

Illinois State Capitol 2050 Master Plan

SPRINGFIELD, IL

03/15/2021

lothan van hook destefano
ARCHITECTURE

WRT



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INTRODUCTIONS

LEAD, ARCHITECTURE

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URBAN DESIGN, PLANNING & PUBLIC REALM

Wallace, Roberts & Todd, LLC (WRT)

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LEAD, ARCHITECTURE

Lothan Van Hook DeStefano Architecture, LLC

URBAN DESIGN, PLANNING & PUBLIC REALM

Wallace, Roberts & Todd, LLC

PROGRAMMING

CGL Companies, LLC

PRESERVATION PLANNING

John Milner Associates, Inc

ECONOMIC ANALYSIS AND DEVELOPMENT

AECOM

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION

Environmental Systems Design, Inc

CIVIL ENGINEERING, SITE PLANNING & INFRASTRUCTURE, TRAFFIC REPORT

Knight E/A, Inc.

SURVEY & CIVIL SUPPORT

Vasconcelles Engineering Corporation

SUSTAINABILITY PLANNING CONSULTANT

Atelier Ten

LANDSCAPE ARCHITECTURE

Massie Massie & Associates, Inc.

STRUCTURAL ENGINEERING

Rubinos & Mesia Engineers

COST ESTIMATING

Rider Levett Bucknall

SECURITY CONSULTANT

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HAZARDOUS MATERIALS

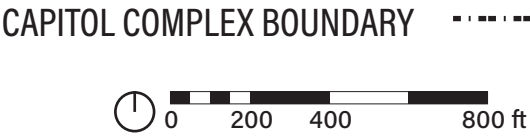
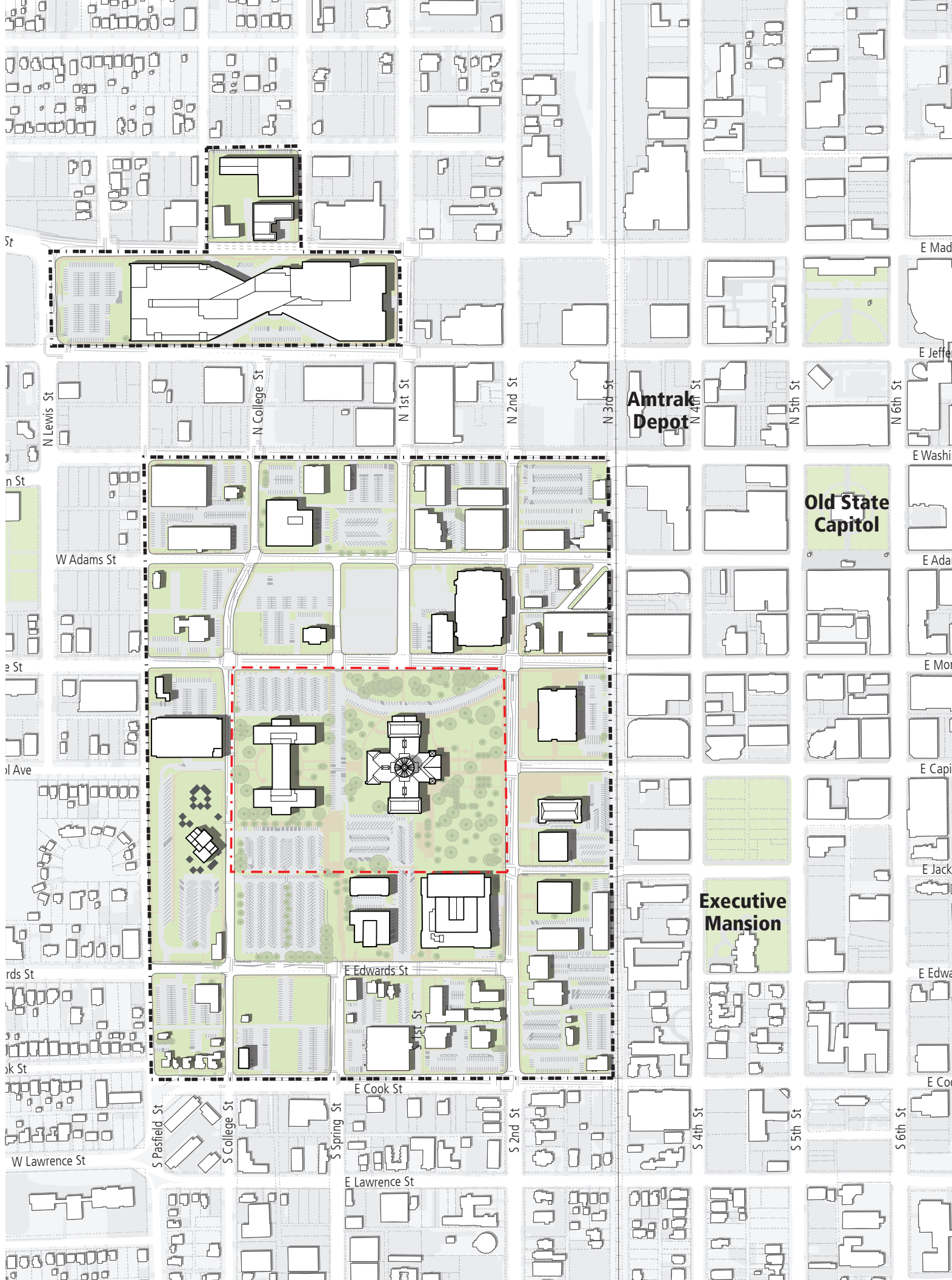
SPC Consulting Inc.

MASTER PLAN PURPOSE

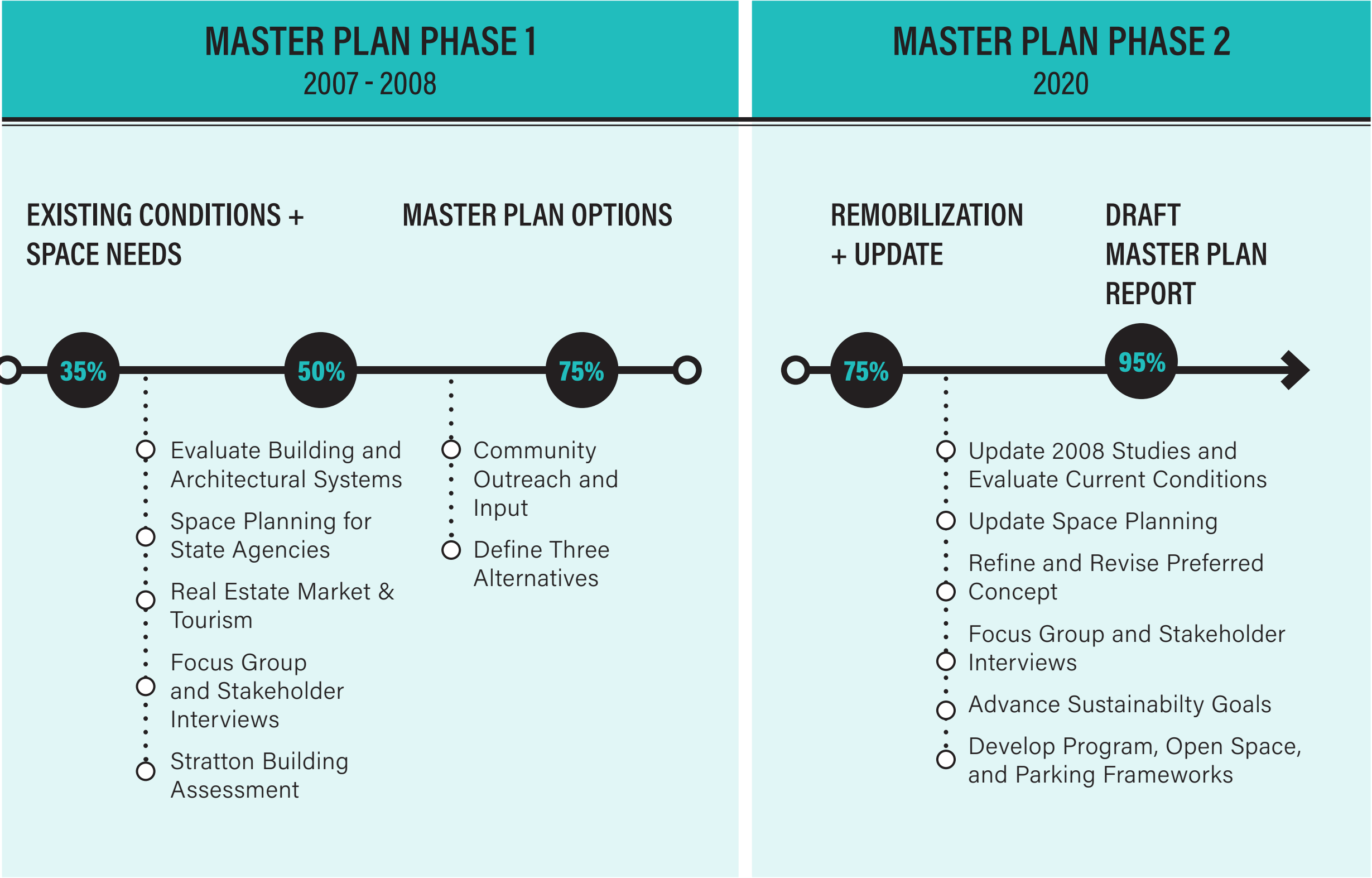


MASTER PLAN PURPOSE

Establish a long-term vision and comprehensive framework to guide future growth and investment for the Illinois Capitol Complex over the next five, ten, twenty years and beyond.



PLANNING PROCESS



WHY PLAN?

I. EFFICIENCY Address space and utility needs for the short-term and long-term for various agencies within the Capitol Master Plan, understanding existing leased and owned space and building conditions.

II. PRESERVATION Contextual sensitivity around the Capitol and surrounding historic buildings through adaptive reuse and design guidelines.

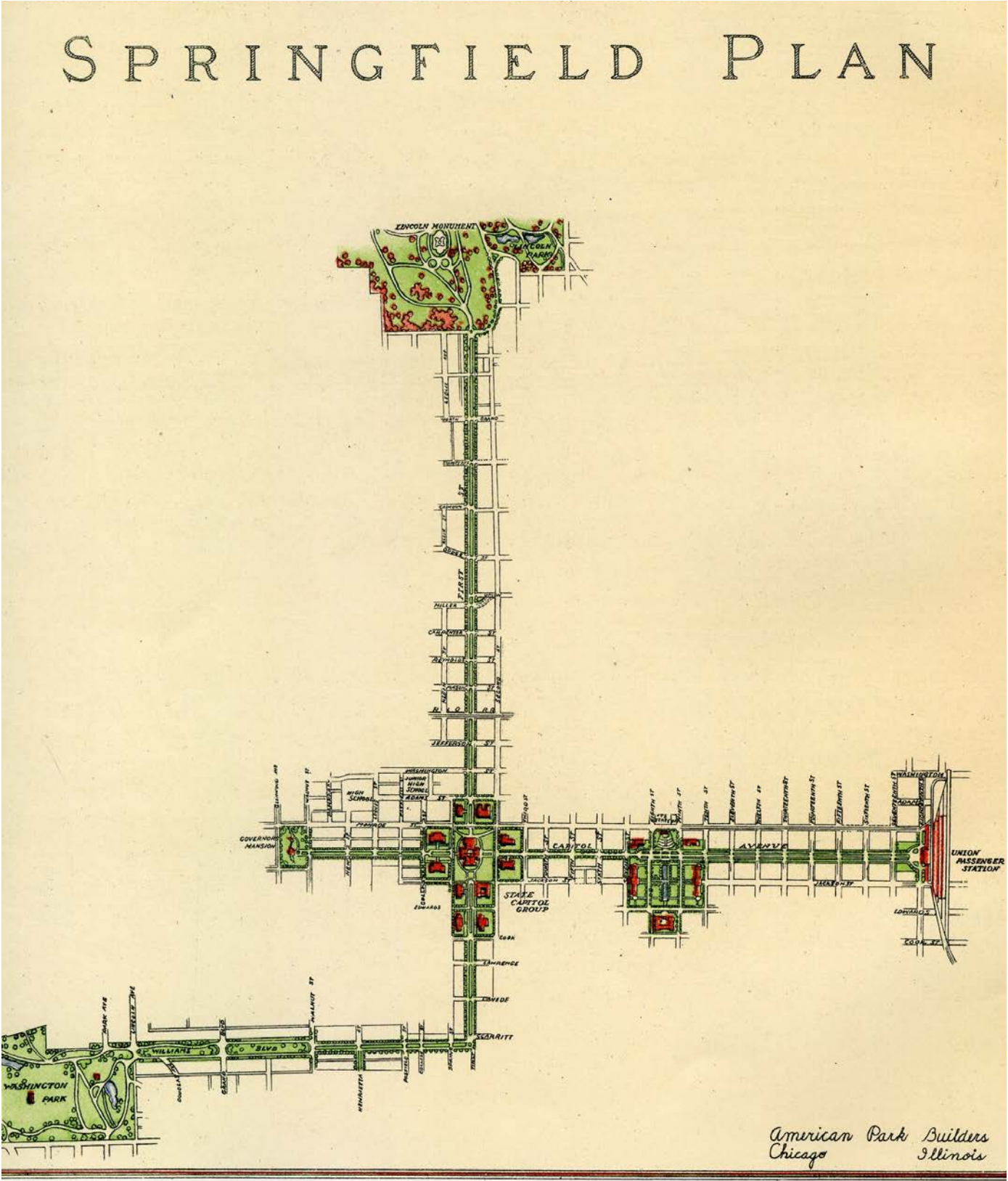
III. ECONOMIC DEVELOPMENT Leverage the planning effort for revitalization of downtown Springfield and surrounding neighborhoods through partnerships with City / County and tourism.

IV. SUSTAINABILITY AND RESILIENCY Address current infrastructure needs and provide a long-term goal to achieve sustainability goals.

V. PUBLIC REALM Provide development framework to make the capitol complex more pedestrian friendly through multi-modal circulation, landscape and urban design strategies.



OVERVIEW OF EXISTING CONDITIONS



1924 SPRINGFIELD PLAN

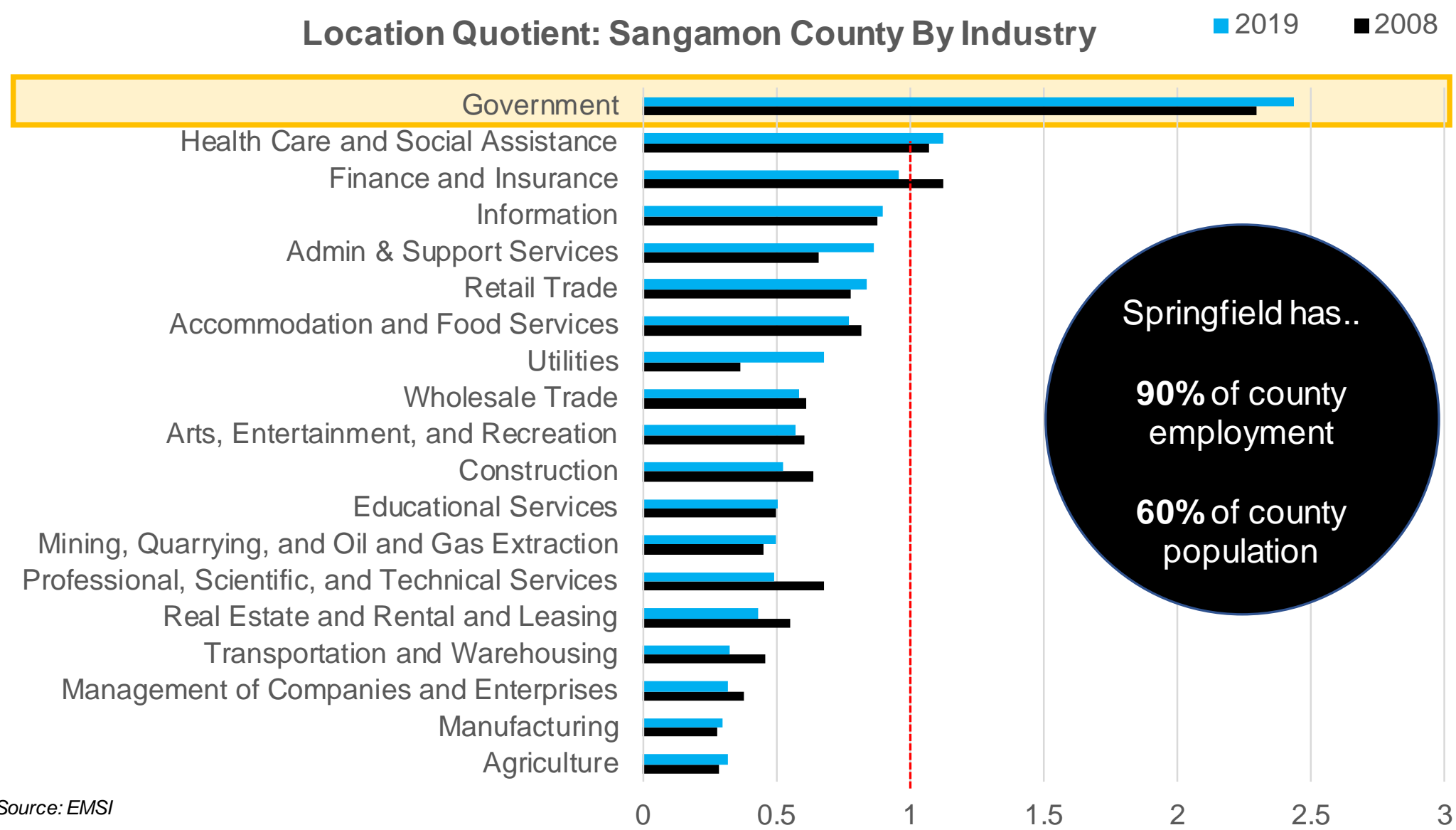
REAL ESTATE AND TOURISM

- I. Growth-** Modest regional economic growth since 2010, similar to other central Illinois communities.
- II. State Government-City Economic Impact:** Regional economy accelerated following state budget in 2017, limited industry diversification.
- III. Limited pace of downtown revitalization:** Peer Capitol cities sustain larger shares of their populations downtown and are growing those concentrations at a faster annual rate.
- IV. Core regional attractions (e.g., Lincoln Library)**
Decrease in attendance over the last 5 years.



FLYOVER OLD STATE CAPITOL
PHOTO CREDIT: RON DUFF

REAL ESTATE AND TOURISM: ECONOMIC DIVERSIFICATION

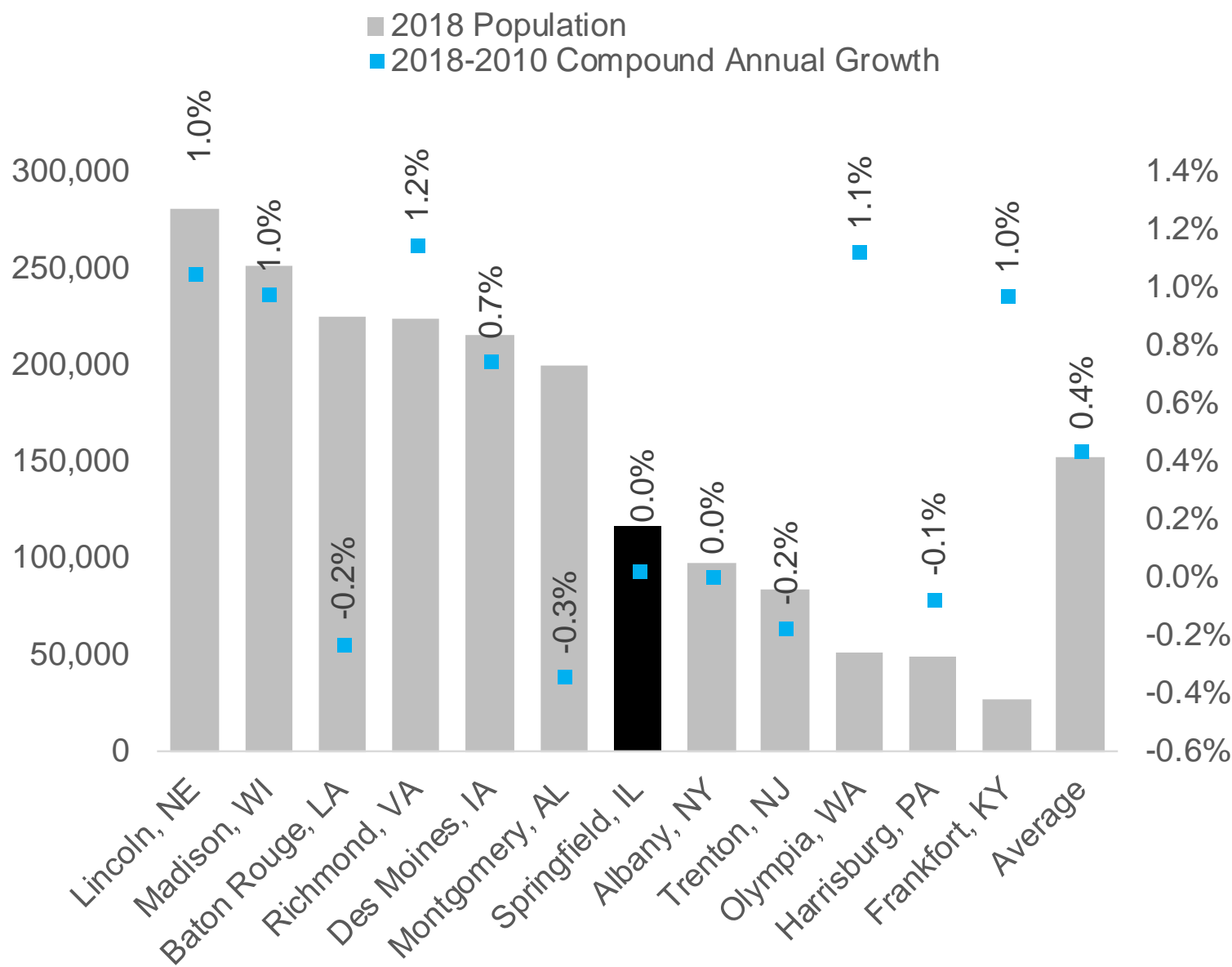


County Share of Statewide State Employee Total		
Capitol City	GEOGRAPHY	2019
	Cook County	17%
Springfield, IL	Sangamon County	36%
Madison, WI	Dane County	54%
Lincoln, NE	Lancaster County	48%
Trenton, NJ	Mercer County	41%
Baton Rouge, LA	East Baton Rouge	36%
Montgomery, AL	Montgomery County	21%
Olympia, WA	Thurston County	19%
Harrisburg, PA	Dauphin County,	18%
Albany, NY	Albany County	18%
Des Moines, IA	Polk County	14%
Frankfort, KY	Franklin County	13%
Average		29%

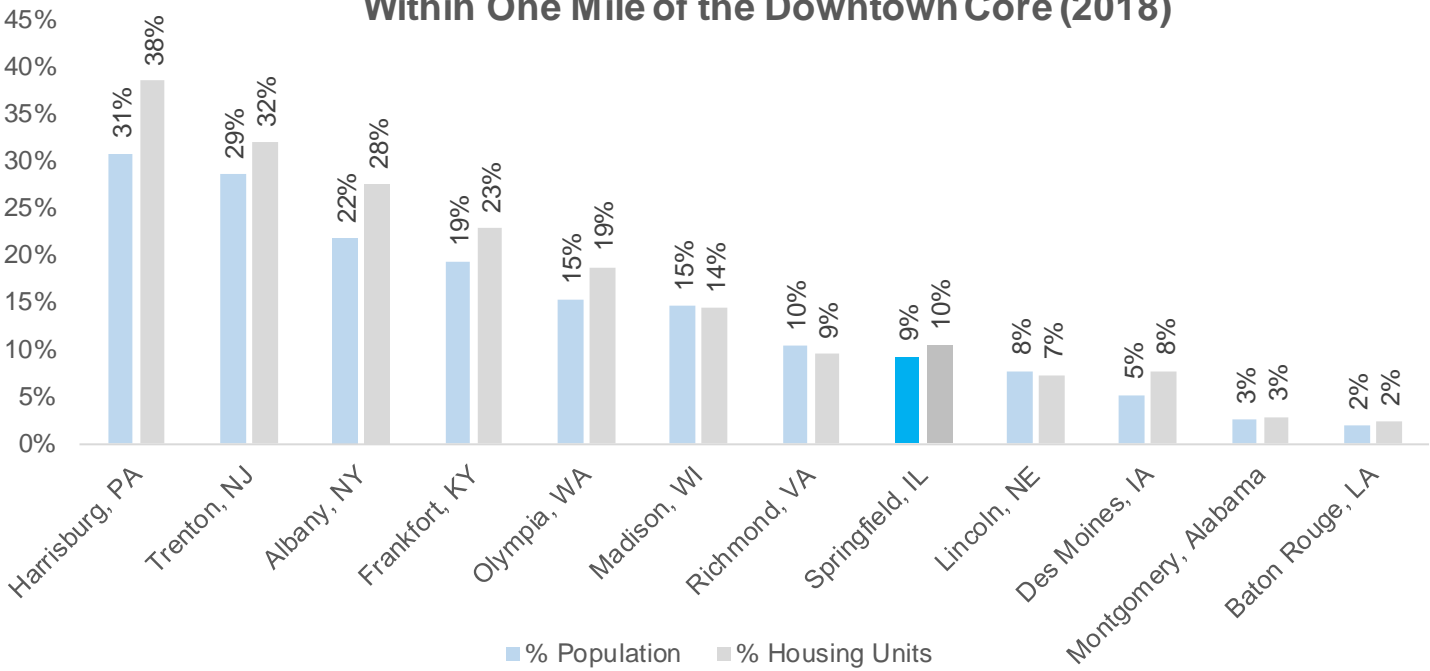
Source: BLS QCEW data

CAPITOL PEER CITY COMPARISION

Capitol Peers Population & Growth (2018)



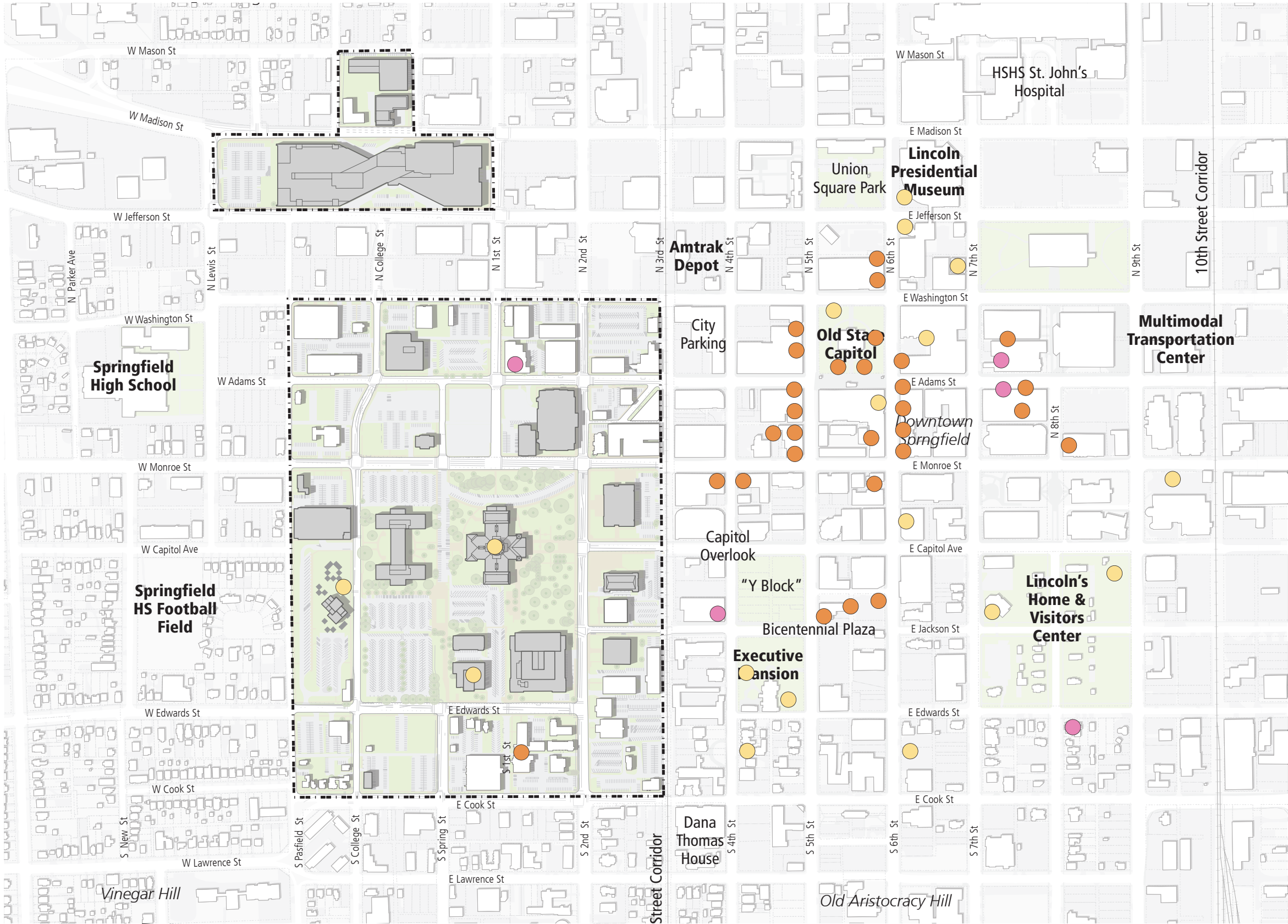
Capitol Peers: Share of City Population and Housing Units Within One Mile of the Downtown Core (2018)



TOURIST ATTRACTIONS

Legend

- Tourist Sites
- Hotels/Motels/BB
- Restaurants



HISTORIC FACILITIES



BUILDING CONDITIONS*

*ORIGINAL BUILDING ASSESSMENT 2007, CURRENT CONDITIONS CONFIRMED BY LVDA

Illinois State Capitol State-Owned Buildings

IO100	Willard Ice Building	M0110	State Power Plant
JO145	State Armory	M0111	Glen Mason Warehouse
JO146	Computer Center	M0112	Waterways Building (Appellate Court)
LO100	Attorney General	M0113	Court of Claims
M0100	State Capitol	M0115	Above Ground Parking
M0102	Howlett Building	M0116	Inspector General
M0103	Stratton Building	M0400	Visitors Center
M0105	State Archives	M0500	State Library
M0106	Index Building	P0100	Supreme Court
		YO100	State Museum

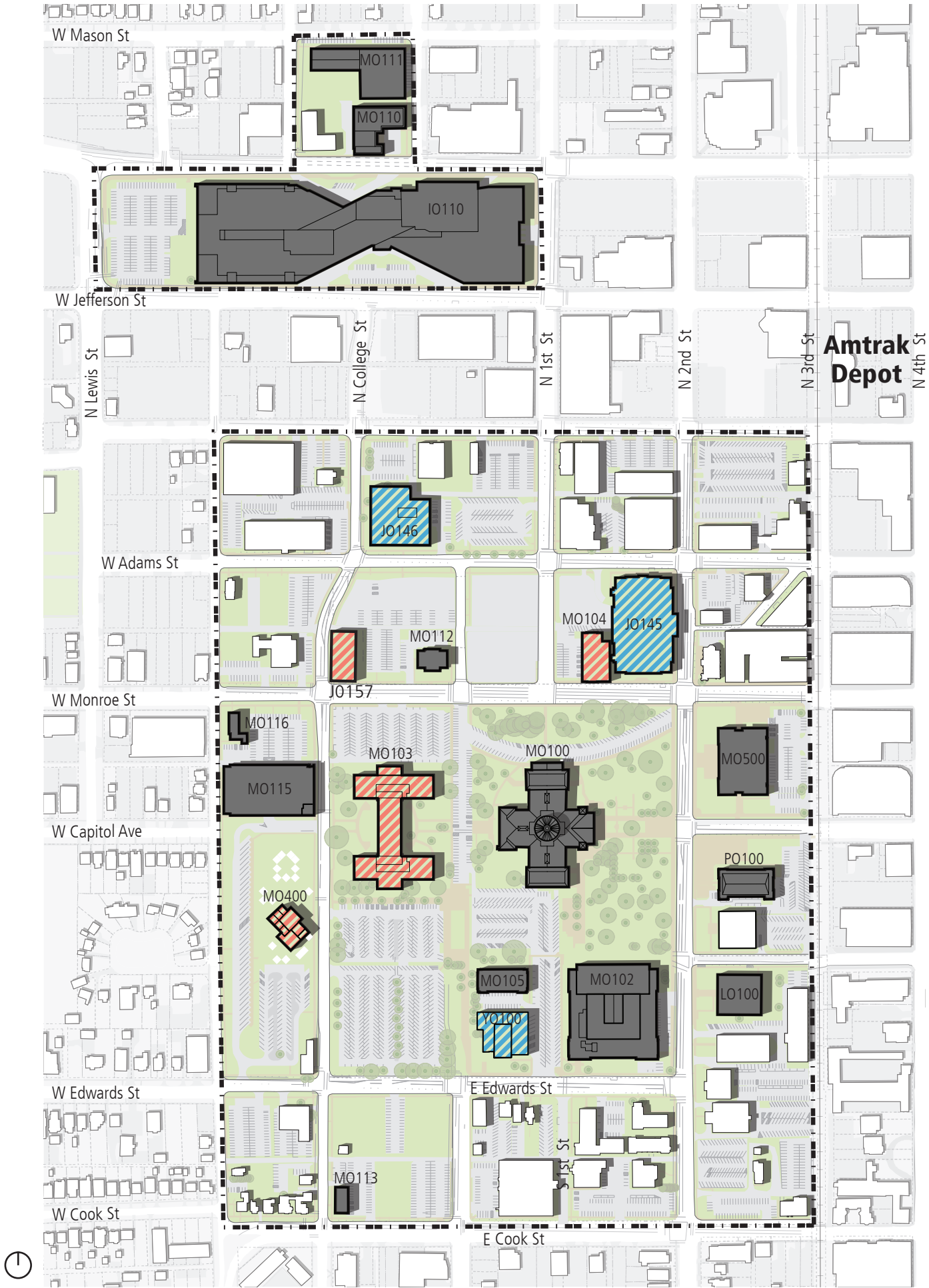
- CATEGORY A - Buildings which are in good working condition and are suitable to their use.
- CATEGORY B - Buildings which have some issues are but are all addressable. Buildings generally work and serve a purpose.
- CATEGORY C - Buildings which, because of their condition, raise concerns as to long term value and as to whether or not they are worth the cost to maintain or upgrade.
- CATEGORY D - Buildings which, because of their poor condition, require significant capital improvement or replacement.



RENOVATION & BUILDING REPLACEMENT

Capitol Building Inventory				
Code	Building Name	DGSF	BGSF	Status
J0145	Armory	193,400	243,400	Renovation
J0146	Computer Center	56,142	75,071	Renovation
Y0100	State Museum	65,406	87,371	Renovation
L0100	Attorney General	22,353	41,955	Remain
M0113	Court of Claims	4,619	6,379	Remain
M0111	Glen Mason Warehouse	37,480	37,480	Remain
M0102	Howlett Building	258,671	450,000	Remain
M0116	Inspector General	4,047	6,627	Remain
M0105	State Archives	37,804	55,529	Remain
M0100	State Capitol	154,445	368,000	Remain
M0500	State Library	105,434	164,000	Remain
P0100	Supreme Court	25,074	38,339	Remain
M0112	Waterways Building -Appelate Court	8,928	14,576	Remain
IO100	Willard Ice Building	557,409	777,575	Remain
M0110	State Power Plant	40,281	43,388	Remain
J0157	222 S. College Ave	#,###	#,###	Demolition
M0106	Index Building	21,230	37,170	Demolition
M0103	Stratton Building	353,996	446,429	Demolition
M0400	Visitor Center	6,385	8,724	Demolition

- BUILDINGS TO REMAIN
- RENOVATION
- DEMOLITION



STRATTON BUILDING ASSESSMENT

Total Building Area	353,996 DGSF, 446,429 BGSF
Legislative Branch	144,745 DGSF
Executive Branch	209,251 DGSF
DGSF- Departmental Gross Square Footage, BGSF- Building Gross Square Footage	

BUILDING ISSUES

- Extensive Environmental Abatement Needed
- Building Envelope and Windows in Poor Condition
- Limited Temperature and Lighting Control at Interior

2020 COST COMPARISION ESTIMATE

Renovation	\$371,068,423
Replacement	\$333,023,095

- Renovation cost includes phased move out, office rental 2 years and move in cost
- Replacement is more cost effective, savings of an estimated \$38 million



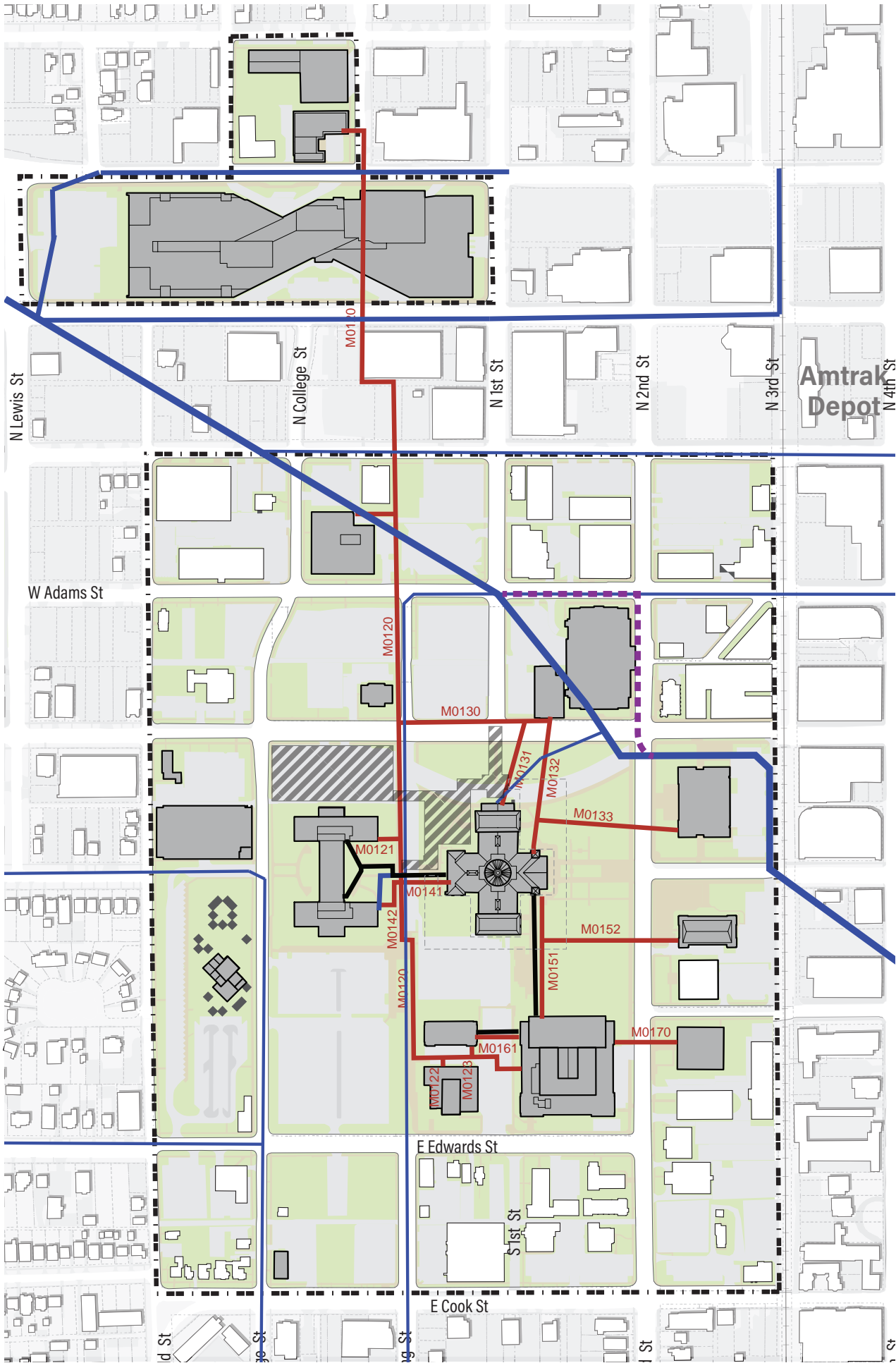
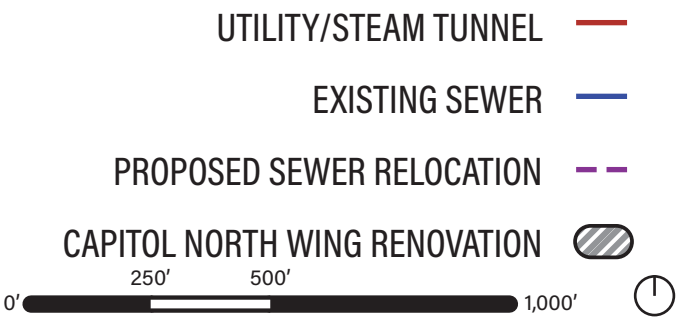
INFRASTRUCTURE CONDITIONS AND ENABLING PROJECTS

UTILITY TUNNELS AND STEAM PIPING

- Utility Tunnels- 80 years with limited repairs would need extensive rehab or replacement if use continued.
- Existing steam and condensate piping 80 years old, outlived 50 year life expectancy.
- Ongoing coordiation with Capitol North Wing renovation and proposed underground parking.

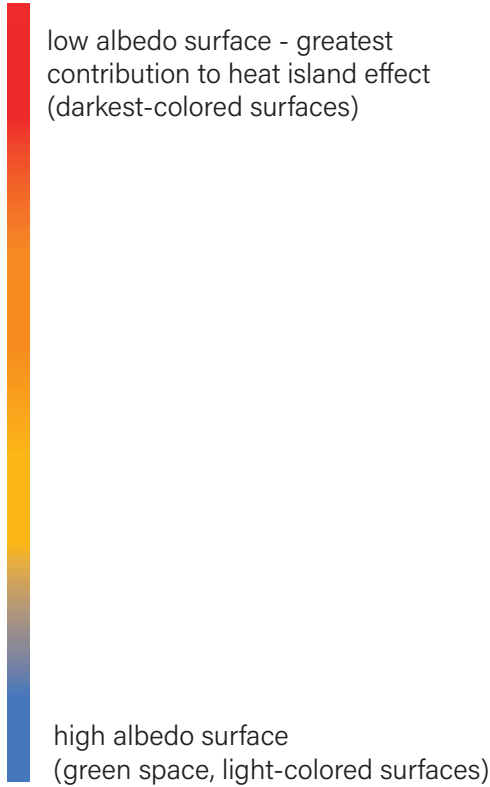
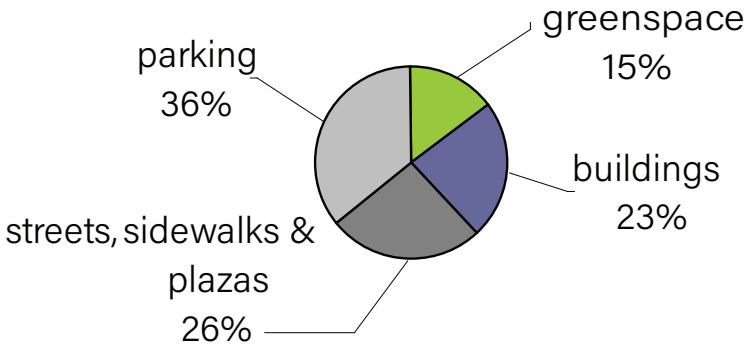
CITY COMBINED SEWER/ STORMWATER SYSTEM

- Ongoing flooding issues in downtown area.
- Town Branch Sewer Line- Over 100 years old, 10' diameter pipe.
- Study of options to reroute segment that crosses the Armory Building site and parcel to the west, recommended relocation to First Street.

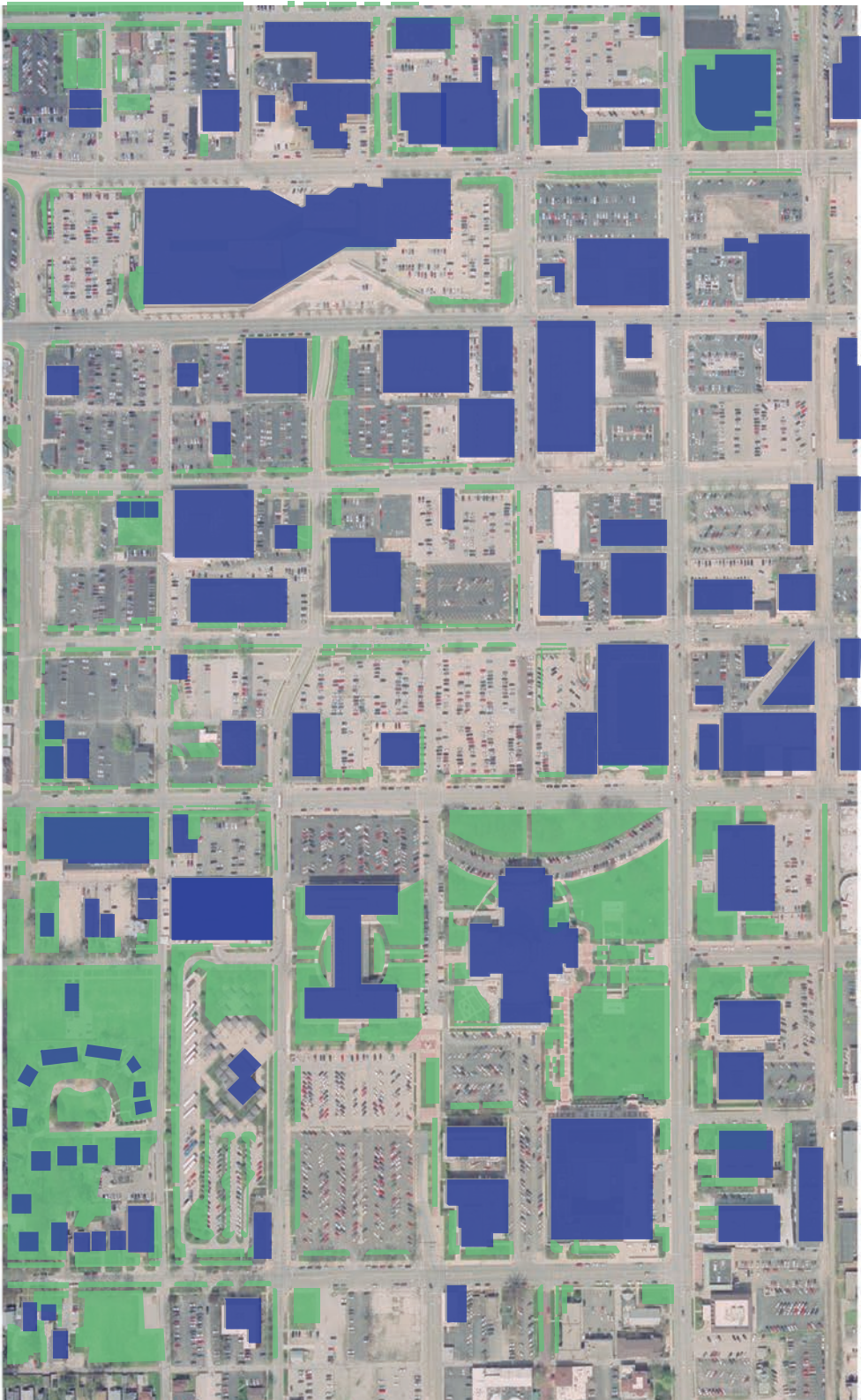


THE HEAT ISLAND EFFECT

Outdoor Environment - Heat Island Effect



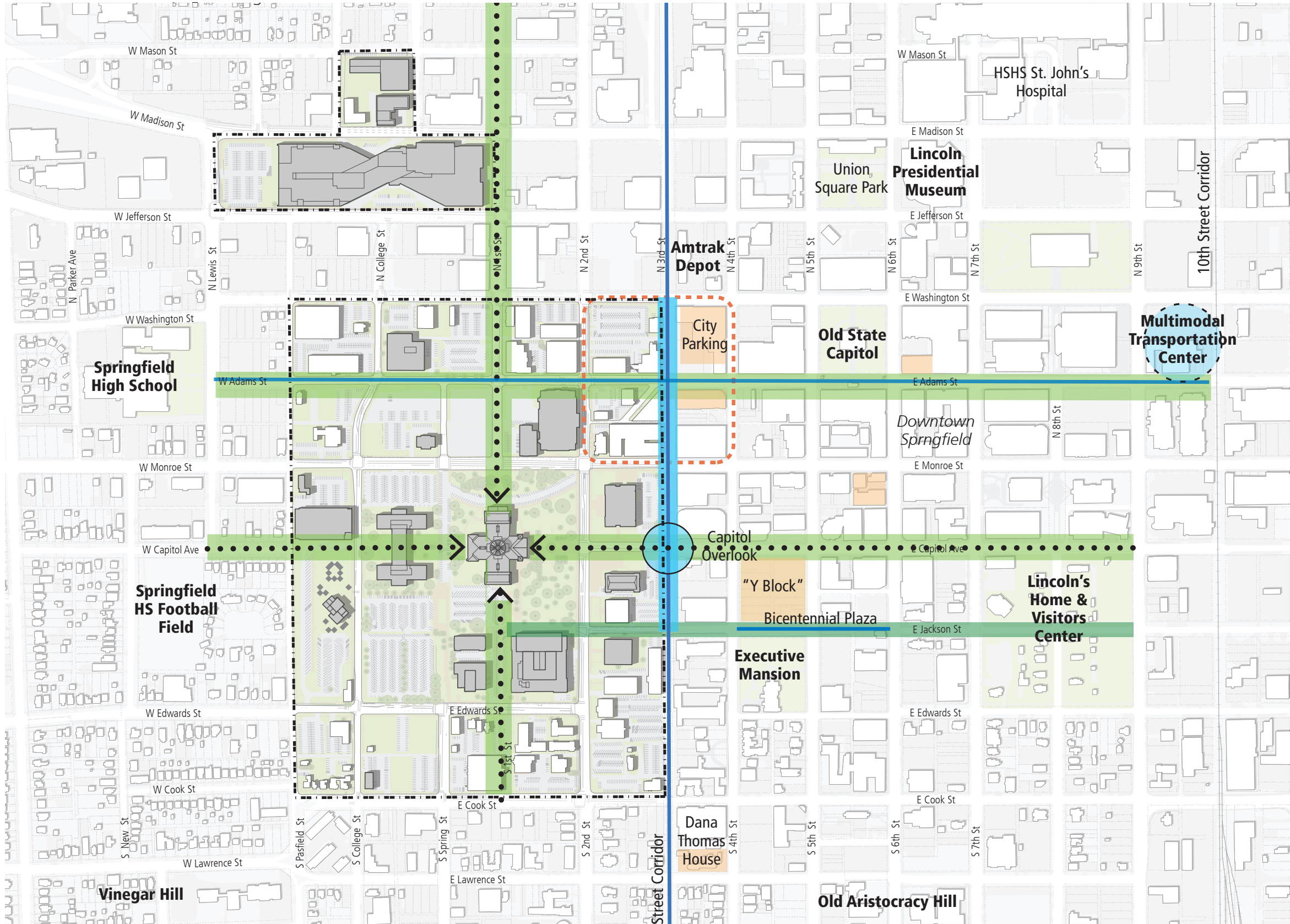
Site and Greenspace



ONGOING & PROPOSED PROJECTS OPPORTUNITIES- DOWNTOWN

Legend

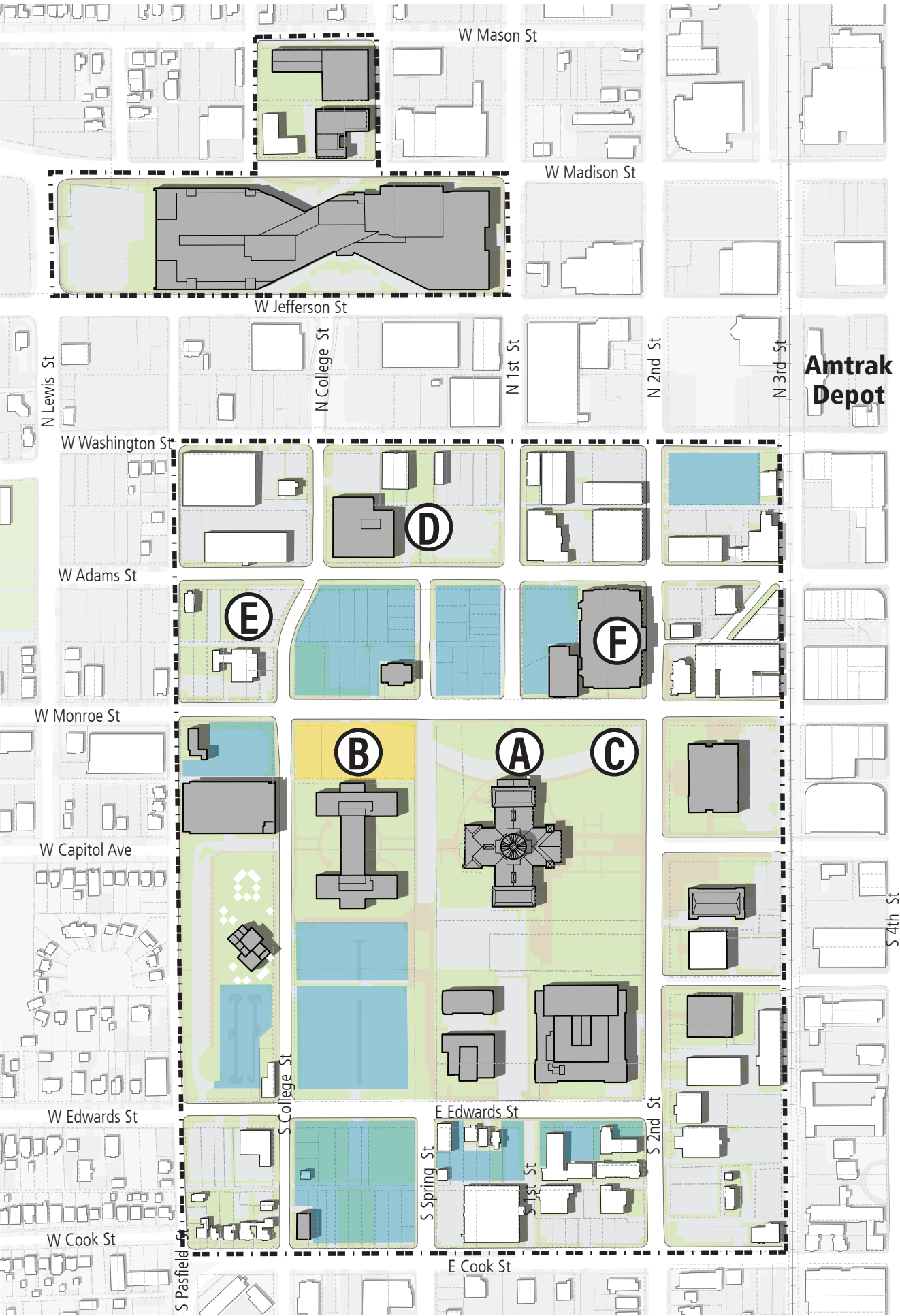
-> View of Capitol
- Streetscape Improvement / Opportunity
- Development/ Landscape Opportunity
- Pedestrian Linkage
- New Multi-modal Transportation Center
- Proposed Innovation District
- Capitol Complex



ONGOING & PROPOSED PROJECTS- CAPITOL COMPLEX

- Ⓐ Capitol North Wing Renovation- New Public Visitor Entrance
- Ⓑ Proposed Underground Parking Garage Location
- Ⓒ Landscape Plan for Capitol North Wing Renovation
- Ⓓ New Emergency Generator Location, part of Capitol North Wing Renovation
- Ⓔ New Chilled Water Plant
- Ⓕ Armory Stabilization Project

CAPITOL COMPLEX BOUNDARY
DEVELOPMENT/LANDSCAPE OPPORTUNITY
UNDERGROUND PARKING GARAGE (FINAL LOCATION TO BE DETERMINED)



MASTER PLAN GOALS



DOWNTOWN SPRINGFIELD INC EVENT
PHOTO CREDIT: BLUEBOXART PHOTOGRAPHY

CAPITOL COMPLEX GOALS

ESTABLISH FRAMEWORK FOR GROWTH

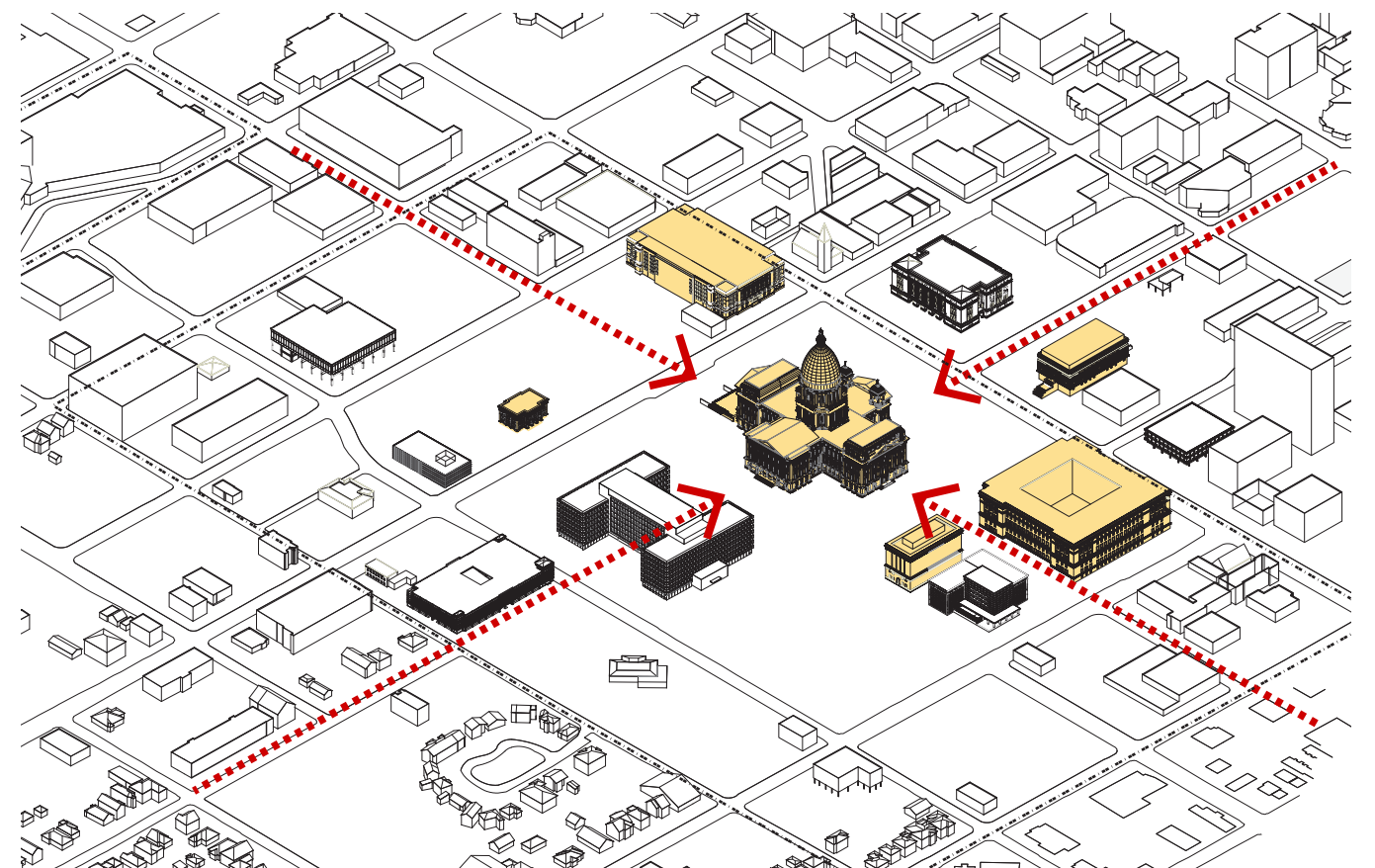
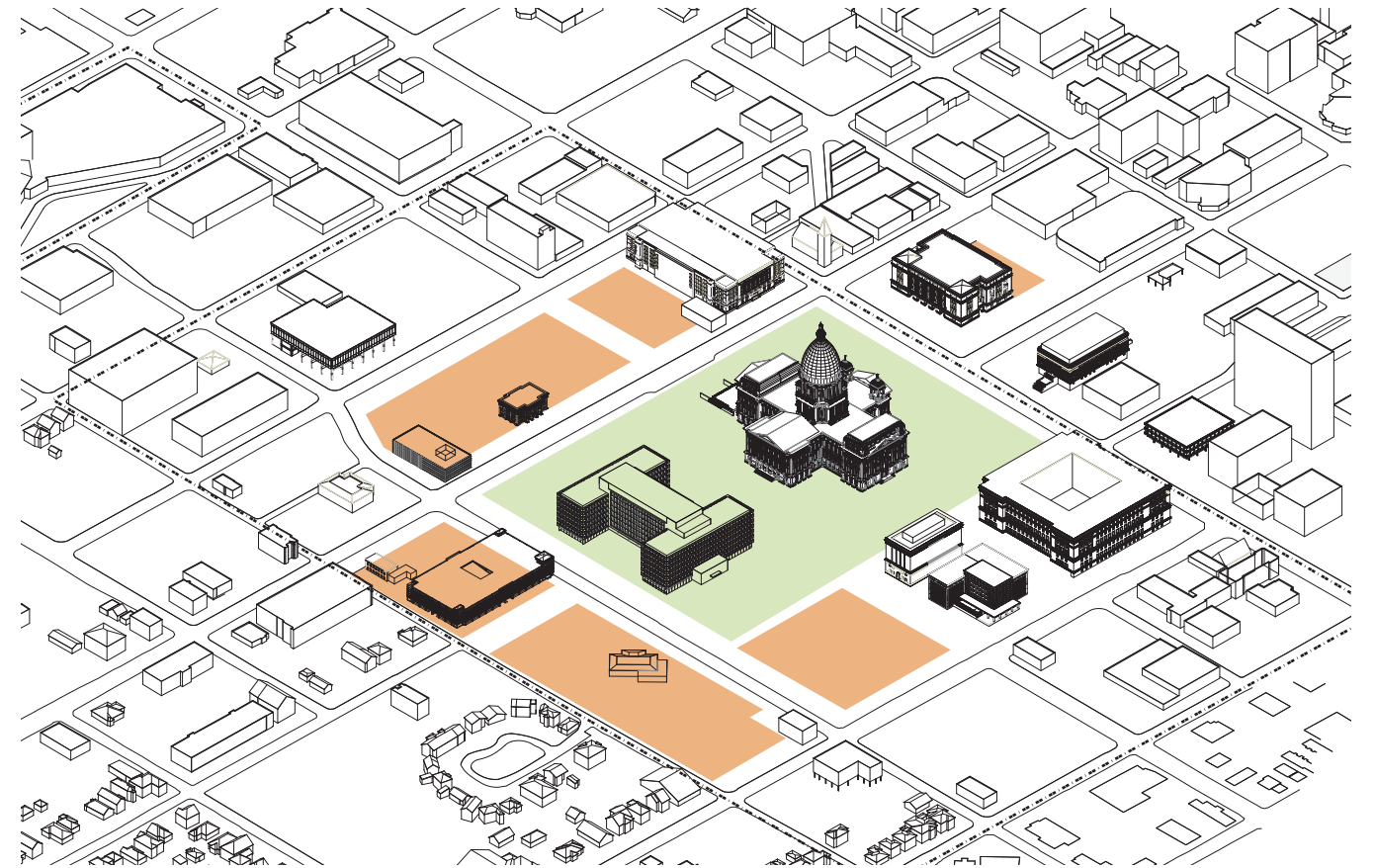
- Organize functions and space needs
- Improve connections and visitors routes
- Promote new mixed uses and ground level activities
- Introduce campus and building design guidelines
- Reduce at-grade parking

HONOR THE CAPITOL

- Emphasize historic preservation
- Establish view corridors and edges
- Improved streetscape, public open space and connections, pedestrian experience

STRENGTHEN LINKAGES TO DOWNTOWN AND NEIGHBORHOODS

- Encourage private development near the Capitol Complex
- Adopt new incentives for carpooling, transit, biking and walking
- Promote residential development in downtown Springfield
- Promote mixed-use buildings around the Capitol Complex
- Improve linkage to tourist attractions, provide easy access to tourist destinations



CAPITOL COMPLEX GOALS

REDUCE ENERGY USE AND EMISSIONS AT THE CAPITAL CAMPUS (MODEL FOR RESILIENT CAMPUS)

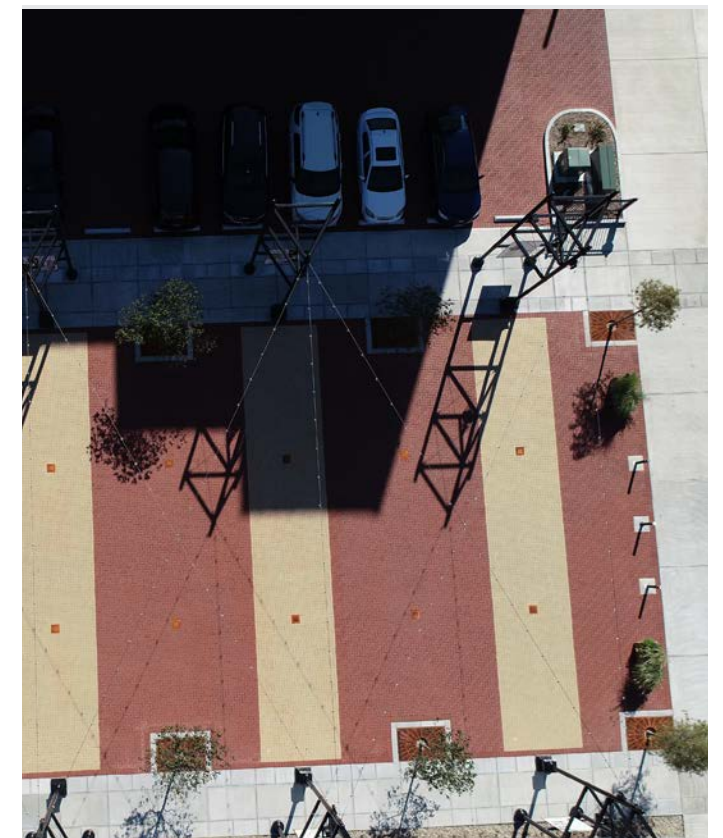
- Reduce carbon emissions
- New and existing condition energy targets
- On site renewables
- Incremental Infrastructure Improvements
- Resiliency planning



PHOTO CREDIT: SUNPIN SOLAR

INCREASE GREEN SPACE/REDUCE PERVIOUS SURFACE

- Reduce stormwater runoff/flooding
- Improve pedestrian use and amenities

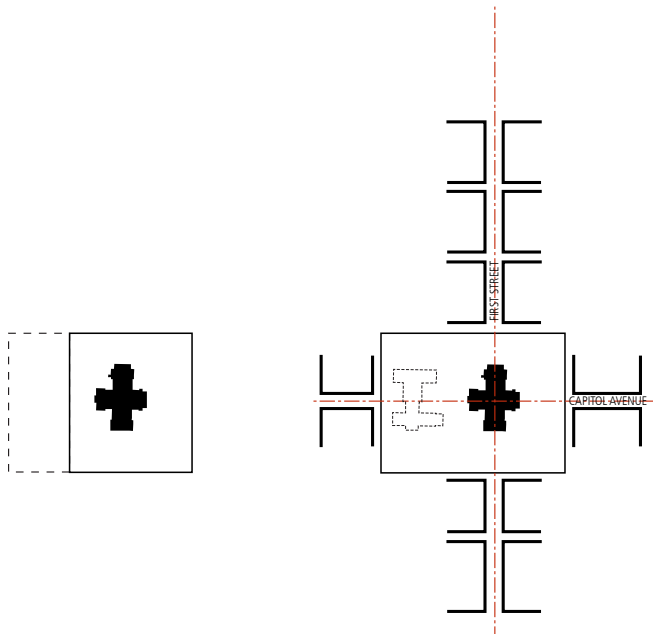


URBAN DESIGN PRINCIPLES & SUSTAINABILITY FRAMEWORKS



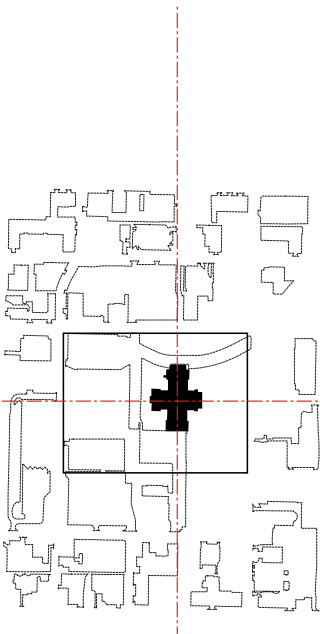
FARMERS MARKET STREET DINNER AT OLD CAPITOL PLAZA
PHOTO CREDIT: CURTAIN AND LEAF

URBAN DESIGN PRINCIPLES

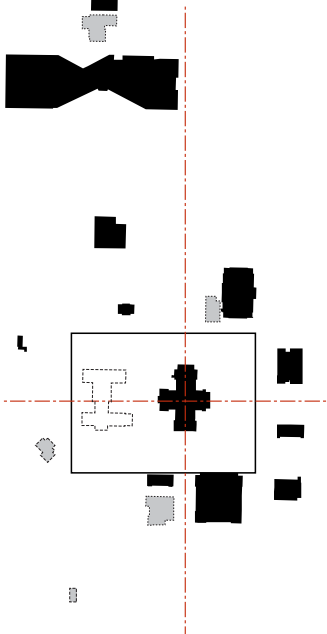


ESTABLISH
CAPITOL
SQUARE

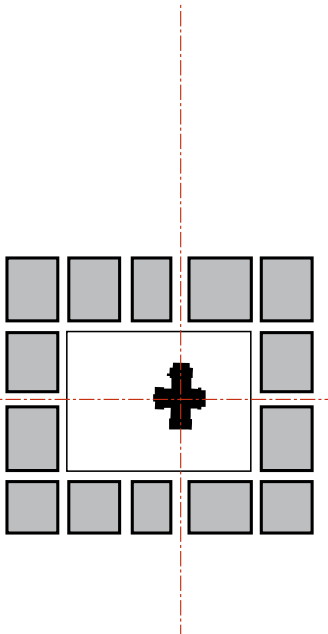
ESTABLISH
VIEW
CORRIDORS



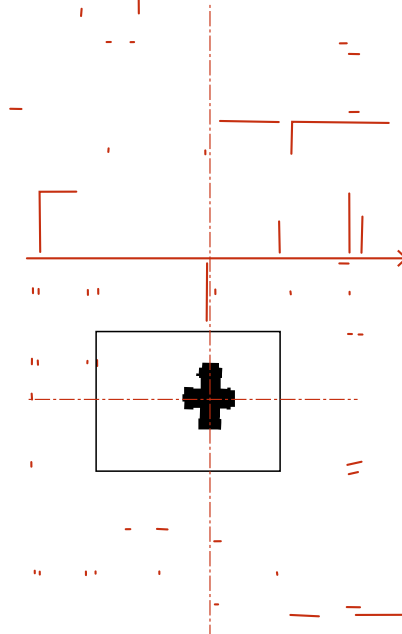
REMOVE
SURFACE
PARKING



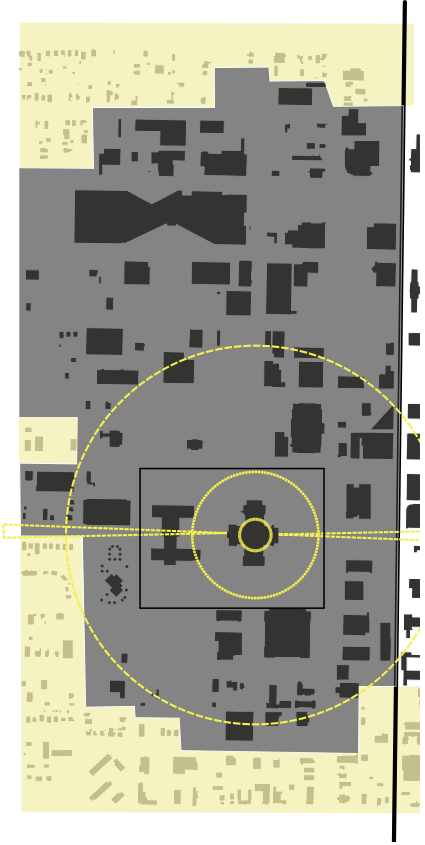
BUILDINGS TO
REMAIN



DEFINE AN
EDGE



CONNECT
PEDESTRIAN
ROUTES

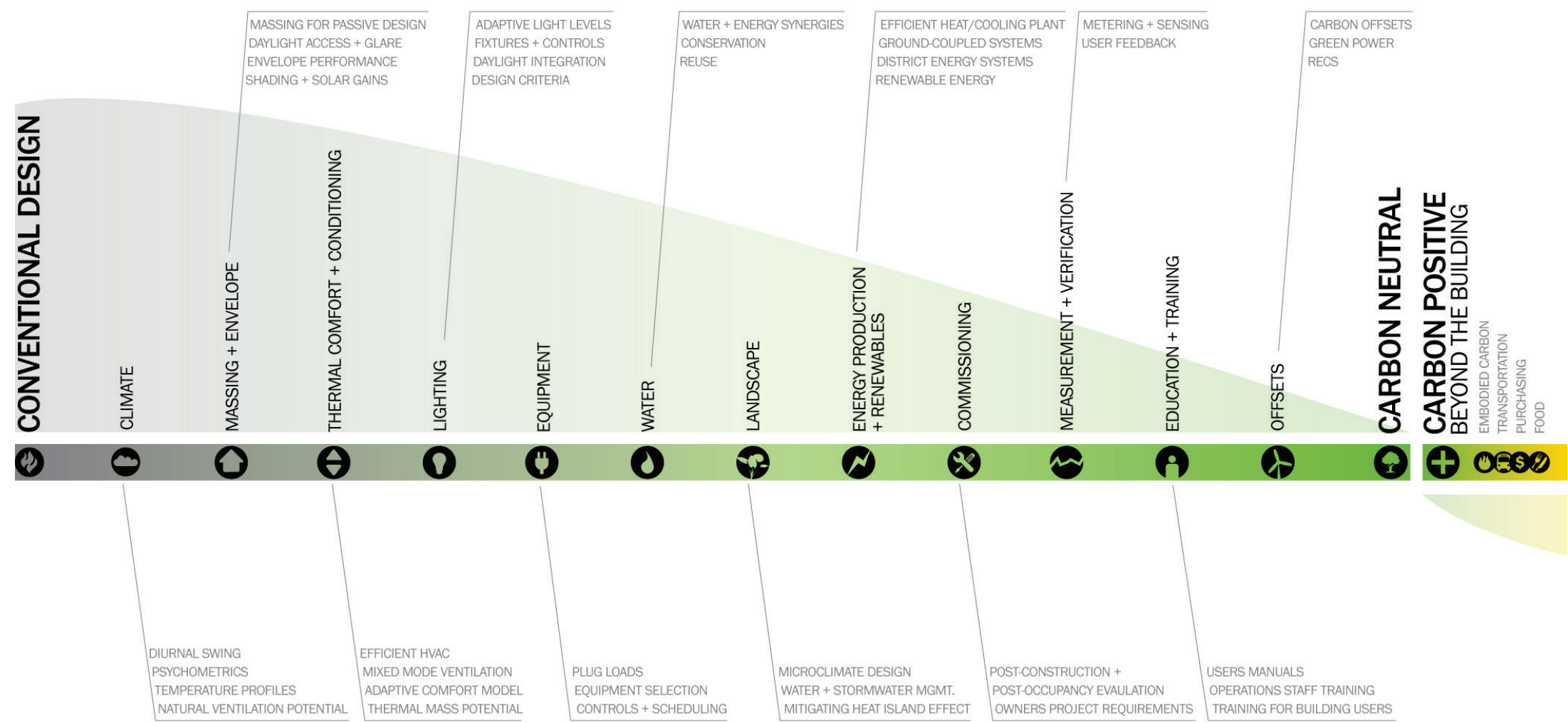


ESTABLISH
A DISTINCT
CAPITOL
DISTRICT

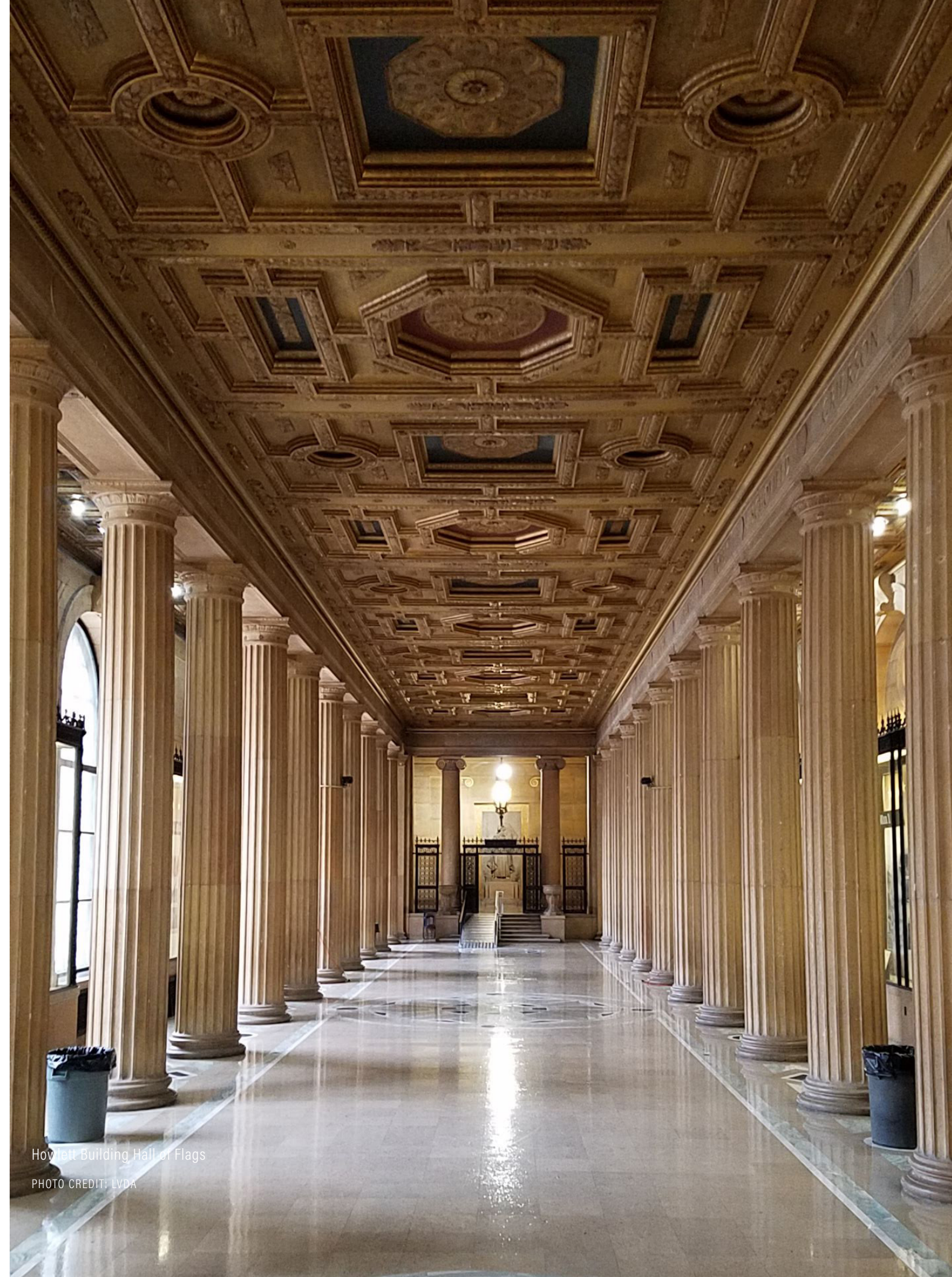
- DEVELOPMENT CAPACITY
- HEIGHT LIMITS

SUSTAINABILITY TARGETS

- 1. REDUCE GHG EMISSIONS BY 25-26% BY 2025 COMPARED TO 2005 LEVELS
Per Governor Pritzker’s Executive Order 2019-06 of January 23, 2019, committing Illinois to the Paris Agreement Targets
- 2. ACHIEVE NET ZERO CARBON EMISSIONS BY 2040/50?



SPACE NEEDS ANALYSIS AND STANDARDS



Hoyt Building Hall of Flags
PHOTO CREDIT: LVDA

SPACES NEEDS BY BRANCH OF GOVERNMENT

DGSF- Departmental Gross Square Footage, BGSF- Building Gross Square Footage

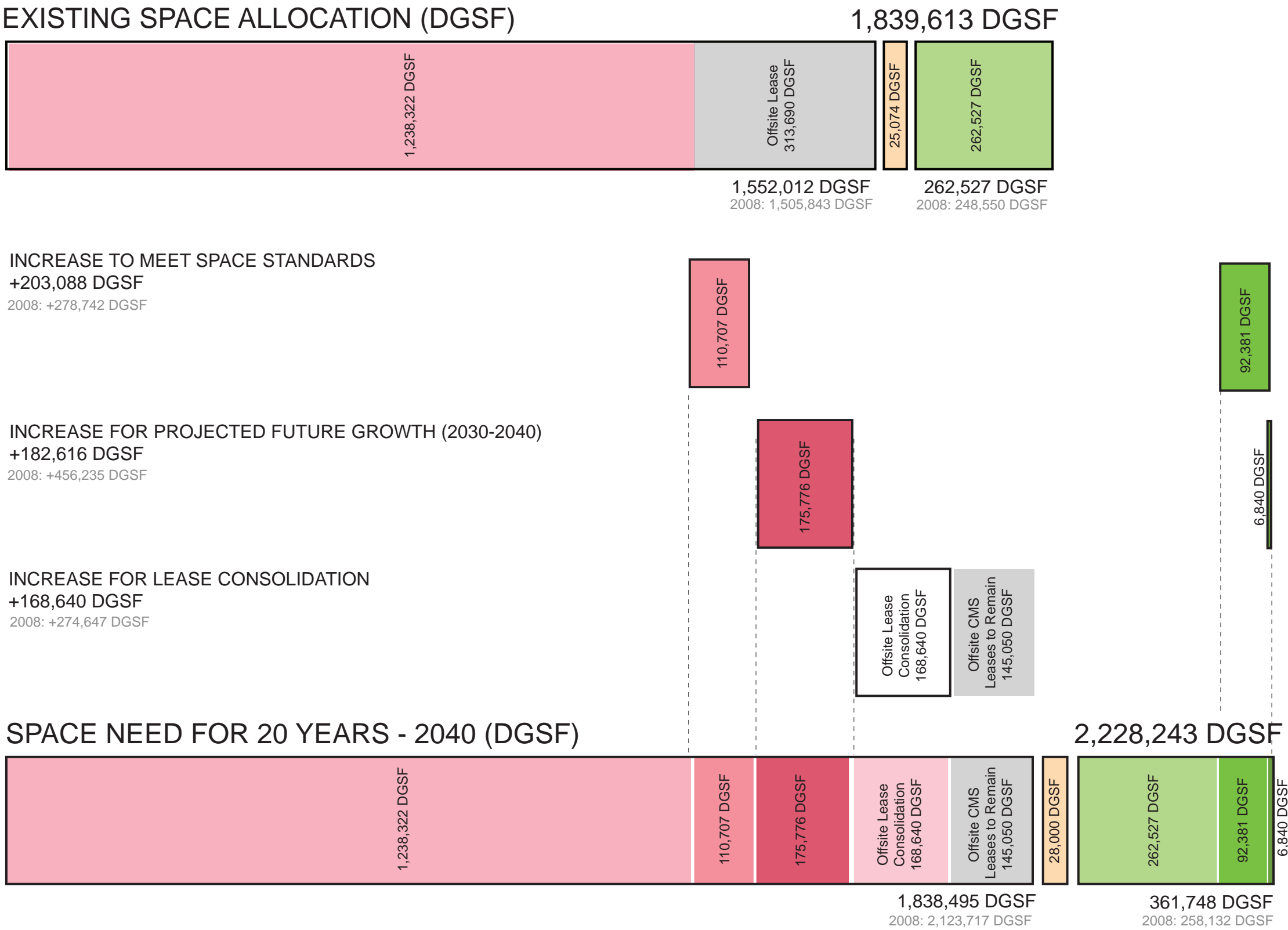
	Existing (DGSF)	2030 Total Space (DGSF*)	2030 Space Need (DGSF*)	2040 Total Space (DGSF*)	2040 Space Need (DGSF*)	2040 Program (BGSF**)
01. Legislative Space Needs	262,527	358,893	96,500	361,748	99,250	132,000
02. Executive Space Needs	1,552,012	1,713,519	161,500	1,838,495	286,500	382,000
Additional Leased Space Consolidation	Under Review	Under Review	TBD	Under Review	TBD	TBD
03. Judicial Space Needs	25,074	28,280	3,000	28,000	3,000	4,000
04. Secretary of State (SOS) Space Needs						
State Library	105,434	105,434	-	105,000	105,000	140,000
State Archives	34,508	69,000	34,500	69,000	34,500	46,000
05. Dept. of Natural Resources						
State Museum	65,406	178,000	112,500	178,000	237,000	237,000^
06. Visitors / Employee Amenities						
Visitor Center	6,385	6,385	-	6,385	-	8,500
Other Misc. Amenity spaces	Under Review	Under Review	TBD	Under Review	TBD	TBD

*UNLESS OTHERWISE NOTED THIS IS ADDITIONAL PROGRAM, BASED ON DIFFERENCE BETWEEN PROJECTED AND EXISTING DGSF

**ASSUMES MULTIPLIER OF 1.33

^ POTENTIAL OFFSITE RELOCATION OF STATE MUSEUM AND RESEARCH/COLLECTION CENTER

OVERALL SPACE NEEDS



PLAN RECOMMENDATIONS



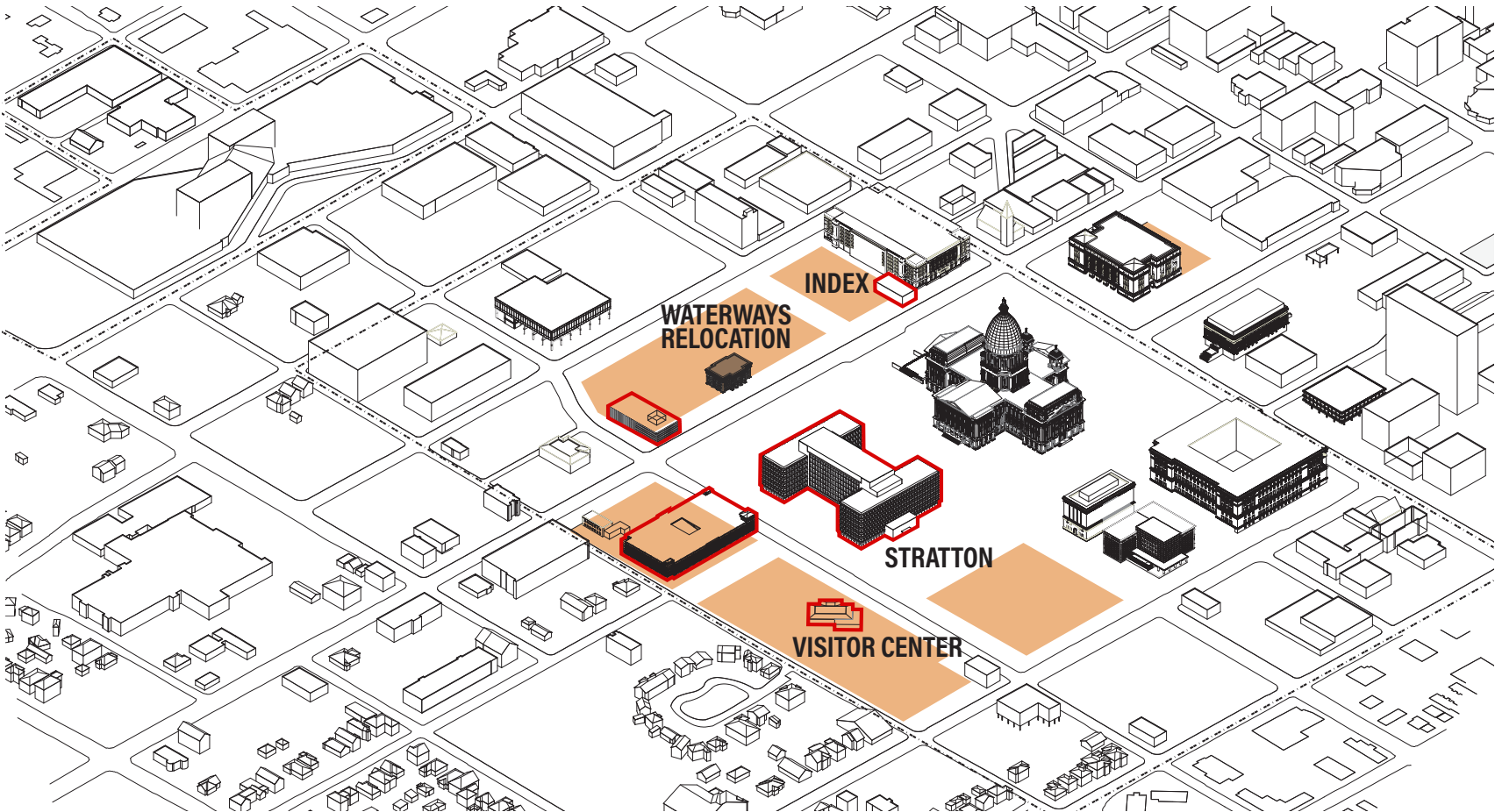
View of Capitol Building from Bicentennial Plaza

PHOTO CREDIT: MASSIE MASSIE + ASSOCIATES

BUILDING PROGRAM

DGSF- Departmental Gross Square Footage, BGSF- Building Gross Square Footage

	LEGISLATIVE BRANCH DGSF	EXECUTIVE BRANCH DGSF
BUILDING REPLACEMENT		
Stratton Building	144,745	209,251
Index Building		21,230
Visitor Center		6,385
FUTURE PROJECTED NEEDS		
Increase to Meet Space Standards	92,381	110,707
Projected Future Growth	6,840	175,776
Lease Consolidation		168,640
SUBTOTAL DGSF	243,966	523,349
PROJECTED FUTURE NEED (BGSF) Assumes Multipler of 1.33	375,332	697,799



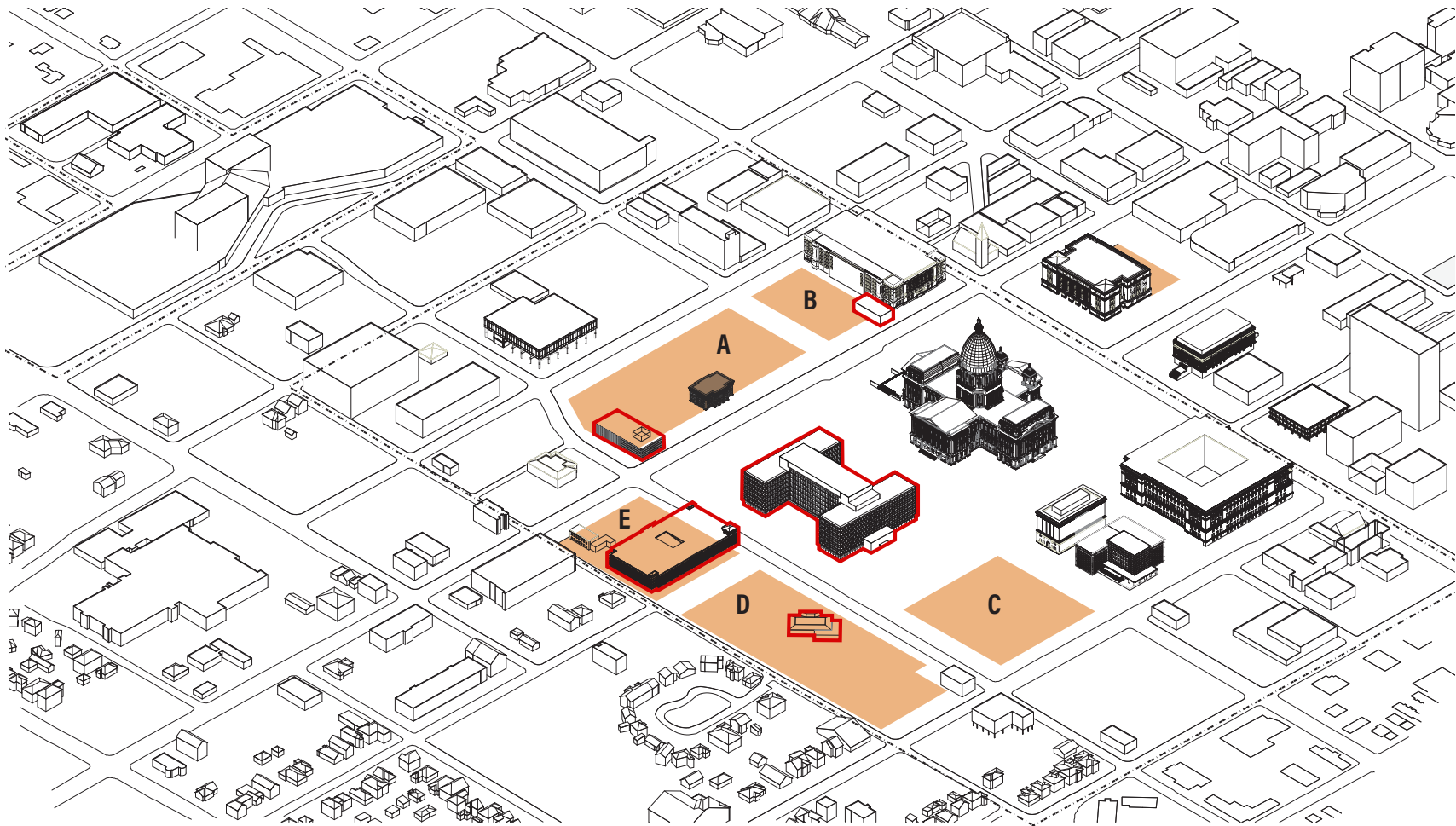
- Legislative Branch- New Building and Underground Expansion at Capitol Building
Functional Adjacency to the Capitol Building
- Executive Branch- Renovation of Armory, Computer Center, 2 New Office Buildings
- Expansion of State Archives and State Library
- Potential Offsite Relocation of State Museum

DEVELOPMENT CAPACITY

DGSF- Departmental Gross Square Footage, BGSF- Building Gross Square Footage

BUILDING NAME	PROGRAM	DEVELOPMENT AREA	BUILDING FOOTPRINT	DGSF	BGSF
J0145	Armory		50,000	185,000	243,400
J0146	Computer Center		30,300	56,142	75,071
M0105	State Archives				
M0500	State Library Existing		29,700	105,434	164,000
M0500	State Library Expansion		19,800		105,000
Building A	New Legislative Office Building	80,000	58,000	185,300	280,000
Building B	Future Executive Expansion	43,000	31,400	90,000	157,000
Building C	Executive Office Building	99,800	47,700		180,000
Building D	Undetermined	168,000	51,400	175,000	257,000
Building E	Undetermined	90,000	51,400	109,000	145,000

DEVELOPMENT SITES



ILLUSTRATIVE SITE PLAN

PROGRAM




Phase	Bldg ID	Bldg Name	Program	Existing DGSF	Existing BGSF	New/Add'l BGSF	Total
1	J0145	Armory	Executive Office	193,400	243,400	0	243,400
2	J0146	Computer Center	Undetermined	56,142	75,071	0	75,071
2	M0105	State Archives	Archives	37,804	55,529	+ 69,000	124,529
2	M0500	State Library	Library	105,434	164,000	+ 105,000	269,000
1	A	New Building 1	Legislative Office	-	-	280,000	280,000
1	C	New Building 2	Executive Office	-	-	180,000	180,000
2	B	New Building 3	Executive Office	-	-	157,000	157,000
3	D	New Building 4	Undetermined	-	-	257,000	257,000
3	E	New Building 5	Undetermined	-	-	145,000	145,000







Identified 2040 Space Needs for 3 Branches of Government* (DGSF): 850,745

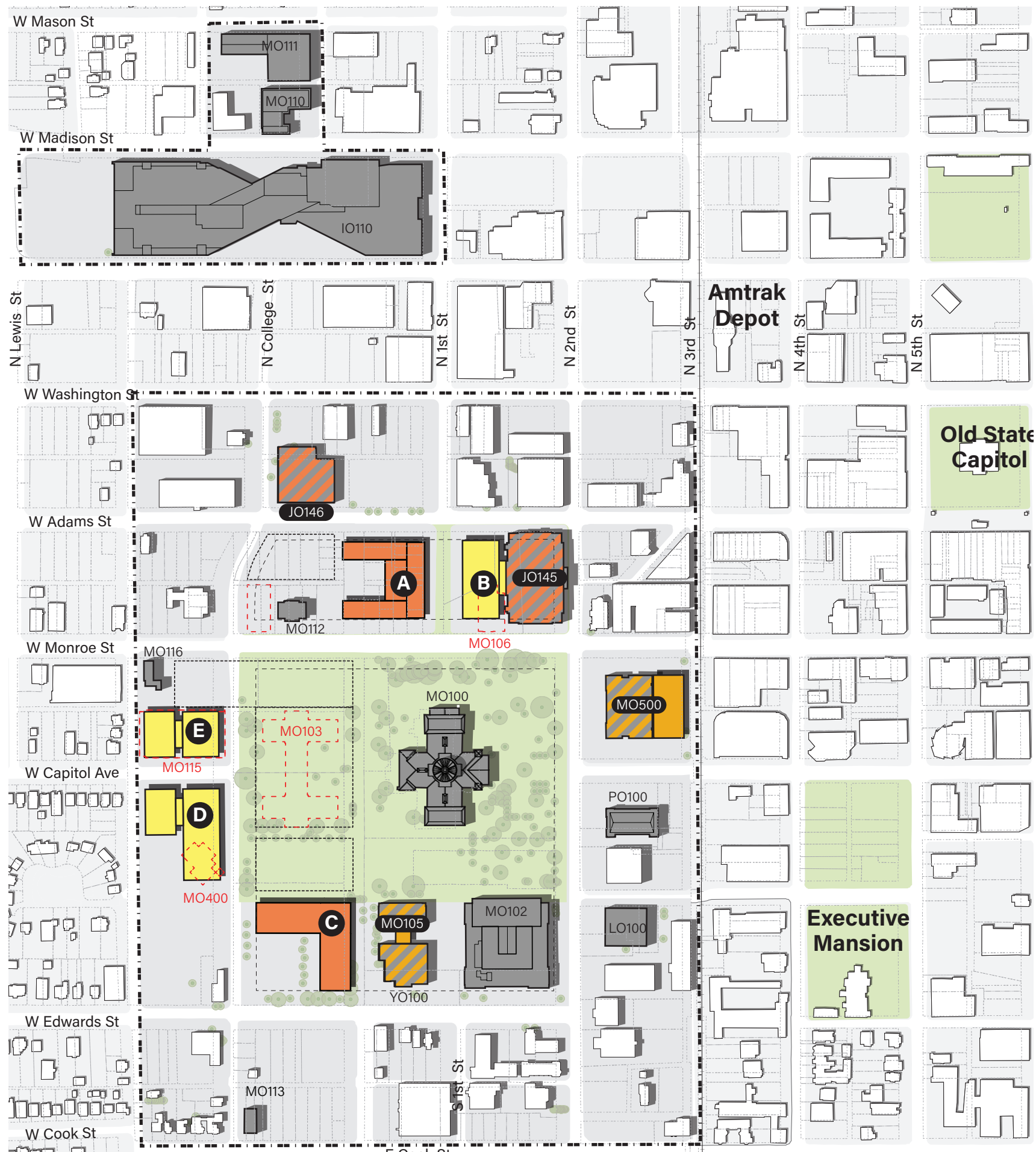
BGSF *Assumes multiplier of 1.33	1,131,492
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New Construction Potential (BGSF): 1,436,400

Legend

-  EXISTING CAPITOL COMPLEX BLDGS
 PROPOSED DEMOLITION
 EXISTING UNDERGROUND PARKING TO REMAIN

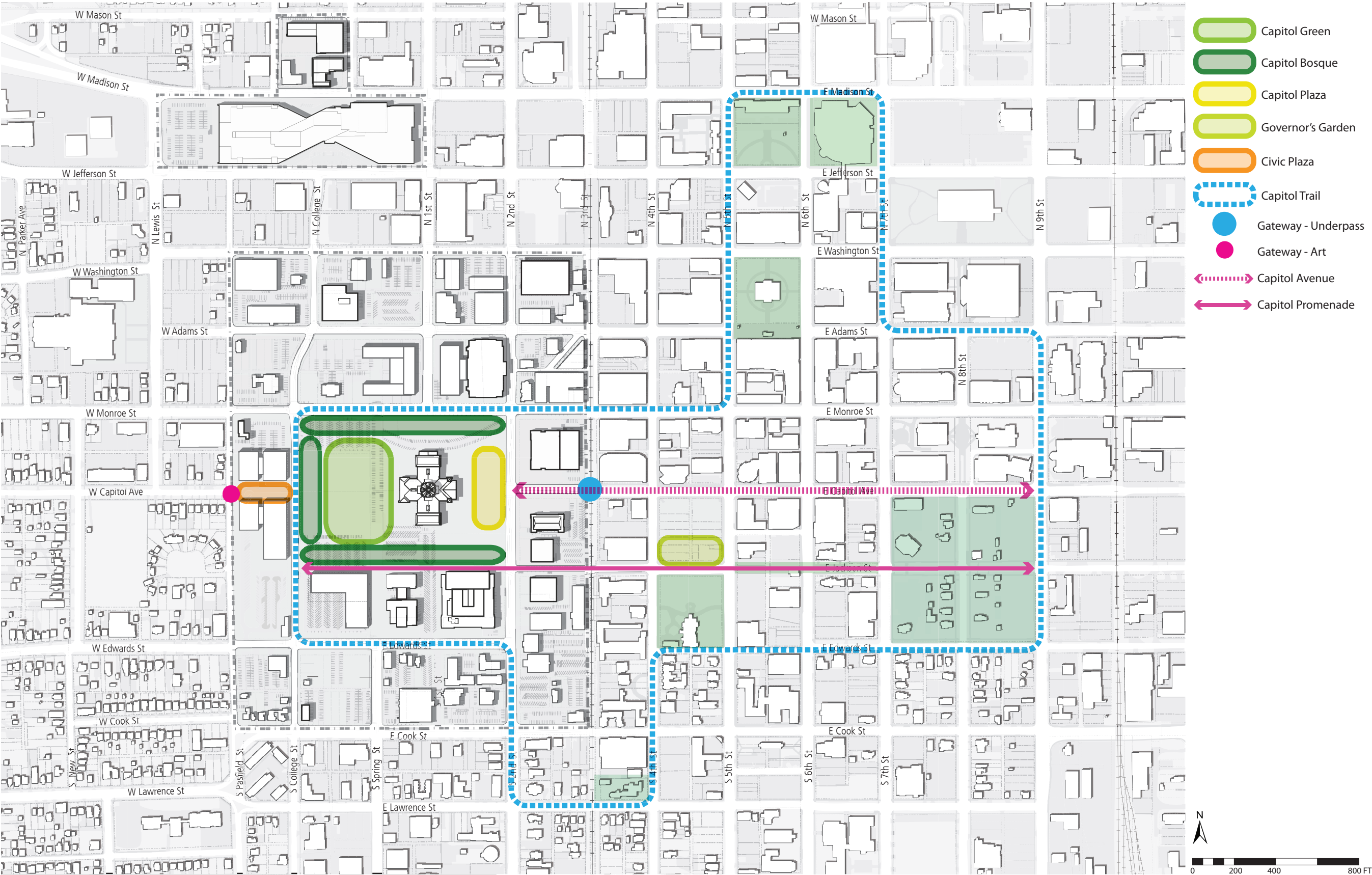
-  PHASE 1 NEW BUILDINGS
-  PHASE 1 RENOVATION
-  PHASE 2 NEW BUILDINGS
-  PHASE 2 RENOVATION
-  PHASE 3 NEW BUILDINGS
-  50' SECURITY SETBACK



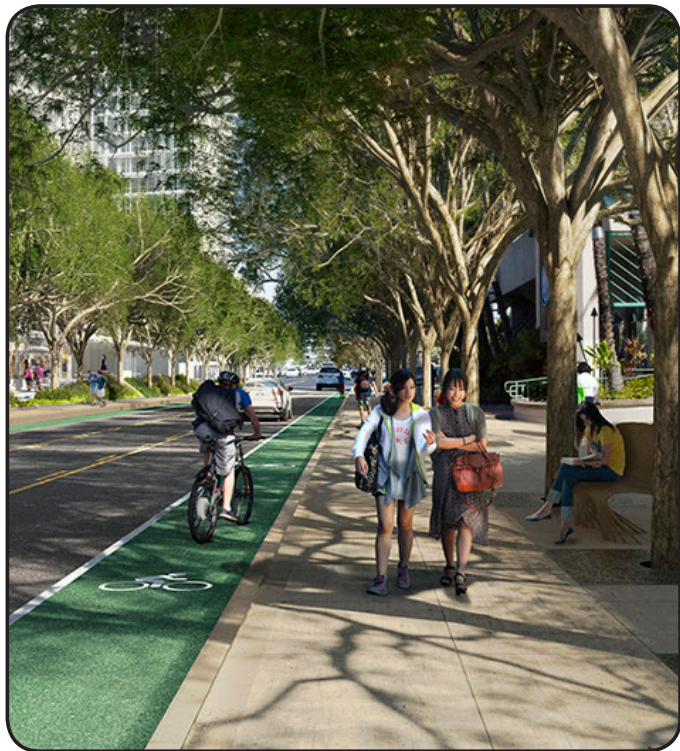
MASTER PLAN VISION



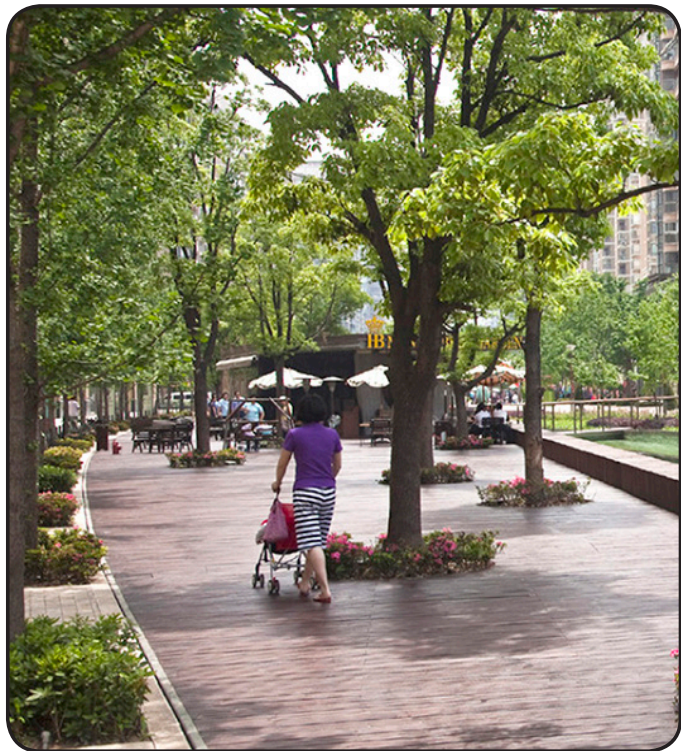
PUBLIC REALM AND OPEN SPACE FRAMEWORK



PUBLIC REALM AND OPEN SPACE FRAMEWORK



CAPITOL AVENUE



CAPITOL PROMENADE



CAPITOL TRAIL



ACTIVE LAWN



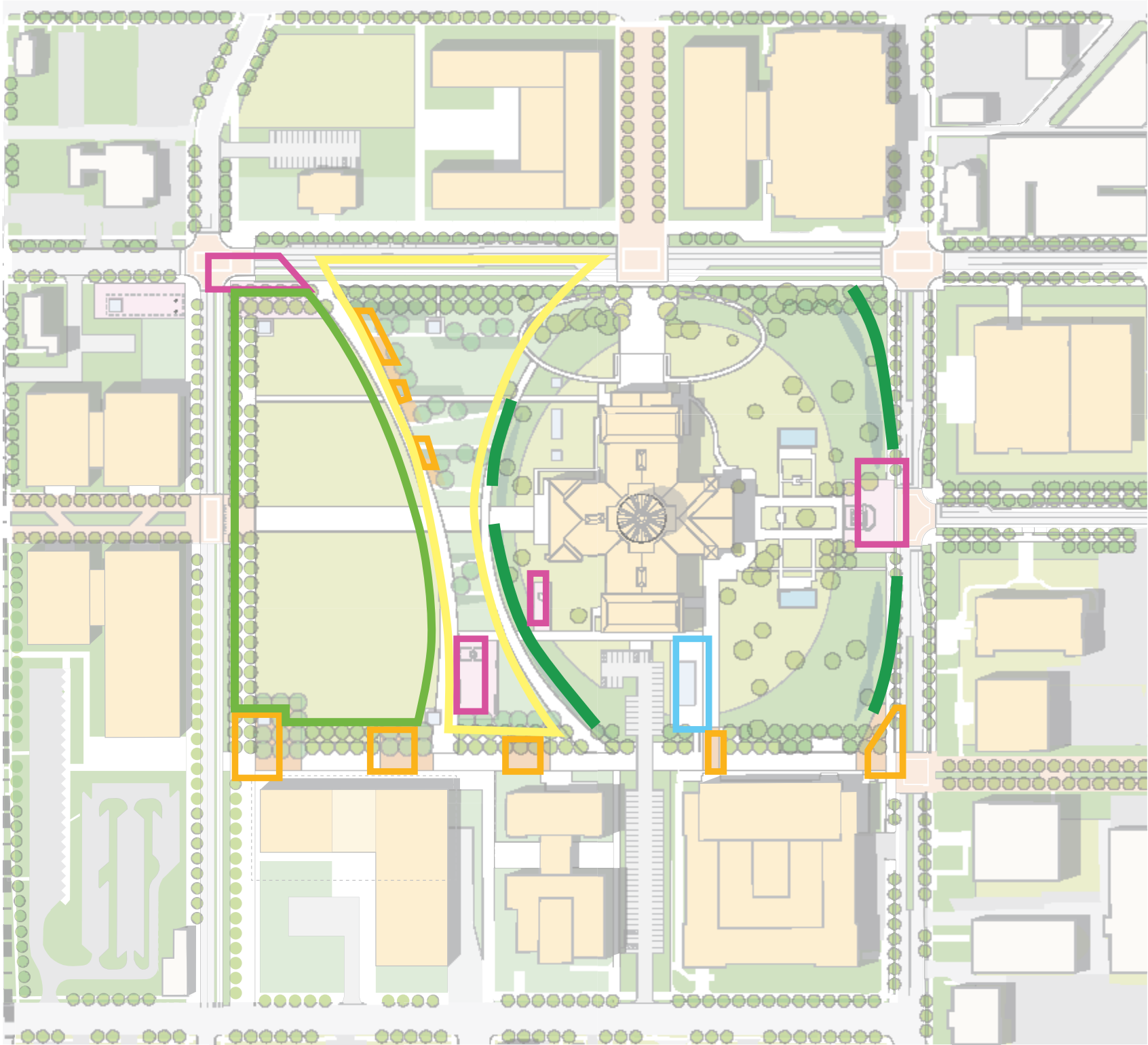
MEADOW GARDEN



MONUMENT

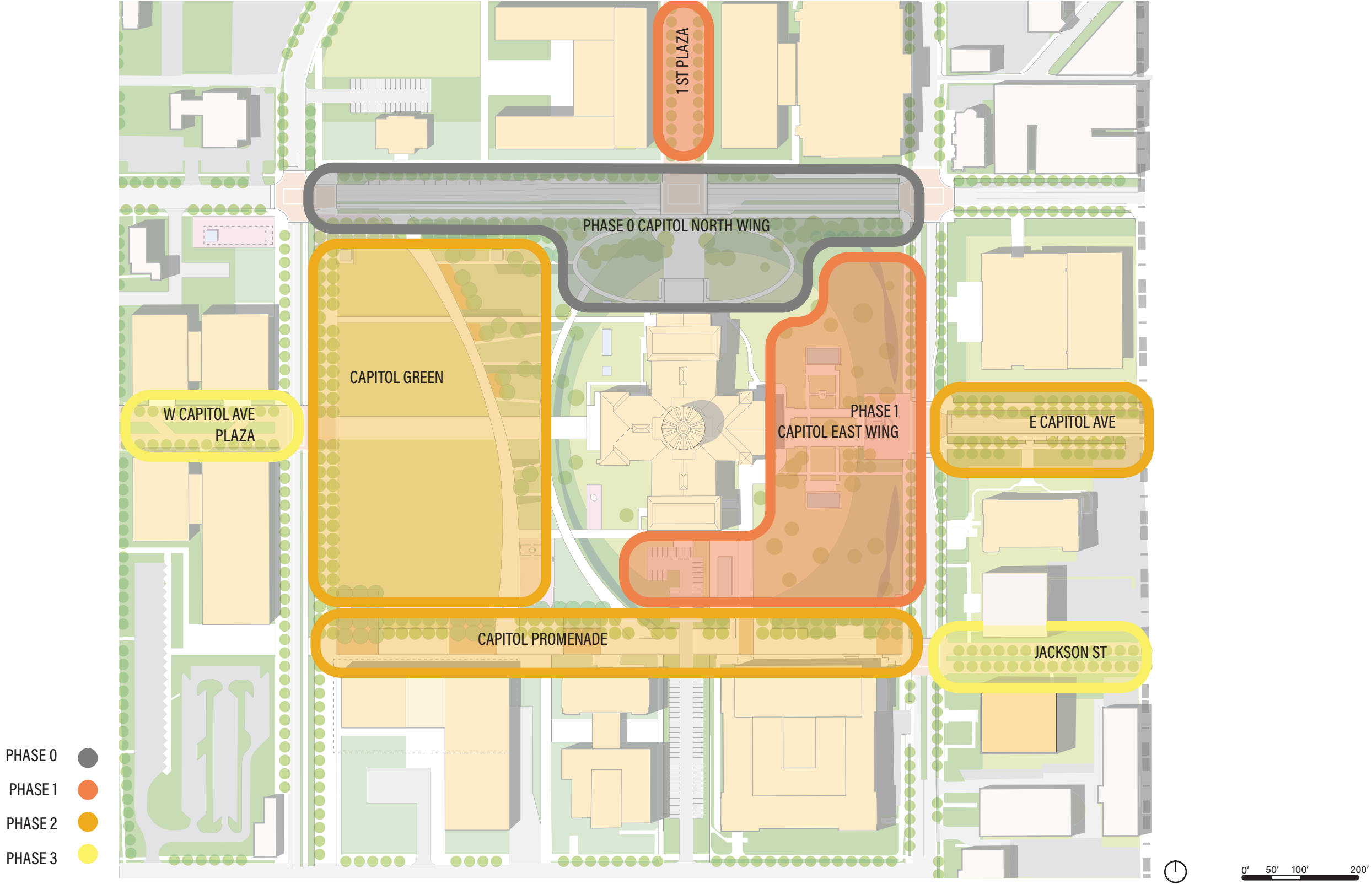
PUBLIC REALM AND OPEN SPACE FRAMEWORK

THE CAPITOL GROUND- PROGRAM



PUBLIC REALM AND OPEN SPACE FRAMEWORK

THE CAPITOL GROUND-PHASING



CAPITOL PEER CITY COMPARISION- CAMPUS AMENITIES

FOOD & ARTS

(e.g. Farmers Markets, Beer Festivals)



Colorado State Capitol (Farmers/Art Market)
Image Credit: Matt Inden/Miles



California State Capitol (Summit Beer Festival)
Image Credit: Eventbrite



Wisconsin State Capitol (Farmer's Market)
Image Credit: amphi.com



Louisiana State Capitol Park Museum
Image Credit: Louisiana State Museum



Oregon State Capitol (Brewfest)
Image Credit: BrewPublic

WELLNESS EVENTS

(e.g. Weekly Free Outdoor Yoga)



Texas State Capitol (International Day of Yoga)
Image Credit: collectiveVISION



Utah State Capitol (Wednesday Night Free Yoga)
Image Credit: nowplayingutah.com

CULTURAL EVENTS

(e.g. Orchestra Performances, Concerts, Movie Nights)



Iowa State Capitol (Yankee Doodle Pops)
Image Credit: Des Moines Symphony Orchestra/ Iowa Public Radio



West Virginia State Capitol (Outdoor Lectures)

FAMILY-ORIENTED + EDUCATIONAL EVENTS

(e.g. Easter Egg Hunt, March for Science Rally)



California State Capitol. (Easter Egg Hunt)
Image Credit: Randall Benton/SacBee



New York State Capitol. (March for Science Rally)
Image Credit: John Carl D'Annibale/Twitter

HOLIDAY CELEBRATION

(e.g. Fireworks, Light shows, Music, Christmas Tree Lighting)



Arkansas State Capitol
(Big Jingle Jubilee Holiday Parade)
Image Credit: Arkansas Department of Parks and Tourism



Texas State Capitol
(Holiday Sing-Along & Downtown stroll)
Image Credit: Austin.com

ARCHITECTURAL AND URBAN DESIGN STANDARDS

GROUND FLOOR CIRCULATION WITH AMENITIES

- Visitor Center
- Restaurants
- Cafés
- Laundromat/ Dry Cleaning
- Bank / ATM
- Post Office
- Day Care Facilities



Cafe, Kirkland Campus



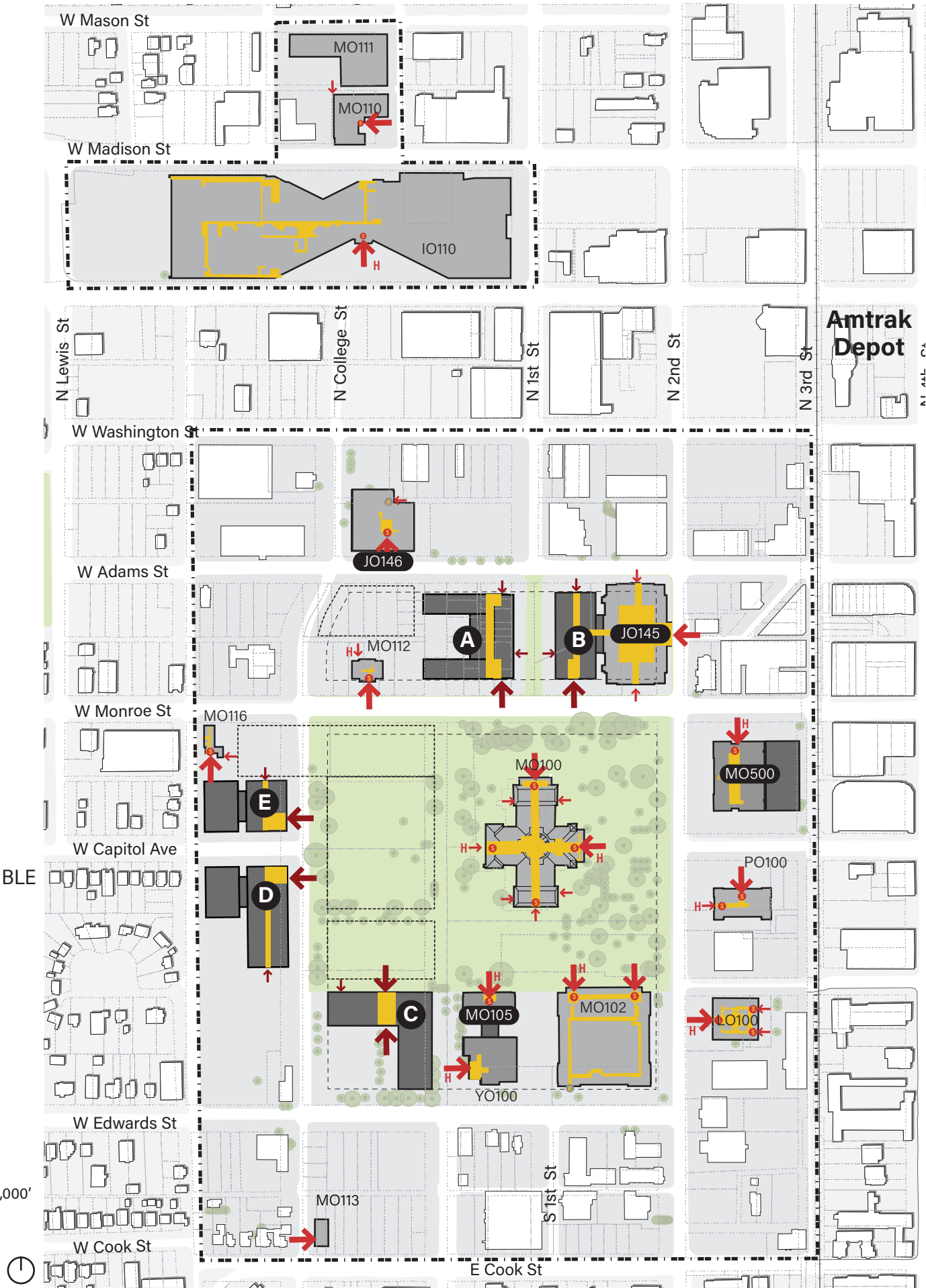
Meeting Room, Kirkland Campus



SAMPLE WORKPLACE AMENITIES - DLR

Legend

- EXISTING CAPITOL COMPLEX BLDGS
- PROPOSED NEW BUILDINGS
- PROPOSED UNDERGROUND PARKING
- ➔ PROPOSED MAIN ENTRANCE-ACCESSIBLE
- ➔ PROPOSED SECONDARY ENTRANCE
- ➔ EXISTING MAIN ENTRANCE
- ➔ EXISTING SECONDARY ENTRANCE
- H HANDICAP ACCESSIBLE ENTRANCE
- SECURITY CHECKPOINT
- INTERIOR BUILDING CIRCUCATION

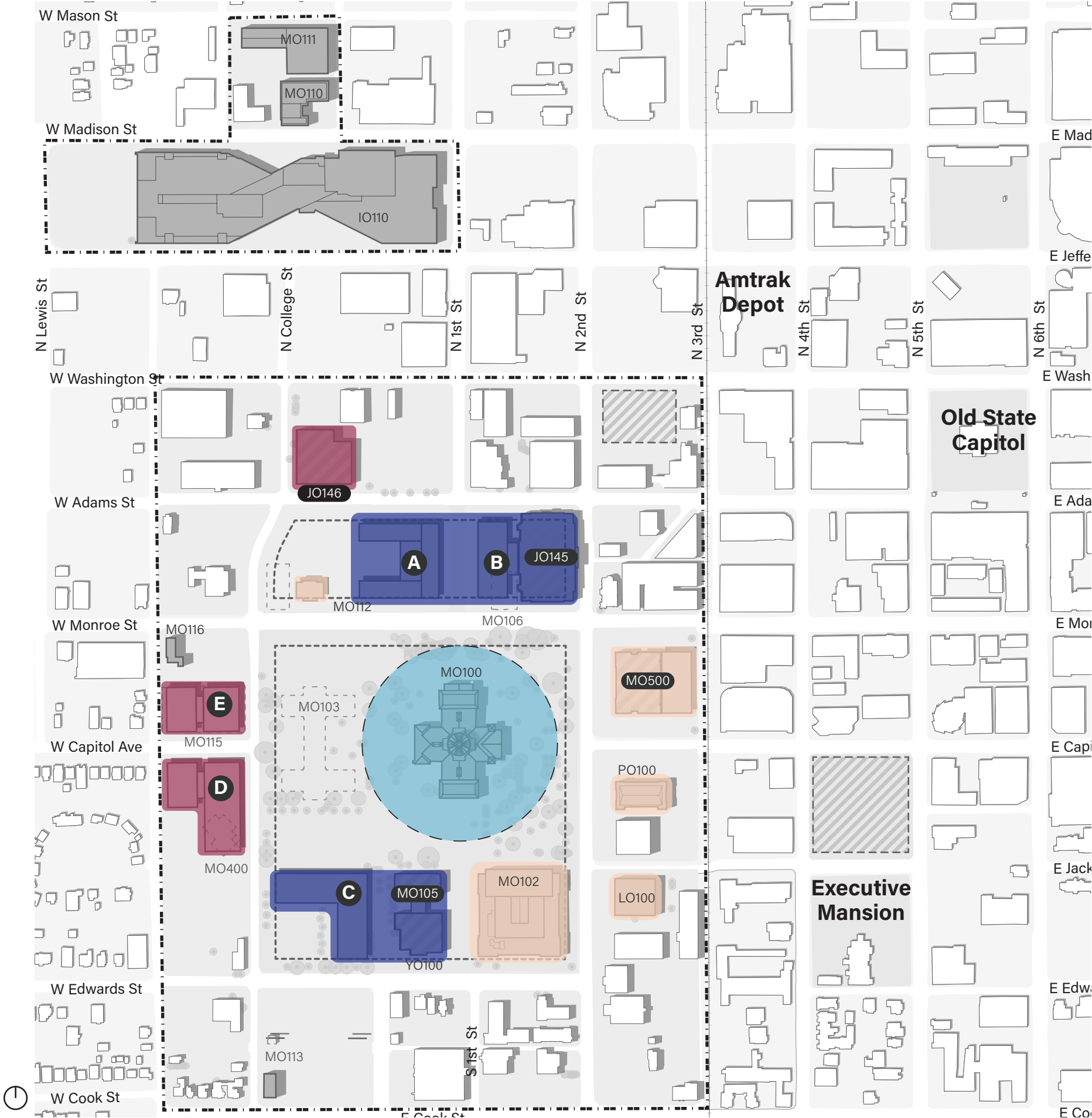


SECURITY STRATEGY

- MAINTAIN LANDSCAPE SECURITY BUFFER AROUND THE CAPITOL
- LIMIT ACCESS TO PEDESTRIAN ON 1ST AVENUE BETWEEN ADAMS AND MONROE STS
- DEVELOP PROTECTION STANDARDS FOR HIGH SECURITY AND MEDIUM SECURITY NEW BUILDINGS (BASED ON LOCATION AND USE)
- PROTECT ALL BUILDINGS WITH ENHANCED SECURITY

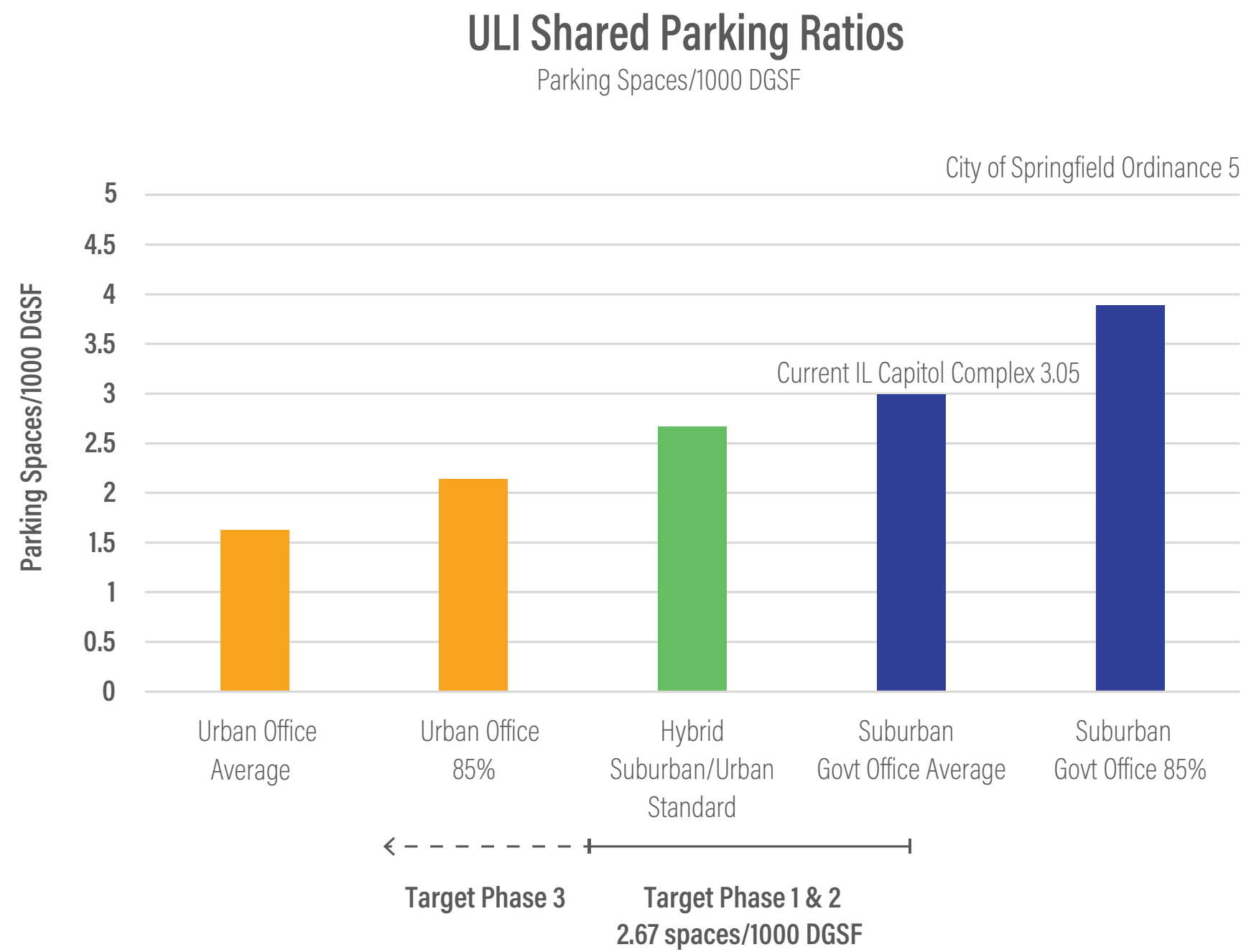
Legend

- 50' SECURITY SETBACK
- CAPITAL SECURITY BUFFER
- HIGH SECURITY NEW BUILDINGS
- MEDIUM SECUTIY NEW BUILDINGS
- EXISTING BUILDINGS



PARKING RECOMMENDATIONS

- DURING A TYPICAL WEEKDAY, ONLY ABOUT 50% OF PARKING IS OCCUPIED
- CREATE A MORE ACTIVE AND VIBRANT CAMPUS BY REDUCING EXCESS SURFACE PARKING
- REDUCE PARKING RATIO (SPACES/1,000 DGSF) OVER TIME FROM SUBURBAN TO MORE URBAN SETTING
- MORE EFFICIENT USE OF SPACE WITH PLANNED PARKING STRUCTURE



PARKING RECOMMENDATIONS

PARKING FACILITY JURISDICTION	OFF-PEAK PERIOD (TYPICAL WEEKDAY)	PEAK PERIOD (GENERAL ASSEMBLY IN SESSION)
SOS Parking Facilities	48.4%	69.8%
User Managed Facilities	56.8%	69.4%

PHASING STRATEGY

- PHASE 1- Reassign underutilized surface and structured parking
- PHASE 2- New underground parking at former Stratton Building Site
- PHASE 3- Options to meet undetermined building needs and opportunity for further parking ratio reductions

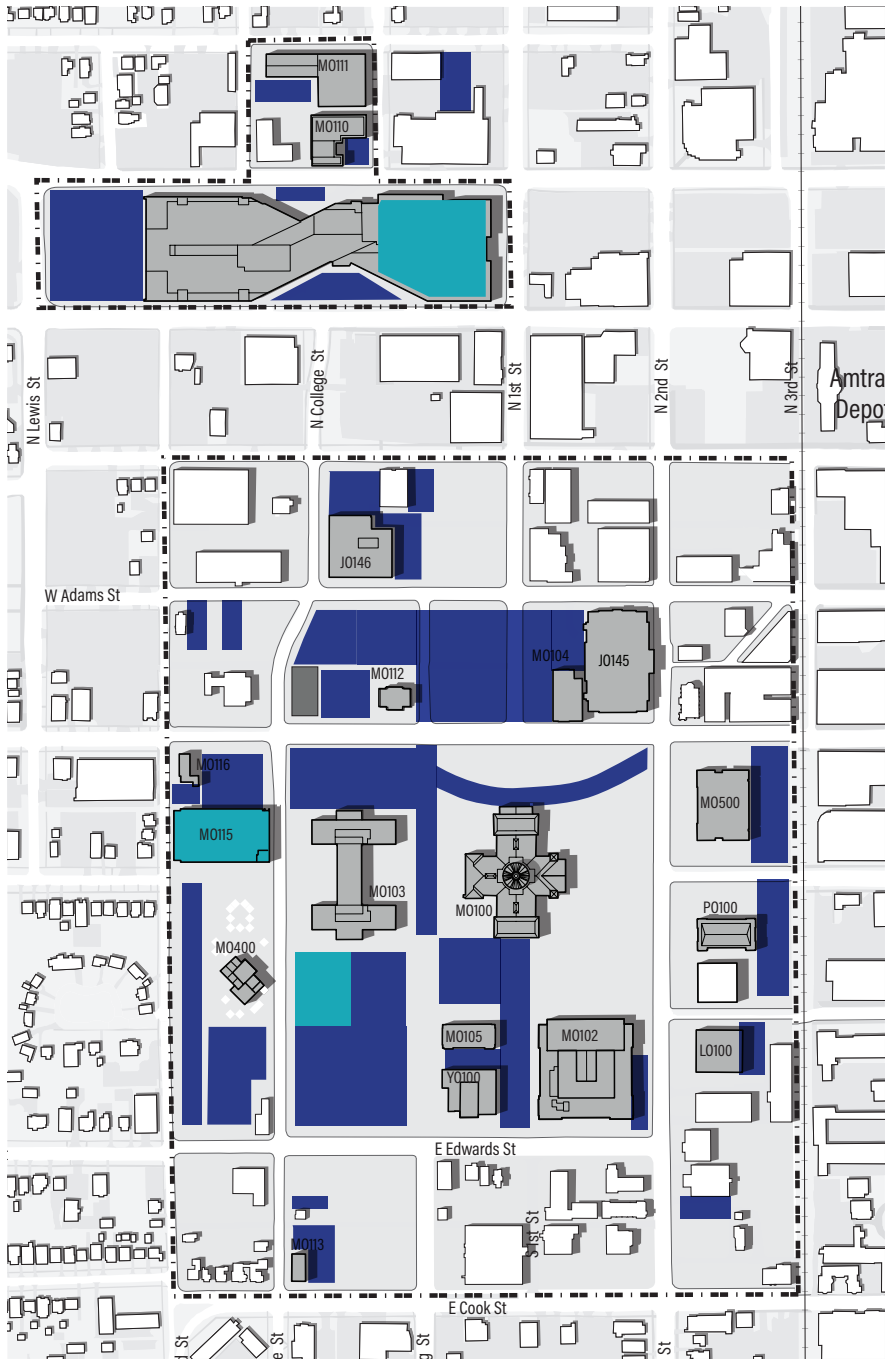


FIGURE 2. EXISTING PARKING PLAN

● STRUCTURED PARKING 1841 PARKING SPACES
● SURFACE PARKING 2698 PARKING SPACES

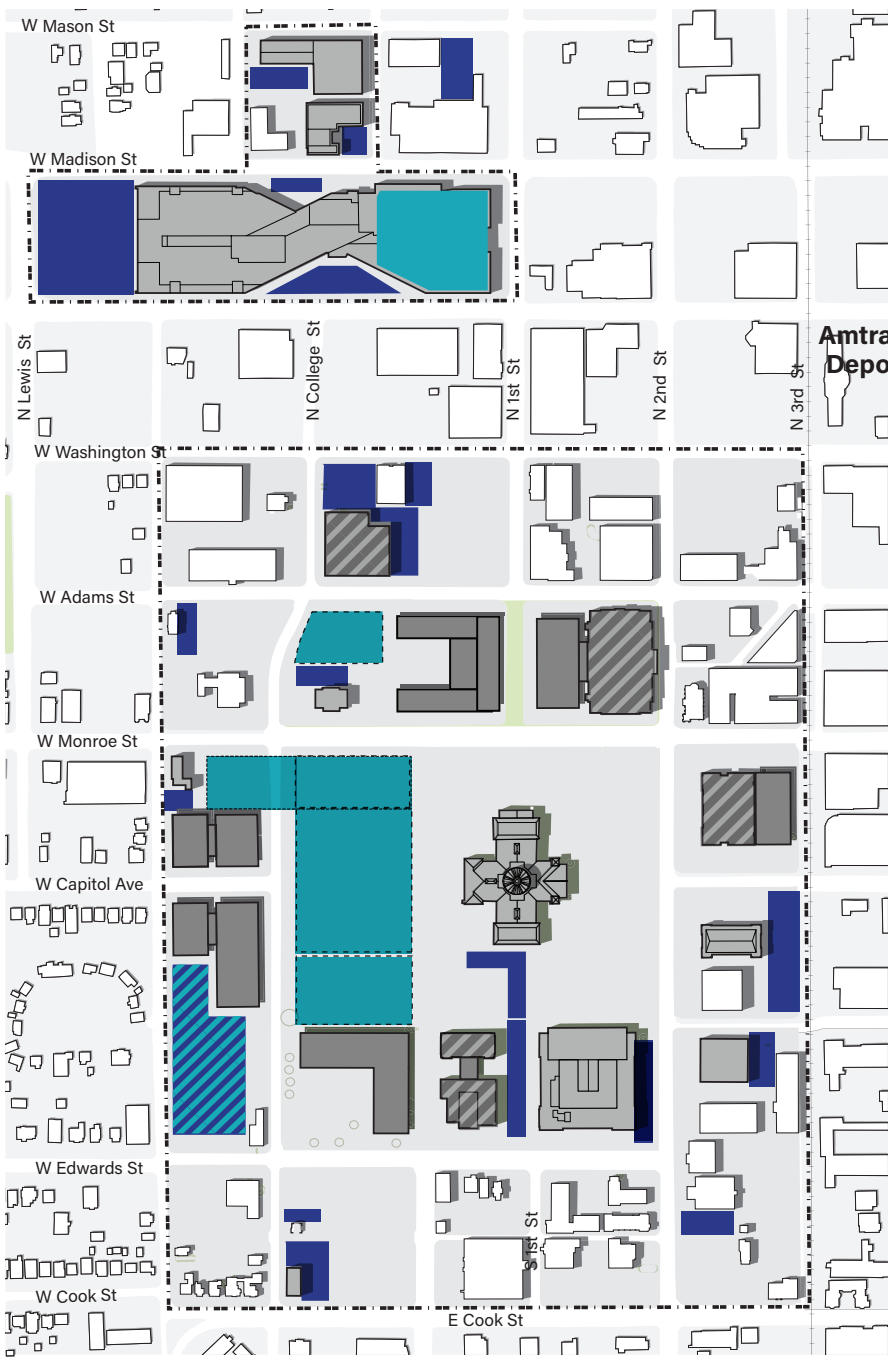


FIGURE 1. PARKING PLAN- PHASES 1 & 2

● STRUCTURED PARKING 3161 PARKING SPACES
● SURFACE PARKING 717 PARKING SPACES
● PHASE III STRUCTURED OR SURFACE PARKING TO REMAIN TBD

PARKING RECOMMENDATIONS

PARKING RATIO BY ZONE

North Zone

New Legislative Building, Building B, Armory Renovation, Computer Center Office Renovation

1,200 parking spaces

Estimated as 1344 Employees

504,150 DGSF

1 space per 1.15 Employees

2.38 Spaces Per 1,000 DGSF

Center Zone

State Capitol Building

500 parking spaces

Estimated as 500 Employees

154,445 DGSF

1 space per 1 Employee

3.24 Spaces Per 1,000 DGSF

South Zone

Howlett Building, State Archives Building, former Attorney General Building, New Executive Building

1,017 parking spaces

Estimated as 1225 Employees

380,585 DGSF

1 space per 1.20 Employees

2.67 Spaces Per 1,000 DGSF

West Zone

New Buiding D, New Buiding E

TBD

Estimated as 400+ Employees, if Office Use

150,000+ DGSF

User Agencies

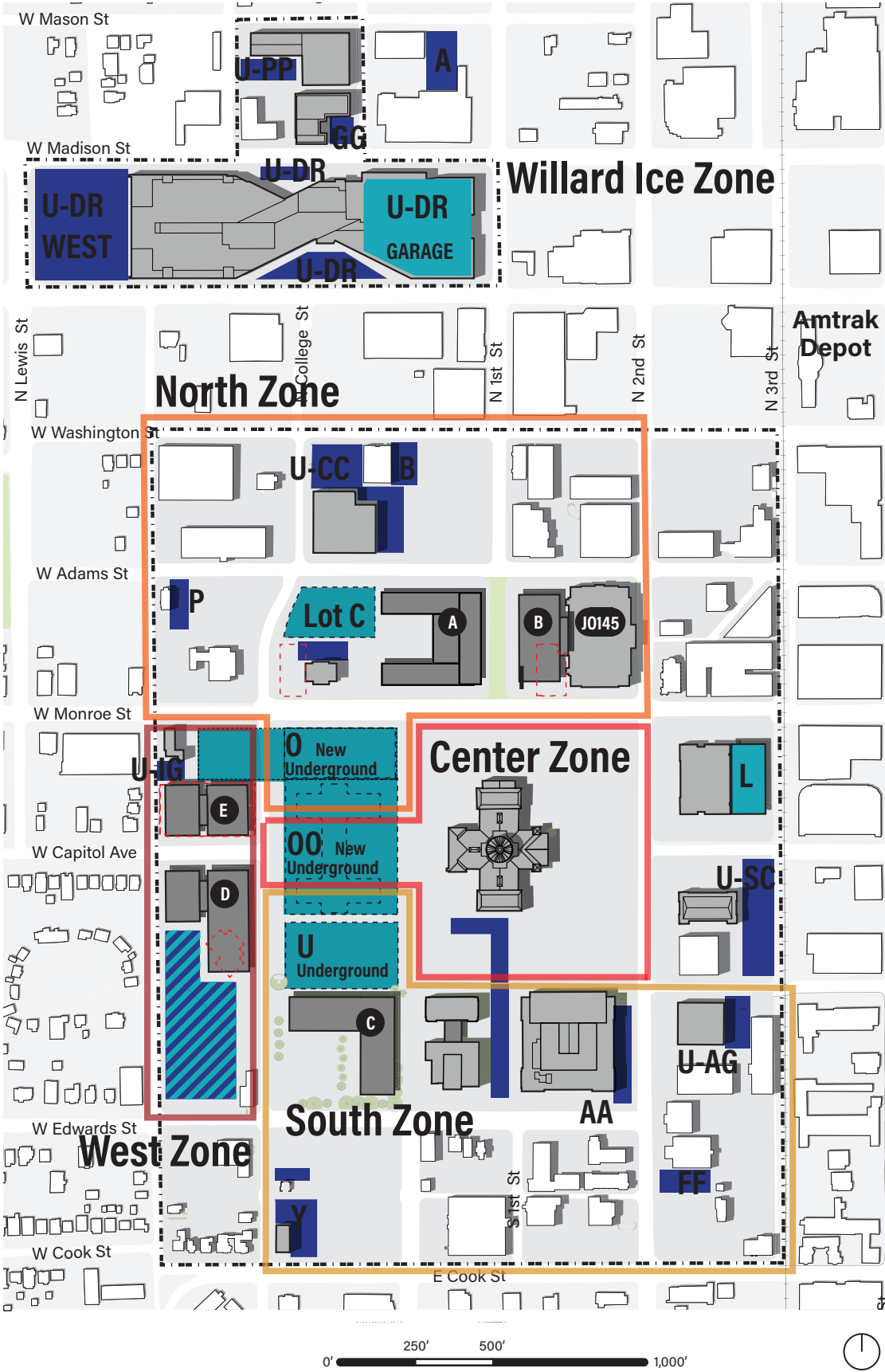
Supreme Court, Waterways Building, Inspector General, State Library

151 parking spaces

Estimated as 170 Employees

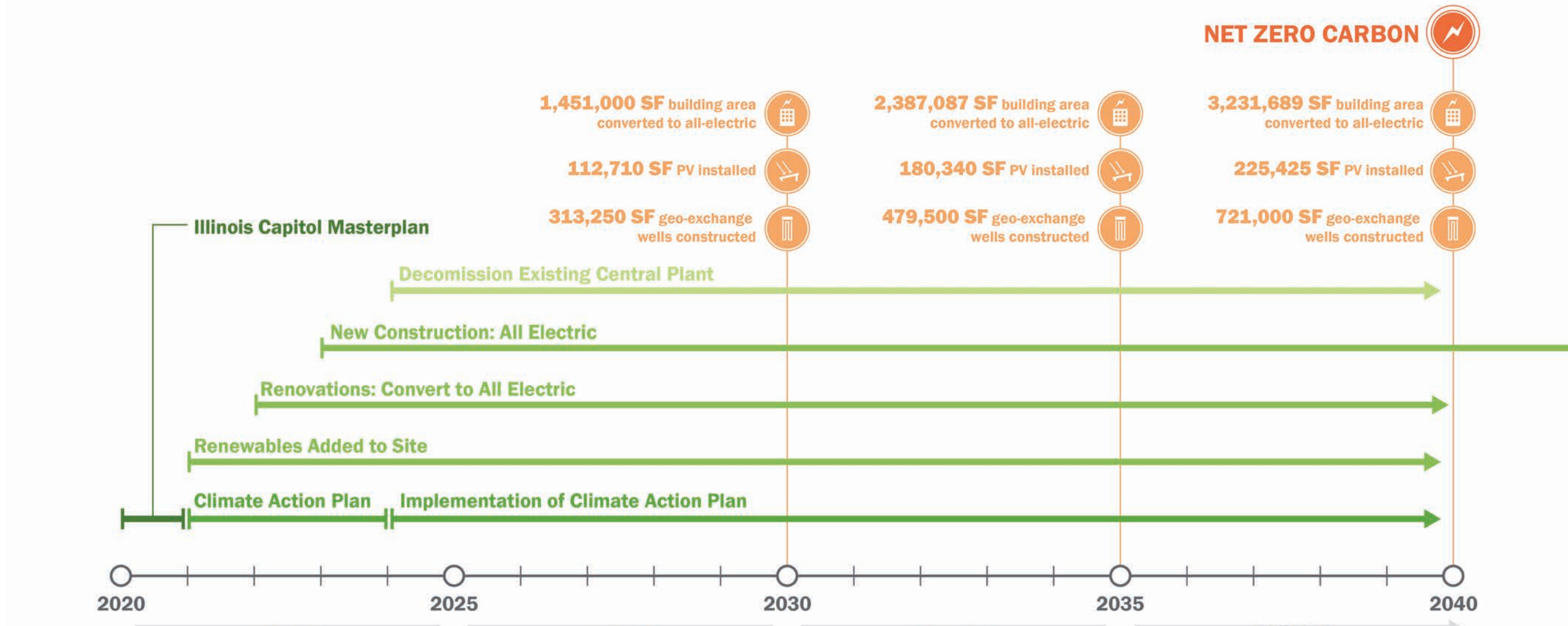
258,438 DGSF

1 space per 1.12 Employees



ENERGY AND UTILITY RECOMMENDATIONS

SUSTAINABILITY FRAMEWORK



- WATER, ENERGY, WASTE REDUCTION
- SITE AND GREENSPACE
- MATERIALS AND RESOURCES
- HEALTHY AND PRODUCTIVE BUILDINGS

ENERGY AND UTILITY RECOMMENDATIONS



Redundancy/Resiliency

Plant configuration and layout



Energy Efficiency/Sustainability

Carbon Free Site
Water Use Reduction/Re-use
Renewable Energy



Operation and Maintenance

ENERGY AND UTILITY RECOMMENDATIONS

COOLING

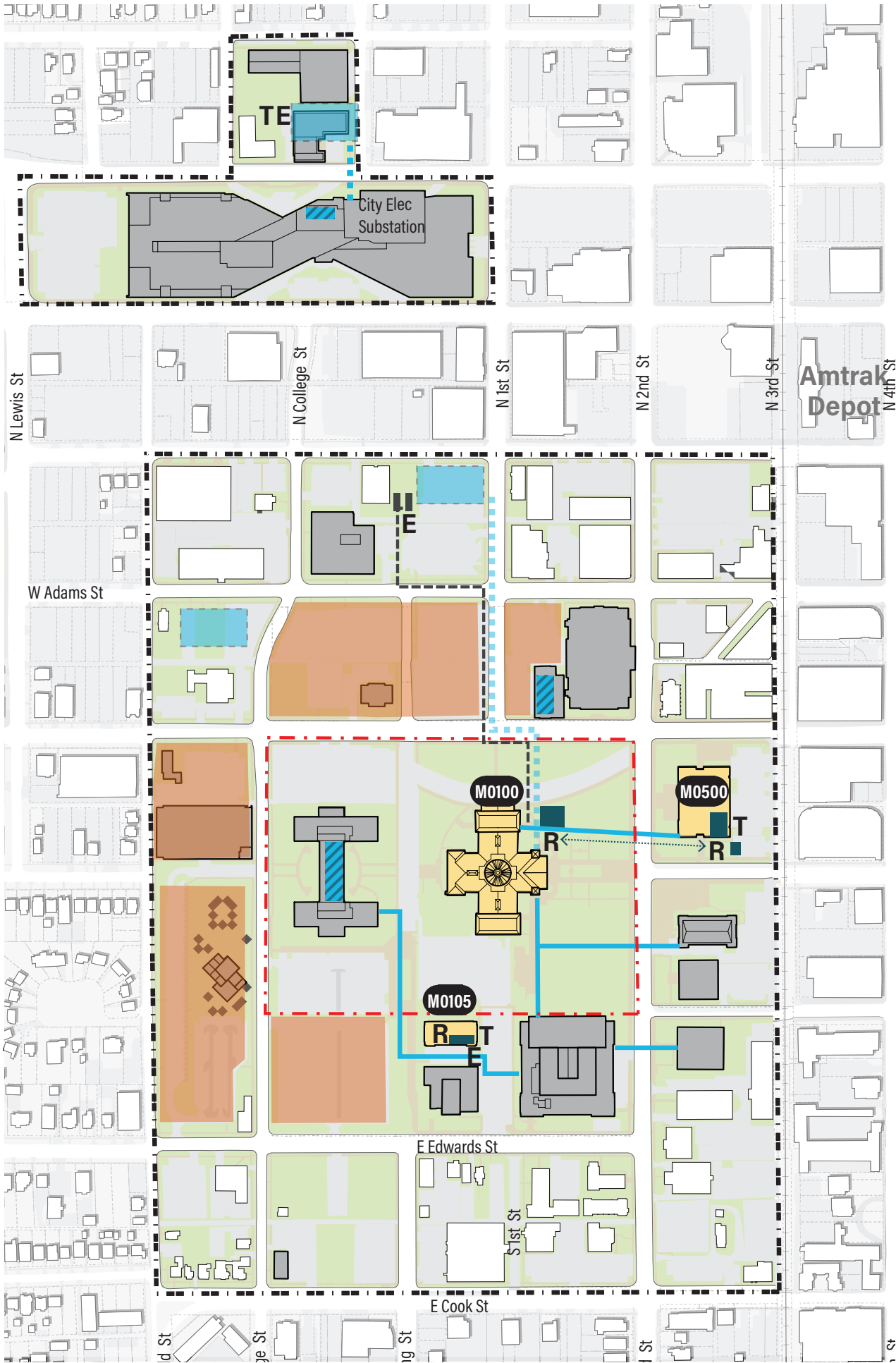
NEW CENTRAL COOLING PLANTS PROPOSED AT NORTH CAMPUS AND SOUTH CAMPUS

- CDB project in early design phases, Ross & Baruzzini Engineering
- Site selection in progress

REDUNDANCY/RESILIENCY PLANNING

- Capitol building and New Legislative Building- critical operations with emergency power and backup cooling
- State Library and State Archives- protect special collections

- EXISTING CHILLED WATER PIPING
- STATE-OWNED BUILDING
- CRITICAL- HIGH REDUNDANCY HVAC NEEDS BUILDING
- POTENTIAL NEW CENTRAL CHILLER PLANT SITE
- PROPOSED CHILLED WATER PIPING- DIRECT BURIED, ESTIMATED AS TWO 48 INCH PIPES PLUS INSULATION
- BUILDING CHILLER PLANT-DECOMMISSIONED AFTER CENTRAL CHILLER PLANT CONSTRUCTION
- R** REDUNDANT LOCAL CHILLER EQUIPMENT
- T** TAP FOR TEMPORARY TRAILER-MOUNTED INDUSTRIAL CHILLER WITH SELF-CONTAINED EMERGENCY POWER
- E** EMERGENCY POWER GENERATOR SERVING CHILLER EQUIPMENT



ENERGY AND UTILITY RECOMMENDATIONS

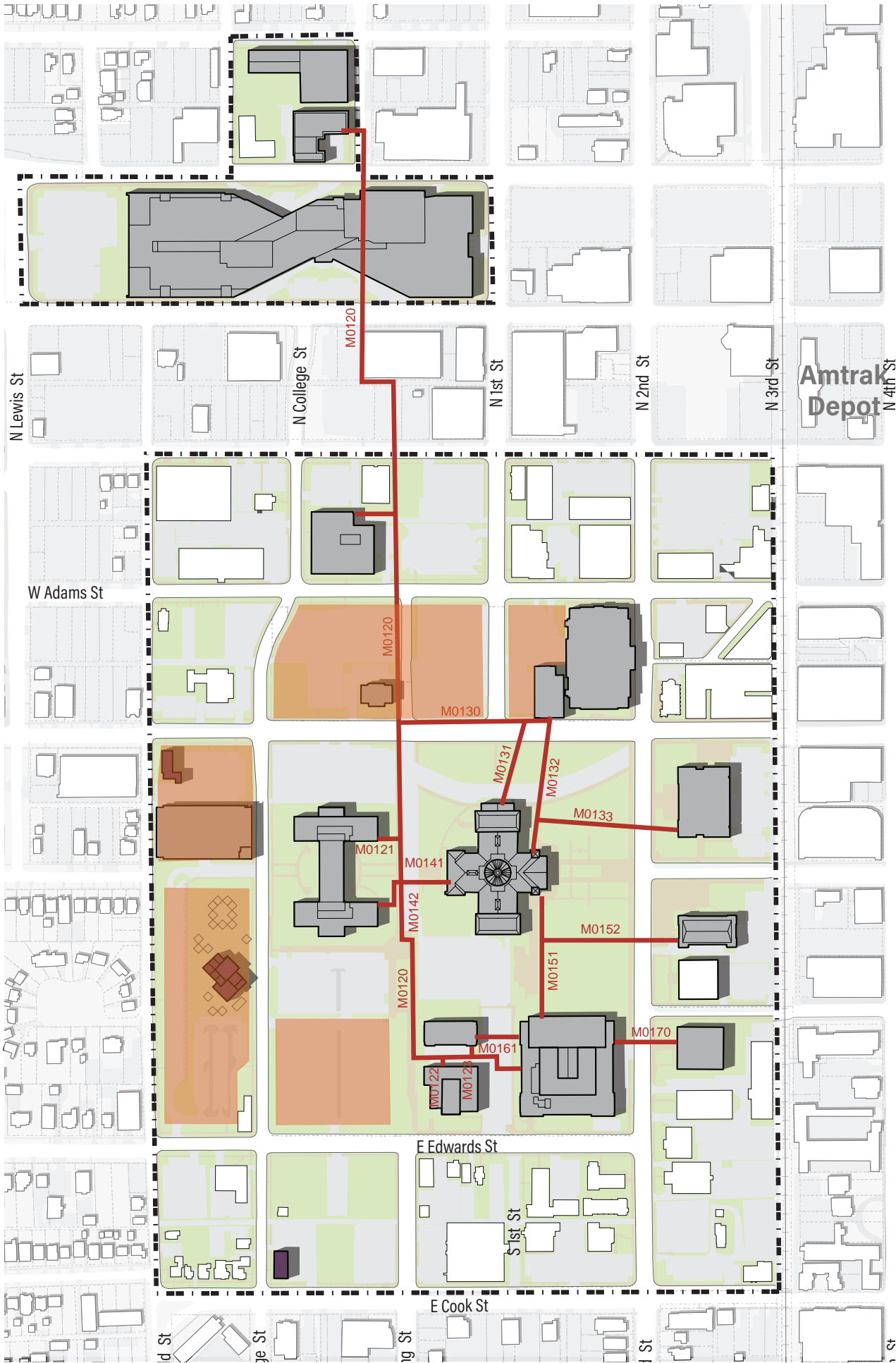
HEATING- ALL ELECTRICAL DECENTRALIZED

ADVANTAGES OF DECENTRALIZED APPROACH

- Flexibility- Phased conversion of existing buildings over time
- All electric heating- reduce burning fossil fuels on site
- Proposed building automation/temperature control upgrades- central campus wide system to monitor, control and automation

EXISTING HEATING DISTRIBUTION

- Two natural gas and two coal boilers at Power Plant to be decommissioned
- Existing steam and condensate piping 80 years old, outlived 50 year life expectancy.
- Tunnels-80 years with limited repairs would need extensive rehab or replacement if use continued.



ENERGY AND UTILITY RECOMMENDATIONS

ELECTRICAL AND ON-SITE RENEWABLES

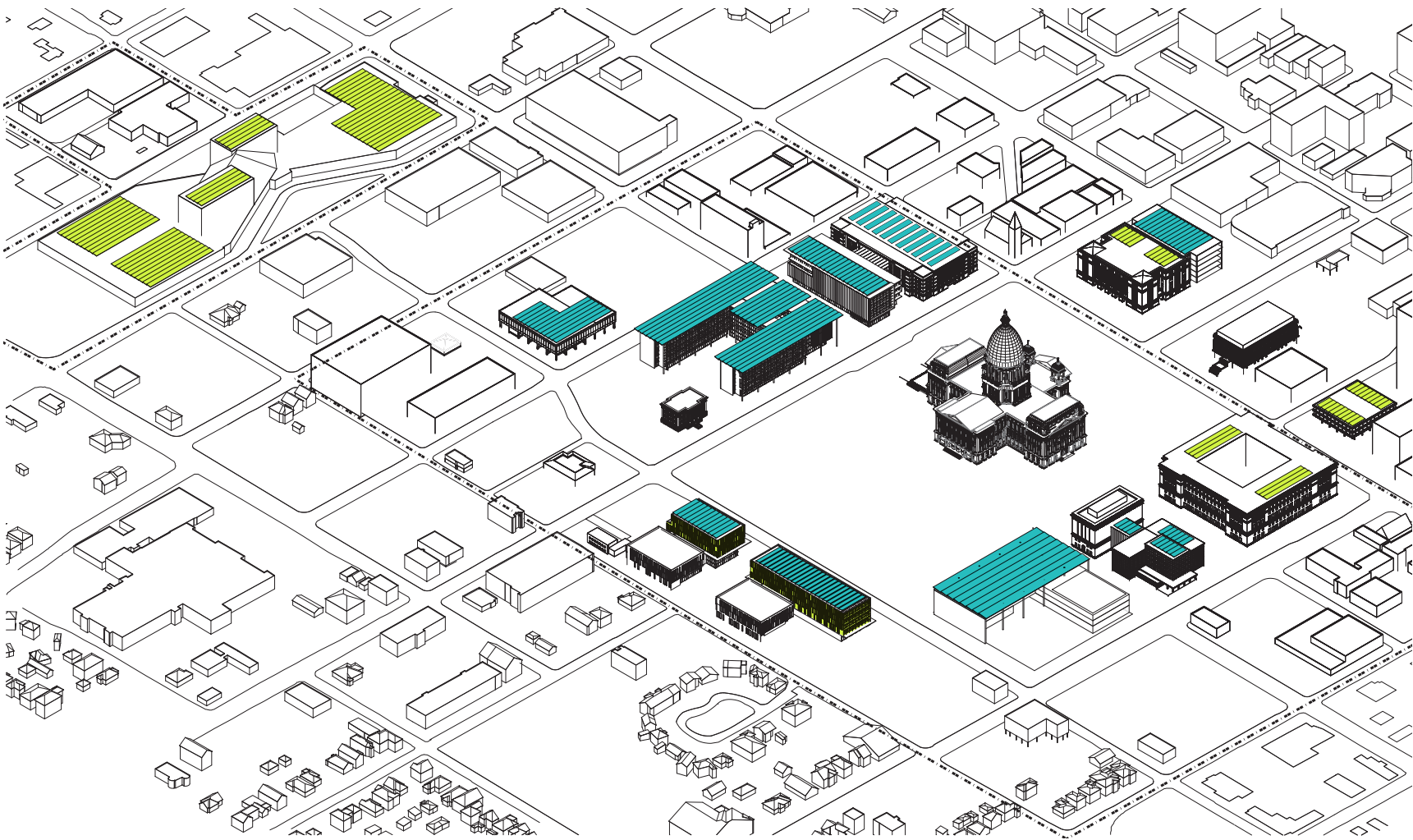
NET ZERO CARBON EMISSIONS BY 2040

ON-SITE RENEWABLES
CONSTRUCT ROOFTOP PHOTOVOLTAIC SOLAR PANELS AND GEO-EXCHANGE SYSTEM TO GENERATE 3% OF TOTAL SITE ENERGY BY 2040

- Total of 225,425 SF of photovoltaics
- Total of 721,000 SF of geo-exchange wells

5% OF TOTAL SITE ENERGY BY 2040

- Total of 450,000 SF of photovoltaics
- Total of 721,000 SF of geo-exchange wells



- PHOTOVOLTAIC SOLAR PANELS TO GENERATE 3% OF TOTAL SITE ENERGY
- ADDITIONAL SOLAR PANELS TO GENERATE 5% OF TOTAL SITE ENERGY

PHASING STRATEGY

PHASE 0- OAC/ CDB PROJECTS UNDER WAY

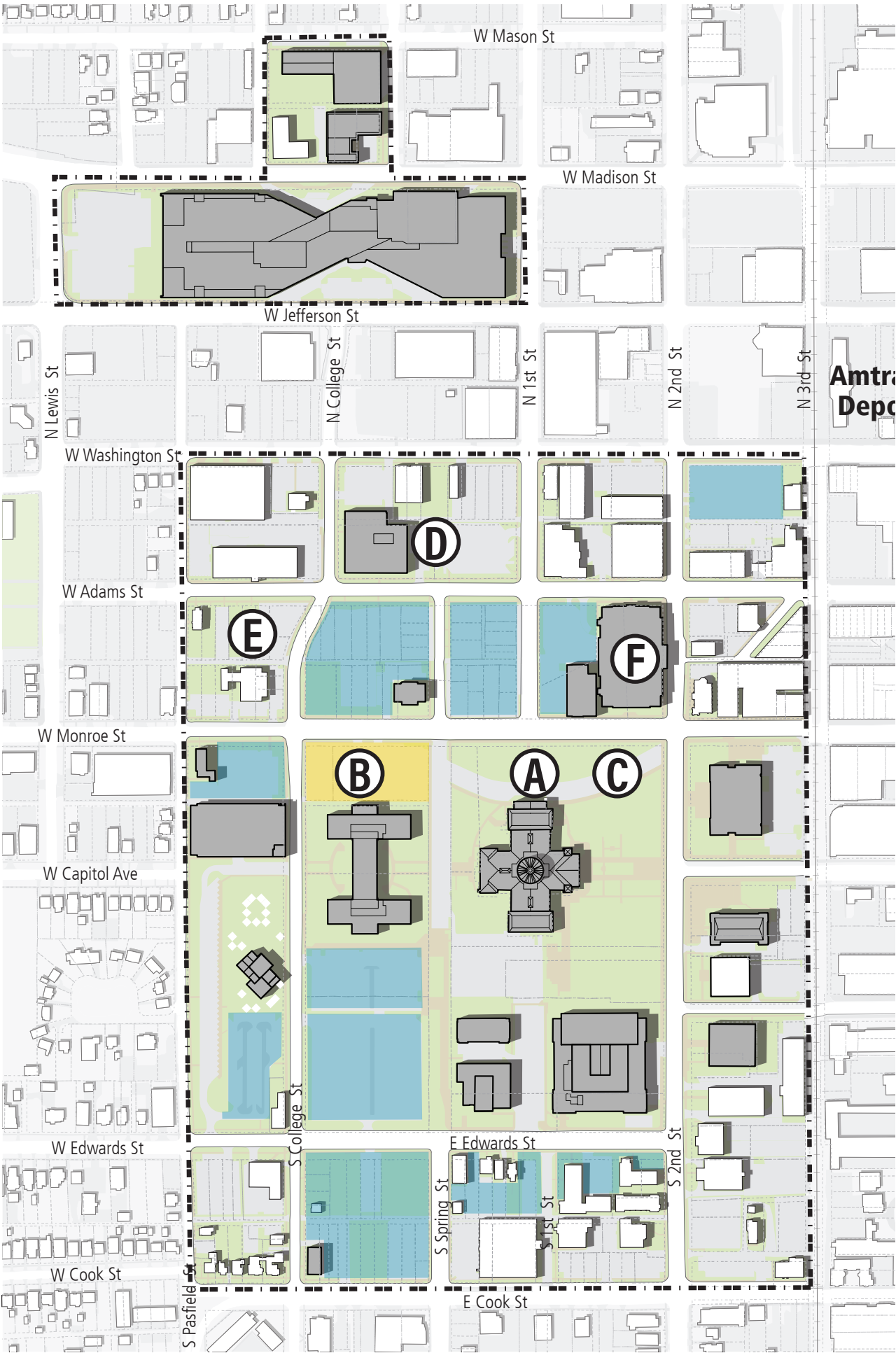
- Ⓐ Capitol North Wing Renovation- New Public Visitor Entrance
- Ⓑ Proposed Underground Parking Garage Location
- Ⓒ Landscape Plan for Capitol North Wing Renovation
- Ⓓ New Emergency Generator Location, part of Capitol North Wing Renovation
- Ⓔ New Chilled Water Plant
- Ⓕ Armory Stabilization Project

CAPITOL COMPLEX BOUNDARY

DEVELOPMENT/LANDSCAPE OPPORTUNITY

UNDERGROUND PARKING GARAGE (FINAL LOCATION TO BE DETERMINED)

⌚



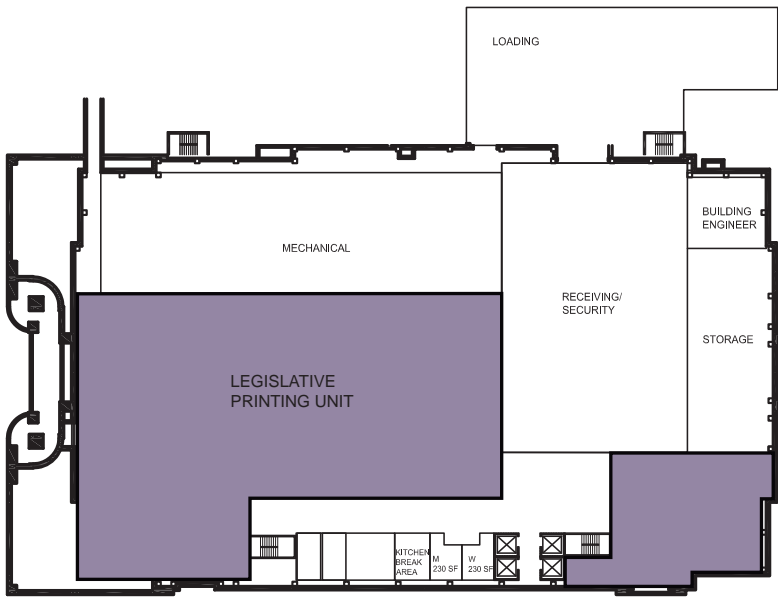
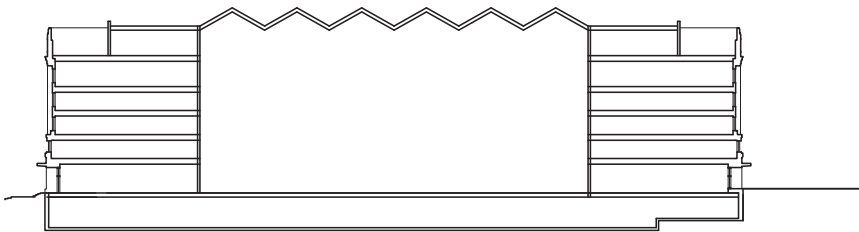
PHASING STRATEGY

PHASE 0- ARMORY BUILDING RENOVATION

CDB STABILIZATION PROJECT IN DESIGN PHASE

Master Plan Recommendations:

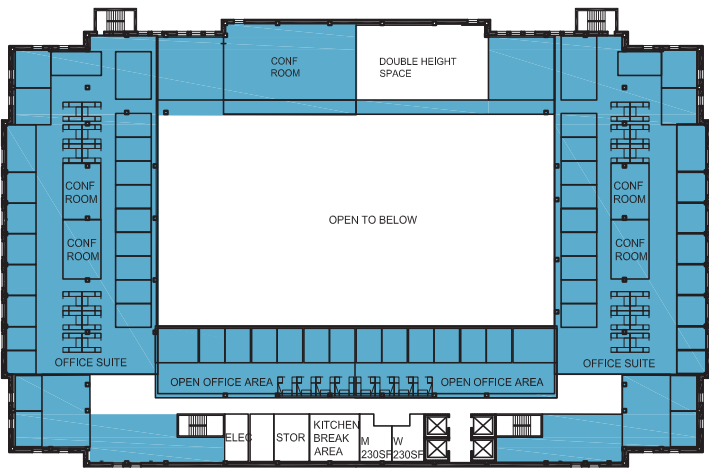
- Visitor Center and Amentity Spaces on Ground Floor
- Executive Office Space at Upper Floors
- Enclosed Central Atrium for Daylighting



Basement	
Legislative Printing Unit	20,000 GSF
Loading	7,000 GSF
Receiving/Security	14,000 GSF
Mechanical	9000 GSF
<hr/>	
Subtotal	50,000 GSF



First Floor	
Visitor Center	10,000 DGSF
Meeting Rooms	6,000 DGSF
Post Office	2,500 DGSF
Cafe	4,200 DGSF



Upper Floors 2-6	
Departmental Offices	31,000 DGSF
<hr/>	
Office Area Subtotal	
Departmental/ Program Space	165,600 DGSF

PHASING STRATEGY

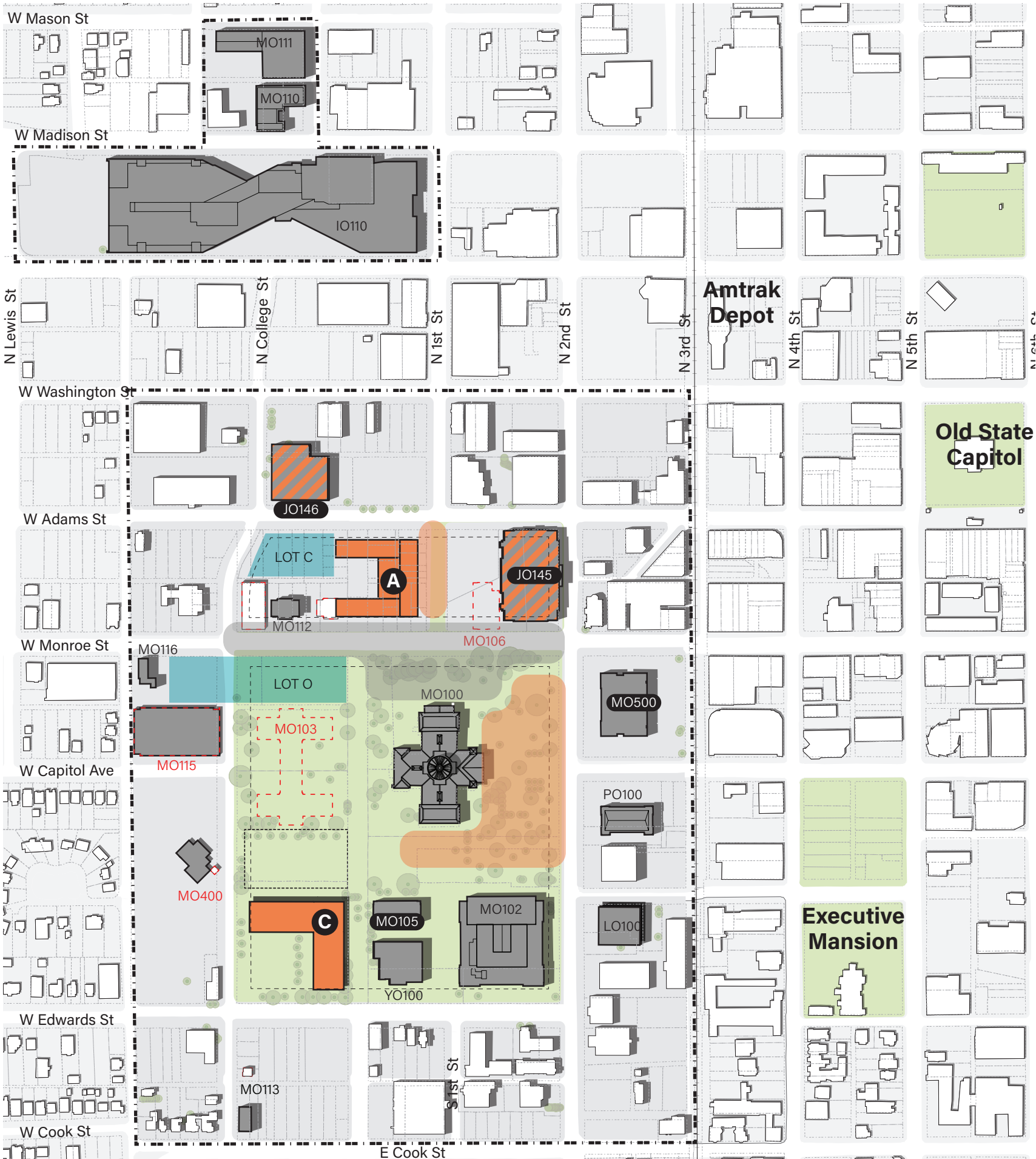
MASTER PLAN PHASE 1 (2025-2029)

PROGRAM

Phase	Bldg ID	Bldg Name	Program	Existing DGSF	Existing BGSF	New/Add'l BGSF	Total
1	J0145	Armory	Executive Office	193,400	243,400	0	243,400
1	J0146	Computer Center	Undetermined	56,142	75,071	0	75,071
2	M0105	State Archives	Archives	37,804	55,529	+ 69,000	124,529
2	M0500	State Library	Library	105,434	164,000	+ 105,000	269,000
1	A	New Building 1	Legislative Office	-	-	280,000	280,000
1	C	New Building 2	Executive Office	-	-	180,000	180,000

PROPOSED NEW PARKING
LOT O- 600 SPACES
LOT C- 250 SPACES

- Legend
- EXISTING CAPITOL COMPLEX BLDGS
 - PROPOSED DEMOLITION
 - EXISTING UNDERGROUND PARKING TO REMAIN
 - PHASE 1 NEW BUILDINGS
 - PHASE 1 RENOVATION
 - UNDERGROUND PARKING
 - 50' SECURITY SETBACK



PHASING STRATEGY

MASTER PLAN PHASE 2 (2030-2034)

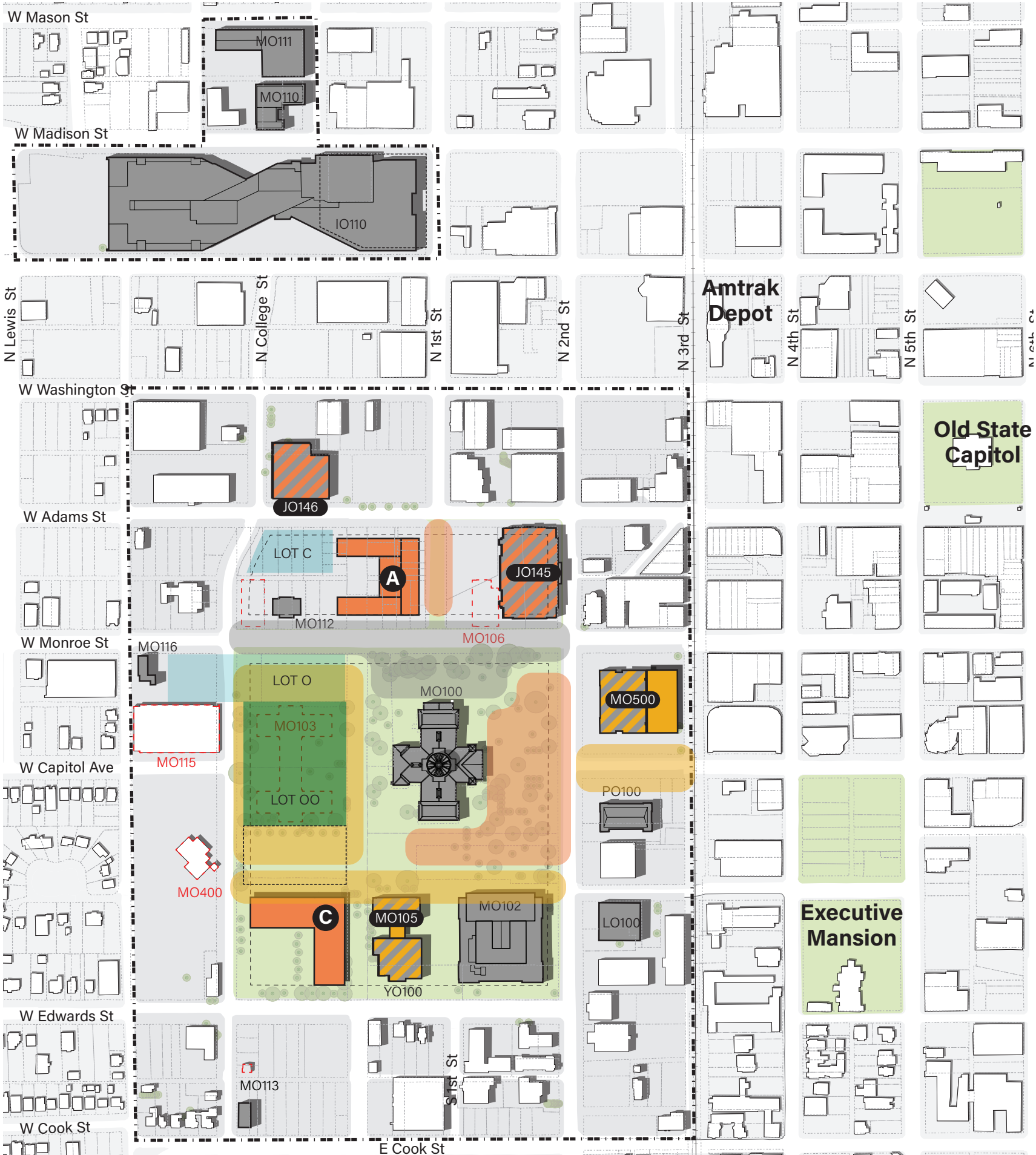
PROGRAM

Phase	Bldg ID	Bldg Name	Program	Existing DGSF	Existing BGSF	New/Add'l BGSF	Total
1	J0145	Armory	Executive Office	193,400	243,400	0	243,400
1	J0146	Computer Center	Undetermined	56,142	75,071	0	75,071
2	M0105	State Archives	Archives	37,804	55,529	+ 69,000	124,529
2	M0500	State Library	Library	105,434	164,000	+ 105,000	269,000
1	A	New Building 1	Legislative Office	-	-	280,000	280,000
1	C	New Building 2	Executive Office	-	-	180,000	180,000

PROPOSED NEW PARKING
LOT OO- 900 SPACES

Legend

- EXISTING CAPITOL COMPLEX BLDGS
- PROPOSED DEMOLITION
- EXISTING UNDERGROUND PARKING TO REMAIN
- PHASE 1 NEW BUILDINGS
- PHASE 1 RENOVATION
- PHASE 2 NEW BUILDINGS
- PHASE 2 RENOVATION
- UNDERGROUND PARKING
- 50' SECURITY SETBACK



PHASING STRATEGY

MASTER PLAN PHASE 3 (2035-2040+)

PROGRAM

Phase	Bldg ID	Bldg Name	Program	Existing DGSF	Existing BGSF	New/Add'l BGSF	Total
1	J0145	Armory	Executive Office	193,400	243,400	0	243,400
1	J0146	Computer Center	Undetermined	56,142	75,071	0	75,071
2	M0105	State Archives	Archives	37,804	55,529	+ 69,000	124,529
2	M0500	State Library	Library	105,434	164,000	+ 105,000	269,000
1	A	New Building 1	Legislative Office	-	-	280,000	280,000
1	C	New Building 2	Executive Office	-	-	180,000	180,000
3	B	New Building 3	Executive Office	-	-	157,000	157,000
3	D	New Building 4	Undetermined	-	-	257,000	257,000
3	E	New Building 5	Undetermined	-	-	145,000	145,000

Identified 2040 Space Needs for 3 Branches of Government* (DGSF): 850,745

BGSF *Assumes multiplier of 1.33 1,131,492

New Construction Potential (BGSF): 1,436,400

Legend

- EXISTING CAPITOL COMPLEX BLDGS
- PROPOSED DEMOLITION
- EXISTING UNDERGROUND PARKING TO REMAIN
- PHASE 1 NEW BUILDINGS
- PHASE 1 RENOVATION
- PHASE 2 NEW BUILDINGS
- PHASE 2 RENOVATION
- PHASE 3 NEW BUILDINGS
- UNDERGROUND PARKING
- 50' SECURITY SETBACK
- PROPOSED NEW STRUCTURED PARKING
TBD- BASED ON FUTURE BUILDING NEEDS

0'

250'

500'

1,000'

⌚



DISCUSSION

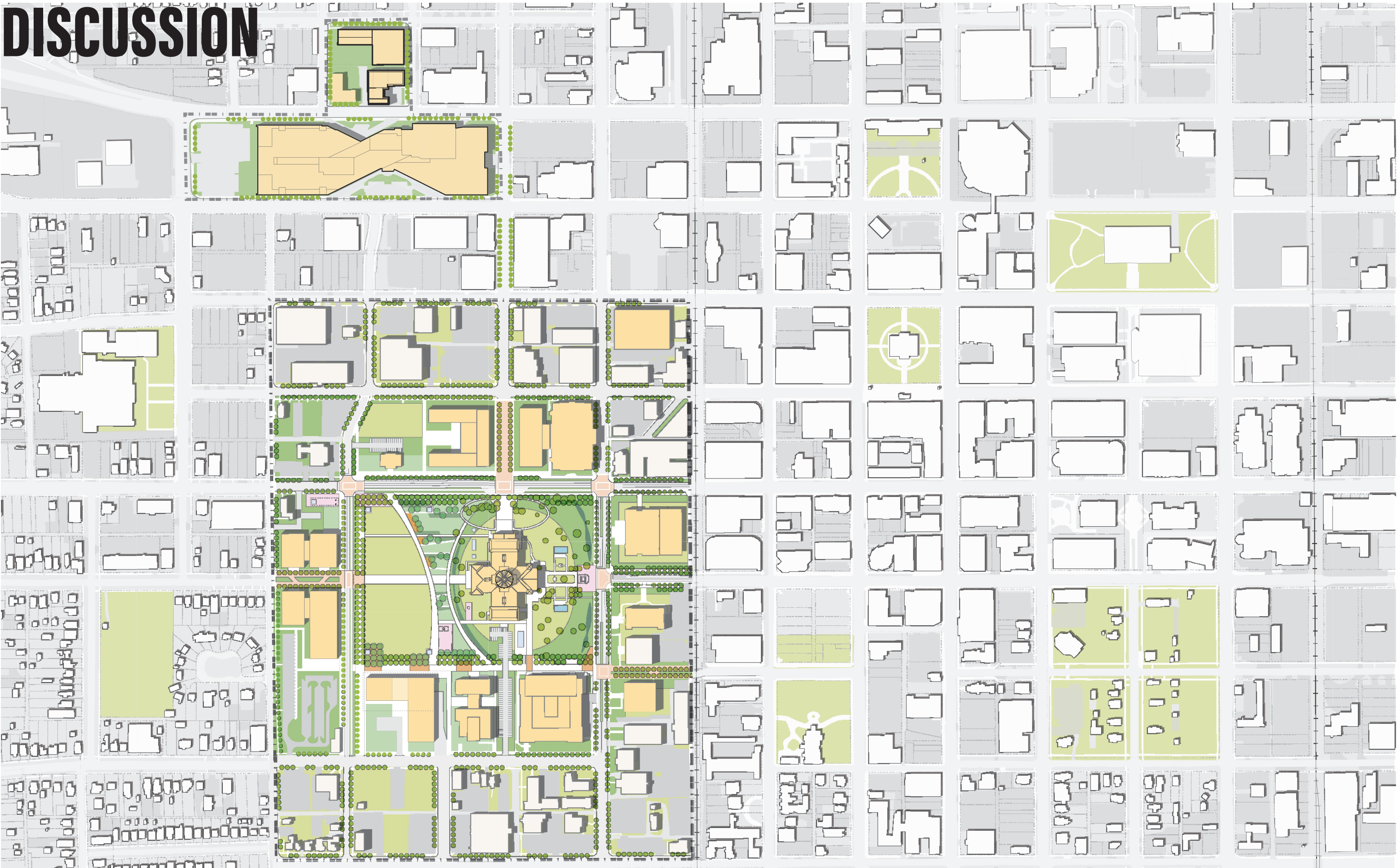


FIGURE GROUND



EXISTING



PROPOSED

STATE CAPITOL COMPLEX- SCALE COMPARISION

