

## Capitol Campus Predesign and State Capitol Master Plan

### Project # 2016-918

#### State Capitol Master Plan (2EH Bill 1115 Sec. 1101)

#### Scope of Work

The consultant will provide the following information in report form for each of the listed Opportunity sites on the Capitol Campus (see map attached). This report will provide the basis for the more detailed information to be provided in the Capitol Campus Predesign Report for the four sites identified in Sec. 1100. DES will work with the selected consultant providing background information prepared by consultants on each of the sites over the past 10 years. DES and consultant will work with OFM to determine program need and priority.

#### All of the **Opportunity Sites** being considered

##### Building Development

- General Administration Building (further developed for Sec. 1100)
- Pro Arts (further developed for Sec. 1100)
- Newhouse further developed for Sec. 1100, and South Edge (from Press Houses to Visitor Center)
- Pritchard (further developed for Sec. 1100) including Pritchard parking lot
- 120 Union/1007 Washington Site
- Old IBM site (East Campus)
- Site north of Old IBM site (East Campus –Capitol Way Edge) see map

##### Open/Green Space Development

- Capitol Conservatory
- Mansion Parking Lot

#### Site Analysis

- Ownership or acquisition of the site
- Stakeholders (OFM to be source of information for defining stakeholders)
- Easements
- Location – soil type, climate and topography
- Setback requirements
- Adjacent facilities and site features
- Issues with the surrounding neighborhood
- Utility extension or relocation issues
- Environmental issues
- Shoreline issues
- SEPA – Key Issues

- Transportation – Parking, vehicular/pedestrian/bike access, traffic impacts
- Historical and archaeological assets
- Site compatibility with sustainability and LEED criteria requirements by law
- Regulatory factors – zoning, local requirements, environmental requirements, building code
- Energy Conservation requirements per current standard
- 2006 Capitol Campus Master Plan guidance (view corridors, height limits, etc.)

### **Capitol Campus Predesign (2EH Bill 1115 Sec. 1100)**

**Each of the following buildings will be assessed and information included in the final report to the Legislature:**

- General Administration
- Newhouse
- Pritchard
- Pro Arts

#### 1. Prior Planning and History

Tells the story of each building/site – what has the building’s purpose been? What uses has it been considered for in previous predesigns or studies

Utilizes existing studies and reports

Highlights history of major capital projects and upgrades funded and completed; or where relevant, what has been proposed and not funded.

#### 2. Facility Assessment

Assessment of current condition of the building

Utilize FICAP and past studies (GA 20012; JMP 2008; Newhouse 2007; Pro-Arts)

#### 3. Program Needs

Consult with OFM on state office needs

Discussion of matching program needs with the 4 sites

#### 4. Site Analysis (*from Sec. 1101*)

#### 5. Project Diagrams & Drawings

Site diagrams

Massing/blocking studies - offer recommendations and rationale for site development

#### 6. Master Plan Guidance

Refer to guidance of 2006 Master Plan for Highest and Best Use chart, setting project priority list

#### 7. Project Delivery Method

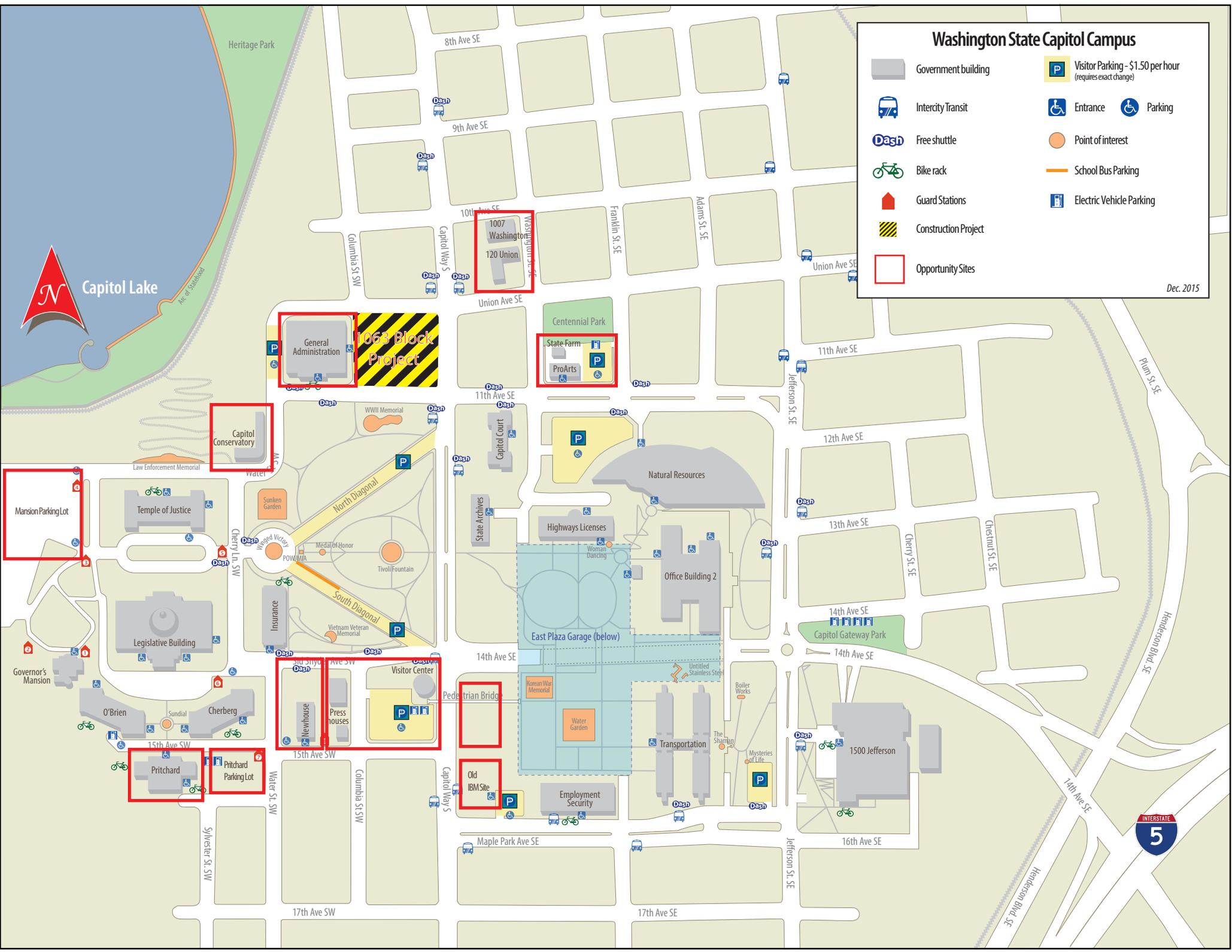
#### 8. Preliminary Schedule and Cost Estimates



# Washington State Capitol Campus

	Government building		Visitor Parking - \$1.50 per hour (requires exact change)
	Intercity Transit		Entrance
	Free shuttle		Parking
	Bike rack		Point of interest
	Guard Stations		School Bus Parking
	Construction Project		Electric Vehicle Parking
	Opportunity Sites		

Dec. 2015



**1063 Block Project**

1007 Washington  
120 Union

State Farm  
ProArts

Mansion Parking Lot

Temple of Justice

Legislative Building

Governor's Mansion

O'Brien

Pritchard

Pritchard Parking Lot

Newhouse  
Press houses  
Visitor Center

Pedestrian Bridge

Old IBM Site

East Plaza Garage (below)

Water Garden

Employment Security

Transportation

1500 Jefferson

1500 Jefferson

16th Ave SE

