The Context of State Government Facilities

The context and siting of state offices, whether leased or owned, can have a tremendous impact on the capital community's vitality in terms of economic growth, the environment, and the overall quality of life. Property taxes for leased office space, plus the retail and service trade generated by state activities, can provide significant economic stimulus for the communities in which they are located.

Community Vitality

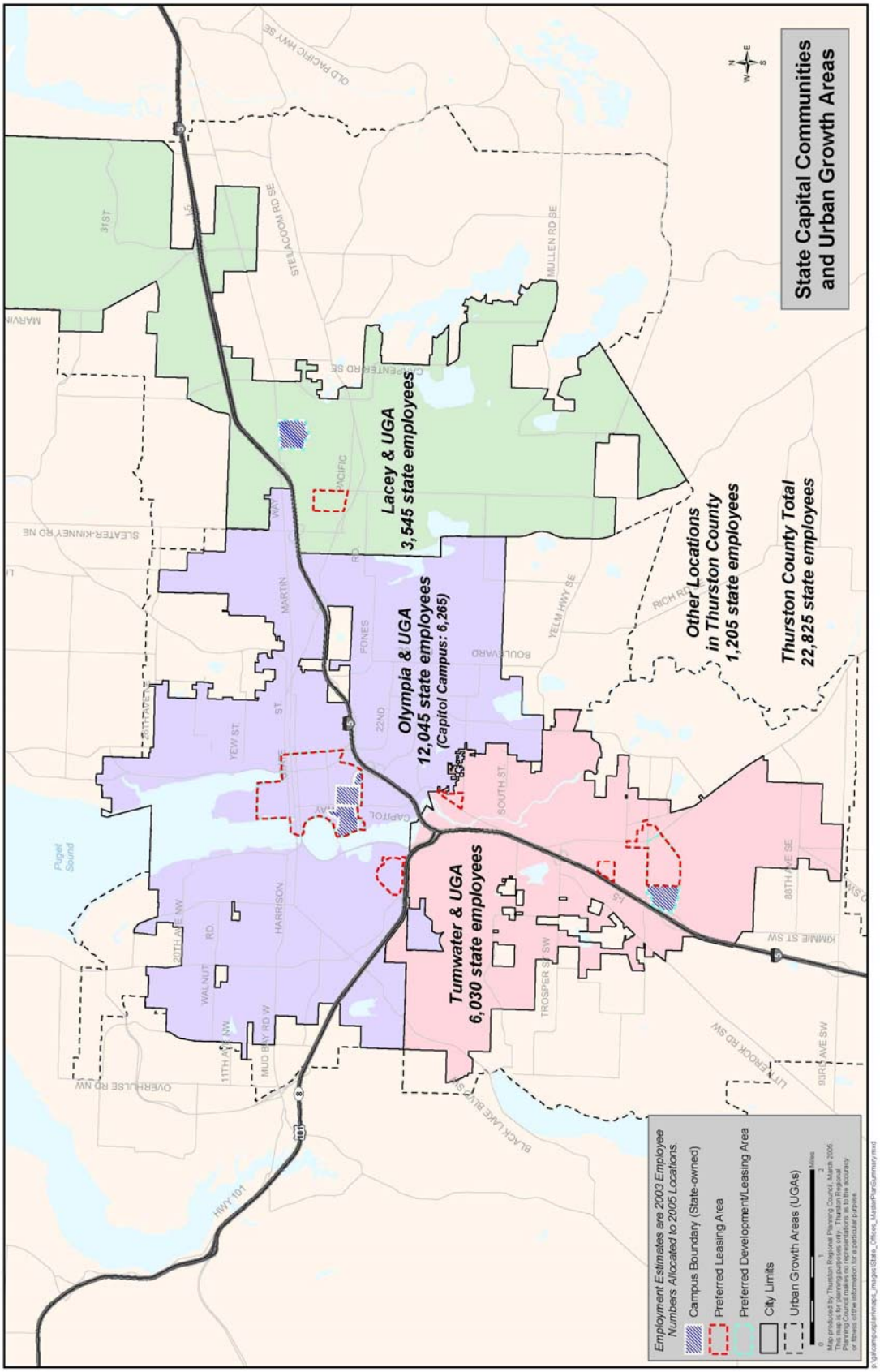
Principle #3 and its supporting policies provide the framework for how state government relates to the surrounding communities in terms of planned and cooperative land use and transportation issues.

Historic Preservation

Principle #4 and its policies articulate how important it is to preserve the Capitol Campus and its historic buildings and surroundings. Preservation of our architectural heritage, while vital for the sake of history, also has a significant impact on the local economies in terms of tourism.

Design

Principle #5 and its supporting policies provide the framework and design guidelines for the architectural character of state facilities and how they should relate to the larger community, as well as exemplify the best in aesthetic quality.

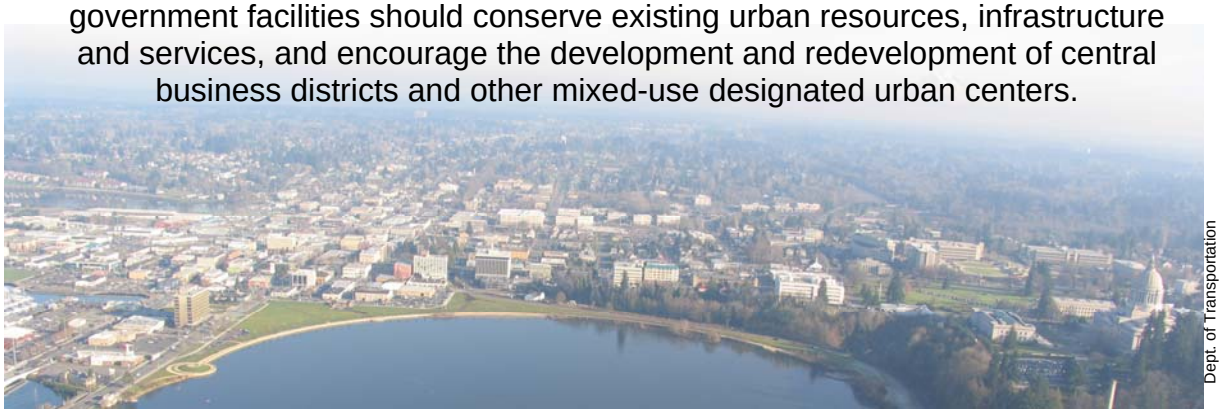

State Capital Communities and Urban Growth Areas
Lacey & UGA
3,545 state employees
Olympia & UGA
12,045 state employees
(Capitol Campus: 6,265)
Tumwater & UGA
6,030 state employees
Other Locations in Thurston County
1,205 state employees
Thurston County Total
22,825 state employees
Employment Estimates are 2003 Employee Numbers Allocated to 2005 Locations
Campus Boundary (State-owned)
Preferred Leasing Area
Preferred Development/Leasing Area
City Limits
Urban Growth Areas (UGAs)
Miles
Map produced by Thurston Regional Planning Council, March 2006.
This map is for informational purposes only. The Thurston Regional Planning Council makes no representations as to the accuracy or fitness of the information for a particular purpose.
Puget Sound
HWY 101
OLD PACIFIC HWY SE
STEILACOOM RD SE
MULLEN RD SE
YELM HWY SE
SLATER-KINNEY RD NE
OVERHULSE RD NW
BLACK LAKE BLVD SW
LITTLEROCK RD SW
88TH AVE SE
KIMMIE ST SW
93RD AVE SW
TROSPER RD SW
SOUTH ST
BOULEVARD
CAPITOL
HARRISON
WALNUT RD
MUD BAY RD W
20TH AVE NW
11TH AVE NW
YEW ST
MARTIN WAY
PACIFIC
FONES RD
22ND
31ST
26TH AVE
RICH RD
CAPITENER RD SE
I-5
101
8

Master Plan Principle #3

Community Vitality

The presence of state government facilities and activities can contribute significantly to the economic and social well being of the surrounding communities.

State facilities should serve to support growth management principles and comprehensive plan goals of the local communities. In particular, state government facilities should conserve existing urban resources, infrastructure and services, and encourage the development and redevelopment of central business districts and other mixed-use designated urban centers.



Dept. of Transportation

Decisions on where and how to house state agencies can directly affect the surrounding community. The sprawl of state facilities has, in the past, contributed to the deterioration of community infrastructure and quality of life, imposing significant costs on communities and the local economy.

Sprawl or low-density growth reduces the ability of local government to maintain older infrastructure, gradually undermining the sustainability of the existing infrastructure inventory. This disperses and minimizes, rather than maximizes, the use of existing public and private resources.

Possible outcomes of the unplanned location of state office buildings are: increased congestion, longer commute times, customer dissatisfaction and reduced worker productivity. In addition, some unplanned locations will require additional infrastructure expenses for parking and transportation improvements to simply manage the additional traffic.

Siting state facilities in downtowns and other designated urban centers, particularly those well served by transit, ensures that state services and programs are accessible to more people. Enabling and encouraging both state employees and clients to travel by transit, walking, or other methods besides the single-occupant vehicle, aids communities in their efforts to reduce air pollution, traffic congestion and energy consumption, as well as avoiding detrimental impacts on the transportation infrastructure.

"If all things are equal, a building paying property tax would no doubt be preferable. However, perhaps more important than the lease versus own issues, is that the development be concentrated in designated areas, be of high quality, good urban design, have access to local services and amenities, and preferably a mixed use development."

Comment by officials from City of Olympia during Thurston County Lease and Space Planning Study, 2001

POLICY 3.1 Preferred Development and Leasing Areas

The state shall concentrate state offices in medium-to-high density locations that are well served by public transportation. To this end, the state will build-to-own in Preferred Development Areas (PDA's) and lease facilities in Preferred Leasing Areas (PLA's).

Background

In 1991, *The Master Plan for the Capitol of the State of Washington* intended that most future state office development should be owned and located in Preferred Development Areas (PDAs*).* It did not deal with a state leasing strategy, other than assuming the need for one. It called for *"the coordination of government facility needs with adjoining communities through urban redevelopment and the creation of satellite campuses"* and *"new construction (of state office buildings) to be concentrated in three preferred development areas."* It identified those preferred development areas as Lacey, Olympia, and Tumwater; and promoted consolidation and co-location of state office facilities, transportation demand management, and growth management principles. In addition, the 1991 Master Plan called for a leasing strategy to be devised *"to improve the cost-effectiveness and manageability"* of leased property.

But after 1991, for a variety of reasons, state office needs were being met mostly by private lease development. As a result, state offices were scattered throughout the urban and suburban area of the cities of Lacey, Olympia and Tumwater. This resulted in significant problems with urban sprawl and detrimental impacts of the publicly funded infrastructure, as well as air pollution and traffic congestion, absorption of open space, extensive use of energy for mobility, higher costs for infrastructure, and fragmentation of state agencies. This sprawl also reduced the ability of local government to sustain its existing infrastructure and added to public spending.

This scattered development caused Thurston County, the cities of Olympia, Lacey, Tumwater, the Intercity Transit Authority, and the Port of Olympia to ask the state to clarify its policy about locating its offices. The state worked with the three surrounding communities to develop the concept of *Preferred Leasing Areas* (PLAs) emphasizing the 1991 Master Plan goal of concentrating state offices. The three cities identified their respective PLAs, which were then subjected to extensive analysis by the Department of General Administration. In 2000, the State Capitol Committee added the Preferred Leasing Areas Strategy and the recommended PLAs as an amendment to the 1991 Master Plan.

Capacity of the PDAs and PLAs

As of December 2005, the state is leasing over 4,200,000 square feet of office space from the private sector in Thurston County. Of this quantity, approximately 90% is inside the PLAs and 10% is outside the PLAs.

Total office development capacity of all the existing PDAs and PLAs is approximately 6.2 million gross square feet, which is equivalent to 5.8 million rentable square feet. This is three times the amount of office space added between 1900 and 2000, and more than seven times the amount of development anticipated in the Department of General Administration's 10-year development forecast of 800,000 rentable square feet in the *Thurston County Lease and Space Planning Study.*

Intent of Policy

The intent of this policy is to maintain and enhance the vitality of the communities within which state facilities are located, and to support the comprehensive plan goals of these communities.

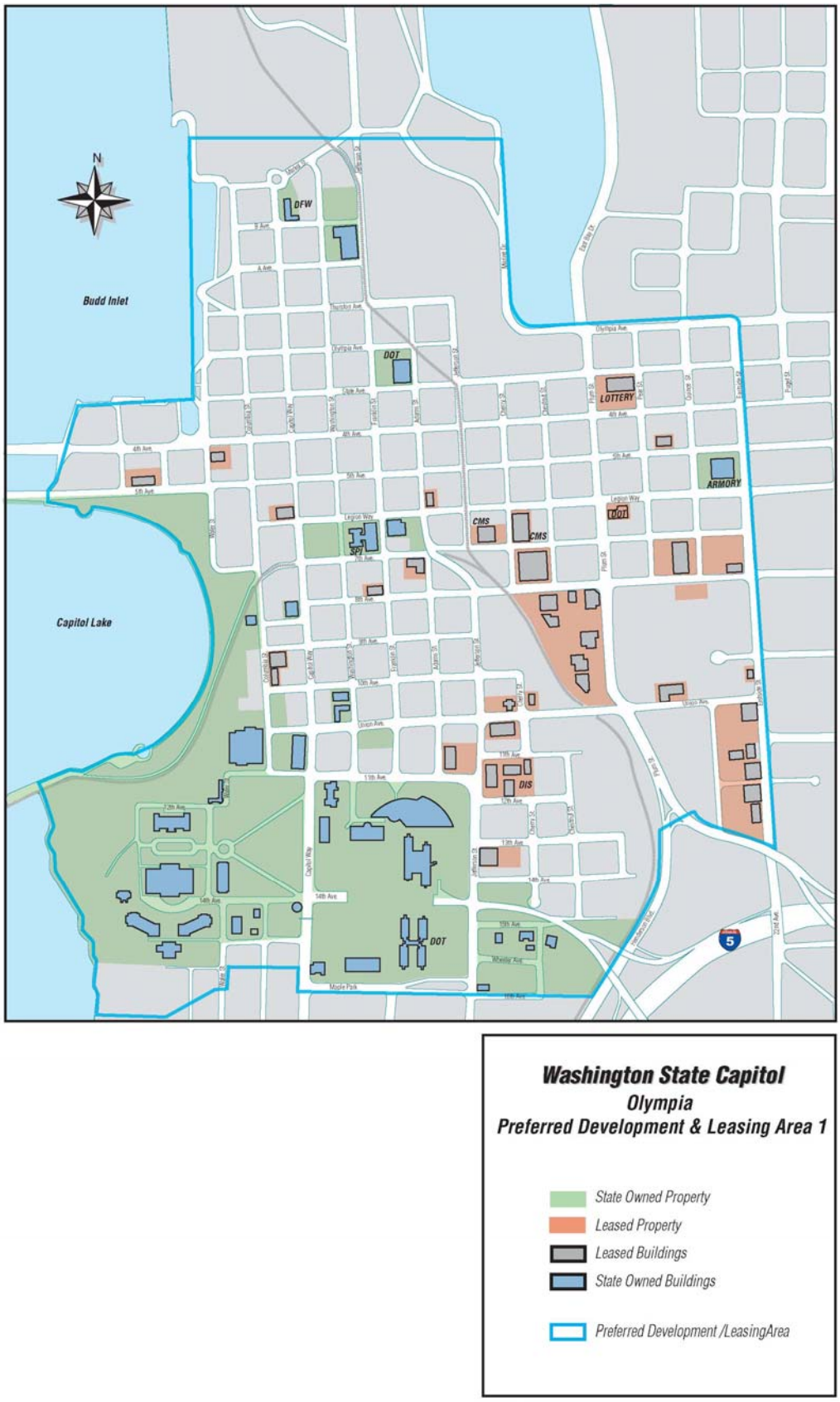
Goals of Policy

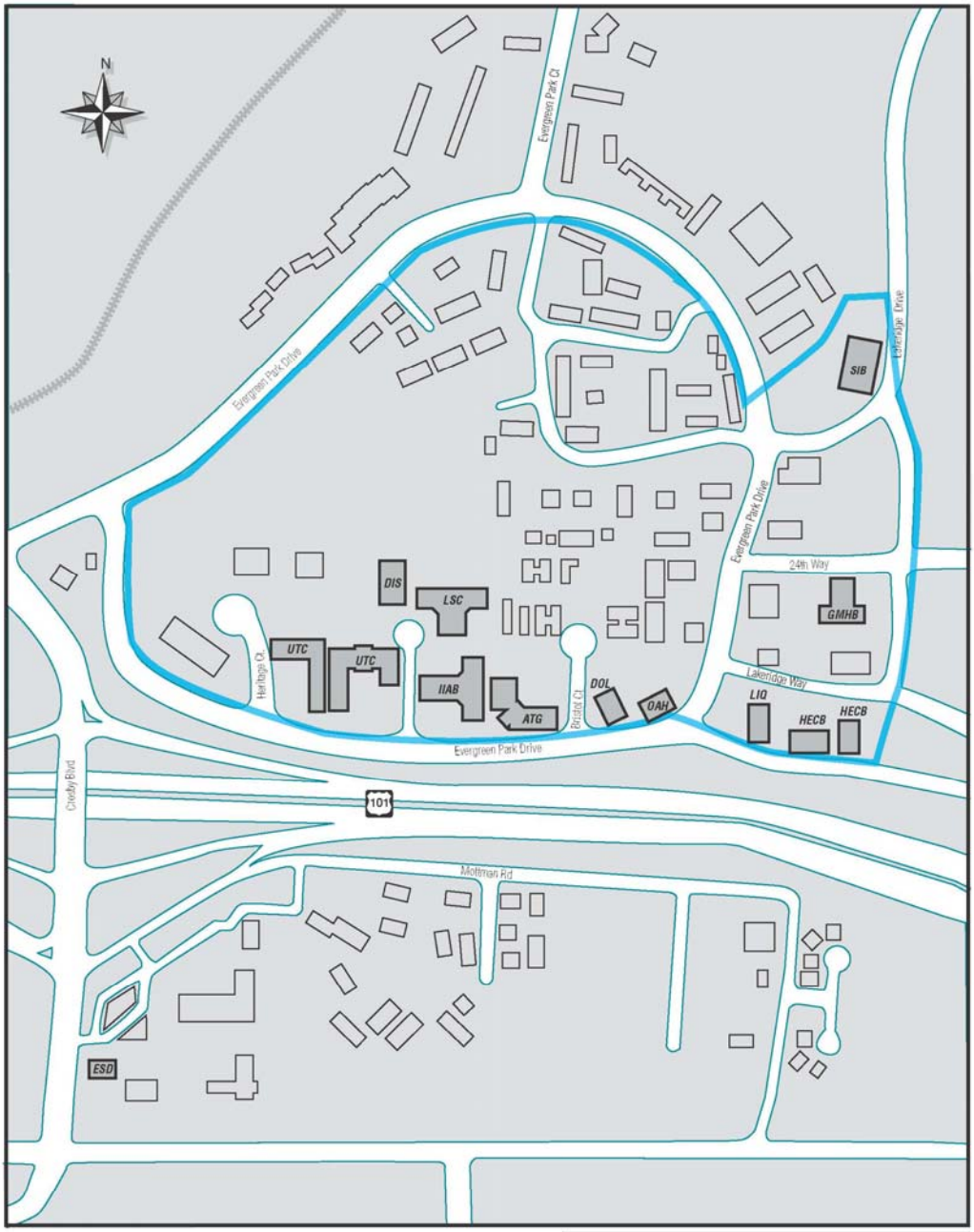
The goals of this policy are to:

- Ensure that it is the state's space needs that drive building location decisions, and that the Department of General Administration will provide leadership in making these determinations[5]
- Provide a framework to enable the state to assess its space needs and effective siting decisions
- Support growth management principles, transportation demand management objectives and the comprehensive plan goals of the cities of Lacey, Olympia and Tumwater as well as Thurston County
- Ensure that the growth of state government does not contribute to urban sprawl
- Promote consolidation and co-location, and reduce the fragmentation of state office facilities by coordinating with state agencies, boards, commissions, and local jurisdictions
- Ensure that the efficient and effective delivery of state services is maximized for the benefit of its customers.
- Create more transportation choices for the state's employees and the visiting public

[5] The Department of General Administration is responsible for providing real estate services to state elected officials, state agencies, board, commissions and educational institutions in accordance with RCW 43.82, State Agency Housing.

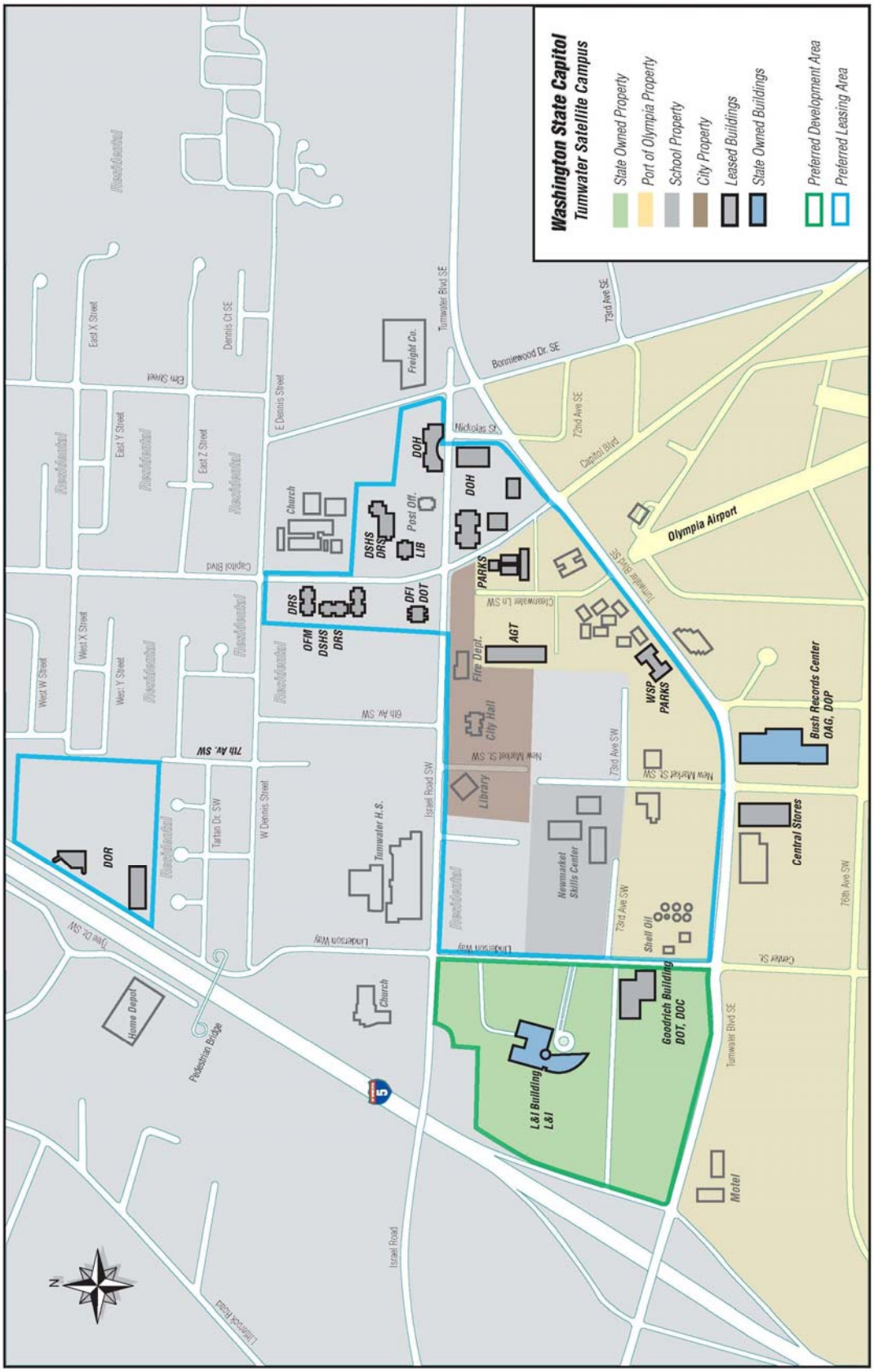
- Promote mixed use of state office buildings (such as retail space on ground floors) where appropriate

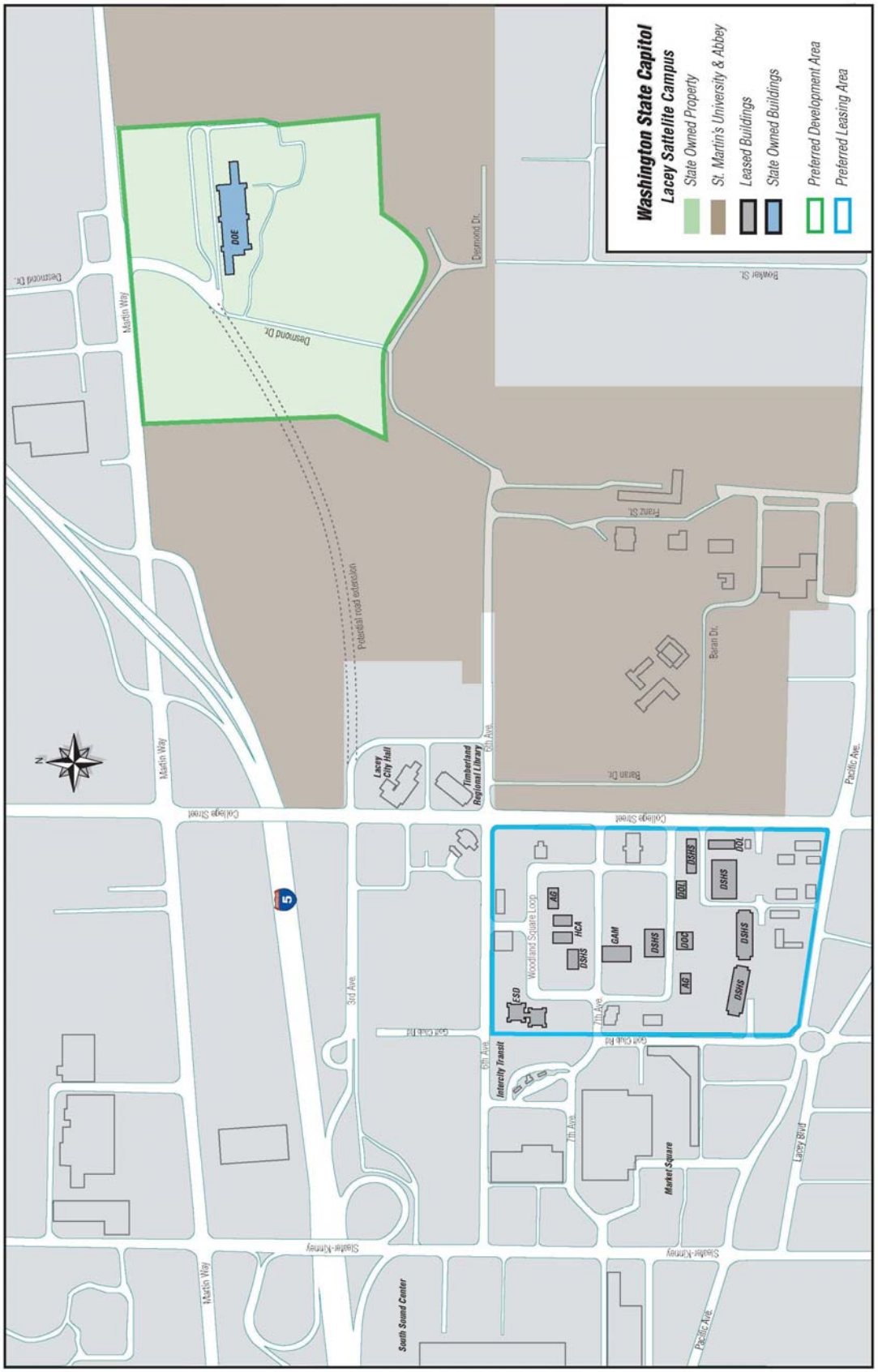

N
Budd Inlet
Capitol Lake
DFW
DOT
LOTTERY
ARMORY
CMS
CMS
DOT
SPI
DIS
DOT
Washington State Capitol
Olympia
Preferred Development & Leasing Area 1
State Owned Property
Leased Property
Leased Buildings
State Owned Buildings
Preferred Development /LeasingArea



Washington State Capitol
Olympia
Preferred Development & Leasing Area 2

Leased Buildings
Preferred Development /LeasingArea


Washington State Capitol
Tumwater Satellite Campus
State Owned Property
Port of Olympia Property
School Property
City Property
Leased Buildings
State Owned Buildings
Preferred Development Area
Preferred Leasing Area
DOR
DRS
OFM
DSHS
DRS
DFI
DOT
DSHS
DRS
Post Off.
LIB
DOH
DOH
PARKS
AGT
WSP
PARKS
Bush Records Center
DAG, DOP
Central Stores
Goodrich Building
DOT, DOC
L&I Building
L&I
Olympia Airport
Home Depot
Pedestrian Bridge
Tumwater H. S.
Church
Church
Freight Co.
City Hall
Library
Fire Dept.
Newmarket Skills Center
Shell Oil
Motel
West W Street
West X Street
West Y Street
East X Street
East Y Street
East Z Street
Elm Street
Dennis Ct SE
E Dennis Street
Capitol Blvd
Tumwater Blvd SE
Bonniewood Dr. SE
73rd Ave SE
72nd Ave SE
Nicholas St.
Tumwater Blvd SE
Clearwater Ln SW
New Market St. SW
73rd Ave SW
72nd Ave SW
76th Ave SW
Center St.
6th Av. SW
7th Av. SW
Israel Road SW
Lindenson Way
W Dennis Street
Tartan Dr. SW
Jeep Dr. SW
Israel Road
Littlerock Road
N


Washington State Capitol
Lacey Satellite Campus
State Owned Property
St. Martin's University & Abbey
Leased Buildings
State Owned Buildings
Preferred Development Area
Preferred Leasing Area
DOE
Desmond Dr.
Desmond Dr.
Desmond Dr.
Martin Way
Martin Way
Martin Way
Bowker St.
Friar St.
Potential road extension
Beiran Dr.
Beiran Dr.
Lacey City Hall
Timberland Regional Library
6th Ave
College Street
College Street
Pacific Ave.
Pacific Ave.
5
3rd Ave
Woodland Square Loop
AG
HCA
DSHS
GAM
DSHS
DOC
DOC
AG
DOT
DSHS
DSHS
DSHS
DSHS
GSO
Gen Dale Rd
Gen Dale Rd
7th Ave
7th Ave
6th Ave
Intercity Transit
Market Square
Lacey Blvd
Steele-Kinney
Steele-Kinney
South Sound Center
N

POLICY 3.2 Transportation Demand Management

The state shall locate, develop and manage its owned and leased properties to achieve local and state transportation demand management (TDM) policies, while meeting the business needs of state agencies.

Background

State law supports Transportation Demand Management (TDM) in that all state facilities are subject to the following:

- Commute Trip Reduction (CTR): RCW 70.94.521-551 requires work sites of 100 or more employees to develop and implement a trip reduction program, aimed at reducing employee drive-alone trips to work.

- Parking: RCW 43.01.240(3) applies to all state-leased work sites and mandates that agencies not enter into leases for employee parking in excess of the local jurisdiction's zoning requirements while ensuring that parking is equitably available to both employees and management.

Intent of Policy

TDM planning will be integrated into all facility site planning. Once a preferred site is identified, a cross-agency team will be established to develop specific TDM recommendations. In this way, strategies to reduce travel demand will be considered equally with strategies to increase capacity. The team must partner with the local jurisdiction and transit agency to determine access to the facility by all modes, including transit, walking, and biking.

> "Opportunities for access to governmental functions and employment should not be conditioned upon the ability to afford and operate a vehicle."
>
> Department of General Administration Statewide Co-Location Study, June 1994, page 66.

This policy is also intended to ensure transportation choices by locating state facilities near existing bus routes or park-and-ride lots to serve citizens who do not have automobiles and to encourage employees to use alternative transportation.

Goals of Policy

Implementing transportation demand strategies for commute trip reduction and employee parking at state work sites in Thurston County will provide significant support to the state's goals to:

- Reduce leasing or construction costs by reducing the amount of parking needed
- Ensure that alternative commute modes are maximized
- Support local government's growth management policies and comprehensive plans
- Be a good steward of the environment

POLICY 3.3 Environmental Stewardship

The state shall, in the process of developing, redeveloping and maintaining its real estate assets, be a model to the citizens of the state by employing the highest standards of environmental protection.

Background

Being a leader in the protection of the natural environment is one of this state's defining characteristics.

Intent of Policy

Construction and maintenance of buildings and the infrastructure that goes with them will always have some impact on the environment. It is the intent of this policy to limit and/or mitigate those impacts by including these important considerations as early as possible in the planning stages. See also Policy 6.1, High Performance Buildings.

Goals of Policy

The goals of this policy are to:

- Seek opportunities to retrofit and restore existing buildings whenever possible, rather than construct new
- Seek opportunities to infill vacant lots and brownfield properties whenever practicable, rather than contribute to urban sprawl
- Site state buildings close to mass transit hubs, thus providing opportunity for less use of the single-occupant vehicle
- Include alternative transportation amenities in new and renovated buildings, such as bike lockers, shower facilities, carpooling resources, nearby bus stops, etc.
- Follow low-impact site development practices that limit stormwater runoff, recharge aquifers, protect aquatic species, and beautify public grounds
- Utilize predominantly drought-resistant native plant species and organic composts in landscaped areas
- Minimize the use of pesticides and herbicides
- Minimize irrigation demands
- Minimize heat islands and light pollution

Communities

How Communities Are Impacted by State Government

The state is the largest employer in Thurston County and the largest landowner. These two factors tend to characterize the state's relationship with the greater capital community of Olympia, Tumwater, and Lacey.

Each of these communities has its own unique characteristics, and the presence of the state in each reflects this uniqueness. In the capital city of Olympia, the state's presence is concentrated on the East and West Campuses as well as the immediate surroundings of the downtown area. However, the city has encouraged the state to expand more into the downtown as a way of increasing density and activity. In Tumwater, the state's presence is clustered on the northeastern and western edges of the city's newly designated town center. The city wants to use state office development to "jump start" the development of the town center, endeavoring in the process to create a mixed-use center with the state as an anchor. Lacey, on the other hand, has encouraged the state to remain in its designated central core, focusing on leased space as a way of maintaining property tax revenue.

Several issues related to the state's presence in these communities affect all of them. These inter-jurisdictional issues are:

> "The state has a responsibility to enhance the physical environment of both communities and employees, and demonstrate leadership in land use and energy management."
>
> Local Government official during preparation of Thurston County Lease and Space Planning Study, 2001, Report 7, Page 2-13.

(a) Impact of state government growth
(b) Impact of vehicular traffic generated by state government
(c) Impact on economic activity
(d) Public open space and capital parks and their usage

Perhaps the most significant has been the impact of the sprawl or dispersal of state government throughout the urban area. This impact has had manifold effects, including deterioration of public streets, stress on land use capacity, sudden changes in land use, and reallocation of city and regional resources to meet unanticipated infrastructure needs.

It is imperative that the state remain a "good neighbor" to I ts surrounding communities. The following goals should guide the state's interface with the greater capital community:

1. **State and local government cooperation.** As different governmental entities, it is inevitable that at times there will be disagreement between the state and local governments. However, it is essential that the state and the local governments remain committed to open dialogue on issues of mutual concern.

2. **Transportation impact.** The state, the surrounding communities, Thurston Regional Planning Council, and Intercity Transit have a long history of cooperation on transportation issues. It is in the state's best interest to continue working with these entities to ensure that not only do the transportation linkages facilitate the delivery of services and accommodate its employees, but also that they facilitate the economic vitality of the region. To this end, the state needs to ensure that its policies and procedures on siting and location of state facilities are supportive of the Regional Transportation Plan.

3. **Conscious approach to development.** The greater capital community is justifiably concerned with how state facilities (whether owned or leased) interface with its existing fabric. Thus the state should take a sensitive approach to development – whether public or private – that ensures compatibility with the goals of the surrounding communities as articulated in their Comprehensive Plans and as mandated by the Growth Management Act. More effort should be undertaken to coordinate facilities planning as well as continued vigilance to ensure adherence to the Preferred Development Areas and Preferred Leasing Areas policies.

Dept. of Transportation

Downtown Olympia

Dept. of Transportation

Tumwater Commercial Area

Dept. of Transportation

Lacey Commercial Area

Capitol Parks

Introduction

The State Capitol Campus serves as the seat of state government and celebrates Washington's environmental and cultural heritage. Interpretive learning through exhibits that represent the state's political, economic, and historic features is integral to the campus environment. Recreational components contribute to the beauty and accessibility of the campus, furthering the state's commitment to the environment and its people.

The state owns many recreational parks scattered throughout the state that are managed by the State Parks and Recreation Commission. But the parks included here are those located in and around the State Capitol and referred to as 'campus parks.' These parks are managed by the Department of General Administration and include Heritage Park and its associated Capitol Lake, Marathon Park, Deschutes Parkway, Sylvester Park, and Centennial Park.

These campus parks serve as open space for recreation, and provide both buffers and linkages to the surrounding community. The parks reflect the earliest plans for the campus, including both the 1911 Wilder and White plan and the 1928 Olmsted landscaping plan. Subsequent planning for the Capitol has reinforced the importance of parkland and open space as a part of the campus.

Heritage Park

TRPC

Wilder and White, a New York architectural firm, created the first Master Plan for the Washington State Capitol in 1911. An integral part of that plan was an elegant open space that connected the Capitol Group to the city, the Sound, and the Olympic Mountains. Today, Heritage Park aspires to fulfill that vision.

As a northward extension of the historic West Capitol Campus, the park serves as a symbol of government for all Washingtonians. Area residents are closely connected with the park and the surrounding state properties as recreational assets, as a destination for visitors, and as important links to the natural environment from within the urban setting. Heritage Park, Capitol Lake, Deschutes Parkway, Marathon Park, and the Interpretive Center are all connected. Together, these properties serve as nature's 'right-of-way' for the Deschutes River, which flows through the city on its way to Puget Sound. Heritage Park serves as an important symbol of our state's commitment to community development in harmony with environmental stewardship.

TRPC

The first funding for the park was authorized by the 1991 legislature. This was followed by subsequent appropriations that enabled the park's physical formation and provided paths, edges, minimal infrastructure and trees. Completion of the basic park is scheduled for 2007. Additional enhancements such as plazas, plantings, memorials, and visitors' facilities will further strengthen the tie with the West Campus and establish focal areas that support public gatherings. Possible facility improvements include a maintenance building, new public restrooms, a lawn theater, and additional landscaping and park furniture.

A 1976 study by Richard Haag lauded the value of Heritage Park as a setting for interpretive activities. This was reinforced by the 1994 predesign study which stated that expressions of the state's heritage should be "integral with the design of Heritage Park and should not appear contrived." County markers installed along the developed portions of the lake edge link the facility with the diverse regions and communities of the state. The state's environmental heritage is represented through unique features such as the wetlands at the south of the lake basin that characterize the state's coastal and riverine areas, while the state's arid eastern environment is to be represented by a bluff at the north edge of the basin. Specific future enhancements might include apple trees and other plantings representative of our agricultural heritage, history of the Northern Pacific railway, Native American heritage, and local history, especially as it reflects communities that matured from native settlements to pioneer developments to urban centers all across the state.

Unlike the core West Capitol Campus, Heritage Park has not typically been used as a venue for political expression, except occasionally as a location for organizing groups that then march uphill to the legislative buildings. Nor has it been the preferred location for monuments or dedicated plantings associated with statehood. Instead, the park has served as a place of recreation and celebration, often chosen for its connection to the Capitol Building, but at least as often selected for its size, openness, and proximity to downtown Olympia. It forms an ideal nexus between the Capitol and its capital city; and appropriately, it serves both.

Looking ahead, Heritage Park should emphasize our state's natural and cultural heritage and serve as a resource for celebration and recreation for the citizens of the state and the citizens of Olympia. It should be clearly identified with the State Capitol Campus, united by consistent furnishings, pathways, and signage. It should also serve as a compatible and graceful addition to the capital city and the activities of a healthy downtown core.

Dept of Transportation

Marathon Park

Marathon Park was constructed in 1970 by placing 58,000 cubic yards of fill material next to an existing railroad berm in the north basin of Capitol Lake. This forward looking project included lawns for picnicking, a parking area, and restrooms. Nestled into the southwestern corner of the north basin, Marathon Park provides waterfront recreation that is removed from the bustle of downtown Olympia while being within easy walking distance from the West Capitol Campus and Heritage Park. It is approximately 2.25 acres in size.

Marathon Park is valued by its users. Most often used by walkers, runners, and joggers, the park is also a favorite for car shows, dances, family reunions, weddings, and other outdoor events. Its importance to pedestrians and athletes is natural because the park sits at the junction of two major pathways that encircle Capitol Lake.

Marathon Park carries its name with great pride. It commemorates the first U.S. Trials for the Women's Olympic Marathon that began and ended at the park site. The trials were run in May, 1984 and won by Joan Benoit Samuelson. Samuelson went on to win the first Women's Olympic Marathon later that year. The park continues to serve many runners and joggers who use the facility every day as a starting point for less historic but no less valuable events.

Dave Scott

The February 2001 earthquake with its 6.8-magnitude tremors brought heavy damage to Marathon Park. Reconstruction and repair of nearly all of the park's features were completed in December of 2003.

Looking ahead, this small but well developed park will become increasingly well-used. With 50 parking stalls, a restroom building, a dock, benches and tables, the park is already a popular destination. The park's lawns, picnic areas, and quiet location welcome visitors to relax and recreate in a natural environment. .

Deschutes Parkway

Integral to the 1951 "Deschutes Basin Project," the construction of a causeway on the west side of the Deschutes River was a significant transportation improvement for the Olympia region. After decades of planning, completion of the Deschutes Parkway finally put in place an important connection between Olympia and Tumwater. In 2001, this1.68 mile roadway between Interstate 5 and 5th Avenue carried 7,000 vehicles per day. It serves as an emergency response route, a mass transit route, a bike route and, along its edges, as overflow parking for downtown Olympia. The parkway provides access to private property as well as nature trails; additionally, it serves as a utility corridor and jogging path.

Walkers, runners, and joggers make extensive use of the Parkway as part of two improved loops that circle Capitol Lake. The loop around the north basin is 1.52 miles, while the full lake loop is 4.95 miles. These pathways connect with downtown Olympia, Tumwater, Heritage Park, Marathon Park, Tumwater Historical Park and the Capitol Lake Interpretive Center, giving users an ever-changing view of the lake, its topography, natural habitats, and urbanized areas.

Dept of Transportation

The Parkway was damaged in the 1965 earthquake and required various spot repairs. By contrast, the 2001 earthquake brought real havoc to the Parkway and shut it down for 20 months while $8 million of repair work was performed. The roadway is 40-feet wide from curb to curb, with a 6-foot running path and 4-foot sidewalk on the east side. Reconstruction after the 2001 earthquake brought improved illumination, removed barriers in compliance with ADA standards, and upgraded the shoreline of Capitol Lake from sterile riprap to habitat-fostering vegetation.

Looking ahead, the improvements that were completed in 2003 brought Deschutes Parkway up to modern roadway standards and will provide a pleasant and functional link for the Capitol Campus and the local vicinity for years to come.

Capitol Lake

The State of Washington approved the sale of bonds for the impoundment of the Deschutes River in 1947. The resulting earthen dam and concrete tide gate trapped the water of the Deschutes at what had been the high tide level, to create a reflecting pool for the Capitol buildings, to improve the link between east and west Olympia, and to establish a recreational lake which has become symbolic of Washington's seat of government and the greater Olympia area. The lake was a popular swimming hole until 1985 when it was closed to swimming due to health concerns. Over time, the dynamic character of the river system and the impact of human development have become evident and are offering challenges to the continued management of Capitol Lake.

The lake covers an area of approximately 320 acres. Since the installation of the 5th Avenue Dam in 1951, sedimentation has significantly changed the character of the lake by making it shallower. On average the lakebed has risen about 9 feet. The southern-most reaches of the lake have seen the greatest impact, with some areas losing as much as 20 feet of depth. Sedimentation is one of several management challenges facing this important asset.

Dept. of Transportation

Capitol Lake December 2005

To respond to the variety and complexity of interrelated management concerns, a Steering Committee consisting of nine member organizations was formed in 1997 to develop and implement a ten-year plan for the management of the water body. The organizations have adopted objectives to guide management, including some which have been accomplished and some that require an ongoing commitment.

Currently, analysis is proceeding relative to the feasibility of returning the mouth of the river to its pre-impoundment character as a saltwater estuary. The purpose of the study is to help make informed decisions about management alternatives; it is not a commitment to any particular outcome.

Looking ahead, there are several challenges associated with the river basin: water quality, noxious weeds, sediment accumulation, flood hazards, and habitat degradation are but a few of the most challenging. Management strategies are expected to change over time, reflecting contemporary scientific, economic, and cultural norms.

Sylvester Park

In 1850, Edmund Sylvester donated the land which is now known as Sylvester Park to the City of Olympia, as a town square for perpetual public use. While the face of the park has changed over the past 150 years, it has served as a public facility since Mr. Sylvester's original plat of the city. The park was deeded to the State of Washington in 1905 when the grand stone building across Washington Street became the State Capitol Building. In 1928 the Olmsted Brothers prepared a landscape plan for the Capitol Campus, including Sylvester Park.

Dept of Transportation

The park is now listed on the national, state, and local registers of historic places. As a part of the historic State Capitol grounds, Sylvester Park and its unique features will be preserved and managed to the highest standards of excellence. The park is by no means a static showpiece of

the past. It continues to serve its vibrant, traditional purpose as a central downtown gathering place for political and cultural interests, both statewide and local, and a peaceful green haven in an urban setting.

The current park landscape has three trees approximately 100 years old, one tree approximately 80 years old, and ten trees that are 45-55 years old. The landscaping and features, such as statues and markers that are in place today, reflect the essentials of a design that has been in place since the early 1900's, in spite of changes to walkways and a reconstructed bandstand.

Looking ahead, Sylvester Park will not be developed or altered beyond the preservation and replacement of current or historic features without a thorough assessment and approval process. As an historic resource, the State will perpetuate and maintain the park in accordance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties. Some rejuvenation of the historic landscape is needed. Additionally, the park provides exceptional opportunities for interpretive features.

Centennial Park

In the spring of 1988, the state established

> *"a Centennial Park and green belt area …the focus of which is a one hundred year old coastal redwood tree. The tallest tree in Olympia."*

Centennial Park was conceived and established to commemorate the state's and the redwood's 100 contemporaneous years. In addition, it was the intent of the park's founders to maintain the park as a natural area, with consideration of the tree as paramount in decisions concerning the operation and maintenance of the park. Concurrently with the establishment of the park, the State Capitol Committee issued a proclamation naming the coastal redwood (sequoia sempervirens) *The Daniel J. Evans Tree* "in honor of our environmental governor."

Located near downtown Olympia, Centennial Park is bounded by Union Avenue and Washington and Franklin Streets. The site still holds the old foundation of a residence, which is readily apparent to visitors. The south east corner of the site is currently being used for parking and the storage of supplies in large metal containers. The balance of the park supports numerous trees and shrubs, including two Port-Orford cedars, dogwoods, maples, alders, and other ornamentals. Much of the park is covered with English ivy, which threatens to smother or choke the other species.

Dept. of Transportation

The Daniel J. Evans Tree was found to be more than 100 years old in 1987. At that time it was 148 feet tall and 67 inches in diameter at 4.5 feet off the ground. A native to the California coast, this species of sequoia commonly reaches 200 to 275 feet in height and 8 to 12 feet in diameter. The Evans Tree is located on a small knoll in the approximate center of the park. Specialists have advised that an area with a 50-foot radius surrounding the tree should be left undisturbed to prevent mortality.

Looking ahead, plans for the park are in line with the original intent of the founders. A natural setting that provides respite and recreation with minimal development will serve the needs of the Evans Tree and provide benefits to visitors. Removal of the old foundation walls that are constraining root development to the east is needed to improve the park and protect the tree. In addition, control of the English ivy and the thinning of overgrown shrubs and trees will contribute to a healthier and more usable public park.

Centennial Park is something of a diamond in the rough. As the area surrounding the park continues to experience high-density development, the importance and civic value of the park will become more apparent.

Capitol Lake Interpretive Center

Development of the Capitol Lake Interpretive Center has taken an ironic path since its start in 1979. In that year, approximately 250,000 cubic yards of sediment was dredged from Capitol Lake, and an 18-acre, two-cell, dewatering basin was created to process the spoils of future dredge operations. In 1986, approximately 57,000 cubic yards of material was removed from the lake and placed in the basin to de-water over time. In the mid-1990's, when the state sought to undertake a third dredge in the lake, portions of the dewatering basin were considered to be a wetland and could not be disturbed.

The construction of Heritage Park in 1997 involved designating these 18 acres as an Interpretive Center with a commitment by the state to establish and maintain high quality wetlands. These new wetlands mitigate the loss of open-water habitat and the loss experienced by expansion of park grounds into formerly submerged areas. Spoils from the 1986 dredge were used to fill portions of the new park's footprint, and the reconstituted dewatering basin was redesigned specifically to host wildlife species.

Dept. of Transportation

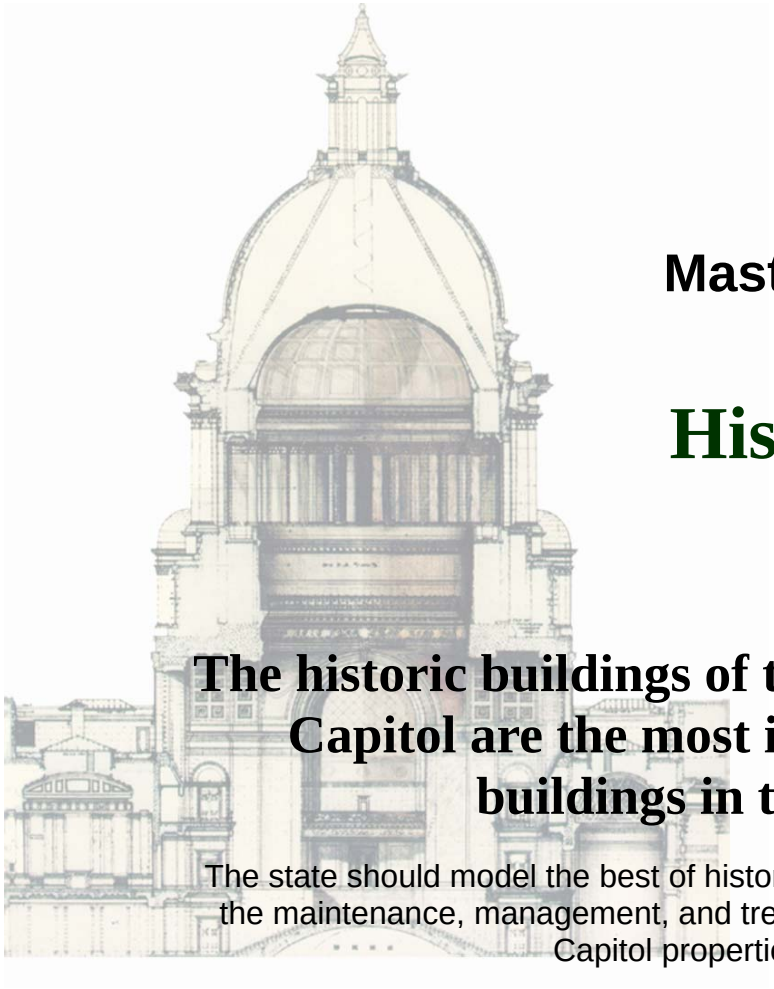
Today, the Interpretive Center holds great promise to provide visitors with an experience that contributes to their understanding of our natural systems. It is one of the most unique components of any State Capitol Campus in the nation.

When the February 2001 Nisqually Earthquake caused extensive damage to the Interpretive Center, it was being evaluated for improvement. Steep slopes, inappropriate vegetation, lack of irrigation for plants, lack of plant maintenance, and the lack of soil augmentation were all cited as contributing to the poor performance of the Interpretive Center as a wetland. The earthquake repairs provided an opportunity to address these concerns.

The reconstruction of the wetland area was completed in March 2003 and celebrated with a community planting activity during which thousands of plants were installed by more than 150 volunteers. The Interpretive Center now stands as an example of a successfully engineered wetland, providing a natural area in the midst of urban life, which supports native species and provides visitors with recreational and educational opportunities.

Looking ahead, the buildings, bridges, kiosks, boardwalks, and dock, which serve the facility, are showing their age and will require rehabilitation. Ongoing management of the Center will be necessary to control invasive species, and to assure that the artificial wetlands continue to function as intended. These investments will guarantee that the benefits provided by this facility will continue into the future.

Dept of Transportation



4

Master Plan Principle #4

Stewardship of Historic Properties

The historic buildings of the Washington State Capitol are the most important public buildings in the state.

The state should model the best of historic preservation practices in the maintenance, management, and treatment of its historic State Capitol properties.

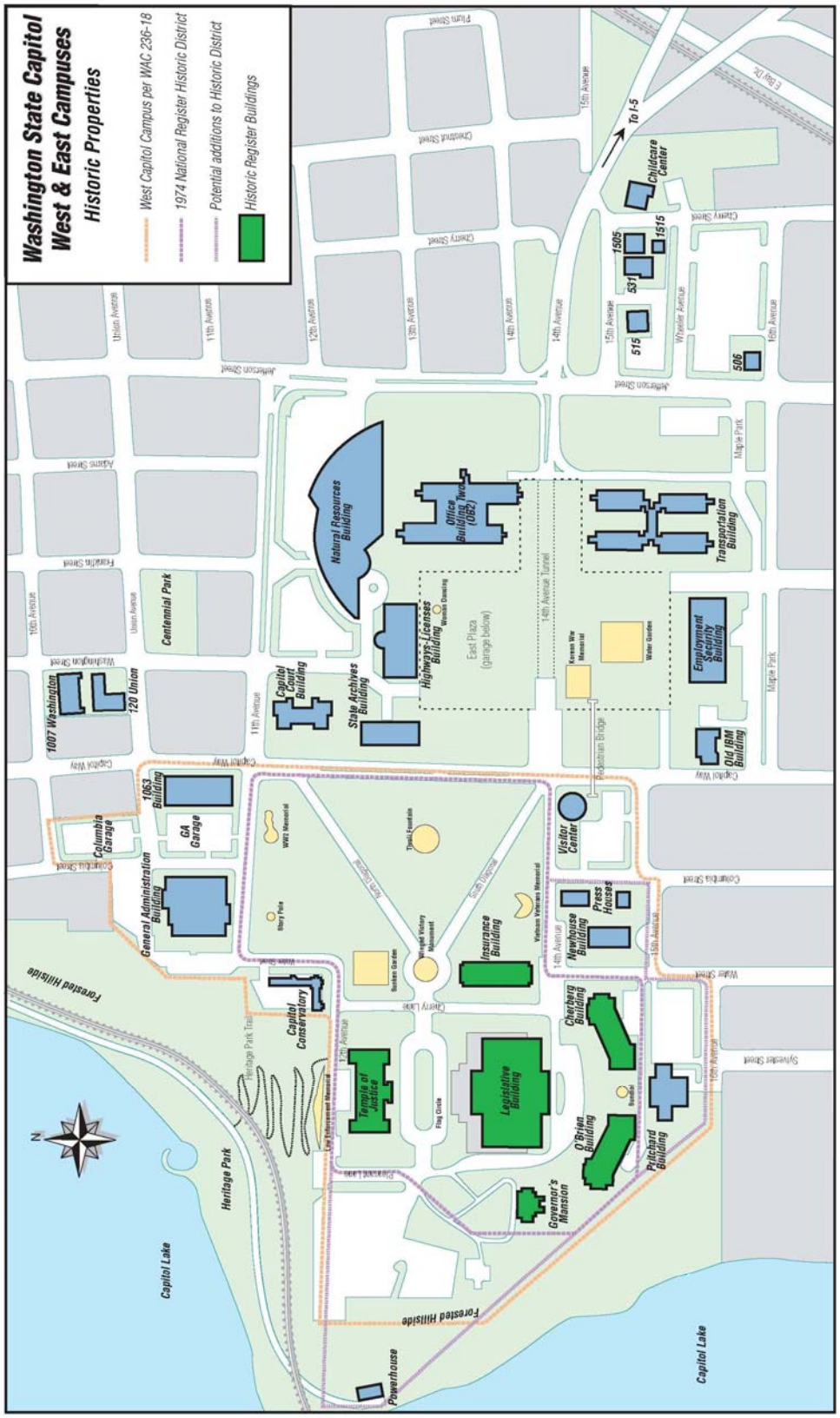
The historic buildings and grounds of the State Capitol Campus are a continuing source of identity, character, and pride for the entire state and the local community. The 1991 Master Plan specifically sought to "preserve the heritage of the Capitol Campus and retain its high standards through quality building and landscapes" but did not set goals for preservation of these standard-setting buildings and grounds.

Today, outdated and aging utility systems, building systems and materials in many of these buildings, and in the grounds that surround them, place these facilities among our most fragile and least habitable. This fact leaves them the most in need of update and alteration.

As a result, without thoughtful stewardship, the cultural history and architectural character of these buildings and grounds are at risk. Our historic grounds already reflect years of gradual, unplanned change--some of it natural progression--that obscures the original Olmsted Brothers design.

The first step toward preservation of our historic resources must be to recognize what we have, and to document its uniqueness and cultural significance through inventory, survey and formal designation. The state must then fully embrace the preservation responsibilities inherent in stewardship of historic facilities, and actively work to safeguard historic integrity while fully supporting the governing activities these facilities were created to host.

The *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* is nationally recognized and accepted, and will be the standard to guide these steps and all future alterations to historic State Capitol buildings, grounds, and interiors.


Washington State Capitol
West & East Campuses
Historic Properties
West Capitol Campus per WAC 236-18
1974 National Register Historic District
Potential additions to Historic District
Historic Register Buildings
Natural Resources Building
Office Building Two (OB2)
Transportation Building
Childcare Center
Highways-Licenses Building
East Plaza (garage below)
Employment Security Building
Old IBM Building
Centennial Park
1007 Washington
120 Union
Capitol Court Building
State Archives Building
1063 Building
GA Garage
Columbia Garage
General Administration Building
Visitor Center
Press Houses
Newhouse Building
Insurance Building
Capitol Conservatory
Temple of Justice
Legislative Building
Cherberg Building
O'Brien Building
Pritchard Building
Governor's Mansion
Powerhouse
Heritage Park
Capitol Lake
Forested Hillside
To I-5
1505
1515
531
515
506

POLICY 4.1 Preservation of State Capitol Buildings, Grounds and Collections

The state shall apply preservation planning methodology to the ongoing care of State Capitol properties, and promote public enjoyment and appreciation through interpretive information and programs.

Background

Responsible preservation stewardship is not possible without first understanding what is worthy of protection and how best to protect it. The State Capitol Campus includes 51 acres of historic grounds, 170 significant trees, and 14 historic public buildings that are home to a collection of nearly 3,000 historic furnishings, uniquely designed interior fixtures and finishes, and 66 pieces of commissioned artwork.

In the 78 years since the completion of the Legislative Building, inventory and documentation of these assets has been piecemeal, and levels of care and maintenance have been inconsistent.

Some very visible areas of our historic buildings, such as the main hallways and rotunda of the Legislative Building, have received high levels of attention and care to maintain special finishes and sustain intensive use. In most other aspects however, this building and other historic and monumental buildings have been managed and maintained as office buildings, without special regard for original design or character-defining features. Major renovations (as well as incremental alterations) have obscured original designs, replaced historic fixtures, altered exteriors and windows, relocated commissioned works of art, and introduced new finishes and materials. The current, collective result is a very different character and sense of place. A similar mechanic of unplanned evolution, spurred by nature as well as man, has greatly degraded the Capitol's landscape designs over time. The tangible link to history and to the characters that populate our State Capitol's history is becoming blurred.

Intent of Policy

It is the intent of this policy to step up to our long-term stewardship responsibility for significant Capitol properties and assets. Sound stewardship of these public resources must include an understanding of their historic value, to inform our care and treatment and activate efforts to halt deterioration.

Because our capitol buildings must also continue to serve as highly functional office, ceremonial, and administrative facilities for state government, preservation efforts must be measured and supportive of essential business functions. Therefore we must seek innovative strategies that help us to balance today's functional needs with tomorrow's preservation interests.

It is important to note that this policy is applicable not only to what is understood as historic today, but also to those assets and properties of outstanding quality and design that are destined to become historic.

Preservation Planning:

1. Know what we have. Through research, inventory and documentation of assets and their existing conditions, develop a clear understanding of the State Capitol stewardship responsibilities.

2. Understand its value. Establish the relative value of our historic properties through careful analysis of historic integrity, condition, intrinsic value, and historic or cultural significance.

3. Properly care for and preserve. Attune care and maintenance regimens and preservation treatment plans to the current—or future—historic value of each asset. Take a long-term view that protects assets from non-essential, or insensitive alterations, employing simple, non-intrusive and innovative solutions that meet functional needs and leverage advancing technology.

4. Plan for the long-term. Put funding mechanisms and preservation maintenance practices and strategies in place for ongoing care.

5. Share these treasures with the public. Offer interpretive programming and information to broaden public understanding and appreciation.

Goals of Policy

The single goal of this policy is to prevent further loss of State Capitol historic and cultural resources. The tools and procedures that support the intent and goal of this policy include:

- Inventories
- Historic Structure Reports
- Condition assessments for facilities
- Conservation assessments for artwork and furnishings
- Preservation maintenance manuals, for new designs as well as old
- Careful review of proposed alterations to buildings, grounds and landscape features
- Collections management

POLICY 4.2 Adoption of National Standards

The state shall apply the United States Secretary of the Interior's Standards for the Treatment of Historic Properties in the stewardship, preservation, and maintenance of its historic State Capitol buildings and grounds.

Background

In 2005 the State Legislature directed the Department of General Administration to apply the United States *Secretary of the Interior's Standards for Treatment of Historic Properties* in the care and stewardship of the historic properties of the State Capitol, under the policy direction of the State Capitol Committee (RCW 79.24). Developed by the National Parks Service, the *Standards* provide a nationally-accepted, recognized practice for sound and thoughtful care of historic assets. The *Standards* describe four different levels of treatment:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

Guidance for selecting the appropriate treatment for an historic property and guidelines for application of each treatment level are also provided. Similar guidelines are provided for the treatment of cultural landscapes.

Chapter 330, Laws of 2005, defines the state's historic buildings as the Governor's Mansion, the Legislative Building, the John L. O'Brien Building, the John A. Cherberg Building, the Irving R. Newhouse Building, the Joel M. Pritchard Building, the Temple of Justice, the Insurance Building, the James M. Dolliver Building, Capitol Court, the Old Capitol Building, and other facilities as determined by the State Capitol Committee in consultation with the Department of General Administration.

Historic State Capitol grounds include the grounds west of Capitol Way addressed in the 1928 Olmsted Brothers landscape plan for the State Capitol grounds, and the property included in the State Capitol Historic District as designated in the National Register of Historic Places.

Intent of Policy

Following the intent expressed by the state legislature, this policy will "model the best of historic preservation practice…for the care and stewardship of the public and historic facilities of the State Capitol, to facilitate public access, use and enjoyment of these assets, and to carefully preserve them for the benefit of future generations." (SHB 1995, Chapter 330, Laws of 2005)

Goals of Policy

The goals of this policy are threefold:

- To provide practical guidance for maintenance and care of historic state properties that models the best of preservation practice.

- To balance the functional needs of state government operations with public access and the long-term preservation needs of the properties themselves.

- To ensure the practical application of National Standards in a way that ensures continued functionality of state buildings.

POLICY 4.3 Preservation of Off-Campus Cultural Resources

The state shall comply with all applicable state and federal policies and regulations governing the protection of archaeological resources and stewardship of historic properties addressed in this plan.

Background

In addition to the historic properties of the State Capitol Campus, the state's inventory of owned properties in the capital region includes historic properties in neighborhoods, downtown cores and urban areas, in addition to hidden archaeological resources and building structures. The state has an important role to play in protecting these cultural resources.

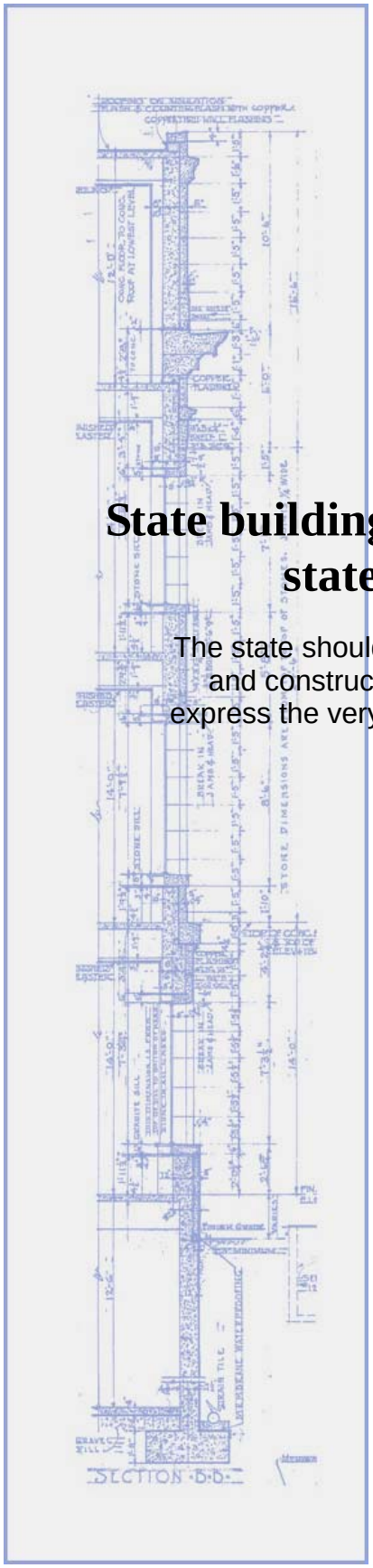
Recent Executive Order 05-05 directs state agencies to minimize impacts to historic properties, and requires careful planning by state agencies to avoid disturbing archaeological resources. State and federal law provides additional protections for archaeological resources and for historic properties where federal funding or actions are involved.

Intent of Policy

It is the intent of this policy to ensure that, in addition to Capitol Campus properties, all state-owned properties of historic or archeological significance addressed in this plan are thoughtfully managed in accordance with state and federal protections for cultural resources.

Goals of Policy

The goal of this policy is to ensure that existing laws and policies for protection of cultural resources will be applied in evaluating state actions affecting historic and archaeological resources within the scope of this Master Plan. State actions may include alterations, excavation, or sale of a property.



Master Plan Principle #5
Design

State buildings and grounds are symbols of statehood and civic pride.

The state should employ the highest standards of design and construction, appropriate to the undertaking, to express the very best of the art and innovation of the era.

The 1982 Master Plan, which focused on state-owned buildings on the West and East Campuses, had the following statement as its general design guideline:

"New buildings should be designed and constructed to be consistent with the historic architectural context of the original Capitol grouping. New buildings should complement the classically inspired architectural and spatial relationships between buildings. All new buildings must recognize the Legislative Building as the Capitol complex's predominant feature."

The 1991 Master Plan had a broader scope that included Preferred Development Areas located in the communities of Olympia, Tumwater and Lacey. Included in its vision is the following statement:

"… this document makes a point of extending to off-campus sites the quality standards, if not the specific design themes, of the 1911 Wilder and White plan. Thus we can ensure that state facilities at satellite campuses will be distinctive buildings, attractive and easily recognizable, with an openness and accessibility reflecting the best traditions of the government of Washington."

This current Master Plan extends the importance of design standards and guidelines even further to include all buildings that house state offices, whether owned or leased. This principle and its policies are intended to apply to all new facilities, whether leased or owned, and to all major renovations of state office buildings, whether leased or owned.

POLICY 5.1 Capitol Campus Open Space

The state shall develop facilities on its campuses with an emphasis that ensures architectural harmony with existing buildings and the landscaped setting, with special attention to the effect on the spaces between buildings, and in a manner that preserves generous open spaces.

Background

The following text is taken from the 1982 Master Plan. Although outdated in some areas, the original text has been left intact to show that much of the thinking from over 20 years ago still applies today. It is also interesting to note how several observations in 1982, on things that were considered poor design or missing altogether, have actually been corrected in the intervening years to a significant extent. *[Updated information is shown in brackets.]*

> *The Wilder and White design for the Capitol was the first in the United States to be comprised of a group of buildings. The original plan, calling for five buildings, four symmetrically arranged around the domed Legislative Building, took advantage of the views to the north of Puget Sound and the Olympic Mountains. Access to the Capitol was to be from the north along Capitol Lake beginning at the train depot in downtown.*

The 1911 Wilder and White Concept for the Capitol of the State of Washington

Building placement was complemented by a landscaping plan prepared in 1928 by the Olmsted Brothers of Brookline, Massachusetts. The Olmsted plan created the basic pattern of streets, walkways and landscaping that in combination with the Capitol group buildings of Wilder and White, account for most of what is now seen on West Campus. Capitol Lake, formed from damming the Deschutes River, was completed in 1951.

Major departures from this plan are the State Library [now known as the Joel M. Pritchard Building], the Institutions Building [now known as the Irving R. Newhouse Building], and the General Administration Building. Of the Olmsted Plan, the promenade north of the Temple of Justice is a major element that was never constructed. [The Washington State Law Enforcement Memorial incorporates the promenade into the memorial site.] The Governor's mansion, built in 1907 was retained although it conflicted with the Wilder and White Plan.

By the mid-1950's, state growth required expansion of the Capitol. In 1957, the State Capitol Committee and Olympia Planning Commission prepared a joint study that focused on possible solutions to traffic and circulation issues, and identified an area east of Capitol Way for campus expansion.

In 1959, as part of a comprehensive plan for Olympia, architect Paul Thiry further analyzed design elements of expanding the Capitol east across Capitol Way. Recommendations were made of linkages between the west and the east portions of the campus that were consistent with the surrounding Olympia downtown and residential community. These conceptual plans were adopted by the State Capitol Committee.

Intent of Policy

This policy is intended to strengthen awareness of, and appreciation for, the unique and special character of the Capitol Campuses that has been created by the buildings and by the landscaped open spaces between them. It seeks to treat them together as a composition of designed spaces and places.

Goals of Policy

This policy focuses on two main objectives: First, to reinforce and protect the historic Capitol plan on West Campus; and second, to extend this concept of a building group, with strong spatial and design relationships, to other areas of the present and future Capitol Campus, including the satellite campuses. The following are the specific objectives:

- To reinforce the grandeur and the natural setting of the campus
- To maintain and enhance the major view corridors of the campuses as well as views of the Capitol from surrounding neighborhoods
- To provide features which visually link the different areas of each campus and which enhance the design identity of each campus as a whole
- To develop the campus perimeters and create a physical and visual transition to the adjacent neighborhoods

Open Space

Open spaces on State Capitol grounds are precious, and must be preserved to allow places for expression of the hopes, needs, and sentiments of future generations. Open spaces shall be designed to create a sense of place that is pedestrian-friendly and attractive and shall lead pedestrians comfortably and intuitively to other planned spaces, circulation routes, monuments, and building entrances. Landscaped areas shall be protected from unplanned alterations.

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Winter 2003

Spatial Relationships – West Campus

A major element of the Wilder and White plan and its present day development is the strong organization of buildings and open space areas along major compass axes. The main organization of the group was intended to be north-to-south. Along it were set the Legislative Building, the Temple of Justice, and the House Office (now known as the John L. O'Brien Building) and Public Lands Building (now known as the John A. Cherberg Building). As originally designed, the axis continued north, with a grand staircase descending from the terrace to a landscaped esplanade and finally to a terminus with the train station in downtown Olympia. The train station has never been constructed, however the same location is now anchored by the City's Heritage Park Fountain and successfully connects the north-south axis of the campus to Puget Sound and the Olympic Mountains beyond. The secondary east-to-west axis ties a series of formal landscaped areas to the central courtyard of the Legislative and Temple of Justice buildings.

The construction of Heritage Park from 1991 to 2005 included the construction of the Hillside Trail. The trail is free-form and departs from the formal, geometric staircase envisioned by the Olmsted Brothers. The primary factor contributing to this decision was the modern requirement for accessibility by all citizens, including those in wheel chairs.

The west portion of the campus is the historic Capitol group. The large forecourt open space, the mature trees and landscape materials, the strong architectural style, and the massive Capitol dome lend a distinct character to this campus.

The building relationships within the West Campus focus on the Legislative Building, the activity center of the group. The Legislative Building is complemented by auxiliary buildings on all sides, and the courtyards between the buildings are scaled to encourage pedestrian flow in and out of the buildings as well as around them. The 1957 addition of the State Library Building, and the Sundial commissioned with it, enhanced this effect. The new building completed a quadrangle that encircles the Sundial in a courtyard and effectively leads pedestrians into the surrounding buildings and northward to the South Portico entry of the Legislative Building.

Dept. of Transportation

The general orientation of buildings on West Campus is toward the original northern approach to the Legislative Building as proposed by Wilder and White. This orientation presents difficulties in urban design since the actual approach is from the east (Capitol Way) as designed by the Olmsted Brothers.

Spatial Relationships – East Campus

East Campus is characterized by buildings set far apart in a semicircular arrangement around a vast open plaza. Nearly 900 feet of plaza separate the north and south buildings of East Campus. Prior to completion of most of the East Plaza Repairs Project in 2005, there was little relationship between buildings, or between the buildings and the plaza. Each building sat within the large open area and was a distinct unit. The redesigned East Plaza, with its broad walkways, provides improved connections and completes the large open lawn concept of the West Campus across Capitol Way.

Construction of the west entry to Office Building 2 in 2004, centered precisely on the east/west axis of the West Campus, has resolved previous incompleteness. The east/west axis had formerly terminated at the wall of Office Building No. 2.

Dept. of Transportation

Campus Entries

An additional component of the special organization of the East and West Campuses is the role of the Capitol within the larger community. These campuses currently lack definition as a special district within the city. This is due to the undefined character of the campus perimeters and the lack of definition of any entry point, or gateway, to the State Capitol. The entry from Capitol Way (either north or south) is not fully developed, and the entry from I-5, while well marked, consists of an imposing tunnel and wall, without a sense of the ceremonial arrival suitable to the State Capitol.

Visual Axes

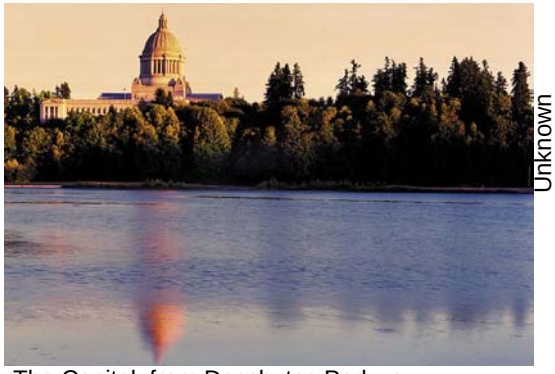
Currently, the Legislative Building can be viewed from several surrounding vantage points, including northbound and southbound on Interstate 5, eastbound on U.S. 101, Puget Sound, Capitol Lake, downtown Olympia, and the South Capitol Neighborhood. These view corridors (from outside looking in) should be protected. Likewise, there are views (from inside looking out) of the Olympic Mountains to the north, Capitol Lake to the west, and Mount Rainier to the east, all of which should be preserved. Careful placement and design of buildings and landscape features that provide cues to these view corridors will preserve and enhance these important elements of campus planning.

Tom Evans

Mt. Rainier from the GA Building

Tom Evans

Puget Sound & Olympic Mtns from Temple of Justice



Unknown

The Capitol from Deschutes Parkway

Boulevards and Streets

Capitol Way is the primary linkage between the East and West Campuses and downtown Olympia. That portion from 11th Avenue to Maple Park Avenue should be distinctive from the remainder of the roadway so the traveler is aware that there is something special here.

The approach to the Capitol Campus from Interstate 5 (14th Avenue tunnel) should also be distinctive and attractive.

A traditional residential streetscape should be maintained in locations where the campus boundary is adjacent to residential neighborhoods.

Street-level retail or pedestrian-oriented uses on Capitol Way should be included in state buildings where practical to help ensure street vitality. Leased storefronts to private retailers on ground floors should augment the existing mix of retail uses.

Pedestrian pathways should be efficient and effective, but they should also be attractive connections from the campus and its interior spaces and buildings, to campus perimeter streets, neighborhoods, and transit connections.

Spatial Relationships – Tumwater Campus

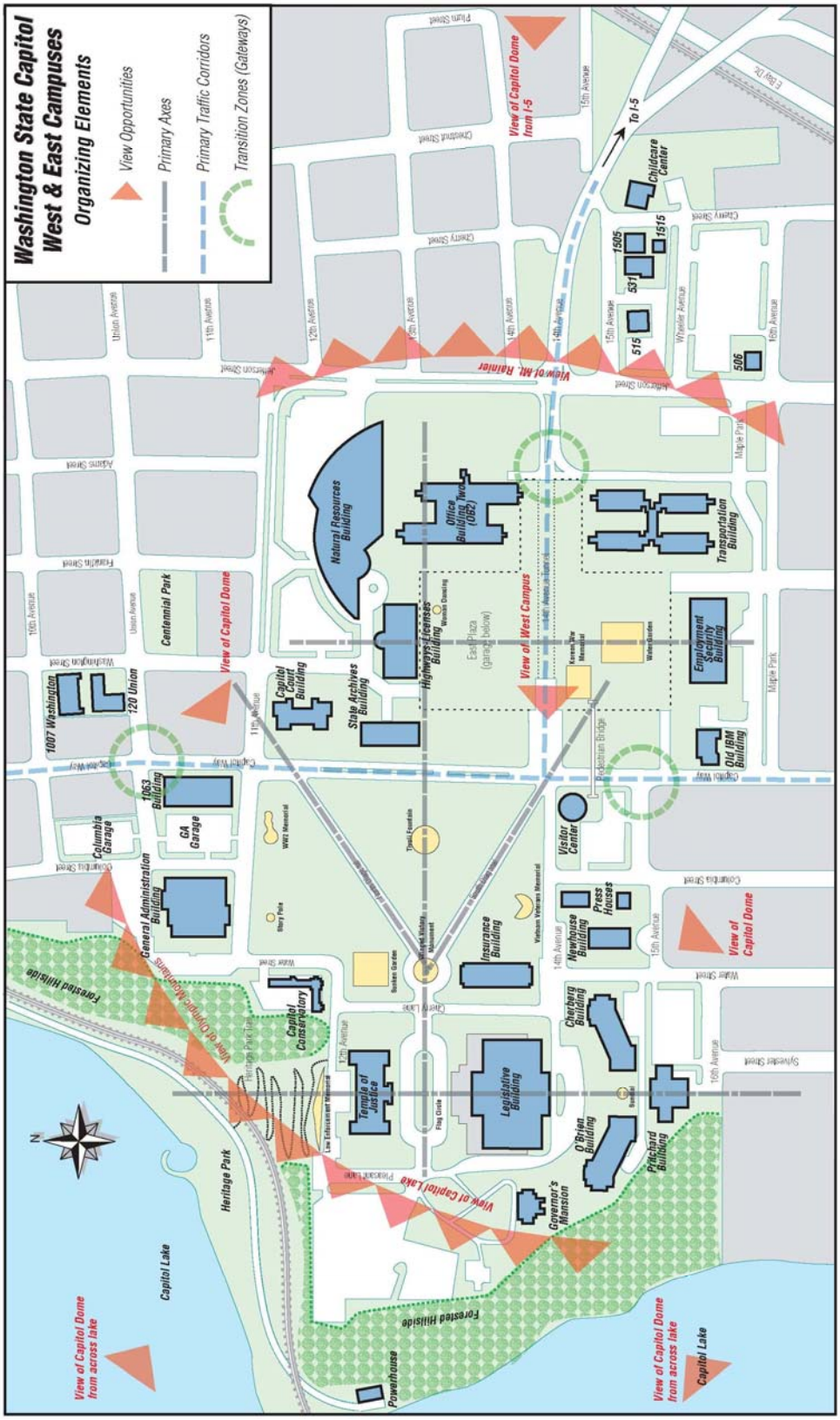
Open space, even in a more intensely urban setting such as envisioned for the Tumwater Campus, is a significant land use that can be created as blocks of park-like space between buildings or left as a natural, untouched buffer.

At the Tumwater Campus, the major open space is the naturalistic buffer that rings the campus on the west end, separating the campus and Interstate 5. This buffer should seek to preserve and enhance native vegetation.

Spatial Relationships – Lacey Campus

Of all the state's campuses, the Lacey Campus provides the greatest opportunity to create (preserve) a truly unique blend of modern architecture within a natural northwest forest. Tall, dense stands of predominantly mature second-growth Douglas fir define the edges of the site. The woods are interrupted only by large open meadows that meander across the site and link the state's property to the adjacent St. Martin's University and Abbey.

The Department of Ecology headquarters building is currently the only structure on the Tumwater Campus. Additional state buildings in future years must be carefully planned to respect the natural setting of not only the state's property but also of St. Martin's property.


Washington State Capitol
West & East Campuses
Organizing Elements
View Opportunities
Primary Axes
Primary Traffic Corridors
Transition Zones (Gateways)
View of Capitol Dome from I-5
To I-5
Childcare Center
1505
1515
531
515
506
View of Mt. Rainier
Natural Resources Building
Office Building Two (1082)
Transportation Building
Centennial Park
View of Capitol Dome
Highways-Licenses Building
East Plaza (garage below)
View of West Campus
Employment Security Building
1007 Washington
120 Union
Capitol Court Building
State Archives Building
Old IBM Building
1063 Building
GA Garage
Columbia Garage
Visitor Center
General Administration Building
Insurance Building
Newhouse Building
Press Houses
View of Capitol Dome
Forested Hillside
View of Olympic Mountains
Capitol Conservatory
Chambers Building
Temple of Justice
Legislative Building
O'Brien Building
Pritchard Building
Governor's Mansion
View of Capitol Lake
Heritage Park
Capitol Lake
Powerhouse
View of Capitol Dome from across lake
View of Capitol Dome from across lake
Capitol Lake

POLICY 5.2 Design at the Capitol Campus

The aesthetic quality of state-owned office buildings shall possess a dignified and formal character, shall have a sense of strength and permanence, and shall reflect the symbolic themes of pride in statehood and citizenship.

Background

The following italicized text, with minor editing, is from the 1991 Master Plan and is still applicable today.

> *The original campus plan, designed by the New York architectural firm of Wilder and White in 1911, provided for five buildings symmetrically arranged around the domed Legislative Building, the first such planned Capitol grouping in America. The plan took full advantage of the views to the north of Puget Sound and the Olympic Mountains. A landscaping plan prepared by the Olmsted Brothers of Brookline, Massachusetts, followed in 1928. This design established the basic pattern of streets, walkways and landscaping that joins with the group of buildings by Wilder and White to make up most of what is now the historic West Campus…. The work of both the Olmsted Brothers and Wilder and White have given the State of Washington a campus of national prominence and lasting beauty and a design from which to build.* [6]

In the 1960's, the Capitol Campus was expanded across Capitol Way to the east. The Employment Security Building and the Highways-Licenses Building were constructed as the initial move toward development of the East Campus. The 1970's saw the construction of the Transportation Building and Office Building Two. The most recently constructed building, the Natural Resources Building, was completed in 1992.

The large expanse of open space surrounded by the East Campus buildings, known as East Plaza, originally consisted of a geometric pattern of terraced brick pavement and lawn areas. As described in the 1982 Master Plan:

> *"The space is straight-sided, complicated by low raised ledges and geometric plots of grass or plantings. Its many raised planting levels and complex walking routes make it difficult for pedestrians to cross and presents a scale too vast for comfort."*

Approximately 65% of East Plaza is directly above an underground parking garage, and during the 1980's considerable water leakage began to develop. To repair this problem, the entire East Plaza landscape, including the areas around the Transportation Building and Office Building Two, had to be removed to gain access to the failed waterproofing membrane. This gave opportunity to redesign the surface features of East Plaza to create

[6] Master Plan for the Capitol of the State of Washington, 1991, page 15.

a more human-scale environment as well as a more organic and inviting urban park setting. As of May 2006, one section of the Plaza remains to be completed including restoration of the Water Garden designed by Lawrence Halprin.

Intent of Policy

The intent of this policy is to provide broad guidelines for the architectural character of new state-owned office buildings located on the West and East Campuses.

Goals of Policy

The goals of this policy are to ensure that:

- The original concept on the West Campus of a building cluster with the Legislative Building as its dominant architectural element remains intact

- The developed concept on the East Campus of a group of contemporary buildings surrounding a broad, open, landscaped plaza remains intact

- New state office buildings are designed in a way that represents the best architectural and technical examples of the era in which they are created

Design Guidelines for West Campus

The following guidelines for West Campus are, with minor editing, taken directly from the 1982 Master Plan[7] and still apply today.

General – All new buildings must recognize the Legislative Building as the Capitol complex's predominant feature. No new building should attempt to compete with the grandeur of this central symbol of state government.

Materials – Historically compatible materials should be used as much as construction appropriations will allow. Materials which have the color and smooth texture of the present stone construction are recommended. Large areas of glass and/or metal are to be discouraged to reduce the potential for large reflective surfaces. No other visibly new or contrasting building materials should be introduced.

Color – Colors should blend and not stand out. Light sandstone colors should be used. No contrasting dark of bright paint or materials should be allowed to detract from the original color pattern of the Legislative Building.

Scale – The Legislative Building should not be rivaled in size. The height of the O'Brien and Cherberg buildings should be the maximum height above grade of all new West Campus construction.

Dept. of Transportation

[7] Master Plan for the Capitol of the State of Washington, 1982, pp 74-76.

Design – The design concept of new buildings should be sensitive to more than the color and height of buildings on West Campus. Attention must also be paid in the following ways:

- *Siting – West Campus buildings are uniformly sited with attention to the architectural axis between buildings, and the view opportunities from them and to them. Also, the distance and volume of open space between buildings is an important consideration of siting new buildings on West Campus. The buildings are also to be uniformly sited as part of the existing landscape pattern of West Campus. For example, the buildings form the edges of pedestrian-scaled open spaces, but do not intrude into them; and the open spaces are soft and landscaped, not paved.*

- *Building Proportion – Geometric proportion, the spacing of bays, vertical pillars, and specific architectural elements are carefully designed elements on West Campus. New architectural projects must also carefully consider similar features to ensure that the geometric proportions of any new design relate harmoniously with the established architectural theme of West Campus buildings. The General Administration Building should, however, be specifically excluded as a prototype.*

- *Architectural Style – New West Campus buildings must blend with the established architectural style of West Campus. This recommendation is not intended as a requirement that new buildings be of an eclectic or classical style. They can, and should, be representative of the architectural thinking of their time, just as the original Capitol Campus complex represents the architectural philosophy of a specific time in history. A well-designed contemporary building can embody the spirit of its historic setting without being a copy. The sensitive use of building colors, materials, siting guidelines, design proportions, and the detailing of architectural elements such as doors, windows, entries, roofs, cornice lines, etc., can blend new buildings as uniformly as copying a past architectural style.*

Design Guidelines for East Campus

Materials – The use of contemporary materials such as concrete and/or substantial glass and metal curtain wall construction should be continued. Materials must be quality products and substantial. Wood, stucco, or economy building materials should not be allowed as primary construction materials.

Color – Generally, the East Campus color scheme should be similar to West Campus. Light sandstone colors should be used, with dark, contrasting, or bright color only to accent very special situations.
Scale – The height of any new building on East Campus should not exceed the height of the existing buildings above the main plaza. Any building sited near Capitol Way should not exceed the height of the Employment Security Building.

Design – The architectural character of East Campus buildings should remain contemporary.

Unknown

Natural Resources Building

POLICY 5.3 Design at Off-Campus Locations

The state shall apply the same quality of design to its major off-campus buildings as it does for those located on the Capitol Campuses.

Background

It is important to resist the temptation to relax design policy goals and intent just because a particular building is located away from the main centers of state government. Indeed, design aspirations may need to be applied even more rigorously lest important state government buildings become victims of architectural mediocrity so often associated with "bottom line" developments where cost is the overriding (and sometimes only) consideration.

There are three existing state-owned, off-campus office buildings within the city of Olympia that possess a monumental and classic style of design more akin to West Campus architecture. They are:

- Capitol Court Building at the corner of Capitol Way and 11th Avenue
- Dolliver Building at the corner of Capitol Way and 8th Avenue
- Old Capitol Building on Washington Street between Legion and 7th Avenues

These buildings demonstrate an unmistakable appearance as important civic buildings. New off-campus buildings, state-owned and leased, should reflect the architecture of their era yet strive to set a similar tone of dignity and permanence.

Intent of Policy

This policy applies to state owned off-campus facilities and to privately owned buildings that are constructed and financed with the intent of becoming state owned facilities. This policy applies to all off-campus sites, including those in Preferred Development Areas, Preferred Leasing Areas, or elsewhere.

Goals of Policy

The goals of this policy are to ensure that:

- New, major state office buildings, regardless of location, are designed in a way that represents the best architectural and technical examples of civic buildings for the era in which they are created

- New, off-campus buildings enhance and contribute to the cities and neighborhoods in which they are located

POLICY 5.4 Universal Access

All state facilities, whether leased or owned, shall be designed to provide the opportunity for everyone to enter and access government services using the same pathways, doors, and corridors.

Background

Universal access is an approach for buildings to be as usable as possible, in an equitable manner, by as many people as possible regardless of age, ability, or situation. Universal access is not difficult or costly to achieve if access concepts are developed early in the design process.

Intent of Policy

The intent of this policy is to provide universal concepts for the architectural character of all new state-owned office buildings and leased facilities. It is further intended that the concept of universal access shall be incorporated into all major rehabilitations of existing buildings wherever practicable.

Goals of Policy

The goals of this policy are to ensure:

- That new state office buildings are designed using universal design concepts
- That universal access is provided to parking facilities, building entrances reception areas, restrooms, and exterior pathways
- That all existing barriers to public areas are removed to the maximum extent possible
- That implementation of security measures maintain access and continued use of buildings by people with disabilities
- That that there is equal ability for all to enjoy the state's commemoratives and art works

POLICY 5.5 Commemoratives and Artwork on State Capitol Grounds

Works of art and commemoration on State Capitol grounds shall be of the highest quality and reflect subjects of lasting statewide significance for the people of Washington. Works will be selectively placed to protect open space, preserve views and vistas to and from the Capitol, and conserve options for placement of works by future generations.

Background

Previous Master Plans have sought to respect and reinforce the unique character of the historic Capitol Plan, including "the strong organization of buildings and open space areas along major compass axes." The open spaces designed into the West Capitol Campus are called out again and again as an important design element, scaled into courtyards between buildings, and tied together "in a series of formal landscaped areas to the central courtyard of the Legislative and Temple of Justice Buildings." (*1982 Master Plan*)

The 1991 Master Plan continued this theme, underscoring the need to preserve views and vistas, and took the further step of recommending development of policies for placement of monuments and artwork. Specifically, the plan called for policies that would limit the number of special works and the space they can occupy, and require that they be of the highest quality.

In 1997, expressing a desire to "preserve the beauty and openness of our Capitol grounds" (*Chapter 149, Laws of 1997*) the state legislature directed the Department of General Administration to develop rules to guide the development and placement of commemorative works on State Capitol grounds. Administrative rules were subsequently developed which took effect in January of 1998, codified as WAC 236-18.

"Public art enriches the built environment and can improve our understanding of a place and its meaning in ways that buildings, landscape and infrastructure do not."

- source unknown

Intent of Policy

The intent of this policy is to support the design elements of landscaped open spaces, view axes and design excellence on our State Capitol grounds. To this end, the rules for placement of commemoratives and works of art on State Capitol grounds are adopted into this Master Plan.

Goals of Policy

The goals of this policy are to:

- Ensure that major and minor commemoratives and works of art reflect subjects of lasting statewide significance for the people of Washington

- Protect and maintain open space and preserve the natural views and vistas to and from the Capitol, as envisioned by the Olmsted Brothers in their 1928 plan for the Washington State Capitol grounds, and to conserve options for placement of works by future generations

- Ensure that proposals for commemoratives and works of art on State Capitol grounds are evaluated using a deliberative process, acknowledging the unique State Capitol environment in which they are to be placed