

# CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting  
Olympia, Washington 98504  
August 17, 2023  
10:00 a.m.

## Minutes

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### MEMBERS PRESENT:

Dan Miles, (Chair) Architect 2  
Marc Daily (Vice Chair), Urban Planner  
Senator Phil Fortunato  
Kristin Glandon, Landscape Architect  
Amanda Doyle (for Secretary of State)  
Alex Rolluda, Architect 1

### MEMBERS ABSENT:

Senator Sam Hunt  
Representative Joel McEntire

### OTHERS PRESENT:

Cynthia Banuelos, Washington State Legislative Staff  
Shani Bauer, Washington State Legislative Staff  
Ariel Birtley, Department of Enterprise Services  
David Bremer, Office of Senate Democrats (SDC)  
Emilie Brown, Department of Enterprise Services  
George Carter, Department of Enterprise Services  
Erica Ceder, DLR Group  
Brent Chapman, Department of Enterprise Services  
Nick Clesi, Miller Hull  
Brandon Cornelius, Department of Enterprise Services  
Tamlyn Crain, House of Representatives Staff  
Dawn Eychaner, House of Representatives Staff  
Chris Ferguson, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Holly Gadbow, Citizen

Jennifer Gerard, Department of Enterprise Services  
Valerie Gow, Puget Sound Meeting Services  
Craig Gunn, Department of Enterprise Services  
Ashley Howard, Department of Enterprise Services  
Sidney Hunt, Department of Enterprise Services  
Linda Kent, Department of Enterprise Services  
Ann Larson, Department of Enterprise Services  
Nouk Leap, Department of Enterprise Services  
Aaron Luoma, HBB Landscape Architecture  
John Lyons, Department of Enterprise Services.  
Jeff MacDonald, Department of Enterprise Services  
Allen Miller, Law Offices of Allen T. Miller  
Kyle Overmiller, Washington State Legislative Staff  
Brian Pickering, 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 10:08 a.m. A meeting quorum was not attained. Decisional items were deferred until later in the meeting.

Members and staff provided self-introduction.

Chair Miles reviewed the agenda.

### **Approval of CCDAC May 18, 2022 Minutes – Action Deferred**

#### **Public Comment – Information**

Chris Ferguson, Government Relations Coordinator, Department of Enterprise Services (DES), reviewed the format for offering public comment during a hybrid meeting. Public comment is limited to two minutes during the 20-minute public comment period.

**Allen Miller, 7510 South Farm Road, Spokane, Washington**, spoke in support of House Bill (HB) 1700 promoting the Eastern Washington Cultural Landscape Feature. He reminded members of an existing eastern Washington landscape feature on North Capitol Campus located within Heritage Park designed by

the Portico Group in the 1990s. He is involved with a citizens group in Olympia and in Spokane promoting the fulfillment of Wilder and White's vision of a promenade from the Temple of Justice to connect Capitol Campus to Puget Sound, which is currently served by Heritage Park. The Law Enforcement Memorial is located in the south area of the campus. Traversing the switchback trail along the hill from Capitol Campus, users will encounter the first feature at the southern end of the Arc of Statehood, the "Western Washington Inlet," a natural waterfowl habitat representative of Western Washington's coastal and riverine ecosystems. Walking north toward Puget Sound, trail users encounter an existing Eastern Washington Butte feature. The committee has over the years considered plans to enhance that feature, with is currently designed as a mound with a bench on top. Mr. Miller said he supports the idea of the cultural landscape on the western campus as well as not overlooking the Eastern Washington Butte located within the north campus. At some point, sufficient funds could become available to add landscaping and some basalt features to the butte to improve the cultural landscape representing eastern Washington.

Mr. Ferguson reviewed an email communication from Representative Beth Doglio representing the 22<sup>nd</sup> Legislative District proposing the committee consider renaming the Department of Natural Resources (DNR) Building (NRB) to the Jennifer Belcher Building. The proposed naming was introduced during the 2023 session as a concurrent resolution. The committee received a briefing at its February meeting and forwarded a recommendation to the State Capitol Committee (SCC) in support of the proposal. SCC members asked to pursue a dedicated process for renaming campus buildings. The proposal is to rename the DNR building after Jennifer Belcher, the first female Commissioner of Public Lands.

#### **Renaming Campus Buildings – Informational**

Mr. Ferguson briefed members on the statutory process for renaming campus buildings. The committee reviewed the Newhouse Building renaming proposal introduced at its last meeting. The SCC requested CCDAC review the request and forward a recommendation. RCW 43.34.090 Section 1(a) states, "An existing building may be renamed only after a substantial renovation or change in the predominant tenant agency headquartered in the building." Section (b) (I), (II), and (III) states, "A new or existing building may be renamed or renamed after: (I) An individual who has played a significant role in Washington history; (II), the purpose of the building; (III), The single or predominant tenant agency headquartered in the building."

The current Legislative Campus Modernization Project (LCM) includes new construction to replace the existing Newhouse Building. The Senate Republican Caucus submitted a letter to SCC and CCDAC endorsing retention of "Newhouse Building" as the name for the new building.

The second building proposal received from Representative Beth Doglio endorses renaming of the NRB Building to "Jennifer Belcher Building."

Chair Miles noted that the briefing was informational only and that members would be asked to provide a recommendation at the next meeting.

Ann Larson, Assistant Director of Policy and Government Relations, DES, reported the department will continue to receive public comment on the proposal. She noted CCDAC members Alex Rolluda and Senator Fortunato have been encountering difficulties in joining the meeting.

Chair Miles thanked the Senate Republican Caucus for submittal of the letter and Representative Doglio for submitting comments reiterating the request to rename the NRB building. He anticipates staff will provide copies of any public comments prior to the next committee meeting.

*Alex Rolluda and Senator Fortunato joined the meeting at 10:24 a.m.*

A meeting quorum was established.

Chair Miles recapped the informational item on renaming of campus buildings.

**Approval of May 18, 2023 Meeting Minutes – Action**

Senator Fortunato cited his request noted in the minutes for the addition of information as a future agenda item. He asked for an update on the informational briefing for renaming campus buildings.

Mr. Ferguson advised that the intent of the briefing was as an informational item to review the process of renaming campus buildings. The first step is consideration of proposals by the CCDAC committee with the committee forwarding a recommendation to the SCC. The intent is to enable both CCDAC and the SCC to receive and review the proposals at one meeting and consider a recommendation at their next meeting. The recommendations should be completed prior to the 2024 legislative session.

One of the proposals is from the Senate Republican Caucus from Senator Warnick and members endorsing retention of “Newhouse Building” as the name for the new building. The second proposal was received on August 15, 2023 from Representative Doglio to rename the NRB as “Jennifer Belcher Building,” the first female Commissioner of Public Lands. Both proposals align with the RCW 43.34.090 enabling the renaming of buildings after the predominant tenant in the building changes or after a substantial renovation.

Senator Fortunato cited his request as referenced in the minutes as concerns surrounding Capitol Lake and the naming request of the Newhouse Building by the Republican Caucus. The minutes require no changes.

***Alex Rolluda moved, seconded by Senator Fortunato, to approve the minutes of May 18, 2023 as published. A voice vote approved the motion unanimously.***

Chair Miles updated Mr. Rolluda and Senator Fortunato on the committee’s discussion prior to their arrival. He asked staff to provide copies of any additional public comments prior to the next meeting to afford time for members to review the comments. The committee is scheduled to forward a recommendation to the SCC on the renaming of the buildings.

Senator Fortunato noted that the only proposal for naming the Newhouse Building is from the Republican Caucus. He also has been in contact with representatives from Wilkeson Quarry. One of his concerns is the need for real sandstone from the Wilkeson Quarry. He hopes the committee will discuss the need at a future meeting as the proposal for the Pritchard Building is for simulated sandstone.

Mr. Daily questioned whether renaming the NRB at this time meets the criteria within the RCW. Mr. Ferguson responded the RCW enables renaming of a building following a substantial renovation or change in the dominant tenant agency; however additional subsections in the RCW speak to allowing the renaming of a building for an individual who has played a significant role in Washington history. One of the discussion points in prior meetings spoke to the NRB as never officially named. Because it was never officially named, an opportunity exists to consider a name for the NRB officially in accordance with RCW 43.34.090. Additionally, because the predominant tenant in the building is the Department of Natural Resources focused on public lands, the intent of renaming the building would be named for someone who played a significant role in Washington history.

Chair Miles noted the committee was provided with copy of the RCW to provide additional clarification.

**House Bill 1700 Update – Informational**

Chair Miles invited Dr. Brent Chapman, Horticulturalist and Grounds Property Manager with DES to provide the update.

Dr. Chapman reported the Legislature passed HB 1700 during the 2023 session. The bill pertains to the Eastern Washington Cultural Landscape Feature. The intent of the legislation is establishing a cultural landscape feature on Capitol Campus to commemorate the geological and cultural diversity of eastern Washington. The feature must recognize flora and fauna, rich agriculture, forestry, and the history of eastern Washington. Any cultural landscape feature must include floral components such as ponderosa pine trees, quaking aspen trees, western larch trees, and other site-adapted species. Additionally, the cultural landscape feature must serve to celebrate the unique beauty of eastern Washington and its unparalleled agricultural significance to the state and world, and the deep history of the lands. The cultural landscape feature will also serve as a place of enjoyment and familiarity for those who call eastern Washington home.

Dr. Chapman recognized the project team members of Chris Brownell, DES Grounds Shop Supervisor, Kailee Moulton, DES Landscape Planner, and Dan Kirschner, DES West Campus Grounds Lead. The legislation required consultation with an urban forester from the Department of Natural Resources.

Dr. Chapman displayed an aerial map of West Capitol Campus. Approximately 95% of the proposed cultural landscape feature would be located at the main entrance of the West Campus off Sid Snyder Avenue. Plantings will benefit from the full sun exposure on the West Campus. The area includes a slight slope and provides better drainage for eastern Washington plant species to thrive. The location aligns with the Master Landscape Plan as originally developed by the Olmsted Brothers in 1929 as part of the historic district. The vision of the plan ensures West Campus would be surrounded by a woodland edge before entering the interior and more formal components of West Capitol Campus. Because of the depression during 1932, much of the Olmsted Plan was not implemented to include significant portions of the woodland edge. The Grounds Team has continued to add plantings over the last ten years funded by a West Campus Beautification Grant provided by the State Legislature. The Eastern Washington Landscape Feature represents another significant contribution to the woodland edge envisioned by the Olmsted Brothers.

Capitol Campus was designated as a Natural Arboretum earlier in the year. One of the objectives of an arboretum is increasing the diversity of plant species to include tree species. The Eastern Washington Landscape Feature supports those objectives. Additionally, a parking lot island commonly referred to as the Mansion Parking Lot is important because it will include plantings of quaking aspen as the growth of that particular species of tree promotes underground shoots. Because of the growth pattern, the proposal is to plant the species separately in the parking lot rather than with the landscape feature to avoid the proliferation of the species across the campus.

Mr. Daily asked whether existing trees located to the south of the planting area would affect exposure to the sun to the feature. Dr. Chapman said the trees are hybrid maple trees planted as part of the Sid Snyder project renovation approximately six years ago. Those trees will eventually reach a height of 60 feet or higher. The proposed trees for the feature would reach higher heights and receive full sun. Combined with existing trees, the plantings will be part of a mini-forest ecosystem.

Kristin Glandon asked about the representation of aspen trees visually within the feature. Dr. Chapman explained how aspen trees would be tied to the feature lacking the actual plantings of aspen in the area. The feature will include interpretative signage in the location to explain the significance of the species, which will be featured in another location within the West Campus.

Chair Miles questioned the location of the aspen trees and whether any further study was completed as part of the master planning effort as to that specific area of the campus. It is important to place the trees in a location that would benefit the location in the next 50 to 100 years. Dr. Chapman affirmed the plantings are considered legacy plantings intended to serve the campus over the long term. The master plan does not identify the location of the landscape feature and he is not aware of any other plans for the North Mansion Parking Lot.

Oliver Wu, Acting LCM Project Director, added that a new Buildings and Grounds Facility is planned in the area south of the parking lot. Design on the facility is scheduled during the current biennium. It is important for the project to avoid any conflict with legacy plantings of quaking aspens. The property line of the facility project would not conflict with any future tree plantings.

Dr. Chapman reviewed the planting plan for the Eastern Washington Cultural Landscape Feature located at the eastern end of Sid Snyder Avenue. Significant trees species include ponderosa pine, western larch, and western white pine, which are native to northeastern Washington. Understory shrub species include Nootka rose, snowberry, camas, Oregon sunshine, meadow barley, as well as some hardscape features. The plantings were selected for visual beauty, pollinator habitat, and to benefit all seasons of the year. The feature includes basalt columns, an iconic geographic feature found in eastern Washington. The proposal is to include five basalt columns. The recommendation against planting aspens with ponderosa pines in the feature area is based on the largest living organism in the world known as Pando, an area with over 40,000 aspen trees generated by one aspen tree located in a mountain basin in central Utah. The recommendation would highlight the species in a separate location. The proposal also includes adding a bench made from aspen trees to the planting feature along Sid Snyder and the south diagonal.

Dr. Chapman shared an example of interpretive signage used for the campus pollinator garden. The proposal includes the addition of interpretive signs outlining the intent of the new planting feature to include a QR code for connecting to the DES webpage for information on the history and geography of eastern Washington.

The project schedule includes a presentation of the plan to the SCC in September 2023, and if approved, preparation of the site would begin in early November with installation of plants, basalt columns, and the bench prior to the 2024 legislative session.

Alex Rolluda asked about the possibility of including informational placards identifying the species of trees and plants. Dr. Chapman cited approximately 30 existing placards on the campus identifying other historic and significant trees. He envisions replicating the same style and material for the new feature. Mr. Rolluda asked whether groundcover is intended to promote walkability through the site. Dr. Chapman said the design will be informal promoting open areas for pedestrians to access the areas of understory.

Ms. Glandon asked about the irrigation needs of the planting feature. Dr. Chapman said one reason for the site location is the ability to isolate irrigation for the new planting feature with a dedicated valve controlling irrigation of the area separately.

Chair Miles thanked Dr. Chapman for the presentation on the well thought and thorough plan to implement HB 1700. He advocated for adding more benches as the area lacks outdoor seating. If the budget enables more than one bench, he supports adding more to the project. Dr. Chapman acknowledged the request and noted that although the campus lacks benches, when the sunken garden was renovated, several metal benches were added to offer an area for people to rest and enjoy the campus.

**Legislative Campus Modernization Project Update – Informational**

Chair Miles invited Acting LCM Project Director Oliver Wu to provide the update.

Project Director Wu introduced Ariel Birtley, Project Manager and member of the LCM team responsible for the Newhouse project, to provide the update.

Ms. Birtley reported the size of the Newhouse Building is 59,000 square feet with an expected completion date of November 2024. Many planning activities are in progress to meet the completion date. Next steps include finalizing the basement and foundation in July through September. From July through December, the east parking lot and Columbia Street activities will be of focus. Currently, the site includes a camera to view construction activities. Current efforts are focusing on construction of the basement by Hoffman Construction. The grade beams for the foundation will be installed within the next several weeks. By the end of September, activities will focus on the first floor with auger cast piles installed for the first floor.

Recently, the southern portion of the east parking lot was paved. Contractors moved all construction trailers to the east area of the southern parking lot with work in progress for Columbia Street and the northern portion of the parking lot. Columbia Street will be closed through early December to enable contractors to repave Columbia Street and the northern area of the parking lot to accommodate storage of critical equipment for construction of the Newhouse Building.

Mr. Wu invited Sidney Hunt to present an update on the Pritchard Building Rehabilitation and Expansion Project.

Mr. Hunt reported the Pritchard Building will be expanded to accommodate 77,000 square feet by rebuilding the stacks and adding an expansion while preserving 17,000 square feet of the original building. The project preserves interior artwork to include the Kenneth Callahan mural in the Washington Room, the James Fitzgerald mosaic located in the lobby, and the Mark Toby oil painting currently located in the Code Reviser's Office. Externally, the Du Pen Fountain by John W. Elliott is being renovated. A conservator Request for Qualifications (RFQ) was issued for preservation and rehabilitation of existing artwork. A newly selected public artist will receive 2.5 percent of the projects funding for art for the building.

Mr. Hunt said the accelerated project schedule is currently completing cost estimating with the project's GC/CM. The third phase of design for construction documents will begin in September and continue for the next eight months. Construction is scheduled to begin in April 2024. The first three months will focus on deconstruction of the stacks followed by three months of work to stabilize the hillside. The project will proceed with the rehabilitation of the existing building to be preserved and construction of the expansion wing until mid-summer/fall of 2026.

Mr. Hunt reviewed landscaping in conjunction with the Newhouse Building site. Bollards will be installed along 15<sup>th</sup> and Water Street to restrict vehicle movement through Water Street from the South Capitol Neighborhood. A massing study was completed for the Pritchard expansion in context with the Legislative Building, Cherberg Building, and O'Brien Building.

Erica Ceder, Principal, DLR Group, reported on changes since the May meeting for traffic flow at the intersection of 15<sup>th</sup> and Water Street. The team received confirmation to proceed with installing a diverter using removable bollards. Regular traffic flow will be restricted between the campus and the South Capitol Neighborhood along Water Street and 15<sup>th</sup>. Main access to the Prichard, Cherberg, and O'Brien

parking areas will be from Sid Snyder and Water Street. Ms. Ceder shared a visual representation of the diverter. The design and landscape team worked on the proposal in conjunction with feedback from the Landscape Peer Review Committee to restrict vehicular traffic from entering the campus while ensuring a pedestrian connection via landscaping and orientation of the sidewalks to preserve pedestrian access connecting the South Capitol Neighborhood with the view of the Insurance Building framed in the background.

Other progress includes hosting several public forums at the end of May, a virtual collaborative session with the public to receive public comments and feedback on the progress of the design and at the end of June with another in-person public meeting hosted with members from the South Capitol Neighborhood. The meeting featured a series of 3D models of the project. One model is a scale model constructed specifically to fit within the existing campus model located in the lobby of the Pritchard Building to provide a visualization of the scale of the Pritchard Building project in context with surrounding buildings.

A larger scale model was produced of the Pritchard Building project. The color of the model is not intended to represent the actual material color of the building. The model was beneficial for the neighborhood because of concerns shared about the scale of the windows and openings proposed for the building design. The model helped to alleviate many of the concerns in terms of the overall design composition of the project. Some of the building renderings have been adjusted for some of the design items in progress.

Senator Fortunato asked whether the entrance to the expansion of the Pritchard Building is through the former Pritchard Building entrance. Ms. Ceder advised that the former entrance is the only public entrance to the entire building with another entry for employee keycard access. The rear of the building includes exits with the primary access points to the building located at the front of the building.

Ms. Ceder displayed an image of a 3D model from the hillside reflecting the south façade of the building. The design carries the stacks volume façade on the south side of the building to ensure the original stack volume is expressed in the design while also creating a break in the visual length of the building. In the area of the stack replacement, a fin system is located in front of the window system constructed of terra cotta material, a standard product that is used frequently in building projects. Based on studies exploring design possibilities and adequate spacing within the interior building with external views, the design is intended to achieve a visual appearance of a solid volume from some views while open from other views. Other design considerations included examination of shorter fins with closer spacing and deeper fins with wider spacing. Overall, the current rendering reflects the deeper profile because it provided the best balance between providing pleasant interior office space while also preserving the visual affect from the exterior. For the building addition, the design team during the early phase of the design development phase studied the right balance of recessing the window bays into the façade, as well as the width of the pilasters and the windows. The team studied the window mullion pattern incorporating operable windows within small rectangles of the window frame for each office.

Ms. Ceder displayed a graphic of sample materials presented to stakeholders. The color of the terra cotta sample is a stock color. A color sample was shared displaying a wide variety of terra cotta colors. The project will use a custom color to ensure appropriate matching to existing Wilkeson sandstone on the Pritchard Building. For the majority of the additional cladding, the design team assessed precast concrete versus GFRC, a glass fiber reinforced concrete material. A comparison exercise was conducted with the stakeholder group of precast concrete and GFRC using a variety of categories such as durability, lifespan, warranty, costs, weight, and performance. The stakeholder group supported pursuing the GFRC option because of the number of advantages of reducing overall building weight as well as some flexibility in unit

sizes, costs, and potential ease of installation. Ms. Ceder shared several graphics of examples presented to the stakeholder group of other major projects that used GFRC in lieu of precast concrete. Visually, the two materials are similar and difficult to discern. The GFRC product offers more flexibility in terms of shapes and sizes. The 1987 Washington State Convention Center is a good example of the performance of GFRC over time.

Ms. Ceder noted that DES is in the process of soliciting qualifications for a conservator for the project responsible for the de-installation of some materials and the handling of the material for offsite storage and restoration efforts in the re-installation of the materials.

Mr. Wu encouraged members to subscribe to weekly email updates from the communications team to learn about weekly activities, design, and construction on the LCM project. He invited questions from the committee.

Mr. Daily said the committee has received much public comment regarding access to the campus. He asked how the bollard proposal and the diagonal pattern align with comments from the South Capitol Neighborhood community and others in terms of access to the campus. Mr. Wu explained that he would work with the team to provide an accurate response to the question. Mr. Daily agreed with following up as the committee has received many comments. Access to the campus is an important element to address as the project moves forward.

Senator Fortunato said he is somewhat unclear as to the purpose of the bollards. Ms. Ceder advised that the purpose of bollards is to prevent vehicle access to the campus from Water Street.

Senator Fortunato referred to Wilkeson sandstone and the possibility of using original sandstone for the building façade. He asked whether a stone containing an etched rendering of "Library" would be replaced. Ms. Ceder said the current location of the stone is near the fountain. Direction received by the team is to retain the etched sandstone; however, another sign located above the entry depicting "Joel M Pritchard Library" would be replaced.

Bill Frare, DES FPS Assistant Director, referred to the building naming RCW. The current statute includes provisions for names on building facades. Existing names are not to be removed because they are considered historical. Although the "Joel M Pritchard Library" sign will be removed, the sandstone etching will be retained. Removal of the sandstone etching would require an amendment to the RCW.

Chair Miles questioned the plans for new monument or building signage. Ms. Ceder said the current design assumes a new sign in a similar location. The existing library sign is located on the underside of the canopy directly over the main entrance. A design placeholder is embedded in the design for a replacement sign; however, the design team has not received direction as to the new name of the building. Chair Miles recommended the design team share with the committee the final signage proposal. Ms. Ceder acknowledged the request.

Mr. Rolluda asked whether the design incorporates any mechanical rooftop units. Ms. Ceder said the intent is keep equipment minimal on the rooftop with a majority of the large mechanical units placed within the back corner of the building abutting the hillside.

Chair Miles asked whether the plan includes a mechanical yard. Ms. Ceder affirmed the design incorporates a mechanical yard because of the density of tree cover. The yard is not visible from most pedestrian views.



Chair Miles requested additional information on the proposed window patterns in the Pritchard Building and whether the design is based on any existing patterns on campus or is a replication of the existing window pattern from the historic building. Ms. Ceder advised that the window pattern is a derivation of the existing proportion and window patterning on the Cherberg and O'Brien Buildings. The design team used existing patterns as a guide as the team considered the width of the opaque section versus the width of the window bay. The operable vent size is close in size and proportion to existing windows on the Cherberg and O'Brien Buildings.

Chair Miles thanked Ms. Ceder for the clarification as the building design is proceeding nicely. He commended the design team for completing many studies. The 3D models have been helpful as well. He thanked the team for the update on the project.

**Future Announcements and Adjournment of Meeting – Action**

Chair Miles advised that for information on future meetings, the SCC and CCDAC website includes information on meeting dates, minutes, and meeting agendas. Instructions for accessing the meetings are provided on the meeting agendas posted at [www.des.wa.gov](http://www.des.wa.gov) for each meeting. The next meeting of the SCC is scheduled on Monday, October 16, 2023 from 1:30 p.m. to 3:30 p.m. The next CCDAC meeting is scheduled on Thursday, November 16, 2023 at 10 a.m. At this time, all meetings are scheduled as remote/hybrid meetings.

**With there being no further business, Chair Miles adjourned the meeting at 11:40 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
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