

**LCM**  
**STAKEHOLDER MEETING #8**  
**NEWHOUSE**  
02 24 2022

Clarissa Easton AIA, Project Director  
Facility Professional Services

## AGENDA

- Legislative Campus Modernization (LCM) project.
  - *LCM Progress and 90 Day Look Ahead (Easton)*
  - *Miller Hull Partnership presentation on Newhouse Building Replacement (Baleiko)*
- Questions and comments from attendees.

## RECENT LCM PROGRESS

- **LCM Global:** LCM Modular Building is with City of Olympia for building permit review. GCCM (Hoffman) has provided draft pricing, which DES Finance and others are parsing.
- **Newhouse Building Replacement:** Schematic design package is expected at DES on Friday February 25, 2022. Cost estimating will then start and take approximately 30 days. Reconciliation of scope and budget will be completed prior to Design Development (DD) starting in April 2022.
- **Pritchard Validation Study:** On track for final approval at State Capitol Committee (SCC) on March 17, 2022. Proviso requires SCC approval prior to March 31, 2022.
- **LCM Non-Project SEPA Checklist:** Draft 4 is under review by DES/LCM staff.

# 90 DAY LOOK AHEAD

## February 2022

- PET Meeting 2/10/2022 CANCELLED.
- CCDAC Meeting 2/17/2022.
- LCM Stakeholder Meeting #8 Newhouse 2/24/2022.
- Newhouse schematic design package delivered to DES 2/25/2022.

## April 2022

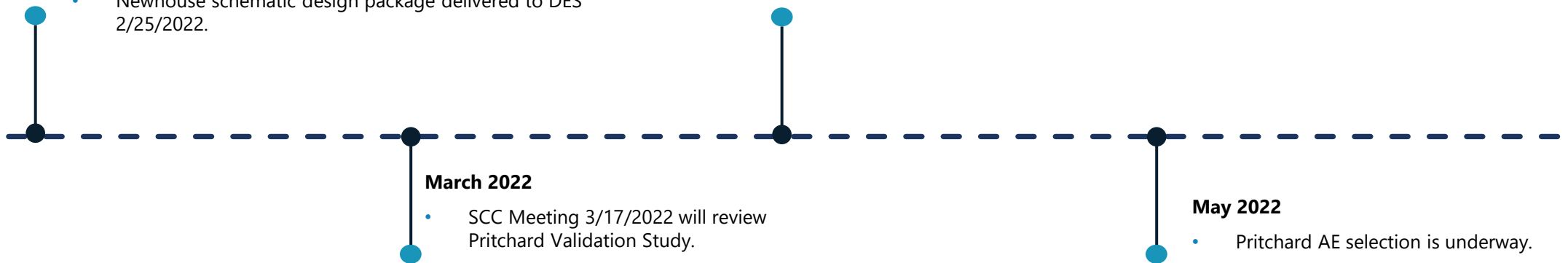
- Newhouse design development starts.

## March 2022

- SCC Meeting 3/17/2022 will review Pritchard Validation Study.
- LCM Stakeholder Meeting #9 TBD.
- PET meeting TBD.
- Newhouse schematic design estimate available late March 2022.

## May 2022

- Pritchard AE selection is underway.



## What We heard in Stakeholder Meeting #6 on 1/13/2022

- *Strong neighborhood connections to campus exist; compatibility is critical*
- *Capitol Campus is an historic treasure and an icon of democracy*
- *Access and connectivity are important to the public experience*
- *How will Newhouse design affect parking and landscape issues?*
- *Reduce car trips that need parking and increase public transit and shuttle use*
- *Campus is a valuable piece of our state representation*
- *New building needs to fit into context and respect the campus scale and materiality*
- *Traffic congestion and safety are critical issues*
- *The campus buildings and landscape are an important backdrop for buffering the neighborhood and providing a sense of welcome.*

## Stewardship of Historic Context

*"The state shall develop facilities on its campuses with an emphasis that ensures architectural harmony with existing buildings and the landscaped setting, with special attention to the effect on the spaces between buildings, and in a manner that preserves generous open spaces."*

Newhouse Replacement Project



Washington State Capitol Campus



Newhouse Building

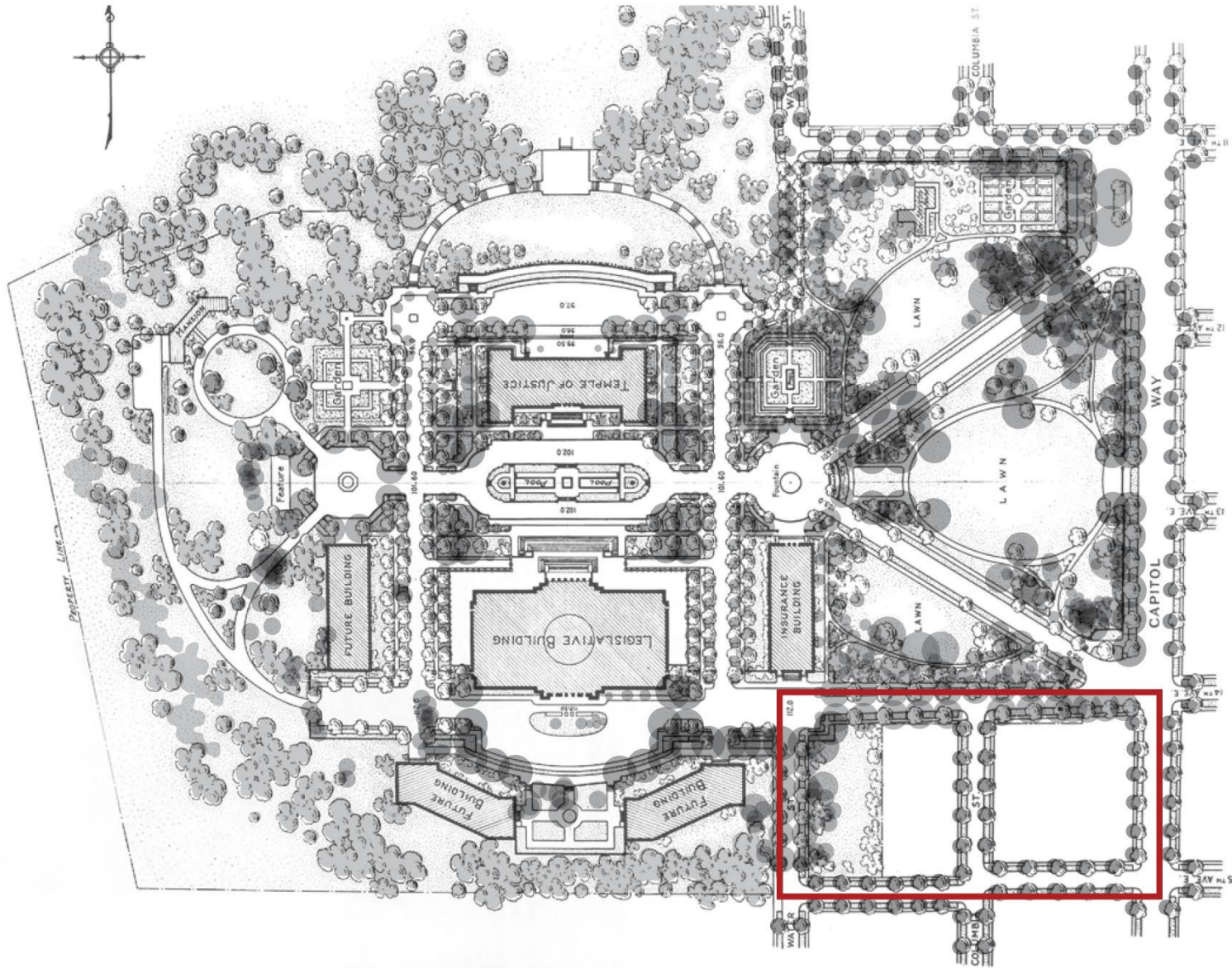


Newhouse Replacement Project Update – February 24, 2022



MURASE  
ASSOCIATES

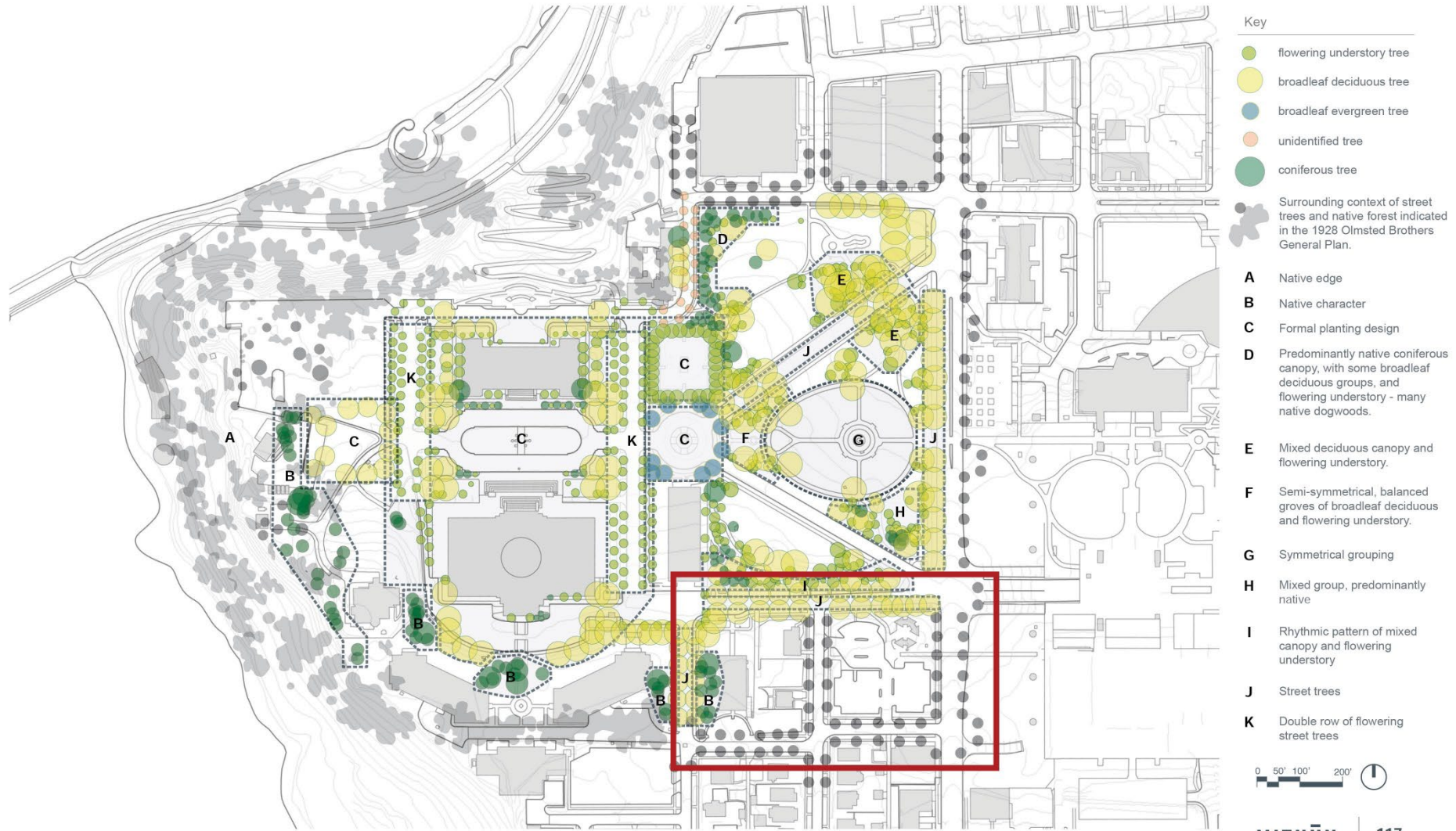




OLMSTED BROTHERS 1928 PLAN  
OVERLAIN WITH HISTORICALLY INTENDED TREES SHOWN IN 1929 PLAN



Fig. 7.5 1929 Olmsted Trees: Characteristics



- Key
- flowering understory tree
  - broadleaf deciduous tree
  - broadleaf evergreen tree
  - unidentified tree
  - coniferous tree
  - Surrounding context of street trees and native forest indicated in the 1928 Olmsted Brothers General Plan.
- A** Native edge
  - B** Native character
  - C** Formal planting design
  - D** Predominantly native coniferous canopy, with some broadleaf deciduous groups, and flowering understory - many native dogwoods.
  - E** Mixed deciduous canopy and flowering understory.
  - F** Semi-symmetrical, balanced groves of broadleaf deciduous and flowering understory.
  - G** Symmetrical grouping
  - H** Mixed group, predominantly native
  - I** Rhythmic pattern of mixed canopy and flowering understory
  - J** Street trees
  - K** Double row of flowering street trees



LOCATION:  
Olympia, WA

PREPARED FOR:  
The Washington State  
Department of General  
Administration



SYMBOL KEY: See also Large Tree Layer Planting Key

- #-# + Existing tree with inventory number
- Aa a Proposed tree with lettered abbreviation
- Aa a dashed circle indicates a tree recommendation subsequent to a parking re-location, alongside an existing tree loss and replenishment, or associated with other future alteration

NOTE:

Replenish existing native trees in-kind, whenever possible. If disease prevents replenishment of Douglas firs, possible substitutions (abbreviations) include: Th pl, Pi s, Pi co, Ts he, Sa se. Substitutions for other species are listed on the Large Tree Layer Planting Key.

PRIMARY SOURCES:

Table of Trees, Ch. 10: VMP, last section

2001 Regeneration Study (Artifacts Consulting & Susan Black Associates)

5350\_88-pt1 and 5350\_88-tc1: General Planting Plan, Olmsted Brothers, 1929

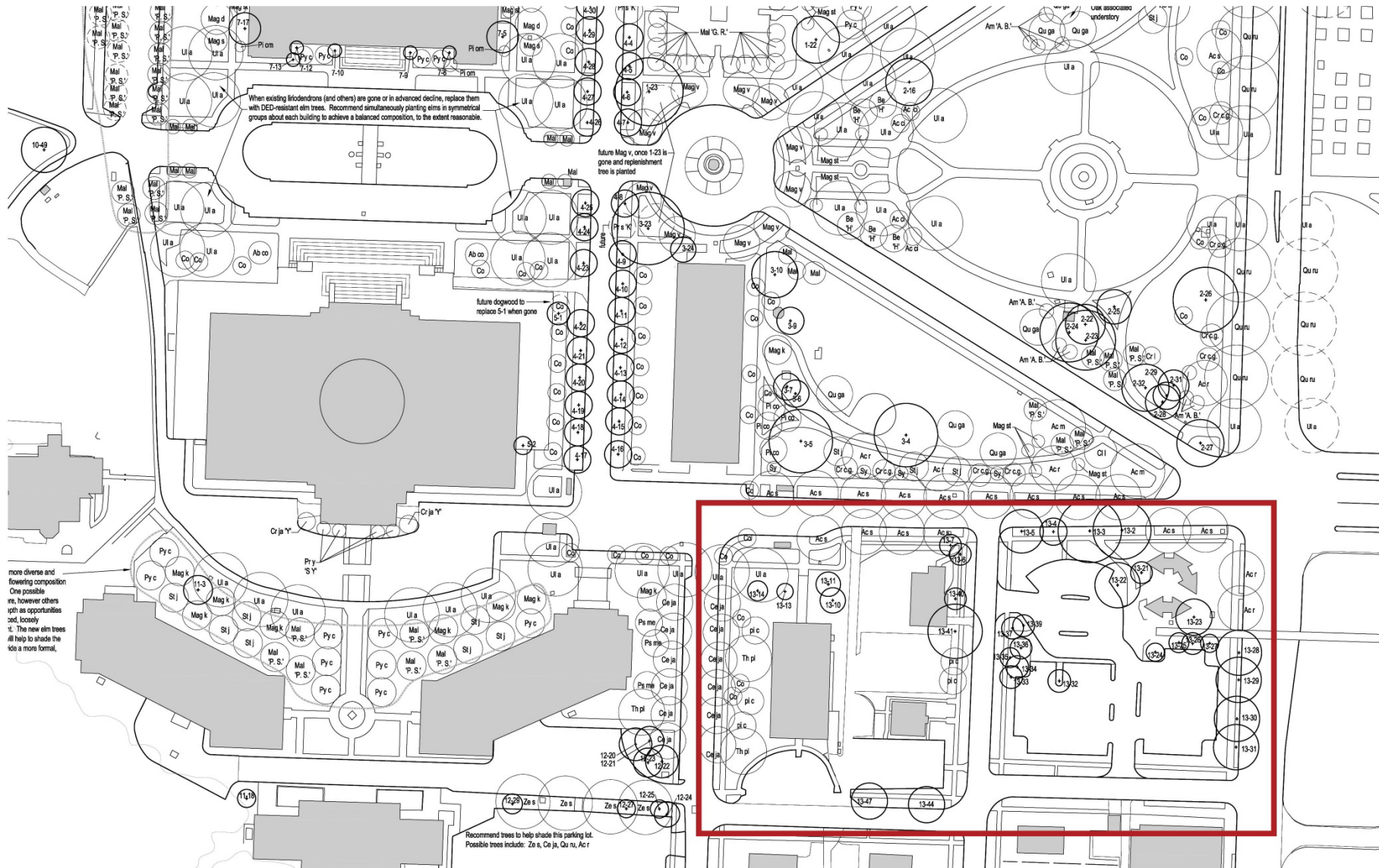
5350\_66: General Plan, Olmsted Brothers, 1928

5350\_85: Tree Moving Plan, Olmsted Brothers, 1929

## LARGE TREE LAYER PLAN

PROJECT NO:  
0833600

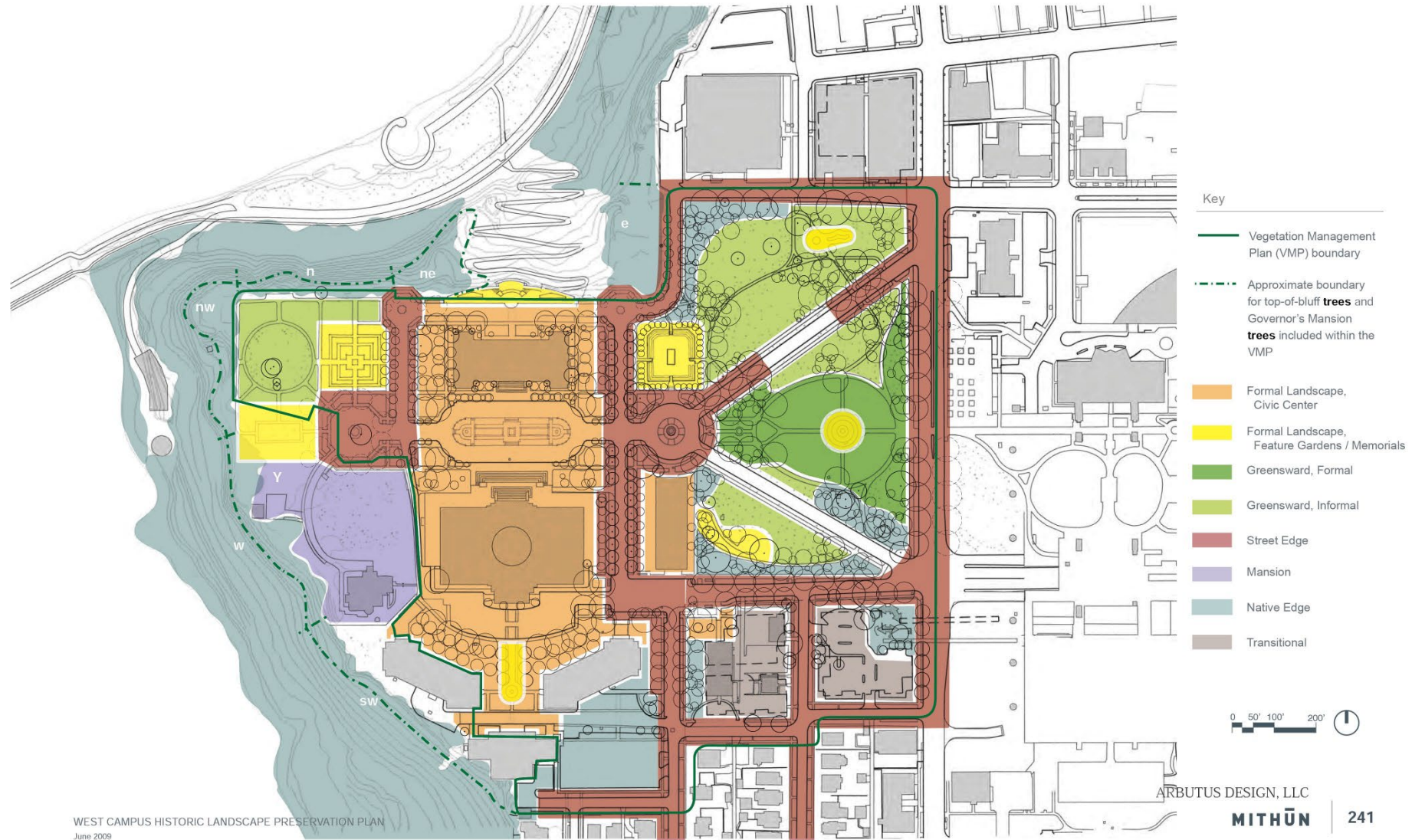
DATE:  
JUNE 15, 2009



# 2009 WEST CAPITOL CAMPUS HISTORIC LANDSCAPE PRESERVATION MASTER PLAN LARGE TREE LAYER PLAN (LTL)



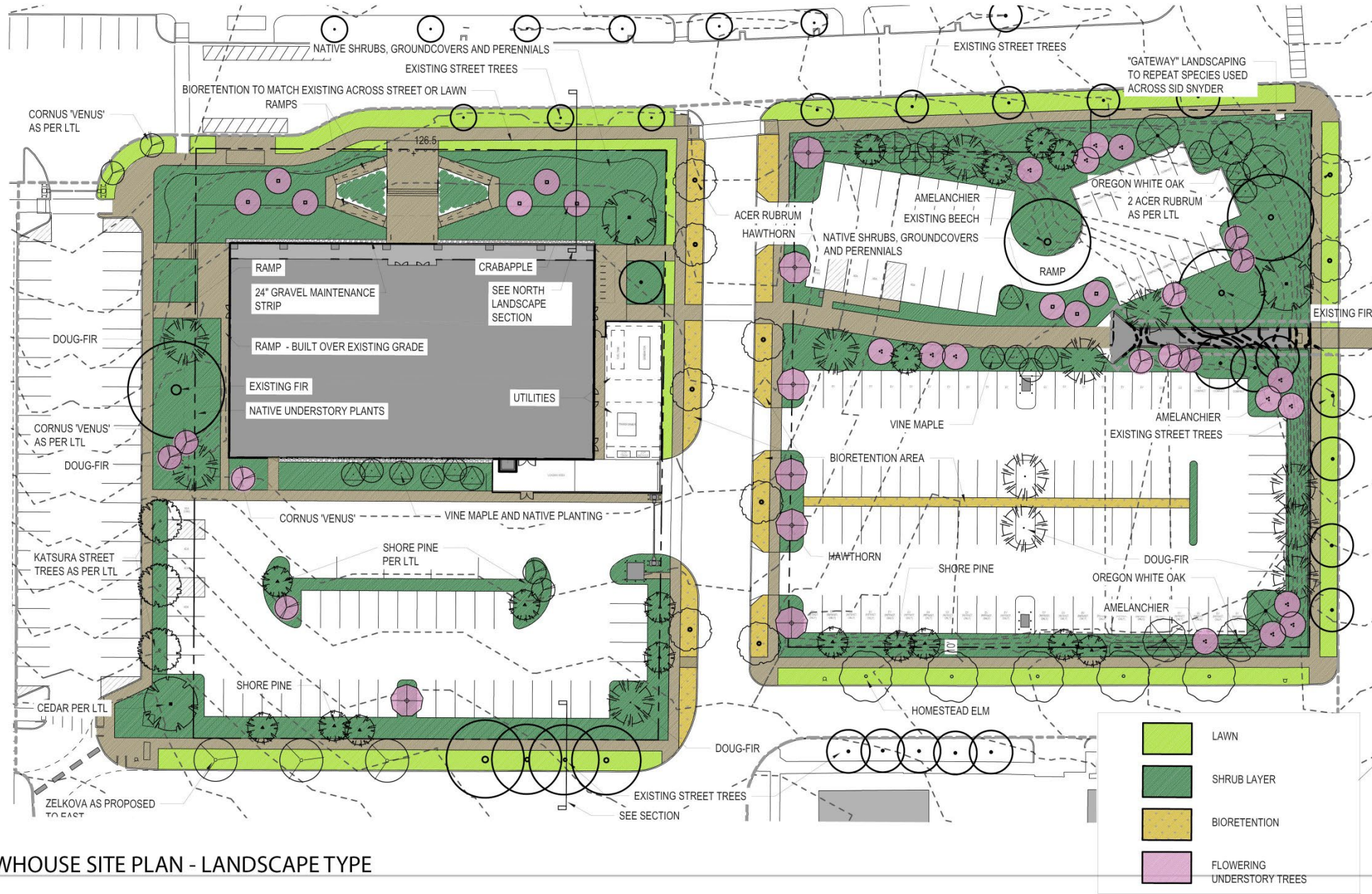
Fig. 10.6.21 Vegetation Management Areas



WEST CAMPUS HISTORIC LANDSCAPE PRESERVATION PLAN  
June 2009



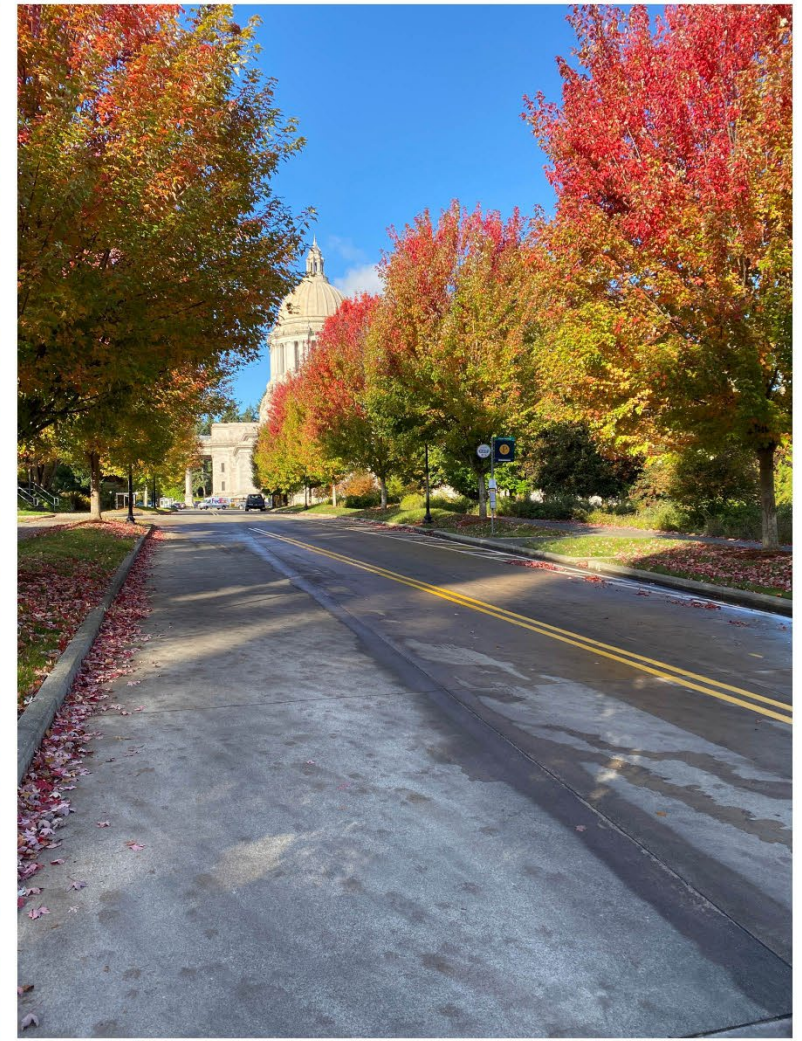
NEWHOUSE SITE PLAN - TREES



NEWHOUSE SITE PLAN - LANDSCAPE TYPE



PRECEDENT IMAGES: TREE CHARACTER  
CANOPY TREES AND FLOWERING UNDERSTORY TREES



PRECEDENT IMAGES: STREET TREES AND LAWN

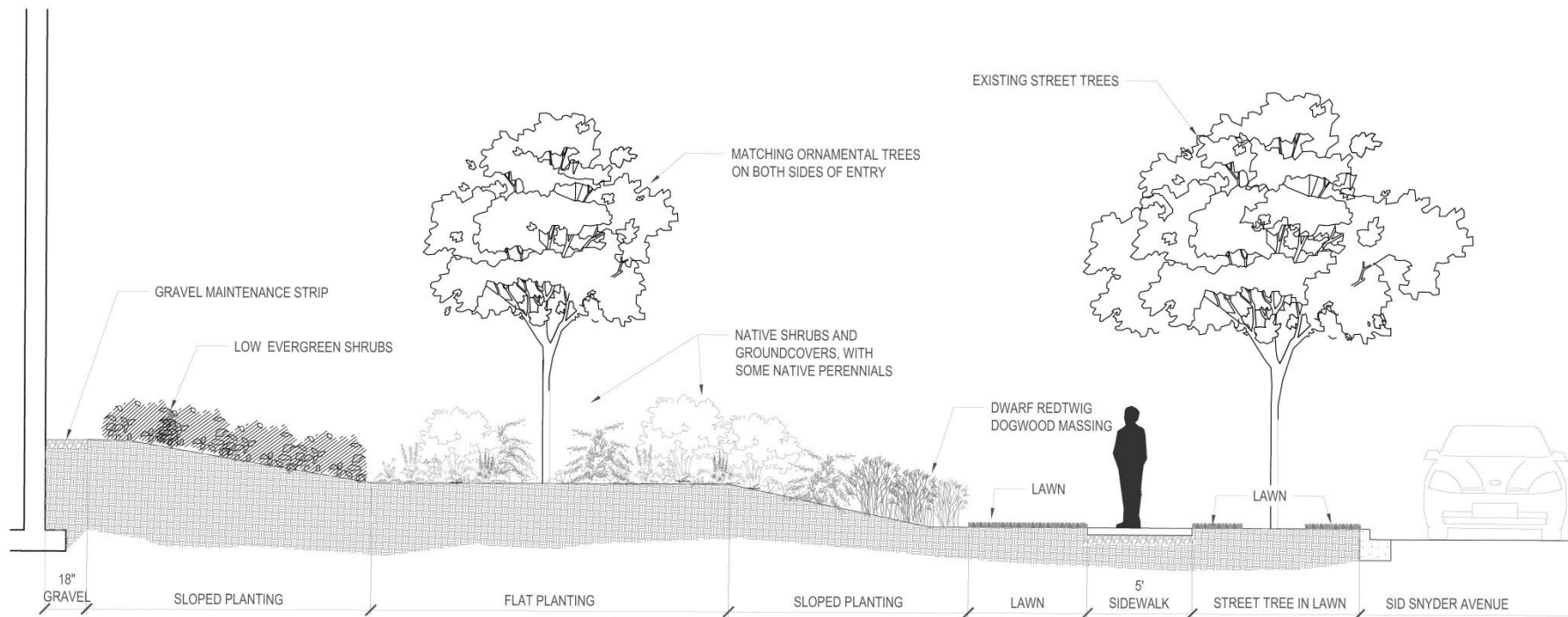


PRECEDENT IMAGES: NATIVE SHRUBS

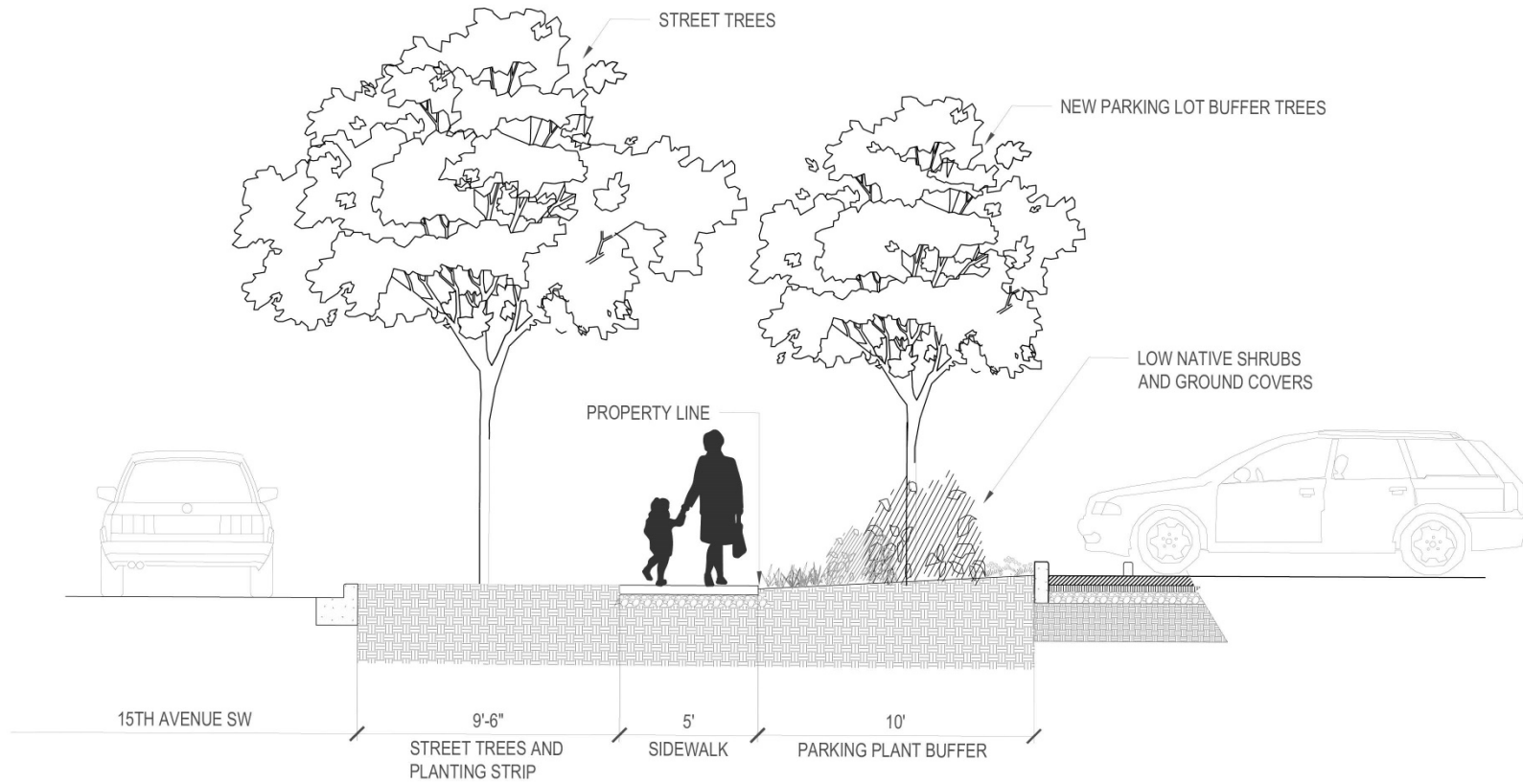




PRECEDENT IMAGES: BUILDING ENTRIES



NEWHOUSE SECTION - NORTH LANDSCAPE



NEWHOUSE SECTION - 15TH TO PARKING LOT

## PLANT LIST

### Front of building – North Side

#### Shrubs and groundcovers

- *Rhododendron yakushimanum* – Low evergreen foundation planting
- *Arctostaphylos uva-ursi* – Kinnikinnick, native evergreen pollinator groundcover (used across Sid Snyder)
- *Ceanothus maritimus* ‘Valley Violet’ – Evergreen pollinator groundcover
- *Cornus s. ‘kelseyii’* – Dwarf redbud dogwood (used across Sid Snyder)
- *Mahonia repens* – Oregon grape, native evergreen pollinator groundcover (used across Sid Snyder)
- *Spirea lucida* – Shinyleaf spirea, native deciduous pollinator shrub
- *Symphoricarpos mollis* – Creeping snowberry, native, (used across Sid Snyder)
- *Vaccinium ovatum* – Evergreen huckleberry, native pollinator shrub

#### Perennials

- *Aquilegia formosa* - Native Columbine, pollinator plant
- *Camassia leichtlinii* – Tall Camas, native pollinator plant (used across Sid Snyder)
- *Iris tenax* – Oregon Iris, pollinator plant (used across Sid Snyder)

### West side of building – native understory

- *Gaultheria shallon* – Salal, native evergreen pollinator shrub
- *Mahonia repens* – Oregon grape, native evergreen pollinator groundcover
- *Polystichum munitum* - Sword fern, native evergreen
- *Camassia leichtlinii* – Tall Camas, native pollinator plant
- *Dicentra Formosa* - Bleeding Heart, native perennial
- *Maianthemum dilatatum* – False lily of the valley, native perennial groundcover

### Parking Lot Buffer and Transitional Planting Areas

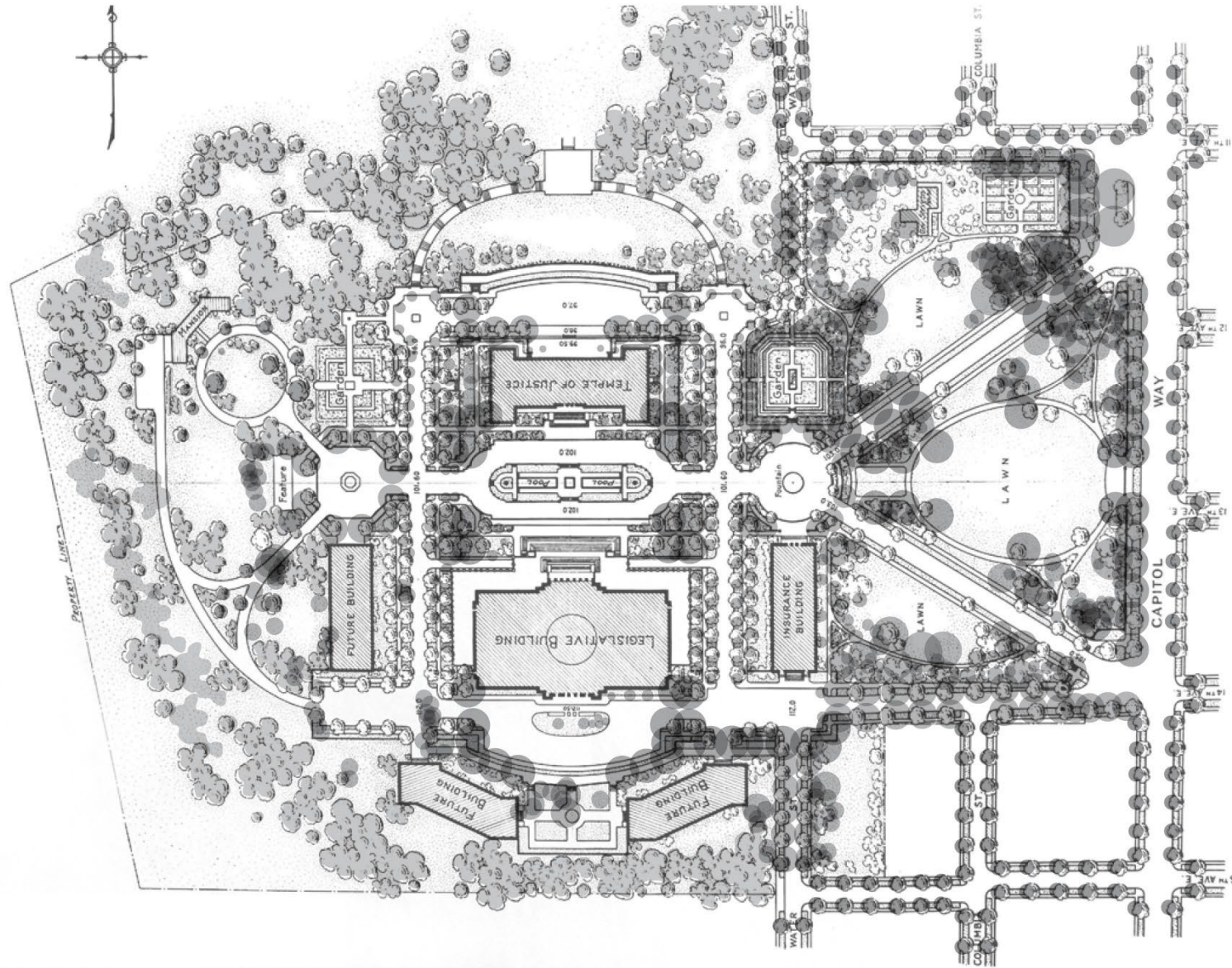
- *Arctostaphylos uva-ursi* – Kinnikinnick, native evergreen pollinator groundcover
- *Ceanothus maritimus* ‘Valley Violet’ – Evergreen pollinator groundcover
- *Cornus s. ‘kelseyii’* – Dwarf redbud dogwood used across Sid Snyder
- *Mahonia repens* – Oregon grape, native evergreen pollinator groundcover
- *Philadelphus ‘Snow Dwarf’* – dwarf mock orange, low, fragrant, pollinator shrub
- *Spirea lucida* – Shinyleaf spirea, native deciduous pollinator shrub
- *Symphoricarpos mollis* – Creeping snowberry, native deciduous shrub
- *Vaccinium ovatum* – Evergreen huckleberry, native pollinator shrub
- *Viburnum c. ‘Little Ditty’* – low deciduous pollinator shrub

### Additional East Parking Lot Native Plants for shade

- *Gaultheria shallon* – Salal, native evergreen pollinator shrub
- *Polystichum munitum* - Sword fern, native evergreen
- *Maianthemum dilatatum* – False lily of the valley, native perennial groundcover
- *Trientalis latifolia* – Starflower, native perennial groundcover

### Northeast Corner – Gateway (plants used in design across Sid Snyder)

- *Callicarpa* - Beautyberry
- *Rhododendron*
- Deciduous Azalea
- *Symphoricarpos ‘Hancock’* - Snowberry



OLMSTED BROTHERS 1928 PLAN

OVERLAIN WITH HISTORICALLY INTENDED TREES SHOWN IN 1929 PLAN

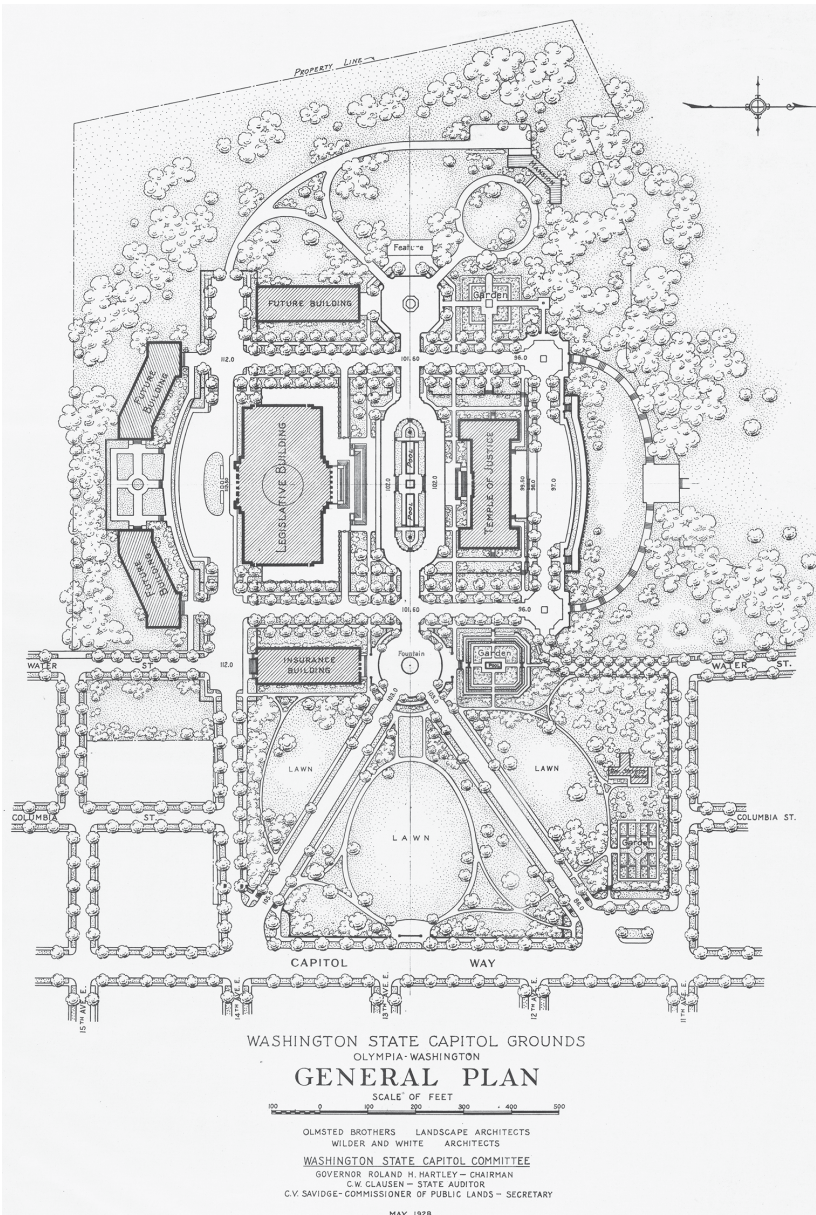
## GOALS FOR THE NEWHOUSE REPLACEMENT PROJECT:

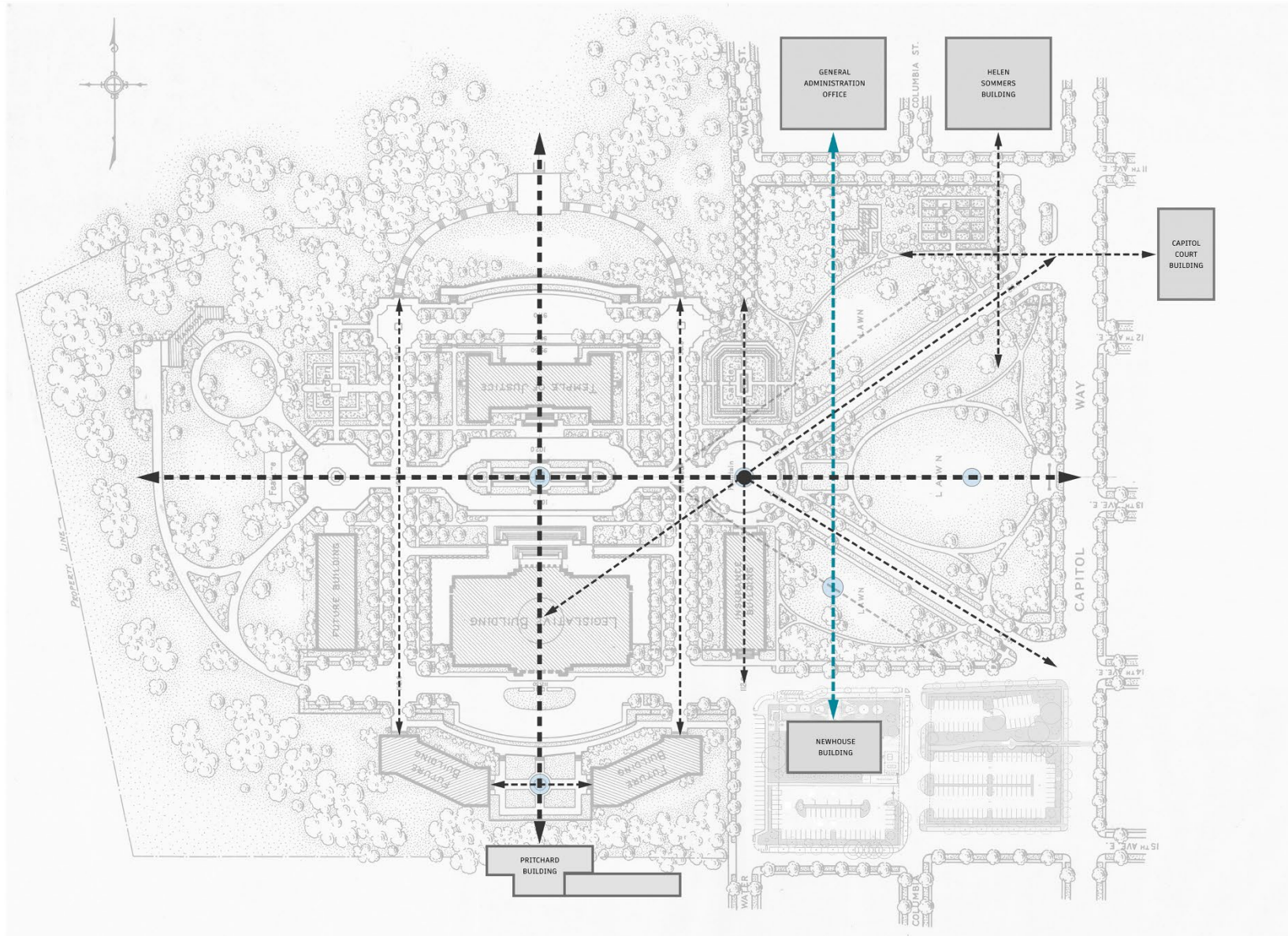
I. Develop and implement a Mitigation Plan that addresses the removal of the three existing buildings (Ayer Duplex, Carlyon House, Newhouse Building)

II. In accordance with the State Capitol Campus Masterplan (2006), the design of the Newhouse Building Replacement should:

- *Be compatible with the design principles, site axes, views, and spatial relationships of both the original Capitol Campus Masterplan by Wilder and White (1911) and the Washington State Capitol Grounds General Plan designed by The Olmsted Brothers (1928).*
- *Be compatible with the architectural character of existing National Register buildings of the West Capitol Campus, referred to as American Neoclassical.*

III. Develop the design for the Newhouse Building Replacement that meets the above criteria while meeting the highest quality standards of contemporary architectural design, environmental responsiveness, and building accessibility, safety, and durability.





## OLMSTED CAMPUS PLAN - AXIAL OVERLAY

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

- BALANCE
- SCALE AND PROPORTIONS
- GOLDEN RATIO
- EXUDES DIGNITY AND ELOQUENCE
- SYMMETRY
- DEPTH AND RELIEF OF FACADE
- STRICT WINDOW MODULES
- ARCHAEOLOGICAL MOTIFS
- MILD COLOR
- SIMPLE FORMS



THE ACADEMY OF ATHENS (387 B.C.)



JOHN A. CHERBERG (1937)



JAMES SIMON GALERIE (2019)

## AMERICAN NEOCLASSICAL STYLE MODERNIZED

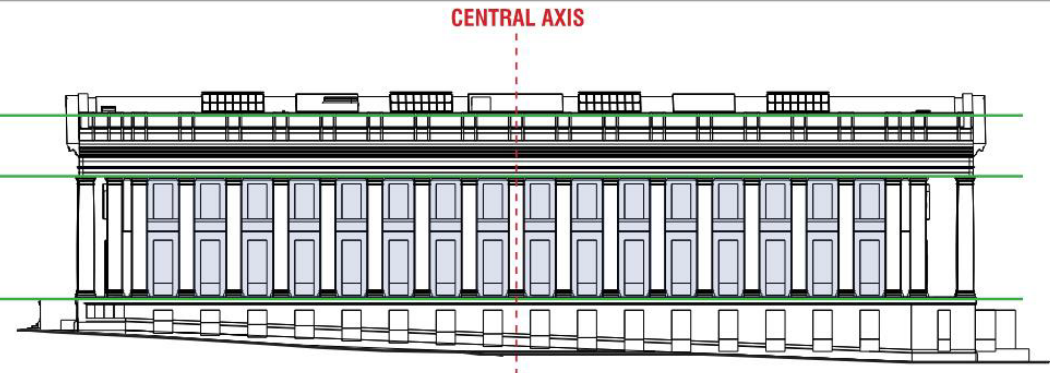
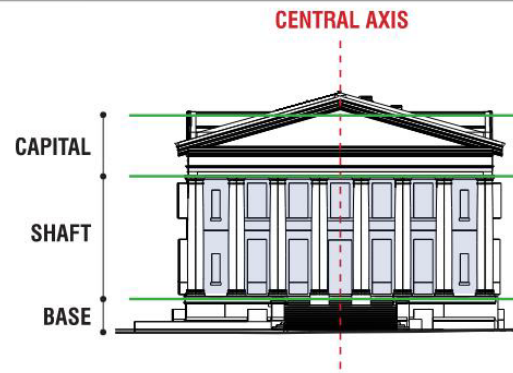


*“A building façade similar to the American neoclassical style with a base, shaft, and capitol expression focus with some relief expressed in modern construction methods to include adding more detailing and depth to the exterior so that it will fit with existing legislative buildings on West Capitol Campus, like the John Cherberg building.”*

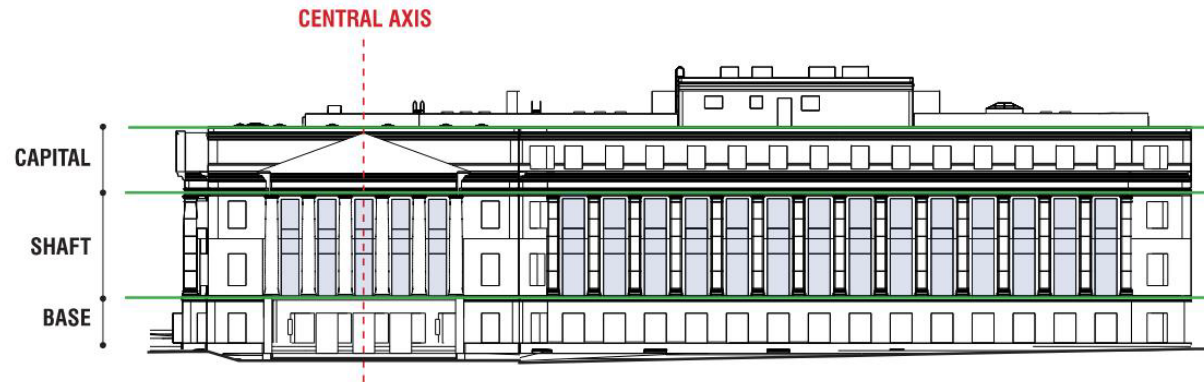
### CHARACTERISTICS OF NEOCLASSICAL ARCHITECTURE



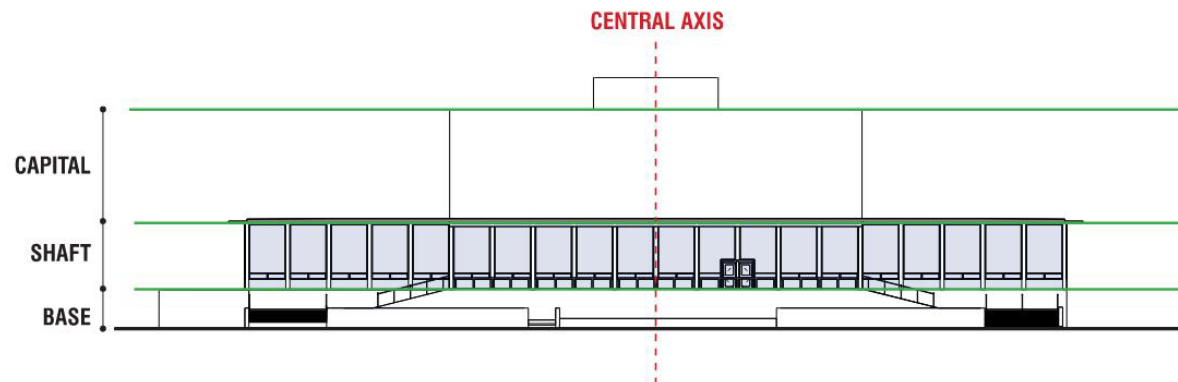
1921  
INSURANCE BUILDING

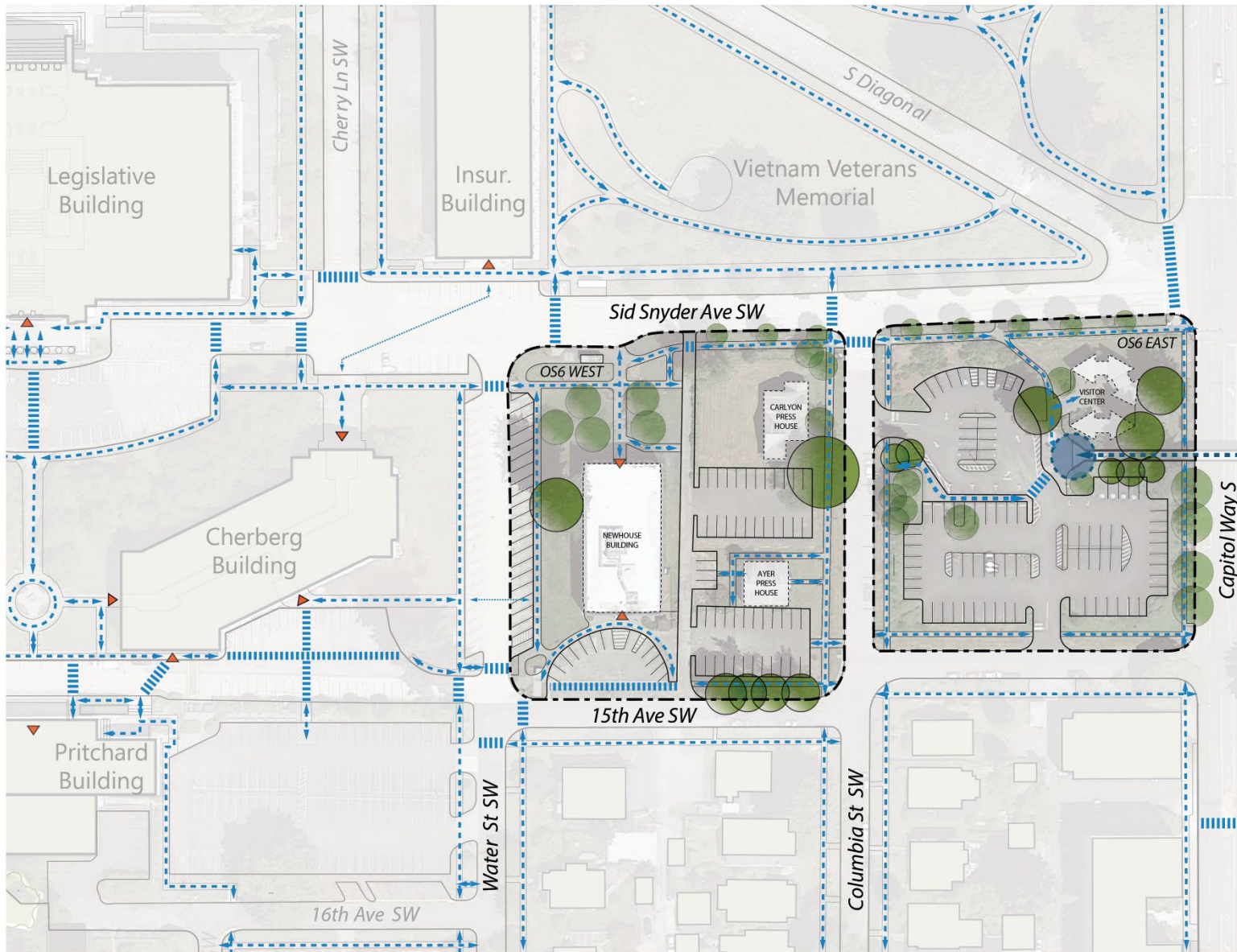


1937  
JOHN A. CHERBERG BUILDING



1959  
PRITCHARD BUILDING



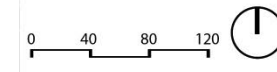


### DESIGN CONSIDERATIONS

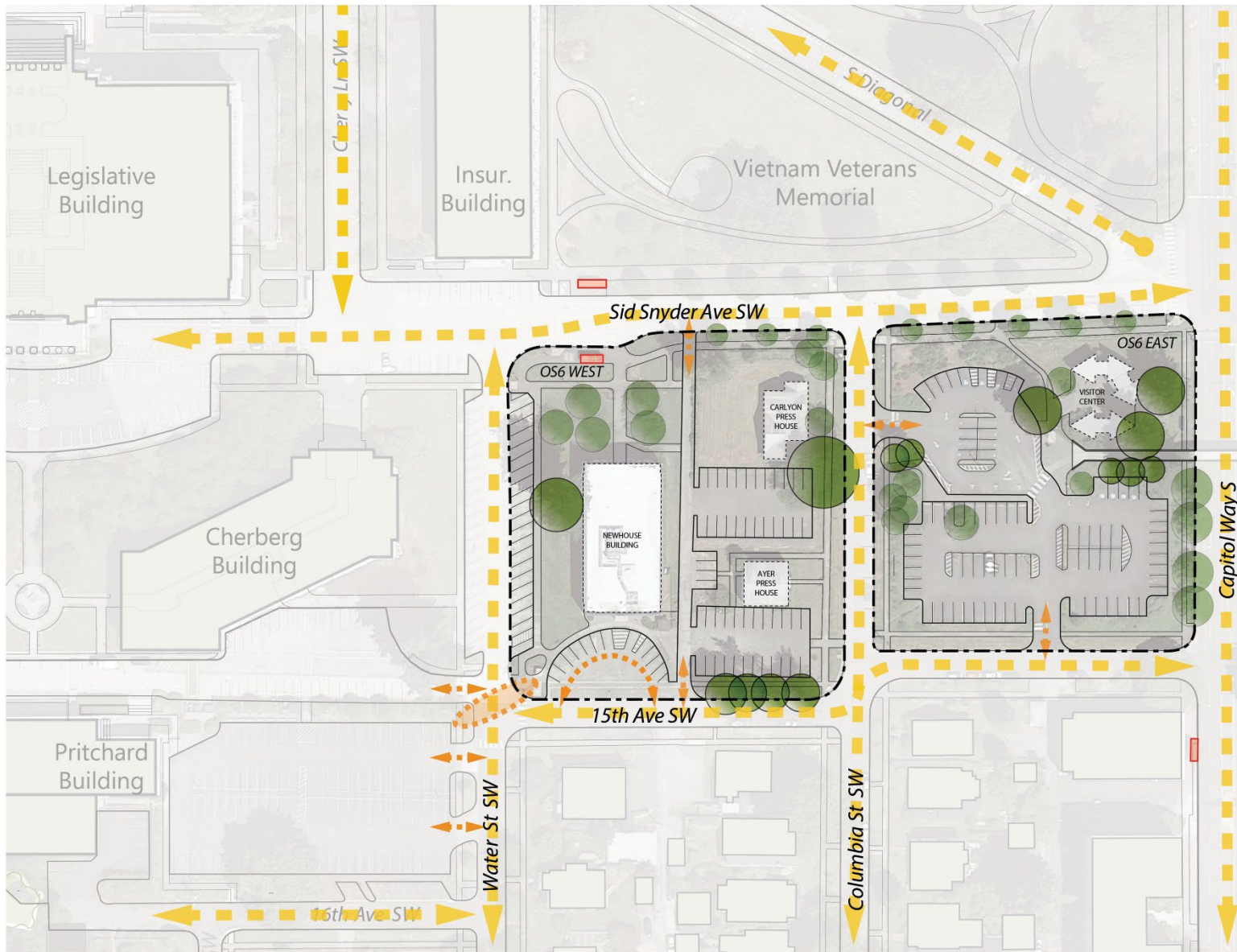
- Building Entries | North-South Axis
- Pedestrian Bridge Connection
- Crosswalks

### 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

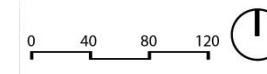


### DESIGN CONSIDERATIONS

- 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

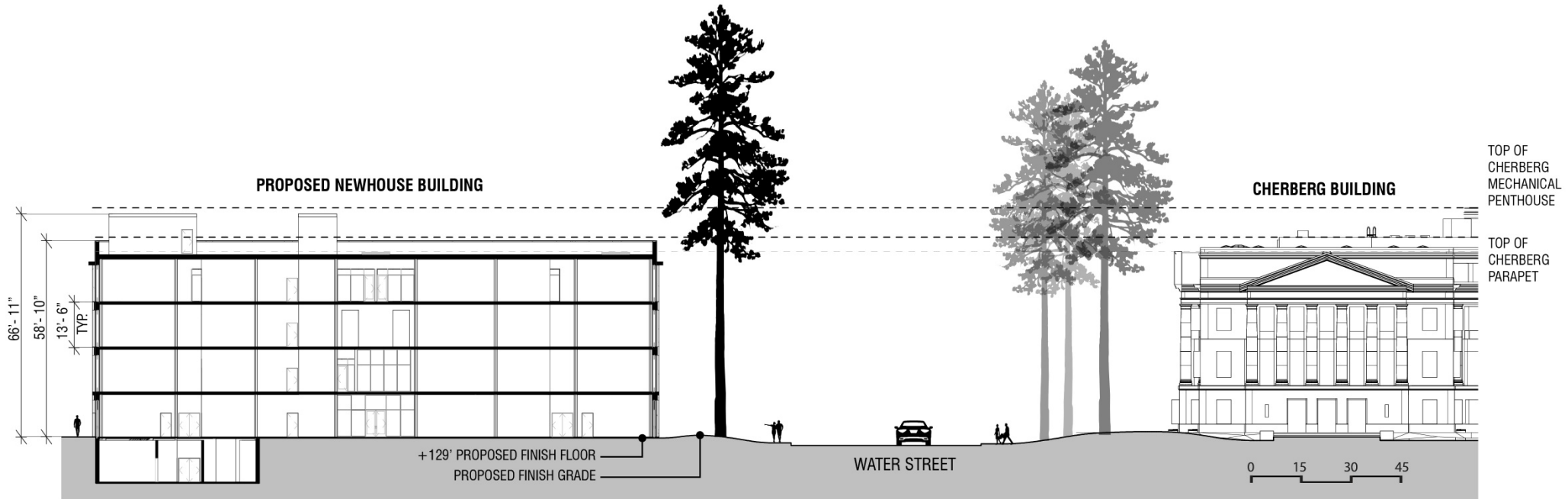
- EXISTING BUILDINGS
- EXISTING TREES IDENTIFIED AS SIGNIFICANT
- EXISTING TREES
- OPPORTUNITY SITE 6
- EXISTING VEHICULAR ACCESS
- EXISTING CURB CUT
- PROPOSED STREET DIVERTER
- EXISTING BUS STOP



## SITE ANALYSIS - VEHICULAR ACCESS



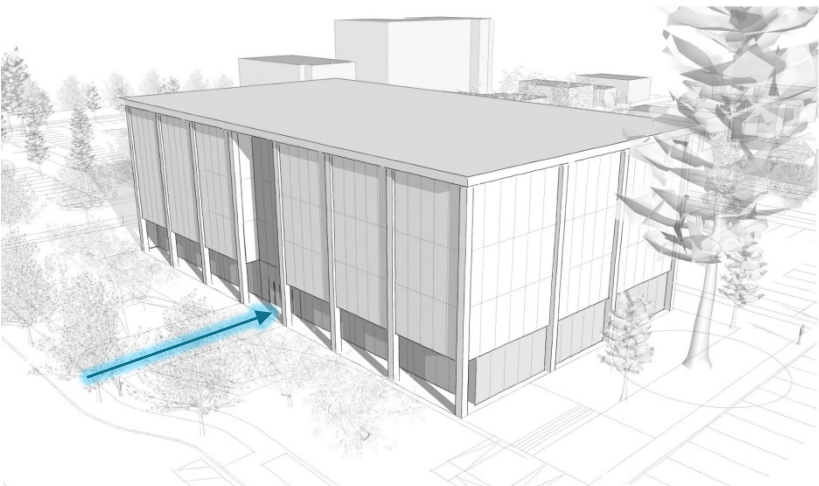
SITE SECTION - NORTH|SOUTH - PROPOSED



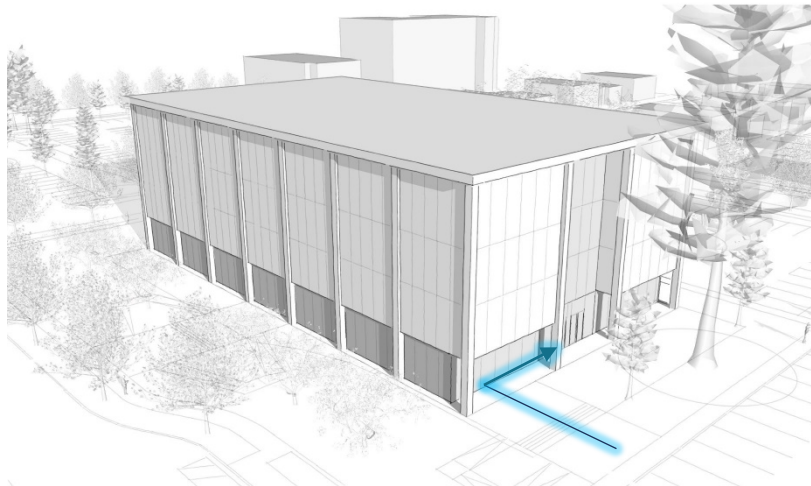
SITE SECTION - EAST|WEST - PROPOSED

## SITE SECTIONS

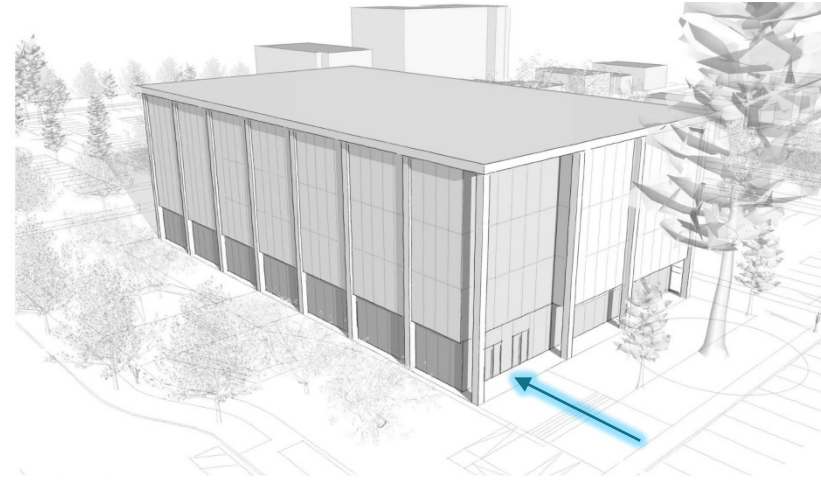
NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership



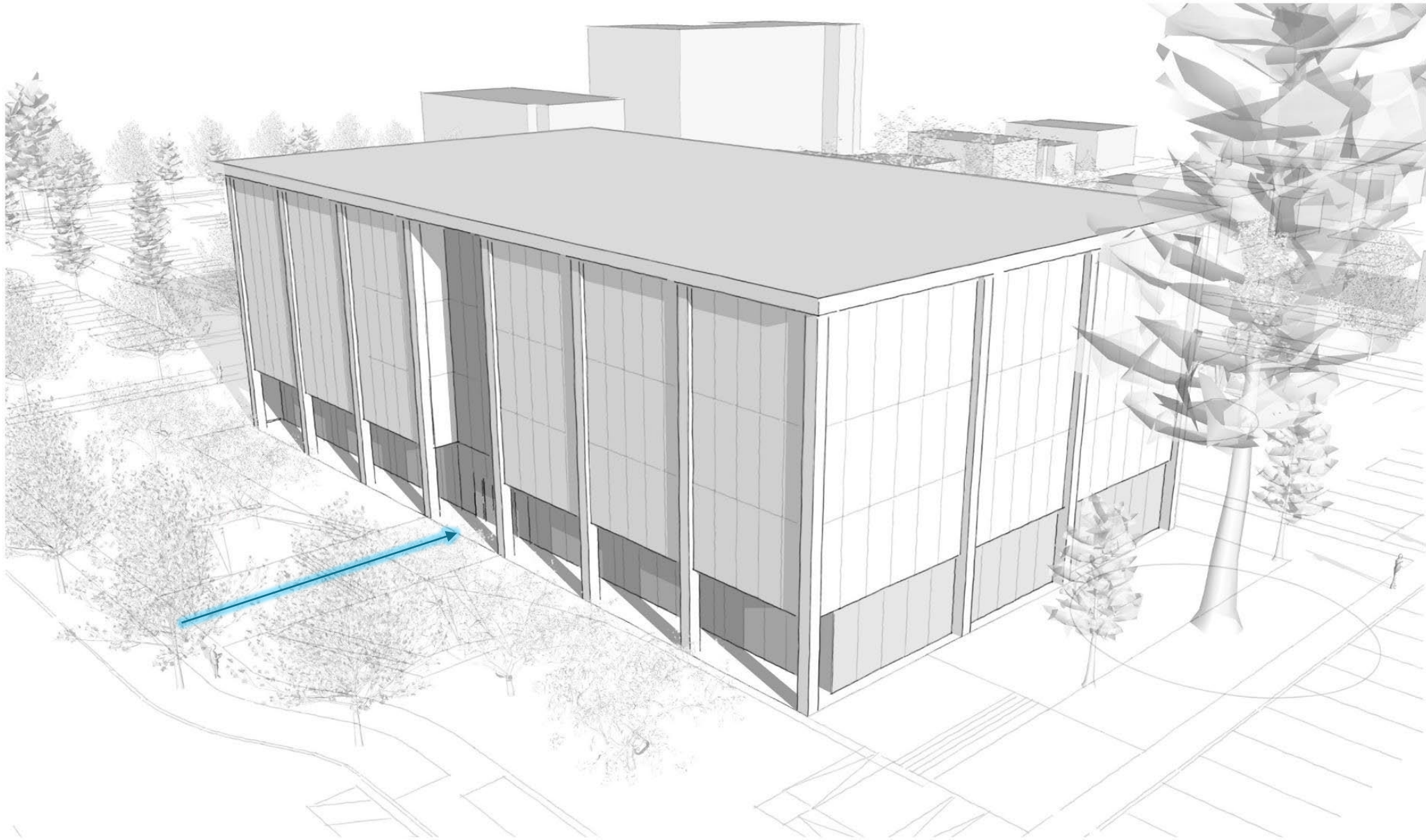
North Entry



West Entry



Northwest Entry



## NORTH ENTRY - PROPOSED BUILDING MASSING

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



## NORTH ENTRY - CAMPUS CONTEXT

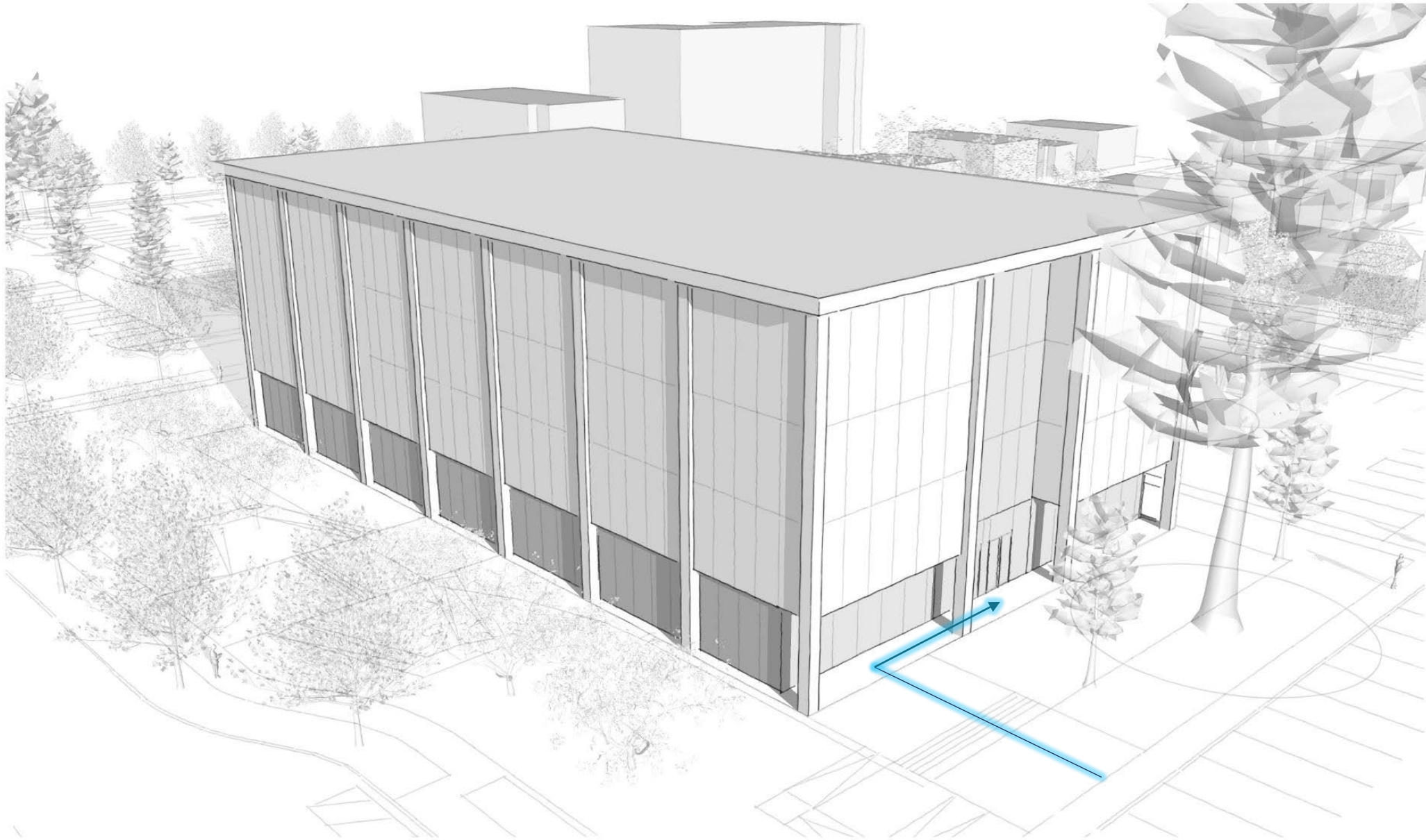
NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership



**NORTH ENTRY - LEVEL 1**

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





## WEST ENTRY - PROPOSED BUILDING MASSING

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



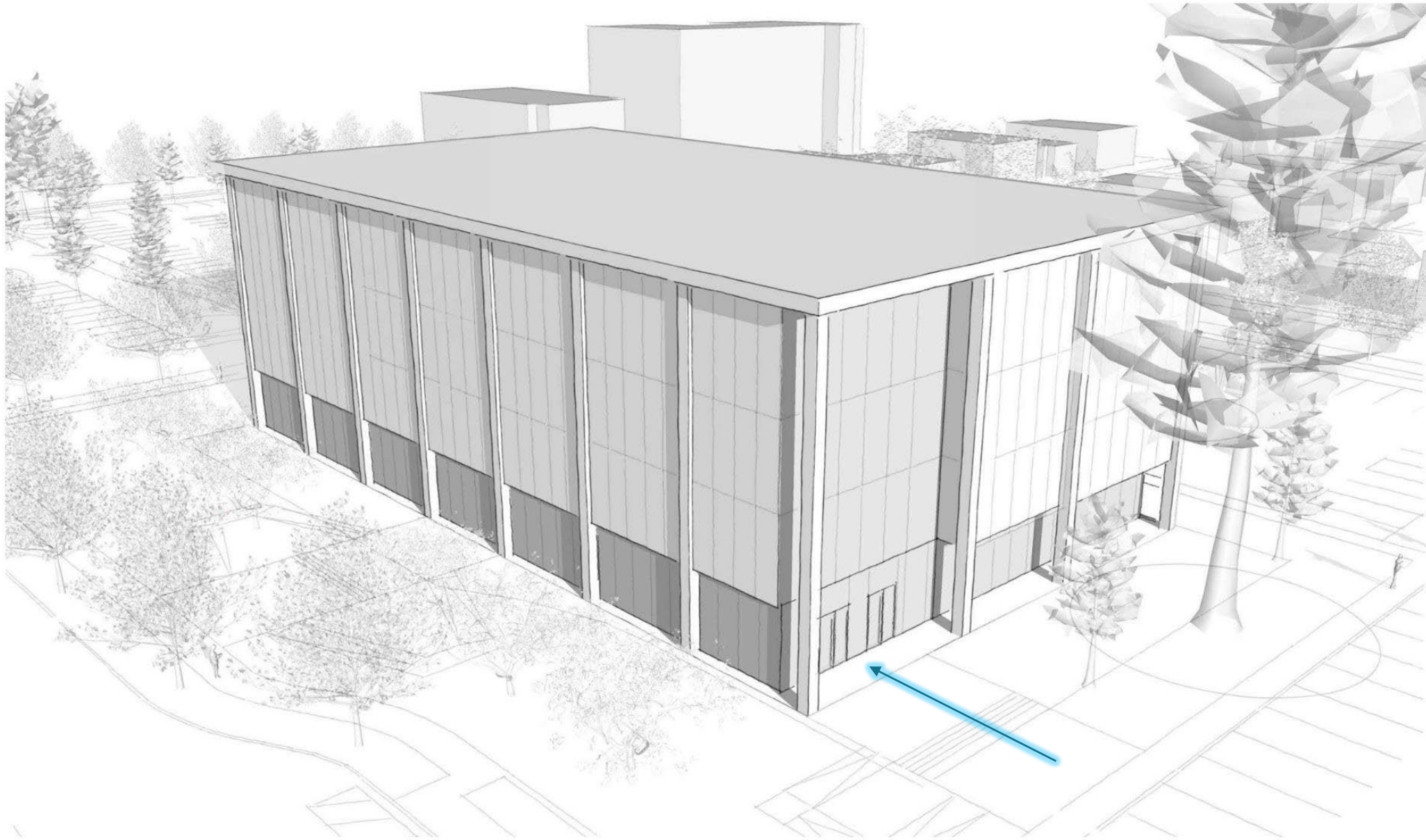
## WEST ENTRY - CAMPUS CONTEXT

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



**WEST ENTRY - LEVEL 1**

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



## NORTHWEST ENTRY - PROPOSED BUILDING MASSING

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



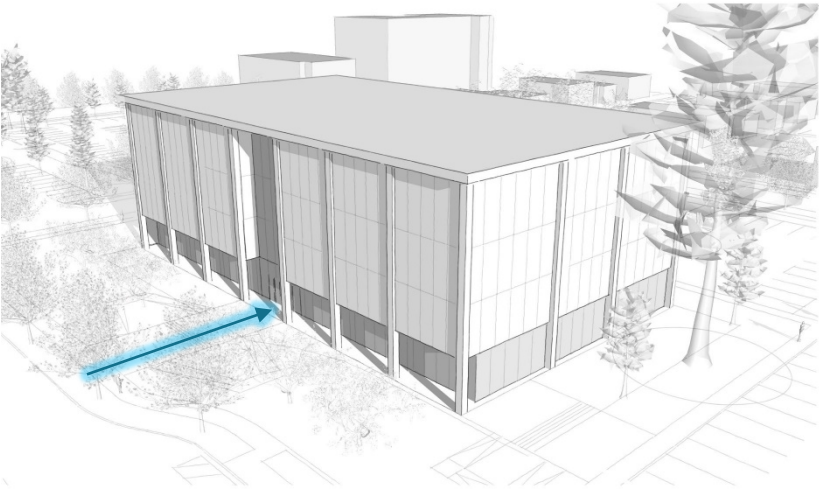
## NORTHWEST ENTRY - CAMPUS CONTEXT

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

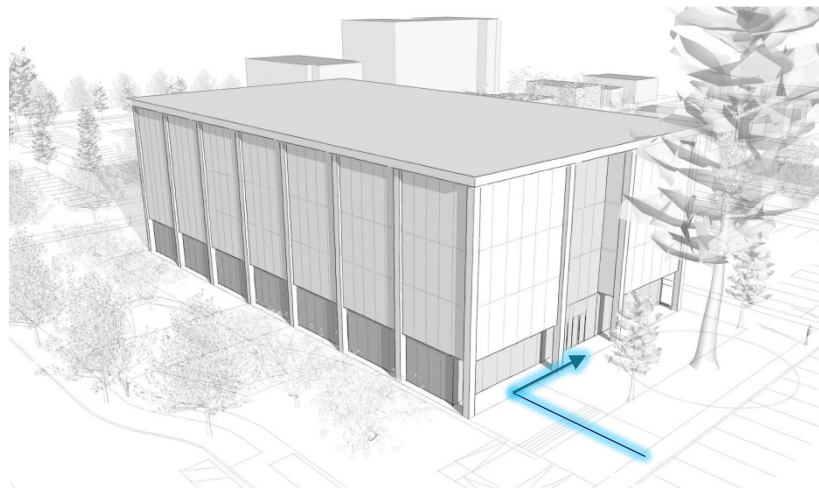


**NORTHWEST ENTRY - LEVEL 1**

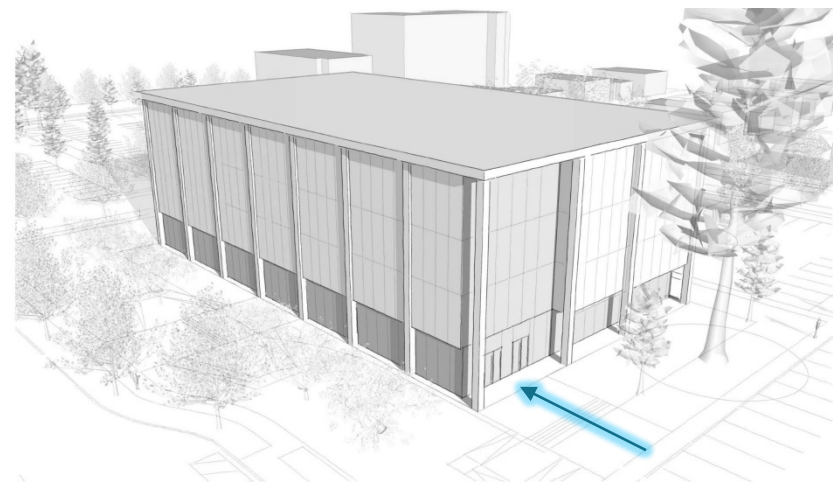
NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership



North Entry



West Entry



Northwest Entry

**QUESTIONS OR COMMENTS?**

**THANK YOU!**



[clarissa.easton@des.wa.gov](mailto:clarissa.easton@des.wa.gov)



360-701-0088



[www.des.wa.gov](http://www.des.wa.gov)