



City of Lawrence

# Lawrence Field Operations Facility

## Existing Facility Condition Narratives

DAKE | WELLS  
architecture



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# 1 - Introduction

The City of Lawrence currently operates nearly a dozen separate facilities to house field operations for Divisions within the Municipal Services and Operations Organization (MSO) and the Parks and Recreation Department. The Divisions have done their very best to operate from these facilities over the years, but they are no longer responsive to the operational needs of the City. Many of the buildings are undersized, or have design idiosyncrasies that result in poor operational flow. Most are in need of significant maintenance and infrastructural upgrades.

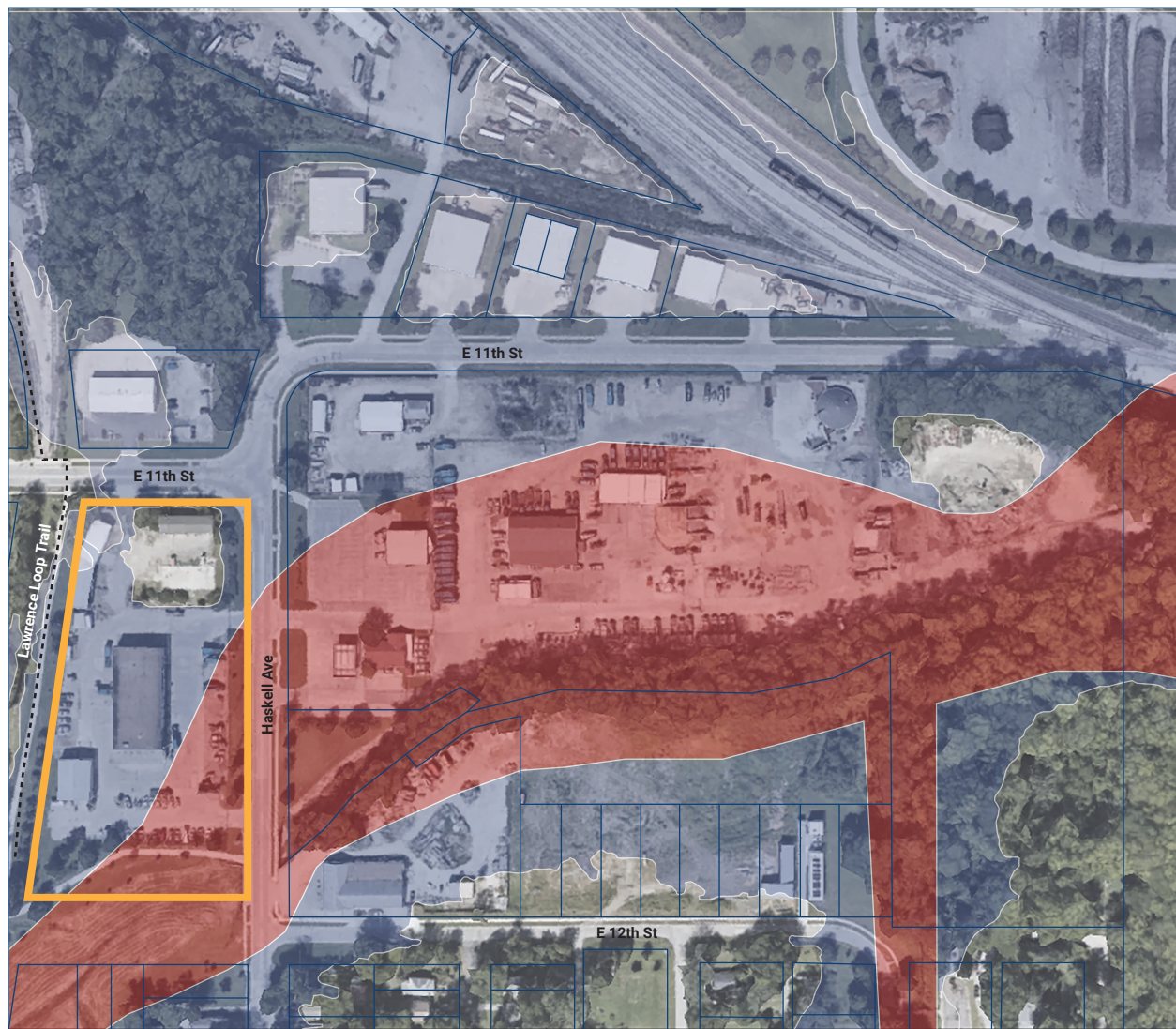
Aside from deferred maintenance issues, many of the buildings exist in the 500 year floodplain, some of them in the 100 year floodplain, and some of them are located directly in the floodway. Rather than invest funds to improve these underperforming structures, the City decided to consolidate the operations into a single campus-oriented facility, called the Lawrence Field Operations Facility. In 2019, a Design Team led by Dake Wells Architecture, Oertel Architects and CFS Engineers was retained to develop a Program and Conceptual Design for this Facility.

The relocation of the field operations into a single campus will result in the existing facilities being vacated. The purpose of this Existing Facility Condition Narratives Document is to provide a brief, consolidated overview of each facility, along with recommendations for the future of each property.

## 2- Central Maintenance Garage 1141 Haskell Ave

The site at 1141 Haskell Ave is blocks away from downtown Lawrence and the Kansas River. The site is almost completely in the 100 year floodplain with the southeast portion of the site within the floodway. The Lawrence Loop Trail runs directly adjacent on the West side of the site. There is potential for contaminated soil due to the division's operational use.

*Recommendations for future use:* The Design Team predicts that resale of this site may be difficult due to potential contaminants and inevitable flooding from the river. There may be potential for rezoning to break the site into smaller pieces in order to sell the northern portion of the site which is not in the floodplain. Due to its proximity to the Lawrence Loop trail, we would recommend that this site be used to house supporting functions for the trail, such as parking, a rest area or even a neighborhood pocket park.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line
- Trail



Exterior - good condition



Exterior - good condition



Concrete floor; painted CMU walls, exposed steel structure , fair condition



Concrete floor; painted CMU walls, exposed steel structure , fair condition



Concrete floor, painted CMU walls, surface mounted fixtures, poor condition



Linoleum floor, painted gypsum board walls, popcorn ceiling, surface mounted fixtures



Linoleum tile floor decorative wall covering, poor condition



Linoleum tile floor, decorative wall covering, gypsum board ceiling, surface mounted fixtures, poor condition



Concrete floor, painted CMU walls, gyp board ceiling, surface mounted fixtures, poor condition



Concrete floor, painted CMU walls, gyp board ceiling, surface mounted fixtures, poor condition



Concrete floor, pre-engineered steel structure; good condition



Exterior storage shed, good condition

# 3 - Facility Maintenance

## 1050 E 11th St

The Facility Maintenance Division is housed on the southern portion of the parcel at 2201 Kresge Rd. (The northern portion currently houses the Household Hazardous Waste Division). The current structure was originally built for a trucking company. Without a dramatic upgrade--involving a full demo down to pre-engineered frame and properly rebuilding on the frame--it is not well-suited for operational uses required by the Facility Maintenance Division.

*Recommendations for future use:* As the property is not in the floodplain, and the Division is not intrinsically tied to other Divisions, it may be of value to rebuild a new facility on the site, potentially operating out of the existing building until construction is complete. If the city determines it is wiser to relocate the Facility Maintenance Division at LFOF, and there is no need for the land for a Municipal use, then it could be possible to replat the southern portion of the site and offer it for sale to adjacent property owners.



— Property line





Exterior - fair condition



Concrete floor, exposed pre-engineered steel structure, poor condition



Concrete floor, exposed pre-engineered steel structure, poor condition



Concrete floor, painted gypsum board walls and ceiling, surface mounted lights



Linoleum floor, 2'x4' ACT ceiling, poor condition



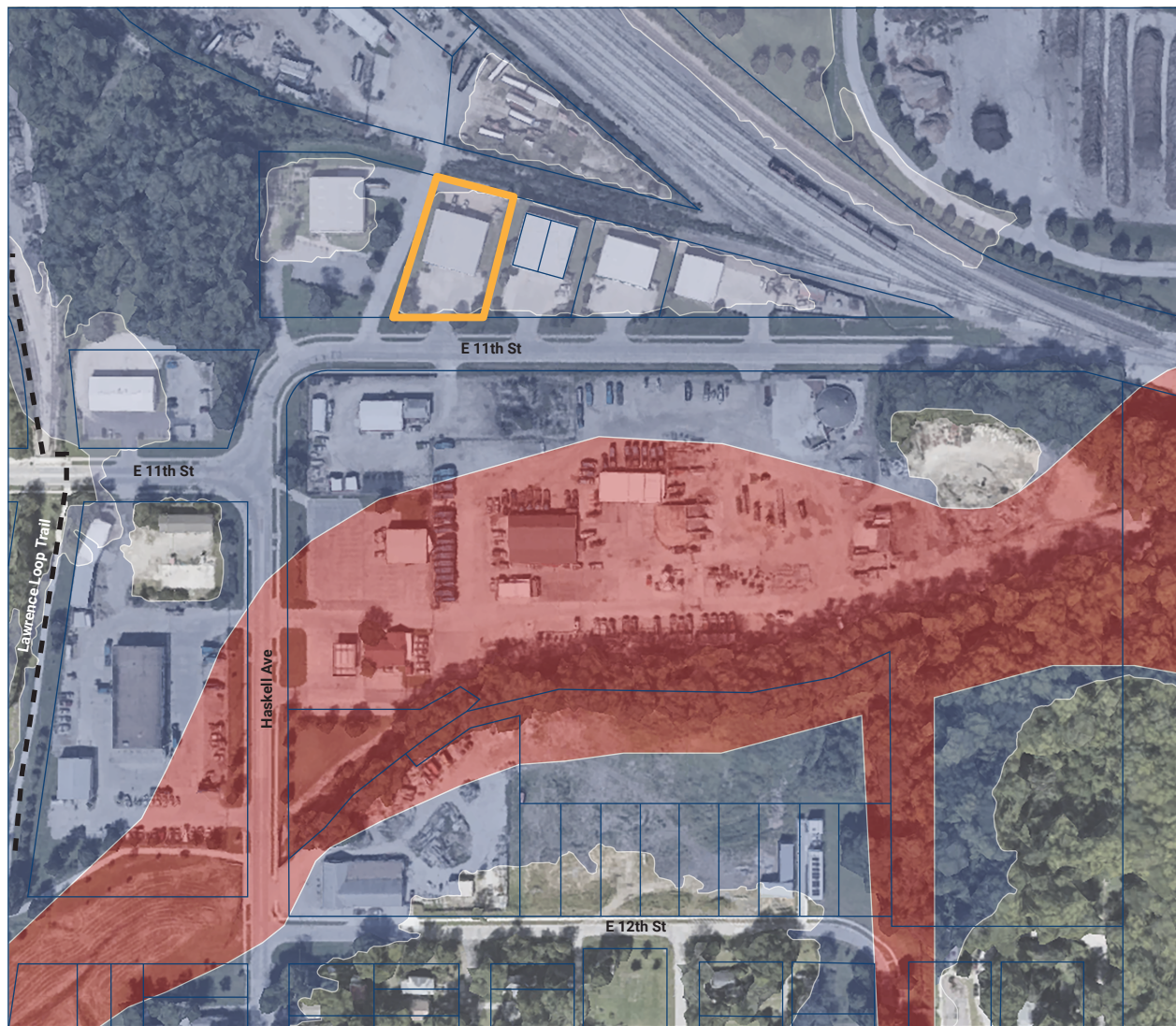
Carpet floor, ACT ceiling with lights



# 4 - Forestry 1050 E 11th St

The majority of the site at 1050 E 11th St sits in the 500 yr floodplain, with small portions in the 100 year floodplain. The pre-engineered building is in fair condition, with significant improvements needed. The current facility meets operational needs but does not allow room for future growth.

*Recommendations for future use:* The Division has expressed a preference to remain in proximity to the Horticulture Division, and to the Wood Lot, where disposal of landscape debris occurs. The City would need to weigh in on a longer term plan. We do not recommend that any new buildings be erected on this site, nor significant investment be made to improve the building, due to its location in the floodplain. Eventually the Forestry Division will need to move onto a larger site to allow for future growth. This site could potentially be used as a woodlot or tree nursery, which could conceivably survive a mild flood event, although some damage to inventory could occur.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line
- Trail





Exterior - good condition



Concrete floor, gypsum board walls, poor condition



ADA accessible restroom, gypsum board walls



Linoleum flooring, gypsum board walls, popcorn ceiling, surface mounted fixtures,



Concrete floor, pre-engineered metal structure, good condition



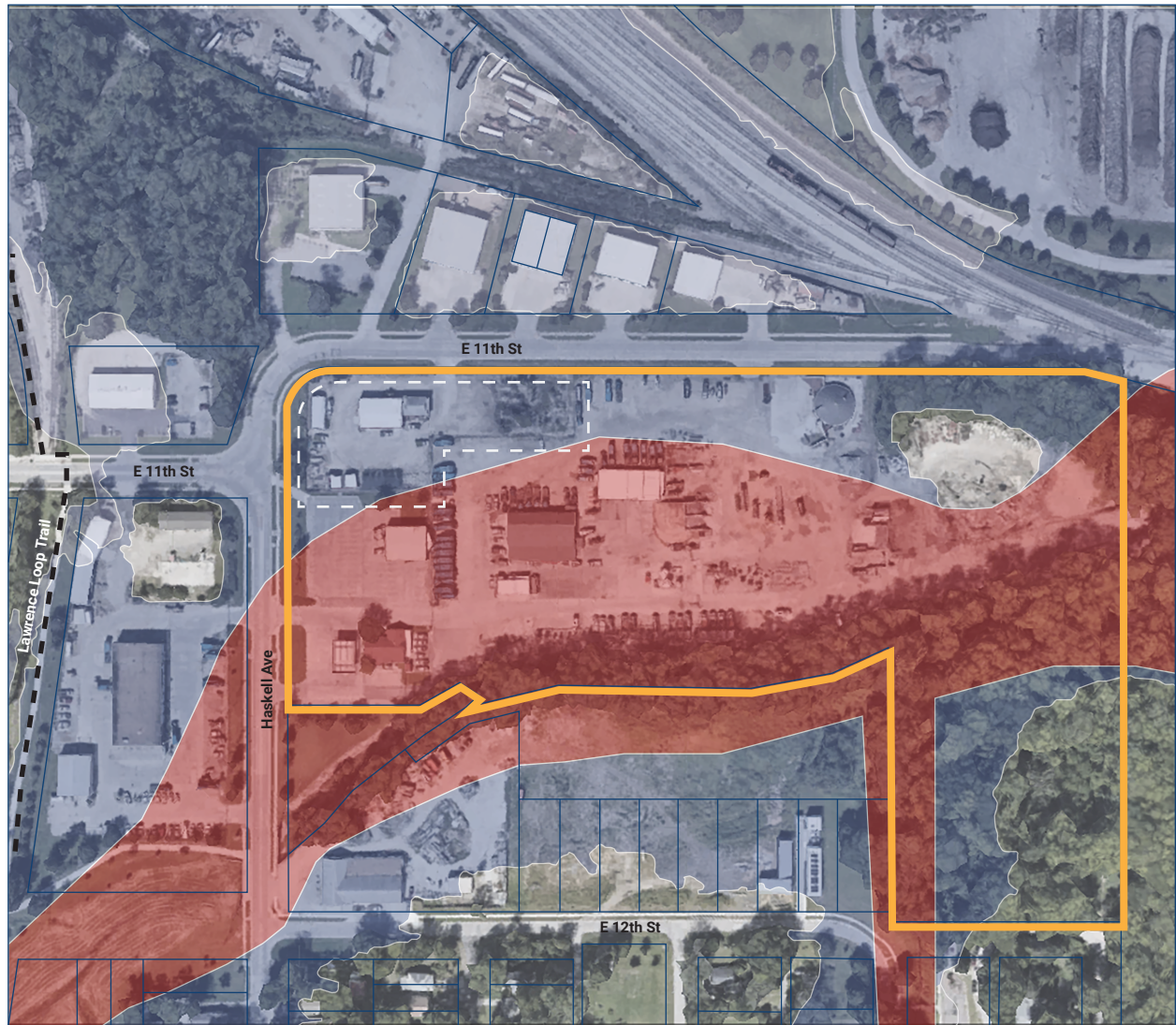
Concrete floor, pre-engineered metal structure, good condition

# 5 - Horticulture

## 1110 Haskell Ave

The Horticulture facility sits on the northern portion of the site at 1110 Haskell Ave at the edge of the floodway in the 100 year floodplain. Their current building does not meet operational needs and the site does not allow room for growth due to its location in the floodplain.

*Recommendations for future use:* The Division has expressed a preference to remain in proximity to the Forestry Division, and to the Wood Lot, where disposal of landscape debris occurs. The City would need to weigh in on a longer term plan. We do not recommend that any new buildings be erected on this site, nor significant investment be made to improve the building, due to its location in the floodplain. Eventually the Horticulture Division will need to move onto a larger site to allow for future growth. This site could potentially be used as a woodlot or tree nursery, which could conceivably survive a mild flood event, although some damage to inventory could occur.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line
- Trail





Exterior - fair condition



Linoleum flooring, painted gypsum board walls, popcorn ceiling, surface mounted fixtures



Linoleum flooring, painted gypsum board walls, popcorn ceiling, surface mounted fixtures



Concrete floor, pre-engineered metal structure, good condition



Concrete floor, plywood walls, good condition



Prefabricated greenhouse structure, good condition

# 6 - Household Hazardous Waste

## 2201 Kresge Rd

The Household Hazardous Waste Facility at 2201 Kresge Rd was built approximately 5 years ago and remains in good condition. The site is centrally located within the city and is in close proximity to the interstate. Due to the high levels of public interaction that take place for this operation, it is critical that the public is well-informed on its location.

*Recommendations for future use:* Due to the recent construction of this highly specialized facility, we do not recommend that HHW move to a different location. Moving would result in high advertising costs to inform the public on the new location of the facility. There may be potential for expansion of this facility on the existing site in future phases of construction.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line





Exterior - good condition



Exterior - good condition



Concrete floor, painted gypsum board walls, ACT tile ceiling, good condition



Concrete floor, pre-engineered steel structure, bag insulation, good condition



Concrete floor, painted CMU walls, good condition



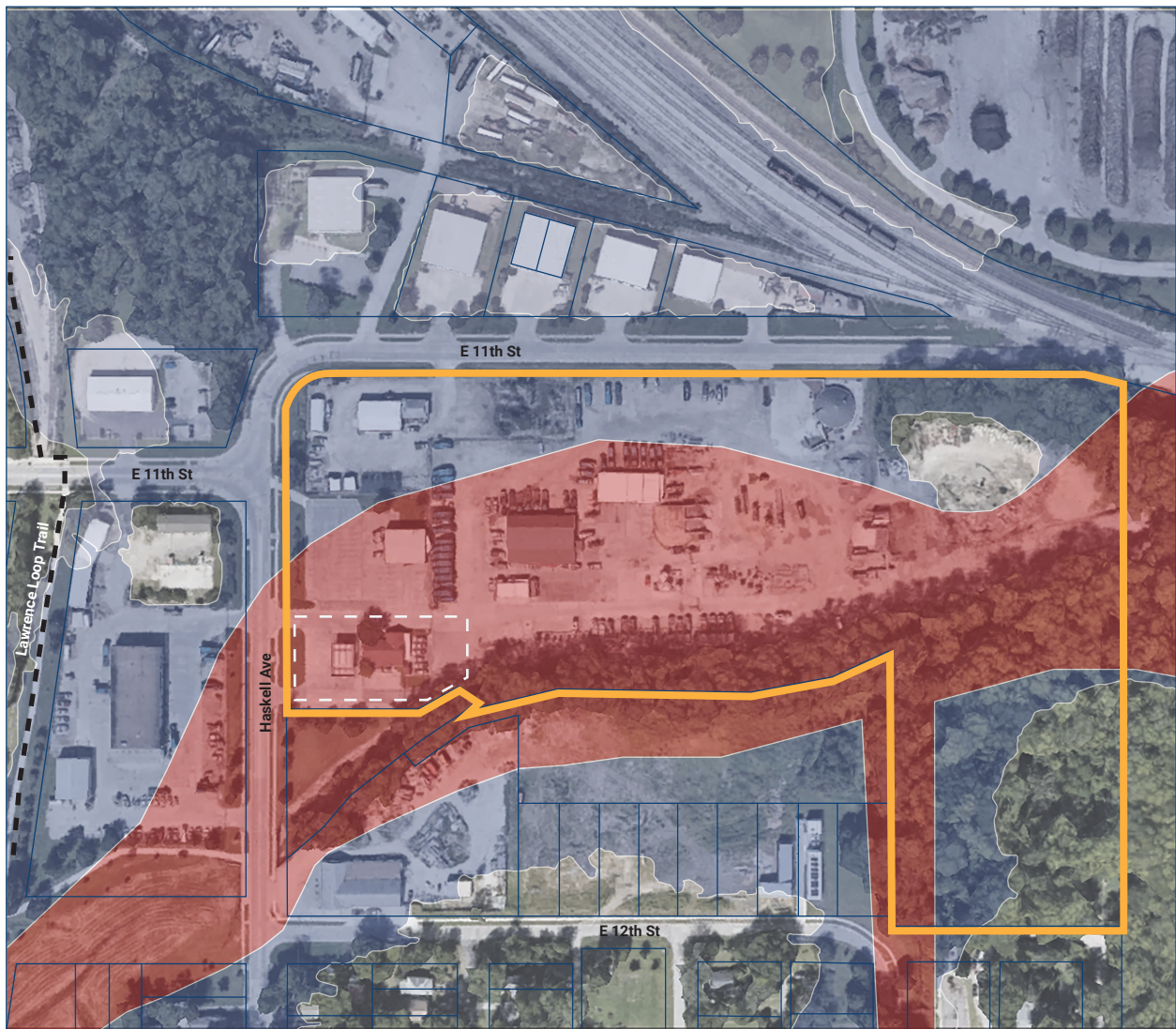
Concrete floor, pre-engineered steel structure, bag insulation, good condition

# 7a - Solid Waste

## 1110 Haskell Ave

The Solid Waste Operations building at 1110 Haskell exists in close proximity to the Lawrence Loop Trail and is completely in the floodway.

*Recommendations for future use:* We recommend that all MSO structures be removed from the floodway, which may include the removal of potential contaminants/pollutants on the site. Due to its proximity to the Lawrence Loop Trail, we recommend that this site could be used for parking or open space/park in connection with the Trail.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line
- Trail





Exterior - good condition



Fueling station, good condition



Linoleum flooring, painted CMU walls, gypsum board ceiling, surface mounted fixtures, fair condition



Carpet tile flooring, painted CMU walls, gypsum board ceiling, surface mounted fixtures, poor condition



Linoleum flooring, painted CMU walls, gypsum board ceiling, surface mounted fixtures



Linoleum flooring, painted CMU walls gypsum board ceiling, surface mounted fixtures

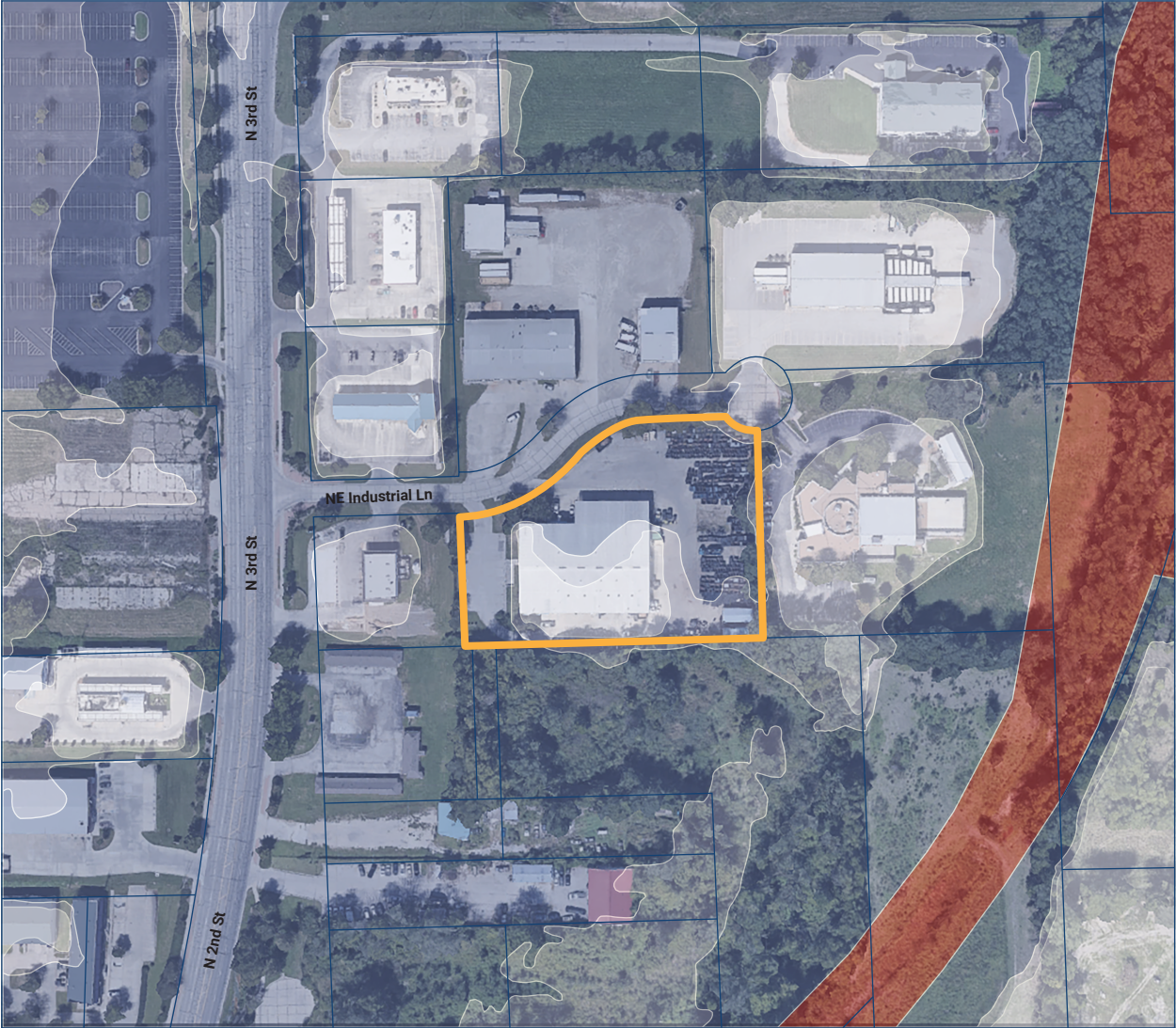


# 7b - Solid Waste

## 320 NE Industrial Ln

The site at 320 NE Industrial Ln houses Solid Waste Maintenance and sits in the 100 year floodplain. The structure is in good condition.

*Recommendations for future use:* We do not recommend building or maintaining any structures in the 100 year floodplain. This site may be marketable to another entity if the buyer is willing to purchase a site in the floodplain.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Levee protected
- Property line





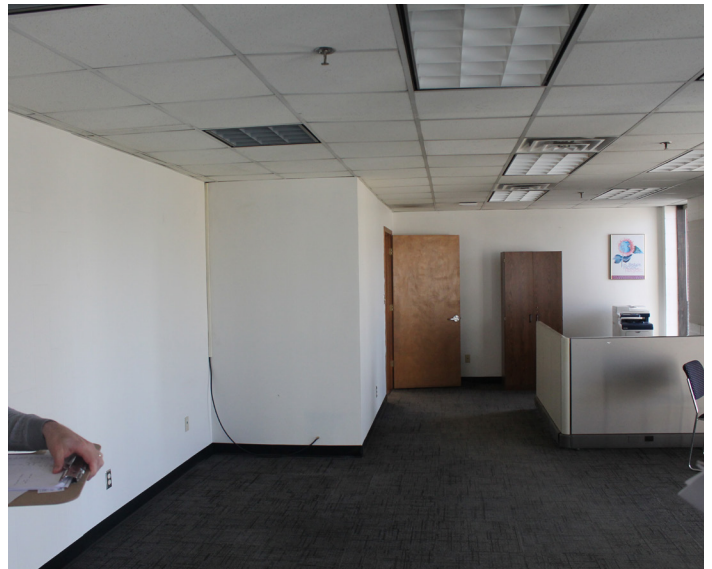
Solid Waste - exterior, good condition



Concrete floor, pre-engineered steel structure, good condition



Concrete floor, pre-engineered steel structure



Carpet tile floors, gypsum board walls, ACT tile ceiling, fair condition



Concrete floors, pre-engineered steel structure, fair



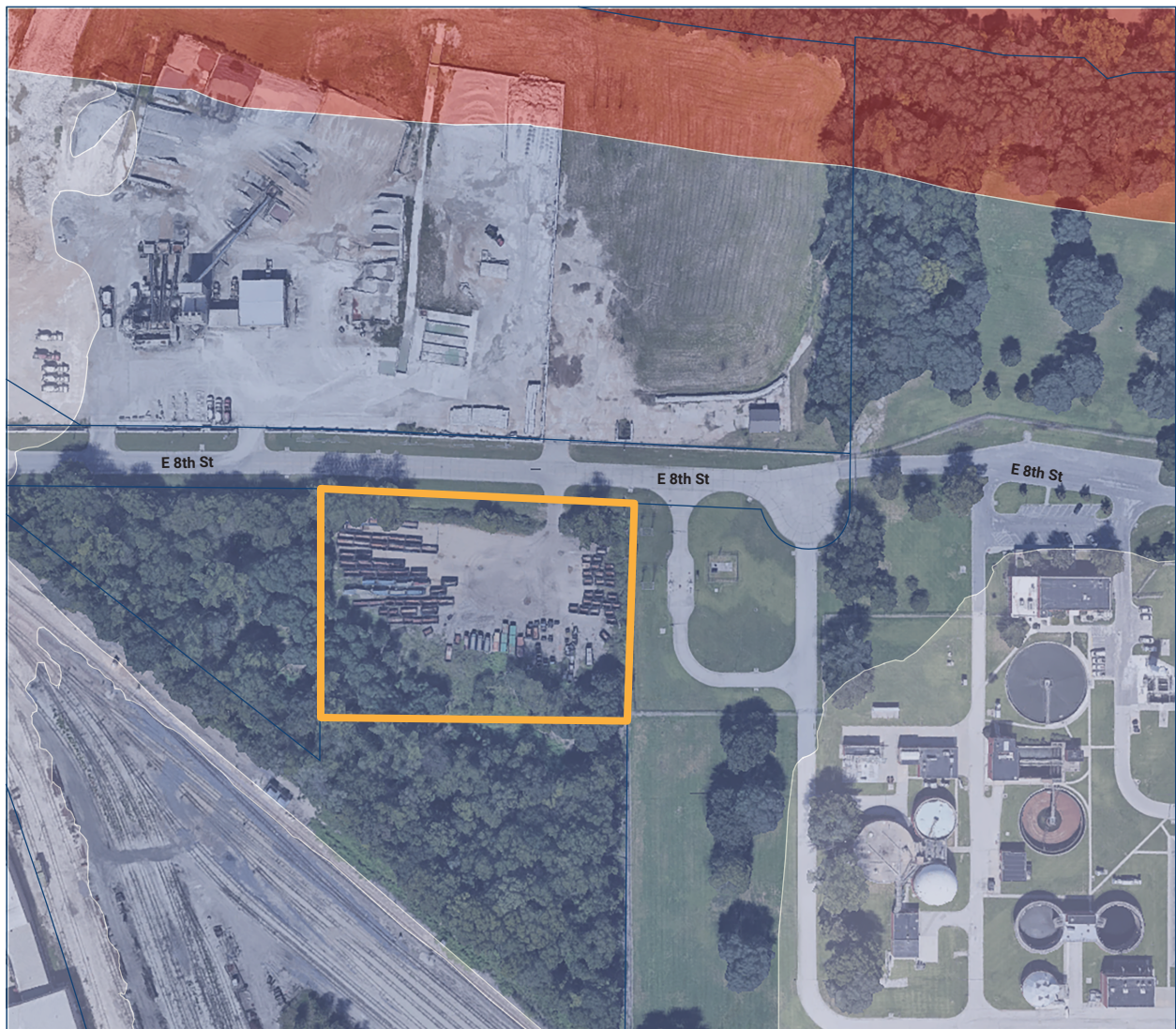
Concrete floor, painted CMU walls, gypsum board ceiling, surface mounted fixtures

# 7c - Solid Waste

## 1400 E 8th St

The site at 1400 E 8th St is currently used for Solid Waste Roll off storage and sits in the 100 year floodplain.

*Recommendations for future use:* If the risk for roll off loss or damage during a flood event is acceptable to the City, we recommend that this site continue to be used as is. There may be potential for future expansion of the Wastewater treatment plant onto this site.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line

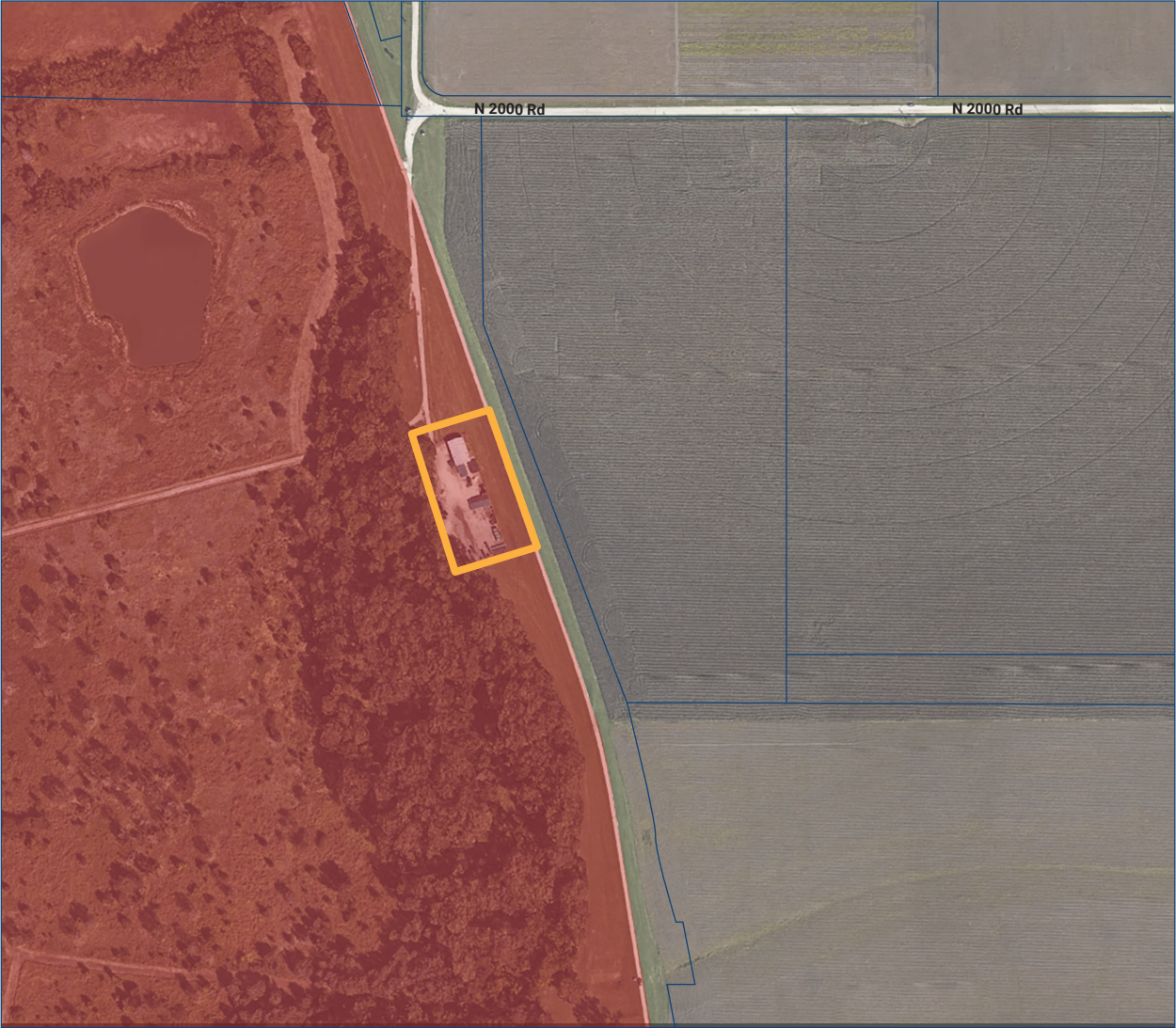


# 7d - Solid Waste

## 1249 N 2000 Rd

The site at 1249 N 2000 Rd sits in the floodway and is currently used as roll off storage for the Solid Waste Division.

*Recommendations for future use:* If the risk for roll off loss or damage during a flood event is acceptable to the City, we recommend that this site continue to be used as is.



- Floodway
- Property line

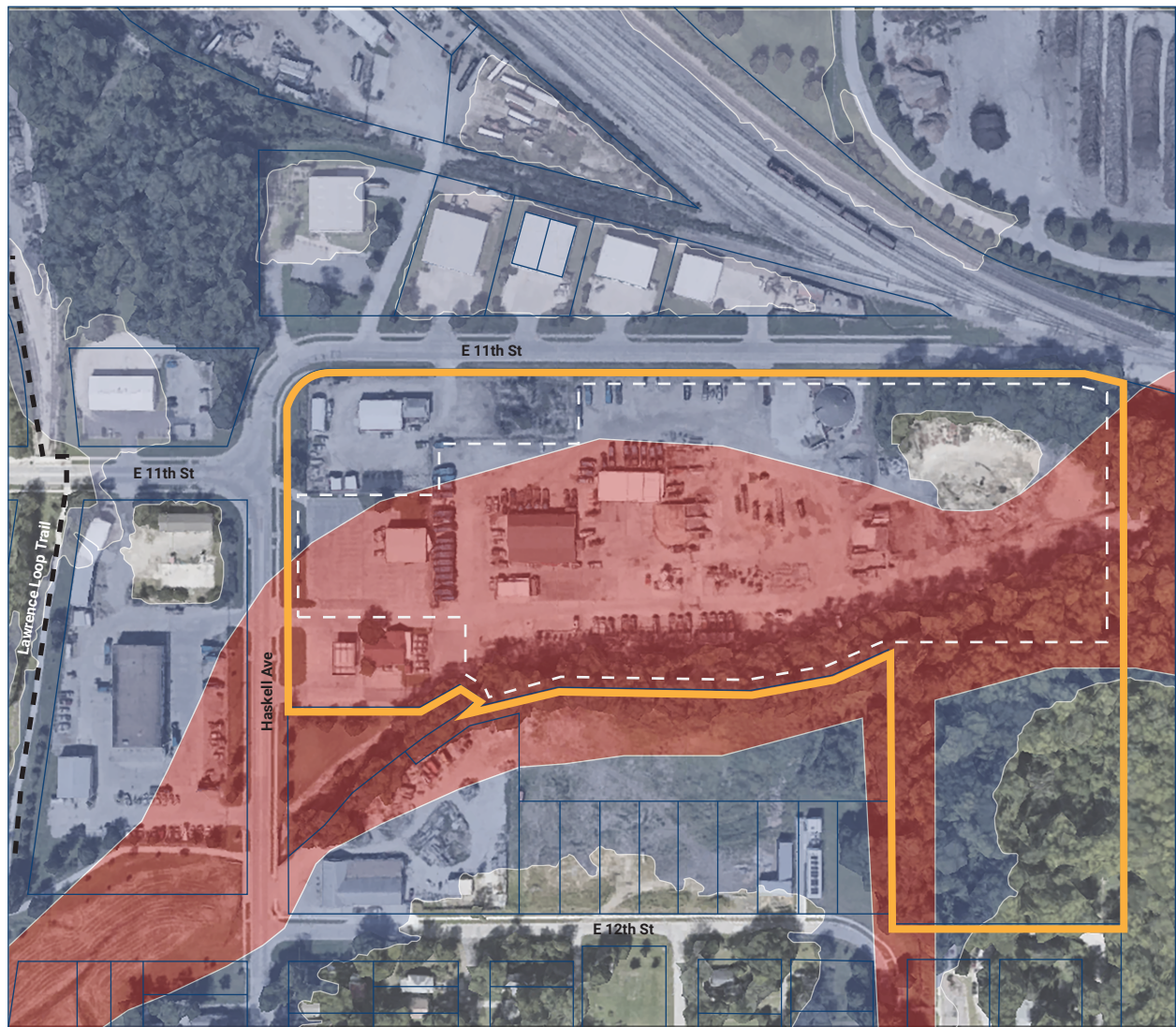


# 8 - Streets & Stormwater

## 1110 Haskell Ave

The site at 1110 Haskell Ave is blocks away from downtown Lawrence and the Kansas River. The majority of this site exists in the floodway, with the northern portion of the site in the 100 year floodplain. The Lawrence Loop Trail runs north to south approximately one block to the west. The current structures on this site are in poor condition and there is potential for contaminated soil due to the division's operational use.

*Recommendations for future use:* We predict that resale of this site will be difficult due to potential contaminants and inevitable flooding from the river. We recommend that this site be converted to park land which could work as a feature node along the Lawrence Loop Trail.



- Floodway
- 100 yr floodplain
- 500 yr floodplain
- Property line
- Trail





Exterior - poor condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, good condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, poor condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, poor condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, poor condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, poor condition



Exterior - poor condition



Concrete floor, surface mounted fixtures, overall poor condition



Concrete floor, surface mounted fixtures, overall poor condition



Concrete floor, exposed insulation, surface mounted fixtures, overall poor condition



Learn-to structure, surface mounted fixture, good condition



Concrete floor, ceiling damage, overall poor condition

# 9 - Traffic

## 445 Mississippi St

The site at 445 Mississippi St houses the Traffic Division and is completely surrounded by residential housing, with a neighborhood park a block away. The existing facility contains both a two story masonry structure, and a single story bowstring truss structure. The facility is in fair condition, but needs a complete update on all systems.

*Recommendations for future use:* If the right partner could be found, the facility holds a lot of promise as a community / cultural or educational amenity. It would take significant resources to renovate, but the property has a simple layout that would be amenable to multiple functions. Renovation would capitalize on the significant embodied energy contained within the facility, supporting the City's sustainability goals. If a buyer or partner could not be found, the building could be demolished and replaced with a use allowed by GPI zoning\*. The property could also be rezoned and platted into a number of single family lots for affordable housing units.

\*GPI Zoning: The GPI District is a Special Purpose Base District primarily intended to accommodate Institutional Uses occupying significant land areas but not appropriate for development in the H District or on property designated on the official zoning map as U. The District regulations are designed to offer the institution maximum flexibility for patterns of uses within the District while ensuring that uses and development patterns along the edges of the District are compatible with adjoining land uses.



- 100 yr floodplain
- 500 yr floodplain
- Property line







Exterior - poor condition



Exterior - poor condition



Concrete floor, painted CMU and gypsum board walls, fair condition



Concrete floor, painted CMU and gypsum board walls, fair condition



Concrete floor, CMU walls, exposed structure, fair condition



Concrete floor, painted CMU walls, ACT ceiling, fair condition



Carpet floor, painted CMU walls, decorative wood wall panel, ACT ceiling, poor condition



Linoleum flooring, painted CMU walls, ACT ceiling, fair condition



Concrete floors, partially painted CMU walls, exposed structure, water damage, poor condition



Concrete floor, CMU walls, exposed structure



Water damage, poor condition



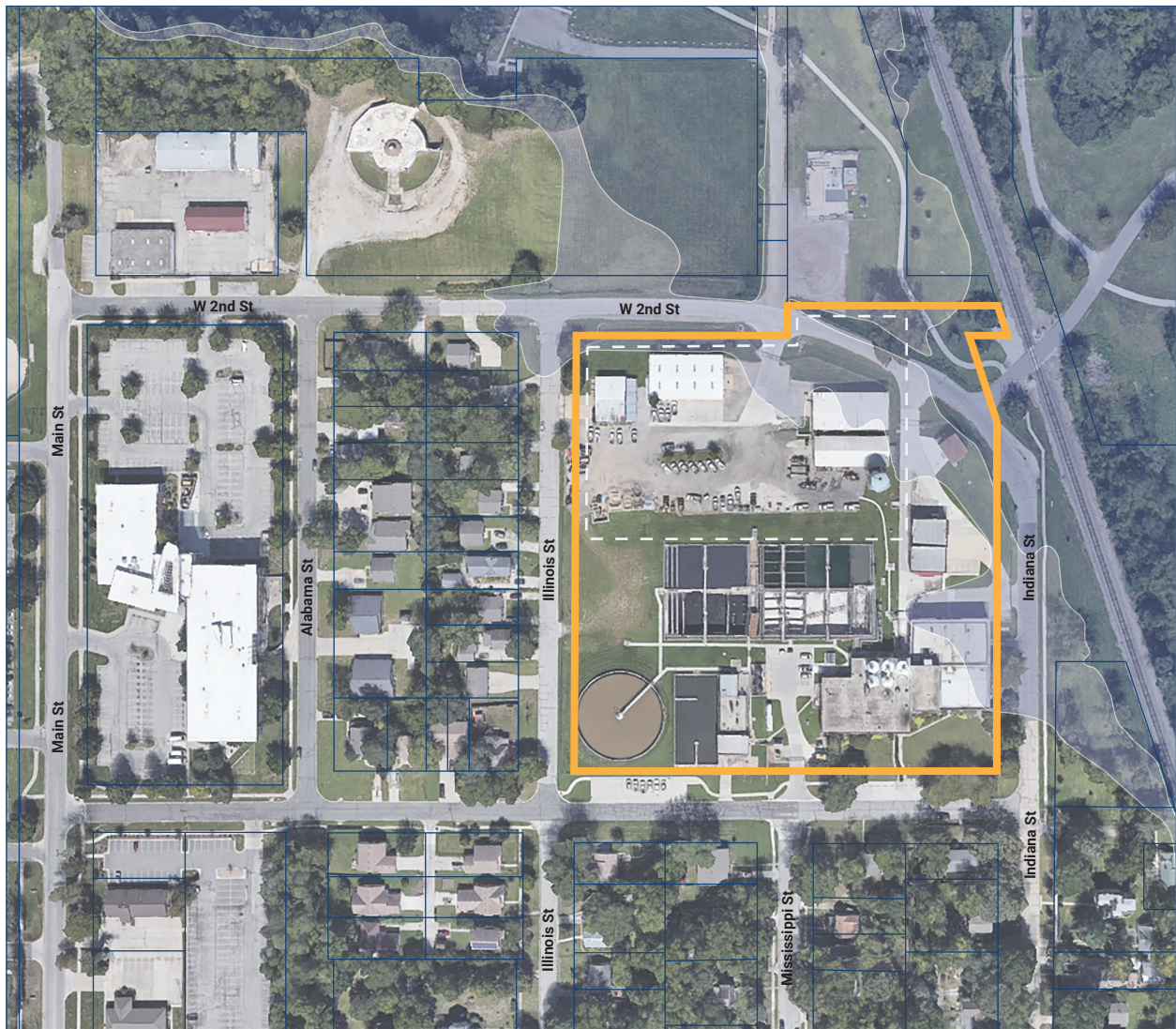
Linoleum flooring, painted CMU walls built in storage, ACT ceiling, poor condition

# 10 - Water, Wastewater, Inspections & Engineering

## 720 W 3rd St

The site at 720 W 3rd St houses Water, Wastewater, Inspections and Engineering. The north-east portion of the site sits in the 100 year and 500 year floodplain.

*Recommendations for future use:* Due to its location, we see potential for expansion of the Kaw River Water Treatment Plant to the south on this site.



- 100 yr floodplain
- 500 yr floodplain
- Property line





Exterior - fair condition



Exterior - fair condition (left) poor condition (right)



Concrete floor, damaged insulation, overall poor condition



Concrete floor, damaged insulation, fair condition



Concrete floor, pre-engineered steel structure, bag insulation, fair condition



Concrete floor, pre-engineered steel structure, pendant lights, overall good condition



Concrete floor, painted gypsum board walls, ACT ceiling, fair condition



Concrete floor, painted gypsum board walls, ACT ceiling, poor condition



Concrete floor, painted gypsum board walls, ACT ceiling, good condition



Linoleum flooring, painted gypsum board walls, ACT ceiling, good condition



Concrete floor, steel structure, bag insulation, overall poor condition



Concrete floor, steel structure, bag insulation, surface mounted fixtures, overall poor condition