

Capitol Campus Design Advisory Committee

November 10, 2016

Revised 11/8/16

Master Plan Update

Purpose: Advice

The purpose of this agenda item is to present to the Capitol Campus Design Advisory Committee (CCDAC) proposed revisions to the 2006 Master Plan's future development opportunity sites at the State Capitol Campus. Lenore Miller, Enterprise Services Asset Manager will lead the agenda item.

Background

In 2014, the Department of Enterprise Services (DES) Director Liu initiated a project to update the *2006 Master Plan for the Capitol of Washington State*. A Master Plan Update Group was created that includes DES executives and CCDAC members, staffed by DES facilities senior planners. The Group completed an update to the boundary of the State Capitol Campus that was approved by the State Capitol Committee in December 2014.

In early 2015, a Master Plan Update sub-group evaluated and identified possible changes to the 2006 Master Plan section for Future Develop Opportunities at the State Capitol Campus. In May 2015, the subgroup presented its work to the Master Plan Update Group for feedback on potential changes to Campus opportunity sites.

In July 2015, the Legislature funded a capital budget with two capital appropriations for the:

[Capitol Campus Predesign – Proviso \(Section 1100\)](#)

- Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
- The predesign must identify potential tenants, project costs and schedules.

[State Capitol Master Plan – Proviso \(Section 1101\)](#) with a legislative proviso to:

- Identify potential development sites and infrastructure that may be needed for further development.

The work of the Master Plan Update Group and Schacht|Aslani informed the proposed revisions to the Master Plan opportunity sites.

Status

DES's hired consultant Schacht|Aslani to complete the work of the Capitol Campus Predesign and the infrastructure needs for future development.

To meet the budget provision requirement, DES planning staff prepared a recommendation to revise the 2006 Master Plan's opportunity sites for the Capitol Campus using the work of the Master Plan Update Group. The recommendation is based on an employee growth projection for a planning horizon of 20 years.

Listed below are the recommended revisions to the Capitol Campus opportunity sites in the 2006 Master Plan:

Delete

- Site 1 Two-Block Area of GA Building, GA Garage & Dawley Building
Eastern block in development, new office building will be completed by Fall 2017.
- Site 2 Capitol Conservatory
Development not feasible due to unstable hillside. Designate as open space.
- Site 9 Wheeler Site (Capitol Visitor) Parking Lot
Western portion of site developed – 1500 Jefferson Building
- Site 10 14th Avenue North Side
Site developed – Capitol Gateway Park

Add

- Site 2 Columbia Street Garage
Redevelop site to increase parking capacity
- Site 10 Lawn East of Office Building 2
Possible future development
Campus Combined Heat & Power Plant
- Site 12 ProArts/State Farm Site
Site for possible future development
Schacht|Aslani completing development scenarios for this site.

In addition to the above changes to opportunity sites, the narratives for each site will be revised to reflect updated assumptions on existing use, future development opportunities, constraints, and previous planning. The update to the Master Plan's opportunity section will include Schacht|Aslani's development options.

DES seeks CCDAC's advice and action on the proposed changes to the opportunities sites section of the 2006 Master Plan.

Next Steps

To meet the proviso in the [State Capitol Master Plan - SEHB 1115 \(Section 1101\)](#), DES will:

- Finalize the recommended changes to the opportunity sites.
- Present the recommended revisions to opportunity sites to the State Capitol Committee (SCC) for approval.
- Upon SCC approval, the revised list of Capitol Campus opportunity sites will be submitted to the legislative fiscal committees.

Further work on the Master Plan opportunity sites by the Master Plan Update Group is planned in the 2017-19 biennium.