

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting
Olympia, Washington 98504
November 17, 2022
10:00 a.m.

Draft Minutes

MEMBERS PRESENT:

Dan Miles, (Chair) Architect 2
Chris Jones, (Vice Chair) Landscape Architect
Marc Daily, Urban Planner
Representative Laurie Dolan
Senator Sam Hunt
Alex Rolluda, Architect 1

MEMBERS ABSENT:

Senator Phil Fortunato
Steve Hobbs, Secretary of State
Representative Joel McEntire

OTHERS PRESENT:

Sharon Case, South Capitol Neighborhood Association
Brent Chapman, Department of Enterprise Services
Tessa Gardner-Brown, Floyd|Snider
Clarissa Easton, Department of Enterprise Services
Bill Frare, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services
Greg Griffith, Olympia Historic Society
Ann Larson, Department of Enterprise Services
John Lyons, Department of Enterprise Services.
Michael Petty, Department of Enterprise Services
Stephanie Prentice, Office of the Secretary of State
Tara Smith, 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 10:05 a.m. A quorum of the CCDAC was attained.

Members and staff provided self-introduction.

Chair Miles reviewed the meeting agenda: Approval of the CCDAC September 15, 2022 Meeting Minutes; Nominations of CCDAC's Chair and Vice Chair for 2023; Establishment of the 2023 Regular-Meeting Calendar; Point of Interest: Buildings and Grounds PGMS Award; Arboretum Feasibility Study; Parking Update; Legislative Campus Modernization (LCM) Project Update; and Capitol Lake/Deschutes Estuary Final Environmental Impact Statement. A public comment period is also included.

Chair Miles recognized the efforts and participation of Representative Dolan, who is leaving the committee. He thanked her for contributions and feedback over the years on behalf of the committee and DES.

Representative Dolan reported Beth Doglio will be filling the position of 22nd District Representative. Service on the committee has been a wonderful experience. She worked on many issues beyond committee issues and she is appreciative of the time and efforts of DES staff working with her as a state legislator on a several important bills. Being a member of CCDAC has helped her understand the importance of the committee's work for the legacy of the campus.

Chair Miles recognized Chris Jones who is leaving the committee at the end of the year. He thanked Mr. Jones for his service to the committee over many years from a landscape architecture perspective, which was very important for the campus. Mr. Jones offered thoughtful and informed recommendations while serving on the committee.

Mr. Jones thanked Bill Frare for the affording him the opportunity to serve on the committee. His service has been extremely fulfilling and he values the energy all members contribute to the meetings.

Approval of CCDAC September 15, 2022 Minutes – Action

Marc Daily moved, seconded by Alex Rolluda, to approve the CCDAC September 15, 2022 meeting minutes as presented. A voice vote unanimously approved the motion.

CCDAC Chair and Vice Chair Nominations for 2023 – Action

Chair Miles invited nominations for Chair and Vice Chair during 2023.

Mr. Jones nominated Dan Miles to serve as Chair for 2023.

No other nominations were offered for the position of Chair.

Chair Miles nominated Marc Daily to serve as Vice Chair for 2023.

Mr. Daily accepted the nomination.

No other nominations were offered for the position of Vice Chair.

Chair Miles noted the nominations are subject to approval by the DES Director, who is responsible for appointing the positions per RCW 43.34.080 and who may elect to meet with the nominees following the meeting. The term of appointment is one year beginning January 1, 2023 and ending on December 31, 2023.

Senator Hunt joined the meeting at approximately 10:15 a.m.

Representative Laurie Dolan moved, seconded by Chris Jones, to approve the nominations of Dan Miles to serve as Chair during 2023 and Marc Daily to serve as Vice Chair during 2023 for consideration by the Director of DES. A voice vote unanimously approved the motion.

Establish the 2023 CCDAC Regular Meeting Calendar – Action

Chair Miles reported that at the end of each calendar year, CCDAC is required to establish its regular-meeting schedule for the following calendar year to perform the committee's business in accordance with Washington State Open Public Meetings Act (RCW 42.30.075).

Proposed meeting dates for 2023 are as follows:

- February 16, 2023 - 10:00 am (1st Quarter)
- May 18, 2023 - 10:00 am (2nd Quarter)
- August 17, 2023 - 10:00 am (3rd Quarter)
- November 16, 2023 - 10:00 am (4th Quarter)

Chair Miles requested consideration of a motion to approve the meeting dates.

Marc Daily moved, seconded by Chris Jones, to approve the 2023 CCDAC regular meeting schedule as presented. A voice vote approved the motion unanimously.

Chair Miles advised that it may be necessary to authorize the 2023 CCDAC Chair or 20232 CCDAC Vice Chair to modify the dates and times in order to fulfill the business needs of Capitol Campus Design Advisory Committee, State Capitol Committee, or the Department of Enterprise Services. Additional CCDAC meetings and work sessions may be called by the CCDAC Chair outside of the established dates according to the business needs of State Capitol Committee, Capitol Campus Design Advisory Committee, or the Department of Enterprise Services. Any additional meetings or work sessions will be properly noticed in

advance and publicly posted on the CCDAC website in accordance with Washington State Open Public Meetings Act (RCW 42.30.075).

Public Comment – Information

Chair Miles reviewed the guidelines for providing public comment.

Chris Ferguson, Government Relations Coordinator, advised that no individuals signed up for public comment; however, four public email comments were received prior to the 4 p.m. deadline on November 15, 2022. The comments pertained to the Legislative Campus Modernization (LCM) project, campus landscaping, and the Capitol Lake/Deschutes Estuary Final Environmental Impact Statement update. The comments were previously transmitted to all committee members.

Mr. Ferguson acknowledged Gregg Griffith for signing up to provide comments.

Greg Griffith, Olympia Historic Society and Bigelow House Museum, shared that he attended the last LCM update meeting in October and learned about the status of DES efforts to move the two press houses. Unfortunately, those efforts were not successful. He recognized and thanked DES Project Director Clarissa Easton and DES staff for their efforts in seeking a new owner and location for the two press houses. He is appreciative of the committee's work in providing for mitigation, as the TVW panel discussion was a good opportunity to document the experience and its role of the press houses in state history. The loss of the two press houses is important both to the local and campus history but also to the architectural heritage. He emphasized the importance of the community working to heighten its efforts for providing stewardship of heritage resources on the campus and the effects of those losses on the community. The two houses represent a very interesting niche and a part of campus history. Each time a loss is experienced in those stories, it is a loss to the community and its heritage. He encouraged the committee to heighten its efforts as stewards of heritage resources on the campus and to the community as it move forward in its work.

Sharon Case, South Capitol Neighborhood Association, referred to a copy of prepared comments from the South Capitol Neighborhood Association in addition to a letter sent to the Senate and DES for reconsideration of current LCM parking restrictions. Congratulations are offered to the DES Building and Grounds staff who most deservedly received the Olmsted Honor Award. Thanks to that outstanding team, residents regularly hear from neighbors and friends who enjoy the beauty of the gardens throughout the campus. Members are also intrigued with the Arboretum Feasibility Study and look forward to the findings. The Landscape Peer Review Panel should be added to the list of reviewers. She questioned how the effort will align with the Department's review of statutes relating to campus oversight roles and the status of any legislative proposals that might be presented for consideration during the session. The Association requests more flexible language in the LCM budget proviso to remove constraints and untie the hands of the landscape design team in achieving the Olmsted vision. It is important to note that the proviso was enacted pre-pandemic and since then, much has changed, particularly climate change, environmental rules, and employee telework patterns. Additionally, the loss of parking spaces due to LCM construction projects over the next six years opens the opportunity to create a long-needed system that accommodates campus access needs of employees and visitors. This set of moving pieces point to the feasibility of utilizing more flexibility in designating LCM parking capacity. During the landscape presentation later in the meeting, she asked members to consider some issues. The first is imagining a full parking area behind the Newhouse replacement building for a three-month period followed by vacant surface lot for the remainder of the year at a time when policy directives demand a far different approach. The area along 15th Avenue continues as a parking strip with right-of-way of trees and plantings alongside an established sidewalk. For two years, the neighborhood has advocated for Olmsted principles underscoring the importance of creating a soft transition between state government activities on the campus and residential living in the adjoining historic

neighborhood. This extensive parking area is in the way of fulfilling that goal and ensuring continuity with the elements of the remaining campus perimeter. Water Street represents a key element in the overarching LCM landscape design across the campus as well as the pedestrian walkway with its formal focus on the Insurance Building. The intersection with 15th Avenue invites transformation to a welcoming southern gateway opening to an alignment of trees along both sides of that corridor mitigating the presence of parking stalls slated to remain. Again, flexibility in parking is needed to achieve that outcome. The massive scale of the Newhouse replacement building demands a landscape plan to achieve a human scale experience and mitigate the building's relationship with the adjoining State Capitol group. Sufficient space is needed for surrounding tall trees with lower level plantings. Most importantly, the LCM project calls for a comprehensive approach to the development of the landscape plan that knits together the adjoining neighborhood, the envisioned Pritchard expansion, and the Newhouse building replacement with the existing Capitol Group and surrounding great lawn. There is concern that a narrow focus of the site has the potential to eclipse the needs of LCM global and Pritchard expansion projects risking a detrimental piecemeal outcome. The neighborhood applauds Director Smith for her leadership and for designating parking as an executive priority and looks forward to an analysis with updated data to inform both short- and long-term parking plans for the campus. The Association is confident the findings will support the value of a flexible approach to the number of parking spaces designated for the LCM. It should be emphasized that the process should encompass flexibility and not entail an overhaul of existing plans. Easing rigidity allows for some reconfiguration and opens possibilities that otherwise remain thwarted. Comments are invited from landscape experts regarding the concerns and requests and the Association looks forward to the committee's ensuing discussions surrounding the important issues.

Point of Interest: DES Buildings & Grounds PGMS Award – Informational

Chair Miles invited Brent Chapman Ph.D., Horticulturalist/Grounds Property Manager, DES, to provide information on the award.

Doctor Chapman reported the Professional Grounds Maintenance Society (PGMS) is comprised of managers who manage public landscapes, such as universities, parks, hospitals, and capital campuses. The organization has awarded national awards for over 50 years to various categories of excellence in how public landscapes are managed and maintained. In honor of Frederick Olmsted Sr., who designed Central Park in New York City, the United States Capitol Grounds, and other international projects, PGMS, in honor of Mr. Olmsted's 200th birthday, created a new category for managers of Olmsted landscapes. DES is proud of the 90-year-old landscape and legacy of the Washington State Capitol Campus. Staff submitted an application last year for the award program and received the Honor Award.

Dr. Chapman shared a photograph featuring Dan Kirshner, DES Grounds and Nursery Specialist, receiving the award in Louisville, Kentucky during the PGMS National Convention.

Chair Miles congratulated the team for receiving the recognition.

Arboretum Feasibility Study - Informational

Chair Miles invited Brent Chapman, PhD, DES Buildings & Grounds Property Manager, to provide an update on the Arboretum Feasibility Study.

Dr. Chapman reported DES is pursuing a study on the feasibility of designating the Capitol Campus as an arboretum. The campus is home to many special trees; however, one tree is a national champion, or the largest of its species in the country. The tree is an English oak planted on the corner of Capitol Way and 11th Avenue near the World War II Memorial.

An arboretum is an area devoted to specimen plantings of trees and shrubs. Distinct from a forest, nursery, or park, it is in a sense an outdoor museum of trees. It is a place where many varieties of trees are grown for research, educational and ornamental purposes, and where trees and shrubs are cultivated for exhibition.

The national organization of ARBNET is managed by the Morton Arboretum near Chicago, Illinois. The organization certifies arboreta throughout the world with four levels of certifications. The study proposes seeking certification at Level 1. The campus currently meets all criteria for achieving Level 1 certification.

The most famous arboretum in the state is located on the campus of University of Washington in Seattle, which has achieved a higher level of accreditation.

The three objectives to achieve the designation include:

- Increase educational opportunities to further enhance visitors' knowledge, understanding and appreciation of the campus horticultural collection developed over the last 90 years
- Increase visitors' knowledge of the ecosystem services that plants provide to benefit human well-being
- Increase awareness of the Capitol Campus as a destination for visiting, learning, and enjoyment

Agencies and organizations offering input on the proposal include:

- DES Facility Steering Committee
- DES Project Planning and Delivery
- DES Historic & Cultural Resource Planner
- DES Buildings & Grounds Property Management
- DES Building & Grounds – Grounds Services
- DES Campus Security & Visitor Services
- DES Communications DES Finance

No fees are required to receive accreditation.

Stakeholder outreach and collaboration includes the following entities:

- DES Government Relations
- Local Tribes
- South Capitol Neighborhood Association
- Washington State Department of Natural Resources – Urban & Community Forestry Program
- Local Chambers of Commerce
- Cities of Olympia and Tumwater
- Capitol Campus Design Advisory Committee
- State Capitol Committee
- LCM Landscape Peer Review Committee

Dr. Chapman reported the proposed name for the arboretum is the Washington State Capitol Arboretum. Next steps include presenting the proposal to the State Capitol Committee. If approved, the application would be submitted to ARBNET for accreditation in early 2023. DES will create an Arboretum Advisory Committee in spring 2023 and collaborate with DES Communications Department for rollout of the accreditation to the campus and the community in spring 2023.

Senator Hunt inquired about the proposed boundaries of the arboretum. Dr. Chapman explained that the initial proposal encompasses the entire Capitol Campus of approximately 480 acres to include Capitol Lake, which is managed by DES and is officially designated as part of Capitol Campus. He welcomed additional feedback on the boundary recommendation.

Chair Miles questioned the availability of a complete inventory of trees on the campus for inclusion within the application submittal. Dr. Chapman affirmed an inventory was completed with assistance from the Department of Natural Resources (DNR) over the years to develop an electronic tree inventory; however, some updating of the inventory is required to document new plantings of over 200 trees on the campus over the last several years as part of the 100 Tree Challenge celebrating the 100th year anniversary of state foresters across the country. The proposed accreditation proposal would help initiate actions to update the inventory.

Chair Miles thanked DES and Dr. Chapman for providing an update on the proposal.

2023-25 DES Capital Budget Request – Overview - Informational

Chair Miles invited John Lyons Assistant Program Manager- Planning, DES, and Bill Frare, Assistant Director, Facility Professional Services, DES, to provide an update on the DES 2023-25 Capital Budget Request.

Manager Lyons reported the capital budget request covers the first two years of the agency's Ten-Year Plan and includes scope, schedule, and proposed funding for a broad range of construction, maintenance, and planning projects for Capitol Campus and other DES-managed properties. The request includes 66 projects totaling over \$371 million. The complete document is posted on the website of the Office of Financial Management (OFM).

Currently, DES has an historic number of projects in design or construction. Manager Lyons reviewed the categories of the projects included in the request. Other major projects represent the bulk of the projects.

Assistant Director Frare reviewed some major projects:

- **General Administration Building (GA).** The GA Building has been vacant since 2018 and cannot be reoccupied until seismic, fire suppression, and other building systems meet current codes. If funded, recommended next steps include :
 - Demolishing the building (\$18.5 million)
 - Creating an additional 305 temporary surface parking stalls
 - Eliminating public safety risk of structural failure in a major earthquake
- **Update of 2006 Comprehensive Plan.** As the Capitol Campus approaches its centennial anniversary, the campus has significant needs for infrastructure, building system updates, and renovations. An update of the Comprehensive Plan for Capitol Campus would address those needs collaboratively and grounded in established values. If funded, the project would establish a long-range vision for the State Capitol Campus (\$1.9 million); provide a vision and strategy for campus development in the 21st century; and create a foundation for sound fiscal decision-making rooted in a principle-driven framework.
- **Modular Building Critical Repairs & Upgrades.** The Modular Building in Tumwater is past due for critical system upgrades, including mechanical, architectural, plumbing, electrical, and structural. If funded, the project would repair or replace critical building systems and site

infrastructure, as well as reconfigure the interior spaces of the building to accommodate DES Print and Mail Operations.

- **Building & Grounds Maintenance Facility – Rebuild.** The Capitol Campus Grounds Maintenance team is currently housed in a small structure commonly known as the "Soil Shed." The facility is not suitable as a permanent home for the team and lacks basic features, such as an indoor restroom, proper ventilation and circulation, insulated walls, equipment storage, and adequate fabrication space. If funded, the project would provide design and construction of a new Buildings and Grounds Maintenance facility to support the care and maintenance of State Capitol grounds.
- **Campus Combined Heat And Power Plant.** Continued reliance on the existing Powerhouse is high risk and jeopardizes the continued function of Washington government. The Powerhouse operates aged components and outdated technology, is located below an unstable hillside, and operates at an efficiency of approximately 34%. If funded, the project includes updating and amending the Next Century Capitol Campus Predesign Report (2020) to investigate new technologies to reflect and support Washington State's revised Energy Code and moving the Capital Campus toward a zero-carbon platform.
- **Post-Pandemic Occupancy Study.** State agencies have implemented strategies providing flexibility in how, when, and where work is completed through a widespread remote work model during the COVID-19 pandemic. State facilities are now positioned to update policies and practices for hybrid work environments and reassessing long-term physical space needs. If funded, the project includes a study of occupancy in a post-pandemic, hybrid work environment to assess building occupancy, tenant improvements, adjacency, and opportunities to consolidate and achieve significant reduction in operating dollars.

Assistant Director Frare invited questions from the committee.

Senator Hunt thanked staff for including the study on occupancy as he has considered how the state plans to consider future and different office space needs. He also participated in a tour of the Legislative Building and identified much outdated equipment and different areas where water is leaking. He asked whether the budget request would address some of those deficiencies, as well as restoration of the skylights. Assistant Director Frare advised that the budget request includes a number of projects identified for the Legislative Building. The campus is experiencing much deferred maintenance, which needs to be addressed.

Representative Dolan acknowledged the probability of different working environments in the future and questioned the degree of ease for the state to eliminate existing leased office space that would no longer be required because of changes in how employees work. Assistant Director Frare advised that the first step within that process is closely working with campus state agencies to identify space needs, building occupancy, existing IT systems necessary to support occupants, and exploring consolidation options. At that point, DES is considering deferred maintenance needs. One example is Office Building 2 (OB2), which has a major renovation planned creating the need to relocate employees while the building is renovated. Remote working and consolidation affords the opportunity to pursue major renovations of buildings and include them within the consolidation plan. In terms of leased space throughout Thurston County for headquarters operations, as those leases expire, DES would consider not renewing the lease and moving occupants to the campus under the consolidation plan. The market for commercial space is unknown and replacement tenants of those buildings are not the responsibility of state government.

Chair Miles asked whether a timeline has been established for consolidation efforts while acknowledging the enormity of the effort. Assistant Director Frare explained that the concept at this time is a vision rather

than a project plan; however, he anticipates those efforts would be in conjunction with the update of the Comprehensive Plan over the course of several years.

Mr. Daily asked whether a budget request was included for next steps in implementing the preferred alternative for the Capitol Lake/Deschutes Estuary project. Assistant Director Frare affirmed a capital budget request has been included of approximately \$17 million for design and permitting for the Capitol Lake/Deschutes Estuary project.

Ann Larson, Assistant Director of Policy and Government Relations, added that the Real Estate Division is responsible for lease facilities and is actively working with agencies to meet needs.

Parking Update – Informational

Chair Miles invited Michael Petty, Parking Manager, DES, to provide the update.

Manager Petty summarized some recent parking services activities:

- Continued efforts to expand visitor parking availability to improve visitor experience and reduce parking overflow impact on neighboring communities. To increase parking availability for visitors, improvements in wayfinding signage is underway to help visitors when they arrive on campus.
- Continuing to work with the City of Olympia and Washington State Patrol to coordinate strategic enforcement efforts.
- The funding legislative request for the GA Building would provide additional parking to ease campus needs.
- Over the long-term, staff is collaborating with Intercity Transit to expand Commute Trip Reduction (CTR) efforts whenever possible to improve access to the campus while reducing the carbon footprint.

Chair Miles thanked Manager Petty for the update.

Legislative Campus Modernization Update – Informational

Chair Miles invited Clarissa Easton, LCM Project Director, DES, to provide an update on the Legislative Campus Modernization (LCM) project.

Ms. Easton acknowledged the feedback and involvement of the South Capitol Neighborhood Association, Greg Griffith, and other historic preservation representatives. The project team has been continually meeting with the City of Olympia, South Capitol Neighborhood Association, and the LCM Landscape Review Panel.

Sixteen modular units were delivered safely to the Mansion parking lot from a vendor in Marysville, Washington. The crane was recently delivered and is scheduled to erect and place the modular units by the end of the week. Remaining work for completion are the interior and exterior connections. The goal is to move 16 Senators and legislative staff to the modular building by December 15, 2022.

The DLR Group, the LCM architectural consultant, worked over the course of several months validating the architectural program for the Pritchard and O'Brien projects for space required by the House of Representatives to conduct business in a safe, accessible, and in less crowded conditions. The program validation should be finalized by the end of December kicking off the schematic design phase for both the Pritchard Rehabilitation Expansion project and the O'Brien Building Renovation project comprised of two floors. The O'Brien project is smaller with a project budget of \$6.8 million. The intent is to complete the

project as quickly as possible concurrently with design work for the Pritchard Rehabilitation Expansion project totaling \$119 million.

The Pritchard Building was designed by Architect Paul Thiry and completed in 1958 to house the Washington State Library. The building is listed on the National Register of Historic Places. Consultation has been ongoing with Dr. Allyson Brooks and Nicholas Vann with the Department of Archeology and Historic Preservation (DAHP) to help guide the process as the team considers all interior and exterior possibilities. By November 29, 2022, the architecture program should be completed with schematic design commencing. Schematic drawings will be presented to the committee at its next meeting.

Ms. Easton cited the work and support by DES staff to ensure all elements have been considered.

The project team for the Newhouse Building Replacement project spent a month to bring scope, schedule, and budget into alignment and balance. Miller Hull is working on the third phase of design to complete the construction documents.

At the last CCDAC committee meeting, the team received good feedback from Alex Rolluda and Chair Miles on architectural materials. The vertical element is comprised of precast concrete. Through efforts and consultation with local vendors, different options have been identified of different color schemes and textures of precast concrete. Hoffman Construction is leading selection efforts for precast concrete.

Ms. Easton shared an exterior rendering of the Newhouse Replacement building facing north onto Sid Snyder. The image includes an entry screen comprised of a bronze-like metal to frame the fenestration to provide a screened entry over the front door. The bronze-like material is closely related to historic metalwork existing on other historic buildings on campus. The team is obtaining samples and will prepare mock-ups of the design. The top plane capping the building along the fourth floor housing the caucus offices is set back from the edge of the precast panel. The replacement building will total 59,000 square feet with the first floor dedicated to public functions, training, and a page school. The second and third floors will house 16 Senators and legislative staff to include briefing and conference rooms. At this time, the project totals \$72 million reflecting a slight increase but in balance to enable moving forward to the next step of preparing construction drawings. Construction is scheduled to begin shortly after the first of next year. Timing is dependent upon the relocation of building occupants to the modular building. Construction is anticipated to extend into the third/fourth quarter of 2024. Senators and staff should be relocated to the new building in time for the 2025 legislative session.

Ms. Easton shared an aerial photograph of the Newhouse site reflecting the existing Newhouse Building, parking, and two press houses. She shared another image of the south elevation depicted with the new building. Ms. Case has requested a review of the parking lot and an increase in the height of landscaping around the building. The Landscape Peer Review Panel has held several meetings with the next meeting scheduled in December. At that meeting, the DLR Group landscape architect will review landscaping extending from the steep hillside wrapping around the south side of the Pritchard site extending to Water Street to broaden the Olmsted landscape legacy. The project team intends to work closely with the South Capitol Neighborhood as the project team continues to improve the landscape plan to soften the edge between the neighborhood and to mitigate the size and scale of the new building compared to other historic buildings on the campus.

Chair Miles thanked Ms. Easton for the update and invited questions from members.

Mr. Jones asked whether the touch point with the Landscape Peer Review Panel would be at the beginning of schematic design. Ms. Easton explained that collaboration and review has and would continue regularly as the team updates some Newhouse specifications for the design. The meetings with the panel will continue

through design, as well as during the planning for the update of the Comprehensive Plan to provide feedback on what is entailed for good stewardship of the Olmsted legacy.

Chair Miles asked whether the GC/CM is scheduled for selection in mid or late November. Ms. Easton replied that DES hired BN Builders of Seattle. The contract was recently executed and the company is engaged to provide early input for the fast-tracked project.

Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) – Project Update - Informational

Chair Miles introduced Tessa Gardner-Brown with Floyd | Snider to provide the update.

Ms. Gardner-Brown briefed members on the preferred alternative supported by the stakeholder groups, release of the Final Environmental Impact Statement (FEIS) with a Memorandum of Understanding between local governments to provide shared funding for sediment management after construction of the project, and next project phases.

The FEIS was delivered on October 31, 2022 and is available on the DES website. The document includes links for more information on different elements of the project. The State Environmental Policy Act (SEPA) guided the process to prepare the Environmental Impact Statement (EIS) supplemented by robust stakeholder engagement. SEPA does not include a public comment period following the release of the FEIS. Each public comment offered during the beginning of the project, during the scoping period, and after issuance of the draft EIS received a response from the project team. All comments and responses are included as Attachment 23 in the EIS. A similar briefing was provided to the Executive and Funding and Governance Work Groups, Technical Work Group, Community Sounding Board, and is scheduled at the December State Capitol Committee meeting. Following those meetings, the consensus by work group members and the Community Sounding Board reflected an expression of appreciation for the collaboration maintained throughout the process that improved the outcome and enabled a consensus on the recommendation to move forward with the project.

The FEIS confirmed the Estuary Alternative as the preferred alternative for long-term management of the Capitol Lake Deschutes Estuary. The alternative includes construction of a new 5th Avenue Bridge with increased mobility and transit throughout the corridor with new bike lanes, new vehicle lanes, and new sidewalks. The FEIS includes a design and construction method that avoids long-term closure of 5th Avenue during the construction. During construction, approximately, 500,000 cubic yards of sediment that has accumulated in the basin would be dredged providing two key benefits of reducing the amount of sediment moving downstream after removal of the dam to reduce the influx of sediment to the marinas of up to 50% in some areas. Secondly, dredge materials will be used to create habitat islands along the shorelines of the middle and north basins to improve ecological and visual diversity. Up to 85 acres of new marsh habitat will be constructed with tidal flats as the predominant habitat totaling approximately 150 restored acres. Public use of the project area was a key goal of the project. A mile of new boardwalks will be constructed along the shorelines with a hand carried boat launch constructed for kayaking and paddle boarding. At the end of construction, the 5th Avenue Dam and Bridge will be removed to restore tidal hydrology to the basin. Approximately 80% of the time throughout the year, some level of standing water would remain in the basin. Following construction, maintenance dredging would be scheduled in West Bay.

The partners have committed to maintenance dredging after construction to maintain the vibrant waterfront in downtown Olympia to include the marinas, for recreational boating, and for the Port of Olympia. Dredging after construction would be confined to West Bay within the deeper areas used for navigation. Maintenance dredging would be at a frequency that avoids significant impacts to the marinas and to the Port

of Olympia. As part of the EIS, the entities collaborated to define *significant impact* and the needed frequency of dredging to avoid a *significant impact*. The parties agreed a *significant impact* would entail up to 10% of vessels unable to access the marina because of sediment and cargo vessel delays of more than four hours because of shallow conditions. The modeling suggests maintenance dredging would need to occur every six years at the Olympia Yacht Club, every 12 years at other marinas and the Port of Olympia, and every 18 years in the access area used for navigation for access to the marinas. Sediment accumulation varies significantly based on environmental conditions with high flow years resulting in more sediment deposits. To ensure dredging frequency is not based on a static model, sediment would be monitored annually along the shoreline to ensure dredging is completed in response to actual environmental needs.

Ms. Gardner-Brown displayed an aerial photo from the early 1920s documenting how maintenance dredging has occurred historically in the Deschutes Estuary. The picture includes the area encompassing the Port of Olympia established in 1922. The Olympia Yacht club was established in 1906. The Fifth Avenue Bridge and Dam were constructed in the 1950s. Through coordination with the U.S. Army Corps of Engineers, the Port dredged once every decade to support recreational boating and commercial navigation in the Deschutes Estuary.

Because dredging is contingent upon working with the U.S. Army Corps of Engineers, the project has maintained close coordination and anticipates continuing close coordination during design and permitting of the project.

Ms. Gardner-Brown displayed visual simulations of the Estuary Alternative from the north overlook reflecting how the viewshed will change. The mean tide visualization reflects some level of water remaining in the north basin 80% of the time although the tide will rise and fall throughout the day. The planted areas reflect a visual representation of the shoreline habitat areas constructed during the next phase

The selection of the Estuary Alternative was based on transparency and collaboration with all stakeholder groups. The project team developed a decision-making process with the stakeholders that relied on the science developed and refined through the FEIS and on stakeholder input. The process used six decision-making criteria with five based on science and technical feasibility and the final one based on decision durability or the ability of the long-term management alternatives to achieve support from the community.

Ms. Gardner-Brown reviewed a high-level table summarizing the decision-making process. All sub criteria scores were rolled to the highest-level categories resulting in the overall numerical outcome of the long-term management alternatives analysis. The table reflects a significant delta in the scoring between the estuary and all other long-term management alternatives. There would be no ability for significant changes throughout the alternatives analysis to result in a changed outcome. Prior to testing the information, the project team worked with the Executive Work Group, Technical Work Group, and the Community Sounding Board to develop an understanding as to whether the categories of scoring should be weighted. Members provided recommendations on a weighting scheme. The scores were modeled through each weighting scheme from each of the work groups with no changes in the outcome. The outcome is defensible and is supported by stakeholder input and science.

Decision durability was determined based on feedback from the stakeholders for a numeric evaluation of the ability of the alternatives to receive long-term support, as well as providing narrative responses included in Attachment 21. The results of the exercise identified a more significant delta between the estuary alternative and other long-term management alternatives. The educational focus of the process and the involvement enabled DES to garner broad support from the community for the Estuary Alternative.

Ms. Gardner-Brown reviewed key updates included in the FEIS:

Modified Estuary and Hybrid Alternatives:

- Revised 5th Avenue Bridge design
- Avoids long-term closure of 5th Avenue Hybrid Alternative
- Groundwater-fed reflecting pool
- Improved water quality over saltwater

Top Five Key Discipline Specific Updates:

Navigation: analysis regarding potential delays to maintenance dredging:

- Olympia Yacht Club: 50% impacted in 30 years
- Other Marinas: 25% impacted in 30 years

Water Quality: regulatory compliance section (new section):

- Estuary is the only alternative that can meet state water quality standards
- Except for Estuary, TMDL (Total Maximum Daily Load) allocations (treatment and discharge requirements) could shift responsibilities to LOTT Clean Water Alliance

Aquatic Invasive Species: shoreline survey of Budd Inlet:

- No New Zealand mud snails (NZMS) were found
- NZMS have been transported through 5th Avenue Dam since 2009

Cultural Resources: determinations of eligibility from Department of Archaeology and Historic Preservation:

- Capitol Lake is not a historic resource
- Additional indigenous context prior to colonization

Fish and Wildlife: coordination with Washington Department of Fish and Wildlife (WDFW) and local bat expert:

- New mitigation measure to coordinate with wildlife experts
- Annotated bibliography of other fish and wild

Ms. Gardner-Brown reviewed the 14 elements evaluated in the technical analyses and included in the FEIS.

The Funding & Governance Work Group (FGWG) convened in 2016 at the direction of the State Legislature (ESHB 2380) to identify conceptual options and degree of general support for shared funding by state, local, and federal governments and potentially other entities and to identify one or more conceptual options for long-term shared governance of a future management plan. Initial recommendations included:

- Construction funding is state responsibility
- Shared responsibility for Estuary Alternative only
- FGWG-identified benefits for Estuary Alternative with long-term maintenance:
 - Protection of natural resources
 - Maintenance of a working waterfront
 - Maintenance of recreational boating
 - Revenue through DNR leases and tax
 - Provision of public amenities

Shared governance is based on split across the Estuary Alternative for the components that will be managed by each entity. Following construction of the 5th Avenue Bridge, the asset would be permanently conveyed to the City of Olympia. The boardwalks would be the responsibility of the City of Tumwater. Sediment management costs will be equally shared by each entity. Each entity signed an agreement to provide funding. The agreement is effective until 2050 in alignment with the lease terms of marinas in West Bay. The Memorandum of Understanding is a non-binding agreement with the entities signing in good faith in anticipation of moving forward to negotiate and develop a binding interlocal agreement.

Next phases of the project include:

- Design and Permitting - conceptual designs advanced to final design
- Federal, state, and local permits obtained
- Continued stakeholder involvement
- Estuary Restoration:
 - Construction funds from federal, state, and other sources
 - Construction duration up to 8 years
 - Removal of 5th Avenue Dam would not occur until Port-led remediation of contaminated sediment in West Bay

Ms. Gardner-Brown reviewed a potential implementation timeline for the Estuary Alternative and other planned actions in the project area.

Chair Miles thanked Ms. Gardner-Brown for the update and the level of detail.

Mr. Daily reported the Port of Olympia has submitted a capital budget request of \$3.8 million during the 2023 legislative session. He asked whether that budget request is separate from the DES \$17 million capital budget request for contamination remediation. Ms. Gardner-Brown confirmed the budget requests are separate.

Chair Miles referred to some written public comments forwarded to the committee from DES.

Future announcements and Adjournment of Meeting – Action

For information on future meetings, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas. The next SCC meeting is scheduled on Thursday, December 15, 2022 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, February 16, 2023 at 10 a.m. At this time, all meetings are scheduled as remote/hybrid meetings. Instructions for accessing the meetings are provided on the meeting agendas posted on the DES website for each meeting.

With there being no further business, Chair Miles adjourned the meeting at 12:00 p.m.

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