



## **CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**

*Dennis Haskell, Alex Rolluda, Jonathan Taylor, Susan Olmsted*

*Secretary of State Kim Wyman*

*Senator Karen Fraser, Senator Ann Rivers*

*Representative Sam Hunt, Representative Drew MacEwen*

Department of Enterprise Service  
1500 Jefferson Street - Room 2208  
Olympia, Washington 98504

### **Meeting Minutes**

November 20, 2014

*(Approved: May 21, 2015)*

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#### **MEMBERS PRESENT**

Dennis Haskell, Chair  
Jonathan Taylor  
Mark Neary (for Secretary of State Kim Wyman)  
Senator Karen Fraser  
Representative Sam Hunt  
Representative Drew MacEwen

#### **MEMBERS ABSENT**

Alex Rolluda, Vice-Chair  
Susan Olmsted  
Senator Ann Rivers

#### **OTHERS PRESENT**

Chester Baldwin, Gov. Bldg. Owners & Lessors Assoc.  
Dennis Bloom, Intercity Transit  
Rick Browning, Department of Enterprise Services  
Peggy Clifford, South Capitol Neighborhood Assoc.  
Nancy Deakins, Department of Enterprise Services  
Jim Erskine, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Steve Friddle, City of Olympia  
Mark Gjurasic, Gov. Bldg. Owners & Lessors Assoc.  
Tom Gow, Puget Sound Meeting Services  
Tony Ifie, Department of Enterprise Services  
Marygrace Jennings, Department of Enterprise Services  
Gary Larson, Citizen  
Nouk Leap, Department of Enterprise Services  
Lenore Miller, Department of Enterprise Services  
Bonnie Scheel, Department of Enterprise Services  
Helen Wheatley, Deschutes Estuary Restoration Comm.

#### **Welcome and Announcements**

Chair Dennis Haskell called the Capitol Campus Design Advisory Committee (CCDAC) regular meeting to order at 10:06 a.m. A meeting quorum was attained.

Notice of the meeting agenda was published in *The Olympian* newspaper. Public comments will be accepted after the conclusion of agenda items.

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### **Approval of Agenda**

**Representative Sam Hunt moved, seconded by Mark Neary, to approve the agenda as published. Motion carried unanimously.**

CCDAC will review one item on the agenda for Action: Approval of the Minutes – *September 18, 2014*; three items for Information: Capitol Campus Rezone – *Status Update*, 1063 Block Replacement Project – *Project Update*, and the Joint meeting with State Capitol Committee – *Meeting Purpose: Capitol Lake Situation Assessment*; and one item for Information/Advise: Capitol Campus Planning – *Master Plan Update and Proposed Change to State Capitol Campus Boundary*.

*Representative Hunt arrived at the meeting.*

### **Approval of Minutes – September 18, 2014**

**Representative Hunt moved, seconded by Representative Drew MacEwen, to approve the minutes of September 18, 2014, as published. Motion carried unanimously.**

### **Capitol Campus Rezone – Status Update**

Lenore Miller, Project Manager for Master Plan update, briefed the committee on the status of the proposed Capitol Campus rezone.

Since the last meeting, the proposal for rezoning Capitol Campus was presented to the State Capitol Campus (SCC). Currently, the campus includes eight zoning designations. The objective is rezoning the campus to one zoning district to reflect the state's control over City of Olympia zoning and recognizing the SCC's authority to determine land uses on the campus. Since the last meetings, staff met with City staff. City staff acknowledged concerns of using the designation of a Planned Unit Development (PUD) for Capitol Campus and agrees it is not the appropriate designation for the State Capitol. Additionally, some concerns were conveyed about the ordinance language in the description of Capitol Campus. The City agreed not to utilize the PUD designation and supports submission of a special designation, as well as revising language within the ordinance.

Next steps include staff working with the City to develop ordinance language in concert with the Department's Assistant Attorney General. A draft ordinance is anticipated for presentation at the committee's February meeting.

Senator Karen Fraser recommended using "State Capitol Campus" and questioned why the campus should be converted to local zoning. Ms. Miller replied that the conversations with the City evolved around the same issue. Most people refer to the campus as the "State Capitol Campus." It is also one of the choices to consider.

The committee agreed the name of the campus should be "State Capitol Campus."

### **Capitol Campus Planning – Master Plan Update**

Ms. Miller reported the Master Plan Work Group completed defining the scope of the update at its last meeting on November 5. Additionally, the Work Group identified key issues (new or enhancing existing content in the plan).

The Work Group is preparing for engagement with stakeholders and is developing the draft content to share. The update should be completed by the end of 2015 with final approval of the plan by the SCC in early 2016.

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At its May 2015 meeting, the Work Group identified topics of interest by members. To the list is the addition of Preferred Leasing Areas (PLAs) and Preferred Development Areas (PDAs) for considering how those two areas should be embodied in the policies and the plan.

Ms. Miller requested feedback on any changes or deletions to the scope and the involvement of individuals. The smaller working groups will begin working on the various topics to define the content. Some small group meetings are anticipated in January 2015. Prior to the next meeting, a Master Plan Work Group meeting is scheduled to review progress to date.

### *Proposed Change to State Capitol Campus Boundary*

Ms. Miller referred to the proposed change to the State Capitol Campus boundary. The proposal includes a written description of the boundary. She reviewed the map of the proposed boundary and described the existing boundary and the proposed additions. Since the last meeting, staff confirmed documentation reflecting the state's ownership of a small parcel currently included in the 2006 Master Plan. Other anomalies were discovered in terms of private ownership based on tax assessor records for two small parcels. Staff continues to work on identifying true ownership.

Ms. Miller reviewed a matrix of proposed boundary changes:

- Inclusion of property acquired after the update of the master plan to complete ownership of the Centennial Block for future development.
- Inclusion of property located off Union within the eastern half of the Meconi's Italian Subs restaurant site. The site was purchased as part of the Dolly properties in 1982 and was designated as a future development site in the master plan.
- Inclusion of the Dolliver Building acquired in 1999. The building was constructed in early 1914 by the federal government and was the first dedicated post office. The building was acquired to house the Secretary of State.
- Inclusion of the Old State Capitol Building currently housing the Superintendent of Public Instruction. The building was acquired in 1901 to house state government. The Legislature operated within the building for 23 years from 1905 through 1928. Most of state government was housed in the property until 1919.
- An elimination from the boundary is the 6000 Franklin Building sold in 2013.
- Another proposed deletion corrects a technical error of property not owned by DES. The property is a City parking lot with two buildings owned by private parties.

Senator Fraser inquired about the status of the Department of Fish and Wildlife (WDFW) Building. Ms. Miller advised that properties governed by the SCC, properties under the care and custody of the Department of Enterprise Services (DES), and properties housing the state agency principal offices and administrative departments are included within the State Capitol Campus boundary. Those properties outside those parameters are generally not included within the State Capitol Campus. Additionally, WDFW has a different status in many respects with many extensions to the responsibilities of DES for housing state government. The department acquired the building many years ago for programmatic functions and DES does not envision the building as part of the campus boundary. Senator Fraser asked whether the building houses the director. Ms. Miller said department administration is housed in the Department of Natural Resources (DNR) Building.

Senator Fraser questioned the state's responsibility for some roads within the boundary. Ms. Miller advised that the roads not designated by the color pink are City of Olympia right-of-way. Senator Fraser asked about ownership status of the railroad line. Ms. Miller said the railroad line is state property;

however, some of the area was purchased by the railroad. The railroad obtained an easement from the state for property owned by the state. Senator Fraser expressed interest in following up on the reason the state does not lease the property to the railroad. Ms. Miller said she believes the lack of a lease was because it was part of the purchase agreement enabling an easement to the railroad by the state through the property. She offered to follow up with additional information.

Ms. Miller addressed questions about ownership of Deschutes Parkway. Some of the roadway is shared ownership with some areas owned by DES and some owned by DNR. The DNR property is under a lease agreement with DES. DES owns parts of the lake basin and some areas are under a long-term lease with DNR. She offered to forward a map to the committee highlighting the different ownerships.

Mr. Neary asked whether the properties occupied by other state agencies were purchased with state general fund money while other buildings were purchased with specific funds that were more restrictive. Ms. Miller advised that the statute cover some agencies, such as the WDFW that has significant land and property holdings programmatically oriented and typically not used for administrative functions of government.

Representative Hunt commented that along the south side of the lake, the boundary doesn't extend to the shoreline with the City of Olympia potentially having ownership of that area. Ms. Miller advised that some of the area is under DES and other state ownership and extends outward along the eastern bluff.

The committee supported staff moving forward with the proposed boundary to the SCC.

#### **1063 Block Replacement Project – Project Update**

Rick Browning, Project Director, updated members on the status of the 1063 Block Replacement Project, a state-owned efficient office building housing executive and legislative agencies.

One of the primary tasks was completion of a contractually defined scope validation period in conjunction with the Design-Build team tasked with delivery of the project. The 90-day period included a review of submittals by each of the competing teams and ensured the submittals included all requirements by the state. Tenant groups recommended changes to the program after review of the color-coded floor plan. Subsequently, the team developed revised programs for each tenant group and provided those proposals to each group, which have been approved forming the basis of the final program.

The next step over the next several months is a design exercise to refine the interior layouts to coincide with the new program. The process will involve DES, the Design-Build team, and tenant representatives in a series of three meetings to examine alternatives, evaluate, and select one to advance forward. At the end of the process in January 2015, a final revised interior layout will be available to begin the work on preparing construction documents and permitting activities in time for potential funding by the Legislature by mid-2015.

The design refinement included some recommendations by the CCDAC for improvements to the atrium. Jonathan Taylor had noted that for a monumental building, the atrium appeared to be less than monumental and divided into several smaller elements. The design team is reviewing the arrangement of elements in the atrium as part of the exercise. However, the primary driver of the exercise is finalizing the interior layout with some potential modifications to the atrium to address Mr. Taylor's comments. It would be appropriate to present the results of the exercise to the committee.

Chair Haskell affirmed the committee's interest in receiving information on the outcome.

Mr. Browning added that one of the ground rules for the design refinement is avoiding the basic design with no changes planned to the exterior elevations, such as doors, windows, heights, massing, etc., as well as the basic building systems and performance characteristics of the building.

Chair Haskell asked about opportunities for the committee to comments on those elements. Mr. Browning said the process includes design milestones beginning with 40 percent review of construction documents. He anticipates review opportunities prior to each of those milestones for the committee to offer input with the documents distributed prior to the meeting to afford time for members to review and develop comments.

Mr. Browning reported that the exercise is not affecting the project schedule at this point. The team is able to accommodate the reviews with the project well within its construction envelope timeline.

As part of continued public outreach efforts, a public open house was conducted on October 30, 2014, which was well attended. A summary of the comments was developed from the open house. The format was an open house with no formal program. The Design-Build team attended and answered questions from the public. The project model was presented during the open house.

Parking was a consistent theme in the public's comments and questions in terms of how the building will be served by parking. Disruption fears was another concern with several adjacent property owners expressing concerns. DES staff and the Design-Build team assured citizens of the intent of being a good neighbor during construction. Pedestrian protection and amenities was another common theme as well as many comments about the need for robust weather protection for pedestrians. The team is launching a conceptual investigation on ways to install continuous canopies along the Capitol Way side of the building offering weather protection to pedestrians. The team continues to work on enabling unfettered public access to the first and U-levels of the building allowing for a weather-protected route diagonally through the atrium. Some concerns were expressed about not completing the project and the continual decline of the existing building creating an eyesore to both the community and the campus. Several questions were asked about the status of the GA Building after tenants move into the new building. Additionally, all trees are protected as many citizens were concerned about trees.

Chair Haskell spoke to several comments about activity opportunities along Capitol Way. He, as well as Senator Fraser previously spoke to the need for more public uses along Capitol Way or some other type of activity as the façade is not that interesting.

Senator Fraser suggested the summary of comments deserve some follow up by the team. Mr. Browning affirmed the comments would be followed through a Q&A posted on the project website in terms of a general response to the different categories of concerns.

Senator Fraser said comments about the south-facing porch incorporating more weather protection are important, as well as offering weather protection near bus stops. Another comment spoke to the views and programming to enable public access to those views from within the building. Mr. Browning said the building's fourth floor deck provides views to the Sound and the Olympics. The team is working on ways to provide public access to the deck while addressing interfaces with tenants on the fourth floor. Architecturally, the design affords clear access to the deck with no access required of tenant areas. The deck likely will entail some public component. Senator Fraser suggested a separate elevator could be included as way to afford public access. Mr. Browning said that option has been discussed. The ability for public access to the deck is an element in the design requirement of the interior in considering how best to accommodate access to the deck.

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Representative Hunt asked about the potential of offering food service on the deck. Mr. Browning said food operations entail an operational issue in terms of what DES and the state plan to pursue both in staffing and funding a food service operation. That answer is not available at this time. There could be the possibility of including infrastructure for future electric and plumbing connections on the floor of the atrium for a kiosk-type of operation for minor food service. It is currently not included in the plan, but it could be easily added.

Representative Hunt commented on the potential of providing evening food service on the deck. Senator Fraser suggested it would be important at the onset to include adequate infrastructure to afford opportunities for groups to utilize the area. The area could include restrooms and other kitchen infrastructure to accommodate catering operations. Mr. Browning noted each floor includes accessible break areas with refrigerators and microwave ovens. The break areas are open and not within tenant areas and could be available after hours to catering personnel; however, it likely would not easily accommodate an event on the fourth floor deck.

Mr. Taylor inquired about methods available for providing comments as some of the suggestions entail more project dollars not budgeted nor incorporated within the timeline. Mr. Browning acknowledged that all comments pertaining to ways to improve the building must be carefully weighed. The project is challenged in terms of budget with sufficient budget available for the base building. The project includes only the legally required contingency. Typically, Design-Build projects in a competitive environment are completed quickly with more uncertainty about the design aspects that require follow-up later. Each time an improvement is recommended, it entails an evaluation. The canopies are a good example. The team plans to examine canopies through a stepped process by evaluating several conceptual options and selecting the best option to advance through design. It is also possible for construction to enable future addition of canopies to the building. Any additions require that type of process as a way to accommodate the request while maintaining some caution and being good stewards of taxpayer money.

Representative MacEwen asked about the number of tenants planned for the building. Mr. Browning said the number fluctuates but approximately 750 employees are assigned to the new building on opening day with a growth potential of an additional 50 to 60 employees. Representative MacEwen asked about the number of parking spaces included for the building. Mr. Browning said no additional parking has been included in the design except for two parking spaces afforded to Washington State Patrol vehicles. Representative MacEwen referred to the City of Olympia's new city hall building, which featured no additional areas for parking. It appears that with additional provisions for guest parking, the City as well as the state will experience an increased demand for parking disrupting businesses. Mr. Browning clarified that surface parking is available across the street as part of the GA Building of 75 parking spaces. The Columbia Garage is located off Union with another 300 parking spaces, which would be dedicated to the new building. Other parking on Capitol Campus would accommodate the remaining parking needs for the building. Currently, over half of the tenants park in the Plaza Garage. A similar arrangement is anticipated when the new building opens with many tenants continuing to park in the Plaza Garage or other adjacent parking structures. A Transportation and Parking Study was completed for the entire campus as part of the building project to validate parking availability. Representative MacEwen asked to receive a copy of the study.

### **Joint Meeting with State Capitol Committee – Meeting Purpose – Capitol Lake Situation Assessment**

Bonnie Scheel, Acting Assistant Director, reported that with the completion of the Capitol Lake Situational Assessment by the Ruckelshaus Center, it provided a timely opportunity for both the SCC and the CCDAC to receive a presentation on the report. Staff proposes scheduling a joint SCC/CCDAC meeting on December 11, 2014 to review the results of the Situational Assessment. The proposed agenda includes the regular SCC meeting following by the joint meeting with CCDAC on the report findings.

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### **Public Comment**

Peggy Clifford, with the South Capitol Neighborhood Association, reiterated the neighborhood's concerns about the new building's parking impact to the neighborhood. She has not had an opportunity to review the updated parking management plan. The previous plan did not appear to address all parking needs. She asked about the status of the Sid Snyder Way construction project. Seismic activity associated with the roadway work appears to have abated with most houses no longer shaking. However, the construction is generating many truck trips throughout the neighborhood. She understood the project was scheduled for completion by the end of October 2014. She asked for an update on the estimated end date of the project.

Ms. Scheel reported the project experienced some delays because of weather conditions as well as discovering some unforeseen situations underground. The goal is completing the project by the first week in December.

Ms. Clifford questioned why the City did not adjust the traffic light at the intersection since there was no access from outbound traffic from Sid Snyder Way onto Capitol Boulevard creating a delay at other points within the intersection.

Mr. Neary noted the road still maintained inbound access for traffic traveling along the diagonal street to the campus.

Mr. Browning addressed parking concerns. The Transportation and Parking Study is available online. DES is committed to ensuring parking is adequate. The study includes 35 recommendations to manage parking demand. DES submitted funding requests to implement some of the recommendations. DES continues to monitor on-the-ground conditions and would consider it a failure if sufficient parking space were not available to accommodate the parking needs of the new building. The intent is ensuring parking is adequate within the context of existing parking spaces.

### **Next Meeting**

The next meeting is scheduled on Thursday, February 19, 2015 at 10 a.m.

### **Adjournment**

**With there being no further business, Chair Haskell adjourned the meeting at 11:00 a.m.**

Prepared by Valerie Gow, Recording Secretary/President  
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