



Nelson Service Center City of Spokane

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



March 19th, 2014



Nelson Service Center
City of Spokane
Design Review Board Recommendation Meeting Submittal
Written Project Summary - March 19, 2014

Changes to the project since the Collaborative Workshop:

Since the Design Review Board collaborative workshop on the Nelson Service Center project, the City of Spokane has taken an opportunity to ensure the building's exterior attractiveness, especially from the north where it faces the residential neighborhood. Additionally, the City has worked to provide greater pedestrian amenities on the overall site to enhance connectivity as needed. The landscape plan has been refined to provide greater detail on its scope and information on planting materials. And, graphic submittals depicting elements of the project have been updated to provide greater clarity of design details and use.

How the project addresses the direction given by the DRB at the Collaborative Workshop

1. Provide walkways connecting the building more directly to neighborhood sidewalks and other buildings within the campus for employee use per Comprehensive Plan 4.5, 4.6 & 4. 13 and Public Project Guidelines A2 & A3.

The City has worked to improve pedestrian accessibility around the site to enhance connectivity and meet business objectives. The employee parking lot to the north has been reconfigured to provide a path from the main entrance to the building through the parking lot to the north. The walkway is flanked by tree planters. Since this building will not have general public access, a connection has not been extended to Desmet. Additionally, the neighborhood has been consistent in their desire to see employees enter the site from the south.

Separately, the City has enhanced pedestrian connections to the Streets Department facilities on the east side of the overall site. Painted asphalt pathways have been added to the main Street facility, and a concrete walkway has been added to the Streets warehouse building, located just to north of the other Streets facility. Pedestrian connections have not been added to the Park Operations facility to the west because employees won't move between these buildings, and additional security issues would be created.

2. Restore the Desmet Streetscape and lower maintenance cost and water user by using dryland grass in the swales per Comprehensive plan 6.1 and 15.5.

The City has refined its landscaping plans and is providing additional details of the plantings. The streetscape design present on Desmet will extend down a portion of Nelson toward the vehicle entrance available on Nelson. Additionally, dead and dying trees and shrubbery on Desmet will be replaced. And native grasses will be used in the stormwater swales on the project site.

3. Place public art where it will be seen or experienced such as near Desmet or the Nelson Street entrance.

Drawings have been prepared depicting the art installation on the Desmet side of the building or at the Nelson Street entrance. The City also has identified the park in the northwest corner of the overall site as an additional possibility for art installation. The Spokane Arts Fund will manage the contract with the artist(s) who will complete the work and will assist with the selection of a location that provides the greatest visibility and positive impact to the surrounding neighborhood.

4. Explore design options that will enhance the northern elevations and screen wall façade to obtain a higher standard of design per the staff comments.

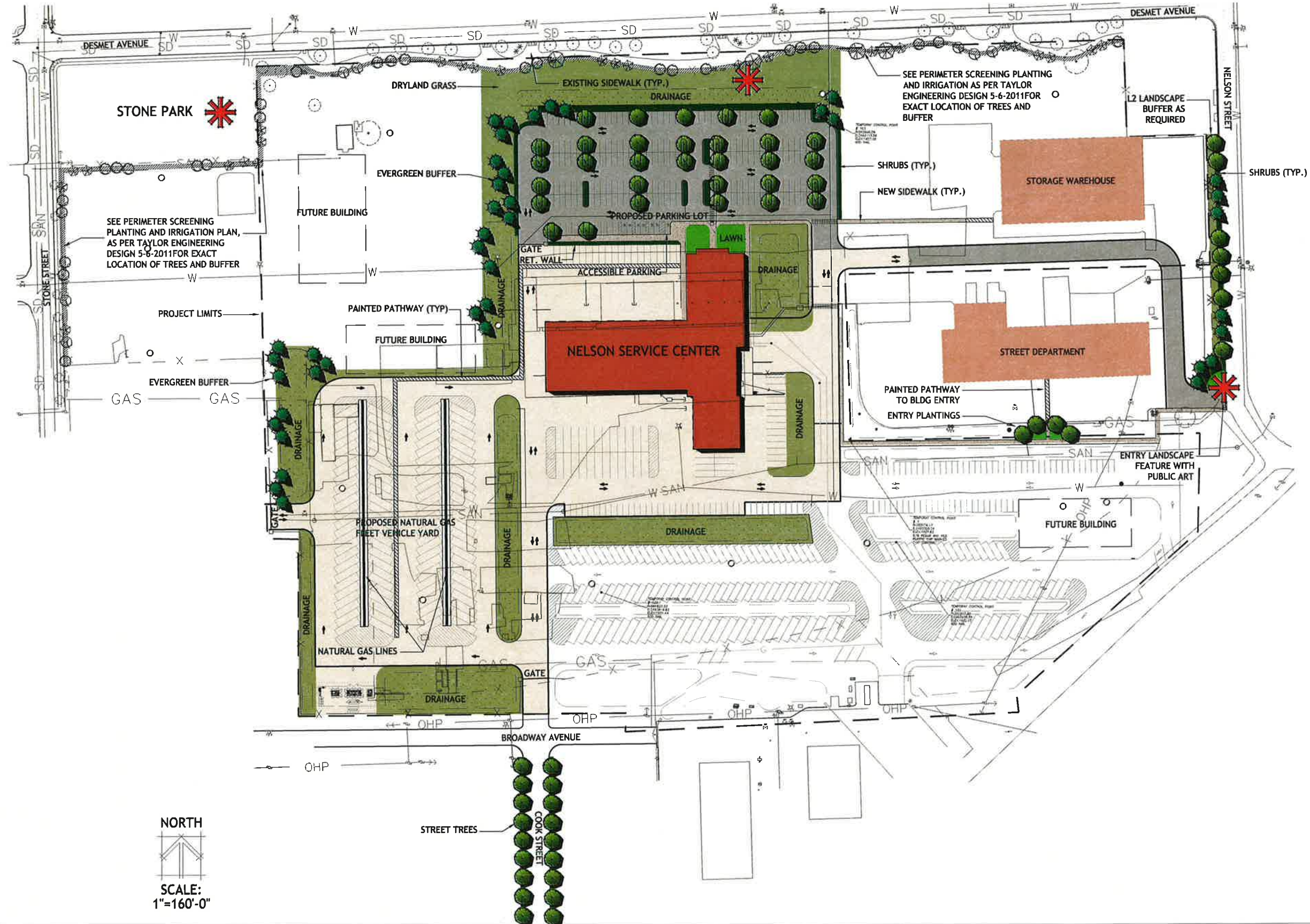
The City has enhanced the building's exterior appearance, focusing on the north façade of the building. In compliance with SMC 17C.130.515, the City has better emphasized the base, middle, and top of the building--a strategy that is intended reduce the apparent bulk of a building.

The building's rooflines are purposely articulated by stepping from a one-story building in the front to a two-story building behind. Walls are staggered and offset, and entries are recessed.

Additionally, the building will have a concrete masonry base, along with two tones of insulated metal panels to further visually separate the middle and upper sections of the building. A lighter color will be placed in the middle with a darker tone from the roofline to the top of the upper windows. The City will select between two color options--featuring two tones of silver or a brown/tan option.

Finally, the City also has added a five-foot planting bed in front of the screening wall to soften the transition between the wall and the sidewalk and further enhance the north façade.

Landscape Plan



Legend

- NEW CONCRETE PARKING LOT
- NEW CONCRETE SIDEWALK
- NEW ASPHALTIC CONCRETE PAVEMENT
- SHRUB BEDS
- LAWN - IRRIGATED BLUEGRASS
- LAWN - DRYLAND
- PERIMETER SCREENING PLANTING PER TAYLOR ENG. DRAWINGS, DATED 5-6-11
- PUBLIC ART, POSSIBLE LOCATION
- PROPOSED CONIFER TREE
- PROPOSED SHADE TREE
- EXISTING TREES TO REMAIN

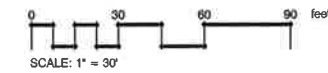
NORTH

 SCALE:
 1"=160'-0"

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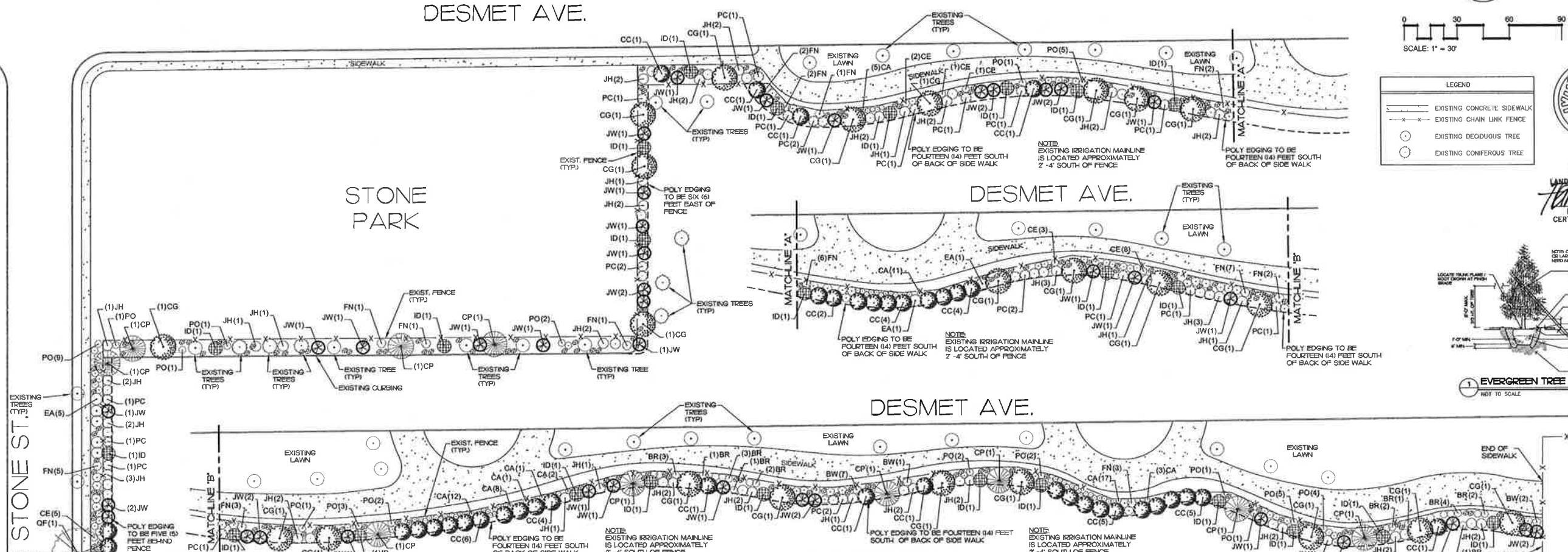
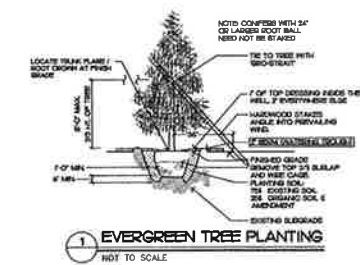
DESMET AVE.



LEGEND	
	EXISTING CONCRETE SIDEWALK
	EXISTING CHAIN LINK FENCE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE



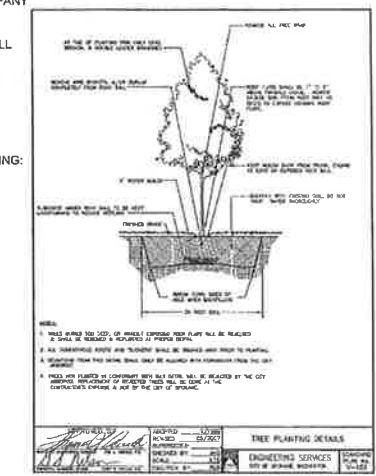
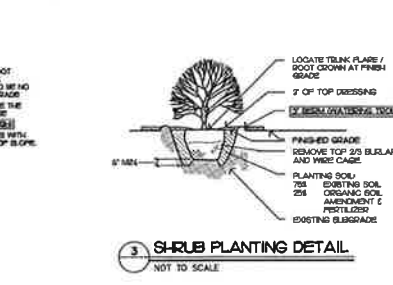
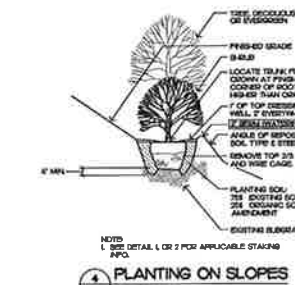
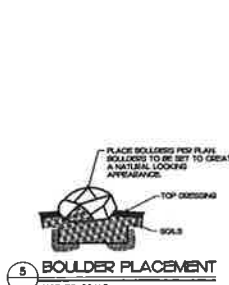
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
FRANK R. IDE
CERTIFICATE NO. 633



PLANTING SCHEDULE							
TREES	SHRUBS						
CODE	CODE						
QTY	QTY						
BOTANICAL NAME / COMMON NAME	BOTANICAL NAME / COMMON NAME						
CONT	CONT						
SIZE	SIZE						
BLOOM	BLOOM						
HT X WD	HT X WD						
DETAIL	DETAIL						
CG	21	Cedrus atlantica 'Glauca Fastiga' / Fastigiate Blue Atlas Cedar	B & B	5' - 6" HT	N/A	30' x 15'	Sht. L-1, #1 & #4
CP	10	Chamaecyparis nootkatensis 'Pendula' / Weeping Nootka Cypress	B & B	6' - 8" HT	N/A	25' x 15'	Sht. L-1, #1 & #4
CC	44	Chamaecyparis obtusa 'Aurea' / Hinoki Cypress	B & B	6' - 8" HT	N/A	35' x 10'	Sht. L-1, #1 & #4
ID	29	Ilex x meserveae 'Dragon Lady' / Dragon Lady Holly	Cont.	5 GAL.	N/A	20' x 6'	Sht. L-1, #3 & #4
JH	62	Juniperus chinensis 'Hetzi Columnaris' / Hetzi Column Juniper	B & B	5' - 6" HT	N/A	15' x 6'	Sht. L-1, #1 & #4
JW	43	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B	5' - 6" HT	N/A	16' x 6'	Sht. L-1, #1 & #4
PC	31	Picea abies 'Cupressina' / Columnar Norway Spruce	B & B	5' - 6" HT	N/A	20' x 6'	Sht. L-1, #1 & #4
QF	3	Quercus frainetto / Forest Green Oak	B & B	2" CAL	N/A	50' x 30'	Sht. L-1, #2
BR	22	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	3 GAL.		INSIGNIFICANT	4' x 4'	Sht. L-1, #3 & #4
BW	14	Buxus microphylla koreana 'Wintergreen' / Wintergreen Korean Boxwood	5 GAL.		INSIGNIFICANT	5' x 5'	Sht. L-1, #3 & #4
CA	83	Calamagrostis arundinacea 'Karl Foerster' / Karl Foerster's Feather Reed Grass	1 GAL.		SUMMER	4' x 3'	Sht. L-1, #3 & #4
CE	21	Chamaecyparis obtusa 'Elmwood Gold' / Elmwood Gold Hinoki False Cypress	5 GAL.		INSIGNIFICANT	4' x 4'	Sht. L-1, #3 & #4
EA	7	Euonymus japonicus 'Aureo Marginatus' / Evergreen Euonymus	3 GAL.		FALL	6' x 6'	Sht. L-1, #3 & #4
FN	52	Forsythia x 'New Hampshire' / New Hampshire Gold Forsythia	3 GAL.		SPRING	5' x 5'	Sht. L-1, #3 & #4
PO	54	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	5 GAL.		SPRING	4' x 4'	Sht. L-1, #3 & #4

PLANTING REQUIREMENTS

- PLANT MATERIAL SHALL BE PLANTED IN THE LOCATIONS SHOWN. MAINTAIN SPACING AND DISTANCES RELATIVE TO HARD FEATURES.
- PLANT MATERIAL SHALL BE INSTALLED PER PLANTING DETAILS.
- WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. THE FOREMAN SHALL REMAIN ON-SITE DURING ALL LANDSCAPE SOIL PREPARATION, IRRIGATION AND PLANTING OPERATIONS.
- THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENT. SUBSTITUTIONS SHALL NOT DEVIATE FROM MUNICIPALITIES' LANDSCAPE REQUIREMENTS OR APPROVED LANDSCAPE PLANS.
- KEEP PLANT WATERING BASINS 1" MIN. FROM EDGE OF ANY PAVING.
- PROTECT EXISTING AND PROPOSED LANDSCAPING FROM DAMAGE. ANY DAMAGE OCCURRING ON THE JOB SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- WATERING TROUGHS SHALL BE INSTALLED AROUND ALL SHRUBS AND TREES ON THE PROJECT SITE. SEE THIS SHEET FOR PLANTING DETAILS.
- SOIL SHALL BE INSTALLED TO WITHIN 3.5" OF TOP OF ADJACENT HARD SURFACE OR POLY EDGING FOR SHRUB AND TREE BEDS.
- PLANTING QUANTITIES SHOWN ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ARE NOT GUARANTEED. ALL PLANTINGS SHOWN ON THE DRAWINGS SHALL BE INSTALLED.
- ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE WEED FREE BEFORE PROJECT CAN BE ACCEPTED.
- CONTRACTOR SHALL WARRANTY HIS WORK, PARTS AND PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. PLANT MATERIAL THAT DIES OR IS IN POOR CONDITION, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED IMMEDIATELY WITH "IN-KIND" AND SAME SIZE PLANTS. AT NO ADDITIONAL COST TO THE OWNER. MATERIAL TO BE REPLACED SHALL BE REPLACED BY THE CONTRACTOR WITHIN 15 DAYS OF WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE. REPLACEMENT PLANT MATERIAL SHALL BE WARRANTED WITH A NEW WARRANTY COMMENCING ON THE DATE OF THE REPLACEMENT. THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE THEIR ONE (1) YEAR WARRANTY ON THE COMPANY LETTER HEAD AND INDICATING BEGINNING AND ENDING DATES.
- PLANTING HOLE SHALL BE TWICE THE DIAMETER OF THE ROOTBALL.
- PLANTING BEDS SHALL BE RAKED SMOOTH AND WATERING TROUGHS SHALL BE FORMED PRIOR TO SPREADING TOP DRESSING.
- CONTACT LANDSCAPE ARCHITECT FOR INSPECTION PRIOR TO INSTALLING TOP DRESSING.
- APPLY PRE-EMERGENT PRIOR TO PLACING TOP DRESSING. CONTACT LANDSCAPE ARCHITECT TO WITNESS THE APPLICATION.
- MAINTENANCE PERIOD: PROVIDE LANDSCAPE MAINTENANCE FROM THE COMPLETION AND ACCEPTANCE OF EACH NEW LANDSCAPE AREA. THE MAINTENANCE PERIOD SHALL BE FOR 90 DAYS AND INCLUDE THE FOLLOWING: WATERING OF LANDSCAPE SHRUBS, TREES AND TURF, RE-FERTILIZATION, WEEDING, MOWING, CLEAN-UP, EDGING, REPAIRS OF ALL WASHOUTS AND GULLIES AND OTHER NECESSARY WORK OF MAINTENANCE.



TOP DRESSING
All planting islands and landscape/shrub beds shall receive an equal blend of 1", 2", and 3" round river rock, 4" depth. Blend river rock off-site prior to installing. See notes 10 & 11.

EDGING
Poly Edging (Commercial Grade) - Install per manufacturer's recommendations.

BOULDERS
Boulders shall be round granite, placed where shown. A total of 195 boulders shall be used on this project. Boulder sizes shall range from 24"-46" diameter. Contractor shall randomize placement to provide varying sizes within groupings.



REVISIONS	

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

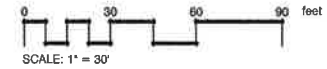
CITY OF SPOKANE
OPERATIONS AND MAINTENANCE
PERIMETER SCREENING PLANTING
PLAN

SHEET
SCALE: 1" = 30'
1 OF 2
L-1

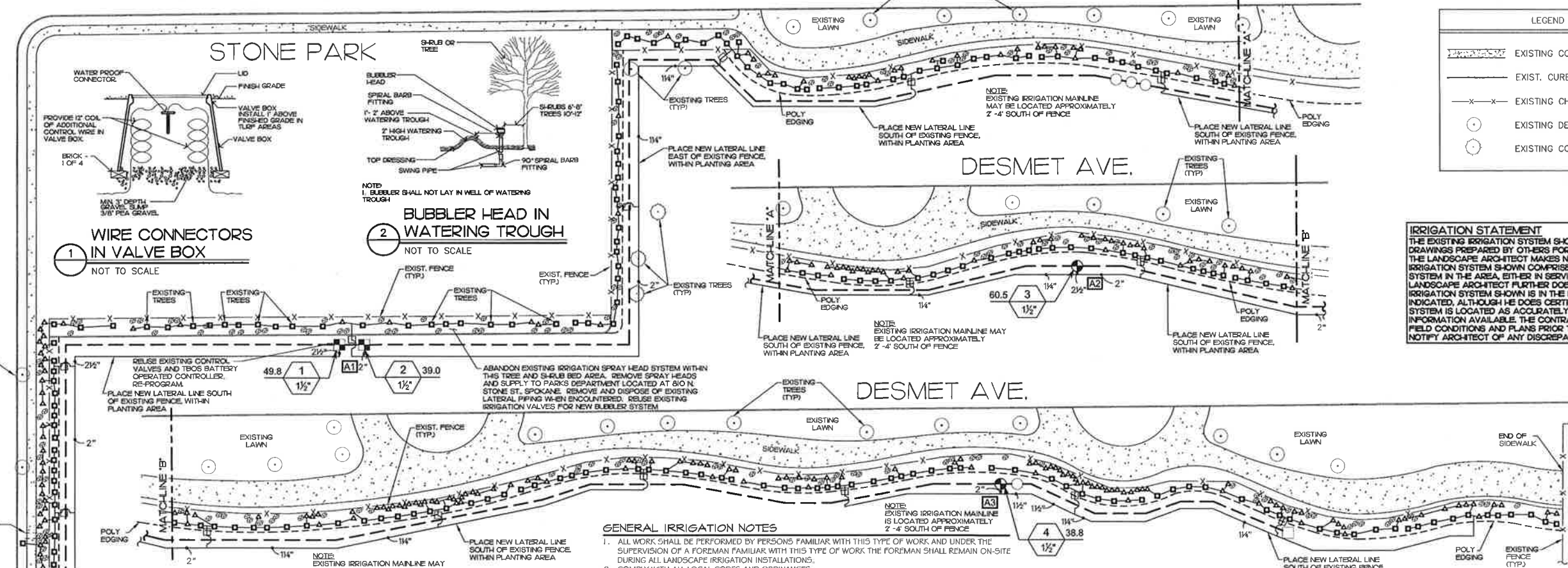
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CK'D: EBL DATE: 5-6-11

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DESMET AVE.

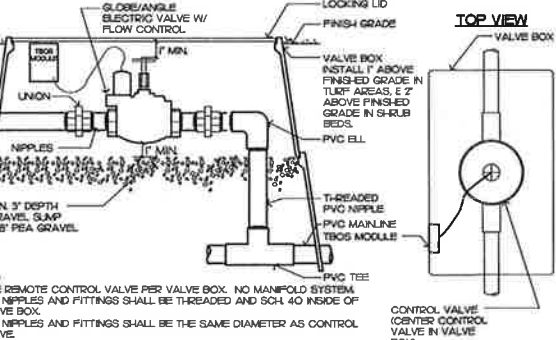


LEGEND	
	EXISTING CONCRETE SIDEWALK
	EXIST. CURB
	EXISTING CHAIN LINK FENCE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

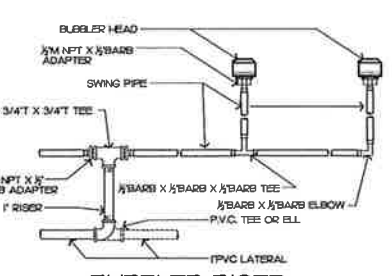


1 WIRE CONNECTORS IN VALVE BOX
NOT TO SCALE

2 BUBBLER HEAD IN WATERING TROUGH
NOT TO SCALE



3 CONTROL VALVE & BOX
NOT TO SCALE



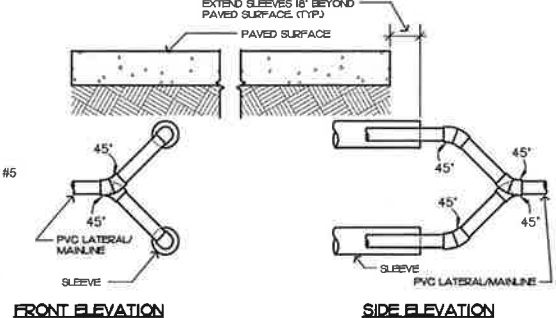
4 BUBBLER RISER W/ BUBBLER HEADS
NOT TO SCALE

GENERAL IRRIGATION NOTES

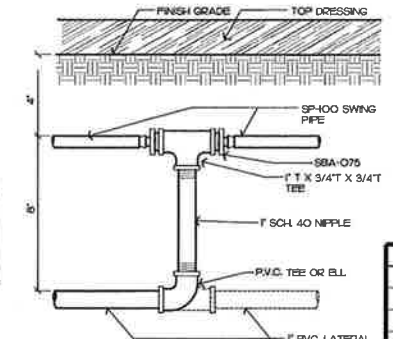
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A FOREMAN FAMILIAR WITH THIS TYPE OF WORK. THE FOREMAN SHALL REMAIN ON-SITE DURING ALL LANDSCAPE IRRIGATION INSTALLATIONS.
- COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING OPERATIONS.
- INSTALL IRRIGATION SYSTEM PER DESIGN AND THEN ADJUST IRRIGATION HEAD LAYOUT TO FIT FIELD CONDITIONS, AS NECESSARY.
- IRRIGATION PLAN IS DIAGNOMATIC ONLY. LATERALS, AND WIRES SHALL BE PLACED WITHIN LANDSCAPED AREA WHENEVER POSSIBLE (SLEEVEING SHALL BE PLACED UNDER PAVED AREAS), UNLESS OTHERWISE NOTED.
- COORDINATE INSTALLATION/OPERATION OF IRRIGATION SYSTEM WITH OTHER TRADES.
- PIPE LINES SHALL BE PLACED SO THAT DESCRIPTIONS FACE UP.
- VERIFY WORKING PSI AT MAXIMUM OPERATING FLOW PRIOR TO CONSTRUCTION OF SYSTEM AND NOTIFY OWNERS REPRESENTATIVE OF ANY DEFICIENCY. (2.85 PSI REPORT)
- USE KBI VALVE OR IN HEAD CHECK VALVES TO PREVENT LOW HEAD DRAINAGE WHERE IT OCCURS.
- 'AS-BUILT' RECORD DRAWINGS SHALL BE SIGNED BY THE INSTALLER AND DELIVERED TO OWNER PRIOR TO FINAL PAYMENT.
- ALL CONTROL WIRE SPLICES SHALL BE WATER PROOF AND WITHIN VALVE BOXES ONLY.
- 'AS-BUILT' RECORD DRAWINGS SHALL BE SIGNED BY THE INSTALLER AND DELIVERED TO THE OWNER PRIOR TO FINAL PAYMENT.
- PROVIDE AND INSTALL RAIN BIRD 'TBO'S' BATTERY OPERATED VALVE SOLENOIDS FOR EACH OF THE VALVES THAT WILL BE INSTALLED AND OPERATING UNDER THIS CONTRACT. CONTROL MODULES ARE TO BE MOUNTED INSIDE OF THE VALVE BOXES. CONDUCT ONE TRAINING SESSION WITH THE OWNER TO EXPLAIN EQUIPMENT, PROVIDE AND DELIVER ONE 'TBO'S' FIELD TRANSMITTER TO OWNER DURING TRAINING SESSION.
- EXISTING IRRIGATION MAINLINE AND CONTROL VALVES ARE LOCATED WITHIN THE TREE AND SHRUB BEDS, TO FINAL PAYMENT.
- LOCATE EXISTING MAINLINE AND CONTROL VALVES AND FUTURE VALVE LOCATIONS ALREADY INSTALLED. THE EXISTING VALVE BOXES ARE MARKED ON THE LIDS WITH ORANGE PAINT. THE FUTURE VALVES ARE MARKED WITH AN 'M'. EACH 'M' VALVE LOCATION HAS AN 1 1/2" SCH. 40 STUB OUT WITH A SCREW ON CAP.
- DEPTH OF COVER: LATERAL LINE - 12" DEPTH, SLEEVES - 24" DEPTH. SEE SLEEVE DETAIL THIS PAGE FOR FURTHER INFORMATION.
- CALL LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE OF INSTALLED IRRIGATION SYSTEM PRIOR TO PLANTING OPERATIONS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1800-1400 Flood Bubbler on fixed riser	40	Sht. L-2, #2, #4 & #6
	Rain Bird PGA-PRS-D Electric Remote Control Valve, with pressure regulator. Connect to existing stub.		Sht. L-2, #3
	Existing 1 1/2" Rain Bird PGA valve to be reused		Sht. L-2, #3
	Existing 1 1/2" Rain Bird PGA valve at end of mainline		
	Location of future 1 1/2" stub out for valve. Not to be used.		
	Existing Rain Bird TBO'S Controller Battery-Operated Controller, 2 station, with TBO'S-FTUS field transmitter. Re-program for new Bubbler system.		
	New Rain Bird TBO'S1CMUS and TBO'S-FTUS Battery-Operated Controller, 1 station, with TBO'S-FTUS field transmitter. Program for new Bubbler system.		
	New Rain Bird TBO'S1CMUS and TBO'S-FTUS Battery-Operated Controller, 1 station, with TBO'S-FTUS field transmitter. Program for new Bubbler system and provide one TBO'S Field Transmitter to Owner.		
	New Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1 1/4" and above are indicated on the plan, with all others shall be 1" in size.		
	Existing 3" Irrigation Mainline: PVC Schedule 40		
	New Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. Repair sod where damaged.		Sht. L-2, #5

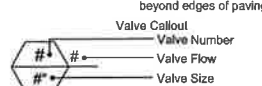


5 SLEEVEING DETAIL
NOT TO SCALE



6 LATERAL BUBBLER RISER
NOT TO SCALE

NOTE: EXISTING IRRIGATION MAINLINE MAY BE LOCATED APPROXIMATELY 2'-4" EAST OF FENCE



REVISIONS		Taylor Engineering, Inc.		SHEET	
		Civil Design and Land Planning	1106 Mission Ave.	SCALE: 1" = 30'	2 OF 2
		Spokane, Washington 99201	(509) 328-3371 FAX (509) 328-8224		
		CITY OF SPOKANE		L-2	
		OPERATIONS AND MAINTENANCE			
		PERIMETER SCREENING IRRIGATION PLAN			

CA90 F.L.E. 11018 BY

Conceptual Renderings



Nelson Service Center City of Spokane

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Conceptual Renderings



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