

**LCM**  
**STAKEHOLDER MEETING #5**  
**PRITCHARD**  
**12 13 2021**

Clarissa Easton AIA, Project Director  
Facility Professional Services

## AGENDA

- Legislative Campus Modernization (LCM) project
  - *90 Day Look Ahead (Easton)*
  - *BuildingWork and Mithun presentation on Pritchard Validation Study (Aalfs, Lasitsa, Schacht)*
  - *Other Recent LCM Progress and Update on 12/9 PET meeting*

# 90 DAY LOOK AHEAD

## December 2021

- Newhouse Schematic Design started 12/1/2021.
- PET Meeting 12/9/2021.
- LCM Stakeholder Meeting #5 12/13/2021.
- SCC meeting 12/16/2021.

## February 2022

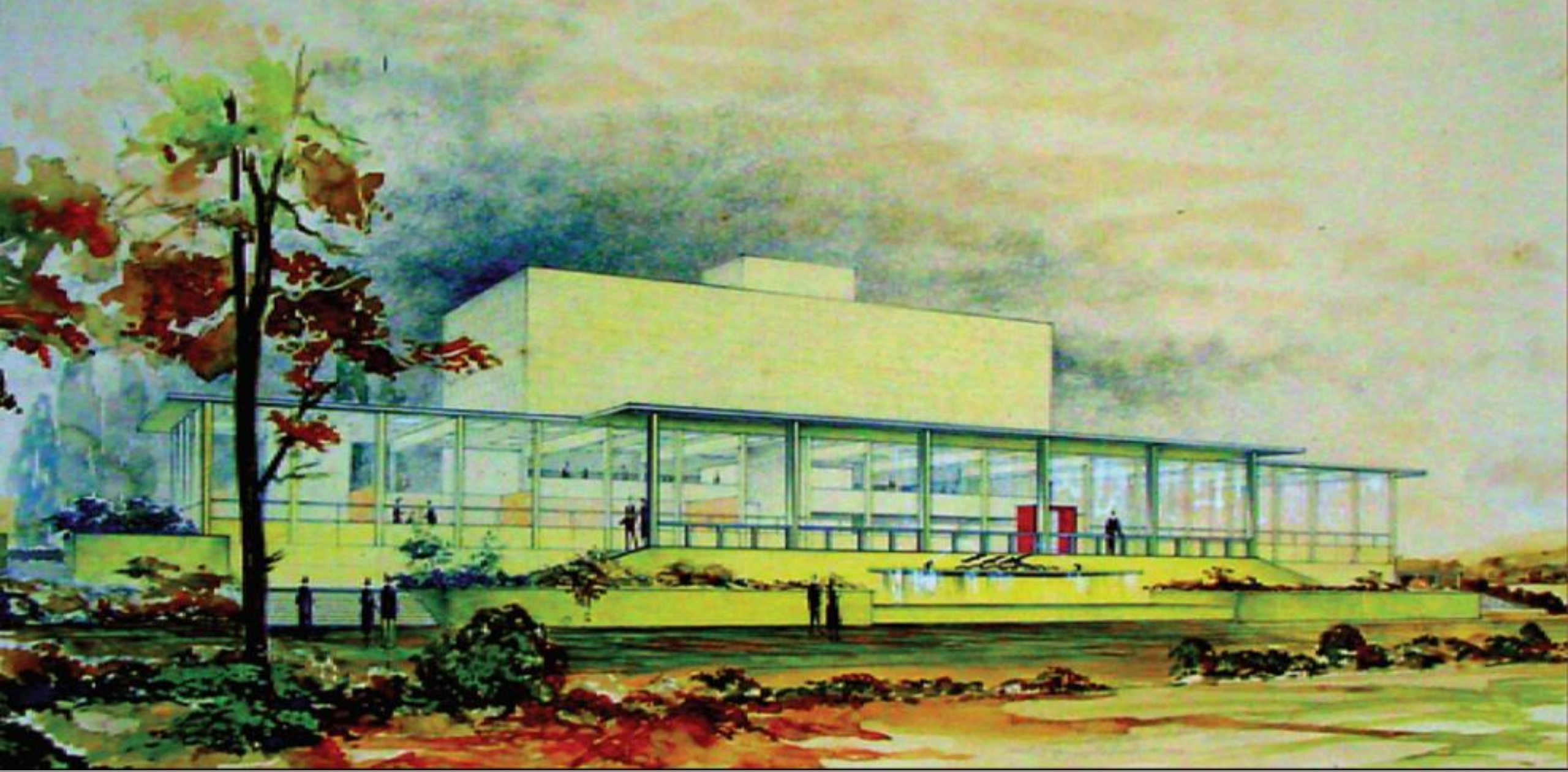
- PET Meeting 2/10/2022.
- CCDAC Meeting 2/17/2022.
- LCM Stakeholder Meeting #8 Newhouse tentatively 2/3/2022.
- LCM Stakeholder Meeting #9 Pritchard tentatively 2/9/2022.

## January 2022

- LCM Stakeholder Meeting #6 Newhouse 1/13/2022
- Pritchard PRP meeting TBD.
- LCM Stakeholder Meeting #7 Pritchard 1/20/2022.
- Possible combined meeting of SCC/CCDAC/PET TBD.

## March 2022

- SCC Meeting 3/17/2022.
- LCM Stakeholder Meeting #10 tentatively 3/10/2022.



**LCM PHASE 3 - PRITCHARD BUILDING EXPANSION/REHABILITATION VALIDATION STUDY** —  
LCM STAKEHOLDER MEETING | DECEMBER 13, 2021

# AGENDA —

- Schedule Milestones
- Phase 3 Predesign Goals
- Planning Options
- Discussion

# SCHEDULE MILESTONES

## NEXT STEPS

<b>MILESTONE</b>	<b>DATE</b>	<b>GOALS</b>
LCM stakeholders meeting	12/13/21	Preview SCC presentation, feedback on expansion options
SCC meeting	12/16/21	Update on Phase 3.1, rehabilitation and Phase 3.2, expansion options
Cost estimate	01/12/22	Rehabilitation/expansion budgets, updated replacement budget
LCM Stakeholder meeting	Mid-to-late January	Project update for stakeholders
Special SCC/CCDAC meeting	Late January	Informational meeting re: preferred alternative
CCDAC meeting	02/17/22	Recommendation to SCC re: preferred alternative
SCC meeting	03/17/22	Decisional meeting re: preferred alternative

# PHASE 3 GOALS



# HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

## PROGRAM

- (a) A high-performance building that meets net-zero-ready energy standards, with EUI >35
- (b) Sufficient program space required to support House of Representatives' offices and support functions
- (c) Additional office space necessary to offset House of Representatives' members and staff office space eliminated in the renovation of 3<sup>rd</sup> and 4<sup>th</sup> floors of the John L. O'Brien Building

## PROCESS

- analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard Building to accommodate tenant space needs
- a third-party historic preservation specialist to ensure compliance with the Secretary of the Interior's standards and other applicable standards for historic rehabilitation
- a public engagement process including CCDAC and SCC

## Primary Goals for the Rehabilitation of the Pritchard Building:

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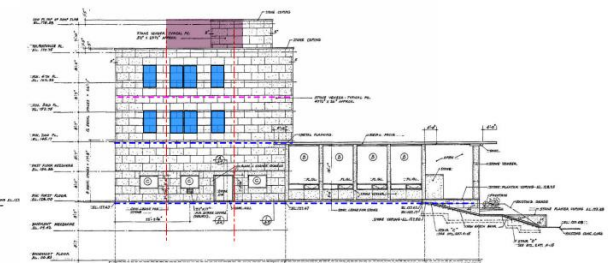
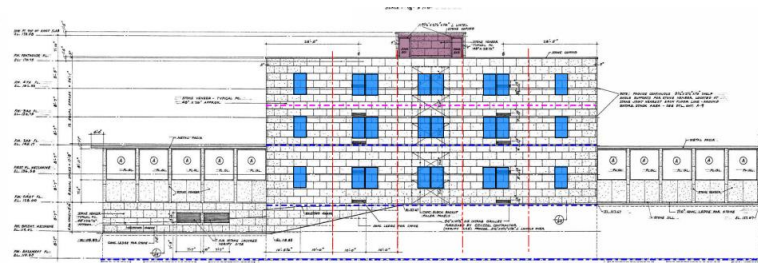
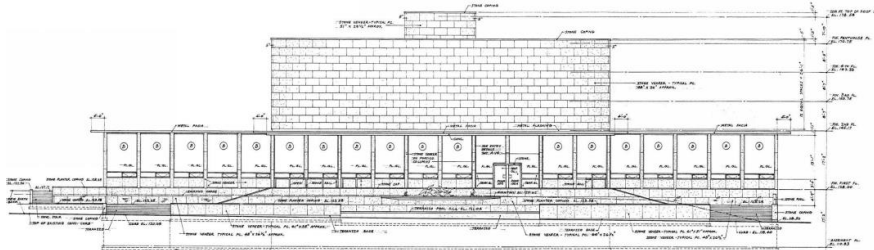
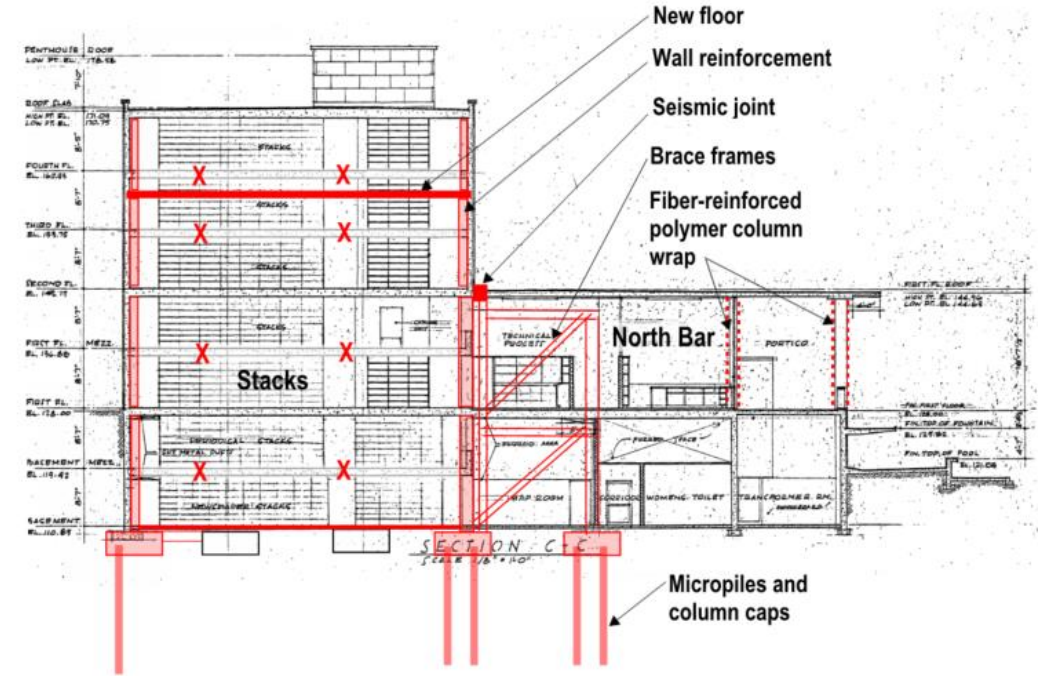
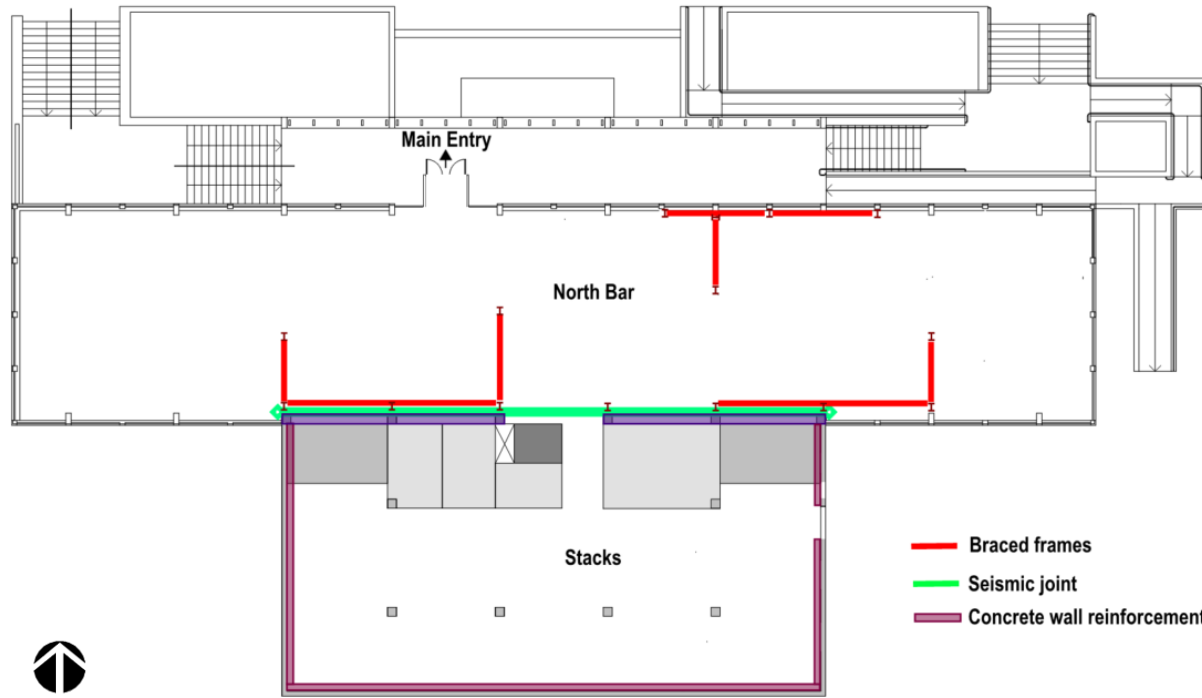
1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions (as required by the Legislative Campus Modernization project)
2. Address the building's life safety, accessibility, and building code deficiencies with minimal visual and spatial impact to the historic character defining features of the building
3. Restore the Wilkeson sandstone façade cladding
4. Restore the Reading Room façade by replacing the non-original, incompatible window system with an appropriate un-divided window system to match the original
5. Remove incompatible alterations to the Reading Room interior where possible, such as ductwork and interior dividing walls
6. Preserve original public artworks at building interior and exterior



**PHASE 3.1**

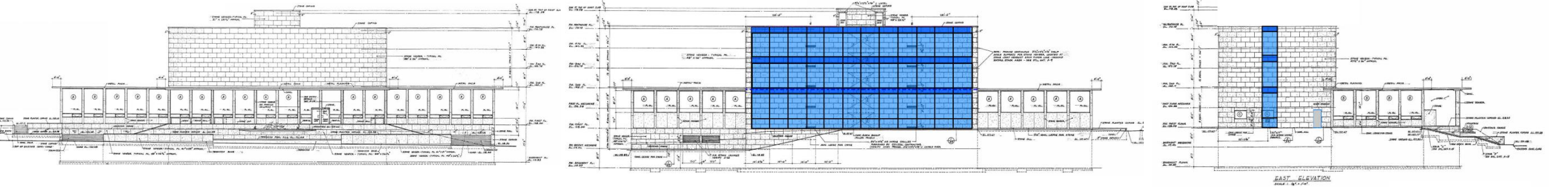
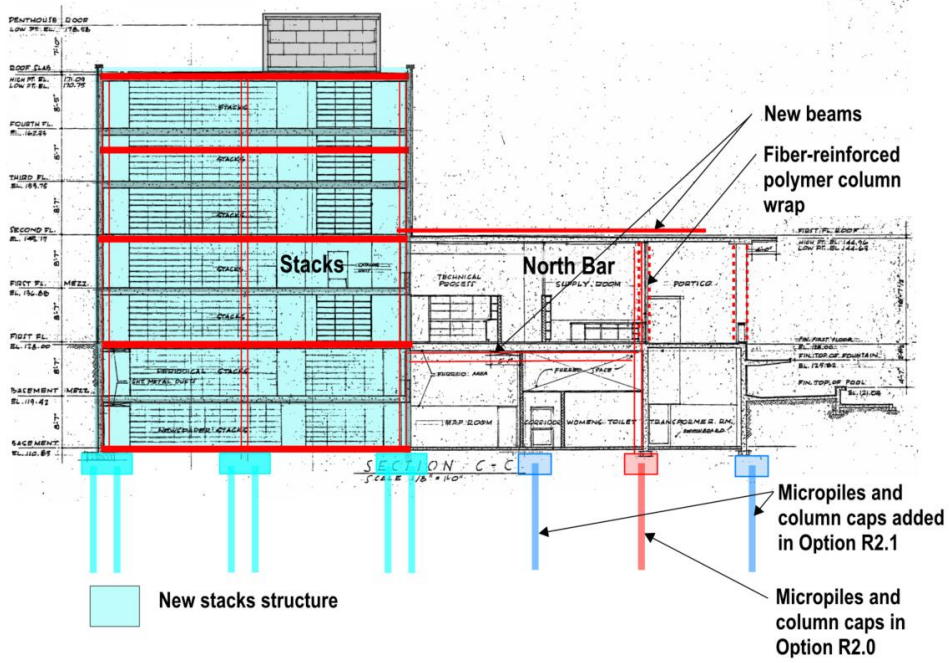
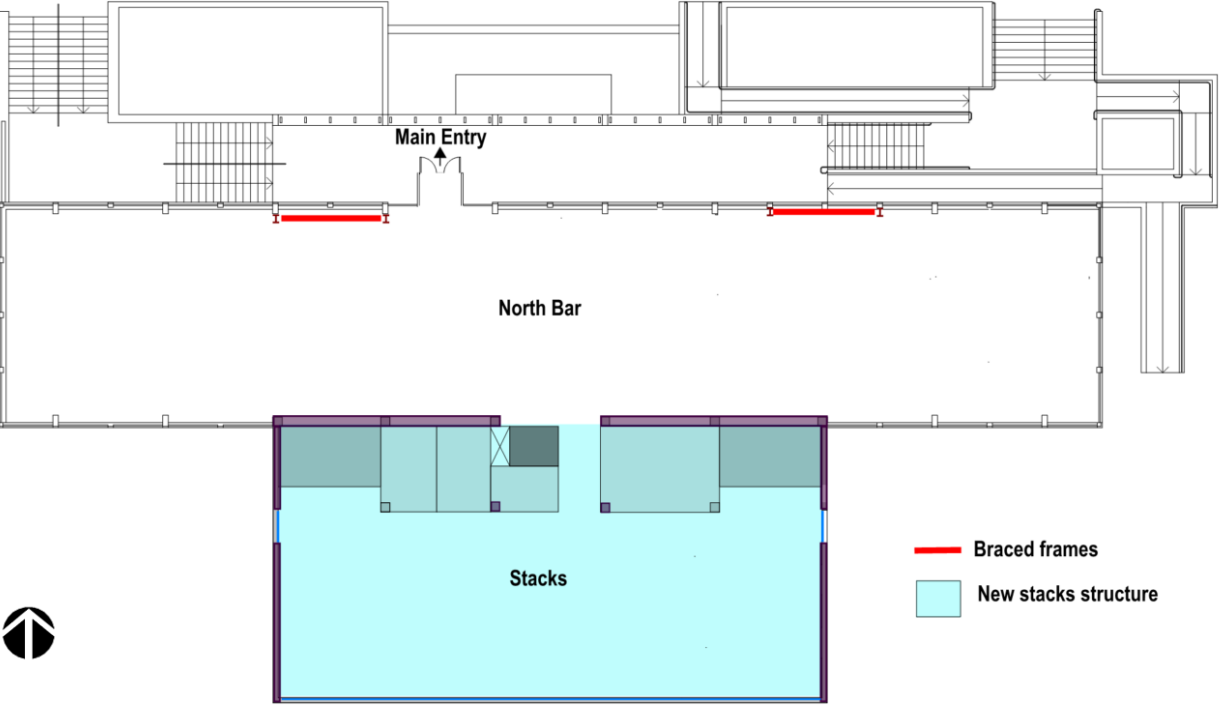
**PRITCHARD BUILDING REHABILITATION OPTIONS**

# BUILDING REHABILITATION OPTION R1.0 – RETAIN STACKS, CODE MINIMUM STRUCTURAL UPGRADES



# BUILDING REHABILITATION OPTION R2.0 / R2.1 – REPLACE STACKS

## CODE MINIMUM / ENHANCED STRUCTURAL UPGRADES



## PHASE 3.1 - REHABILITATION

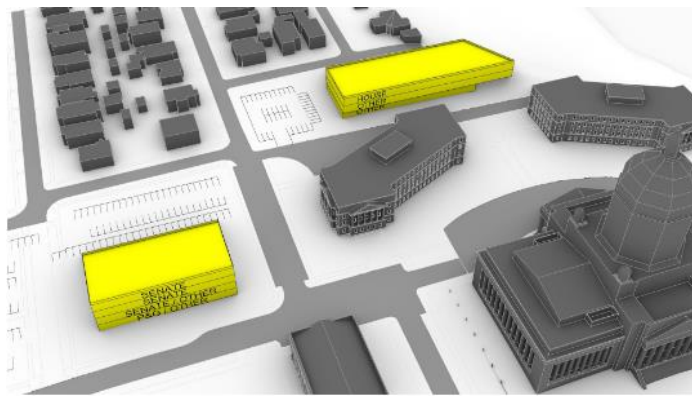
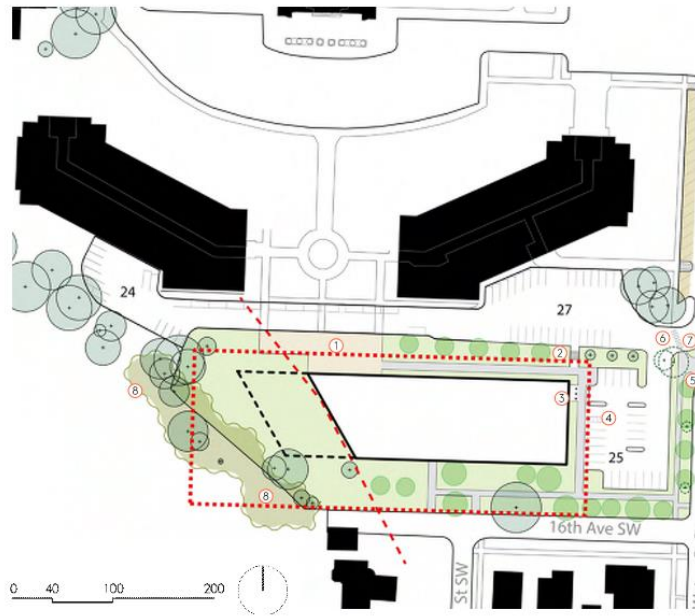
### **Peer Review Panel, LCM Stakeholder, CCDAC Feedback and Project Team's Conclusions**

- Stacks replacement option makes the most sense.
- Enhanced structural upgrades preserve long-term value of investment in rehabilitation.

**PHASE 3.2**

**PLANNING OPTIONS**

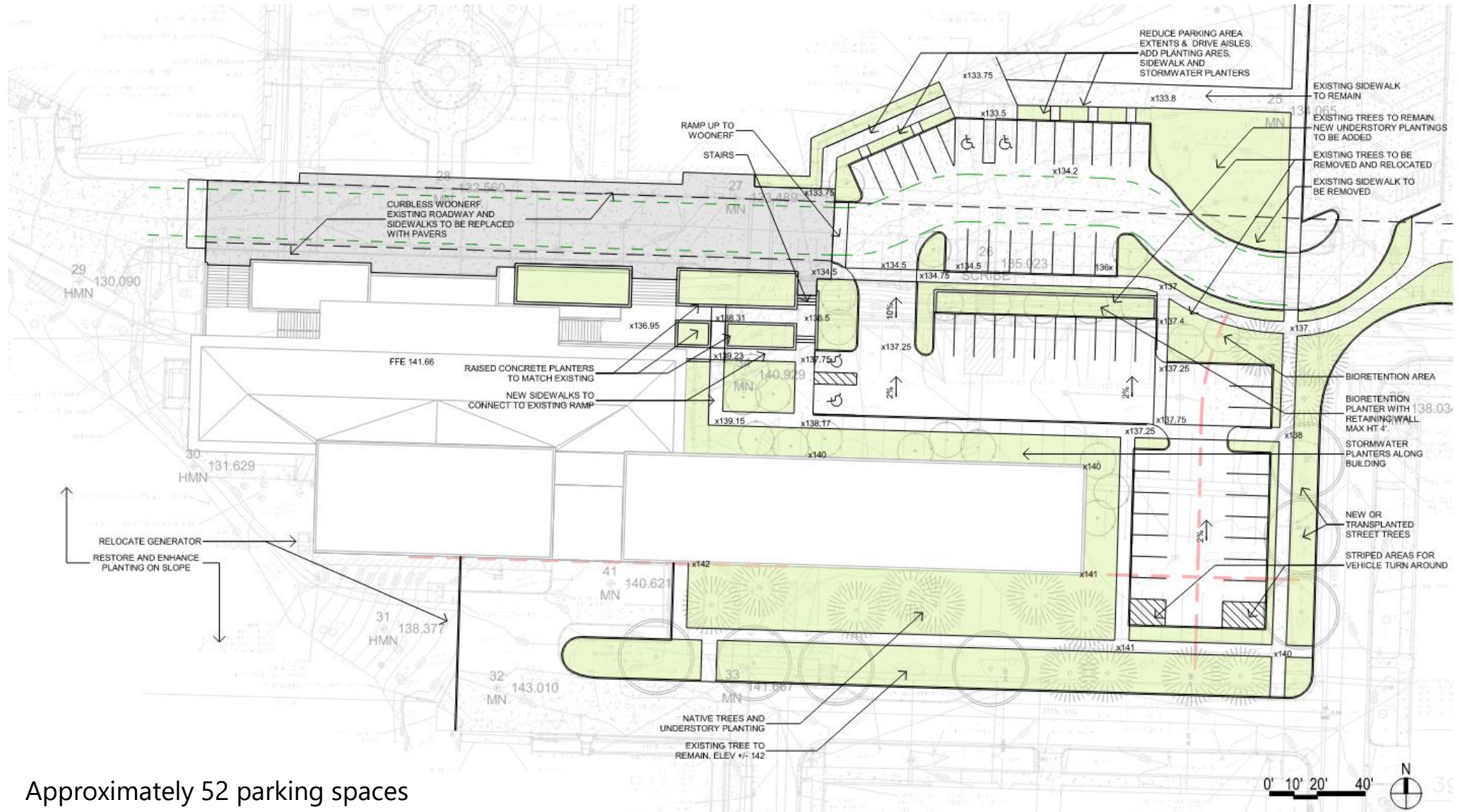
## PHASE 2 – REPLACEMENT OPTION



Approximately 52 parking spaces

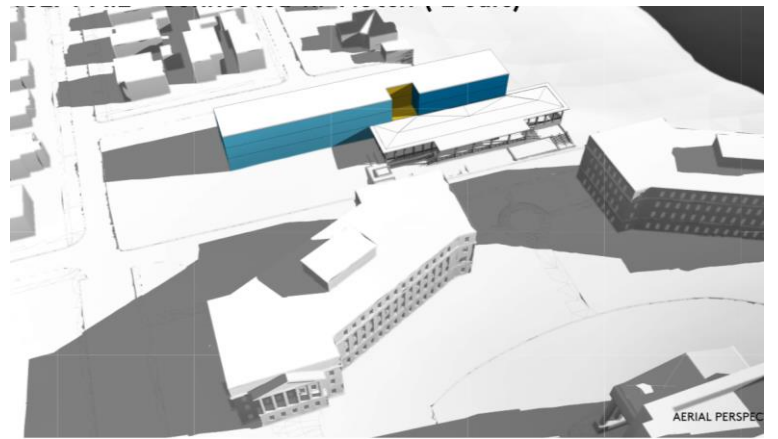
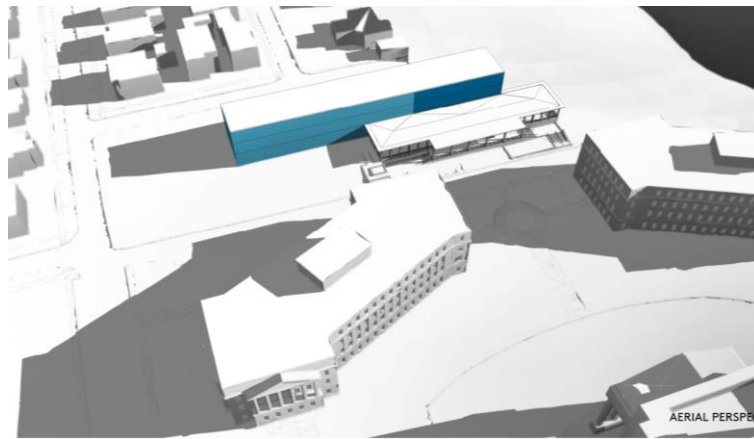
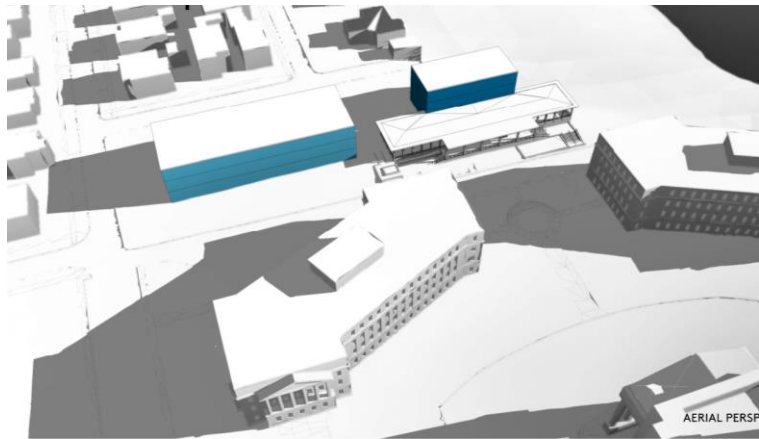
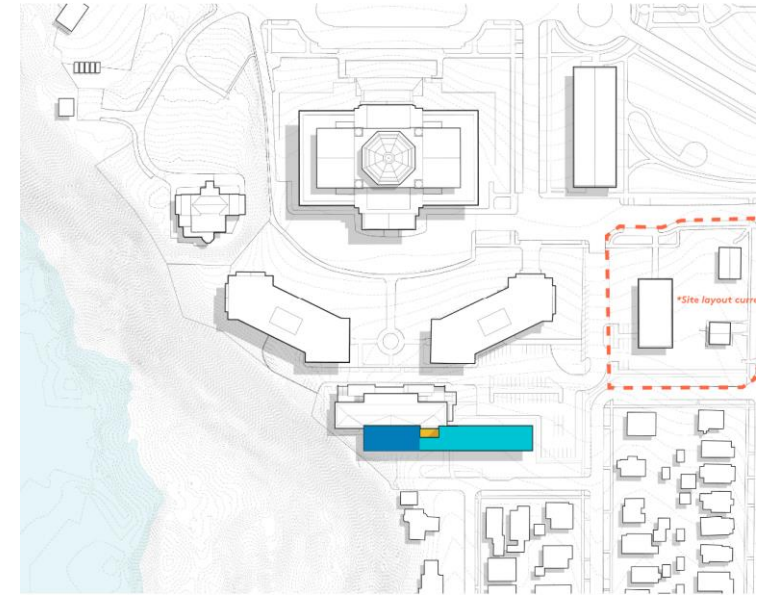
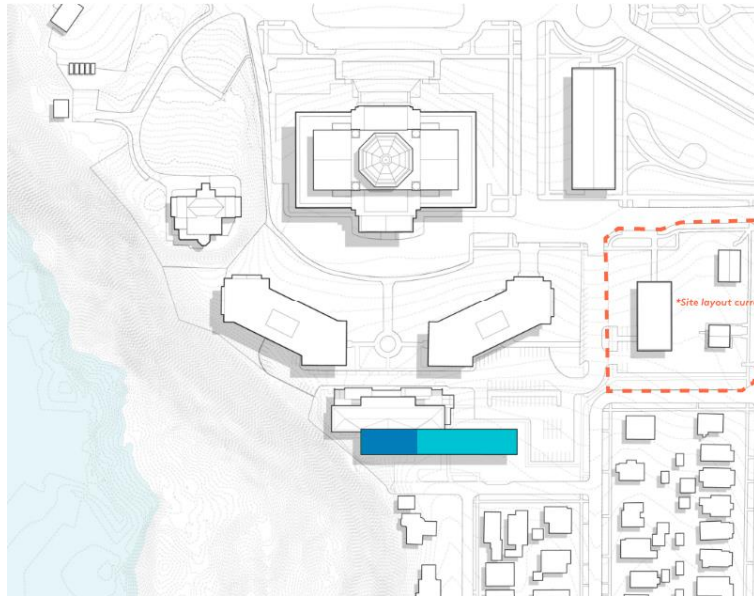
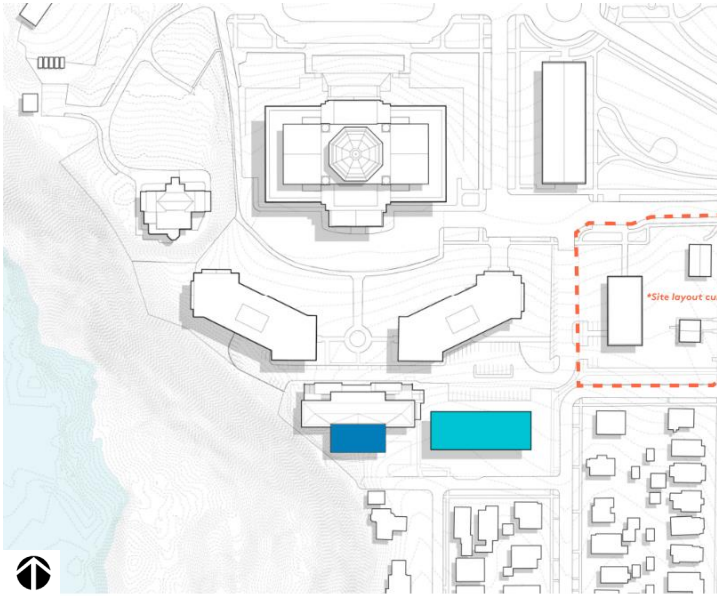


# PHASE 3 – SITE LAYOUT FOR OPTIONS A.1 AND A.2



Approximately 52 parking spaces

# BUILDING EXPANSION OPTIONS – SITE PLANS & BIRD'S EYE VIEWS

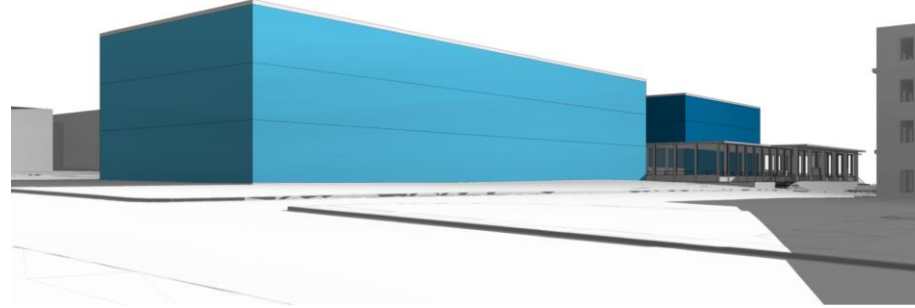
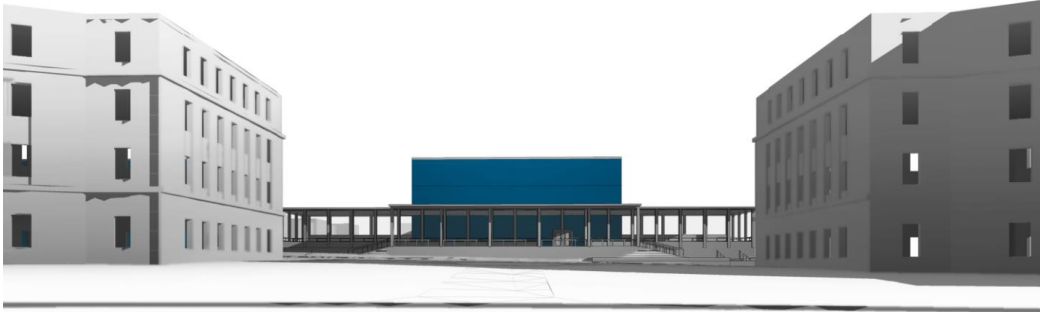


B.1 Separated Option  
Approximately 45 parking spaces

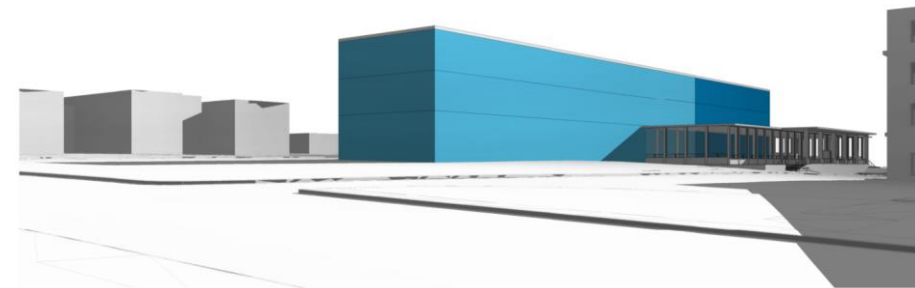
A.1 Connected Option  
Approximately 52 parking spaces

A.2 Connected with Notch Option  
Approximately 52 parking spaces

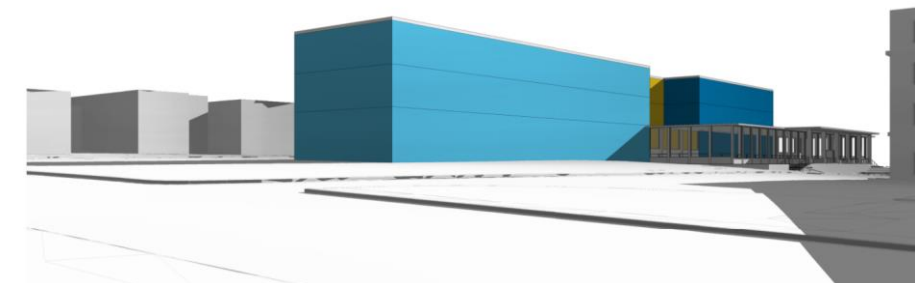
# BUILDING EXPANSION OPTIONS – PERSPECTIVES



B.1 Separated Option

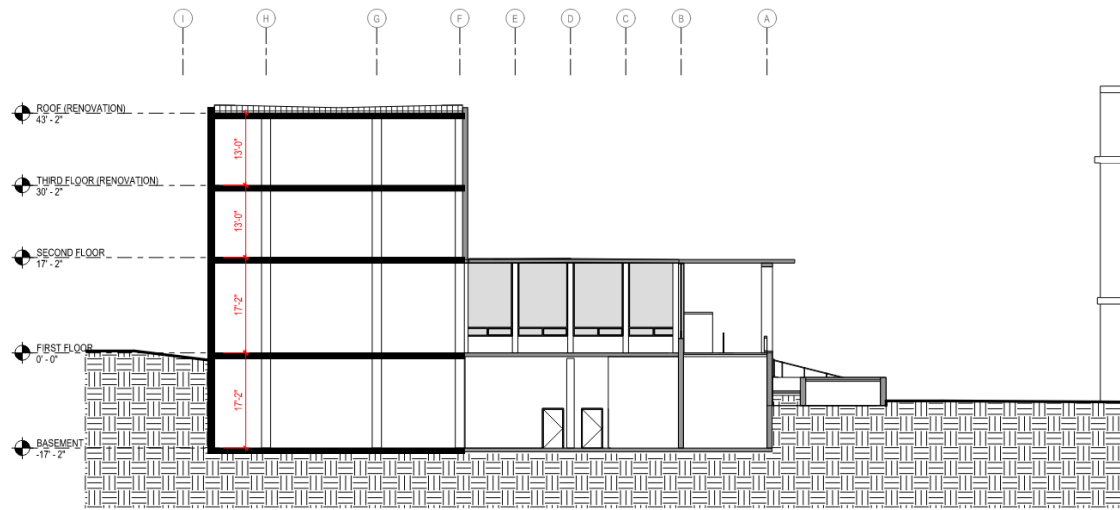


A.1 Connected Option

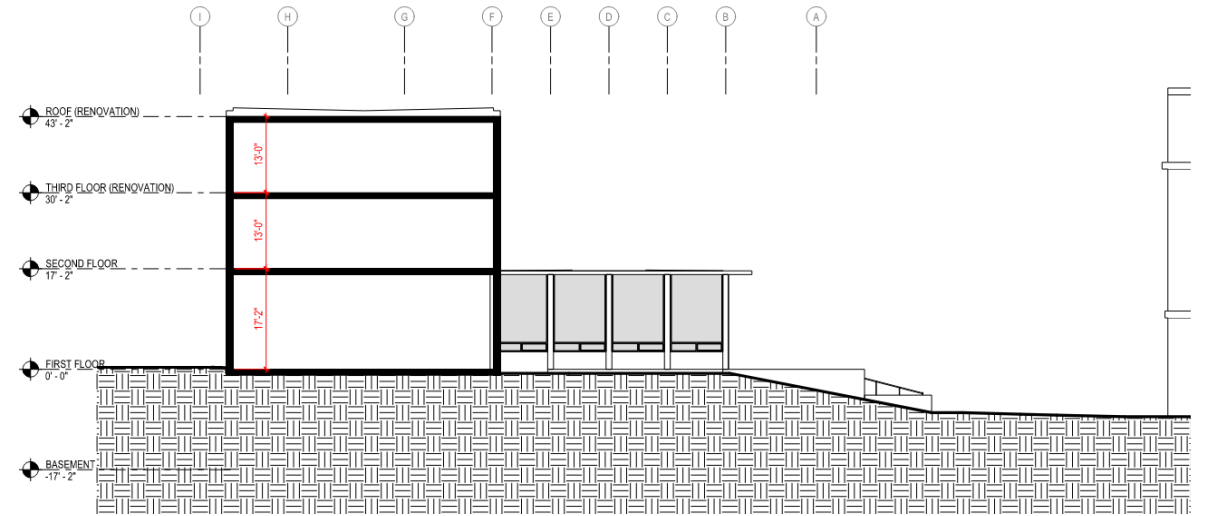


A.2 Connected with Notch Option

# PHASE 3 BUILDING SECTIONS: A.1 & A.2 OPTIONS



Section through Reading Room & Stacks Replacement



Section through Addition

# HISTORIC LANDMARK EXPANSION PRECEDENTS RETAINING LANDMARK STATUS



Climate Pledge Arena, Seattle, Washington



Douglas Truth Branch, Seattle Public Library



Hyde Park Library, Boston, Massachusetts



Federal Reserve Building, Seattle, Washington

# COMPARISON TABLE

Option	Entry	Program Efficiency	Construction Type	Relationship with Pritchard	Parking	Proviso Program**
<b>Replacement</b>	One, may be off axis w/ dome due to slope setback requirements	Single building core	Flexible	Historic building demolished	52*	Meets goals (a), (b) & (c)
<b>A.1 Connected</b>	One, on axis with dome	Single building core	Constrained by existing	Retains reading room, limited potential to express replaced stacks volume	52*	Meets goals (b) & (c) Existing building cannot meet goal (a)
<b>A.2 Connected with Notch</b>	One, on axis with dome	Single building core	Constrained by existing	Retains reading room, potential to recall replaced stacks volume	52*	Meets goals (b) & (c) Existing building cannot meet goal (a)
<b>B.1 Separated</b>	Two, addition off axis w/ dome	Two building cores	More flexibility for addition	Retains reading room, increased potential to recall historic building volume	45*	Combined existing and new buildings meet goals (b) & (c) New building meets goal (a) but existing does not

\* Proposed parking count is preliminary

\*\* Goal (a): net-zero-ready energy standards and EUI  $\leq$  35;

Goal (b): sufficient program space for House of Representatives offices and support functions

Goal (c): additional office space to offset House of Representatives space eliminated in the renovation of 3<sup>rd</sup> and 4<sup>th</sup> floors of the O'Brien Building

# DISCUSSION

## RECENT LCM PROGRESS

- Newhouse schematic design started 12/1/2021; site issues are still being analyzed. No building footprint nor site configuration have been shared.
- Newhouse validation of Predesign Report remains draft with edits underway. Release is expected by late December 2021.
- LCM Nonproject SEPA Checklist study has begun. Draft documents will be available for Lead Agency (DES) review by early February 2022. Each subsequent LCM project (Modular Building, Newhouse, and Pritchard) will publish specific checklists showing alignment with LCM Nonproject SEPA.
- Bidding is planned for Modular Building beginning 1/6/2022 with bids due 1/20/2022. Current occupants of Newhouse Building will relocate to modular facility in December 2022.



## RECENT LCM PROGRESS

### Water Street and Columbia Street SW recommendation to PET

- DES recommended Site Scenario 2:
  - Water Street will be closed to public access between Sid Snyder Avenue SW and 15<sup>th</sup> Avenue SW;
  - Columbia Street SW will remain open between Sid Snyder Avenue SW and 15<sup>th</sup> Avenue SW.
- **PET concurred with DES recommendation 12/9/2021**

# 12/9/2021 PET MEETING

## **LCM Project Executive Team Meeting on 12/9/2021: Water Street and Columbia Street SW**

- Newhouse Building Replacement architectural study has been validated, and street circulation pro's/con's have been analyzed. DES has led study of the following issues to inform the recommendation:
  - Protection of Newhouse project construction completion by June 2025;
  - Security issues related to screened/unscreened vehicles on public streets or entering parking lots;
  - Setbacks of building from public streets and parking access as recommended in Federal Security Level matrices;
  - Olympia's urban planning issues of "connected" streets, providing redundant/parallel access routes through the city;
  - City of Olympia permitting process;
  - LCM Stakeholder comments regarding ease of access for all modes of movement to and through Capitol Campus for visitors and from adjacent neighborhoods;
  - Stewardship of Olmsted landscape legacy;
  - Potential landscape buffers along Newhouse site;
  - Water Street is State-owned while Columbia Street is a public right of way with existing utilities below grade;
  - With Columbia Street open, traffic flow can be maintained if Sid Snyder Avenue SW is closed for security reasons;
  - With closure of both streets, LCM traffic mitigation requirements would likely include a stoplight at Capitol Way and 15<sup>th</sup>

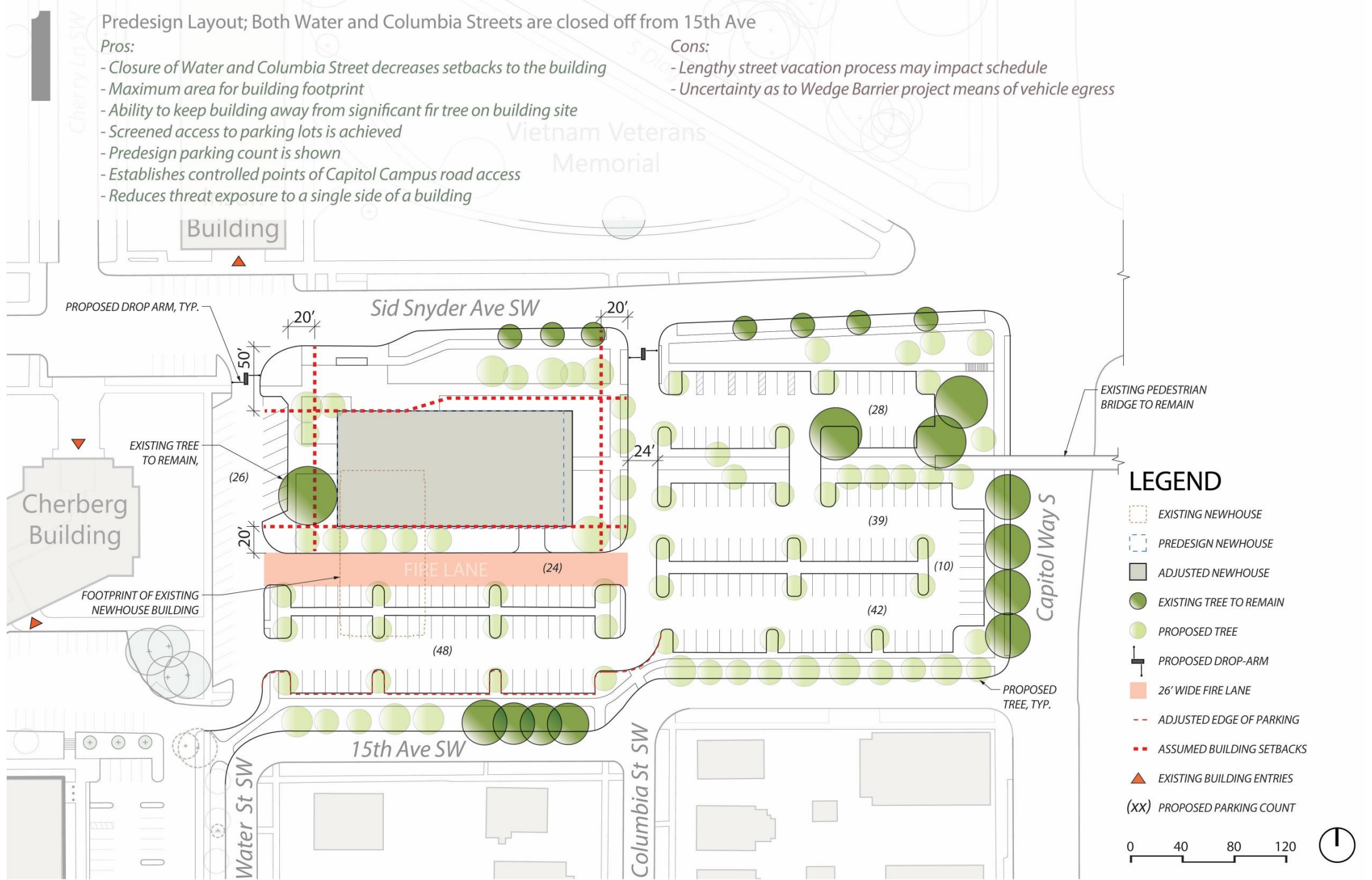
**Pre-design Layout; Both Water and Columbia Streets are closed off from 15th Ave**

**Pros:**

- Closure of Water and Columbia Street decreases setbacks to the building
- Maximum area for building footprint
- Ability to keep building away from significant fir tree on building site
- Screened access to parking lots is achieved
- Pre-design parking count is shown
- Establishes controlled points of Capitol Campus road access
- Reduces threat exposure to a single side of a building

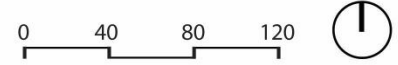
**Cons:**

- Lengthy street vacation process may impact schedule
- Uncertainty as to Wedge Barrier project means of vehicle egress



**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
- (XX) PROPOSED PARKING COUNT



# 2

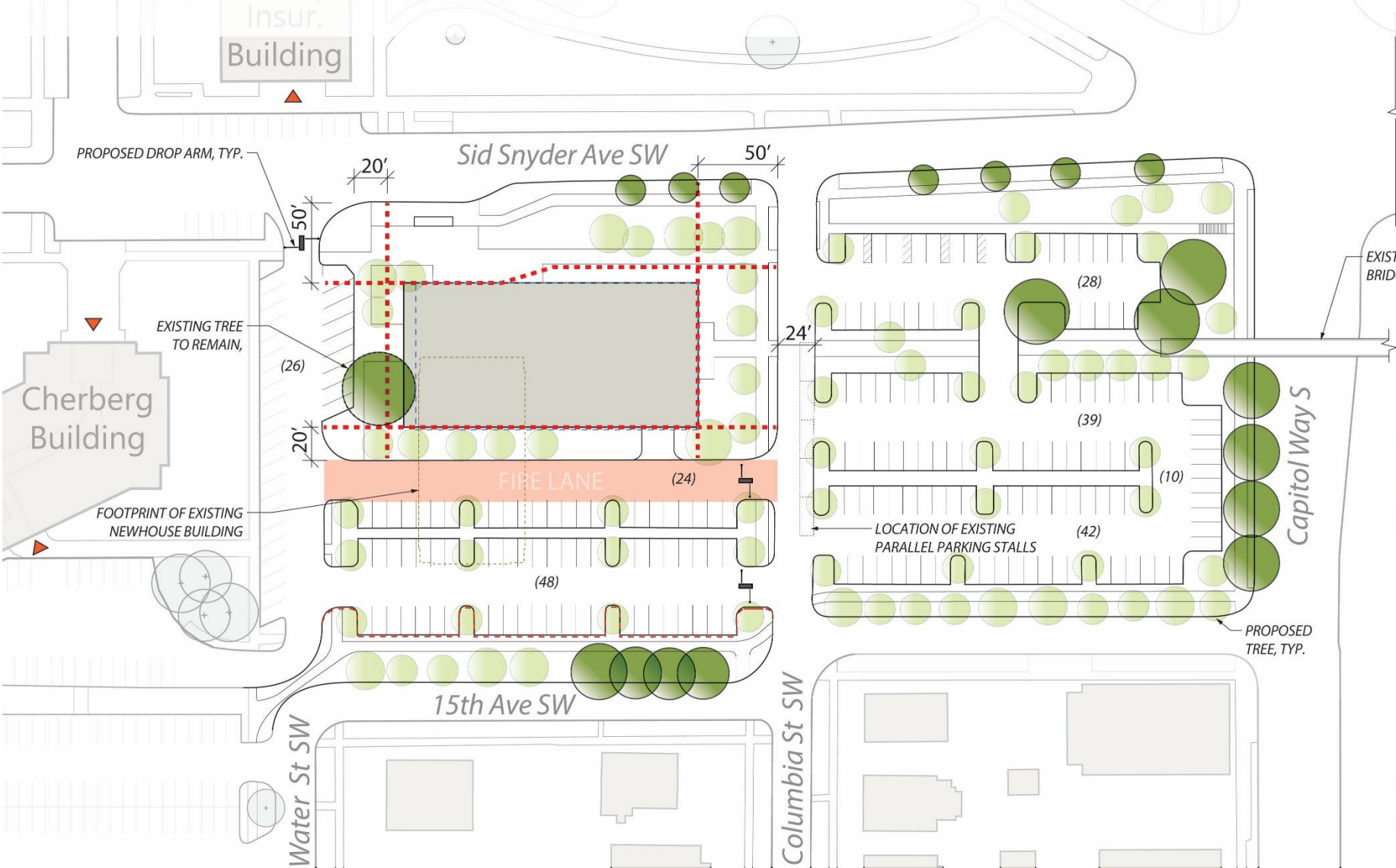
## Keep Columbia Street open and close off Water Street at 15th Ave

### Pros:

- Reduced risk to Newhouse project schedule
- Maintains open right of way on Columbia Street
- Predesign parking count is shown
- Establishes controlled points of Capitol Campus road access
- Reduces threat exposure to two sides of a building
- Maintains connectivity of the City and Campus streets

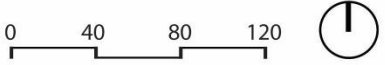
### Cons:

- Increased setback on Columbia Street affects buildable area
- Potential impact to significant fir tree on west side of building
- Parking needs to shift south reducing landscape buffer area
- Less control of vehicular ingress/egress to the Capitol Campus



## 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
- (XX) PROPOSED PARKING COUNT



# QUESTIONS OR COMMENTS?

## THANK YOU!



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