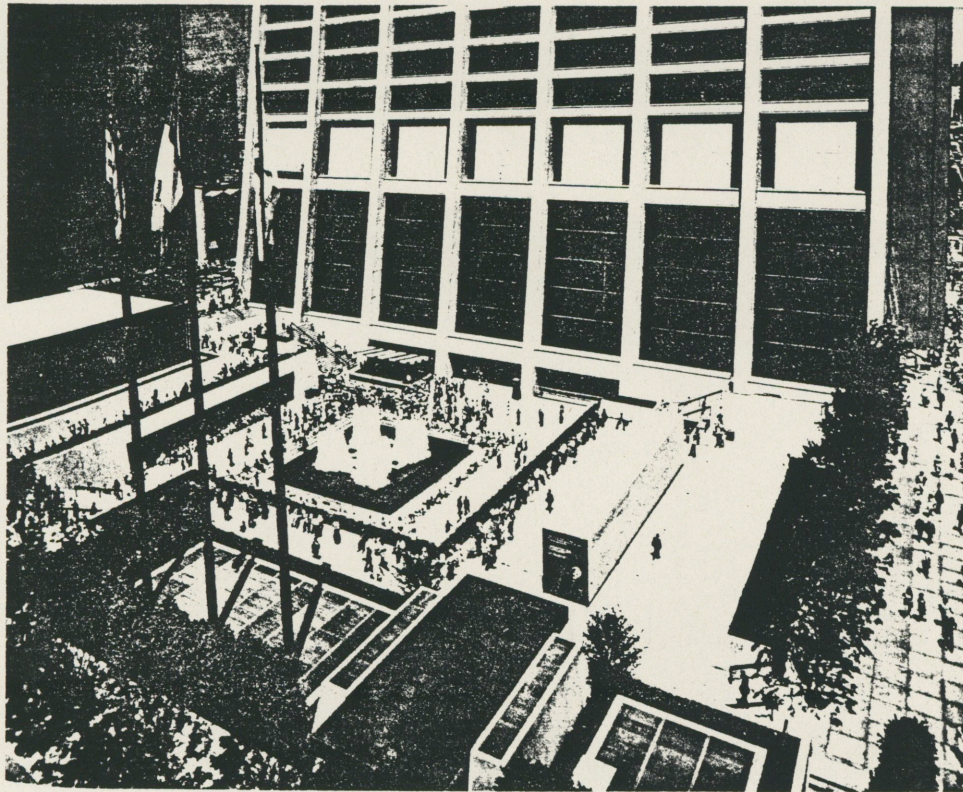
The plaza of the First National Bank of Chicago sits about eighteen feet below the level of streets around it. Banking spaces, restaurants, bars, shops, and subway entrances open into it from all sides creating a very dynamic environment. The plaza is



MONROE STREET

Street-level plan

complex, colorful, active, and accessible with stairways leading visitors down to its lower-level fountain. This large fountain has changing volumes of water adding to the activity of the space. Trees are positioned along the sidewalks around the plaza helping to enclose the space and mark its existence. Shrubbery and changing flower beds are also a part of the scene softening the harsh edges of the space.



The plaza of the First National Bank of Chicago was designed to be active and interesting at all hours. It was to contribute to the life and excitement of the city avoiding the traditional financial-district streets that are dull during the day and dead after five o'clock.

(Redstone, 1976)

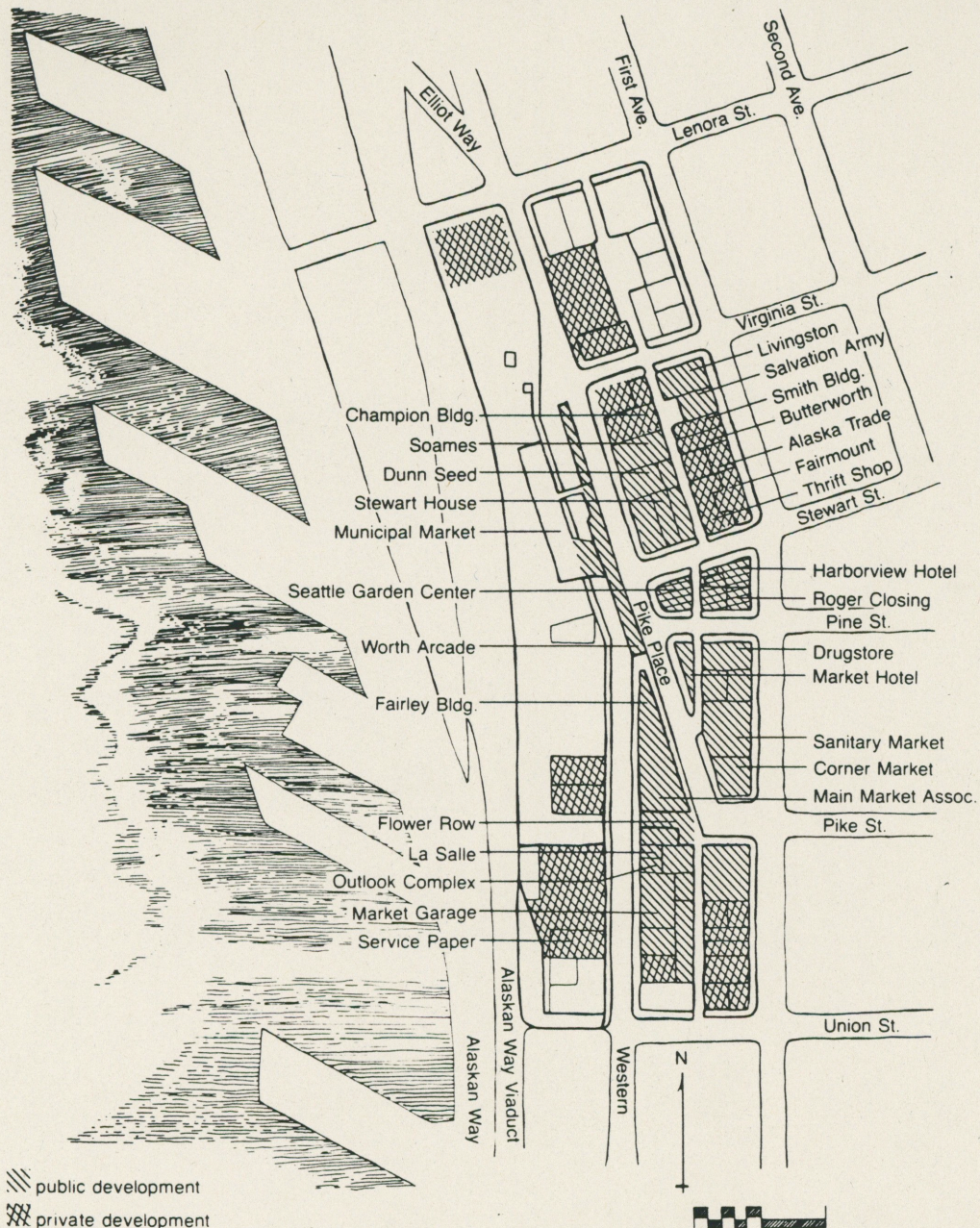
When scheduled events occur, the steps leading into the space double as amphitheater seats. Flags, movable platforms, benches, and portable vending carts add to the active environment. The building and plaza

materials, however, are restrained; warm gray granite is used throughout. A colorful mosaic wall seventy feet long helps enclose the space and is visible from streets, walks, the plaza and surrounding buildings.

Pike Place Market Seattle, Washington

from: - Urban Excellence

The Pike Place Market, which climbs a steep hillside not far above the Seattle waterfront, is one of America's great urban places. It started as a farmers' market in 1907 and has since become a place of great diversity both socially and commercially. It is a place



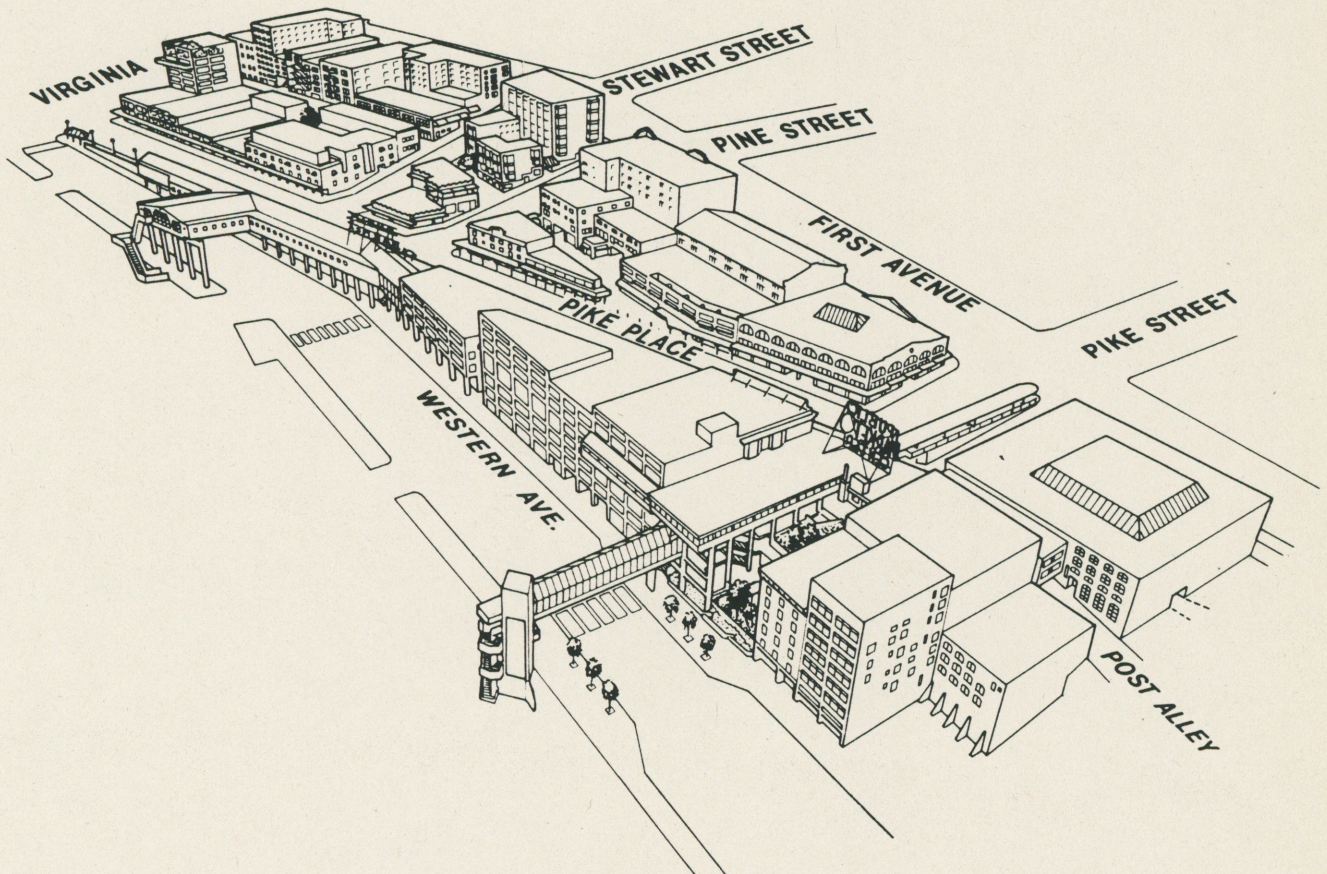
The mix of private and public development in the 7.5 acre parcel parallels the mix in the market stalls: private support of the public good.

where people can live, work, and buy their daily necessities while at the same time being entertained.

Of the inhabitants of Pike Place, some are wealthy but a greater number are poor or of moderate income. Many occupy rehabilitated apartments mainly because an effort was made to maintain the area's existing character through use of its current buildings.

Architect Fred Bassetti described the market in the 1960's as an honest place in a phony time ... a haven where real values survive, where directness can be experienced; where young people who have never known anything other than precut meat, frozen vegetables, or homogenized milk can discover some things they do not see on television or in Disney picture books or in movies.

(Langdon, Shibley, and Welch, 1990)



Plan of the Pike Place historic district.

Chain merchants are not allowed at Pike Place because it strives to rely on independent enterprises whose owners are on the premises, making their concerns and personalities felt.

Shops offer produce and specialties as well as serving everyday needs like newspaper sales and shoe repair.

a. Courtesy of the Market Foundation.



Although there are plenty of restaurants and take-out food stands at Pike Place, much of the food comes in a basic, less expensive form -- raw, for home consumption. Dozens of stalls display produce which is sold by the farmers who grew it and fish and meat markets ready and sell fresh products bought from local fishermen and ranchers. Tourists are welcome at Pike Place, but they are less dominant because the market does not exist to serve them. Instead, Pike Place aims to meet the needs of local people including not only its residents, but also the employees in neighboring buildings and the nearby downtown business district.

QUALITIES OF SPACE

What is needed in the City of Regina's downtown core is an exterior space which offers diverse activities year-round allowing people to either participate in the events or to just sit back and relax while watching the goings on. It should reflect the historical significance of the site leaving an impression upon both its participants and passers-by as to the importance of the location. To be as enjoyable as possible it should consist of elements which reach beyond the physical edges of the site and which engage each of the five senses to as great a degree as possible. Not only should it be a place for conversation between friends but a place which prompts strangers to talk to one another. One's impression, to a certain degree, should be as rigid and calculated as the Golden Gate Bridge but it should also have the opportunity to be as diverse and extraordinary as the Mardi Gras. And finally, for a lasting impression, one's remembrance of the space should have the opportunity to be different each time the site is visited.

ELEMENTS OF SPECIFIC IMPORTANCE

PLAZA LIFE

1. Most of the people who use plazas are young office workers from nearby buildings. There may be relatively few patrons from the plaza's own building; as some people say, they'd just as soon put some distance between themselves and the boss.

2. Commuter distances are relatively short; for most plazas, the effective market radius is about three blocks.

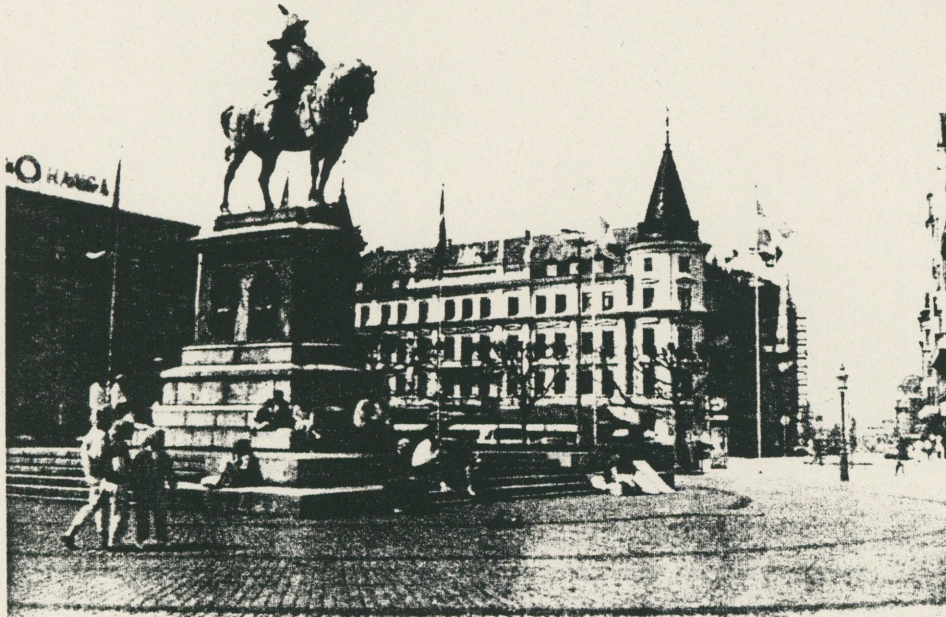
3. The best-used plazas are sociable places, with a higher proportion of couples than you find in less-used places, more people in groups, more people meeting people, or exchanging good-byes. These types of places are also more appealing to individuals because a lively place can be the best place to be when one is alone.

4. What attracts people most is other people. Many say they would like "a place to get away from it all" but what they do reveals a different priority. When engaging in conversation, people do not move out of the main pedestrian flow, they stay in it or move into it. This is also true when people are choosing a place to sit, the middle of all the action becomes the most sought after and popular place.

Observers in other countries have also noted the tendency for self-congestion. In his study of pedestrians in Copenhagen, architect Jan Gehl mapped bunching patterns almost identical to those observable here (New York). Matthew Ciolek studied an Australian shopping center, with similar results. 'Contrary to common sense expectations,' Ciolek notes, 'the great majority of people were found to select their sites for social interaction right on or very close to the traffic lines intersecting the plaza. Relatively few people formed their gatherings away from the spaces used for navigation.'

(Whyte, 1980)

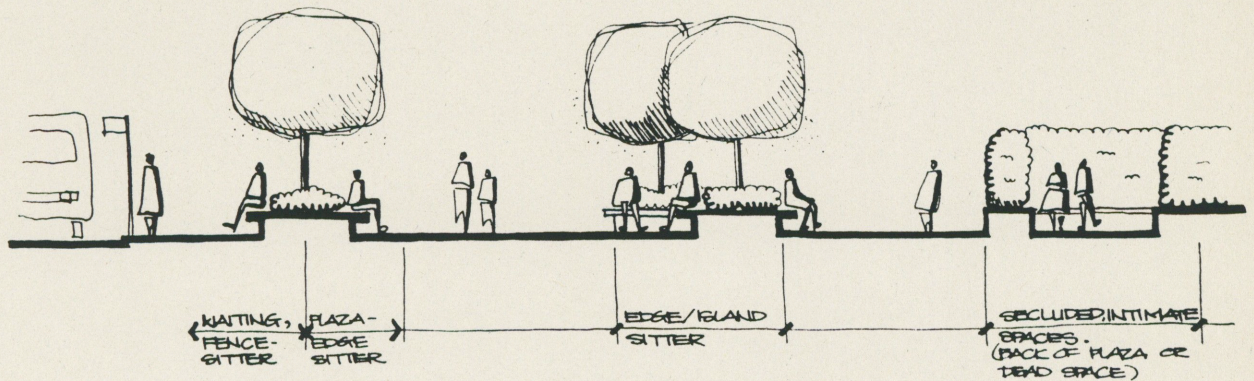
5. Another characteristic people look for in a place to stop and talk or to watch the goings on is a well defined place, a place marked by an object or a change in environment of some sort. Examples of this are things such as flagpoles or a statues, a run of steps, or a border of a pool. What people rarely choose is the middle of a large space.



Town square, Malmö, Sweden.

SITTING SPACE

1. Ideally sitting elements should be physically comfortable -- benches with backrests, well-contoured chairs. It is more important, however, that it be socially comfortable. This means there should be a variety of choices: sitting up front, in back, to the side, in the sun, in the shade, in groups, off alone.



People vary in where they want to sit: on the edge looking out, on the edge looking in, around plaza edges, on "islands," or in secluded alcoves.

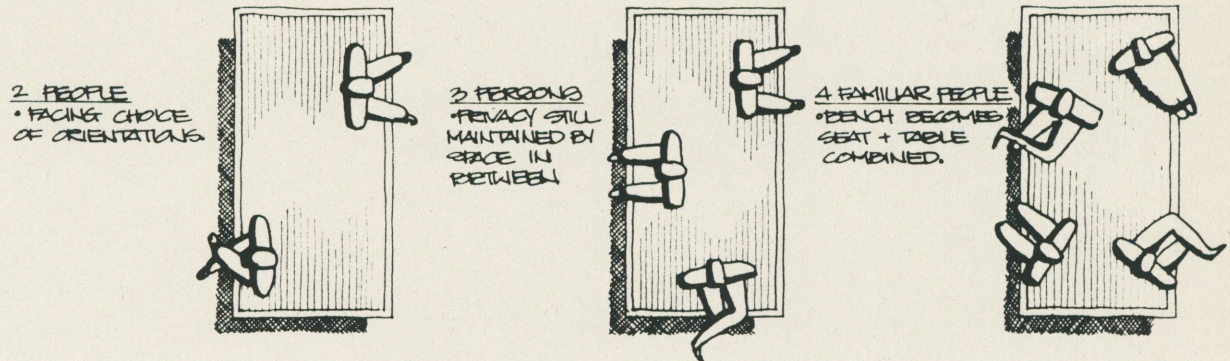


An elderly man waiting on a comfortable wooden bench in New Orleans's French Quarter.

2. Maximize the sittability of inherent features. Make ledges so they are sittable, or make other flat surfaces usable as both table tops or seats.

This is one of the lessons of Seagram's plaza. Philip Johnson recounts that when Mies van der Rohe saw people sitting on the ledges, he was quite surprised. He had never dreamt they would. But the architects had valued simplicity. So there were no fussy railings, no shrubbery, no gratuitous changes in elevation, no ornamentation to clutter spaces. The steps were made easy and inviting. The place was eminently sittable, without a bench on it. The periphery includes some 600 feet of ledge and step space, which is just right for sitting, eating, and sunbathing. People use all of it.

(Whyte, 1980)

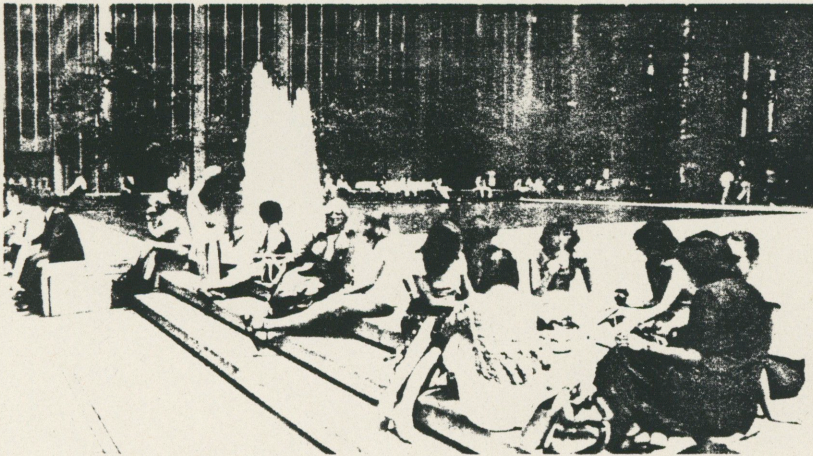


Different people need different forms of seating: a young office worker in Justin Herman Plaza, San Francisco, relaxing on a wavyshaped concrete ledge. (Photo: Jennifer Webber)

3. Heights of sitting surfaces such as ledges, etc. should be between one foot and three. In this range people will sit with no particular preference to position height.

4. When ledges are widened in order to seat people on both sides, choice is greatly expanded and more people can use the ledges without feeling crowded. These ledges should be a minimum of thirty inches deep but thirty-six inches is more desirable.

5. Steps as seating offer a wide variety of possible groupings especially when an abutting ledge or other element provides a right angle. These simplistic areas are excellent for face-to-face seating.



The steps at Seagram's are well used, particularly at the corners where pedestrian flows are highest.

6. Benches are all too often added to a space and not integrated into it. Most times there are too few of them; they are too small; they are often isolated from other benches or from whatever action there is on the plaza. But the common major design problem is to freeze the bench's design in concrete permanence so that if the architect's predesign assumptions are proven wrong, it will be too late or expensive to correct.

7. Individual chairs become more comfortable if they have a back and more so if they have armrests as well. But the biggest asset is movability. These chairs enlarge choices such as moving into or out of the sun, setting up for group encounters, or just orienting one's view. A greater feeling of freedom and individuality become apparent to the user. These assets are not possible with individually fixed seating.



Forced choice is rarely chosen.

NATURAL ELEMENTS

1. Direct sunlight is not as important as one might think. Whether the sky is cloudy or clear or whether the season is winter or summer, it is the warmth that is created by the sun that draws people outside.

... The days that bring out the peak crowds on plazas are not the sparkling days sunny days with temperatures in the seventies, ... It is the hot, muggy days, sunny or overcast, the kind that would be expected to make people want to stay inside and be air conditioned, when you will find the peak number outside.

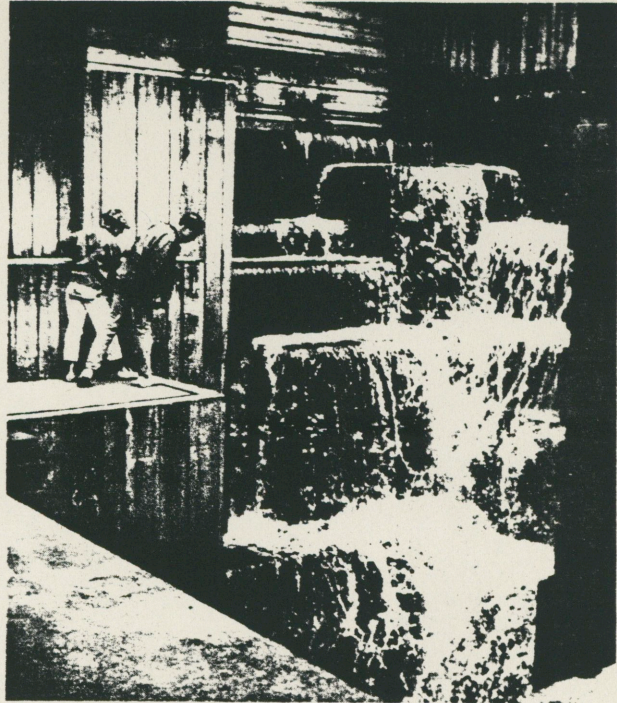
(Whyte, 1980)

2. The affect of wind gusts especially down the sides of tall buildings is often overlooked but its presence will and does discourage use of a plaza. If not studied and accommodated for, the space could be unused even if no other environmental problem exists.

3. Trees should be related much more closely to sitting spaces than they are currently. They provide a satisfying enclosure as does a canopy but they also provide a taste of the natural environment in an urban setting which is always welcome.



4. People greatly enjoy water because it has the capacity to engage the five senses. Usually access to water elements is forbidden for safety reasons or due to expected acts of vandalism but removing one's ability to interact with water, wade in it or splash in it, will counteract its original intent and make the space undesirable. Water is too lively, inviting, and refreshing as not to be available for people to use.



Many younger people in cities are looking for excitement and challenge in the public realm—but rarely find it: Teenagers exploring a participatory fountain in Seattle's Freeway Park.

... At the Auditorium Forecourt Fountain in Portland, Oregon, people have been climbing up and down a complex of sluiceways and falls for some six years. It looks dangerous -- designer Lawrence Halprin designed it to look dangerous -- and, since the day it opened there have been no serious mishaps. This splendid fountain is an affirmation of the trust in people, and it says much about the good city of Portland.

(Whyte, 1980)

FOOD

One amenity usually associated with a successful plaza is the availability of purchaseable food. A main reason for this is that the aromas created have the unique ability to reach beyond the edges of the site and attract people. It is basically free advertising. Food attracts people, who attract more people.

To satisfy this need, there are many diverse types of food dispensing establishments to consider:

1. Street vendors supplying very quick and simple meals have the added advantage of mobility so as to meet the varying needs of the consumer. They also create a unique character all their own.



One of the big contributors to Seagram plaza's success is Gus, the vendor who can be found day after day, year after year at the corner of Park Avenue and 52nd Street.

2. A snack bar or outdoor food pavilion is more permanent and offers greater diversity but is still quick and inexpensive. It also has the ability to prepare and serve food of a variety of ethnic origins.

3. Outdoor cafes attract people with a little more free time and people who are willing to spend more so as to have a comfortable place to relax and converse.

4. Restaurants offer quiet and somewhat private eating spaces, diverse menus, and usually drinks of an alcoholic nature. Many people recognize this and choose a restaurant for these reasons.

Note: One should not only consider a restaurant as an interior space but as a space with both interior and exterior eating and drinking facilities.

Through their variety and uniqueness, eating facilities are capable of appealing to all of the five senses. As a result, they should be incorporated into all plaza spaces to some degree.

CONTROLLING "UNDESIRABLE" PEOPLE

Who are the undesirable people that plaza areas try to keep out?

For most business men, curiously, it is not muggers, dope dealers, or truly dangerous people. It is the winos, derelicts who drink out of half pint-bottles in paper bags -- the most harmless of the city's marginal people... For retailers, the list of undesirables is considerably more inclusive; there are the bag women, people who act strangely in public, "hippies," teenagers, older people, street musicians, vendors of all kinds.

(Whyte, 1980)

In many cases, undesirable people are the people who dress or act differently from the dress of a "normal" person. In fact, what they really are, are the people who help create a diversity in character for the space and in many cases are the entertainment the "normal" people came to see. And what is often forgotten is that these undesirable people are possible patrons of the businesses on or adjacent to the site.

For those people viewed as being truly undesirable, there are two simple ways of making the space unattractive to them:

1. The first and what may not seem to be the most obvious way is to make the plaza very attractive to everyone else. Winos and drug dealers tend to frequent places that are removed from the general public where they can sit quietly or do their business undisturbed. They do not wish to attract attention.

2. The second way is to provide a simple and non-interfering means of supervision. What is common in many popular plazas and also helps control the undesirable population of the space is a "mayor." He may be a building guard, a newsstand operator, or a food vendor but he must be an integral part of the space. Plaza users welcome a person they may recognize from day to day and who they can enjoy short conversations with.

PROGRAMMING RESOLUTIONS

To become a successful place, a plaza should incorporate as many of the fore-mentioned elements as possible. People enjoy diversity because it offers them a choice, so providing many different entertainment opportunities is essential. A person's freedom to select what a he or she would like to experience is very appealing to everyone and it would greatly increase the space's attractive abilities. But what must be remembered, though, is that even with the best entertainment possible, the most appealing places are those where people have the chance to watch other onlookers like themselves. This point should always be kept in mind when designing a plaza.

SPACE ALLOCATION

PLAZA SPACE

Circulation and activity space

Note: - percentages are determined from the historical precedents discussed

- At least 75% of the site's area will be open and consist of circulation and activity space
- A minimum of 20% of buildings fronting the plaza will consist as concessions (restaurants, bars, food vendors, etc.)
- Both pedestrian circulation and activity space will be integrated together to make maximum use of the space and to offer unlimited orientations for displays, etc.
- The plaza space will have handicap accessibility provided throughout.
- Vehicular access during events must be available throughout the site.
- Restrooms will be required for public use.

Seating

- A minimum of 10% of the plaza's area will be provided as sittable space (taken from "The Social Life of small Urban Spaces").
- Benches will be moveable to suit their most desirable orientation once post-construction use patterns are realized.
- Individual chairs will be easily movable by a single person.
- A portion of the sittable area will be shaded from direct sunlight during the summer months.

Natural elements

- A minimum of 6 trees for every 5000 square feet of plaza area will be incorporated into the space (taken from "The Social Life of Small Urban Spaces").
- Shrubs and plantings will be included in the plaza's area.
- The space will include a major water element accessible to the public.

Man-made elements

- Street furnishings will be incorporated throughout the plaza's area and must be characteristic of the site's original use as a train station.
- Sculptures will be provided on the site.
- The plaza's paving will be patterned as to break up the surfaces visual effect and to help distinguish level change.

SUPPORT SERVICES

Food establishments

- Fast food will be provided by integrating portable cart vendors, snack bars, and/or fast food pavilions of a permanent nature into the space.
- Eating establishments serving alcohol will be provided that include both interior and exterior seating opportunities at plaza level.
- A cafe-style eating area catering to patrons desiring light meal choices for breakfast, lunch, and coffee breaks will be introduced as part of the plaza space.

Retail

- Retail space will consist of small shops catering to the average consumer.

Residential

- Residential space will be introduced into the site so as to create a twenty-four hour long active environment.

Offices

- Office space will be introduced into the site so as to expand the current downtown office facilities.

Community oriented

- A civic museum will be provided on the site to accommodate the City's needs.
- A day care will be provided on the site to accommodate the needs of the site's office workers.

PARKING

Private

- Parking will be provided on the site meeting the needs of its tenants.

Public

- A portion of the on site parking provided will be for use by the public.
- Additional public parking will be provided near the site.

PLAZA EVENTS

SUMMER (June, July, August, September)

- A farmers' market will take place in the plaza area twice a week on Wednesdays and Saturdays during the morning hours (6 a.m. - 1 p.m.). A minimum of 20,000 square feet of plaza area is required for this event (determined from the current farmers' market's needs).
- Exterior exhibitions of art, sculpture, historic elements, etc. provided by the museum will be present in the plaza area during business hours.
- Week-long displays related to this region of Canada will be held in the plaza. This includes showings of farm machinery and implements, antique cars, recreational equipment, etc.
- Community plays will be held monthly in the plaza space operating for week-long engagements. These events will be held during the evening hours to add to the night life of Regina's downtown. A stage and seating area must be provided as part of the plaza space.

WINTER (December - April)

- A skating rink will exist in the plaza throughout the winter months so warming and skate-rental facilities must be provided. For the most part this rink will be used by the public with the exception of weekly or bi-weekly figure skating events held by community organizations on weekends. The skating rink will require a minimum of 12,000 square feet of plaza area (as determined from a typical skating rink's size).
- Displays of winter recreational equipment will be held with week-long time frames. This includes showings of snowmobiles, ice fishing equipment, ski equipment, etc.

YEAR-ROUND EVENTS

- Touring school bands, mimes, magicians, and jugglers will be a daily part of the plaza's life and character.
- Local entertainers will appear in the plaza daily as a means of gaining exposure and of promoting the talents of the region's people.

RESOURCES

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INTERVIEWS

Jay Wilson, author of the book "Regina" has given me an insight into the City of Regina's history, its present condition, and its projected future.

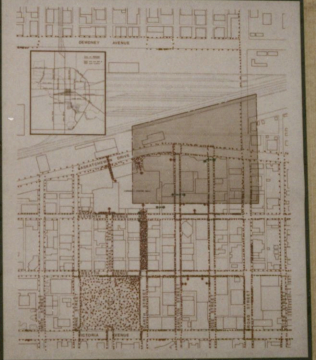
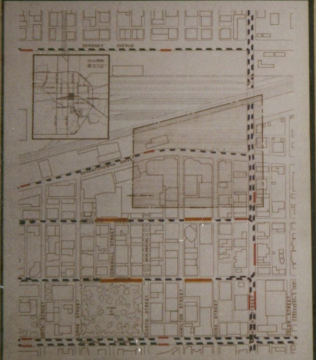
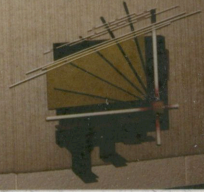
Dave Strong, City Planning Coordinator for the City of Regina, has supplied me with downtown area plans including building heights and uses, future downtown improvement plans, and his knowledge of my site's current and future roles in the community.

Bill Appleby, Improvement Coordinator for the Canadian National Railway, has discussed with me the railway's future goals regarding its current role in Regina as well as the significant role the railway played in Regina's growth.



BUILDING ACTIVITY PERIODS

- RETAIL
- OFFICE
- PUBLIC BUILDING
- WAREHOUSE
- HOTEL
- RESTAURANT
- RESIDENTIAL
- CHURCH
- ENTERTAINMENT
- APARTMENTS ON UPPER LEVELS
- APARTMENTS ON LOWER LEVELS



Station Center

Maple, Saskatchewan
 Box 1000
 March - Spring, 1993

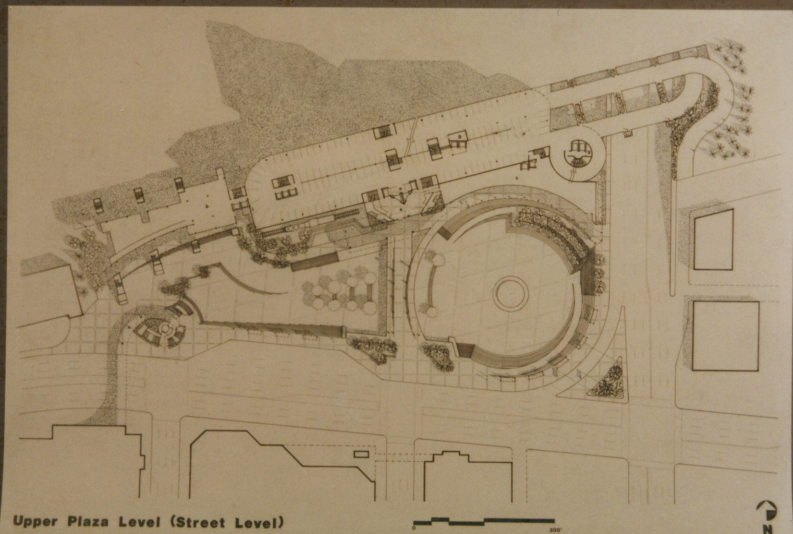
SITE ANALYSIS

PUBLIC TRANSPORTATION

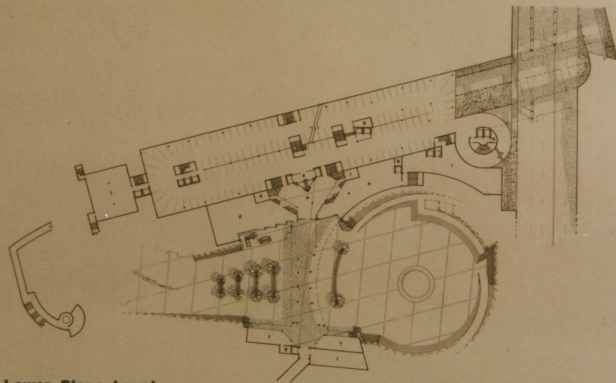
MAJOR STOPS
 REGULAR STOPS

PEDESTRIAN DENSITY

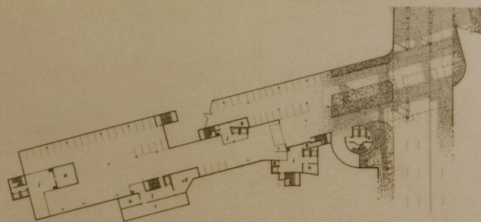
MAJOR BUILDING ENTRANCES
 SIDEWALK



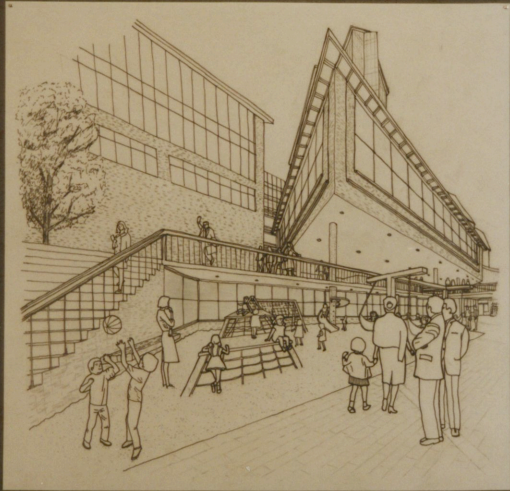
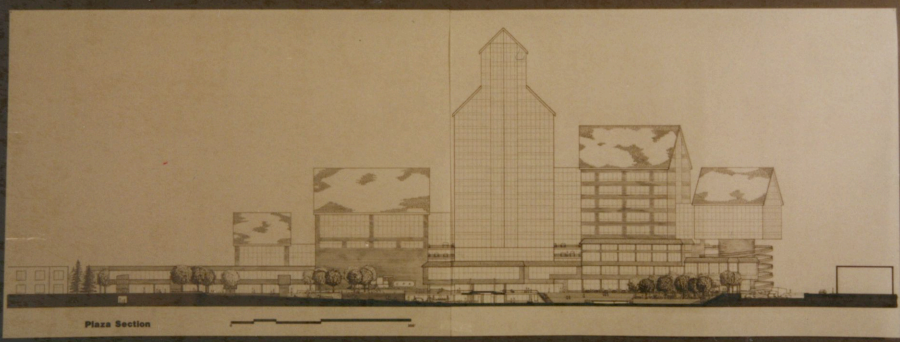
Upper Plaza Level (Street Level)



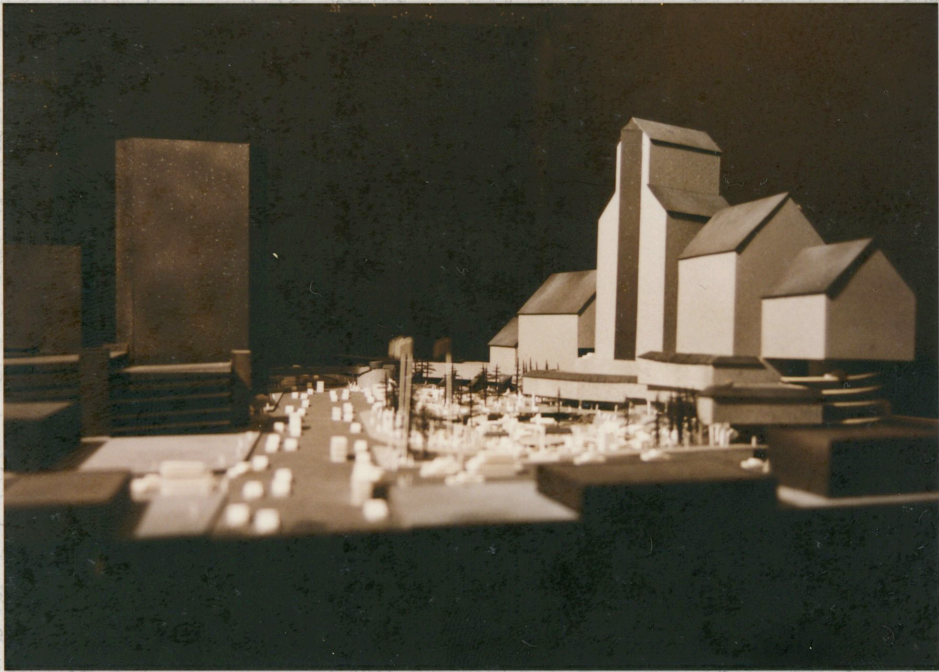
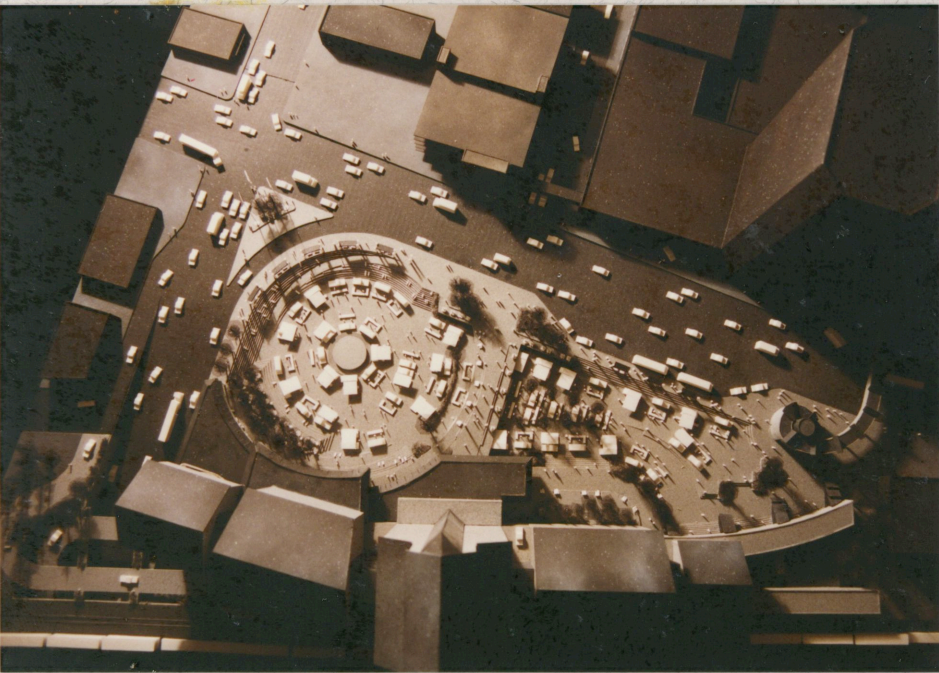
Lower Plaza Level



Service Level







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