



Future Development Opportunities for State Government Facilities

The seven principles on the preceding pages find application when opportunities arise to develop, redevelop, rehabilitate, or lease property. This section identifies those (state-owned) properties that are either undeveloped or under-developed and, therefore, are future Opportunity Sites.

The maps and descriptions that follow discuss each site's unique character and relevant history, along with each site's opportunities and constraints. Some sites have very broad potential while others are more narrowly defined. How the Master Plans of 1982 and 1991 envisioned each site is also provided for added reference and perspective.

These state-owned properties are finite resources that will require thoughtful planning to realize their highest and best use. At the same time, it is recognized that it may take decades to achieve this ideal, and that some interim, temporary uses may need to be implemented as needs dictate.

West and East Campuses

SITE 1 – TWO-BLOCK AREA OF GA BUILDING, GA GARAGE, & DAWLEY BUILDING

Existing Use

This site consists of 4.4 acres and is occupied by a 283,865 square-foot, four-story GA Building with surface parking on the north and west sides, a 156-car GA Garage, and the 57,500 square-foot, two-story Dawley Building.

The GA Building was designed by architect A. Gordon Lumm, who was selected for the project by the State Capitol Committee. Completed in 1953, the building reflects the “international style” of design. The building was deemed eligible for the National Register of Historic Places in 2001 as a contributing element to the existing State Capitol Historic District.

The Dawley Building, constructed in 1932, is located at 1063 Capitol Way. Among its current tenants are the offices of TVW and the Hands-On Children’s Museum. Over time, other first-floor businesses have included a bakery, a café, a photography studio, a ballroom, a bowling alley, and the notorious Capital Bar & Grill. At one time, the north end had a series of food stalls that opened into the street. Past second-floor tenants have included Dietz Business College, KGY Broadcasting, and the offices of prominent local attorneys. The building is on the Olympia Heritage Register.

The GA Garage was built in 1960. Its companion to the south, the Columbia Garage, was built in 1973 in the same “brutalist” style of architecture.

Development Opportunities

This site sits at the northern edge of the West Campus and is one of three “gateways” to the main Olympia Campus. The primary opportunity at this large site is to create a transition from

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May 2006, Looking NW

WEST AND EAST CAMPUSES

the city's crowded downtown character to the state's more open campus character. There are commanding views in all directions from this site. A three or four story building will see the Olympic Mountains to the north, the Capitol campus to the south, Mount Rainier to the east, and Capitol Lake to the west.

Development Constraints

On the west side of the GA Building (about 100 feet) is a steep bank with a retaining wall. A city street (Columbia) passes through the site. The city has informally indicated that it is not opposed to vacation of this section of the street.

Previous Planning

The 1982 Master Plan proposed to leave the site as is, with the exception of the demolition of the 1063 Building, with no development proposed in its place.

The 1991 Master Plan called for the GA Building to remain as is but added the Visitor Center as one of its uses. It called for the 1063 Building and GA Garage to be replaced with an Of-

fice and Public Activity Building. The 1991 Plan also called for a Heritage Park Garage to be constructed on property north of the GA Building.

SITE 2 – CAPITOL CONSERVATORY

Existing Use

This area comprises approximately 6/10 of an acre. The existing building houses both a greenhouse for visiting public and a grounds maintenance shop.

The existing greenhouse structure was constructed in 1939 and expanded in 1963. It was designed by noted Olympia architect Joseph Wohleb, who designed the Newhouse Building and executed the Wilder and White designs for the O'Brien and Cherberg buildings. The building was deemed eligible for the National Register of Historic Places in 2001, as a contributing element to the existing State Capitol Historic District.

Development Opportunities

This site is on the rim of the forested bluff, making its primary opportunity the uninterrupted, commanding view of Capitol Lake, Heritage Park, Puget Sound, and the Olympic Mountains.

Current questions regarding the Conservatory include whether that operation should continue as a state function. If greenhouse operations are curtailed or relocated, potential uses of this site include restoration of the land to green space or revision of adjacent roadway.

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May 2006, Looking NW

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Development Constraints

Several studies by GA and the Department of Natural Resources have shown that the property was “created” by dumping large amounts of fill materials and debris into what was once a ravine that ran in a SE to NW direction. Severe settling in parts of the existing greenhouse is an indication that the fill was not compacted when placed.

This site is currently the center of operations for grounds maintenance. No alternate uses of this site or demolition of its buildings should occur unless and until a new, satisfactory site can be found for grounds maintenance.

Previous Planning

The 1982 Master Plan called for demolition of the greenhouse currently on the site and reconfiguring the roadway between the GA Building and the Temple of Justice to be a more direct path rather than the two 90-degree turns it currently has.

SITE 3 – MANSION PARKING LOT

Existing Use

This site consists of 2.5 acres and occupies the western-most point of the West Campus. As view property, it is unmatched by any other portion of the campus, although at eye level the view is partially obscured by the mature trees growing on the bluff.

The only facility located on this site is the 310-car parking lot known as the Mansion Lot. (The Governor’s Mansion is 300 feet south of this site.)

The Mansion Lot area was originally intended to be the location of the permanent Governor’s Mansion, which was never constructed. At one time, this area included a formal garden (directly west of the Temple) similar to the sunken garden directly east of the Temple. But, after many years of battling the local deer population, the west side garden was in-filled and became a helipad for several years before being recently converted to a paved parking lot.

Development Opportunities

In the longer term, this property could be suitable for a major building with adjacent underground parking.

Development Constraints

Large underground pipes from the Power House pass through this site. Mansion security and desirability of green space around the Mansion are additional concerns.

Previous Planning

The 1982 Master Plan called for an Executive Office Building on this site (and Site 4

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May 2006, Looking West

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– see below) that would be centered on the major east-west axis with Tivoli Fountain and the Flag Circle. It included a garden area twin to the Sunken Garden but with underground parking beneath it.

The 1991 Master Plan for this area was the same as the 1982 Plan.

SITE 4 – WEST END OF FLAG CIRCLE

Existing Use

This site consists of 1.8 acres at the westernmost point of the West Campus. This site has been separately identified from Site 3 because its potential for development is different due to its location, which is centered on one of the major organizing axes of West Campus.

The primary structure on this site is a grounds maintenance facility, which should be relocated if a suitable site can be found for this essen-

tial maintenance activity. This would make the valuable real estate of Site 4 available for higher and better uses.

The Olmsted Plan originally intended this west end of the Flag Circle to be the location of a formal monument site surrounded by a traffic circle, thus creating a twin to the development at the east end of the Flag Circle where the Winged Victory monument is located.

Development Opportunities

If maintenance operations were relocated, the Mansion Parking Lot could be expanded into this area. But this should be only for interim use. The long-term opportunity is to create the vision of the Olmsted Plan.

Development Constraints

Mansion security and desirability of green space around the Mansion are primary concerns. Several very old fir trees ring the perimeter of the area and provide important screening for the Mansion.

Previous Planning

The 1982 Master Plan called for the Olmsted traffic circle but it added a 3-story office building to the west of the traffic circle.

The 1991 Plan also called for the traffic circle in accordance with the Olmsted Plan but added a Conservatory and Visitor Center immediately to the west.

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SITE 5 – PRITCHARD PARKING LOT

Current Use

This site is approximately 8/10 of an acre in size. The only facility on the site is a 99-car parking lot (after the temporary modular buildings are removed).

The Olmsted Brothers plan did not extend to this area of the campus, and Paul Thiry's landscaping plan was limited primarily to the perimeter of the Pritchard Building. However, there is a single walkway to the east of Pritchard, between the building and the parking lot, that is planted with flowering shrubs and which represents the only formal pedestrian entry to the campus from the south.

Development Opportunities

Because of its location on the southern edge of the campus and immediately adjacent to an historic register neighborhood, development of this property should be minimal and provide a transition appropriate to both the residential area on south side of 16th Avenue and state office buildings on the north.

One option would be to construct an underground parking structure with plaza-like landscaping on the surface.

Development Constraints

Development considerations must include an analysis of the impact on the residential and historic character of the neighborhood. This must include the effects of added

traffic, noise, lighting, and visual changes to the viewscape. Development must attempt to mitigate negative influences and to provide a buffer between the campus and the neighborhood with traffic calming, landscaping, setbacks, and other architectural and physical features.

Previous Planning

The 1982 Master Plan called for an above ground addition on the east side of the Pritchard Building, consuming about one half of this parking lot.

The 1991 Master Plan called for the Pritchard addition to be constructed underground on the north side of the building. It left the Pritchard parking lot as is.

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Pritchard Parking Lot with Two Temporary Buildings - May 2006

WEST AND EAST CAMPUSES

SITE 6 – PRESS HOUSES/VISITOR CENTER/NEWHOUSE SITE

Existing Use

This 3.5-acre site is at the southwest quadrant of the intersection of 14th Avenue and Capitol Way. This intersection is the primary vehicular gateway to West Campus. The Visitor Center, a “temporary building” constructed in 1981, occupies the NE corner of the site and is readily visible to traffic from this busy intersection. On the western edge of the site are two former residences that the state leases to a variety of newspaper publishers, thus the name “Press Houses.” The site is bounded on the south by 15th Avenue. Across 15th is predominantly residential zoning for a National Historic Register neighborhood.

An extension of Columbia Street passes through the site that could be considered a candidate for vacation depending on development needs.

The house at 201 14th Avenue is a classic Craftsman-style bungalow, constructed in 1921. It is the only remaining house facing onto 14th Avenue, which was historically lined with residences. It was home to famed Olympia resident Dr. Phillip Carlyon. Dr. Carlyon was mayor of Olympia from 1904-1906, a member of the State House from 1907-1911, and of the Senate from 1913-1929. During this

time he championed the cause of Olympia as the state capital and advocated for construction of permanent State Capitol buildings. He was an important supporter of the infill that allowed for much of Olympia’s downtown and for creation of the deepwater port in 1910-11. Dr. Carlyon was a member of the City Park Commission and president of the Olympia Chamber of Commerce. He is also known for his real estate development of the Carlyon neighborhood just south of the South Capitol neighborhood and east of Interstate 5.

The duplex at 1417-1419 Columbia Street was designed by Elizabeth Ayer, the first female graduate of the University of Washington’s School of Architecture in 1921, and the state’s first registered female architect (1930). A native of Thurston County, Ms. Ayer is well known throughout the northwest for her numerous well-designed residential properties. In addition to its designer, the building is significant for its association with William Sullivan, State Insurance Commissioner for 28 years and resident of this home during most of that time.

Both of these residential buildings were deemed eligible for the National Register of Historic Places in 2001, as a contributing element to the existing State Capitol Historic District.

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May 2006, Looking South

WEST AND EAST CAMPUSES

The Newhouse Building (originally called the Institutions Building) was constructed in 1934, prior to construction of both the Cherberg and O'Brien Buildings. It was intended to serve as temporary office space until the more permanent facilities could be built. It currently contains offices for 17 members of the Senate.

Development Opportunities

Like Sites 1 and 3, this is prime West Campus real estate that has significant development potential. The site is very visible to first-time visitors, most of whom approach the campus from the 14th Avenue exit off Interstate 5.

Development Constraints

The site is bounded on the south by 15th Avenue and across this street is a mixture of residential and light commercial development. Any development that takes place on this site must consider the character of the adjoining neighborhood and the views of the campus that they enjoy.

The two houses on this site are wood-frame construction and could be sold and relocated to another site off of state property.

As with Site #5, development considerations must include analysis of impacts on the residential and historic character of the neighborhood. This must include the effects of added traffic, noise, lighting, and visual changes to the viewscape. Development must attempt to mitigate negative influences and provide a buffer between the campus and the neighborhood with traffic calming, landscaping, setbacks, and other architectural and physical features.

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May 2006, Looking South

Previous Planning

The 1982 Master Plan shows the Visitor Center and its accompanying parking lot to remain as they are today. It eliminated the Press Houses but did not propose any structures in their place. It left the Newhouse Building as-is.

The 1991 Master Plan for this site shows all of these buildings (Visitor Center, Press Houses and Newhouse Building) to be demolished. The portion of Columbia Street is also gone. In their place was to be a General Office Building with underground parking and a "secured underground passageway to the Legislative Building."

SITE 7 – OLD IBM BUILDING

Existing Use

The Old IBM Building, immediately adjacent to Capitol Way at Maple Park Street, is the first state office building the northbound traveler on Capitol Way encounters. The site contains 1.1 acres. The building is 14,200 square feet, two-story, and was constructed over 30 years ago.

Because the existing building is not in compliance with current life-safety codes and the land it occupies has greater value for other uses, both the 1982 and 1991 Master Plans call for its demolition.

WEST AND EAST CAMPUSES

Development Opportunities

The existing building is, by default, the south-side “gateway” to the campus. But it is very non-descript and weak in this capacity. It occupies a site that has much greater potential for providing this important gateway function.

As the southern entrance to the campus, something more transitional than a large building right out on the street edge is needed. One possibility would be to add on to the west end of the Employment Security Building rather than construct a separate building. This would preserve the west half of this site as a transitional landscaped area.

Development Constraints

In keeping with the openness of the East and West Campuses on either side of Capitol Way, any development on this site should have substantial setbacks.

Previous Planning

The 1982 Master Plan would leave the site vacant as green space. In contrast, the 1991 Master Plan proposed to maximize the site’s development potential by calling for a large multi-story General Office Building with minimum setback from the street.

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May 2006, Looking SW

SITE 8 – EAST OF TRANSPORTATION BUILDING

Existing Use

This site consists of 2.9 acres of landscaped green space that forms a buffer between Jefferson Street and the Transportation Building. There is a 48-car parking lot that occupies about 1/3 of the property. Immediately across Jefferson Street to the east is the 144-car Wheeler Parking Lot, recently renamed the Capitol Visitor Parking Lot.

Development Opportunities

The large unused capacity of the Wheeler Parking Lot across the street (about 50 percent) would suggest that this site could support a substantial office building development, perhaps without constructing an additional parking facility.

Development Constraints

If a large office facility were built, substantial setback from 14th Avenue, as shown in the 1991 Master Plan, would be appropriate to maintain the current “green” east-side gateway. Development considerations should also include impacts on the adjacent neighborhood on issues such as noise, lighting, and visual changes to the view-cape.

Previous Planning

The 1982 Master Plan called for this site to remain as it is today. The 1991 Master Plan called for maximizing its development potential with a large multi-story building to house the Washington State Patrol Headquarters.

WEST AND EAST CAMPUSES

SITE 9 – WHEELER (CAPITOL VISITORS) PARKING LOT

Existing Use

This is the largest of the opportunity sites at approximately 7 acres. In addition to the parking lot, there are five small structures on the north side (former residences that have been converted to offices) and one small office on the south side. To the east there is a small maintenance lot before the land slopes down to the railroad tracks.

The parking lot is used for visitor parking and as a park-and-ride for the Intercity Transit shuttle service that operates during legislative sessions.

Development Opportunities

This area has significant potential for development of state office facilities and/or parking structures. This site is located on the eastern-most part of the state-owned land that makes up the Olympia Campus. The opportunity also exists to expand Maple Park and its treed landscaping eastward as a buffer to the neighborhood.

Development Constraints

Of all the identified opportunity sites, this one is the furthest distance from the Legislative Building. The eastern side of the site may present topography problems. Development considerations should also include impacts on the adjacent neighborhood on issues such as noise, lighting, and visual changes to the viewscape.

Previous Planning

The 1982 Master Plan called for demolition of all six existing structures, leaving the parking lot essentially where it is now, and constructing a new greenhouse at the eastern-most tip of the property that would be visible from the 14th Avenue off-ramp from Interstate 5.

The 1991 Master Plan proposed a very large General Office Building with a 350' x 400' footprint that would consume most of the area. At the eastern tip of this site, the 1991 Plan called for a small building and grounds maintenance facility.

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May 2006, Looking NW

WEST AND EAST CAMPUSES

SITE 10 – 14th AVENUE NORTH SIDE

Existing Use

This small parcel (1.3 acres) is located on the north side of 14th Avenue at the NE quadrant of the 14th and Jefferson intersection. It is currently undeveloped but is extensively used as a staging area for major state construction projects. As such, it is not maintained and has become unsightly.

Development Opportunities

The long and narrow nature of this site does not lend itself to any major facility. It could be used as overflow parking but its best opportunity is as a landscaped green space that would match the character of the green space on the

south side of 14th. This would be an important start to creating an attractive west-side gateway.

Development Constraints

The surface of this site is about five feet below the elevation of 14th Avenue. To create the twin to the green space on the south side of the street, this area may need to be raised several feet.

Previous Planning

The 1982 Master Plan did not include anything specific for this site. The 1991 Master Plan proposed a small “State Agency Information Center” on this site together with a small parking lot.

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May 2006, Looking SW

WEST AND EAST CAMPUSES

SITE 11 – WASHINGTON AVENUE PROPERTY

Existing Use

This site is the eastern half of the city block bounded on the west by Capitol Way, on the north by 10th Avenue, on the south by Union Avenue, and on the East by Washington Street. The west half of this block is privately owned and consists of parking lots; the east half is owned by the state.

Two buildings are located on the state-owned half – 120 Union and 1007 Washington. The House and Senate print shops are located in the 1007 Building and several private businesses lease the space from the state in the 120 Building.

Development Opportunities

Neither of the existing buildings is of sufficient value to warrant keeping for the long term. The site is underdeveloped in its current use and has important potential for a major state office building. The site's proximity to the Legislative Building is about the same as the Natural Resources Building, Office Building 2, and the Transportation Building.

Development Constraints

The site is separated from the West and East Campuses by major arterials (Capitol Way and Union Avenue) that may reduce its usefulness. It may play a better role as a mechanism for land exchange or as value leverage for other uses.

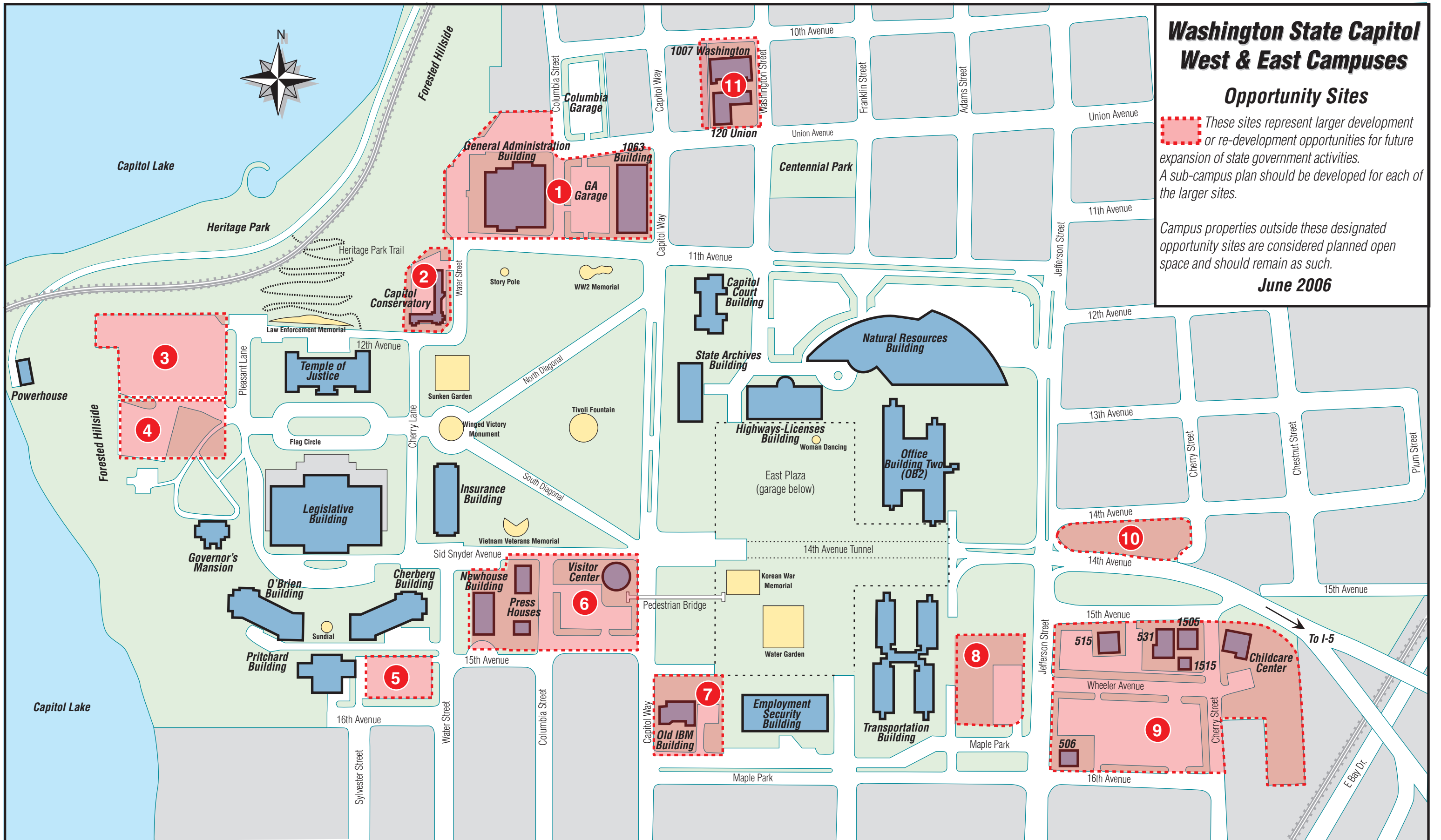
Previous Planning

This property is not included on either the 1982 or 1991 Master Plan development maps.

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May 2006, Looking West



Washington State Capitol West & East Campuses

Opportunity Sites

[Red dashed border icon] These sites represent larger development or re-development opportunities for future expansion of state government activities. A sub-campus plan should be developed for each of the larger sites.

Campus properties outside these designated opportunity sites are considered planned open space and should remain as such.

June 2006

Tumwater Satellite Campus

SITE T1 - WEST OF LABOR & INDUSTRIES BUILDING

Existing Use

This site consists of approximately 12.3 acres, bounded by Interstate 5 on the west, Linderson Street on the east, Israel Road on the north, and 73rd Avenue (state-owned street) on the south. Almost the entire site is a parking lot for the Labor & Industries Building.

Headquarters of the Department of Labor and Industries is housed in a 412,400 square foot office building, and surrounded by several acres of surface parking (approximately 1,650 parking spaces). To the northwest of the site is a small parcel still in private hands.

Development Opportunities

The Department of Labor and Industries has been considering expanding its current facility by approximately 125,000-175,000 square feet. There is ample space to construct the addition on a portion of the vast surface parking area. Any expansion will require the construction of a parking garage. In addition, if the site were to “partner” with Site T2, a new structured parking garage could be constructed to accommodate expansion on both sites. Also important to any future development at the Tumwater Campus is continued attention to improving opportunities for access to mass transit, particularly for the hundreds of state workers who commute to this site.

Development Constraints

Because virtually all of the developable land at the Tumwater Campus is covered with asphalt

parking lots, any additional development will require structured parking.

Previous Planning

The 1991 Master Plan envisioned a second L&I Building as well as a headquarters facility and data center for the Department of Information Services.

SITE T2 – WEST OF GOODRICH BUILDING

Existing Use

This site consists of approximately 8.2 acres adjacent to an existing 216,000 square foot office building, housing units of the Department of Transportation and the headquarters of the Department of Corrections. Like Site T1, it is also has a surrounding parking lot.

Development Opportunities

There is sufficient acreage to construct another 200,000 square foot office building. However, replacement parking will be required (in a garage, not surface). This parking requirement can and should be limited by continuing to aggressively enhance public transit options.

Development Constraints

There are approximately 5 acres (outside the 8.2 acres) of forested land on the southwestern corner of the property that the state has tentatively committed to keeping as a green belt/buffer.

Any new development on this site will likely require structured parking.

Previous Planning

Same as Site T1 above.

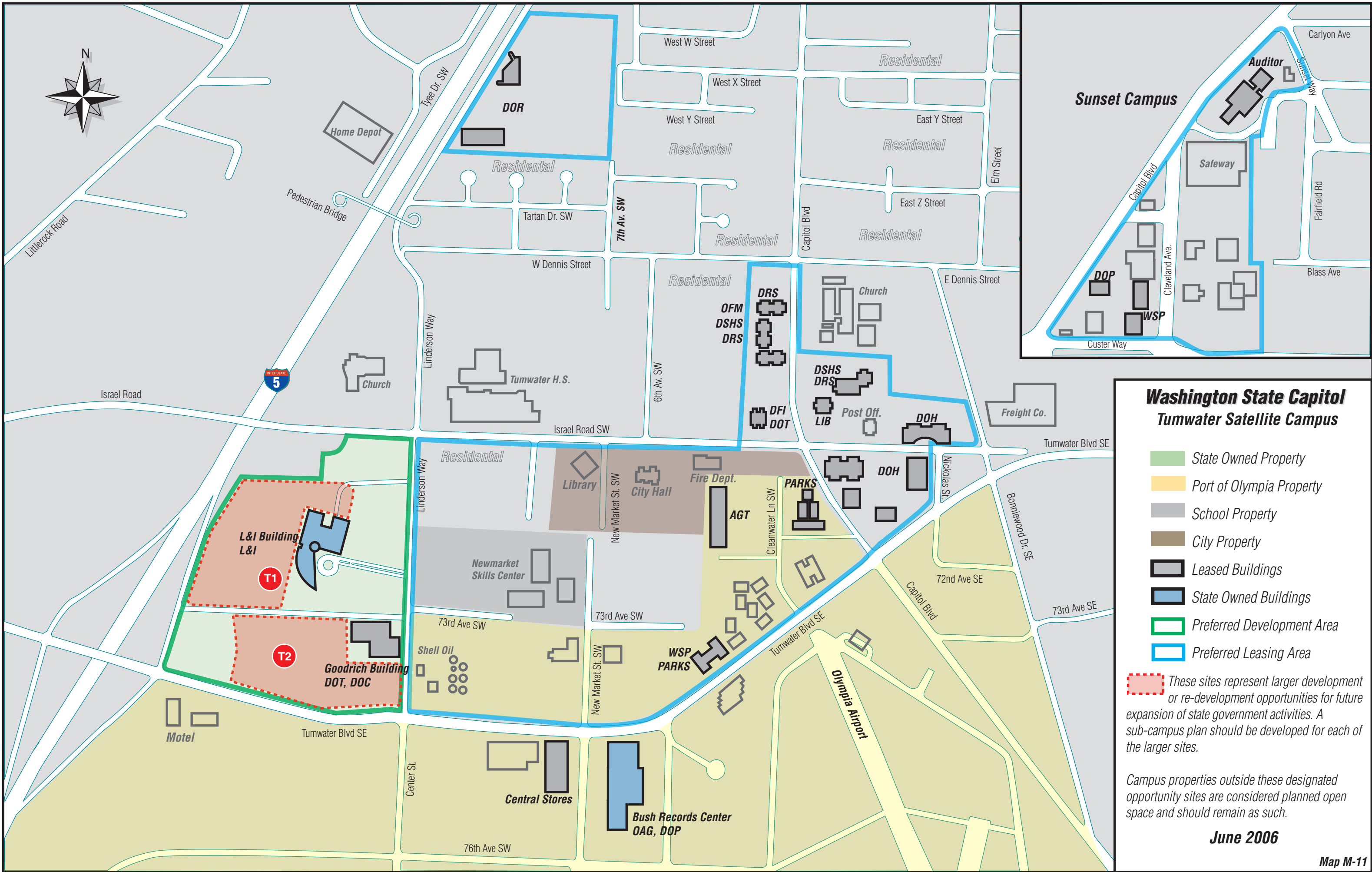
TUMWATER SATELLITE CAMPUS

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Tumwater Campus, May 2006 - Looking South





Washington State Capitol Tumwater Satellite Campus

- State Owned Property
- Port of Olympia Property
- School Property
- City Property
- Leased Buildings
- State Owned Buildings
- Preferred Development Area
- Preferred Leasing Area

These sites represent larger development or re-development opportunities for future expansion of state government activities. A sub-campus plan should be developed for each of the larger sites.

Campus properties outside these designated opportunity sites are considered planned open space and should remain as such.

June 2006

Lacey Satellite Campus

NORTH, SOUTH AND WEST OF ECOLOGY BUILDING

Existing Use

This site consists of approximately 67.5 acres between Martin Way on the north; it is surrounded by Saint Martin’s University and Abbey properties on the south, east, and west. The southern edge of the site is fairly level with grades falling to the north toward Martin Way.

The Lacey Campus was developed as an outcome of the 1991 Master Plan and currently houses the headquarters of the Department of Ecology (270,000 square feet). The Ecology Building and its site-related improvements utilize approximately 27.5 acres.

Development Opportunities

The remaining 40 acres of wooded slopes and meadows could accommodate approximately 680,000 square feet of new office space with the required parking. The most usable area is a 15-acre parcel to the west of the Ecology Building in the northwest corner of the campus (Site L1 – capacity up to 440,000 gsf). Another usable site is directly north of the Ecology Building adjacent to Martin Way (Site L2 – capacity up to 220,000 gsf). The area to the south of the Ecology Building is flat and mostly meadowland or forested (Site L3).

Development Constraints

There are two small wetlands (a very small one at the northern portion of Site L1 and a small one extending from the south of Site L1 into Site L3) within the Campus that will require mitigation if construction encroaches upon

them. It is unclear how significant such mitigation would be.

As Site L1 slopes to the north, it may require any future building to be “stepped down” toward Martin Way. Site L2 would have to be carefully developed to integrate with the existing Ecology Building. Any development of Site L3 should accommodate a buffer on the south (adjacent to the University) and on the east (adjacent to Woodland Creek).

On-site parking needs would likely require structured parking; there is little opportunity for surface parking. A shared parking structure between the Ecology Building and any new building would assist in maintaining the park-like environment.

Any new development on state property must not foreclose on the future desire to extend Desmond Drive across university property to College Street.

Additionally, the state’s purchase of this site from St. Martin’s Abbey carried with it the “Declaration of Protective Covenants, Conditions, and Restrictions” and associated “Design Guidelines” dated January 1, 1991.

Previous Planning

The 1991 Master Plan called for three additional office buildings on this site – one north of the Ecology Building and two east of the Ecology Building across Desmond Drive. It proposed new surface parking to be “hidden” within the existing stand of Douglas fir trees, but only if needed after all structured parking had been constructed. All three sites were identified in



LACEY SATELLITE CAMPUS

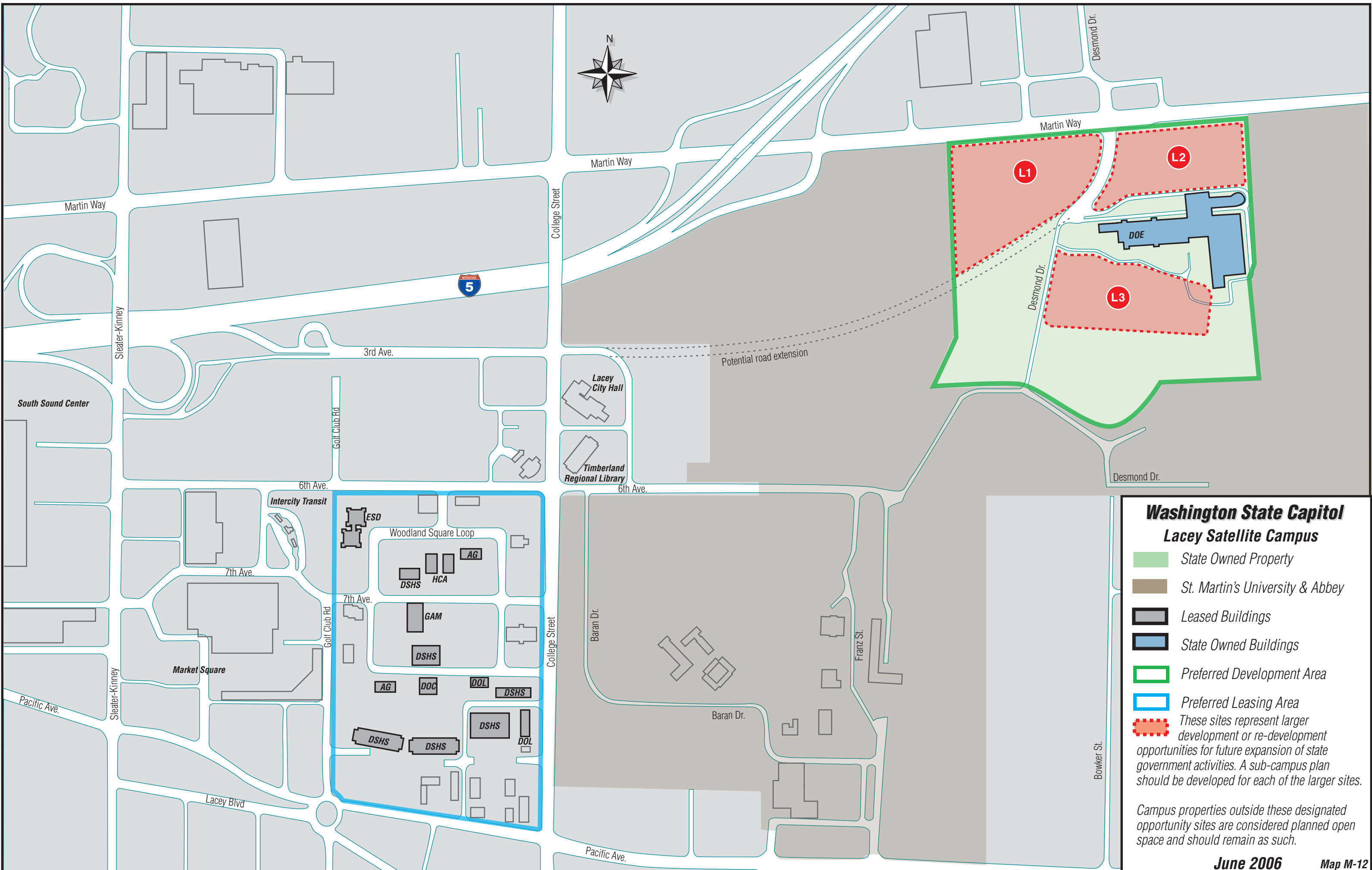
the 1993 Lacey Campus Plan. The Plan suggested clustering development in the northern portion of the campus to “preserve and enhance the existing groves and meadows

critical to the natural quality of the site.” The Transportation Agencies Consolidation Feasibility Study in 2002 reiterated this perspective.

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Lacey Campus, May 2006 - Looking South



**Washington State Capitol
Lacey Satellite Campus**

- State Owned Property
- St. Martin's University & Abbey
- Leased Buildings
- State Owned Buildings
- Preferred Development Area
- Preferred Leasing Area
- These sites represent larger development or re-development opportunities for future expansion of state government activities. A sub-campus plan should be developed for each of the larger sites.

Campus properties outside these designated opportunity sites are considered planned open space and should remain as such.

Other Off-Campus Opportunity Sites

600 SOUTH FRANKLIN STREET, OLYMPIA

Existing Use

This site is located in downtown Olympia and consists of about one acre on 3/4 of the city block bounded by Franklin Street on the west, Legion Avenue on the north, Adams Street on the east, and 7th Avenue on the south. The state-owned building on this site currently houses the headquarters for the Department of Personnel (DOP). It is a 2-story concrete building with 28,578 gross square feet.

DOP also occupies 4 leased facilities (49,472 rentable square feet) scattered throughout the 3 cities.

This building was formerly the Baker Building, housing Sears Department Store. The state, after leasing it starting in 1967, purchased it in 1982. The paved parking lot on the site contains 86 stalls.

The only other building on this block (at 620 N Franklin) is the privately owned retail arcade that was formerly the Carnegie Foundation Library.

The entire block immediately west of this site is also state-owned and is the location of the Old Capitol Building which houses the Superintendent of Public Instruction.

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May 2006 - Looking SE

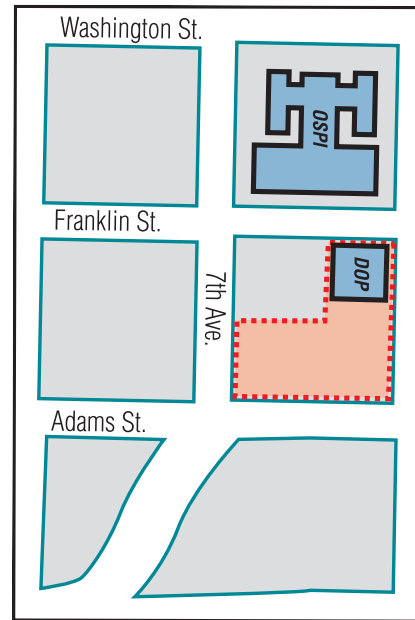
OTHER OFF-CAMPUS OPPORTUNITY SITES

Development Opportunities

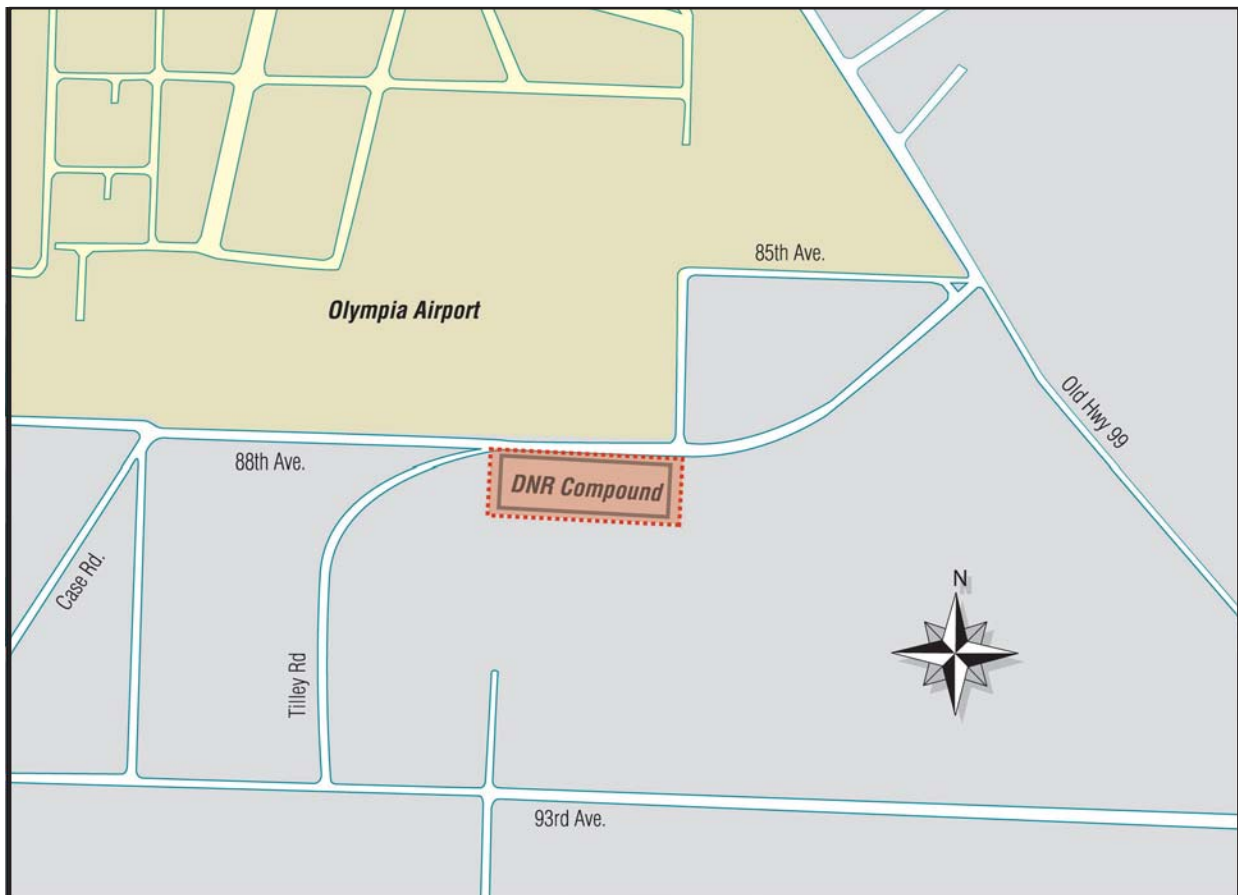
The existing building is beginning to show its age and, at 2 stories, is not utilizing the site's maximum potential. A much larger facility could be built on this site and could include structured parking.

Because the offices of the Superintendent of Public Instruction are located directly across the street, consideration should be given to using this site for SPI expansion and consolidating the DOP sites into a single building (owned or leased) at another site.

Consideration should also be given to purchasing, or at least obtaining an option to purchase, the one privately owned structure on this site. In addition, its central location



Olympia Street Map



South Tumwater Street Map

OTHER OFF-CAMPUS OPPORTUNITY SITES

could prove more valuable for a land exchange or combined development.

Development Constraints

This site is in downtown Olympia and is surrounded by other fully developed downtown properties. If on-site parking is a consideration, its cost may be a limiting factor in how large a new building on this site could be.

The adjoining privately owned building and its functions need to be considered when planning for any future development.

Previous Planning

Neither the 1982 Master Plan nor the 1991 Master Plan included this site.

DEPARTMENT OF NATURAL RESOURCES LIGHT INDUSTRIAL SITE

Existing Use

This site is located within the city limits of Tumwater but is outside the Preferred Leasing and Development Area. It consists of 38 acres and

is home to DNR's light industrial operations including vehicle maintenance, fabrication, warehousing, fire cache, radio shop, surplus, carpenter shop, and some field operations. It is also home to DOC's Correction Industries headquarters, showroom, and warehouse. The land was purchased by the Department of Natural Resources and Correctional Industries in 2004.

There are four existing buildings on the site totaling 116,000 gross square feet.

Development Opportunities

Of the 38 acres that comprise this site, only 26 acres are fully developed and another 4 acres are partially developed with utilities and paved access. These four acres are capable of 80,000 square feet of warehouse, 27,000 square feet of smaller storage buildings, and 12,000 square feet of offices.

Both the 4-acre partially developed property and the 8-acre undeveloped property could



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May 2006 - Looking SW

OTHER OFF-CAMPUS OPPORTUNITY SITES

be used for possible expansion of DNR or Correctional Facilities activities or for some other state agency with compatible space requirements.

The site is served with city water and sewer, natural gas and on-site storm water. The site has excellent drainage to allow for further development and the site has excellent access to Interstate 5.

Development Constraints

The property is zoned light industrial and does not have any other restrictions. The only “constraint” would be that any future development be compatible with existing functions. This is a major light industrial compound and should be reserved for light industrial activities.

Previous Planning

Neither the 1982 nor the 1991 Master Plan included this site.

Acknowledgements

The 2006 Master Plan for the Capitol of the State of Washington would not have been possible without the contributions of hundreds of people who participated in dozens of meetings as well as two public forums. The Master Plan Team extends a grateful thank you for your efforts.

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Department of Transportation

Jim Erskine, GA Communications Specialist
Carol Maher, GA Barrier Free Facilities Program Manager
Craig Donald, GA Project Director
Stuart Simpson, GA Sustainable Building Advisor
Mary Briggs, GA Facilities Administrator Coordinator

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