

**LCM**  
**STAKEHOLDER MEETING #6**  
**NEWHOUSE**  
01 13 2022

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Facility Professional Services

## AGENDA

- Legislative Campus Modernization (LCM) project
  - *90-Day Look Ahead, including Special Joint SCC/CCDAC meeting (Easton)*
  - *SEPA checklist development information (Easton)*
  - *Historic Preservation Mitigation (Aalfs of BuildingWork)*
  - *Miller Hull, Murase Associates Landscape Architect, and BuildingWork on Newhouse Schematic Design Progress (Baleiko, Tilbe, Ramos, and Aalfs)*

# 90 DAY LOOK AHEAD

## January 2022

- Pritchard cost estimates available 1/12/2022.
- LCM Stakeholder Meeting #6: Newhouse 1/13/2022.
- PET meeting 1/14/2022.
- Pritchard PRP meeting 1/18/2022.
- Heritage Caucus meeting 1/19/2022.
- LCM Stakeholder Meeting #7: Pritchard 1/19/2022.
- Joint SCC/CCDAC Pritchard Meeting 1/25/2022.

## February 2022

- PET Meeting 2/10/2022.
- CCDAC Meeting 2/17/2022.
- LCM Stakeholder Meeting #8: Newhouse tentatively 2/9/2022.
- LCM Stakeholder Meeting #9: Pritchard tentatively 2/16/2022.

## March 2022

- SCC Meeting 3/17/2022.
- LCM Stakeholder Meeting #10: tentatively 3/10/2022.
- Newhouse schematic design estimate available mid-March 2022.

## April 2022

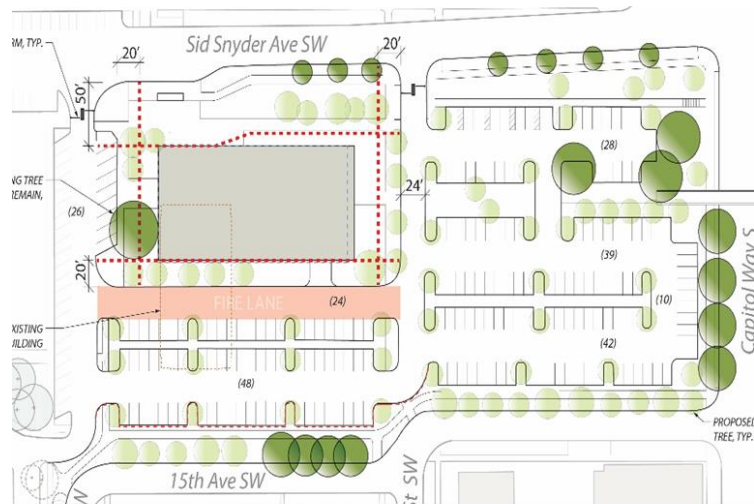
- Newhouse design development starts.

## RECENT LCM PROGRESS

- LCM Global: Street circulation pros/cons were analyzed for Water and Columbia streets. DES recommended Site Scenario 2 to Project Executive Team on December 9, 2021 and State Capitol Committee on December 16, 2021.

**Site Scenario Diagram 1:**

Predesign Layout; Both Water and Columbia Streets are closed from 15<sup>th</sup> Ave SW



**Site Scenario Diagram 2:**

Keep Columbia Street open and close off Water Street at 15<sup>th</sup> Ave SW



### LEGEND

- EXISTING NEWHOUSE
- PREDESIGN NEWHOUSE
- ADJUSTED NEWHOUSE
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED DROP-ARM
- 26' WIDE FIRE LANE
- ADJUSTED EDGE OF PARKING
- ASSUMED BUILDING SETBACKS
- EXISTING BUILDING ENTRIES
- PROPOSED PARKING COUNT



## RECENT LCM PROGRESS

- LCM Global: Public stakeholder feedback regarding preservation of Olmsted legacy trees, creative thinking around parking, and consideration for sculpture/artwork are being assessed.
- Modular Building: Construction pricing is underway with Hoffman Construction as GCCM on this critical path scope of work. Current occupants of Newhouse Building will relocate to modular facility in December 2022.
- Pritchard Building: Draft C-100 cost estimates are being reviewed for three options: Replacement (original to predesign report); Option A (renovation and expansion of existing Pritchard Building); and Option B (renovation of existing building and construction of new stand-alone building).

## SEPA CHECKLIST DEVELOPMENT

- SEPA is designed to ensure environmental values are considered during decision-making. The SEPA process occurs prior to design and permitting processes.
- LCM requires a non-project SEPA checklist to address the LCM project as a whole. Separate project SEPA checklists will be prepared for each subproject within the scope of LCM, including the Newhouse and Pritchard projects. These will build on the non-project checklist.
- The questions included within the SEPA checklist are based on established environmental elements and apply to all parts of a project proposal.
- The SEPA checklist examines the environmental elements and assesses potential impacts and mitigation measures or strategies available to offset impacts, where possible.
- Environmental elements include:

*Earth, air, water, plants, animals, energy and natural resources, environmental health, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities*

## SEPA CHECKLIST DEVELOPMENT

- We are continuing our proactive approach to gathering information in support of the SEPA checklist and want to make sure we're being thorough.
- With help from local historic preservation experts, we have convened sessions with representatives of City of Olympia; Olympia Heritage Commission; Olympia Historical Society and Bigelow House Museum; State Department of Archaeology and Historic Preservation; Washington State Arts Commission; and Friends of Seattle's Olmsted Parks.
- We want to know what else you think we should be considering in relation to the elements on the SEPA checklist.
- We would like to hear your thoughts today. There's also an opportunity for you to share your input at LCM Stakeholder Meeting #7: Pritchard on Jan. 19. However, you do not have to wait for these opportunities to share thoughts. Please continue to email comments to [DESLCM@des.wa.gov](mailto:DESLCM@des.wa.gov).
- DES will be seeking input on other, broad-based issues concurrently. As an example, DES is developing a workgroup separate from the LCM process to address parking issues on the Capitol Campus.

# MITIGATION



## HISTORIC PRESERVATION MITIGATION

- DES is consulting with Department of Archaeology & Historic Preservation (DAHP) and the local tribal community to determine potential impacts to cultural resources.
- DES has an Inadvertent Discovery Plan for all LCM projects addressing the potential of unanticipated discovery of human remains as well as historic cultural resources.
- DES is seeking input from historic preservation community stakeholders to identify meaningful mitigation strategies. These strategies are further being analyzed and have been categorized into two areas:
  - Mitigations focused on the social and cultural histories associated with the buildings and the site.
  - Mitigations focused on physical characteristics of the buildings.

## HISTORIC PRESERVATION MITIGATION

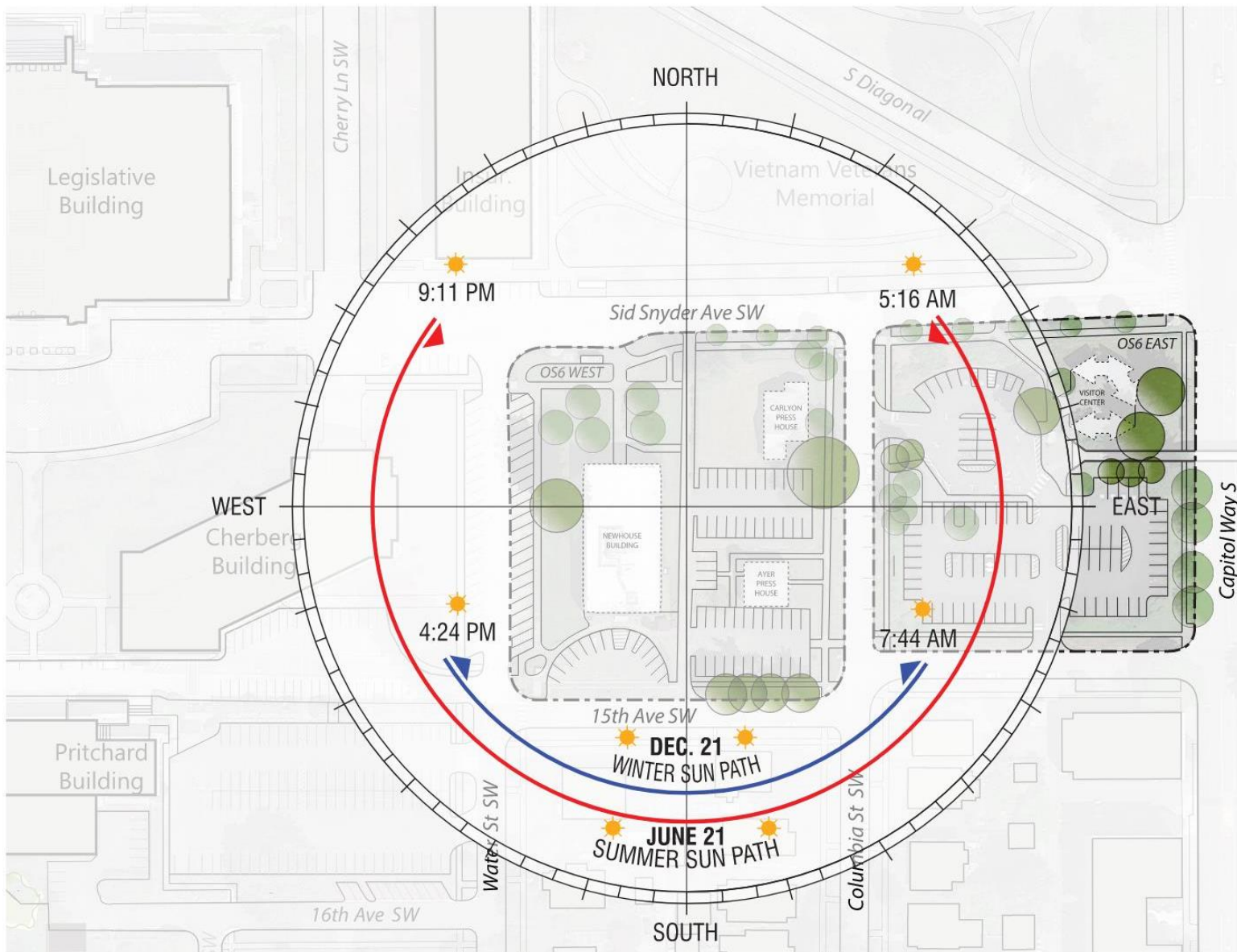
Mitigation to address Social Cultural history :

- Conduct research to augment the existing *Historic Structure Reports* with social/cultural history.
- Plan commemorative events, virtual tours, video interpretive signage, websites.
- Further engage and consult with the local tribal community.

Mitigation to address the Physical Buildings and Site :

- Prepare high resolution photogrammetry documentation of the buildings.
- Identify materials for deconstruction, salvage, and reuse from the buildings.
- Conduct analysis of embodied carbon in new construction.
- Consider relationship to Olmsted Plan and historic landscape.

# **NEWHOUSE SCHEMATIC DESIGN PROGRESS**

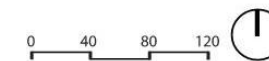


### DESIGN CONSIDERATIONS

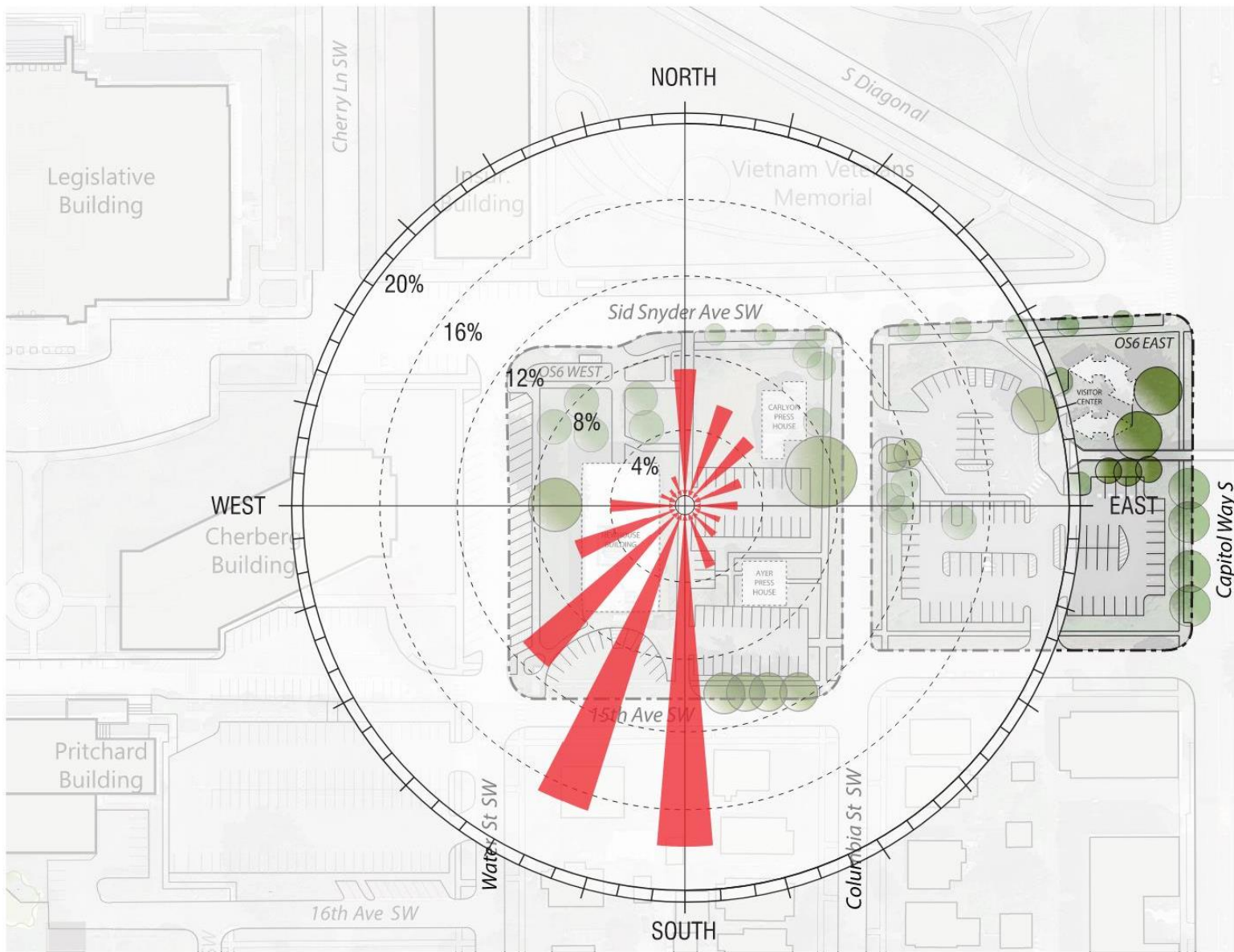
- Natural Daylighting
- PV Array Orientation
- Shadows

### LEGEND

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6



SITE ANALYSIS - SUN PATH

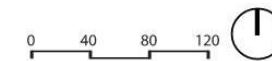


### DESIGN CONSIDERATIONS

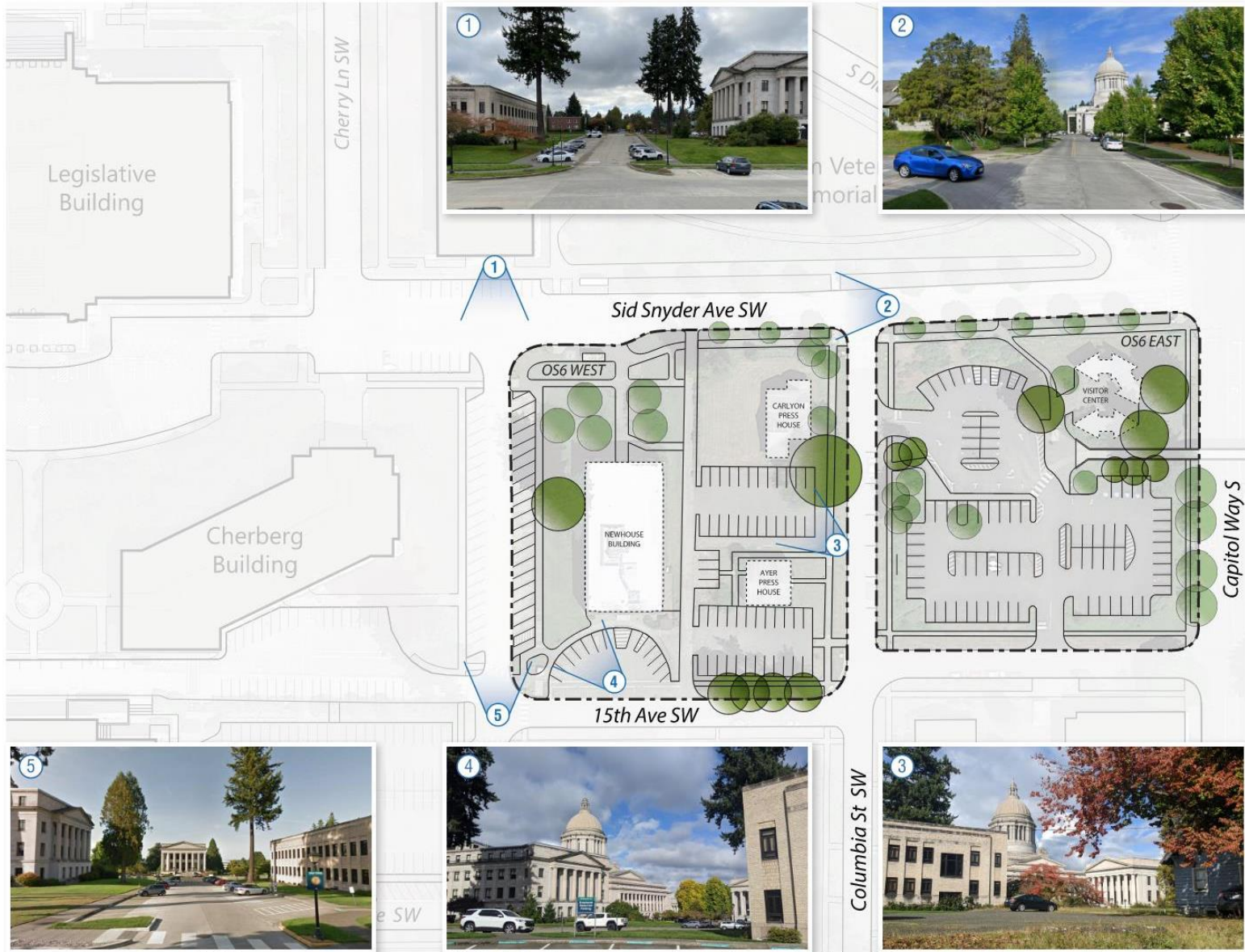
- Prevailing winds from South | Southwest
- Natural Ventilation

### LEGEND

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6



SITE ANALYSIS - WIND ROSE

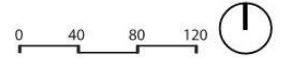


**DESIGN CONSIDERATIONS**

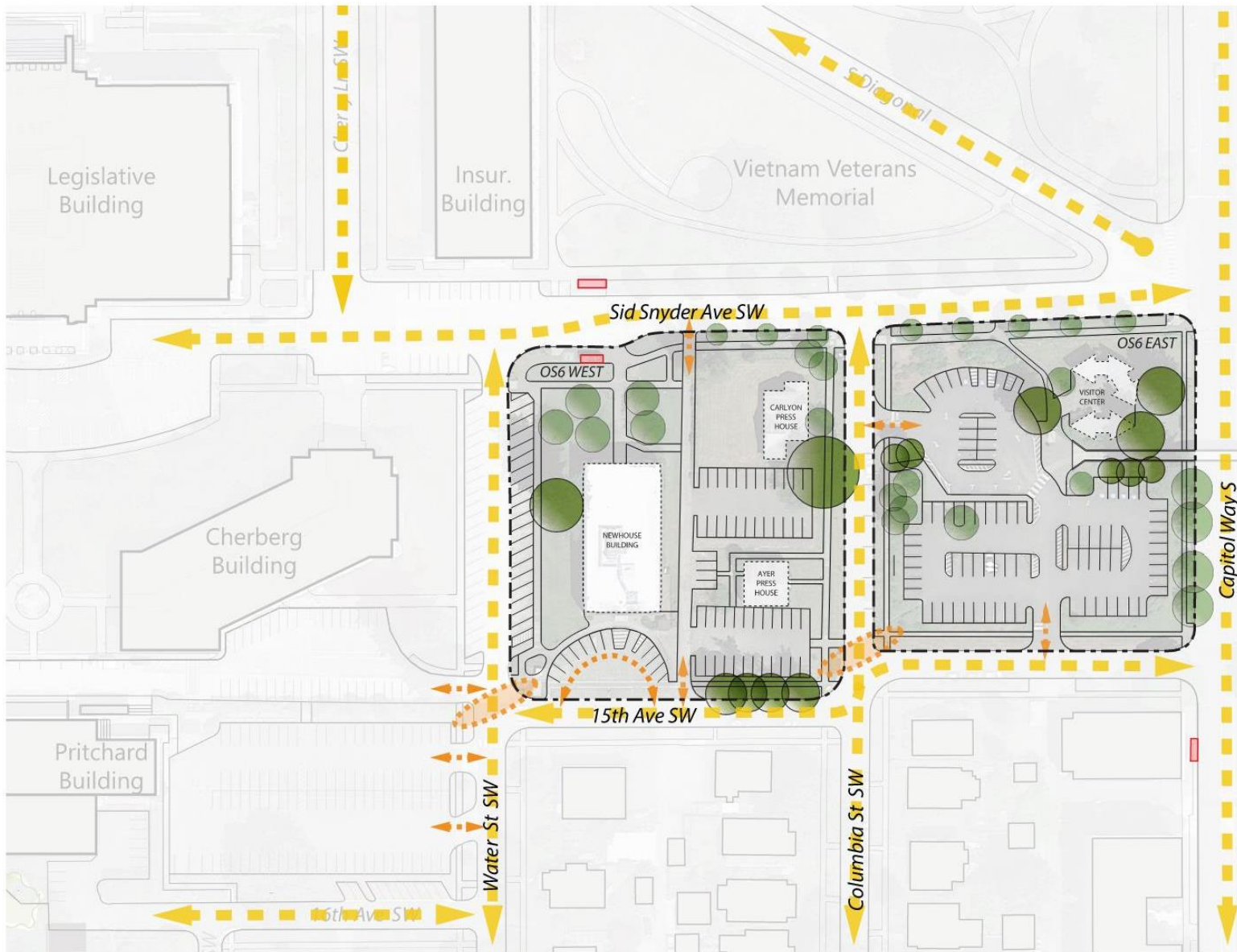
- Views from Syd Snyder Ave SW
  - Loading Dock Location
  - Trash and Recycling Location
- Views from Water Street SW
- Views from Newhouse

**LEGEND**

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6
- VIEWS



SITE ANALYSIS - VIEWS

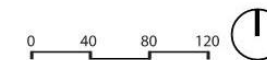


### DESIGN CONSIDERATIONS

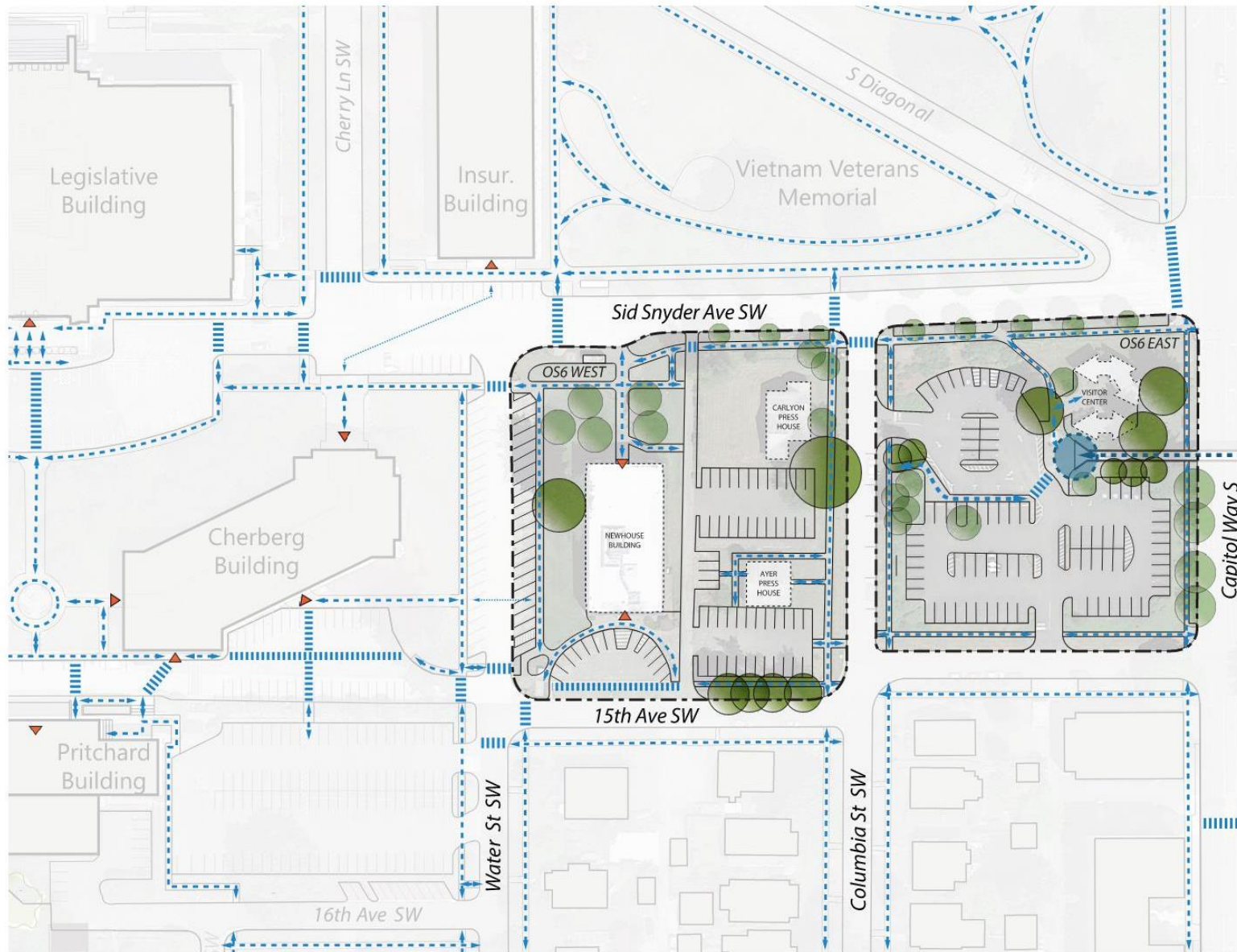
- Potential vacation of Columbia Street at 15th Ave SW
- Potential closure of Water Street at 15th Ave SW
- Fire Lane Location
- Loading Dock Location
- Bus Stop Locations

### LEGEND

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- ▬ OPPORTUNITY SITE 6
- ➡ EXISTING VEHICULAR ACCESS
- ➡ EXISTING CURB CUT
- ➡ PROPOSED STREET DIVERTER
- EXISTING BUS STOP



SITE ANALYSIS - VEHICULAR ACCESS

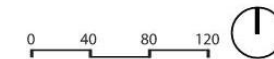


### DESIGN CONSIDERATIONS

- Building Entries | North-South Axis
- Pedestrian Bridge Connection
- Crosswalks

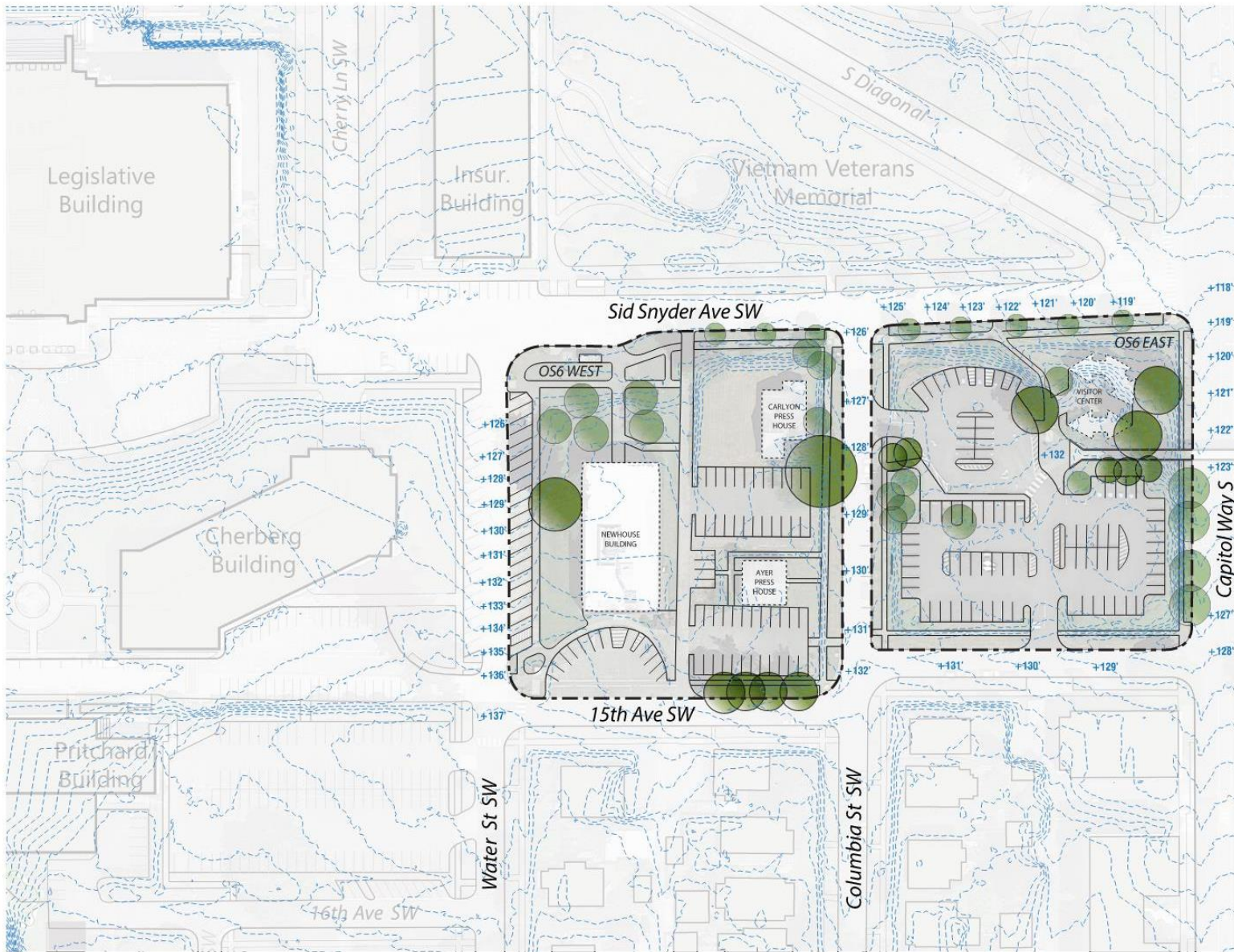
### LEGEND

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6
- EXISTING SIDEWALK
- EXISTING PEDESTRIAN BRIDGE LANDING
- EXISTING CROSSWALK
- EXISTING BUILDING ENTRY
- EXISTING PEDESTRIAN PATH



SITE ANALYSIS - PEDESTRIAN ACCESS



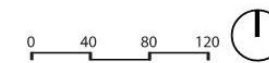


### DESIGN CONSIDERATIONS

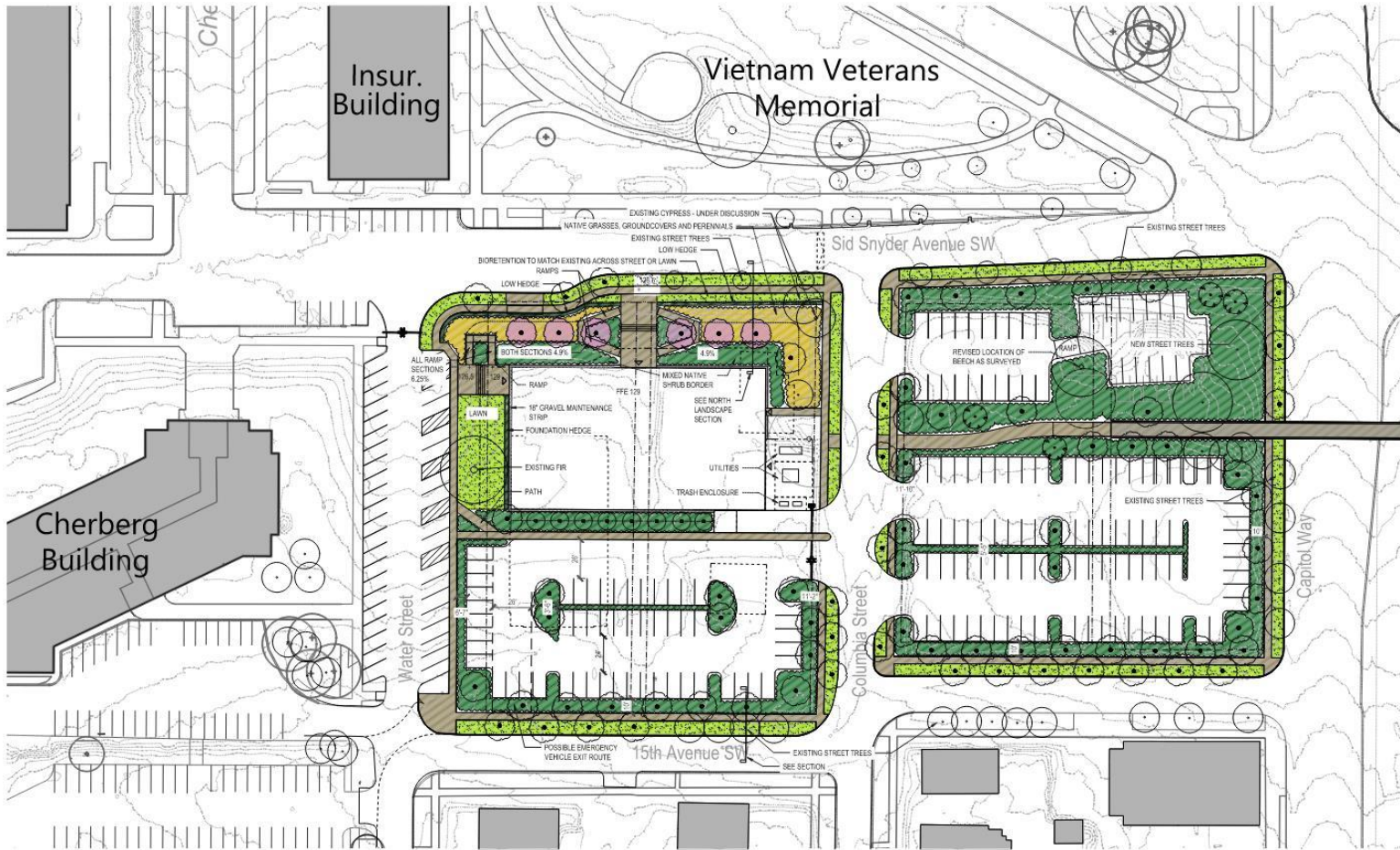
- Existing Grades
- Pedestrian Bridge Access
- Finish Floor Elevation

### LEGEND

- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6
- EXISTING TOPOGRAPHY (1'-0" INCREMENTS)
- EXISTING GRADES



SITE ANALYSIS - TOPOGRAPHY



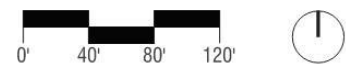
### PARKING SUMMARY

39 Water Street  
 55 West Lot  
 +123 East Lot  
**217 Shown**  
 217 Required

**11 EV Stalls Shown**  
 11 EV Stalls Required (1 ADA)

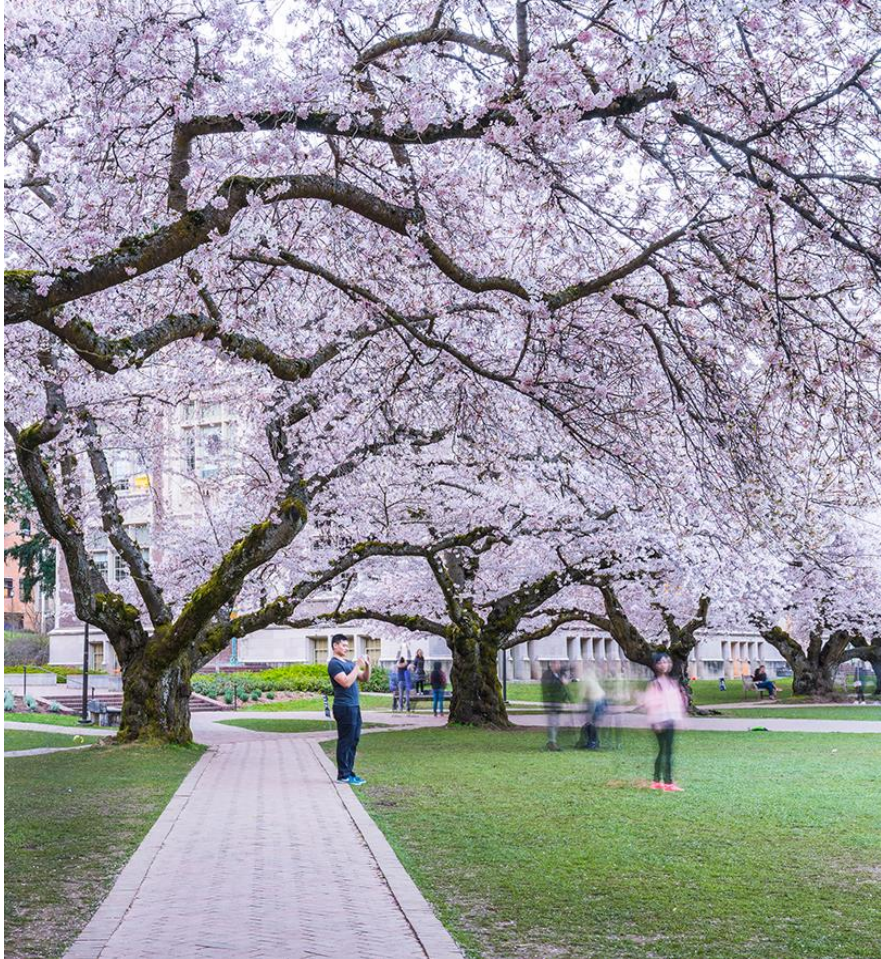
**11 EV Ready Stalls Shown**  
 11 EV Ready Stalls Required

**10 ADA Stalls Shown**  
 7 ADA Stalls Required (2 Van)



## SITE PLAN - CAPITOL CAMPUS

NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership | Murase Associates



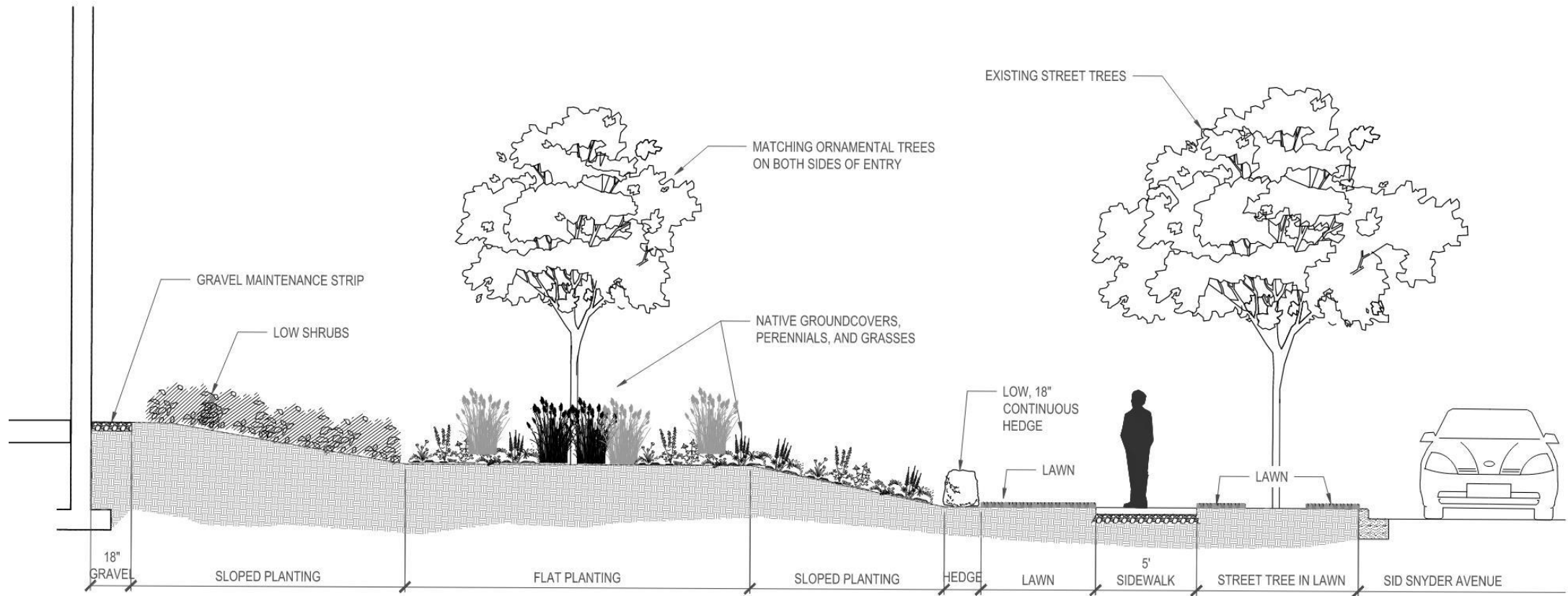
## PRECEDENT IMAGES - CHERRY TREES

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## PRECEDENT IMAGES - CHARACTER

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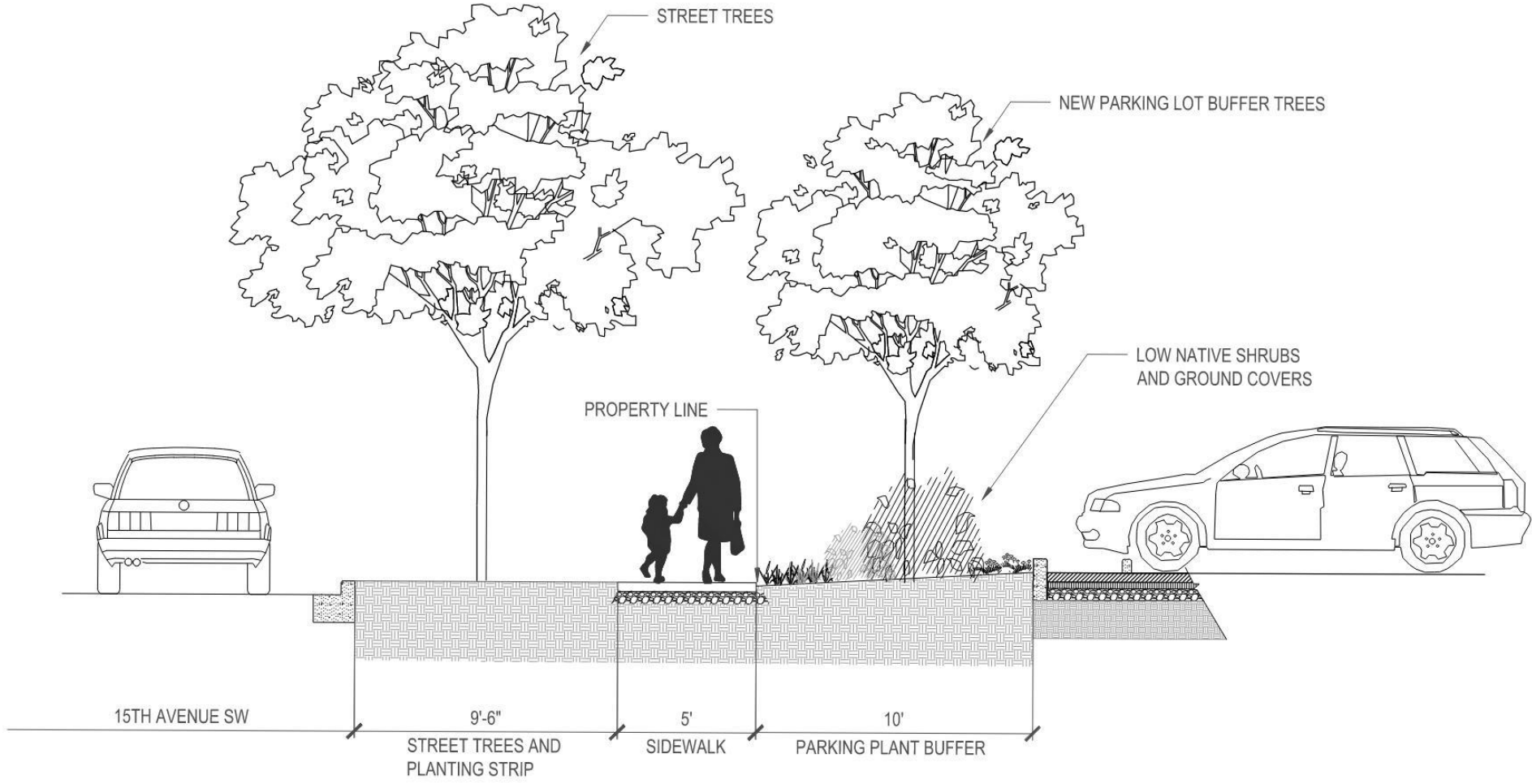
**SITE SECTION - SID SNYDER AVENUE AND NORTH BUILDING FACADE**

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**MURASE ASSOCIATES**





**SITE SECTION - 15TH AVENUE SW AND SOUTH PARKING LOT**

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# QUESTIONS OR COMMENTS?

## THANK YOU!



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