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State Capitol Committee Briefing Session

Washington State Department of Information Services

Data Center, Office Buildings, and Parking Garage

Project No. 2007-056

March 16, 2007

Agenda

Site Selection
Wheeler Site Analysis
Plans and Expansion Options
Design Concepts
Q&A

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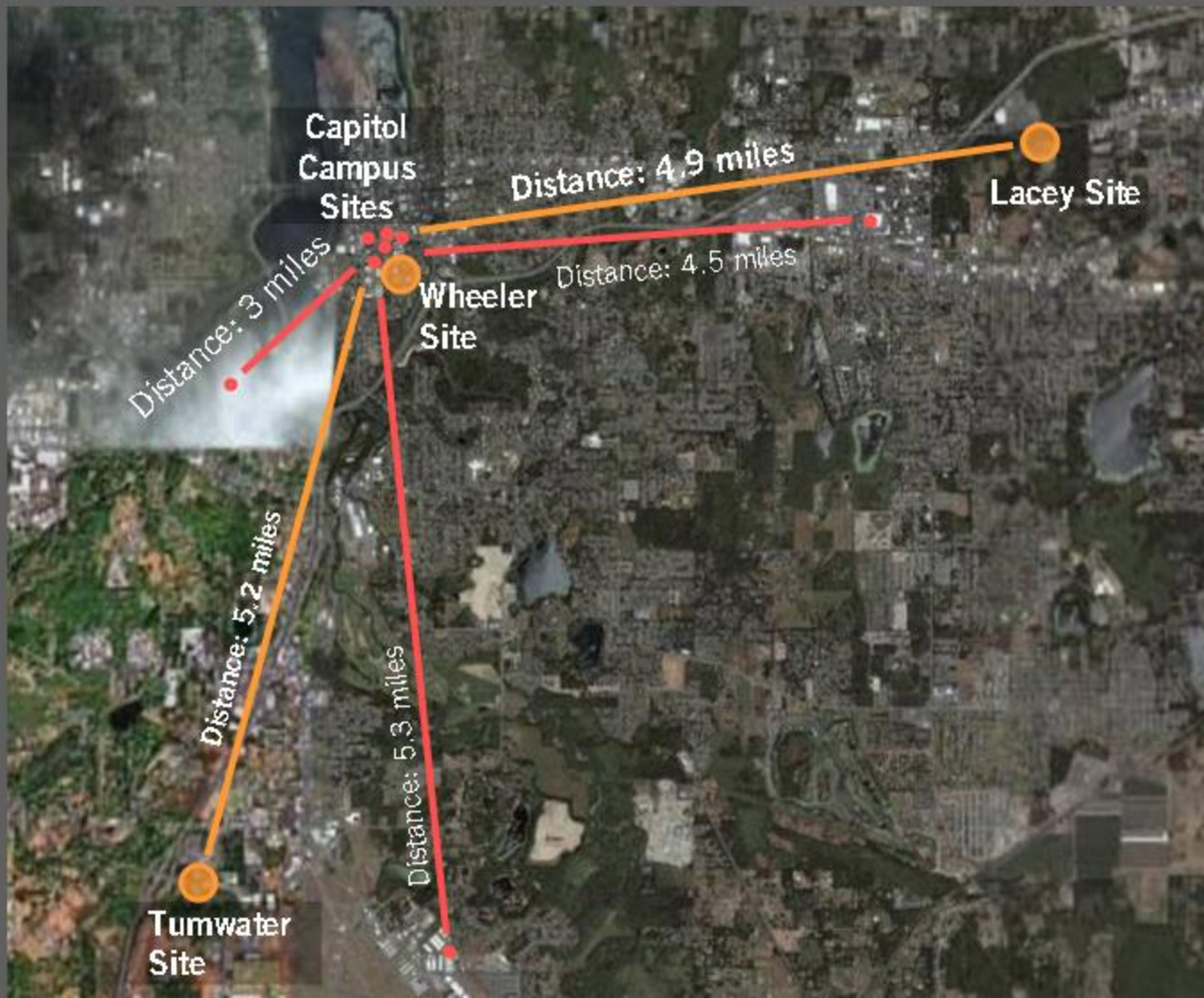
Department of Information Services Olympia Area Facilities

Existing Locations
Potential Sites



Site Evaluation Criteria

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Wheeler

Tumwater

Lacey

	Criteria	Priority Factor
1	Development Cost	3
2	Utility Infrastructure Capacity	
	Power	3
	Fiber	3
3	Proximity to Major Customers	3
4	Security	2
5	Sustainable Opportunities	
	Site Reuse	2
	Public Transportation / Walking	2
6	Zoning Constraints / Buildable Area	1
7	Impact on Existing Context	1
8	24/7 Emergency Access	1
9	Expansion beyond Initial Project	1

Site Selection Results

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		Priority	Wheeler Site		Tumwater Site		Lacey Site	
	Criteria	Factor	Raw	Weighted	Raw	Weighted	Raw	Weighted
1	Development Cost	3	5	15	7	21	6	18
2	Utility Infrastructure Capacity							
	Power Supply and Redundancy	3	10	30	6	18	6	18
	Fiber	3	10	30	8	24	7	21
3	Proximity to Major Customers	3	10	30	3	9	4	12
4	Security	2	10	20	10	20	10	20
5	Sustainable Opportunities							
	Site Reuse	2	10	20	10	20	0	0
	Transportation	2	10	20	2	4	5	10
6	Zoning Constraints / Buildable Area	1	7	7	9	9	6	6
7	Impact on Existing Context	1	8	8	10	10	4	4
8	24/7 Emergency Access	1	10	10	5	5	5	5
9	Expansion beyond Initial Project	1	5	5	6	6	6	6
	Total		85	195	76	146	59	120

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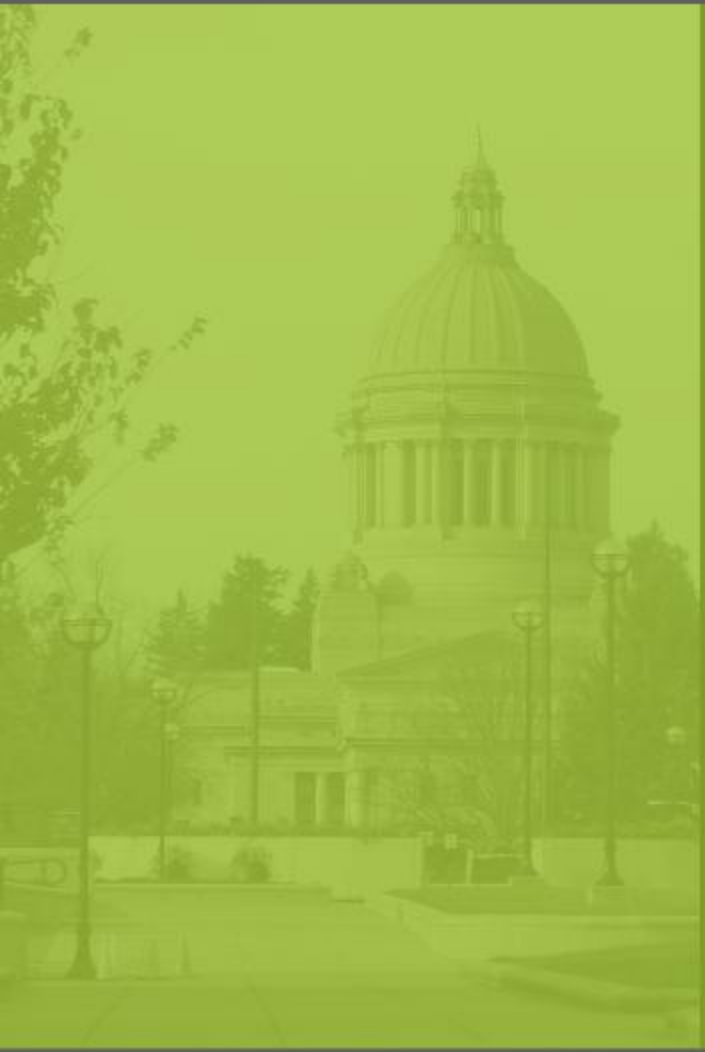

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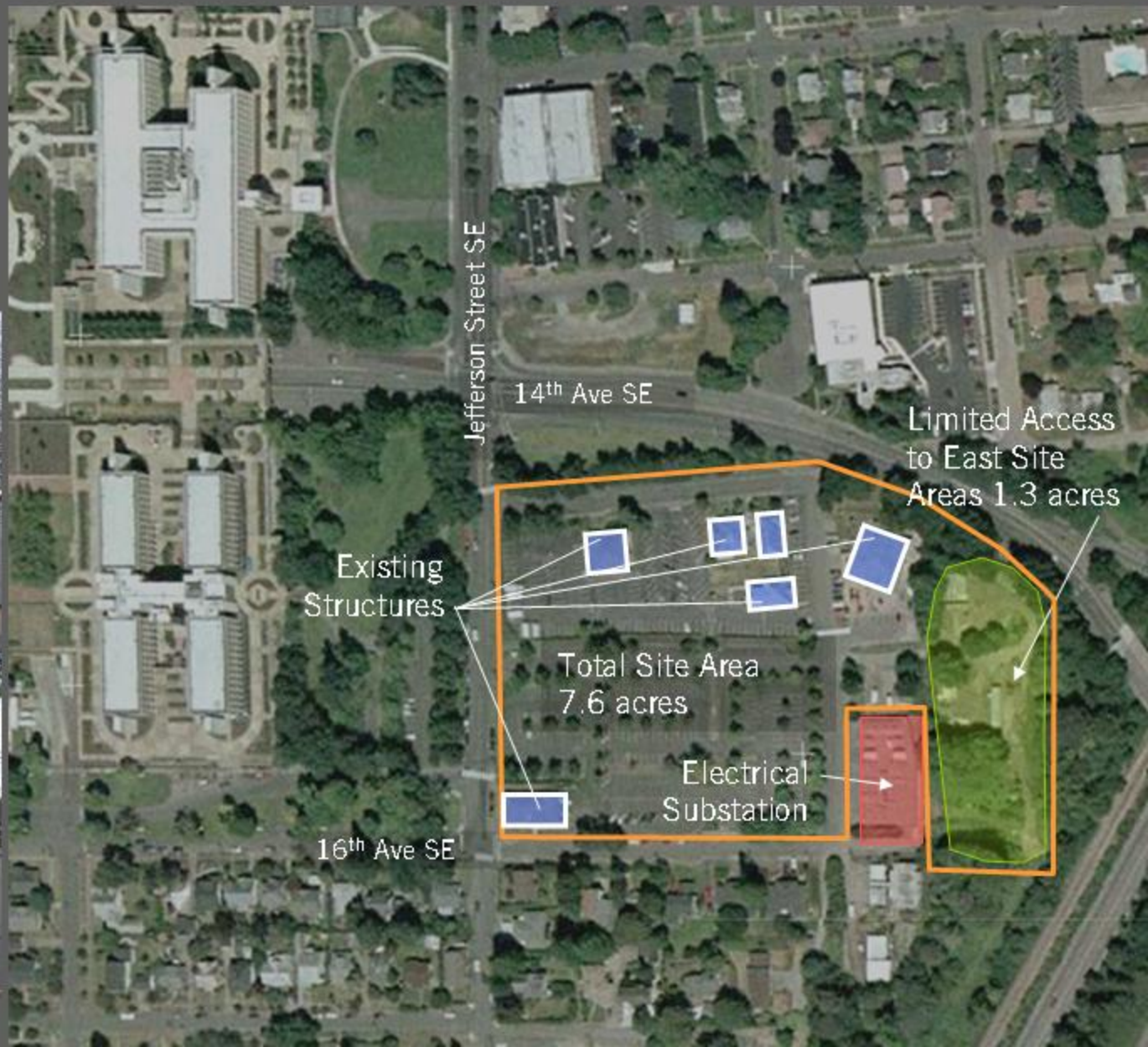
Context

Capitol
I-5 Access
Wheeler Ave.
Site
Maple Park
Trans-
former
South Capitol Neighborhood

Existing Conditions

Existing Buildings
Electrical Sub-station
Limited Access Areas



Topography

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Smaller Campus Open Spaces and Features

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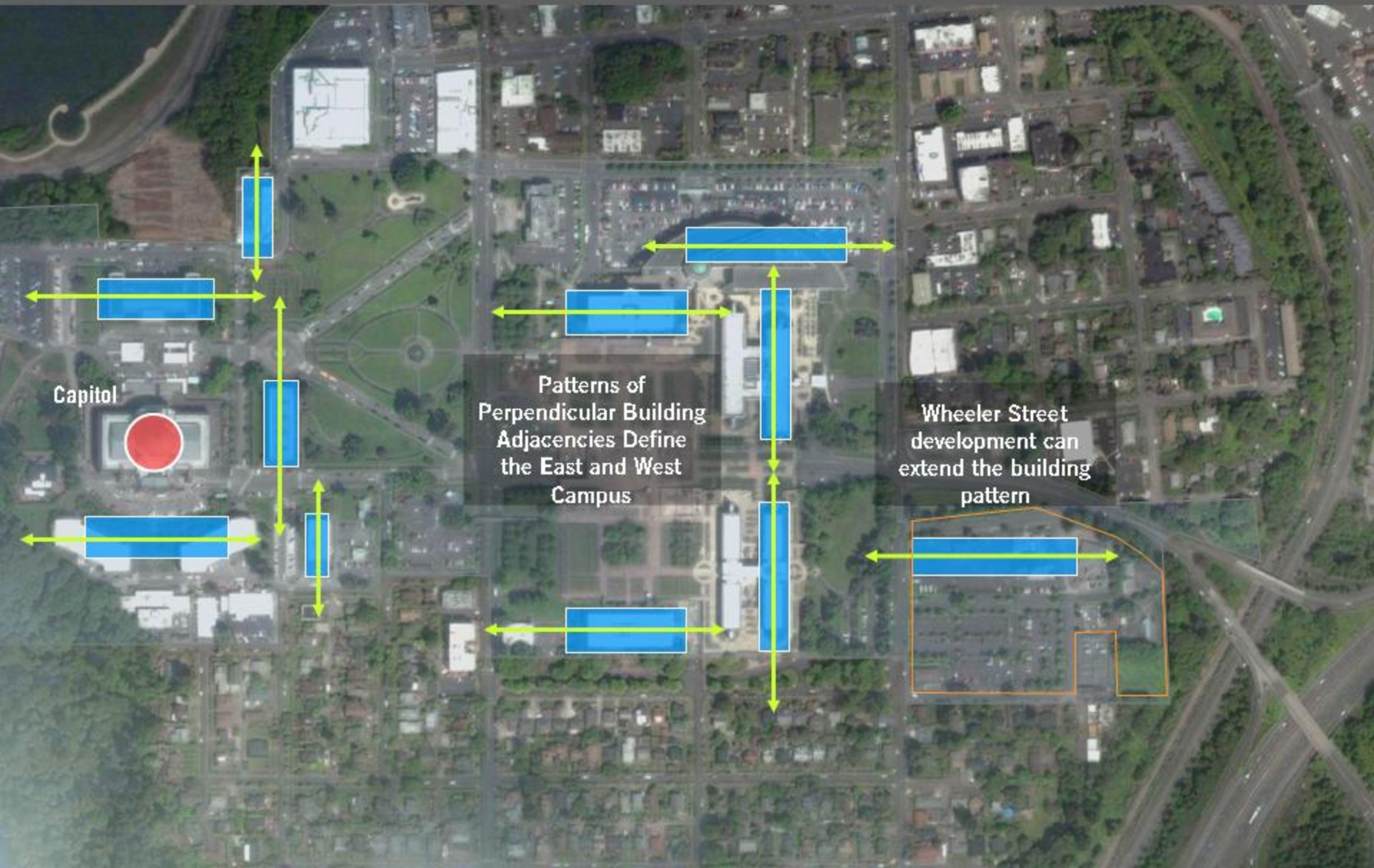
Building Form: Primary Building Orientations



Opportunities:

Capital Campus
Pedestrian Connections

Strengthen Direct Link to Campus Facilities

Department of Transportation Building

Creation of small scale open space will relate facility to larger campus character

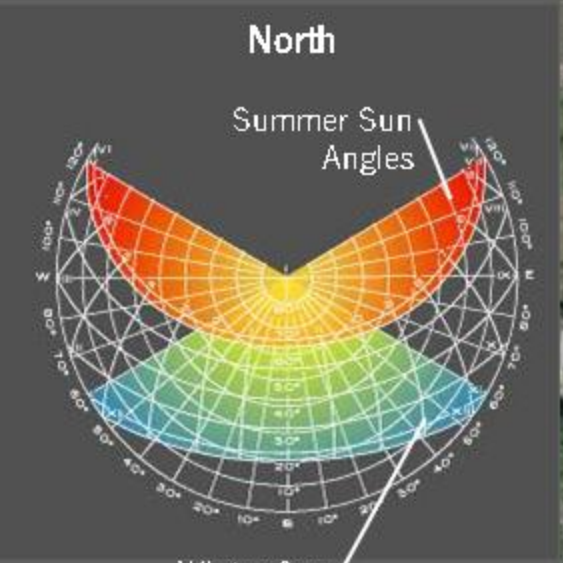
Maple Park

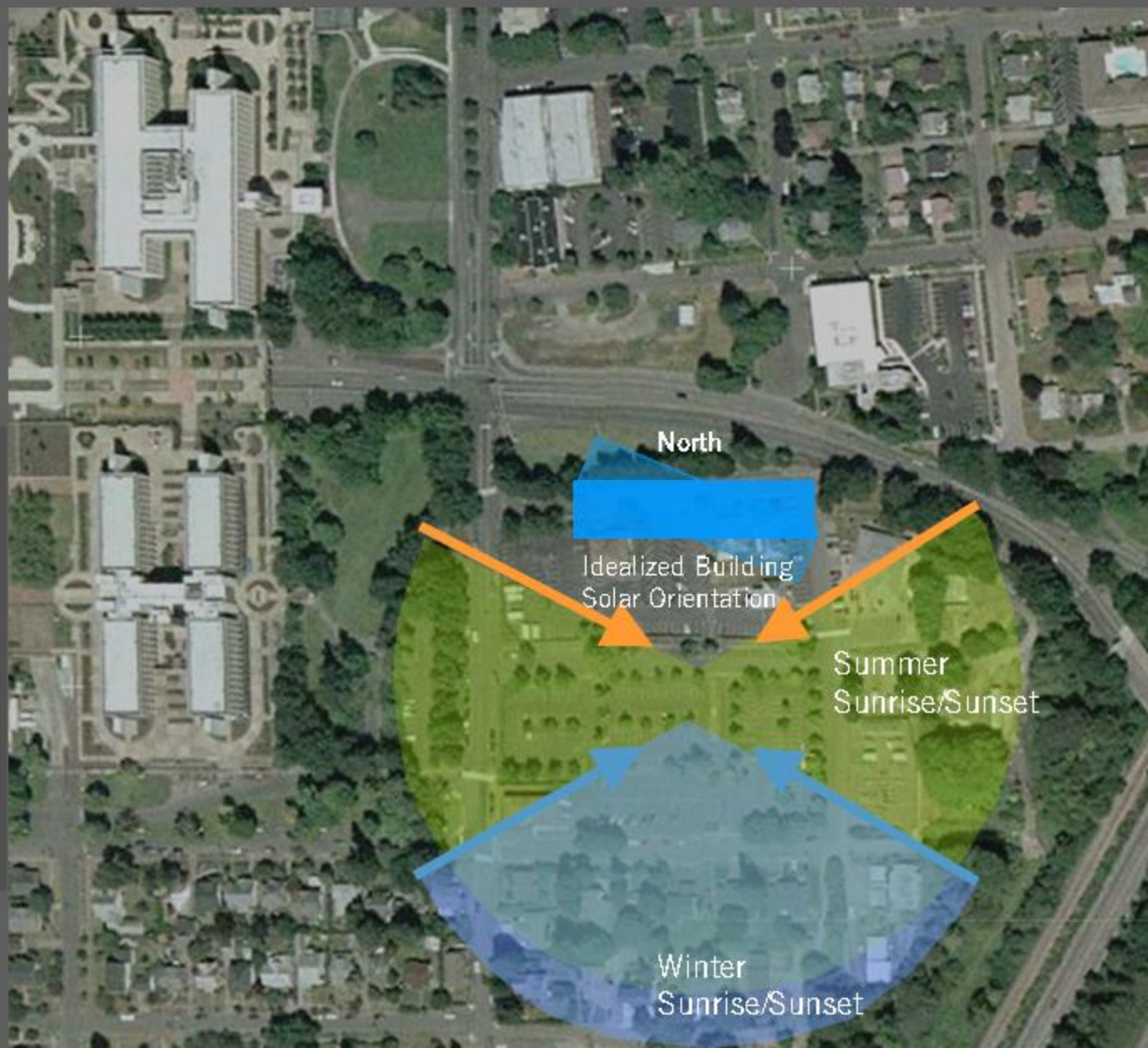
Opportunities:

Reinforcing the Gateway and the Buffers

Sustainable Opportunities

Where possible buildings should be arranged to take advantage of best solar orientation





Building Heights

Campus Buildings flanking 14th Ave reflect a large scale appropriate to the Capitol

South Capitol Neighborhood consists of small scale single family homes

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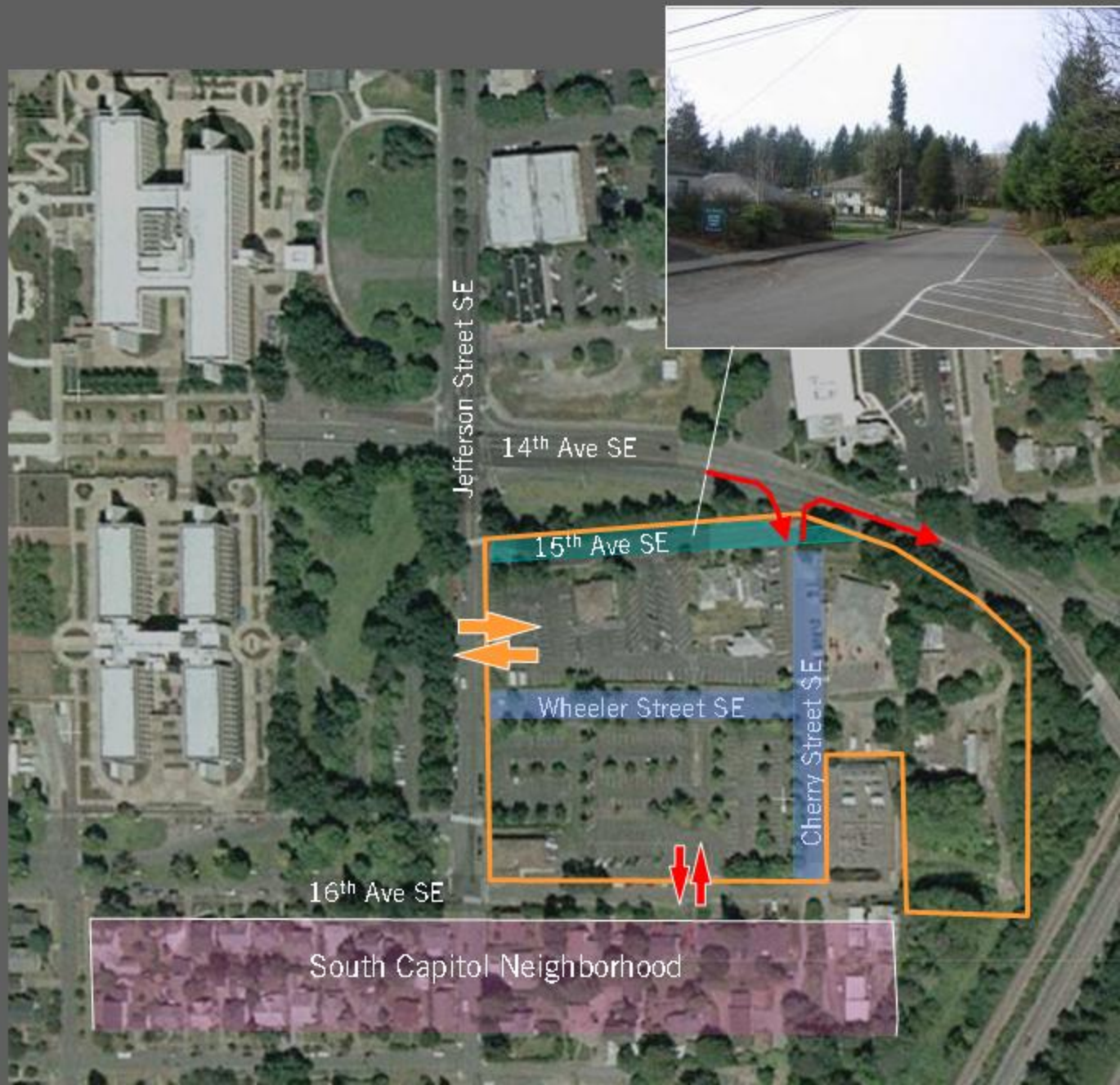
Access

- Jefferson Street: preferred access street
- 16TH Ave. SE: minimized to reduce impact on neighborhood
- Cherry Street limited access



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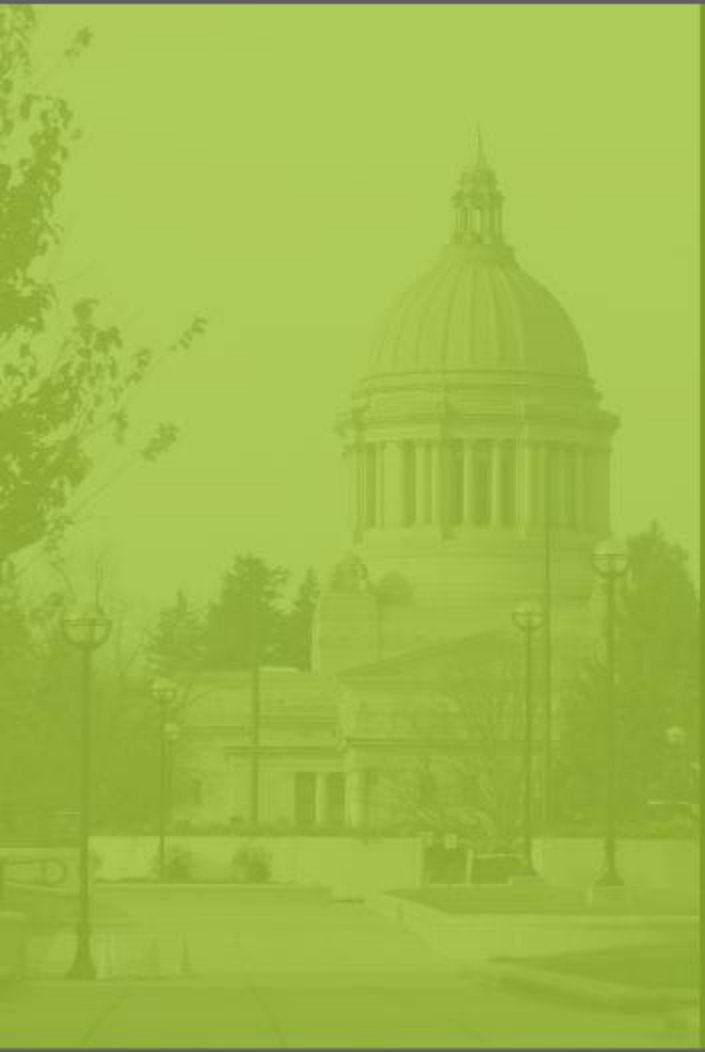

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Plans and Expansion Options

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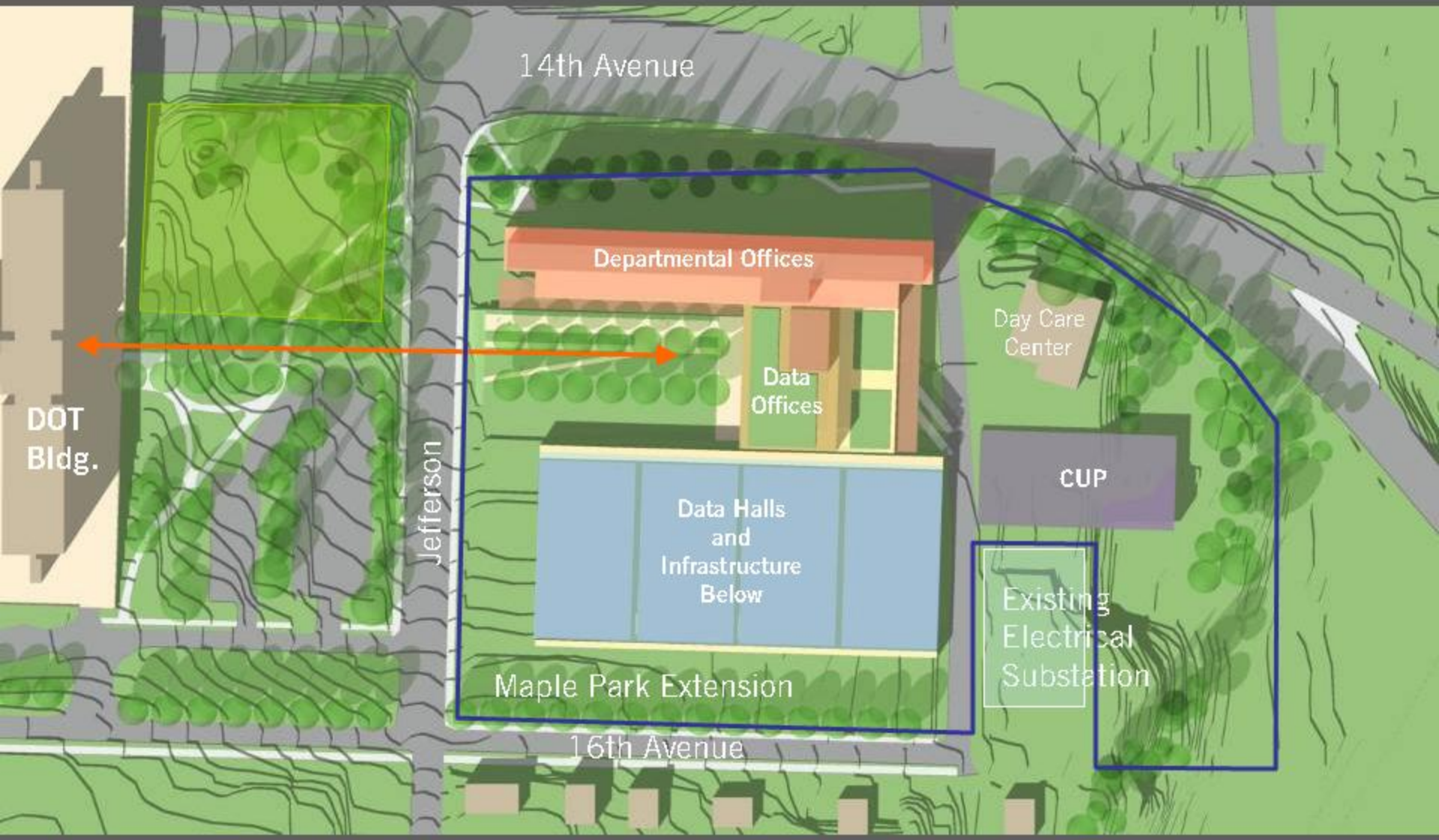

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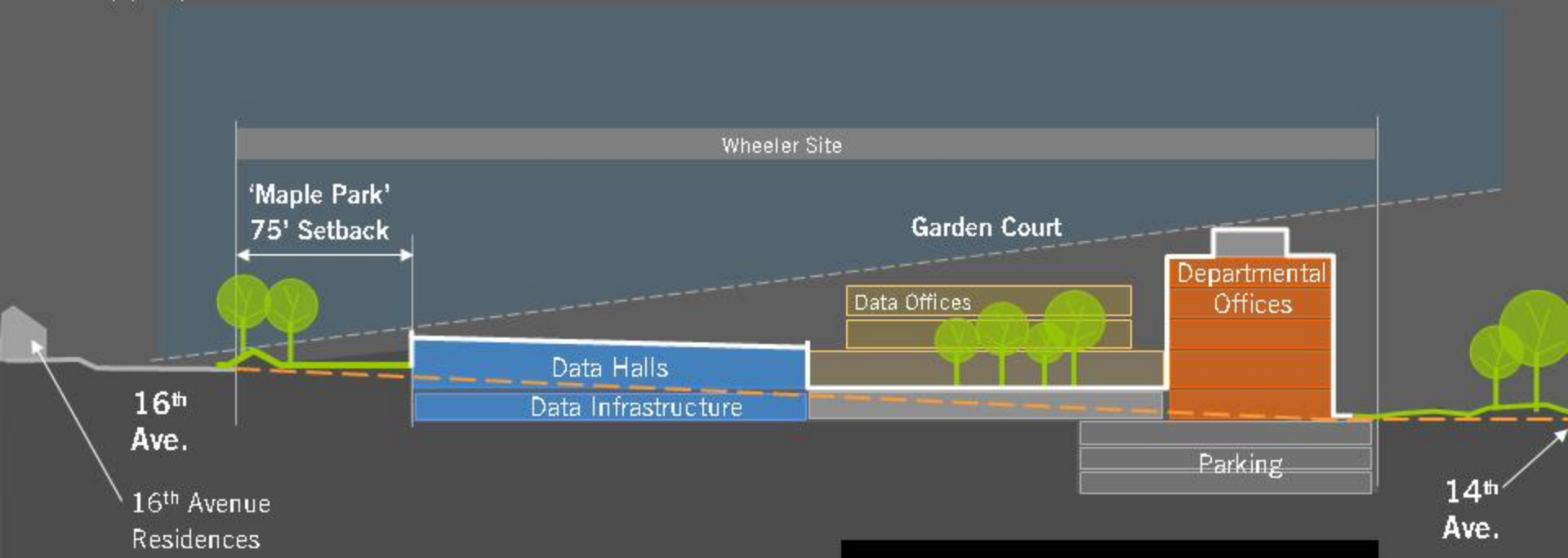
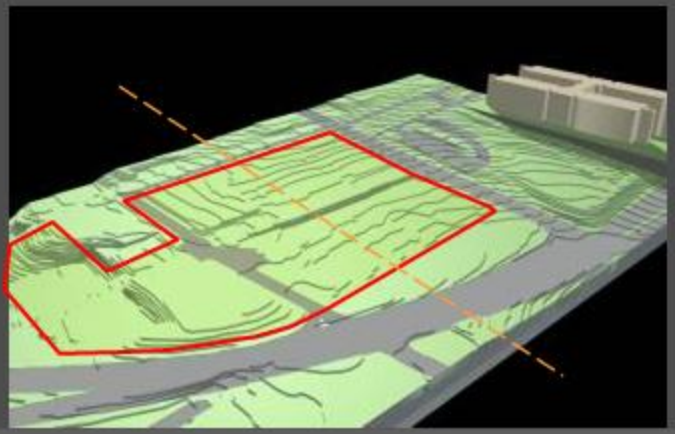
Site Section:

Data Center Program uses the slope to create appropriate scale on 16th and 14th Avenues





Plans and Expansion Options

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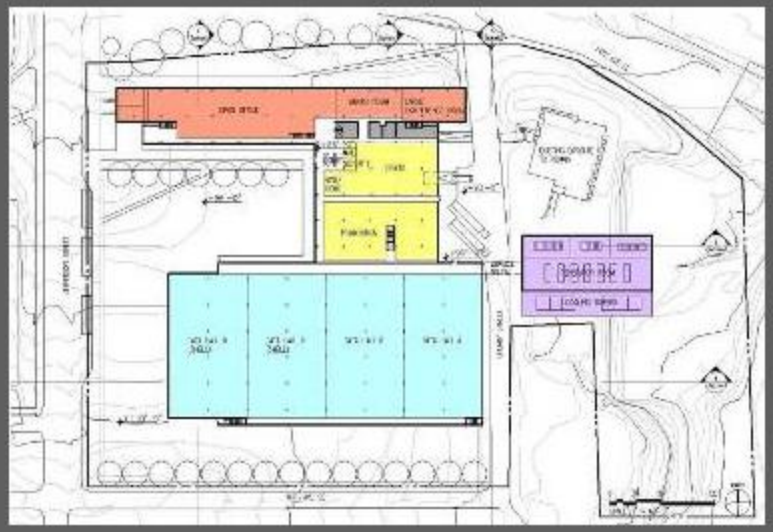
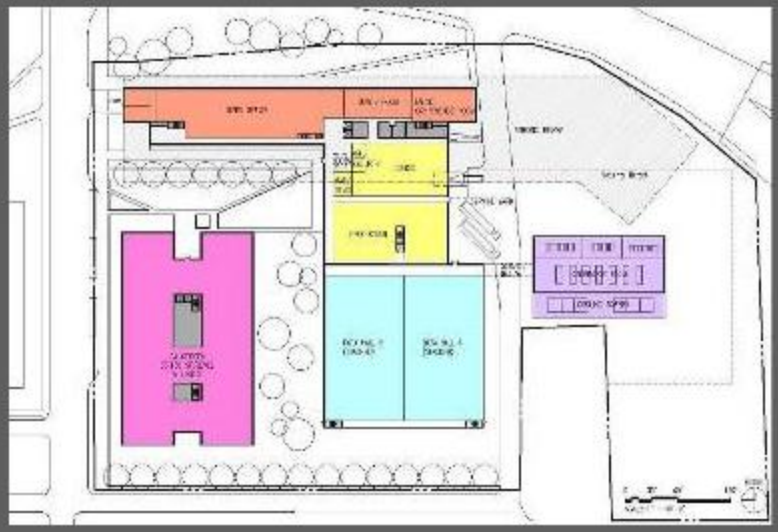
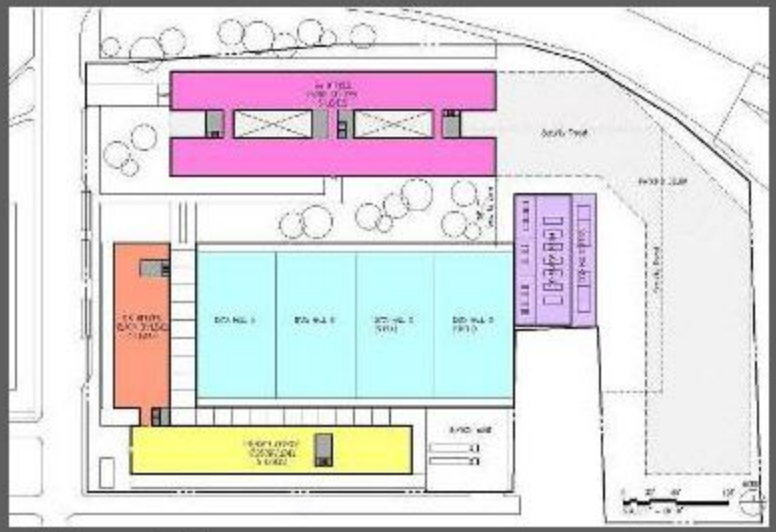


Initial Plan

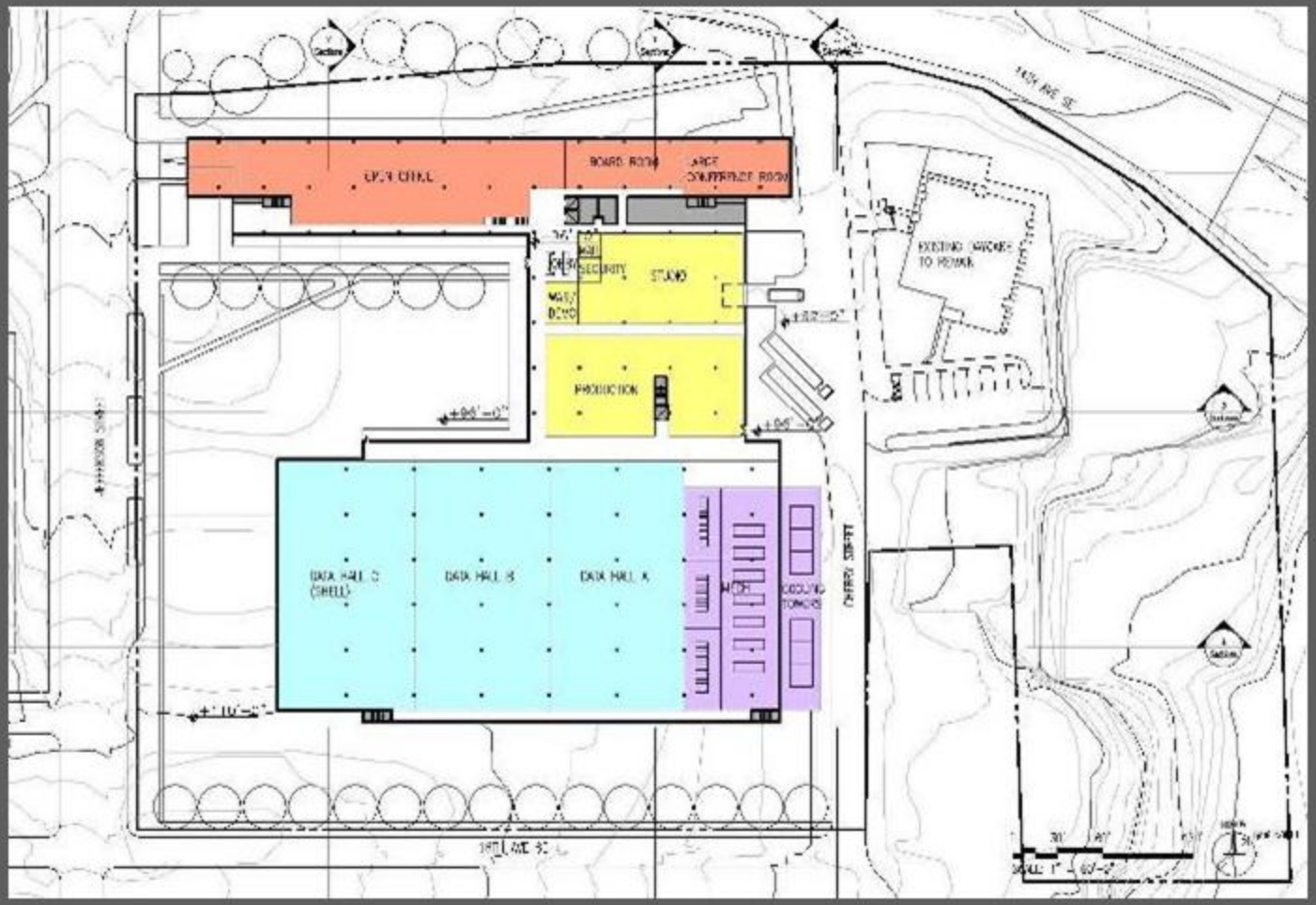


Alternate 1



Alternate 2

Preferred Expansion Option



Preferred Design

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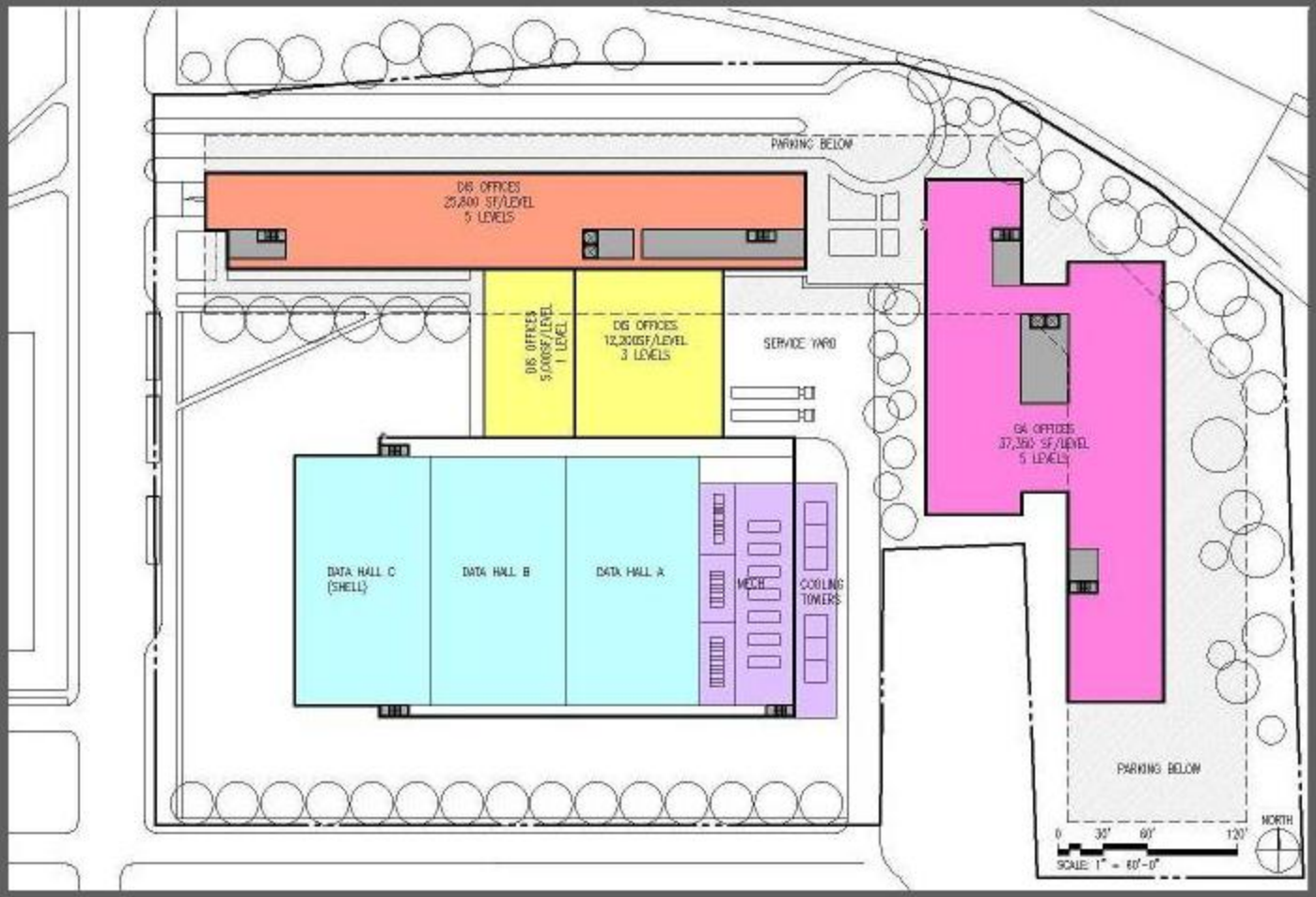

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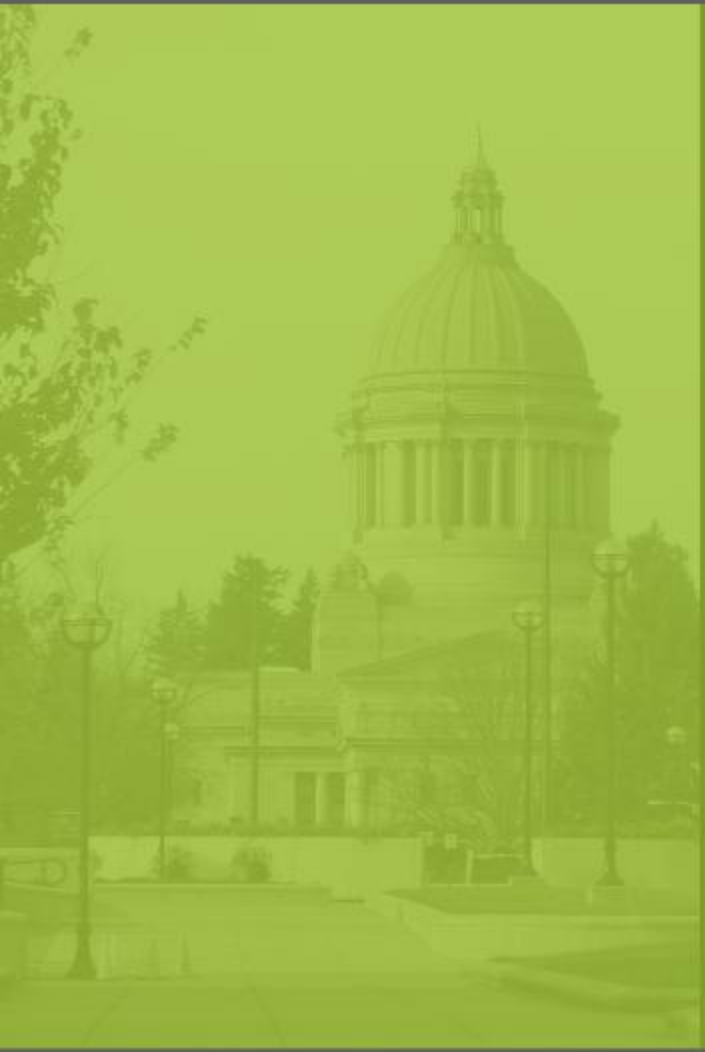

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Building Design Recommendations

CCDAC Design Opportunities Recommendation

(DOR- Jan. 5, 07)

Design solutions should reflect the architectural Thinking of our time and should not merely mimic Existing campus historic styles.

Master Plan for the Capitol Guidelines Goal:

New state office buildings are designed in a way that represents the best architectural and technical examples of the era in which they are created

Building Design Recommendations

East Campus Guidelines, from Campus Master Plan '06

Materials The use of contemporary materials. Concrete and/or substantial glass and metal curtain wall construction should be continued. Materials must be quality products.

Color The color scheme should be similar to West Campus. Light sandstone colors should be used.

Scale Not exceed the height of the existing buildings above the main plaza.

Design The architectural character of East Campus buildings should remain contemporary. Efforts should be made to unify the architecture with consistency in landscaping, signage, pathways, and other elements.

Building Design Strategies

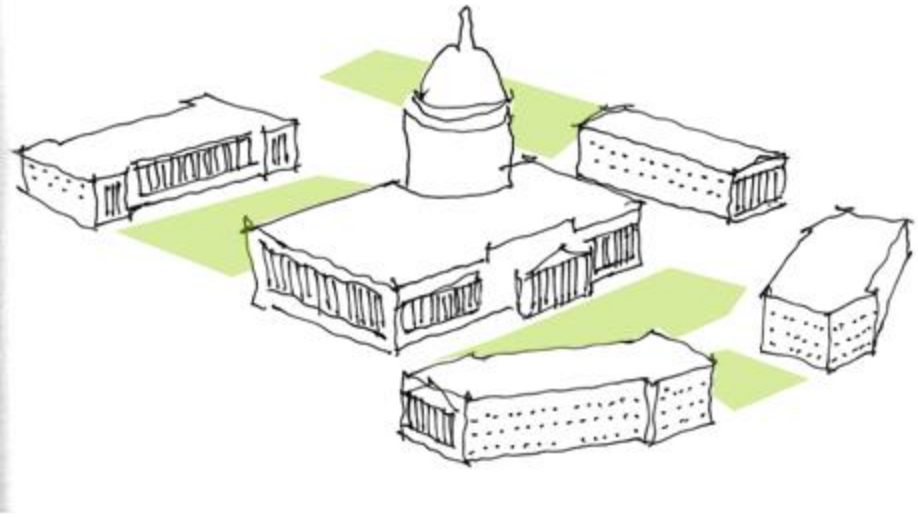
Design Principles

What Makes West Campus Work

1. Simple Building Forms that Make Space
2. Hierarchical Architectural Elements
3. Substantial Materials Used to Convey Strength and Permanence
4. Grand Scale Elements

Design Goal:
The design of this project must respect and strengthen the historic formation of the West Campus

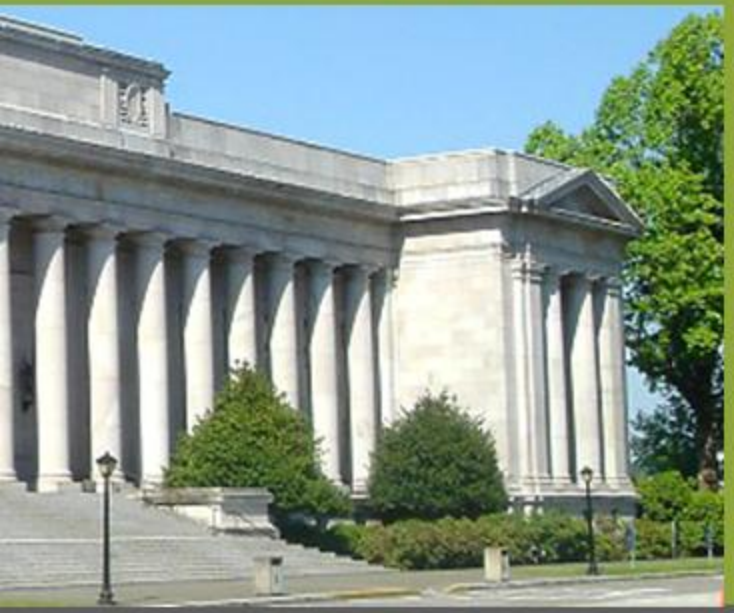
Building Design Strategies



1. Simple building forms that make space.

Simple building forms defer to the landscape setting

Building Design Strategies



2. Hierarchical Building Elements

Architectural elements are scaled consistent with their location and significance.

Multilevel façade expressions relate to entry and significant campus location.

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Building Design Strategies

3. Substantial Materials Used to Convey Strength and Permanence

Weight of material is expressed at corners and in how the buildings meet the ground

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Building Design Strategies

4. Grand Scale Elements

Multilevel vertically expressed horizontal building forms

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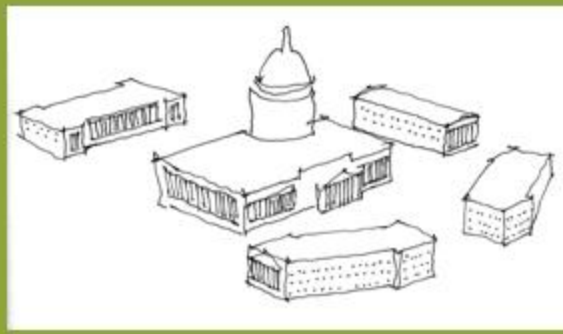
Building Design Strategies



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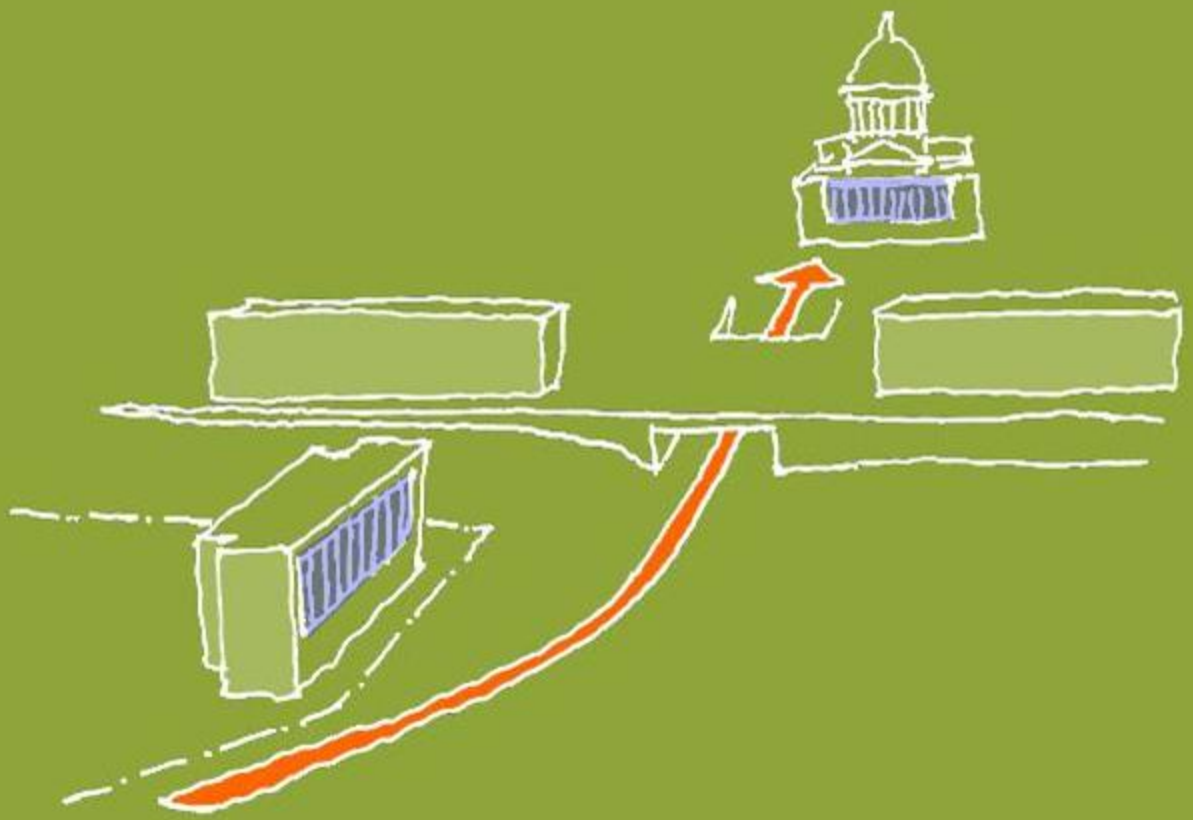

4. Grand Scale Elements

Multilevel vertically expressed horizontal building forms

Campus Entry View

Campus Entry View

Campus Entry View

View from Courtyard