

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING**  
**Remote Access Meeting**  
**Olympia, Washington 98504**  
**September 15, 2022**  
**10:00 a.m.**

**Final Minutes**

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**MEMBERS PRESENT:**

Dan Miles, (Chair) Architect 2  
Randy Bolerjack (Alternate, Secretary of State)  
Marc Daily, Urban Planner  
Chris Jones, (Vice Chair) Landscape Architect  
Representative Joel McEntire  
Alex Rolluda, Architect 1

**MEMBERS ABSENT:**

Representative Laurie Dolan  
Senator Phil Fortunato  
Senator Sam Hunt

**OTHERS PRESENT:**

Ruth Baleiko, The Miller Hull Partnership	Anneliese Irby, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services	John Lyons, Department of Enterprise Services
Chris Ferguson, Department of Enterprise Services	Rachel Newmann, South Capitol Neighborhood Assn.
Bill Frare, Department of Enterprise Services	Anne Knight, Friends of Seattle's Olmsted Parks
Valerie Gow, Puget Sound Meeting Services	Mark Tilbe, Murase Associates

**Welcome and Introductions, Announcements & Approval of Agenda**

Chair Dan Miles called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:04 a.m. A quorum of the CCDAC was attained.

Members and staff provided self-introduction.

Chair Miles reviewed the meeting agenda: review and approve the CCDAC May 19, 2022 meeting minutes; receive public comments; and receive an update on the Legislative Campus Modernization (LCM) Project-Newhouse Building Replacement Project.

**Public Comment Period – Informational**

Chair Miles described the process for offering public comments and invited public comments.

**Rachel Newmann, South Capitol Neighborhood Association**, reported on current efforts to prepare a response to two LCM SEPA checklists. She thanked Chris Jones, Alex Rolluda, Clarissa Easton, and others who have worked to assemble the LCM Landscape Peer Review Committee. Members are excited by the work of the committee and by DES Director Tara Smith's support for the importance of peer review for this important component of the LCM project. Members look forward to following along with the committee on its work.

Chair Miles reported the public was invited to submit comments by email to DES no later than 4 p.m. on the day prior to the meeting.

*Alex Rolluda joined the meeting at 10:12 a.m.*

**Anne Knight, Friends of Seattle's Olmsted Parks**, reported she has been following the LCM project over the last year and is serving on the Landscape Peer Review Committee with others and DES staff members. Two meetings of the committee have been convened. Project Director Easton provided a copy to members of the statement prepared by members of the committee. She noted the importance of working

collaboratively on the projects to ensure the Olmsted Landscape is integrated into the solutions. The committee plans to focus on the tradeoffs between large trees, parking, and identifying solutions that can achieve a better result, as well as solutions for better pedestrian circulation and ways to improve the overall campus with a focus on Water Street as an important connection through the campus.

Mr. Ferguson advised that no email comments were received prior to the deadline of 4 p.m. on September 14, 2022.

**Approval of CCDAC May 19, 2022 Minutes - Action**

*Chris Jones moved, seconded by Alex Rolluda, to approve the May 19, 2022 meeting minutes as published. A voice vote approved the motion. Marc Daily abstained.*

**Legislative Campus Modernization (LCM) – Newhouse Building Replacement Project – Informational**

Chair Miles invited LCM Project Director Clarissa Easton to provide the update.

Ms. Easton introduced Ruth Baleiko, Design Lead/Principal, The Miller Hull Partnership, Mark Tilbe, Principal Landscape Architect, Murase Associates, and Anneliese Irby, Project Coordinator, Department of Enterprise Services.

Ms. Easton reported on steady progress thanks to many individuals to include the committee, State Capitol Committee (SCC), and John Lyons with FPS Planning and Project Delivery who has been a major source of support for the SEPA process currently underway. The project has three checklists in process concurrently.

The LCM Non-Project SEPA Checklist was issued for a 30-day public comment period on August 19, 2022 through September 19, 2022. The Newhouse Building SEPA public comment period is scheduled to close on Friday, September 16, 2022. The team successfully completed the Legislative Modular Building SEPA Checklist with comments received from the Department of Ecology on stormwater issues. The DES SEPA team is moving through the closeout process for the modular building.

In September, numerous meetings have been conducted to review progress and various issues as the design development is closed out on the Newhouse Building. In October, the team will begin working on programming verification for the combined Pritchard and O'Brien projects. The scope of the Pritchard Building project is a major rehabilitation of the historic register building with the building expanded with floors 3 and 4 renovated in the O'Brien Building. The purpose of the renovation is to provide adequate space and alleviate overcrowding conditions House members and staff have contended with for several years.

The wood frame of the modular building has been constructed on the Mansion Parking Lot. The wood frame provides the vertical elevator tower and the stairway from the first floor to the second floor of the modular building. The concrete will be poured for the foundation and stem walls constructed for placement of the modular building. Construction of the modular building has been outsourced to a local vendor. The building will be delivered and installed on the site by Hoffman Construction. Completion of the modular building will provide space for occupants of the Newhouse Building and the Pritchard Building.

Ms. Easton reviewed the scope, schedule, and budget for the Legislative Modular Building. The schedule and budget are on track due to efforts by team members with MSGS Architects and Hoffman Construction. The modular building is scheduled for completion by the end of year to move occupants from the Newhouse Building.

The LCM Project team combined the Pritchard and the O'Brien Building projects. The first element of the Pritchard Building project is the major rehabilitation/expansion of the building. Occupants will be moved from the site while work continues on coordinating the design and construction for the House of Representatives and staff. The team elected to utilize the same A&E team and GC/CM because the synergy between the design process and the phasing of the two projects is critical and complicated. Combining the two facilitates and benefits both projects. The A&E contract has been executed with the DLR Group, a large Seattle firm contributing a team of many to assist with achieving the Pritchard Building rehabilitation and expansion and the renovation of the O'Brien Building. DES also selected BNR Builders of Seattle as the GC/CM for the projects. Both parties are prepared to start on the project with the GC/CM scheduled to participate in the schematic design process in early December. The current 90-day process to verify the architectural program for both projects (Pritchard/O'Brien) includes reviewing the list and the pre-design report to ensure all functions are accommodated appropriately in size, number, and adjacency between spaces within the buildings. The goal is to complete the published architecture program by the end of November.

Ms. Easton updated members on the status of the Newhouse Building Replacement project. The partnership between the team and the Washington State Arts Commission has been productive with finalists selected following interviews. The incorporation of public art elements into the Newhouse Building is moving forward. She acknowledged the contributions of Michael Sweney with ArtsWA. The design development (DD) cost estimate is nearly 50% completed. In July, the LCM team received the forecast, a model of the cost estimate for design development. Costs continue to increase in the local construction market with staff employing every step possible to offset the impacts of continued escalation. Hoffman Construction, the GC/CM, and consultants have initiated efforts to research cost estimates and constructability issues. The full DD cost estimate is scheduled to be available by late September.

Ms. Easton advised that DES staff benefitted from convening a peer review panel for the Pritchard Building Validation Study. That effort was intended to provide a third-party objective review of historic preservation issues and hillside stabilization issues for the Pritchard Building site. Members of the South Capitol Neighborhood and the public at-large provided positive feedback on the objectivity provided by the peer review panel. The intent for convening the LCM Landscape Peer Review Panel is similar by seeking third-party objectivity as the team reviews design and stewardship of the Olmsted landscape legacy moving forward. Chris Jones worked with the LCM team to assist in canvassing leadership for the committee. Many architects and landscape architects are working on other projects at this time. Barbara Swift of Swift Company and Deb Guenther of Mithun agreed to serve as leadership of the panel. The panel scheduled several meetings with the first meeting occurring on September 7, 2022 with Miller Hull's Murase team. An internal meeting with Ms. Swift, Ms. Guenther, and others was held on September 13, 2022 to discuss how the panel will align with the LCM process and offer observations and third-party suggestions as the project moves forward. On October 6, 2022, the panel will meet with the South Capitol Neighborhood Association to share observations and desires for changes and continued stewardship of the Olmsted legacy on Capitol Campus. Current members of the panel include public member representatives Anne Knight and Eliza Davidson; DES Staff comprised of Chris Brownell and Brent Chapman with Buildings and Grounds, and John Lyons, Assistant Program Manager for Planning, Facility Professional Services; Barbara Swift with the Swift Company and Debra Guenther with Mithun.

Ms. Baleiko briefed members on the status of design of the Newhouse Building Replacement Project. The site is Opportunity Site #6 located in close proximity to the historic campus, Legislative Building, Cherberg Building, and the Insurance Building. The site sits between the historic collection of buildings and the historic Olmsted landscape in view of the East Campus serving as a mix of the highly formal landscape architecture as well as the meandering organic character of the Olmsted landscape.

Mr. Tilbe said landscaping and circulation efforts began with a focus on circulation in terms of connectivity across the site and to the pedestrian bridge over Capitol Way and the connectivity between East and West campuses. The effort entailed working with Miller Hull architects to identify public entries and card entries to the building. The Olmsted Plan calls for trees on the campus with some areas not fully planted or fully developed. The landscape plan for the Newhouse Building includes some trees that were depicted on the Olmsted Plan, as well as including some new trees that were never planted. An extensive study was completed of existing trees and trees to retain. One major tree is a large Douglas fir located on the left side of the new building. An arborist reviewed the tree and took some X-rays of the tree to ensure the tree is healthy and poses no safety threats. Parking was examined in terms of how pedestrians will move from both the east and south parking lots. Security was also consulted as part of the planning with the goal to balance the number of trees to maximize tree coverage while also enabling visible sightlines to afford safety on the campus. The result will include a tree canopy working in harmony with a lower shrub canopy that can be visually accessed by security. Other issues examined included incorporating some existing building materials in some of the new paving and relocating some of the historic lights. Most of the proposed plantings are native species with some non-native species. The landscape is designed to fit the context of the Olmsted campus as well as promoting Washington State native plants.

Mr. Jones asked about the unique paving located at the north and south entrances of the new building. Mr. Tilbe advised that the intent is to use some existing building materials. Part of the project goal is recycling some of the heritage materials, such as stone cladding on the building. The two entry areas include incorporating some of the stone cladding from the building. Additionally, the team is exploring the use of stone panels as paving material or whether it would require a squared concrete design. The outcome will be based on the results of the costing exercise.

Alex Rolluda inquired as to whether the landscape design includes any benches or areas of respite. Mr. Tilbe explained that at this time, the team is considering some opportunities along the pedestrian bridge across Capitol Way. Some benches have been proposed in an area within the parking lot with the possibility of including native edible plant gardens of fruits and berries in the same area.

Mr. Jones asked about the eastern building elevation in terms of whether the pedestrian bridge is open for public access. Mr. Tilbe affirmed the bridge is accessible by card entry only, which is one reason for routing the path to the north to enable people to access the front door. The building from the south to the north drops in elevation by approximately nine feet. Two paths that meet the special paving at the north front entry are gently sloped in elevation to enable ease for pedestrians to access the front door of the building. Mr. Jones asked whether pedestrian access from the bridge over Capitol Way is an accessible route to the front door of the new building. Mr. Tilbe affirmed the route is accessible. A study was completed on pedestrian pathways on the north side of the building to ensure ADA accessibility, as well as the sidewalk along Water Street north of the large Douglas fir located on the west side. However, the south area is not ADA accessible.

Mr. Tilbe reported the intent of the landscape plan is to align with the Olmsted plan and the plantings on the north side of Sid Snyder with landscaping and trees fitting within the larger context of the campus. The team has been asked to consider expanding the site across the street to provide better context when reviewing the landscape plan in the future.

Based on the nine-foot grade change from the south to the north of the new building, the section of the parking lot located on the south side of the proposed building was reduced in grade by 30 inches to reduce visibility of parking from the street. Car grills would be hidden from view by shrubbery while allowing sightlines through the site. The perimeter of the campus features native forest and the intent for the project is to continue that presence around the project site toward the northeast corner of the project. The grade of

the east block parking lot will remain the same with more screen plantings added along the edge to reduce visibility of parked cars from the neighborhood located to the south with openings between the trees to allow security sightlines.

Ms. Baleiko displayed an image of the first floor of the proposed Newhouse Building. The first floor serves as the primary public and secondary private entries, as well as space for civic and public programming space. The second floor includes shared programming space for the campus such as studio space, finance, and other business functions. Senate member offices are located on the third floor with the fourth floor housing caucus offices. The center of the building includes the stairway, elevators, coffee and break rooms, shared conference room space, and informal congregation areas.

Ms. Baleiko shared conceptual renderings of the interior building space. The first floor features an open stairway within the center of the building with a skylight above to provide light throughout the day. During the workshop with the DES team and other stakeholders on campus, images were shared of other buildings with neoclassical building attributes. The discussion focused on identifying the architectural details that people would appreciate to create depth and relief or generate a welcoming atmosphere. The workshop produced some valuable suggestions. Historic neoclassical buildings often include specific characteristics, such as a grand entry, a prominent base, depth and relief relative to openings, and the articulation of a stepped façade. Other cities have added new buildings near or adjacent to neoclassical historic buildings for some time. In those situations, the new buildings, although paired closely, are representative of buildings of its time as well. The group explored some of those examples as well. She shared images of a group of building images in Washington, D.C., and in Europe where the newer buildings included similar material palettes, horizontal striation, as well as articulated openings with depth and relief, and a clear repetitive proportion. Although there is a fondness of the existing buildings of the historic campus and landscape, it is recognized that the building represents the future will serve legislators and campus staff for decades. Participants were asked to describe one word representing things important about the past and things important for the future. The job of architects is to combine both elements to produce a complementary execution of architecture on the campus.

The team completed an exhaustive analysis of neighboring buildings to ensure new building proportions match neighboring proportions. The results of the analysis produced a design with those attributes included within the building's design. The new building's height would not exceed the height of the Insurance or Cherberg Buildings; however, some elements may protrude above neighboring cornices, such as mechanical equipment stepped back from the building façade. Based on analysis of the dimensions, the team produced a preferred design of the proposed Newhouse Building.

Ms. Baleiko shared conceptual illustrations of the building design elevations from the north side facing Sid Snyder Avenue, a section perspective of the building, an elevation of the building from Sid Snyder Avenue and Columbia Street, an elevation from the southeast at Water Street and 15<sup>th</sup> Avenue, and a north elevation from Sid Snyder depicting the building at dusk. The conceptual designs are intended to reflect a massing model of the building and do not represent the final materials. The material palette will be designed to fuse together existing finish characteristics and Pacific Northwest wood representing the region.

Ms. Baleiko reported the team has been performing some sample tests of precast mock-ups on site with typical concrete color and custom colors.

Chair Miles thanked the presenters for the update.

Chair Miles invited comments and questions from the committee.

Representative McEntire asked whether the team has considered safety from intruders and unauthorized entry with either escape routes or concealment options for building occupants. Ms. Baleiko advised that the team has engaged in a number of discussions with campus security both on the site, in the placement of the building, and within the building. Several public access doors on the first level enable some segmentation of the floor plan to afford participants some level of concealment.

Ms. Easton added that the team has worked closely with DES security personnel, Senate security staff, and with House security staff to consider many safety and security issues. Some areas will include doors with the ability to be locked from public spaces that enter into office areas.

Mr. Rolluda complimented the team for the elegant design of the building, as well as the modern interpretation of neoclassical design. He is appreciative of the compact and efficient floor plan as it appears there is no wasted space within the building. He asked about lessons learned during the program phase and interviews with building occupants that would help improve the new building's design. Ms. Baleiko said the building was designed for a different era and the ways people function today rather than in the past with the advent of both in-person as well as virtual modes. That difference resulted in some changes in acoustic characteristics for offices, as well as data and IT infrastructure backbone that was not existent in the original Newhouse Building. The building incorporates some characteristics, such as bronze detailing, tall windows, and the material palette.

Mr. Rolluda asked whether solar panels have been included within the project. Assistant Director Frare affirmed solar panels would be installed on the roof.

Ms. Easton expanded on lessons learned based on the study of existing buildings and forecasting future needs of a contemporary building with respect to American neoclassical design. She has learned much about the graceful passage internally within the building as tight spaces and overcrowding of both employees and the public have been considered conscientiously as the team considered the project scope, schedule, and budget. The team has also learned much by working with public stakeholders, especially with input from residents from the South Capitol Neighborhood and others about Newhouse sitting on a prominent site within an historic campus serving as a jewel box with no backside. The team considered the elevations equitably to ensure the backdoor was not facing to the south to the neighborhood.

Chair Miles agreed with the comments on the floor plan as it appears to be similar to the traditional nature of the campus and how the initial buildings were designed, which is reflective of traditional American neoclassical architecture in addition to the modern interpretation of proportions, detailing, and materiality, which are elegant and very well designed. He is excited to see the design move forward as the team has successfully balanced the tradition of American neoclassic architecture on the campus and the necessity for modern systems, security measures, and overall construction technology that has evolved over the last century. The building design strikes a very strong balance between the past, the present, and the future.

Mr. Rolluda acknowledged that mechanical equipment on the roof is a necessity but asked how the team plans to screen the equipment from sight. Ms. Baleiko said the screening method is under development. The equipment will be located within the center of the building to reduce view from any location. The equipment also includes an elevator overrun and stair access to the mechanical equipment. The team is attempting to reduce the overall square footage of the footprint and the appearance of the equipment.

Chair Miles commented that the illustrations appear to include doors that lock off the offices on the upper floors from central public areas. However, he did not see any doors depicted on the main level for the same purpose. Ms. Baleiko affirmed doors blocking access are included on the first floor.

Mr. Rolluda asked about the boxes affixed to the building depicted on the east elevation of the building illustration. Ms. Baleiko explained that the goal to prevent a backside to the building required working closely with Mr. Tilbe and the civil engineers to locate the generator and other components that must be enclosed and close to the source of power both externally and internal to the building. The boxes will be screened based on specific screening requirements to prevent someone from trespassing beyond the fence and hiding behind the screening.

Chair Miles thanked DES staff and the consultant team for providing the presentation and the status update. He is excited to learn that the project is moving forward.

**Future Announcements and Closing Remarks – Information**

Chair Miles advised that for information on future meetings, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas. The next SCC meeting is scheduled on Thursday, October 20, 2022 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, November 17, 2022 at 10 a.m. At this time, all meetings are scheduled as remote meetings. Instructions for accessing the meetings are provided on the meeting agendas posted on the DES website for each meeting.

Assistant Director Frare reported Patrick McDonald with the Secretary of State Office, recently shared a photograph of the September 9, 1922 cornerstone-laying ceremony for the Legislative Building. He cited an article published in a newspaper about the ceremony. More than two thousand persons attended the Masonic Ceremony for the laying of the cornerstone of the new Administrative Building serving as the main unit in the Capitol Group and costing \$5 million to complete. Completion of the Legislative Building ultimately cost \$8 million. Governor Louis Hart expressed the hope that the building would stand always for representative government and that no law passed in the building would lessen the respect of the people for the government. James McCormack, Grand Master of Masons, and Bishop Frederick Peter of Tacoma were joined by other speakers. It was estimated that over 1,200 Masons attended the ceremony from across the state. The picture depicts the setting of the cornerstone.

**Adjournment**

**With there being no further business, Chair Miles adjourned the meeting at 11:15 a.m.**