

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE
REGULAR MEETING
General Administration Building
210 – 11th Avenue SW, Room 324
Olympia, Washington
November 20, 2008
10:00 AM

Draft Minutes

MEMBERS PRESENT

Fred King
Representative Sam Hunt
Ron Tan
Senator Karen Fraser
Nicky Handy (For Secretary of State)
Dennis Haskell
Barbara Swift

MEMBERS ABSENT

Senator Dale Brandland
Representative Richard DeBolt

OTHERS PRESENT

Bremer, Linda, GA
Connolly, Jim, Olympia Heritage Commission
Donald, Craig, GA
Edens, Cindy, Wright Runstad & Company
Evans, Tom, GA
Excell, Steve Secretary of State (SOS)
Forsythe, Dennis, SRG Partnership
Friddle, Steve, City of Olympia
Gow, Valerie, Puget Sound Meeting Services
Gray, Donovan, DAHP/GA
Hensel, Grant, GA
Jackson, Carleen, SOS
Jennings, Marygrace, GA
Johnson, Bill, WRS
Jones, Nathaniel, GA

Keller, Jim, Site Workshop
Klein, Greg, South Capitol Neighborhood
Koal, Penny, GA
Levine, Mindy, NBBJ
Olmstead, Judy, Bats About Our Town
Robinson, Gary, Dept of Information Services (DIS)
Shrosbree, Bob, Site Workshop
Springer, Lillian, GA
Szumlanski, Paul, GA
Taylor, Alice, State Arts Commission
Thomas, Jeanne Marie, South Capitol Neighborhood
Valencia, Rachel, GA
Walton, Julia, AHBL
Zieve, Rick, SRG Partnership

Dennis Haskell called the Capitol Campus Design Advisory Committee (CCDAC) regular meeting to order at 10:10 a.m.

Announcements and Introductions

Mr. Haskell reported the notice of the meeting was published in *The Olympian*. Public comments will be accepted after completion of each agenda item. Other public comments will be accepted at the end of all agenda items.

Approval of Agenda

Barbara Swift moved, seconded by Representative Hunt, to approve the agenda as published. Motion carried.

Approval of Minutes – September 18, 2008

Representative Hunt moved, seconded by Ron Tan, to approve the minutes of September 18, 2008, as presented. Motion carried.

Director's Report

Department of General Administration (GA) Director Linda Bremer updated the committee on recent activities:

Recruitment of New Members – The recruitment process is underway to fill the expiring terms of Fred King and Ron Tan. Interviews have been scheduled. Mr. King and Mr. Tan will be honored at the January 2009 meeting for their long-term service on the committee.

City Building Height on the 5th Avenue Isthmus – A petition was filed with the City of Olympia from a citizens group to determine the feasibility of acquiring a portion of the Capitol Lake-Budd Inlet isthmus for use as a public park. The petition states in part, "...the City of Olympia shall initiate contact with the State of Washington to ascertain the level of interest the state may have in partnering with the City to develop the public park described in Section 1." The City has not contacted GA regarding the feasibility study. A Request for Proposal was advertised for the study.

Landscape Master Plan - GA contracted with an architectural firm to develop a Landscape Master Plan. GA continues to work with CCDAC's landscape subcommittee to guide and inform the project and help move the project forward. Ms. Swift and Mr. Haskell are members of the subcommittee.

Lease Develop Projects - Ms. Bremer referred to Chair King's earlier questions on why CCDAC was not involved in a building planned across from the Budd Bay restaurant in downtown Olympia. At this point, the building is not planned as a state leased building and GA has not received a letter of intent or is involved in other contractual provisions. She suggested when GA issues a solicitation, the solicitation should specify requirements of the Capitol Campus Master Plan. She suggested discussing the issue at a future meeting. Ms. Swift recommended discussing the issue at the end of the meeting.

Heritage Center/Executive Office Building – Progress Review

Mr. Haskell recused himself from the discussion because of the potential conflict of interest from his recent employment with SRG Partnership.

Ms. Swift recognized Craig Donald, Project Director.

Mr. Donald reported the Heritage Center/Executive Office Building (HC/EOB) project is nearing the end of the design development phase. The design team is seeking guidance from members on the draft semi-final drawings for design development. At the schematic design phase, the HC/EOB project was under budget. Some preliminary figures continue to show the project under budget. The final budget reconciliation process occurs at the end of the design development drawings through mid-January. Recently, the City of Seattle issued Water Department bonds under an interest rate of 5%. If financed today, interest rates would be very favorable for the project.

The team is seeking guidance on exterior design and design changes initiated from the CCDAC's discussion on September 18, 2008 and input on the north elevation, south entry, landscaping, terraces, access issues, colors and materials, and public spaces.

Nick Handy arrived at the meeting.

On Monday, November 17, 2008, a public meeting was held for the HC/EOB Draft Environmental Impact Statement (DEIS). Issues addressed during the meeting included a request to preserve the Beall

mosaic mural, questions on replacement of the Conservatory, a request to include Thurston County Traffic Study information within the planning, questions on the use of square footage in terms of full-time equivalents (FTEs) in relation to the calculation of traffic impacts, consideration of the impact of the Wheeler project in conjunction with the HO/EOB project rather than in isolation, broaden the perspective of both projects to include how construction at the other five campus opportunity sites might impact the community, and consider cumulative impacts rather than individual projects in isolation.

During the public meeting, representatives from the South Capitol Neighborhood pointed out that the neighborhood is an historic district experiencing few protections. Neighborhood representatives asked to be included in the Cultural Resources element of the DEIS. One neighbor was concerned about disruptions caused from construction activities as well as the impact of the HC Building causing hillside instability. The team is working with the consultant to respond to and address the issues through design or in the Final DEIS.

Upcoming events include the beginning of the construction documents phase on December 19, 2008, setting the preliminary maximum allowable construction costs (MACC) on April 20, 2009, with the final MACC established on May 14, 2009, completion of the design development budget reconciliation on January 20, 2009, and a status report due to the Legislature on February 1, 2009.

Ms. Bremer reported GA received a letter from the Squaxin Indian Tribe. HC/EOB Project Director Penny Koal said the request from the Tribe is for participation in a formal consultation regarding the project and GA's plans. The goal is to schedule a meeting with the Tribe during the first week in December.

Steve Excell commented on the successful project in terms of planning space, controlling costs, and staying on schedule while maintaining the integrity of the vision for the project. He credited the work of the GA team and SRG architects.

Mr. Donald introduced Dennis Forsythe, SRG Partnership. Mr. Forsythe reviewed the schedule and indicated design development is scheduled to go to press within the next day. Input from the committee along with input developed from a series of meetings during December will determine the design development package. A cost estimate will be developed concurrently. Another package matched to the budget incorporating all comments received to date will be released as another design development presentation.

Mr. Forsythe introduced Rick Zieve, SRG Partnership and Bob Shrosbree, Site Workshop.

Mr. Shrosbree provided an overview of the landscape framework for the project involving four main areas of the Olmsted green, west slope & promenade, HC Building/plaza/Columbia Street edge/north side, and the north green. The primary element involving the Olmsted green is becoming clearer with an emphasis through the development of the Capitol Campus Landscape Master Plan. The original landscape plan by the Olmsted brothers of 1929 was recently discovered. The intent of the original campus plan included massive plantings throughout the campus. The plan calls for regrading, replanting, and reinforcing the edge with perimeter shrubs and massing and including plant types originally intended in the 1929 plan that are currently available.

Chair King arrived at the meeting.

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 4 of 17*

Another element includes adding some large, long-term legacy trees in the central lawn area with the pathway reconfigured to connect to the center of the Rose Garden.

Mr. Shrosbree reviewed the west slope. An arborist report recommends a reforestation approach on the west slope as many of the alders, firs, and big leaf maples will be removed. The recommendation is to begin work from the top down to minimize disturbance to the lower slope. The recommendations are not part of the scope of the work but a landscape restoration plan for the hillside in general.

Since the last review, paving has been reduced with an emphasis on plantings dependent upon public usage of the area. A small woodland garden and path was included in the northwest corner of the main plaza on the north/west side.

The Columbia Street edge is setback with plantings with a casual placement of trees along the edge. An elevation change occurs in the north area between the street and the entrance to the building, which has been used as an opportunity to create a courtyard entry to the building surrounded by plantings on both sides. Along the north edge, streetscape trees and plantings will be featured.

Senator Fraser said she spoke with some of the property owners who live north of the parking lot. They would like more vegetation to separate the parking lot from the residential area, as well as ensuring light is shielded downwards. Mr. Shrosbree said work is ongoing on site lighting designs. The lights will be shielded perimeter fixtures. Efforts are underway to ensure as much vegetation as possible between and in the parking area to provide a vegetation barrier between the uses.

Ms. Bremer emphasized the importance of considering access for wheelchairs and for persons with other disabilities. Mr. Shrosbree acknowledged the comments.

Rick Zieve reviewed recent changes in the design. The south entry to the building is on axis with the Insurance Building. The terraces on the west side point to the Capitol dome. The size of the building has been broken up in scale relative to the sizes of the historic west campus buildings. The building includes a base, middle, and top, which replicates existing historic buildings.

Mr. Zieve displayed renderings of the south view of the building showing the development of the base, middle, and top. The rendering addressed the east and west elevations with quite a bit of glass early in the schematic design. Based on Chair King's previous request, more stone has been added to the elevations. The entryway was changed based on requests from the Secretary of State and GA.

Mr. Zieve displayed an illustration looking up to the hillside with a planned replanting scheme heavily vegetating the hillside.

One of the biggest changes to the building is creating an entry pavilion in front of the building prominently announcing the Heritage Center entrance. Mr. Zieve displayed the September 2006 predesign showing how the entryway was eliminated. A November 2007 addendum showed an entry piece on axis with the Insurance Building. Mr. Zieve displayed a current rendering of the south entrance with the entry pavilion with ceilings of 18 feet. The illustration includes banners representing a tradition in the US of using banners on classical buildings to announce activities occurring in the building. The banners could be changed to announce various kinds of events. The new entry also serves another important function of what is occurring below. There are three levels below grade and five levels above grade. The four columns located in the entry pavilion also transcend below grade and are featured in the

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 5 of 17*

center of the State Library reading room. The entry pavilion includes a skylight with a glass floor with natural light driven down through the skylight/oculus to the library below. The entry pavilion and the State Library areas announce and reinforce each area.

Mr. Zieve reviewed illustrations of the building exterior of the north, south, east, and west elevations. He described the depth and size of the stone face of the building. Stone piers were added to the north to match the south piers. The grand concourse area on the north side acts as a pre-function area for the Conference Center. Spacing of the pilasters is the same spacing as on the historical campus. The north pilaster was narrowed to create more glass area to maximize the amount of daylighting in the building. The goal is to obtain Leadership in Energy and Environmental Design (LEED) gold certification for the building. Large areas of glass look out to Capitol Lake from the terraces. Exterior doors will include a stone face.

Mr. Zieve reported the edges of the building are anchored strongly to the ground through the use of stone, similar to the Legislative Building. The building palette is limited in the use of Wilkerson stone, bronze aluminum, and high-performance clear glass.

Representative Hunt asked whether a separate entrance is included for the café for operation after business hours. Mr. Zieve said there are two exterior doors allowing for use after business hours.

Mr. Zieve referred to the east elevation including the Heritage Plaza and entry pavilion/entry frame. The east elevation continues the stone detail with base, middle, and top. The northeast side was stepped in scale to reduce massing to the City. The lower part of the building flares out and aligns with the Olympia grid. The upper part relates to the campus whereas the lower part of the building is respectful of the City. Texture and detail in the building has been included in the area of the museum. Stone piers were added similar to the south side.

Mr. Zieve reviewed the north entry, which is one floor lower than the south entry. The great hall connects through a large opening and the grand stair. Entry from the north entrance is on axis with the State Library. The skylight and oculus casts natural light. A stone fireplace is also featured. The great hall is featured above. Along the west side, transitioning occurs to the terraces. A continuous planter is featured along the edge with plantings overhanging the terraces.

Representative Hunt asked about plantings on the lower two levels on the west side of the building. Mr. Zieve said at this point, planters are not included because of budget considerations.

Chair King said the stone building [at the west elevation] appears to be sitting on a platform that has no support. He inquired whether the structural elements could be extended to the window face to provide evidence of a foundation. Mr. Zieve said various positions were considered for the structural elements. There are columns behind the glass. There was a strong desire to maximize the amount of visibility to the lake and landscape. Many of the team members believed that if the columns were pulled forward it would be viewed as an obstruction to the view. Consequently, the structure was pulled back. Additionally, the illustration lacks the landscaping elements depicted around the building, which helps to diminish the concern.

Ms. Swift commented that the lower part of the elevation appears to be a different material than the stone. She asked about the issue of placing a large stone/glass building on top of a different material and how the two are linked. Mr. Zieve said the material is precast concrete to reduce costs, which would be

created to match the tone and color of the stone. A veil of trees will blend in with the stone, creating some cost savings. The team believes it is okay to change character because the area is nestled within the trees as well as acting as a base.

Chair King suggested it might be beneficial to help the view of the building from the west to include some expression of the structure that holds the levels and establishes the building platform.

Discussion ensued on the north entry and the proposal to include courtyard space because of the grade difference between the building and street edge. Ms. Swift suggested some additional work is necessary in terms of the openness and the scale within that area.

Mr. Tan said he's comfortable with the appearance of the building's base.

Representative Hunt asked about the height of the railings along the west side in terms of protecting people from falls from the terraces. Mr. Zieve responded that the terraces are designed to code with 42-inch high railings.

Chair King requested committee feedback on any issues that should be addressed.

Mr. Tan complimented the team for taking a massive building and developing a proportionate complex.

Chair King said he's comfortable with the current design, which has progressed nicely since the last review.

Ms. Swift questioned how the team plans to ensure the quality of precast concrete pavers. Mr. Shrosbree assured the committee the team is reviewing a range of manufacturers to ensure a quality product. The concrete pavers will be placed on a concrete slab in a tight joint scheme representing craft and quality. Ms. Swift urged the team to consider larger trees because of the size of the building, which needs to be surrounded by a large landscape. There is also a question of extending the hillside scale of vegetation along the abutting roadway.

Art in Public Places

Chair King recognized Alice Taylor, State Arts Commission. Ms. Taylor briefed members on the Arts in Public Places Program and how funds are utilized. Arts funds cannot be used to relocate GA's Beall mosaic mural. Funding for arts was approved by the Legislature in 1974. Art acquired after that date became part of the state's art collection, which is covered by the legislation. The mural, produced in the late 1950s, is not part of the state's collection. A number of art pieces on Capitol Campus are also not part of the state's art collection. Legislation on the program is contained within RCW 43.46.090 and RCW 43.46.095.

Ms. Taylor reviewed the mission statement of the State Arts Commission. One of the goals of the strategic plan is integrating art within the state's built environment to advance community aesthetics and dialogue. Three elements of the program include acquisition, care of the collection, and access to the collection. Public art engages a space and the viewer and provides an experience. Public art can create landmarks.

Ms. Taylor displayed photos of public art located throughout the state.

Ms. Taylor noted that funds can be combined for projects. For the Heritage Center/Executive Office Building project, funds budgeted for art have been combined. Other partners include universities, community colleges, state agencies, and public schools. Currently, there are approximately 4,600 works of art within the state's collection. A variety of tools is used, such as a public artist roster, which is juried. A professional group of curators and contractors work with the Arts Commission. Conservators also work with the commission.

Ms. Bremer asked about the diversity of representation on the commission. Ms. Taylor said there are several Native American artists on the roster. She cited some recent work installed by a Native American artist.

There are three ways of acquiring art within the collection, which includes inclusion of an artist on the design team, through integration within the construction project, or completion of stand-alone objects after construction of a building. Budget for state art is one-half of 1 percent of the construction budget. Incorporating art within a project entails a six-meeting process at the minimum. An orientation meeting is scheduled later in the day to develop criteria for the Heritage Center/Executive Office Building project. Chair King and Ms. Swift are representing the CCDAC on the subcommittee. After narrowing the list, artists will be invited to meet with the architect and the subcommittee to discuss the criteria and the site potential. Artists will then develop a preliminary concept, and if approved, the artist develops the concept into a final proposal. The art budget for the HC/EOB project is approximately \$550,000.

Representative Hunt inquired as to whether the Arts Commission could purchase the mural from GA or whether GA can donate the mural. Ms. Taylor said the question has been asked before; unfortunately the commission does not accept donations because of the expense to maintain the work nor has the funding for maintaining the art.

Senator Fraser asked about the ownership of art within the HC/EOB project. Ms. Taylor indicated the art is owned by the state. However, the Arts Commission administrates the program. An interagency agreement will be developed to provide stewardship of the work. Routine maintenance is the responsibility of the hosting site. Additional preservation work is paid from the annual biennium conservation fund of \$100,000.

Ms. Swift pointed out the importance of strong participation in the program for the HC/EOB project. She acknowledged the importance of art funds included within the budget that is not a component of the construction funds.

Mr. Tan commented on the importance of including art within the project and shared a quote, "When you learn to create, you cease to destroy."

Capitol Lake Adaptive Management Plan – Status Report

Nathaniel Jones provided an overview of the Capitol Lake management process, an update on a recent release of a technical report by the Department of Ecology on water quality within the Deschutes watershed, and plans to develop a Cultural and Resource Values Study.

The Capitol Lake Adaptive Management Plan (CLAMP) process has been underway for some time. Most recently, a framework was developed for an evaluation that identifies a series of technical reports by the nine stakeholder agencies. The committee is approaching the end of its process with a final technical report anticipated in January 2009. The committee is undertaking an alternatives analysis process which

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 8 of 17*

synthesizes the technical reports into a matrix report available for public review and comment. The committee's final report will be released in April 2009 followed by the committee's recommendation to the Director of GA. The Director is scheduled to present a recommendation to the State Capitol Committee (SCC) by the end of June 2009. The SCC will undertake its process and forward a recommendation to the Legislature for a final decision on the future management of the Capitol Lake basin.

Mr. Jones introduced Julia Walton, AHBL. Ms. Walton is completing a Spiritual and Cultural Values Study associated with the Capitol Lake basin. There are 15 criteria the committee is considering in its final recommendation to GA. Ms. Walton is receiving input on cultural and spiritual values from a diverse group.

Ms. Walton said AHBL was contracted to analyze the impacts of the lake alternatives on spiritual and cultural values important to the community. The study is the last of 15 technical analyses comparing the impacts against the four management alternatives. Some of the reports are very technical and many can be quantified. However, spiritual and cultural values are subjective as well as qualitative. GA sought assistance in defining how the analysis can be completed in a way that was easy to understand, is defensible, and fair in terms of representing a broad array of values held in the community. The analysis is scheduled to be completed in a six-week period. Currently, cultural and spiritual are being defined. Following completion, an impact analysis will be pursued. The report will be forwarded to the CLAMP Steering Committee for its use in its deliberation and decision-making process for its recommendation to GA.

Several years ago, a net benefit analysis was completed on economic and social issues surrounding the estuary alternative. Focus group participants reported on values pertaining to social, spiritual, and cultural values. The group represented a smaller segment of the community. They also represented contemporary values only. The goal of this study is broadening that array to travel the spectrum of time in terms of historic values, which are still held today. The effort builds upon the previous effort to reflect the assessment of the four alternatives within the broader community and from an historic aspect. It's understood that both efforts are somewhat limiting and not comprehensive in all areas. The goal is seeking input from representative groups and people within the community. Ms. Walton identified some of the study participants.

Ms. Walton reviewed how the values were established. There is some overlap between cultural and spiritual values, values are held by individuals or groups, and values are self-recorded. The effort involves interviewing in discussion groups or with individuals, the cultural and spiritual values they hold regarding the four alternatives:

Ms. Walton invited feedback on the form the committee believes is the most effective way to provide input.

Ms. Bremer said that although the recommendation will be presented to the SCC, the recommendation should first be presented to the CCDAC. She asked whether members want to engage now or delay its engagement until later in the process.

Senator Fraser suggested engagement should occur sooner rather than later. She suggested a telephone interview with each member.

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 9 of 17*

Chair King asked whether the reasons for establishing the dam and lake have been documented. Mr. Jones acknowledged that GA has information on the record dating from the 1940s and 1950s predating the creation of the dam and the lake. Reasons for creating the lake are included in the records.

Mr. Bremer said the purpose of the management study is because the lake is filling with sediment and approval for dredging has encountered difficulties from authorizing agencies over the years. Any decision to remove the dam will also impact the Port of Olympia and the marina affecting local businesses. There are business and community considerations regarding the issue. Some type of management action needs to occur because eventually with no action, the lake will fill in. The studies are drawing to a close. Paralysis of the dredging issues is leading to a strong lack of stewardship for the basin. The biggest concern from focus groups is the cultural and social values held by the community.

Mr. Jones added that GA looks to the CCDAC to provide some perspective, and as the keepers of Capitol Campus and its design; the committee is uniquely positioned to provide input on cultural values associated with the campus. That's the perspective the CLAMP committee is seeking, which is not otherwise represented in the work Ms. Walton is undertaking.

Ms. Swift suggested providing a copy of the Olmsted documents presented previously to the CCDAC because the information will be helpful in providing information on the aspirations at that time in the planning of the campus. Ms. Walton confirmed she has possession of the documents.

Mr. Haskell said CCDAC members can provide some history and perspective from the overall campus; however, without knowing the results of the study it might be difficult to react. It's a qualitative piece missing from all the other studies. Mr. Jones said there are alternatives under consideration for future management of the lake and the question is how the alternatives impact cultural and spiritual values rather than cataloging all the cultural and spiritual values associated with the water body. The goal is to share what those impacts are.

Senator Fraser supported reviewing the Olmsted papers, documents involving the construction of the dam, and the value orientation of any studies or projects completed for the lake.

Ms. Swift said it appears there is an issue of not just a Northwest value but also a national value in terms of the cultural importance of having a state capitol with a reflecting water body rather than a capitol building broken up in an estuary. She asked whether there is consideration of that aspect as part of the research. Ms. Walton said the issue of viewing the lake from a statewide significance is being considered. Ms. Swift said that type of symbolism speaks to national and well as international importance, which should be considered.

Mr. Tan said one of the reasons for the capitol as one of the finest in the nation is the combination of the capitol and the lake. It would be impossible to consider the State Capitol without the lake. There has been much expense in developing the Arc of Statehood, which should not be destroyed.

Chair King agreed a telephone interview would be appreciated by all members of the committee. He encouraged Ms. Walton to speak to Dr. Norman Johnston because he has a longer historical perspective on the campus than many of the committee members.

An unidentified member of the audience asked about the opportunity for the public to provide feedback on cultural and spiritual values, such as an online survey. Mr. Jones replied that the overall public

process involving the future management of the lake has included extensive public involvement through public workshops and meetings. Several more public meetings are scheduled. Additionally, a draft report will be available for public comment during a 30-day public process in March 2009.

Ms. Bremer commented on whether it's feasible to provide an online survey at this point for cultural and spiritual values. Mr. Jones affirmed that staff can look into the option.

Chair King invited Judy Olmstead representing Bats About our Town to provide some information.

Judy Olmstead, Bats About our Town, provided information on bats who feed at Capitol Lake. Annually, from May through September, thousands of pregnant and nursing bats feed at Capitol Lake. The event is virtually only one major wildlife event occurring at a state capitol.

Ms. Olmstead said she founded Bats About our Town. Members favor different alternatives for the lake but all agree bats should be of consideration within the management discussion. If the alternative to restore the estuary is selected, it would remove a large part of downtown Olympia as well as the Port. Capitol Lake is only one part of the historic estuary. Although most people favor estuaries in the environment and within the ecology, the question is how much importance will be given to the investment and all the changes that will occur. Using the bats as an educational opportunity is very important.

Ms. Olmstead said she is developing a website in early January, which will include the work of local bat biologist Greg Falxa of Cascadia Research. The website will feature pictures and sound clips of the bats. There are also concerns about the flooding capacity of the lake with respect to dredging as the bats feed at the lake from May through September. The dredging reported submitted in August speaks only to fish and concludes mid-July to mid-February is a good window for dredging. However, in mid-July the pups have recently been born with mothers traveling twice a night to feed on the lake. Timing of dredging should be considered carefully.

Ms. Olmstead reported the bats residing in Woodard Bay migrate to Capitol Lake, a roundtrip of approximately 20 miles. The bats weigh what a nickel weighs. The commute is the furthest commute documented anywhere in North America. This colony of bats is the largest maternity colony of bats in the state. The Yuma and little brown bats feed over large bodies of fresh water.

Chair King asked whether any of the bats are considered endangered. Ms. Olmstead reported the Townsend big-eared bat has visited Capitol Lake, which is included on the Threatened List.

Lunch Break

Chair King recessed the meeting from 12:23 p.m. to 12:32 p.m. for lunch.

Mr. Jones summarized the CLAMP Steering Committee process and reviewed the timeline for rendering a recommendation. Currently, the process is on track and all indications are that a management strategy recommendation will be presented to Director Bremer.

The nine members of the steering committee include:

- City of Olympia
- City of Tumwater

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 11 of 17*

- Thurston County
- Port of Olympia
- Department of General Administration
- Squaxin Island Tribe
- Department of Fish and Wildlife
- Department of Ecology
- Department of Natural Resources

An estuary feasibility study has been completed. The committee crafted an alternatives analysis process and a decision-making process for the recommendation. The committee defined the four management alternatives and identified 15 criteria for consideration of the alternatives. Many technical reports have been completed to help members understand the relationship between the alternatives and the criteria. The four alternatives include:

- Status Quo Lake
- Managed Lake – 13-foot depth throughout the basin
- Estuary with two bridges – one at 4th Avenue and a new earthen bridge at 5th Avenue
- Dual Basin – consisting of a built dike through the north/south basin to retain a reflecting pool with the westside functioning as an estuary with tidal activity.

Mr. Jones reviewed the criteria selected by the committee. New technical reports recently released include the comparative cost of dredging for each alternative, comparative effect on fish and wildlife, and water quality. Additionally, new reports are scheduled for release in December and January to include comparative flood risks, comparative effects on infrastructure, and a condition assessment of the 5th Avenue Dam. An economic assessment as well as the cultural and spiritual study is also scheduled for release.

Mr. Jones reviewed the schedule:

- Public Workshop – January
- Release of Technical Reports – Late January/Early February
- Release of draft Alternatives Analysis – March for public involvement process
- May – Steering Committee provides recommendation to the Director of GA
- June – GA will present its recommendation to the SCC

GA has presented a budget proposal for the next biennium for dredge planning and design. All alternatives include a dredge component. Additionally, after the Legislature directs GA to implement a strategy, there will be an environmental process. The work completed to date will lay the groundwork for the future environmental process.

Mr. Jones reviewed the results of the Total Management Daily Load (TMDL) Study recently released by DOE, which studied the entire Deschutes River watershed. The study was completed by DOE because the Deschutes River is listed on the Environmental Protection Agency (EPA) List of Impaired Water Bodies for fecal coliform, temperature, dissolved oxygen, pH problems, and suspended fine sediment, which is problematic to fish. The report does not identify remedies but quantifies the extent of the problem. The next steps involve response, which is mandated by the EPA. Capitol Lake is the recipient of nearly 200 square miles of runoff. The most significant issue from the study is dissolved oxygen within Capitol Lake. Additionally, natural nutrients contributed to the watershed are causing problems.

The study considered both an estuary and lake scenario and the impact on the five water quality parameters, specifically for dissolved oxygen. The operation of the basin as an estuary significantly lessens the magnitude and the duration of the oxygen depletion problem. It's important to know that the creation of an estuary will not entirely solve the problem. Ongoing dissolved oxygen will continue in Budd Inlet under any of the scenarios, which will require other responses other than the creation of an estuary.

EPA requires action to clean up the watershed.

Senator Fraser asked whether any of the analysis considered the bats. Mr. Jones said one of the studies focuses on habitat, fish, and wildlife. There is a significant difference in flying insects between fresh water and saltwater. The estuary contributes to a much broader range of species and is beneficial to a broader range of species than the lake. For bats and other winged species, the lake is much more beneficial.

Representative Hunt asked for an electronic copy of the presentation.

Chair King asked whether odors from an estuary have been factored into any of the considerations. Mr. Jones said there is no specific study relating to odors. However, what has been learned is that all estuaries have an odor, which some find pleasant and some don't. The lake was created in part to deal with a wastewater problem. Raw sewage was disposed into the basin during the time when there was no LOTT Treatment Plant or wastewater treatment at that time. The creation of the lake solved a significant odor problem and waste treatment issue. Many of those early problems have been addressed through the wastewater facility. If the decision is to convert from freshwater to saltwater, there are a number of years when there would be an odor problem caused by the anaerobic breakdown within the mud flats. However, it would lessen over the years.

Representative Hunt said there was some information about the US Army Corps of Engineers never authorizing a dredge in Capitol Lake. Mr. Jones said the information is likely untested and unknown at this point. Mr. Handy said the Tribe is very supportive of the estuary option and would oppose dredging in the lake. Mr. Jones said the Tribe is on record for supporting the estuary alternative.

Mr. Handy described his involvement with the Port of Olympia as the Executive Director from 1996 to 2004. He described his involvement in the process during those years and the position of the cities and county leaning toward a lake with the Tribe and natural resource agencies preferring an estuary.

Mr. Jones commented on the success the CLAMP Steering Committee and staff have had in dissolving some early myths in place. The committee did a good job of framing the question and responding with technical information that is available. There's qualitative work that will not answer questions about cultural values. However, information can be reviewed to make an informed decision. During the previous CLAMP meeting earlier in the morning, members discussed the deliberation process with staff offering various levels of facilitation. The committee agreed it's ready to begin the process and is confident in meeting the schedule.

Ms. Bremer pointed out that regardless of the selected alternative, dredging will occur. Some dredging is necessary to restore lake capacity and possibly mitigate flooding.

Wheeler Block Development - Proposed Revised Site Plan and Building Elevations

Chair King introduced Gary Robinson, Director, Department of Information Services. Mr. Robinson provided an update on the design work for the Wheeler project. Originally, the design included a new state data center and an office building for Department of Information Services. The design was modified by the Legislature to include a second office building. Subsequent to design work, the design team was asked to work on the original proposal with two buildings on the site. Since then, DIS has been working with a team from Wright Runstad and Company and NBBJ on the design alternative.

Mindy Levine, NBBJ, reviewed the modifications from the previous design. At the last review, the project included two office buildings – General Office and DIS Office Building and a Data Center and the Link Wrap incorporating the cafeteria and training facility, and the Link connecting the Data Center to the Office Building. Parking included three underground levels totaling 950 parking spaces. A generator building was located east of the Puget Sound Energy Substation. The current scheme with the updated program includes removal of one of the office buildings and consolidation of the scheme into a new configuration. The DIS Office Building remains where the General Office Building was previously located. The building is now four stories with a similar form as in the original scheme. The remaining project has been moved west because of soil and site challenges. Increased buffers are included in the new scheme next to the neighborhood as well as along the frontage on Jefferson.

Ms. Levine shared an illustration of the updated footprint of the current scheme showing the DIS Office Building to the north, Link Wrap element with cafeteria and the conference center and the main entry located between the two with the Link connecting the Data Center to the Office Building. A service utility corridor is located between the data halls and the Generator Building. Loading will occur behind the Link. Parking has remained in a similar location. The current scheme includes 300 underground parking stalls.

Ms. Bremer asked about the status of parking for Intercity Transit's Dash service. Mr. Robinson said Dash parking was previously located at the Wheeler lot with some of the spaces transferred to the parking lot adjacent to the Department of Transportation Building. Mr. Evans commented that there may be an opportunity for additional parking on the Pro Arts site dependent upon future use of the property. Ms. Bremer acknowledged the current accommodations for Dash parking will likely suffice, but in the long-term some other options will need to be considered.

Chair King cited utilization of opportunity sites to the extent possible in terms of maximum capacity. The master plan addresses to some extent the capacity of opportunity sites. He asked whether the current proposal for the Wheeler site is consistent with the master plan in terms of full utilization of the site. Ms. Bremer said the community weighed in on the density use of the property and that the neighborhood believed there were traffic considerations as well as building height issues. Mr. Evans referred to the master plan, which doesn't really speak to the capacity of opportunity site #9 other than the area has a potential for the development of state office building and an underground parking structure. The 1991 Master Plan proposed very large office buildings within a 350-foot by 400-foot footprint that would consume most of the area. That's the extent of the capacity discussion in the master plan. Chair King said the site is one of few remaining sites for general use office space or a space that is directly tied to the Legislative Building. He acknowledged some concerns with fully utilizing the capacity of the site as well as mitigating circumstances involving neighborhood sentiments surrounding the use of the property.

Ms. Bremer advised that the traffic study documents egress from the freeway is exacerbated by density use of the site.

Ms. Edens commented on the soils study for the property, which was not conducive to over building. One of the larger cost elements is soil because of the cost of improving soil to support the building structure along the hillside.

Bill Johnson's PowerPoint presentation provided a landscape overview of the site from a campus-wide perspective. Mr. Johnson stressed the importance of preserving the Olmsted green legacy. The site serves as a threshold approach to the campus, which should reflect the spirit of the Olmsted plantings along the edges. Mr. Johnson described proposed landscaping on the site involving the entry plaza, surface parking area, along the street, and areas of pedestrian access.

Ms. Levine presented the current scheme of the building design. The goal is to build and complement a relationship with the west campus. The building includes a base, middle, and top. The base is stone with punched windows. Within the middle portion, stone columns extend through the mid-portion of the building and then cross over horizontally to help define the middle bay. Within the column section there are two four-foot sections of metal to complement the stone with windows interspersed. The top of the building is a glass top with metal. The design is carried throughout the building complex. Ms. Levin displayed an elevation view of the building complex from the corner of 14th and Jefferson encompassing the four-story office building, link connection, and main entry. The middle bays are extended along the building's exterior with two corners wrapped with stone to provide a strong presence to the office building as well as complement with the west campus through the use of modern materials.

The entry design relates to both the Office Building and the Data Center, with the entry set back slightly. Design work is continuing on the entry element, with the focus on the relationship between glass and stone. The Data Center includes a glass element similar to the corner of Jefferson and 14th. The glass element is wrapped around the Data Center. The top portion of the Data Center is comprised of glass lined screen wall of a textured wall complementing the stone of the building. No mechanical equipment can be viewed by pedestrians. The setback from the neighborhood has increased from the previous design.

Ms. Levine displayed an elevation illustration of the complex along Jefferson Street looking east. The complex includes a four-story office building, with the middle portion connected to the Data Center. The complex includes a conference center, coffee shop, and visitor parking.

Ms. Edens responded to questions on LEED certification for the building. Wright Runstad & Company is aiming to achieve gold certification. The requirement is to achieve silver certification.

Ms. Edens responded to questions about the location of the roundabout as currently designed. The roundabout will not cut into the hillside and was moved closer to the complex.

Discussion ensued on accessibility of the site under the new design scheme.

Mr. Haskell said it appears the entrance through the Link, which connects the office building to the data center, appears to be out of scale in terms of the overall building. He suggested exploring another option for the entryway. Ms. Levin acknowledged that the team is still studying the entryway. Mr. Haskell suggested an option of considering more glass in the design of the entryway as one option.

*CCDAC Regular Meeting
Minutes of Meeting
November 20, 2008 Page 15 of 17*

Ms. Swift expressed appreciation for the conceptual evaluation and that such evaluations should always precede presentations to the CCDAC. She said she senses there is not the resolution as was present in the previous scheme. She suggested more study is required. She commented on her recent visit to the campus of Cranbrook Schools and the importance of the campus within the backdrop of campus landscaping.

Mr. Johnson referred to an overhead illustration of the site plan and cited how pulling the parking lot back creates an opportunity to increase distinctive landscaping features. Ms. Swift suggested the importance of the Olmsted legacy is the sense of space and movement through space, which can be accomplished through a modernist tradition. The building should not be placed in a hermetically sealed referential.

Mr. Handy said from a design perspective the discrepancy in the column patterns between the two buildings is somewhat disturbing as well as the entry offset in achieving overall balance and symmetry. Ms. Levine acknowledged more design work is necessary for the entry.

Mr. Handy asked about the status of the next steps in the project. Mr. Robinson said previous schematic designs were presented to the CCDAC for review and approval as well as the SCC and the Legislature. At this point in time, the proposal will be considered by the Office of Financial Management and the Governor as the proposal to move forward to the Legislature.

Senator Fraser asked for clarification on accessibility for mobility challenged individuals. Ms. Levine referred to an illustration of the site plan and pointed out the locations of access from the parking garage, visitor parking, and pedestrian access to the entry of the building. Sidewalks will provide access to pedestrians entering the building.

Chair King commented on the depth of the office building from the north to the south and the difficulty of achieving some of the goals for sustainability in terms of using natural light. Ms. Edens replied that the offices areas are open to the windows, which achieves light sustainability requirements.

Chair King said the roof of the building is likely as tall as the plaza of the Transportation Building and could easily be twice as tall while still retaining good membership in the family of campus buildings. He suggested the opportunity may be lost for having space for campus expansion by limiting the height of the DIS buildings. Ms. Bremer agreed and added the issue surrounds the budget and building possibilities within the existing budget. The same concern applies to the Heritage Center and potential loss in the desired building design if budget reductions continue to occur. It's a once in a lifetime opportunity to create great buildings. There are limited options to add more floors. Mr. Robinson said the previous designs included a larger complex of facilities on the site, but there were additional costs for the complex and additional parking and traffic generated by those alternatives. The current proposal is based on the direction that the facility will accommodate the needs of DIS.

Discussion ensued on height limitations on the campus.

Ms. Swift said her expectation is that the restoration and revegetation of the easterly portion of the site as it slopes downward is part of the project.

Chair King invited public comments.

Greg Klein, President, South Capitol Neighborhood Association, reported on some of the concerns by the association regarding the project. The board unequivocally supports the development of Capitol Campus. No members on the board wish to stop projects on the campus. Capitol Campus is an asset to the neighborhood. The board is striving for a peaceful coexistence and views the neighborhood as a historical and cultural asset to the City, to Capitol Campus, to the state, and to the country. Both are equally important with one not superseding the other. The board wants a thriving coexistence between the two and worry going forward that it might not happen. The board's main concern is the overall impacts on the neighborhood and that they are effectively mitigated in terms of traffic, noise, light, residential parking, cut through traffic, commercial use of residences, and overall aesthetics of the building and how they integrate with the residential neighborhood. The board is concerned that the burden of mitigation and enforcement will fall on the neighborhood. The board's concern is that any negative impacts from the project, which are not adequately addressed, will need to be monitored and enforcement pursued through the City.

Jeanne Marie Thomas, South Capitol Neighborhood Association, reported the neighborhood is a national historic registered neighborhood and has equal protection status in the eyes of the nation and the State Department of Archeology and Historic Preservation. The neighborhood has equal recognition for the historic benefit of the neighborhood. She identified the boundaries of the South Capitol. The neighborhood comprises the entire southern edge of the State Capitol. She asked the CCDAC to consider the project in the larger context. The neighborhood is a resource that is disappearing and is under pressure. It's shortsighted not to view the neighborhood as an expansion of the value and the historic quality of the campus. Precious Olmsted landscape is becoming edged by gravel parking lots. The entire southern border is under pressure and under a state of deterioration. The neighborhood believes it should be a part of the ecosystem of the campus. There are five opportunity sites that directly impact the neighborhood. Two of the sites are in the design phase. She asked the CCDAC to partner with the neighborhood to cooperate, make a commitment, and provide some resources. Of the two sites under development, neither planning process has looked at the cultural resource of the neighborhood. Residents have consistently requested inclusion. One action includes updating the inventory to show where deterioration has occurred and assist in determining ways to mitigate the loss. She asked for leadership from the CCDAC, a stated commitment, assistance with the historic inventory of homes, assisting the board identify local codes to strengthen protections, more public education, higher recognition of the neighborhood, such as better signage, and considering the neighborhood as part of the ecosystem. She offered members a tour of the neighborhood. Representatives of NBBJ have committed to meeting with representatives from the neighborhood to discuss mitigation measures.

CCDAC Calendar for 2009 – Establish Dates for 2009 Meetings

Mr. Evans reviewed the proposed CCDAC 2009 meeting dates:

- January 15, 2009
- May 21, 2009 – may be changed based on timing of CLAMP recommendation
- September 17, 2009
- October 19, 2009

The dates are subject to change based on circumstances.

Representative Hunt requested changing the January meeting to Friday, January 9, 2009.

Barbara Swift moved, seconded by Dennis Haskell, to adopt the 2009 proposed meeting schedule as amended. Motion carried.

Other Business

Ms. Bremer responded to Chair King's email on new development projects not resembling state buildings. She noted the project near the Budd Bay restaurant does not involve any contractual agreements or letter of intent between the developer and GA. She suggested bid solicitations in the future should include a review of the Capitol Campus Master Plan as part of the bid proposal requirement. More often than not, project proposals for leased development are at the point of being vetted with City codes and requirements and do not consider the elements of the master plan required for new state buildings. She suggested scheduling a future discussion on the topic.

Chair King said he feels strongly that state government has perpetrated upon the City of Olympia some undesirable buildings. In most circumstances, it appears the developer builds the building speculatively with the state ending up occupying it. State government should operate at higher standards. Developers in today's economy do not build office buildings unless there's some commitment from someone to occupy the building. The developer proposing the Budd Bay building must have a very firm belief that the state will be the primary tenant or they wouldn't receive financing from a bank. Ms. Swift agreed and noted the issue has been a point of discussion before.

Ms. Bremer said the economy is at the point where developers need a lease prior to obtaining financing for a project. The project will likely cease because of the lack of financing because there is no lease. Most importantly, Senator Fraser and Representative Hunt encouraged GA to meet with local municipalities to discuss how to coordinate mutual project approvals to ensure the master plan is synchronized with development policies of all municipalities during the development of a potential state leased facility. A meeting has been scheduled with the City of Olympia to begin the discussion.

Senator Fraser agreed there is need to develop a policy for the CCDAC to review what the state's expectations are to pursue a lease.

Ms. Edens commented on the difficulty of the development process through the City of Olympia and the tedious process of obtaining design approval through the City's Design Review Board.

Senator Fraser said the issue also involves the cities of Lacey and Tumwater and will continue to be a future concern as the population increases and state government grows. She suggested working on developing a policy.

Ms. Bremer acknowledged the request to provide a draft of a policy for a future meeting discussion.

Adjournment

Ron Tan moved, seconded by Dennis Haskell, to adjourn the meeting at 2:25 p.m. Motion carried.