



STATE CAPITOL COMMITTEE

**John A. Cherberg Building
Conference Rooms A, B & C
304 15th Avenue Southwest
Olympia, Washington 98504**

**December 11, 2014
10:00 a.m.**

(Approved: July 20, 2015)

MEMBERS PRESENT

Brad Owen, Lieutenant Governor (Chair)
Peter Goldmark, Commissioner of Public Lands
Kelly Wicker, Governor's Designee
Ken Raske (for Secretary of State Kim Wyman)

OTHERS PRESENT

Kim Buccarelli, Department of Enterprise Services	Nouk Leap, Department of Enterprise Services
Bob Covington, Department of Enterprise Services	Chris Liu, Department of Enterprise Services
Jim Erskine, Department of Enterprise Services	Carrie Martin, Department of Enterprise Services
Karen Fraser, State Senate	Michael Matlock, City of Tumwater
Valerie Gow, Puget Sound Meeting Services	Lenore Miller, Department of Enterprise Services
Steve Hall, City of Olympia	Brian Nguy, Department of Enterprise Services
Arlen Harris, Department of Enterprise Services	Dave Peeler, Deschutes Restoration Team
Anthony Ifie, Department of Enterprise Services	Chris Reykdal, House of Representatives
Bob Jacobs, Heritage Park Association	Bonnie Scheel, Department of Enterprise Services
Marygrace Jennings, Department of Enterprise Services	Sally Toteff, Department of Ecology
Nathaniel Jones, City of Olympia	Helen Wheatley, Deschutes Restoration Team

Welcome and Introductions

Lieutenant Governor Brad Owen called the State Capitol Committee (SCC) meeting to order at 10:04 a.m. A quorum was present.

The SCC meeting agenda was published in *The Olympian*. Public comment for each specific agenda item will be received after the discussion of the agenda item. Comments for items not on the agenda will be received at the end of the meeting.

Lt. Governor Owen recognized the attendance of Senator Karen Fraser, as well as her recent receipt of an award from the government of Japan for her contributions to international relations between Japan and the State of Washington.

The SCC will review one item for Action: Approval of the Minutes – *October 24, 2014*; one item for Information/Action: Capitol Campus Planning – *Master Plan Update and the Proposed Change to State Capitol Campus Boundary*; and two items for information: Capitol Campus Rezone – *Status Update*, and the 1063 Block Replacement Project – *Project Update*.

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Following the SCC meeting, a joint SCC/Capitol Campus Design Advisory Committee (CCDAC) will be held to receive an update on the results of the *Capitol Lake Situation Assessment* from representatives from the William D. Ruckelshaus Center.

Approval of Minutes – December 11, 2014

Commissioner Peter Goldmark moved, seconded by Secretary of State Kim Wyman, to approve the December 11, 2014 minutes as presented. Motion carried.

Capitol Campus Rezone – Status Update

Lenore Miller, Department of Enterprise Services (DES) Asset Manager, provided an update on the status of the proposal to rezone the Capitol Campus.

Since the last update on October 24, the Capitol Campus Design Advisory Committee (CCDAC) met and agreed with SCC's recommendation that the City's proposal to rezone the campus to a Planned Unit Development (PUD) zoning designation was not appropriate. CCDAC members expressed concerns about any zoning designation on the State Capitol Campus because the state has sole sovereignty over the City's zoning regulations for the campus and the authority to render decisions on land use activities on the campus.

Since then, DES staff met with City staff and local elected officials. The City agreed the PUD designation was not an appropriate designation and recommended delineating and recognizing the State Capitol Campus as exempt from the City's zoning code. The SCC has the authority to determine the definition of the campus on the City's zoning map as a separate entity with its own authority.

Staff is working with City staff to redraft new language. Staff also met with the Assistant Attorney General (AG) to review the issue and the AG agrees with the SCC's recommendation.

Capitol Campus Planning - Master Plan Update

Ms. Miller reported the Master Plan Work Group comprised of several members of the CCDAC and DES staff members completed the review of the 2006 Master Plan and identified some changes to consider during the update. The DES project team is currently developing a work plan and a schedule. The Work Group supported some members working with other small groups on particular topics within the master plan.

Next month, efforts include developing the elements of the plan and reviewing the master plan with key individuals to help shape the update prior to a broader public outreach process. Major work on the update is scheduled during 2015 with a preview of the draft plan shared with the SCC for feedback prior to finalizing a draft document. In early 2016, the plan will be reviewed by the CCDAC for development of a recommendation to DES and SCC on the plan's adoption.

Ms. Miller identified some of the elements of the master plan pertaining to visitor experiences on the campus, transportation, campus boundary, and decisional criteria and process.

Capitol Campus Planning - Proposed Change to State Capitol Campus Boundary

Ms. Miller reported the request is to approve a change in the boundary of the State Capitol Campus. The Master Plan Work Group identified the importance of clearly identifying the scope of the master plan. In conjunction with DES, the Work Group recommends a change to the boundary.

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Ms. Miller referred to a map of the proposed State Capitol Campus boundary change. The four recommended additions and two deletions to the boundary include:

- Inclusion of two parcels acquired after the update of the master plan to complete ownership of the Centennial Block (ProArts and State Farm Buildings) for future development. The parcels are adjacent to the current campus boundary.
- Inclusion of property located off Union within the eastern half of the Italian Meconi's 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. *Commissioner Goldmark asked whether some renovation is occurring on the parcel. Ms. Miller advised that the Washington Street Building located on the north edge of the block is occupied by the Legislature. Another office building is occupied by private tenants. No renovation efforts are underway for either building at this time.*
- Inclusion of the historic Dolliver Building acquired by the state 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. The property is adjacent to Sylvester Park, which is a state-owned park.
- A deletion 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.

All the state-owned properties are governed by the SCC, are under the care and custody of DES, and tend to house functions of the Legislature, State Supreme Court, statewide elected officials, and the executive and administrative functions of state government.

Ms. Miller advised that as part of the action for approving the boundary change, a written description was prepared for inclusion within the motion.

Kelly Wicker moved, seconded by Commissioner Goldmark, to approve the revision to the State Capitol Campus boundary, as it is currently delineated in the 2006 Master Plan for the Capitol of the State of Washington in Maps M-1 and M-2, of the following changes to the State Capitol Campus boundary as shown in Exhibit A (Attached):

Revise the State Capitol Campus boundary to include:

Site #1 ProArts and State Farm Insurance Building property

Site #2 Union Avenue and Washington Street Buildings property

Site #3 Dolliver Building property

Site #4 Old State Capitol Building property

Revise the State Capitol Campus boundary to delete:

Site #5 600 S. Franklin property

Site #6 Block at the northeast corner of Franklin Street NE and State Avenue NE

The State Capitol Committee also approves the written description of the revised State Capitol Campus boundary as stated in Exhibit B (Attached).

The State Capitol Committee directs the Department of Enterprise Services to include the revised State Capitol Campus boundary in the update of the State Capitol Master Plan.

Motion carried unanimously.

1063 Block Replacement Project – Status Update

Rick Browning, 1063 Block Project Director, provided an update on the status 1063 Block Replacement project.

The project is a five-story, 215,000 square-foot high performance office building sited on West Capitol Campus at the corner of 11th and Capitol Way. The project is in the late stage of schematic design. Currently, the design team is studying several technical issues related to campus infrastructure surrounding effective management of stormwater runoff and delivering reliable and cost effective electrical service to the site.

Architecturally, the major task is development of the final refinement of the interior tenant space through a series of meetings with tenant representatives to validate issues of building-wide concern and arriving at a consensus by all building tenants. Another meeting is planned in early February to conclude that process. Mr. Browning thanked Lt. Governor Owen for the use of his conference room during the second meeting of the group.

Next steps following the conclusion of the February meeting is preparation of the construction documents. The project should be ready for securing permits by July 2015 with substantial completion of the building expected by fall 2017.

As part of the department's continuing commitment to involve the community, a public open house was held on October 30 with numerous members of the community attending. The meeting afforded an opportunity for citizens to learn about the project in an informal setting by reviewing drawings and the model developed by the Design-Build team. The meeting generated numerous comments and staff is preparing some frequently asked questions for posting on the project website in response to many of the questions and comments. The meeting was cordial and the team received no strong opposition to the project.

Commissioner Goldmark asked about the status of completion of the building design and the projected cost. Mr. Browning said project design is at approximately 23 percent completion with the remaining design focusing on technical details required for application of permits. The three-phased contract includes design at approximately \$8 million. The total contract is \$65.5 million inclusive of design and construction. Because of the delay in construction funding, a clause was negotiated to increase the total contract amount based on the construction market at time of construction. The final cost of the project is dependent upon the timing of the delay and construction market conditions.

Commissioner Goldmark requested a briefing to the SCC on the building schematic. Mr. Browning acknowledged the request as well as including a review of the final interior layout.

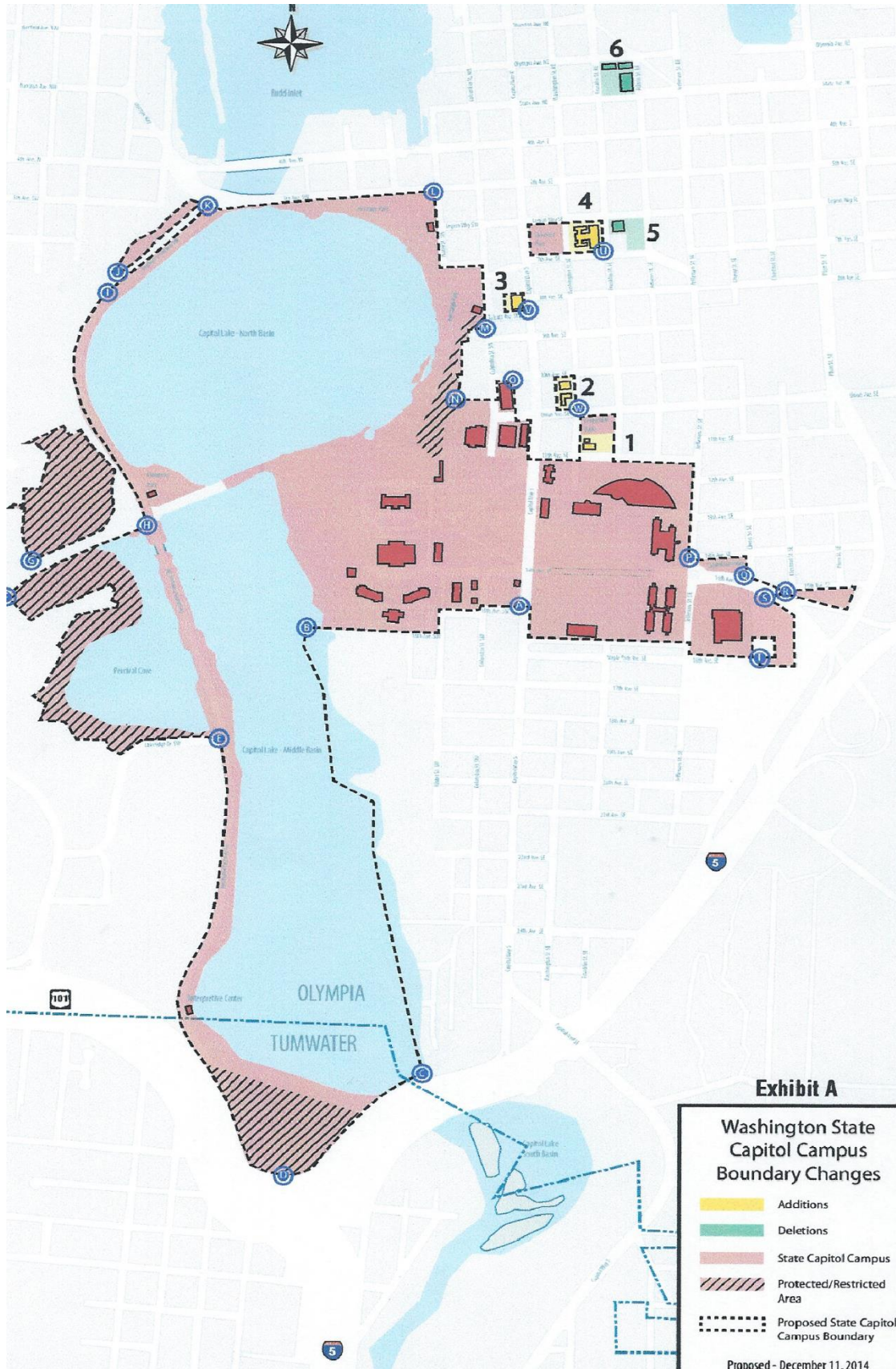
Adjournment

With there being no further business, Lt. Governor Owen adjourned the meeting at 11:30 a.m.

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Master Plan Update

Proposed Change to State Capitol Campus Boundary

Capitol Campus Definition

That area bounded as follows:

Commencing at the northwest corner of Capitol Way S and 15th Avenue SW (*Point A*) and proceeding westerly to western edge of Water Street SW; thence proceeding southerly to northern edge of 16th Ave SW and continuing west to the eastern edge of Capitol Lake Middle Basin shores (*Point B*, tax parcel #91011300000);

thence proceeding south along the eastern shoreline of Capitol Lake (tax parcel #91011200000) to the northern edge Interstate No. 5 corridor (*Point C*); thence proceeding southwest to the northern edge of the intersection of Interstate 5 and US 101 (*Point D*, tax parcel #91011301000); thence proceeding northerly along the western edge of Deschutes Parkway SW, to the northern edge of Lakeridge Drive SW (*Point E*);

thence proceeding along the westerly property line of tax parcels #46830002000 and #46830003300 to the northwest corner of Percival Cove (*Point F*); thence crossing over the railroad to the southwest corner of tax parcel #09740035000 (*Point G*) and continuing along the boundary of said parcel back to *Point G*; thence crossing over the railroad back to *Point F*; thence proceeding northeasterly along the northern edge of Percival Cove (tax parcel #46830003300) to the western edge of Deschutes parkway at *Point H*;

thence proceeding north along the western edge of Deschutes Parkway SW to *Point I*; thence crossing over the railroad to the southernmost point of property (*Point J*) as described in court case "State of Washington v. William and Anna Wilkening, Cause No. 26488, Superior Court of Thurston County" (*See Document A*) and continuing along the boundary of said property back to *Point J*; thence crossing over the railroad back to *Point I*; thence proceeding northeasterly along the western edge of Deschutes Parkway to the southern point of the intersection with 5th Avenue SW (*Point K*);

thence proceeding east along the southern edge of 5th Avenue SW to the southwest corner of 5th Avenue SW and Water Street SW (*Point L*); thence proceeding south along the western edge of Water Street SW to the southern edge of 7th Avenue SW; thence proceeding east along the southern edge of 7th Avenue SW to the southwest corner of 7th Avenue SW and Columbia Street SW; thence proceeding southerly along the western edge of Columbia Street SW to *Point M* (tax parcel #78507800100); thence continuing southwest along the property lines of tax parcels

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#78507800100, #91005100100, #785007900000, #78506700101, and #78506700103, to **Point N** along the northern property line of tax parcel #78506700500;

thence proceeding east along the northern property line of tax parcel #78506700500 to eastern edge of Columbia Street SW; thence proceeding north to the southeast corner of 10th Avenue SW and Columbia Street SW, proceeding east to **Point O** (NE corner of tax parcel #78506600100); thence proceeding south to the southern edge of Union Avenue SW; thence proceeding east to the western edge of Capitol Way S; thence proceeding south to the southwest corner of Capitol Way S and 11th Avenue SW;

except that portion of Columbia Street SW between 10th Avenue SW and the northern edge of 11th Avenue SW; and that portion of Union Avenue SW west of Capitol Way S;

thence proceeding east along the southern edge of 11th Avenue SE to the southeast corner of 11th Avenue SE and Washington Street SE; thence proceeding north along the eastern edge of Washington Street SE to the southeast corner of Washington Street SE and Union Avenue SE; thence proceeding east along the southern edge of Union Avenue SE to the southwest corner of Union Avenue SE and Franklin Street SE; thence proceeding south along the western edge of Franklin Street SE to the southwest corner of Franklin Street SE and 11th Avenue SE; thence proceeding east along the southern edge of 11th Avenue SE to the southwest corner of 11th Avenue SE and Jefferson Street SE; the proceeding south along the western edge of Jefferson Street SE to the southwest corner of Jefferson Street SE and 14th Avenue SE (**Point P**); thence proceeding east along the southern edge of 14th Avenue SE to the southwest corner of 14th Avenue SE and Cherry Street SE; thence proceeding south along the western edge of Cherry Street SE to the northwest corner of Cherry Street SE and (the southerly) 14th Avenue SE (**Point Q**);

thence from **Point Q** cross over to **Point R** at the westernmost point of tax parcel #78306400200 at the southern edge of 15th Avenue SE; thence proceeding east along the southern edge of 15th Avenue SE to the northeast corner of said tax parcel; thence continuing along the east and south property line of said tax parcel back to **Point R**;

thence from **Point R**, cross over to the northwestern point of tax parcel #68300500100 (**Point S**); thence proceeding southeasterly along the eastern property lines of tax parcels #68300500100 and #09690006000 to the southeast corner of tax parcel #09690006000; thence proceeding west along the southern property line of said tax parcel to its southwest corner; thence proceeding north along the western property line of said parcel to **Point T**; except tax parcel #09690005000;

thence proceeding west along the northern edge of 16th Avenue SE to the northeast corner of 16th Avenue SE and Jefferson Street SE; thence proceeding north along the eastern edge of Jefferson Street SE to the northeast corner of Jefferson Street SE and Maple Park Avenue SE; thence proceeding west along the northern edge of Maple Park Avenue SE to the northeast corner of Maple Park Avenue SE and Capitol Way S; thence proceeding north along the eastern edge of

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Capitol Way S to the northeast corner of Capitol Way S and 15th Avenue; thence proceeding west to point of beginning (*Point A*);

except that portion of Capitol Way S between 11th Avenue and 15th Avenue; that portion of 11th Avenue between Washington Street and Franklin Street; that portion of 14th Avenue east of Jefferson Street SE and that portion of Jefferson Street SE between 14th Avenue SE and 16th Avenue SE;

also, commencing at the northwest corner of Franklin Street SE and 7th Avenue SE (*Point U*) and proceeding north along the western edge of Franklin Street SE to the southwest corner of Franklin Street SE and Legion Way SE; thence proceeding west along the southern edge of Legion Way SE to the southwest corner of Legion Way SE and Capitol Way S; thence proceeding south along the eastern edge of Capitol Way S to the northeast corner of Capitol Way S and 7th Avenue SE; thence proceeding east along the southern edge of 7th Avenue SE back to the point of beginning (*Point U*), to include Sylvester Park (tax parcel #78501600000) and the Old Capitol Building (tax parcel #78502600000); except that portion of Washington Street SE between Legion Way SE and 7th Avenue SE;

also, commencing at the northwest corner of Capitol Way S and Talcott Avenue SW (*Point V*) and continuing along the property line of tax parcel #37200800100 back to point of beginning (*Point V*), to include the Dolliver Building;

also, commencing at the northwest corner of Washington Street SE and Union Avenue SE (*Point W*) and continuing along the property lines of tax parcels #78506400300 and #78506400500 back to the point of beginning (*Point W*);

to include those grounds owned by the state and otherwise designated as the State Capitol Campus.

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