Nelson Service Center
City of Spokane
Design Review - Recommendation Submittal
2515 E. Mallon Ave. Spokane, WA 99202

March 19th, 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 north to 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 facade to obtain a higher standard of design per the staff comments.

The City has enhanced the building's exterior appearance, focusing on the north facade 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 facade.
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 8-11
- PUBLIC ART, POSSIBLE LOCATION
- PROPOSED CONFIR TREE
- PROPOSED SHADE TREE
- EXISTING TREES TO REMAIN

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Conceptual Renderings

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