

**JOINT
STATE CAPITOL COMMITTEE
&
CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING
Remote Access Meeting**

**January 25, 2022
3:00 p.m.**

Final Minutes

SCC MEMBERS PRESENT:

Kelly Wicker, Chair & Governor Inslee's Designee
Lieutenant Governor Denny Heck
Secretary of State Steve Hobbs

CCDAC MEMBERS PRESENT:

Dan Miles, Chair, Architect 2
Chris Jones, Vice Chair, Landscape Architect
Marc Daily, Urban Planner
Representative Laurie Dolan
Senator Sam Hunt
Secretary of State Steve Hobbs
Representative Joel McEntire

OTHERS PRESENT:

Tara Smith, Department of Enterprise Services
Matt Aalfs, BuildingWork
Allyson Brooks, DAHP
Sharon Case, South Capital Neighborhood Assn.
Kevin Dragon, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services
Bill Frare, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services

Greg Griffith, Olympia Historical Society
Anne Knight, Seattle Friends of Olmsted Parks
Ann Larson, Department of Enterprise Services
Lana Lisitsa, Mithun Architecture
Jason Marquiss, Department of Enterprise Services
Paul Parker, Olympia Historical Society
Walter Schacht, Mithun Architecture
Mary Thompson, Seattle Friends of Olmsted Parks

Call Meeting to Order - Action

Lieutenant Governor and Chair Denny Heck called the joint State Capitol Committee (SCC) and Capital Campus Design Advisory Committee (CCDAC) meeting to order at 3:04 p.m.

Lieutenant Governor Heck welcomed new SCC and CCDAC member Steve Hobbs, Secretary of State.

Members and staff provided self-introduction.

Lieutenant Governor Heck reviewed the agenda. The agenda includes approval of minutes separately by CCDAC and the SCC, election of officers, public comment, and an update and action on the Legislative Campus Modernization Project.

Approval of CCDAC November 18, 2021 Meeting Minutes – Action

CCDAC Chair Miles requested approval of the minutes of November 18, 2021 pending any changes or corrections.

Senator Hunt moved, seconded by Chris Jones, to approve the minutes of November 18, 2021 as published. A voice vote unanimously approved the motion.

Approval of SCC December 16, 2021 Meeting Minutes – Action

Lieutenant Governor Heck requested approval of the minutes of December 16, 2021 pending any changes or corrections.

Kelly Wicker moved, seconded by Secretary Hobbs, to approve the SCC December 16, 2021 minutes as published. A voice vote unanimously approved the motion.

Appointment of 2022 SCC Chair and Vice Chair – Action

Lieutenant Governor Heck conveyed appreciation for the opportunity to serve as Chair during the last year; however, he does not plan to seek nomination for an officer position this year. He invited nominations for Chair for 2022.

Kelly Wicker offered to serve as either Chair or Vice Chair.

No other nominations were offered.

Secretary Hobbs nominated Kelly Wicker to serve as Chair of the SCC during 2022. Lieutenant Governor Heck seconded the nomination. A voice vote unanimously elected Kelly Wicker to serve as Chair of the SCC during 2022.

Chair Wicker invited nominations for Vice Chair.

Secretary Hobbs moved, seconded by Lieutenant Governor Heck, to nominate Katy Taylor to serve as Vice Chair during 2022. A voice vote unanimously elected Katy Taylor to serve as Vice Chair of the SCC during 2022.

Public Comment

Planning and Project Delivery Manager Kevin Dragon summarized public comments received to date. DES received a letter dated January 17, 2022 from the South Capitol Neighborhood Association. A copy of the letter was forwarded to the committee. The letter spoke to the need for additional stakeholder opportunities for the Newhouse Replacement Project, consideration for ensuring current data and analysis completed is considered in all decisions throughout the design process, and the importance of work groups inviting key stakeholders to offer different perspectives. Other areas of concern pertained to security, proposed street closures, and parking.

A second communication was received from the Friends of Seattle Olmsted Parks and the National Association of Olmsted Parks conveying appreciation of the preferred alternative (A) for the Pritchard Building on Opportunity Site 5 and the importance of extending landscaping to maximize native landscape vegetation to create a backdrop emphasizing the historic core of the west campus buildings.

Manager Dragon outlined the format for providing comments.

Chair Wicker invited comments from the public.

Paul Parker, Olympia Historical Society and Bigelow House Museum, said he serves as a member of the Board of the Olympia Historical Society and past Boardmember of the Washington Trust for Historic Preservation. He suggested the future of the Pritchard Building and additional legislative office space for House members should be explored in light of workplace changes occurring during the pandemic over the last two years. A year ago individuals began working remotely and one year later, the future has changed with large numbers of people working remotely who previously worked in offices on the campus. Roger

Millar, Secretary of Transportation, has indicated he anticipates 40% of the department's workforce will work remotely once the pandemic ends. It is more than likely that a sufficient amount of office space will become available on the campus to accommodate different needs. With respect to Secretary Hobbs, he believes legislative offices on the first floor of the Legislative Building should be considered, as well as available office space in the Insurance Building currently occupied by the Insurance Commissioner to ensure existing buildings are used as office space much more quickly than construction of an additional building next to the Pritchard Building. Utilizing space in the Insurance Building for offices while the Newhouse Building is under construction could possibly prevent the need to construct a temporary modular building on the Governor's mansion parking lot. He encouraged the project team to consider future workplace needs on the campus, as there could be some good opportunities to combine office space to house the Secretary of State staff in one location and office space in the Legislative Building for House members. Those options might not preclude the need to remodel the stacks in the Pritchard Building for office space; however, utilizing the Legislative Building and the Insurance Building would likely preclude the need for a new building on the Pritchard site.

Allyson Brooks, Department of Archeology and Historic Preservation (DAHP), introduced Mary Thompson, former State Historic Preservation Officer prior to her assuming the position. She thanked SCC and CCDAC members, as well as the Legislature for enabling the Department of Archeology and Historic Preservation to work with the Department of Enterprise Services (DES) for a peer review for rehabilitation of the Pritchard Library as part of the campus modernization project. The peer review project was successful identified a way moving forward to retain the Prichard Building and its setting on the campus while ensuring sufficient space is available to meet legislative needs. While she understands her agency and DES are not the final decision makers, she conveyed appreciation for giving more time to identify ways to balance historic preservation on the campus with modern 21st century needs.

Sharon Case, South Capitol Neighborhood Association, speaking on behalf of the association, thanked members for the opportunity to provide comment. Her comments will focus on the Pritchard expansion plan and street closures. More details were included in a letter sent to the committee on January 17, 2022. The good news is that the Pritchard stakeholder process produced a great design option for the committee's consideration. The association enthusiastically applauds the design option. With the committee's approval, the award-winning iconic structure would remain as a gem of the Capitol Campus and provide expanded office space for the House of Representatives. It was the foresight and leadership of the committee early last year and subsequent action by the Legislature providing additional time that enabled the process to set into motion a robust stakeholder process led by DES with the tireless commitment of Clarissa Easton, LCM Project Director, the Mithun Architectural firm, BuildingWork, an historic architectural Firm, DAHP, the Peer Review Advisory Committee, and a broad range of stakeholders from historic arts and neighborhood communities. The remarkable work showcases accomplishments by a stakeholder involvement plan embracing a set of key elements necessary for decision-making, research, specialized expertise, peer review, interactional deliberation, timelines, and transparency. Building on that success, the associations seeks action by the committee to urge the Project Executive Team and DES to modify the current Newhouse and global LCM stakeholder process to incorporate a model used so successfully not only for Pritchard but also for the Capitol Lake-Deschutes Estuary Project. A year ago, assurances were promised that it would occur, but unfortunately stakeholders continue to communicate priorities, issues of concern and ideas for solutions with regard to Newhouse without feedback. Regrettably, DAPH, landscape experts familiar with Olmsted's vision, and the design review peer group have been missing. At this critical juncture, it is possible to learn from the Pritchard experience and substantially change that dynamic. This modification would make a huge difference moving forward. In terms of street closures, the association appreciates and fully supports action to reopen Columbia Street and asks that the committee direct a further review of the reasons for and the impacts of closing Water Street. Blocking off either or both streets appears to be driven by

security concerns for the campus and by prioritizing parking. While recognizing the complexity of balancing safety measures with public access to government buildings on campus, it is baffling that an issue of such importance lacks transparency and deliberation by a broad-based group of security officials from various jurisdictions. Also noticeably absent in the discussions are the City of Olympia and South Capitol Neighborhood that would be directly impacted by the decisions.

Ms. Case noted that many people are likely unaware of the spillover of the violence into the neighborhood during last year's series of political demonstrations. Local streets became staging grounds for groups in vehicles putting on their bullet proof vests, loading their AR-15's with ammunition, and walking toward the Capitol Campus. Residents experienced harassment, damage to property, witnessed a violent attack in an alley, and endured a shooting on 15th Avenue just around the corner from her home. Children were either kept inside or relocated during the duration of the event. Clearly, safety concerns extend beyond the campus edge and must be addressed comprehensively. The development of security strategies must focus on Capitol Campus, the South Capitol Neighborhood, and downtown Olympia as a whole. Interventions in one area impact other areas. In addition, Water Street is the main artery available for emergency vehicles as well as residents entering and leaving the neighborhood including when Capitol Way is blocked. It too, represents a safety issue. Rather than permanently blocking a street, the association suggests considering other alternatives, such as the use of retractable bollards that could be raised and lowered in less than a minute during emergencies. They are used effectively in Europe to protect public places without altering the landscape or architectural integrity of surrounding buildings. This is just one example of a flexible emergency intervention that is not a permanent barricade. During this important review of building designs for Newhouse replacement and Pritchard expansion it is possible to move forward on schedule with landscape decisions to follow. Parking and street closures did not dictate Prichard Building design options nor should they define Newhouse replacement at this juncture. The future legacy of the beauty and the historic significance of Capitol Campus depend upon committee leadership. She thanked the committee for its consideration.

Anne Knight, Friends of Seattle Olmsted Parks and National Association of Olmsted Parks, representing both organizations remarked that the State of Washington Capitol Campus is one of the most extensive and intact Olmsted design capital landscapes in the nation. It is a point of pride when entering the bicentennial year of Frederick Law Olmstead's birth and fitting that it is Olmsted's 200th year being celebrated across the country and by the state by acknowledging the importance of its own Olmsted legacy. If the committee is not familiar with the Olmsted brochure that was attached to email comments forwarded to the committee, she encouraged members to take a moment to read it as it provides an excellent overview of the legacy drawing from the 2009 Master Plan and Vegetative Management Plan for Capitol Campus. The Friends of Seattle Olmsted Parks and the National Association for Olmsted Parks are pleased that the recommendation for preferred alternative A for the Prichard Building on Opportunity Site 5 has been selected with an understanding of the important role of the Olmsted landscape setting for Capitol Campus. As the design moves forward members emphasize the importance of setting the extension of the Prichard Building within a landscape to maximize the reintroduction of the richly layered native landscape backdrop for the historic core campus buildings. To this end, members urge every effort should be made to reevaluate surface parking requirements for both the Prichard and Newhouse projects. She thanked the excellent team of DES staff and designers who have brought the project to this point, a process that has been engaging and collaborative with all parties. Members appreciate the ability to participate in the process of honoring the historic significance of Capitol Campus.

Greg Griffith, Olympia Historical Society and Bigelow House Museum, emphasized and reiterated some points offered in the past about ongoing work on the Capitol Campus and to thank and recommend the work of DES in arriving at an option for preservation of the Prichard Library. The decision is supported by everyone. He referred to the artwork and recommended preserving in place within the

Pritchard Building. The two Press Houses scheduled for demolition should be offered for removal from the Capitol campus and preserved elsewhere. Both of those residences have historical as well as architectural significance to the community and they certainly merit an effort to preserve and relocate the buildings for preservation elsewhere. He thanked DES for a stakeholder process involving the community throughout the process.

With there being no further public comments, Chair Wicker closed public comments.

LCM Project-Pritchard Building Rehabilitation/Expansion Study – Action

Chair Wicker recognized DES and the design team to present findings and recommendations outlined in the Legislative Campus Modernization - Pritchard Building Expansion and Validation Study.

Bill Frare, Assistant Director of Facilities Professional Services, reported the proviso authorizing the project included a provision delegating authority to the SCC to approve the predesign. The presentation includes information on the options considered and a recommendation by DES and confirmed by the Project Executive Committee, as well as by the Peer Review Panel with positive feedback from stakeholders and the historical preservation community in support of the recommendation.

LCM Project Director Clarissa Easton introduced members of the design team, Walter Schacht and Lana Lisitsa with Mithun Architecture, and Matt Aalfs, BuildingWork, serving as the project's third party historic preservation professional.

Mr. Schacht reported the presentation will include the results of work completed by many individuals and through the engagement of many stakeholders. Work completed has been in response to the provisions of House Bill 1080 from the 2021/22 Capital Budget for planning a high performance building meeting net-zero ready energy use standards with an energy use index (EUI) under 35 providing the required program space to support the House of Representatives offices and related functions. The project will eventually lead to the renovation of the third and fourth floors of the O'Brien Building. The project is one element of the Legislative Campus Modernization Project. The project team followed the process as outlined in the proviso. Mr. Aalfs joined the team on behalf of DES and the team outreached to the public during the process.

Mr. Aalfs reviewed a list of goals established at the beginning of the study for potential rehabilitation of the Pritchard Building. Primarily, the goals focus on identifying ways to reuse the building while keeping significant historic features intact to include its façade and artwork associated with the building.

Mr. Schacht commented that the building houses significant pieces of art designed as part of the Pritchard Building. The project budget includes funds for the removal of the artwork for protection during the construction process. Artwork will be returned to the building following completion of construction activities.

Ms. Lisitsa reviewed the preferred alternative DES is recommending as approved by the Project Executive Team and the Peer Review Panel in the context of other options considered. She reviewed the outcomes of the previous study completed in Phase 2. Two top options – A & B, were studied. Option A is recommended as the preferred alternative. The option includes an additional; building connecting directly with the Pritchard Building and represents the most compact option. Option B's addition is disconnected from the Pritchard Building and is slightly larger.

Ms. Lisitsa displayed a visual summary of all options studied during the Phase 3 study. At the east end of the Pritchard Building, Option A provides some visual connectivity between the South Capitol

Neighborhood and the historic group of campus buildings. Option B closes the gap to some extent and disconnects the east addition from the historic building creating a larger building to accommodate elevators, stairs, lobbies, and other support spaces.

Ms. Lisitsa displayed a visual eye level view from the Legislative Building of Options A & B. Other images of Options A and B were shared from the O'Brien Building entry depicting the separation between the Pritchard Building and proposed east addition with a small gap for the purpose of separating the old from the new and articulating the difference in building timelines. Another view of both options was from the corner of 16th Avenue and Water Street from the South Capitol Neighborhood. Option A provides visibility of the Cherberg Building and the dome.

Ms. Lisitsa highlighted major pros and cons of Options A and B. Both options preserve the Pritchard Building and most importantly, Option A has one entry taking advantage of the landmark reading room whereas Option B requires separate entries to each building losing the relationship with the historic west capitol group of buildings.

As expected, rehabilitation and expansion options are more expensive than building replacement. Costs differences between Options A and B are minimal. Hillside reinforcement is integrated in both options.

Mr. Schacht noted that the project budget cost estimates are in process with the estimates under review by DES and subsequently reviewed by the Office of Financial Management (OFM). The figures are the best estimates at this time with the understanding that more work on the numbers will be necessary.

Ms. Lisitsa reported all options comply with the energy requirements outlined in the proviso. Options A and B will require more power generation compared to replacement because of the inherent inefficiencies in the existing building structure with concrete elements exposed both internally and externally. The proviso goal of achieving energy use intensity of less than 35 could be accomplished with both options but would require a higher level of mitigation to prevent energy loss by the exposed concrete elements. All three options comply with the proviso goals B and C.

Mr. Schacht described the context for the selection of Option A as the preferred alternative by explaining how all individuals involved in the project from DES staff, members of the project team, and stakeholders were able to visualize the options through the lens of different perspectives. During a recent stakeholder meeting, the team listened as numerous individuals representing the historic preservation community described the pros and cons of the different options enabling the team to understand the importance of the reading room within the Pritchard Building and how that area serves as the front door to activity occurring inside the building. The area offers the potential for some form of public assembly as components of the hearing room and a café. The team and stakeholders reached consensus because of a mutual understanding of the two historic legacies of Paul Thiry's design of the State Library and Archives Building (later renamed Pritchard Building) and the historic legacy of Capitol Campus and Olmsted's plan coming together to form the whole. The four main reasons for recommending Option A include:

- Maintains the integrity of the Olmsted Plan
 - Preserves the symmetrical/axial/figure-ground relationship of legislative buildings site around a shared open space
- Demonstrates the State's commitment to stewardship of historic resources
 - Maintains Pritchard's National Register of Historic Places status
- Maximizes access, wayfinding, and operational efficiency by consolidating the program in a single facility
- Maximizes the opportunity for a successful project

Mr. Schacht displayed an aerial diagram illustrating how Rehabilitation/Expansion Option A supports the relationship in the context of the Olmsted Plan, Legislative Building, front door of the Prichard Building, and the O'Brien and Cherberg Buildings. Mr. Schacht invited questions and comments.

Chair Wicker invited comments from members.

Lieutenant Governor Heck commented that the journey began more a year ago and it has been difficult but he is pleased with the outcome. He thanked all parties for their efforts and willingness to step back and consider all issues.

Chair Wicker echoed similar comments and thanked Lieutenant Governor Heck for leading the committee through the planning process over the last year.

Marc Daily asked about the number of existing parking spaces as it appears the replacement option reduces existing parking. Mr. Schacht responded that the new development would occur over the existing parking lot located east of the Pritchard Building creating a substantial reduction in parking spaces and leaving approximately 45 to 52 parking spaces. Mr. Daily encouraged more exploration of parking options and considering the potential of reducing parking spaces to accommodate more landscaping. He suggested evaluating whether parking is the highest and best use of that space. Mr. Schacht noted that overall, the LCM project reduces parking capacity on Opportunity Sites 5 and 6. The team understands the interest for engaging the LCM project with the overall Pritchard site while acknowledging the neighborhood and parking requirements for the west campus buildings and the Legislative Building.

CCDAC Chair Miles said he is satisfied with the proposed solution. Mr. Schacht and his team are reflective of a great example of what occurs when engaging many stakeholders with different visions, opinions, and approaches and agreeing on a solution that appears to be an artful balance between many stakeholders. He thanked the project team for their work, as the option appears to be a very reasonable solution for a difficult problem. He asked about the number of mature trees that would need to be removed and whether an arborist report exists that covers the condition of any specific plantings that might be impacted by the project, as well any planned mitigation for potential impacts.

Project Director Easton reported an arborist report was completed for Opportunity Site 6 for the Newhouse Replacement Project, as well as predesign reports identifying the health of the trees on the Newhouse site. However, similar reporting has not occurred on the Pritchard site. Pending the outcome on the preferred alternative, staff plans to move forward with a design team selection during the summer. One of the first steps is completion of an arborist report for the site. DES worked with KPFF of Seattle to survey the hillside and identified trees of a certain size on the slope but not on the Pritchard site.

Mr. Schacht noted that Opportunity Site 5 is different from Opportunity Site 6 because the site includes the Pritchard Building and an asphalt parking lot. Significant trees are located along Sid Snyder Way, at the intersection of Sid Snyder Way and Capitol Way, and at the intersection of Water Street. The preferred alternative includes the addition of landscaping with the immediate concern on the hillside that will require some remedial work to reinforce the building foundation and stabilize the hillside. The expansion plan includes the addition of trees and removing asphalt rather than removing trees.

Chair Miles asked whether the programming of the building changed because of workplace changes caused by the pandemic. Mr. Schacht shared that his firm has completed work on contemporary workplaces involving tech companies and government and the team is aware of changes in the workplace because of the pandemic. However, this project is a unique circumstance as the campus houses state government with offices serving representatives and senators and support staff. It is hoped that the

Legislature resumes meeting in person because of the importance of citizens engaging and participating as legislators conduct business of the state. The team acknowledged the pandemic has changed the workplace, but the campus is state government and it is unlikely the need for space has lessened or legislators will no longer meet in person. It is critical that this particular group of people return to work in person.

Secretary Hobbs acknowledged Mr. Schacht's comments as he has spoken to his former colleagues and they all indicate a desire to return to the campus. Although he was not part of the review process for the project, it was important the team considered parking needs because when the legislators return, parking will be important.

Mr. Jones asked whether the angled parking on 16th Avenue would be removed as part of the project and converted to a landscape buffer on the south side of the building. Ms. Lisitsa advised that some parking spaces on the south side of 16th Avenue would remain but there is no plan to retain other parking spaces along 16th Avenue.

Project Director Easton noted that she believes the angled parking on the north side of 16th Avenue between Water and Sylvester has been removed.

Mr. Jones recalled that a north/south sidewalk exists on the west side of Sylvester providing a through block connection that was not illustrated on the site plan. Option A appears to prevent the north-south pedestrian connection to the campus. He asked whether the team considered pedestrian connections to the neighborhood and campus. Mr. Schacht affirmed the team considered pedestrian access between the options. A pedestrian route exists along Sylvester to the campus although the route is through a parking lot and loading dock. However, because the route is so difficult to transverse, moving pedestrian access to Water Street extends the route to the neighborhood. The suggestion is to create a stronger connection to the neighborhood along Water Street.

Assistant Director Frare outlined next steps. The request is to seek approval of Option A as the preferred option for the renovation and expansion as it has been reviewed by stakeholders and received broad support. Following action on the preferred alternative, Mithun will move forward with a detailed analysis and scoping of Option A and finalize the predesign report for presentation to the SCC on March 17, 2022 for consideration and approval. The final predesign report is due to the Legislature on March 31, 2022.

Lieutenant Governor Heck questioned whether the approval would be by the SCC, CCDAC, or both committees. Assistant Director Frare advised that the budget proviso requires approval by the SCC. Typically, CCDAC provides a recommendation, which is forwarded to the SCC to enable members to receive CCDAC's input prior to rendering a decision.

Chair Wicker requested consideration of a motion to approve the preferred alternative.

Lieutenant Governor Heck moved, seconded by Secretary Hobbs, to approve the findings and recommendations as outlined in the Legislative Campus Modernization Pritchard Building Rehabilitation/Expansion Study as prepared by Mithun and dated January 25, 2022. A voice vote unanimously approved the motion.

Other Business - Action

Assistant Director Frare advised of one outstanding issue. In December, the SCC considered the closure of Columbia Street. The predesign for the LCM Project includes the closure of Water Street and Columbia Street, which was approved by the OFM, Project Executive Team, and the SCC. Following a

number of meetings with stakeholders from the South Capitol Neighborhood and staff from the City of Olympia, staff recommends not closing Columbia Street for a number of reasons. Keeping Columbia Street open maintains campus vehicle security while providing for access to the campus and to the community for emergency vehicles and for neighborhood access. Staff is seeking approval to maintain Columbia Street as an open street rather than seeking a vacation and closing Columbia Street.

Lieutenant Governor Heck moved, seconded by Secretary Dobbs, to reverse a previous decision with respect to Columbia Street and recommends Columbia Street remain open. A voice vote unanimously approved the motion.

Future Announcements and Adjournment of Meeting – Action

Information on future meetings for CCDAC and SCC is published on the DES website with meeting information, meeting dates, and meeting times. DES posts all meeting agendas, minutes, and meeting packets as they become available. The next CCDAC meeting is scheduled on Thursday, February 17 2022 at 10 a.m. The next SCC meeting is scheduled on Thursday, March 17, 2022 at 10 a.m. Both meetings will be held remotely.

With no further business, Chair Wicker adjourned the meeting at 4:17 p.m.

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net

Approved by CCDAC on 02/17/2022 without modifications.

Approved by SCC on 03/17/2022 without modifications.

All written public comments received prior to the meeting are attached in the form received.



STATE CAPITOL COMMITTEE

*Lieutenant Governor Denny Heck (Chair), Secretary of State Steve Hobbs,
Governor Inslee's Designee Kelly Wicker, and Commissioner of Public Lands Hilary Franz*

AND

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

*Dan Miles (2022 Chair, Architect-2), Chris Jones (2022 Vice Chair, Landscape Architect)
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,
Representative Joel McEntire, Alex Rolluda (Architect-1) and Marc Daily (Urban Planner)*

JANUARY 25, 2022

(REMOTE ACCESS MEETING)

Public Comments Received

The attached public comments were received by 4:00 PM on Friday, January 21, 2022.

Enterprise Services staff provided a summary or acknowledgment of the public comments received during the dedicated Public Comment Period on the agenda.

One summary response may have addressed multiple comments.

From: [LCM Project](#)
To: [Smith, Tara \(DES\)](#); [DES SCC-CCDAC Public Comments](#); [Easton, Clarissa \(DES\)](#); [Larson, Ann \(DES\)](#)
Cc: [Scott, Sarian](#); [Bannister, Sarah](#); [Karl-Robinson, Kelci \(LEG\)](#); [Dean, Bernard \(LEG\)](#); [Jen Masterson](#); [Frare, Bill \(DES\)](#); [Sheri Sawyer](#); [Kris Tucker](#); [slcase@comcast.net](#); [Rachel Newmann](#)
Subject: LCM: Data, analysis and peer review approach are needed for Newhouse project
Date: Monday, January 17, 2022 1:31:10 PM
Attachments: [SCNA re LCM and Newhouse Process.1.17.2022.pdf](#)

External Email



January 17, 2022

TO:
Tara Smith, Director, Department of Enterprise Services (DES)
LCM Project Executive Team (PET)
State Capitol Committee (SCC)
Capitol Campus Design Advisory Committee (CCDAC)

Legislative Campus Modernization offers the extraordinary opportunity to enhance the State Capitol Campus while addressing future office space needs in a post-pandemic environment, and to resolve long-standing challenges relating to Campus access, parking, transportation patterns, and climate change sustainability, as well as strengthening security measures.

We applaud the commitment and progress toward reaching consensus to expand the existing Pritchard Building while maintaining the architectural integrity of this award-winning iconic structure. Utilization of robust stakeholder involvement and peer process, similar to the approach used in the Capitol Lake/Deschutes Estuary project, has been instrumental in moving important decisions forward. Building upon these experiences, **we urge modifications that would implement a similar stakeholder and peer review approach for the Newhouse replacement project.**

While appreciating the good intentions from all, the stakeholder process for Newhouse lacks the elements essential for informed decision-making and broad-based agreement. The multiple stakeholder meetings are valuable in capturing themes yet fail to address issues of concern or assess alternatives. The South Capitol Neighborhood work group has reached out to multiple decision-makers and staff individually to understand their positions and share ideas for reaching a middle ground. However, limitations to this splintered communication process present serious barriers to reaching consensus on unresolved issues of contention.

Informed decisions and broad agreement require integrating the following elements into this process:

- **Current data and analyses must inform all decisions that are made throughout the design process.**
- **Workgroups must bring key stakeholders together to discuss perspectives at the same table with the support of resource expertise and peer review. Quite frankly we don't understand why landscape architects with expertise in the Olmsted vision for the West Capitol Campus are not engaged in an official capacity for a project of this magnitude, significance, and complexity.**

These steps are necessary to productively address the issues that continue to be emphasized in public comments and written communication by multiple stakeholders without resolution.

- **Security Considerations.** We recognize the complexity of balancing security needs with public access. To this end, it is vital that members of the Washington State Patrol, the Olympia Police Department, Legislative Security and Department of Enterprise Services be at the table with the South Capitol Neighborhood Association, the Office of the Governor, legislative leaders, and City of Olympia officials to address these issues. Broad-based perspectives and expertise are necessary to assess risks and options while collaboratively shaping recommendations for preventing and responding to emergencies and threats without unduly compromising public access or Campus integrity. This includes consideration of issues including temporary and permanent emergency response measures, year-round public access and participation in the governmental process, recent experience with violent demonstrations, and safety of the South Capitol neighborhood.
- **Proposed Street Closures.** Current site plans fail to address the issues at the nexus of Campus security needs, vehicular and pedestrian access, and traffic patterns. It is imperative that residents and emergency vehicles have connectivity and access to alternative streets for entering and leaving the neighborhood, especially when Capital Way is blocked. This cannot be accomplished without current data and analyses, and consideration of options for preventing and responding to emergencies.
- **Parking.** Current proposals show expansive surface parking on more than 60% of Site #6 and a new parking lot on Water Street between Sid Snyder Way and 15th Avenue. Drop arms to regulate access to a majority of the spaces would further restrict visitor parking capacity. These plans have moved forward without current data and analyses of post-pandemic Campus parking needs and capacity, consideration of off-site parking alternatives and shuttle/valet services, and transit incentives and improvements. Further, they do not meet Campus design principles (supporting a transitional soft edge to the historic neighborhood, pedestrian walkways, and view corridors) or climate change sustainability requirements.

Resolving these above-stated issues will go a long way toward meeting new office space needs for the Legislature and creating a Campus south edge design that preserves the legacy, beauty, and integrity of the Campus for generations to come. We are confident this can be done when there is a will to find solutions with a process based on reliable data, analyses and expertise shared interactively by all impacted parties. Along with the inclusion of Olmsted expertise and peer review, our proposed concept for the development of a Capital Budget proviso represents an important step toward meeting that goal.

Sincerely,

South Capitol Neighborhood Workgroup

Sharon Case, Holly Gadbow, Holly Davies, Greg Klein, Rachel Newmann, John Saunders, Hal Spencer, Kris Tucker

Cc: Sarian Scott, Senate Capital Budget Analyst
Kelci Karl-Robinson, House Capital Budget Analyst
Sarah Bannister, Secretary of the Senate
Bernard Dean, Chief Clerk, House of Representatives
Jen Masterson, OFM Capital Budget Analyst
Sheri Sawyer, OFM Policy Advisor
Bill Frare, Assistant Director, DES
Clarissa Easton, LCM Project
Director

Ann Larson, Director of Public Relations, DES



January 17, 2022

TO: Tara Smith, Director, Department of Enterprise Services (DES)
LCM Project Executive Team (PET)
State Capitol Committee (SCC)
Capitol Campus Design Advisory Committee (CCDAC)

Legislative Campus Modernization offers the extraordinary opportunity to enhance the State Capitol Campus while addressing future office space needs in a post-pandemic environment, and to resolve long-standing challenges relating to Campus access, parking, transportation patterns, and climate change sustainability, as well as strengthening security measures.

We applaud the commitment and progress toward reaching consensus to expand the existing Pritchard Building while maintaining the architectural integrity of this award-winning iconic structure. Utilization of robust stakeholder involvement and peer process, similar to the approach used in the Capitol Lake/Deschutes Estuary project, has been instrumental in moving important decisions forward. Building upon these experiences, **we urge modifications that would implement a similar stakeholder and peer review approach for the Newhouse replacement project.**

While appreciating the good intentions from all, the stakeholder process for Newhouse lacks the elements essential for informed decision-making and broad-based agreement. The multiple stakeholder meetings are valuable in capturing themes yet fail to address issues of concern or assess alternatives. The South Capitol Neighborhood work group has reached out to multiple decision-makers and staff individually to understand their positions and share ideas for reaching a middle ground. However, limitations to this splintered communication process present serious barriers to reaching consensus on unresolved issues of contention.

Informed decisions and broad agreement require integrating the following elements into this process:

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- **Workgroups must bring key stakeholders together to discuss perspectives at the same table with the support of resource expertise and peer review. Quite frankly we don't understand why landscape architects with expertise in the Olmsted vision for the West Capitol Campus are not engaged in an official capacity for a project of this magnitude, significance, and complexity.**

These steps are necessary to productively address the issues that continue to be emphasized in public comments and written communication by multiple stakeholders without resolution.

- **Security Considerations.** We recognize the complexity of balancing security needs with public access. To this end, it is vital that members of the Washington State Patrol, the Olympia Police

Department, Legislative Security and Department of Enterprise Services be at the table with the South Capitol Neighborhood Association, the Office of the Governor, legislative leaders, and City of Olympia officials to address these issues. Broad-based perspectives and expertise are necessary to assess risks and options while collaboratively shaping recommendations for preventing and responding to emergencies and threats without unduly compromising public access or Campus integrity. This includes consideration of issues including temporary and permanent emergency response measures, year-round public access and participation in the governmental process, recent experience with violent demonstrations, and safety of the South Capitol neighborhood.

- **Proposed Street Closures.** Current site plans fail to address the issues at the nexus of Campus security needs, vehicular and pedestrian access, and traffic patterns. It is imperative that residents and emergency vehicles have connectivity and access to alternative streets for entering and leaving the neighborhood, especially when Capital Way is blocked. This cannot be accomplished without current data and analyses, and consideration of options for preventing and responding to emergencies.
- **Parking.** Current proposals show expansive surface parking on more than 60% of Site #6 and a new parking lot on Water Street between Sid Snyder Way and 15th Avenue. Drop arms to regulate access to a majority of the spaces would further restrict visitor parking capacity. These plans have moved forward without current data and analyses of post-pandemic Campus parking needs and capacity, consideration of off-site parking alternatives and shuttle/valet services, and transit incentives and improvements. Further, they do not meet Campus design principles (supporting a transitional soft edge to the historic neighborhood, pedestrian walkways, and view corridors) or climate change sustainability requirements.

Resolving these above-stated issues will go a long way toward meeting new office space needs for the Legislature and creating a Campus south edge design that preserves the legacy, beauty, and integrity of the Campus for generations to come. We are confident this can be done when there is a will to find solutions with a process based on reliable data, analyses and expertise shared interactively by all impacted parties. Along with the inclusion of Olmsted expertise and peer review, our proposed concept for the development of a Capital Budget proviso represents an important step toward meeting that goal.

Sincerely,

South Capitol Neighborhood Workgroup

Sharon Case, Holly Gadbaw, Holly Davies, Greg Klein, Rachel Newmann, John Saunders, Hal Spencer, Kris Tucker

Cc: Sarian Scott, Senate Capital Budget Analyst
Kelci Karl-Robinson, House Capital Budget Analyst
Sarah Bannister, Secretary of the Senate
Bernard Dean, Chief Clerk, House of Representatives
Jen Masterson, OFM Capital Budget Analyst
Sheri Sawyer, OFM Policy Advisor
Bill Frare, Assistant Director, DES
Clarissa Easton, LCM Project Director
Ann Larson, Director of Public Relations, DES

Dragon, Kevin (DES)

From: Seattle Olmsted <seattleolmsted@gmail.com>
Sent: Friday, January 21, 2022 4:00 PM
To: DES SCC-CCDAC Public Comments
Cc: dluetjen@karrtuttle.com; petrಿದೆe@naop.org; jeta75@aol.com; Easton, Clarissa (DES)
Subject: LCM: Pritchard Preferred Alternative A and the Capitol Campus
Attachments: Olmsted State Capitol Brochure (FSOP).pdf

External Email

Members of the State Capitol Committee and the Capitol Campus Design Advisory Committee:

The State of Washington capitol campus is one of the most extensive and intact Olmsted-designed capitol landscapes in the nation. It is a point of pride as we enter the bi-centennial year of Frederick Law Olmsted's birth and fitting that as Olmsted 200 is being celebrated across the country that the State of Washington is acknowledging the importance of its own state capitol's Olmsted legacy. *(The attached brochure provides an overview of that legacy.)*

The Friends of Seattle's Olmsted Parks and the National Association for Olmsted Parks are pleased that the recommendation for the Preferred Alternative A for the Pritchard Building and Opportunity Site #5 has been chosen with an understanding of the important role of the Olmsted landscape setting for the Capitol buildings.

As the design moves forward, we want to emphasize the importance of setting the extension of the Pritchard building within a landscape to maximize the reintroduction of the richly-layered native landscape backdrop for the historic core capitol buildings. To this end we urge that every effort should be made to re-evaluate the surface parking requirements for both the Pritchard and Newhouse projects.

Thank you to the excellent team of DES staff and designers who have brought us to this point - a process which has been engaging and collaborative with all parties. We appreciate the ability to participate in the process of honoring the historic significance of the capitol campus of the State of Washington

Sincerely,
Anne Knight
Friends of Seattle's Olmsted Parks
Advisory Board
National Association for Olmsted Parks
Advisory Council

Douglas Luetjen
Friends of Seattle's Olmsted Parks
President, Board of Directors
National Association for Olmsted Parks
Vice-Chair, Board of Trustees



Anne Neal Petri
National Association for Olmsted Parks
President and CEO
Managing Partner, Olmsted 200

202-680-0396 cell



Suggestions for visitors...

The state Capitol Visitors Services Program offers tours of the Capitol. Special tours of the grounds may be available. Check www.ga.wa.gov for details.

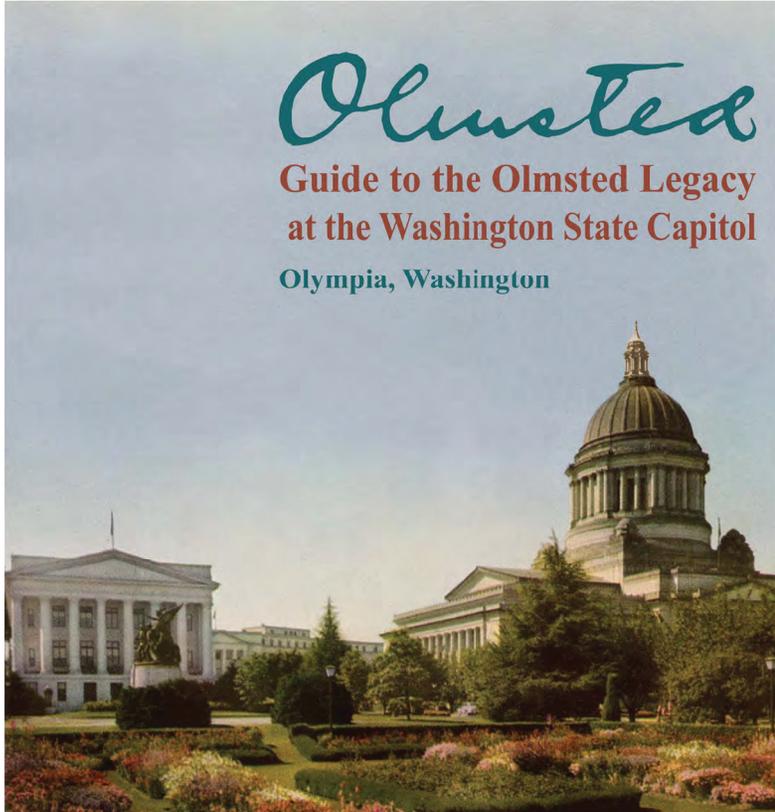
For More Information...

The 2009 West Capitol Campus Landscape Master Plan is available at: www.ga.wa.gov/MasterPlan/LandscapeMasterPlan.pdf

The Olmsted legacy in the Pacific Northwest is nationally significant. Friends of Seattle's Olmsted Parks was formed in 1983 in response to this growing recognition, in order to promote awareness, enjoyment and care of our Olmsted parks and landscapes, both public and private. *A Guide to Seattle's Olmsted Interpretive Exhibit at the Volunteer Park Water Tower* provides an introduction to Seattle's park and boulevard system as well as the Olmsted national legacy. *Guide to the Olmsted Legacy at the University of Washington* celebrates the legacy from the Alaska-Yukon-Pacific Exposition in 1909. For more information visit SeattleOlmsted.org.

The National Association for Olmsted Parks has developed a brochure for the National Capitol grounds in Washington, D.C., which Frederick Law Olmsted, Sr., designed in 1874. The brochure is available for download at Olmsted.org

DESIGN OF THIS BROCHURE BY FRIENDS OF SEATTLE'S OLMSTED PARKS - 2010
 PRINTING BY WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION
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 WASHINGTON STATE SOCIETY DAUGHTERS OF THE AMERICAN REVOLUTION



Olmsted

Guide to the Olmsted Legacy at the Washington State Capitol Olympia, Washington

Olmsted Legacy in Washington

The Washington State Capitol Campus has one of the most extensive and intact Olmsted-designed capitol landscapes in the nation. In all there are eleven capitols with Olmsted landscape plans, including Kentucky, Alabama, Connecticut and New York, as well as the United States Capitol.

John Charles Olmsted first came to Washington in 1903 when Seattle Park Commissioners invited the Olmsted Brothers firm to prepare a comprehensive plan for a park system. The extensive Olmsted legacy in the state includes park and boulevard systems for Seattle and Spokane, campus plans for the University of Washington, Whitman College and Northern State Hospital, the 1909 Alaska-Yukon-Pacific Exposition, and numerous public and private landscapes, including thirty residential estates.

The Olmsted Brothers firm began work on the Capitol Campus in 1911. John Charles Olmsted was on his way from San Diego to the University of Washington in Seattle to advise the Regents on future campus plans. He stopped in Olympia to consult on the landscape for the new capitol. After the initial consulting period, James Frederick Dawson, Olmsted's associate partner, returned in 1927 to develop the landscape plan itself, creating one of the most prominent Olmsted Brothers landscapes in Washington.



BRONZE PANEL ON THE DOOR OF THE LEGISLATIVE BUILDING (I) SHOWING THE FOREST SETTING OF THE 1855 TERRITORIAL CAPITOL BUILDING, ORIGINALLY LOCATED EAST OF THE LEGISLATIVE BUILDING

The Olmsted Brothers Firm

Frederick Law Olmsted, Sr. (1822-1903), the father of landscape architecture, launched a 100-year legacy when he and Calvert Vaux prepared the "Greensward" plan for New York City's Central Park in 1858. Twenty years later John Charles Olmsted (1852-1920) joined his step-father, becoming a full partner in 1884. After Olmsted, Sr. retired in 1895, Frederick Law Olmsted, Jr. (1870-1957) joined the firm. In 1898 he and John Charles formed the Olmsted Brothers, which would continue as the firm's name until 1961.

In 1903, the Olmsted Brothers firm began work in the Pacific Northwest, preparing plans for park systems in Portland and Seattle. John C. Olmsted, from 1903 until his death in 1920, and James F. Dawson, from 1904 to 1941, were the principal landscape architects who worked on commissions in the Pacific Northwest. They were aided by designers, conceptual artists, draftsmen, and architects at their main office, known as Fairsted, in Brookline, Massachusetts, now a National Historic Site, and at their California office.



JOHN CHARLES OLMSTED



JAMES FREDERICK DAWSON

Olmsted's Vision

"The result of this plan will be that all visitors coming to Olympia...will have a fine symmetrical view of the Capitol and its group of buildings. We believe this idea will be worth all it will cost."



OLMSTED TO GOVERNOR HAY - JANUARY 19, 1912

John C. Olmsted stopped in Olympia in April 1911 to meet with the Capitol Commission. They asked him to submit a proposal to prepare a master plan for the then 20-acre Capitol grounds. Meanwhile, the Commission had asked Charles Bebb, Seattle's most prominent architect, to put together a "Program for the Competition for a proposed General Architectural Plan," which included a statement that: *"The best view is looking due north from the center of the proposed Capitol Building, which gives way to Puget Sound."* Olmsted must have agreed, because he argued against placing the Temple of Justice in this view. The architects who won the contract, Wilder and White of New York, held firm on their proposed northern placement of the Temple of Justice (L), much to Olmsted's dismay. Unfortunately, during the early part of 1912 Olmsted fell ill and was unable to return to the Northwest to argue his case. The firm had to wait until after the buildings were constructed to be invited back again to work on the landscape design.

Olmsted had recommended establishing a strong and direct connection between the new capitol grounds and downtown Olympia. Early plans showed a diagonal avenue from the Old Capitol Building in Sylvester Park, providing a view southwest to the new Capitol dome. This avenue was not built, but two diagonals roadways, in the 1928 Olmsted Brothers landscape plan, now provide welcoming views into the campus from Olympia's Capitol Way.



OLD CAPITOL BUILDINGS IN DOWNTOWN OLYMPIA - c. 1904

1912 OLMSTED PLAN - FOR LAND AND WATER APPROACHES TO THE CAPITOL

A DIAGONAL AVENUE CONNECTED FROM SYLVESTER PARK IN DOWNTOWN OLYMPIA PARK LAND BETWEEN THE HARBOR AND A PROPOSED SALT WATER POND (SITE OF CAPITOL LAKE (O) IN 1851 WITH HERITAGE PARK (N) IN 1998) PROVIDED A SYMMETRICAL VISTA OF THE CAPITOL LOOKING SOUTHWARD ALONG THE CAPITOL'S NORTH-SOUTH AXIS.

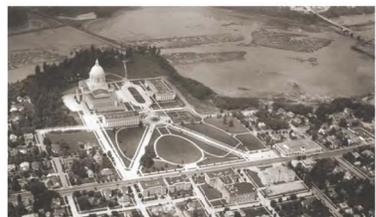


NPS-FLO-1985 5350-16

Planning the Capitol Grounds

"...there is no reason why the Washington State Capitol grounds should not be as fine if not the finest in the United States."

J. F. DAWSON, OLMSTED BROTHERS - 1934



AERIAL OF THE CAPITOL CAMPUS - c. 1930-34 WSA-495

James Frederick Dawson, now a full partner in the Olmsted Brothers firm, assumed responsibility for designing the capitol grounds when the firm was again contacted in 1927. In the design, he applied the Olmsted firms' century-long practice of subordinating individual design elements to the composition of a place as a whole.

At the Capitol Campus, the Olmsted Brothers considered the buildings and the grounds as a unified composition, mutually supportive of the overarching objective of making democratic space. They enlisted numerous design tools within a landscape architect's palette - vegetation, pathways and drives, topography, lighting, materials, and the careful siting of structures and features. With these tools they defined spaces, reinforced axes, framed views, demarcated thresholds, and established and knitted edges.

The resulting design reflects the democratic process. Visitors would experience a progression through increasingly formal spaces moving toward the Flag Circle (H), the gathering place at the heart of the campus, located between the Temple of Justice and the Legislative Building. This journey is a metaphor for the process whereby diffuse citizen priorities coalesce into formal plans.

LEGEND

- A CAMPUS MAP
- B TIVOLI FOUNTAIN
- C VIETNAM VETERANS MEMORIAL
- D MEDAL OF HONOR AND POW MIA MEMORIALS
- E WINGED VICTORY MONUMENT
- F INSURANCE BUILDING
- G CHERRY LANE
- H FLAG CIRCLE
- I LEGISLATIVE BUILDING
- J TERRITORIAL SUNDIAL
- K GOVERNOR'S MANSION
- L TEMPLE OF JUSTICE
- M LAW ENFORCEMENT MEMORIAL VIEWPOINT
- N HERITAGE PARK
- O CAPITOL LAKE
- P SUNKEN GARDEN
- Q CHIEF SHELTON STORY POLE
- R WORLD WAR II MEMORIAL
- S CHAMPION ENGLISH OAK
- T GEORGE WASHINGTON ELM
- U PARKING
- V VISITOR CENTER

WALKING TOUR

- ROUTE
- EXTENSION
- VIEWPOINTS ALONG DESIGN AXES

WEST CAPITOL CAMPUS WALKING TOUR
OLYMPIA, WASHINGTON

BROCHURE PREPARED BY ANNE KNIGHT & JERRY ARBES WITH TEXT AND GRAPHIC CONTRIBUTIONS FROM ELIZA DAVIDSON, MARYGRACE JENNINGS, SUE LEAN, & SUSAN OLMSTED ©2010 FRIENDS OF SEATTLE'S OLMSTED PARKS

The Washington State Capitol



82. WASHINGTON STATE CAPITOL BUILDING, OLYMPIA, WASH. COURTESY OF DANIEL SCHAPIRA

The Washington State Capitol Campus is shaped by the cultural, natural and economic resources of its setting. The historic West Campus is situated atop a bluff overlooking the city of Olympia, Capitol Lake, and Puget Sound with the Olympic Mountains in the distance. The Capitol grounds provide a critical link of open space within an interconnected network of public trails, rights-of-way, and city and county parks. The site at the south end of Puget Sound was frequented by Native Americans because of its wealth of resources and the area continues to be a nexus for commerce and transportation.

About 50 acres of the historic West Campus, including the historic Capitol Group of buildings, were listed as a National Register Historic District in 1974. The period of historic significance from 1911 to 1931 included design and construction of the Temple of Justice and the

Insurance and Legislative Buildings as well as the landscape. This era encompasses the Olmsted Brothers' consultation (1911-1912) and design and construction (1927-1931) periods, as well as the architectural work of Wilder and White from 1911 to 1927.

The vision established by the Olmsted Brothers during the Capitol's historic period of significance provides an underlying framework for the future care of this nationally significant site. The state now has a *Historic Landscape Preservation Master Plan* with a *Vegetation Management Plan* to guide the care of the landscape of the West Campus over time. Developed in 2009, the plan seeks to honor the design intent of the Olmsted Brothers, to recognize the continuum of influences that have shaped the campus over the last one hundred years, and to respond to contemporary needs and constraints.

Olympia: The Most Stunning Setting



"...people...will want to take advantage of the splendid view...we think that it is worth while in order to uphold the dignity and scale of the design around such important buildings..."

J. F. DAWSON TO C. V. SAVIDGE - NOVEMBER 17, 1927

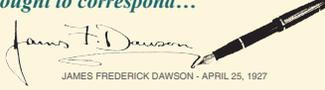
The Olmsted Brothers design for the Capitol Campus grew out of a reverence for the setting and an appreciation of its unique, defining qualities. The design takes full advantage of the quintessentially Northwest character of the site. Here one experiences the drama of sheltering lowland forest giving way to views of surrounding hills, water, and open sky, with the mountains of two national parks in the distance: Mount Rainier and the Olympic Mountains.

Few capitol grounds command equal advantages of setting. Rather than designing the capitol grounds apart from its surroundings, the Olmsted Brothers expressed the inherent genius of place. They worked to incorporate the site's natural setting and undulating bluff-top topography into their design and they used the natural advantages of existing richly layered native vegetation along with new plantings to frame the seasonally changing views to and from the campus.

Both the Olmsted and Wilder and White understood the dual advantage of a place elevated above Puget Sound. The wooded bluff would provide a place of prospect and refuge with restorative natural vistas, framed and protected by the lowland forest. Seen from the Sound, surrounding hills and the city below, this landscape would provide the setting for powerful and inspiring views of the state's magnificent classical Capitol buildings.

Olmsted and the Washington State Capitol

"...the planting...should, if possible, be of the finest quality...confined to dignified masses...and not in any way be scattered or small in effect. ...the buildings are very large and of a splendid character, and...the planting ought to correspond..."



JAMES FREDERICK DAWSON • APRIL 25, 1927

The Landscape of the Capitol



VIEW OF CAPITOL CAMPUS FROM HERITAGE PARK [N] S OLNSTED

The Washington State Capitol is a master work of the Olmsted Brothers firm. The landscape design celebrates the Pacific Northwest's natural bounty of forest, the Deschutes River, Puget Sound and stunning mountain views. It also expresses the democratic process with its progression through increasingly formal landscape "rooms" enclosed by trees and understory plantings. While many of the layers of vegetation intended to create gateways and define spaces are missing three-quarters of a century later, these can be reinstated over time. Enough remains of the overall landscape to observe the Olmsted plan's essential landscape patterns and characteristics across the campus from wild to pastoral to controlled formality.

The Olmsted Brothers introduced four general landscape characters to help structure the campus and provide a sequence of visual experiences as one moves through the landscape.

Street Edge: The street edge was intended to connect the Capitol with the surrounding community, welcoming and drawing people into the campus through a rhythm and canopy of street trees. Though the intent of this landscape character is under-realized, some existing street trees continue to illustrate this effect.



HISTORIC VIEW ALONG NORTH DIAGONAL

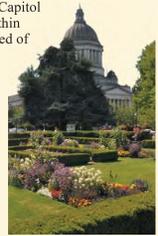
Greensward: The greensward was intended to provide a semi-open, park-like foreground for the Capitol Group of buildings. It incorporated layered vegetation and lawns punctuated by specimen trees allowed to reach their full height and spread. Much of the layered vegetation was never planted due to a lack of funds during the Great Depression; though some areas within the campus portray this park-like character.



J HERNANDEZ

Formal Landscape: The formal landscape was intended to be the most structured, to complement the formal symmetry of the Capitol Group of buildings and to inspire an air of decorum within the engaged citizenry of a democratic society. Comprised of balanced, symmetrical arrangements of trees, shrubs, flowering perennials and groundcovers, examples are found in tree allées [G], foundation plantings [L] and the Sunken Garden [P].

Native Edge: The native forest along the west, north, and south, provides a natural frame for the Capitol that is uniquely Northwest. The forest, though needing rejuvenation, gives a powerful context to the Capitol setting.



D BALDWIN

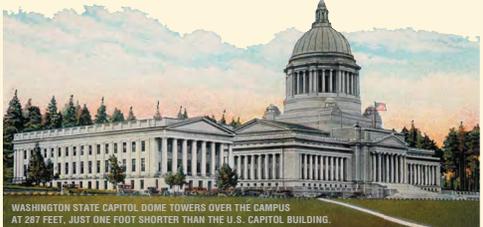
VIEW FROM SUNKEN GARDEN

The 2009 Master Plan and Vegetation Management Plan provide a 50-year vision for landscape restoration, coupled with a framework for accomplishing it. The plans will guide efforts to preserve and honor the characteristics and features of the historic Olmsted Brothers design, while addressing contemporary conditions.

The Architecture of the Capitol

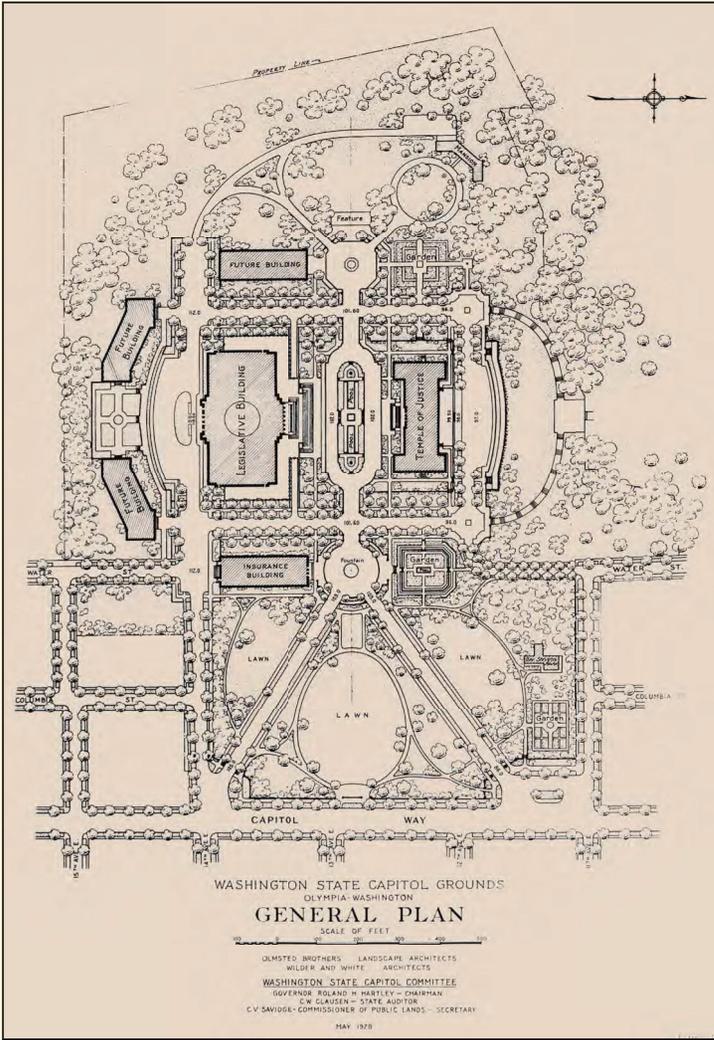
"The location...on its elevated point above Puget Sound is most unique and this distinction will be quite lost unless advantage is taken of the location."

WILDER AND WHITE, ARCHITECTS
JANUARY 25, 1921



WASHINGTON STATE CAPITOL DOME TOWERS OVER THE CAMPUS AT 287 FEET, JUST ONE FOOT SHORTER THAN THE U.S. CAPITOL BUILDING.

The State of Washington decided to use a group of buildings for its Capitol instead of one large building. The selected architects, Wilder and White, took the challenge and worked to group the buildings so that "their design so related to each other that from any point without they appear to be a single structure," and thus exhibit "greater magnificence than in a single building."



WASHINGTON STATE CAPITOL GROUNDS
OLYMPIA, WASHINGTON
GENERAL PLAN
SCALE OF FEET

OLMSTED BROTHERS LANDSCAPE ARCHITECTS
WILDER AND WHITE ARCHITECTS
WASHINGTON STATE CAPITOL COMMITTEE
GOVERNOR ROLAND H. HARTLEY - CHAIRMAN
C.W. GLASSER - STATE AUDITOR
C.V. SAVIDGE - COMMISSIONER OF PUBLIC LANDS - SECRETARY
MAY 1928

©2010 FRIENDS OF SEATTLE'S OLNSTED PARKS

Trees: The George Washington Elm

The grand American elm has become a symbol of patriotism. In 1932, the Sacajawea Chapter of the Daughters of the American Revolution planted a memorial American elm [T] at the northeast corner of the West Campus of the Capitol, to honor the 200th anniversary of the birth of George Washington. A second generation scion from the original George Washington Elm in Cambridge, Massachusetts, it honors the Olmsted intent to include elms in the landscape.

The first generation scion of the Cambridge elm was planted by 1902 at the University of Washington by Edmond Meany. That tree also provided a scion to replace the original elm in Cambridge when it died. Subsequently, offspring replaced the University of Washington elm and another was planted in reserve on the Capitol campus.

THE GEORGE WASHINGTON ELM [T] IS A SCION (DESCENDANT) OF THE AMERICAN ELM IN CAMBRIDGE, MA, UNDER WHICH, LEGEND SAYS, FOUNDING FATHER, GEORGE WASHINGTON, TOOK COMMAND OF HIS TROOPS ON JULY 3, 1775, DURING THE AMERICAN REVOLUTION.



OCTOBER 2009

Other significant trees growing on the Capitol grounds include a champion English oak [S], the largest in the country. Five large Tulip trees frame Flag Circle [H], Kwanzan cherries line Cherry Lane [G], and Yoshino cherries frame the south face of the Legislative Building [I]. Treasured by the Olmsted Brothers, Douglas firs provide a powerful natural backdrop. Over time aging trees will need replacement to maintain the important framework of the campus landscape.

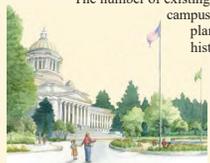
Legacy for the Citizens of Washington

Washington State's seat of government is ideally situated at the threshold between the community and the natural environment. The early designers took advantage of the majesty of the surrounding landscape by drawing it into the campus and making it a part of the experience. They used the native landscape and vistas of water and mountains to firmly root the Capitol campus within its magnificent setting and to inspire a constant commitment to the public good and participation of ordinary citizens in a healthy democracy.

The state Capitol Campus demonstrates the importance of a comprehensive approach in integrating the grounds within the larger setting. The Olmsted Brothers firm understood the importance of the surrounding landscape - the forest, water, and mountains - to the state's most significant civic space. One of the most evident ways that both the Olmsted firm and Wilder and White responded to the campus setting was through a north/south axial relationship. The Olmsted firm then developed the elegant landscape plan to connect this to the community to the east and provide a dramatic welcome to all the citizens of the state and its many visitors.

Many of the character-defining features of the Olmsted's brilliant design still exist. However, incremental changes to the campus can obscure the historic vision.

The number of existing trees is one-third of those originally intended for the campus, leaving much of the Olmsted design unrealized. Future planting will provide an opportunity for alignment with historic intent. The Olmsted vision of a richly layered prelude to entering the state's center of government then can be fully realized and citizens can proudly enjoy the dual legacy of an architectural heritage of democracy, drawn from ancient Greece, artfully embraced in a landscape setting that showcases Washington State and its extraordinary resources.



FUTURE VIEWS ACROSS THE FLAG CIRCLE (ABOVE) AND THE GREENSWARD FROM CAPITOL WAY (BELOW)



2009 WEST CAPITOL CAMPUS LANDSCAPE PRESERVATION MASTER PLAN

SHOWN WITH HISTORICALLY-INTENDED LAYERS OF VEGETATION, THE GREENSWARD HAS A BALANCED ARRANGEMENT OF ELM TREES LEADING THE EYE TO THE CENTRAL CORE OF THE CAPITOL GROUP ALONG THE MAJOR EAST/WEST AXIS. THIS IS REINFORCED BY THE 1953 REPLICATION OF THE TIVOLI FOUNTAIN [B]. WALKWAYS INVITE PEDESTRIANS TO MEANDER THROUGH OTHER LANDSCAPE "ROOMS". LAYERS OF GROUND COVERS, LOW SHRUBS, AND UNDERSTORY AND CANOPY TREES DEFINE THE EDGES, WHILE ACCOMMODATING A RANGE OF ACTIVITIES.

Monuments and Memorials

The Capitol Campus is home to a number of memorials and monuments. On the West Campus several of these relate to important focal points of the Olmsted landscape plan. The memorial for World War I, referred to as the Winged Victory [E],



is the focal point of the two diagonal entry drives into campus. To the south of the Legislative Building, the Territorial Sundial [J], which depicts the early history of the region, occupies a gathering point intended to provide a dramatic vantage point toward the south face of the Legislative Building with its Capitol dome.



WASHINGTON STATE LAW ENFORCEMENT MEMORIAL VIEWPOINT

The Washington State Law Enforcement Memorial [M], north of the Temple of Justice [L], is a terrace viewpoint which takes "advantage of the splendid view" Dawson described in 1927. It was a gift to the people of Washington in 2006. The serenity of the view across the lake and the sound to the mountains beyond is an integral component of this memorial.

These and other memorials [R] [C] [D] found on the West Campus, as well as ones on the East Campus, recognize the ultimate sacrifices made over the years to restore peace in the world and keep the citizens of Washington safe.

"In a republic like the United States, the richest citizens must not be allowed to monopolize the most beautiful areas for their own enjoyment. Such areas must be reserved for the public..."

FREDERICK LAW OLNSTED, SR.
AUGUST 1865



2009 WEST CAPITOL CAMPUS LANDSCAPE PRESERVATION MASTER PLAN

SUSAN OLNSTED, 2009

CAPITOL COMMISSION RECORDS, WASHINGTON STATE ARCHIVES