Montana Capitol Complex Master Plan

HELENA, MONTANA

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Montana Capitol Complex Master Plan

HELENA, MONTANA

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foreword

written by: *Tom O'Connell*
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State of Montana

"Other civilizations are the outgrowth of centuries, but here in Montana, we have seen the progression of the ages… and we should be dull students if from this swiftly moving momentous change we could not evolve some lessons of wisdom for our own guidance, and those generations which in swift procession will follow our own. And the first observation that occurs as we behold this vast change is that we owe it to the founders of this state, the pioneers of Montana. We read no musty records to ascertain who created the highways, who constructed the bridges, who discovered the mines, who ran the tunnels, who builded [sic] the cities and houses and homes and mills and barns. We know them all; have looked into their inspiring faces and shaken them by the hand. We have shared their sacrifices, partaken of their deprivations, and with them yearned for the multiplied felecities [sic] which follow in the train of an old, assimilated, coherent civilization. We can bear witness to their sacrifices, and so, looking over Montana in this hour of her new greatness, our hearts fitly go out to them in admiration of their intrepidity and their heroic toil."

These words delivered by the Hon. Wilbur F. Sanders at the laying of the cornerstone of the state capitol on July 4, 1899, perhaps more than any others' depict the mood of the festive occasion as well as the hopes of those present. With an acute sensitivity linking past and future times Mr. Sanders' address continued with reference to the Capitol.

"The building here to be constructed is to be of such enduring quality as that we may fondly hope it will survive many generations. Fortunate in its location, it will gaily greet and welcome the rising sun as, over the heaven-kissing mountains in the distance, it comes with its flood of light upon its benignant way. We are awed when we reflect upon the gravity of the responsibility which will be here discharged."

Although these early leaders were admittedly awed with their responsibilities, they stood steadfast and faced them. They adopted a plan for laying out the grounds around the Capitol building designed to use Montana trees and shrubbery. When the plans were completed it was thought *"there would be few handsomer spots to be found in the country."* Of course this all takes time, which had its ill effect, and the plan was only partially carried out. What is important to us, however, is that they did have a plan with hopes of implementing it.

One can only wonder what happened to the enthusiastic and responsible development of the Capitol that the adoption of the 1899 plan had started. For over 70 years planning has been dormant with the possible exception of a few short-lived spurts trying for new life and direction.

However, to say that the problems were totally overlooked would be unfair also. For many years after the Capitol was built any and all development was at a standstill since the Capitol was more than adequate for all government functions. At times future problems were thought of but influential people couldn't be convinced that they were real problems. Economics was also a factor and national situations were important, such as the Depression and later World War II. After the war government blossomed into new growth and along with this growth came growing problems. Instead of day-to-day planning it became necessary to look into the future, and new problems. But by the time these problems had necessitated the formation of a long-range building program, mistakes had been made because of hurried development.

It is past time to develop this long-range building program into a responsible plan that will preserve our Capitol as described in Mr. Sanders' address.

foreword

The preceding text is the introduction to the 1972 publication, ***Montana Capitol Complex – A Planning Study***, which was authorized by Chapter 232L of the 1971 legislative session. The 42nd legislature, 72 years after the cornerstone-laying ceremony for the state Capitol, created a Capitol Building and Planning Committee whose primary function was to establish a master plan for the orderly development of future state buildings in the state Capitol area. This committee, in conjunction with the Department of Administration, completed the planning study which included a long-range development plan for the Capitol complex.

For nearly 40 years the plan has guided the development of the Capitol complex for a variety of items such as the purchase of numerous parcels of property, the closure of many street and alley rights-of-way, and the construction of a green-belt park/trail system. The siting for both the Justice/Supreme Court Building and the Department of Health and Human Services Building followed the recommendations laid out in the plan, as did the location of several major parking lots. The plan has proven to be an extremely useful blueprint as the campus has grown over the last four decades. It has provided direction for innumerable decisions regarding the complex and, perhaps more importantly, it has never been an absolute document. It has been flexible enough to adapt to unanticipated changes to the original planning assumptions. The core of the evolution of the Capitol complex has been the 1972 planning study, and it has served its purpose well.

While more than 70 years passed between the Capitol cornerstone ceremony and the 1971 legislature's directive for the development of a master plan, it was only 26 years before the 1997 legislature approved the framework for the future planning with the passage of HB123, "The Capitol Master Plan Act." This legislation created a Capitol Complex Advisory Council and outlined its numerous duties and responsibilities. The law also directed the Departments of Administration and Fish, Wildlife & Parks to establish and maintain a long-range master plan for the orderly development of state buildings in the immediate area of the capital city. Further, it required the two departments to obtain advice from the newly established council in the development of the plan. However, since no funding was available to update the master plan, the departments continued to follow the 1971 plan.

Things began to change in 2005 when the legislature approved $37.5 million for a Montana Historical Society Building as part of the Long-Range Building Program. It quickly became evident in the preliminary planning for the facility that the site selection was going to be a major factor. Options included sites both on and off the Capitol complex grounds. While the planning for the Montana Historical Society Building

may have been a driving force exposing the need for a new master plan, there were other contributing factors as well. For example, a steady growth of the State work force over the years created the need for numerous leased facilities because no space was available in State buildings. The need for additional space resulted in lease versus build ideologies in order to meet the pressures for housing the State functions in Helena. Clearly it was time for a new plan that could guide development of the Capitol complex for the foreseeable future.

In 2007 the Governor's Executive Budget included a request for the funding of a Campus Master Planning project that recognized the need to coordinate the planning for the Historical Society Building with an updated master plan. The legislature agreed, and finally the second Capitol complex master plan since 1899 was set for development. This publication—the product of the project authorized by the legislature—sets the baseline for the future until such time that it too needs to be "refreshed."

If this master plan helps in any way to guide future planners and leaders in an orderly, integrated development of the Capitol area, it will have done its job serving Montana and its citizens.

executive summary

STATE APPROPRIATION

On May 15, 2007 a Special Session of the Montana Legislature passed House Bill No. 4 authorizing the State Architecture and Engineering Division of the Department of Administration to engage the services of a professional architecture and planning firm to update the 1972 Capitol Campus Master Plan. At the conclusion of the selection process the team of CTA Architects Engineers (CTA) and SRG Partnership (SRG) was retained.

PROCESS

During the summer and fall of 2007, the design team gathered building and user information, conducted thirty-one departmental interviews, documented and evaluated the existing site, and developed various planning concepts. Three workshops - each with its own objectives - were held:

- Workshop 1 set the Vision and Goals for the master plan
- Workshop 2 evaluated the initial planning concepts and findings from Workshop 1
- Workshop 3 introduced refined concepts and discussed conclusions

Upon completion of the workshops the design team presented the findings to the Capitol Campus Advisory Committee and the general public, then later to the City of Helena's public officials.

VISION, GOALS, AND GUIDING PRINCIPLES

The following is an outline of what the State of Montana government wants the Capitol Complex to be and represent. These statements are intended to be applied to all decisions and planning efforts for the Capitol Campus and are the basis for the development of this master plan:

Vision Statements

- Reflect the unique character and spirit of Montana
- Create space for people – both interior and exterior
- Provide for orderly growth and expansion
- Exhibit environmental stewardship

Goals

- Establish a phased, orderly, and flexible growth
- Identify growth potential and growth needs for the Capitol campus - both land and buildings
- Create departmental efficiency to enhance delivery of services
- Improve public accessibility to and within the campus
- Create architectural and landscape guidelines for unified growth

Guiding Principles

- Foster a safe, healthy, efficient and interactive working environment
- Increase public access to government services


MONTANA
2007

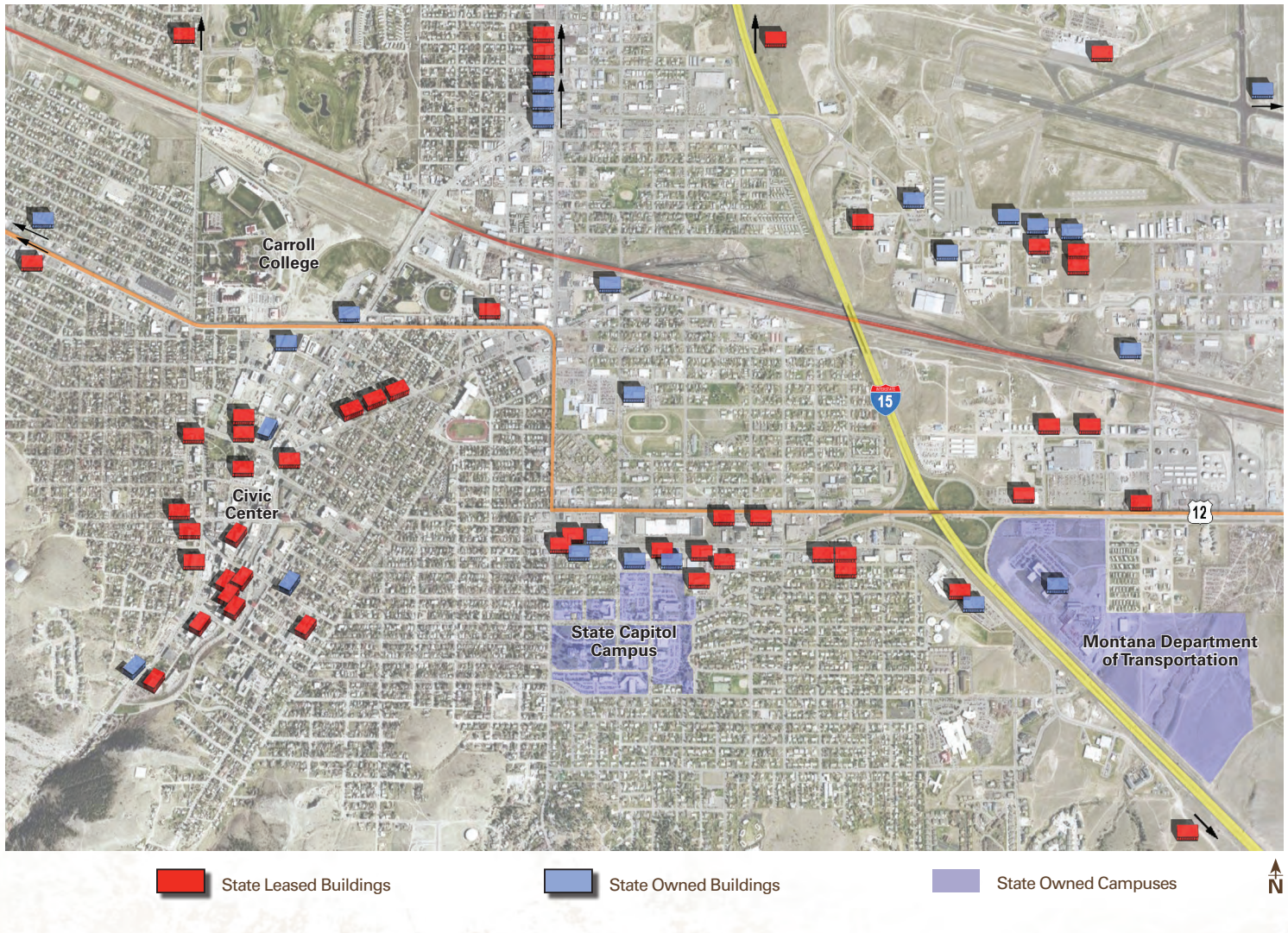
executive summary

EXISTING CONDITIONS

As of March 4, 2010 the State of Montana occupied 103 buildings totaling 2,932,941 gross square feet (gsf) of which fifty buildings totaling 876,538 gsf are leased in the Helena area. From 1999 to 2010 the area of leased space in Helena grew 26,000 gsf annually. The number of state employees has increased 1.7% annually from 1998 to 2008. If this trend continues the number of state employees will increase to 7,900 in the next ten years, resulting in the need for an additional 200,000 gsf of space. This prediction is based on the current planning standard of 300 gsf per full-time equivalent (FTE) employee.

The current Capitol Campus is home to two historically significant structures, already listed individually in the National Register of Historic Places: the Capitol Building (1902/1912) - A10 and the Montana Veterans and Pioneers Memorial Building (1953) - A11. Four structures are potentially eligible for individual listing in the National Register of Historic Places and five properties may contribute to a potential historic district focused on the Capitol Campus.

OFF-CAMPUS STATE FACILITIES :: MONTANA CAPITOL COMPLEX



FINDINGS

The office space needed to accommodate future Helena area state employees, relieve overcrowding, replace unsuitable space, and/or return fragmented agencies to the campus can be obtained by constructing new office space on the existing capitol campus, constructing new space in the greater Helena area, coordinating with a developer to provide government appropriate space for state leasing, and leasing of existing space in the greater Helena area.

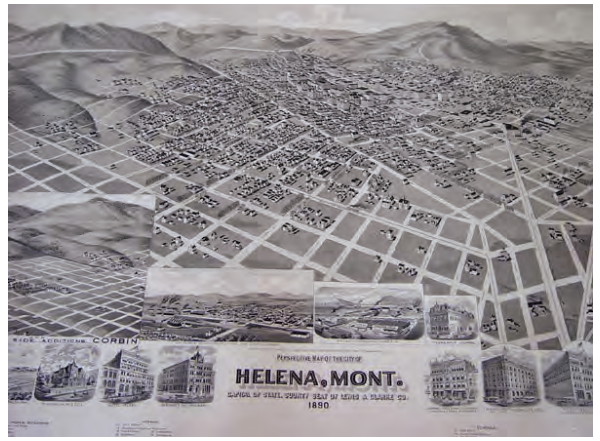
The State's decision to lease or own a facility should be based on a current Lease-Versus-Build Analysis, reflecting present market lease rates and construction costs.

The Building and Site Design Guidelines included in this document are intended to maintain a consistent high quality and pallet of building materials and site fixtures that will enhance the character of the campus and unify its overall appearance. Therefore, all new construction and modifications to the existing elements of the Capitol Campus would be required to follow the Guidelines. These guidelines set the minimum standard for site amenities including plantings and furnishings, and interior and exterior building components. Sustainability is encouraged with natural plantings and energy efficient structures that promote the use of local materials and state-of-the-art building envelopes.

MASTER PLANS

The 10-Year and 20-Year Master Plan concepts are intended to provide general guidelines to the future orderly development of the Capitol Campus.

The Master Plan identifies potential locations for new structures to house State agencies, provide services to the public, and support the State government.



executive summary

10-YEAR MASTER PLAN

The 10-Year Master Plan identifies building sites, site modifications and parking improvements that would provide approximately 200,000 gsf of additional building space and add 688 off-street parking spaces to the present campus. The decision of whether an agency should locate to new space should be based on several factors, including: the type of service to be provided, the nature of the staffing assignment, and/or consolidation of a fragmented agency.

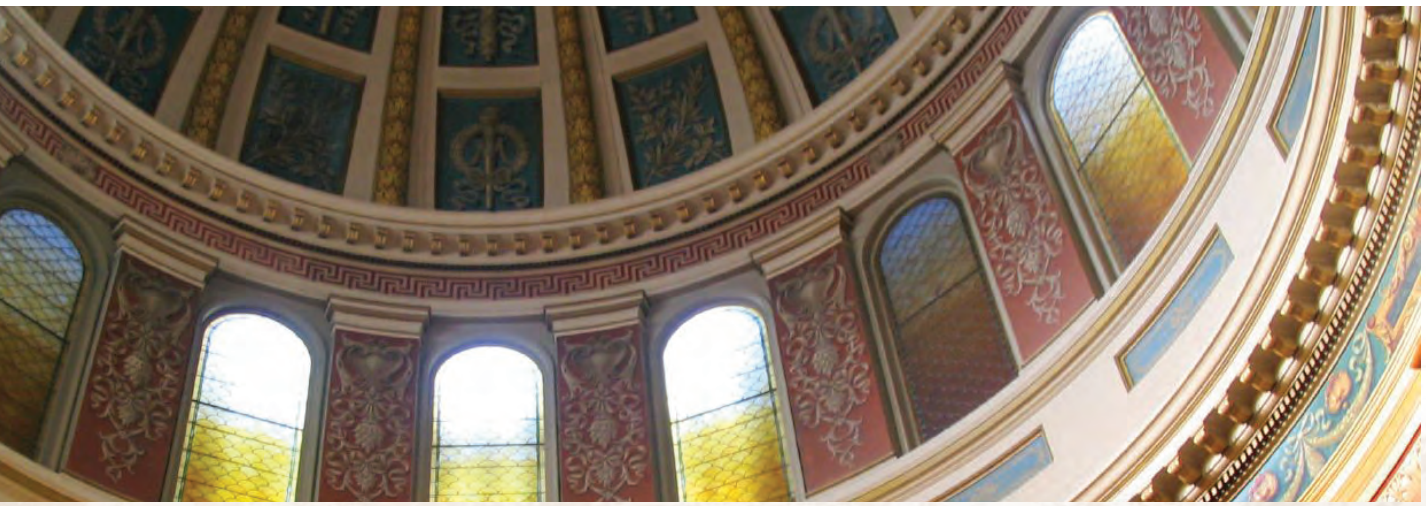
The new space in buildings B1 and B2 would accommodate approximately 440 additional state employees. Legislation passed during the 2009 Legislative session designates the location of building B3 as the site of the future Montana Historical Society expansion. Current parking needs and the proposed additional buildings can be incorporated on the Capitol Campus with the following strategies:

- Reconfigure and develop surface lots
- The proposed buildings (B1) and (B2) would each include two levels of structured parking beneath them. The proposed changes would increase the total parking on campus by approximately 330 net parking spaces.
- The north Capitol drive is intended for Legislator parking only when the Legislature is in session. This will keep the front of the Capitol site free from parked vehicles for twenty months of every two years when the legislature in not in session.

The above proposed parking recommendations will increase the total parking on the Capitol Campus by approximately 528 parking spaces.

The 10-Year Master Plan improves pedestrian circulation throughout the campus by converting certain streets into pedestrian walkways that link areas of the campus - Washington Drive from 6th Avenue to 8th Avenue, Roberts Street from Lockey Avenue to 6th Avenue, 5th Avenue from Roberts Street to Sanders Street. This will eliminate pedestrian crossings at vehicular routes when circulating between the two most visited buildings on the Capitol Campus - the Capitol and the Veterans and Pioneers Memorial Building.

All new construction and modifications to the existing elements of the Capitol Campus would be required to follow the Architectural and Site Design Guidelines contained within this document.



10-Year Plan


9th Ave.
Montana Ave.
Washington Dr.
Roberts St.
Sanders St.
8th Ave.
B2
B3
6th Ave.
Golden St.
Carson St.
5th Ave.
5th Ave.
Lockey Ave.
Lockey Ave.
B1
Broadway St.
P1
Broadway St.
Existing Buildings
Proposed Parking Structure Locations
Proposed Building Sites 10 Year Master Plan

executive summary

20-YEAR MASTER PLAN

Projecting trends into the distant future are more difficult to accurately predict. The 20-Year Master Plan provides a managed plan for the campus with the intent of showing how the existing Capitol Campus can be developed to its fullest capacity. The 20-Year Master Plan continues the themes formulated and described in the 10–Year Master Plan. The plan provides additional locations for governmental offices, replacement of certain buildings or additions that are inefficient, and incorporation of parking that would support this additional capacity and public access.

Of the proposed 279,000 gsf of new construction indicated in the 20-Year Master Plan, approximately 187,000 gsf would replace existing construction and 92,000 gsf would be new buildings added to the campus total. The Master Plan proposes that the Scott Hart Building (A18) be replaced with a shorter structure to ease the transition between the Capitol Campus and the adjacent residential neighborhood. Additionally, the narrow width of the current building does not lend itself to efficient and economical layout of office space.

The current Fish Wildlife and Parks Building (B5) is not compatible with the surrounding architecture and institutional/monumental quality of the other buildings on the Capitol Campus. A new structure could potentially provide expansion space for the proposed Montana Historical Society addition or provide government office space. Proposed building B6 could act as an addition to the Veterans and Pioneers Museum building or provide office space for government agencies. The building could be constructed over grade level parking accessed directly from 6th Avenue. The plan proposes to replace the west (front) portion of the existing Mitchell Building (B7) with a new structure that would better accommodate state government's needs. The narrow width of the current building is not conducive to efficient and economical layout of office space. The mechanical systems are outdated and would be expensive and difficult to replace. The third proposed building B8 would be located east of the building that currently houses the Department of Public Health and Human Services (DPHHS) (A05). This structure could support the consolidation of DPHHS services at one location or provide for other government offices.

Increased parking needs would be addressed with the construction of two additional parking structures at the perimeter of the campus and structured parking beneath the proposed office buildings. To accommodate the parking needs of the proposed additional buildings on the Capitol Campus, the following strategies have been incorporated into the plan:

- Each proposed building would have one or two levels of structured parking beneath it.
- A three-level parking structure (P2) would be set into the hillside, replacing the existing surface lot.
- A three-level parking structure (P3) would be located immediately south of 9th Avenue, replacing the existing surface lot (Q).

The proposed parking plan would add approximately 794 net parking spaces to the campus.

CLOSING

The Master Plan that immediately follows is organized similarly to this summary. We encourage the reader to review the full report in order to appreciate the depth of information available.

20-Year Plan


9th Ave.
8th Ave.
6th Ave.
5th Ave.
Lockey Ave.
Broadway St.
Montana Ave.
Washington Dr.
Roberts St.
Sanders St.
Golden St.
Carson St.
5th Ave.
Lockey Ave.
Broadway St.
P3
B4
B2
B5
B3
B6
B7
B8
P2
B1
P1
Existing Buildings
Proposed Parking Structure Locations
Proposed Building Sites 10 Year Master Plan
Proposed Building Sites 20 Year Master Plan

introduction

Montana's Capitol Complex encompasses the buildings and grounds within the Capitol Campus and all State of Montana (State) buildings within a 10-mile radius of the Capitol. Today this includes 53 State-owned buildings totaling 2,056,403 gross square feet (gsf) and 50 leased buildings totaling 876,538 gsf at a cost of approximately $12M annually.

The Capitol Complex provides a centralized group of State governmental agencies that serve the people of Montana. The Capitol Campus is the core of State government. The Capitol Campus contains the Capitol which houses the Governor's office, Legislature and the Secretary of State. Typically, the other buildings within the Capitol Campus directly support the efforts of the Governor, Legislature and the Judicial Branch.

Montana's Capitol Campus had its beginning in 1899 with the construction of the Montana State Capitol in a rural / agricultural setting at the eastern outskirts of Helena. Growth of the Capitol Campus was slow at first, with modest growth experienced

from its inception until the building surges of the 1950s, 1970s and early 1980s. No significant construction has taken place in the complex since 1984, with the State relying mainly upon leased space to accommodate space growth required for the provision of government services.

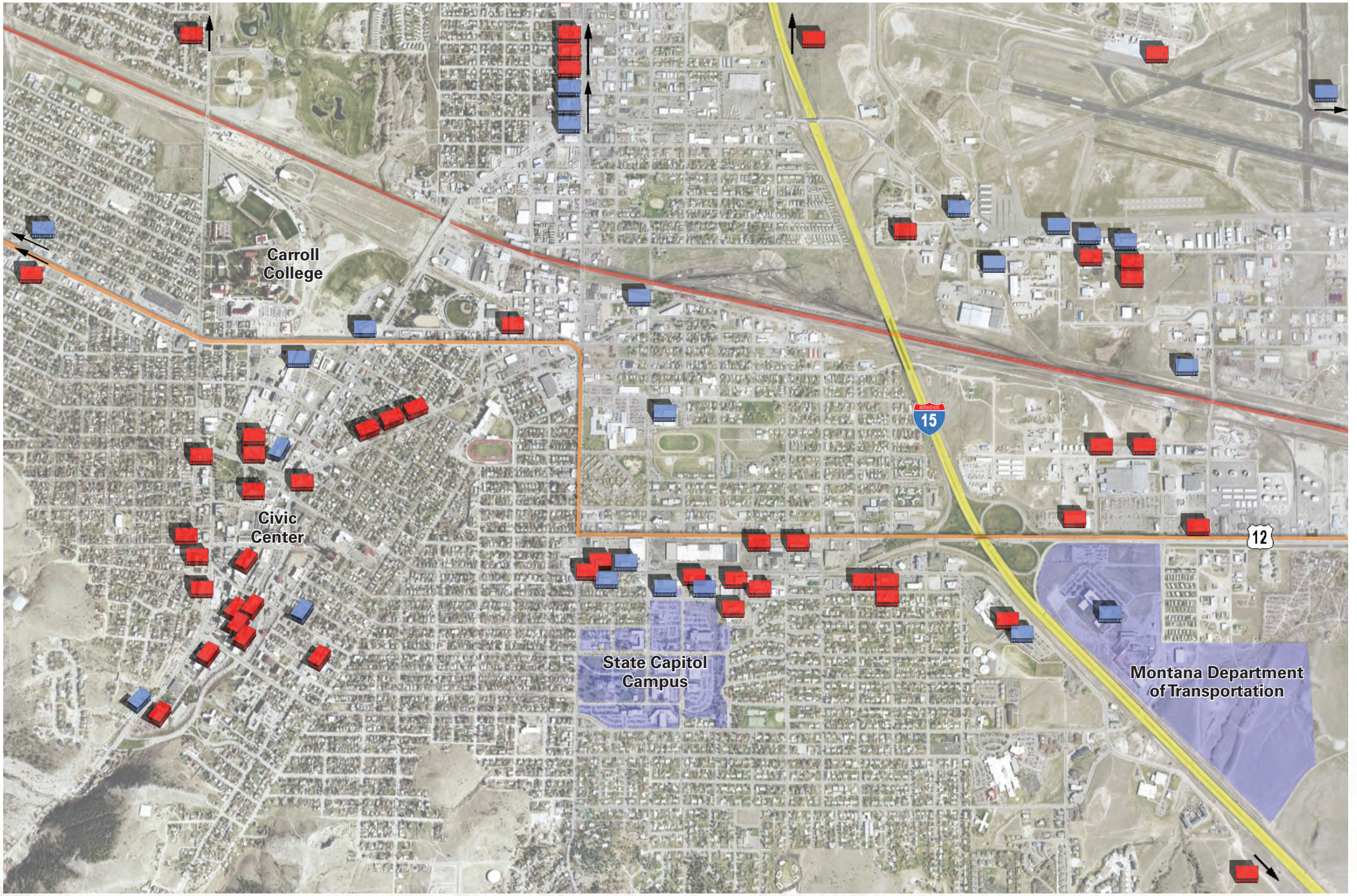
The State-owned buildings in the Capitol Complex are located primarily in two main campuses, the Capitol Campus and the Montana Department of Transportation Headquarters Campus. Presently the Capitol Campus is bounded by detached single-family residential developments. These developments were mostly constructed in the 1950s. A few non-governmental agencies are located directly adjacent to the campus. The recently restored Capitol is near the top of the sloping site; its copper clad dome is a prominent feature of the Helena skyline.

The Montana Department of Transportation (MDOT) Headquarters is located on its own separate campus a few miles east of the Capitol Campus. With sufficient near-term growth potential available within the existing boundaries of the Capitol Campus, further detail about an expansion into the MDOT Headquarters Campus is not addressed in this document. However, when looking beyond the 20-year master plan, or for specialized facilities that warrant isolation from the Capitol Campus, the MDOT site should be taken into consideration for possible future development.

The 10- and 20-year master plans provide a guide for the Helena-based State government offices to expand within the Capitol Campus, if necessary, as well as a strategy to develop space within the Capitol Campus to accommodate those departments and fractured agencies that are currently leasing space in Helena. Parking has been addressed in the plans with the goal of increasing the total number of parking spaces on campus. This would be accomplished by the construction of new surface and structured parking facilities.

Building site locations have been proposed; however, specific buildings and future using agencies have not been assigned. This document is intended to be used as a reference guide to how the campus could grow; it is not intended to be tied to any one particular project. The implementation of the master plan will be the responsibility of the State government, through coordination of the State Architect, Department of Administration – Architecture and Engineering Division, General Services Division, and the Capitol Complex Advisory Council with appropriation through legislative action.

This document should be reviewed regularly to ensure that development follows the intent and guidelines outlined herein. This document can be amended as necessary by the State Architect to reflect changing views of what the Capitol Campus should encompass.


Carroll College
Civic Center
State Capitol Campus
Montana Department of Transportation
INTERSTATE 15
12
State Leased Buildings
State Owned Buildings
State Owned Campuses
N

methodology

STATE APPROPRIATION

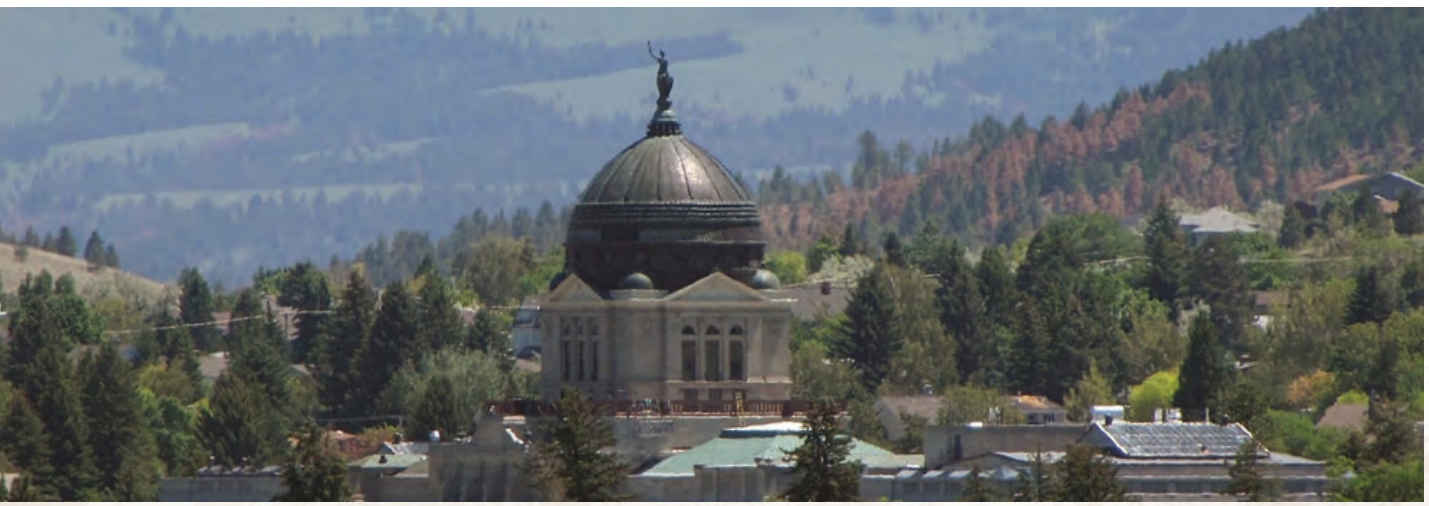
On May 15, 2007 the May 2007 Special Session of the Montana Legislature passed House Bill No. 4 authorizing the State Architectural and Engineering Division of the Department of Administration to retain the services of a professional architecture and planning firm to update and expand the 1972 Capitol Complex master plan.

After proposals were evaluated and the interview process was completed, the design team comprised of the firms of CTA Architects Engineers and SRG Partnership was retained in June 2007.

PROCESS

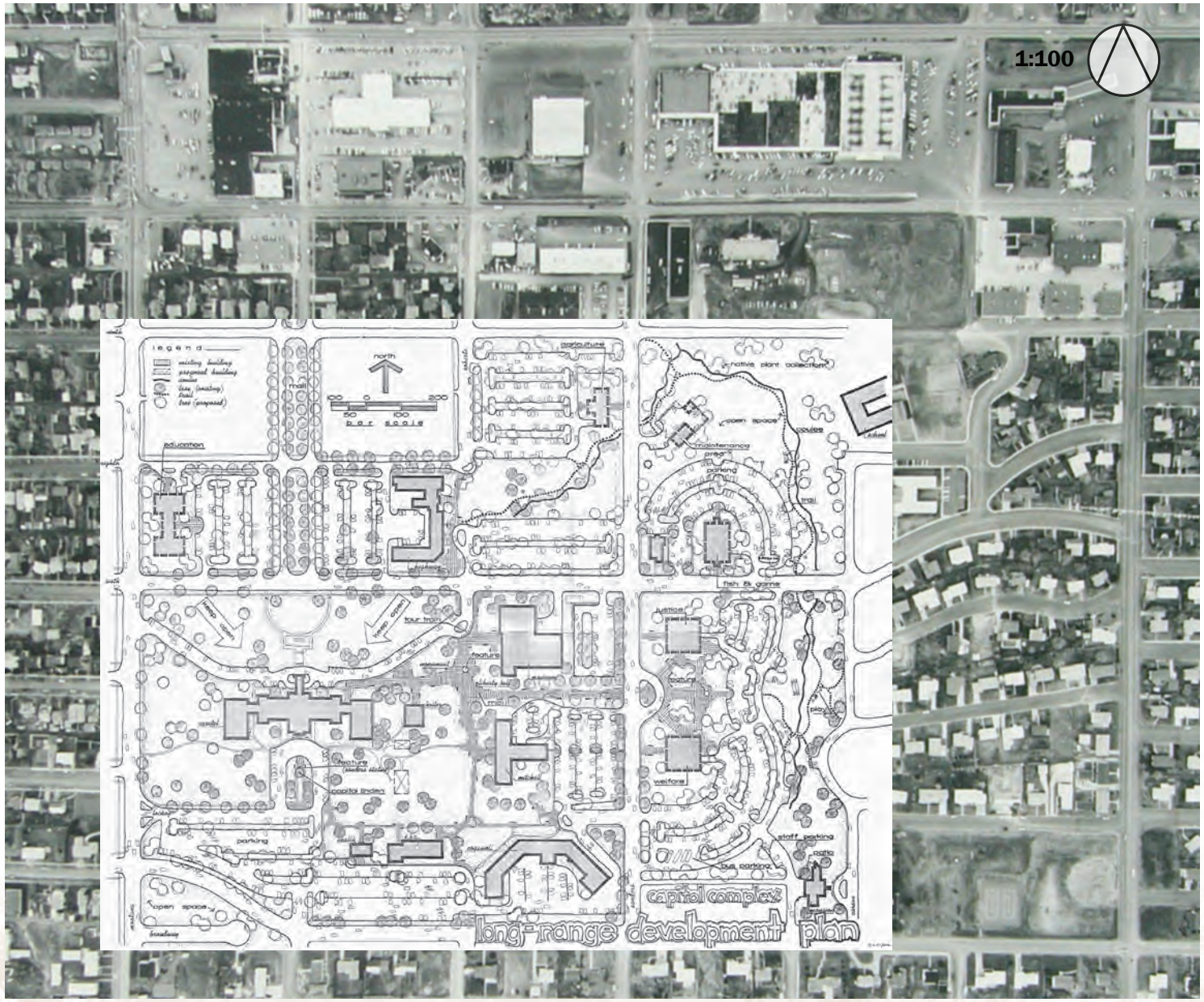
The design team formulated a program of space needs, growth patterns and projections using resources such as: State archives, historic photographs, programming interviews of 31 State departments, organizational charts, aerial photographs, leasing documents, GIS drawings, and the prior master plan. The existing site was documented and evaluated. This information was used in the development of various planning concepts which were tested in workshops.

The first of three workshops was held June 11-14, 2007; it focused on interviews with stakeholders identified by the State Architecture and Engineering Division. The objective was to set the Vision & Goals for the master plan and define the State Capitol Complex. Workshop 2 was held on July 10-11, 2007; initial planning concepts were presented



and findings from Workshop 1 were shared and confirmed. The third and final workshop took place on August 29-30, 2007 where refined concepts were presented and master plan conclusions were discussed.

Several formal presentations of the preliminary master plan were conducted in order to further promulgate and refine the plan. On September 12, 2007 CTA presented the team's findings to the Capitol Complex Advisory Council and the general public. A presentation to the City of Helena public officials took place on September 24, 2007. A second, less formal presentation to the Capitol Complex Advisory Council was held on October 17, 2007 with both CTA and SRG participating during which the Capitol Complex Advisory Council amended and subsequently voted to support the 10 and 20 Year Master Plans as amended. Comments provided from these public meetings were reviewed and incorporated into the final master plan document. The planning process was placed on temporary hold from September 2007 to August 2009 while the recommended site of 6th Avenue and Roberts Street for the expansion of the Veterans and Pioneers Memorial Building was vetted and verified.



PRIOR MASTER PLANS

Prior to the issue of this document, the master plan titled ***Montana Capitol Complex: A Planning Study*** from 1972 was used to guide planning efforts on the Capitol Complex. Several of the plan's original proposals/recommendations were implemented and many of the remaining recommendations continue to be valid and are reflected herein.

vision, goals, and guiding principles

INTRODUCTION

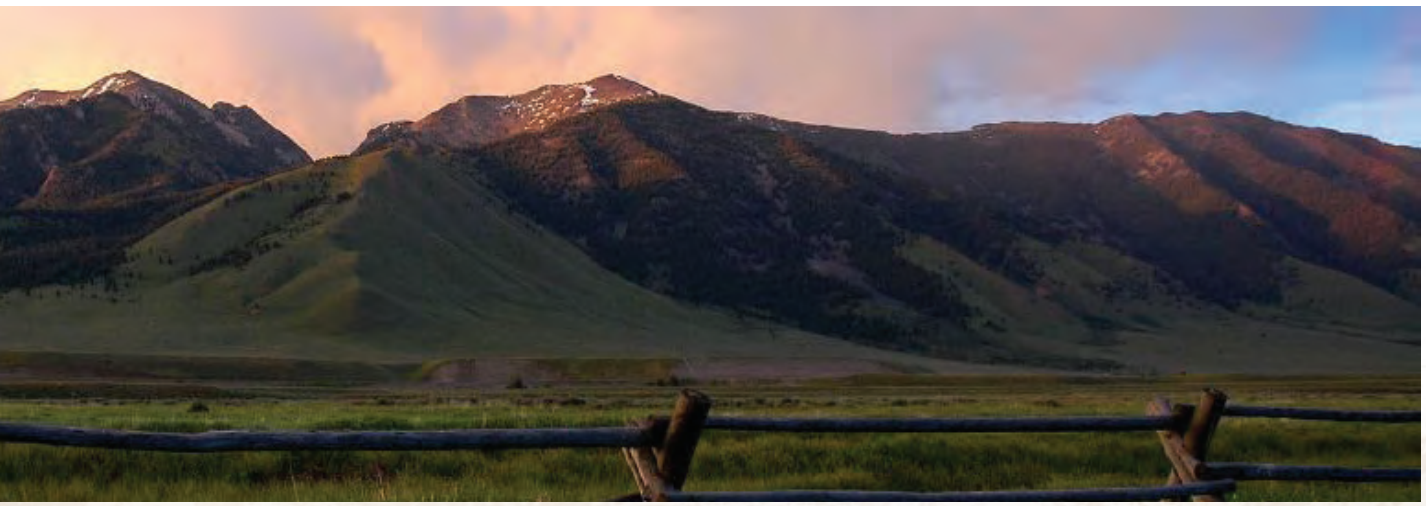
The following Vision and Goals Statements and Guiding Principles outline what the State of Montana government wants the Capitol Complex to be and represent. This information was obtained through workshops with State employees and stakeholder interviews. These statements are intended to be applied to all decisions and planning concepts for the Capitol Campus and are the basis for the development of this master plan.

MASTER PLAN VISION STATEMENT FOR THE CAPITOL CAMPUS

- Reflect the unique character and spirit of Montana
  - Natural Beauty
  - Landscape and openness
  - Citizens
- Create space for people - both interior and exterior
- Provide patrons and visitors with clear way-finding
- Provide for orderly growth and expansion
- Exhibit environmental stewardship

MASTER PLAN GOALS FOR THE CAPITOL CAMPUS

- Establish phased, orderly, and flexible growth
- Identify growth potential and growth needs for the Capitol campus, both land and buildings
- Create departmental efficiency to enhance delivery of services
- Improve public accessibility and way-finding to and within the campus
- Identify and enhance existing buildings that contribute to the campus character and identify those needing replacement
- Define a campus edge
- Create architectural and landscape design guidelines for unified growth
- Establish site and architectural unification within the Capitol campus
- Enhance the State Capitol as the Capitol symbol – "The People's House"
- Look for opportunities to create a campus synergy



MASTER PLAN GUIDING PRINCIPLES

- A working environment that is safe, healthy, efficient, and interactive
- Planned growth for on-site and off-site facilities and needs
- Visual character of the campus, landscape, and buildings to create a “sense of place” that is monumental in nature, yet inviting and usable
- Strengthen inter-community relations within the City of Helena and Lewis and Clark County
- Increase public access to governmental services

STATE FACILITIES - HELENA AREA

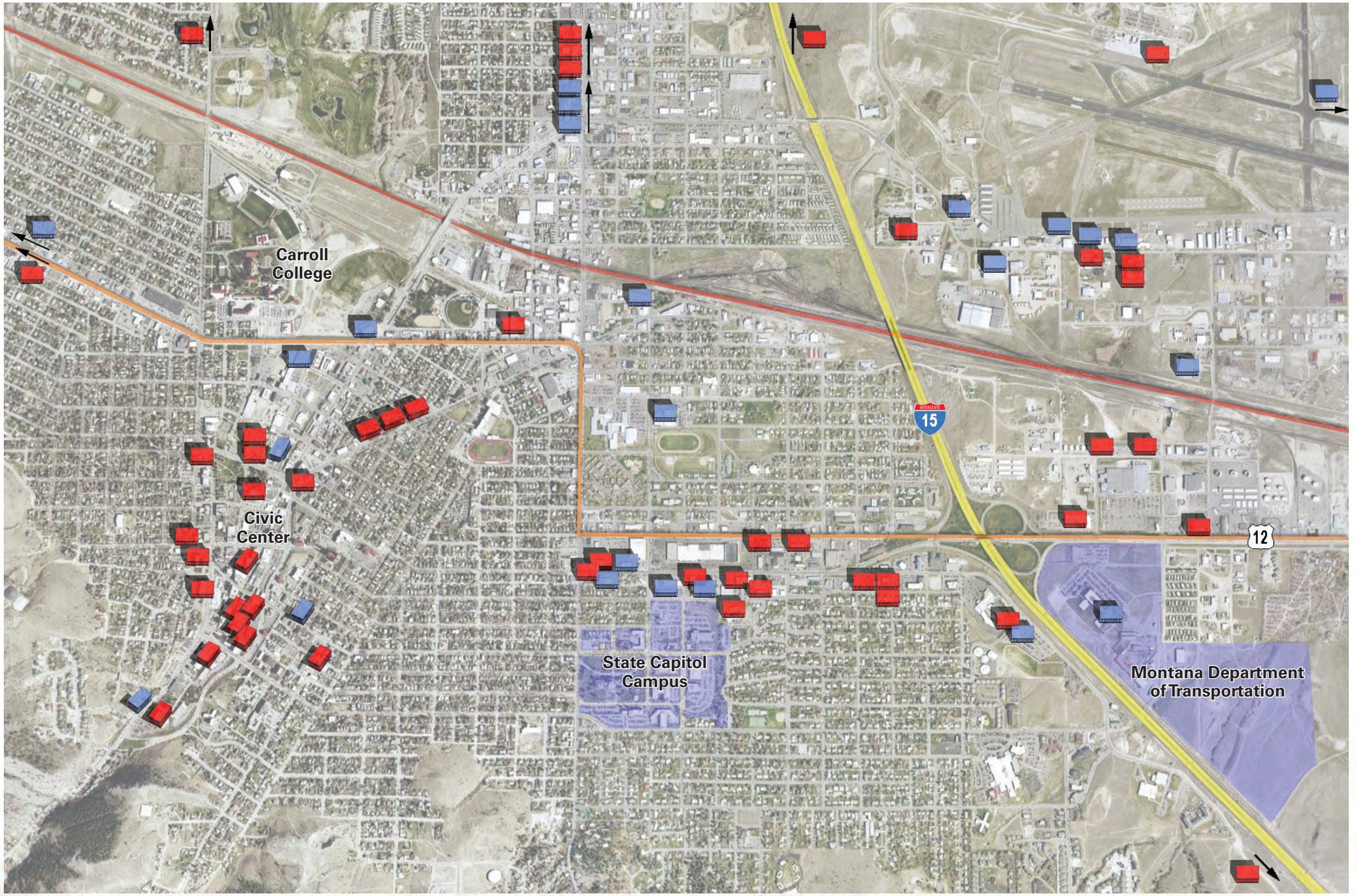
capitol complex

INTRODUCTION

As of November 4, 2009 the State of Montana occupied 103 buildings totaling 2,932,941 gsf. Of that 50 buildings totaling 876,538 gsf are leased and the remaining 53 facilities totaling 2,056,403 gsf are owned by the State in the Helena area. These facilities range in use from office space to warehouse to aircraft hanger and in size from 600 gsf to 202,255 gsf.

Montana population has grown at a rate of approximately 0.8% annually from 1998 to 2008 to 967,440 residences.

During this same time period the number of State employees has increased at a rate of approximately 1.7%. If this trend continues, the number of State employees will increase by approximately 1,243 in the next 10 years.


Carroll College
Civic Center
State Capitol Campus
Montana Department of Transportation
INTERSTATE
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State Leased Buildings
State Owned Buildings
State Owned Campuses
N

off-campus leased facilities

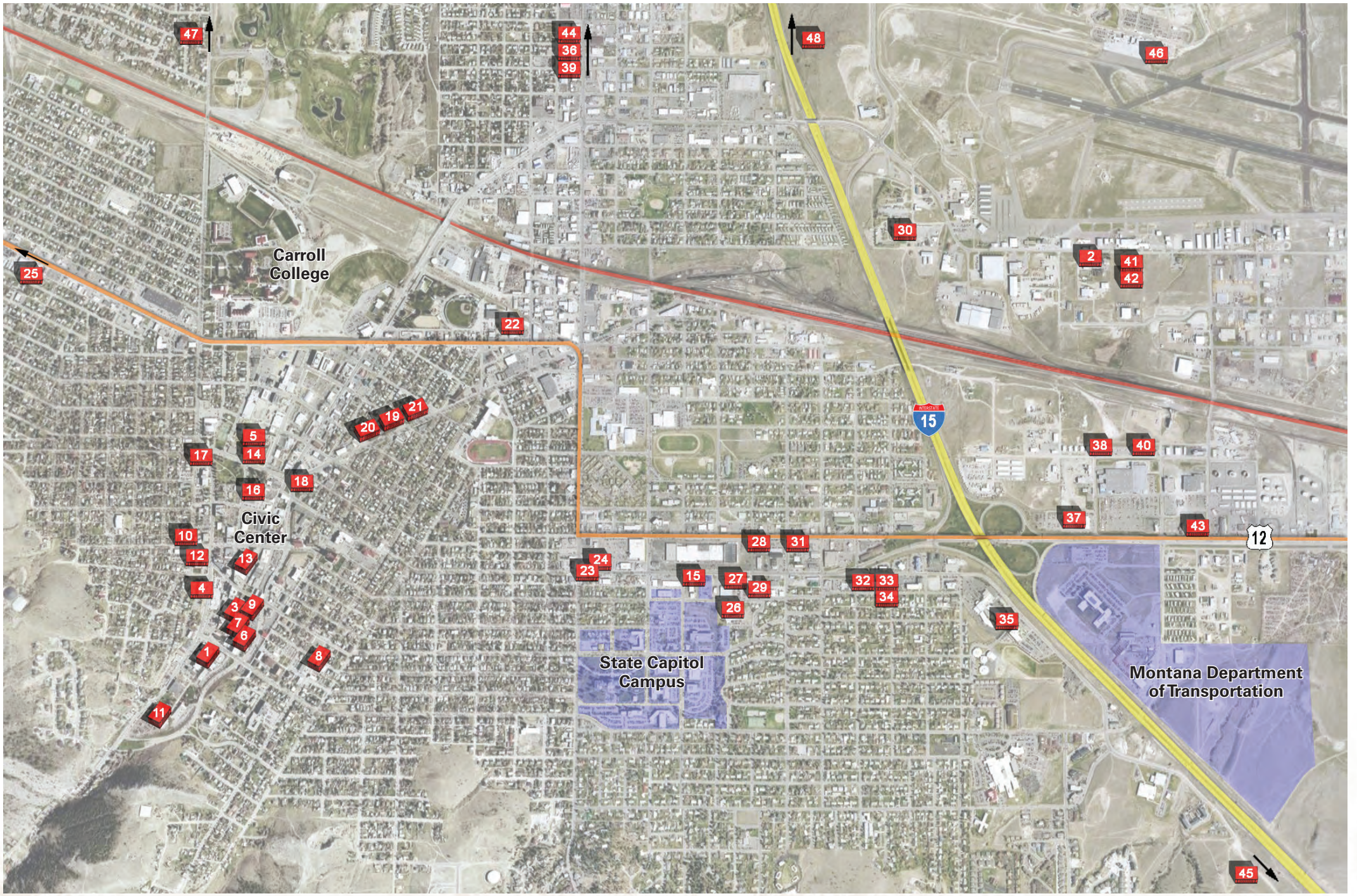
INTRODUCTION

As of November 4, 2009 the State of Montana leased 50 buildings, totaling 876,538 gsf, in the Helena area with an average annual increase of over 26,000 gsf per year over the past eleven years. The cost of leasing new space in the Helena area is approximately $20.00 to $24.00 per square foot as of the fall of 2009. The locations and sizes of occupied properties are as follows:

In 1998, The State of Montana leased 338,492 gsf in the Helena area.

This amount increased to 876,538 gsf in 2010 at an average of over 8.25% annually.

Tag	Location	Area (gsf)
1.	2 South Last Chance Gulch	8,000
2.	27 Airport Road	2,412
3.	46 North Last Chance Gulch	954
4.	100 North Park Avenue	30,230
5.	100 Neill Avenue	11,147
6.	111 North Jackson Street	13,014
7.	111 North Last Chance Gulch	20,175
8.	111 North Rodney Street	7,700
9.	139 North Last Chance Gulch	7,563
10.	200 North Benton Avenue	5,600
11.	301 South Park Avenue	133,458
12.	316 North Park Avenue	2,816
13.	340 North Last Chance Gulch	37,135
14.	514 South Front Street	800
15.	515 North Sanders Street	9,658
16.	555 Fuller Avenue	10,000
17.	600 North Park Avenue	4,376
18.	618 Helena Avenue	10,309
19.	830 North Warren Street	3,285
20.	840 Helena Avenue	31,153
21.	910 Helena Avenue	15,133
22.	930 Lyndale Avenue	24,900
23.	1201 11th Street	7,200
24.	1225-1227 11th Avenue	16,280
25.	1450 Hiawatha Street	3,600
26.	1600 8th Avenue	7,142
27.	1625 11th Avenue	42,325
28.	1701 Prospect Avenue	15,600
29.	1712 9th Avenue	7,200
30.	1750 North Washington Street	20,220
31.	1805 Prospect Avenue	18,640
32.	2001 11th Avenue	4,980
33.	2030 11th Avenue	8,940
34.	2031 11th Avenue	9,640
35.	2401 Colonial Drive	38,860
36.	2525 North Montana Avenue	14,340
37.	2550 Prospect Avenue	49,248
38.	2708 Billings Street	1,225
39.	2801 North Cooke Avenue	4,300
40.	2818 Billings Avenue	875
41.	2823 & 2831 Airport Road	7,305
42.	2827 Airport Road	5,000
43.	2960 Prospect Avenue	17,384
44.	3075 North Montana Avenue	37,002
45.	3215 Colonial Drive	118,186
46.	Airport, Hangar 7 East	600
47.	Lewis & Clark Co. Fairgrounds	3,600
48.	Skyway Shopping Mall	1,320
49.	Address Not Available (2 sites)	25,708
	Total	**876,538**


Carroll College
Civic Center
State Capitol Campus
Montana Department of Transportation
INTERSTATE 15
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35
45
State Leased Buildings
State Owned Campuses
N

off-campus state-owned facilities

INTRODUCTION

The State of Montana currently owns 24 facilities, totaling 1,067,505 gsf, in the Helena area that are not within the boundary of the Capitol Campus boundary. They are as follows:

The largest State-owned, off-campus facility in the Helena area is the Montana Department of Transportation Headquarters at approximately 219,005 gsf.

The smallest State-owned, off-campus facility in the Helena area is the office of the Montana Heritage and Preservation Commission at approximately 790 gsf.

Tag	Location	Area (gsf)
A.	101 Reeders Alley	790
B.	304 N Ewing	9,371
C.	715 Front Street	9,400
D.	920 Front Street	41,172
E.	930 Custer Avenue	17,322
F.	1100 North Last Chance Gulch	56,251
G.	1115 North Roberts	89,460
H.	1227 11th Avenue	21,138
I.	1300 11th Avenue	20,125
J.	1320 Bozeman	29,600
K.	1400 Carter Drive	38,032
L.	1424 9th Avenue	28,424
M.	1539 11th Avenue	27,900
N.	1892 Williams Street	2,644
O.	2260 Sierra Road East	31,432
P.	2300 Airport Road	82,247
Q.	2401 Colonial Drive	63,677
R.	2517 Airport Road	107,122
S.	2630 Airport Road	13,197
T.	2701 Prospect Avenue	166,809
U.	2800 Airport Road	42,263
V.	3330 Skyway Drive	149,106
W.	8001 North Montana Avenue	14,423
X.	Airport Road	5,600
	Total	**1,067,505**

State Owned Buildings

State Owned Campuses

N

historic development

The development of the Montana State Capitol began soon after the State achieved statehood in 1889 and was designed at a time when other states were constructing their second or third edifices to accommodate their growing governments.

In 1895, a governor-appointed selection committee had accepted a winning bid from local developer Peter Winne offering the 5-acre site for a $1 asking price. While this site was 1¼ miles from downtown Helena, the low purchase price, proximity to the electric railway line on Broadway, and the natural backdrop of hills were deemed sufficient benefits. At the time of construction, this east side of Helena was sparsely populated; only three residences were located along Eighth Street directly north of the chosen site.

Montana's new state governing system, the modest population in this large state, and the scarcity of development around the Capitol's site were most likely factors that contributed to lack of a development plan or perceived need to purchase surrounding properties until the need or opportunity arose. This casual approach didn't impede the State government campus growth until the previously less densely populated area at the eastern edge of Helena became ripe for housing development in the 1950s; this became, in effect, the eastern boundary of the Capitol Campus.

The massing and style of Montana's State Capitol is a fine example of the American Renaissance style that was originated in the eastern United States. The cornerstone was laid on July 4, 1899 and the building was dedicated on July 4, 1902.

The steady growth of Montana is reflected in the early (1909-1912) addition of side wings to the original Capitol. The undramatic State growth that followed, and actual decline in population between 1920 and 1930, resulted in the few modifications and additions that were made to the site and lots south and east of the Capitol. The residential areas immediately north and west of the Capitol continued to grow however.

By 1930, the Capitol Campus had been increased to include a total of four buildings on the Capitol block and one across the street:

- The boiler house, constructed in 1901 (replaced in 1969) immediately east of the Capitol.
- The Montana State Capitol Annex (used as an office building), constructed in 1922 southeast of the Capitol.
- The Livestock Building Lab, constructed in 1918 southeast of the Capitol.
- The State Board of Health Building, constructed in 1919 south of the Capitol Block on Lockey Avenue.

Two buildings that were added to the campus by the early 1940s reflected the State's focus. The Montana Farmers Union building was constructed at the southeast corner of Lockey and Montana before 1930 (a parking lot is currently at this site), and the Montana Highway Department Building was constructed in 1936 directly north of the Capitol on Sixth Avenue and Roberts Street. The design of the Highway Building reflected an implicit respect for the prominence of the Capitol; design sketches were used to study the topographical and height relationships between the two buildings. This building remains a strong component of the campus, as it helps define a key entry intersection to what has become the primary Capitol Campus south of Sixth Avenue.

Montana's steady population growth, and consequent State government growth since the 1940s, has generated bursts of construction of approximately six buildings nearly every twenty years. This has been accompanied by residential construction that has filled out the remaining lots in the blocks directly north of the Capitol.

1950s

- Mitchell Building, 1950
- Veterans and Pioneers Memorial Building, 1952
- Cogswell State Laboratory Building, 1955
- Scott Hart Building, 1956
- Governor's Mansion, 1958

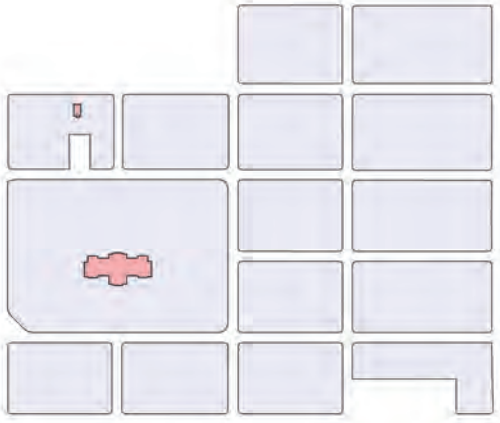
1960 – 1970s

- Walt Sullivan (Department of Labor) Building, 1960
- Teacher's Retirement Building, 1968
- Fish Wildlife & Parks Building, 1973
- Department of Public Health and Human Services Building, 1973
- Mitchell Building Addition, 1974
- Cogswell State Laboratory Building Addition, 1979
- Justice/State Library, 1979

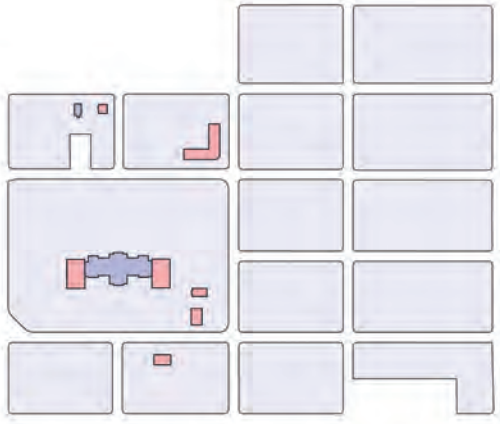
1904 photograph before 1905 installation of Meagher statue in front lawn; *www.lifelikecharm.com/helena_capitol/htm, photographer unattributed.*

1920s photograph looking south from N. Cooke Street (now Washington Drive); *www.lifelikecharm.com/helena_capitol/htm, photograph courtesy of Tom Kilmer.*

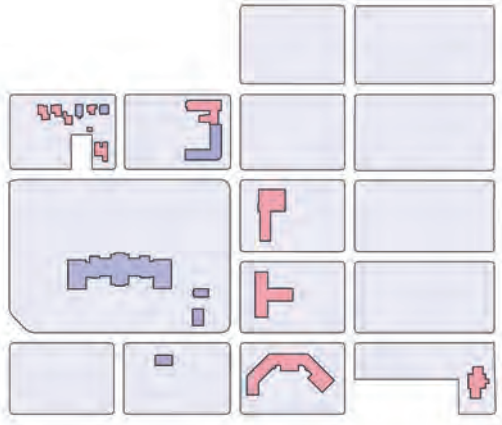
historic development



1902



1910 - 1940s

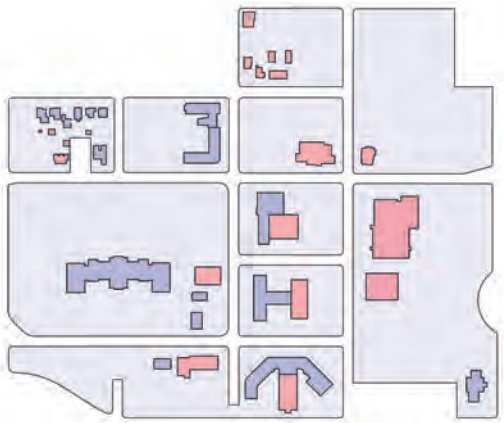


1950s

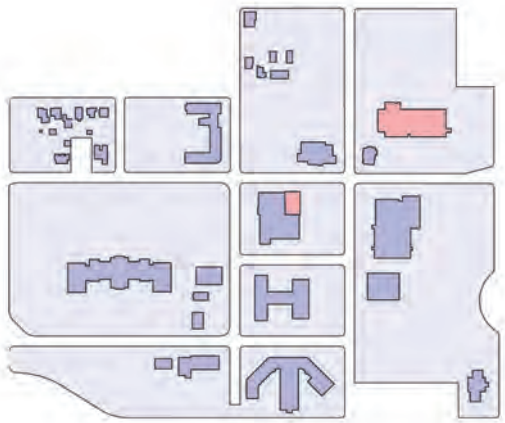
New Construction for this Period

Construction from Prior Period

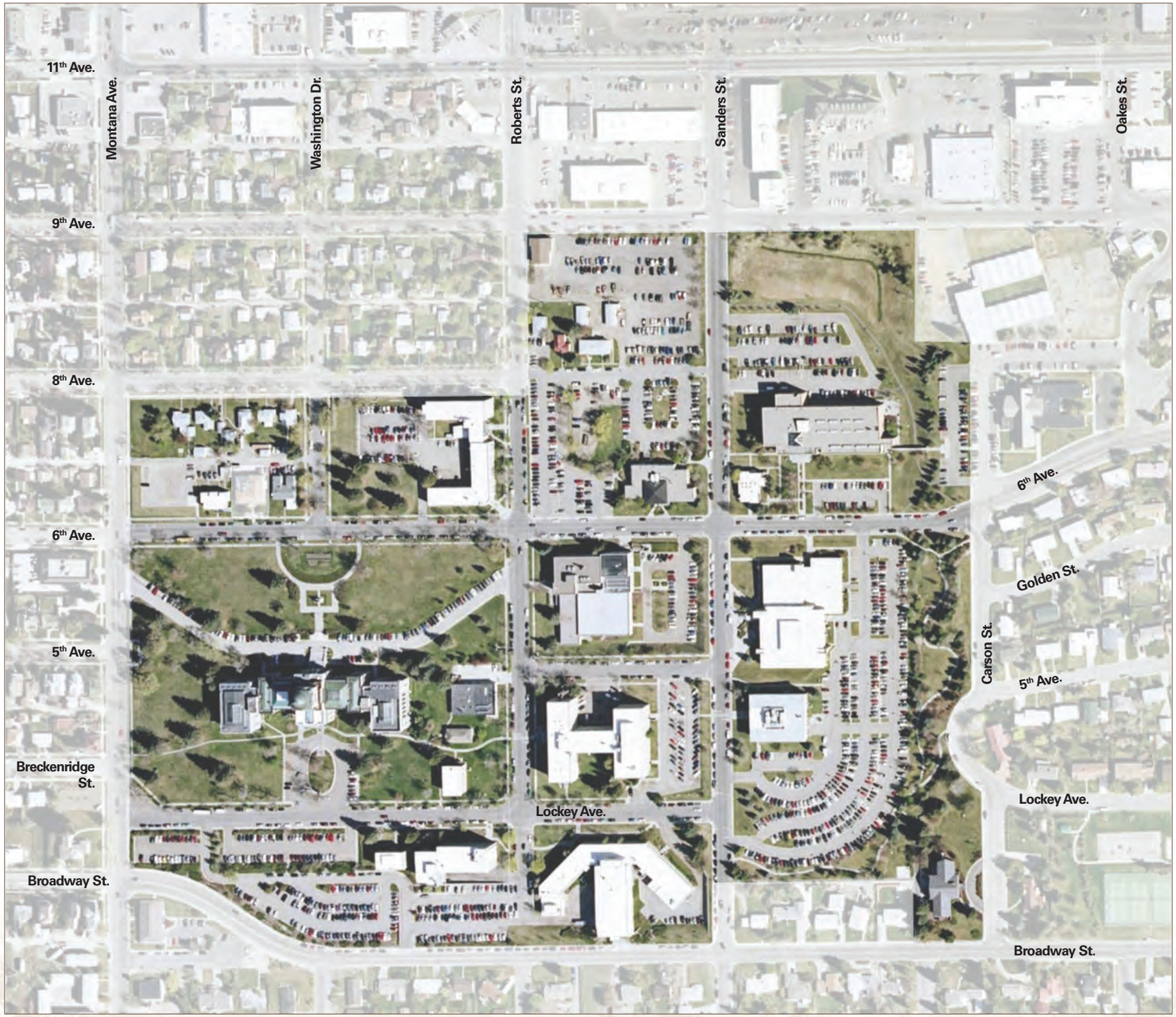
Note:
Only currently existing buildings
are depicted.



1960 - 1970s



1980s - Present



Current Campus 2010

campus boundary

INTRODUCTION

Defining the edges of the Capitol campus is a subtle but important component of understanding the site. When the perimeter of the campus is well defined visitors will be aware of when they have entered and exited the campus, and that they have entered (intentionally or inadvertently) the seat of the State government. It is also important that State government be a good neighbor.

EXISTING CONDITIONS / OBSERVATIONS

The current Capitol Campus is "land locked"and there is not any land immediately adjacent to the existing campus that has not been developed. Expansion of the campus would be complicated and potentially difficult. The campus is currently bound by the broad green strip adjacent to Carson Street along the east, Broadway Street to the south, Montana Avenue to the west, and 8th and 9th Avenues to the north. Most edges of the campus are well defined with major arterial streets to the south and west, and the green strip to the east. The north boundary is considerably less obvious. The southeast corner of the intersection of 8th Avenue and Montana Avenue has the appearance of a residential neighborhood and lacks a point-of-entry identification. This boundary is further degraded by the use of State-owned residences for State office space. The discontinuity of the north boundary is further amplified when it shifts north from 8th avenue to 9th Avenue at Roberts Street.

The north boundary along 9th Avenue between Roberts Street and Sanders Street is an undefined parking lot commonly known as the Old Motor Pool site. The land that the Old Motor Pool site occupies is currently owned by the Montana Department of Transportation and is primarily used for the storage of State-owned vehicles.

The east boundary is a successful transition from the busy activities of the Capitol Campus to the quiet residential streets of the adjacent neighborhood. This transition consists of a wooded section of land or "green buffer." This buffer provides a visual block between the east side parking lots and the residences that face them along Carson Street. The green strip also offers both State employees and local residents a surfaced path for walking and jogging.

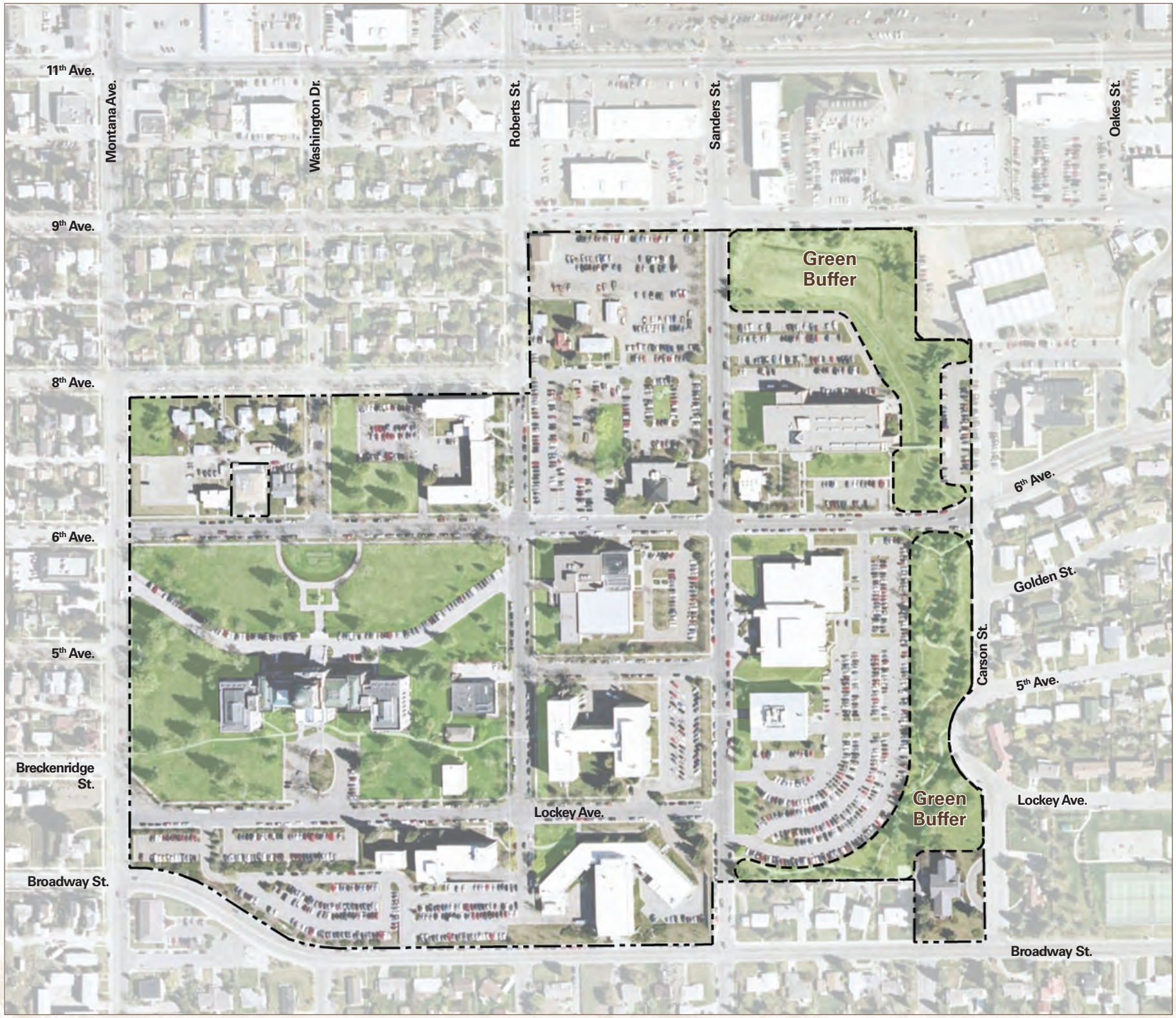
Highway directional signage from Interstate 15 guides visitors to the Capitol Campus west along Montana Highway 12, locally known as Prospect Avenue, and then south on Montana Avenue. This is considered the primary visitor entrance to the campus. Visitors to the Historical Society (Veterans and Pioneer Memorial Building) are also directed west on Prospect Avenue and then south on Roberts Street. None of these approaches are marked as campus entries.

RECOMMENDATIONS

The green buffer should be continued around the entire campus, to define the campus boundary. The existing vegetation density of the buffer along the east boundary is appropriate for that location but a less dense solution is recommended for other areas of the campus, and particularly the west boundary along Montana Avenue where the views of the Capitol from the street should be maintained. The green buffer should include the following typical attributes: a width of 20 to 30 feet, a paved pedestrian path, and natural landscaping including a variety of native trees, shrubs, flowers and grasses.

The boundary around the campus should be regular in shape and not extended out in order to capture any single building. Even though the Department of Natural Resources at 1424 9th Avenue and the Department of Corrections at 1539 11th Avenue are located directly north of and contiguous to the Capitol Campus, they should not be included in the campus boundary as defined by the green buffer. The irregular boundary that would be formed by the inclusion of these buildings would confuse and disorient visitors.

Gateways should be added at the major entries to the Capitol Campus. These would announce arrival to this special and important place. A formal gateway should be located at or near Montana Avenue north of Sixth Avenue and a monumental/ grand gateway placed at the intersection of Roberts Street and 8th Avenue. The gateways would provide the initial way-finding through the Capitol site.



Campus Boundary

on-campus state-owned properties

INTRODUCTION

The State of Montana owns two major facility sites in the Helena area. They are the Capitol Campus and Montana Department of Transportation Headquarters Campus. The buildings within the previously defined boundary of the Capitol Campus include the following:

State-Owned Facilities

Tag	Name or Location	Area (gsf)
A01	Executive Residence	12,259
A02	Cogswell Building	117,854
A03	Walt Sullivan Building	51,243
A04	Old Board of Health Building	5,776
A05	Dept. of Public Health & Human Services	48,682
A06	Mitchell Building	130,320
A07	Old Livestock Building	2,893
A08	Capitol Annex	1,460
A09	Boiler Plant	7,260
A10	State Capitol	202,235
A11	Veterans and Pioneers Memorial Building	91,363
A12	Justice and State Library Building	89,415
A13	Lee Metcalf Building	92,971
A14	Teachers Retirement System Building	6,431
A15	Fish Wildlife and Parks Building	22,966
A16	General Services Maintenance	3,309
A17	Agricultural/Livestock Building	30,370
A18	Scott Hart Building	43,664
A19	1236 East 6th Avenue	3,156
A20	1218 East 6th Avenue	5,769
A21	326 Washington Street	1,725
A22	1225 East 8th Avenue	1,707
A23	1219 East 8th Avenue	1,221
A24	1209 East 8th Avenue	2,302
A25	1205 East 8th Avenue	2,004
A26	1400 East 8th Avenue	2,004
A27	1404 East 8th Avenue	2,114
A28	1410-12 East 8th Avenue	3,656
	Total	**988,889**

Campus Facilities

on-campus state-owned properties

Tag	Name or Location	Area (gsf)	
A01	**Executive Residence**	12,259	
A02	**Cogswell Building**		
	Dept. of Health and Human Services	105,001	
	Fish Wildlife and Park	317	
	Dept. of Administration	886	
	Total Cogswell Building	106,204	
A03	**Walt Sullivan Building**		
	Labor & Industry	51,243	
	Total Walt Sullivan Building	51,243	

Tag	Name or Location	Area (gsf)	
A04	**Old Board of Health Building**		
	Dept. of Administration	704	
	Labor & Industry	1,724	
	Justice	3,348	
	Total Old Board of Health Building	5,776	
A05	**Dept. of Public Health & Human Services**		
	Dept. of Health and Human Services	48,682	
	Total Dept. of Health and Human Services	48,682	
A06	**Mitchell Building**		
	Dept. of Administration	77,321	
	Legislative Branch	538	
	Department of Revenue	52,461	
	Total Mitchell Building	130,320	

on-campus state-owned properties

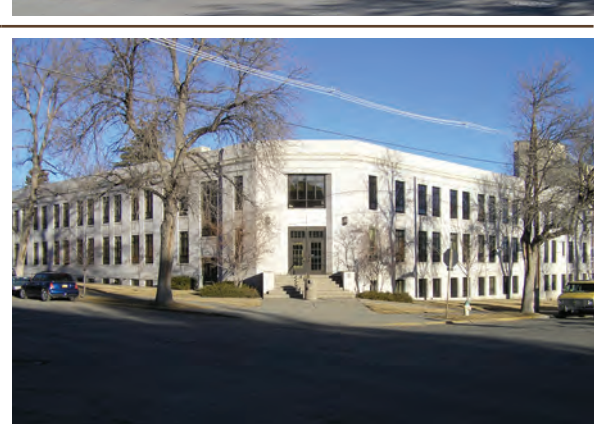
Tag	Name or Location	Area (gsf)	
A07	**Old Livestock Building**		
	Dept. of Administration	1,038	
	Labor & Industry	1,855	
	Total Old Livestock Building	2,893	
A08	**Capitol Annex**		
	Dept. of Administration	1,460	
	Total Capitol Annex	1,460	
A09	**Boiler Plant**		
	Dept. of Administration	7,100	
	Legislative Branch	160	
	Total Boiler Plant	7,260	

Tag	Name or Location	Area (gsf)	
A10	**State Capitol**		
	Governor's Office	32,646	
	Dept. of Administration	4,557	
	Department of Justice	130	
	Legislative Branch	150,416	
	Secretary of State	14,486	
	Total State Capitol	202,235	
A11	**Veterans and Pioneers Memorial Building**		
	State Historical Society	91,363	
	Total Veterans and Pioneers Memorial Building	91,363	
A12	**Justice and State Library Building**		
	Montana State Library	37,883	
	Supreme Court Law Library	22,213	
	Supreme Court	27,819	
	Total Justice and State Library Building	103,981	

on-campus state-owned properties

Tag	Name or Location	Area (gsf)
A13	**Lee Metcalf Building**	
	Dept. of Administration	9,668
	Dept. of Environmental Quality	83,303
	Total Lee Metcalf Building	92,971
A14	**Teachers' Retirement System Building**	
	Teachers' Retirement System	6,431
	Total Teachers' Retirement System Building	6,431
A15	**Fish Wildlife and Parks Building**	
	Fish Wildlife and Parks	22,966
	Total Fish Wildlife and Parks Building	22,966

Photo by Sarah Jane Murray

Tag	Name or Location	Area (gsf)	
A16	**General Services Maintenance**		
	Dept. of Administration	3,309	
	Total General Services Maintenance	3,309	
A17	**Agriculture/Livestock Building**		
	Dept. of Agriculture	16,333	
	Dept. of Livestock	14,037	
	Total Agriculture/Livestock Building	30,370	
A18	**Scott Hart Building**		
	Dept. of Justice	43,664	
	Total Scott Hart Building	43,664	

on-campus state-owned properties

Tag	Name or Location	Area (gsf)	
A19	**1236 East 6th Avenue**		
	Secretary of State	3,156	
	Total 1236 East 6th Avenue	3,156	
A20	**1218 East 6th Avenue**		
	Dept. of Health and Human Services	5,769	
	Total 1218 East 6th Avenue	5,769	
A21	**326 Washington Street**		
	Dept. of Administration	1,725	
	Total 326 Washington Street	1,725	

Tag	Name or Location	Area (gsf)	
A22	**1225 East 8th Avenue**		
	Legislative Services	1,707	
	Total 1225 East 8th Avenue	1,707	
A23	**1219 East 8th Avenue**		
	Dept. of Justice	1,221	
	Total 1219 East 8th Avenue	1,221	
A24	**1209 East 8th Avenue**		
	Dept. of Administration	2,302	
	Total 1209 East 8th Avenue	2,302	

on-campus state-owned properties

Tag	Name or Location	Area (gsf)	
A25	**1205 East 8th Avenue**		
	Commissioner of Political Practices	2,004	
	Total 1209 East 8th Avenue	2,004	
A26	**1400 East 8th Avenue**		
	Fish Wildlife and Parks	2,004	
	Total 1400 East 8th Avenue	2,004	

Tag	Name or Location	Area (gsf)	
A27	**1404 East 8th Avenue**		
	Fish Wildlife and Parks	2,114	
	Total 1404 East 8th Avenue	2,114	
A28	**1410 - 1412 East 8th Avenue**		
	State Historic Preservation Agency	2,769	
	Governor's Office Mental Disabilities Board of Visitors	537	
	Mental Health Ombudsman	350	
	Total 1410 - 1412 East 8th Avenue	2,769	

Private lease rate for new space in the Helena area was $20-$24 per square foot in 2009.

historically significant buildings

HISTORIC SIGNIFICANCE OF THE MONTANA STATE CAPITOL CAMPUS

A10

The Montana State Capitol is of great stature and significance, as is typical of Capitol buildings, and has been listed individually in the National Register of Historic Places since 1981. Since the original construction and additions were completed in 1912, the sites adjacent to this dominant Capitol hill site have slowly been built upon. An understanding of how well these buildings contribute to this campus core is paramount to crafting an approach to continued development. The entire campus is essentially a historic district and hence, worthy of definition and examination. An attempt is made herein to form a basis for discussion and understanding of the following:

- The character of the historic district
- The period of significance of the historic district
- The buildings that contribute to the historic district
- The parameters and guidelines that apply to the development of the historic district

CHARACTER OF THE HISTORIC DISTRICT

The character of the district stems primarily from the Capitol and the definition and function of State government. The district is comprised of buildings that contribute to the government's importance and role in serving the citizens. Buildings of large stature define the district. With a few exceptions, most of these buildings were built in the 1950s and are indicative of the growth of state population and government services. These buildings typically have the following identifying characteristics:

- Large, simple rectangular mass, from three to five stories tall
- Height shorter than the Capitol

A17

- Flat roof
- Centrally located entry accessed by exterior flight of stairs
- Single window openings
- Light-colored exterior material, often of stone or precast concrete

A23

Some of these buildings do not possess a special architectural presence, yet are significant because of their social/historical role in the development of the government. The district is – like many historic districts – composed of properties significant for their history and/or for their architectural contribution.

PERIOD OF SIGNIFICANCE OF THE HISTORIC DISTRICT

The district derives its significance from its function as an active State government; thus it has been significant since the State of Montana began planning for the Capitol, and continues to be significant today. The National Register Criteria for Evaluation excludes properties that are less than fifty years old, to provide: "…the time needed to develop historical perspective and to evaluate significance." For the purposes of this analysis, the period of significance will thus be from 1894 to 1960.

Historic Buildings

- Significant Buildings
- Contributing to Historic Campus
- Potential Future National Register Site
- Not Contributing to Historic Campus

historically significant buildings

BUILDINGS THAT CONTRIBUTE TO THE HISTORIC DISTRICT

The overall campus development presents a somewhat fractured and inconsistent grouping, with buildings of varying sizes, styles, and significance. Some buildings are obviously significant for their function and/or architectural character, while others make no apparent contribution to the overall district, and some are not easily classified. The latter category is typically comprised of large State government buildings that were built in the 1950s and 1960s, for which current appreciation is difficult. A property is considered non-contributing if it does not relate to the significance of the historic district and if – due to alterations or other changes – it no longer possesses historic integrity. The following buildings are either significant individually (as stated) or contribute to the historic district. The categories of significance, and related properties, have been reviewed with the Montana State Historic Preservation Office.

1. Significant structures, already listed individually in the National Register of Historic Places:
   - Capitol (1902/1912) - A10
   - Montana Veterans and Pioneers Memorial Building (1953) - A11

2. Significant structures, potentially eligible for individual listing in the National Register of Historic Places (for architectural significance unless indicated otherwise):
   - Old Board of Health Building (1919) - A04
   - Stone residence on 8th Street (1892) - A23
   - Agriculture/Livestock Building (1936) - A17
   - Governor's Mansion (1960) - A01 – for its association with the governor's role

3. Properties that potentially contribute to a potential historic district focused on the Capitol Campus:
   - Old Livestock Building (1918) - A07
   - Capitol Annex Building (1922) - A08
   - Mitchell Building (1954) - A06
   - Cogswell Building (1955) - A02
   - Department of Labor & Industry Building – Walt Sullivan Building (1960) - A03


A11


A04


A23


A17


A01

A07

A08

A06

A02

A03

4. Properties that do not appear to contribute to a potential historic district focused on the Capitol Campus (a modern resources survey, currently being conducted by the State Historic Preservation Office, may yield information that revises the interpretation of one or more of these buildings):

- Scott Hart Building (1956) - A18
- Fish Wildlife & Parks Field Services Building at 1404 8th (1964) - A27
- Current State Historic Preservation Office at 1410 8th (Post-1958) - A28
- Teachers' Retirement System Building (1968) - A14
- Fish Wildlife and Parks Building (1973) - A15
- Mitchell Building Addition (1974) - A06
- Department of Public Health & Human Services (1973) - A05
- Justice & State Library (1979) - A12
- Lee Metcalf Building (1983) - A13
- Secretary of State Annex at 1236 East 6th Avenue - A19
- Diane Building at 1218 East 6th Avenue (1960) - A20

PARAMETERS AND GUIDELINES THAT APPLY TO THE DEVELOPMENT OF THE HISTORIC DISTRICT

The development of this district can be governed by several factors, including design guidelines launched with this Master Plan and State-regulated oversight of historic properties. Incorporation of design guidelines can help establish a more regular and appropriate appearance for new construction and additions that will contribute to the historic district. State review is prescribed by the Montana State Antiquities Act (22-3-421 through 442, MCA)[1] which governs consultation between the State Historic Preservation Office (SHPO) and State agencies for undertakings proposed for heritage properties on State-owned land. The Act outlines a process by which the agency and the SHPO identify the heritage properties and the potential effects on them, in order to minimize adverse effects. Heritage properties are those defined as being more than fifty years of age, those with a significant association with a historic event or person, and those that are good examples of historic architectural or engineering types. The SHPO has been consulted during the preparation of the Master Plan; it is recommended that understandings developed during this process be reviewed during implementation.

[1] The Act is paraphrased herein. Further information is available at: *http://www.montanahistoricalsociety.org/shpo/I.THELAW.pdf*

topography

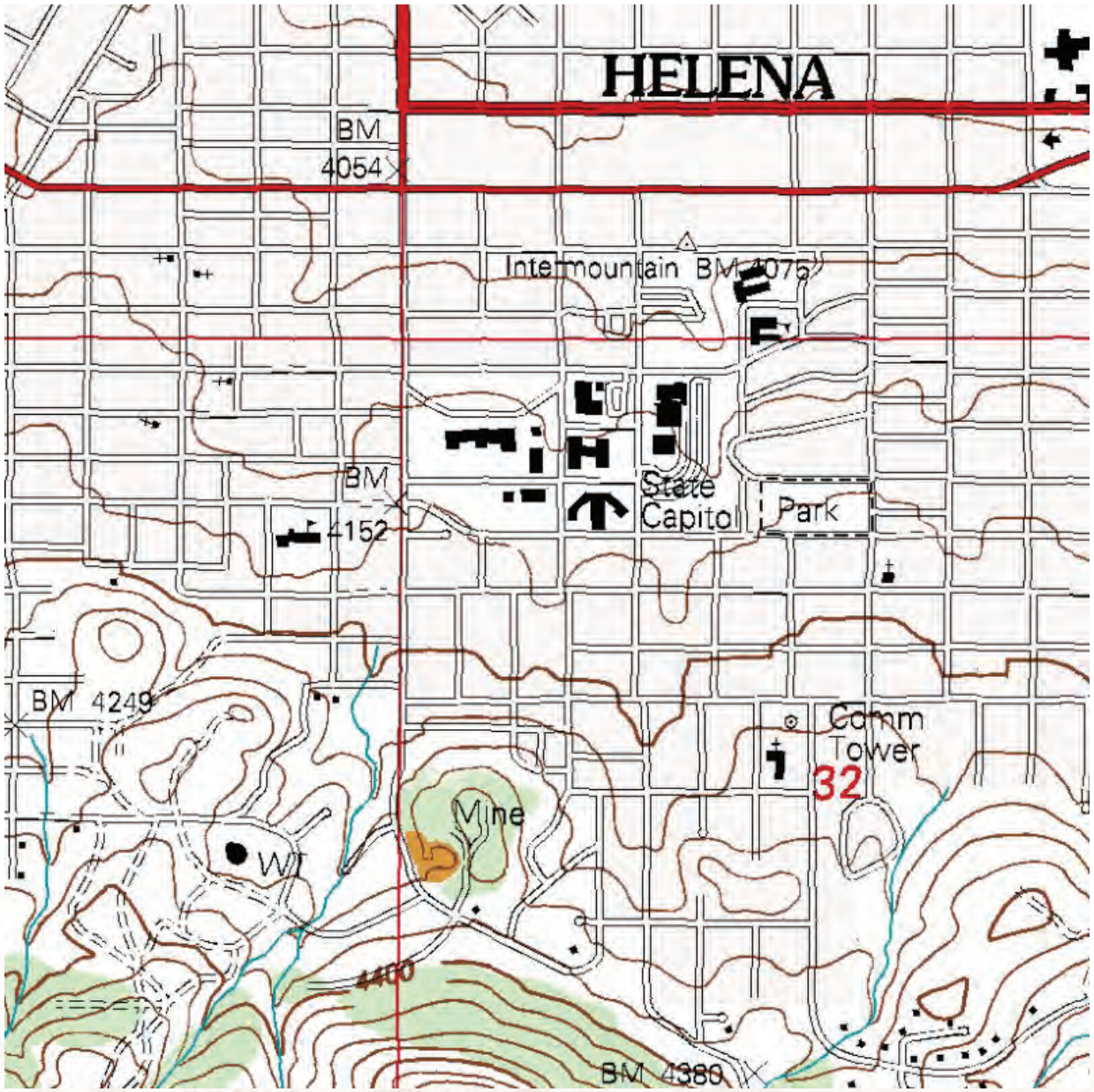
INTRODUCTION

Topography is the mapping of the features on the surface of land, including natural features such as mountains and rivers and constructed features such as buildings and roads.

EXISTING CONDITIONS / OBSERVATIONS

The Capitol Campus site slopes relatively consistently from the south down to the north, with a minor secondary slope from the west down towards the east. The highest point of the campus is approximately at the intersection of Sanders and Broadway Streets at the southeast corner of the campus. The lowest point on the site is the retention pond located due north of the Lee Metcalf Building at the northeast corner of the campus. The overall typography of the site drops approximately 75 feet from south to north with an average slope of 4.5 percent.

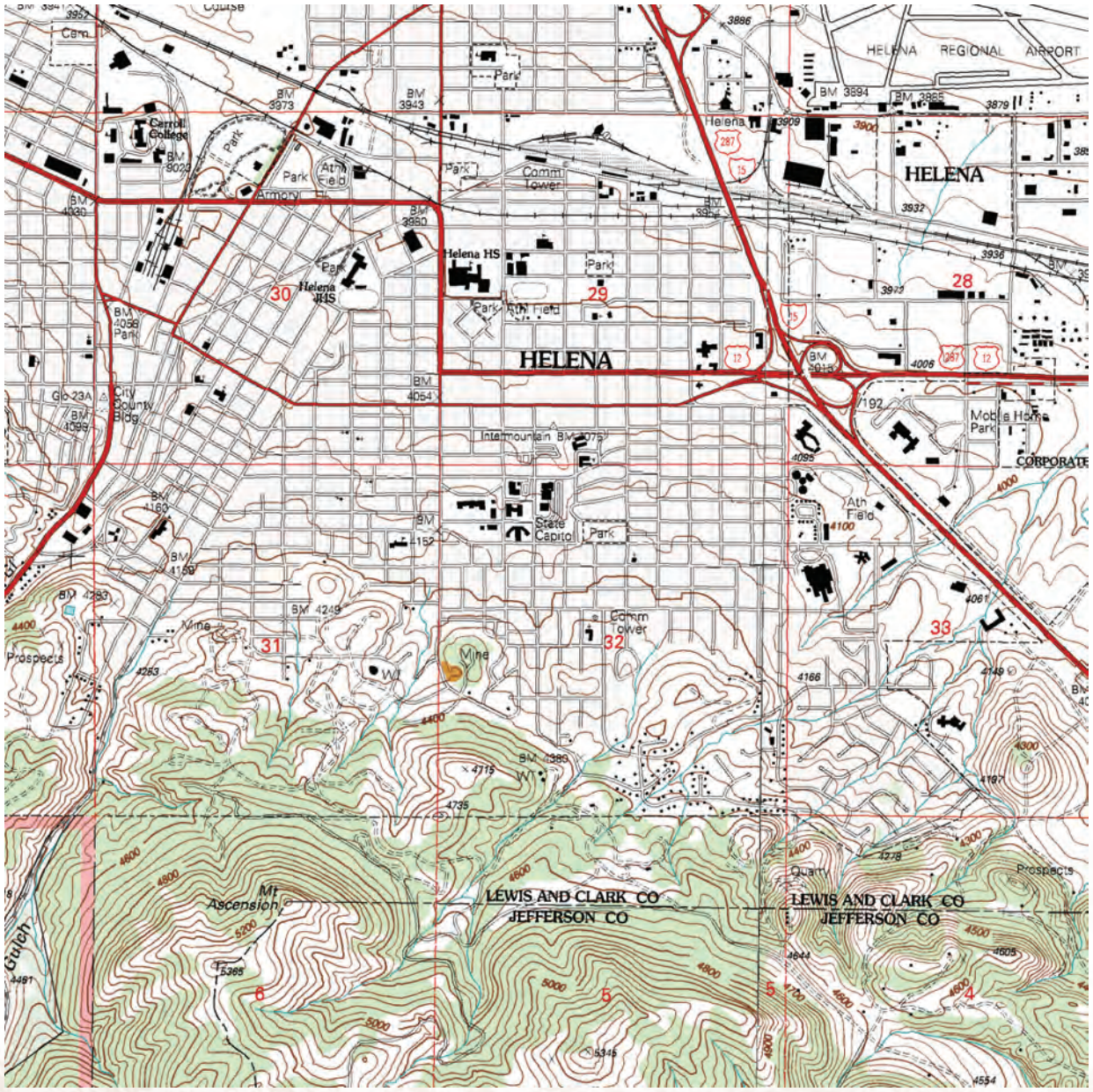
CAMPUS TOPOGRAPHY



RECOMMENDATIONS

All new civil or building projects should accommodate and capitalize on the natural topography of the site. Parking structures can be incorporated into natural slopes to minimize their visual impact on the campus and surrounding neighborhoods. New buildings can offer parking accessed at grade on the downhill side of the building while the pedestrian entrances can be on grade at the uphill side. Careful attention to these details can serve to improve wayfinding and public access to governmental services.

HELENA AREA TOPOGRAPHY



zoning

INTRODUCTION

Zoning is the categorization of a plot of land that permits various activities / uses and establishes physical restrictions.

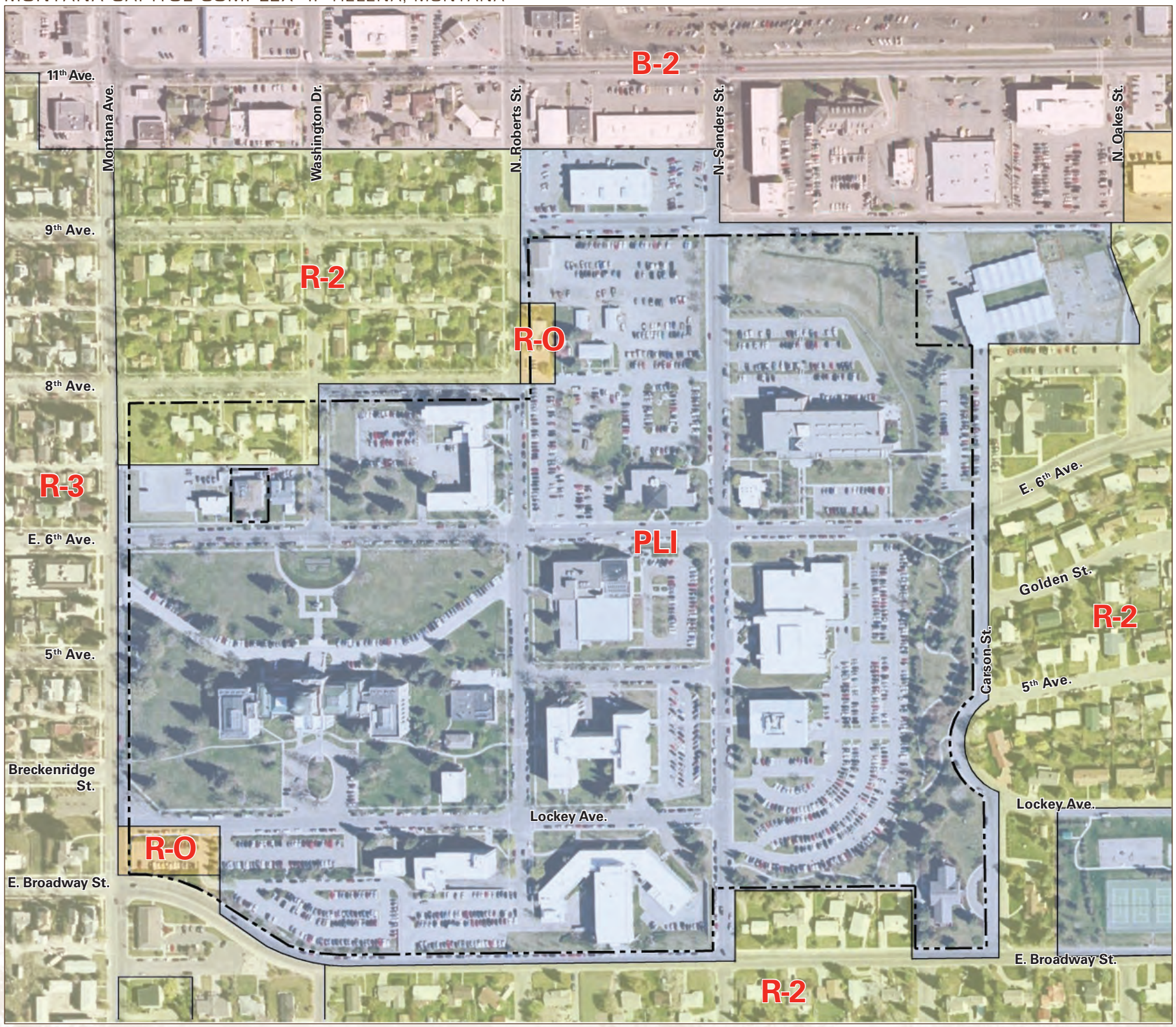
EXISTING CONDITIONS / OBSERVATIONS

The majority of the Capitol Campus is zoned by the City of Helena as PLI (Public Lands & Institutions District) which mandates a maximum building height of 60'. Two areas within the boundaries of the Capitol Campus are currently zoned as R-O (Residential Office) - the west end of the parking lot directly south of the Capitol (the northeast corner of Lockey and Montana Avenues) and the northeast corner of Eighth Avenue and Roberts Street. The north half of the block bounded by Montana, Eighth, and Sixth Avenues and Washington Street is zoned R-2 (Single Family Residential).

RECOMMENDATIONS

The State should endeavor to have all property within the Capitol Campus boundary zoned as PLI so that the zoning of those parcels will be more aligned with the uses of governmental buildings. This will also enhance the State's flexibility to implement the master plan. The State will need to work closely with City of Helena officials to work through the process of rezoning.

Zoning



PLI
Public Lands & Institutes District

B-2
General Commercial

R-O
Residential Office

R-2
Single Family Residential

R-3
Medium Density Residential

open space

INTRODUCTION

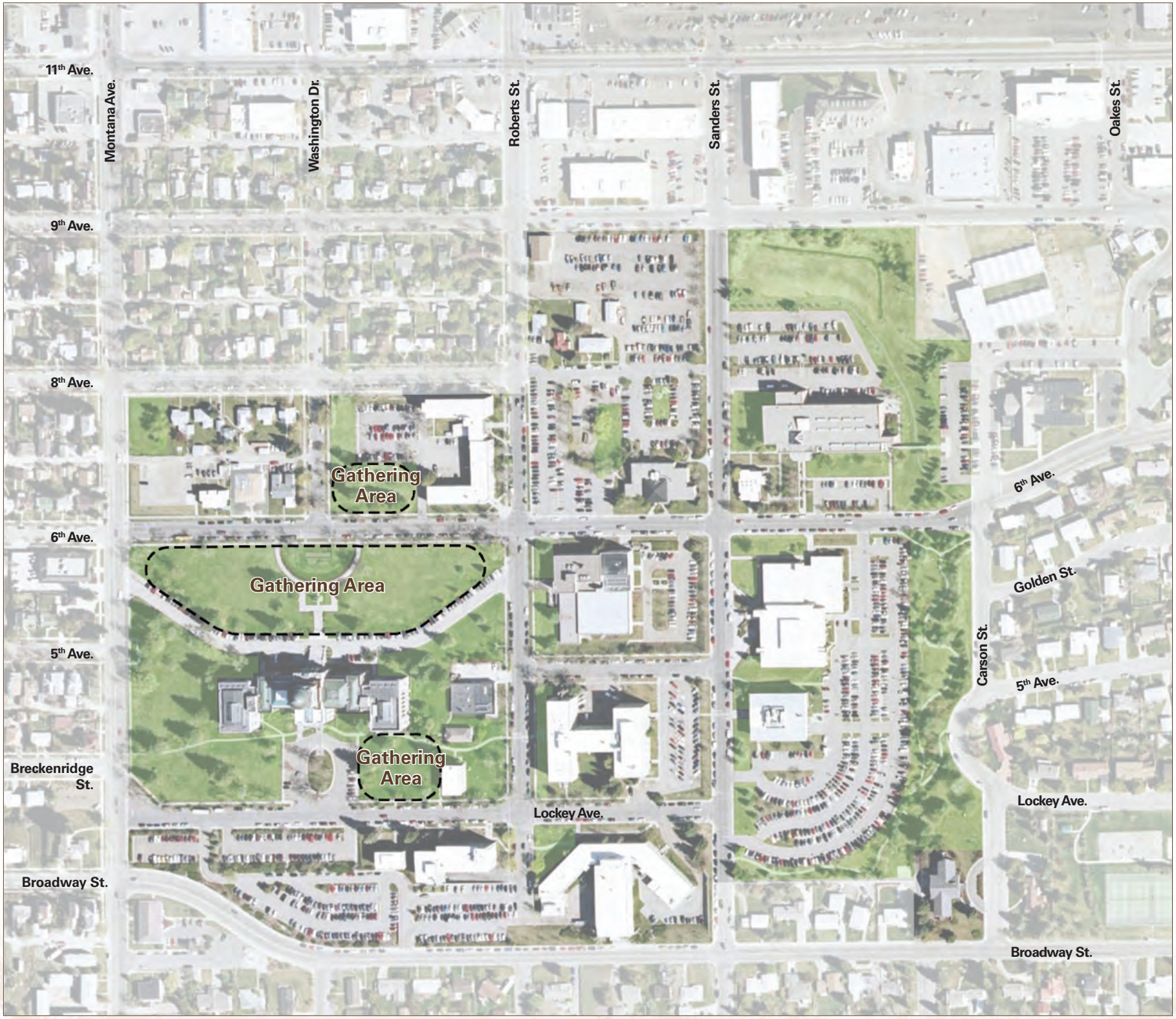
Open space can be defined as an outdoor area formed by buildings and / or vegetation. Such spaces provide opportunities for users to observe, participate in, or lead a variety of planned or impromptu events.

EXISTING CONDITIONS / OBSERVATIONS

The Capitol Campus as a whole offers a minimal amount of open space for gathering. The most obvious is the front lawn located on the north side of the Capitol. This area consists of a formal well-manicured lawn with a centrally located sculpture and planting beds. The area between the southeast corner of the Capitol and the Old Livestock Building is a smaller less formal venue. A third gathering space, located at the northeast corner of Washington Drive and Sixth Avenue, features a stand of conifers and a picnic table. This area is mainly used by State employees for breaks and lunches.

RECOMMENDATIONS

The existing open spaces should remain intact. Additional informal exterior open spaces should be included in future construction plans on the Capitol Campus. These open spaces will provide opportunities for informal meetings, art installations, and potential campus interpretative displays.



Open Space

Open Space Areas

parking

INTRODUCTION

Parking remains one of the most voiced criticisms/ concerns about the Capitol Campus. Parking quantities meet the day-to-day needs of the campus when the legislature is not in session. However, when the legislature is in session, parking can be extremely difficult to the point of reducing visitors access to State government.

EXISTING CONDITIONS / OBSERVATIONS

Complaints regarding lack of parking are minimal during the 20 months when the Legislature is not in session. The present quantities of parking appear to meet current needs overall; however, the distribution of parking does not seem to correspond with the density centers of the campus. Due to this uneven distribution areas at the south end of the campus near the Capitol, Mitchell, Cogswell, and Department of Public Health and Human Services buildings appear to suffer from an inadequate number of parking spaces. Correspondingly lower building density and associated parking requirements at the northeast quadrant of the campus appear to provide sufficient parking needs.

PHIL BELL PHOTOGRAPHY

Both off-street and on-street parking presently serve the Capitol Campus. Off-street parking accounts for approximately 75% of the total parking available within the campus. The remainder 25% is accounted for with on-street parking.

Off-street parking lots are scattered throughout the campus. The largest lot is located at the southeast corner of the campus adjacent to the Department of Public Health and Human Services and Justice buildings. The quality of the parking lots varies greatly. Parking surfaces range from loose unmarked gravel to striped asphalt. Vegetation and lighting within the parking lots is typically minimal.

On-street parking is currently available on all public streets throughout the campus. Designated areas have been assigned to a particular entity or function such as the Tour Train that parks in front of the Historical Society.

Currently there are no parking structures within the Capitol Campus.

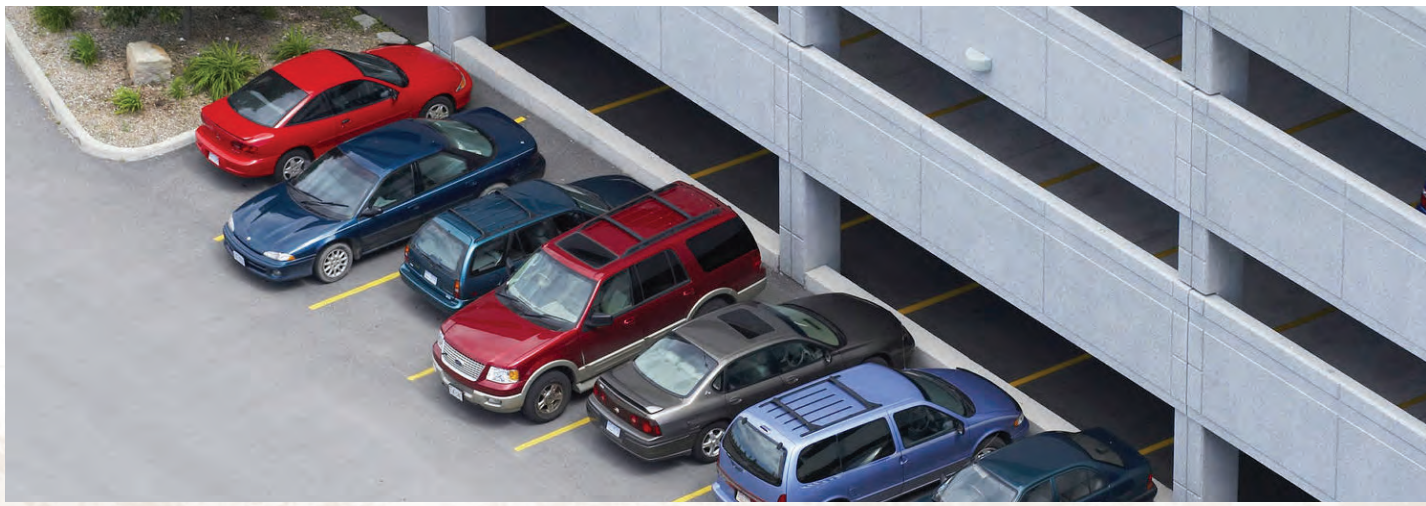
RECOMMENDATIONS

Parking plays an important role when trying to reinforce the goal of creating a "campus" and providing services to the public. Reducing on-street parking in the campus core (the area immediately surrounding the Capitol) will increase safety by providing better visibility, promote healthy lifestyles by encouraging walking, and improve the visual impact of the campus. In order to compensate for the removal of on-street parking, the 10-year master plan is proposing the construction of structured parking directly south of the Capitol.

The campus concept is further reinforced by moving the majority of the parking to the perimeter of the campus site. The long-term goal is to increase the overall parking quantity and promote the concept of a campus by constructing structured parking lots at the following locations: Directly south of the Capitol, at the southeast corner of the campus directly south of the DPHHS Building, and at the intersection of 9th avenue and Sanders Street. Traffic within the campus will be reduced as a result of placing the structured parking at the perimeter.

The upgrading of existing parking lots and construction of new lots with the code-required landscaping will help reduce the heat island effect and reduce the visual impact of surface parking. Existing parking lot lighting should be upgraded with energy efficient full cut-off fixtures to ensure user safety, reduce operating costs, and promote dark skies.

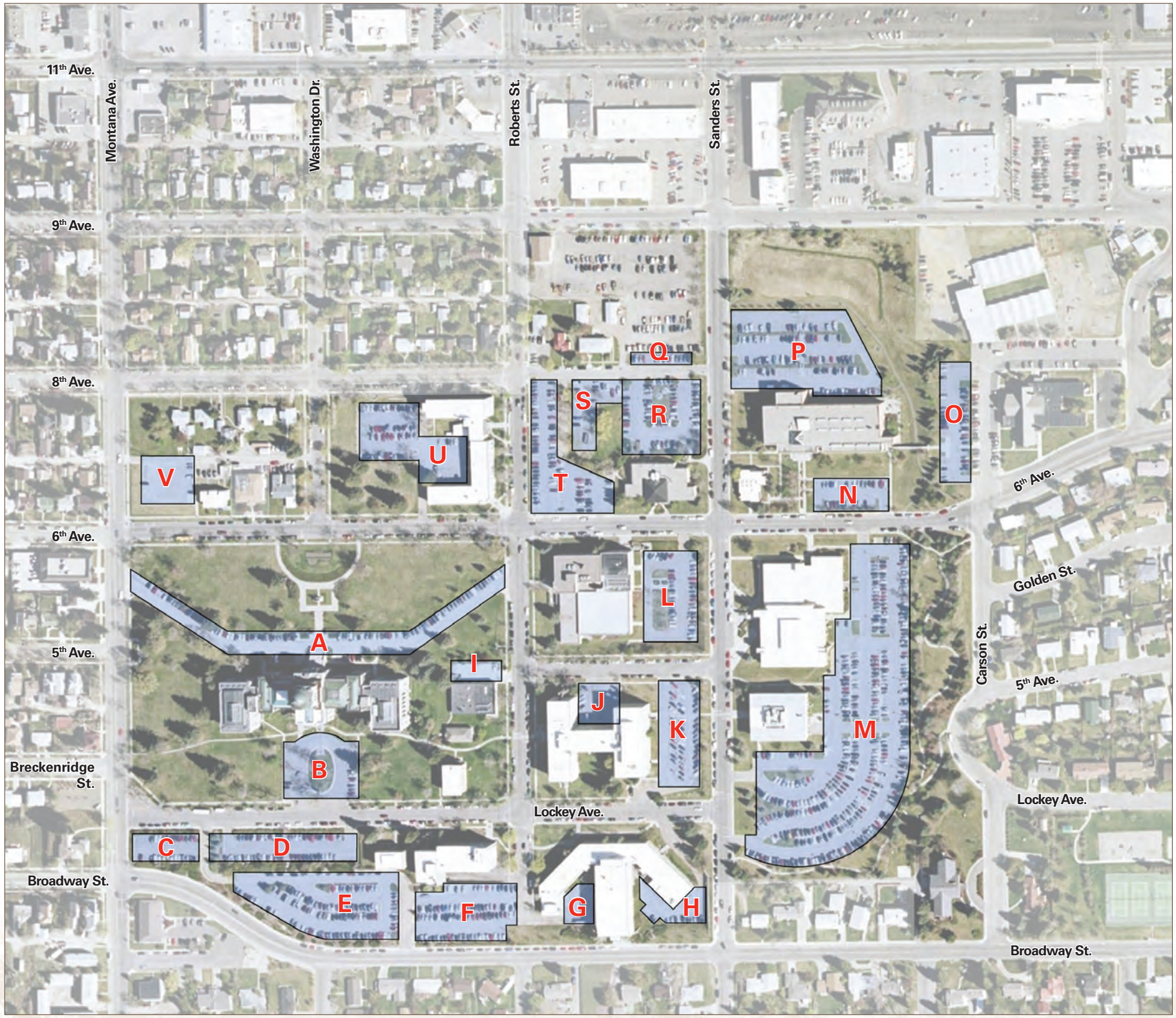
Additional opportunities affecting parking may be found in the recommendations section of the transportation chapter of this master plan.



parking

OFF-STREET PARKING

Tag	Location	Existing
A	Capitol North Loop	110
B	Capitol South Circle	24
C	Overnight (Lockey)	30
D	Capitol South - Lower	60
E	Capitol South - Upper	117
F	Walt Sullivan South	86
G	Cogswell South - West	7
H	Cogswell South - East	16
I	Capitol Boiler Plant	10
J	Mitchell Service	10
K	Mitchell East	55
L	Veterans and Pioneers Museum	45
M	DPHHS/Justice	400
N	Lee Metcalf - South	31
O	Lee Metcalf - East	65
P	Lee Metcalf - North	120
Q	Motor Pool	15
R	FWP North	60
S	6th & Roberts NE Gravel	30
T	6th & Roberts SW Paving	110
U	Scott Hart	71
V	6th & Montana NE	30
Total Off-Street		**1502**



Existing Off-Street Parking

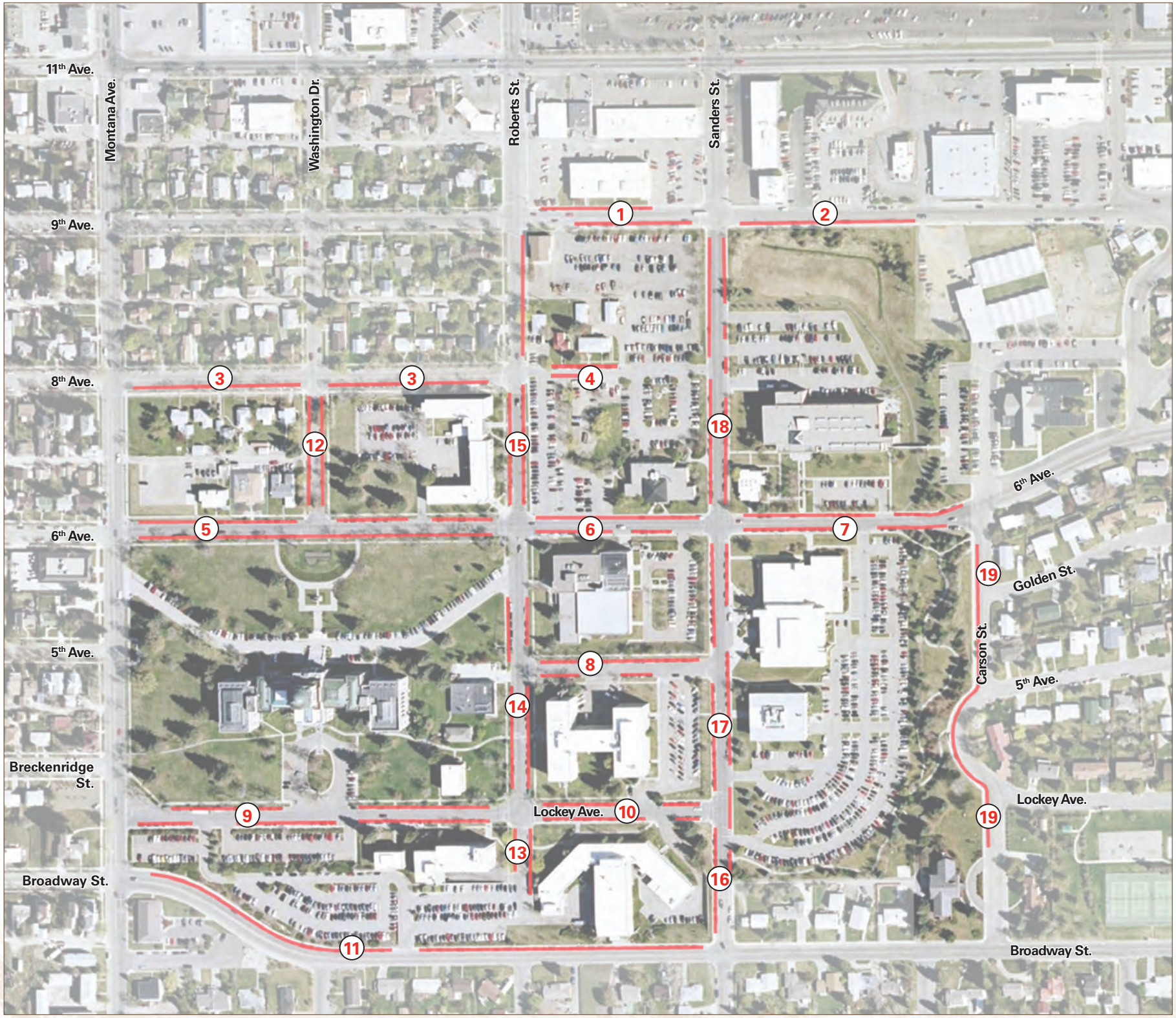
Parking Lots

parking

ON-STREET PARKING

Tag	Location	Existing
1	9th – Roberts to Sanders North	15
	9th – Roberts to Sanders South	12
2	9th – Sanders to Carson South	15
3	8th – Montana to Roberts South	30
4	8th – Roberts to Sanders North	5
	8th – Roberts to Sanders South	4
5	6th – Montana to Roberts North	20
	6th – Montana to Roberts South	27
6	6th – Roberts to Sanders North	7
	6th – Roberts to Sanders South	10
7	6th – Sanders to Carson North	22
	6th – Sanders to Carson South	18
8	5th - Roberts to Sanders North	14
	5th - Roberts to Sanders South	9
9	Lockey – Montana to Roberts North	28
	Lockey – Montana to Roberts South	29
10	Lockey - Roberts to Sanders North	13
	Lockey - Roberts to Sanders South	16
11	Broadway - Montana to Sanders North	46
12	Washington – 6th to 8th West	8
	Washington – 6th to 8th East	8
13	Roberts – Broadway to Lockey West	7
	Roberts – Broadway to Lockey East	8
14	Roberts – Lockey to 6th West	14
	Roberts – Lockey to 6th East	14
15	Roberts – 6th to 9th West	10
	Roberts – 6th to 9th East	17
16	Sanders – Broadway to Lockey West	11
	Sanders – Broadway to Lockey East	3
17	Sanders – Lockey to 6th West	22
	Sanders – Lockey to 6th East	14
18	Sanders – 6th to 9th West	23
	Sanders – 6th to 9th East	19
19	Carson – Broadway to 6th	24
Total On-Street		**542**
Total Off-Street		**1502**
TOTAL CAMPUS PARKING		**2044**

Existing On-Street Parking



On Street Parking

0 Reference Tag

N

transportation

INTRODUCTION

The Capitol Campus needs to be accessed by various means. It is equally important to provide transportation to both the general public conducting business with the State and to State employees.

EXISTING CONDITIONS / OBSERVATIONS

The most common mode of transportation to and from the Capitol Campus is the personally owned automobile. In addition to the automobile the campus provides accommodations for bicycle use and pedestrians. The City of Helena's two commuter bus lines offer pickup and drop-off at four locations in or near the Capitol Campus. Due to adequate parking the majority of the year these forms of alternative transportation are lightly used by State employees and the visiting public.

Traffic within the boundaries of the campus is generally light-to-moderate except during the time the Legislature is in session. Traffic is often more congested during a highly attended committee or public meeting.

RECOMMENDATIONS

Promote the use of alternative transportation including walking, bicycle riding, and public transportation. If automobile transportation must be used, promote the use of carpooling and / or the creation of off-site parking areas serviced by shuttle buses that maintain a regular schedule with additional trips during peak travel times and when a higher than usual number of visitors is expected on the campus.

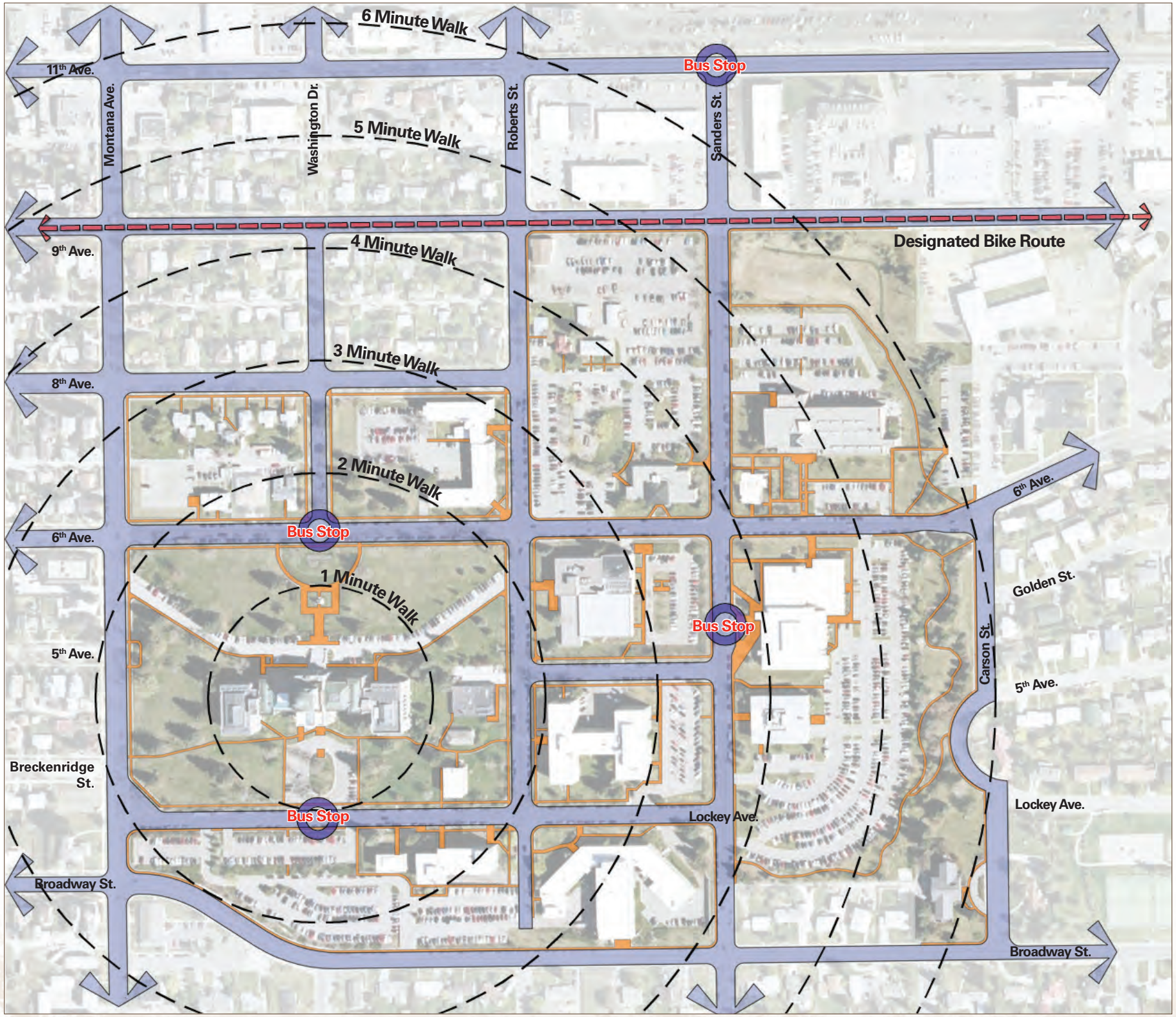
The State has currently made special accommodations for bicycle riders, as well as walkers and runners. Bicycle parking racks have been distributed near the entries to several buildings. Shower and locker facilities have been provided in the lower level of the Lee Metcalf building. We recommend that the State continue these efforts and provide bicycle parking racks at all buildings on the campus and locker and shower facilities in additional buildings, to be evenly distributed at the most populated buildings on campus.

When travel by automobile is necessary or unavoidable we recommend that the State set up a carpool coordination website or bulletin board to assist those in need of, or interested in, carpooling. This website could identify specific needs including days, times, and locations of those needing and offering rides. The creation of remote off-site parking with reliable shuttle service to the campus does not appear to presently be needed on a day-to-day basis. However, this service should be implemented each day that the Legislature is in session. The State could make arrangements at various facilities in and around Helena to lease portions of existing parking lots or utilize excess parking at off-campus State owned facilities such as the Montana Department of Transportation headquarters. Once the public is aware of a consistently reliable service, it is likely to be utilized.

TRAFFIC STUDIES

Two traffic studies have been conducted in the recent past. The first was issued in 2003 and the second in 2004. See the Montana Department of Transportation web site for copies of these documents. It is not anticipated that improvements recommended in this report will significantly alter existing traffic patterns or projections in these reports.

Circulation



Streets

Sidewalks

infrastructure

INTRODUCTION

Infrastructure is comprised of the basic technical facilities that support the campus, such as roads, water supply, sewers, power, natural gas, and telecommunications. The infrastructure supporting the Capitol Campus is managed by the Department of Administration, General Services Division. It is crucial to the efficient operation of the State government that these services remain uninterrupted. The proper size, location, and proper functionality of the infrastructure will also aid in the orderly development of the Capitol Campus.

EXISTING CONDITIONS / OBSERVATIONS

The State of Montana Capitol Campus is currently served by multiple utilities. The buildings throughout the campus are serviced by the City of Helena sewer and water lines; State of Montana storm and underground data/communication and fiber optics lines; and privately-owned underground telephone, gas and electrical lines. The east half of the campus is served by a State-owned storm main which detains the collected runoff in a storm water pond at the northeast corner of the campus.

RECOMMENDATIONS

Understanding the location, condition, and capacity of each utility serving the Capitol Campus is crucial to providing and expanding these services to existing as well as new structures on the campus. The location of each utility or service should be documented and updated any time the infrastructure is maintained or expanded. By providing accurate drawings and information to those who will be working on any given system will greatly reduce the possibility of damage to other services in the area. On a regular basis the State should work closely with city officials and service providers to assess the condition of each utility. This information will aid the State in determining if and when maintenance will be required and allow for the budgeting of significant planned replacement of outdated, deteriorated, or undersized utilities. The documentation of the existing capacity of each utility will be valuable information when planning the expansion of the campus as well as identifying possible shortcomings within the existing infrastructure.

The appendix of this document contains Capitol District Facility Maps, dated August 1998, which includes the most current information indicated above (as of the writing of this Master Plan).

lease vs. build

One of the more important decisions to consider when it becomes necessary to accommodate growth in a large organization, such as the State of Montana, is whether to lease or build additional space. The factors / variables involved in analyzing this are numerous and sometimes complex. The information needed to complete this analysis comes from many sources throughout the government. Individually, most factors have little effect on the outcome; however, the greatest impact can be made by altering the period of the lease. Generally, the longer the lease period (30 year) the more cost effective it is to lease space rather than to construct a new facility. Conversely, the quick payback period for a renewed short-term lease (5 years) advances the argument in favor of constructing and owning a new facility.

CONCEPTS IN CALCULATIONS

The basis of this analysis is one that was originally developed by the State of Montana Legislative Audit Division in February 1997 for use in the determination "Is it less costly for the State to continue to lease or to construct a new building for office space in the Capitol Complex." This document aided the design team's analysis by providing a proven methodology as well as valuable historical data.

FACTORS / VARIABLES

Following is a list of some of the major factors and variables applied in the computations to determine if and when it becomes more cost effective to build rather than lease:

- The costs to design and construct a building with associated parking
- State lease rates
- State lease trends – annual increase (10+ years of data preferred)
- Private lease rates
- Private lease trends – annual increase (10+ years of data preferred)
- Private lease term
- Annual yearly private lease increase within term
- Interest rate and term for bonds including insurance and fees

ASSUMPTIONS CONSIDERED

As in any analysis without a specific project or application, the development of various assumptions is required. The following is a list of assumptions used in the scenario that follows:

- The cost of land is intentionally excluded; it may be added if it is required in the analysis. The assumption was made that a new facility would be constructed on land currently owned by the State.

- Parking reductions allowed by the City of Helena have not been applied, resulting in a higher than average number of parking stalls included in the analysis than would most likely be required. The following are examples of parking reductions that could apply to a State owned office building: the building entrance is within 300 feet of an existing or planned transit stop, a landscaped area or building entrance is used to create a public space greater than 300 square feet, and one required parking space may be eliminated for every two bicycle parking spaces provided. The use of the building and its exact location will determine which if any credits can be applied.

- The proposed office building is constructed of a quality equal to the Lee Metcalf Building.
- Annual lease rate increases for both the State and private landlords increase in a linear fashion.
- 1.51% of the building value (construction cost) is added annually for maintenance and repair.
- The value of money over time is adjusted using a Discount Factor $DF=1/(1+i)^n$ where i=interest rate n=number of years
- Building average of 300 gsf (gross square-feet) per FTE (full-time equivalent)

TRENDS

Analysis of various scenarios of building size, bond rate, and lease duration yielded one consistent result. Each of the variables did have minor effects on the overall result, however the term of the lease had the greatest impact. The increased rate within the term of a lease is considerably less than the rate of a new lease at the end of the same period. For example, a $20/gsf lease that has an annual increase of 3% would cost $22.51/gsf after 5 years. The annual increase for a new private lease at $20/gsf with an annual increase of 7% would cost $30.01/gsf. From this information it has become clear that the longer the term of the lease, the more cost effective leasing becomes.

SUMMARY

Our findings are consistent with those summarized in the State of Montana's Legislative Audit Division report. Specifically, over a long period of time it is more cost effective to construct a new office building than to engage in a private lease. The cost of a 5-year lease renewed for two additional terms of 5 years (totaling of 15 years) is equal to the cost of constructing a new office building with surface parking. The payback period for the construction of a new building is quite lengthy (approximately 30 years) when compared to the total cost of a 30-year lease. Each case or project will need to be addressed individually due to the quantity of variables that affect the outcome. It is not the intent of this analysis to suggest that the State cease leasing property from the private sector but that each decision to lease or build be analyzed using a comprehensive methodology. There are several situations when leasing space remains the most responsible option.

PHIL BELL PHOTOGRAPHY

lease vs. build

The following is an example of the assumptions which must be made to complete the analysis.

Item	Units	Quantity
General		
Building Size	GSF	100,000
Area per FTE	GSF	300
Total FTE	EA	333
Building construction cost	$/GFS	$215
Construction contingency	%	15.00%
Annual construction inflation	%	3.00%
Years to mid-point of construction	Years	2.5
Architectural fees (% of construction)	%	7.00%
Professional Expenses (% of construction costs)	%	1.00%
Soils Investigation/Survey	LS	$15,000
Testing (% of total construction)	%	0.30%
Moving costs	$/FTE	$275
Misc / contingency (furniture & equipment)	$/FTE	$10,810
Annual core rate of inflation (used to determine increase of building value)	%	3.10%
Annual Maintenance / Repair (% of building value)	%	1.51%
Current year		2009
Move in year		2012
Parking		
Cost per SF of surface parking including design and inflation	$/SF	$10
Cost per structured stall including design and inflation	$/EA	$22,700
Parking stalls per 1000GSF of building	EA	3.84
Parking stalls required	EA	384
Financing - Bond		
Term	Years	20
Rate	%	3.531%
Insurance / Fees (% of Total Bond)	%	1.00%
Discount Factor $DF=1/(1+i)^n$		
Interest rate I	%	5.00%
Time period n	years	40
State Lease (provided by the General Service Division)		
Current State lease cost	$/GSF	$9.10
Annual yearly lease increase	%/Year	5.80%
Private Lease (provided by the General Service Division)		
Current private lease cost	$/GSF	23
Annual yearly lease increase within term	%/Year	3.10%
Lease renewal interval	Years	5, 10, 20, 30
Annual yearly private lease increase (initial lease)	%/Year	7.70%

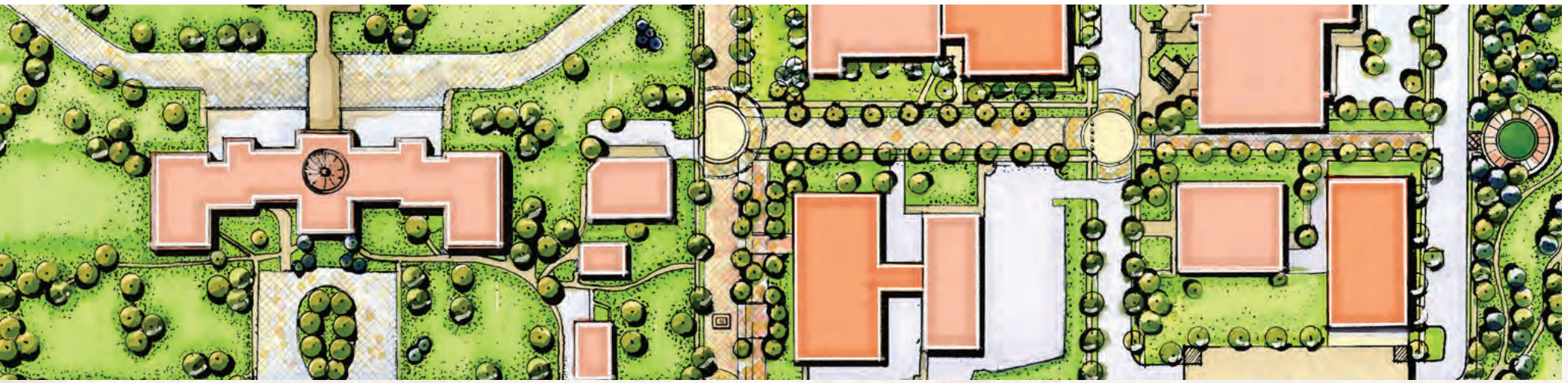
proposed campus development

INTRODUCTION

The 10-Year and 20-Year Master Plan concepts shown in this section are intended to provide general guidelines to the future orderly development of the Capitol Campus. The guidelines are intended to maintain a consistent quality and pallet of building materials, site fixtures, and boundary features that will enhance the campus and unify its overall appearance.

The Master Plan identifies locations of new structures that would house State agencies, provide services to the public, and support the State government. The proposed modifications to the Capitol Campus are based on programmatic data gathered, stakeholder interviews, and workshops and presentations conducted during the summer and fall of 2007. From this information the following conclusions were reached and planning concepts developed:

Montana's population has grown at the rate of approximately 0.8% annually from 1998 to 2008 to 967,440 residences. During this same time period the number of State employees has increased at a rate of 1.7%. If this trend continues the number of State employees in Helena will increase to approximately 7,900 in the next ten years.



10-year plan

To accommodate growth projections over the next ten years the State could need approximately 200,000 additional square feet based on the current planning standard of 300 gsf per FTE (full-time equivalent) employee. The space needed for future Helena area State employees, relief of overcrowded situations, replacement of unsuitable space, or return of fragmented agencies to the campus can be obtained through one of the following means: construction of new office space on the existing capitol campus, construction of new space in the greater Helena area, coordinate with a developer to design and construct government appropriate space lease back to the State, and leasing of existing space in the greater Helena area.

The 10-year master plan identifies building sites and parking improvements that would provide approximately 200,000 gsf of additional building space and add 688 off-street parking spaces to the present campus.

The decision of whether to locate to new space should be based on several factors, some of which include:

- The type of service to be provided – public interaction, support to an existing service, or is a stand-alone entity.
- The nature of the staffing assignment – be it short-term or permanent
- Consolidation of fragmented agency

If support services such as document processing, mail sorting, or storage are not required to be immediately adjacent to their agency, then these services should be located off-campus. This should provide space for Agencies or Departments that require access to the Capitol or other agencies on the Capitol Campus.

The State's decision to lease or own the facility should be based on the results of a current Lease versus Build Analysis. Considering the recent and significant variability in the market lease rates as well as construction costs, a definitive recommendation on the proper choice is unwise; rather careful analysis of the trends and costs at the time of making these decisions should be exercised.

When staff is employed for a relatively short time to complete a specific task, such as a program that will "sunset," then leasing space may be the most fiscally appropriate solution. However, when an agency requires additional space on campus that cannot be accommodated within existing facilities, the construction of new space may be justified. This scenario may also include bringing fragmented portions of an agency together into one facility to increase efficiency and productivity. To accommodate new owned office space to be constructed within the Capitol Campus, three new office buildings located within the campus boundary are identified in the 10-year Master Plan.

The new space in buildings B1 and B2 would accommodate approximately 440 additional State employees. Legislation passed during the 2009 Legislative session designates the location of building B3 as the site of the future Montana Historical Society expansion.

The site for any given project should be based on the following criteria: the relationship of the agency using the proposed building to other agencies on campus, the total area needed, and the best way to serve the public. The northeast corner of Roberts Street and 6th Avenue is currently slated for the expansion of the existing Montana Historical Society's Veterans and Pioneers Memorial Building. Proposed Building B1 could provide support or office space to the Legislative Branch and other Agencies currently housed within the Capitol. Building B2 is located at a prominent site that has visual and direct access to the Capitol and defines the corner of the campus boundary while framing a gateway entry to the campus. The three new locations fill out the campus core.

PROPOSED ON-CAMPUS BUILDINGS

Tag	Location	Area (gsf)
B1	South side of Lockey Avenue directly south of the Capitol	70,000
B2	Northeast corner of Montana Avenue and 6th Avenue	62,000
B3	Northeast corner Roberts Street and 6th Avenue (proposed expansion of Montana Historical Society)	70,000
Total		**202,000**

10-Year Plan


9th Ave.
Montana Ave.
Washington Dr.
Roberts St.
Sanders St.
8th Ave.
B2
B3
6th Ave.
Golden St.
Carson St.
5th Ave.
5th Ave.
Lockey Ave.
Lockey Ave.
B1
Broadway St.
P1
Broadway St.
Existing Buildings
Proposed Parking Structure Locations
Proposed Building Sites 10 Year Master Plan
N

10-year plan

Current parking needs and the proposed additional buildings can be incorporated on the Capitol Campus with the following strategies:

- Replace the existing surface parking lots (D, E, & F) immediately south of the Capitol on the south side on Lockey Street with a three-level parking structure (P1) set into the hillside. The upper level of the parking structure would be level with Broadway Street so as not to obstruct the views of the Helena Valley and the Capitol. This parking structure would add approximately 130 net parking spaces to the campus.

- The reconfiguration and development of the surface lots (L) directly east of the Veterans and Pioneers Memorial Building and (Q) currently referred to as the Old Motor Pool site would add approximately 93 net parking spaces to the campus. (The total number of parking spaces would replace those displaced by the construction of the new building (B3) at the corner of 6th Avenue and Roberts Street and provide the additional amount required by local code.)

- The proposed buildings (B1) on the south side of Lockey directly south of the Capitol and (B2) at the northeast corner of Montana Avenue and 6th Avenue would each have two levels of structured parking beneath them. The proposed changes would increase the total parking on campus by approximately 330 net parking spaces.

- The north Capitol drive (parking lot A) is intended for Legislator parking only when the Legislature is in session. This will keep the front of the Capitol free from parked vehicles for twenty months of every two years. Parking lot A would not be accessible when the legislature in not in session.

The 10-year plan improves pedestrian circulation throughout the campus by converting certain streets into pedestrian walkways that link areas of the campus. This will eliminate the need to cross vehicular traffic when circulating between two of the most visited buildings on the Capitol Campus - the Capitol and the Veterans and Pioneers Memorial Building. This will provide a campus feeling, increased visibility of the Capitol, and a safer pedestrian experience. A direct pedestrian connection along the 5th Avenue pedestrian way will connect the campus core to the existing "green space" at the east boundary of the campus. To enhance pedestrian circulation special paving and landscaping will be installed at key intersections for traffic calming and aesthetic purposes. Intersections to consider include Roberts Street and Lockey Avenue, Roberts Street and 6th Avenue, Roberts Street and 8th Avenue, Sanders Street and 6th Avenue, and Sanders Street and 5th Avenue.

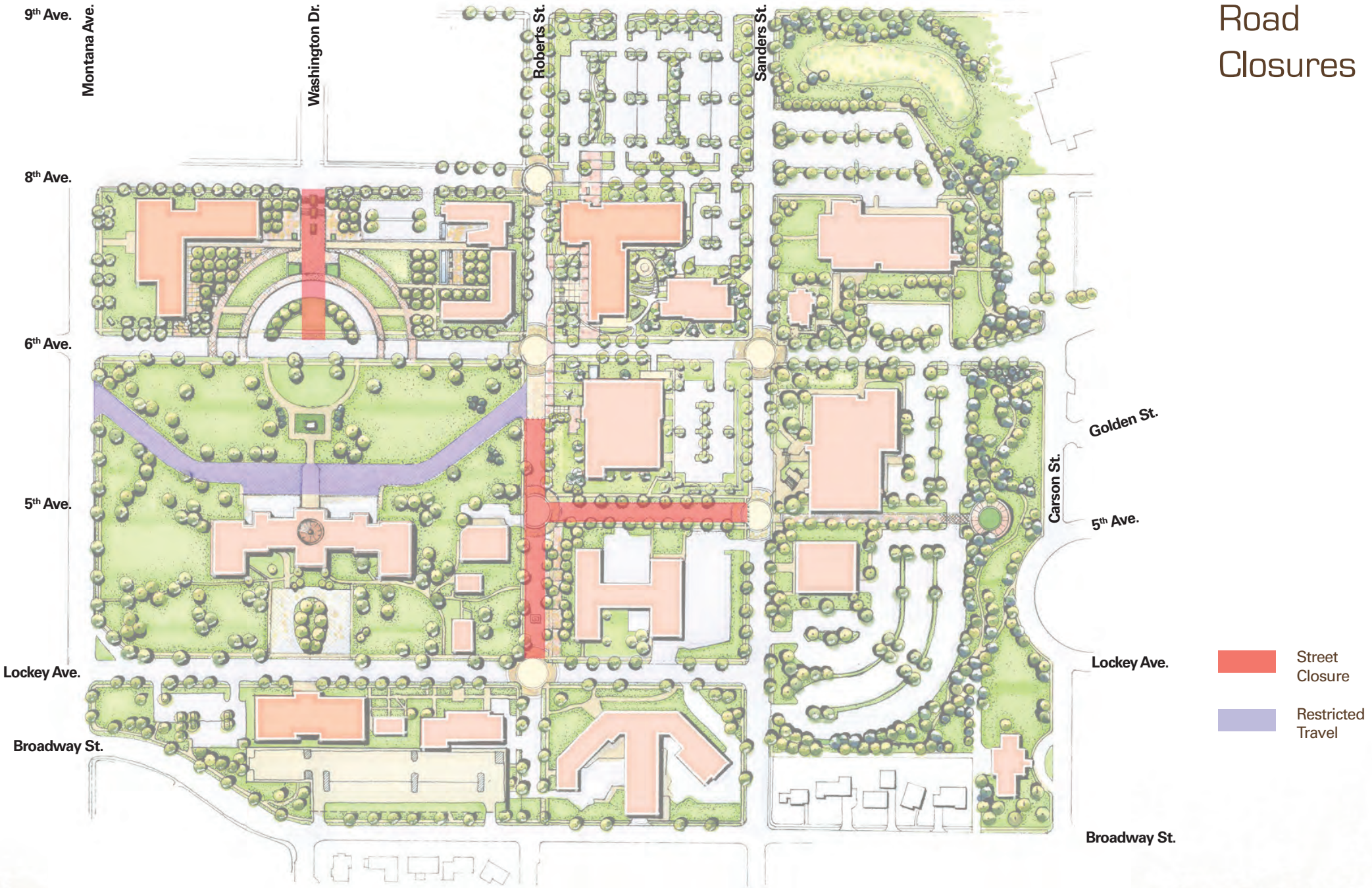
RECOMMENDED STREET CLOSURES

Washington Drive from 6th Avenue to 8th Avenue
Roberts Street from Lockey Avenue to 6th Avenue
5th Avenue from Roberts Street to Sanders Street

The closure of three streets on campus will reduce on-street parking by approximately 159 stalls. This reduction is a result of closing portions of three streets on the campus. The closing of Washington Street completes the front lawn of the Capitol with a formal landscape and hardscape design. The closing of portions of Roberts Street and 5th Avenue are fundamental to the development of an open green space between the Capitol, Mitchell Building, and the Veterans and Pioneers Memorial Building to the east. The closed streets will be constructed in such a way that they will support and maintain access for emergency vehicles and deliveries, similar to those found on college campuses.

The net result of implementing the proposed parking recommendations will increase the total parking on the Capitol Campus by approximately 528 parking spaces.

Road Closures



10-year plan

OFF-STREET PARKING

Tag	Location	Existing	Ten Year
A	Capitol North Loop	110	*110
B	Capitol South Circle	24	24
C	Overnight (Lockey)	30	30
D	Capitol South - Lower	60	0
E	Capitol South - Upper	117	0
F	Walt Sullivan South	86	0
G	Cogswell South - West	7	7
H	Cogswell South - East	16	16
I	Capitol Boiler Plant	10	10
J	Mitchell Service	10	10
K	Mitchell East	55	55
L	Veterans and Pioneers Museum	45	73
M	DPHHS/Justice	400	400
N	Lee Metcalf - South	31	31
O	Lee Metcalf - East	65	65
P	Lee Metcalf - North	120	120
Q	Old Motor Pool	15	242
R	FWP North	60	41
S	6th & Roberts NE Gravel	30	0
T	6th & Roberts SW Paved	110	0
U	Scott Hart	71	71
V	6th & Montana NE	30	0
** Parking for Legislators only when in session. (Not included in Total.)*			
New Buildings - Parking Beneath			
B1	Future South Capitol Bldg	0	130
B2	Future Montana Ave & 6th Bldg	0	200
B3	Future Heritage Center Expansion	0	0
Parking Structures			
P1	Future South Capitol	0	665
Total Off-Street		**1502**	**2190**

10-Year Plan

Off-Street Parking

Existing Buildings

Proposed Parking Structure Locations

Proposed Building Sites 10 Year Master Plan

N

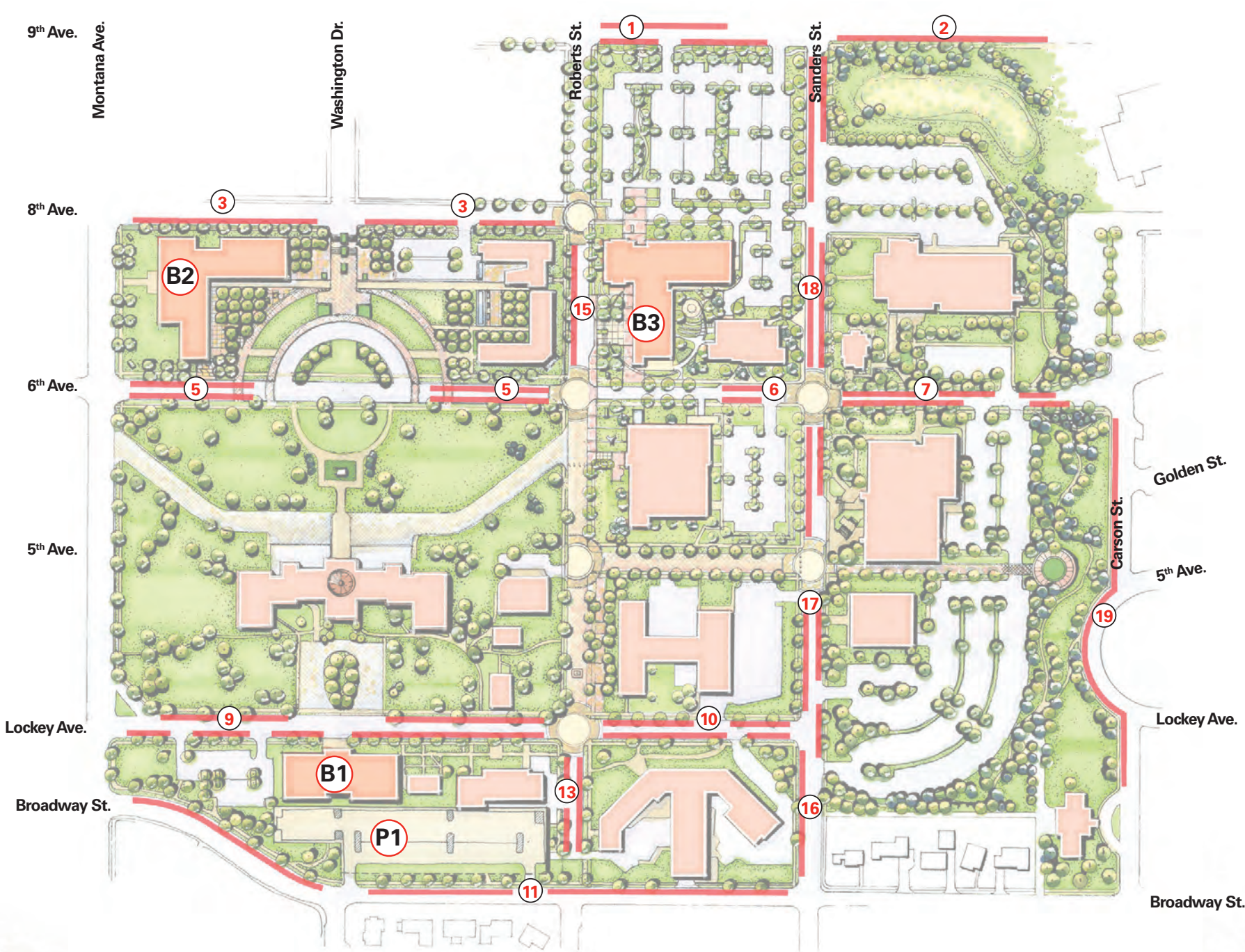
10-year plan

ON-STREET PARKING

Tag	Location	Existing	Ten Year
1	9th – Roberts to Sanders North	15	RV
	9th – Roberts to Sanders South	12	RV
2	9th – Sanders to Carson South	15	15
3	8th – Montana to Roberts South	30	30
4	8th – Roberts to Sanders North	5	0
	8th – Roberts to Sanders South	4	0
5	6th – Montana to Roberts North	20	14
	6th – Montana to Roberts South	27	19
6	6th – Roberts to Sanders North	7	4
	6th – Roberts to Sanders South	10	6
7	6th – Sanders to Carson North	22	22
	6th – Sanders to Carson South	18	18
8	5th – Roberts to Sanders North	14	0
	5th – Roberts to Sanders South	9	0
9	Lockey – Montana to Roberts North	28	28
	Lockey – Montana to Roberts South	29	26
10	Lockey – Roberts to Sanders North	13	13
	Lockey – Roberts to Sanders South	16	16
11	Broadway – Montana to Sanders North	46	46
12	Washington – 6th to 8th West	8	0
	Washington – 6th to 8th East	8	0
13	Roberts – Broadway to Lockey West	7	7
	Roberts – Broadway to Lockey East	8	8
14	Roberts – Lockey to 6th West	14	0
	Roberts – Lockey to 6th East	14	0
15	Roberts – 6th to 9th West	10	10
	Roberts – 6th to 9th East	17	0
16	Sanders – Broadway to Lockey West	11	11
	Sanders – Broadway to Lockey East	3	3
17	Sanders – Lockey to 6th West	22	18
	Sanders – Lockey to 6th East	14	14
18	Sanders – 6th to 9th West	23	RV/12
	Sanders – 6th to 9th East	19	19
19	Carson – Broadway to 6th	24	24
Total On-Street		**542**	**382**
Total Off-Street		**1502**	**2190**
TOTAL CAMPUS PARKING		**2044**	**2572**

10-Year Plan

On-Street Parking



10-year plan

The boundaries of the Capitol Campus will be more clearly defined with the creation of new, and enhancement of existing, “green buffers” between the campus and the surrounding neighborhoods. The green buffer at the east edge of the campus will be extended along the north campus boundary (at the north end of the reconstructed motor pool parking lot). These elements will provide a softer transition and identifiable edge between the campus and surrounding areas.

The 10-Year Master Plan introduces significant outdoor elements that are part of the expansion of the Montana Historical Society. An amphitheater has been proposed for the steeply sloped portion of the site between the existing Fish Wildlife and Parks building and the proposed addition to the Montana Historical Society. This site amenity will provide the only permanent gathering area on the Capitol Campus (aside from the Capitol north steps) and will be available for educational as well as entertainment programs.

All new construction and modifications to the existing elements of the Capitol Campus would be required to follow the Architectural and Site Design Guidelines contained within this document. The intent of the guidelines is to ensure that future structures and site elements are designed and constructed with high quality materials and continue to enhance the character of the campus. These guidelines set the minimum standard for site amenities including plantings and furnishings, and interior and exterior building components. Sustainability is encouraged with natural plantings and energy efficient structures that promote the use of local materials and state-of-the-art building envelopes. See the following design guideline sections for more information and detailed descriptions.

The degree of infrastructure work for the proposed buildings varies from site to site. The following is a brief description of the work required:

BUILDING B1 (Lockey Avenue)

The existing water and telephone lines are located under Lockey and Montana Avenues whereby connections to the lines may accommodate a new building. Gas and datacom lines currently serving the Labor and Industry building may provide the closest connection to the proposed building. A new fiber optics line would be installed from Building B1 to the Walt Sulivan Building where an existing line is currently located. A new sanitary sewer line would require construction from Building B1, under Lockey Avenue, 400 feet east to the existing sewer line in Roberts Street. Additional analysis is required to ascertain if the existing sewer main will require a larger replacement line. Two existing storm lines terminate near the west side of the Labor and Industry building providing the closest connect to Building B1.

BUILDING B2 (6th & Montana Avenue)

The existing water lines currently surround the entire block allowing for multiple possible locations to connect Building B2 to the city water system. Telephone, datacom lines and an abandoned sanitary sewer line are located in the alley through the middle of the site. The abandoned sewer line requires removal prior to construction and Building B2 would be connected to a new sanitary sewer main in Eighth Avenue. Additional analysis is required to ascertain if the existing sewer main will require a larger replacement line toward Dakota Avenue. A gas main in Sixth Avenue is accessible for a service line to the proposed building. A new storm line from the building site would be installed approximately 500 feet east to connect with the existing storm main. A new fiber optics line would be installed 1 block east to the connection of the existing fiber at the corner of Sixth Avenue and Roberts Street.

BUILDING B3 (6th & Roberts Street)

Existing waterlines are located on three sides of the site. However, the water line in Roberts Street appears to be the only existing waterline with the capacity to accommodate the proposed building. 6th Avenue, located on the south side of the proposed building, currently contains a gas main, electrical, datacom and fiber optics lines which would service the building. Multiple sewer lines currently surround the site, however, the sanitary sewer line at Roberts Street and Eighth Avenue is the preferred connection if further investigation proves it has the capacity to accommodate Building B3. Further analysis is required to ascertain the flow capacity of the existing sewer line. Approximately 200 feet of new storm line would be installed connecting to an existing storm main on Eighth Street near Sanders Street.

20-year plan

The further into the future trends are projected, the more difficult it is to accurately predict needs. The 20-year Master Plan provides a managed plan for the campus with the intent of showing how the existing Capitol Campus can be developed to its fullest capacity.

The 20-Year Master Plan continues the themes formulated and described in the 10–Year Master Plan. The plan provides additional locations for governmental offices, replacement of certain buildings or additions that are inefficient or exhibit poor functionality, and the parking that would accommodate this additional capacity and public access.

Of the 279,000 gsf of new construction indicated below, approximately 187,000 gsf would replace existing construction and 92,000 gsf would be added to the campus total.

The Master Plan proposes that the Scott Hart Building be replaced with a shorter structure (Building B4) that would better accommodate State government's needs. A shorter building would continue the established concept of easing the transition between the Capitol Campus and the adjacent residential neighborhood. The narrow width of the current building does not lend itself to efficient and economical layout of office space.

PROPOSED ON-CAMPUS OFFICE BUILDINGS

Tag	Location	Area (gsf)
B4	Southwest corner of 8th Avenue and Roberts Street (replacing the Scott Hart Building)	48,000
B5	Northwest corner of 6th Avenue and Sanders Street (expanding Building B3 and replacing Fish Wildlife and Parks Building)	26,000
B6	Southwest corner of 6th Avenue and Sanders Street (above the existing parking lot L)	64,000
B7	Northeast corner of Lockey Avenue and Roberts Street (replacing the west portion of the Mitchell Building)	65,000
B8	The west end of 5th Avenue	76,000
Total		279,000

The current Fish Wildlife and Parks Building B5 is not compatible with the surrounding architecture and institutional quality of the other buildings on the Capitol Campus. A new structure could potentially act as future expansion of the proposed Montana Historical Society expansion or provide additional governmental office space.

The proposed building B6 could act as an addition to the Veterans and Pioneers Museum building or provide office space for governmental agencies. The building could be constructed over grade level parking accessed directly from 6th Avenue.

The plan proposes to replace the west (front) portion of the existing Mitchell Building B7 with a new structure that would better accommodate State government's needs. The narrow width of the current building does not lend itself to efficient and economical layout of office space. The mechanical systems are outdated and would be expensive and difficult to replace.

The proposed building B8 would be located east of the building that currently houses the Department of Public Health and Human Services (DPHHS). This structure could support the consolidation of DPHHS services at one location or provide other governmental offices.

20-Year Plan


9th Ave.
8th Ave.
6th Ave.
5th Ave.
Lockey Ave.
Broadway St.
Montana Ave.
Washington Dr.
Roberts St.
Sanders St.
Golden St.
Carson St.
5th Ave.
Lockey Ave.
Broadway St.
P3
B2
B4
B3
B5
B6
B7
B8
P2
B1
P1
Existing Buildings
Proposed Parking Structure Locations
Proposed Building Sites 10 Year Master Plan
Proposed Building Sites 20 Year Master Plan
N

20-year plan

Increased parking needs would be accommodated by the construction of two additional parking structures at the perimeter of the campus and structured parking beneath the proposed office buildings. To accommodate the parking needs of the proposed additional buildings on the Capitol Campus, the following strategies have been incorporated into the plan:

- The proposed buildings would have one or two levels of structured parking beneath each of them. The proposed structured parking would increase the total parking on campus by approximately 114 parking spaces.

- Replace portions of the existing surface parking lot (M) immediately south and east of the DPHHS offices with a three-level parking structure (P2) set into the hillside. The upper level of parking structure would be level with Broadway Street so as not to obstruct the views of the Helena Valley and the Capitol. This parking structure would add approximately 140 net parking spaces to the campus.

- Replace portions of the existing surface parking lot (Q) located immediately south of 9th Avenue with a three-level parking structure (P3). This parking structure would add approximately 496 net parking spaces to the campus.

OFF-STREET PARKING

Tag	Location	Existing	10 Year	20 Year
A	Capitol North Loop	110	*110	*110
B	Capitol South Circle	24	24	24
C	Overnight (Lockey)	30	30	30
D	Capitol South - Lower	60	0	0
E	Capitol South - Upper	117	0	0
F	Walt Sullivan South	86	0	0
G	Cogswell South - West	7	7	7
H	Cogswell South - East	16	16	16
I	Capitol Boiler Plant	10	10	10
J	Mitchell Service	10	10	5
K	Mitchell East	55	55	55
L	Veterans and Pioneers Museum	45	73	73
M	DPHHS/Justice	400	400	30
N	Lee Metcalf - South	31	31	31
O	Lee Metcalf - East	65	65	65
P	Lee Metcalf - North	120	120	120
Q	Motor Pool	15	242	60
R	FWP North	60	41	0
S	6th & Roberts NE Gravel	30	0	0
T	6th & Roberts SW Paved	110	0	0
U	Scott Hart	71	52	0
V	6th & Montana NE	30	0	0
New Buildings - Parking Beneath				
B1	Future South Capitol Bldg	0	130	130
B2	Future Montana Ave & 6th Bldg	0	200	200
B3	Future Heritage Center Expansion	0	0	0
B4	Future 8th Ave & Roberts St	0	0	68
B5	Future 6th Ave & Sanders St	0	0	0
B6	Future Veterans' Museum East	0	0	73
B7	Future Lockey Ave & Roberts St	0	0	62
B8	Future 5th Ave	0	0	72
Parking Structures				
P1	Future South Capitol	0	665	665
P2	Future Southeast	0	0	510
P3	Future Northeast	0	0	678
Total Off-Street		**1502**	**2190**	**2984**

** Parking for Legislators only when in session. (Not included in Total.)*

20-Year Plan

Off-Street Parking

20-year plan

There are no changes in on-street parking proposed for the 20-Year Master Plan.

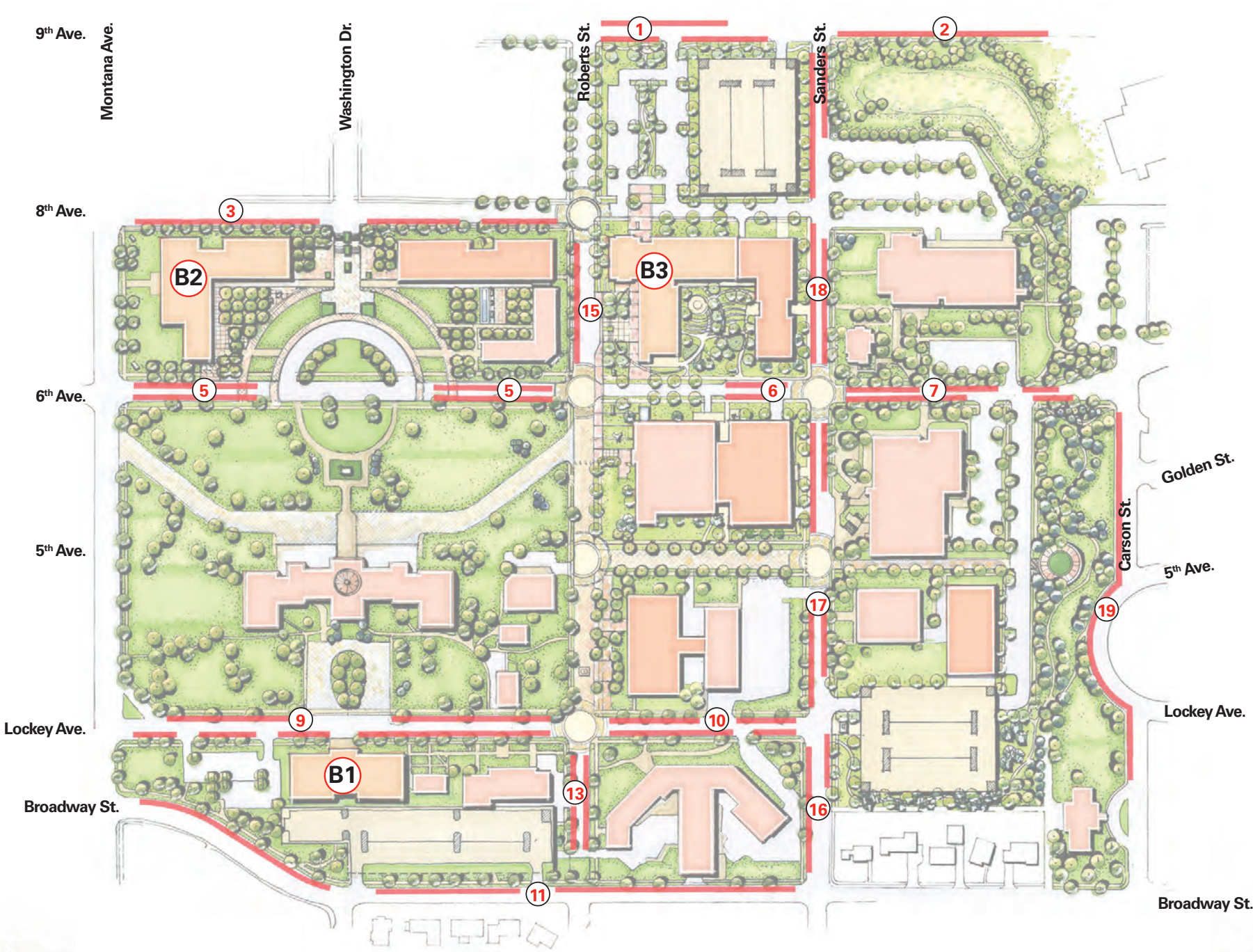
The parking proposals indicated here would increase the available parking on the Capitol Campus by approximately 794 spaces.

ON-STREET PARKING

Tag	Location	Existing	10 Year	20 Year
1	9th – Roberts to Sanders North	15	RV	RV
	9th – Roberts to Sanders South	12	RV	RV
2	9th – Sanders to Carson South	15	15	15
3	8th – Montana to Roberts South	30	30	30
4	8th – Roberts to Sanders North	5	0	0
	8th – Roberts to Sanders South	4	0	0
5	6th – Montana to Roberts North	20	14	14
	6th – Montana to Roberts South	27	19	19
6	6th – Roberts to Sanders North	7	4	4
	6th – Roberts to Sanders South	10	6	6
7	6th – Sanders to Carson North	22	22	22
	6th – Sanders to Carson South	18	18	18
8	5th – Roberts to Sanders North	14	0	0
	5th – Roberts to Sanders South	9	0	0
9	Lockey – Montana to Roberts North	28	28	28
	Lockey – Montana to Roberts South	29	26	26
10	Lockey – Roberts to Sanders North	13	13	13
	Lockey – Roberts to Sanders South	16	16	16
11	Broadway – Montana to Sanders North	46	46	46
12	Washington – 6th to 8th West	8	0	0
	Washington – 6th to 8th East	8	0	0
13	Roberts – Broadway to Lockey West	7	7	7
	Roberts – Broadway to Lockey East	8	8	8
14	Roberts – Lockey to 6th West	14	0	0
	Roberts – Lockey to 6th East	14	0	0
15	Roberts – 6th to 9th West	10	10	10
	Roberts – 6th to 9th East	17	0	0
16	Sanders – Broadway to Lockey West	11	11	11
	Sanders – Broadway to Lockey East	3	3	3
17	Sanders – Lockey to 6th West	22	18	18
	Sanders – Lockey to 6th East	14	14	14
18	Sanders – 6th to 9th West	23	RV/12	RV/12
	Sanders – 6th to 9th East	19	19	19
19	Carson – Broadway to 6th	24	24	24
Total On-Street		**542**	**382**	**382**
Total Off-Street		**1502**	**2190**	**2984**
TOTAL CAMPUS PARKING		**2044**	**2572**	**3366**

20-Year Plan

On-Street Parking



design guidelines

INTRODUCTION

The intent of the following design guidelines is to encourage consistency and quality for new construction on the Capitol Campus – be it a new building, an addition, or a site and landscaping improvement – that respects the historic Capitol Campus character. The goal is not to adhere to a single architectural style, but to foster creativity within an established framework that unites the Capitol Campus architecture and landscape. Most of the guidelines are general, in order to support freedom of expression within the stated vocabulary. The objective is to provide a sense of continuity over time while providing a link to the past. Illustrations are provided herein, not to mandate particular styles or solutions, but to depict successful examples of the stated goals.

It is recommended that design professionals engage integrated design principles from the onset of new building development to assist in the creation or preservation of meaningful outdoor spaces and the best use of our limited energy resources.

APPROVAL PROCESS

The Department of Administration is the custodian of all State property and grounds in the State Capitol Campus [2-17-811, MCA). As custodian, the Department must approve all improvements, renovations, repairs, and alterations to existing buildings and all new building construction. The review of proposals and administration of improvements is undertaken by the Architecture and Engineering Division and the General Services Division of the Department. The General Services Division manages the repair, maintenance, and allocation of office space within the Capitol Complex, as well as the Capitol Campus grounds.

Proposals for long-term art and memorial displays are reviewed by the Capitol Complex Advisory Council which advises the Legislature on the long-term placement of busts, plaques, statues, memorials, monuments, or art displays in public areas of the Capitol Complex. No proposed long-term art or memorial display can be put into place without Legislative approval.

building design

GENERAL PRINCIPLES

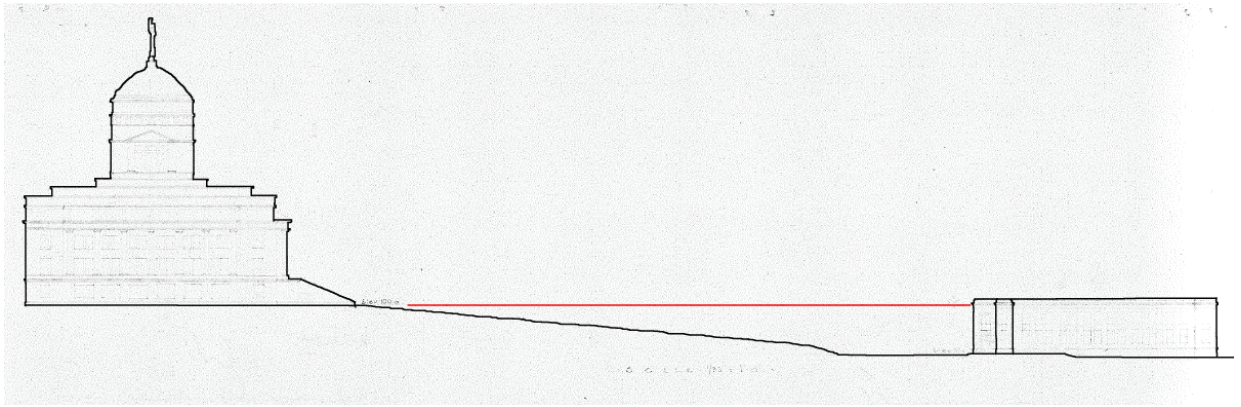
The design of new buildings and additions on the Capitol Campus is intended to complement that of the other, more established areas of the campus and, most particularly, the Capitol itself. The following guidelines are meant to establish a basis of expression that reflects the business of the State government – resulting in monumentality and importance, while presenting a sincerely approachable governmental administration to the public.

OVERARCHING GOALS

1. Reuse existing buildings; preserve and adaptively reuse historic buildings.
2. Encourage quality and consistency.
3. Each new building shall be a product of its own time; design replication could be misleading and devalue the historic buildings.
4. An addition should be compatible with the existing building, yet be distinguishable from it.

5. Use the design principles of the adjacent historic buildings as a starting point.
6. Respect the prominence and historical dominance of the State Capitol by deferring to the Capitol in scale, massing, and monumentality.
7. Review proposed new buildings and additions with the State Historic Preservation Office for compatibility with existing historic Capitol Campus.
8. Integrate sustainable design, construction, and maintenance practices in new and existing buildings.
9. Integrate handicap accessibility features seamlessly into new and existing buildings, rendering them fully accessible to the public without compromising their architectural integrity.
10. Integrate fire protection systems seamlessly into existing buildings without compromising their architectural integrity.

The following character guidelines are recommended to help achieve the stated goals.



SITING DESIGN GUIDELINES

1. Bring the building to the established setback (of adjacent monumental buildings).
2. Define the corner of the intersection, if adjacent.
3. Align buildings to define open spaces.
4. Create outside spaces that generate activity – both passive and active.
5. Engage the pedestrian where the building meets the street.
6. Respect the existing historic buildings on the campus.

BUILDING DESIGN GUIDELINES

1. **Building Form and Massing:**

a. Defer to the Capitol in scale, massing, and monumentality.

b. Utilize generally rectangular or square shapes.

c. Break down larger mass buildings to be more consistent with the scale of the historic buildings.

d. Use the size of the adjacent historic buildings as a useful guide.

e. Limit building height to 40-60 feet.

f. No building component should exceed the Capitol dome in elevation.

g. Establish minimum building height at no less than two stories above grade.

h. Locate loading docks on side streets away from main entries and pedestrian areas.

2. Façade Articulation:

a. Relate to the existing wall and fenestration patterns of adjacent historic buildings.

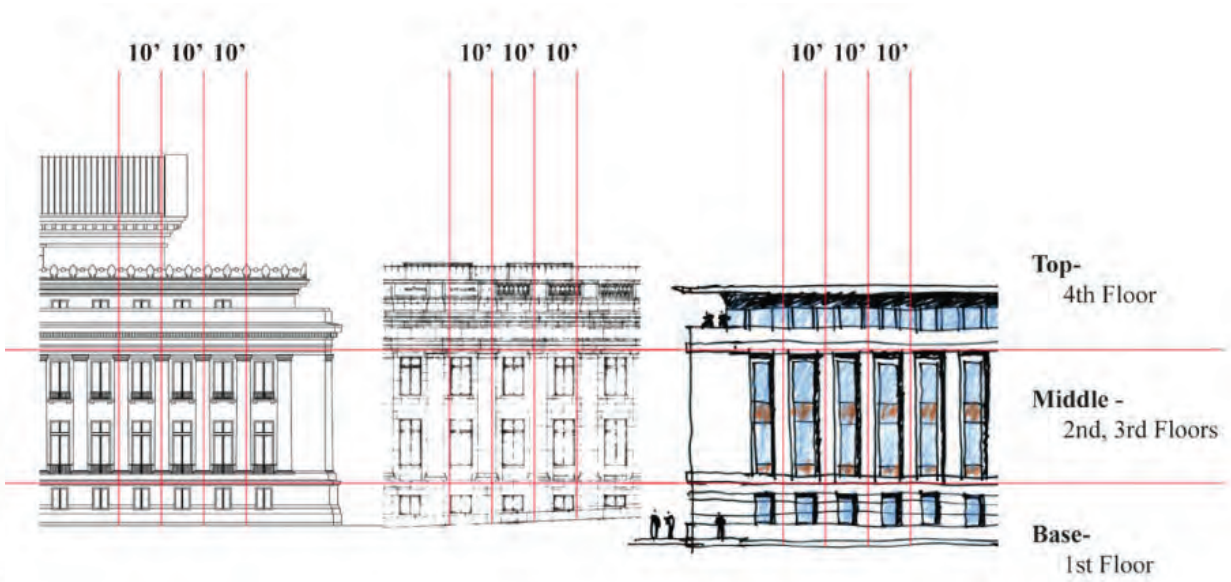
b. Articulate the primary façades to a similar degree.

c. Utilize a tripartite division of base, shaft, capital

d. Provide regular vertical divisions

e. Provide visual connection to adjacent bases, cornices, and roof lines.

f. Emphasize shade and shadow by avoiding flat façades. Incorporate relief or pattern into the building surfaces.



g. Provide solid plane walls with punched openings rather than curtain walls.

h. Avoid large scale use of curtain walls; use of curtain walls as a contrasting accent is encouraged.

i. Relate to the human scale – create a sense of belonging – by providing a greater and distinctive level of detail at the street level.

3. Fenestration:

a. Repeat windows in rhythmic pattern.

b. Use windows to provide natural illumination and ventilation, as well as borrowed light.

c. Place and size windows to take advantage of solar orientation and views.

4. Roofs

a. Roofs are seen from other buildings, hence should be designed to acknowledge this visibility.

b. Screen roof-mounted mechanical equipment from view.

c. Provide minimally sloped roofs, hidden behind parapets. Use of a varied roof overhang as an accent is encouraged.

d. The use of green roofs should be examined for feasibility, cost effectiveness, longevity, and associated energy savings.

5. Entry Articulation:

a. Accentuate the entry, making it prominent, easily identifiable, and inviting, yet energy efficient.

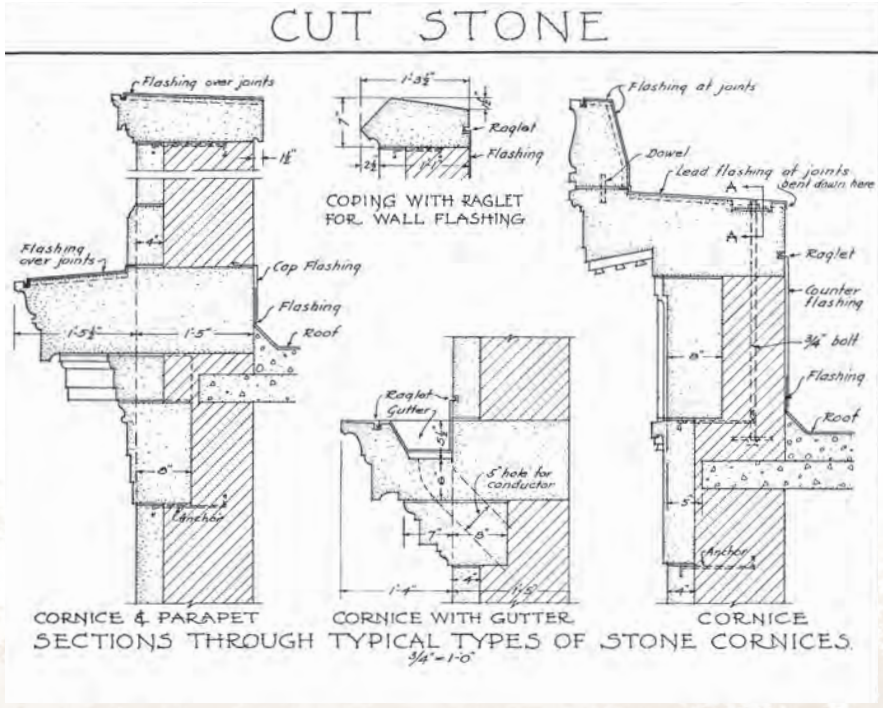
b. Provide vertically oriented entry.

c. Recess or extend the main entry or identifier from the main mass of the building.

6. Materials & Construction:

a. Reflect the high-quality construction and permanence of the adjacent historic buildings.

- Incorporate durable materials and water-tight details, for lower maintenance.
- Aim for building duration of more than 75 years.



b. Build flexibility into the design to extend usability.

c. Upgrade structures to withstand seismic forces in accordance with current codes.

d. Use local materials where possible.

e. Use stone or cast stone for primary façade materials. This will typically be composed of smooth coursed ashlar that is light-colored.

f. Metal panels may be used for accent

g. Use clear and low-e transparent glass. Use of reflective glass is precluded.

h. Reference relevant design motifs from the historic buildings.

7. Sustainability Criteria:

a. Apply the State of Montana's 20x10 Initiative (to reduce facility energy requirements by 20%) to the construction of new buildings and renovation of existing facilities. Reductions should be sought in the use of electricity, natural gas, propane, and fuel oil.

b. Utilize, to the fullest extent possible, the services of the NorthWestern Energy Efficiency Plus Business Partners Program, which offers funding for the conservation of electric and natural gas.

c. Implement steps in design of new building and renovation of existing ones that help advance American Institute of Architect's goal of carbon neutral buildings by the year 2030. American Institute of Architect's fifty strategies toward 50% fossil fuel reduction should be utilized to achieve this goal.

d. Reference Montana's Department of Environmental Quality's document that establishes criteria for implementation of sustainability throughout State government operations.

e. Minimize waste of materials, energy, and water in the construction, renovation, and maintenance of buildings and sites.

f. Maximize distribution and control of fresh air and natural light throughout buildings.

g. Use recycled and salvaged materials in the construction, renovation, and maintenance of buildings, to the extent possible.

h. Use local materials in the construction, renovation, and maintenance of buildings, when feasible.

i. Orient buildings to take advantage of natural solar and wind.

j. Locate buildings to take advantage of natural drainages and slopes.

k. Incorporate design strategies and mechanical systems that increase controllability of interior temperature conditions.

l. Maximize usable space and efficient spatial configurations.

m. Incorporate systems furniture when appropriate, to increase flexibility.

n. Incorporate efficient electrical and lighting systems with efficient lamping, while maximizing controlled use of natural light.

PHIL BELL PHOTOGRAPHY

site development

GENERAL PRINCIPLES

The Capitol Campus includes areas of attractive and appropriate landscapes. Views from campus to the surrounding mountains can be stunning. These features need to be enhanced and celebrated, so that visitors know they have arrived at a special and important place. These site guidelines provide a path to achieving a fitting sense of place. Site design should be of a dignified character appropriate to the governmental campus.

OVERARCHING GOALS

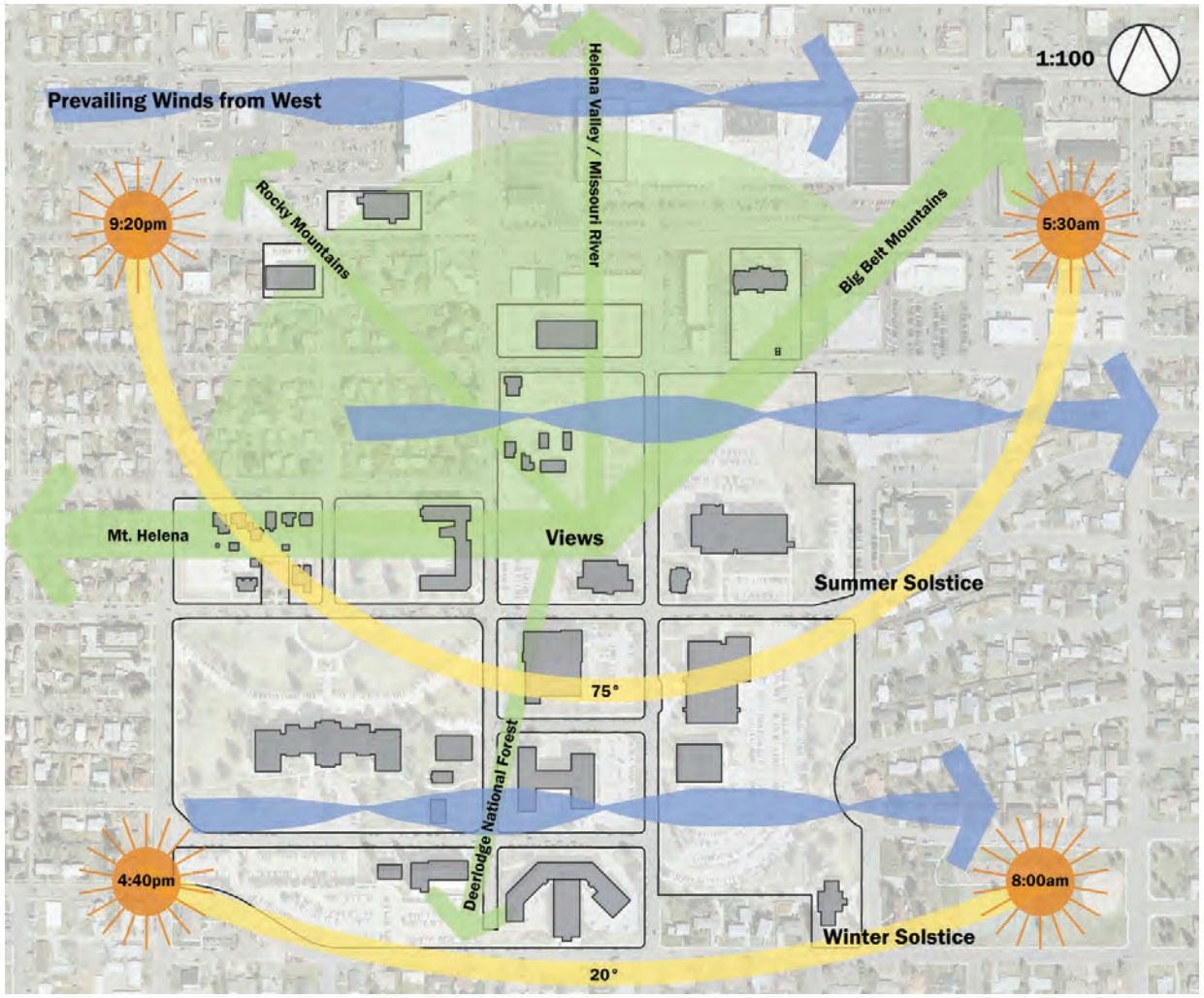
1. Focus on the unique characteristics of the region and State of Montana
2. Provide a cohesive sense of place
3. Reduce focus on vehicles and improve the pedestrian experience
4. Make the campus more walkable and bicyclist friendly
5. Create meaningful open space and plaza areas
6. Establish a common vocabulary of landscape elements to distinguish campus from surrounding neighborhoods
7. Improve wayfinding
8. Focus on cost efficient, appropriate, and low maintenance landscaping
9. Keep the campus safe
10. Maintain existing positive attributes and historic elements
11. Incorporate sustainable practices

GENERAL CAMPUS TREATMENT

The Capitol Campus includes certain attractive landscape areas. The grounds immediately surrounding the Capitol offer spacious open lawns, stately trees, and pockets of colorful landscape. The linear park and trail system on the east boundary of the campus is another significant open space which serves as an appropriate, green edge to campus. Monuments in front of the Capitol and the Montana Historical Society Building lend a sense of history and context.

Much of the remainder of the campus however, lacks a "sense of place". The dividing line between the Capital Campus and many of the surrounding areas is unclear. There are no significant gateway elements to signal arrival on campus. Open space areas are not successfully linked; parts of the campus are seemingly isolated from the Capitol.

The following guidelines are meant to promulgate good design elements and create a more attractive, functional, and accessible public campus.



GENERAL CAMPUS GUIDELINES

1. Define Campus Edge

a. Provide an attractive landscape zone to define the edge of the Capital Campus. This zone will help distinguish the campus from surrounding uses, provide a sense of place, act as a visual and sound screen for less desirable but necessary uses, and be an amenity to the government entities and surrounding residents.

b. Continue the linear trail system that exists along the eastern edge of campus.

c. Screen the Cogswell Building service area from view.

2. Create Gateway Elements

a. Improve signage, enhance landscaping, and provide monuments and decorative paving.

b. Focus on main entry at the intersection of Montana and Sixth Avenue. Improve entries at Roberts and 11th and Broadway and Sanders.

3. Provide Open Space

a. Maintain existing and historic open space.

b. Create new, useful well-defined open space to contribute to a sense of the overall campus.

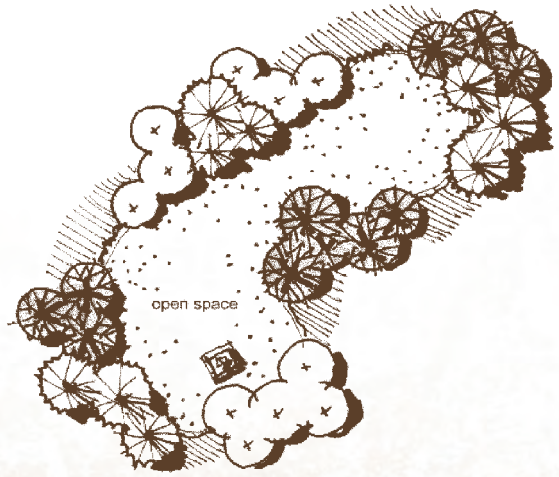
c. Link open space areas with green corridors.

d. Organize open space to maintain or provide views of prominent buildings such as the Capitol, monuments, and surrounding landscapes.

e. Provide amenities such as trails, plazas, and seating areas.

f. Place new buildings to help create and frame meaningful open spaces

g. Provide generous landscape setbacks between buildings and streets.



4. Respect Monuments

a. Protect and enhance views of existing monuments.

b. Place new monuments in prominent areas with ample viewing opportunities.

c. Focus on regional linkages and history.

d. Place memorial trees along walking trail.

e. Enhance monument areas with special landscaping.

5. Protect Views

a. Protect and enhance views of the Capitol.

b. Provide visual links from the campus to the Capitol.

c. Reduce the Capitol views of expansive areas of parking.

d. Protect views to surrounding hills and mountains.

e. Screen undesirable areas such as service and storage yards, parking lots, and distracting architecture and landscaping. The Boiler Plant, the service area south of the Cogswell Building, and the maintenance yard along Roberts and Sanders should be screened from view.

f. Concentrate parking areas to the rear of buildings.

CAMPUS CIRCULATION

Well designed and clear circulation is critical to a successful campus. Drivers should be able to negotiate the campus and find parking easily, while enjoying the experience. Pedestrians and bicyclists should feel secure, while having easy access to all parts of campus.

The campus is primarily overlaid on a standard orthogonal street grid, enabling vehicular flow within the Capitol Campus. The entries into campus, however, can be confusing. In addition, broken connections confuse and endanger pedestrians and bicyclists; automobiles are given higher priority. Pedestrian and vehicle conflicts are prevalent at road and parking lot crossings.

Safety features should be provided to encourage pedestrian and bicyclist use.

CAMPUS CIRCULATION GUIDELINES

1. Ease Vehicular Traffic

a. Introduce bump-outs to help slow traffic at intersections and reduce areas of pedestrian and vehicular conflicts.

b. Provide special paving and enhanced landscaping at key intersections for aesthetic and traffic calming purposes.

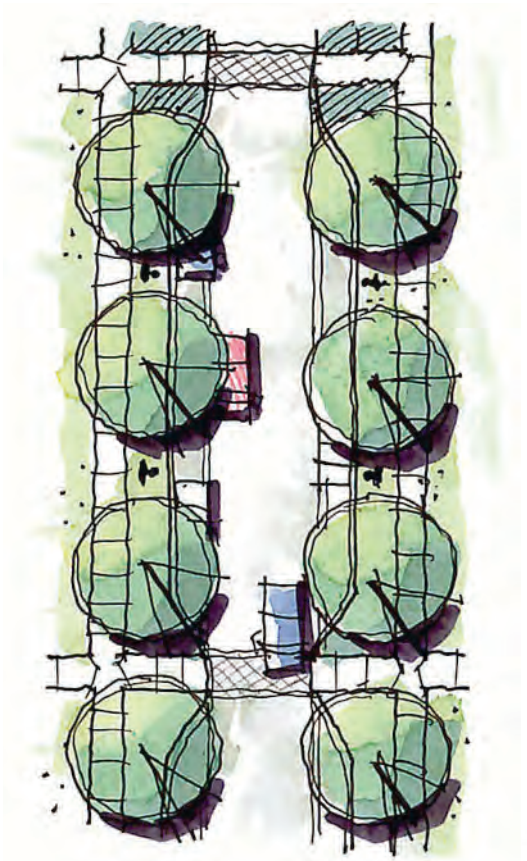
c. Maintain clear vision triangles for safety.

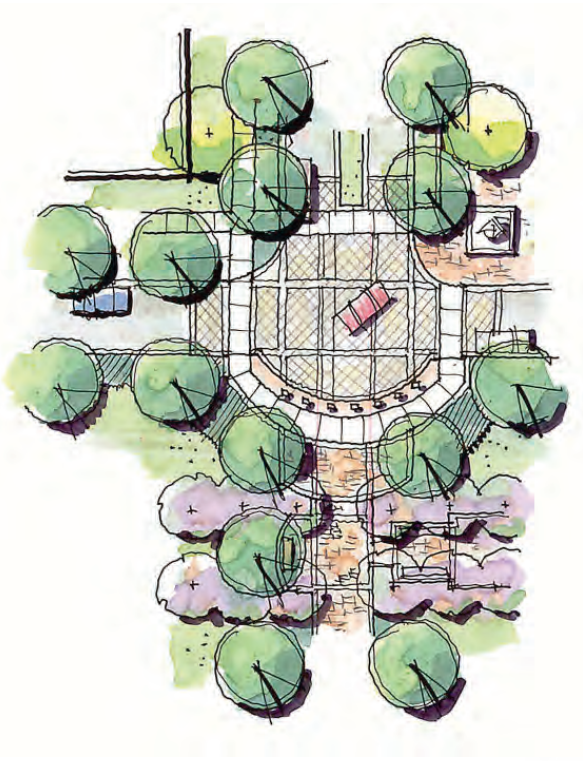
d. Reduce large areas of surface parking. Shift parking areas to the perimeter of campus or to structured parking lots.

e. Soften parking areas with landscaping and break-up long expanses of asphalt with landscaped islands.

f. Provide adequate snow storage areas.

g. Choose a standard for curbs and gutters.





2. Improve the Pedestrian Experience

a. Protect, enhance, and continue, where possible, the walking trail system around the edge of campus.

b. Provide convenient walkways between parking and use areas such as buildings, surrounding neighborhoods, and transit stops.

c. Incorporate handicapped accessibility features.

d. Enhance and clearly define crosswalks with special paving and landscape features.

e. Use contextually appropriate and "natural" colors in special paving areas.

f. Provide plazas at important nodes - near monuments, sculptures, and building entries.

g. Design human scale spaces for comfort.

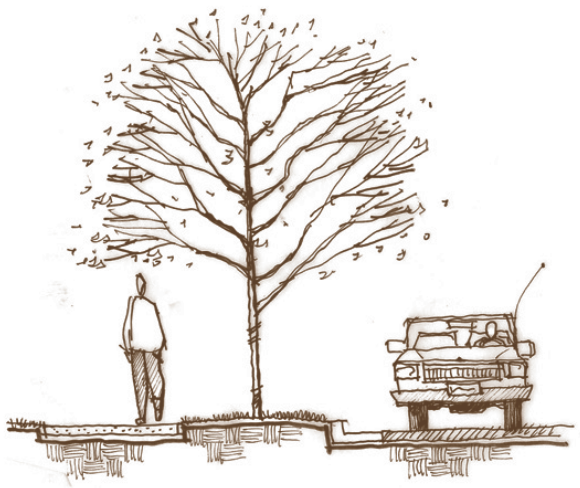
h. Focus detailed design in important and high-use spaces; use simple design in transitionary and low-use areas.

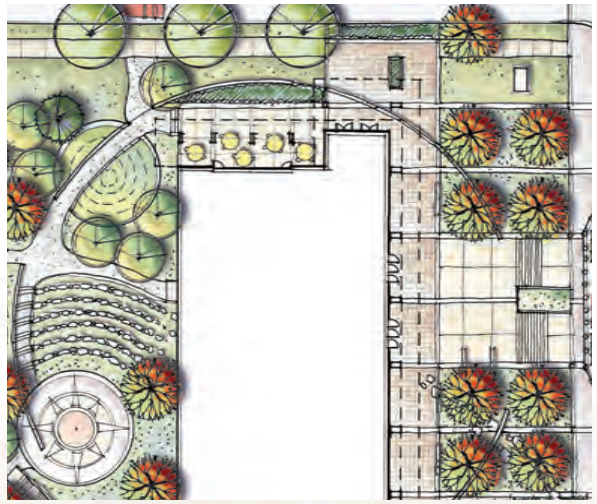
i. Create bike lanes that allow movement north/south and east/west through campus.

j. Create a hierarchy of walkways to aid in wayfinding.

k. Provide landscaped boulevards between new sidewalks and the road, to separate vehicles and pedestrians. Boulevard width should be a minimum of five feet.

l. Ensure pavers are installed correctly for ease of maintenance.





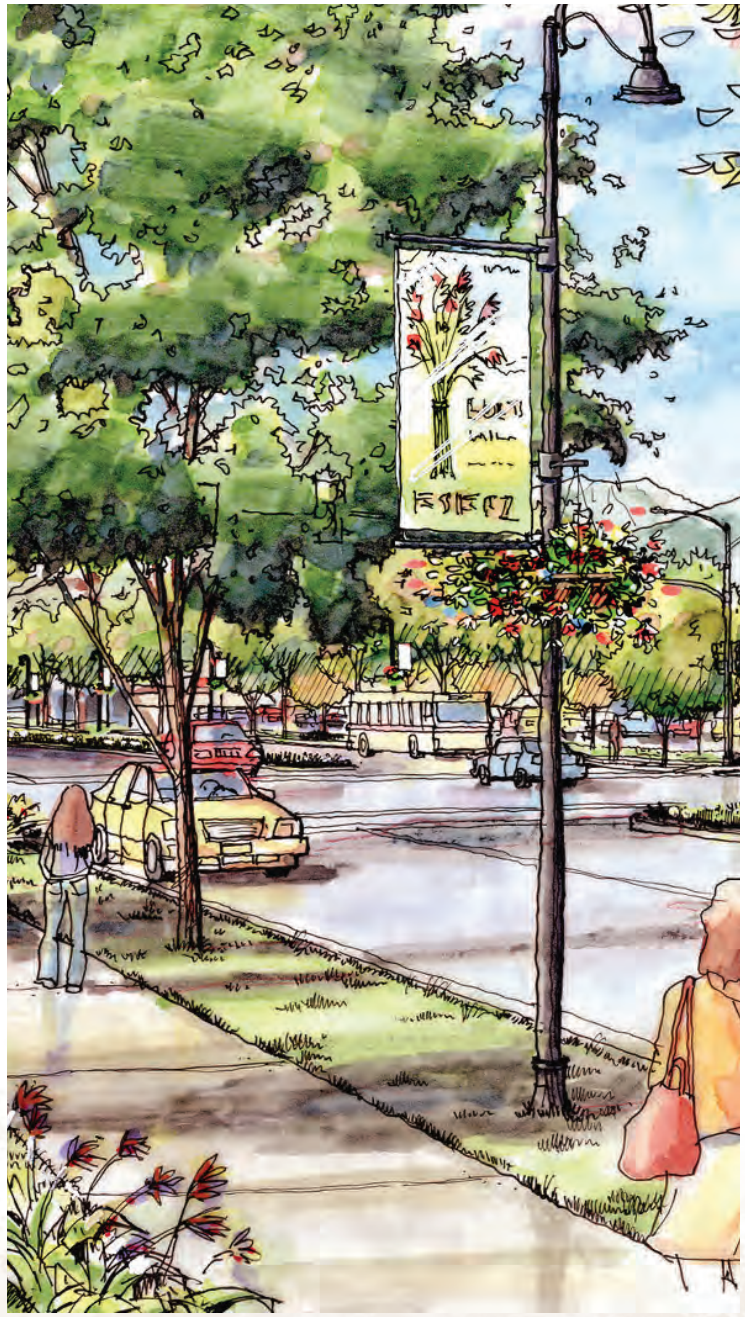
SITE FURNISHINGS

The Capitol Campus lacks an established site furnishings vernacular which would define the campus as a cohesive unit. Signage appears random and is difficult to understand. Improvement of the overall interactive physical environment is a necessary component to beautify, guide, increase safety, and encourage use of the campus.

SITE FURNISHINGS GUIDELINES

1. Choose a standard fixture and theme for outdoor lighting, seating, trash receptacles, tree grates, bike racks, hand-rails, signs, and bollards. Select features that represent Montana and the Capitol and visually complement one another. The Capitol building site itself might include more elaborate furnishings with the remainder of campus following a similar but simpler vocabulary.

2. Use a common spacing for street lighting. Bring street lighting closer to a pedestrian scale. Use cutoff luminaires to reduce impact on the night sky.



3. Improve lighting for safety in key outdoor spaces.

4. Provide lighting along pathways.

5. Use lighting to appropriately illuminate building entries, sculpture, circulation, and special elements.

6. Provide ample areas of seating scattered throughout campus. Place seating in high-use areas.

7. Establish convenient and safe areas near building entries for bike racks.

8. Use regional art/sculpture to accentuate and give further interest to the campus.

9. Place focal features in plazas, special use areas, entries, or terminus of view corridors.

10. Provide interpretive signage at appropriate locations for interest and education.

11. Keep and convert signage to a pedestrian scale.

12. Use appropriate and attractive signage. Appropriate uses for signs include entry points, wayfinding, interpretation, and building or prominent location names.

LANDSCAPE MATERIALS

Memories of the campus are based on perception of the condition of the landscape. Landscape elements can provide a common thread for the campus and help to tie unrelated elements together. Well manicured lawn areas; large, impressive trees, and flowers; and a connection with the landscape around the Capitol Campus soften the hard elements (such as buildings, roads, and parking lots). Desirable views can be enhanced; displeasing views can be screened. Landscape can be used to create more comfortable environments through climate control. Indigenous plants can be used to encourage wanted wildlife and to reduce maintenance. Organization of landscape materials can identify areas or views for relaxation and provide an important connection with the outdoors.

Many areas on the campus use landscape materials quite successfully to provide a positive outdoor experience. The Capitol is set in a parklike setting that enhances the grandeur of the overall Capitol block. Tree-lined streets provide rhythm and welcome shade. The walking trail system on the east side of campus is popular for strolls and contemplation. Some of the newer buildings have been attractively landscaped.

On the south side of campus, however, uninviting rear-of-building service areas are prominent and distract from the campus experience. The existing service yard and adjoined parking area are large lots with little vegetation. Some of the buildings are sparsely landscaped, and there are large expanses of asphalt. Implementation of the following guidelines can ameliorate the effect of these less attractive sites.

LANDSCAPE MATERIALS GUIDELINES

1. Trees

a. Provide a healthy diversity of trees, to minimize disease impacts

b. Establish common tree spacing, placement, and mature sizes to distinguish the campus and provide a unified appearance.

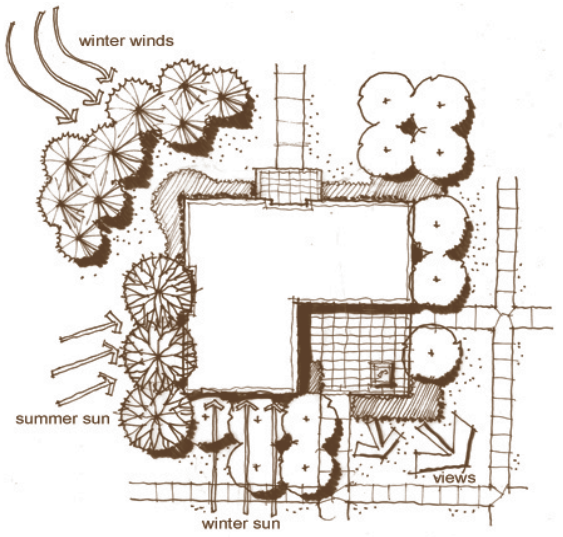
c. Avoid large evergreens on the south side of buildings. Place large evergreens on the northwest corners of buildings for winter wind protection.

d. Plant evergreen trees in areas where their winter shade will not inhibit snow removal.

e. Use deciduous trees on the south and west sides of buildings, parking lots, along paths, and around plazas to provide shade from the summer sun while allowing the winter sun to pass through to warm spaces.

f. Use trees to form spaces and define circulation areas.

g. Replace aging, diseased, or invasive trees. Plant newer trees near those reaching their useful lifespan or function to prevent gaps, where not desired, upon removal of the older trees.



h. Protect useful, mature, and/or historic trees.

i. Use trees to enhance views of buildings or other attractive or necessary views. Use trees and shrubs to screen unattractive elements.

j. Plan tree placement to assist in way finding.

k. When using multiple tree groupings, plant in odd number groupings for visual organization. Avoid random or spotty plantings. Plant replacement trees around the Capitol in groups to form small groves and create open space.

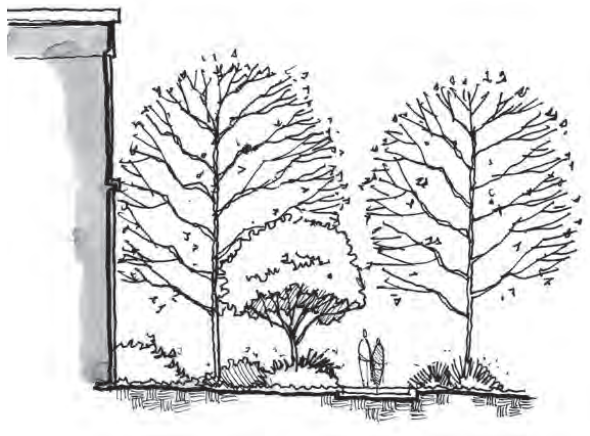
l. Position trees and landscape to soften hard lines of architecture.

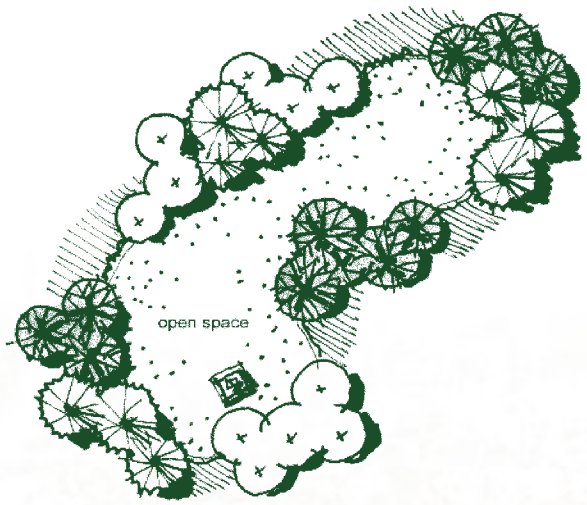
m. Plant trees with a minimum caliper of 2".

n. Use accent trees and plants that relate in scale to the primary referenced element.

o. Use trees to establish a pedestrian scale near large structures.

p. Plant street trees with open lower canopies to promote driver vision.





2. Plantings

a. Use native and adapted drought-tolerant plants for lower maintenance and water use and for regional context.

b. Use deer resistant plantings.

c. Keep plant palette simple and consistent with some variations in highlighted areas. Use a common palette for unification.

d. Enhance landscaped areas in special and higher use areas such as entries and plazas. Keep other areas simple and low maintenance.

e. Plan for year-round appeal.

f. Maintain clear zones along walkways for safety; reduce hiding areas.

g. Phase out undesirable plantings. Actively remove noxious weeds.

h. Use plantings to screen visually undesirable elements such as mechanical equipment, loading docks, and dumpsters.

i. Consider replacing areas of traditional bluegrass with drought-tolerant grasses where appropriate, such as near more natural areas. Where bluegrass is appropriate, maintain a healthy, even green stand.

j. Use plants and trees to form linkages between areas that might otherwise be visually competitive.

k. Use plants to form private areas where appropriate, such as in building courtyards.

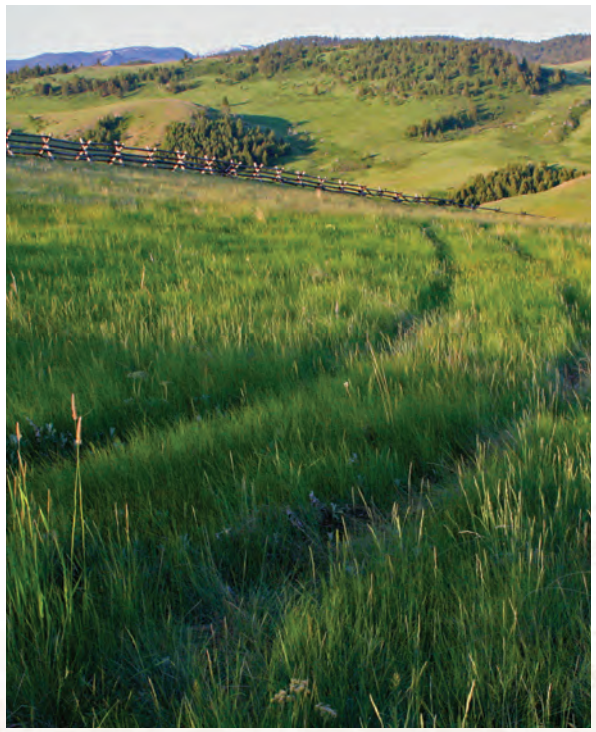
3. Topography

a. Be sensitive to sloping topography and blend site improvements into existing topography.

b. Carefully consider drainage patterns when manipulating topography. Maintain natural flow patterns where possible.

c. Storm water detention/retention areas should be attractive and look natural.

d. Maintain unique natural features.



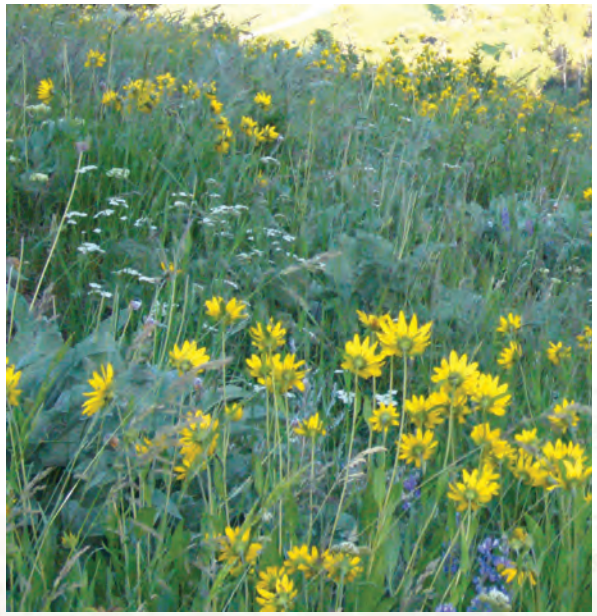
SUSTAINABILITY

The Capitol campus should set an example of sustainable practices, leading the State of Montana in a common goal of minimal impact on the planet. New development, and current practices alike, should be approached with the underlying premise of sustainability and integrated design.

SUSTAINABILITY GUIDELINES

1. Store and reuse rainwater for grey water irrigation.
2. Reduce impervious surfaces.
3. Incorporate permeable paving in large paved areas.
4. Consider BMP (Best Management Practices) for storm-water management, including rain gardens and bio-swales. Use these areas as amenities.
5. Properly place plantings for climate control and visual connection to the outdoors.
6. Use native and adapted drought-tolerant plants.
7. Use recycled materials from the site or local supply when feasible.
8. Consider composting landscape and appropriate materials as organic fertilizer.
9. Use mulch in planting areas to conserve moisture and use shredded woody materials from site when available.

10. Use water efficient irrigation such as a drip system in appropriate areas.
11. Limit use of chemical fertilizers.
12. Use mulching mowers where feasible.
13. Preserve useful mature plants.
14. Educate the public regarding sustainable practices through interpretation and example.
15. Remove and control invasive plant materials.
16. Use local materials when available.



SUGGESTED CAPITOL CAMPUS PLANT LIST

Trees suitable for planting along streets (common spacing should be 35'-50'):

Maple, Norway (Acer platanoides 'Emerald Queen')

Maple, Northwood (Acer rubrum 'Northwood)

Linden, Littleleaf (Tilia cordata 'Greenspire')

Honeylocust, Skyline (Gleditsia triacanthos 'Skycole')

Oak, Bur (Quercus macrocarpa)

Trees to define areas of open space and to create shade in larger gathering or sitting areas. When placing near a building, plant only near taller buildings:

Maple, Norway (Acer platanoides 'Emerald Queen')

Maple, Northwood (Acer rubrum 'Northwood)

Linden, Littleleaf (Tilia cordata 'Greenspire')

Oak, Bur (Quercus macrocarpa)

Birch, Paper (Betula papyrifera)

Trees along streets where plantings would occur under power lines (common spacing should be 35'-50'):

Crabapple (Malus var. including' 'Prairie Fire,' Beverly,' 'Donald Wyman' and 'Spring Snow')

Japanese Tree Lilac (Syringa reticulate 'Ivory Silk')

Chokecherry (Prunus virginiana including 'Canada Red')

Trees for use near parking lots or in parking islands:

Maple, Northwood (Acer rubrum 'Northwood)

Linden, Littleleaf (Tilia cordata 'Greenspire')

Honeylocust, Skyline (Gleditsia triacanthos 'Skycole')

Crabapple (Malus var. including' 'Prairie Fire,' 'Beverly,' 'Donald Wyman' and 'Spring Snow')

Ash, European Mountain (Sorbus aucuparia. Provide good drainage)

Japanese Tree Lilac (Syringa reticulate 'Ivory Silk')

Chokecherry (Prunus virginiana including 'Canada Red')

Trees for special use areas such as entries, patios, courtyards, near building or monuments, or for ornamental use:

Maple, Tartarian (Acer tataricum)

Serviceberry, Autumn Brilliance (Amelanchier x grandifolia 'Autumn Brilliance')

Crabapple (Malus var. including' 'Prairie Fire,' 'Beverly,' 'Donald Wyman' and 'Spring Snow')

Japanese Tree Lilac (Syringa reticulate 'Ivory Silk')

Chokecherry (Prunus virginiana including 'Canada Red')

Trees for "natural" areas:

Aspen, Quaking (Populus tremuloides)
Douglas Fir (Pseudotsuga menziesii)
Pine, Limber (Pinus flexilis)
Juniper, Rocky Mountain (Juniperus scopulorum)
Maple, Rocky Mountain (Acer glabrum) Protected location
Ash, Mountain (Sorbus sitchensis)
Pine, Bristlecone (Pinus aristata)

Shrubs for "natural" areas:

Serviceberry, Western (Amelanchier alnifolia)
Mahogany, Curl Leaf (Cercocarpus ledifolius)
Sumac, Staghorn (Rhus typhina)
Sumac, Smooth (Rhus glabra)
Sumac, Gro-low (Rhus aromatica 'Gro-low')
Sumac, Three-leafed (Rhus trilobata)
Juniper, Horizontal (Juniperus horizontalis var.)
Mockorange, Lewis (Philadelphus lewisii)
Dogwood, Red-oiser (Cornus sericea)
Dogwood, Isanti (Cornus sericea 'Isanti')
Ninebark (Physocarpus monogynus)
Serviceberry, Regent (Amelanchier alinfolia 'Regent')
Currant, Golden (Ribes aureum)
Rabbitbrush, Rubber (Chrysothamnus nauseosus)
Sandcherry, Western (Prunus besseyi)
Rabbitbrush, Dwarf (Chrysothamnus nauseosus 'Nauseosus')
Sandcherry, Pawnee Buttes (Prunus besseyi 'Pawnee Buttes')
Potentilla (Potentilla fruticosa)
Snowberry (Symphoricarpos albus)


Pinus flexilis
photo: Monrovia


Pinus ponderosa
photo: Horticopia


Rhus typhina
photo: Monrovia


Amelanchier
photo: Monrovia


Cornus sericea 'Isanti'
photo: Monrovia


Prunus besseyi
photo: Horticopia

Evergreen trees clustered to define a large open space on the Capitol Grounds:

Pine, Ponderosa (Pinus ponderosa)
Spruce, Colorado Blue (Picea pungens)
Fir, Douglas (Pseudotsuga menziesii)
Spruce, Engelmann (Picea engelmannii)

Evergreen trees to be planted in groups, for use as winter wind-breaks or permanent screens: (Avoid planting in the southern exposure of buildings, streets, parking areas, or pedestrian plazas.)

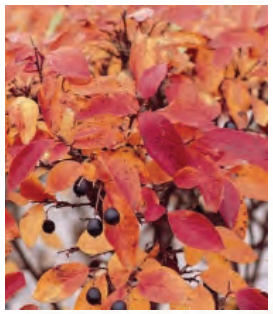
Pine, Ponderosa (Pinus ponderosa)
Pine, Limber (Pinus flexilis)
Pine, Austrian (Pinus nigra)
Spruce, Colorado Blue (Picea pungens)
Fir, Douglas (Pseudotsuga menziesii)
Juniper, Rocky Mountain (Juniperus scopulorum) "Natural" areas only
Spruce, Engelmann (Picea engelmannii)

Evergreen shrubs, to be mixed with deciduous vegetation in planting areas or along buildings:

Juniper, Horizontal (Juniperus horizontalis 'Wiltoni')
Juniper, Broadmoor (Juniperus sabina 'Broadmoor')
Juniper, Tam (Juniperus sabina var. tamariscifoia)
Pine, Mugo True Dwarf (Pinus mugo 'White Bud' or 'Slow Mound')
Pine, Hillside Creeper (Pinus sylvestris 'Hillside Creeper')
Spruce, Dwarf Norway (Picea abies 'Pumila')
Yew, Dense Spreading (Taxus x media 'Densiformis')
Arborvitae (Thuja var.)

Tall shrubs to be planted in groups, for use as screening, movement control, hedges, or background plantings:

Cotoneaster, Hedge (Cotoneaster lucidus)
Serviceberry, Western (Amelanchier alnifolia)
Sumac, Staghorn (Rhus typhina)
Sumac, Smooth (Rhus glabra)
Ninebark, Diablo (Physocarpus opulifolus 'Diablo')
Rose, Glauca (Rosa glauca)
Mockorange, Lewis (Philadelphus lewisii)
Viburnum, American (Cranberrybush)
Dogwood, Red-oiser (Cornus sericea)


Cotoneaster lucidus
photo: Monrovia


Echinacea
photo: Horticopia


Physocarpus
photo: Monrovia


Salvia
photo: Monrovia


Rudbeckia fulgida 'Goldstrum'
photo: Horticopia


Viburnum trilobum
photo: Monrovia

Medium shrubs to be planted in groups, for use as transition from taller trees and shrubs, to be ornamental, to define space without obstructing views:

Dogwood, Isanti (Cornus sericea 'Isanti')

Ninebark, Dart's Golden (Physocarpus opulifolus 'Dart's Golden')

Ninebark, Summer Wine (Physocarpus opulifolus 'Seward')

Serviceberry, Regent (Amelanchier alinfolia 'Regent')

Viburnum, Dwarf American Cranberrybush (Viburnum trilobum 'Bailey Compact')

Currant, Golden (Ribes aureum)

Currant, Alpine (Ribes alpinum)

Sandcherry, Western (Prunus besseyi)

Butterfly Bush (Buddleia davidii - treat as perennial)

Lilac, Miss Kim (Syringa patula 'Miss Kim')

Lilac, Dwarf Korean (Syringa meyeri 'Palibin')

Short shrubs to be planted in masses, for use as transition from taller shrubs to ground plane, and to suggest restricted movement areas:

Sumac, Gro-low (Rhus aromatica 'Gro-low')

Rabbitbrush, Dwarf (Chrysothamnus nauseosus 'Nauseosus')

Sandcherry, Pawnee Buttes (Prunus besseyi 'Pawnee Buttes')

Potentilla (Potentilla fruticosa)

Barberry, Crimson Pygmy (Berberis thunbergii var. atropurpurea Crimson Pygmy')

Spiraea, Fritschiana (Spiraea fritschiana)

Snowberry (Symphoricarpos albus)

Shrubs for erosion control or hillside plantings:

Sumac, Smooth (Rhus glabra)

Sumac, Gro-low (Rhus aromatica 'Gro-low')

Sumac, Three-leafed (Rhus trilobata)

Sandcherry, Pawnee Buttes (Prunus besseyi 'Pawnee Buttes')

Mahonia, Creeping (Mahonia repens)

Bearberry (Arctostaphyllos uva-ursi)

Serviceberry, Regent (Amelanchier alinfolia 'Regent')

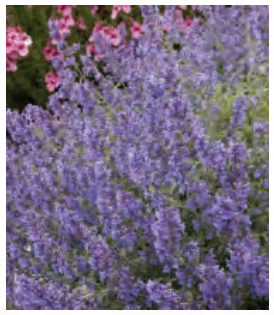
Mockorange, Lewis (Philadelphus lewisii)

Currant, Golden (Ribes aureum)

Snowberry (Symphoricarpos albus)

Juniper, Horizontal (Juniperus horizontalis 'Wiltoni')

Pine, Hillside Creeper (Pinus sylvestris 'Hillside Creeper')

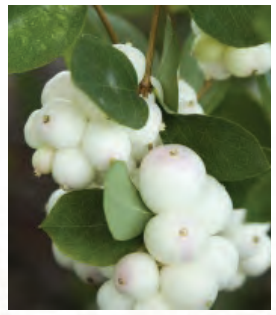


Nepeta racemosa 'Walker's Low' photo: Monrovia

Arctostaphyllos uva-ursi photo: Monrovia

Perovskia atriplicifolia

Juniperus horizontalis photo: Monrovia



Symphoricarpos photo: Monrovia

Rhus aromatica 'Gro-Low' photo: Monrovia

Perennials to be planted in groups, for use in special areas such as entries, the Capitol Grounds, and pedestrian plazas:

Forbs

Gayfeather (Liatris punctata)
Blanketflower (Gaillardia aristata)
Black-eyed Susan (Rudbeckia fulgida var. sullivantii 'Goldstrum')
Daylily var. (Hemerocallis)
Salvia, May Night (Salvia nemorosa 'May Night')
Purple Coneflower (Echinacea purperea 'Magnus')
Columbine, Colorado (Aquilegia caerulea)
Russian Sage (Perovskia atriplicifolia)
Shasta Daisy 'Becky' (Leucanthemum 'Beckii')
Sedum, Autumn Joy (Sedum x 'Autumn Joy')
Catmint, Walker's Low (Nepeta racemosa 'Walker's Low')

Grasses

Blue Oat Grass (Helictotrichon sempervirens)
Feather Reed Grass (Calamagrostis x acutiflora 'Karl Foerster')
Little Bluestem (Schizochryium scoparium)
Prairie Dropseed (Sporobolus heterolepis)
Fescue, Idaho (Festuca idahoensis)
Switchgrass (Panicum virgatum var.)
Hairgrass, Tufted (Deschampsia cespitosa)

Calamagrostis x acutiflora 'Karl Foerster'

Helictotrichon sempervirens photo: Horticopia

Perennials for "natural" areas:

Forbs

Gayfeather (Liatris punctata)

Blanketflower (Gaillardia aristata)

Black-eyed Susan
(Rudbeckia fulgida var. sullivantii 'Goldstrum')

Purple Coneflower (Echinacea purperea 'Magnus')

Penstemon var.

Prairie Smoke (Geum triflorum)

Bergamot, Wild (Monarda fistulosa)

Prairie Coneflower (Ratibida columnifera)

Lily, Gumbo (Oenothera caespitosa)

Grasses

Little Bluestem (Schizochryium scoparium)

Prairie Dropseed (Sporobolus heterolepis)

Sacaton, Alkali (Sporobolus airoides)

Wheatgrass, Bluebunch (Pseudoroegneria spicata)

Fescue, Idaho (Festuca idahoensis)

Switchgrass (Panicum virgatum)

Hairgrass, Tufted (Deschampsia cespitosa)

Blue Grama Grass (Bouteloua gracilis)

Prairie Junegrass (Koeleria macrantha)

Fescue, Sheep 'Covar' (Festuca ovina 'Covar')

Wildrye, Great Basin (Leymus cinereus)

Native grass mix

Use in more natural areas and to replace Kentucky Bluegrass where appropriate.

Western Wheatgrass (Pascopyrum smithii 'Rosana')

Prairie Junegrass (Koeleria macrantha)

Sandberg Bluegrass (Poa sandbergii)

Blue Grama Grass (Bouteloua gracilis)

Sheep Fescue (Festuca ovina 'Covar')

Slender Wheatgrass (Elymus trachycaulus 'Pryor')

Thickspike Wheatgrass (Elymus lanceolatus 'Critana')

Ground covers, for use in lieu of grass (where appropriate) and to direct traffic or limit erosion. These should be used to link plant groups and provide ground plane cohesiveness:

Mahonia, Creeping (Mahonia repens)

Bearberry (Arctostaphyllos uva-ursi)

Pussytoes (Antennaria micropylla)

Vinca Minor

Juniper, Horizontal (Juniperus horizontalis var.)

Pine, Hillside Creeper
(Pinus sylvestris 'Hillside Creeper')

Native plants of the region should be used to supplant use of exotic species: (Those labeled as "cultivar" are a cultivar of a native.)

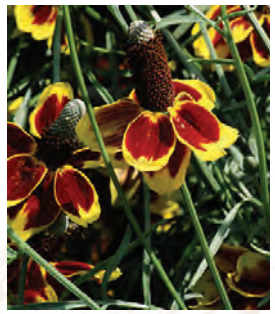
Trees

Oak, Bur (Quercus macrocarpa)
Chokecherry (Prunus virginiana)
Aspen, Quaking (Populus tremuloides)
Douglas Fir (Pseudotsuga menziesii)
Pine, Limber (Pinus flexilis)
Juniper, Rocky Mountain (Juniperus scopulorum)
Spruce, Engelmann (Picea engelmannii)

Shrubs

Maple, Rocky Mountain (Acer glabrum - protected location)
Ash, Mountain (Sorbus sitchensis)
Serviceberry, Western (Amelanchier alnifolia)
Mahogany, Curl Leaf (Cercocarpus ledifolius)
Sumac, Smooth (Rhus glabra)
Sumac, Gro-low (Rhus aromatica 'Gro-low' - cultivar)
Sumac, Three-leafed (Rhus trilobata)
Juniper, Horizontal (Juniperus horizontalis)
Mockorange, Lewis (Philadelphus lewisii)
Dogwood, Red-oiser (Cornus sericea)
Dogwood, Isanti (Cornus sericea 'Isanti' - cultivar)
Ninebark (Physocarpus monogynus)
Serviceberry, Regent (Amelanchier alinfolia 'Regent' - cultivar)
Sumac, Three-leaf (Rhus trilobata)
Currant, Golden (Ribes aureum)
Rabbitbrush, Rubber (Chrysothamnus nauseosus)
Sandcherry, Western (Prunus besseyi)
Rabbitbrush, Dwarf (Chrysothamnus nauseosus 'Nauseosus')
Sandcherry, Pawnee Buttes (Prunus besseyi 'Pawnee Buttes' - cultivar)
Potentilla (Potentilla fruticosa)
Snowberry (Symphoricarpos albus)

Mahonia repens
photo: Monrovia



Ratibida columnifera
photo: Horticopia

Deschampsia cespitosa
photo: Horticopia

Liatris
photo: Horticopia

Forbs

Gayfeather (Liatris punctata)
Blanketflower (Gaillardia aristata)
Black-eyed Susan (Rudbeckia hirta)
Purple Coneflower (Echinacea angustifolia)
Penstemon var.
Prairie Smoke (Geum triflorum)
Bergamot, Wild (Monarda fistulosa)
Prairie Coneflower (Ratibida columnifera)
Lily, Gumbo (Oenothera caespitosa)

Grasses

Little Bluestem (Schizochryium scoparium)
Prairie Dropseed (Sporobolus heterolepis)
Sacaton, Alkali (Sporobolus airoides)
Wheatgrass, Bluebunch (Pseudoroegneria spicata)
Fescue, Idaho (Festuca idahoensis)
Switchgrass (Panicum virgatum)
Hairgrass, Tufted (Deschampsia cespitosa)
Blue Grama Grass (Bouteloua gracilis)
Prairie Junegrass (Koeleria macrantha)
Fescue, Sheep (Festuca ovina 'Covar' - cultivar)
Wildrye, Great Basin (Leymus cinereus)

Schizochryium scoparium
photo: Monrovia

Sporobolus heterolepis
photo: Horticopia

Panicum virgatum
'Heavy Metal'
photo: Horticopia

electronic safety and security

INTRODUCTION

The electronic safety security systems are intended to enhance the safety and security of visitors and staff to the Capitol Complex. Theses guideline should be considered with any building or site improvements or as upgrades are needed. The systems include Video Surveillance, Access Control, and Fire Alarm.

OVERARCHING GOALS

- Integrate the electronic safety and security systems into the building and site design.

- Restricted access areas to buildings and controlled parking areas shall allow quick and safe access for emergency responders such as fire fighting, ambulance, and police.

- Establish security and safety goals and infrastructure requirements early in the planning process to assist with the program requirements that affect public and staff safety and security.

- Involve user agencies, planners, emergency responders, support personnel, and the General Services Division (GSD) that will operate and use the systems during system and facility design.

- Provide input during programming and planning to improve way finding by having a limited number of controlled building entry and exit points.

- Be compatible with existing Capitol Complex systems. Approval of systems and integration will be provided by the GSD.

- Utilize current technology and integration practices that provide cost effective systems. Any use of IP systems shall be reviewed by the State Information Technology Services Division (ITSD).

SYSTEM AND INTEGRATION REQUIREMENTS

- Electronic safety and security system requirements will be provided by the GSD.

- For efficient operation and maintenance, the systems need to be compatible with existing Capitol Complex systems. System approval and integration requirements will be provided by the GSD.

- Utilize current technology and integration practices that provide cost effective systems allow for expansion.

- Coordination and review of all IP integration will be done by the State ITSD.

- Historic preservation shall be considered for installation of systems into existing buildings.

- Commissioning shall be provided upon completion of all building systems. Integration and operation shall be demonstrated for proper operation.

VIDEO SURVEILLANCE SYSTEMS

- Video Surveillance System includes Digital Video Recorders (DVR's) and/or Network Digital Video Recorders (NVR's), color cameras, power supplies, cabling and other supporting equipment.
- The DVR/NVR shall provide a minimum of 30 days of storage.
- Cameras shall be provided to monitor the following areas:
  - Building entrances and exits.
  - Building areas that are accessible to the public.
  - Parking lots.
  - Parking garages.
  - Controlled vehicle access areas.
- Critical infrastructure system and supporting buildings.
- System shall support remote management and incident control.

ACCESS CONTROL SYSTEMS

- Access Control System includes proximity cards and readers (keyless entry), door controllers, power supplies, system control station, badge printing system, cabling, and other supporting equipment. The system will provide controlled access, time of day locking and unlocking, audit and alarm tracking, monitor door open/close status and alarm functions.
- New systems should utilize the existing networked system.
- Keyless entry locations should be limited to key entry points that are not typically public entrances.
- All exterior doors need to be monitored with door position switches to ensure doors are secure.
- Access points with keyless entry shall be provided with a manual key override/bypass feature. The preferred bypass method is the use of a keyed lockset. This override is for emergence access of emergency responders and does not need to be integrated with the Access Control System meaning if used, the door will go into alarm. Master keys are controlled by the GSD.
- Entry controlled automated vehicle gates shall have a key override on the public side of the gate for use by emergency responders.
- The use of existing door hardware is preferred when adding access control hardware.

FIRE ALARM SYSTEMS

- Fire Alarm Systems shall be provided in all new buildings in accordance with local and national codes.
- In critical infrastructure locations, consideration shall be made for improved monitoring and notification.
- Fire Alarm Systems shall be network addressable and communicate with the central monitoring system.
- Improvements and upgrades in existing facilities shall include integration to the central monitoring system requirements noted above.

property acquisition

INTRODUCTION

Property acquisition can occur under several situations: as a requirement of a specific project or through purchase of a property that becomes available through the local real estate market for example.

EXISTING CONDITIONS / OBSERVATIONS

One parcel located within the boundaries of the Capitol Campus remains under private ownership. This parcel is occupied by Montana Education Association / Montana Federation of Teachers at 1232 East Sixth Avenue.

RECOMMENDATIONS

The State should endeavor to purchase any non State-owned property within the boundary of the Capitol Complex. As property immediately adjacent to the campus boundary becomes available, the State should consider purchasing it if it meets the State's planning goals.

The purchase of any property would be accomplished through legislative action only.

PROGRAM GRAPHIC

appendix

AREA DIAGRAMS

ADMINISTRATION

Current FTE = 602 | Future FTE = 632 | Current GSF = 234,928 | Future GSF = 243,958

AGRICULTURE

Current FTE = 76 | Future FTE = 89 | Current GSF = 16,529 | Future GSF = 20,405

COMMERCE

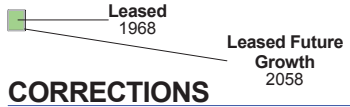
Current FTE = 203 | Future FTE = 213 | Current GSF = 67,648 | Future GSF = 70,693

COMMISSIONER OF HIGHER EDUCATION

Current FTE = 109 | Future FTE = 109 | Current GSF = 20,000 | Future GSF = 20,000

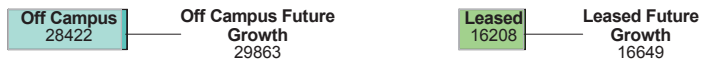
CONSUMER COUNCIL

Current FTE = 6 | Future FTE = 6 | Current GSF = 1,968 | Future GSF = 2,058



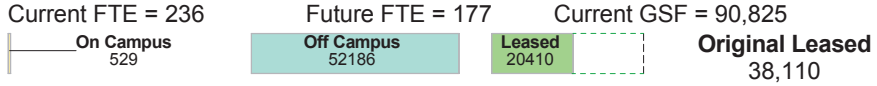
CORRECTIONS

Current FTE = 148 | Future FTE = 155 | Current GSF = 44,259 | Future GSF = 46,479



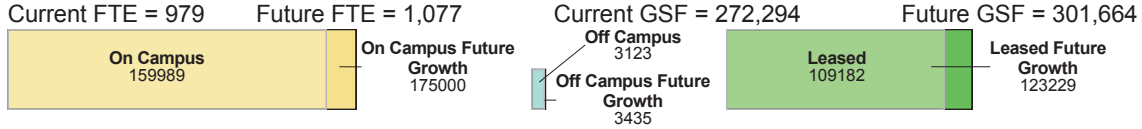
DEPARTMENT OF NATURAL RESOURCES & CONSERVATION

Current FTE = 236 | Future FTE = 177 | Current GSF = 90,825 | Future GSF = 73,125



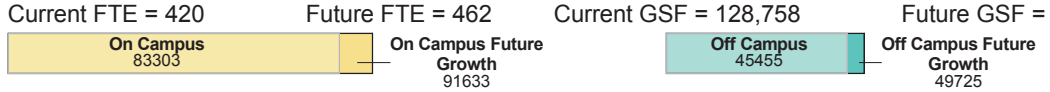
DEPARTMENT OF PUBLIC HEALTH & HUMAN SERVICES

Current FTE = 979 | Future FTE = 1,077 | Current GSF = 272,294 | Future GSF = 301,664



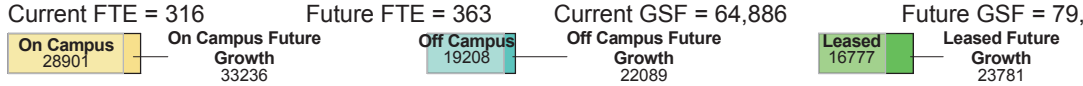
DEPARTMENT OF ENVIRONMENTAL QUALITY

Current FTE = 420 | Future FTE = 462 | Current GSF = 128,758 | Future GSF = 141,358



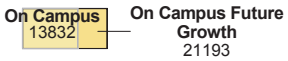
FISH WILDLIFE & PARKS

Current FTE = 316 | Future FTE = 363 | Current GSF = 64,886 | Future GSF = 79,106



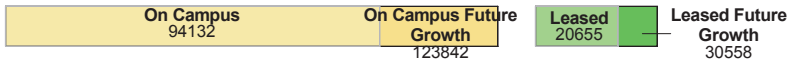
GOVERNOR'S OFFICE

Current FTE = 62 | Future FTE = 65 | Current GSF = 20,263 | Future GSF = 21,193



HISTORICAL SOCIETY

Current FTE = 68 | Future FTE = 136 | Current GSF = 114,787 | Future GSF = 154,400

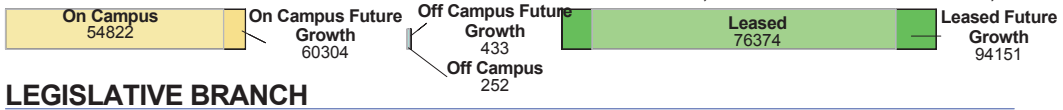


DEPARTMENT OF JUSTICE

Current FTE = 415 | Future FTE = 498 | Current GSF = 139,941 | Future GSF = 164,841

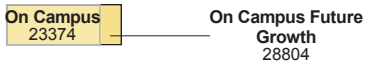
LABOR & INDUSTRY

Current FTE = 528 | Future FTE = 581 | Current GSF = 131,448 | Future GSF = 147,288



LEGISLATIVE BRANCH

Current FTE = 181 | Future FTE = 199 | Current GSF = 23,374 | Future GSF = 28,804



STATE LIBRARY

Current FTE = 38 | Future FTE = 38 | Current GSF = 38,079 | Future GSF = 38,079

LIVESTOCK

Current FTE = 43 | Future FTE = 47 | Current GSF = 16,219 | Future GSF = 17,509

MILITARY AFFAIRS

Current FTE = 87 | Future FTE = 96 | Current GSF = 1,747 | Future GSF = 4,357

MONTANA ARTS COUNCIL

Current FTE = 8 | Future FTE = 14 | Current GSF = 5,163 | Future GSF = 6,963

OFFICE OF PUBLIC INSTRUCTION

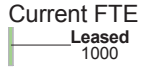
Current FTE = 172 | Future FTE = 198 | Current GSF = 63,269 | Future GSF = 71,009

POLITICAL PRACTICES

Current FTE = 5 | Future FTE = 6 | Current GSF = 2,004 | Future GSF = 2,154

BOARD OF PUBLIC EDUCATION

Current FTE = 4 | Future FTE = 4 | Current GSF = 1,000 | Future GSF = 1,000



PUBLIC SERVICE COMMISSION

Current FTE = 39 | Future FTE = 39 | Current GSF = 11,700 | Future GSF = 11,700

REVENUE

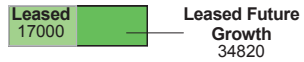
Current FTE = 363 | Future FTE = 454 | Current GSF = 89,693 | Future GSF = 116,918

STATE AUDITORS

Current FTE = 77 | Future FTE = 96 | Current GSF = 19,774 | Future GSF = 25,549

STATE FUND

Current FTE = 297 | Future FTE = 356 | Current GSF = 17,000 | Future GSF = 34,820

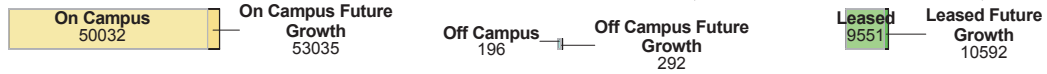


SECRETARY OF STATE

Current FTE = 55 | Future FTE = 58 | Current GSF = 34,375 | Future GSF = 35,200

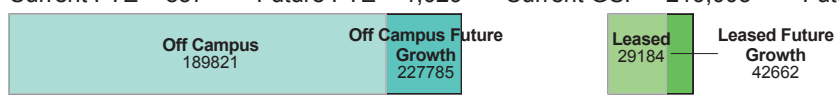
SUPREME COURT

Current FTE = 138 | Future FTE = 152 | Current GSF = 59,779 | Future GSF = 63,919



DEPARTMENT OF TRANSPORTATION

Current FTE = 857 | Future FTE = 1,029 | Current GSF = 219,005 | Future GSF = 270,447



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appendix

Capitol Complex Master Plan
State of Montana
Program of Space Needs - Summary
March 15, 2010

Program
Program reflects 300 GSF / New FTE only

Dept Building	Existing FTE	Existing GSF	Existing GFS-CC	Existing GSF-OC	Existing Leased	Existing FTE/GSF	Future (2027) % Growth	Future (2027) FTE	Future (2027) GSF	Total GFS-CC	Total GSF-OC	Comments
ADMINISTRATION												
Administration Sub-Total	600	255,414	105,036	31,521	118,857	426	24%	744	298,614	119,446	179,168	
AGRICULTURE												
Agriculture Sub-Total	83	16,529	16,333	196	0	199	19%	99	21,260	21,030	230	
COMMERCE												
Commerce Sub-Total	224	74,076	0	0	74,076	331	35%	302	97,596	0	97,596	
COMMISSIONER OF HIGHER EDUCATION												
Commissioner of Higher Education Sub-Total	113	0	0	0	0	0	34%	151	11,526	0	2,436	
CONSUMER COUNCIL												
Consumer Council Sub-Total	6	1,968	0	0	1,968	328	26%	8	2,436	0	2,436	
CORRECTIONS												
Corrections Sub-Total	188	73,533	0	28,161	46,632	391	44%	271	98,349	0	98,349	
DEPT OF NATURAL RESOURCES & CONSERVATION												
Natural Resources & Conservation Sub-Total	246	90,825	529	52,186	38,110	369	74%	428	145,437	70,000	75,437	
DEPT OF PUBLIC HEALTH & HUMAN SERVICES												
Public Health & Human Serv Sub-Total	958	399,951	159,452	3,123	237,376	417	-3%	929	391,329	226,971	164,358	
DEPT OF ENVIRONMENTAL QUALITY												
Dept of Environmental Quality Sub-Total	449	133,738	83,303	45,455	4,980	298	29%	579	172,801	172,801	0	
FISH WILDLIFE & PARKS												
Fish Wildlife & Parks Sub-Total	317	66,626	28,901	19,208	18,517	210	24%	393	89,450	40,253	49,198	
GOVERNOR'S OFFICE												
Governor's Office Sub-Total	62	33,183	33,183	0	0	535	14%	71	35,787	35,787	0	
HISTORICAL SOCIETY												
Historical Society Sub-Total	67	114,352	94,132	0	20,220	1,707	5%	70	115,357	115,357	0	
DEPT OF JUSTICE												
Dept of Justice Sub-Total	423	142,019	46,779	20,590	74,650	336	21%	512	168,668	55,660	113,008	
LABOR & INDUSTRY												
Labor & Industry Sub-Total	528	132,934	54,822	252	77,860	252	22%	644	167,782	70,468	97,314	
LEGISLATIVE BRANCH												
Legislative Branch Sub-Total	184	151,114	151,114	0	0	821	10.0%	202	156,634	156,634	0	
STATE LIBRARY												
State Library Sub-Total	38	38,079	37,883	196	0	1,002	-6.0%	36	37,395	37,395	0	
LIVESTOCK												
Livestock Sub-Total	46	16,219	15,744	0	72	353	-12.0%	40	14,563	14,041	522	

Dept Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
MILITARY AFFAIRS												
Military Affairs Sub-Total	90	1,320	0	0	1,320	15	27.0%	114	8,610	0	8,610	
MONTANA ARTS COUNCIL												
Montana Arts Council Sub-Total	8	3,285	0	0	3,285	411	-12.0%	7	2,997	0	2,997	
OFFICE OF PUBLIC INSTRUCTION												
Office of Public Instruction Sub-Total	186	52,063	0	41,263	10,800	280	42.0%	264	75,499	75,499	0	
POLITICAL PRACTICES												
Political Instruction Sub-Total	6	2,004	2,004	0	0	334	50.0%	9	2,904	2,904	0	
BOARD OF PUBLIC EDUCATION												
Board of Public Education Sub-Total	4	954	0	0	954	239	0.0%	4	954	0	954	
STATE PUBLIC DEFENDER												
State Public defender Sub-Total	22	7,563	0	0	7,563	344	18.0%	26	7,563	0	7,563	
PUBLIC SERVICE COMMISSION												
Public Service Commission Sub-Total	39	15,600	0	0	15,600	400	0.0%	39	15,600	0	15,600	
REVENUE												
Revenue Sub-Total	403	108,360	52,461	10,348	45,551	269	0.0%	403	108,360	62,849	45,511	
STATE AUDITORS												
State Auditors Sub-Total	79	22,310	0	0	22,310	282	0.0%	0	0	0	0	
STATE FUND												
State Auditors Sub-Total	298	69,000	0	52,000	17,000	232	24.0%	370	90,456	0	90,456	
SECRETARY OF STATE												
Secretary of State Sub-Total	62	39,595	17,642	21,953	0	639	42.0%	88	47,407	17,067	30,340	
SUPREME COURT												
Supreme Court State Sub-Total	141	60,134	50,032	196	9,906	426	7.0%	151	63,095	53,000	10,095	
DEPT OF TRANSPORTATION												
Dept of Transportation Sub-Total	812	219,005	0	189,821	29,184	270	14.0%	926	253,109	0	253,109	
TOTALS	6,682	2,334,190	949,350	516,469	876,791	349	19.0%	7,951	2,714,899	1,347,161	1,374,338	

MISCELLANEOUS												
Miscellaneous Sub-Total	0	24,010	0	24,010	0	#DIV/0!	0.0%	0	24,010	0	0	

NEW SPACE												
New Space Sub-Total	300	100,000	0	0	100,000	333	0	300	100,000	0	0	

appendix

Capitol Complex Master Plan
State of Montana
Program of Space Needs - Detail
March 15, 2010

Program
Program Reflects 300 GSF / New FTE only

Dept	Building	Existing FTE	Existing GSF	Existing GFS-CC	Existing GSF-OC	Existing Leased	Existing FTE/GSF	Future (2027) % Growth	Future (2027) FTE	Future (2027) GSF	Total GFS-CC	Total GSF-OC	Comments
ADMINISTRATION													
ADMIN	Mitchell		77,321	77,321									
ADMIN	Cogswell-Warehouse		886	886									
ADMIN	Metcalf		8,353	8,353									
ADMIN	Metcalf-Warehouse		1,315	1,315									
ADMIN	Capitol Annex		1,460	1,460									
ADMIN	Old Liquor Warehouse		23,060		23,060								
ADMIN	Old Liquor Warehouse		392		392								
ADMIN	Old Livestock		1,038	1,038									
ADMIN	Boiler Plant		7,100	7,100									
ADMIN	1320 Bozeman -Warehouse		847		847								Records Mgt
ADMIN	2800 Airport Road		791		791								
ADMIN	Capitol		4,557	4,557									
ADMIN	Old Board of Health		704	704									
ADMIN	1209 8th Ave		2,302	2,302									
ADMIN	1500 6th Ave		6,431		6,431								
ADMIN	2525 N Montana		14,340			14,340							
ADMIN	1625 11th		4,736			4,736							
ADMIN	910 Helena Ave		4,434			4,434							
ADMIN	930 North Lyndale		24,900			24,900							
ADMIN	301 S Park		14,118			14,118							
ADMIN	1600 8th Ave		7,142			7,142							
ADMIN	100 N Park		21,760			21,760							
ADMIN	100 Neil Ave		11,147			11,147							
ADMIN	1225-7 11th Ave		16,280			16,280							
Administration Sub-Total		600	255,414	105,036	31,521	118,857	426	24%	744	298,614	119,446	179,168	
AGRICULTURE													
AG	Scott Hart		16,333	16,333									
AG	Old Liquor Warehouse		196		196								
Agriculture Sub-Total		83	16,529	16,333	196	0	199	19%	99	21,260	21,030	230	
COMMERCE													
COM	301 S Park		60,506			60,506							
COM	Colonial Dr		13,570			13,570							
Commerce Sub-Total		224	74,076	0	0	74,076	331	35%	302	97,596	0	97,596	
COMMISSIONER OF HIGHER EDUCATION													
OCHE	46 N Last Chance Gulch		0			0							To new bldg 12/08
Comm of Higher Education Sub-Total		113	0	0	0	0	0	34%	151	11,526	0	11,526	
CONSUMER COUNCIL													
CC	616 Helena Ave		1,968			1,968							
Consumer Council Sub-Total		6	1,968	0	0	1,968	328	26%	8	2,436	0	2,436	
CORRECTIONS													

	Dept	Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
	COR	1539 11th Ave		27,790		27,900								
	COR	Old Liquor Warehouse		261		261								
	COR	3215 Colonial Drive		29,274			29,274							
	COR	515 N Sanders		9,208			9,658							
	COR	111 N Rodney		7,000			7,700							
Corrections Sub-Total			188	73,533	0	28,161	46,632	391	44%	271	98,349	0	98,349	
DEPT OF NATURAL RESOURCES & CONSERVATION														
	DNRC	Metcalf		529	529									Vault
	DNRC	2800 Airport Rd		2,919		2,919								
	DNRC	2800 Airport Rd		21,305		21,305								Warehouse
	DNRC	1424 9th Ave		27,962		27,962								
	DNRC	910 Helena Ave		8,185			8,185							
	DNRC	1625 11th Ave		29,925			29,925							
Natural Resources & Conservation Sub-Total			246	90,825	529	52,186	38,110	369	74%	428	145,437	70,000	75,437	
DEPT OF PUBLIC HEALTH & HUMAN SERVICES														
	DPHHS	111 Sanders		48,682	48,682									
	DPHHS	1218 E 6th Ave		5,769	5,769									
	DPHHS	Cogswell		97,263	97,263									
	DPHHS	Cogswell		7,738	7,738									Warehouse
	DPHHS	2800 Airport Rd		1,079		1,079								Storage
	DPHHS	2800 Airport Rd		2,044		2,044								Training
	DPHHS	111 N Last Chance Gulch		20,175			20,175							
	DPHHS	3075 N Montana Ave		30,033			30,033							
	DPHHS	2823 & 2831 Airport Rd		7,305			7,305							
	DPHHS	2827 Airport Rd		5,000			5,000							
	DPHHS	555 Fuller		10,000			10,000							
	DPHHS	2401 Colonial Rd		25,290			25,290							
	DPHHS	2550 Prospect Ave		15,370			15,370							
	DPHHS	111 N Jackson		4,014			4,014							
	DPHHS	2031 11th		9,640			9,640							
	DPHHS	301 S Park		21,427			21,427							
	DPHHS	2030 11th		8,940			8,940							
	DPHHS	3215 Colonial Drive		80,182			80,182							
Public Health & Human Serv Sub-Total			958	399,951	159,452	3,123	237,376	417	-3%	929	391,329	226,971	164,358	
DEPT OF ENVIRONMENTAL QUALITY														
	DEQ	Metcalf		83,303	83,303									
	DEQ	Old Liquor Warehouse		196		196								
	DEQ	Old Liquor Warehouse		588		588								
	DEQ	1100 N Last Chance Gulch		41,392		41,392								
	DEQ	1100 N Last Chance Gulch		3,279		3,279								
	DEQ	2001 11th Ave		4,980			4,980							
Dept of Environmental Quality Sub-Total			449	133,738	83,303	45,455	4,980	298	29%	579	172,801	172,801	0	
FISH WILDLIFE & PARKS														
	FWP	1420 E 6th Ave		22,966	22,966									
	FWP	1404 8th Ave		2,114	2,114									
	FWP	1400 8th Ave		2,004	2,004									
	FWP	Cogswell		317	317									
	FWP	Custer Ave		19,208		19,208								

appendix

Dept	Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
FWP	State Library		1,500	1,500									
FWP	618 Helena Ave		8,341			8,341							
FWP	600 N Park		4,376			4,376							
FWP	514 S Front		800			800							
FWP	Not Available		5,000			5,000							
Fish Wildlife & Parks Sub-Total		317	66,626	28,901	19,208	18,517	210	24%	393	89,450	40,253	49,198	
GOVERNOR'S OFFICE													
GOV	Capitol		32,646	32,646									
GOV	1412-1/2 8th Ave		537	537									
Governor's Office Sub-Total		62	33,183	33,183	0	0	535	14%	71	35,787	35,787	0	
HISTORICAL SOCIETY													
HS	225 North Roberts		28,347	28,347									warehouse
HS	225 North Roberts		63,016	63,016									
HS	1410 8th Ave		2,769	2,769									SHPO
HS	1750 N Washington		20,220			20,220							
Historical Society Sub-Total		67	114,352	94,132	0	20,220	1,707	5%	70	115,357	115,357	0	
DEPT OF JUSTICE													
JUS	Scott Hart		43,664	43,664									
JUS	Scott Hart		1,764	1,764									
JUS	Justice Center		16,066		16,066								
JUS	Old Liquor Warehouse		980		980								
JUS	Old Board of Health		3,348		3,348								
JUS	Old Liquor Warehouse		196		196								
JUS	1219 8th Ave		1,221	1,221									
JUS	Capitol		130	130									
JUS	L&C County Fairgrounds		3,600			3,600							
JUS	2708 Billings St		1,225			1,225							
JUS	2550 Prospect		34,231			34,231							
JUS	1712 Ninth Ave		7,200			7,200							
JUS	840 Helena Ave		253			253							EXPIRED
JUS	3075 N Montana		6,969			6,969							
JUS	27 Airport Rd		2,412			2,412							
JUS	2818 Billings Ave		875			875							
JUS	3215 Colonial Dr		8,730			8,730							
JUSG	2550 Prospect		9,155			9,155							Gambling
Dept of Justice Sub-Total		423	142,019	46,779	20,590	74,650	336	21%	512	168,668	55,660	113,008	
LABOR & INDUSTRY													
L&I	Walt Sullivan		51,243	51,243									
L&I	Old Board of Health		1,724	1,724									
L&I	Old Liquor Warehouse		252		252								
L&I	Old Livestock		1,855	1,855									
L&I	100 N Park		8,470			8,470							
L&I	2801 N Cooke Ave		4,300			4,300							
L&I	301 S Park		27,429			27,429							
L&I	840 Helena Ave		8,843			8,843							
L&I	1805 Prospect Ave		18,640			18,640							
L&I	1625 11th Ave		7,664			7,664							
L&I	910 Helena Ave		2,514			2,514							

Dept	Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
Labor & Industry Sub-Total		528	132,934	54,822	252	77,860	252	22%	644	167,782	70,468	97,314	
LEGISLATIVE BRANCH													
LEG	Capitol		150,416	150,416									Auditor
LEG	Mitchell		538	538									Auditor
LEG	Boiler Plant		160	160									Common Room
Legislative Branch Sub-Total		184	151,114	151,114	0	0	821	10%	202	156,634	156,634	0	
STATE LIBRARY													
SLIB	Justice Building		37,883	37,883									
SLIB	Old Liquor Warehouse		196		196								
State Library Sub-Total		38	38,079	37,883	196	0	1,002	-6%	36	37,395	37,395	0	
LIVESTOCK													
LS	Scott Hart		14,037	14,037									
LS	1225 8th Ave		1,707	1,707									
LS	301 S Park		475			72							
Livestock Sub-Total		46	16,219	15,744	0	72	353	-12%	40	14,563	14,041	522	
MILITARY AFFAIRS													
MA	2850 Skyway Dr		1,320			1,320							
Military Affairs Sub-Total		90	1,320	0	0	1,320	15	27%	114	8,610	0	8,610	
MONTANA ARTS COUNCIL													
MAC	830 N Warren		3,285			3,285							
Montana Arts Council Sub-Total		8	3,285	0	0	3,285	411	-12%	7	2,997	0	2,997	
OFFICE OF PUBLIC INSTRUCTION													
OPI	1300 11th Ave		20,125		20,125								
OPI	1227 11th Ave		21,138		21,138								
OPI	1450 Hiawatha St		3,600			3,600							
OPI	1201 11th St		7,200			7,200							
Office of Public Instruction Sub-Total		186	52,063	0	41,263	10,800	280	42%	264	75,499	75,499	0	
POLITICAL PRACTICES													
PP	1205 8th Ave		1,048	1,048									
PP	1205 8th Ave		956	956									Storage
Political Practices Sub-Total		6	2,004	2,004	0	0	334	50%	9	2,904	2,904	0	
BOARD OF PUBLIC EDUCATION													
BOPE	46 N Last Chance Gulch		954			954							
Board of Public Education Sub-Total		4	954	0	0	954	239	0%	4	954	0	954	
STATE PUBLIC DEFENDER													
SPD	139 N Last Chance Gulch		7,563			7,563							
STATE PUBLIC DEFENDER Sub-Total		22	7,563	0	0	7,563	344	18%	26	7,563	0	7,563	

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Dept	Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
PUBLIC SERVICE COMMISSION													
PSC	1701 Prospect		15,600			15,600							
Public Service Commission Sub-Total		39	15,600	0	0	15,600	400	0%	39	15,600	0	15,600	
REVENUE													
REV	Mitchell		52,461	52,461									
REV	New Liquor Warehouse		8,080		8,080								
REV	2800 Airport Rd		2,268		2,268								
REV	Benton Ave		5,600			5,600							
REV	316 N Park		2,816			2,816							
REV	340 N Last Chance Gulch		37,135			37,135							
Revenue Sub-Total		403	108,360	52,461	10,348	45,551	269	0%	403	108,360	62,849	45,511	
STATE AUDITORS													
SADT	840 Helena Ave		22,310			22,310							
State Auditors Sub-Total		79	22,310	0	0	22,310	282	22%	96	27,524	0	27,524	
STATE FUND													
SF	5 S Last Chance Gulch		52,000		52,000								
SF	111 North Jackson		9,000			9,000							
SF	2 S Last Chance Gulch		8,000			8,000							
State Fund Sub-Total		298	69,000	0	52,000	17,000	232	24%	370	90,456	0	90,456	
SECRETARY OF STATE													
SOS	Capitol		14,486	14,486									
SOS	1236 6th Ave		3,156	3,156									
SOS	1320 Bozeman		3,635		3,635								
SOS	1320 Bozeman		18,318		18,318								
Secretary of State Sub-Total		62	39,595	17,642	21,953	0	639	42%	88	47,407	17,067	30,340	
SUPREME COURT													
SCRT	Justice Building		22,213	22,213									
SCRT	Old Liquor Warehouse		196		196								
SCRT	Justice Building		27,819	27,819									Law Library
SCRT	301 S Park		9,906			9,906							
Supreme Court State Sub-Total		141	60,134	50,032	196	9,906	426	7%	151	63,095	53,000	10,095	
DEPT OF TRANSPORTATION													
MDT	Headquarters		189,821		189,821								
MDT	2550 Prospect Ave		11,200			11,200							
MDT	Airport, Hanger 7 East		600			600							
MDT	2960 Prospect		17,384			17,384							
Dept of Transportation Sub-Total		812	219,005	0	189,821	29,184	270	14%	926	253,109	0	253,109	
TOTALS		6,682	2,334,190	949,350	516,469	876,791	349	19%	7,951	2,714,899	1,347,161	1,374,338	

Dept	Building	Existing FTE	GSF	GFS-CC	GSF-OC	Leased	FTE/GSF	Future (2027) % Growth	FTE	GSF	Total GFS-CC	GSF-OC	Comments
MISCELLANEOUS													
MISC	2 Carson Street		11,185		11,185								Executive Residence
MISC	304 N Ewing		12,825		12,825								Old Gov Mansion
Miscellaneous Sub-Total		0	24,010	0	24,010	0	#DIV/0!	0%	0	24,010	0	0	
NEW SPACE													
NEW	State Fund Building	300	100,000			100,000							State Fund
New Space Sub-Total		300	100,000	0	0	100,000	333	0%	300	100,000	0	0	

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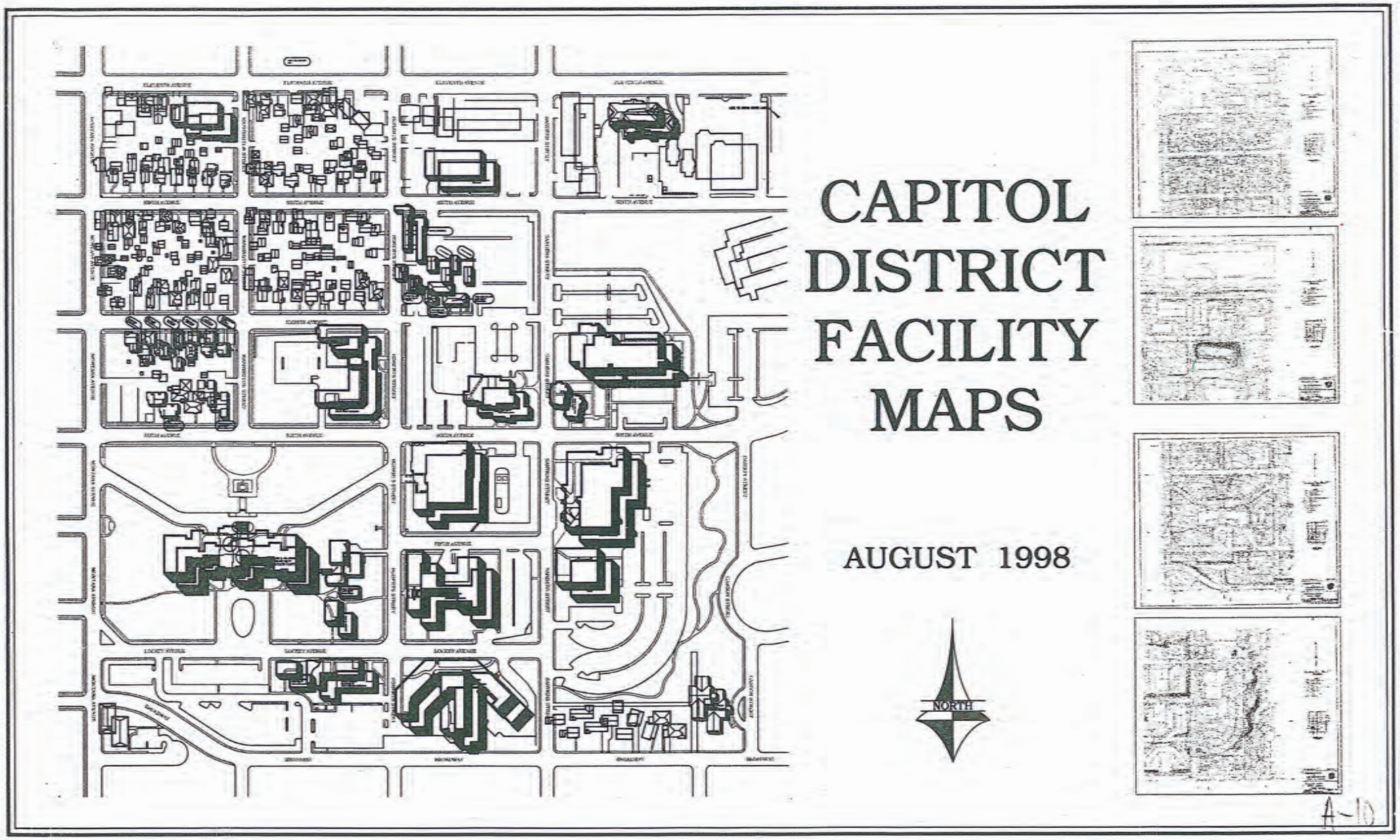

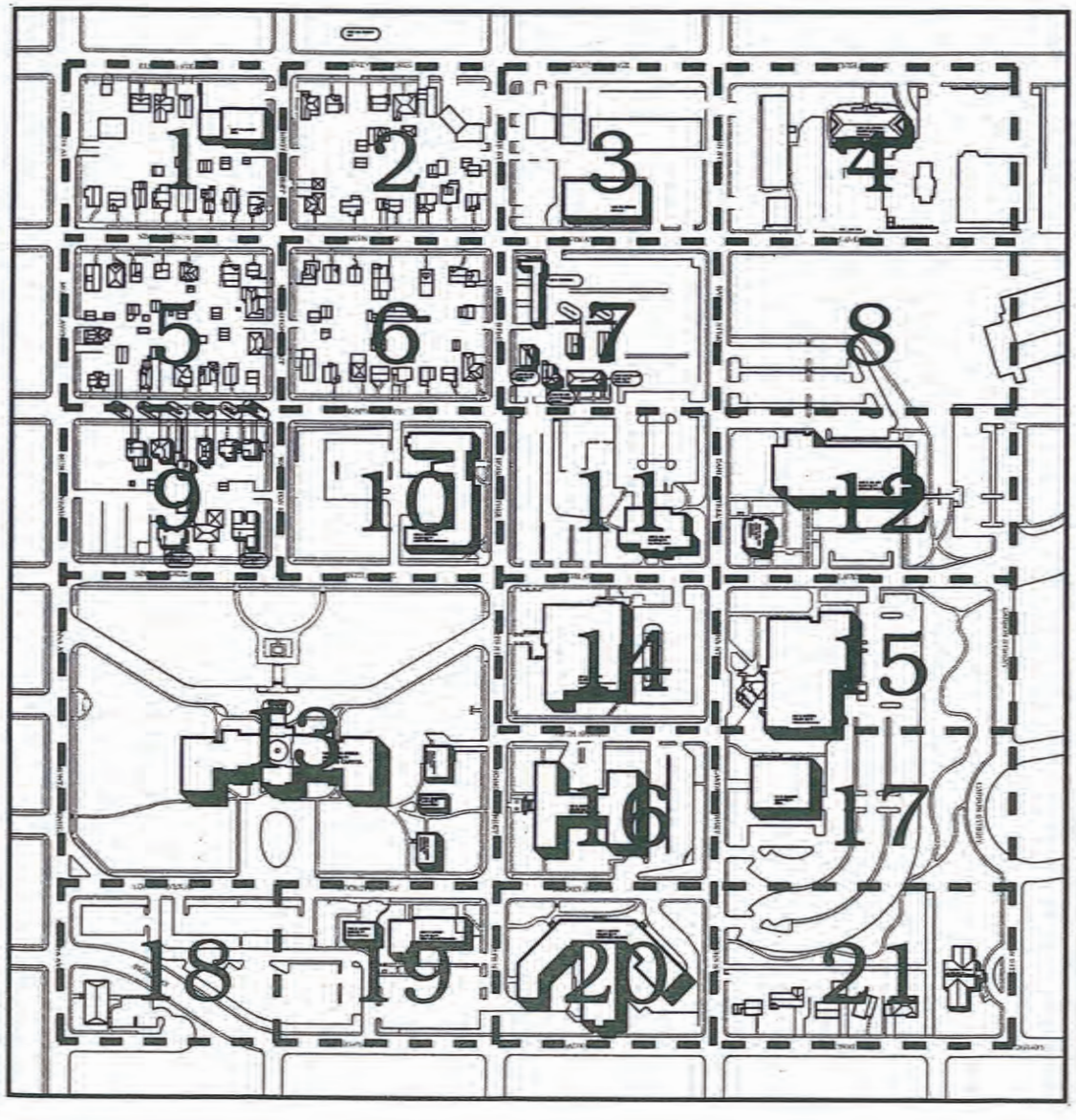

BLOCK LEGEND

1 ... 1300 11th AVENUE, (OPI)
2 ... RESIDENTIAL/COMMERCIAL, (Muffler Shop)
3 ... 1424 9th AVENUE, (Commerce)
4 ... 1539 11th AVENUE, (Corrections)
5 ... RESIDENTIAL, (Montana and Ninth)
6 ... RESIDENTIAL, (Washington and Ninth)
7 ... 425 N. ROBERTS, (Motor Pool)
8 ... RETENTION BASIN, (Metcalf building)
9 ... 1218 E. 6th AVENUE, DIANE BUILDING
10 ... 302 N. ROBERTS, SCOTT HART BUILDING
11 ... 1420 E. 6th AVENUE, (Fish, Wildlife, and Parks)
12 ... 1520 E. 6th AVENUE, METCALF BUILDING
13 ... 1301 E. 6th AVENUE, STATE CAPITOL
14 ... 225 N. ROBERTS, Museum
15 ... 215 N. ROBERTS, (Justice)
16 ... 125 N. ROBERTS, MITCHELL BUILDING
17 ... 111 N. ROBERTS, (SRS)
18 ... PARKING LOT, (1300 E. Lockey)
19 ... 1315 E. LOCKEY, (Labor and Industry)
20 ... 1401 E. LOCKEY, COGSWELL BUILDING
21 ... 2 CARSON STREET, EXECUTIVE RESIDENCE

NORTH

CAPITOL DISTRICT FACILITY MAP

Drawn By: RAYMEE HAUBRICH DATE: 8, 1998
Revisions: DATE:

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SECTION 1 UTILITIES

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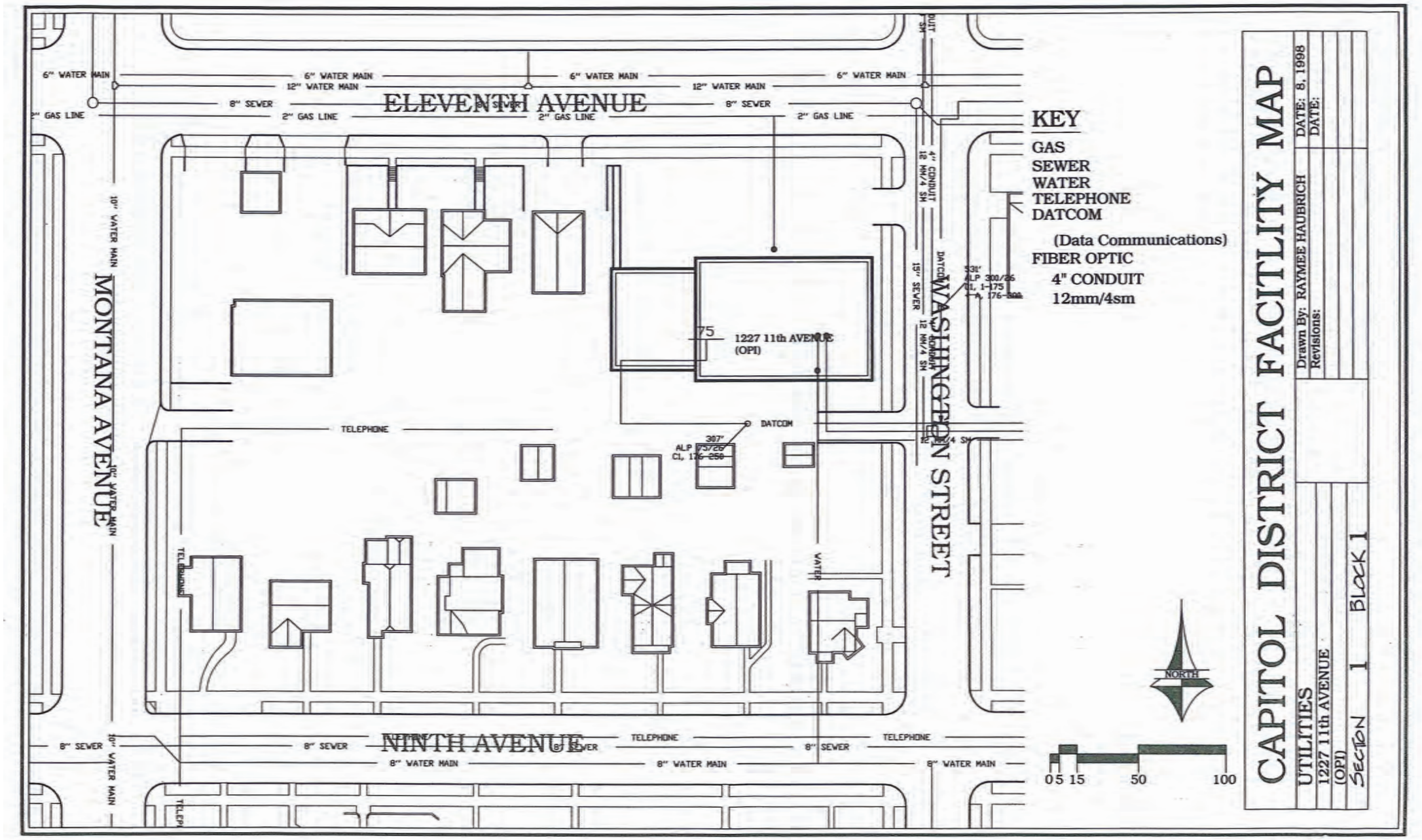
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NINTH AVENUE
MONTANA AVENUE
WASHINGTON STREET
6" WATER MAIN
12" WATER MAIN
8" SEWER
2" GAS LINE
10" WATER MAIN
8" WATER MAIN
TELEPHONE
DATCOM
4" CONDUIT
12 MM/4 SM
15" SEWER
1227 11th AVENUE
(OPI)
75
387'
ALP 75/26
C1, 126-258
531'
ALP 300/26
C1, 1-175
C1, 176-300
WATER
TEL
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
UTILITIES
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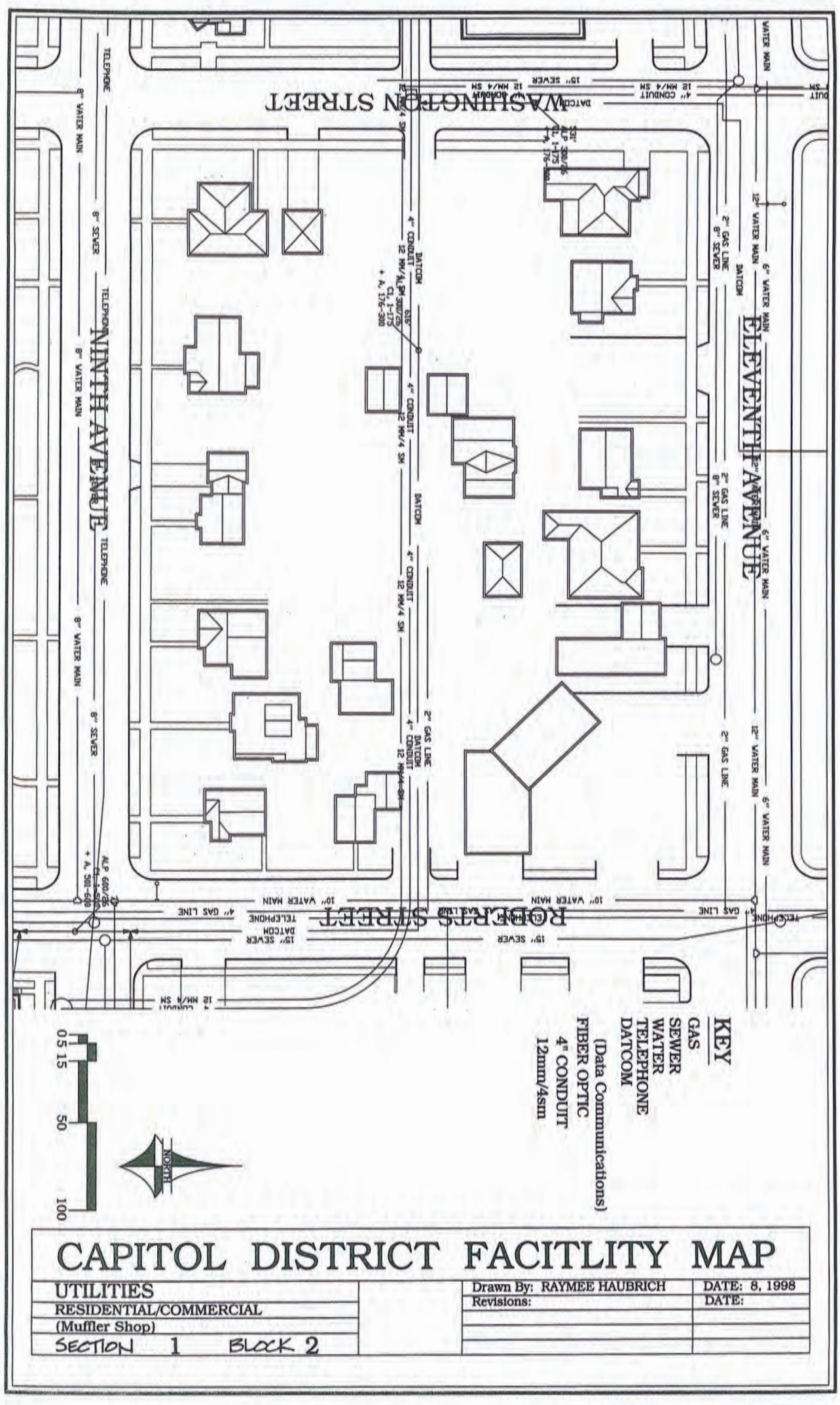
(OPI)
SECTION 1 BLOCK 1
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE: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NINTH AVENUE
WASHINGTON STREET
ROBERTS STREET
WATER MAIN
12" WATER MAIN
6" WATER MAIN
2" GAS LINE
8" SEWER
DATCOM
4" CONDUIT
12 MM/4 SM
TELEPHONE
8" WATER MAIN
10" WATER MAIN
15" SEWER
4" GAS LINE
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
0 5 15 50 100
NORTH
CAPITOL DISTRICT FACITLITY MAP
UTILITIES
RESIDENTIAL/COMMERCIAL
(Muffler Shop)
SECTION 1 BLOCK 2
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:

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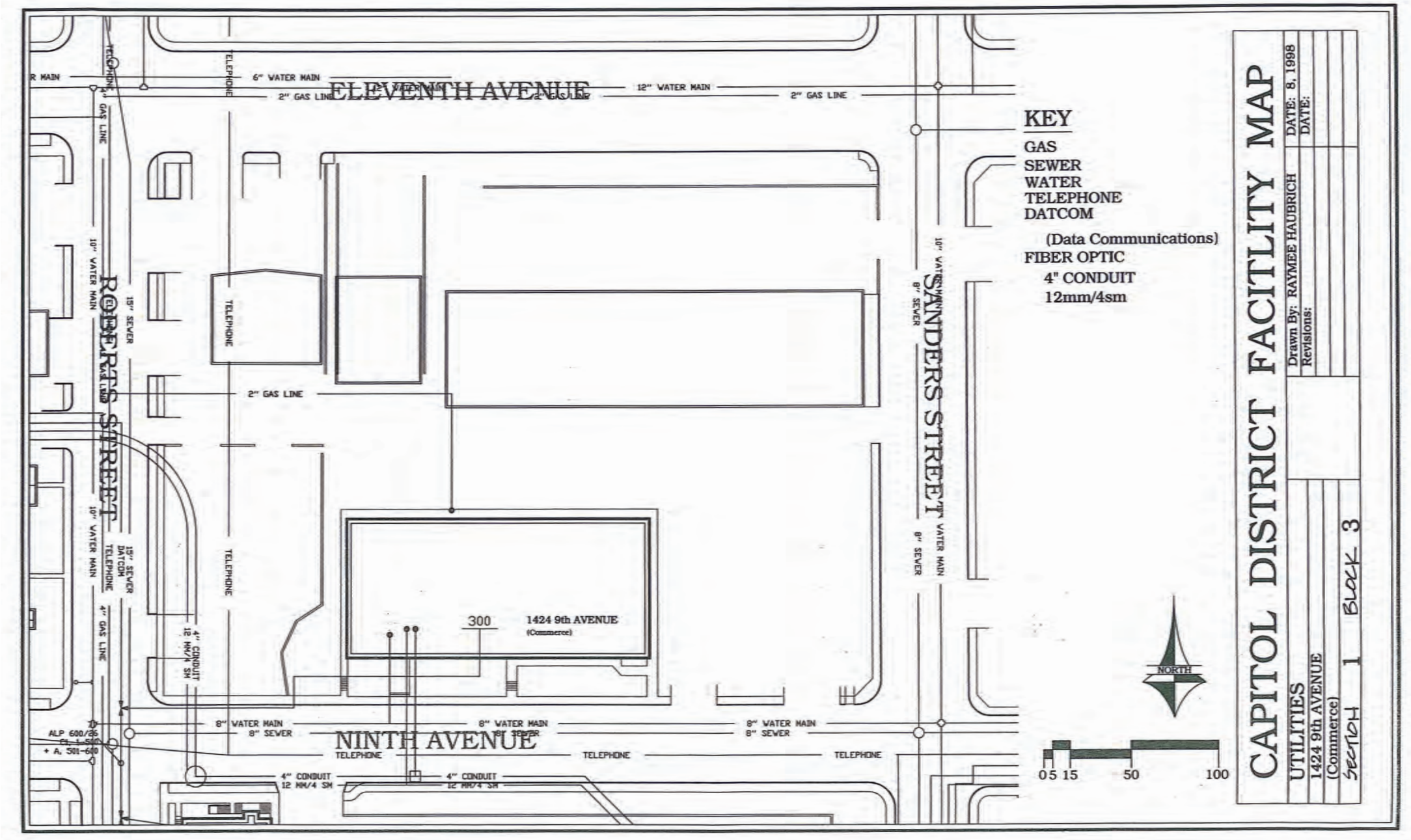
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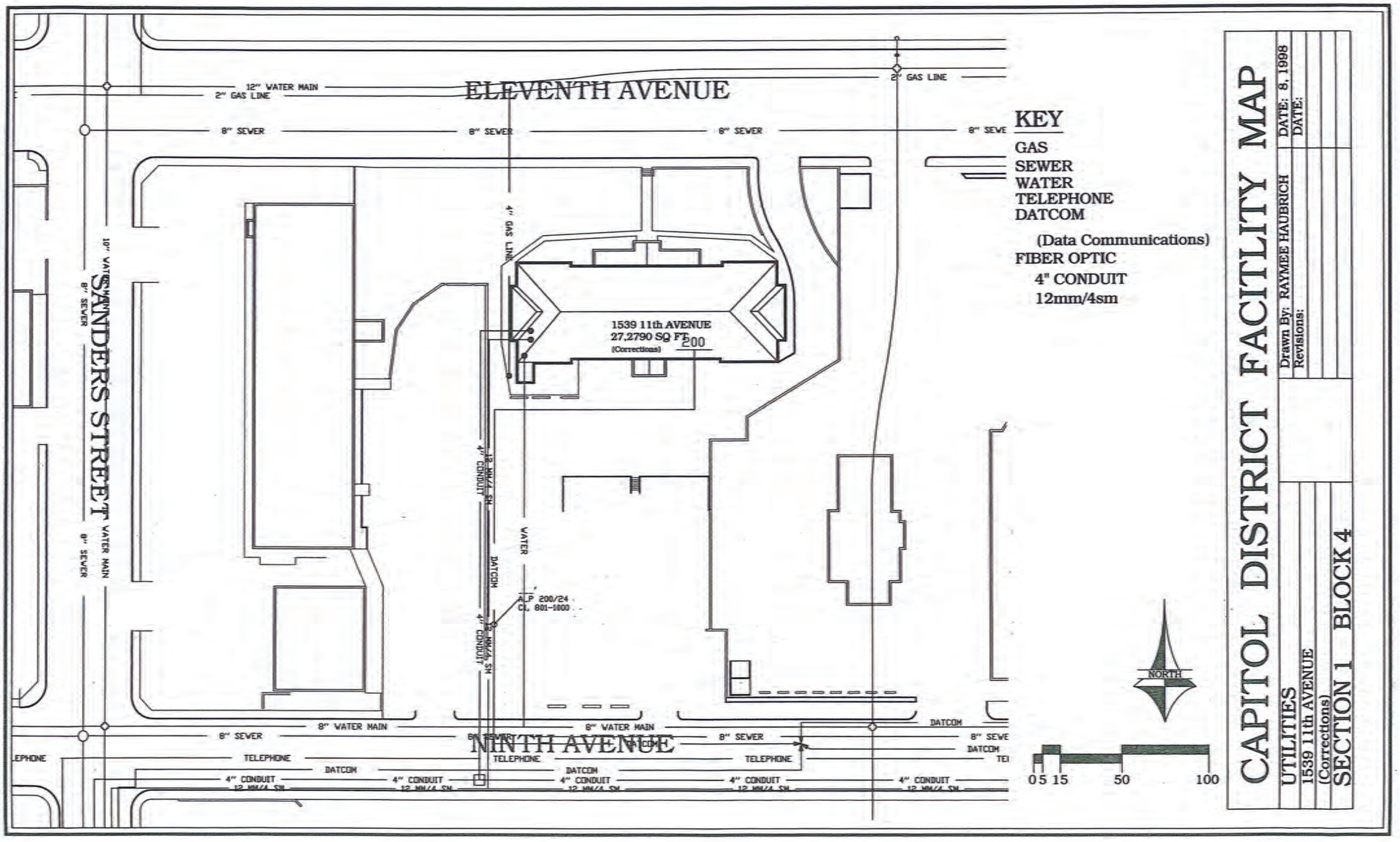
NINTH AVENUE
ROBERTS STREET
SANDERS STREET
6" WATER MAIN
2" GAS LINE
12" WATER MAIN
TELEPHONE
10" WATER MAIN
15" SEWER
DATCOM
4" GAS LINE
8" WATER MAIN
8" SEWER
4" CONDUIT
12 MM/4 SM
300
1424 9th AVENUE
(Commerce)
ALP 600/36
+ A. 501-640
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
1424 9th AVENUE
(Commerce)
SECTION 1 BLOCK 3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NINTH AVENUE
SANDERS STREET
12" WATER MAIN
2" GAS LINE
8" SEWER
4" GAS LINE
10" WATER MAIN
1539 11th AVENUE
27,2790 SQ FT
(Corrections)
200
4" CONDUIT
12 MM/4 SM
DATCOM
WATER
ALP 200/24
CL 801-1600
TELEPHONE
8" WATER MAIN
4" CONDUIT
12 MM/4 SM
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACTLITY MAP
UTILITIES
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(Corrections)
SECTION 1 BLOCK 4
Drawn By: RAYMEE HAUBRICH
DATE: 8.1998
Revisions:
DATE:

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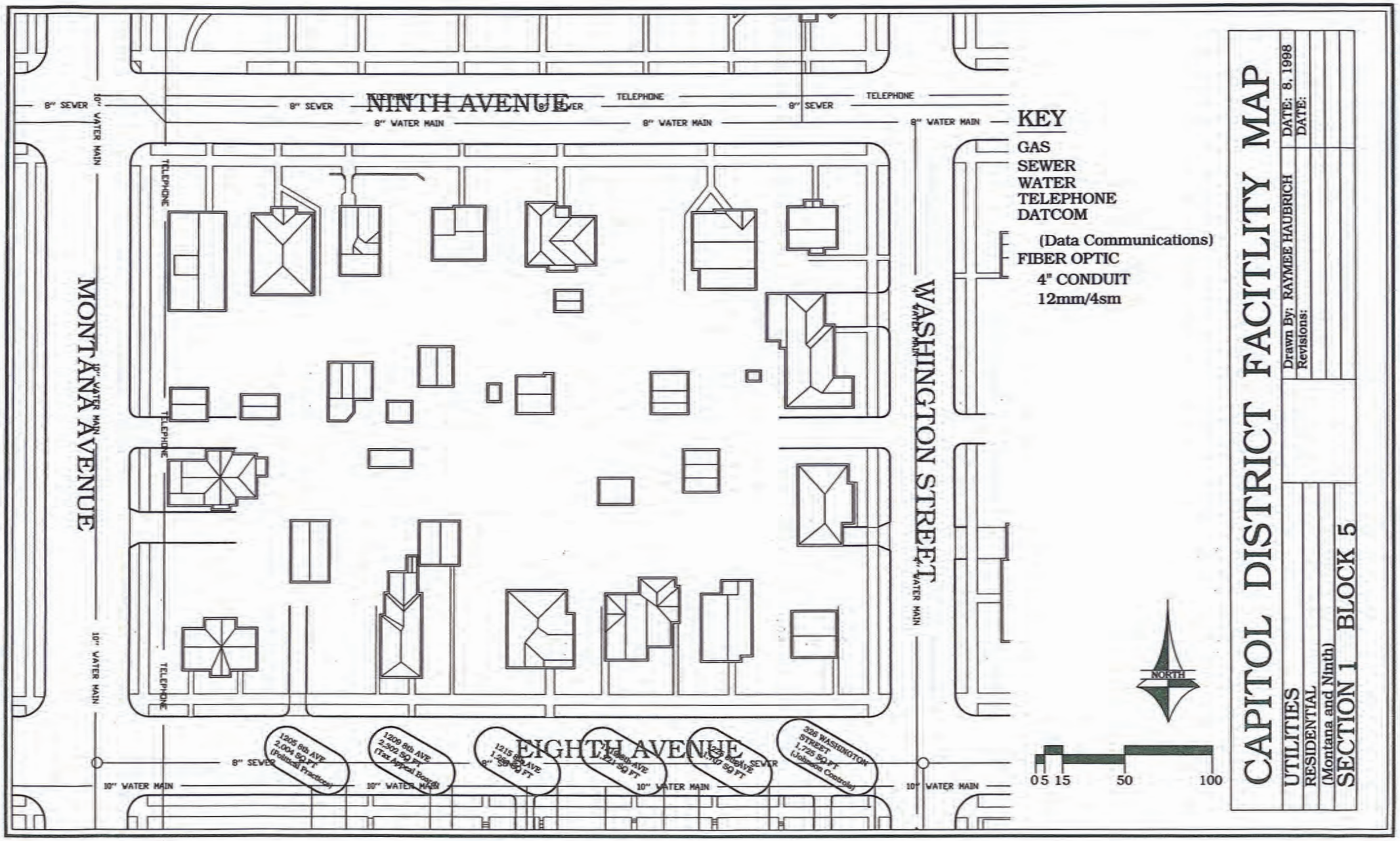
NINTH AVENUE
EIGHTH AVENUE
MONTANA AVENUE
WASHINGTON STREET
8" SEWER
10" WATER MAIN
8" WATER MAIN
TELEPHONE
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
1205 6th AVE 2,004 SQ FT (Political Practices)
1209 6th AVE 2,302 SQ FT (Tax Appeal Board)
1215 6th AVE 1,260 SQ FT
1221 6th AVE 1,921 SQ FT
1225 6th AVE 1,700 SQ FT
326 WASHINGTON STREET 1,725 SQ FT (Johnston Chrysler)
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
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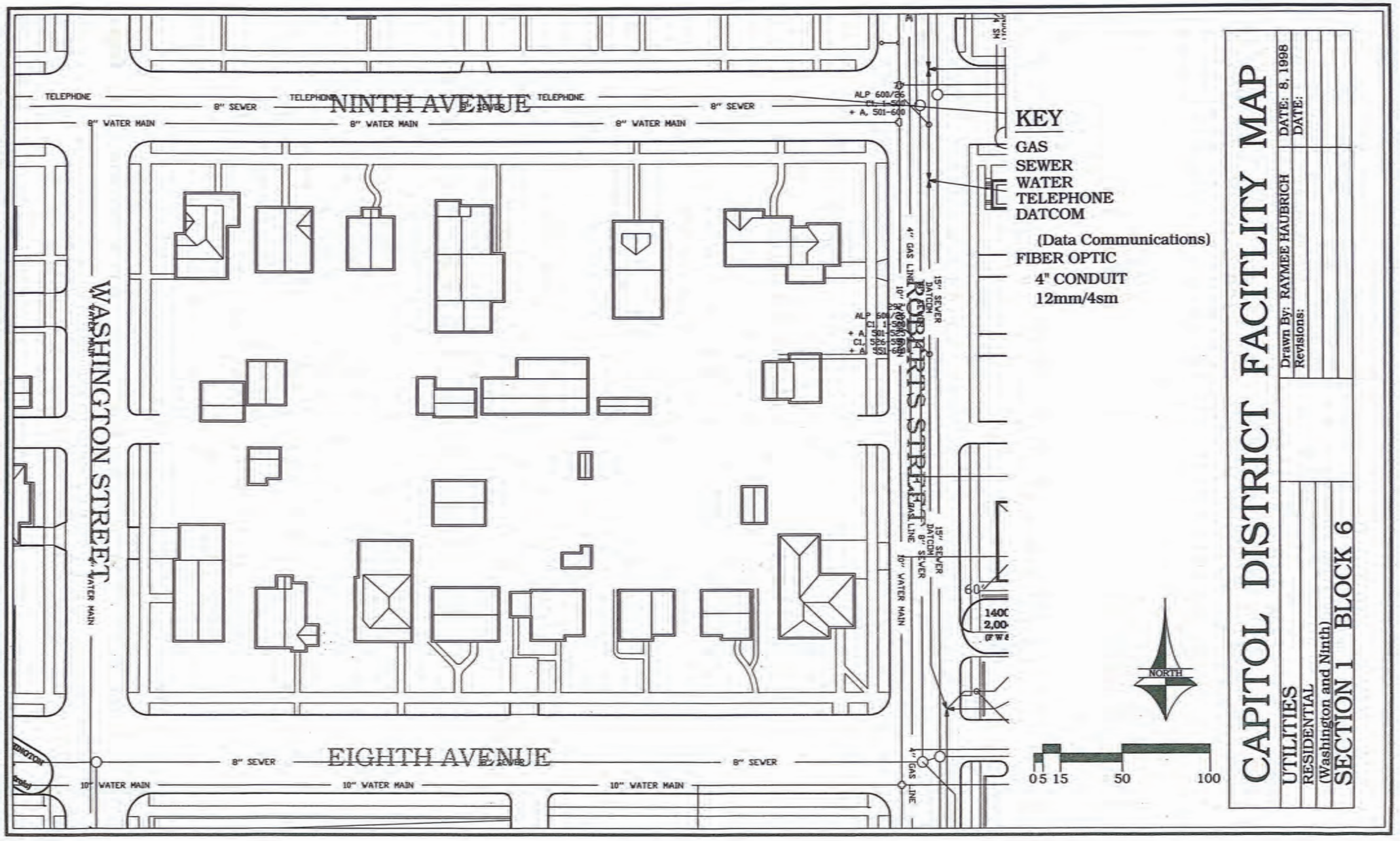
DATE:
UTILITIES
RESIDENTIAL
(Montana and Ninth)
SECTION 1 BLOCK 5


NINTH AVENUE
EIGHTH AVENUE
WASHINGTON STREET
ROBERTS STREET
TELEPHONE
8" SEWER
8" WATER MAIN
10" WATER MAIN
4" GAS LINE
15" SEWER DATCOM
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACITLITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
RESIDENTIAL
(Washington and Ninth)
SECTION 1 BLOCK 6

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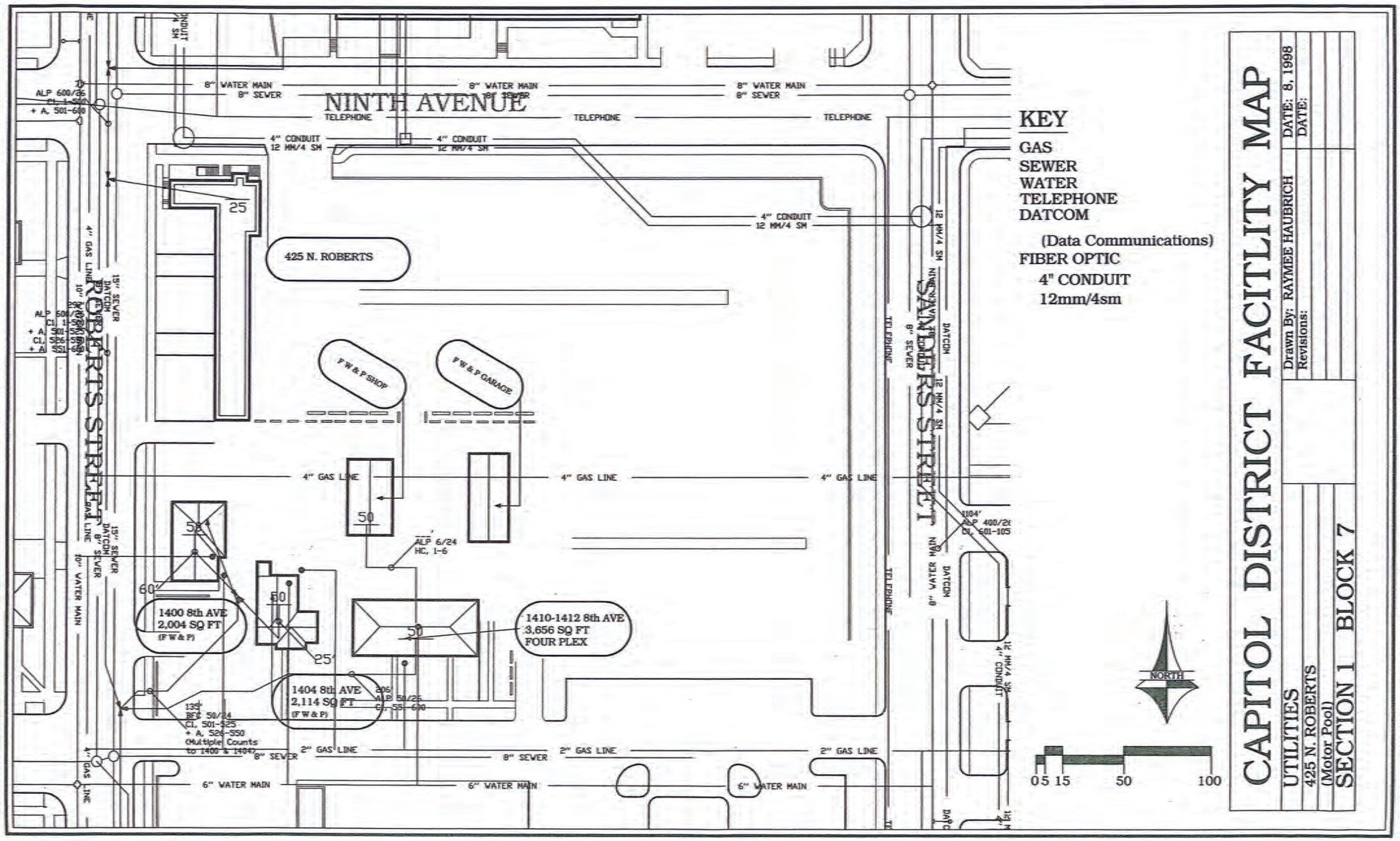
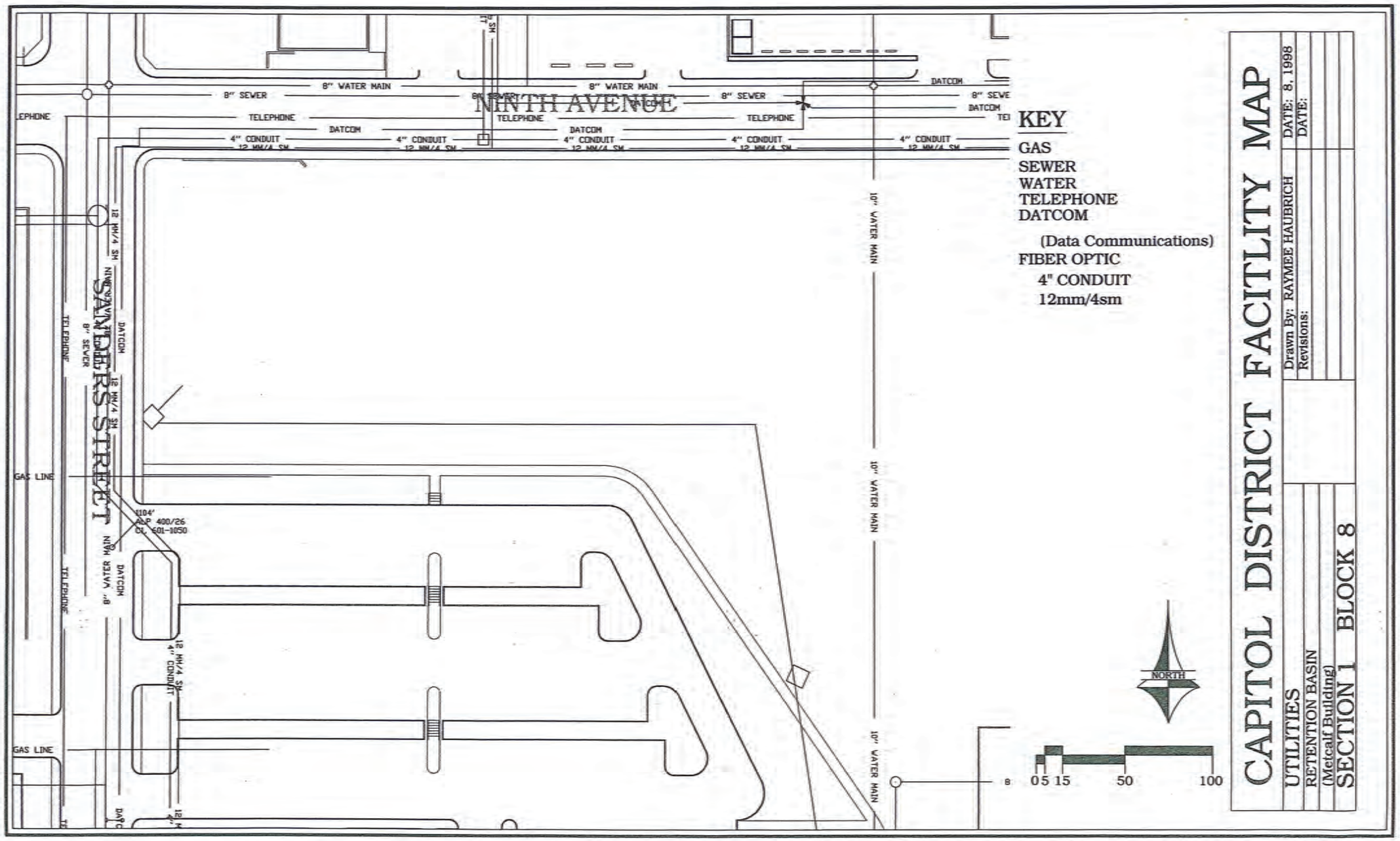

NINTH AVENUE
8" WATER MAIN
8" SEWER
TELEPHONE
4" CONDUIT
12 MM/4 SM
425 N. ROBERTS
F W & P SHOP
F W & P GARAGE
ROBERTS STREET
SANDERS STREET
4" GAS LINE
2" GAS LINE
6" WATER MAIN
10" WATER MAIN
15" SEWER
8" SEWER
DATCOM
1400 8th AVE
2,004 SQ FT
(F W & P)
1404 8th AVE
2,114 SQ FT
(F W & P)
1410-1412 8th AVE
3,656 SQ FT
FOUR PLEX
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
UTILITIES
425 N. ROBERTS
(Motor Pool)
SECTION 1 BLOCK 7
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:


NINTH AVENUE
8" WATER MAIN
8" SEWER
TELEPHONE
DATCOM
4" CONDUIT
12 MM/4 SM
10" WATER MAIN
SANDERS STREET
GAS LINE
8" WATER MAIN
1104'
ALP 400/26
CL 601-1050
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
UTILITIES
RETENTION BASIN
(Metcalf Building)
SECTION 1 BLOCK 8
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:

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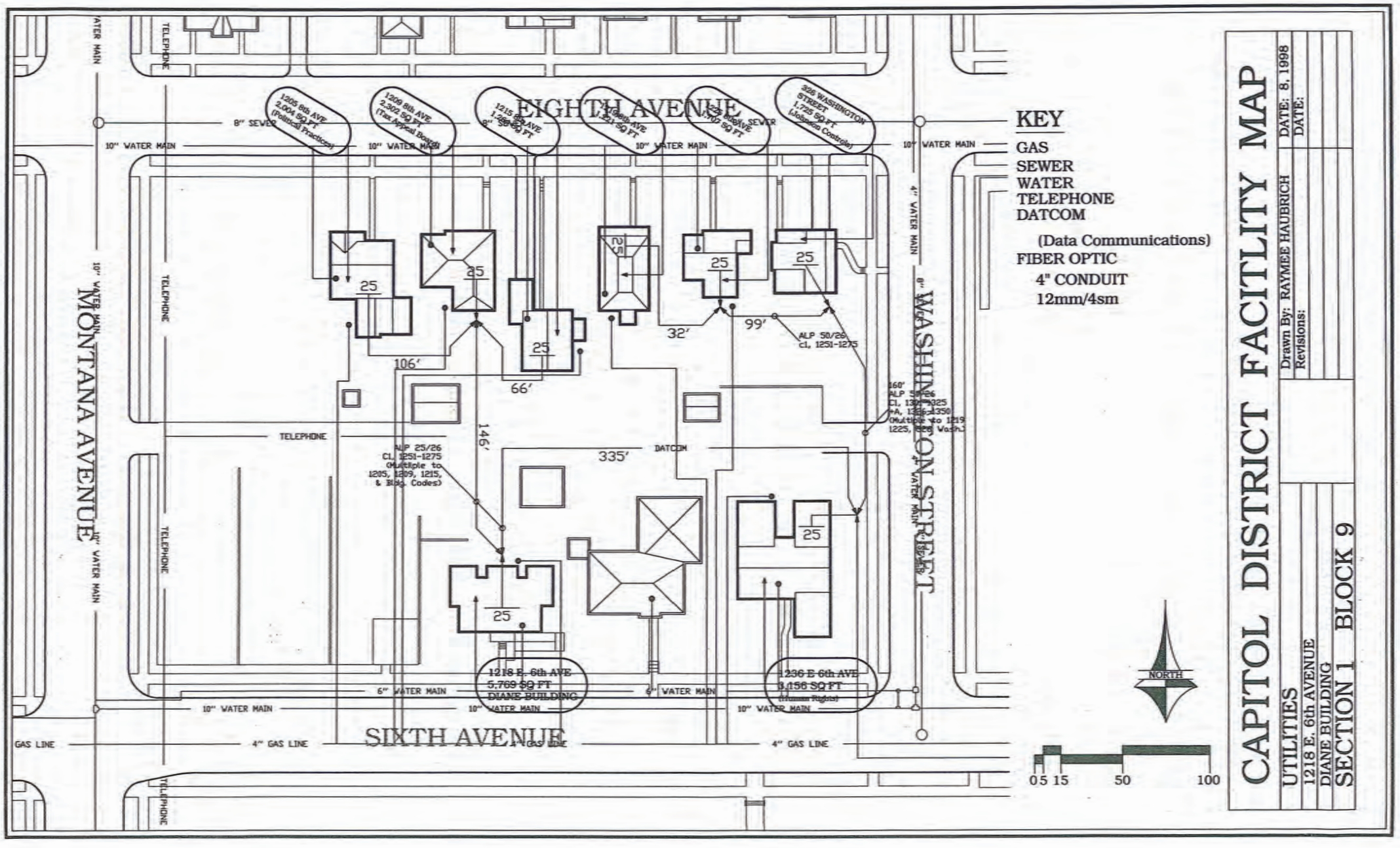
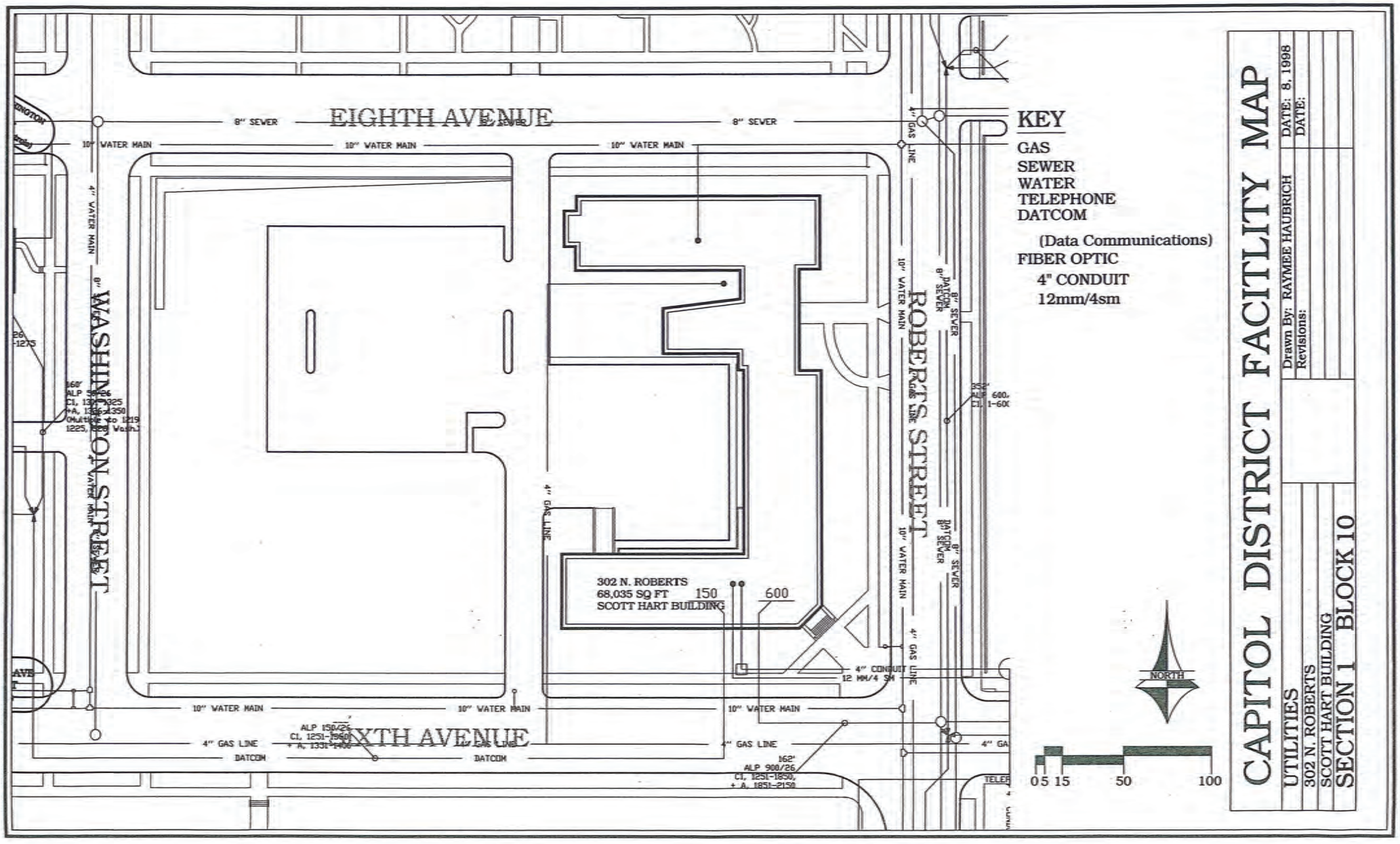

CAPITOL DISTRICT FACILITY MAP
UTILITIES
1218 E. 6th AVENUE
DIANE BUILDING
SECTION 1 BLOCK 9
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
EIGHTH AVENUE
SIXTH AVENUE
MONTANA AVENUE
WASHINGTON STREET
1205 6th AVE 2,004 SQ FT (Political Practices)
1209 6th AVE 2,302 SQ FT (Tax Appeal Board)
1215 6th AVE 1,499 SQ FT
1221 6th AVE 1,521 SQ FT
1227 6th AVE 1,707 SQ FT
325 WASHINGTON STREET 1,725 SQ FT (Judicial Courts)
1218 E. 6th AVE 5,769 SQ FT DIANE BUILDING
1236 E 6th AVE 3,156 SQ FT
8" SEWER
10" WATER MAIN
6" WATER MAIN
4" WATER MAIN
TELEPHONE
DATCOM
4" GAS LINE
GAS LINE
106'
66'
146'
335'
32'
99'
NORTH
0 5 15 50 100


EIGHTH AVENUE
SIXTH AVENUE
WASHINGTON STREET
ROBERTS STREET
8" SEWER
10" WATER MAIN
4" GAS LINE
8" SEWER
10" WATER MAIN
4" WATER MAIN
8" SEWER
10" WATER MAIN
4" GAS LINE
8" SEWER
10" WATER MAIN
4" GAS LINE
4" CONDUIT
12 MM/4 SM
10" WATER MAIN
10" WATER MAIN
10" WATER MAIN
4" GAS LINE
4" GAS LINE
4" GAS LINE
DATCOM
DATCOM
302 N. ROBERTS
68,035 SQ FT
SCOTT HART BUILDING
150
600
NORTH
0 5 15 50 100
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
302 N. ROBERTS
SCOTT HART BUILDING
SECTION 1 BLOCK 10

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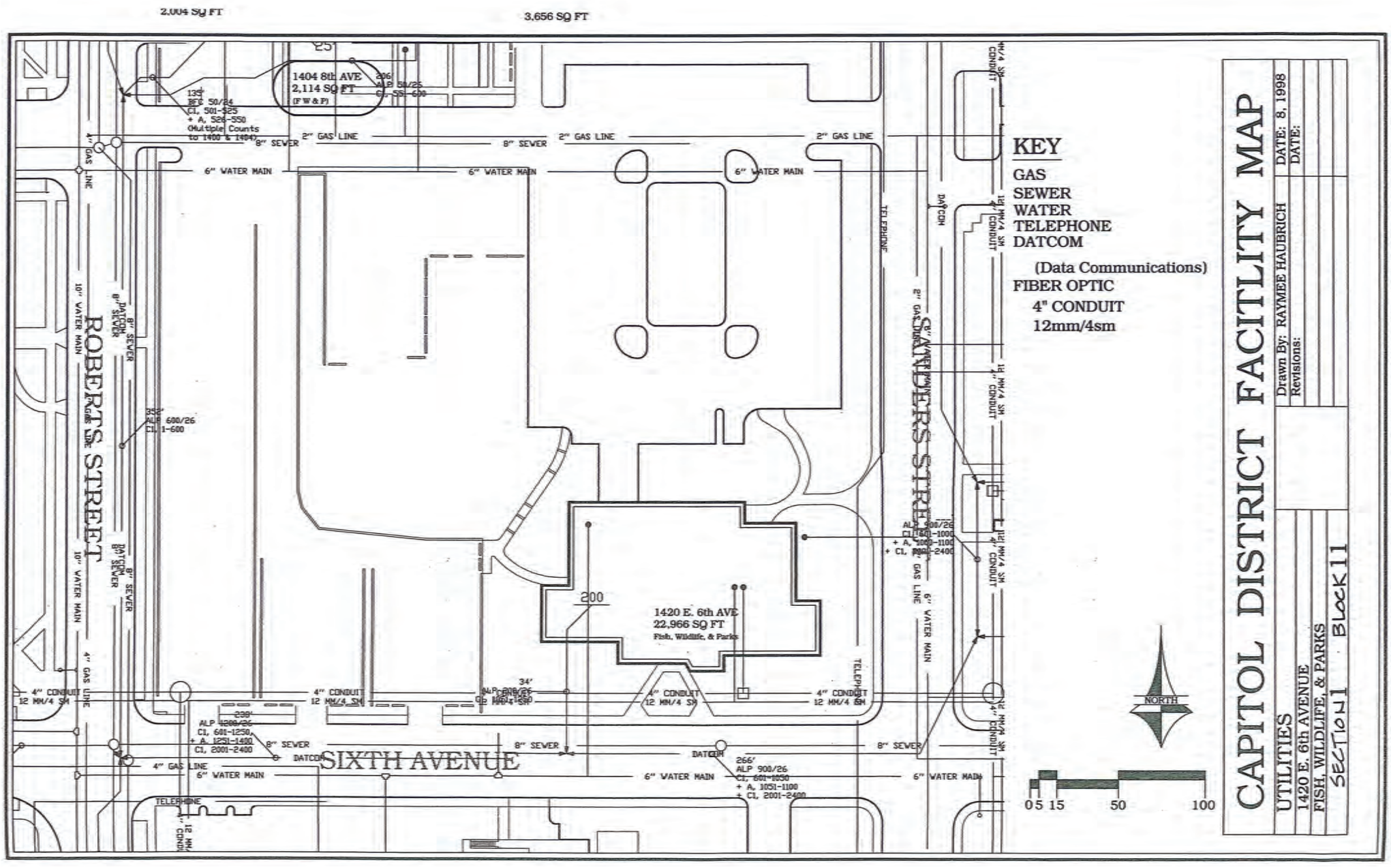
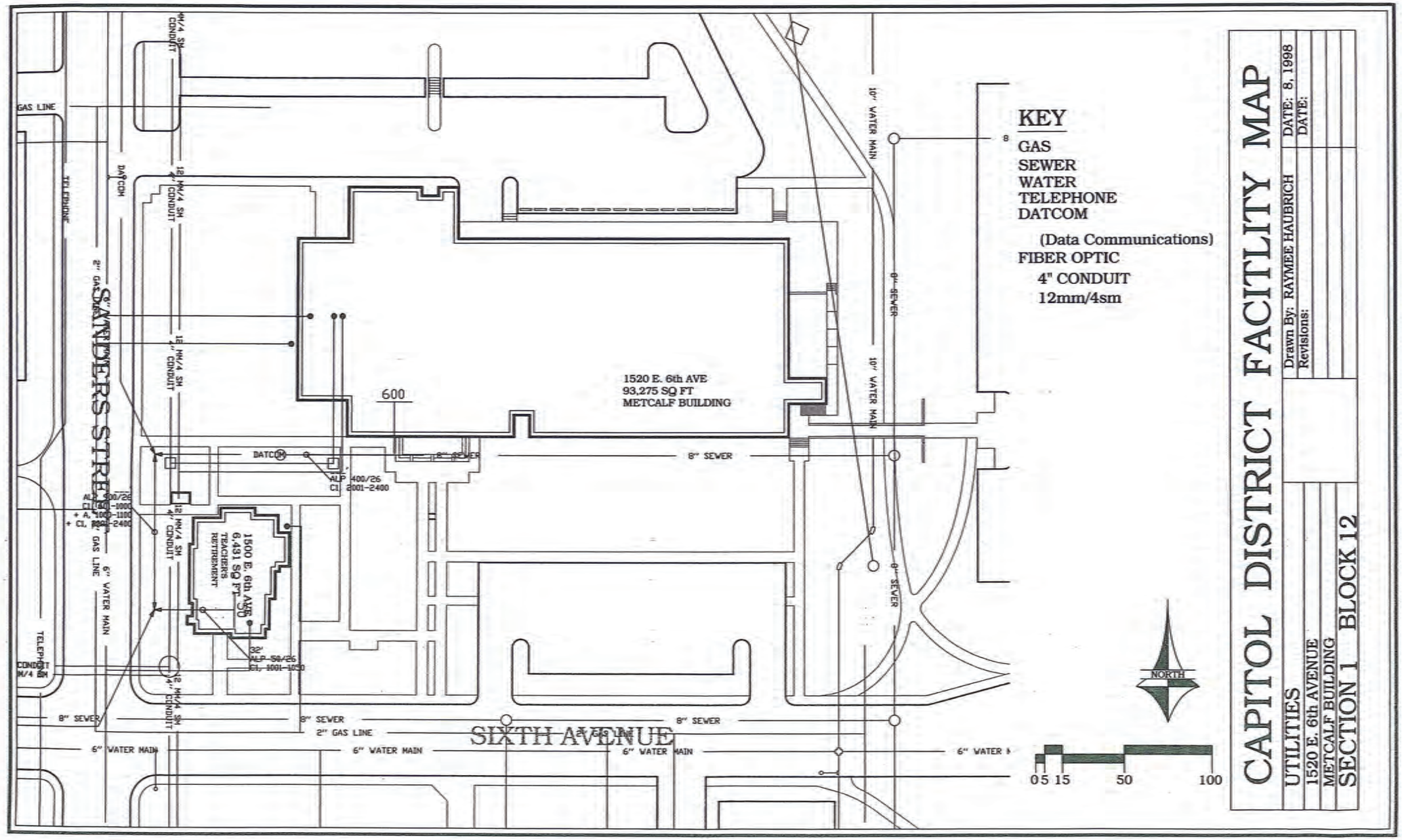
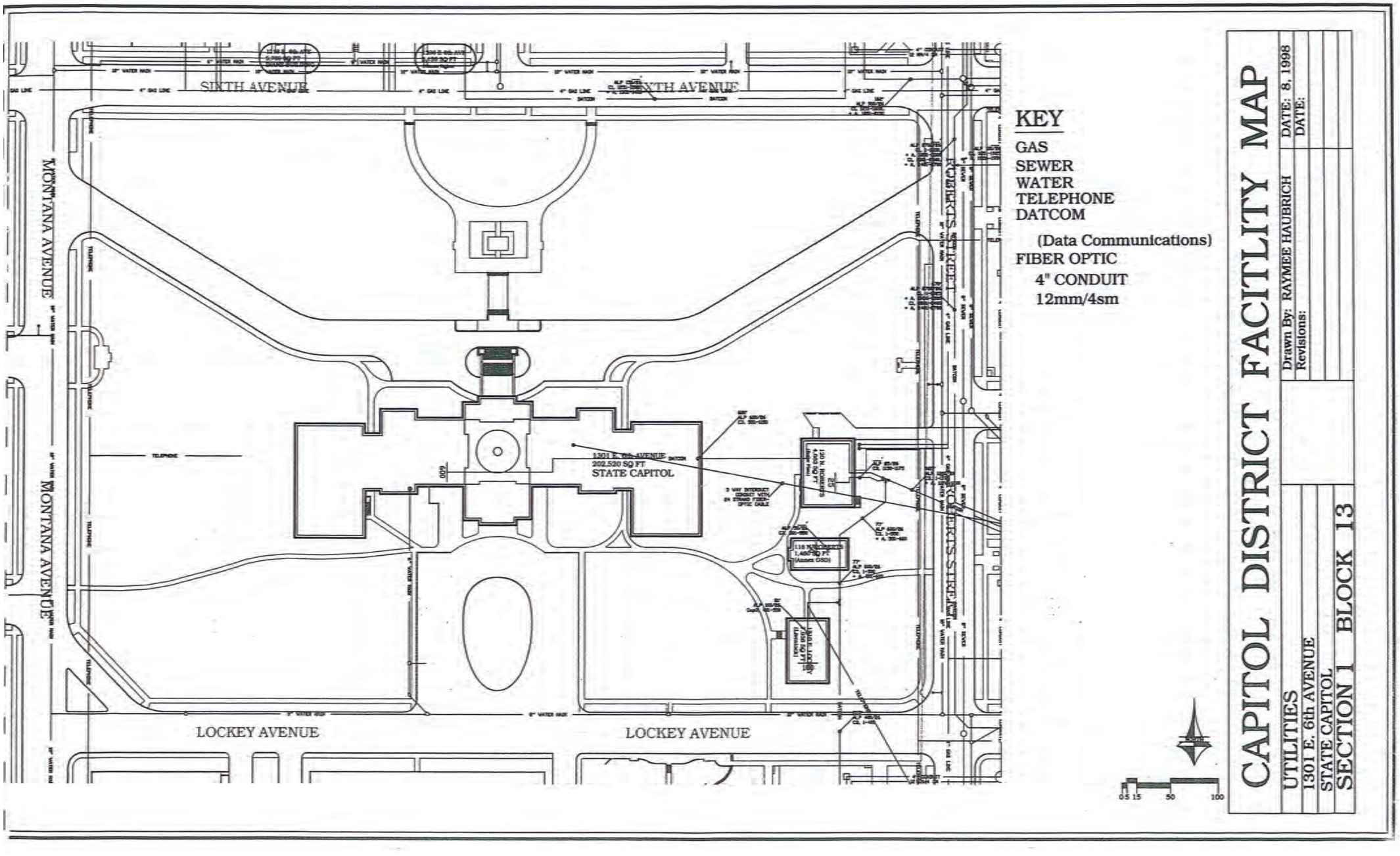
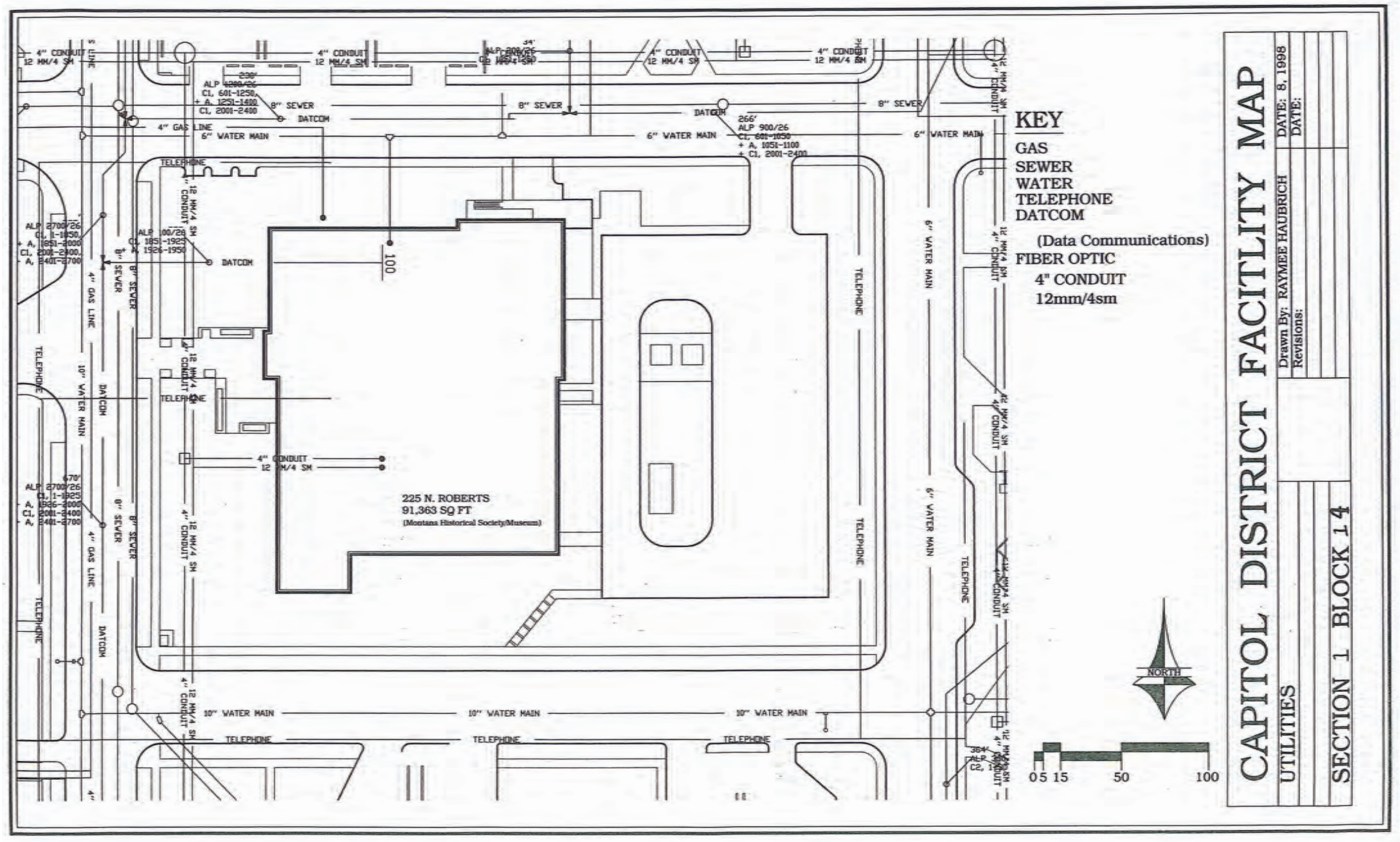

2,004 SQ FT
3,656 SQ FT
1404 8th AVE
2,114 SQ FT
(F W & P)
1420 E. 6th AVE
22,966 SQ FT
Fish, Wildlife, & Parks
ROBERTS STREET
SIXTH AVENUE
8" SEWER
2" GAS LINE
6" WATER MAIN
4" GAS LINE
10" WATER MAIN
TELEPHONE
DATCOM
4" CONDUIT
12 MM/4 SM
4" CONDUIT
12 MM/4 SM
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
UTILITIES
1420 E. 6th AVENUE
FISH, WILDLIFE, & PARKS
SECTION 1 BLOCK 11
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:

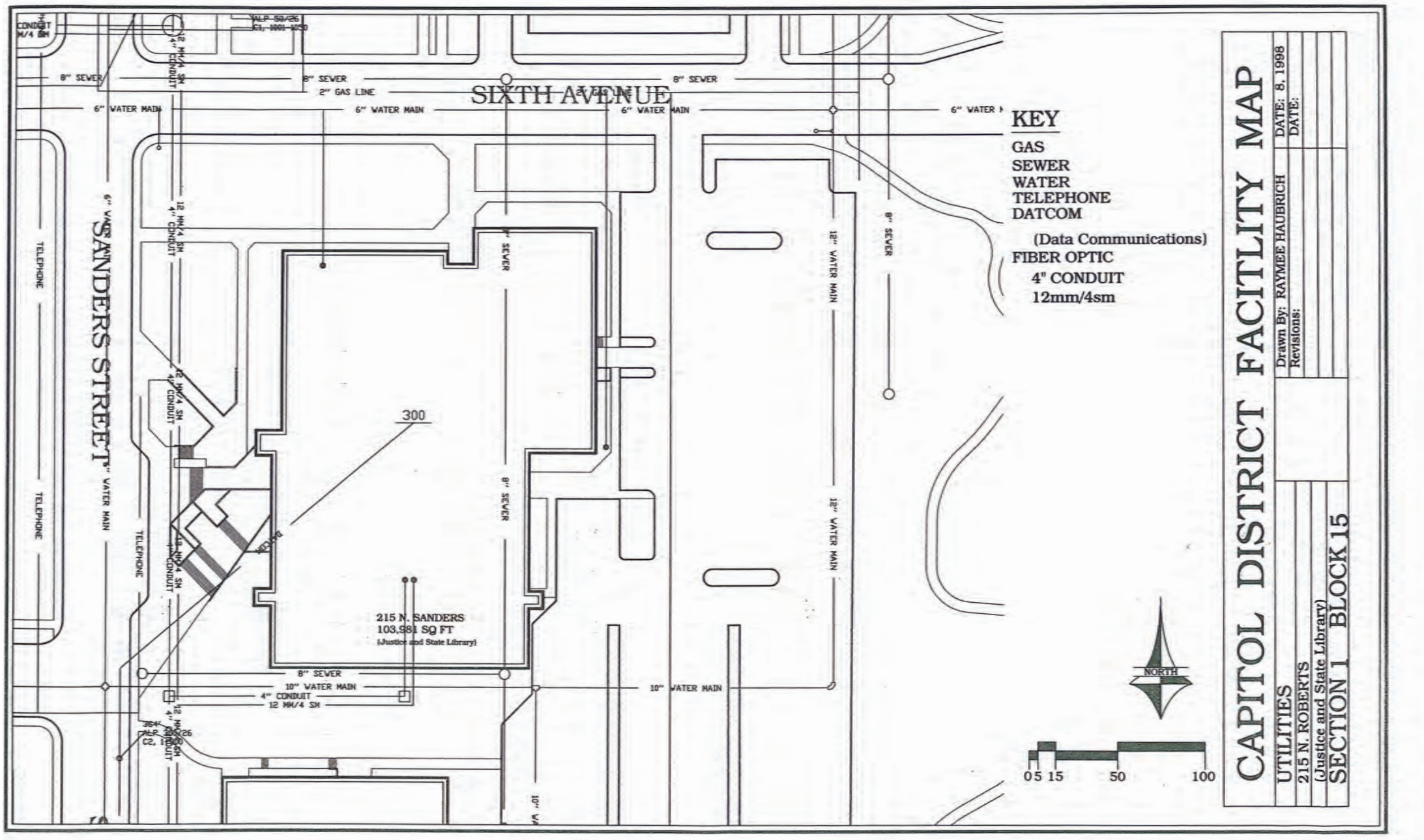

KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
1520 E. 6th AVENUE
METCALF BUILDING
SECTION 1 BLOCK 12
1520 E. 6th AVE
93,275 SQ FT
METCALF BUILDING
1500 E. 6th AVE
6,431 Sq FT
TEACHER'S RETIREMENT
SIXTH AVENUE
SOUTH ROGERS STREET
NORTH
0 5 15 50 100
600
10" WATER MAIN
8" SEWER
6" WATER MAIN
2" GAS LINE
GAS LINE
TELEPHONE
DATCOM
12 MM/4 SM 4" CONDUIT
ALP 400/26 C1 2001-2400
ALP 50/26 C1, 1001-1050

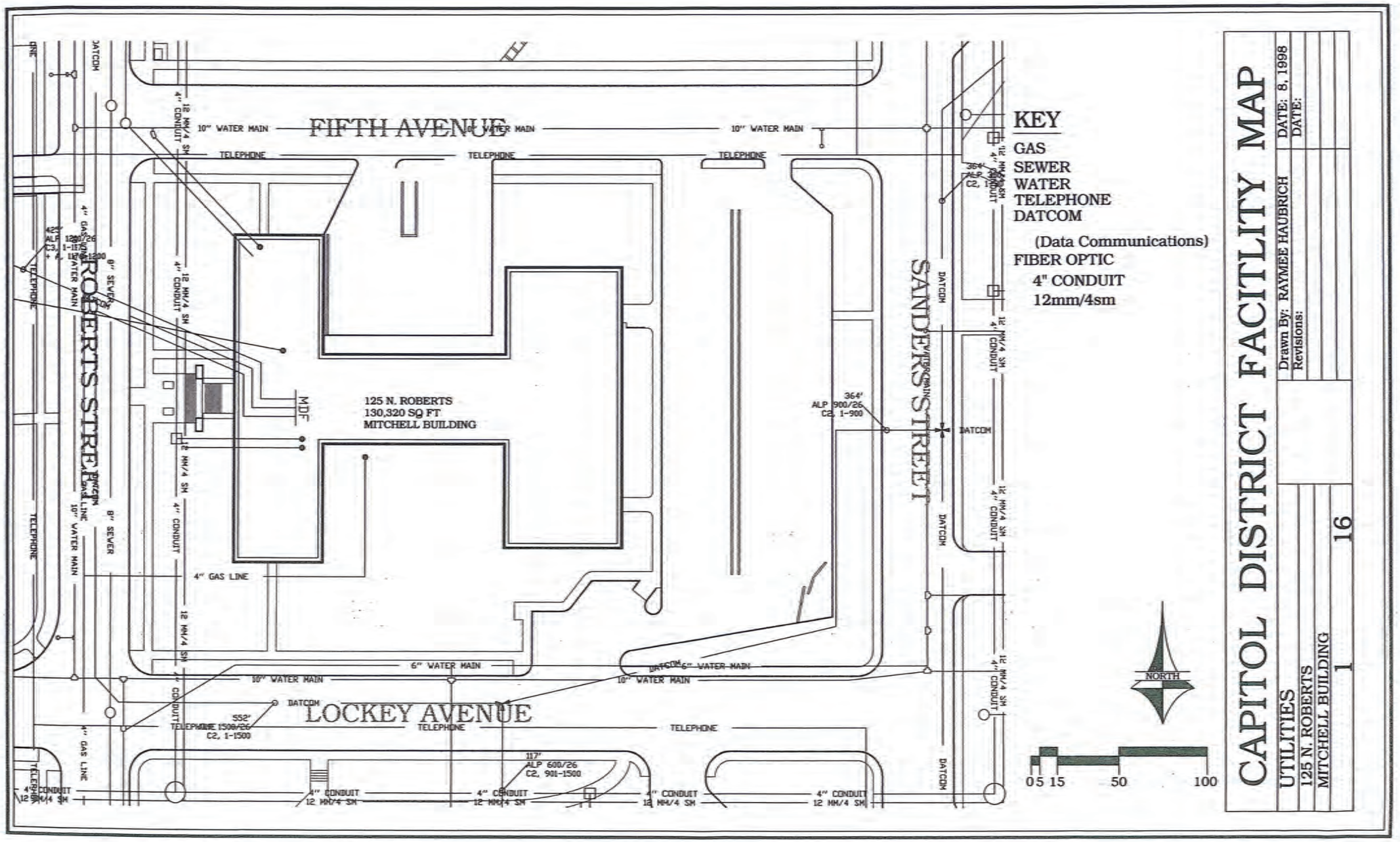
appendix


SIXTH AVENUE
SIXTH AVENUE
MONTANA AVENUE
MONTANA AVENUE
ROBERTS STREET
ROBERTS STREET
1301 E. 6th AVENUE
202,520 SQ FT
STATE CAPITOL
LOCKEY AVENUE
LOCKEY AVENUE
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8. 1998
Revisions:
DATE:
UTILITIES
1301 E. 6th AVENUE
STATE CAPITOL
SECTION 1 BLOCK 13
0 5 15 50 100

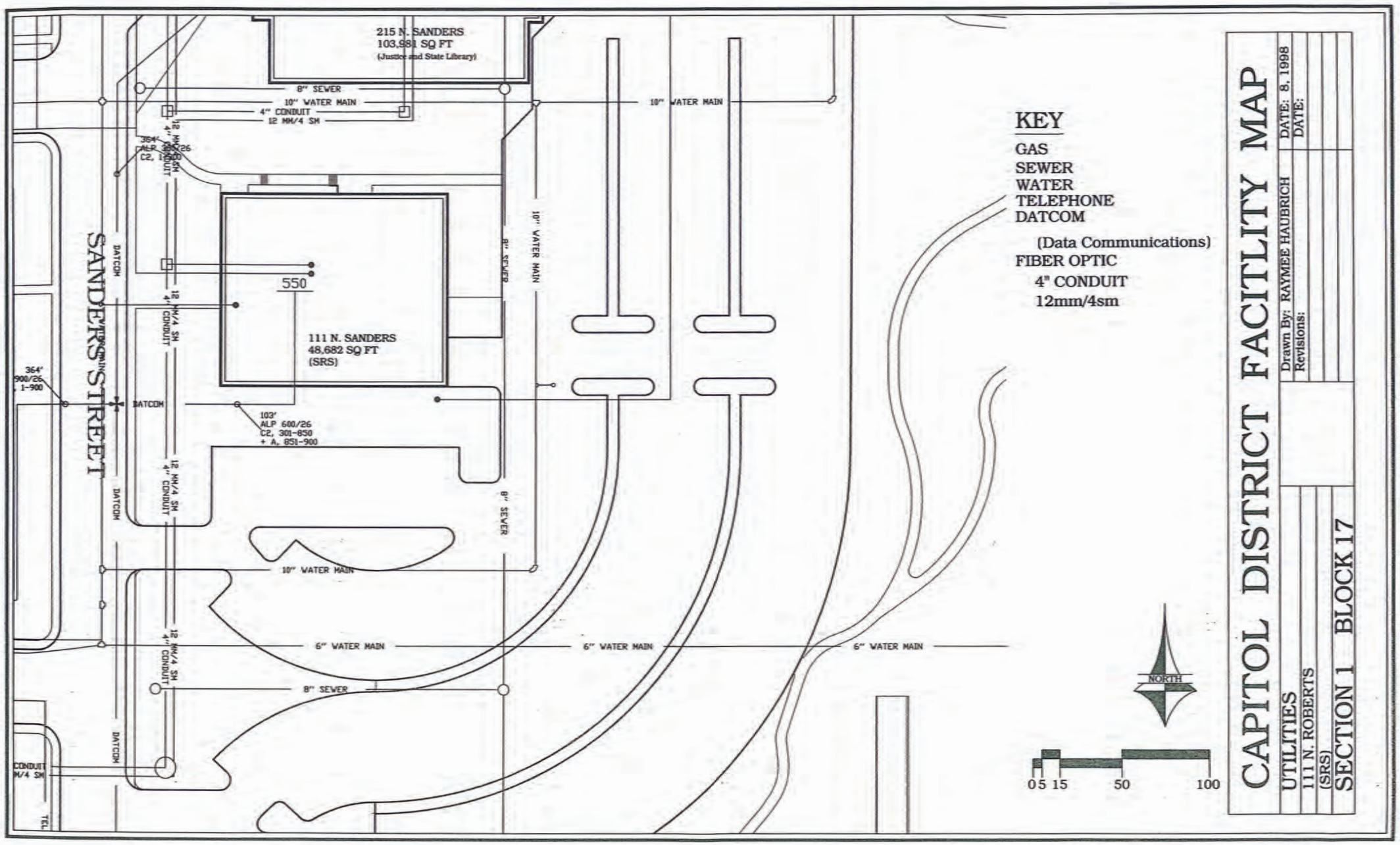

CAPITOL DISTRICT FACTLITY MAP
UTILITIES
SECTION 1 BLOCK 14
Drawn By: RAYMEE HAUBRICH
Revisions:
DATE: 8, 1998
DATE:
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
225 N. ROBERTS
91,363 SQ FT
(Montana Historical Society/Museum)
NORTH
0 5 15 50 100
4" CONDUIT 12 MM/4 SM
8" SEWER
4" GAS LINE
6" WATER MAIN
10" WATER MAIN
TELEPHONE
DATCOM
100

appendix


SIXTH AVENUE
SANDERS STREET
8" SEWER
2" GAS LINE
6" WATER MAIN
12" WATER MAIN
TELEPHONE
4" CONDUIT
12 MM/4 SM
300
215 N. SANDERS
103,981 SQ FT
(Justice and State Library)
10" WATER MAIN
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
215 N. ROBERTS
(Justice and State Library)
SECTION 1 BLOCK 15


FIFTH AVENUE
ROBERTS STREET
SANDERS STREET
LOCKEY AVENUE
125 N. ROBERTS
130,320 SQ FT
MITCHELL BUILDING
MDF
10" WATER MAIN
TELEPHONE
4" GAS LINE
8" SEWER
12 MM/4 SM
4" CONDUIT
DATCOM
6" WATER MAIN
364'
ALP 900/26
C2, 1-900
552'
TELEPHONE 1500/26
C2, 1-1500
117'
ALP 600/26
C2, 901-1500
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
125 N. ROBERTS
MITCHELL BUILDING
1
16

appendix


215 N. SANDERS
103,981 SQ FT
(Justice and State Library)
8" SEWER
10" WATER MAIN
4" CONDUIT
12 MM/4 SM
10" WATER MAIN
SANDERS STREET
DATCOM
550
111 N. SANDERS
48,682 SQ FT
(SRS)
10" WATER MAIN
8" SEWER
103'
ALP 600/26
C2, 301-850
+ A, 851-900
10" WATER MAIN
6" WATER MAIN
6" WATER MAIN
6" WATER MAIN
8" SEWER
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
UTILITIES
111 N. ROBERTS
(SRS)
SECTION 1 BLOCK 17
Drawn By: RAYMEE HAUBRICH
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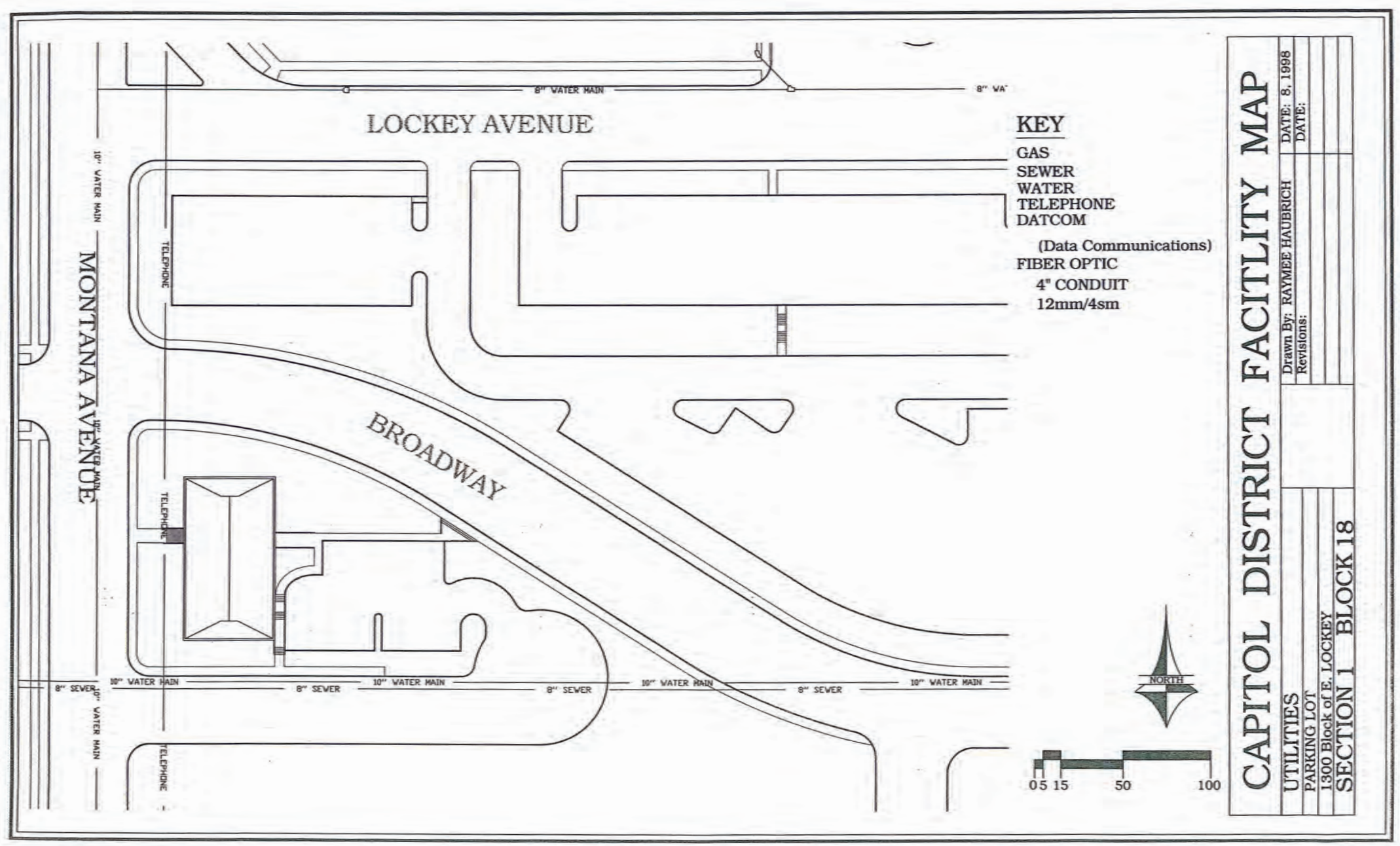
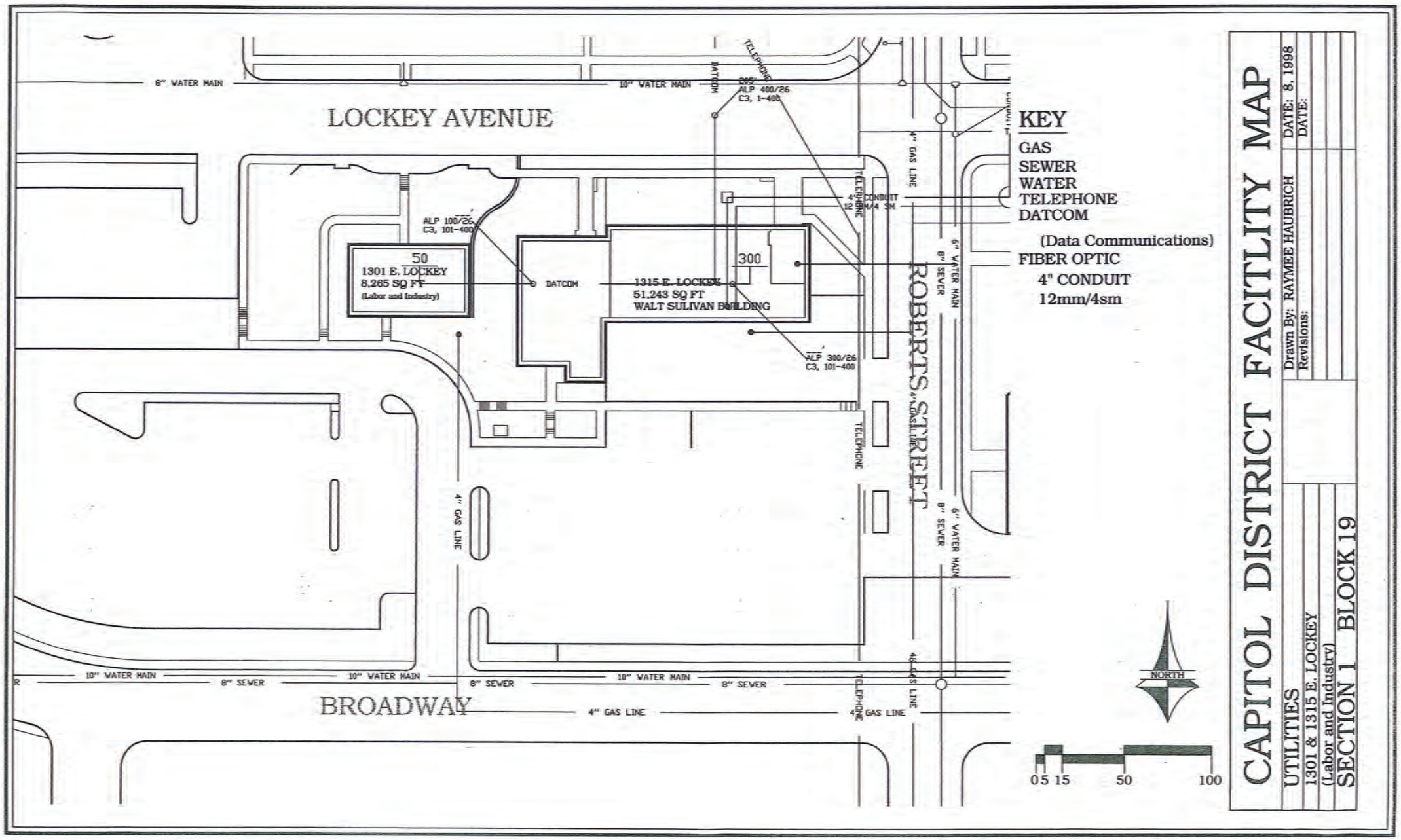
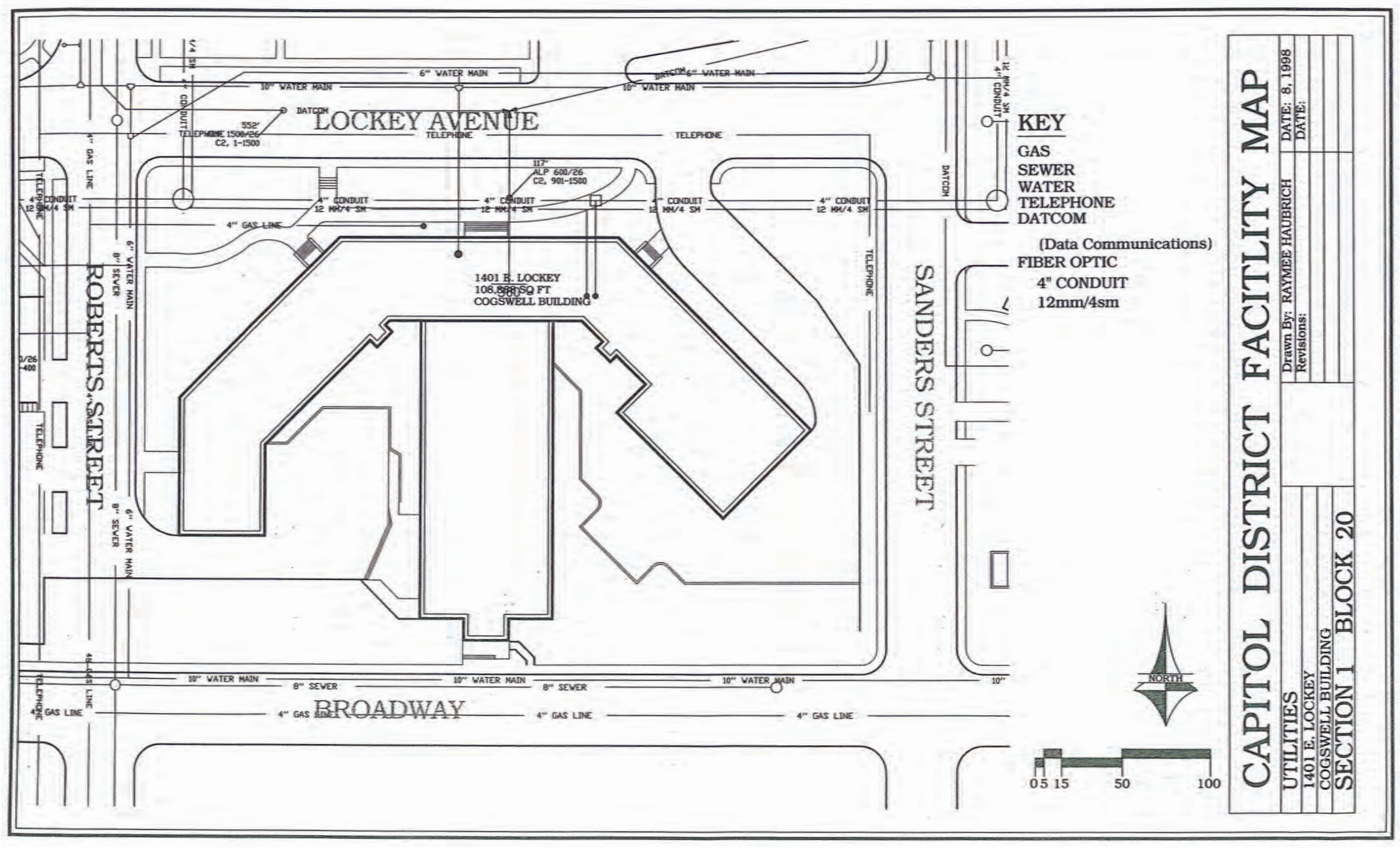
DATE:

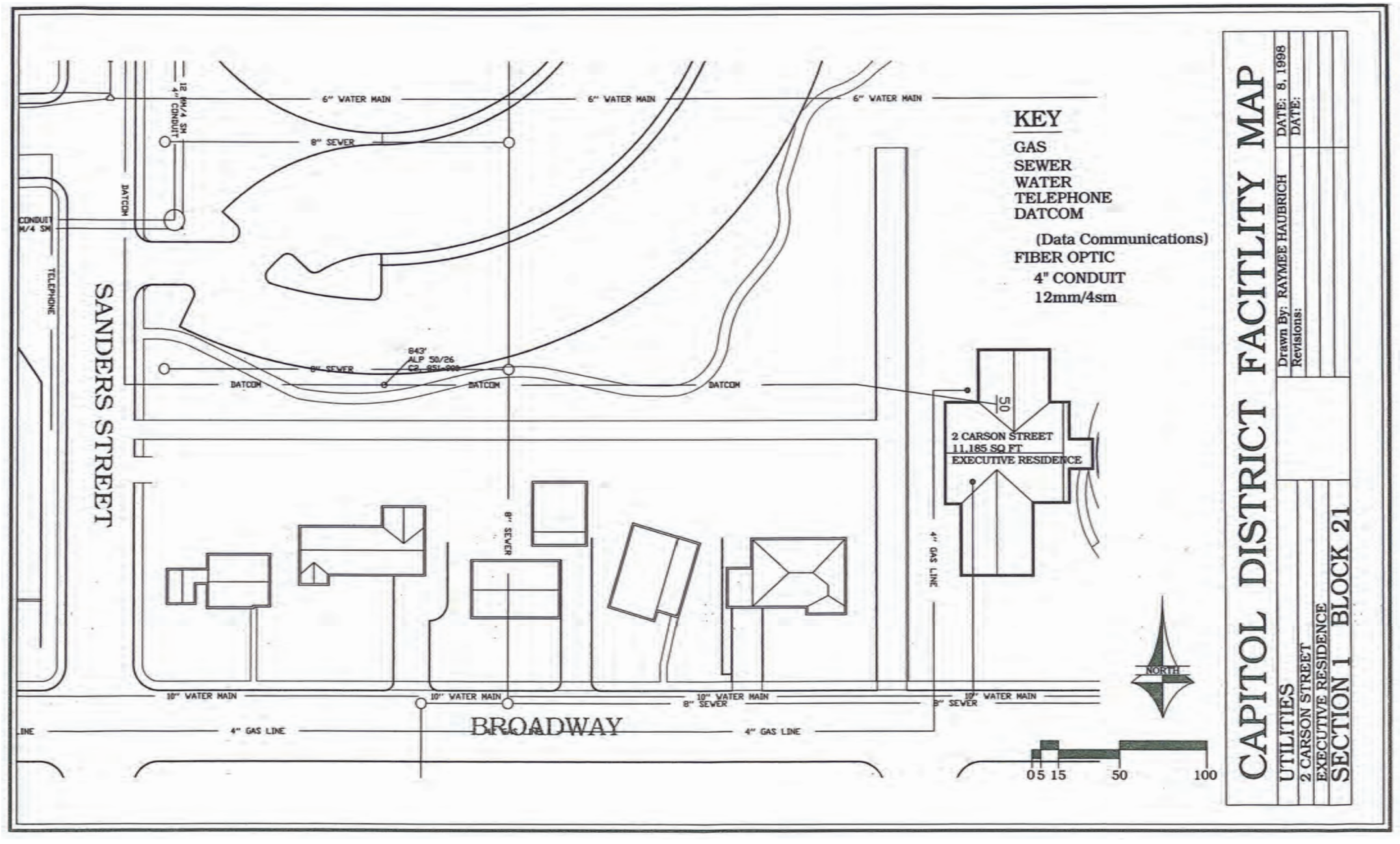

LOCKEY AVENUE
MONTANA AVENUE
BROADWAY
8" WATER MAIN
10" WATER MAIN
TELEPHONE
8" SEWER
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACITLITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
PARKING LOT
1300 Block of E. LOCKEY
SECTION 1 BLOCK 18

appendix


LOCKEY AVENUE
8" WATER MAIN
10" WATER MAIN
DATCOM
TELEPHONE
285' ALP 400/26 C3, 1-400
ALP 100/26 C3, 101-400
50
1301 E. LOCKEY
8,265 SQ FT
(Labor and Industry)
DATCOM
300
1315 E. LOCKEY
51,243 SQ FT
WALT SULIVAN BUILDING
ALP 300/26 C3, 101-400
4" GAS LINE
4" CONDUIT 12 MM/4 SM
ROBERTS STREET
6" WATER MAIN
8" SEWER
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
10" WATER MAIN
8" SEWER
BROADWAY
4" GAS LINE
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
1301 & 1315 E. LOCKEY
(Labor and Industry)
SECTION 1 BLOCK 19


LOCKEY AVENUE
BROADWAY
ROBERTS STREET
SANDERS STREET
6" WATER MAIN
10" WATER MAIN
DATCOM
552'
TELEPHONE 1508/26
C2, 1-1500
4" CONDUIT
12 MM/4 SM
4" GAS LINE
TELEPHONE
117'
ALP 600/26
C2, 901-1500
1401 E. LOCKEY
108,888 SQ FT
COGSWELL BUILDING
6" SEWER
8" SEWER
10" WATER MAIN
4" GAS LINE
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
NORTH
0 5 15 50 100
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
1401 E. LOCKEY
COGSWELL BUILDING
SECTION 1 BLOCK 20

appendix


6" WATER MAIN
6" WATER MAIN
6" WATER MAIN
8" SEWER
12 MM/4 SM
4" CONDUIT
DATCOM
CONDUIT
M/4 SM
TELEPHONE
SANDERS STREET
843'
ALP 50/26
8" SEWER
DATCOM
DATCOM
DATCOM
50'
2 CARSON STREET
11,185 SQ FT
EXECUTIVE RESIDENCE
8" SEWER
4" GAS LINE
10" WATER MAIN
10" WATER MAIN
10" WATER MAIN
8" SEWER
8" SEWER
10" WATER MAIN
4" GAS LINE
4" GAS LINE
BROADWAY
NORTH
0 5 15 50 100
KEY
GAS
SEWER
WATER
TELEPHONE
DATCOM
(Data Communications)
FIBER OPTIC
4" CONDUIT
12mm/4sm
CAPITOL DISTRICT FACILITY MAP
Drawn By: RAYMEE HAUBRICH
DATE: 8, 1998
Revisions:
DATE:
UTILITIES
2 CARSON STREET
EXECUTIVE RESIDENCE
SECTION 1 BLOCK 21

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