



Nelson Service Center City of Spokane

Design Review - Initial Submittal
2515 E. Mallon Ave. Spokane, WA 99202

February 4th, 2014

Introduction

Narrative:

The goal of the Nelson Service Center project is to consolidate the City of Spokane's Fleet Services and Solid Waste Management Departments within one centrally located site in the Chief Garry Neighborhood of the City of Spokane. Fleet Services currently occupies several structures in two locations - 127 W. Mission Avenue and 914 E. North Foothills Drive. Similarly, Solid Waste Management occupies several structures located at 1225 E. Marietta Avenue. Most of these existing structures are well beyond their intended operational life, and many will require significant capital investment very soon to remain functional. Centralizing these services at one location, adjacent to the City of Spokane Street Department on 909 N. Nelson Street, will help modernize existing operations and combine City resources.

A primary objective of the project is to provide the infrastructure necessary to convert the Solid Waste Refuse fleet of 100 diesel-fueled vehicles to compressed natural gas (CNG)-fueled vehicles. It is anticipated that 10 vehicles will be upgraded to CNG each year for a period of 10 years. Current estimates indicate conversion of the refuse fleet to CNG will provide an estimated ten-million dollar savings in fuel costs over this ten year period. The heavy vehicle maintenance facility will require upgrades over traditional service shops to allow for maintenance on CNG compliant vehicles. Slow-fill (overnight) and fast-fill stations are also part of this project in order to fuel these CNG vehicles. The fuelling facility is anticipated to be southeast of the Nelson Service Center building and north of the intersection of Cook Street and Broadway Avenue.

The design for the Nelson Service Center includes an approximately 55,500 square foot main facility. This space is organized with three wings; two-story Administrative Support; Heavy Fleet Maintenance; and Light Fleet Maintenance branching out from a central Core Tool Area. The Administrative Wing contains clerk and supervisor offices for Fleet Services and Solid Waste Management (SWM), along with Conference/Training rooms and support spaces. Both of the Maintenance wings include vehicle maintenance bays for servicing of the City fleet, as well as parts washing, light welding, and metals fabrication. Some bays are equipped with bridge cranes, and all bays have a 1% sloped concrete floor to a trench drain at the overhead door. Select bays have either air/power drops or full service lubrication hose reels.

There are 8 Light Maintenance bays and one bay for Tire/Brake Repair located in the south wing. Each bay has a 1% sloped concrete floor to a trench drain located beneath each overhead door. Select bays have air/power drops and full service lubrication hose reels. Controlled Parts and Tool Storage is centrally located between the Maintenance wings. A mezzanine above this space is available to the Tire/Brake repair area. The mezzanine is accessed by both a hydraulic vertical lift and steel stair. This area can also be accessed directly from the second floor of the Administrative Wing.

The Loading Dock is a combination sloped-ramp and on-grade facility. Direct access is provided to Controlled Parts Storage, Clean and Waste Lube/Fluid Storage, Compressor room, and the Administrative wing. The building Refuse Area is adjacent to the Loading Dock. A staff smoking shelter is located on the east side of the Administrative Wing.

Exterior walls on the Maintenance wings are painted, insulated concrete panels extending from the foundations up to 8 feet; then insulated metal wall panels extend from the top of the insulated concrete panels to the roof eaves. The roof system is composed of standing seam metal and "Simple-Saver" insulation. Exterior walls on the Administrative wing are composed of a 48" high concrete masonry base with insulated metal wall panels extending to the roof eaves.

Rooftop air handling units are located above the SWM/FS Locker rooms. Access is convenient from the Second Floor Administration area or from the Mezzanine above the Controlled Parts and Tool Storage area. Pumps, water conditioners, hot water tanks, and fire risers are situated in a room adjacent to the Loading Dock on the east side of the building. Primary electrical service is located in a dedicated room adjacent to the Loading Dock and Mechanical room.

Design Overview

The design for the Nelson Service Center project reflects the progressive but conservative nature of the City of Spokane. The project uses appropriate stewardship of public funds; and the building and site both complement and blend into the surrounding community. Objectives of this project include creating efficient, yet functional, spaces that are cost effective to operate and maintain. Spaces are welcoming, cheerful and warm for both the employees and for the public that pass or visit the facility.

The vehicle circulation required for access to the loading docks, maintenance bays, and parking areas tends to drive the building to rest in its current location. The design team has explored a variety of alternate orientations for the facility, but with the program and access constraints, the current layout continually prevails.

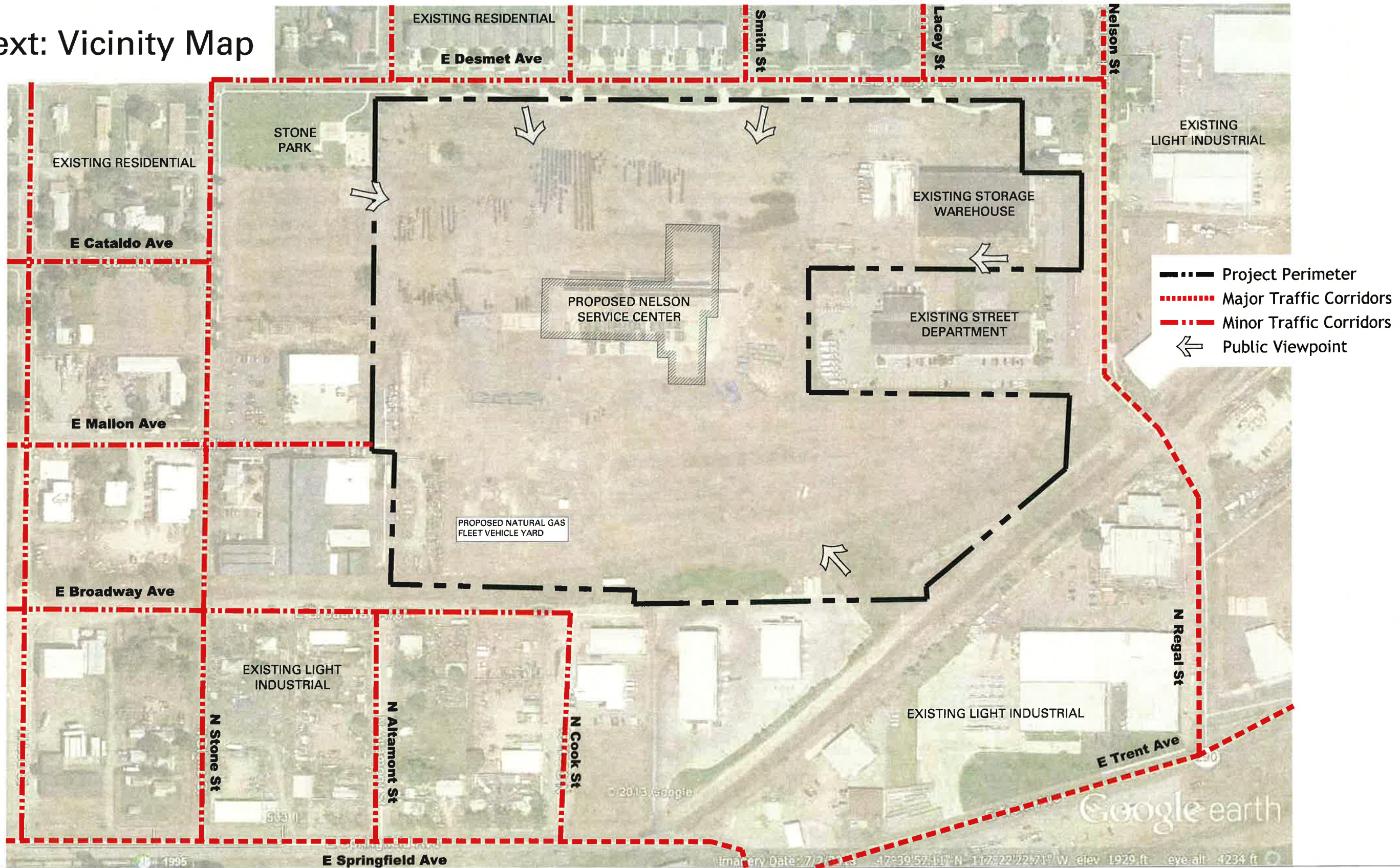
The site is open and relatively flat, similar to that of the adjacent properties to the east and west. The Parks Department facility sits to the west of the property, while the Streets Department facility is on the east. The architectural character of the Nelson Service Center was modeled to blend with those adjacent buildings, utilizing durable exterior materials and neutral colors, with standing seam metal pitched roofs.

The main entrance to the Nelson Service Center faces north, which provides the best view of the facility from the adjacent neighborhood. The employee parking area to the north of the facility includes landscaping to meet City of Spokane standards, which provides a vegetative buffer. A masonry wall runs along the west end of the administrative wing to screen the activity at the Heavy Maintenance Wing from the neighborhood view. The dumpsters and recycling areas are located within the loading dock area, which is screened from Nelson Street by the Streets Department and from Desmet Avenue by landscaping to the north.

The City Design Standard Options (Ref SMC Table 17C.130-3) incorporated into the facility include:

- FAR - Max height 35', Min setback 10', Landscaping/Screening, Parking (SMC 17.130.210)
- Screening - Garbage collection areas and mechanical equipment (SMC 17.130.250)
- Pedestrian Connection Implementation - Connections (SMC 17C.130.260)
- Pedestrian Connection Implementation - Width (SMC 17C.130.260)
- Pedestrian Connection Implementation - Materials a, b & c (SMC 17C.130.260)
- Outdoor Activities Location - Outdoor loading berths (SMC 17C.130.270)
- Outdoor Activities Area Improvements - paved circulation (SMC 170.130.270)
- Fences, Street Setbacks (SMC 17C.130.310)
- Ground Floor Windows (SMC 17C.130.510)
- Base/Middle/Top (SMC 17C.130.515)
- Prominent Entrance - Recessed entrance, canopy, weather protection (SMC 17C.130.525)
- Ground level details - large windows, projecting sills, plinth (SMC 17C.130.530)
- Roof expressions (SMC 17C.130.535)

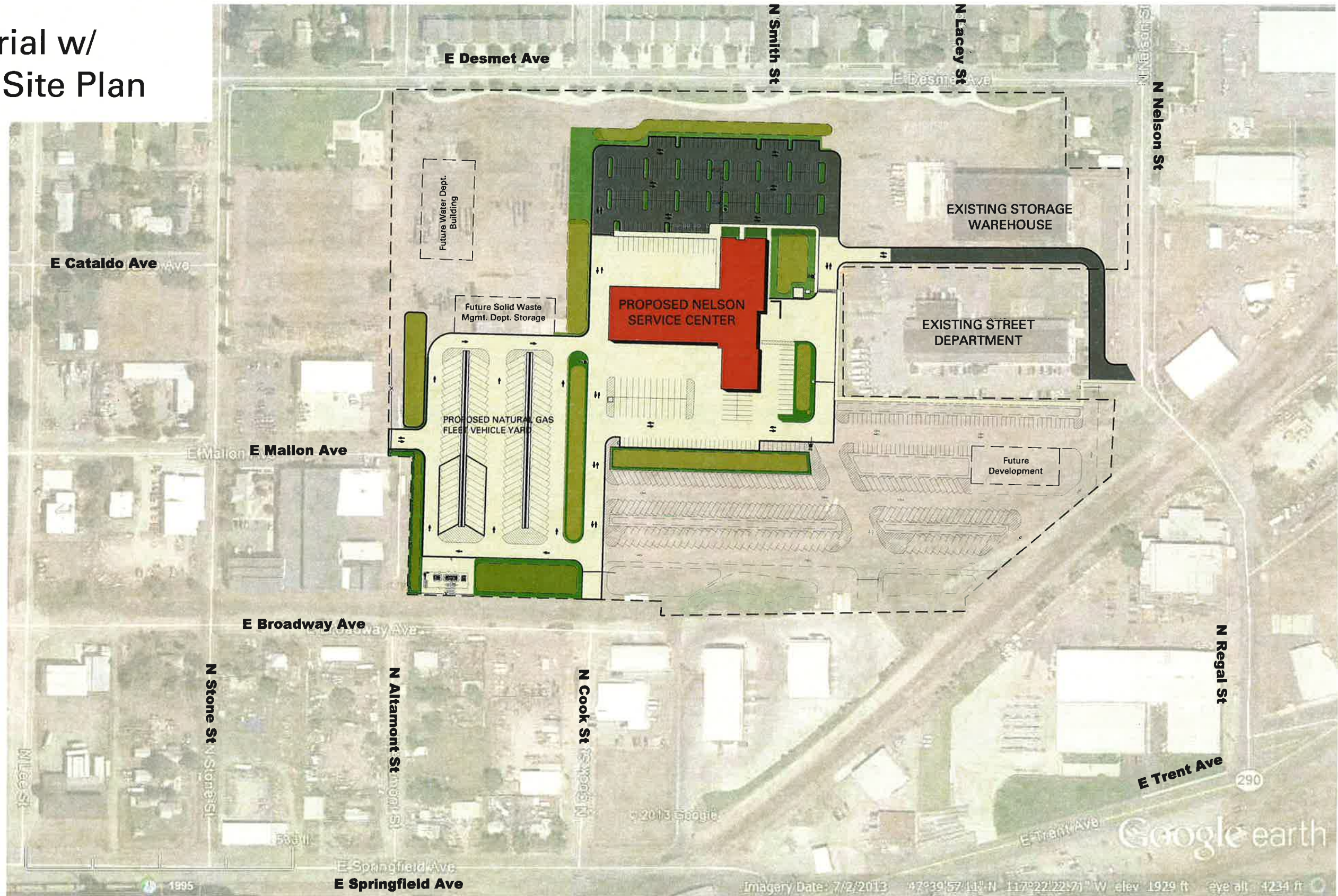
Context: Vicinity Map



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Context: Aerial w/ Preliminary Site Plan



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Context: Street Views



1 | E Desmet - South



2 | E Desmet - Northwest

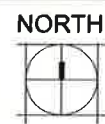
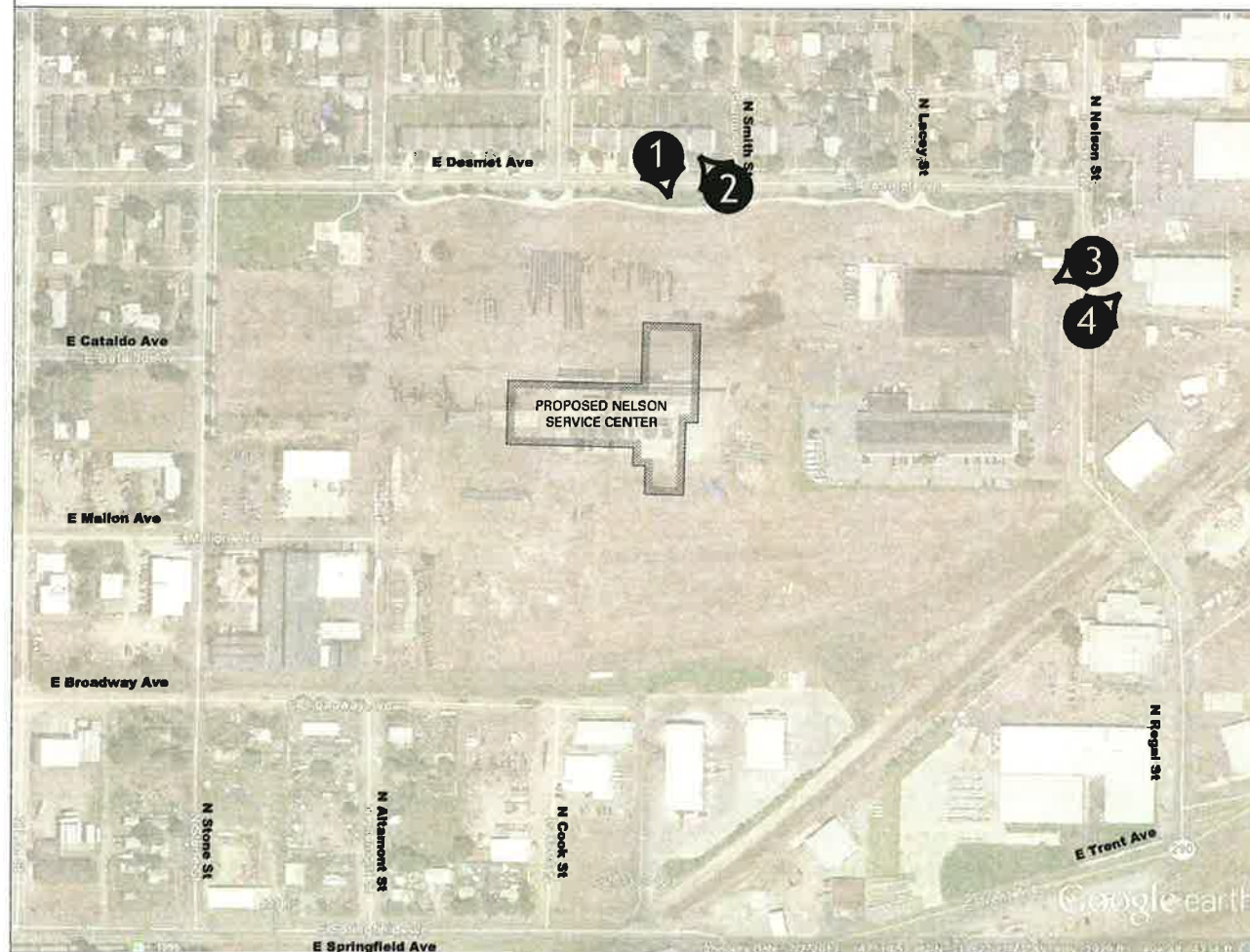


Photo Location Legend



3 | N Nelson - Southwest



4 | N Nelson - Northeast

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Context: Street Views



Photo Location Legend



5 | E Broadway - Northeast



6 | E Broadway - Southwest



7 | N Stone - East



8 | N Stone - West

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Context: Street Views



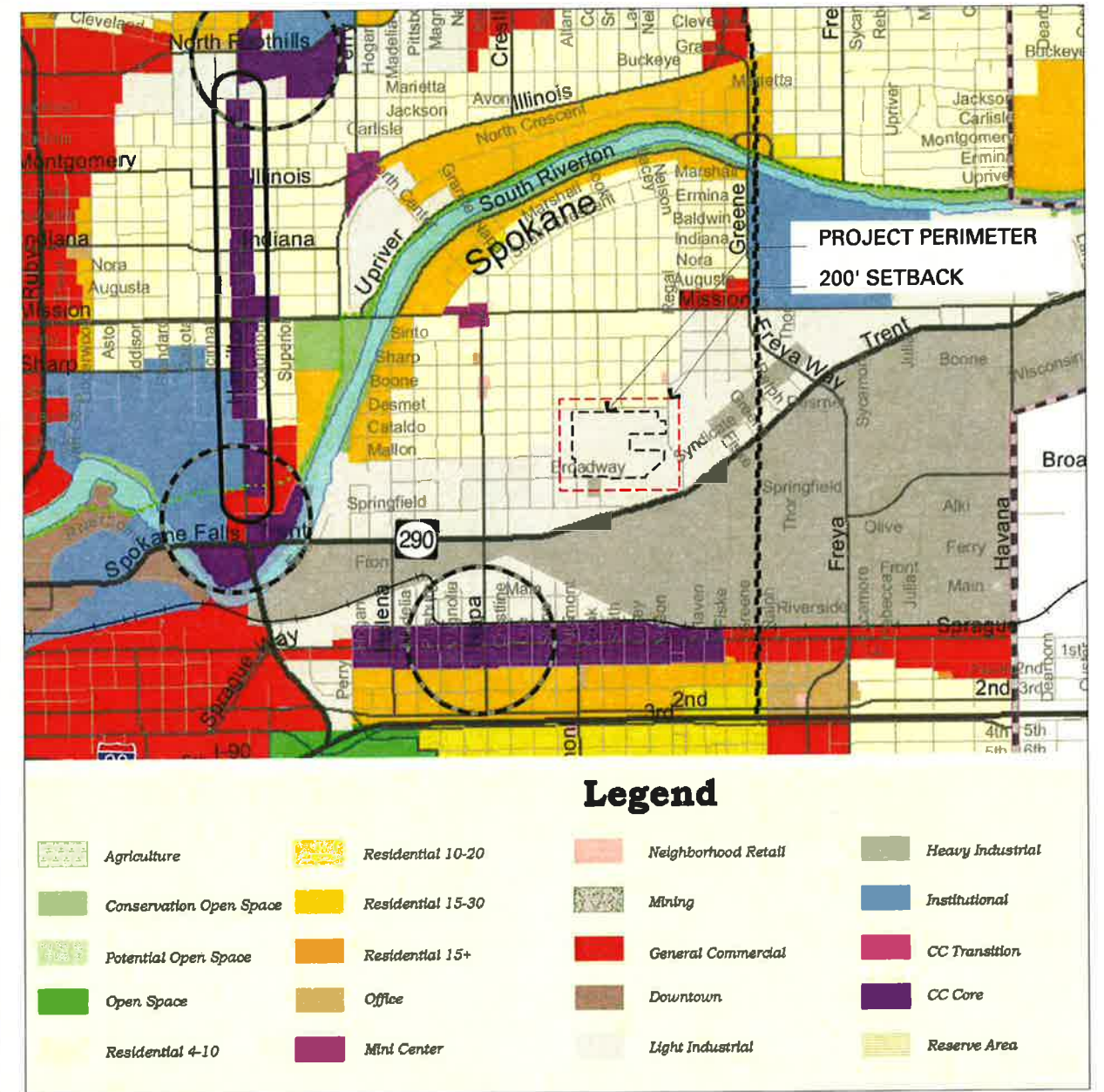
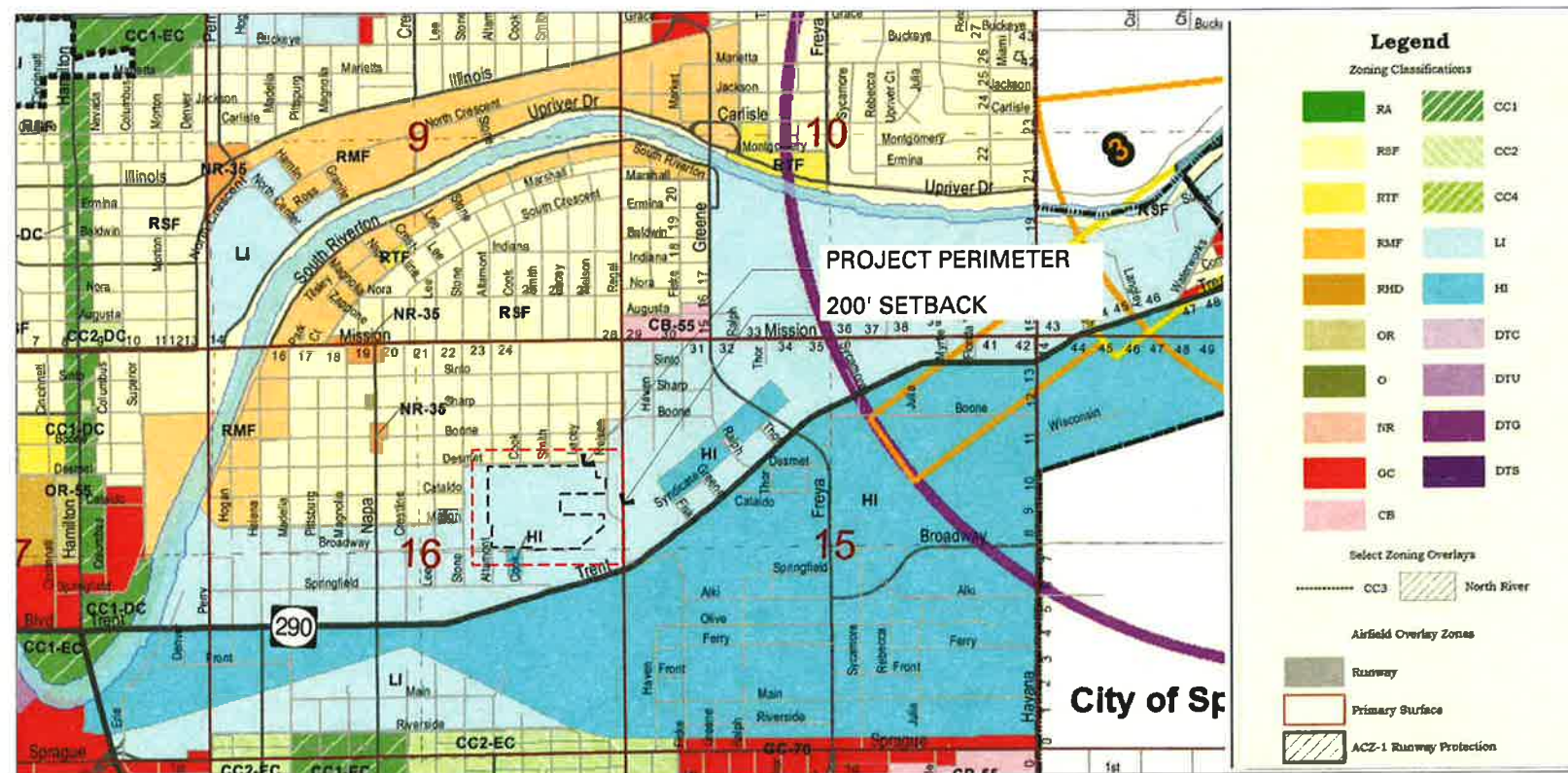
Photo Location Legend



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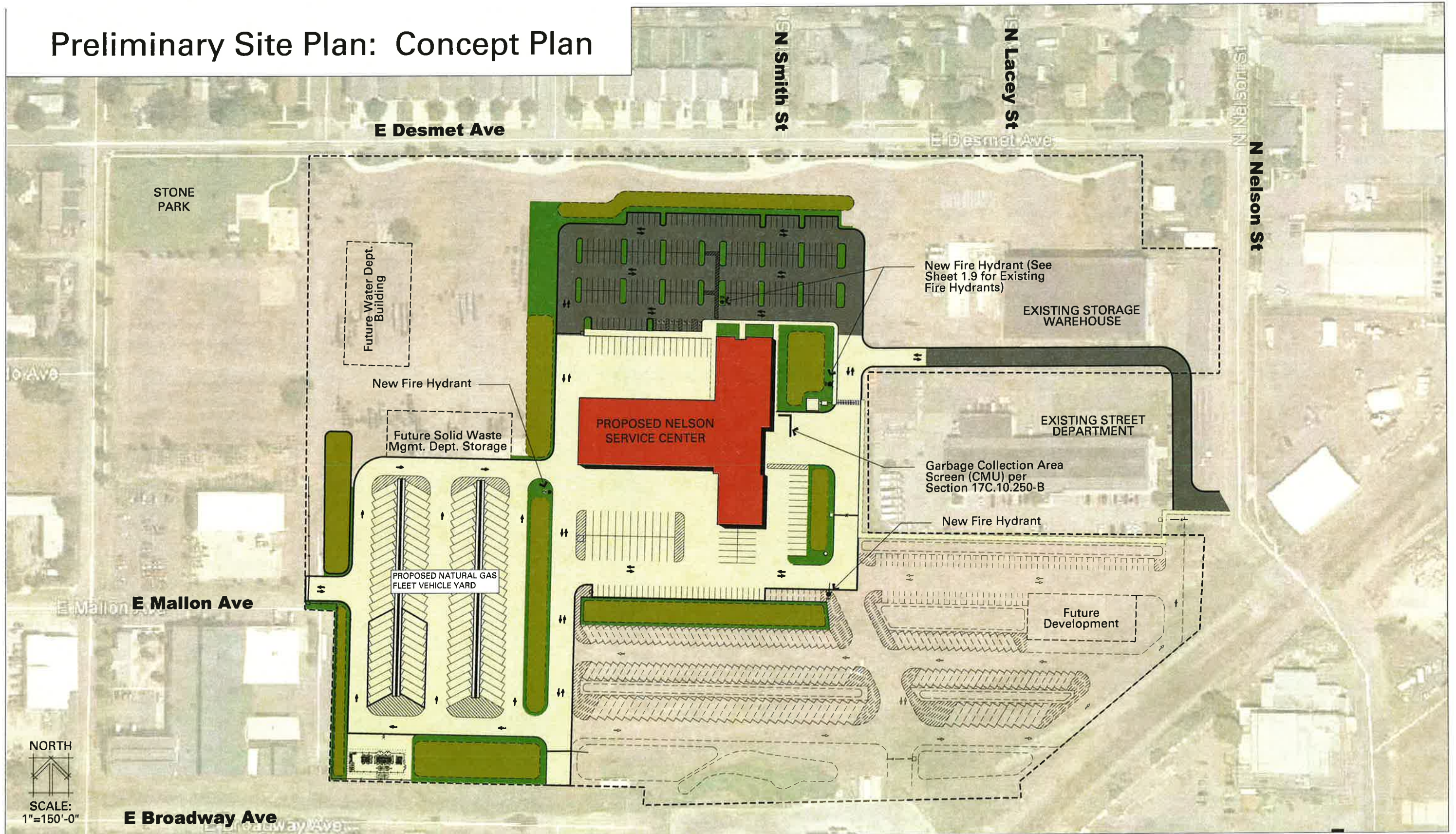
Context: Land Use and Zoning



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Preliminary Site Plan: Concept Plan



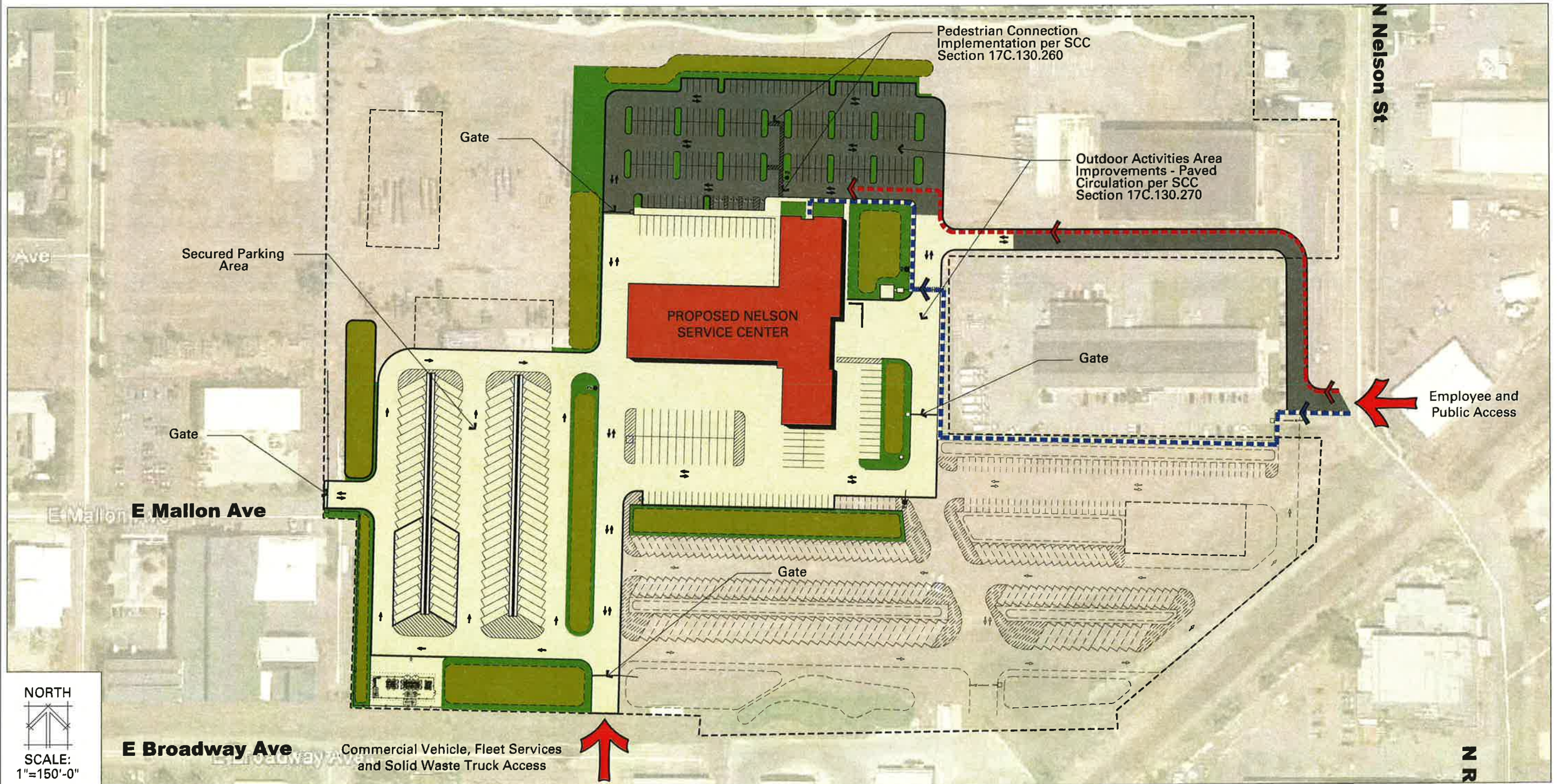
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Preliminary Site Plan: Vehicle Access, Pedestrian & Bicycle Connections

LEGEND

- PEDESTRIAN CONNECTION THROUGH PROJECT SITE -----
- BICYCLE PATHWAY -----



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Existing Conditions: Site Survey



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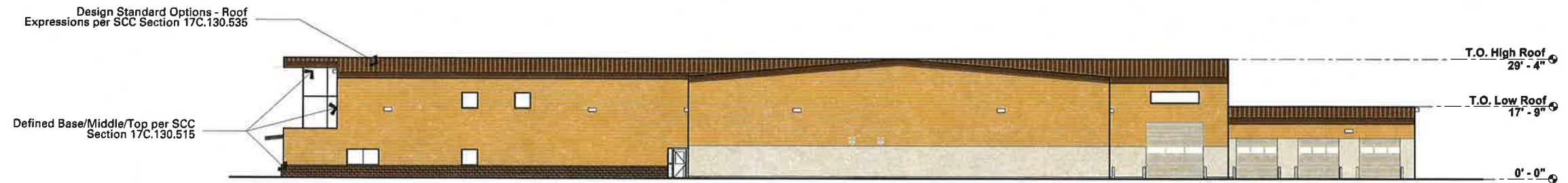
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Proposed Building Elevations



1 South Elevation

SCALE: 1/32" = 1'-0"



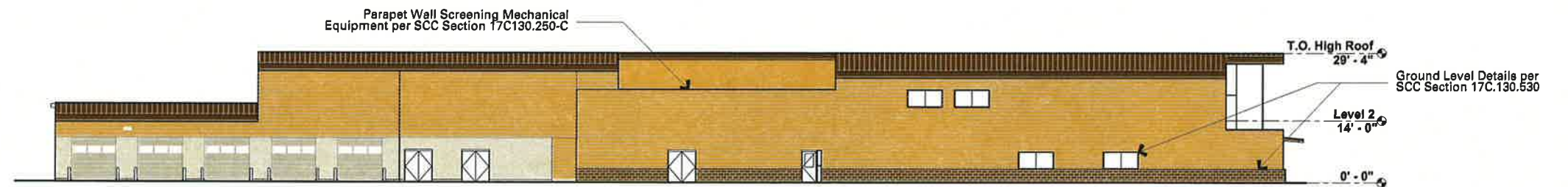
2 West Elevation

SCALE: 1/32" = 1'-0"



3 North Elevation

SCALE: 1/32" = 1'-0"



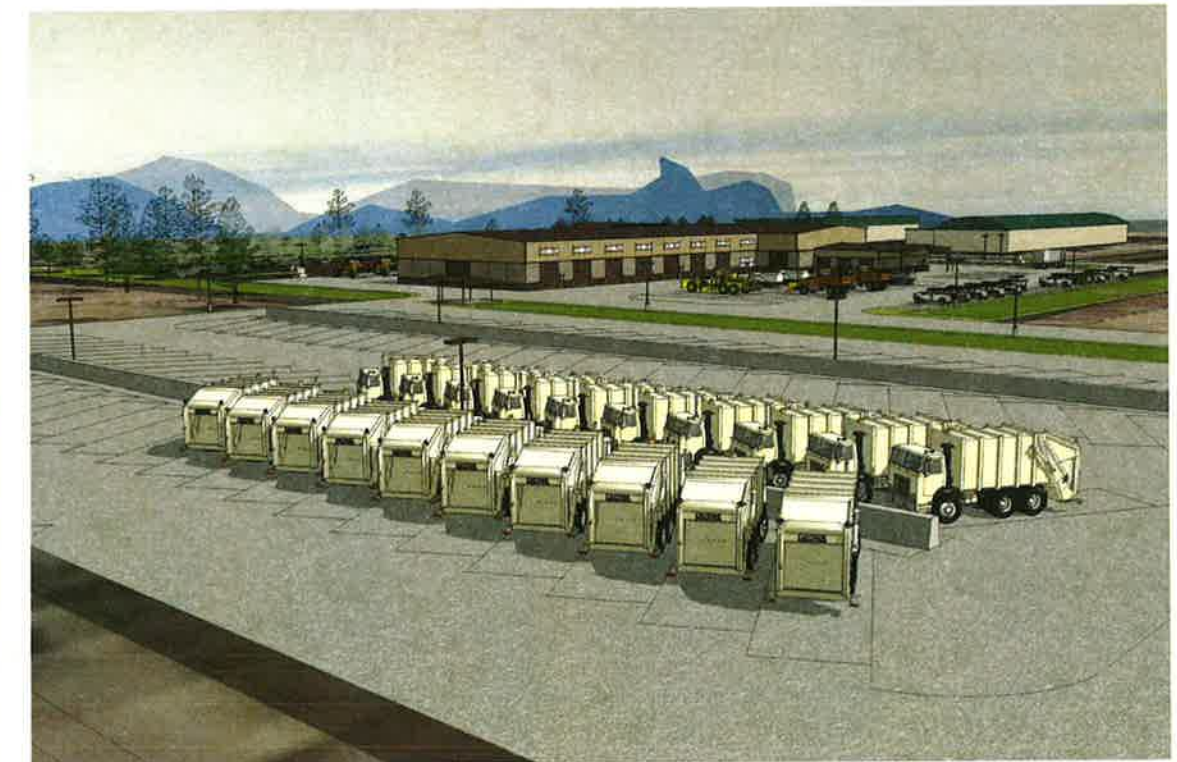
4 East Elevation

SCALE: 1/32" = 1'-0"

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Conceptual Renderings



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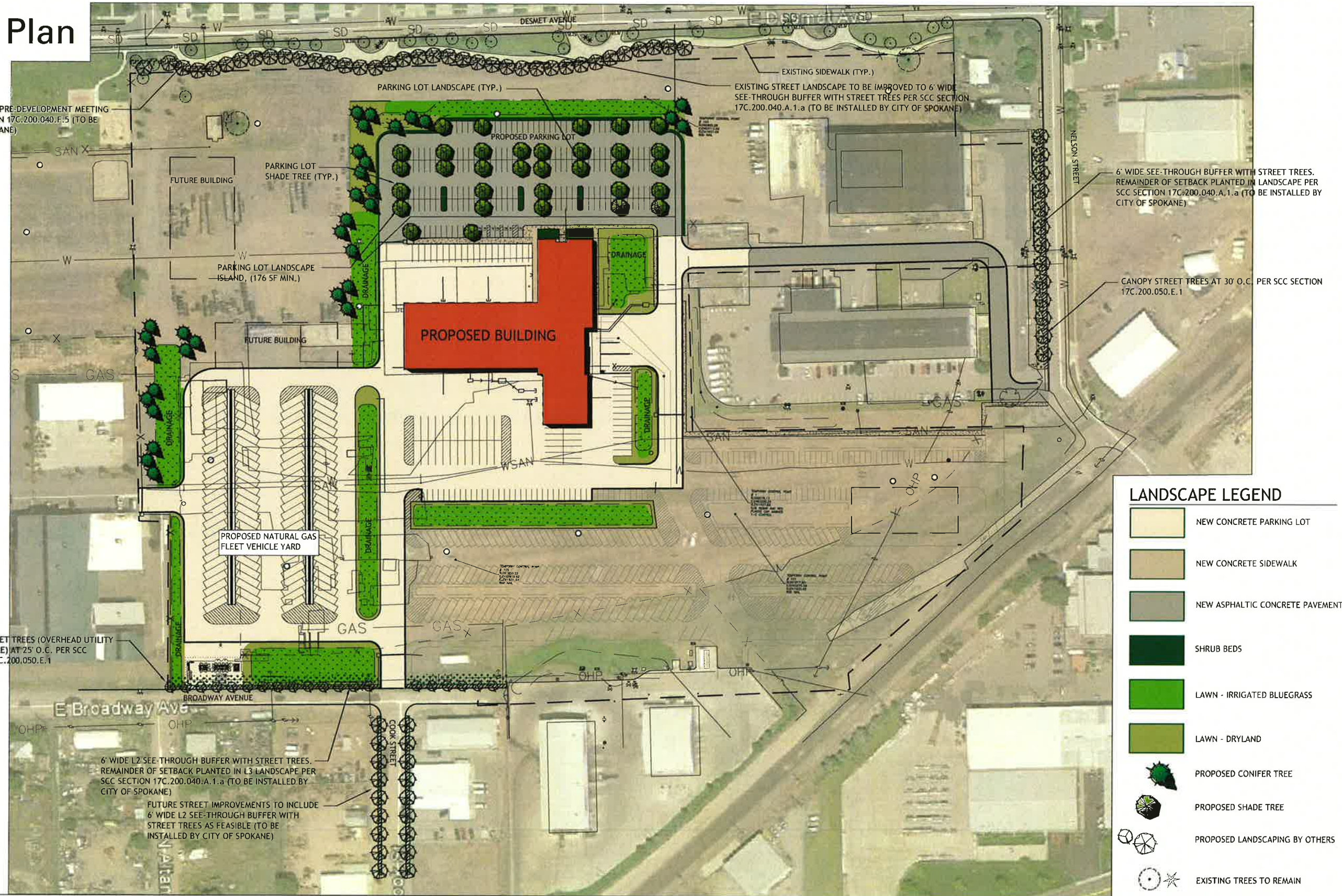


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Landscape Plan

5' WIDE VISUAL SCREEN PER PRE-DEVELOPMENT MEETING COMMENTS AND SCC SECTION 17C.200.040.F.5 (TO BE INSTALLED BY CITY OF SPOKANE)



LANDSCAPE LEGEND	
	NEW CONCRETE PARKING LOT
	NEW CONCRETE SIDEWALK
	NEW ASPHALTIC CONCRETE PAVEMENT
	SHRUB BEDS
	LAWN - IRRIGATED BLUEGRASS
	LAWN - DRYLAND
	PROPOSED CONIFER TREE
	PROPOSED SHADE TREE
	PROPOSED LANDSCAPING BY OTHERS
	EXISTING TREES TO REMAIN

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