

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting
Olympia, Washington 98504
May 19, 2022
10:00 a.m.

Draft Minutes

MEMBERS PRESENT:

Dan Miles, (Chair) Architect 2
Randy Bolerjack (Alternate, Secretary of State)
Representative Laurie Dolan
Senator Sam Hunt
Chris Jones, (Vice Chair) Landscape Architect
Representative Joel McEntire

MEMBERS ABSENT:

Marc Daily, Urban Planner
Senator Phil Fortunato
Alex Rolluda, Architect 1

OTHERS PRESENT:

Brent Anderson, Hoffman Construction
Brent Chapman, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services
Bill Frare, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services
Matt Jones, Department of Enterprise Services

Ann Larson, Department of Enterprise Services
Rachel Newmann, South Capitol Neighborhood Assn.
Tara Smith, Department of Enterprise Services
Cristine Traber, Miller Hull
Bob Willyerd, Department of Enterprise Services
Oliver Wu, Department of Enterprise Services

Welcome and Introductions, Announcements & Approval of Agenda

Chair Dan Miles called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:02 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 February 17, 2022 meeting minutes; receive public comments; and receive updates on the East Capitol Campus Pollinator Garden, Legislative Campus Modernization Project, and Executive Residence Security Improvements.

Approval of CCDAC February 17, 2022 Minutes - Action

Several changes were requested to the minutes:

- On page 3, change, “mitigation plant” to “mitigation plan” within the fifth paragraph.
- On page 5, correct the spelling of Secretary of State Steve Hobbs within the second paragraph.
- In future minutes, notate the time of late arriving members.
- On page 3, change, “America” to “American” within the fifth paragraph.
- On page, within the last paragraph, the first sentence should be revised to state, “Ms. Baleiko reported the building placement on Opportunity Site 6...”

Randy Bolerjack moved, seconded by Senator Sam Hunt, to approve the CCDAC February 17, 2022 meeting minutes as amended. A voice vote unanimously approved the motion.

Public Comment Period – Informational

Chair Miles invited public comments and outlined the virtual comment format.

Rachel Newmann speaking on behalf of the South Capitol Neighborhood Association read the following statement, “Thank you for this opportunity to comment on the status of the Newhouse Replacement

project. Throughout the LCM process, we have appreciated the series of stakeholder meetings that DES has sponsored in an effort to seek input from us and other interested groups. As you know, we have invested significant time and energy to respond thoughtfully and constructively both at those meetings and before CCDAC and the State Capitol Committee (SCC). Unfortunately, many of the concerns and suggestions we have raised have not been addressed. We continue to advocate strongly that the LCM project embrace and support the Olmsted vision and the Capitol Campus Master Plan. To this end, we were pleased that DES took steps to meet with representatives of Olmsted Parks, who are steeped in knowledge and understanding of Olmsted principles of design. For a project of this scope and importance, we stress the value and necessity to utilize formal peer review in this process moving forward. This level of expertise is necessary for the campus landscape, buildings, and historic preservation. It is our understanding that the SEPA checklist is nearing finalization and we look forward to responding to the Department's findings. As this project evolves, we hope that the Project Executive Team, DES, CCDAC, and SCC will keep an open mind to options that arise and that there will be more opportunities for a problem-solving stakeholder format that encourages dialogue rather than one-way communication. This worked well for the Pritchard renovation and the Deschutes Estuary projects and we continue to encourage the Department to use this same approach for the Newhouse Replacement project, a project of this magnitude and importance to Capitol Campus. Thank you."

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.

Assistant Director Bill Frare advised that DES received no additional comments by the deadline.

East Capitol Campus Pollinator Garden - Informational

Chair Miles invited Brent Chapman, PhD, DES Buildings & Grounds Property Manager, to provide an update on the East Capitol Campus Pollinator Garden.

Manager Chapman reported the new garden is located on the East Capitol Campus and is representative of the entire campus. Last year, the Legislature adopted a bill to improve efforts across the state to promote more pollinator habitat and the education of citizens on the importance of pollinators. Approximately 70% of all food crops across the world rely on healthy vital pollinator organisms for successful pollination. One good example is fruit crops in Eastern Washington that rely on pollinators. Following the legislative session in 2021, representatives from the Washington Department Fish and Wildlife (WDFW), Department of Agriculture, and the Governor's Office approached DES staff to discuss the possibility of installing an educational demonstration pollinator garden on Capitol Campus.

The purpose of the Capitol Campus Pollinator Garden is to develop, install, maintain, and promote a pollinator garden on Washington State Capitol Campus in Olympia, Washington. The focus of the garden is on invertebrate pollinators and communicating how to support their diverse habitat needs to tenants, visitors, and the public who visit Capitol Campus.

The garden is a collaborative effort between multiple agencies and private industries in the state to include the Washington State Department of Enterprise Services responsible for the care and custody of Capitol Campus, Governor's Office, WDFW, Washington State Department of Agriculture, the Woodland Park Zoo, Xerces Society, and local tribes (Squaxin Island, Nisqually & Chehalis).

Manager Chapman shared photos of the site of the pollinator garden on the east campus, which was selected by the WDFW representatives and other members of the Pollinator Committee.

The State Legislature provided \$53,000 in funding during the 2022 legislative session for the installation and initial maintenance of the pollinator garden by DES Buildings and Grounds staff.

Development of the garden was initiated in late winter/early spring 2022 with existing soil removed from eight raised concrete planters and replaced with a custom soil mix provided by a local vendor, organic compost, and composted manure from Woodland Park Zoo. All plantings were vetted by a WDFW biologist to ensure appropriateness as pollinator species. Each of the eight raised planters are themed with different interpretive signs for educational and demonstration purposes. The signs will feature QR codes to provide visitors with the ability to visit webpages featuring information on pollinators and how to build a pollinator garden.

DES and WDFW are working on developing a public open house for the new garden sometime during the third week of June, which is National Pollinator Week. Based on the Governor's availability, the date is subject to change.

Chris Jones conveyed support for the effort to attract pollinators to the campus. He asked about the potential for involving the community in the long-term maintenance and management of the planters. Manager Chapman replied that maintenance and management would be an ongoing responsibility by Buildings and Grounds staff with further discussions with partners on the funding for long-term maintenance of the garden. At this time, staff has not identified the source of long-term funding for the garden other than maintenance would be embedded into normal work routines. It is also possible to shift resources for spring plantings as well.

Mr. Jones said the garden presents a good opportunity to engage students. Manager Chapman said one of the goals is coordinating field trips from elementary schools. At this time, the details have not been defined as to how visits to the garden would be integrated within other campus tours. Those opportunities are to be developed moving forward.

Senator Hunt referred to several beehives at the Governor's Residence. He asked whether DES is ensuring the Residence includes pollinator plants and well as on other areas of the campus. Manager Chapman explained that although the garden has been specifically identified as a pollinator garden, the entire campus features pollinator plants. The recent renovation of the Sunken Garden on West Campus includes perennial blooming plants and annuals. Buildings and Grounds are currently planting over 5,000 annuals on West Campus around memorials and south of the Legislative Building, which provides habitat. As part of the legislation, 25% of all new landscapes, where appropriate, must provide for pollinator habitat.

Representative Dolan thanked Manager Chapman for the presentation as many people are worried about bees but are often lack information about bees. She asked whether signage includes any information on how visitors could create pollinator gardens in their yards. Manager Chapman said the eight planters feature different themes with different interpretive signs. One planter focuses on the type of soil for pollinator gardens and another planter features information on recommended plants for local pollinators. The QR codes include more in-depth information on different webpages. He added how existing Mason bees hives installed several years ago would benefit from the garden

Legislative Campus Modernization (LCM) Update – Informational

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

Project Director Easton reported on the attendance of Brent Anderson with Hoffman Construction and Cristine Traber with Miller Hull to provide information on the Newhouse Replacement project.

Project Director Easton acknowledged the support of DES Buildings and Grounds personnel as the project begins scoping and examining possibilities for extending the Olmsted legacy in the project's new landscape. She acknowledged Rachel Newmann for her feedback as the team pursues the LCM project. The Peer Review Panel serves an important part of the process and she is relying heavily on Manager Chapman for the care and custody of the Capitol Campus landscape. Manger Chapman is working with the project team as it actively solicits volunteers for a Landscape Peer Review Panel. Design development is scheduled to begin soon and the team will rely on the panel to steward landscape design within the context of Olmsted's vision and legacy.

Recent progress includes the issuance of City of Olympia building permits for the modular building. GC/CM partner, Hoffman Construction, is planning to mobilize May 23, 2002 on the Executive Residence parking lot. Coordination to maintain safety and convenient access for employees, visitors, and the trades has been ongoing. The non-project SEPA checklist has been in progress; however, the process was paused to enable coordination with the DES Parking Workgroup. The project team is beginning the A/E selection process for Pritchard and O'Brien projects with Statements of Qualifications due May 25, 2022. The proviso requires selection of the A/E by September 1, 2022. The project budget is \$119 million. The LCM Stakeholder meeting scheduled on May 25, 2022 has been rescheduled due to the lack of responses from landscape architects, which is integral for providing guidance on the Olmsted legacy for the campus.

The project team continues to work on draft documents for recruitment of the GC/CM for the Pritchard and O'Brien Building projects. The alternative public works process of GC/CM affords coordination between the owner, architect, and the GC/CM to take advantage of the delivery method. As Hoffman Construction has assumed much of the work through schematic design on the Newhouse project, DES is seeking a similar partner for the combined Pritchard and O'Brien Buildings project. The advertisement will be released on June 1, 2022 for the GC/CM. The schedule stipulates the GC/CM to be under contract in October 2022 to begin schematic design in late November or early December.

The project team has contended with some financial challenges on the Newhouse project due to recent cost escalation in the construction industry across the country. The team has strived to remain flexible and is considering all options to meet the budget of \$64.5 million for the Newhouse project.

The public art process is under the guidance of Mike Sweney with ArtsWA. The solicitation for artists for the Newhouse project is scheduled for release on May 20, 2022 to ensure the presence of local art within the building, on the site, or within the landscape.

Project Director Easton reported on the status of work by Matt Aalfs on mitigation for the physical building and site history. A recent energetic and positive meeting was held with local representatives of the historic preservation community. The project team is also exploring salvage and reuse of some of the existing building materials from the Newhouse Building. There may be a possibility of reusing some of the construction materials on the site.

Cristine Traber, Miller Hull, provided an update on the status of the Newhouse Building Replacement project. The team completed schematic design on February 28, 2022. Within the next several weeks, design development will begin. Currently, the process is focusing on the transitional zone between the South Capitol Neighborhood Association and West Capitol Campus to ensure scale, proportion, views, and new classical design principles are considered in the creation of a timeless building that will be on the site for many decades. The team is working with BuildingWork on the mitigation component. An inventory of salvage materials was completed from the existing Newhouse Building. Further exercises are underway of the historical and social context of the Press Houses on campus.

The project team is working through the Newhouse Replacement project within the context of the Capitol Campus, Great Lawn, Legislative Building, Pritchard Building, and the neighborhood to the south. The team is exploring the tree canopy in a more realistic interpretation as the project moves forward to design. The team revisited some analyses completed during schematic design involving views and how the new building will help frame and orient visitors on the campus.

During the CCDAC February meeting, members expressed interest in understanding pedestrian access on the site. Ms. Traber displayed a diagram depicting existing pedestrian pathways. The design team will consider existing conditions as it moves forward on project design.

During schematic design, the team explored massing of the building and how it fits within the context of the Cherberg and O'Brien Buildings in terms of depth, relief, scale, and proportion. The next phase of design will continue evaluation of massing strategies for the new building. In terms of building materials, the team is considering the entirety of the campus for design choices for the exterior material palette, as well as the inspiration of the entire campus. Exploration of the new palette includes mass timber solutions for interior floor decks, exploring ways to work with local manufacturers for sourcing aggregate precast concrete panels that match with Wilkeson sandstone, potential ways to expose structure, and matching existing coloration of windows and window trim. Other materials under consideration include bronze and brick texture in both hardscape and vertical surfaces of the new building. The team moved away from terra cotta and has refocused on a precast solution for the exterior. The team is focused on matching and not exceeding the scale of the Insurance and Cherberg Buildings and is evaluating placement of the building on the site, grading, building entry, and finished floor elevations.

Ms. Traber displayed and described several images of preliminary landscape plans incorporating existing trees, proposed deciduous trees, proposed conifers, and perennials and groundcover options. Landscape design includes consideration of the overall ground plane, different hardscape options, and shrub layers to match to the greater Olmsted Plan and the 2009 Capitol Campus Master Plan. Criteria have been identified for native plantings, pollinator-friendly species, and plant species recommended by the Olmsted Plan and the 2009 Historic Landscape Preservation Master Plan. The team is working closely with Manager Chapman and the Seattle and Portland Olmsted organizations on tree canopy options, shrub layers, and incorporating pollinator-friendly species to ensure the right plant species are selected for the site.

Ms. Traber shared several graphic elevations of the building and site depicting the building's entry to the street with existing trees and the mature height of those trees over time, an elevation depicting 15th Avenue and its relationship to the parking lot, and a copy of the Olmsted Brothers 1928 Plan overlay with historically intended trees shown in 1929. She welcomed questions from members.

Senator Hunt asked whether the new footprint for the building is larger than the existing footprint. Ms. Traber said the new building footprint would be larger than the existing building footprint. Senator Hunt asked how the design of the new building considers workspace changes caused by the pandemic leading to more remote working. Project Director Easton said the issue is frequently addressed. Numerous Senators and Representatives have conveyed the importance of considering space needs for the future. Representatives from Miller Hull, Hoffman Construction, and DES are considering many different options for office programming. Miller Hull is providing state-of-the-art considerations for contemporary interiors. Ms. Traber added that there are several strategies to evaluate moving forward on the design to ensure the building meets the needs for Senate operations and functions. As the process moves forward with different layouts, more information can be shared with the committee.

Mr. Jones cited the parking lot location to the south of the building and asked whether the area would serve as a drop-off area. Ms. Traber said the current facility is a secure parking area with some access control. The space south of the building is currently designated as a fire lane as the City of Olympia has mentioned the need for a 26-foot wide fire lane along the length of the building. The team will continue to consider a drop-off area for accessibility purposes; however, on the north side of the building off Sid Snyder Street, the potential exists for a drop-off location with ADA ramping. Another location could be off Water Street. At this point, the team has not designated the location for a drop-off zone.

Mr. Jones commented on the emphasis of how the new building serves as an edge between the campus and the neighborhood. He asked about the possibility of moving all parking on the south side of the building to the north and improving the south landscape to align with the Olmsted Plan campus edge. Ms. Traber explained that the south parking lot is constrained. She affirmed the team plans to investigate options with the transportation and landscape teams. During the value engineering exercise, the team was able to reduce the building footprint by 13 feet affording some additional space for additional landscaping and potentially shifting the parking lot closer to the building to gain an increased buffer edge.

Mr. Jones said he is appreciative of the plant selections shared with the committee. The illustrations of the building sections within the landscape were very helpful to reflect the character of the landscape. The plant pallet is useful and alignment with the Olmsted Plan is important. One missing component in addition to the plant selections is the character of the landscape and the richness of the various levels of landscape from the tree canopy to the ground below and how the different plant species contribute to the makeup of a rich layered landscape rather than individual stand-alone plants. He suggested sharing the overall composition of the layered landscape with the community and others to create a better understanding of the landscape design.

Senator Hunt asked whether the plan closes Water Street access with installation of a gate with residents from the neighborhood using Columbia Street to 15th to access Water Street. Project Director Easton affirmed that the depiction is the current strategy at this time. The Water Street southwest block would be repurposed for access to secured parking behind the Cherberg Building adjacent to the Pritchard Building and O'Brien Building. Ms. Traber added that the scope would also include installation of temporary barriers on the south edge of Water Street because the street will need to be closed to achieve the required setback from Water Street. Additionally, access control is also planned on the north edge of Water Street. Columbia Street would remain open with the 15th connection becoming very important.

Chair Miles referred to the previous committee's discussion on the visual impact of parking areas on the overall campus plan and how parking demand shifts dramatically during the year after the close of each legislative session. He asked whether the team has explored any strategies to convert parking areas for other uses when demand is low. Project Director Easton explained that the issue has been addressed several times. The South Capitol Neighborhood Association offered some suggestions that any security features should be considered when legislative sessions end. At this time, the team has not explored operational issues but acknowledges those issues would be considered. She asked Ann Larson, Director, Government Relations, who is leading some operational issues related to parking to provide an update on the status of efforts to date.

Director Larson shared that many internal discussions are occurring spanning different issues from project-related impacts caused by the modular building and movements and shifting caused by the LCM project, as well as long-term issues. Staff is working through many different alternatives ranging from shuttle buses, improved signage, wayfinding signage, and a series of alternatives to be shared with some campus tenants. The larger strategy will require some additional time as many factors have changed because of the pandemic affecting state employees returning to work. Each legislative session generates

pressures from legislative tenants, which likely will remain unchanged. The team will need to explore some creative solutions and alternatives.

Chair Miles offered that the issue is not just operational it is a design issue as well. He encouraged the design and construction team to consider alternative ways to convert parking areas for multiple uses during different times of the year. Additionally, the overall legacy of the landscape design of the Olmsted Brothers and the sense of hierarchy of both planting materials and circulation paths are important to the Olmsted landscape design approach. He reiterated the request by Mr. Jones that it should be considered as design development moves forward on the landscape plan. He asked whether the GC/CM has considered early release of bid packages to help mitigate escalating costs in the construction industry.

Brent Anderson, Hoffman Construction, replied that it would be important to mitigate cost escalations. The prime targets for early bid packages could include electrical and mechanical gear to lock in price and schedule.

Representative Dolan asked for examples as to how parking lots could be modified for other types of functions. Chair Miles cited examples of farmers markets and outdoor play space.

Project Director Easton acknowledged some chat comments submitted by Senator Hunt regarding the next meeting.

Chair Miles thanked Project Director Easton and the project team for the excellent update.

Executive Residence Security Improvements – Informational

Chair Miles invited Matt Jones, Assistant Director, DES Campus Security & Visitor Services, and Bob Willyerd, DES FPS Planning and Project Delivery, to provide an update on Executive Residence Security Improvements project.

Assistant Director Jones reported the biennial budget included funding for security improvements for the Executive Residence. One project is for video surveillance and lighting. The second project is for fencing, gates, and bollards. The second project is currently under design.

Over the last several years, an increase in unauthorized entries/breaches has occurred on the grounds of the Executive Residence. On January 6, 2022, a group of armed individuals gained unlawful entry onto the residence grounds and was able to reach the front door of the residence. Since then, DES has mitigated some of the risks; however, the project supports security mitigation of unlawful entry into the grounds.

The enhancements include new embassy-style fencing, high-speed crash-rated gates, bollards at the driveway entry, an increase in the number and types of video surveillance cameras, and lighting around the perimeter.

Assistant Director Jones shared a photograph of embassy-style fencing. The 10-foot fence articulates at the top facing outward with gates integrated into the fence design surrounding the entire perimeter of the property. The property is currently fenced with a six-foot wrought-iron style fencing on the east and north sides and chain link fencing on the west and south sides. The new fencing enhances the security and safety of the residents and is considered anti-climb style fencing. He invited questions from members.

Mr. Jones noted that often the aesthetics and security are not always in alignment while recognizing the importance of security for the residence. He asked whether any discussions or strategies have been identified to mitigate the visual aesthetics of security measures, such as gates and fencing. Assistant

Director Jones explained that aesthetics have been factored within the deployment of security technologies, as well as physical measures across the campus. A multitude of different approaches are being considered to address aesthetics, such as crime prevention through environmental design using aspects of landscape vegetation to create natural barriers, using boulders as a means of preventing vehicular attacks, and the height of vegetation (3 to 6 feet) to create natural sight lines. A variety of security technologies are used to help mitigate vegetation issues. The project includes an aesthetic blend to ensure the grounds are intact and aesthetically pleasing while ensuring security and law enforcement professionals can complete their tasks.

Mr. Jones asked whether other products have been explored to meet security requirements or even an architecturally designed solution that may not be a packaged solution. Assistant Director Jones explained how the team reviewed a number of different approaches and products for the project. The project consultants and the Washington State Patrol, responsible for law enforcement and security services for the Executive Residence, recommended the proposed package based on the incidents occurring over time and its use in other areas protecting high-level government officials.

Chair Miles asked whether a landscape architect or historic preservation consultant were included on the design team to review alternatives for security improvements. Assistant Director Jones advised a landscape consultant was part of the project. KMB served as the project architect. The company consulted with a landscape consultant to review the plan to ensure retention of existing trees and vegetation, as well as adding landscape enhancements to the project. Staff is also consulting with Manager Chapman on landscaping.

Mr. Jones asked for a future update of a landscape plan reflecting the extent of fencing and a section on the visuals of the internal and external grounds. Assistant Director Jones confirmed the request after the design progresses.

Future announcements and Adjournment of Meeting – Action

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, June 16, 2022 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, September 15, 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.

With there being no further business, Chair Miles adjourned the meeting at 11:24 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President, Puget Sound Meeting Services,
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