HERITAGE PARK

THE CAPITOL GREEN — A CELEBRATION OF WASHINGTON'S HERITAGE

DRAFT PREDESIGN STUDY

Washington State Department of General Administration
The Portico Group & The SWA Group

December 1992

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WASHINGTON STATE CAPITOL

OLYMPIA, WASHINGTON

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Prepared by:

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EXHIBITS

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The Honorable Joel Pritchard, Lieutenant Govenor
The Honorable Brain Boyle, Commisioner of Public Lands

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

In 1911, the architectural firm of Wilder and White created a master plan for the Washington state capitol as part of a nationwide design competition. Their plan captured the imagination of the competition judges with its unique approach—a group of symmetrically arranged buildings in a forest atop a bluff overlooking Puget Sound and the city of Olympia. An integral part of the planners' vision was that the Capitol Group would be connected to the city by an elegant open space that would enhance the overall aesthetic character of the capitol.

This public open space, called Heritage Park, will fulfill the planners' original vision and update their design. Heritage Park was an important element in the 1991 Master Plan for the Capitol of the State of Washington, which envisioned the park as a place that would "reflect the physical and cultural diversity and history of the state through the park's interpretive feature."

Heritage Park will symbolically connect the people of Washington to their state government and their common heritage. In this way, Heritage Park will become the state of Washington's public open space in much the same way the Mall in Washington, D.C. serves the Capitol of the United States.

Located directly north of the historic Capitol Campus, Heritage Park covers 34 acres, more than one third of which is comprised of the steep slopes immediately north of the Temple of Justice and west of the General Administration Building. The balance of this civic open space wraps around the east side of Capitol Lake, providing a convenient pedestrian and visual connection to Percival Landing and the downtown business district of Olympia.

Heritage Park improvements will include rehabilitation of Capitol Lake's shoreline edge; stabilization of the ravine below the existing Conservatory Building; wetland mitigation; addition of a trail system for joggers and bicyclists; provision for emergency, security, and maintenance access; new rest room facilities; an amphitheater; native plantings; site utilities; site furnishings; and outdoor gathering spaces. It will also feature interpretive displays and other elements that celebrate the state's culture, history and environment. Development of Heritage Park provides a unique opportunity for environmental restoration and enhancement.

The design of Heritage Park is proposed using two linear geometric forms. An axis (a straight line extending north from the Temple of Justice) and an arc located adjacent to Capitol Lake establish the design of Heritage Park. The axis, extending north from the Temple of Justice, follows the historic sight line established by the Wilder and White plan in 1911. The arc complements the historic axis, embraces Capitol Lake, and creates a distinct identity for Heritage Park.

During the predesign process, the name of the park was discussed as a program element, and the project Working Committee and Capitol Campus Design Advisory Committee agreed that during the predesign phase the project would be titled "The Capitol Green." The master plan designation of "Heritage Park" has been retained in these predesign documents, however, in conformance with the master plan. In the future, the name of the park could be changed with approval of the State Capitol Committee.

PREFERRED PLAN SUMMARY

Heritage Park is based on two basic design concepts. Two simple intersecting linear geometric forms—an axis, a straight line extending north from the Temple of Justice and an arc located adjacent to Capitol Lake. These establish the basic structure of Heritage Park.

The axis extending north from the Temple of Justice follows the historic sight line established by the Wilder and White plan.

The arc is a form which complements the historic axis, embraces Capitol Lake, and helps create a distinct identity for Heritage Park. The arc will be called the Arc of Statehood.

THE HISTORIC AXIS

The historic axis extends north from the Temple of Justice to Puget Sound (Budd Inlet). From south to north, the major elements located along the axis include:

- The Heather Slope, a clearing extending from the top of the bluff adjacent to the Temple of Justice to the bottom of the slope is reminiscent of the meadows found in the Cascades. This clearing will feature low growing native Washington plants;
- Washington Compass Plaza, an area paved in natural stone, shows the direction and distance to Washington State cities and to geographic and geologic features, as well as connections to the global community;
- The Esplanade, a formal, linear mall covering approximately two-and-one-half acres is located adjacent to Fifth Avenue The Esplanade will contain paved and grass areas which will accommodate Lakefair and other public gatherings;
- The Olympic Fountain, a water feature located in the block bounded by Fourth Avenue, Fifth Avenue, Water Street and Sylvester Street, will be a major feature similar to the Tivoli replica fountain on the West Campus.
- Gateway Monuments will frame views toward Puget Sound, the Olympic Mountains and the Capitol Group.
- Other elements along the historic axis include piers with sitting steps which extend into Capitol Lake and natural siting stones located in the lake to reinforce the historic axis.

THE ARC OF STATEHOOD

The Arc of Statehood forms a thirty foot wide walkway adjacent to the east shore of Capitol Lake and terminates at two large circles . The north circle represents eastern Washington, and the south represents western Washington. The walkway will feature a double row of regularly spaced trees representing Washington's agricultural heritage. The one-hundred foot diameter circles will be surrounded by native vegetation and native wetland plant species in Capitol Lake. The mound located at the heart of each circle will serve as a viewing platform.

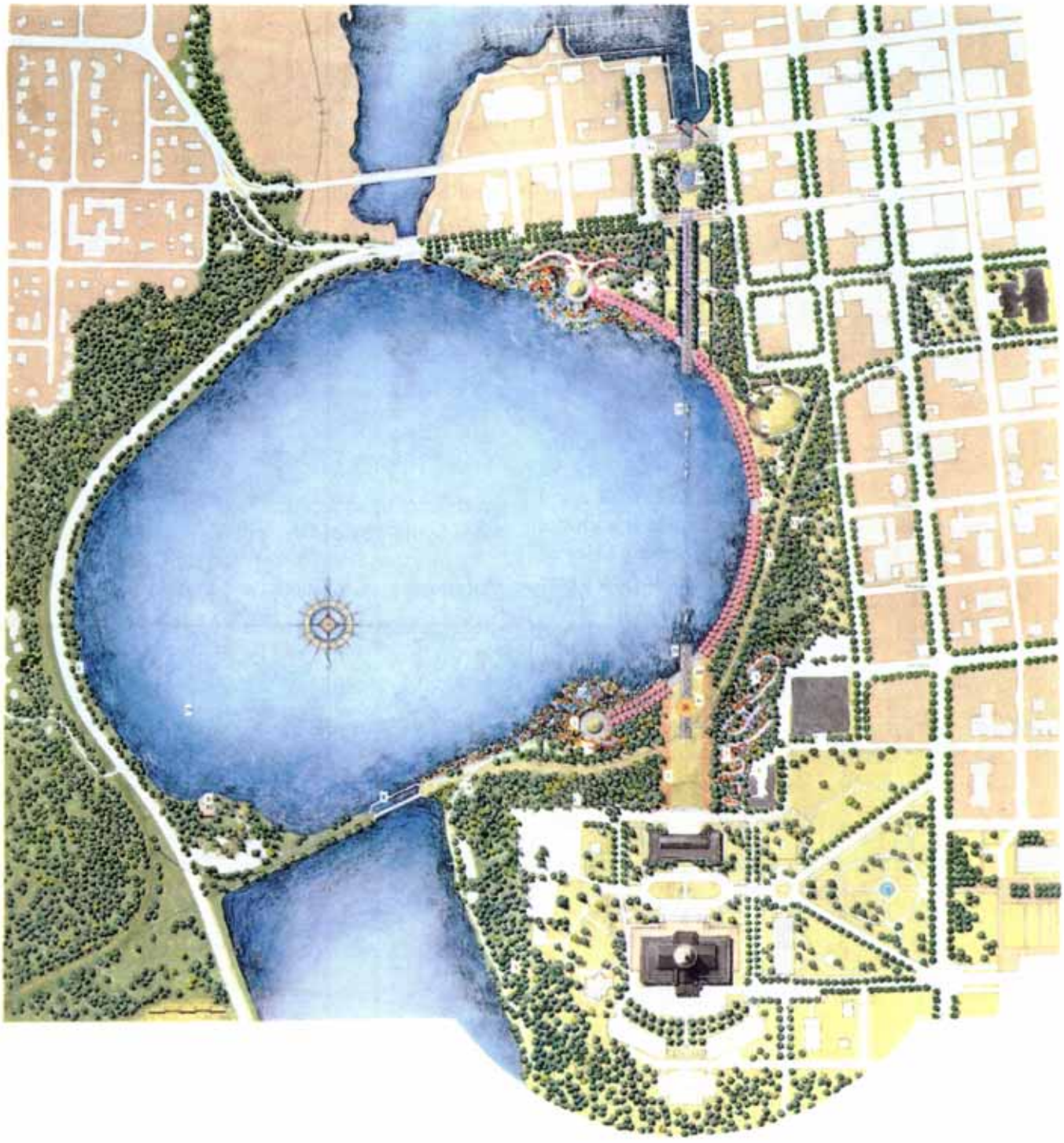
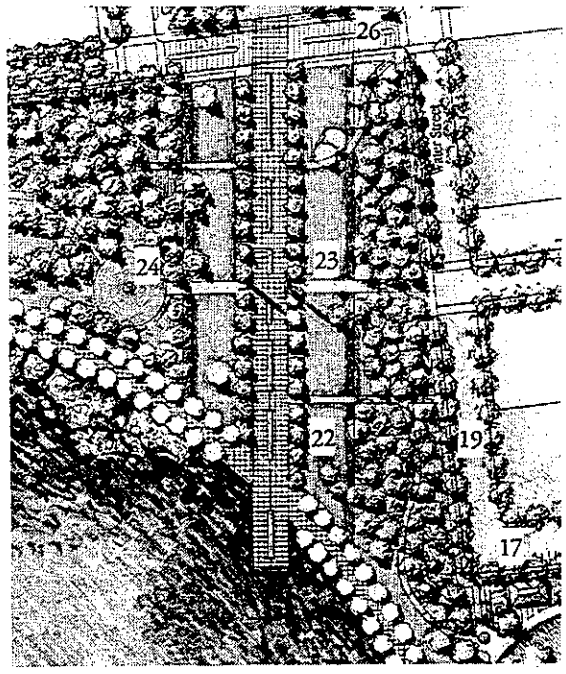


EXHIBIT I–1
HERITAGE PARK PREDESIGN PLAN

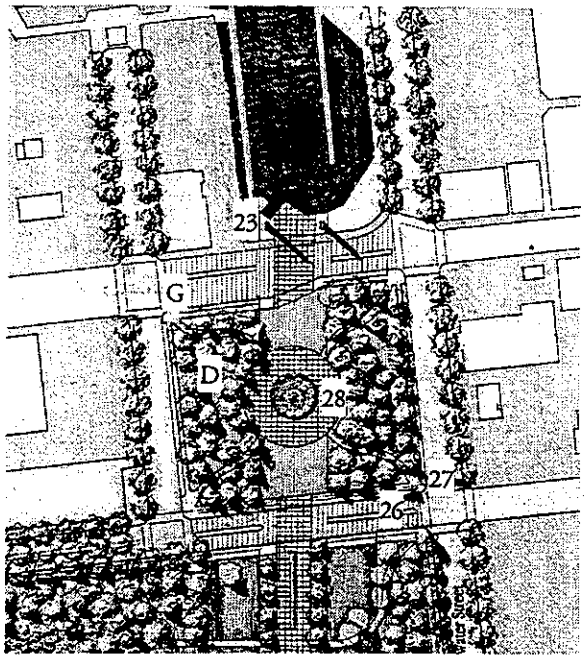
OTHER HERITAGE PARK FEATURES

In addition to the elements located along the historic axis and the Arc of Statehood, Heritage Park will contain additional features intended to enhance the Capitol Campus. They are as follows:

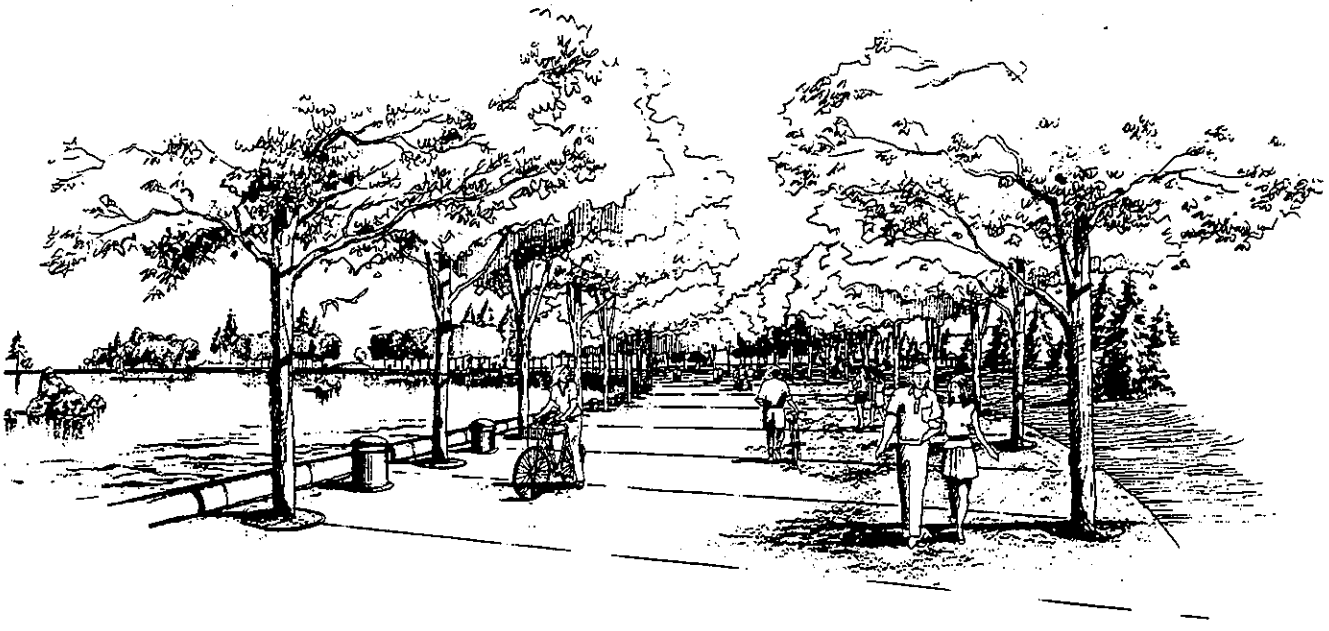
- An amphitheater with grass seating and a stage that can accommodate an orchestra to be used for performances or viewing of fireworks display.
- The north-facing bluff will be planted with native western Washington species to fulfill the original vision of the Capitol Grouping from Puget Sound as a "cluster in the woods," while preserving a view of the Capitol and Temple of Justice. These trees will also help to stabilize the bluff.
- A meandering trail fully accessible to persons with disabilities will lead from Capitol Lake to the top of the bluff and will pass through an area planted with native shrubs and flowers.
- A bluff path will connect the General Administration Building to public sidewalks along Columbia Street.
- Connecting paths for walking, jogging and bicycling will provide access to all parts of Heritage Park.
- Display gardens for ornamental species will be featured at the north end of Heritage Park adjacent to the Esplanade;
- A speaker's corner located in the block bounded by Fourth Avenue, Fifth Avenue, Water Street and Sylvester Street provides a place for outdoor speaking within Heritage Park.
- A children's play area provided and operated by the city of Olympia may have a Washington State theme and will be located near the proposed amphitheater.
- Rest rooms, including space for performers to change clothes and for storage, will be located near the amphitheater.
- Commemorative cultural expression includes symbols of Washington state's cultural and geographic diversity and significant statehood events and celebrations.



Esplanade



Olympic Fountain



Perspective View of the Arc of Statehood

EXHIBIT I–2
PLANS AND SKETCH OF PREDESIGN PLAN

PROJECT COSTS AND SCHEDULE

The total cost for developing the preferred option for Heritage Park has been estimated at $20.5 million. These costs include land acquisition, predesign, site development, construction, fees for permits and design services, contingency, and all other anticipated costs associated with construction of the project. $6.7 million was appropriated during the 1991–93 biennium to acquire land and to prepare the predesign study.

An additional $13.8 million will be required for design and construction to complete the project. This request is currently included in the Governor's proposed 1993-2003 Capital Plan. Exhibit I–4 is a summary of the anticipated costs.

Maintenance and operations of Heritage Park will involve ongoing costs estimated to be $400,000 per year, which includes sufficient funds to meet all anticipated annual maintenance and security costs.

The following is a list of key milestone tasks for the realization of Heritage Park project:

Phase I: Project property acquisition/ predesign; 1991 - 1993

- Negotiate and purchase property
- Prepare and finalize predesign study with drawings
- Develop preliminary cost estimate

Phase II: Project design, permitting and construction; 1993 - 1997

- Capital appropriation of $13.8 million
- Environmental review and permitting
- Develop final design
- Prepare construction documents
- Bid construction documents
- Award contract
- Complete construction

CAPITAL PROJECT COST ESTIMATE (1)

Item	Description	Escalated Cost
A	Land Acquisition Costs (includes relocation of displaced tenants)	$2,830,000
B	Consultant Services	$860,000
C	Construction Contracts	
	• Maximum Allowable Construction Costs (MACC) (Escalated to midpoint Jun-96)	$7,735,000
	• Construction Contingency & Sales Tax	$1,446,000
D	Equipment	$87,000
E	Artwork	$38,000
F	Other Costs (i.e., in plant services costs)	$58,000
G	Project Management	$278,000
H	Related Costs (i.e., mitigation costs)	$468,000
Total Capital Budget (for the 1993-95 biennium)		**$13,800,000**
1991–93 Appropriation for Acquisition and Predesign		$6,700,000
State Project Total Budget		**$20,500,000**

Optional Improvements (3)

Optional Improvements could be incorporated at a future date but are not included in the 1993-95 capital budget submittal

Item	Description	Estimated Construction Cost (MACC)
I	Boathouse (2)	
	• Sited at Marathon Park	$354,000
J	North Reserve Trail	$155,000
K	Additional Bluff Planting Remediation	$91,000
L	Bandshell (Temporary Structure)	$28,000
M	Concession Buildings at Fourth and Fifth Avenues (2)	$308,000
N	West Capitol Lake Edge Plantings	$223,000
O	Washington State Interpretive Elements	$170,000

Notes:

(1) Derived from ten-year Facilities Plan and Capital Budget Request 1993-2003 Washington State Department of General Administration

(2) Potential Improvement by city of Olympia

(3) Note that the estimates include construction costs only with inflation factor of 1.1355 to project mid-point. Design, project management contingency are not included in these estimates.

EXHIBIT I–4
CAPITAL PROJECT COST ESTIMATE

PROJECT GOALS

The planning team for the Heritage Park predesign project consisted of the Capitol Campus Design Advisory Committee, the 32 member Heritage Park Working Committee with statewide representation, and staff from the Department of General Administration. The team developed primary goals for the Heritage Park project:

- Create a statewide sense of pride and ownership;
- Create a living monument to Washington's natural and cultural heritage;
- Develop a place that celebrates people and is inviting and accessible to individuals, families and groups;
- Accommodate the physical needs of visitors, residents and the capital community;
- Link the experience of the saltwater edge at Percival Landing with the urban open spaces of the city of Olympia and the Capitol Campus on the hill;
- Consider the historical design antecedents of the historic Capitol Grouping and campus.

Secondary goals were also developed:

- Reinforce the original 1911 campus plan as an asset of the Capitol Campus setting.
- Enhance the historic axis, establish and reinforce views and vistas. Expand the campus open space setting while providing areas for visitor use and for public amenities.
- Strengthen the connections from the Capitol Grouping to the city of Olympia, Puget Sound and Olympic Mountains.
- Provide architectural harmony within the park and open space.
- Offer interpretive learning experiences and passive recreational opportunities.

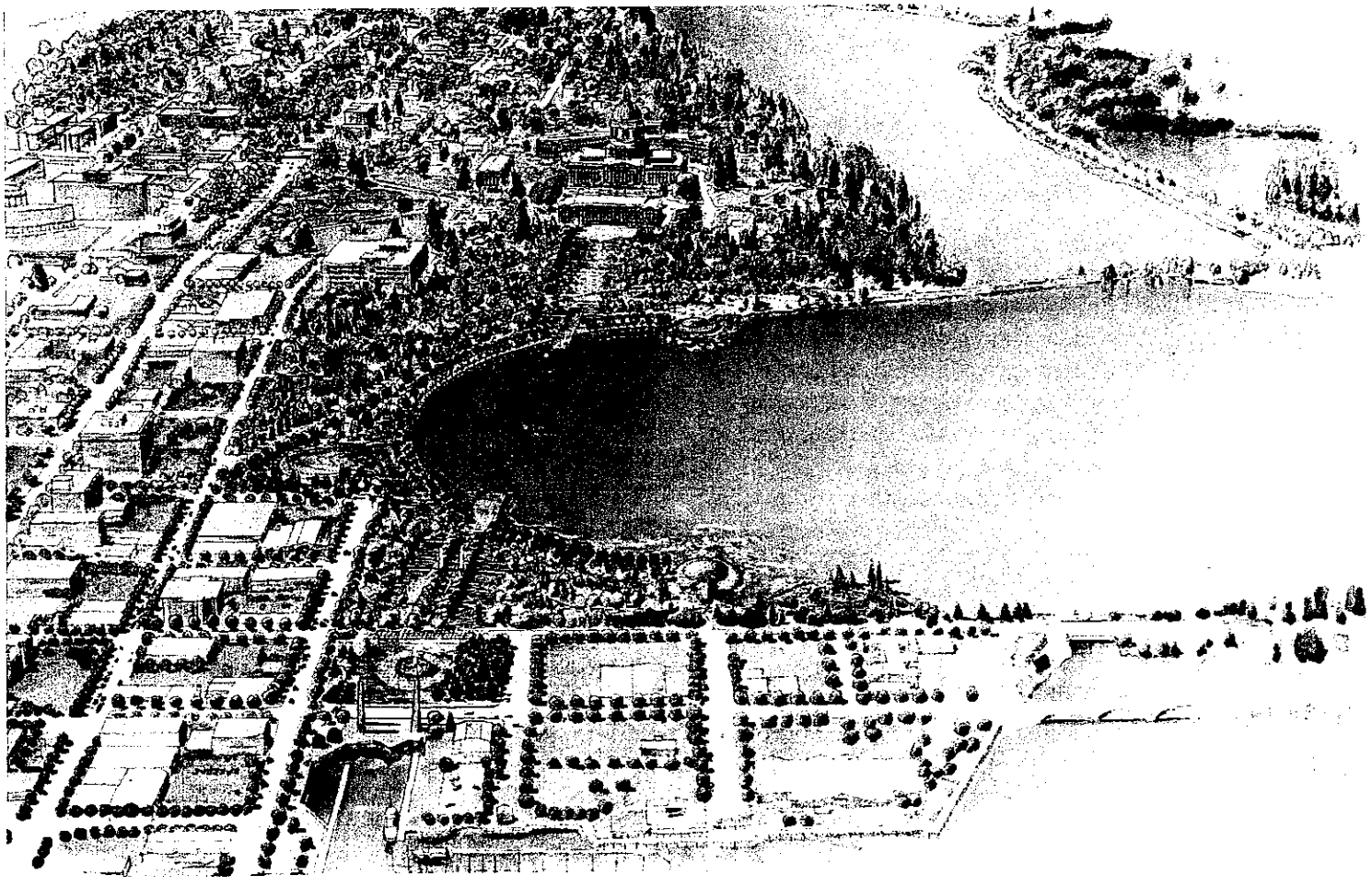


EXHIBIT I–3
AERIAL PERSPECTIVE VIEW LOOKING SOUTH TOWARD THE CAPITOL CAMPUS

PLANNING METHODOLOGY

Development of the predesign study for Heritage Park has involved four major steps:

- Site investigations
- Program development
- Preparation and consideration of design options
- Preparation of the preferred predesign plan

PROGRAM DEVELOPMENT

The program for Heritage Park was developed over a period of nine months by the Heritage Park Working Committee comprised of citizens from across the state, staff of the Department of General Administration, members of the Capitol Campus Design Advisory Committee (CCDAC), and the consulting team. In addition, a poll of state leaders conducted early in the process yielded useful information about program content.

The final program for Heritage Park consists of a series of statements which define the elements to be included in the design, as well as the overall character of the park. The program development took into consideration site investigations and identified important program elements which would influence development of the site. The following is a list of the program elements:

- Repair the site's natural environment by regrading the area of unconsolidated fill immediately adjacent to the existing greenhouse, limited grading of the steep bluff faces, and stabilizing and reshaping the Capitol Lake shoreline edge by balancing the amount of earthwork cut and fill resulting in a no net change to the lake area.
- Include expressions of Washington state heritage within the park. These expressions should include representations of Washington's environmental heritage, (such as native landscapes) cultural heritage, (such as representative cultural artifacts), and historical heritage (such as event-specific commemorative elements). The expressions of Washington's heritage should be integral with the design of Heritage Park and should not appear contrived.
- Enhance the visual and physical connections between the Capitol Grouping and Puget Sound, the city of Olympia and the Capitol Campus, and Heritage Park and all surrounding uses. Provide for rail, vehicular, pedestrian and bicycle connections through Heritage Park.
- Develop primarily passive activities within Heritage Park. Accommodate existing activities within Heritage Park, such as Capital Lakefair, and provide for new activities that would permit large public gatherings for organized events: provide an outdoor amphitheater with a stage and grass seating suitable to view fireworks over Capitol Lake and other activities.
- Limit the number and types of buildings within Heritage Park.
- Create a character which is dignified, but welcoming and informal. Incorporate both formal (geometric) and informal (naturalistic) styles of design into Heritage Park and incorporate elements from the historic plans.

SITE INVESTIGATIONS

Site investigations involved the collection and analysis of site data likely to affect development of Heritage Park. They include the following:

- The north-facing bluff is unstable because of its steep slope, areas of unconsolidated fill, and the presence of underground springs.
- The flat areas of the site consist of existing fill which will require building foundations designed to geotechnical standards.
- The edge of Capitol Lake is eroding and the turbidity of the lake has increased, making it less suitable as habitat for salmon and other anadromous fish.
- The site location is critical to making connections between downtown Olympia, the west portion of the city of Olympia, the historic Capitol Campus and Puget Sound. The existing circulation connections through the site include rail, vehicular, pedestrian, and bicycle connections.
- The historic plans for the site emphasized the importance of the site as a visual as well as physical connector between the West Capitol Campus and the city of Olympia.

DESIGN OPTIONS

Once the program and site investigation were complete, the planning team evaluated three design options for Heritage Park. Each of the options included the same basic elements defined in the program, but each option featured a different approach to Heritage Park's design aesthetic. To help understand the differences between the options, each option was given a name that expressed the fundamental basis for the concept.

- Option A, "The Spirit of the Forest," proposed that the design of Heritage Park be based on the natural character and beauty of the state's extensive forests;
- Option B, "The Spectrum of the State," proposed that Heritage Park incorporate abstract and subtle characteristics of all areas of the state; and,
- Option C, "The Capitol Campus Tradition," proposed a more traditional design approach based on the landscape character of the historic West Campus.

PREFERRED PLAN

The preferred plan for Heritage Park is a combination of design Option B, "The Spectrum of the State," and Option C, "The Capitol Campus Tradition."

II. PROJECT ANALYSIS

II. PROJECT ANALYSIS

Agency Name: Department of General Administration

Agency Code: 150

Project Identifier: 92-262

Project Title: Heritage Park

PROJECT DESCRIPTION AND SCOPE

The purpose of Heritage Park is to provide a civic open space that visually and physically connects the Capitol Campus to Puget Sound, downtown Olympia and surrounding neighborhoods. This public open space could be incorporated within the Capitol Campus boundary as identified in the 1991 Master Plan for the Capitol of the State of Washington. This project, a contemporary interpretation of the original 1911 campus plan of Wilder and White, will complete the intent of that design and the 1991 master plan's priority on preserving the character of the main campus.

Heritage Park will provide new informational, educational and recreational features that celebrate Washington's environment, history and cultural heritage.

Heritage Park will enhance the existing Capitol Campus by developing a public civic open space. This expansion and development of the Capitol Campus down the north bluff along Capitol Lake will preserve and highlight the existing open space while reinforcing the capitol's natural setting overlooking Budd Inlet, Puget Sound and the Olympic Mountains while making a strong connection to downtown Olympia.

This project includes the acquisition of property, development of a predesign study, environmental and geologic review and design and construction of Heritage Park.

BACKGROUND

EXISTING FACILITIES

The existing five-acre city park leased from the state, maintained and operated by the Olympia Parks and Recreation Department may be relocated and renovated by the city of Olympia in conjunction with the Department of General Administration as part of the preferred conceptual design plan. Existing State of Washington and city of Olympia recreation uses will be accommodated in Heritage Park's new civic open space (See Program Analysis, Section III).

PREVIOUS ACTION TAKEN

The 1991 Legislature enacted Engrossed Substitute House Bill 1427, (Chapter 14, 1991 of the Special Session), which appropriated $6.7 million and directed the Department of General Administration to acquire land and to initiate planning of Heritage Park between the Capitol Campus and Budd Inlet (92-5-105).

LEGISLATIVE OF EXECUTIVE INTENT

Upon completion of the draft study it was submitted to the Department of General Administration and has provided the basis for General Administration's FY1993-1995 capital budget request. The Office of Financial Management will receive a copy of the draft predesign for review. In the 1993 session, the Legislature will have the opportunity to review the draft predesign study and the capital budget request for remaining land acquisition, design services and construction of Heritage Park. The predesign will be finalized prior to the end of the 1991-1993 biennium.

ANALYSIS

PURPOSE OF PROJECT - PROBLEM STATEMENT

The purpose of Heritage Park predesign study was to identify the most appropriate and cost-effective development plan for the completion of the Capitol Campus while meeting the needs and program objectives established with the input from a statewide group of users and interest groups. To achieve this it was necessary to determine the following objectives and criteria:

- Develop a unified statewide mission statement and set of project goals;
- Understand the planning and design studies for the park facility from the 1911 Wilder and White plan to the current 1991 Master Plan for the Capitol of the State of Washington;
- Determine the site opportunities and constraints for open space development, including physical (both natural and cultural systems), environmental, planning and urban design, regulatory, uses and activities, and infrastructure issues;
- Develop a facility program that provides for recreation, education, information, and support facilities;
- Foster partnership with local government and potential agreements for park development;
- Define areas of coordination appropriate and practical between Heritage Park and the city of Olympia's plans for improving Capitol Lake park; and
- Develop maintenance, operating and life cycle costs.

PROJECT PROPOSAL - SOLUTION

The desired project solution includes the acquisition of several land parcels contiguous with existing state lands. Once acquired, existing and newly acquired lands totaling 34 acres of civic open space improvements will complete the west Capitol Campus and fulfill the master plan's goal of linking the Capitol Campus to Percival Landing, Budd Inlet and downtown Olympia.

The improvements will include stabilization of the northern slope of the Capitol Bluff adjacent to the General Administration Building and the stabilization and reshaping of the eastern shoreline edge. This will be accomplished by balancing the amount of earthwork cut and fill resulting in a no net change to the lake area. A meandering trail will be constructed to provide a functional link between the Capitol Campus and Capitol Lake.

Indigenous Washington plantings throughout the park will define open spaces, provide shade, and create and reinforce existing views and vistas of significant features and landmarks.

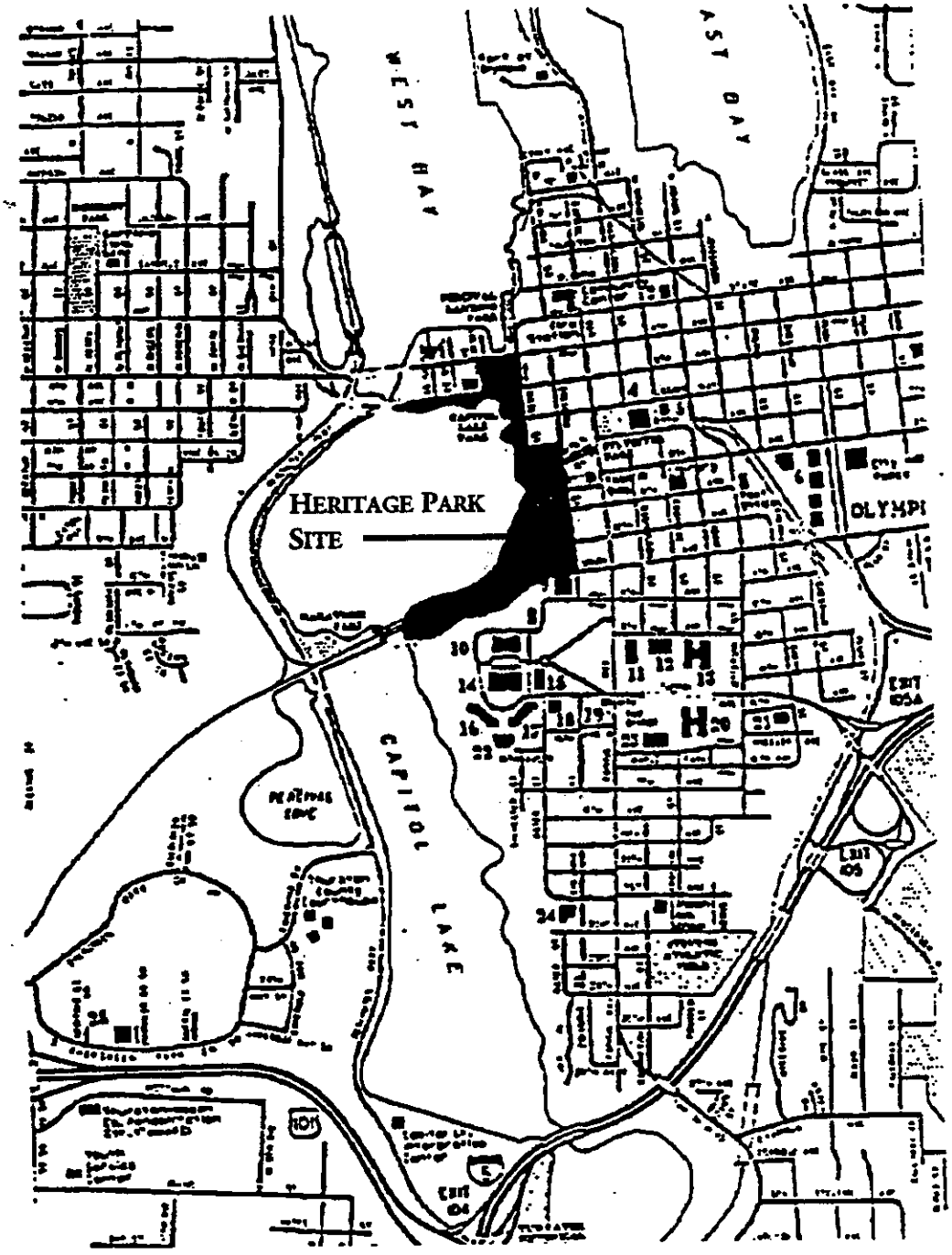


EXHIBIT II–1
PROJECT LOCATION MAP

The improvements will encourage statewide visitation and use, while providing interpretive opportunities reflecting Washington's history and physical and cultural diversity. Improvements will include areas for passive recreation, and active recreation including an amphitheater for concerts, celebrations and events, and strolling and jogging along a continuous promenade around Capitol Lake. Existing events and celebrations such as Capital Lakefair, plus new activities, will be accommodated within the park improvements.

Heritage Park improvements will provide a major open space feature while preserving the character of the main Capitol Campus. Improvements will conform to current construction technology, regulatory standards and codes.

Project milestones for Heritage Park's development are divided into phases: Phase I involves land acquisition, predesign and preliminary cost estimates; phase II will be for the environmental review and permitting, design, and construction of the civic open space.

ALTERNATIVES

Three conceptual options were considered during the predesign process. They were developed for comment and review by numerous participating organizations and groups. The major differences in the options are summarized as follows:

Option A - "The Spirit of the Forest" theme provided an overview of the Evergreen State environmental and geographic diversity. Representative native plantings, geology and landforms of the state, including eastern and western Washington, are major components of the plan. Cultural commemoration, including expressions of Washington's cultural and ethnic diversity, are also key elements of the conceptual framework. The plan is informal and naturalistic in character and design.

Option B - "Spectrum of the State" theme provided an overview of Washington state's natural and cultivated landscape including representative plantings from eastern and western Washington from agricultural crops such as wheat fields and orchards to tulip fields and native grasses. Cultural commemoration including expressions of Washington state's cultural and geographic diversity, significant statehood events and state symbols form the design framework for the plan. The plan is more formal, using the lakeshore edge arc as a major unifying feature.

Option C - "The Capitol Campus Tradition" theme preserves and expands the traditional Capitol Campus use of public open space. The organization of the spaces and program elements create a unified and dignified extension of the existing Capitol Campus using mixed informal/formal native and

ornamental plants. The open space is developed to accommodate program elements while reinforcing the desirable views and vistas south to the Capitol Grouping and north to Percival Landing and the Olympic Mountains. The plan combines both naturalistic informal elements with formal, organized features and elements.

Option D - No Change Option would continue to use the facility without any site improvements or modifications. This would result in continued problems with erosion of the Capitol Lake shoreline edge and flooding in the northeast portions of the site. Slope stability would continue to be a problem due to slope failure. The existing restroom does not meet peak park use demands. The existing facilities do not comply with the 1991 Americans with Disabilities Act.

Optional plans A, B, & C accommodate the same major program elements and are comparable in cost. See Section VI. Cost Analysis for detailed cost estimate information.

Preferred Plan - After review and comment from the Capitol Campus Design Advisory Committee, Heritage Park Working Committee, general public and Department of General Administration, a preferred plan was developed incorporating the best aspects from conceptual options A, B and C. The preferred plan features a unifying arc, "The Arc of Statehood," along the lakeshore edge that achieves a balance between a formal hard edge from Option B and a natural soft edge from Option C. The plan incorporates elements of the historic axis as proposed in the Wilder and White plan and representative native plantings from the state of Washington including ornamental plants. Designated areas will provide for expressions of statewide cultural diversity and heritage. Should Burlington Northern rail lines remain as part of the preferred plan, safety and aesthetics issues will need to be addressed during the design phase.

PARTICIPATING ORGANIZATIONS

This project is unique as a state public facility, in that it is to be used by all Washingtonians and visitors while considering past, present and future generations of the state. To that end, the predesign process has involved a wide range of agencies and interest groups. Specifically, The Capitol Campus Design Advisory Committee, legislative staff, a thirty-two person Heritage Park working committee, opinion leaders, city of Olympia, Thurston County, North Capitol Campus Heritage Park Development Association, Port of Olympia, Squaxin Island Tribe, statewide historical interests, The Children's Museum, Downtown Business Association, Olympia Rail Commission, Washington Department of Transportation and other governing agencies have been involved and have provided input to the predesign process. The project will involve a partnership between the state of Washington and the city of Olympia to develop, maintain and operate Heritage Park.

SCHEDULE

The phase, task description and schedule for Heritage Park is as follows:

Phase I: Project property acquisition/ predesign 1991-1993

Tasks:

- Negotiate and purchase property
- Prepare and finalize predesign study with drawings
- Develop preliminary cost estimates

Phase II: Project design, permitting and construction 1993-1997

Tasks:

- Capital appropriation of $13.8 million
- Environmental review and permitting
- Develop final design
- Prepare construction documents
- Bid construction documents
- Award contract
- Complete construction

III. PROGRAM ANALYSIS

III. PROGRAM ANALYSIS

The purpose of the program analysis is to outline detailed programming elements of the project. The program for the Heritage Park project takes into account the existing conditions of the site. The site analysis description, Section IV of this report, is organized to follow in the same sequence as the program analysis. This permits the same topics of the program analysis to be clearly related to the site analysis.

The *Washington State Major Projects Predesign Manual* describes the Program Analysis Section of the Predesign Study as the "most important section as it contains the detailed programming elements of the project such as functions, relationships and sizes."

For a site development project such as Heritage Park, the Program Analysis reviews program elements which are nearly all outdoor uses and relationships. Interaction between the existing site conditions, the proposed program, and the possible design solutions is a significant factor in the overall success of the project.

In response to these factors, the Heritage Park program statements contained in this section describe the optimum program for the site.

ORGANIZATION

This Section has been divided into subsections which include program statements concerning the following program elements:

- Program Development Process
- Historic Plan Program, which describes the elements of the historic planning and design efforts which are still applicable today;
- Planning and Urban Design Program to identify desirable physical relationships with surrounding properties;
- Interpretive Program, to establish the connections with Washington's heritage;
- Activity Program, to identify the outdoor activities to be accommodated;
- Building Program, which describes the buildings that are part of the project program;
- Circulation and Transportation Program, such as maintaining emergency access and pedestrian trails;
- Aesthetic Program to help define the desired design character of the project.
- Planting/ Vegetation Program, including program standards for establishment of native and introduced vegetation in Heritage Park, and aesthetic considerations related to plantings;
- Lake Program, which includes program statements about aesthetic and environmental issues related to Capitol Lake;

- Geotechnical Program, which identifies and establishes criteria for such items as stabilization of the bluff;
- Infrastructure Program, which identifies the required infrastructure to support the site development; and,
- A Program Development Summary, which summarizes the important program elements from each of the individual programs.

PROGRAM DEVELOPMENT PROCESS

The program described in this section was developed in 1992 over a period of nine months. People from all over the state of Washington with many different backgrounds were directly involved in its creation and evaluation. This subsection describes the process of creating the program.

There are five groups that have been involved in creating the program: the opinion leaders, the Heritage Park Working Committee, the Capitol Campus Design Advisory committee (CCDAC), the staff of the Department of General Administration, and the members of the consulting team. Each group had a different role in the preparation of the program which is described in the following paragraphs.

The opinion leaders included people in government throughout the state. Early in the process of developing the program, the consulting team, in coordination with staff from the Department of General Administration, prepared a series of questions about the potential program for the project. The opinion leaders were then contacted and asked for their response to these questions. Some were interviewed in person, some by telephone, and others responded in writing to a written version of the survey. The results were tabulated and summarized for use by the predesign team. Appendix X–D1 and 2 contains more detailed information about the results of the opinion leader survey.

The Heritage Park Working Committee included a group of thirty-two citizens of various backgrounds from around the state who attended three work sessions in Olympia to review and comment on work prepared by the predesign team. The committee members involved in the work sessions were encouraged to contribute opinions about all aspects of the program and the design of Heritage Park. The remarks of the Working Committee were summarized in meeting notes distributed to the Working Committee members and the Heritage Park Campus Design Advisory Committee (CCDAC). A summary of the proceedings of the working committee sessions is located in Appendix X–C1, 2 and 3.

Staff from the Department of General Administration worked in concert with the design team, the Working Committee and CCDAC. They provided project review, advice and direction. They also assisted in the development of the program and se-

lected participants for both the opinion leader survey and working committee.

The CCDAC reviewed the progress of the project. They made invaluable contributions to the content of the program, taking into consideration the opinion leader survey, the Working Committee sessions, and recommendations of the Department of General Administration and the predesign team. They provided final guidance to the General Administration staff.

The predesign consultant team's contribution to the development of the program was to provide program recommendations based on their technical evaluation of the site, to prepare and compile the opinion leader survey, to conduct the working committee sessions, and to present the results to Department of General Administration staff and members of the CCDAC.

HISTORIC PLAN PROGRAM

Plans prepared for the Capitol Campus and surrounding area over the past eighty years provide a rich source of inspiration for the program for Heritage Park. Many of the proposals contained in these historic plans have striking similarities to each other. Some of these ideas seemed appropriate for the current planning and design context and provided a general introduction to the overall program for Heritage Park. The following is a list of program elements drawn from the dominant ideas contained in these historic plans.

RESPECT THE GEOMETRY AND DIGNITY OF THE HISTORIC PLANS

Both the Wilder and White plan of 1911 and the Olmsted Brothers plan of 1912 establish a north-south axis that provides the site with a strong organizing element. The historical appropriateness of the formality, grandeur, and axial views proposed in these plans has been recognized in succeeding plans, including the 1991 Master Plan. Although the design expression of the north-south axis varies in each of the plans (especially with respect to the formality of the design), the need for an organizing geometry to help connect the Capitol Group with the City, Lake, and Heritage Park site is an important program element that should be implemented in the plan for Heritage Park.

STRENGTHEN CONNECTIONS TO THE CITY OF OLYMPIA

The Olmsted Brothers plan of 1912 was the first to propose that a strong connection be made from the Capitol Group to the city of Olympia. This idea has been incorporated into recent plans for both the Capitol Campus and the city of Olympia and is incorporated into the design of Heritage Park.

THE HERITAGE PARK SHOULD INCLUDE INTERPRETIVE ELEMENTS

The idea that Heritage Park should contain interpretive elements that celebrate the people, history and culture of the State of Washington has appeared in previous plans for Heritage Park (Refer to section IV, pp3. ff). Given the relationship of Heritage Park to the Capital, and the need to make Heritage Park a place to be shared by all Washington residents, Heritage Park includes interpretive elements in the program.

RESPECT THE SITE'S NATURAL SYSTEMS

The importance of Heritage Park site's natural systems should be recognized wherever possible. This includes incorporation of plantings that help improve the water quality of Capitol Lake, stabilize the bluffs and reestablish native vegetation within the Heritage Park site.

CONSIDER RESHAPING THE CAPITOL LAKE EDGE

Capitol Lake is a man-made lake system. All previous plans developed for Heritage Park have included proposals to reshape the lake edge. In reshaping the lake edge the net results of cut and fill must be equal.

PROGRAM SPACE WITHIN HERITAGE PARK

Previous plans for Heritage Park including the Heritage Park Feasibility Study (1986), and the Capitol Campus Master Plan (1991), recommended creating spaces within Heritage Park that have been programmed for particular activities. This idea is addressed in the portion of the Program Analysis that describes the Activities Program. (See page III–10)

Exhibit III–1 illustrates the major components of the historical plans for Heritage Park that will incorporated into its design.

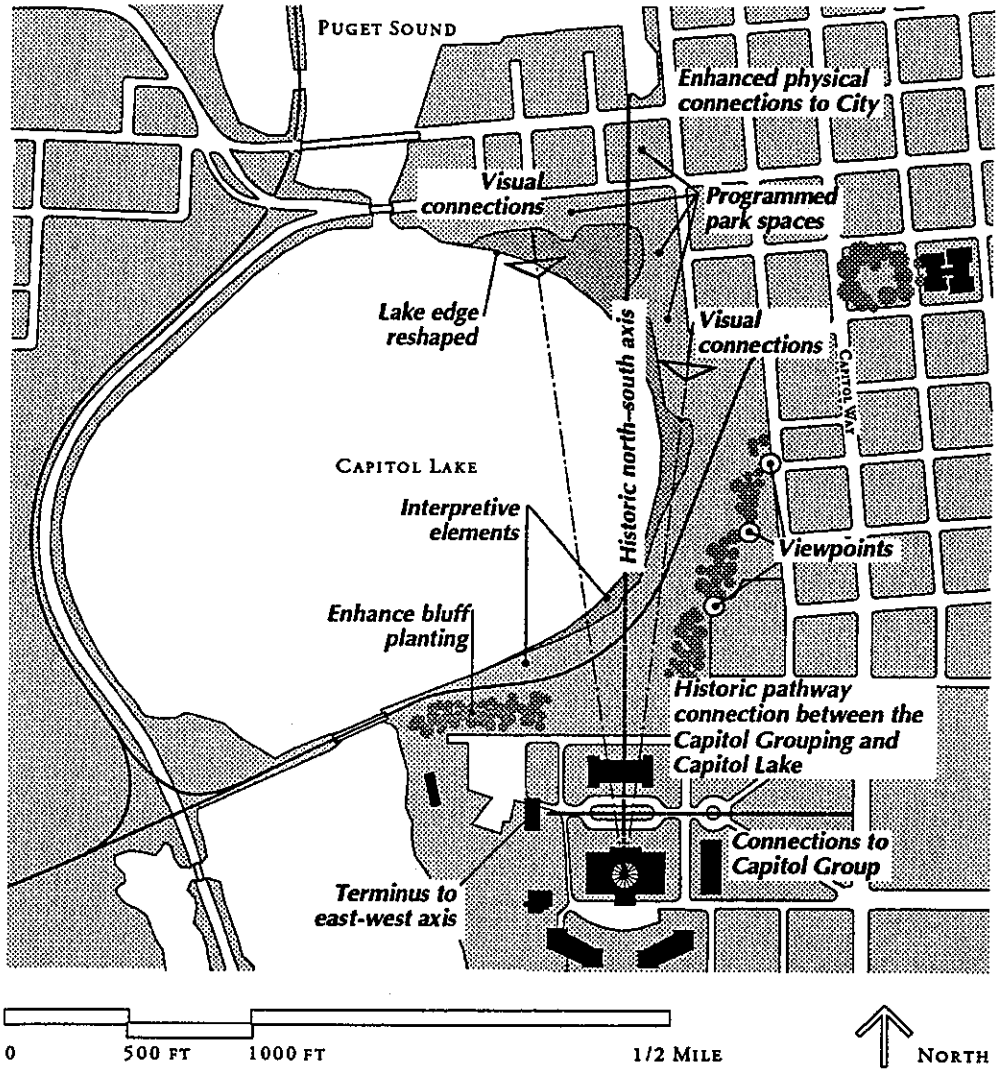


EXHIBIT III–1
SUMMARY OF HISTORIC PLANS

PLANNING AND URBAN DESIGN PROGRAM

The following planning and urban design program statements have been developed into the Planning and Urban Design Program after a review of the state of Washington and city of Olympia planning efforts:

- Heritage Park should serve as an important link between the Capitol Campus and Puget Sound (Budd Inlet). There should be both visual and physical aspects to the link.
- The visual links should be made by providing view overlooks adjacent to the Capitol Group atop the bluff at the south and east ends of Heritage Park. These overlooks should have views oriented north to the city of Olympia, Puget Sound and the Olympic Mountains. Conversely, views of the capitol group from the north end of Heritage Park and places adjacent to Capitol Lake should be enhanced with planting and view overlooks.
- The physical links should be made with a pedestrian path to connect the Capitol Group to Capitol Lake at the bottom of the bluff. This link should be accessible to the physically impaired.

LINK HERITAGE PARK TO THE CITY

Heritage Park should be linked to the city of Olympia in multiple ways that enhance both Heritage Park and the surrounding City neighborhoods. Although the actions described in this part of the program will be the responsibility of the City, it is important that the design of Heritage Park consider these links.

There are three types of links that could be made:

First, the City streets at the edge of Heritage Park could be incorporated into Heritage Park by extending the Heritage Park landscape and character across the streets adjacent to Heritage Park. This could be accomplished by:

- extending park paving treatments across the adjacent street;
- planting the same type of street trees on both sides of the street; and,
- using the same furnishings (benches, kiosks, bollards and other street furniture) on both sides of the street.

Second, Sylvester Park and the Old Capitol grounds could be connected to Heritage Park with street trees, sidewalk paving, and street furnishings that help extend the character of Heritage Park into the City.

Finally, trails and paths in Heritage Park could be connected to existing and proposed City pedestrian, jogging and bicycle trails that are currently located at Heritage Park's perimeter, or currently connect through Heritage Park site.

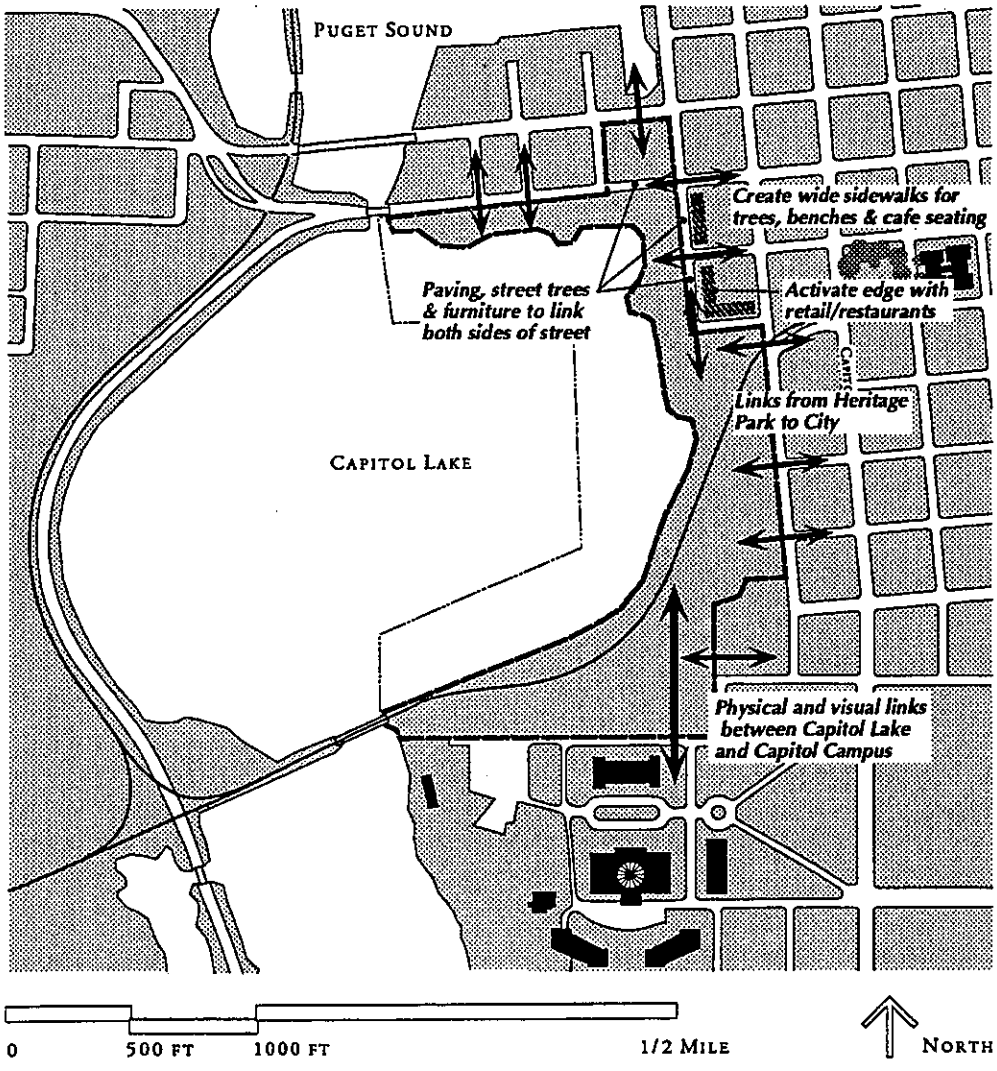


EXHIBIT III–2
URBAN DESIGN PROGRAM

ENCOURAGE COMPATIBLE USES ADJACENT TO HERITAGE PARK

The overall quality of Heritage Park will be improved by encouraging the City to promote compatible uses and urban design standards adjacent to Heritage Park.

Among the uses and standards that would be most appropriate are the following:

- Mixed use of retail, office and residential uses should be encouraged;
- Uses should face Heritage Park and have a front-door relationship to the streets adjacent to Heritage Park;
- A continuous building wall is preferred on street frontages across from Heritage Park; and,
- Consistent building heights should be encouraged for buildings across the street.

Exhibit III–2 illustrates the major components of the Urban Design Program for Heritage Park.

INTERPRETIVE PROGRAM

As a symbol of the concept of statehood and the aspirations of its people, the State Capital is a place where all citizens should feel welcome. This sense can be augmented through both the design of the civic open spaces, and through the incorporation of a broad range of interpretive elements that represent the common values and experience of the peoples of the State.

Heritage Park will enhance the Capital's continued ability to generate a feeling of welcome and representation to visitors by providing a variety of interpretive elements. Interpretive elements may include items such as art work, cultural artifacts, graphic educational pieces and horticultural/environmental displays. Interpretation programs may take place throughout Heritage Park as special celebrations, fairs and events. Event locations have been accommodated in the design of Heritage Park (See page III– 10ff).

DEVELOP INTERPRETIVE PROGRAM GOALS

The following Interpretive Program establishes goals which define a long-term character for the civic open space and ties it directly to the experience of the people and place of Washington. In addition, it suggests a number of stories which can be translated into design. These elements enhance the overall experience of Heritage Park. The interpretive program goals include:

- Provide opportunities for cultural recognition and celebration to encourage broad-based, group-oriented participation;
- Utilize the wealth of materials that are available from throughout the State to highlight the quality of Washington's natural diversity;
- Provide graphic educational displays to increase visitors' understanding of the rich-

ness of the physical and historical context of the site;

- Create opportunities to interpret physical relationships within the State, as well as between the State of Washington and its various national and international cultural partners and sister cities in order to provide a better awareness of places that personally affect each citizen; and,
- Subordinate all interpretive elements to support the creation of a well-coordinated, dignified, civic space.

Among the elements that would be appropriate for Heritage Park's interpretive expression are the following:

- Cultural heritage display gardens which highlight seasonal/cultural displays of representative material from the State's diverse agricultural palette;
- Gateway monuments which echo the architectural character of the Capitol Campus, reinforce the historic axis and vistas, and provide opportunities for historical interpretation of the State;
- Limestone sighting stones located in Capitol Lake reinforce the historic axis through the use of a native material that is reflective of a specific geological era when much of the State was under water;
- The Olympic Fountain which provides a focal point out to the Puget Sound;
- Along the Esplanade and Arc of Statehood special paving which is representative of the range of stone present throughout the State of Washington;
- An amphitheater which will be used for events and celebrations;
- Focal sculptural elements, such as totems or story poles, which provide additional opportunities for cultural interpretation;
- The Arc of Statehood, a strong organizing form bounded by trees representing the State's major agricultural products, and within which opportunities for time capsules, special paving and historical timelines are possible;
- Distinct areas which provide opportunities to highlight plant groupings of regional significance;
- Wetland areas to ensure that terrestrial vegetation is encircled by wetland vegetation as part of a total continuum, encouraging graphic habitat educational opportunities;
- A heather slope to represent a characteristic ecology of Washington State;
- Washington Compass Plaza located at the base of heather slope will include:
  - A cental sculptural form in pavement that encourages personal interaction and investigation to understand the relationship between that particular location and remote places within the State and the world at large;
  - A paved area of fixed length (150) feet that encourages personal interaction and investigation to understand the physical scale of the State (e.g., to experience the distance from sea level to the top of Mount Rainier, one would have to pace the scale 96 times);
- A western Washington native plant arboretum that is adjacent to the meandering trail; and,
- A children's play area (City built and operated) which would reflect an important State theme such as salmon or apples.

ACTIVITIES PROGRAM

The Activities program addresses those activities which utilize space for either permanent or temporary periods of time. The following is a description of the activities which will be accommodated within Heritage Park, and the requirements which should be met for inclusion of future activities.

PROVIDE FOR CULTURAL EXPRESSION BY STATE RESIDENTS

Heritage Park should include activities and uses that permit a meaningful expression of the culture of the people of the State.

CONTINUE PROVIDING CURRENT PROGRAMMED ACTIVITIES

Currently, Heritage Park is the site of various public activities including:

- Lakefair;
- Bon Odori Festival;
- Rock concerts;
- City of Olympia Marathon; and,
- The Pet Parade.

To facilitate these activities additional space has been allocated for their use.

ACCOMMODATE ACTIVITIES THAT OCCUR ON ADJACENT LAND

In addition to those activities that occur within the boundaries of Heritage Park, some activities that occur on adjacent properties have been considered. These activities include:

- Harbor Days, at Percival Landing; and,
- The Wooden Boat Festival, also at Percival Landing.

ACCOMMODATE OTHER ACTIVITIES CONSISTENT WITH THE CHARACTER OF HERITAGE PARK

The following is a list of other activities that are appropriate for Heritage Park and can be accommodated within the project area:

Jogging/Pedestrian/Bicycle path

A path for pedestrians, joggers and bicycles should circle Capitol Lake. Although it is desirable that each use have a separate path, this will not be possible around the entire perimeter because of the narrow width of available land. Where separation of pathways is not possible, consideration should be given to minimizing the potential conflicts between these users by use of signs, painted dividers, or other means.

A minimum of two path systems run throughout the Park; the vehicular/emergency path which will be used by pedestrians and bicycles and will be incorporated into the layout of the Arc of Statehood and a secondary pedestrian path system. The vehicular/emergency pathway is a twelve-foot wide all weather surface; the pedestrian

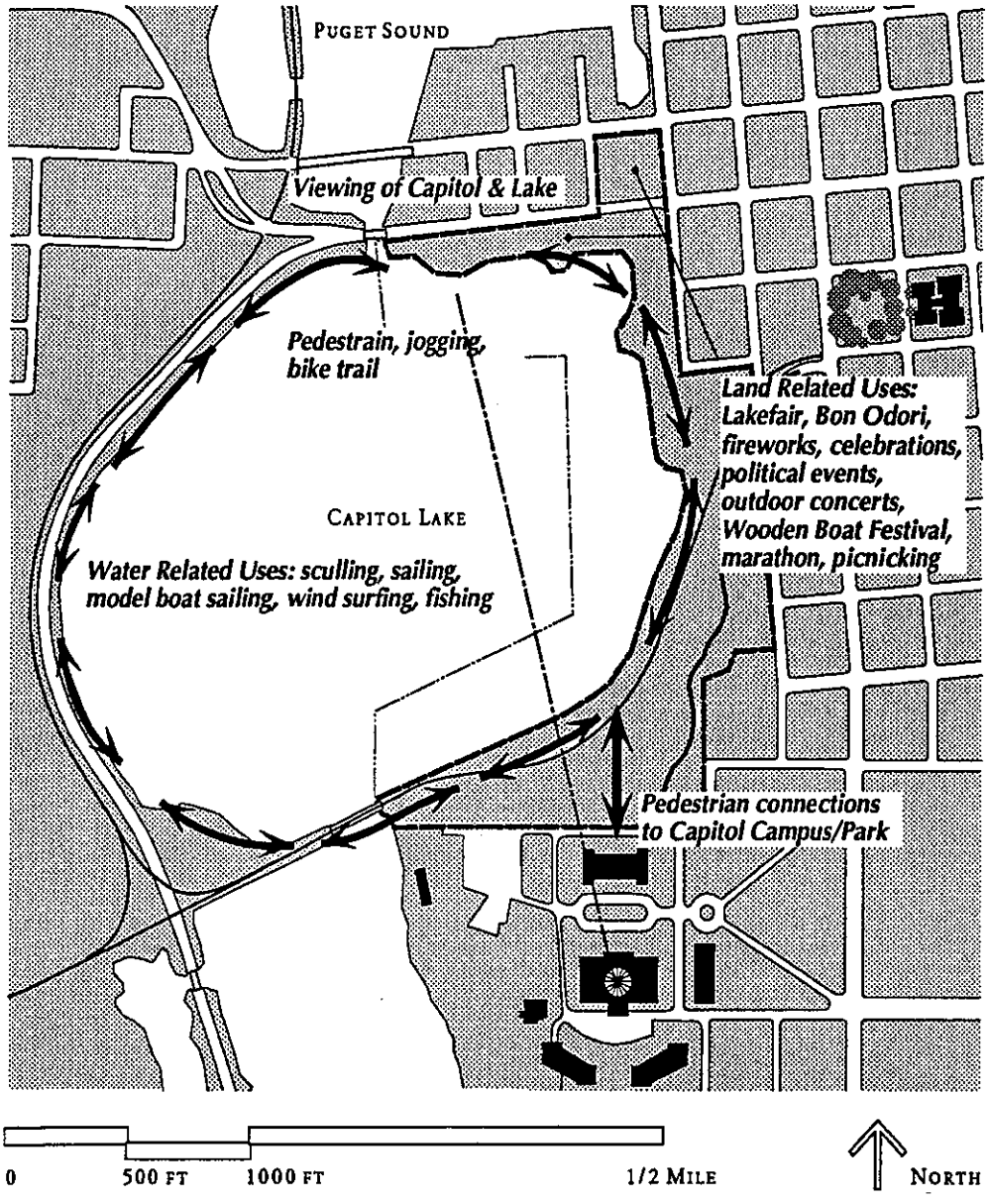


EXHIBIT III–3
ACTIVITIES PROGRAM

pathway is a six foot wide permeable or hard surface.

Concessions

A limited number of concessions may be included within Heritage Park provided they do not intrude visually or compromise the overall dignity of Heritage Park. Appropriate concessions might include, but are not limited to the following:

- Food and beverage sales;
- Rental of row boats, pedal-powered boats, canoes, or small sailboats in Marathon Park, provided that none are motor or engine driven; and,
- Vendor carts

Water/Boating activities

Boating activities should be permitted on Capitol Lake. The following limitations should be considered:

- Boats limited to a maximum length of twenty (20) feet; and,
- Boats to be powered only by human or wind energy, except for boats needed for emergency or commercial purposes, subject to approval of the State.

Children's play facilities

Children's play facilities to be provided and operated by the city of Olympia may be incorporated into Heritage Park:

- Play facilities will be sited away from busy streets, the railroad right-of-way and the lake edge for safety;
- The materials used for any play structures should be carefully selected so that they complement the overall design of Heritage Park; and
- They should be sited in an area appropriate for noisy play and should not intrude on the central purpose of Heritage Park.

Special events and celebrations

Special events and celebrations should be accommodated within Heritage Park. The following criteria should be considered:

- Large open area(s) with a minimum area of 40,000 square feet and a minimum dimension on one side of 100 feet;
- Ground surface may be soft (grass, decomposed granite, or similar), or hard (concrete, unit pavers); and,
- Night lighting should provide an average intensity of .5 foot-candles over the area for safety.

Amphitheater

An outdoor amphitheater will be provided within Heritage Park which has the following characteristics:

- Informal sloped grass seating (no fixed seats) capable of accommodating 2,000 to 3,000 people;
- An all-weather permanent stage area;
- Orientation of the seating should provide views of the Capitol Grouping and serve as a suitable area to view fireworks over Capitol Lake and,
- A location near an edge of Heritage Park to facilitate access.

Exhibit III–3 illustrates the major components of the Activities Program for Heritage Park.

BUILDING PROGRAM

The Heritage Park Building Program was reviewed by General Administration staff, the Working Committee and CCDAC. The decision was to limit construction of buildings within the park. Park structures will include a rest room/dressing facility, a stage and a relocated boathouse operated by the city of Olympia.

In addition, the 1991 Master Plan for the State of Washington identified a Facility Development Program which includes several structures. If funded, these structures may effect the design of Heritage Park.

The structures identified for construction in the Master Plan included the Heritage Park Garage, a parking facility north of the General Administration Building; the remodel of the General Administration Building with a Visitor Center addition; the underground Temple of Justice Annex and State Law Library; and the removal of the existing Concservatory/Greenhouse Building and construction of a new Conservatory and Interpretive Center.

ACCOMMODATE SOME PARK ACTIVITIES IN BUILDINGS/STRUCTURES

The buildings listed below will be included within Heritage Park. For each building a program diagram shows the proposed size, relationship to surroundings, and internal functional relationships which should be met in the final design of Heritage Park.

Rest rooms and dressing rooms

This facility will contain public rest rooms, dressing rooms and storage area for the amphitheater stage. It is intended for use by visitors and staff. Its layout and design should not compromise the security or privacy of the users; all fixtures must be vandal resistant.

The building should maximize daylighting of interiors through skylights, clerestory windows or other means. Artificial light will be provided for toilet areas and in dressing rooms. Exterior lighting should provide an average intensity of .5 foot candles over the area for safety.

Visitors and staff will arrive on foot, wheel chair, or by service vehicle. The facility should be adjacent to the amphitheater stage; the rest rooms should be located near the heaviest concentrations of visitor activity. The appearance of the facility should be consistent with the Capitol Campus building standards. It should not be located in the view corridor as seen from the north end of Capitol Lake or from the Temple of Justice.

The following minimum square footage is recommended for the rest room and dressing room building:

Women's toilet	525 sf
Men's toilet	525 sf
Service	50 sf
Dressing room A	112 sf
Dressing room B	112 sf
Stage storage	225 sf

Outdoor Stage

The outdoor stage is the built performance space for the amphitheater. This platform area should be approximately 2,700 square feet in area. Structural support for theatrical lighting, built-in components for sound reinforcement and equipment racks for changeable audio-visual equipment should be provided. Subsurface drainage, power, water and telephone services should be provided. (Refer to p. III-12 for a description of the amphitheater)

Boathouse (Optional element by the city of Olympia)

The boathouse is intended for storage of a fleet of small boats and related gear. It should include a staff office/check-out counter for boat rental transactions and administrative data for boating safety and sailing schools. It should accommodate staff for maintaining the fleet and administering rentals; the administrative and rental areas should be adjacent to the boat storage and maintenance facilities. Boat storage should be secured from the administrative area and from the exterior; the rental window must be vandal proof when closed.

Users wishing to rent boats or sign-up for instruction will conduct business at a service window. Boats will be distributed from enclosed storage from a skirt area adjacent to the facility. Driveway and turn-around access should be provided for step vans and truck/trailer combinations. Occasional parking near the boathouse should be provided for three or more truck/trailer combinations. The rental and storage areas may be combined into a single structure with other facilities, such as rest rooms. The image of the boathouse should be consistent with Capitol Campus building standards.

Drainage, sanitary sewer, power, water, and telephone services should be provided underground. Interior lighting appropriate to program functions, and exterior security lighting should also be provided. Storage of rental boats should be in a high-bay system.

The following minimum square footage is recommended for the boathouse:

Administrative office	200 sf
Service window area	100 sf
Workshop	500 sf
Storage	2,000 sf
Toilets/lockers	200 sf

Exhibit III–4 shows the location of the Heritage Park buildings that have been described in this section, as well as the preferred location of Master Plan buildings to be located adjacent to or within the project area.

1991 MASTER PLAN FACILITIES DEVELOPMENT PROGRAM

As part of the 1991 Master Plan for the Capitol of the State of Washington, several new development projects were proposed in or adjacent to Heritage Park. The Master Plan considers how Heritage Park will affect the design of these buildings, and in what way the design of Heritage Park will influence their design.

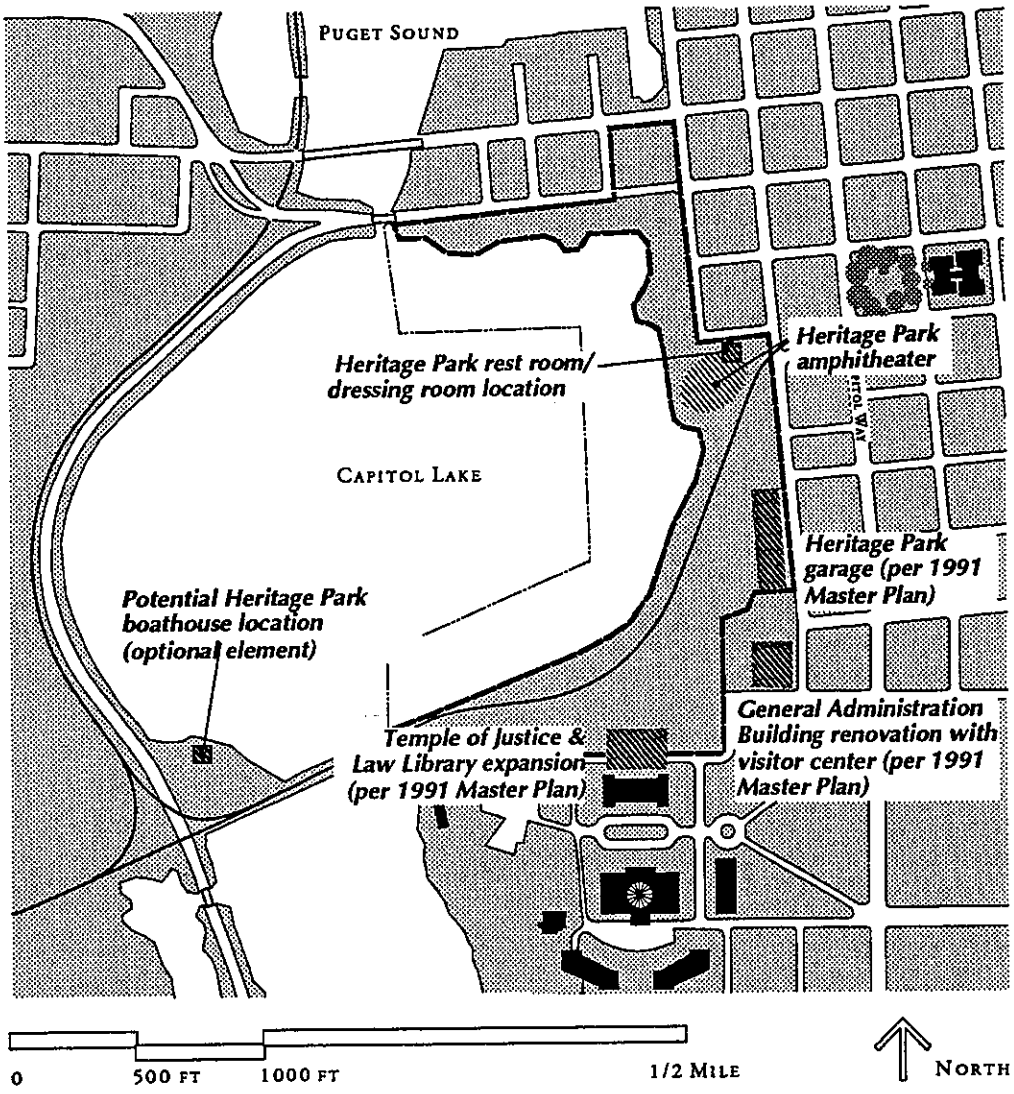


EXHIBIT III–4
BUILDING PROGRAM

The following is a discussion of the Master Plan buildings and the issues related to their construction and Heritage Park.

HERITAGE PARK GARAGE

The parking structure identified in the 1991 Master Plan to the north of the General Administration building is proposed to cut into the existing bluff along Columbia Street. Remedial grading and drainage work related to the construction of the parking facility will affect the Heritage Park project. The design of the roof of the parking structure will affect the overall appearance of the eastern bluff. A heavily landscaped roof terrace designed to conceal the garage and parked vehicles should be considered for the roof of the parking garage. This roof should accommodate planted trees and other plant materials. A connection accessible to persons with disabilities from the garage to the lower levels of the park should be incorporated into the design. The proposed parking facility would accommodate 600 vehicles for visitors and state employees.

GENERAL ADMINISTRATION BUILDING AND VISITOR CENTER

The proposed General Administration building remodel will not intrude into the Heritage Park project. The remodel proposal suggests a Capitol Campus Visitor's Center on the west side of the renovated building. An exterior park overlook and fully accessibly connections to the park's trail system should be incorporated into the remodel design. The loading zone should be heavily landscaped to screen it from Heritage Park and Columbia Street.

TEMPLE OF JUSTICE ANNEX AND STATE LAW LIBRARY

The 1991 Master Plan identified a 105,000 square foot expansion to the Temple of Justice and the State Law Library. This two level underground building is proposed for the area immediately north of the Temple of Justice. The underground building will project into Heritage Park. Since a portion of the building will be located in an area of old fill, extensive grading and earth removal will be necessary in an area already identified as requiring remedial grading. If constructed, the Temple of Justice addition will help to stabilize the bluff through re-engineering of the slope and underground water sources.

The design of the north elevation of the Temple of Justice will be especially important and will require special review. The addition of a built structure located below the present grade level will be a sensitive design element as viewed from Heritage Park, Capitol Lake and the city of Olympia.

As proposed, the roof of this building would be close to grade and should accommodate pedestrians and possibly vehicular traffic. The building design should consider providing a lookout over Heritage Park and should provide full accessibility between the lookout and the park below.

However, depending on its actual design, the building may also affect the location of pathways which connect Heritage Park to the Capitol Group. Special consideration should be given to enhancing this connection in the design of the Temple of Justice and Law Library buildings.

CONSERVATORY/GREENHOUSE REMOVAL

The 1991 Master Plan proposed the removal of the existing Conservatory/Greenhouse Building to be replaced by a new Conservatory and Interpretative Center located at the west terminus of the east/west axis of the 1928 Olmsted Brothers Plan (Refer to Exhibit IV-4). This master plan project would affect the layout and grading of the upper level terminus of the meandering trail. The stability of the existing ravine fill will need to be analyzed and precautions taken to stabilize that entire area. The removal of the Conservatory/Greenhouse area should be designed and developed in concert with the Heritage Park design.

In conclusion, the building program for the Heritage Park project corresponds to the general direction in the 1991 Master Plan. The design of Heritage Park will not necessarily affect the design of future Master Plan facilities. As outlined above, future Master Plan development projects should be closely reviewed and development impacts considered.

CIRCULATION AND TRANSPORTATION PROGRAM

The circulation portion of the program is concerned with vehicular, pedestrian and mass transit access to Heritage Park. Criteria for development of Heritage Park's internal circulation is also described.

PROVIDE LIMITED VEHICULAR ACCESS FOR SERVICE, MAINTENANCE AND LIFE SAFETY

Vehicular circulation within Heritage Park should be limited to service, maintenance, and emergency access in addition to access to the State Capitol Power Plant. The access road will be an all weather, twenty (20) foot wide right-of-way which can accommodate fire trucks on a twelve-foot paved and minimum four-foot grass reinforced shoulder area on either side.

To improve compatibility with the Heritage Park environment, this access road should be disguised or incorporated into the overall design in an unobtrusive way.

CONNECT PEDESTRIAN AND BICYCLE TRAILS TO EXISTING CITY SYSTEM

The pedestrian and bicycle trails within Heritage Park should be connected to the existing city of Olympia trail system as indicated in the City's relevant trail master plans. These connections include:

- Provision for connection at Marathon Park to the trail system along the west side of the Capitol Lake open space system;
- Connections through the southeast end of Heritage Park for bicycles and pedestrians; and,
- Connections of pedestrian trails to City sidewalk system at multiple points located at the east end of Heritage Park.

PROTECT PEDESTRIANS FROM TRAFFIC ON SURROUNDING BUSY STREETS (4TH AND 5TH AVENUES)

Although traffic from the surrounding streets poses a moderate safety risk to people in Heritage Park, this risk should be minimized by implementing the following guidelines:

- Orient primary uses away from 4th and 5th Avenue and toward the center of Heritage Park;
- Provide sidewalks along street edges; and,
- Provide screening, bollards or other unobtrusive means of separation between busy streets and Heritage Park where appropriate.

PROVIDE MASS TRANSIT ACCESS AND PARKING FOR THE PARK

The limited total area of Heritage Park and the natural beauty of the site suggest that parking be provided without intruding into Heritage Park. The following program criteria are intended to achieve this objective:

- Provide transit shelters in several loca-

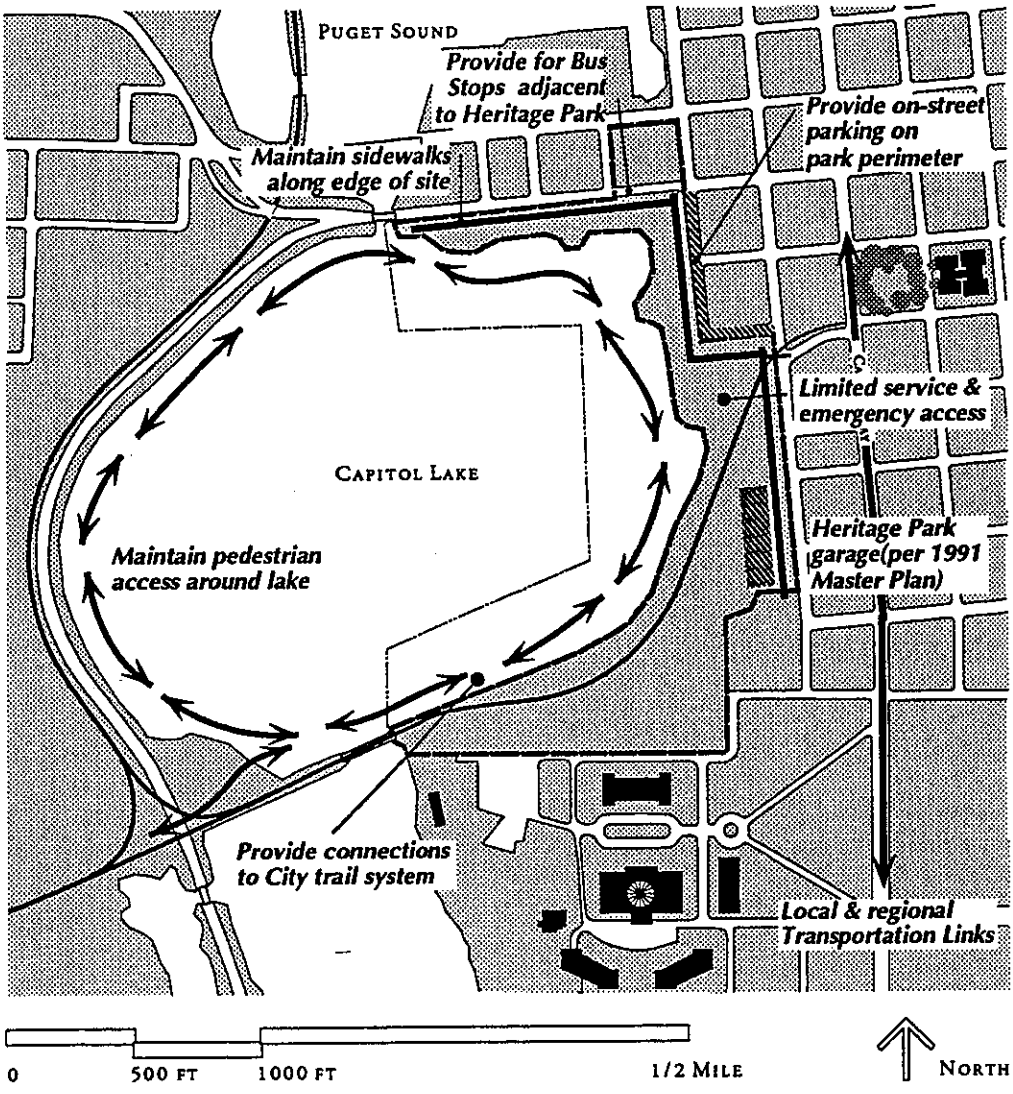


EXHIBIT III–5
TRANSPORTATION PROGRAM

tions around the park depending on the demand for service and the availability of adequate space. These shelters should be designed to be compatible with Heritage Park design and should be visually attractive;

- Encourage the use of mass transit;
- Some of the parking needs for Heritage Park will be met on the surrounding streets and Deschutes Parkway;
- Provide an additional forty-five (45) spaces along Water Street and 7th Avenue by changing existing parallel parking to diagonal parking; provide space for disabled parking and a drop-off zone;
- If appropriate, phase the provision of parking for Heritage Park with actual improvement of Heritage Park;
- Eliminate surface parking within the boundaries of Heritage Park, including the surface lots at 7th Avenue and Water Street and adjacent to 5th Avenue; and,
- Provide parking for park visitors in the parking structure proposed in the 1991 Master Plan to be located adjacent to and immediately north of the General Administration Building.

INCORPORATE EXISTING RAILROAD INTO PARK

If the existing railroad within Heritage Park continues to operate, the following safety guidelines should be considered:

- Retain only a single track of the existing railroad;
- Discourage temporary storage of railroad cars or equipment within the boundaries of Heritage Park;
- Conceal the tracks wherever possible from public view through a combination of visual screens such as vegetation and/or mass grading, or treatments of the tracks and road bed safety barriers, fences and crossings; and,
- Maintain a safety sight line with a minimum width of twenty-five (25) feet.

Exhibit III–5 illustrates the major components of the Transportation Program for Heritage Park.

AESTHETIC PROGRAM

The aesthetic program defines the subjective character and quality of a visitor's experience in Heritage Park.

HERITAGE PARK SHOULD BE A RELAXED, INVITING ENVIRONMENT

Heritage Park should create a relaxed and casual setting for visitors to enjoy Capitol Lake, views of the Capitol Group, and other project features. This can be achieved by providing full accessibility for all visitors, clear and convenient connections to the surrounding uses and design features that are both appropriate and stimulating.

HERITAGE PARK SHOULD HAVE A CIVIC SCALE CONSISTENT WITH THE CAPITOL CAMPUS

As an important component linking the Capitol Campus with downtown Olympia, Heritage Park should have a perceivable civic scale. The design for Heritage Park should be simple and straightforward, and should integrate Heritage Park into the surrounding neighborhood.

HERITAGE PARK SHOULD HAVE A DIGNIFIED, ELEGANT CHARACTER

It is important that Heritage Park reflect the dignity and elegance of the Capitol buildings, as well as their purpose, while creating a feeling of pride and respect. The desired quality is not unlike that of the Washington Mall in Washington, D.C. which has a dignified, elegant character, and which welcomes millions of visitors each year.

HERITAGE PARK SHOULD INCORPORATE A MIXTURE OF FORMAL AND INFORMAL DESIGN ELEMENTS

Consistent with the existing Capitol Campus, which has both formal (geometric) and informal (naturalistic) aesthetic elements, Heritage Park should utilize both styles. The formal elements will help create the dignity and civic scale envisioned for the project, while naturalistic elements will address the site's natural setting and will create a more traditional park-like environment.

PLANTING AND VEGETATION PROGRAM

The planting and vegetation program for Heritage Park includes guidelines for preservation and restoration of existing vegetation within Heritage Park boundaries, as well as recommendations for introduction of new plant material to enhance the overall quality of visitors' experience.

USE VEGETATION TO CREATE A "PLACE"

Planting design should be used to help establish the overall identity for Heritage Park. The identity should be based on the character of the existing Capitol Campus, but should also address Washington's heritage and the inherent opportunities of the site and surrounding area. The planting design for Heritage Park should be simple and bold and should convey a strong "sense of place."

USE VEGETATION TO MAKE A STATEMENT ABOUT WASHINGTON

Vegetation will be an important identity element for Heritage Park. Native vegetation, including both evergreen and deciduous species from the western and eastern parts of the state, should be used extensively. Because of their size, trees will have the most important role in this respect; but shrubs, ground covers, and herbaceous plants should also be considered for inclusion in the design. In addition to native vegetation, plant species intimately associated with the popular identity of the State should also be featured. The intent is that the choice of plants reflect the State's natural and cultural diversity.

REVEGETATE THE NORTH-FACING SLOPES WITH NATIVE EVERGREENS

The original site plan concept for the Capitol Campus was to create "a cluster in the woods" according to the original 1911 Wilder and White plan. Succeeding plans by the Olmsted Brothers in 1912 and 1928 reinforced this idea by suggesting that the "woods" be native evergreens, as did the plans by Richard Haag and Associates in 1976.

Although the Heritage Park program will reforest only a portion of the north slope, the reforestation of the entire slope is an important long range goal. As a part of the reforestation program existing vegetation will be evaluated for health and appropriateness in creating the native evergreen forest. When the north facing slope is re-engineered, the heather clearing located north of the Temple of Justice will be replanted with native Washington heather and wildflowers.

RESPECT VIEWS TO AND FROM CAPITOL GROUP

Planting design should consider the effect that mature plants will have on the visibility of the capitol group from downtown Olympia and the edges of Capitol Lake. Sight lines from important locations both within the Capitol Group and Olympia should be maintained and emphasized with planting.

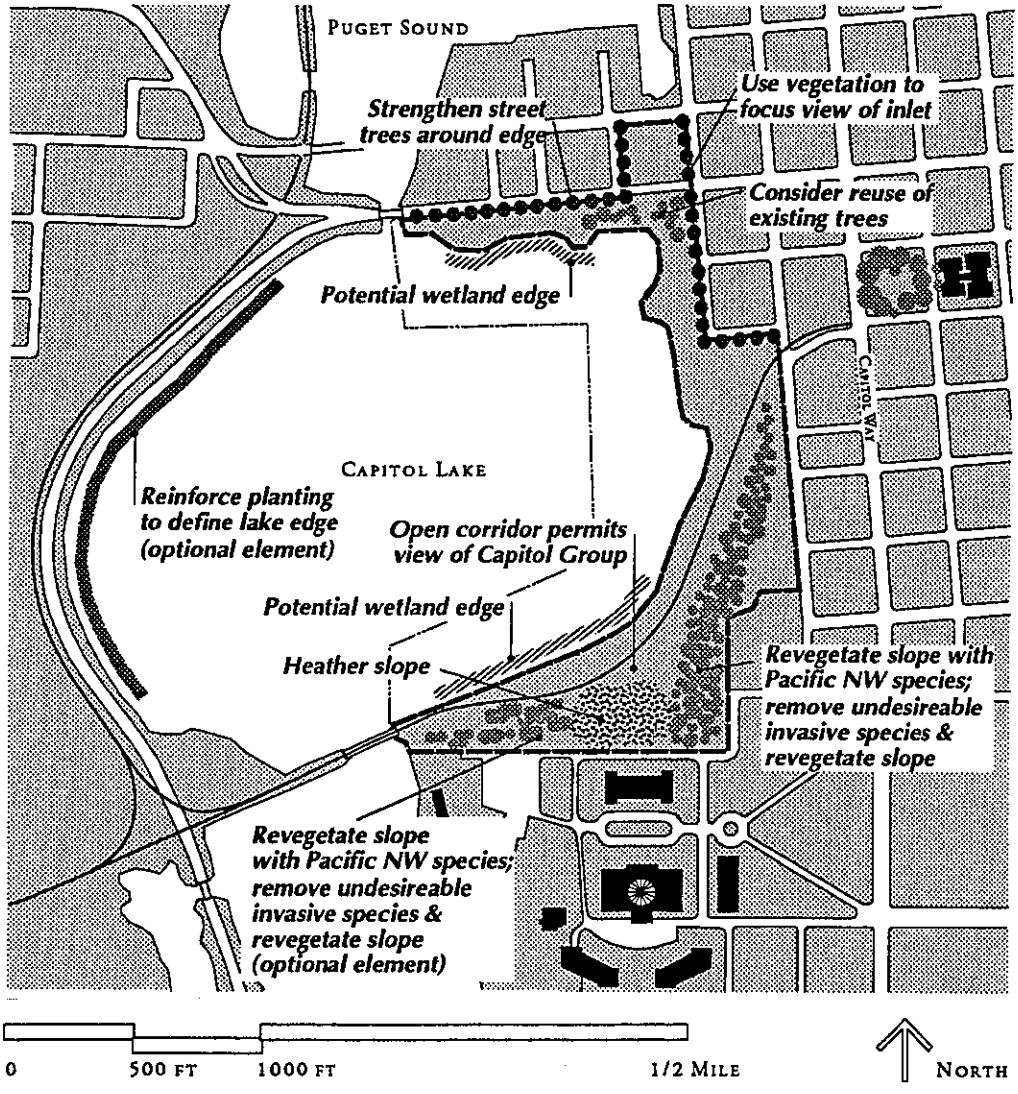


EXHIBIT III–6
PLANTING AND VEGETATION PROGRAM

CONSIDER SAFETY AND SURVEILLANCE IN PLANTING DESIGN

Trees and shrubs should be planted and maintained to create a sense of security within Heritage Park. Low growing evergreen tree branches should be pruned as appropriate to eliminate hiding places, and shrubs should be used carefully to avoid creating blind spots and hiding places.

CONSIDER A VARIETY OF VEGETATION TREATMENTS

Heritage Park offers an opportunity for a variety of vegetation treatments. Among the alternatives that should be considered are:

- Introduce native, wetland vegetation along a portion of the lake edge;
- Replace, relocate, and/or expand the existing trees on the east side of the lake;
- Encourage similar improvement of the planting of trees and wetland species on the west side of the Lake although it is outside the limits of Heritage Park project;
- Establish characteristic native plant communities in selected areas of Heritage Park, such as a wildflower and heather planting on the slope north of the Temple of Justice.
- Plant outside project area if appropriate to enhance quality of Heritage Park and adjacent city streets; and,
- Consider maintenance in plant material selection;

Exhibit III–6 illustrates the major components of the Planting and Vegetation Program for Heritage Park.

LAKE PROGRAM

Capitol Lake is a significant amenity for Heritage Park and the Capitol Campus. The intent of the Lake Program is to develop Capitol Lake as an amenity, while protecting its natural qualities. The following program statements are intended to help achieve these objectives.

IMPROVE AND ENHANCE THE WATER QUALITY IN CAPITOL LAKE

Improving the water quality of Capitol Lake will enhance the both its aesthetic appearance and its operation as a natural system. Although it is beyond the scope of this study to consider all the factors that affect the lake's water quality, the following actions can help improve the overall quality of the lake.

Stabilize lake edge to reduce erosion

Erosion of fine-grained clays and other solids from the lake edge can be reduced by stabilizing the lake edge wherever feasible. Possible stabilization methods include the use of a natural-appearing soil cement edge, a stone or concrete edge, rip-rap, or other acceptable means.

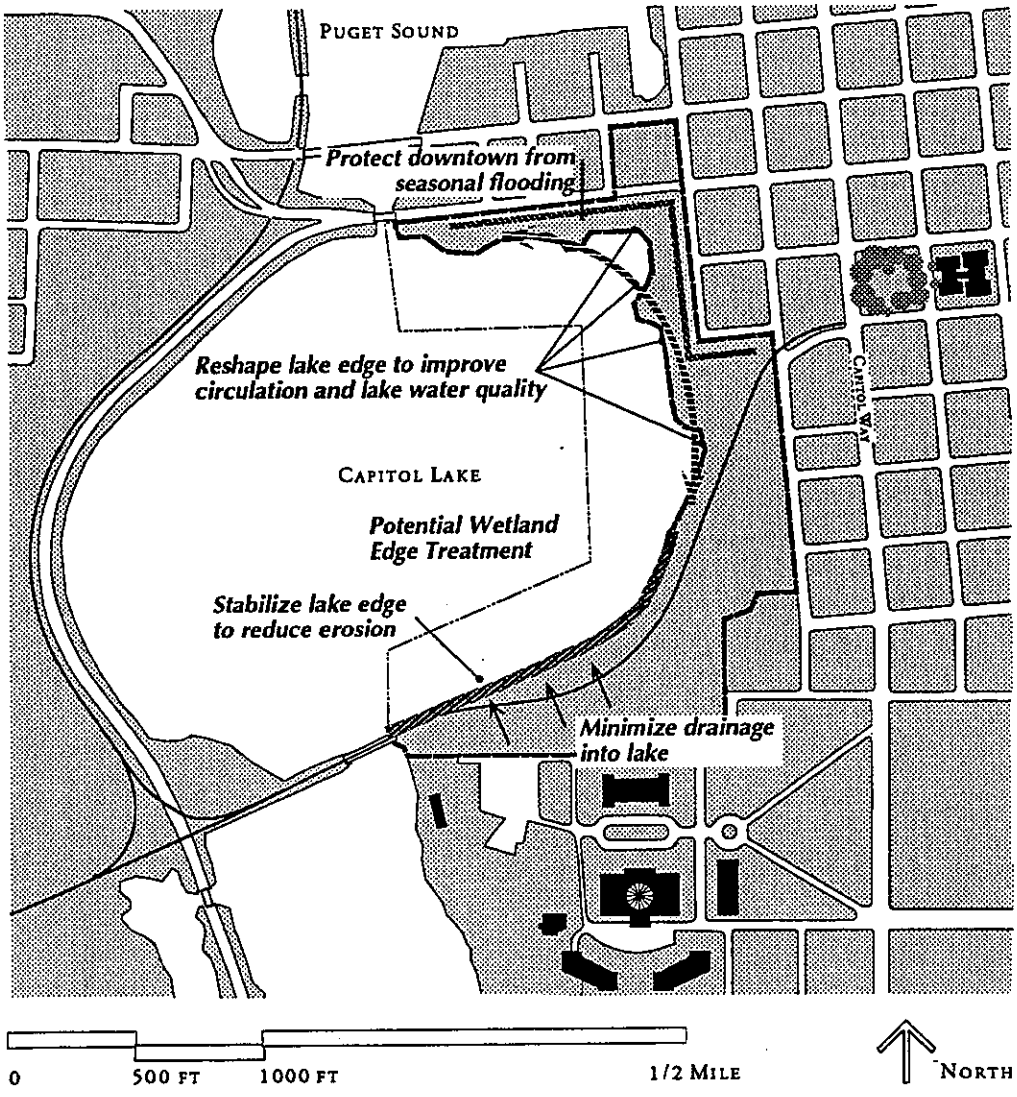


EXHIBIT III–7
LAKE PROGRAM

Reshape the lake edge to improve water circulation

The circulation of water in the lake is degraded by the current shape of the lake. Still areas where water does not circulate properly in the northeast corner of the lake will be animated by a new edge configuration that creates a lake shape that is more nearly circular. This would be especially important during the winter months when prevailing winds from the southeast force debris that has washed downstream into the northeast corner of Capitol Lake. Such reshaping of the lake edge should be achieved with no net loss of total lake area.

Establish additional wetland edge

There are places adjacent to the lake edge which could be converted into a more natural-appearing lake edge with the addition of appropriate wetland plants. The creation of such areas will be considered in the total context of the Heritage Park design, including the growing interest in horticulture and bioengineering.

Reduce flow of fertilizers and other pollutants into lake

Drainage of Heritage Park should be designed so that runoff from fertilized areas is directed into storm drains.

Use of the lake by boats with gasoline or diesel powered engines should be limited and strictly controlled.

ADDRESS FLOODING HAZARDS

During the winter months, very high tide conditions sometimes preclude drainage of the lake into Puget Sound and at the same time heavy rains upstream cause Capitol Lake to overflow it's banks. Flood control must be included in the Heritage Park engineering design.

PROTECT PUBLIC FROM POTENTIAL HEALTH HAZARDS ASSOCIATED WITH LAKE

The high bacteria counts or other forms of water pollution pose health and safety risks to the general public that should be addressed in the design of Heritage Park. Swimming and bathing should be prohibited.

Drowning hazards can be minimized by designing the lake edge according to the following guidelines:

- Eliminate deep areas immediately adjacent to lake edges accessible to the public;
- The slope of the lake bottom immediately adjacent to the lake edge should not exceed a ratio of 5:1 up to a point where the lake is four feet deep; and,
- Identify the lake edge with a change in texture or grade that can be recognized by the visually impaired.

Logs floating just below the surface present potential hazards to boats with fragile bottoms or boats traveling at high speeds. Motor powered boats should not be permitted except under special circumstances.

Exhibit III–7 illustrates the major components of the Lake Program for Heritage Park.

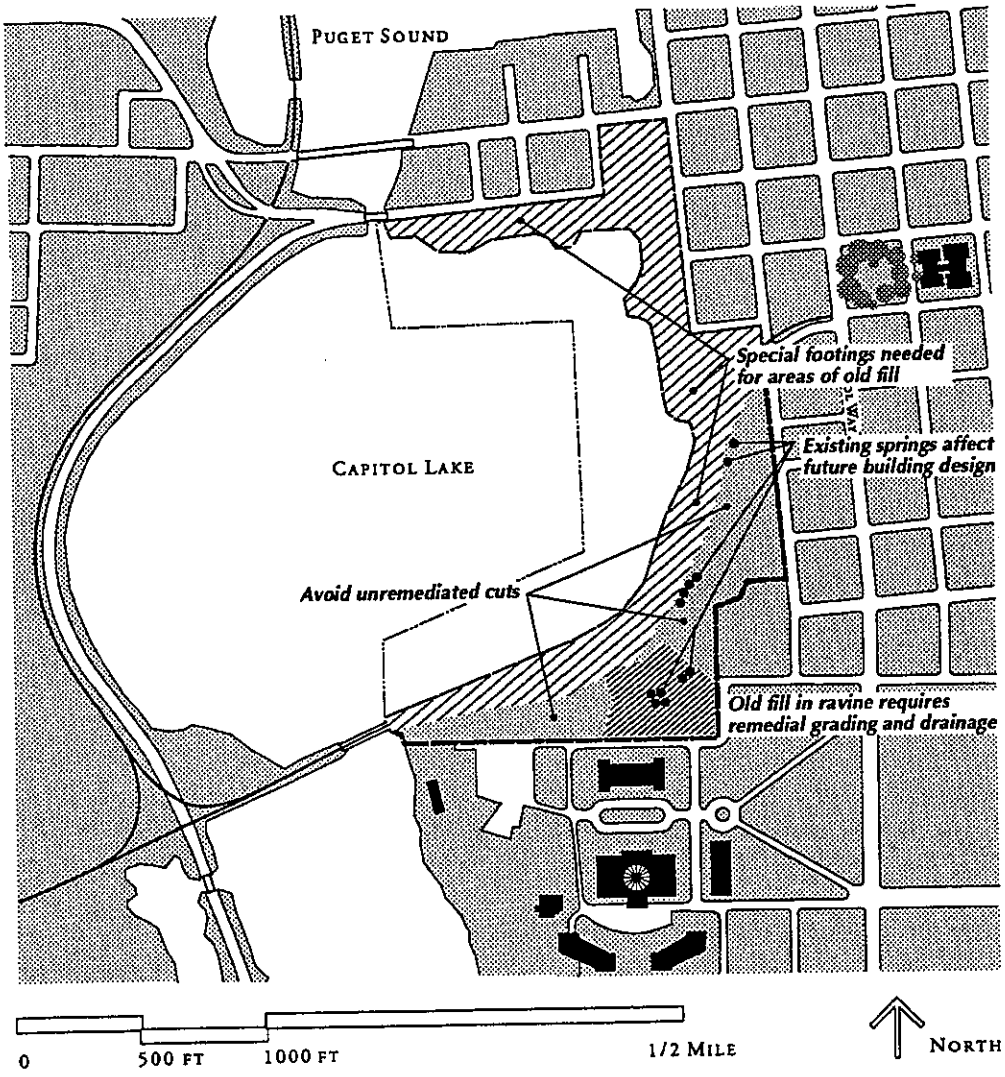


EXHIBIT III–8
GEOTECHNICAL PROGRAM

GEOTECHNICAL PROGRAM

The geotechnical program recommends treatments to the north-facing bluff located along the southern and south eastern edges of the site, as well as the Capitol Lake shoreline.

LIMIT DISRUPTION OF EXISTING BLUFF

The existing bluff is subject to periodic minor failures in unpredictable locations along its face due to winter storms and pressure from ground water. Since the locations of future failures are impossible to predict, remedial treatment, such as installation of subsurface drainage, should be limited to areas where failure is likely to cause more serious problems, such as adjacent to buildings or parking structures.

In addition, no permanent cuts should be allowed in the slope, and surface runoff from above should not be allowed to flow over the slope.

STABILIZE THE EXISTING FILL IN THE RAVINE BETWEEN THE TEMPLE OF JUSTICE AND THE GENERAL ADMINISTRATION BUILDING

The existing fill in the ravine between the Temple of Justice and the General Administration Building should be regraded and subsurface drainage installed to improve its stability. The actual design for the remedial grading and subsurface drainage system should be prepared as part of the final design for Heritage Park, as additional geotechnical studies will be needed which evaluate the final proposed design.

CONDUCT ADDITIONAL GEOTECHNICAL STUDIES PRIOR TO CONSTRUCTING ANY STRUCTURES

Detailed geotechnical studies should be prepared prior to the construction of any building or structure which is to be located with footings on the bluff. Special consideration should be given to collecting and removing the ground water which could undermine the structures. Tieback walls are likely to be needed to protect utilities, buildings and adjacent ground.

The existing tieback wall west of the General Administration Building will remain with the building remodel proposed in the 1991 Master Plan. Because of its considerable length and height, this wall is highly visible throughout Heritage Park. Screening and/or surface treatment of the tieback wall is a program requirement. Appropriate treatments might include tree planting adjacent to the wall, vine planting on portions of the wall and a mural.

In addition, if structures were to be built along Capitol Lake shoreline these structures will require special footings to minimize both the effects of shoreline erosion and earthquake shaking. Geotechnical studies which address the particular needs of any

proposed structure will be conducted during the design phase.

AVOID THE USE OF DREDGED FILL FROM CAPITOL LAKE WITHIN HERITAGE PARK

In order to preserve the hydraulic characteristics of the Deschutes River, periodic dredging of Capitol Lake, including the Middle and South Basins is likely to continue. This dredged material is too fine and has too much organic material to make it suitable for any kind of use as structural fill within Heritage Park.

Exhibit III–8 illustrates the major components of the Geotechnical Program for Heritage Park.

INFRASTRUCTURE PROGRAM

FIRE PROTECTION AND EMERGENCY SERVICE

Fire protection service is provided by the city of Olympia and fire vehicle access to Heritage Park is served from Water Street. On site fire, service and emergency access for police and medical response to Heritage Park is provided by a 20-foot wide unobstructed access road extending from the north end of Heritage Park to the existing power plant. The new rest room, a Type-1 building, will be equipped with a fire sprinkler system supplied by a water main located in Water Street.

SECURITY & SIGNAGE

Full time security for Heritage Park will be required to serve the security needs of the park facility. Informational signage should be posted throughout Heritage Park informing the public as to facility use, hours and regulations. The signage needs to conform to the 1991 Master Plan sign and visitor guidelines.

ROADS

A vehicular access road for emergency, maintenance and security will be provided within Heritage Park. This access road will be an all weather twenty (20) foot wide right-of-way which can accommodate fire trucks on a minimum twelve-foot paved and minimum four-foot grass shoulder area on either side.

To improve compatibility with the Heritage Park environment, this road should be incorporated into the overall park design in an unobtrusive way and should be a criteria for the paving layout and design along the Arc of Statehood.

RAILROAD

The Heritage Park predesign plan incorporates a twenty-five foot right-of-way along the rail line immediately adjacent to the base of the Capitol Bluff. If Burlington Northern elects to discontinue freight service, they may retain this right-of-way for future rail uses.

SEWER SYSTEMS

A sewer line and connection to the existing sewer main at Water Street will be required to serve the new rest room building. All construction shall be in accordance with the City and State Building Codes, Standards and Regulations.

WATER

New domestic water service will be required at the rest room building and to the drinking fountains throughout the site. A current proposal provides a water main serving West Olympia through the site. If this plan is implemented the rest room building and drinking fountains can be served off this main.

The Olympic Fountain located in the block between Fourth and Fifth Avenue will require water service from the existing water main located at Water Street. The fountain system will also require a underground vault for pump equipment, electrical service and storm drainage.

ELECTRICAL SERVICE

Primary and secondary underground service will be required to service the amphitheater, site lighting, rest rooms, irrigation system, the fountain, and service requirements for Capital Lakefair and other special events, concessions and activities. All primary and secondary service will be underground in accordance with Puget Power requirements .

TELEPHONE

Telephone service will be required to service all public phones within the Heritage Park site. All telephone service will be located underground..

STORM WATER

Storm water treatment facilities shall meet all city of Olympia and Thurston County Storm Water regulations. All discharge from vehicular areas will be directed into existing closed systems. Runoff from non vehicular paved areas can be discharged into Capitol Lake only after treatment through oil separators.

GAS

All work related to gas service will be done in accordance with Washington Natural Gas requirements. Natural gas service will be required for heating the rest room building.

IRRIGATION

Capitol Lake is a resource that can be used as a water source for irrigating trees, planting beds and turf areas. A submersible pump and intake pipe located in Capitol Lake could provide adequate water supply to meet the irrigation needs of Heritage Park. There will be a cost benefit to using Capitol Lake water over conventional city of Olympia water service. All irrigation lines should comply with the state irrigation product requirements and should be capable of being drained and winterized.

Exhibit III–9 illustrates the major components of the Infrastructure Program for Heritage Park.

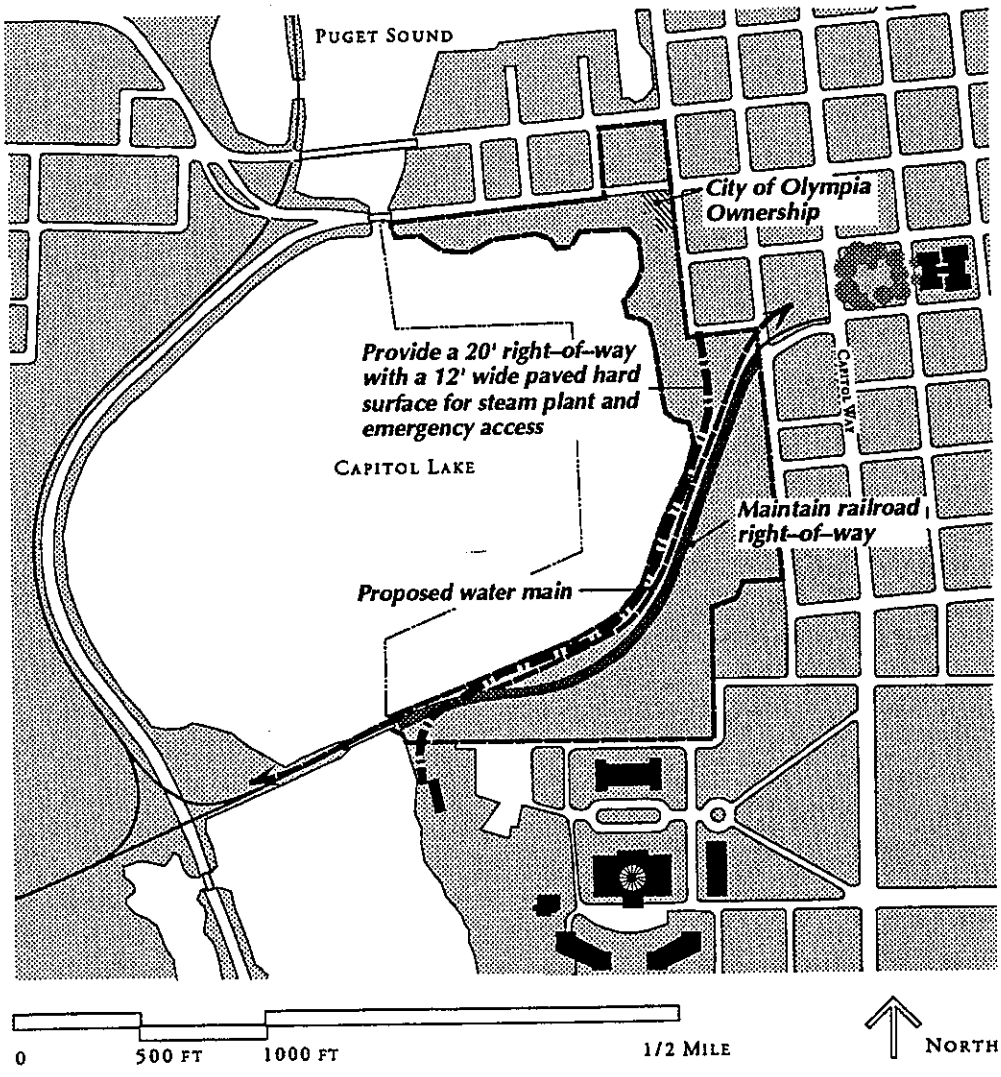


EXHIBIT III–9
INFRASTRUCTURE PROGRAM

PROGRAM SUMMARY

The following is a summary of the most significant program statements developed during the predesign process:

- Repair the site's natural environment by regrading the area of unconsolidated fill immediately adjacent to the existing conservatory, stabilizing the edge of Capitol Lake, and avoiding grading of the steep bluff faces.
- Include expressions of Washington State heritage within the park. These expressions should include representations of Washington's environmental heritage, (such as native landscapes) , cultural heritage (such as representative cultural artifacts), and historical heritage (such as event-specific commemorative elements). The expressions of Washington's heritage should be integral with the design of Heritage Park.
- Enhance the visual and physical connections between the Capitol Grouping and Puget Sound, the City and the Capitol Campus, and between Heritage Park and all the surrounding uses. Provide for the rail, vehicular, pedestrian and bicycle connections made through Heritage Park.
- The activities within Heritage Park should be primarily passive in nature. Accommodate existing activities, such as Lakefair, within Heritage Park, and provide for new activities that would permit large public gatherings for other organized events; provide an outdoor amphitheater with a stage and grass seating.
- Limit the number of buildings within Heritage Park to small concession buildings, rest rooms, and other similar facilities intended primarily to service visitors' needs.
- Create a character which is dignified, but welcoming and informal. Incorporate both formal (geometric) and informal (naturalistic) styles of design into Heritage Park, and incorporate elements from the historic plans.

Exhibit III–10 depicts the summary of the program.

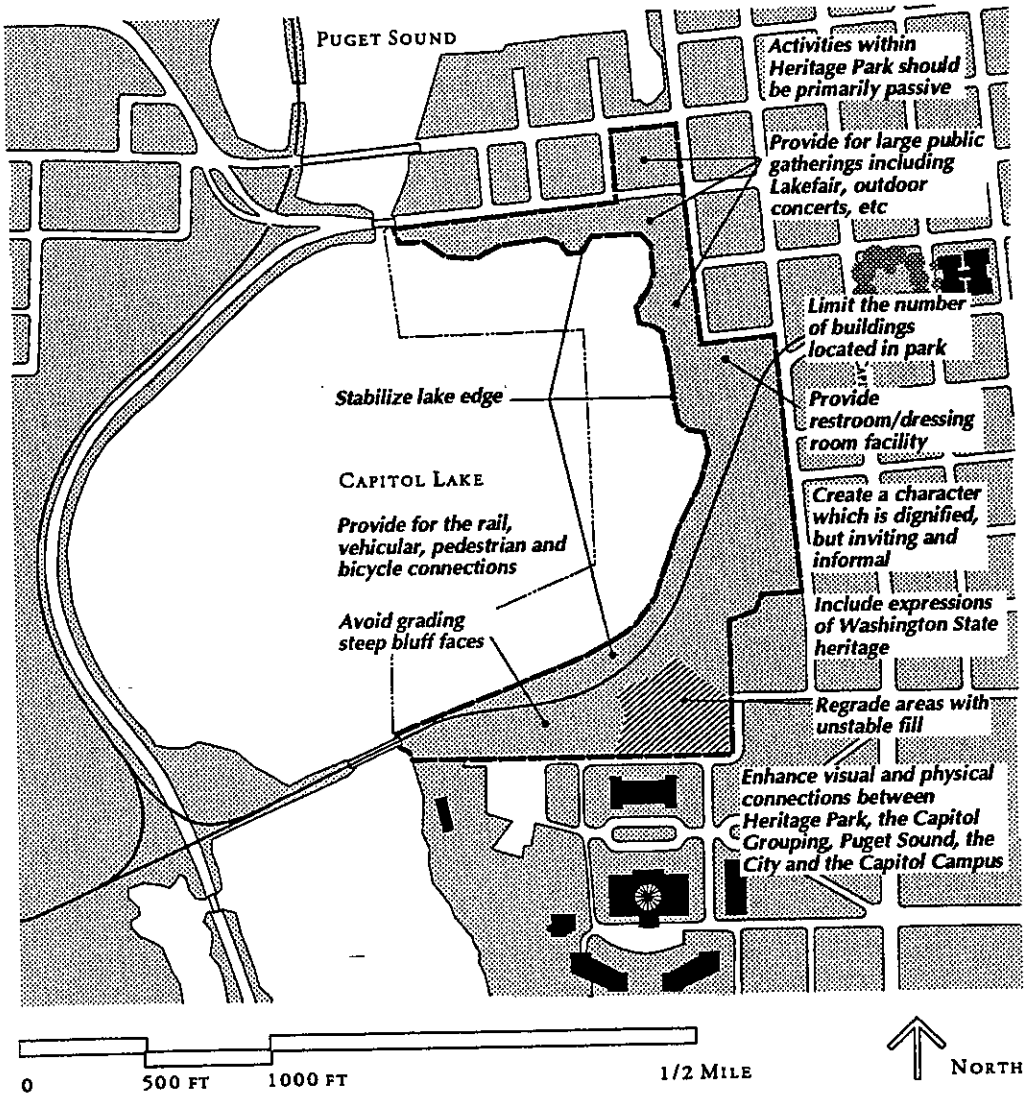


EXHIBIT III–10
PROGRAM SUMMARY

IV. SITE ANALYSIS

IV. SITE ANALYSIS

The purpose of the Site Analysis section of the draft Heritage Park predesign study is to document the existing conditions on the site and in the surrounding area. The Heritage Park site analysis is somewhat different from a site analysis for a building project in which several sites are often compared to determine which is most suitable for the proposed building program. This site analysis considers a specific site and its various site related issues described in the following section.

For Heritage Park, the site itself is the major project component which describes in detail the existing conditions. It is particularly important to understanding the potential of the site prior to creating alternative predesign concept plans.

To reinforce the connection between the site analysis and program analysis (Section III of this report), each section follows the same sequence. Each begins with a discussion of the previous plans that have been prepared for the site to provide an historic context for the current predesign effort. The environmental site analysis, which describes the existing environmental conditions on the site, is paralleled by the environmental program analysis, which contains program statements that are intended to respond to relevant site conditions and to provide direction to the park designers.

ORGANIZATION

This section has been divided into subsections which include analysis of the existing site conditions for the following elements:

- *Site Analysis Process, a review of the* predesign process;
- Site Historic Plan Analysis, a review of the previous plans that have been prepared for the site;

- Planning and Urban Design Analysis of current studies;
- Site Ownership and Control Analysis, including a review of the property acquisition status;
- Park Activities Analysis, including existing recreation use and on-site and off-site organized events;
- Existing Buildings and Structures Survey and Analysis, including a survey of existing buildings on city of Olympia leased lands and property identified for acquisition by the state;
- Existing Circulation and Transportation Analysis, including off-site streets and roads, public transportation, parking, rail, paths and trails;
- Visual Analysis, including view corridors and scenic vistas;
- Flora and Fauna Analysis, including fisheries, birds and mammals, native and ornamental plants including wetlands, woodlands, shrubs and groundcover species;
- Environmental Health Analysis, including air and noise analysis, runoff and flood control;
- Topography and Slope/Aspect Analysis, with regards to recreation suitability;
- Geotechnical Analysis, including geology, soils, groundwater, slope stability, and Burlington Northern Railroad environmental assessment;
- Flood Control Analysis, including water quality;
- Regulatory Issues Analysis, including ownership, easements, utilities and public services;
- Infrastructure, including on site roads, utilities and public services; and,
- Site Analysis Summary.

SITE HISTORIC ANALYSIS

The Capitol Campus site has been the focus of numerous studies over the years. The site is a functional link between the Capitol Grouping and the lake and is a major symbolic and functional hinge pin, linking the city center, the waterfront, and the Capitol Campus. It is also envisioned in the most recent preliminary planning efforts that the Capitol Campus could provide a potential link to a regional trail system connecting the surrounding population centers with a contiguous greenbelt system.

FIRST PLANS (1893)

Planning for the Capitol site began in 1893, when the state legislature created a State Capitol Commission to oversee a national competition. Their responsibility was to select an architect to locate and design the new capitol building. The commission selected a New York architect, Earnest Flagg. However, the financial depression of 1897 and a change in administration halted construction, and only the foundation was completed.

STATE CAPITOL COMPETITION (WILDER & WHITE PLAN, 1911)

In 1911 a new competition was held. Program requirements for the competition were a north-south axis, reuse of the existing Flagg foundation, provision for a amphitheater, and access to the waterfront. Wilder and White of New York received the award for the development of the Capitol Campus. Their plan grouped six buildings, five, arranged symmetrically about a primary north-south axis, and a secondary east-west axis, with the Legislative Building and Temple of Justice flanking a central courtyard at the intersection of the two axes.

The 1911 Wilder and White plan includes:

- A vision of the Capitol Campus as a number of buildings forming a group in the native environment, a "cluster in the woods";
- The north terminus of the axis defined by a series of monumental stairs and successive landings descending down the northern slope to a round about (circular turnaround) at the shoreline boulevard;
- An outdoor amphitheater set within the slope of the bluff between the proposed stairs and Water Street;
- The reinforced dominance of the Legislative Building by the lower roof lines of the surrounding buildings;
- The manipulation of the ground lines, terraces, stairs, and ramp to indicate their supporting role to the Legislature Building;
- Siting of the buildings on a axial line with Puget Sound and the city of Olympia; and,
- Damming of the tidal estuary to create a reflecting basin for the Capitol Grouping.

Exhibit IV–1 illustrates the Wilder and White 1911 plan for the State Capitol.

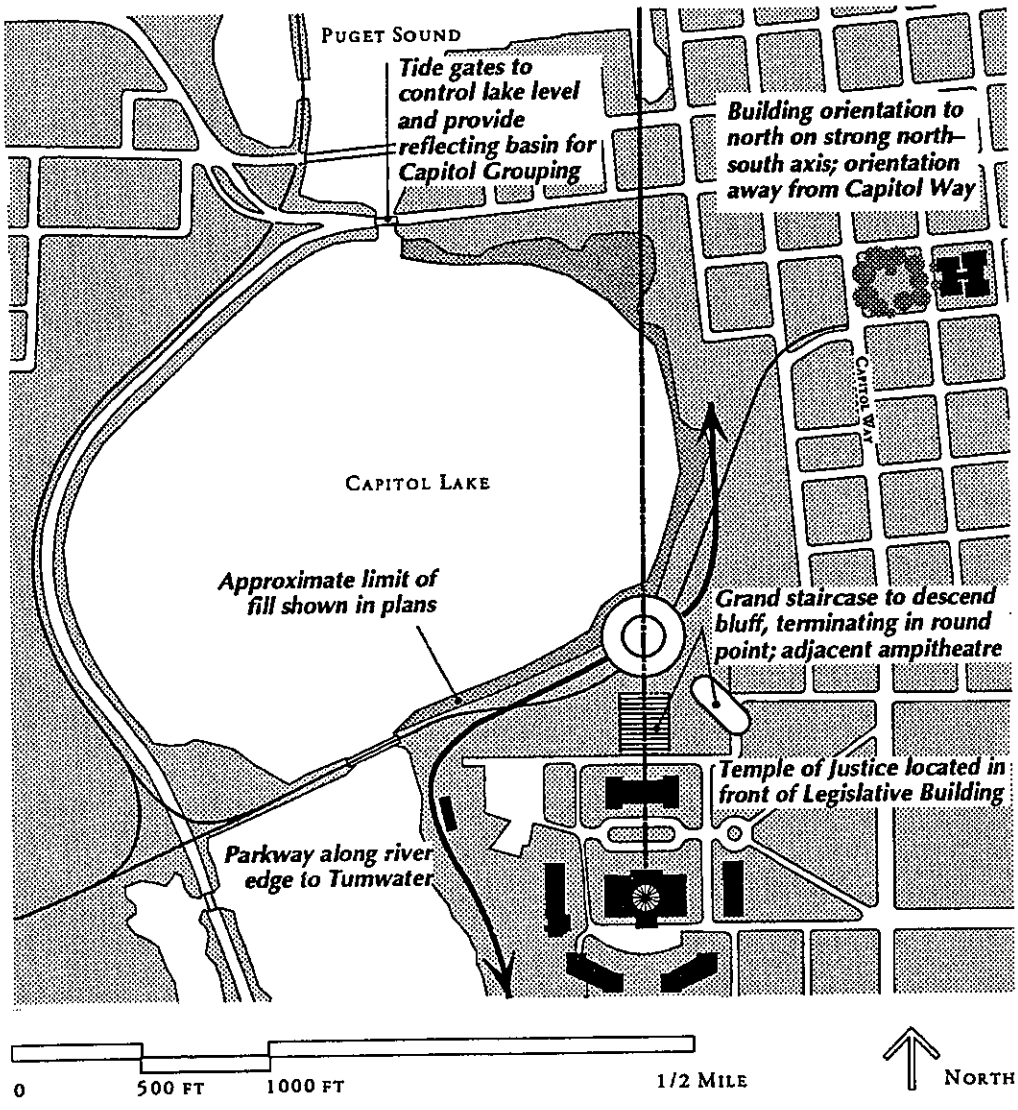


EXHIBIT IV–1
WILDER & WHITE, 1911 PLAN

OLMSTED BROTHERS PLAN (1912)

While the Wilder & White plan represents one of the last major American projects based on the "City Beautiful Movement", the State Capitol Commission requested the Olmsted Brothers of Massachusetts to review the Wilder and White Plan. The Olmsteds are the progenitors of the American Landscape Tradition, a tradition evolving a naturalistic vocabulary of informal serpentine pathways, large meadows, water bodies, and trees planted in groves.

On January 18, 1912, the Olmsted Brothers presented an alternative proposal to the Wilder & White plan. The Olmsted Brothers 1912 plan includes:

- The relocation of the Temple of Justice to the south behind the Legislative Building thereby eliminating the "blanketing" of the Capitol building and view from the city;
- The siting of an avenue extending from the new Capitol Building on a direct diagonal six blocks to the northeast terminating at a City Park at the Courthouse Building in the downtown business district;
- The addition of an island feature at the north end of the lake;
- Extensive fill at the north end of the lake to create a park and parkway;
- Incorporation of city blocks into the park in order to extend the plan from the lake to Percival Landing;
- A realigned city street grid to reinforce the north-south geometry; and,
- The siting of a railroad station on the primary north-south axis.

Exhibit IV–2 illustrates the Olmsted Brothers 1912 plan.

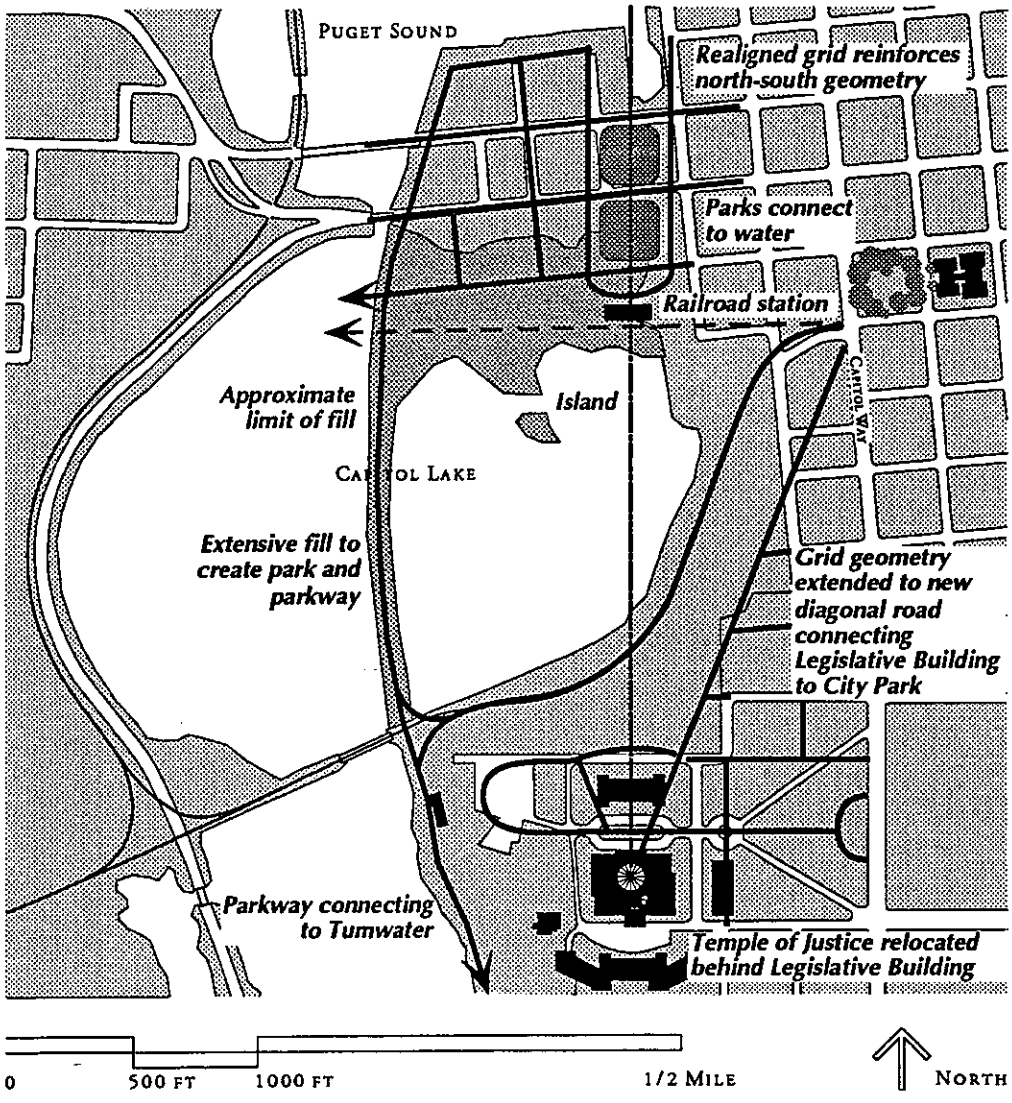


EXHIBIT IV–2
OLMSTED BROTHERS, 1912 PLAN

CAPITOL COMMISSION REVISIONS TO WILDER & WHITE PLAN (1912)

In 1912 the commission approved a revised Wilder & White plan. The plan varies little from the 1911 version.

The Wilder and White 1912 included:

- Extensive fill which altered the shoreline and heightened the drama of the approach to the site along the north/south axis;
- A formal landscaped esplanade following the reconfigured shoreline, terminating at a triumphal arch centered in a round point at the base of the grand staircase;
- A round point (circular turnaround) leading to a formal grand stairway/double "scissor" ramp to terraces terminating at the Capitol Campus;
- Location of a tidal gate connecting Capitol Lake to Puget Sound; and,
- Elimination of the outdoor amphitheater.

Exhibit IV–3 illustrates the Capitol Commission Revisions to the Wilder and White Plan in 1912.

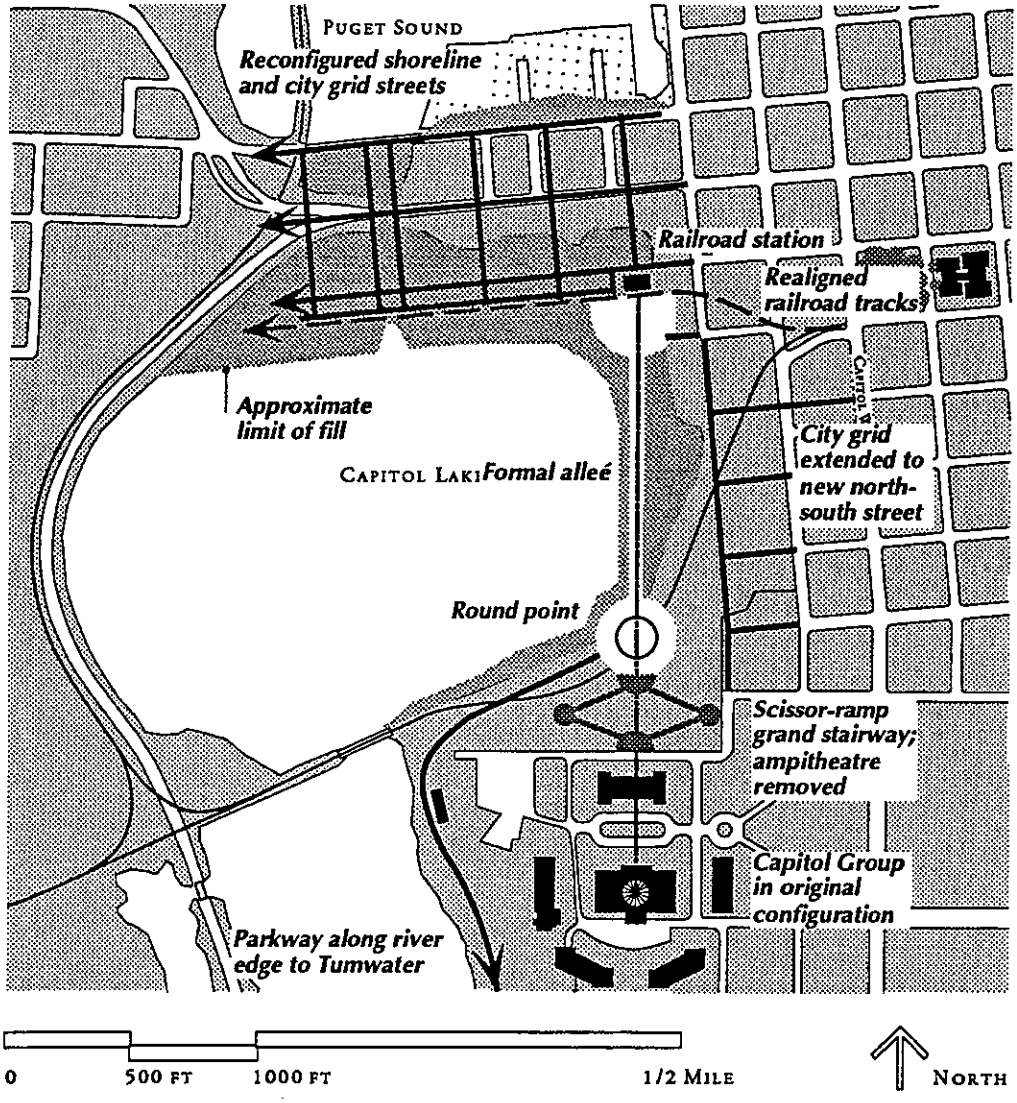


EXHIBIT IV–3
WILDER & WHITE, 1912 PLAN

OLMSTED BROTHERS SECOND PLAN (1928)

Following completion of the Legislative Building in 1928, the architects Wilder & White requested the Olmsted Brothers to submit a landscape plan for the Capitol grounds. Their planning and design in 1928 focused on the west Capitol Campus and did not include the proposed lake known today as Capitol Lake.

The Olmsted Brothers 1928 Plan included:

- A west terminus for the east-west axis;
- A design composed of a series of smaller units giving rise to the Capitol Building as the main focal point;
- A round point (circular turnaround) to the north of the Insurance Building where two diagonals connect the Capitol Grouping to Capitol Way and the City Center;
- A primary entry from the east;
- Great lawns with curving walkways connecting segments of the campus;
- Axis and sight lines to the Legislature Building are preserved through the clustered groupings of trees and many irregular beds of shrubs bordering the walkways;
- Formal plantings adjacent to the buildings ranked in straight parallel rows;
- North facing slope planted with native evergreens; and,
- Geometric beds of formal rose gardens north of the Insurance Building and north of the northeast diagonal.

Exhibit IV–4 illustrates the Olmsted Brothers second plan in 1928.

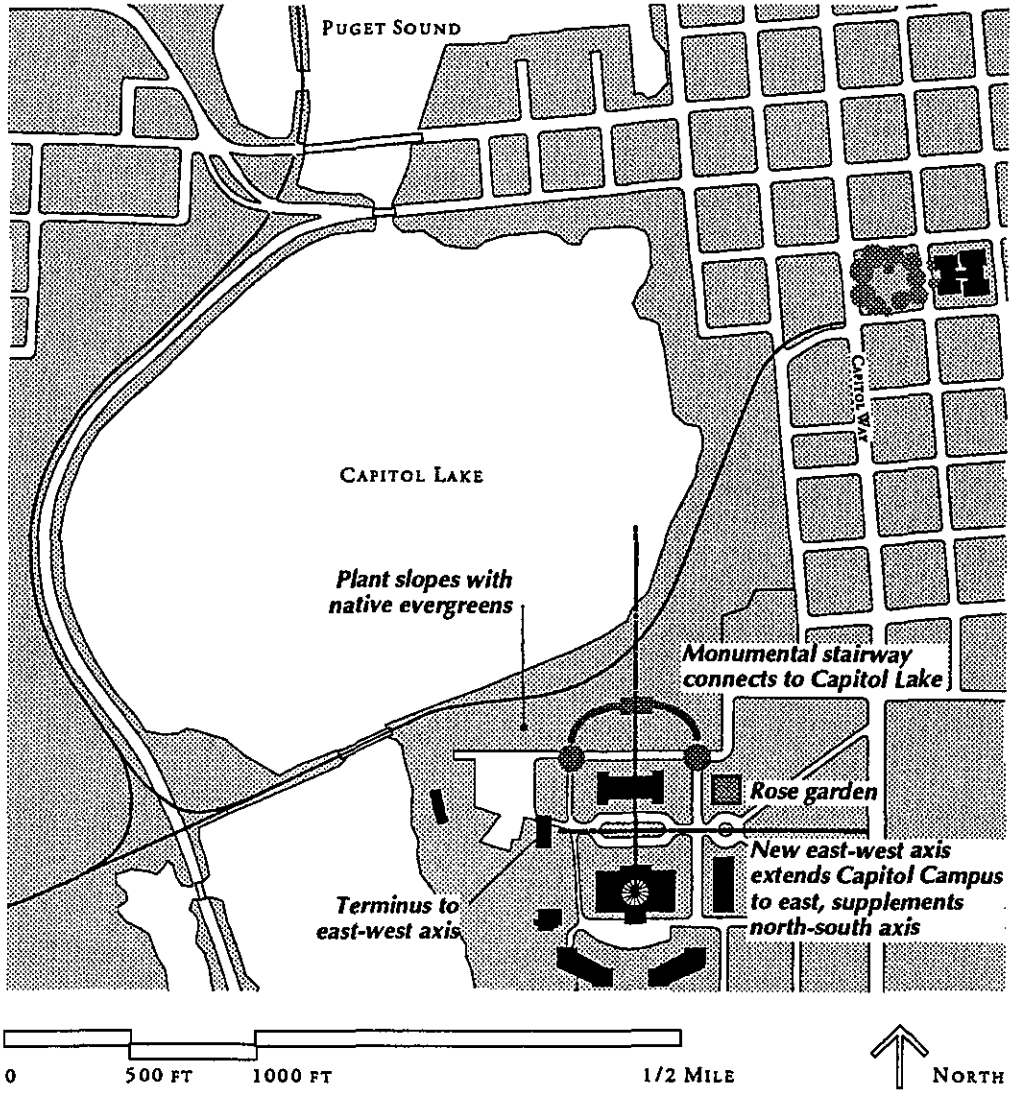


EXHIBIT IV–4
OLMSTED BROTHERS WEST CAMPUS PLAN, 1928

CONSTRUCTION OF CAPITOL LAKE (1951)

In 1947, the Legislature authorized funding to complete the construction of Capitol Lake as originally conceived by Wilder and White as part of their Capitol Campus plan. In 1951, Capitol Lake was created as a fresh water basin with the construction of the dam/gate structure under the 5th Avenue bridge The creation of the lake has provided a number of benefits to the State of Washington including the following:

- Improved flood control for the city of Olympia;
- Public access and recreational opportunities;
- New fish rearing facilities in Percival Cove; and,
- Aesthetics improved by the reflecting pool of the Legislature Building.

CAPITOL LAKE STUDY (1967 & 1976)

In 1967, the Seattle firm of Richard Haag and Associates, conducted a feasibility study of the Capitol Lakes basin as a potentially valued open space and recreational area. The primary objectives resulting from the study were the following:

- Conserve the existing landscape qualities of the area;
- Define development around the lake, particularly on the steep wooded slopes;
- Provide greater public access; and,
- Unify the area as a tourist attraction with its natural beauty, history and recreation potential.

In 1976, Richard Haag and Associates further developed recommendations by completing a design report, "The Capitol Lake Recreation Plan". The report develops guidelines for the three basins from Tumwater to Capitol Lake Park. Major recommendations include:

- Linkage to the Capitol Campus;
- Development of additional wetlands;
- Sensitivity to maintaining biological diversity and environmental habitats;
- Development of interpretive facilities and programs; and
- Creation of pedestrian, bicycle paths, and identification and siting of appropriate types of recreation including fishing piers.

Exhibit IV–5 illustrates the Capitol Lake studies conducted in 1967 & 1976.

CAPITOL CAMPUS MASTER PLAN (1982)

In 1982, a major planning study was completed by the Seattle firm of John Graham and Company at the behest of the Governor and the Legislature to establish a master plan. A Capitol Campus Design Advisory Committee (CCDAC) was formed, made up of design and planning professionals to assist in evaluating the master plan. The 1982 Master Plan differs from previous studies which were based primarily on design considerations. Functional and programmatic planning concerns such as projected agency spatial requirements, future employment levels, and traffic flow were developed in the 1982 Master Plan.

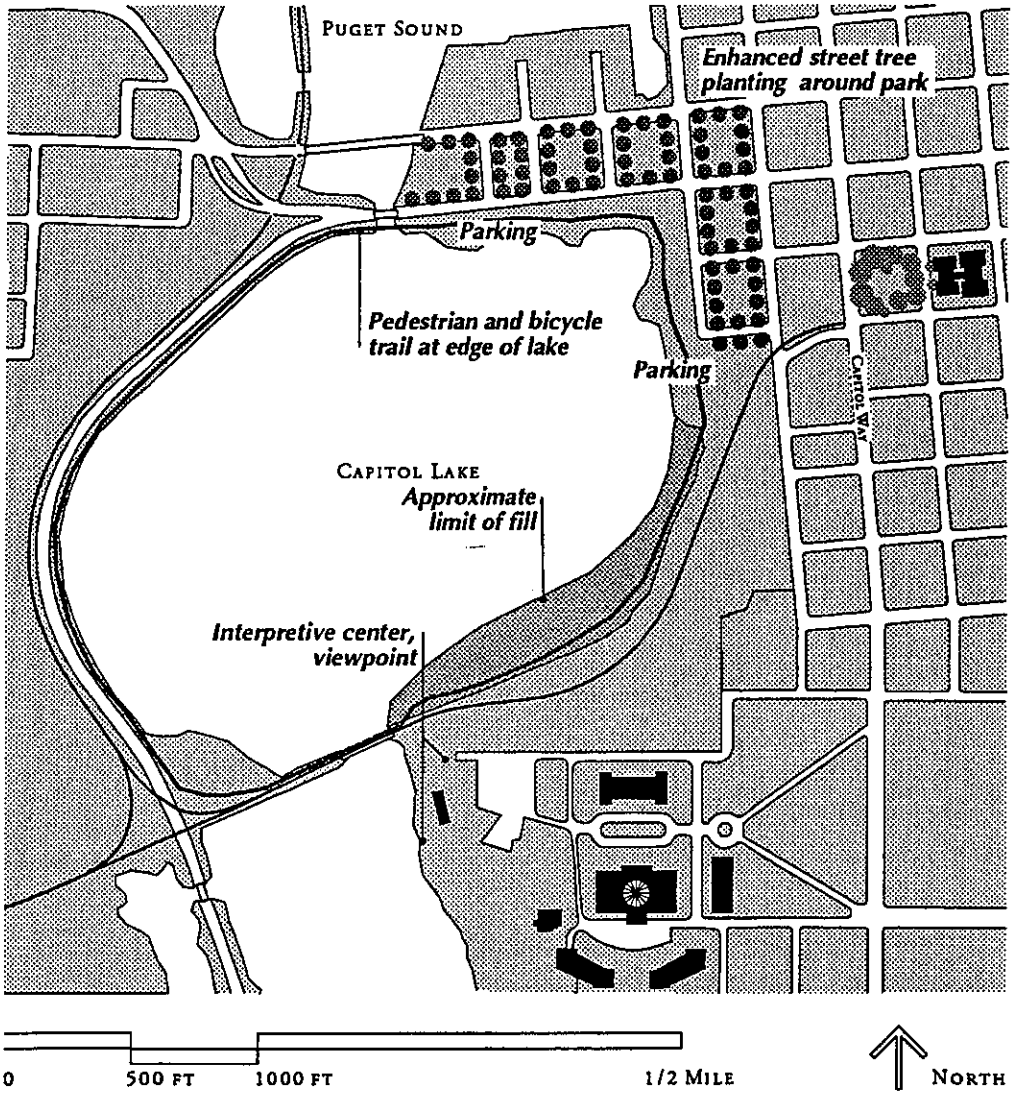


EXHIBIT IV–5
CAPITOL LAKE STUDY, 1976

The following recommendations were included in the 1982 Master Plan:

- The development of an underground parking garage to serve the west campus, linked by underground pedestrian tunnels to the Legislative Building, the Executive Office Building, and the Temple of Justice Building. The garage roof is landscaped and includes a turn-around sited in front of the Executive Office Building;
- Development of an underground addition for the expansion of the Temple of Justice Building and a new State Law Library also linked by pedestrian tunnels;
- Development of a planting plan based on the Wilder & White concept of native evergreens for the slope north of the Temple of Justice;
- Improvements to the facade of the General Administration Building, to be consistent with the architectural style of the west campus;
- Relocation of the existing Conservatory/ Greenhouse Building;
- Development of the future west campus to be consistent with the 1911 Wilder & White and 1928 Olmsted plans;
- Preservation of views of the Legislative Building and other landmarks;
- Enhancement of the visual experience within the capitol setting;
- Creation of attractive spaces for active and passive recreation;
- Definition of the campus limits through building placement and landscape design; and,
- Elimination of existing surface parking on the west campus as much as is possible.

CITY OF OLYMPIA HERITAGE PARK FEASIBILITY STUDY (1986)

In 1986, the Seattle firm of Jones & Jones conducted a concept feasibility study of the State Capitol Heritage Park at the request of the city of Olympia Planning Department. The purpose of the study was to "address the feasibility and impacts" on development of a pedestrian esplanade following the eastern shoreline of Capitol Lake and to link the Capitol Campus with the Puget Sound and the city center. The concept builds on the Wilder & White tradition of formal geometry, formal axes and courtyard spaces. It also reinforces the naturalistic traditions of the Olmsted plan, with the interplay of less formal and naturalistic landscapes interwoven with the formal building arrangements.

The plan is developed using the dominant north/south axis between the Temple of Justice and Puget Sound. The plan includes a series of major elements located along the axis. These include the following:

- A grand terrace and stairway from the bluff at the Temple of Justice to the Capitol Lake shoreline;
- The Capitol Esplanade starting at the base of the stairway following a formalized eastern shoreline to a north terminus where it intersects the main axis;
- The Green (a large informal open meadow) located north of the Capitol Esplanade;
- The North Oval, encompassing the block between 4th and 5th Avenues and Sylvester

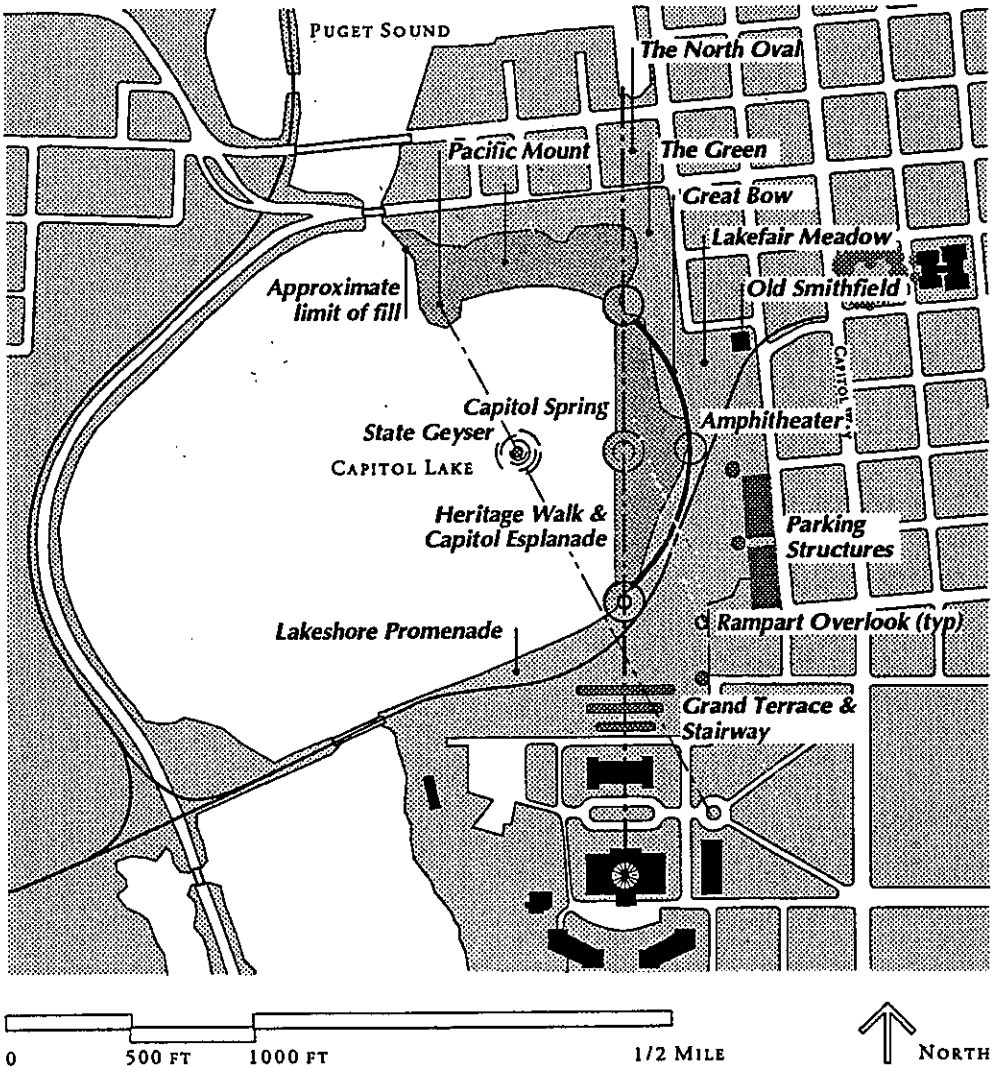


EXHIBIT IV–6
HERITAGE PARK FEASIBILILTY STUDY, 1986

and Water Streets. This area serves as a gathering space and a link between the waterfront and Heritage Park proper;

- The Pacific Mount, a promontory anchoring the Northwest corner of the park ;
- A Rampart overlook defining the edge between the city grid and the park at 11th Avenue and 8th Avenue; and,
- Additional elements include the state geyser, the great bow, amphitheater, Lakefair meadow and old Smithfield, an assembly of historic buildings.

Exhibit IV–6 illustrates the 1986 Feasibility Study for the Heritage Park site.

1991 MASTER PLAN FOR THE CAPITOL OF THE STATE OF WASHINGTON

In 1991, the Seattle firm of Zimmer Gunsul Frasca Partnership prepared an updated master plan for the Capitol. Specific recommendations for the Capitol Campus include:

- Visually link the Capitol Campus with the downtown core through landscape design and park development;
- Define the campus boundaries with native tree buffers to the west and east;
- Expand the western boundary to include the park site development;
- Extend the bicycle path along the rail corridor bordering the lake, north to Percival Landing, and west to Deschutes Parkway;
- Build a new conservatory and interpretive center west of the Legislative circle. This would terminate the existing east-west axis of the Olmsted plan;
- Remove the existing Conservatory/Greenhouse Building located southwest of the General Administration Building;
- Landscape the roof of the underground garage west of the Temple of Justice with a rose garden as shown in the Olmsted plan;
- Build a Temple of Justice/State Law Library Annex below grade into the bluff north of the Temple of Justice and provide a link to Heritage Park;
- Create a promenade connecting the Capitol Campus to Percival Landing; and,
- Build a parking facility north of the General Administration Building to accommodate 600 vehicles. This would provide visitor and staff parking.

Specific 1991 Capitol Master Plan Goals include:

- Reinforce the native forest on the bluff to the north of the Temple of Justice as a arboretum of native conifers;
- Create an interpretive nature trail through the forest with all tree species labeled;
- Expand the native forest border to provide a buffer zone around the campus east of Jefferson between Union and 16th Street;
- Reinforce the Wilder & White east/west axis;
- Design planting consistent with the 1928 Olmsted plan;
- Establish design standards for streetscape consistent with the classical style of the Capitol Campus;
- Design site special features, monuments, and landmarks throughout the park; and,
- Recognize the Legislature Building as the dominant feature and primary focal point.

Exhibit IV–7 illustrates the Heritage Park components of the 1991 Capitol Campus Master Plan.

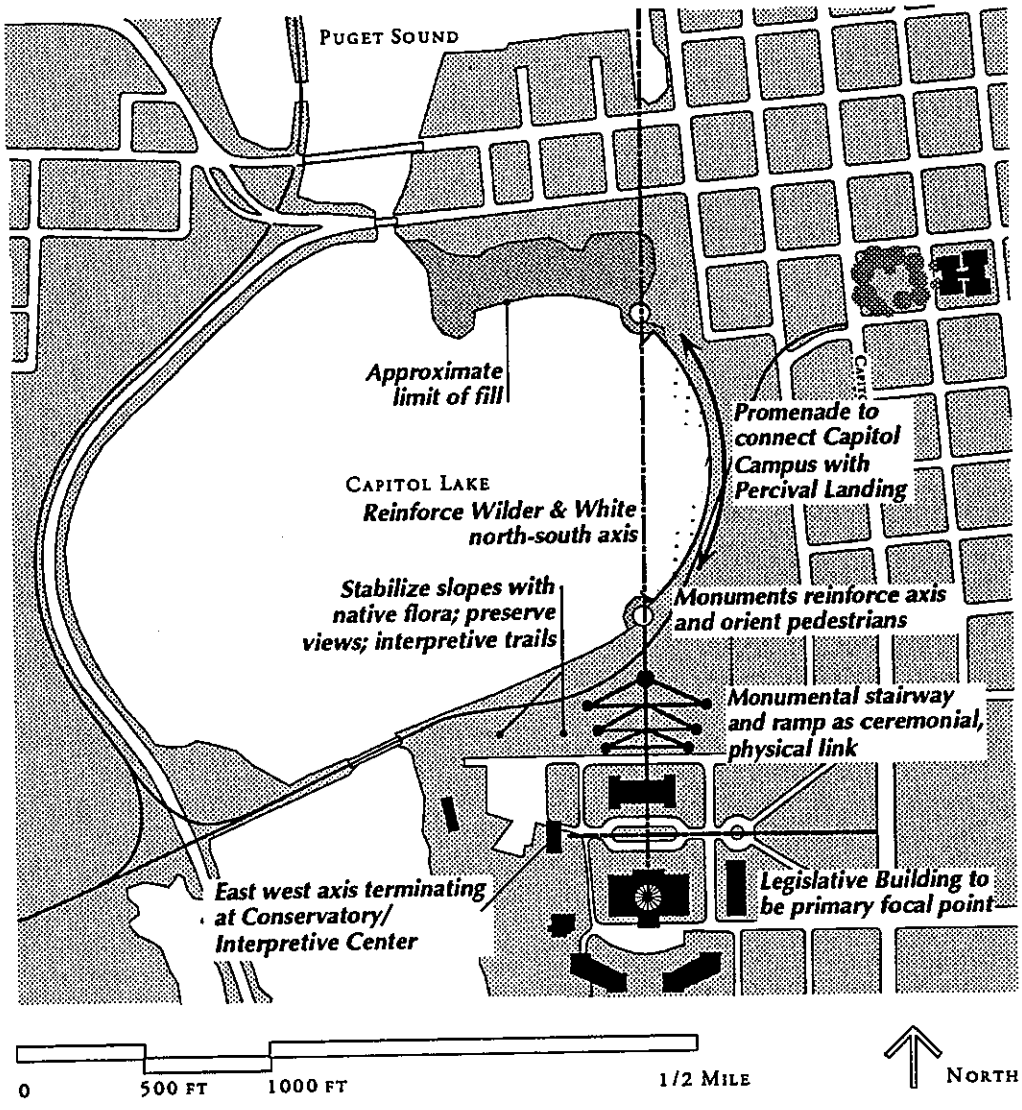


EXHIBIT IV–7
CAPITOL CAMPUS MASTER PLAN, 1991

CURRENT PLANNING AND URBAN DESIGN STUDIES

DESCHUTES CORRIDOR RECREATION PLAN (THURSTON COUNTY REGIONAL PLANNING COUNCIL, 1986)

The Deschutes River Basin is 57 miles long with an average water shed width of only 5 miles with head waters in the Bald Hills of south Thurston County at 3500' elevation. The river corridor offers breeding habitats for 4 types of fish, numerous amphibians and reptiles, birds and mammals. The lower section of the river was formed on glacial till outwash and has a gentle gradient. It is subject to faster recision rates and higher volumes of sediment production.

Due to its unique location, management and origin, the Capitol Lakes area represents several types of ecological water bodies: brackish, estuary, and lake. This part of the river is also affected by a wide range of seasonal flows which have important implications for recreation and wildlife habitat.

The focus of the plan is on river oriented recreation uses to enhance public access.

The following four recreational uses were identified for the river corridor: rafting and boating, swimming and wading, fishing, and a trail system for jogging, hiking, equestrian use and bicycling. Currently there is a need for facilities to support these activities.

The Shoreline Master program for the Thurston Region is inconsistent in its recommendations for recreational uses throughout the lower corridor of the Deschutes. Definitions regarding recreation 'intensity' create conflicting regulations. The report findings show existing zoning within the corridor may be incompatible with long-term protection of valuable natural resources.

The majority of the Deschutes River is classified Class A for water quality, suitable for all uses including water contact sports. The exception to this rating is the Capitol Lake area where fecal coliform counts have frequently exceeded standards for swimming. The lake is also subject to summer algae bloom. Sources for high amounts of nitrogen and phosphorus have been found along the Deschutes River corridor from dairy and brewery operations. Watershed management actions of flushing and aerating may be required to reduce nutrient contaminants. A significant factor in water quality is stratified saltwater in a depression behind the Capitol Lake dam, causing anaerobic water conditions and the production of hydrogen sulfides resulting in the death of fish. A siphon has been constructed to alleviate the problem.

The other primary factor affecting water quality is the affects of erosion in the entire river basin causing siltation, bank instability and unstable river channel conditions. Recommendations for management techniques are needed. Currently, a dredging program maintains acceptable water levels.

CITY OF OLYMPIA DOWNTOWN PLAN (CITY OF OLYMPIA, 1986)

The plan is incorporated in the Comprehensive plan as Chapter 3. The plan, prepared by the city of Olympia Planning Commission responds to a commitment by the City Council for the social and economic revitalization of the downtown core. The document dovetails a variety of recommendations culled from previous studies that have adopted similar goals and strategies held by the Planning Commission. The plan is conceived as a downtown core study, that, when reviewed, will be coordinated with other relevant municipal plans, transportation policy plans, capitol improvement programs, the Shoreline Master Program, and the Parks and Open Space Plan. The study area includes 530 acres representing the heart of the city of Olympia.

The study area is divided into nine sub areas. The existing conditions were analyzed and goals for the future character presented. Of the nine areas West Lake, Capitol Lakefront, City Center, and Union Avenue are most directly related to Heritage Park.

The plan identifies four themes that distinguish the downtown core as distinct. These have guided past development, and should guide future plans for the downtown core.

- Olympia's downtown is the urban hub of southern Puget Sound, with all the cultural, entertainment, and recreational emphasis naturally associated with its role as the economic center of the region;
- Olympia's downtown is waterfront-oriented, with a modern seaport, marinas, recreational uses, and attractive views from many points;
- Olympia's downtown is home to the State Capitol and State government with the many political, administrative, professional, and tourist activities generated by such status; and,
- Olympia's downtown is a historic resource, with much of the State's and region's past reflected in its layout and design, in the character of its buildings, and in its museums and libraries.

CAPITOL LAKE COMPREHENSIVE PLANNING STUDY (CITY OF OLYMPIA, 1987)

In 1987, The Capitol Lake Planning Study, was completed by the firm of M.R. Stearns Urban and Planning Design.

The study provides an analysis of opportunities and constraints citing specific causes for poor water quality, siltation, pedestrian access, poor condition of existing park facilities, and lack of comprehensive planning. The opportunities include fisheries production, linkages to downtown, recreation potential, and educational and interpretive opportunities.

The plan summarizes numerous plans that have been proposed from 1967 to 1987. The plans generally follow two approaches: the first concentrating on environmental action plans that focus on management, mitigation, restoration of the lake, and control of the sources of contamination. The second approach is oriented toward the physical design and structuring of components and programs to enhance, develop, and preserve Capitol Lake.

Proposed recommendations include vegetation to increase wildlife habitat, creation of pathways to increase accessibility, development linkages to the downtown core, stabilization of slopes, development strategies to acquire additional land, and development of recreational facilities. The plan concludes with a list of future work program priorities 1988-1992.

CITY OF OLYMPIA COMPREHENSIVE PLAN (CITY OF OLYMPIA, 1988)

The Comprehensive Plan is a policy document that defines the community's vision for the future, and a process to attain those visions. The plan delineates goals and policies for the following issues: Land Use, Downtown Plan, Environment, Economic Development, Growth Management and Annexation, Public Service and Facilities, Transportation, Parks and Open Space, Energy, Historic Preservation, and Urban Forestry. Detailed maps accompany the report providing a visual and quantitative analysis of most of the issues discussed.

SHAPING A VISION FOR OUR FUTURE (RUDAT, 1990)

A Regional and Urban Planning and Design Committee composed of architects, planners and community leaders met to assist Olympia, Lacey, Tumwater, Thurston County and the region in forging a common goal to shape their future. The focus was to collaborate efforts in shaping a vision for the mutual benefit of all communities. The plan is based on the interdependence of social and economic principles and creating an understanding of how each jurisdiction can promote the diversity of the area.

The following concerns were identified as priority issues:

- Market demand forecasts are needed for residential, industrial and commercial land use at a regional scale. This would provide guidance for growth and investment plans that could be phased in over time;
- A regional land use and transportation plan is needed to guide further development throughout the region;
- Each municipality should define its unique niche within the region;
- Regional social and environmental concerns need to be addressed;
- Mandate the upgrading of neighborhoods and municipal annexation at the time of utility extensions into unincorporated areas; and,
- Consolidate municipal services to unify jurisdictions and government structure.

The design team addresses the following major issues that affect and could unite all three municipalities together with the region: transportation, establishing 'environmentally conscious' design standards, identifying heritage issues and developing the potential for the expansion of recreation/ tourism.

FERRY SERVICE FEASIBILITY STUDY (WPPA 1990)

The Washington Public Ports Association (WPPA) sponsored the Mosquito Fleet Feasibility Study. The study looked at re-establishing passenger/freight system connecting ports and other points on Puget Sound and Juan de Fuca.

The study identifies three basic routes with timed transfers in Seattle and possibly Port Townsend. The lower Puget Sound route would include service between Olympia and Seattle. Percival Landing was identified as the terminal site for Olympia. The actual site identified was several blocks north of 4th Avenue. Transit accessibility was identified as a desirable attribute of the terminal site. The candidate vessels all operate at 30 knots minimum and carry from 150 to 400 passengers.

The study concluded that the concept of connecting the ports in Puget Sound with fast ferries is technically feasible. The service would be economically feasible based on specified riderships. However, the study did not attempt to justify the ridership numbers, but recommends a test of the service utilizing one high-speed passenger vessel between Olympia, Gig Harbor, Tacoma, Des Moines, and Seattle. This demonstration service would validate the ridership forecasts and would provide an method of testing fares.

No action has been taken to date to implement recommendations of the study. Passenger-only ferry service is highly speculative and many operators have entered the market with less than positive results. Percival Landing is the logical location for a ferry terminal due to its proximity to the Transit Terminal. Heritage Park provides a pedestrian corridor directly to the Capitol Campus.

OLYMPIA'S PLAN FOR PARKS, OPEN SPACE AND RECREATIONAL FACILITIES (CITY OF OLYMPIA, 1991)

The Olympia Park and Open Space Plan, compiled by Olympia Parks and Recreation Department, has been completed. It envisions the preservation and enhancement of Olympia's neighborhoods, community parks, open space and recreational facilities. The plan is the result of extensive public involvement through surveys, forums, workshops, and special interest meetings. Four primary issues have been identified through the public process:

- The need for more neighborhood and community parks not large urban parks;
- Provide more opportunities for passive recreation such as nature walks and shoreline access;
- Provide programs for youth;
- Expand parks and recreation services; and,
- Generate revenues.

The five preferred choices for leisure sport activities are walking trails, nature walks, reading, swimming and bicycling. The first three activities indicate a primary interest in passive activities.

Two standards were established as guidelines in developing and maintaining parks and open space within neighborhoods. According to the plan all neighborhoods should retain 10% of the land for open space, and

1.5 acres of neighborhood park should be maintained for every 1,000 population. Descriptions of each neighborhood and their projected needs is given.

In summary, it is recommended that the city of Olympia plan and respond to growth by meeting recommended standards and by purchasing open space and parks to preserve neighborhoods and quality of life.

CAPITOL LAKE PARK RENOVATION MASTER PLAN (CITY OF OLYMPIA, 1991)

In 1991, the Capitol Lake Renovation Master Plan was prepared for the City of Olympia Parks and Recreation Department by the firm of Jones & Jones and MSJ III Architects. The plan is the culmination of extensive data gathering and two workshops. The plan's stated goal is to maximize the "site's diverse opportunities." The plan is broken down into seven construction phases with cost estimates for each phase.

Conceptually the park will become the "ceremonial heart" of the city of Olympia.

- A large oval "Green," actually a scooped out amphitheater is located at the north end. The "Green" will accommodate such activities as Lakefair and is oriented to the south capturing views of the Capitol Campus. The Capital Lakefair circle occupies the center of the park functioning as a stage;
- The park boundaries are defined with "high canopy deciduous trees" providing shade and allowing unobstructed views from the park's perimeters;
- A jogging path surrounds the park, separated from the casual water edge walk;
- Water Street has been enhanced with angled parking and unit pavers, creating a unified border at the park edge and increased space for Lakefair activities;
- Acquisition of the properties bordering the Burlington Northern railroad tracks, will provide additional space for the carnival functions; and,
- A new dock and floating boathouse at the parks southern boundary enhance water related activities.

THE URBAN WATERFRONT PLAN (CITY OF OLYMPIA, 1991)

The Urban Waterfront Plan was jointly prepared by the Olympia Planning Department and the Port of Olympia. The focus area of the study encompasses the shore line to the north of the downtown core extending from West Bay south east around Percival Landing and the Port Peninsula and north on East Bay to Levenworth Street.

The fundamental goal of the study is "to designate locations and standards to permit over-the-water construction on the non-residential marine shorelines in Olympia." The plan provides an inventory of existing conditions, summaries of existing plans and policies pertaining to the waterfront issues identified by a public forum and task force and concluding recommendations.

The areas addressed do not lie within the boundaries of Heritage Park; however, both the Capitol Legislative Building and the

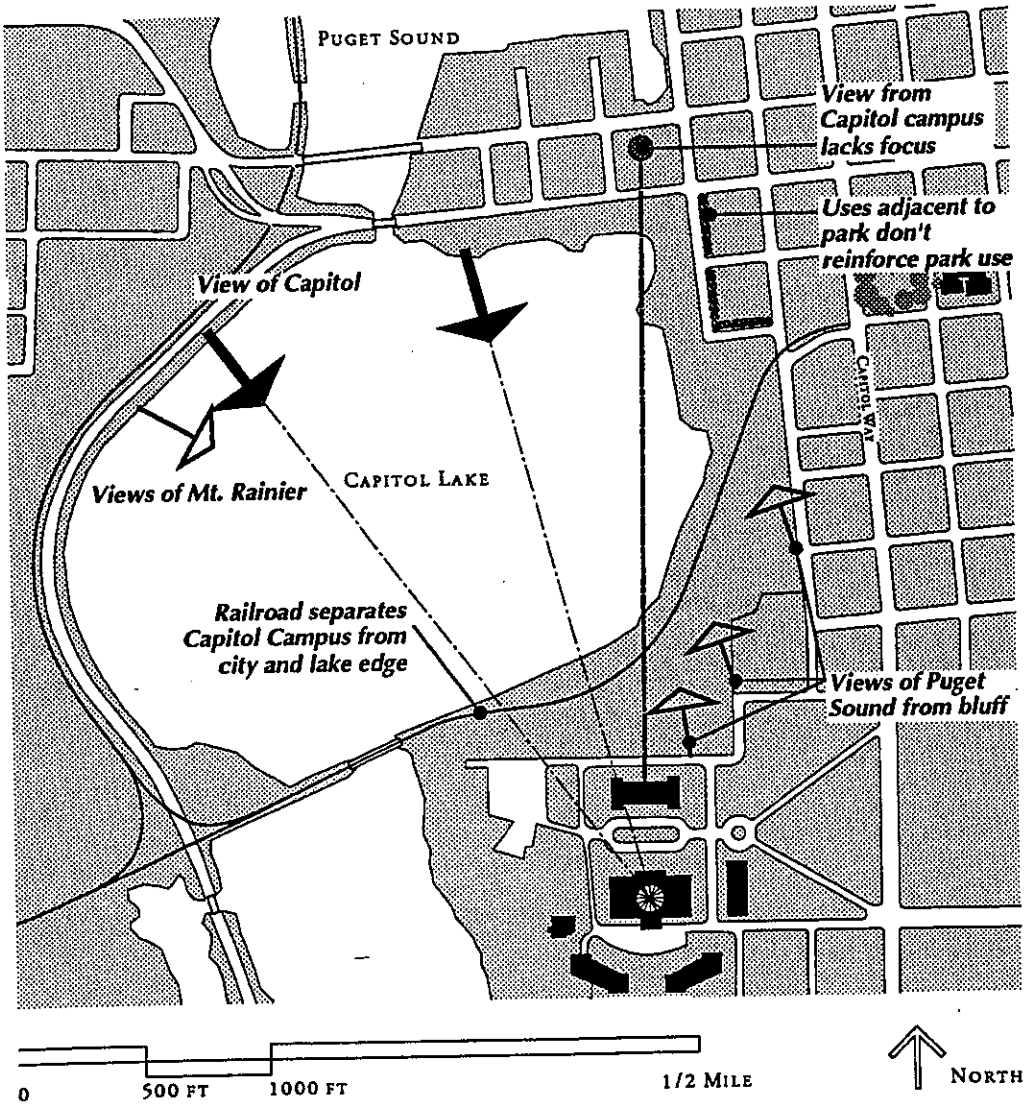


EXHIBIT IV–8
URBAN DESIGN AND PLANNING CONSIDERATIONS

waterfront are considered major focal points in the capital city. The waterfront should be considered as an ecological and recreational determinant for future planning within the city of Olympia.

The existing study area is a working waterfront. The activities within this area include restaurants, open spaces, marinas, timber related industries and an international terminal for shipping. The plan recommends further development to strengthen these activities. The vision is of a waterfront where people, wildlife, pleasure boats, commerce, shipping, and industry will coexist.

The plan envisions that "physical development will be compatible with our communities' goals of economic development, environmental protection, and increased tourism, while restoring marine habitat, views, and open water. The valued industry will remain on West Bay, and the Port Ocean terminal will continue to add a modest international flavor to our waterfront. The East Bay shoreline will become a park that is bordered by offices, restaurants, and small boat services. West Bay may see new uses such as offices, restaurants, marinas, and pleasure boat facilities. The Percival Landing area may be home to more commercial building, too."

The plan further proposes a ferry boat transportation system across Budd Inlet and the Puget Sound, as an alternative to the increasingly congested roadways. Concluding the plan prioritizes the environmental health of the inlet as the foremost issue. By educating the public through efforts to restore the inlet, and by requiring over-the-water development to mitigate environmental impacts, it is hoped that the waterfront development can occur in a safe and attractive manner.

OLYMPIA FOURTH/FIFTH AVENUE CORRIDOR STUDY (CITY OF OLYMPIA, 1992)

An Environmental Impact Statement was prepared by the city of Olympia for alternatives to access problems in the 4th/5th Avenue corridor adjacent to Capitol Lake and Heritage Park. The plan includes a portion of Heritage Park between 4th and 5th Avenues and Sylvester and Water Streets at the north end of the park. To strengthen the park pedestrian connection across 4th/5th Avenues wider crosswalks, special paving treatment and pedestrian actuated traffic signals will be required. For a more detailed description of the 4th/5th Avenue Corridor Study refer to the Section IV, Existing Circulation and Transportation of this report.

CONCLUSIONS

Limitations of the existing site include rehabilitation of the Capitol Lake shoreline edge due to existing problems of shoreline erosion. Re-configuring and stabilizing the Capitol Lake east shoreline edge will better accommodate existing and new program uses and support facilities. However, reconfiguring the Capitol Lake edge will have a potentially adverse impact due to disturbance of existing wetlands along the eastern lake edge with some in-water filling. Since it is important to minimize wetland disturbance, all predesign options shall have no

net change to the existing lake area by balancing the amount of earthwork cut and fill within Capitol Lake. Compensatory wetland mitigation by creating in-water habitat is essential and will be considered in all conceptual design options.

Limitations to Heritage Park improvements include stabilizing the existing Capitol Bluff below the General Administration Building. Slope remediation is a key component to be considered in all optional plans as a means to eliminating slope failure and providing safe access for pedestrians along a trail from the Capitol Group to Capitol Lake and surrounding civic open space.

Opportunities exist to enhance and reinforce the views to the south of the Legislative Building and the Temple of Justice and also views north to Percival Landing, Budd Inlet and the Olympic Mountains. Opportunities exist to enhance and manage the existing Pacific Northwest native plants as an integral part of Heritage Park and to reinforce the image of the Capitol Grouping in the forest.

Exhibit IV–8 illustrates the current planning and urban design considerations.

SITE OWNERSHIP AND CONTROL

STATE

A large portion of the site is currently owned by the state. The lake, including portions of the shoreline, is state owned and is considered Class A tidelands. In addition to the Capitol Campus and Capitol Lake, most of Capitol Lake Park, exclusive of the Burlington Northern site, 4th and 5th Avenues, and a small portion of Capitol Lake Park in the northeast corner, is owned or leased by the State.

CITY

The property owned within the study site by the city of Olympia includes approximately .5 acre within the Capitol Lake Park at the southwest intersection of Water Street and 5th Avenue.

PRIVATE

Private holdings within the site area include two buildings at 7th Avenue and Columbia Street owned by the Cammarrano Brothers. These two buildings are located on land leased from the Department of General Administration. Another critical parcel is the Burlington Northern Railroad switching yard located at the base of the slope at the southeast to east portion of the study site. Also, the block bounded by 4th and 5th Avenues and Water and Sylvester Streets is held by four private property owners. The 4th and 5th Avenue block will be an important link between Percival Landing, Capitol Lake and the project site. Other parcels along Columbia Street include an apartment building and a single family residence; both are directly north of the current boundary of the Capitol Campus.

The Department of General Administration is in the process of acquiring the properties to comprise Heritage Park and the acquisition is planned to occur in four phases as follows:

- Phase 1a, completed in 1991, acquired property at the southeast corner of 7th and Columbia Streets. The property was owned by the Glacier Park company, a real estate subsidiary of Burlington Northern Railroad, which wanted to dispose of the land in 1991. The purchase was completed August 31, 1991. It includes two warehouses which are located on land previously owned by Burlington Northern. These buildings will be removed by the building owners upon request by General Administration. The building owners currently lease the land the from General Administration.
- Phase 1b is the acquisition of property owned by Burlington Northern Railroad along the existing track. This area is an important link from the Capitol Campus to the lake. The site was previously used for a freight rail switching yard and rail siding with the majority of the rails having

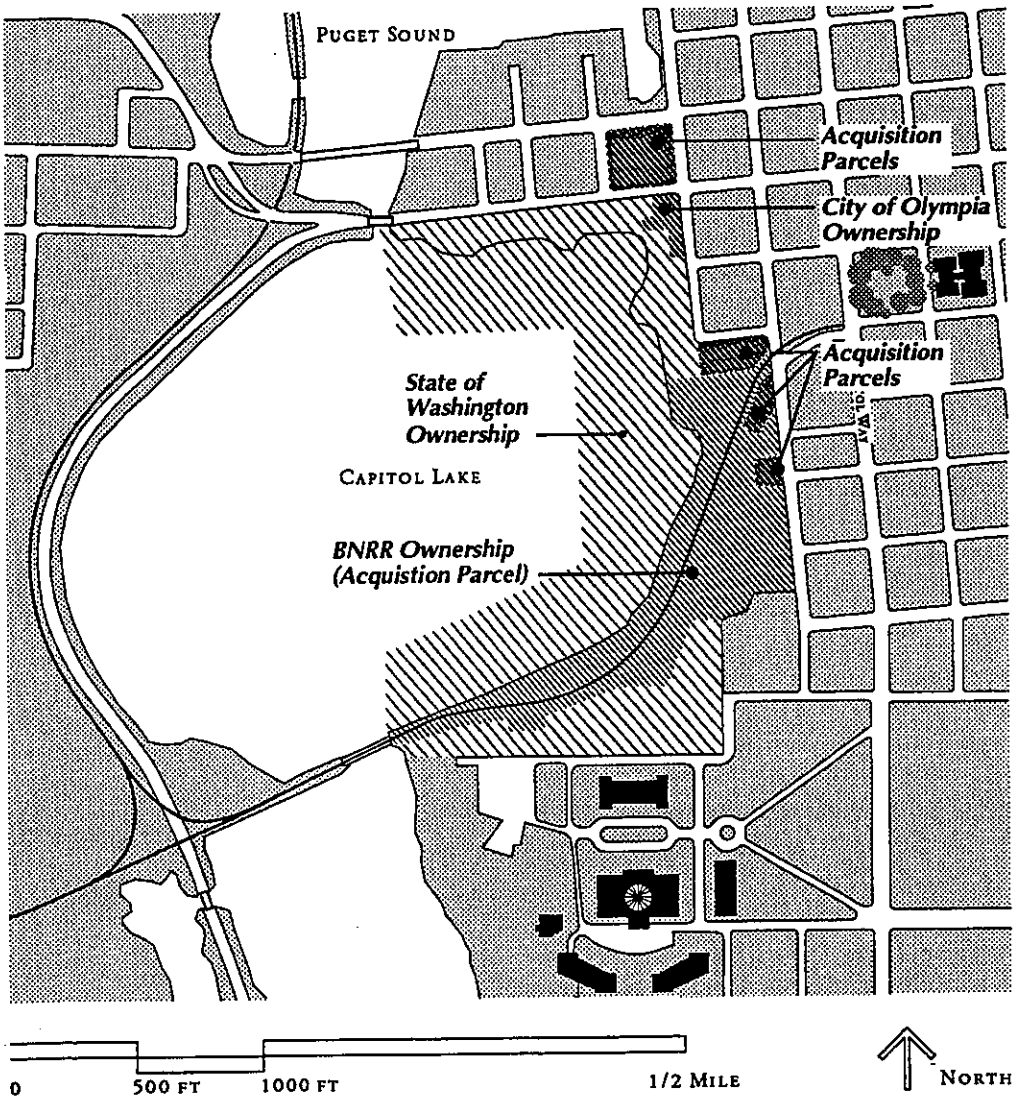


EXHIBIT IV–9
EXISTING OWNERSHIP AND PLANNED STATE ACQUISTIONS

been removed. Purchase of the property is currently being negotiated.

- Phase 1c is the purchase of properties in the block bounded by 4th and 5th Avenues and Sylvester and Water Streets, located south of the waterfront and Percival Landing Park. This block is a important connection linking Percival Landing to Heritage Park. One of the properties in this block has already been purchased by General Administration.
- Phase 1d is acquisition of properties along Columbia Street held by three property owners.

Exhibit IV–9 illustrates the existing ownership and planned state acquisitions for the Heritage Park site.

EXISTING PARK ACTIVITIES

ORGANIZED EVENTS (ON-SITE)

Capital Lakefair

The Capital Lakefair first started in 1956 and is now the largest organized event in the city of Olympia. Annual attendance for the entire event is estimated at 250,000. The fair is held during the third weekend in July. The Lakefair program has remained relatively constant over the years. The majority of the activities take place in or around the North Basin although a few, such as the radio controlled boat races, take place in the Mid Basin. On Thursday evening of Lakefair, the Capitol Coronation is held at Capitol Lake Park. The fireworks display is the final and most popular event, signalling the conclusion of Lakefair on Sunday evening. The Heritage Park site is considered unique for this event because Capitol Lake acts as a reflecting pond for the fireworks.

A variety of activities take place in the existing city park through out the event. The food concessions are located on Water Street between Legion Way and 5th Avenue and the mid block of Legion Way between Water Street and Columbia Street. The amusements and carnival activities abut the food concessions, beginning at Water Street and Legion Way and continue south to 7th Avenue and Columbia Street. Additional carnival activities are held in the Capitol Lake east parking lot and in the Burlington Railroad switch yard to the east of the parking lot where tracks have been removed.

Other activities take place beyond Capitol Lake Park, at Percival Landing, at Sylvester Park, and at the Capitol Campus. Requests for new or expanded entertainment facilities, an amphitheater, and an increased area for the carnival activities equal to one third of the existing carnival area were made during interviews.

Bon Odori Festival

The Bon Odori Dance Festival is held annually on the first Saturday in August. The event is held on Water Street between 5th and 7th Avenues. Attendance ranges from 300 to 500 participants. The festival has

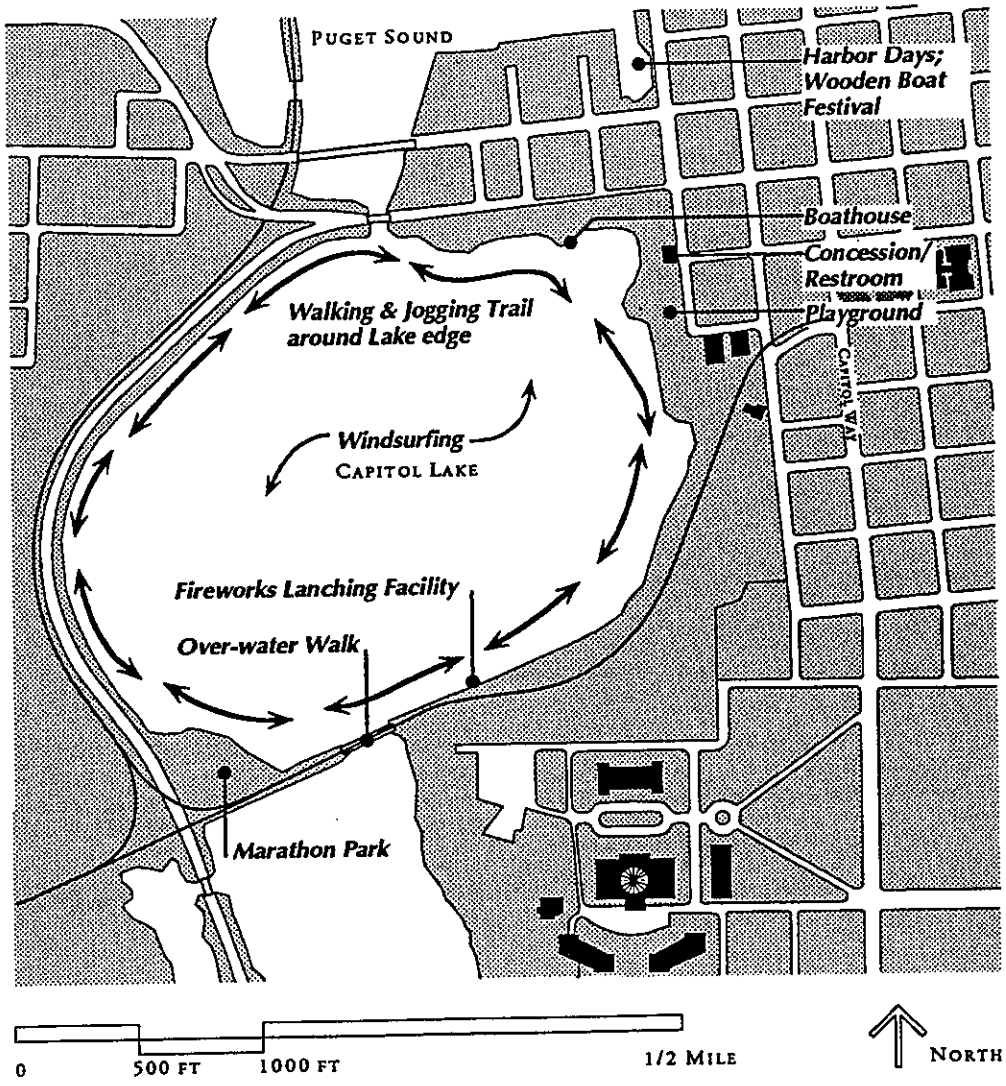


EXHIBIT IV–10
EXISTING PARK ACTIVITIES

been incorporated with a peace celebration commemorating the bombing of Hiroshima. At night candles are floated on Capitol Lake.

Capitol Lake Rock Concerts

The Capitol Lake rock concerts are held annually at the end of June; attendance has been estimated at 500.

ORGANIZED EVENTS (ADJACENT TO HERITAGE PARK)

Harbor Days

The Harbor Days Festival has been held over Labor Day weekend at Percival Landing for the past ten years. The festival is a maritime celebration, featuring tug boat races, arts and crafts booths, food concessionaires, and a miniature remote control boat race on Capitol Lake. The attendance over the past years has been approximately 60,000. There is a need for additional performance space.

RECREATION

The city of Olympia currently provides sailing classes on Capitol Lake. The classes are offered on the weekends during the spring and fall seasons, and evening and day classes are offered during the summer months. The classes average 6-8 students and depart from the existing floating dock. The twelve boats used for the classes are stored in the existing boat house.

The existing children's playground provides disabled accessibility. The facilities are frequently used by the general public, local preschools and day care centers.

A variety of unstructured activities take place in Capitol Lake Park. The picnic facilities are in good condition and well used through out the summer season. A concession stand provides food through out the summer. Other activities include, but are not limited to, boating, windsurfing, noon time picnicking, duck feeding, volleyball, remote boat sailing, frisbee tossing, jogging, strolling, bicycling, and pet walking.

Exhibit IV–10 illustrates the existing park activities.

EXISTING BUILDING SURVEY

FORMER RECYCLING CENTER

Address: 215 West 7th

Approximate date of construction: 1930

Footprint area: 12,000 s.f.

No. stories: One story plus mezzanine

Observations: The costs associated with the required upgrade of the building to meet code compliance is high. The building is also an obstruction to the views of Capitol Lake and the Legislative Building. It is recommended that the building be demolished to provide additional open space.

WAVE BUILDING

Address: 207 West 7th Avenue

Approximate date of construction: 1930

Footprint area: 5,000 s.f.

No. stories: One story

Observations: When compared to its neighbor (Former Recycling Center), this building has no significant architectural bearing; making preservation or reuse a low priority. It is recommended that the building be demolished to provide additional open space.

REST ROOMS/CONCESSION (CITY-OWNED)

Location: Intersection of Water Street and Legion Way

Approximate date of construction: 1960

Footprint area: 2,800 s.f.

No. stories: One story

Observations: The prominent location of this building at the crossing of Columbia Street and 9th Avenue diminishes its value in any survey for building reuse. Building services and toilet fixtures are antiquated and are not configured in ways that can easily be remodeled or expanded. It is recommended that the building be demolished and replaced in a more appropriate location.

FORMER BOAT HOUSE (CITY-OWNED)

Location: North shore of Capitol Lake, Capitol Lake Park.

Approximate date of construction: +/-1940

Footprint area: 200 s.f.

No. stories: One story.

Observations: Demolish as there is no potential for reuse.

GAZEBO

Location: East shore of Capitol Lake, Capitol Lake Park.

Approximate date of construction: +/-1940

Footprint area: 350 s.f.

No. stories: One story.

Observations: Demolish as there is no potential for reuse.

CAPITAL MARINE

Address: 309 4th Avenue West

Approximate date of construction: 1925

Footprint area: 5,000 s.f.

No. stories: One story.

Observations: Minor reuse potential for this concrete masonry unit building. The building is an obstruction to the views of Capitol Lake, the Legislative Building and to Budd Inlet. It is recommended that the building be demolished.

HISTORIC REGISTRATION:

There are no buildings within the study area that are currently on the Historic Register. There are many buildings including the Legislative Building, in the immediate area that are listed on the register, and the entire Sylvester Park is listed on the register.

Exhibit IV–11 illustrates the existing onsite buildings.

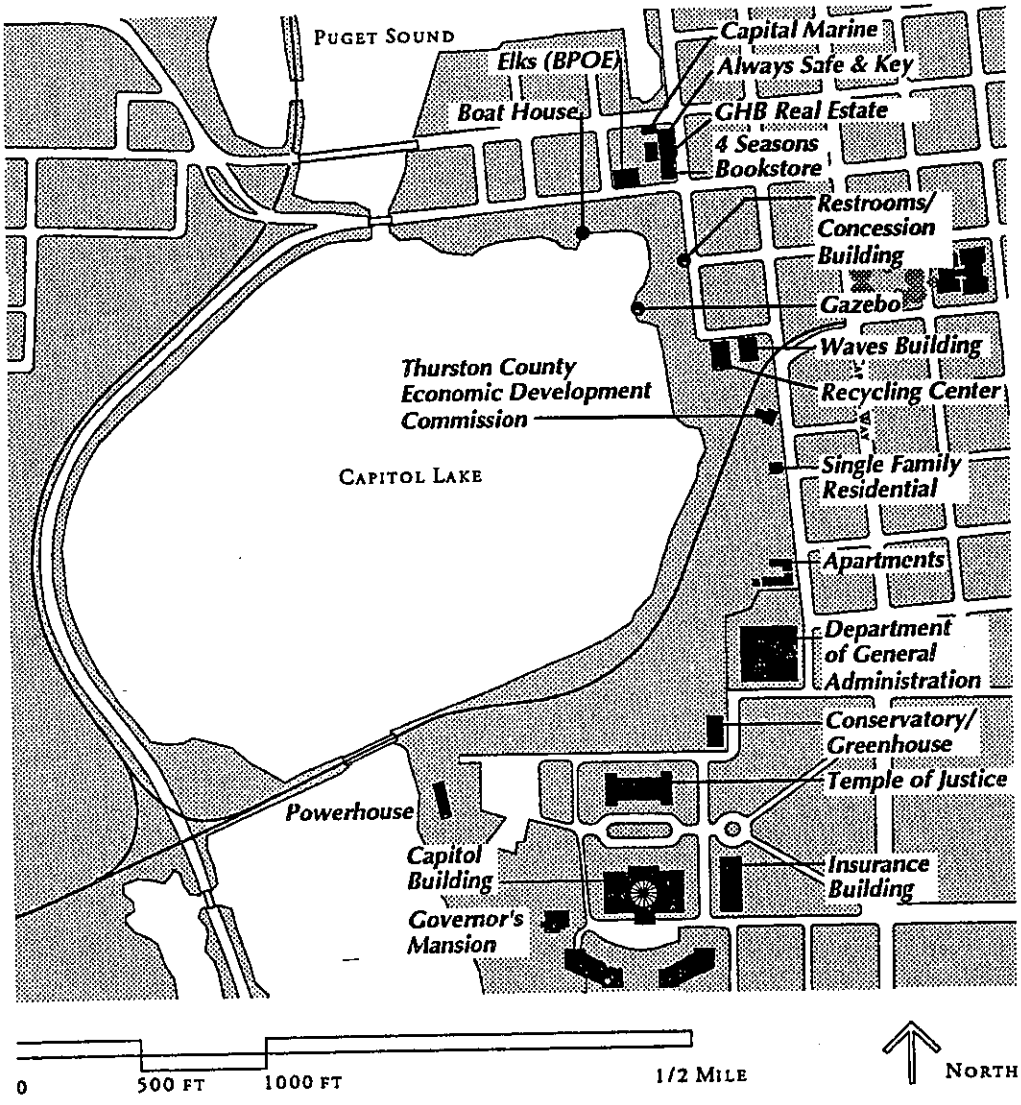


EXHIBIT IV–11
EXISTING BUILDINGS

EXISTING CIRCULATION & TRANSPORTATION

PUBLIC TRANSPORTATION

Intercity Transit currently operates 20 routes serving downtown Olympia. All routes utilize a transit terminal on Columbia Street between 4th Avenue and State Avenue. The headways on the routes vary from a minimum of 10 minutes to a maximum of 60 minutes.

Intercity Transit is in the process of constructing a new transit station on the block north of State Avenue between Washington and Franklin Streets. Upon its completion, 22 routes plus inter-county service provided by Pierce Transit and Grays Harbor Transit will operate out of this new transit center. The service will operate on a timed transfer mode with 3 to 4 routes departing every 15 minutes, a 15-minute pulse. The new transit center will be 3 blocks east of Percival Landing.

Intercity Transit operates the Capitol Shuttle and the State Office Shuttle. The shuttles are subsidized by General Administration and the city of Olympia to reduce traffic and parking needs for State employees. The shuttles are free (prepaid) and are available for anyone to ride. The downtown route of the Capitol Shuttle loops around the downtown area proceeding along Columbia Street past Heritage Park to the Capitol Campus. The westside/eastside route of the Capitol Shuttle provides service on 5th Avenue past Heritage Park and on Capitol Way to and from the Capitol Campus. Both Capitol Shuttle routes have stops adjacent to Heritage Park area.

Special consideration should be given to transit access and service within Heritage Park. Placement of a bus stop in or adjacent to the park should be explored. There may not be sufficient parking available within the immediate area to meet all needs at all times of the year. The City's goal is to reduce dependency on the automobile for access to the downtown area and to enhance the use of alternate modes of travel. Representatives of Intercity Transit should actively participate in the design process to determine bus stop locations, schedule and routes.

EXISTING ON- AND OFF-SITE PARKING

All public on-site parking is located at the southeast leg of Capitol Lake Park. The paved parking lot is leased by the city of Olympia from the State and provides space for 115 vehicles. Access into the lot is off Water Street and 7th Avenue. Additional public parking is restricted to metered on-street parking located to the north between Capitol Lake Park and Percival Landing and to the east from 5th Avenue to Union Avenue. Private parking is provided at two on-site locations. The first is west of Water Street between Water Street and Capitol Lake. The second lot is located between the

5th Avenue and Water Street adjacent to Capitol Lake Park and is used by the State Department of Corrections employees housed in the Capitol Lake Park Building. The lot is paved and provides spaces for 132 vehicles. All other off-site parking lots are private, although they have been informally used by the public during weekends and off hours. To date, parking has only been a problem during Capital Lakefair, and when the Legislature is in session.

FUTURE PARKING PLANS AND NEED

According to the 1991 Capitol Campus Master Plan, a 600-space terraced parking garage west of Columbia Street has been suggested. This parking garage is intended to serve employees and visitors to Heritage Park and Capitol Campus. When implemented, there will be a net increase of 353 new parking spaces.

All proposed alternatives currently being considered in the city of Olympia 4th and 5th Avenues Corridor Study reduce on-street parking in the vicinity of Heritage Park. The number of parking spaces lost varies from 30 to 39, depending upon the alternative considered.

CITY OF OLYMPIA 4TH & 5TH AVENUE CORRIDOR STUDY

The city of Olympia is currently conducting a study of alternatives to address access problems in the 4th and 5th Avenues corridor adjacent to Capitol Lake. This comprehensive study is one of many attempts to solve the problems in this controversial corridor.

Problem Definition:

- Traffic flow problem +/- 3 hours each weekday;
- Trip diversions through Westside Neighborhood;
- Downtown traffic flows impeded by pedestrian crossings and parking maneuvers;
- Pedestrians are not well accommodated by lengthy traffic signal cycles;
- Remaining usable life expectancy for 70-year-old bridge is unknown;
- Bicycle and pedestrian east/west movements are not well accommodated in bridge corridor;
- Current and future park linkages;
- Difficulty in implementation of long-term plans or goals;
- City's comprehensive plan for pedestrian-oriented downtown;
- Implementation of transportation demand management to include parking management, employer/employee acceptance, transit service and traffic operations;
- Telephone and postcard surveys and public scoping meetings indicate that there are currently both traffic flow and on-street parking problems in downtown Olympia.

Goal Statement:

To reduce traffic congestion and improve vehicular, bicycle, and pedestrian safety and provide access to the corridor in order to:

- Maintain the livability of the nearby neighborhoods;

- Ensure downtown Olympia is a pleasant place to work, shop, live, and recreate;
- Protect the environment;
- Enhance the aesthetics of the area;
- Enhance business; and,
- Enhance the use of alternate mode of transportation (carpools, van pools, buses, etc.);

The study team, with the City Council's concurrence, has narrowed the alternatives to three build alternatives:

Alternative A - One-way couplet (two or more combined directional lanes of traffic); Alternative B - 4th Avenue expansion; and Alternative C - 4th Avenue expansion and Westside Neighborhood direct connection.

Alternative A - One-Way Couplet

Strengths:

- Width of 5th Avenue is reduced from Simmons Street to Water Street;
- Disruption of traffic during construction is minimal; and,
- Least costly of the proposed action alternatives.

Weaknesses:

- Resident access to Westside Neighborhood is reduced;
- One side of on-street parking along 4th Avenue will need to be removed;
- Pedestrian connection to Percival Landing will be difficult;
- Transit access to Westside Neighborhood is reduced; and,
- Not likely to be able to expand to provide for High Occupancy Vehicle lanes.

Alternative B - 4th Avenue Expansion

Strengths:

- Transit access to Westside Neighborhood is enhanced;
- Could be expanded to provide High Occupancy Vehicle lanes; and,
- Better bicycle/pedestrian connection across 5th Avenue at Capitol Lake Park.

Weaknesses:

- Resident access to Westside Neighborhood is reduced;
- One side of on-street parking along 4th Avenue will need to be removed; and,
- Pedestrian connection to Percival Landing will be difficult.

Alternative C - 4th Avenue Expansion and Westside Neighborhood Direct Connection

Strengths:

- Transit access to Westside Neighborhood is enhanced — could be expanded for High Occupancy Vehicle use;
- Better bicycle/pedestrian access to and from Westside and downtown; and,
- Best access for westside residents and fewer vehicles using Harrison/Olympia Way.

Weaknesses:

- Resident access to Westside Neighborhood is reduced;
- One side of on-street parking along 4th

Avenue will need to be removed; and,

- Pedestrian connection to Percival Landing will be difficult.

All three alternatives have identified a weakness that "pedestrian connection to Percival Landing will be difficult". Pedestrian actuated traffic signals at both 4th and 5th Avenue at Water Street will be utilized for this pedestrian connection. Wider crosswalks and special surface treatment should be considered to strengthen this pedestrian linkage.

All three alternatives reduce traffic on 5th Avenue at Water Street. However, they all increase traffic on 4th Avenue. Both 4th and 5th Avenues remain signalized at the Water Street intersections.

All three build alternatives include the option of closing Water Street south of 5th Avenue; this option will be analyzed in the Environmental Impact Statement. The closing of Water Street south of Fifth Avenue would eliminate through traffic adjacent to Heritage Park. All three build alternatives and the no-build alternative include the purchase of adequate right-of-way to add one lane of through traffic on the south side of 4th Avenue between Sylvester and Water Streets. This new traffic lane is part of the proposed Heritage Park property.

All build alternatives reduce parking in the vicinity of Heritage Park. Alternate A eliminates 30 parking spaces (39 during peak hours), Alternate B eliminates 46 spaces (39 during peak hours), and Alternate C eliminates 40 spaces (39 parking spaces during peak hours). All build alternatives include improved bike/pedestrian amenities with facilities separated from vehicular traffic.

The City Council is expected to select the preferred alternative in December 1992. This is a long-term project with completion of the entire project estimated seven years in the future. There are elements of the project that can be phased and the goal is to adopt a plan to facilitate orderly development of this area toward the preferred alternative.

PATHS AND TRAILS

A 1.6 mile loop path currently encircles the upper basin of Capitol Lake. The portion from the west side of the railroad bridge to the south end of the Capitol Lake Park is paved. The connection at the rail road bridge is a stepped boardwalk and is not disabled accessible.

The city of Olympia has recently incorporated a new Bikeway Plan into the City's Comprehensive Transportation Plan. The city of Olympia uses the Washington State Department of Transportation definitions and standards for bicycle facilities. The plan includes a Class II Bikeway on the westside of Capitol Lake, on Deschutes Parkway. There are Class III Bikeways on 4th Avenue and 5th Avenue crossing Heritage Park. There is also a north/south Class III Bikeway on Capitol Way. In general, a Class II bikeway is a bike lane portion of a highway that is designated by signs and/or pavement markings for preferential bicycle use. A Class III Bikeway is a highway bike route designated with signs as a bicycle route and shared with other transportation modes. The City's Bikeway Plan is not a funded plan.

The Thurston Regional Planning Council, under the sponsorship of the Olympia, Lacey, and Tumwater Park Departments, produced the "Olympia-Lacey-Tumwater Urban Trail Plan". The plan, dated January 1992, is currently in draft form. The Urban Trails Plan envisions a trail network of "recreation, transportation, and wildlife habitat corridors for the cities of Olympia, Lacey, and Tumwater." The trails are designed to provide a diversity of experiences, crossing a range of habitats and topography. The plan includes the "Capitol Lake Crossing", a Class I trail across Capitol Lake from Marathon Park to the east side of the north basin of Capitol Lake in the vicinity of Water Street and the Burlington Northern depot. The plan also includes the "East Capitol Lake Trail", a Class III trail running along the east shore of Capitol Lake between the Burlington Northern tracks and Interstate 5.

(Refer to Appendix Section E-4, exhibit 21)

The "Capitol Lake Crossing" is an integral element of Heritage Park. The Urban Trails Plan assumes the development of this multipurpose trail by the state as part of Heritage Park. This trail is identified as regionally significant in the Urban Trails Plan. The trail width is also intended to facilitate individuals with special needs, strollers and joggers. It is not intended to accommodate equestrian use.

The Class I designation of this trail is the highest type consisting of a 10-foot-wide paved path with 2-foot shoulders and with grade and alignment to accommodate wheelchairs and maintenance and emergency vehicles.

Following are excerpts from the Draft Urban Trails Plan showing the Class I design criteria and the description of the Capitol Lake Trail.

"The East Capitol Lake Trail is controversial and may be dropped. Some adjacent residents are opposing the construction of this trail. There is currently pressure to designate the Capitol Lake Crossing trail for equestrian usage. City staff is opposing allowing horses on this trail and the connecting trail through the downtown area". The Olympia City Council is scheduled to adopt the Urban Trail Plan in 1992.

(Refer to Appendix Section E-4, exhibits 19-22.)

RAIL SERVICE

The existing railroad rights-of-way serving the Olympia area are shown in the Appendix Section X E-3, Figure 1. There are three principal regional connections which potentially affect Heritage Park project:

- Burlington Northern east to the mainline near Lacey (Fones Road to St. Clair);
- Union Pacific south through Tumwater to the mainline; and,
- Burlington Northern west from Downtown Olympia to Belmore and Gate.

The 7th Avenue railroad tunnel has clearances of 19 feet vertical and 16 feet horizontal, which are substandard by American Railway Engineering Association (AREA)

criteria (22'-6" and 17' respectively). A Burlington Northern classification yard currently exists on the eastern shore of Capitol Lake. This yard extends from the single track portal of the railroad tunnel to the single track bridge crossing of Capitol Lake, a distance of approximately 2,900 feet.

Proposed Plans for Railroad Lines Within Heritage Park

The following plans were reviewed regarding the consideration of railroad and related transportation facilities and service.

- Master Plan for the Capitol of the State of Washington; Zimmer Gunsul Frasca, 1991;
- 1992 Railroad Right-of-Way Preservation and Use Strategy for the Thurston County Region; Railroad Right-of-Way Advisory Committee and Thurston Regional Planning Council, 1992;
- Heritage Park Status Report on Acquisitions and Planning; Washington State Department of General Administration, 1991; and,
- Washington State Department of Transportation Rail (WSDOT) Concerns Briefing Sheet, January 1992.

Capitol Campus Master Plan

The 1991 Capitol Campus Master Plan rail recommendations are as follows:

- Future rail abandonment should be converted to pedestrian and bicycle trails and/or light rail transit guideways (to the I-5 Corridor); and,
- Preserve the rail corridor along Pacific Avenue as a direct link to a future regional I-5 corridor rail system.

1992 Railroad Right-of-Way Preservation and Use Strategy by the Thurston County Regional Planning Council and Railroad Right-of-Way Advisory Committee

This plan's objectives include preservation of intact railroad right-of-way and support continued operation of active rail lines. Recommendations for rail corridors in comprehensive plans include:

- Take action before abandonment occurs;
- Use National Trail System Act to acquire rail corridors prior to abandonment;
- Explore joint uses of rail corridors;
- Consider Washington State Department of Transportation (WSDOT) rail funds to finance freight operating subsidies or rail banking;
- Explore short line rail operations;
- Support vintage streetcar/trolley operations; and,
- Support tourist rail operations.

Action recommendations include:

- Take immediate action to preserve the Gate to Belmore Corridor, and if unsuccessful, acquire it with the National Trails System Act;
- Maintain rail operations and the operating condition of the Downtown Olympia to West Bay/Belmore line for freight, passenger rail or joint use; and,

- Acquire two rail corridors for acquisition for future freight or passenger use: Fones Road to Olympia Post Office and Fones Road to Lake St. Clair.

Ongoing actions are recommended to support increased Amtrak commuter service, to integrate streetcar/trolley operations, support steam train operations, encourage freight movement by rail and coordinate usage with local urban trails plans.

Washington State Department of Transportation Rail Concerns Briefing Sheet

A briefing sheet dated January 16, 1992, itemizes Washington State Department of Transportation Rail concerns relative to Heritage Park. It recommends exploration of the Belmore to Gate rail service option in conjunction with the park pre-design and suggests requesting a Burlington Northern estimate of costs and benefits to operate over the Belmore to Gate line for service to the Mottman and West Bay areas. Other concerns also include safety and liability related to the close proximity of park users and railroad activity, and negative aesthetic impacts on the park by the rail bed and stored cars in the switching yard. Washington State Department of Transportation rail assistance was offered to rehabilitate the Belmore/Gate line, to fund the switch over and to preserve the cross-lake corridor.

Heritage Park Options for Railroad Tracks

There are three leading options which should be evaluated relative to the rail facilities within Heritage Park:

Maintain the existing rail property and operations.

Although maintaining the status quo is undesirable from the perspective of planning Heritage Park, it offers no threat to continued cost-effective freight service for Olympia area industrial users.

Relocate one to three tracks closer to the bluff within the park site and retain rail operations.

It may be possible to change the configuration of the railroad tracks in the park in order to accommodate expanded recreational use with improved aesthetics, as well as continued through-rail service to the present industrial users. This could be accomplished by realigning a smaller number (say 1 to 3) of tracks to locate them more compactly and closer to the toe of the wooded slope so that the recreational area is maximized near the shoreline of Capitol Lake. A schematic drawing indicating such a realignment is part of the Appendix X Section E-4.

A pedestrian overcrossing of the relocated railroad tracks could be included in the design of the connection between the shoreline area and the promenade to the Temple of Justice Building on top of the bluff. There would be adequate space to allow a fenced or earthen berm separation between the park and the remaining railroad tracks. This is probably unnecessary from a safety standpoint given the low volume, low speed character of the rail traffic, but it may be desirable for aesthetics. As long as American Railway Engineering Association specified clearances of 22.5' vertical (from top of rail)

and 8.5' horizontal (from center of track) are maintained, planting or park facilities may coexist nicely with the railroad tracks.

This alternative would potentially disrupt rail service in two ways: 1) the switching which now occurs there to set out cars for the users west of Capitol Lake would have to be relocated or handled on fewer tracks; and 2) the public access loading function, which now results in stored cars on Heritage Park site, would have to be relocated. Presumably, Burlington Northern will address some of these issues in their forthcoming report.

Remove All Tracks From Park Area

The analysis of this option will be incomplete until Burlington Northern releases the information contained in their cost/benefit study of the rehabilitation and restoration of service over the Belmore-Gate line. Based on contacts with the Burlington Northern, this analysis will indicate that rehabilitating the Belmore-Gate line will cost "multiple millions of dollars" and the subsequent freight service rerouting will be prohibitively expensive for Burlington Northern due to union operating agreements. As a result, the only way to continue to provide cost-competitive rail freight service to the West Bay, Mottman Industrial Park and Belmore rail users would be to purchase the line and create a non-union short line railroad. Local government through a regional railroad authority would then be responsible for the capital equipment, maintenance, operating subsidies if necessary and all associated liabilities. This would entail a significant long-term local commitment of resources to put all the necessary organizational and physical structures in place. There are many examples of successful short-line railroads in the United States, including the Washington Central in this state. However, there are no guarantees that it would work in this instance.

Additional information about these options is contained in Table 1 of the Appendix Section X, E-3.

OTHER TRANSPORTATION CONSIDERATIONS

Other possible railroad related activities which should be considered include the following:

- Commuter rail service, should it occur, would most likely be extended south from Tacoma to the existing Amtrak station. If it were extended into Olympia, a new station site would be needed.
- The possibility of linking Olympia, Tumwater and Lacey with high capacity transit could be accomplished with a rail line corridor that runs from Lacey south of Interstate 5 into the city of Olympia. A portion of this corridor has been abandoned (Fones Road west to Eastside Street) and there is no rail bridge across Interstate 5. However, effort is being made to acquire the abandoned section of corridor. The link to downtown could be restored by routing a rail line over Interstate 5 across the Eastside Street freeway bridge or by constructing a new bridge. This corridor is a crucial link since this is the shortest route to Tacoma via rail.
- Joint use of freight tracks for tourist rail or

steam train is possible. If the Belmore-Gate Line were rehabilitated, this would be the candidate route.

- Streetcar or trolleys require a lighter-gauge rail than the existing rails, as well as an overhead pole-mounted power source, catenary or trolley wire (depending on operating speed). This option seems unlikely.
- Other novel travel modes warrant consideration as concessions, particularly horse-drawn carriages, bicycle rickshaws or a miniature train.

Exhibit IV–12 illustrates the existing circulation and transportation systems.

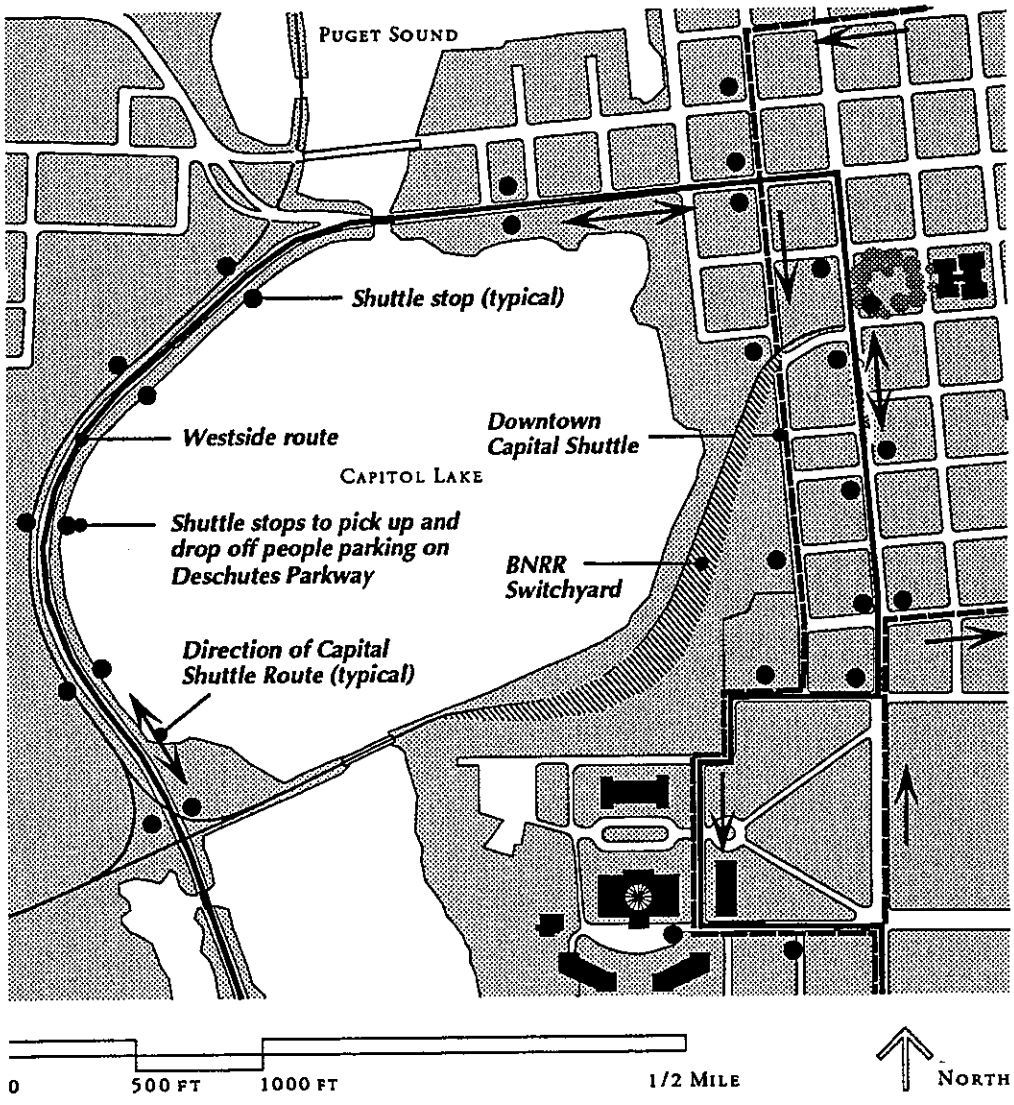


EXHIBIT IV–12
CIRCULATION AND TRANSPORTATION

VIEWS

Views provide a variety of dramatic scenic vistas. The two primary view points are: (1) from the top of the bluff north of the Temple of Justice with panoramic views of Capitol Lake, Budd Inlet, the city of Olympia, and on a clear day the Olympic Mountains, and (2) from the lakeshore, specifically the north and west shores, back toward the Capitol Campus. The uniqueness of the site is exhibited in the memorable view of the Legislative Building reflecting in Capitol Lake below. In addition to the lake and Capitol views, Mt. Rainier is visible to the east from vantage points on the west side of Capitol Lake.

The view opportunities for the Heritage Park project fall into two categories, those of the Legislative Building and its reflection in Capitol lake, and those of the Puget Sound and the Olympic Mountains. The bluff provides unique vantage points of views to the Puget Sound and the Olympic Mountains. These views should be protected and enhanced. Development of additional views should be considered and observation points along the bluff developed to maximize views. Views from the Capitol Lake shore to the Capitol Buildings should be preserved as should views from Capitol Lake toward the Mid and South Basins from the west side of Capitol Lake.

Exhibit IV–13 illustrates the existing views and vistas for the Heritage Park site.

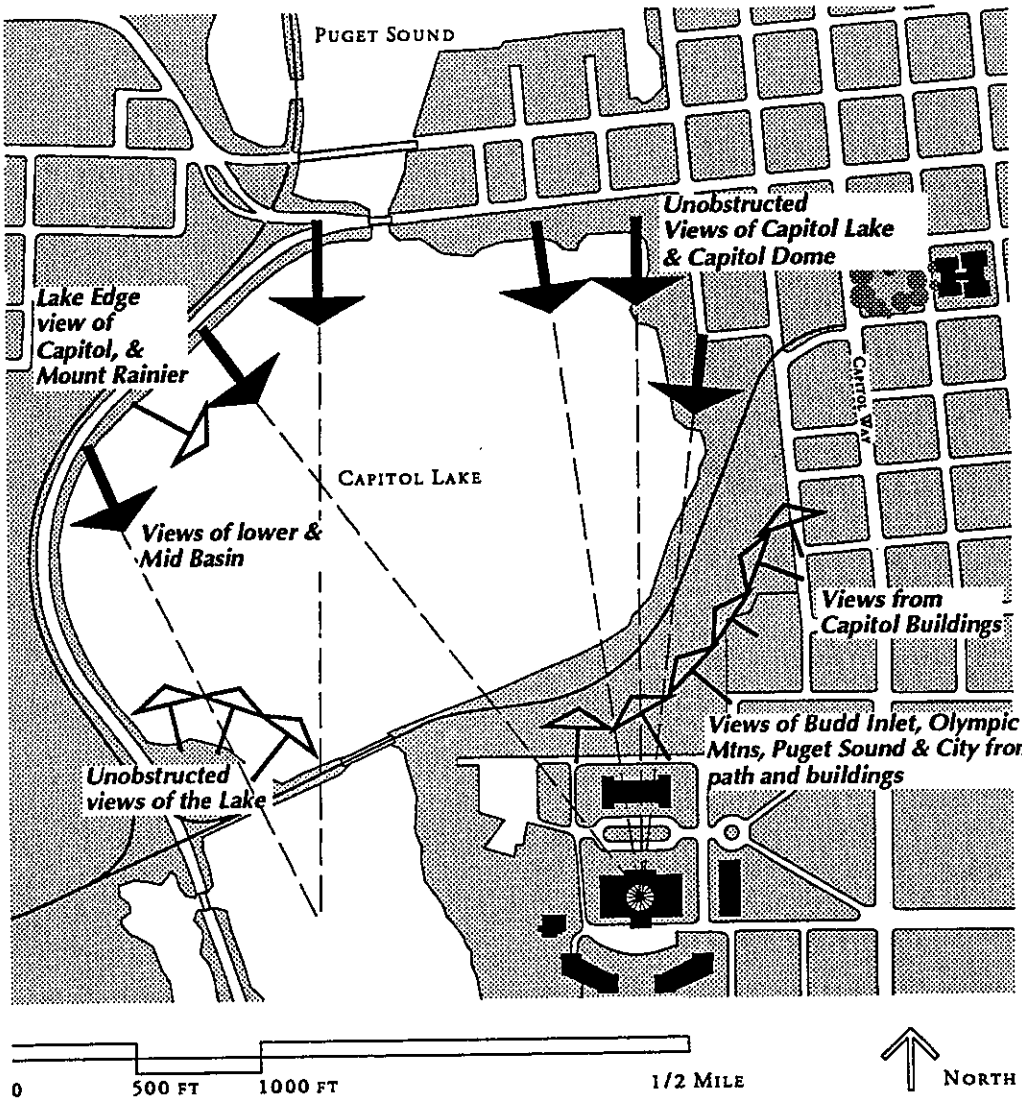


EXHIBIT IV–13
EXISTING VIEWS

FLORA AND FAUNA

FISH

Capitol Lake supports a viable sport fishery composed of both resident and anadromous salmonid fishes. Resident salmonids include rainbow and cutthroat trout. Several species of anadromous salmonids spend important developmental phases of their life cycles in Capitol Lake or migrate through the lake on their way to Budd Inlet or upstream spawning grounds in Percival Creek, the Deschutes River, and its tributaries.

Anadromous fish species that migrate through the lake or spend developmental phases there include coho, chinook, and chum salmon, steelhead and searun cutthroat trout. Juveniles that develop in the lake feed on naturally occurring organisms, including chironomids and other aquatic insects. Fish passage and rearing occur in the lake all year.

Fall chinook runs are supplemented by a hatchery release program operated by the Washington Department of Fisheries. The department releases approximately 7,000,000 zero-age fall chinook fingerling in Capitol Lake each year between April and mid-May. The feeding program is now operating on a limited basis (Seidel, 1992, personal communication). In addition, between February and March, the fisheries department raises between 180,000 and 200,000 yearling fall chinook in a net pen in Percival Cove, in cooperation with the Olympia Salmon Club.

Spawning adult coho salmon migrate into the Deschutes River watershed between approximately mid-September and mid-December. Between 6,000 and 12,000 adults return to this watershed annually to spawn. Spawning occurs in the main stem of the Deschutes River and its tributaries from mid-October into late-December. No spawning occurs in Capitol Lake. Juveniles remain in freshwater between 1 and 2 years before migrating to Budd Inlet between February and June.

Summer and winter steelhead also use the Capitol Lake and Deschutes River system. Spawning adults return to Percival Creek and the Deschutes River from December through April (Hunter 1992 personal communication).

Steelhead runs have been supplemented by a summer and winter steelhead release program run by the Washington Department of Wildlife. Some 15,000 winter steelhead smolts and 5,000 to 10,000 summer smolts are released upstream of the south end of Capitol Lake, generally in early May. These fish migrate to Puget Sound upon release.

Resident and anadromous cutthroat trout also use Capitol Lake. Searun cutthroat return to spawn throughout much of the year,

in mid-June to early May. Cutthroat spawning occurs year-round (Fisheries Production and Systems Planning 1984).

Shallow littoral (nearshore) areas of Capitol Lake provide important habitat to resident and juvenile anadromous fishes. These areas support aquatic and hydrophytic vegetation, which are highly productive fish-food producers. Most benthic invertebrate production occurs in these areas (Carnevali 1992, personal communication). Resident and juvenile salmonids rest and feed in these areas. In addition, these areas may provide refuge from predatory fish and birds. Some of the shallow littoral areas of Capitol Lake that support aquatic vegetation and are important rearing, feeding, and resting areas are shown in exhibits in the Appendix X Section, E-1. No recent habitat use studies of these areas have been performed by resource management agencies.

In addition to salmonids, the Olympic mudminnow has been documented in Capitol Lake (Entranco 1984). Two mudminnows were captured near the south end of the lake in 1956, but no additional sighting or documentation of this species has occurred since that time. The Olympic mudminnow is a Washington state candidate species and a candidate for federal listing (federal candidate 2). Although it does not receive any special protection as a either a Washington state candidate for federal candidate 2, the Army Corps of Engineers may conduct a biological assessment and determination of the potential impacts of the proposed project on the Olympic mudminnow prior to permitting any dredge or fill activity (Winther 1992, personal communication).

In summary, Capitol Lake is an important migratory corridor for three of the five species of Pacific salmon and is an important rearing area for resident rainbow and cutthroat trout. Although most of the juvenile anadromous salmonids probably spend a limited amount of time in the lake, some juvenile coho, chinook, steelhead, and cutthroat may be using the lake all months of the year (Entranco 1984). There are some water quality problems that may be adversely affecting the fisheries by sedimentation from Percival Creek and the Deschutes River, high levels of fecal coliform bacteria, and occasional low dissolved oxygen levels and high temperatures. Presumably, fish stocks would be larger if contamination were not occurring.

WETLANDS

The wetlands described here are based on a brief reconnaissance of the site rather than a complete wetlands inventory. A complete inventory will be necessary for completion of future phases of Heritage Park project. The inventory would consist of wetland delineation performed according to the Federal manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation 1989). Prior to their consideration of development permits, the Army Corps of Engineers, the United States Environmental Protection Agency, the state Department of Ecology, and the state Department of Fisheries require delineation of all wetlands that may be disturbed by the proposed development.

A thin band of wetland vegetation extends around the eastern side of the north basin of

Capitol Lake (see Appendix Environmental Report Section X E-1, Figure 3). According to calculations made from recent color aerial photographs, lacustrine wetlands on the eastern shore of the north basin cover approximately 1.1 acres. The wetland vegetation is composed of emergent and scrub-shrub species that provide fish habitat for resident and anadromous salmonids, as well as nesting, feeding, and rearing habitat for perching birds and waterfowl. Wetland vegetation communities support populations of aquatic and terrestrial insects, which are a source of food for fish and wildlife. Wetland vegetation is composed soft rush (*Juncus effusus*), cattail (*Typha latifolia*), reed canarygrass (*Phalaris arundinacea*), and yellow flag (*Iris pseudacorus*). Willows (*Salix* spp.) are interspersed with these emergent species. Other small, isolated, cattail-dominated emergent wetlands of less than 1 acre were observed during a site visit on March 10, 1992. Wetland vegetation stabilizes the shoreline and protects it from wind and wave erosion (Entranco 1990).

According to Entranco's shoreline stabilization study (1990), shoreline erosion was observed along portions of the eastern shoreline in the north basin exhibited. To stabilize these areas and prevent further erosion, Entranco recommended a combination of structural and bioengineering erosion control techniques. The Washington State Department of General Administration is currently in the process of defining the scope of work of construction of similar erosion control measures for the north basin with ABAM Engineers.

A continuous band of wetland vegetation extends along much of the eastern shore from the south parking area of Capitol Lake Park to the railroad trestle.

Narrow bands of isolated palustrine emergent wetlands are composed of a mixture of bulrushes, cattails, grasses, alder saplings, and other emergent and scrub-shrub species. They are located primarily in depressions between the powerhouse access road and the toe of the slope below the Temple of Justice and General Administration Building. These wetlands may have been created by construction of the railroad or possibly be remnants of a larger wetland complex that was covered by railroad bed fill material. In addition to wetlands within the railroad easement, an isolated palustrine emergent wetland occurs in association with springs on the hillside below the General Administration Building. Other springs identified in the geotechnical report (Shannon and Wilson 1992) do not appear to support hydrophytic vegetation and therefore are not wetlands. The total area of all isolated palustrine wetlands is estimated to be approximately 0.5 acres (see Appendix Environmental Report Section E-2, figure 4). Shallow groundwater discharge appears to be the primary hydrological component of these areas. They provide some habitat for small mammals, birds, and amphibians.

In addition to emergent wetlands, aquatic bed wetlands exist in the north basin. The density and extent of these areas has not been recently studied. Aquatic bed wetlands are composed of submerged aquatic macrophytes, including members of the pondweed family. According to a 1974 survey conducted by Washington State University,

the submerged macrophytes in these aquatic bed wetlands include *Potamogeton pectinatis, P. folisus, P. crispus,* and *Elodea canadensis* (Entranco 1984). The dominant aquatic macrophyte in the north basin cited in this study is *P. pectinatis.* Like emergent wetlands, aquatic macrophyte beds are important fish and wildlife habitat areas.

Exhibit IV–14 illustrates the existing site vegetation conditions for the Heritage Park site.

HILLSIDE VEGETATION

Hillside vegetation can be divided into three relatively distinct zones of vegetation. The first, Capitol Lake Park, is dominated by expanses of lawn and a mixture of conifer and deciduous tree plantings ranging in size from 6" to 24" caliper. The species include Big Leaf Maple *(Acer macrophyllum),* Oregon Oak *(Quercus garyana),* Sweet Gum *(Liquidambar styracifula)* Birch *(Betula),* Spruce *(Picea),* and Coast Pine *(Pinus).* In addition to the trees many mature broadleaf evergreen shrubs are found throughout the park.

The second zone lies between the existing railroad tracks and the lake edge, and between the tracks and the toe of the slope to the southeast. This area consists of field grasses and opportunistic species interspersed among the existing gravel beds.

The third zone includes the sloping bluff to the southeast of the rail tracks. This area forms the setting for the "cluster (of buildings) in the woods". The vegetation is typical of the Pacific Northwest forest communities, containing both mixed deciduous woods and mixed conifer woods. The distinct conifer forest is made up of Douglas-fir *(Pseudotsuga menziesii),* Western Hemlock *(Tsuga heterophylla),* Western Cedar *(Thuja plicata),* with patches of deciduous communities made up of Red Alder *(Alnus rubra),* and various species of Maple *(Acer),* Pacific Dogwood *(Cornus nuttali),* Poplar *(Populus),* Beech *(Fagus),* and Oregon Oak *(Quercus garyana).*

The understory is a mix of deciduous and evergreen shrubs including mahonia, salal, huckleberry, and blackberry, underlain with evergreen ground covers, ferns, and mosses.

The blackberry brambles have been overtaking the exposed areas of the slope, threatening the indigenous understory species.

Exhibit IV–14 illustrates the existing site vegetation conditions for the Heritage Park site.

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION

Construction of the shoreline edge along the eastern shore of the north basin of Capitol Lake can avoid adverse impacts on wetlands and fisheries resources if appropriate mitigating measures are implemented. Potential impacts on these resources could include both temporary construction impacts and permanent impacts (e.g., loss of wetlands).

Erosion of exposed upland soils immediately adjacent to the lake and the lake shoreline during construction could result in

short-term increases in turbidity and sedimentation in the lake (i.e. grading and other construction activities on land within the park will expose soils that could be eroded and washed off into the lake causing sedimentation). Management practices such as the use of silt fences, erosion control blankets, and other sediment and erosion control techniques at all construction sites will reduce potential turbidity upsets, erosion, and sedimentation. Such management practices will help protect water quality and aquatic resources. In addition, conducting lakeshore construction activities during the dry season (April through September) will reduce erosion and sedimentation potential.

Temporary disturbance or displacement of fish and wildlife that could result from construction activities can be reduced by avoiding construction activities during periods of high use of the lake by birds (migration) and fish (migratory and rearing). Although construction impacts on juvenile salmonids cannot be eliminated because fish are present all year, potential impacts may be minimized by scheduling construction between June and September after many juvenile anadromous fish have migrated to Puget Sound. (Note, the June through September window does not include April and May because these two months are important times for juvenile salmonid rearing in the lake).

Permanent adverse impacts on resident and anadromous fish populations could occur if shoreline construction results in a net loss of rearing and feeding habitat in wetland areas. A loss of wetlands may occur if wetland vegetation is removed to construct a walkway or other park facilities. Loss of emergent or aquatic bed wetland vegetation or changes in community composition may occur if filling or development activities eliminate or substantially alter exposure to sunlight. It may be possible to enhance, restore, or create similar wetlands onsite to mitigate these potential impacts.

Potential adverse impacts on nearshore salmonid rearing and feeding habitat (e.g., emergent and aquatic bed wetlands) can be mitigated by placing walkways and other park structures away from these wetland areas. Removal of wetland vegetation could result in shoreline destabilization and erosion, in addition to disturbance of fish rearing and feeding habitat.

Isolated wetlands may also be adversely affected by proposed development activities. Development activities that may impact isolated railroad easement and hill slope wetlands include grading, slope stabilization, trail construction, and forest practices. These activities may adversely affect wetland hydrology, structure, and associated functional values.

Federal, state, and local authorities have established a hierarchical approach to wetland mitigation. If adverse impacts to wetlands cannot be either avoided through consideration of practicable alternatives or minimized through modification of the proposed project, compensatory mitigation would be required as a condition of one or more of the necessary development permits. If compensatory mitigation is necessary, regulatory officials would determine the size and type of compensatory mitigation that

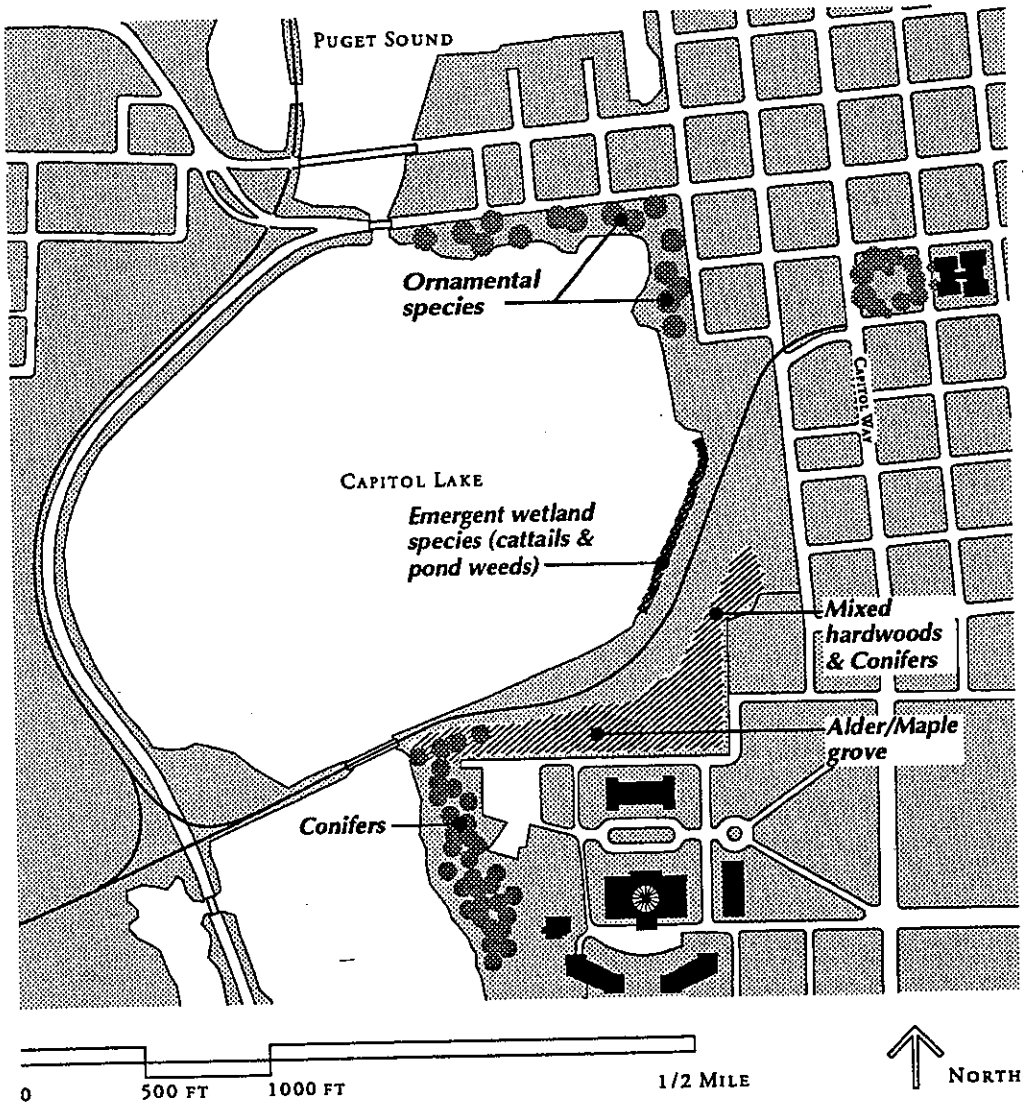


EXHIBIT IV–14
EXISTING VEGETATION

would be required for permit approval. In general because of the complexity and variable success rates of the different forms of compensatory mitigation, restoration is preferred most, followed by creation and lastly enhancement.

Placement of fill along the eastern shore of the north basin is likely to have short-term impacts on water quality that could not be reduced or eliminated through the use of best management practices. Short-term increases in turbidity levels would be expected during filling activities.

Conversations with the Squaxin Tribe as well as experience with federal and state agencies on similar proposal indicate that wetlands, particularly submerged and lakeshore wetlands, on the site are viewed by these parties as important habitats that are sensitive to disturbance. Therefore, if filled wetlands were not to be replaced on-site through compensatory mitigation, the tribe and agencies would view this as a net loss of important habitat. If filled wetlands are not replaced on-site through compensatory mitigation, there will be a net loss of important salmonid rearing and feeding habitat. A loss of wetland habitat may result in adverse impacts on resident and anadromous salmonid populations. Reduced habitat area may result in loss of salmonid food items, a reduction in the rearing capacity of the north basin, and a reduction in the numbers of juveniles that reach adulthood. Loss of wetland area that could result from unmitigated fill activities may also result in reduced numbers of wetland-dependent birds and other organisms.

SLOPE AND SOLAR ASPECT ANALYSIS

SLOPE

Topography within the site varies from 0% to 100% slopes. The majority of the study area falls within the 0 - 5% range. These slopes dominate most of the existing Capitol Lake Park site and Burlington Northern Railroad and rail switchyards lines. Virtually all the greater slopes are found within the embankment south/southeast of the rail yards. The majority of the embankment is 15% or greater, with slopes of 2:1 and 1:1 not uncommon. A narrow band of 15%+ slopes is found along the abrupt shoreline. Slopes of 5 - 15% are found on 8% of the total study area, the majority of these are also found within either the embankment area or to the east of Capitol Lake Park parking lot off 5th Avenue.

The majority of the site is well suited to accommodate outdoor uses including a variety recreation activities, events and can meet current barrier-free and 1991 Americans with Disabilities Act requirements. However, the existing Capitol Bluff presents a major constraint to providing a functional connection between the Temple of Justice Building and Capitol Lake. Construction of a connection will require slope stabilization, must meet all safety requirements and will be expensive to construct.

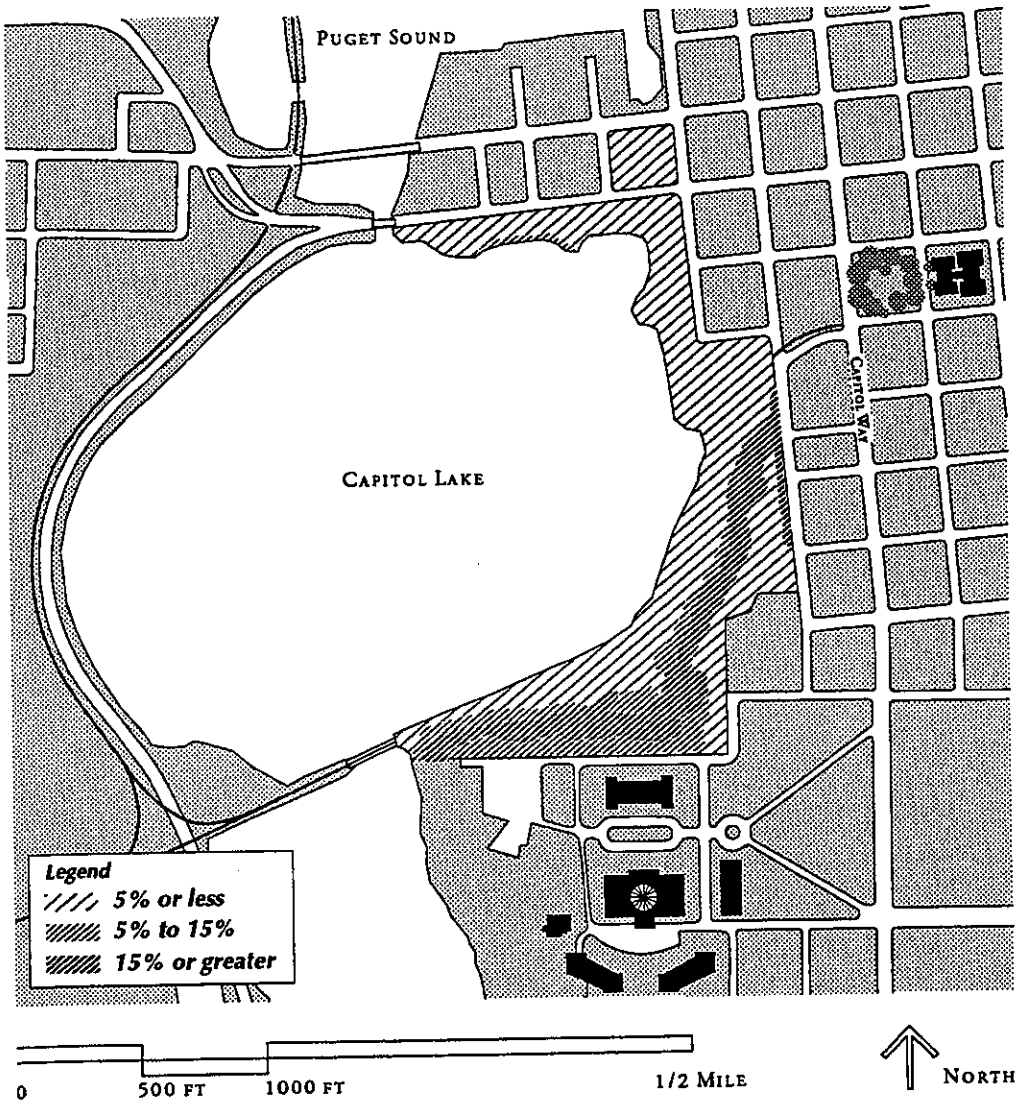


EXHIBIT IV–15
EXISTING SLOPE

Exhibit IV–15 illustrates the topographic conditions for the Heritage Park site.

SOLAR ASPECT

Slope aspect prevails in a north to west direction. These slopes are found from the lake shoreline up to the top of the bluff to the north of the Capitol Campus. The south and southwest facing slopes are almost exclusively found in north-west leg of Capitol Lake Park. East facing slopes make up the smallest area representing only 1.0%.

Aspect:	Percent of total area
West	33%
Northwest	21%
North	25%
Northeast	8%
East	0.25%
Southeast	0.75%
South	7%
Southwest	5%

The south facing slopes, all of which lie in the existing Capitol Lake Park area extending to the dam, receive the longest hours of sunlight within the study site. These slopes are buffered from the winter winds off the Puget Sound, but are susceptible to the fall and spring prevailing winds from the southwest. These slopes are relatively minor and this area represents a good opportunity for recreational activities.

The west facing slopes at the north end of the existing rail yards receive long hours of sunlight especially in the summer season.

The north facing slopes receive the least sun and are generally in the shade during the winter months. These slopes receive the winter north winds. Due to the steep slopes and aspect this area is the least conducive to most recreational activities.

Exhibit IV–16 illustrates the solar aspect conditions for the Heritage Park site.

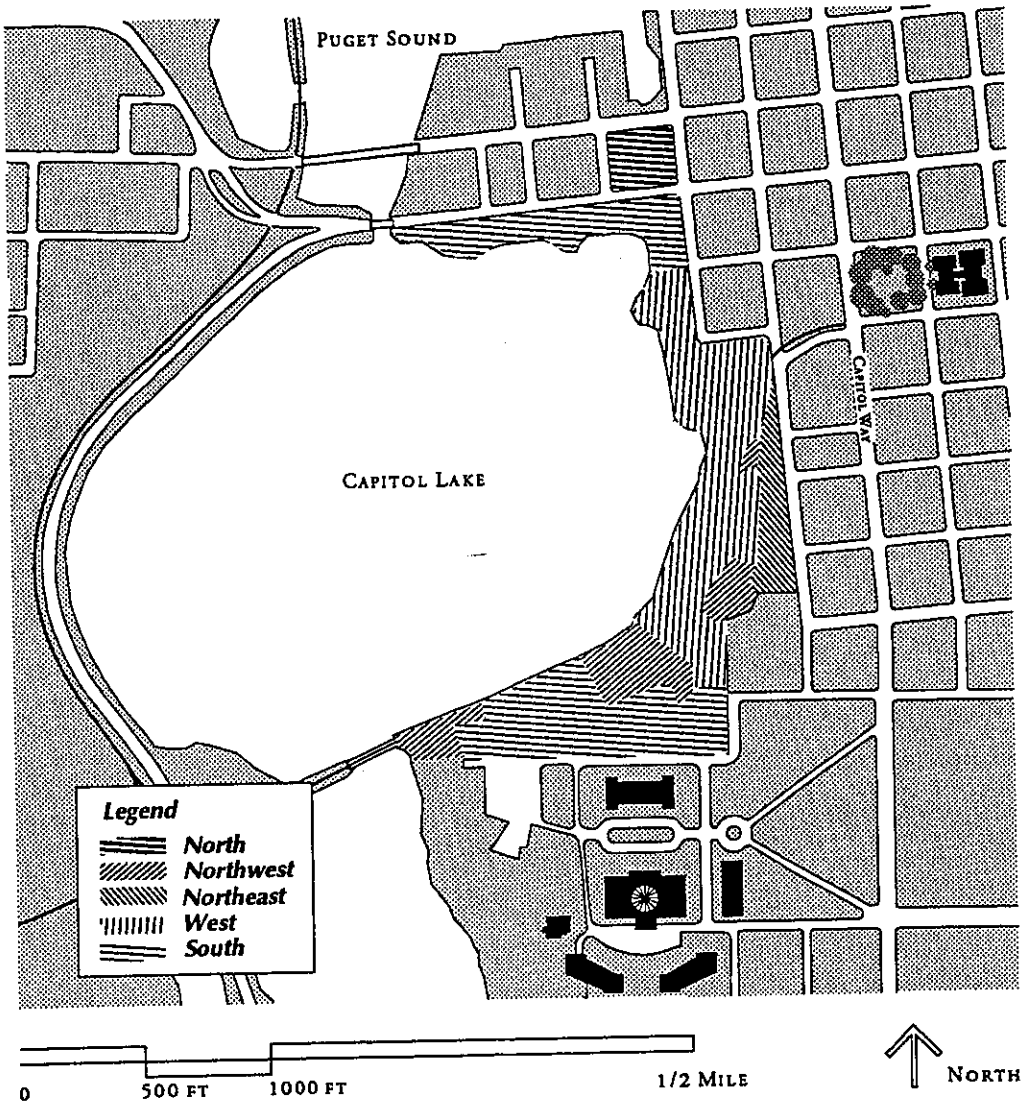


EXHIBIT IV–16
SOLAR ASPECT

GEOTECHNICAL/SOILS ANALYSIS

Heritage Park encompasses the moderately steep to steep slope north of the Temple of Justice. This slope extends in a bowl shaped configuration from the Capitol powerhouse on the west to about 750 feet north of the General Administration Building. The inclination of the slope ranges from near vertical on the western portion to about 20 to 40 degrees on most other portions of the slope. Most of the slopes appear to be natural and contain trees and thick undergrowth, while the fill slopes and slopes affected by land sliding generally have thick growth of ivy and shrubs. However, an old ravine between the Temple of Justice and the General Administration Building was filled around the turn of the century. These slopes are generally heavily vegetated.

The top of the slope is bordered by government and private buildings and parking lots. The Temple of Justice and its parking lots encompass the south edge of the slope; the Conservatory/Greenhouse Building is located in the apex of the bowl shape; and the General Administration Building, its parking lots and private apartments border the eastern top of the slope, and parking lots and residences border the top of the slope to the north of the General Administration Building. In general, the ground surface at the top of the slope is level, but the southern plateau is higher than the eastern plateau by 40 to 50 feet.

At the toe of the slope is a relatively level terrace, most of which is covered with tracks of the Burlington Northern Railroad. In the middle of the site, this bench is about 250 feet wide, but narrows to about 200 feet at the northern end, and approximately 100 feet at the western end. The elevation of Capitol Lake is approximately 5 to 6 feet above mean sea level and the Burlington Northern Railroad bench is about 9 to 10 feet.

No significant erosion is occurring on southeast corner of Capitol Lake shore. Along the eastern shore of Capitol Lake, adjacent to and north of a municipal parking lot, bank erosion is contiguous along the entire lake edge to at least the northeast corner of the lake.

Exhibit IV–17 illustrates the geotechnical conditions for the Heritage Park site.

GEOLOGY

Generally, Olympia is underlain by Tertiary bedrock and Pleistocene glacial and nonglacial sediments. The bedrock that outcrops south of the Capitol, in the Tumwater area, is basalt of the Crescent Formation (48 to 52 million years old). Bedrock is not exposed in the immediate vicinity of the proposed park and its depth beneath the park is unknown. Deep borings drilled about 1/2 mile northeast of the project site did not encounter bedrock in a hole about 500 feet deep.

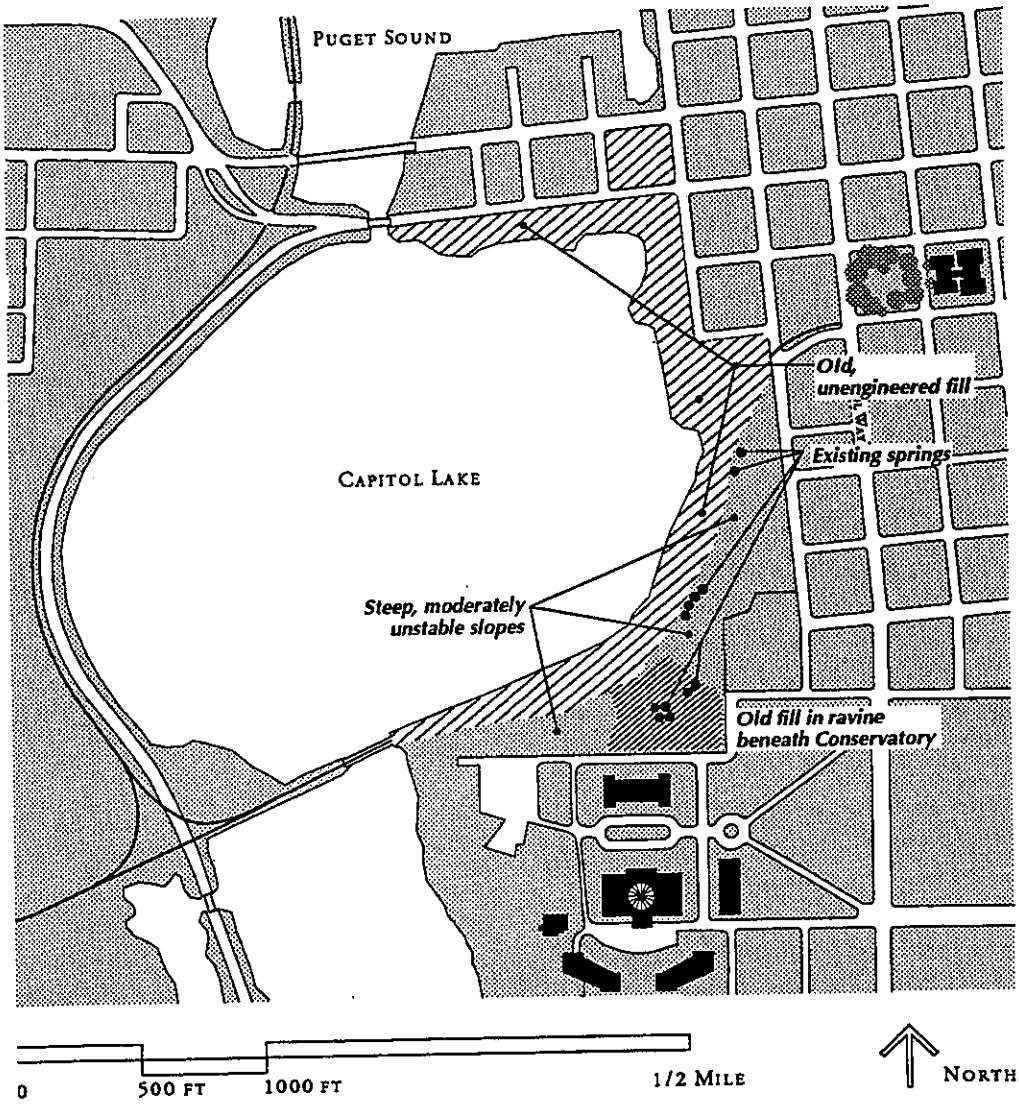


EXHIBIT IV–17
EXISTING GEOTECHNICAL CONDITIONS

Although vestiges of 3 or 4 glaciations may be present beneath the Olympia area, only 2 glacial and 2 non-glacial deposits are exposed in the bluffs along the shores of Budd Inlet. The two most prominent deposits in the area are the till associated with the Vashon Stade, the last glacial ice to reach the Olympia area, and a recessional lake deposit.

The till is commonly referred to as "hardpan", and consists of a very dense mixture of clay, silt, sand and gravel. It is relatively impervious and is difficult to excavate.

Overlying this till are sediments deposited on the bottom of a lake, commonly referred to as Lake Russell. This lake formed from meltwater in the south end of Puget Sound as the glacial ice retreated, but before an outlet opened through the Strait of Juan de Fuca. The lake sediments are interbedded loose to medium dense silts and sands with scattered clay lenses (thin layers). Local boring information suggests that this unit may extend to about elevation minus 30 feet (Dames & Moore, 1965).

Overlying both the till and lake sediments are post-glacial deposits: colluvium, estuarine mud and artificial fill. Colluvium is gravity-emplaced material commonly found as a rind on hillsides. As it is formed by the downhill movement of soil by landsliding or erosion, it is usually thickest at the toe of a slope. Hummocky (uneven) ground along the toe of the eastern slope of the site is a good example of colluvium. On steep hillsides, this material can be prone to instability because it is loose.

Beneath the fill of the Burlington Northern Railroad yard and below the water of Capitol Lake is very loose fine sand and soft to very soft silt and clay deposited in an estuary that formerly occupied the north end of the present-day Capitol Lake (prior to the construction of a dam in 1951). This type of sediment is commonly wet and relatively weak with shear strengths on the order of 100 to 200 pounds per square foot (Entranco, 1990). The fill placed over the estuarine mud was probably not engineered, and its density and soil type are probably highly variable. The depths of fill and estuarine mud are unknown; however, since the elevation of the Burlington Northern Railroad yard is approximately 10 feet, the thickness of fill may be 10 to 12 feet, as the fill probably sank into the very soft mud.

A significant geotechnical issue is a large mass of fill in the ravine under the existing Conservatory/Greenhouse Building. (See the Geotechnical Report in Appendix Section X, E-2 for the approximate original contours). Based on local borings in this hillside, the fill consists primarily of silts and clays with occasional sandy zones and zones containing bricks and building debris (Dames & Moore, 1965a and b; Geolabs, 1973). A stratum of topsoil or organic material 3 to 18 inches thick separates the fill from original ground. The post-glacial lake sediments beneath the fill and organic layer are the same as that on the hillsides to the north and west of the old ravine. Based on the topographic map, the maximum thickness of fill appears to be about 75 feet near the southwest corner of the conservatory/greenhouse. Settlement of this fill has resulted in the formation of numerous cracks

in the foundations and walls of the existing Conservatory/Greenhouse Building, which is supported on shallow foundations bearings in the fill.

Although not yet explored, the ground configuration along the parking lots to the north of the General Administration Building indicates that fill may have been placed on the edge of the slope for the westward extension of the parking lots. The consistency and thickness of this fill is unknown.

GROUNDWATER

Groundwater is found at many different levels throughout the site. In the native post-glacial Lake Russell deposits, seepage occurs at many different elevations, particularly where sand lenses (thin layers) daylight on the slope. Water-bearing strata occur in the fill between elevations 70 and 75; 63 and 66; 50 and 60; 30 and 35; along the original ground/fill contact; and in sandy horizons in the original soil beneath the fill (Geolabs, 1973). The groundwater table beneath the Burlington Northern Railroad yard is expected to be about 5 feet deep, corresponding to the water surface level of Capitol Lake.

The hillside north of the Temple of Justice Building contains numerous patches of water-loving vegetation, suggesting the presence of near-surface springs or water sources. Two point-source springs were observed (see Geotechnical Report Appendix Section X E-2, Figure 2). The springs north of the Temple of Justice (Spring 1) and north of the Conservatory/Greenhouse Building (Spring 2) appear to be following the contact of the fill and original ground in the former ravine in the proximity of elevation 25 feet. A more diffuse spring higher on the slope north of the Temple of Justice emerged from the hillside at approximately elevation 60 to 70 feet. Two other spring areas were observed at the toe of the steep slope west and north of the General Administration Building. In both cases, the seepage emerged over a wide area at about the same elevation.

The groundwater discharging on the hillside was tested to determine if contamination might exist in the ravine fill material. Samples were collected from two spring areas (Springs 1 and 2, Figure 2 indicated in the Geotechnical Report Appendix Section X, E-2) on May 11, 1992, and tested for indicator metal and petroleum constituents. The spring flow was not sufficiently large enough to permit filling the sample bottles from the running water. Therefore, small depressions were dug in the wet areas of the slope to permit the collection of the water.

Conductivity, pH and temperature were tested in the field; other tests were performed in the laboratory. (See the Geotechnical Report in Appendix Section X, E-2 for the test results and laboratory report). No diesel-type petroleum contamination was detected in either spring (as measured by Total Petroleum Hydrocarbons, modified method 8015. However, one contaminant of concern, lead, was detected in Spring 2 at a level (0.074 ppm) exceeding the Washington Model Toxics Control Act (MTCA) groundwater cleanup standard of 0.005 ppm. Because of the sampling technique which introduced sediment

into the water sample, it is not known if the lead reflects dissolved contamination in the groundwater (which could result from leaded gasoline) or from lead dust in the surficial soil. In general, the total metals levels were generally higher in Spring 2 than in Spring 1, except for iron. Both iron levels exceed the groundwater standard (0.3 ppm). However, this is expected in sediment-laden water.

BURLINGTON NORTHERN RAILROAD YARD

A Level I Environmental Site Assessment was conducted by Nowicki & Assoc. Inc. in April 1992 on the Burlington Northern Rail Yard along the west side of Heritage Park site. They report that the site has been in use as a rail holding and sorting yard since 1892. No reported fueling activities or major spills are known to have occurred on the property. No underground storage tanks (USTs) are known to exist or to have existed, and only one above-ground tank (300 gallon, abandoned) was observed on site.

The report concludes based on shallow soil sampling and field testing, that the upper 6 to 18 inches of soil throughout the site is contaminated with petroleum hydrocarbon, primarily heavy, used motor oils and lubricants. This contamination resulted from numerous small fuel spills or leakage that occurred over time from the normal use of the rail yard. They observed that the petroleum contamination appeared to decrease with depth below 18 inches. They conclude that, although deeper contamination appears unlikely, there could be petroleum contamination below the level of their observations.

They recommend investigation of the financial implications of the cleanup of the surficial contaminated soil prior to purchase agreement. The study did not address, however, the potential for groundwater contamination below the site. Groundwater is expected to exist at a depth of about 5 feet and move toward and discharge into Capitol Lake. The potential may exist for transport of soluble components of the petroleum through the shallow soil and into the shallow groundwater system.

SLOPE STABILITY

Existing slopes within Heritage Park area exhibit numerous signs of instability. The slope between the powerhouse and the Temple of Justice Building is riddled with small to medium slide scars of varying ages. The widest slide scar is about 150 feet across. Some of the slides are probably 75 to 100 years old as judged by trees growing in the scars; however, in one area, fresh soil still lay on the railroad tracks from a small slide which occurred the past winter. Soil cleanup along the tracks is common during the winter. It is likely that the rate of bluff regression has decreased significantly since the fill for the Burlington Northern Rail yard was placed, as this fill protects the toe of the slope from wave erosion. Slope instability in this portion of the proposed park appears to be related to seepage pressure along the contact of pervious sandy zones overlying less pervious silt or clay.

No large slide scars were observed in the filled ravine between the Temple of Justice and the General Administration Building. However, hummocky (uneven) topography, back-tilted trees and reports of landslide

activity in this area indicate that the fill slope is marginally stable. Instability in this portion of the slope appears to be related to the loose/soft fill material and seepage pressure in the pervious zones of the fill and at the fill/original ground contact. A soldier pile wall was installed below the existing Conservatory/Greenhouse Building and yard and extends north past the west side of the General Administration Building. The wall was installed to minimize erosion and slope failure.

Directly west and to the north of the General Administration Building, the slopes appear to be relatively more stable than those to the west. Although some signs of instability are present, the real extent is much less than the other areas of the proposed park. Directly west of a private apartment house (north of the General Administration Building), a large mound of hummocky ground is present at the toe of the slope, an indication of previous slide activity. At the north end of this slope, there are signs of thin surficial sloughing, but no major slide scars. Much of the rest of the slope is densely covered with ivy. Uncontrolled water from a downspout from a garage at the private apartment has cut a gully into the slope at the rear of the garage.

PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

A geotechnical engineering evaluation was performed for the proposed park and other associated structures. Among those features discussed below are the stability of the slopes in the park area, the Burlington Northern Railroad yard, the Capitol Lake shoreline. Included in the Geotechnical Appendix Section X, E-2 are the Heritage Park Garage to the north of the General Administration Building, the northward underground expansion of the Temple of Justice, and a grand staircase/ramp on the slope north of the Temple of Justice Annex.

In summary, the proposed park and other features are feasible, with the state-of-the-art of geotechnical engineering. However, some of the proposed engineering solutions to overcome the site conditions may be expensive.

Slope Stability

Slope stability in the western and northern slopes will continue to periodically fail in response to winter storms and the buildup of groundwater pressure. Subsurface drainage measures (i.e., trench drains) may reduce the slide hazard.

However, since slides typically develop from local areas of ground-water seepage, it is difficult to identify specific areas of future slides. Thus, slide remediation would largely be restricted to specific problem areas or specific site developments. For example, in the area of a proposed underground parking garage to the west of the Temple of Justice Building, drainage could be installed in conjunction with the construction of the garage that would be effective in increasing the stability in that particular area.

No permanent cuts should be allowed into the western or northern slopes. Such excavations would decrease the present stability of the slope. No surficial drainage should be allowed to flow onto the slope from above.

In the middle portion of park, where the ravine was filled, the slopes are unstable to marginally stable. In order to construct any structures on or adjacent to these slopes, it is necessary to implement remedial measures. In 1973, horizontal drains were proposed (Geolabs, 1973c), but they were never installed. The subconsultants have no knowledge that any stabilizing efforts were ever implemented, except for the soldier pile/tieback retaining wall adjacent to the Conservatory/Greenhouse Building, General Administration Building and parking lot.

In order to increase the stability of the ravine fill slope, it will be necessary to install drainage and regrade the slopes. The actual configuration of the slopes and the type and location of drainage will depend on the proposed plans for the slope facilities. In general, about 5 feet of fill will have to be removed from the slope prior to the installation of drains. Benches would be cut into the hillside to allow for the installation of trench drains that may extend 10 to 15 feet below the benches. The actual layout of the drain system should be based upon further reconnaissance and stability analyses. Compacted fill may then be placed over the graded slope. The maximum extent of fill should be governed by the strength and settlement characteristics of the underlying soil.

In spite of minimizing the risk of slope instability, facilities with shallow footings constructed on the slope will likely incur settlement, owing to the compressible nature of the fill. Any structures and utilities should be designed to accommodate settlements of several inches. Otherwise, pile foundation support systems may be needed.

Burlington Northern Railroad Yard

The Burlington Northern Railroad yard is underlain by several feet of unengineered fill and underlying estuarine mud, any structures placed in this area would be susceptible to settlement. Any such structures would likely have to be pile supported or preloaded. The depths of pile foundations or the thickness and duration of the preload fill would need to be determined from the results of additional subsurface explorations and laboratory testing. Settlements and/or liquefaction of the ground surface in this area could occur during earthquake shaking owing to the soft/loose soils that probably underlie the area. Liquefaction developed adjacent to Capitol Lake during the 1949 Olympia earthquake. Areas in which it is desired to limit earthquake-induced damage could be densified by vibration and/or replacement.

Capitol Lake Shoreline

The use of Capitol Lake shoreline is dependent on the stability of the shoreline edge from erosion and earthquake shaking. Wave erosion of the shoreline was studied by Entranco, Inc. (1990) and recommendations were made for rehabilitation of the shoreline in areas where erosion was observed to be active.

The 1990 Entranco Study zoned the shoreline around the lake based on the severity of the erosion. Of the eight zones on the eastern half of the lake, two were considered low priority and six were medium priority. Concepts for repair included minimal riprap, brush layering, minimal beach, riprap at toe of an existing wall; sketches of these conceptual remedial measures are presented in the

Entranco 1990 report. These are suitable engineering solutions for the shoreline at this time.

In spite of improvements to prevent or reduce shore erosion, damage will likely occur along the lake front area during earthquakes owing to the very soft silt and clay and the loose sand. The loose sand is quite susceptible to liquefaction, resulting in settlement and sand boils. The very soft to soft silt and clay is likely to produce lateral spreading, resulting in the slumping and sliding of the shoreline. Such movements could damage shoreline protection measures.

Shoreline permanent structures would be susceptible to damage and settlements. If such structures were pile supported, damage could be limited; however, the depth to suitable bearing soil is unknown. If that depth is great, the cost of the structure may be prohibitive.

Borrow Materials

Borrow materials excavated from Heritage Park site would not be suitable for structural fill or free-draining material. In general, the site soils are silty and clayey and wetter than the optimum desired moisture content, rendering them difficult to compact and unable to pass moisture readily. The sandy natural soils that are found on the site are in lenses or beds between clay and silt layers, rendering it very difficult for a contractor to segregate the suitable materials. It is the sandy layers that are usually water-bearing, owing to their higher permeability; therefore these soils would be significantly over the optimum desired moisture content.

A considerable amount of material has been dredged from the Middle and South Basins of Capitol Lake, since 1977. During the 1977 dredging, 159,000 cubic yards (cy) were removed from the South Basin, south of the I-5 bridge and 180,000 cy from the Middle Basin. The material was placed in the southeast corner of the Middle Basin behind a constructed sand and gravel dike. The material from the South Basin was primarily sand and sand and gravel (CH2M/Hill, 1977). The soil removed from the Middle Basin was all fine sand, silt and clay.

Borings done for the Capitol Lake Restoration Project in 1982 indicated that a 4 to 5-foot thick layer of gravely sand was present along the south edge of the dredge spoils handling area (RZA, Inc. 1982). All of the other soils encountered within the handling area were silty fine sand, silt and clay. It is our understanding that the gravely sand was removed to make room for material dredged from the Middle Basin in 1987. Therefore, it is very unlikely that there is any material in the dredge spoils handling area that is suitable for use as structural fill or drainage material.

Another dredging program is proposed; however, the material will probably be fine sand, silt and clay from the Middle Basin. If any stream work is performed in the South Basin, it is likely to involve clean up of organic debris in conjunction with minor dredging. The inclusion of organic debris would be unsuitable for use on the Heritage Park project.

ENVIRONMENTAL HEALTH

HAZARDOUS MATERIALS

The material in this section is based on the Phase I Environmental Assessment, Heritage Park Parcel - Capitol Lake, Olympia, Washington, dated February, 1992, and the Level I Environmental Assessment Burlington Northern Parcel dated April, 1992. Both reports are prepared by Nowicki and Associates, Inc. (see Appendix Section X, H1 and H2).

These studies conclude that the likelihood of onsite contamination originating from offsite localities is low. Extensive petroleum contamination of surface soils was found along the tracks on the property. This contamination is probably confined to within 18 inches of the surface. Asbestos-containing materials were found in two of the three buildings on the Burlington Northern site. In addition, the old depot building site contained two 55-gallon drums (of which the contents of the two drums is unknown, but is suspected to be hazardous materials, either cleaners or solvents), six PCB light ballasts, and rubber tires. The Burlington Northern properties are not classified by federal or state agencies as contaminated sites.

Use of the site as a park in its present condition could result in potential adverse health impacts for park users. Prior to park development, cleanup of contaminated soils and removal of hazardous materials will be necessary. Procedures for such remediation are defined in state and federal regulations.

NOISE

No measurements of existing noise levels were taken at the site. However, given the nature of land uses in the area, existing noise levels are expected to be about 55-60 dBA in the central and southern portions of the site, and perhaps 60-65 dBA in the northern portion of the site where more activity occurs. Present noise levels in the residential area west of Capitol Lake would probably be in the range 50-60 dBA depending on a particular residence's location relative to roads and other noise generators.

Site preparation and construction of park facilities will create additional temporary noise impacts on nearby uses. Construction activities typically produce noise levels ranging up to 85-90 dBA at a distance of 50 feet (EPA 1971). Pile-driving, which may be employed during construction of park facilities, can produce short-duration noise impulses producing peak sound level pressures of 110-130 dB (EPA 1974).

Under normal conditions without intervening barriers, noise levels drop 6 dB for each doubling in distance. Under these idealistic conditions, the maximum noise level during most construction activities would be about 60 dBA at the nearest residences on the west side of Capitol Lake. Impulsive

noise from pile-driving would be higher, about 80-100 dB, at these nearest residences. These levels would be quite noticeable and could interfere with sleep or other activities sensitive to noise.

Construction noise levels at properties adjacent to the east and north sides of the proposed park would be substantially higher, although the area is urban and activities taking place in urban areas are generally less noise-sensitive than activities associated with residential uses. The impact on a particular property would vary considerably depending on where construction activity was occurring on the site. During stable atmospheric conditions when the lake surface is calm and an atmospheric inversion exists, noise attenuation would be reduced and noise levels would be higher than expected under normal conditions. These atmospheric conditions are likely to occur on only a few days, primarily during the period from late September to March. Construction activity may need to be temporarily suspended if these atmospheric conditions occur during weekend or evening periods while heavy equipment would be operating on the site.

After construction of Heritage Park, normal recreational activities at the site would not have any adverse noise impacts on surrounding properties.

To mitigate noise impacts, construction activity should be limited to daytime hours. Pile-driving should be restricted to weekdays to avoid affecting weekend activities at nearby residences and recreational facilities. The use of well-maintained mufflers on all construction equipment will provide additional noise mitigation. Given the temporary nature of construction noise impacts, no other mitigation are recommended.

AIR

Stagnant air conditions frequently occur during stable, clear weather in the December to early March period in Puget Sound. These stagnant conditions can result in comparatively high particulate concentrations.

Site preparation and other construction activities related to park development can expose soils and increase local atmospheric concentrations of particulates. During periods of stable weather, which occur typically for a few days primarily during the period from late September to March, unacceptably high particulate concentrations may result.

Covering or wetting exposed soils either on-site or while carried on trucks will suppress airborne dust. Street sweeping on adjacent roads used by construction equipment will also aid in dust suppression. If dust generation becomes severe, additional mitigation may be necessary, such as wheel washing, limitations on the allowable area disturbed by construction at one time, or limitations on construction activity during stagnant air conditions.

FLOOD CONTROL

The city of Olympia's Water Resources Division has jurisdiction over storm water issues in the project area. Several city storm drains pass through the site to Capitol Lake and there are a few drainage structures in the parking areas adjacent to the lake. There are several dilapidated storm water catch basins in the Burlington Northern Railroad yard and at the toe of the bluff. Relocation or modification of the city's existing storm drains related to park development would be at the expense of the General Administration.

The Federal Emergency Management Agency has evaluated the city of Olympia with respect to flood hazards associated with the Deschutes River and Capitol Lake. Flood Insurance Rate Map 530191004B, published by Federal Emergency Management Agency, indicates the defined 100-year floodplain boundary of the north basin of Capitol Lake at a 100-year flood elevation of 11 feet (National Geodetic Vertical Datum 1929). The existing elevation of the land surface on the park site varies from 5.6 feet at the shore of Capitol Lake to over 100 feet at the southeast corner of the site. Most of the lower, relatively level portion of the site lies between 8 and 11 feet elevation.

The defined 100-year floodplain encompasses the open-water area of the north basin and extends north to 5th Avenue west and east to Columbia Street north of the rail line. Thus the defined flood plain includes most of the northern portion of the park site and also includes the two blocks between Water and Columbia and between 5th and 7th Avenues that are northeast of the park.

Filling for park development, if it occurs within the defined floodplain below elevation 11 feet, will reduce existing 100-year flood storage capacity and increase the area subject to flooding. The extent of additional flooding would vary directly with the volume of fill placed in the floodplain below the 100-year flood elevation. Park development involving filling of several acres of Capitol Lake could result in significant increases in flood elevations and therefore increases in the area subject to flooding. Hydrologic analysis based on a detailed grading and filling plan for park development would be necessary to accurately determine the extent of changes to the 100-year flood elevation.

If significant changes in flood elevations would occur as a result of grading and filling, the only available mitigation would be to provide additional flood storage to offset the loss of existing flood storage. Section 16.04.260 through 16.04.330 of the city of Olympia Municipal Code, contain regulations affecting development within 100-year floodplains as defined by Federal Emergency Management Agency. These regulations require flood protection for struc-

tures vulnerable to floods and control the types of development that can occur within flood hazard areas. Filling within a floodplain is not allowed if it would increase flood hazards to other property. (Refer to figure 15 of Appendix Section X, E-4 for 100-year Floodplain Area).

It is unlikely that localized fill placement above the shoreline for new structures and facilities that must be protected from the 100-year flood will result in a calculable increase in the flood plain elevation.

Although new structures and facilities would be protected from flooding by constructing them at elevations above 11 feet, the majority of the remainder of the park site would still be subject to flooding. Flooding to an elevation of 11 feet (100 year event) has an estimated one percent chance of occurrence in a given year. More frequent yet lower flooding is also likely due to the low ground elevations of portions of the park site. Construction of a levee or high wall to protect the entire site (and consequently adjacent area of Olympia) would remove a significant volume of stormwater storage from Capitol Lake, thus increasing the 100 year flood elevation. Also, a levee or a wall would reduce shoreline recreational opportunities and may be an obtrusive feature of the lake shore.

Mitigation of the reduced volume would very expensive. It would be more prudent to simply protect individual structures. An emergency action plan for anticipated flood events could be developed to protect the non-structural yet important features of the park. Provisions for flood fighting include emergency access, sandbagging or other temporary protection would be provided as part to the plan similar to the current flood protection measures currently employed by the city and state. Repairs of park elements and general cleanup may be necessary following some flooding events.

Entranco prepared an erosion control study for Capitol Lake in 1990. Recommendations for the shoreline with riprap, gravel, vegetation and /or retaining wall. Shoreline stabilization to an elevation of 8 or 9 feet would be reasonable in order to protect the shoreline from wave action and to provide a higher level of flood protection for the more frequent flood levels.

The city of Olympia recently published an Amendment to the Municipal Code, Interim Chapter, addressing critical areas. The 100-year floodplain area, landslide hazard areas, and wetlands are included as critical areas. Over 60 land uses and activities are tabulated with respective allowable uses in the various types of critical areas. Public parks and storm water facilities are generally permitted, but may be subject to review by the city. "Bioengineering" is the preferred method of bank stabilization.

A drainage and erosion control plan, floodproof certificate, and topographic survey will be required for activities which impact the 100-year floodplain boundary.

The city of Olympia utilizes the Thurston County Storm Water Manual for storm water regulations. A preliminary review of the manual indicates that no detention/ retention or peak discharge flow control will

be required and that no treatment will be required for runoff from paved areas not subjected to vehicular traffic. If appropriately treated, discharge of runoff from the park to Capitol Lake should be acceptable. At the predesign phase it is not possible to predict expected changes in runoff volumes and rates.

The site's proximity to Capitol Lake, the lack of clearly defined drainage channels on the level portion of the site, and the likelihood that park development will not result in a significant increase in impervious surface area suggest that impacts related to storm water runoff will be negligible. However, preparation and approval of a drainage and erosion control plan will be required. The plan must provide detailed information, studies about the site soils, hydrologic and hydraulic characteristics during the design phase. Temporary and permanent erosion control measures will be required during construction of the park.

Water runoff from park development will not result in a significant increase in impervious surface area on the site suggesting that impacts related to runoff quantity will be negligible.

WATER QUALITY

Results of recent water quality sampling (Entranco 1990a, Davis 1992 personal communication) indicate the existence of several water quality problems in Capitol Lake. These problems include high levels of fecal coliform bacteria, high levels of nutrients, algal growth, and poor water clarity. Livestock, failing septic tanks, stormwater runoff, brewery discharges, and waterfowl are all potential sources of bacterial contamination in Capitol Lake (Entranco 1990a).

Phosphorus, an important nutrient in many lakes, is typically retained in bottom sediments, but under certain conditions may be released to the overlying water significantly increasing lake productivity (Wetzel 1975). High nutrient concentrations, primarily phosphorus, have been found in Capitol Lake. The state has no specific criterion for phosphorus in lakes. However, the United States Environmental Protection Agency (EPA) has established a maximum concentration for total phosphorus of 0.025 milligrams/liter (mg/L) as necessary to prevent accelerated eutrophication and biological nuisances.

Poor water circulation along the east and west sides of the north basin contributes to poor water quality (Entranco 1990b). The state has taken several steps to improve water quality in Capitol Lake including sediment removal/dredging, lake drawdown, and hypolimnetic injection/withdrawal (Ecology 1992).

During construction, erosion of exposed soils could increase concentrations of suspended solids in Capitol Lake. The low water velocities near the shoreline of the lake would probably result in confinement of

impacts to areas adjacent to the park site. In-water construction activity could disturb lake-bottom sediments thereby releasing phosphorus and increasing nutrient levels in the lake.

At this predesign phase of the proposed Heritage Park project, information on the extent of soil contamination from past activities is not available with the exception of the Burlington Northern Railroad parcel phase one Environmental Site Assessment by Nowicki and Associates Inc. (Refer to Appendix Section, H-1). If soils on-site are contaminated, their disturbance during site preparation could release contaminants into surface water.

Potential impacts due to construction erosion can be reduced by implementing standard erosion control methods. These methods would include minimizing the area of exposed soils by covering soil stockpiles when they are not being used and planting exposed areas as soon as possible following construction. Limiting major grading activities to dry weather periods and providing sediment filters or barriers adjacent to the shoreline during construction would reduce transport of sediment to Capitol Lake. If soil contamination exists onsite and is sufficiently severe, removal of contaminated soils offsite to an approved disposal location, or some other remediation, may be necessary to adequately mitigate potential impacts to water quality.

Currently, consideration is being given to improving circulation in the north basin by dredging and other methods (Entranco 1990b). Improvements in circulation could decrease locally high nutrient levels in the North Basin and offset potential nutrient inputs and sediment increases due to construction for Heritage Park.

Typical post-construction maintenance activities that may occur after completion include application of fertilizers and pesticides to planted areas. These substances are readily transported by surface and ground waters. Given the high water table at the site, the direct hydraulic connection of ground water with lake water, and the short distance surface runoff must travel to reach the lake, significant impacts on water quality in Capitol Lake could occur from long-term use of fertilizers and pesticides.

To mitigate potential impacts to water quality, use of fertilizers and pesticides could be restricted. If fertilizers and pesticides are to be applied regularly, a pest management and fertilizer application plan should be prepared to control the use of these chemicals. Native vegetation requiring little maintenance could be used for landscaping where possible. Lawn areas should not extend to the lake edge if fertilizers or pesticides are used. Planting a band of low maintenance vegetation along the lake edge would provide some filtering of runoff from lawn and other open areas farther back from the lake edge. Paved area runoff should be diverted through oil-water separators and biofiltration swales before being discharged into the lake. Strict enforcement of "pooper scooper" regulations would reduce a potential source of fecal bacteria.

REGULATORY ISSUES

LAND AND SHORELINE USE

Heritage Park site is within the city of Olympia. Land use policies and regulations that potentially apply to the park site include the city of Olympia zoning ordinances, parks plan, comprehensive plan and the Shoreline Master Program for the Thurston Region.

OLYMPIA ZONING ORDINANCE

The northern portion of the site is zoned Central Waterfront (CW), while the southern portion of the site is zoned High Rise Multifamily (RM-H). The southeast edge of the site, on the steep slope adjacent to the capitol complex, is zoned Commercial Services - High Density (CS-H). Parks and similar open space uses are a permitted use in the CW and CS-H zones and a conditional use in the RM-H zone. Conditional uses normally require a conditional use permit from the city. Minimal setbacks (maximum 10 feet) are required for structures in these zones. A complex set of regulations limits development coverage in the CW zone, however, given the nature of the proposed park, it should meet these requirements.

Several areas, though not in the study area will have direct implications to the park program. These areas include from the Capitol Campus north to 8th Avenue, designated (CS–H), Commercial Service High Density, and the area from 8th Avenue to the southern boundary of the Central Waterfront zone at Thurston Avenue designated (DB), Downtown Business. This area includes Sylvester Park.

LOCAL STATE AND FEDERAL PERMITTING REQUIREMENTS

Applicable regulations and permits required for development of Heritage Park at the Capitol Lake site may include the following:

- Substantial development permit for construction activities within 200 feet of the lake shore, associated wetlands, or floodway (city of Olympia);
- Clearing and grading permit (city of Olympia);
- Floodplain development permit (city of Olympia);
- Conditional use permit (city of Olympia);
- Water quality certification (Washington Department of Ecology);
- Short-term water quality modification permit (Washington Department of Ecology);
- Hydraulic Project Application (HPA) approval for construction within the ordinary high water mark (Washington Department of Fisheries);
- Environmental review under the State Environmental Policy Act (SEPA);

- Clean Water Act Section 404 permit (U.S. Army Corps of Engineers);
- Rivers and Harbors Appropriation Act Section 10 permit (U.S. Army Corps of Engineers); and,
- Coastal Zone Management Act certification (Washington Department of Ecology).

In addition, compensatory mitigation such as wetland restoration or creation may be required as a condition of a hydraulic project approval, Section 404 permit, or Section 10 permit. Compensatory wetland mitigation may also be required in accordance with the city of Olympia critical areas ordinance. A detailed wetlands mitigation plan will probably be required prior to permit approval.

THE U.S. ARMY CORPS OF ENGINEERS

The Corps conducts a public interest review for all individual dredge or fill permit applications on a case by case basis. Prior to approving a permit the Corps considers whether the project is water dependent (e.g., a port or ferry terminal), whether there is a basic purpose and need for the project, potential public benefit(s), evaluates whether the proposal is the least environmentally damaging, and evaluates the availability of practicable alternatives. In addition, the Corps has established the following sequence of mitigating impacts:

- Avoidance of potential impacts to the maximum extent practicable;
- Modifying a project to minimize impacts to the extent practicable; and,
- Compensating for unavoidable adverse impacts by restoring or creating wetlands functional and habitat values as those destroyed.

Steps in the individual permitting process include:

- A pre-application meeting with representatives of the Corps and other resource agencies;
- Submittal of a complete permit application to the Corps;
- Distribution of a Corps public notice for a 30 day review by state and federal resource management agencies, Indian tribes, and the general public;
- Consideration of public comments by the Corps;
- A determination by the Corps regarding whether to prepare a environmental assessment, Environmental Impact Statement or Finding of No Significant Impact;
- A possible public hearing; and,
- A determination by the district engineer whether to approve or deny the permit.

STATE AND LOCAL WETLAND REGULATORS

State and local wetland regulators also have adopted the Army Corps of Engineers general approach when considering development activities and mitigation in wetlands. Although the Army Corps of Engineers have no statutory regulatory authority, the Squaxin Island Tribe's position on development within the north basin similarly focuses on avoidance of adverse impacts to important wetlands rearing and feeding habi-

tat areas (Dickison 1992, personal communication). However, because of their usual and accustomed fishing rights based on recent court decisions, the opinions and concerns of tribal biologists are solicited and considered on all development activities that could adversely impact fishery resources.

OLYMPIA CRITICAL AREAS ORDINANCE

This recently approved chapter of the Olympia Municipal Code provides standards and requirements for development in critical areas. Critical areas include wetlands, frequently flooded areas, and landslide, erosion, and seismic hazard areas. Requirements relating to development that may impact wetlands are described in the flora and fauna section in this report. Requirements regarding frequently flooded areas are described in the water section of this report.

Portions of the steep slope bordering the southeast part of Heritage Park site would classify as landslide hazard areas. Portions of the site, which are underlain by fill and which were formerly part of the Capitol Lake, would be classified as seismic hazard areas. The city of Olympia has not yet designated any areas as erosion hazard areas.

Parks are a permitted use within landslide hazard areas. Construction of particular facilities on the steep slope bordering Heritage Park site may need to be preceded by city review of a geotechnical report and drainage, erosion, and grading plans.

OLYMPIA'S PLAN FOR PARKS, OPEN SPACE AND RECREATION FACILITIES

Olympia's February, 1991 parks plan designates Heritage Park site as open space. Two policies affecting open space are these (page 19):

"Goal - Parks and Open Space 6: Aggressively pursue the preservation of open space as part of Olympia's landscape, character, and overall contribution to urban form and character."

"Goal - Parks and Open Space 7: Manage current and future open space and parks as beneficial places for wildlife. Develop a strategy to enhance open space as migration corridors for wildlife movements."

Development of Heritage Park is consistent with Goal 6. Consistency with Goal 7 would depend on the specific design of the park. In particular, large-scale removal of vegetation from the hillside along the east and south sides of the park or filling of existing wetlands on the site would decrease existing wildlife habitat. At the same time, landscaping associated with park development could provide some new wildlife habitat.

1990 SHORELINE MASTER PROGRAM FOR THE THURSTON REGION

The Shoreline Master Program for the Thurston Region is the local government implementation of the State Shoreline Management Act. The Master Program shows two of its shoreline designations covering portions of the Heritage Park property. The boundary between the two designations is

the approximate westerly extension of 9th Avenue. North of the boundary the shoreline designation is urban, and south of the boundary the designation is conservancy.

The proposed park, so long as it was consistent with the policies and regulations of the Shoreline Master Program, would require a substantial development permit. The substantial development permit would be issued by the city of Olympia and reviewed and approved by the State Department of Ecology. Deviations from the policies and regulations would require either a Shoreline Conditional Use Permit or a variance.

INFRASTRUCTURE

ROADS

An existing onsite semi-improved road (a mixture of gravel and asphalt) is located between the railroad tracks and the lake shoreline. The road extends form the south end of Capitol lake Park to the west side of the railroad bridge. The road provides access for Burlington Northern to existing rail lines and to the Capitol steam plant for service requirements and state employees. Occasionally the city of Olympia fire department uses the road to access Capitol Lake to test their pump trucks. Public access on the road, although not encouraged, is unrestricted to the railroad bridge.

RAILROAD

Burlington Northern has a single overhead line along their tracks. This is a communications line. Relocation or modification of Burlington Northern facilities would bebased on their requirements.

WATER/WASTE WATER

The city of Olympia Public Works Department provides and maintains water supply and distribution and waste water collection and treatment services adjacent to the proposed park and Capitol Campus. The General Administration provides and maintains water distribution and waste water collection facilities on the campus. Water supply for the campus is from Olympia and waste water is discharged to city facilities for treatment and disposal. The campus water/waste water facilities will not likely be impacted or utilized by development of the park due to their location south of and above the project site.

There are existing city water and sewer mains in 4th and 5th Avenues and Water and Columbia Street. Connection for park facilities would be made to these mains. There are no moratoriums for water and sewer service currently in effect.

The water and sewer mains in 4th and 5th Avenues and Water Street are large facilities and modification or relocation due to park improvements would be difficult and expensive. All relocation due to park development would be at state expense. If a waste water pump station is required, it would be built by the state and turned over to the city when operational. Connection charges for

water and sewer service will vary depending upon type and size of facility to be served. New or modified water/waste water facilities will be designed and constructed in accordance with city of Olympia Standards and Regulations.

IRRIGATION WATER

Capitol Lake water exists as a potential source of water for irrigation purposes within the improvement area. Preliminary discussion with the Department of Ecology indicate that Capitol Lake water for irrigation purposes is permissible providing the necessary steps and applications are taken to obtain water rights. This alternative source for irrigation water should be pursued by the state as considerable savings can be obtained both short and long term over conventional source of irrigation water from the city of Olympia Public Works Department.

NATURAL GAS

Washington Natural Gas provides gas service in Olympia. There are gas mains in the streets adjacent to the project site. If the park development requires relocation of the existing mains, such relocation cost would be borne by General Administration. If an adequate gas main is available adjacent to new development, there is no fee for connection to the main. All work related to gas service would be in accordance with Washington Natural Gas requirements.

ELECTRICITY

Puget Power provides electrical service in Olympia. There are aerial (pole mounted) electrical facilities throughout the street grid adjacent to the project site including poles on the west side of Water Street. Of special note is one pole with a large panel used for electrical service for Capital Lakefair. Also, an aerial transmission main runs along this area and it is the only line into a local substation located in the street bordering the Heritage Park site. This line should not be impacted by park development, except for potential parking improvements on Water Street. In accordance with city of Olympia regulations, all new electrical service is to be underground. Unless an extension of primary electric is required, new electric service connection fees would be nominal. All electric service would be in accordance with Puget Power requirements.

FIRE PROTECTION

Fire protection to new buildings and structures will be by conventional methods of fire hydrants and fire sprinkler systems. By an order of the CB2 Fire Review Task Force 1989 Report all state building are to be protected by fire sprinklers. If new buildings and structures are within 150 feet of existing fire hydrants around the park perimeter, no new hydrants will be required. The 4- or 6-inch water mains would be extended to the buildings for sprinkler system supply. If new buildings and structures are located more than 150 feet away from existing hydrants, new 8- and 6-inch mains would then be extended to the building for sprinkler system supply. It should be noted that fire protection for the Capitol Campus steam plant has not been addressed as it is outside the study area. We understand that there has been preliminary consideration by the city

of Olympia for a new 12- or 16-inch potable water supply main through the park site, across Capitol Lake at the railroad trestle, to serve West Olympia. This would allow a short waterline extension to the steam plant for fire protection. Heritage Park development may be an opportunity for the city and state to share in the construction and benefits of such a project.

TELEPHONE

US West Communications provide telephone service in Olympia. There are both underground and aerial telephone facilities in the streets adjacent to the project site. Most of the aerial facilities are for local service connections and would be removed with building removal. However, the telephone duct runs in this area are critically important, serving all of West Olympia. The duct run is in the streets bordering the park and should not be impacted by the park development. Telephone service for commercial customers is now provided in buried conduit. The conduit and terminal space in the building to be served would be provided by General Administration. US West would then install and connect the service lines at no charge. All new telephone service would be in accordance with US West requirements.

SUMMARY OF SITE ANALYSIS

The site analysis identified the important site conditions which would influence development of the site. They include some of the following:

- The north-facing bluff is somewhat unstable because of its steep slope, areas of unconsolidated fill, and the presence of springs.
- The flat areas of the site consist of fill which will require relatively expensive building foundations.
- Portions of the edge of Capitol Lake is eroding and increasing the turbidity of the lake, making it less suitable as habitat for salmon and other anadromous fish and for certain recreation uses.
- The environmental reports indicate soil, surface water problems, flooding potential and existing wetlands will require further study and possible remediation.
- The site location is critical to making connections between downtown Olympia, the west portion of the city of Olympia, the historic West Capitol Campus and Budd Inlet. The existing circulation connections through the site include rail, vehicular, pedestrian, and bicycle connections.
- The historic plans for the site emphasized the importance of the site as a visual, as well as physical connector between the West Campus and the city of Olympia.
- The acquisition of property by the state is important to the park development.
- Portions of the existing site are well utilized for a variety of recreation uses including strolling, jogging, biking, picnicking, celebrations and special events and including Capital Lakefair.
- Transit access and service within Heritage Park is important and should be coordinated with the city of Olympia and Intercity Transit.

Exhibit IV–18 illustrates summary site analysis elements.

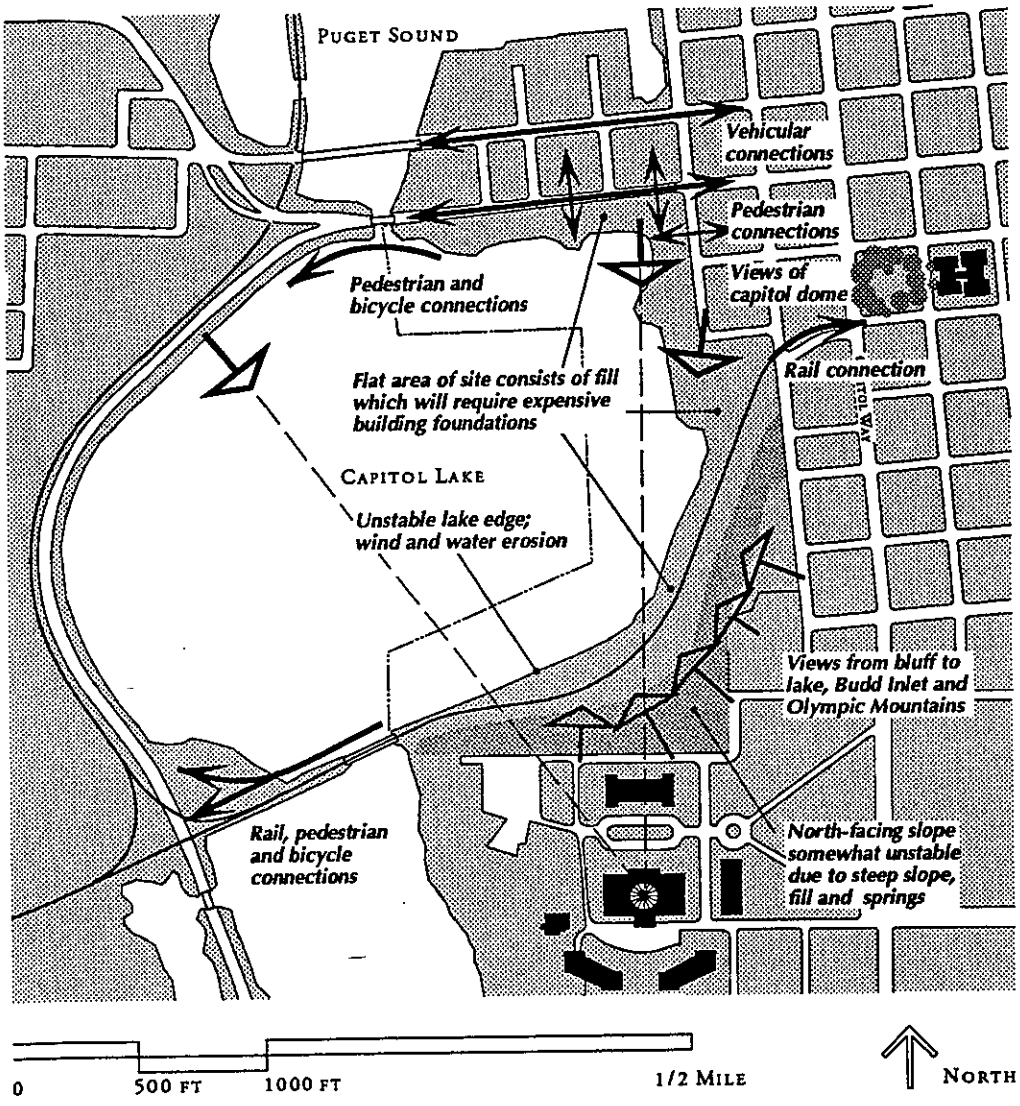


EXHIBIT IV–18
SUMMARY OF EXISTING CONDITIONS

V. MASTER PLAN COORDINATION

V. MASTER PLAN COORDINATION

The Master Plan Coordination section contains information pertaining to the relationship of Heritage Park plan to the 1991 Master Plan for the State of Washington and other applicable municipalities including Thurston County and city of Olympia. This section also addresses the project's relationship to major legislative action and relevant policy initiatives.

1991 THE MASTER PLAN FOR THE CAPITOL OF THE STATE OF WASHINGTON,

Heritage Park is compatible with the 1991 Master Plan for the Capitol of the State of Washington in the pursuit of "interpretive learning experiences in ways as varied as the people and culture of the state itself.", and by "reflecting the Evergreen State's commitment to the environment, urging its visitors to enjoy mountain views as they walk along the waterfront or on nature trails through indigenous forests."

Specific Heritage Park recommendations and policies were addressed. Specific actions for urban design include:

- Reinforce Capitol Way as the primary linkage between the campus and downtown Olympia;
- Enhance the lakefront and harbor and their connections to the campus and downtown; and,
- Expand the campus boundary to the north to include the Heritage Park development, the block between Columbia Street and Capitol Way and 11th to Union Avenue, and the Centennial Park block to provide better linkages with Olympia."

The Master Plan for the Capitol of the State of Washington includes recommendations for Heritage Park. The following recommendations are incorporated into the design, with the exception of the monumental stairway, as noted:

- Reflect the physical and cultural diversity and history of the state through the parks interpretive features;
- Stabilize the northern slope of capitol bluff to prevent further erosion; and,
- Provide a ground-level crossing for the single remaining Burlington Northern Railroad track to preserve future rail transit options.

Note: the monumental stairway recommended in the plan is not included in Heritage Park plan due to a decision made by reviewing agencies during the programming phase. Instead, a meandering pedestrian trail connection has been designed to link the capitol group with Capitol Lake.

The following specific actions were followed

- Create a continuous promenade around Capitol Lake for strolling and jogging;

- Create a ramparts along the eastern edge of the bluff with pedestrian walkways that overlook Capitol Lake.
- Pedestrian trails are proposed along the bluff following the existing grade without a ramparts.

Additional proposed 1991 Master Plan building projects have been suggested. The structures identified for construction in the Master Plan included the Heritage Park Garage, a parking facility north of the General Administration Building; the remodel of the General Administration Building with a Visitor Center addition; the underground Temple of Justice Annex and State Law Library; and the removal of the existing Conservatory/Greenhouse and Interpretive Center. (See Building program pages III-13 to III-17 for further information)

1990 SHORELINE MASTER PROGRAM FOR THE THURSTON REGION BY THE THURSTON REGIONAL PLANNING COUNCIL

Heritage Park shares many of the policies and goals comprising the master program. The proposed design balances the recreational and aesthetic opportunities for the public with minimal impact to the existing ecology (water quality and aquatic habitat).

The plan specifically addresses the following priorities:

- Recognize and protect the state-wide interest over local interest;
- Preserve the natural character of the shoreline;
- Result in long-term over shot-term benefit;
- Protect the resources and ecology of the shoreline;
- Increase public access to publicly-owned areas of the shorelines; and,
- Increase recreational opportunities for the public on the shoreline.

Heritage Park site falls under two designations within the Shoreline Master Program. The southern shoreline is considered a Conservancy Environment, and the northern portion, encompassing Capitol Lake Park is designated Urban Environment. The proposed civic open space follows the stated purposes and goals of both designations as follows.

The following conservancy goals were specifically addressed:

- Public Access goals to maintain and improve the existing public access facilities to county shorelines, and to seek more facilities and devices to increase opportunities for public access to them. It is the intent of this goal to:
  - Recognize and protect private property rights consistent with the public interest,
  - Prevent the destruction of the more fragile recreation areas through excessive use, and
  - Exercise due regard for the safety of the public.
- Circulation systems in the Conservancy shorelines of the County should exist to serve the economic, aesthetic, health, safety and cultural needs of the area, but are to be designed to have a minimal adverse impact upon shorelines;

- Recreational opportunities goals are to preserved and expanded through programs of development (public and private), and various means of public acquisition, such as purchase, leases, easements, and donations. The intensity of the recreational use will be limited by the capacity of the environment to sustain it;
- Conservation goals of this element are to protect, conserve and manage existing natural resources and valuable historical and cultural areas in order to ensure a continuous flow of recreational benefits to the public, and to achieve sustained resource utilization;
- Historical and Cultural goals are to promote, protect and preserve historical, cultural, scientific or educational values in shorelines where these values are acknowledged; and
- Restoration goals are to restore to a useful or original condition those areas (including waters) which are blighted by present uses and dilapidated or abandoned structures.

The concentration of "intensive public uses" and the "managed development of affected natural resources are in accordance with the master program. The following urban goals have been specifically addressed

- Public Access. This goal is to plan for and, where appropriate, acquire visual and physical public access to the water;
- Circulation. The goal of this element is to integrate existing and proposed major thoroughfares, transportation routes, terminals, bicycling and pedestrian paths, and other public utilities and facilities and to assure that they best serve the uses of the shoreline;
- Recreation. This goal is to provide close-to-home recreation;
- Shoreline Use. Shoreline uses are to be distributed in such a manner as to minimize transportation costs and conflicts between adjacent uses;
- Conservation. Resources on the urban environment should be utilized in a manner that minimizes the adverse impacts of that utilization on other resources;
- Historical and Cultural Values. This goal shall be to promote, protect, and preserve historical, cultural, scientific or educational values on shorelines where these values are acknowledged; and,
- Restoration. The goal of this element is to restore to a useful or original condition those areas (including waters) which are blighted by present uses, discontinued uses and dilapidated or abandoned structures.

OLYMPIA COMPREHENSIVE PLAN BY THE CITY OF OLYMPIA PLANNING DEPARTMENT

The city's comprehensive plan designates the majority of the site for parks or public facilities. The portion of the site east of Water Street is designated for residential, office, or retail. The zoning for the residential, office, or retail uses allow parks as either a permitted or conditional use. For this reason, development of Heritage Park would be consistent with the city's comprehensive plan.

WORKFORCE 2000 - WORK AND WORKERS FOR THE 21ST. CENTURY, BY THE HUDSON INSTITUTE

Heritage Park does provide potential benefits for the changing future work force as projected in Workforce 2000. The report offers few actual recommendations that are directly applicable to the project.

ENVIRONMENT 2010 BY THE STATE OF WASHINGTON OFFICE OF THE GOVERNOR STATE OF THE ENVIRONMENT REPORT

Heritage Park specifically addresses most of the applicable key points in the Environment 2010 report. Heritage Park increases the available recreational resources and preserves the existing open space through public acquisition of additional privately owned properties. The proposed plan is based on a strong program of historical, natural, and cultural education. The educational program is further supported by interpretive elements. The habitat restoration of several plant communities is also recommended.

VI. COST ANALYSIS

VI. COST ANALYSIS

Capital costs for Heritage Park improvements on the West Capitol Campus have been estimated using the Office of Financial Management Pre-Design Manual C-100 Cost Estimate Worksheet Form.

The Heritage Park project along Capitol Lake would encompass a total of thirty-four acres. The improvements would include rehabilitation of Capitol Lake shoreline edge; stabilization of the ravine below the existing Conservatory/Greenhouse Building; addition of a trails system for pedestrians, joggers and bicyclists; new rest room facilities; amphitheater; plantings; site utilities; site furnishings; outdoor gathering spaces; and interpretive elements. Three predesign conceptual options A, B, and C were developed including cost estimates for each option. All three conceptual plans were similar in costs (see Appendix Section X-B for options A, B and C cost estimates). In turn, the three conceptual optional plans A, B, and C and cost estimates were reviewed by the Capitol Campus Design Advisory Committee, Department of General Administration and the Heritage Park Working Committee. After a thorough review, consensus was made for the consultants to develop a preferred plan that includes the best attributes of the three original conceptual plans. The associated costs were prepared and are presented within this section of the report.

The summary of the construction cost estimate for the preferred plan is based on the following:

Site Preparation

Demolition of existing buildings and structures that were purchased during the acquisition phase of the project. Clearing and grubbing, site preparation including earthwork and temporary construction erosion control measures.

SITE IMPROVEMENTS:

Includes two types of shoreline rehabilitation, a softedge using rock, gravel and indigenous plant materials and second, a hard edge using precast retaining wall system along the lake edge. Construction of a barrier free meandering trail at 4.9% from the Temple of Justice to Capitol Lake will include slope stabilization below the existing Conservatory Building. Plantings will include both native and ornamental materials. Lawn areas will be seeded and established on free draining soils and irrigated using water from Capitol Lake. Ornamental plants will require seasonal irrigation and native plants will require irrigation only during the initial establishment period. Paved surfaces will be constructed of durable materials capable of withstanding emergency and maintenance access requirements. Site fixtures will be vandal resistant fixtures, and capable of being winterized when it is required.

SECONDARY FACILITIES

A new rest room facility with changing rooms and storage area will need to be constructed on pile foundations or spread footings. The building will be designed to be durable including building shell of concrete masonry walls, vandal resistant fixtures, finishes and use high quality materials.

The cost estimate was prepared using the conceptual predesign drawings, available record documents, site field verification and current costs and bidding conditions in the Seattle/Olympia area.

The basis for all other Capital project costs for the 1993-95 biennium budget include the following:

- **Acquisition:** Estimated costs of remaining land purchases for Heritage Park, appraisal and closing costs, and relocation of displaced tenants and businesses are $2,830,000.
- **Consultant Services:** The estimates for landscape architectural, architectural and engineering services, reimbursable expenses, extra services and contingency are based on the state fee schedule for the type and size of the State of Washington park construction project. Anticipated costs for consultant services is $860,000.
- **Construction Contracts:** The cost to construct the site work and secondary facilities associated with Heritage Park, including contingency, sales tax and an inflation adjustment factor of 1.135, is $9,180,000.
- **Additional Costs:** Equipment, artwork, in-plant services and State of Washington project management cost is $462,000.
- **Related Projects:** Mitigation requirements due to the construction of Heritage Park along the lake will require additional environmental study, permitting and compensatory requirements. Environmental costs are $468,000.

The total escalated State of Washington cost for the Heritage Park preferred plan is $13,800,000. The total cost breakdown is shown on the following C-100 Worksheet Form. Additional detailed cost information of the maximum allowable construction costs are outlined in the cost estimate Appendix Section X-A.

Additional Heritage Park funds are available through a $1,000,000 city of Olympia matching contribution and $1,000,000 state of Washington (I.A.C.) Interagency for Outdoor Recreation grant for a total of $2,000,000. The funds are allocated for construction, design, project management and contingency of the city of Olympia improvements to Heritage Park. The specific areas of responsibilities and improvements by the state and city are currently being discussed. (Note, the $2,000,000 is city of Olympia funding contribution in addition to the $13,800,000 state capital cost budget for the '93-'95 biennium.)

LIFECYCLE COST ANALYSIS

Three conceptual options A, B, and C for developing the existing unimproved Heritage Park project were identified and evaluated using the Office of Financial

Management's (O.F.M. January, 1992) prescribed life cycle cost/benefit analysis process. The Life Cycle Cost Analysis is a combined economic assessment of the estimated initial and ongoing costs including program and technical requirements of the capital project. The comparison of Life Cycle Cost Analysis costs for each of the three conceptual plan options and the final preferred plan includes the initial costs of the project and the anticipated operating, maintenance, renovation and alteration costs, for each solution. The cost benefit analysis (CBA) provides the evaluation of the three conceptual optional plans A, B, and C, and the final preferred plan is based upon a systematic evaluation of the tangible and intangible benefits for each plan.

Per Office of Financial Management, the Life Cycle Cost Analysis uses present value analysis to account for the time value of funds in long-term projects. This is based upon the "...principal that money spent (or saved) now is worth more than money and funds spent in the future. When projects span multiple years, it is necessary to adjust costs that will be incurred in future periods to account for the time value of money. This ensures that numbers are stated on a comparable bases when looking at alternative..." conceptual plans.

The life cycle cost analysis comparison of the three conceptual plans (A, B, and C) and the preferred plan costs are developed using (October, 1992 costs). For all of the concepts, the cost benefits were evaluated and estimated based on the following criteria:

- Initial capital costs for all improvements include additional acquisition, consultant services, maximum allowable construction costs, contingency, equipment, artwork, project management, and related project costs;
- Facility maintenance and operation costs required to operate and maintain the project including grounds maintenance, custodial, utilities (potable water, power consumption, storm drainage, sewage and waste disposal), operation trades (mechanical, carpentry, sign painters, and electricians), related campus grounds materials, and security/state and city patrol costs; and,
- Replacement and alterations for future costs necessary to maintain the campus grounds and support facilities usefulness. Those costs include renovations and remodeling of the site improvements including irrigation system, site utilities, rest room facility, plantings and related site features.

The assumptions used for the Life Cycle Cost Analysis are as follows:

- **Economic Life:** A 20 year economic life was used for analyzing Heritage Park conceptual plans.
- **Discount Rate:** A rate of 7.1% has been used to discount costs over the economic life of the project as specified in the OFM's Predesign Manual and is the approximate cost to the state for long-term debt.
- **Initial Costs:** The initial costs for the construction of Heritage Park have been estimated using Office of Financial Management's cost estimating procedures, including the C-100 project cost estimate worksheet form. An estimated annual in-

flation rate of 3.37% has been used to escalate the construction costs to the end of construction in June of 1997. Refer to the Appendix Section X-A and B for detailed construction cost details for each of the three conceptual Options A, B, & C and the preferred plan.

- **Maintenance and Operations Costs:** Annual estimated costs for maintenance and operations were developed jointly by the consultant, the Department of General Administration Campus Operations Department, and the city of Olympia Maintenance Department using current costs to maintain and operate comparable Capitol Campus grounds and support facilities. The estimate also includes renovation and alteration costs for maintaining Heritage Park's program elements and uses.

COST ANALYSIS CONCLUSIONS

Initial Costs

Cost comparisons for the three Heritage Park conceptual plan options A, B, and C indicate that construction costs for the three conceptual plans do not differ greatly. The estimated costs variance between the three concepts plans A, B and C differs as follows:

Concept A

Estimated cost $13,462,000

(2.7% higher than Concept C)

Concept B

Estimated cost $13,379,000

(2.0% higher than Concept C)

Concept C

Estimated cost $13,110,000

The fourth concept, the preferred plan has the highest cost but is not significantly greater than the Concept C the lowest cost of the three optional plans A, B, and C.

Preferred Plan

Estimated cost $13,800,000

(5.2% higher than Concept C)

Tangible Costs and Benefits

The findings of the Life Cycle Cost Analysis in comparing Heritage Park conceptual plan options A, B and C indicate that option A is the most costly improvement to develop, yet the least costly to maintain and operate. The lower maintenance and operations costs are due to the more naturalistic park-like character, and the predominant use of native plant materials that require the least amount of annual maintenance. Options B and C have greater Life Cycle Cost Analysis costs because of the higher degree of maintenance and operation requirements due to the mix of ornamental and native plant materials, and the increased maintenance of hard surfacing areas for people gathering, celebrations and events. However, Life Cycle Cost Analysis for options B and C costs are not significantly greater than option A and are not considered to be sufficient to recommend option A over options B and C.

The preferred plan Life Cycle Cost Analysis costs are similar to options B and C due to similar use of materials, program uses and level of development. Once again the Life Cycle Cost Analysis costs are nominal by comparison at this level of analysis making the preferred plan viable from a Life Cycle Cost Analysis review. See the accompanying

Life Cycle Cost Analysis C–3 forms for further detail.

Nontangible Costs and Benefits

The non tangible costs of the Heritage Park project are deemed more important than the tangible costs and benefits. Since the tangible costs differences of options A, B and C are minor, there is not a clear preference to an option based on tangible costs. Instead, the more subjective intangible benefits of the three conceptual options A, B, and C lead the Capitol Campus Advisory Committee and the Department of General Administration to recommend the development of Heritage Park combined preferred plan that includes the best and most appropriate elements from all three options. The preferred plan for Heritage Park provides the greatest number of intangible benefits by best meeting the mission of 1991 Master Plan for the State of Washington: to provide civic open space amenities, facilities and services for the public, and also complements the existing character of the West Capitol Campus.

EXHIBIT VI–4 PREFERRED CONCEPT COST ESTIMATES

FORM C–100

FORM C–3

STATE OF WASHINGTON
CAPITAL PROJECT COST ESTIMATE

FORM C-100 (REV. 4/92)

AGENCY:	General Administration	ANALYSIS TYPE:	Request	
PROJECT TITLE:	Heritage Park, Olympia	ANALYSIS DATE:		24-May-91
LOCATION:	*COMBINATION/ PREFERRED CONCEPT PLAN*	ANALYSIS BY:	Matson/TPG	
		FILE NAME: (Excel 4.0)	CAP Grn	

STATISTICS:	Primary	Secondary
G.S.F.:	0	0
N.S.F.:	0	0
EFFICIENCY:	0.00%	0.00%
EST. COST/S.F.:	$0.00	$0.00
MACC:	$6,668,880	$142,971
A/E FEE (%):	7.91%	7.91%
TAX RATE:	7.90%	
TOTAL PROJECT BUDGET:		
BASE MONTH PROJ. TOTAL:		$12,544,649
ESCALATED PROJ. TOTAL:		$13,800,000

SCHEDULE & ESCALATION FACTORS:		
1. START PREDESIGN:	Jul-92	1.0000
2. START DESIGN:	Jul-93	1.0309
3. DESIGN MIDPOINT:	Jul-94	1.0656
4. START CONST:	Jul-95	1.1015
5. DURATION:	23	Months
6. END CONST:	Jun-97	1.1705
7. CONST. MIDPOINT:	Jun-96	1.1355
8. PROJECT MIDPOINT:	Dec-94	1.0804
ESTIMATED INFLATION RATE:	3.37%	3.37%
CONTINGENCY RATE:	10.00%	10.00%
BASE MONTH:	Jul-92	Jul-92

	Heritage Park, Olympia ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
A.	ACQUISITION						
1.	Purchase/Lease Cost		2,000,000				2,000,000
2.	Appraisal and Closing Costs		20,000				20,000
3.	Right-of-Way Costs		0				0
4.	Relocation of displaced tenants		750,000				0
5.	Property Development PM Fee		60,000				60,000
	Total Acquisition Costs				2,830,000	1	2,830,000
B.	CONSULTANT SERVICES						
1.	Predesign Consultant Services						
a.	Programming/Site Analysis		0				0
b.	Environmental Analysis (EIS)		0				0
	Subtotal Predesign Services			0		1	0
2.	A/E Basic Design Services						
a.	Primary Facility	7.91%	527,508				562,113
b.	Secondary Facility	7.91%	11,309				12,051
	Subtotal Basic Design Services			538,817		1.0656	574,164
2.	A/E Extra Services/Reimbursables						
a.	As-Built Drawings		5,000				5,328
b.	Energy Conservation Report (LCCA)		0				0
c.	Commissioning/O&M Manuals/Training		0				0
d.	On-Site Representative (Full Time)		0				0
e.	Thermal Scans		0				0
f.	Value Engineering Implementation		0				0
g.	Travel and Per Diem		5,000				5,328
h.	Renderings & Presentations		12,000				12,787
i.	Document Reproduction		15,000				15,984
j.	Advertising		1,500				1,598
k.			0				0
	Subtotal Extra Svcs./Reimbursables			38,500		1.0656	41,026

Heritage Park, Olympia ITEM			(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
3.	Other Services							
	a.	Consultant Selection Cost		750				799
	b.	Acoustical Consultant		0				0
	c.	Hazardous Materials Consultant		20,000				21,312
	d.	Communications Consultant		0				0
	e.	CPM Consultant		0				0
	f.	Electronic Consultant		0				0
	g.	Geotechnical Investigation		40,000				42,624
	h.	Hospital/Laboratory Consultant		0				0
	i.	Commissioning/HVAC Balancing		0				0
	j.	Interior Design Consultant		0				0
	k.	Kitchen Consultant		0				0
	l.	Landscape Consultant		0				0
	m.	Civil Design Consultant		0				0
	n.	Quality Control Consultant		0				0
	o.	Site Survey		15,000				15,984
	p.	Testing		30,000				31,968
	q.	Energy Conservation Report Review		0				0
	r.	Value Engineering		0				0
	s.	Constructability Review		10,000				10,656
	t.	Claims Review Board		0				0
	u.	Signs and Graphics		20,000				21,312
	v.	Transporation alternatives		20,000				21,312
	w.			0				0
	Subtotal Other Services				155,750			165,967
	x.	Design Service Contingency	10.00%		73,307			78,116
	Total Consultant Services					806,374	1.0656	859,272
C.	CONSTRUCTION CONTRACTS							
1.	Site Work							
	a.	Site Preparation (demo, grading etc.)		1,017,689				1,155,586
	b.	Site Improvements (paving, planting, irrigation etc.)		5,103,754				5,795,313
	c.	Site Utilities (water, elec. storm, sewer, etc)		497,437				564,840
	d.			0				0
	e.			0				0
	Subtotal Site Work				6,618,880		1.1355	7,515,738
2.	COMPLETE FACILITY							
	a.	Primary Facility		0				0
	b.	Secondary Project		142,971				162,343

Heritage Park, Olympia ITEM			(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
2a.	SECONDARY FACILITY By Building System							
	a.	Foundations		0				0
	b.	Substructure		0				0
	c.	Superstructure		0				0
	d.	Exterior Closure		0				0
	e.	Roofing		0				0
	f.	Interior Construction		0				0
	g.	Conveying Systems		0				0
	h.	Mechanical		0				0
	i.	Electrical		0				0
	j.	General Conditions		0				0
	Subtotal Primary Building Systems				0		1.1355	0
2b.	SECONDARY FACILITY By Building System							
	a.	Foundations		0				0
	b.	Substructure		0				0
	c.	Superstructure		0				0
	d.	Exterior Closure		0				0
	e.	Roofing		0				0
	f.	Interior Construction		0				0
	g.	Conveying Systems		0				0
	h.	Mechanical		0				0
	i.	Electrical		0				0
	j.	General Conditions		0				0
	Subtotal Secondary Building Systems				142,971		1.1355	162,343

3.	Other Contracts					
	a.		0			0
	b.		0			0
	Subtotal Other Contracts			0	1.1355	0
4.	Permits, Fees & Bonding					
	a. Building Permit (Contractor)		50,000			56,775
	b. Performance & Payment		0			0
	c.		0			0
	Subtotal Permits, Fees & Bonds			50,000	1.1355	56,775
MACC	Subtotal Maximum Allowable Construction Cost			6,811,691		7,734,857
5.	Construction Contingency					
	a. Management Reserve	10.00%	681,185			773,486
	b. Allowance for Change Orders		0			0
Subtotal				681,185		773,486
6.	Sales Tax	7.90%		591,950		672,159
Total Construction Cost					8,084,986	1.1355	9,180,501

Heritage Park, Olympia ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
D. EQUIPMENT						
1. Fixed		75,000				81,030
2. Furnishings		0				0
3. Special Construction		0				0
4.		0				0
Subtotal Equipment			75,000			81,030
3. Sales Tax	7.90%		5,925			6,401
Total Equipment Cost				80,925	1.0804	87,431
E. ARTWORK						
1. Project Artwork		34,059				
Total Artwork Cost				34,059	1.1355	38,674
F. OTHER COSTS						
1. In-Plant Services		51,320				58,274
2. Utilities/Temporary Facilities		0				0
3. Security Services		0				0
4. Master Use Permits (Owner)		0				0
5.		0				0
6.		0				0
Total Other Costs				51,320	1.1355	58,274
G. PROJECT MANAGEMENT						
1. Agency		0				0
2. Construction Manager		0				0
3. Owner		256,985				277,647
Total Management				256,985	1.0804	277,647
H. RELATED PROJECTS						
1. Mitigation (wetland cut and fill)		400,000				
Total Related Projects				400,000	1.1705	468,200
GRAND TOTAL				$12,544,645		$13,800,000

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	Base Month	Escalated	%
Subtotal Soft Costs	1,148,738	1,233,867	9.16%
Subtotal Hard Costs	11,395,911	12,566,133	90.84%

NOTES: Current Inflation Rate = 3.37%

THE WASHINGTON CAPITAL PROGRAM

BENEFIT AND LIFE CYCLE COST ANALYSIS SUMMARY

FORM C-3
Page 1

AGENCY NAME (1)	AGENCY CODE (2)
Department of General Administration	

PROJECT TITLE (3)	PROJECT IDENTIFIER (4)
Heritage Park	

ALTERNATIVE TITLE (5)
Combined Plan Option

BENEFITS SUMMARY (6)

PRESENT VALUE OF BENEFITS OFFSETTING COSTS $ 0.0

TANGIBLE BENEFITS:

* Provides a facility which maximizes the civic open space program through efficient design solution.
* Provides slope remediation of Capitol Bluff.
* Provides east Capitol Lake Shoreline stabilization.
* Improves public safety and welfare.
* Provides connections from the Capitol Campus to the city of Olympia, neighborhoods and Budd Inlet.
* Most flexible option capable of meeting future open space needs.

INTANGIBLE BENEFITS:

* Enhancement of the aesthetics of the Capitol Campus.
* Best completes the vision of the 1991 Wilder & White Plan and goals of the 1992 Capitol Campus Master Plan to connect the Capitol Campus with Olympia and Budd Inlet.
* Best expresses the unique qualities of Washington State's environmental and cultural heritage.
* Opportunity to design a facility of quality.
* Provides a unified design solution that best enhances the existing Capitol Campus with the new Capitol Green improvements.

THE WASHINGTON CAPITAL PROGRAM

LIFE CYCLE COST ANALYSIS SUMMARY WORKSHEET

FORM C-3
Page 2

Project Title: Heritage Park

PROJECT ID #:

Discount Rate: 7.1 % Economic Life 20 Yrs.

PROPOSED ALTERNATIVE
Describe:
Combined Plan

		A Estimated Costs	B Present Value
Inititial Costs (1)		12,544,539	6,330,777
Combined Option Plan improvements and development of a 34 acre civic urban open space - a part of the west Capitol Campus.			
Maintenance and Operations (Annual) (2)	Escalation Rate %		
Startup Maintenance	N/A	60,000	60,000
Grounds Maintenance	"	4,000,000	4,000,000
Material Cost	"	400,000	400,000
Restroom Maint. & Oper.	"	441,400	441,400
Utility Requirements	"	120,000	120,000
Other Maint. & Oper.	"	1,640,000	1,640,000
Security	"	1,320,000	1,320,000
TOTAL ANNUAL OPERATIONS			7,981,400
Replacement/Alterations (3) (Single Expenditure)	Year		
Replacement Alteration	1	25,000	24,160
"	20	500,000	252,332
Restrooms Repairs	1	2,500	2,416
Restroom Remodel	20	50,000	25,233
Utility Repairs	1	10,000	9,664
Utility Replacement	20	200,000	100,933
TOTAL REPLACEMENT/ALTERATIONS			414,738
Associated (Annual) (4)	Escalation Rate %		
TOTAL ANNUAL ASSOCIATED			
TOTAL PRESENT LIFE CYCLE COSTS			14,726,915

EXHIBIT VI–1 OPTION A COST ESTIMATES

"THE SPIRIT OF THE FOREST"

FORM C–100

FORM C–3

STATE OF WASHINGTON
CAPITAL PROJECT COST ESTIMATE

FORM C-100 (REV. 4/92)

AGENCY:	General Administration	ANALYSIS TYPE:	Request	
PROJECT TITLE:	Heritage Park (OPTION A)	ANALYSIS DATE:		24-May-91
LOCATION:	*"The Spirit of the Forest"* Olympia	ANALYSIS BY:	Matson/TPG	
		FILE NAME: (Excel 4.0)	CAP Grn	

STATISTICS:	Primary	Secondary
G.S.F.:	0	0
N.S.F.:	0	0
EFFICIENCY:	0.00%	0.00%
EST. COST/S.F.:	$0.00	$0.00
MACC:	$6,469,799	$107,121
A/E FEE (%):	7.91%	7.91%
TAX RATE:	7.90%	
TOTAL PROJECT BUDGET:		
BASE MONTH PROJ. TOTAL:		$12,245,969
ESCALATED PROJ. TOTAL:		$13,462,000

SCHEDULE & ESCALATION FACTORS:			
1. START PREDESIGN:	Jul-92	1.0000	
2. START DESIGN:	Jul-93	1.0309	
3. DESIGN MIDPOINT:	Jul-94	1.0656	
4. START CONST:	Jul-95	1.1015	
5. DURATION:	23	Months	
6. END CONST:	Jun-97	1.1705	
7. CONST. MIDPOINT:	Jun-96	1.1355	
8. PROJECT MIDPOINT:	Dec-94	1.0804	
ESTIMATED INFLATION RATE:	3.37%	3.37%	
CONTINGENCY RATE:	10.00%	10.00%	
BASE MONTH:	Jul-92	Jul-92	

Heritage Park (OPTION A) ITEM			(%)	BASE MO. COST	TOTAL TO SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
A.	ACQUISITION							
1.	Purchase/Lease Cost			2,000,000				2,000,000
2.	Appraisal and Closing Costs			20,000				20,000
3.	Right-of-Way Costs			0				0
4.	Relocation of displaced tenants			750,000				0
5.	Property Development PM Fee			60,000				60,000
	Total Acquisition Costs					2,830,000	1	2,830,000
B.	CONSULTANT SERVICES							
1.	Predesign Consultant Services							
	a.	Programming/Site Analysis		0				0
	b.	Environmental Analysis (EIS)		0				0
	Subtotal Predesign Services				0		1	0
2.	A/E Basic Design Services							
	a.	Primary Facility	7.91%	511,761				545,333
	b.	Secondary Facility	7.91%	8,473				9,029
	Subtotal Basic Design Services				520,234		1.0656	554,362
2.	A/E Extra Services/Reimbursables							
	a.	As-Built Drawings		5,000				5,328
	b.	Energy Conservation Report (LCCA)		0				0
	c.	Commissioning/O&M Manuals/Training		0				0
	d.	On-Site Representative (Full Time)		0				0
	e.	Thermal Scans		0				0
	f.	Value Engineering Implementation		0				0
	g.	Travel and Per Diem		5,000				5,328
	h.	Renderings & Presentations		12,000				12,787
	i.	Document Reproduction		15,000				15,984
	j.	Advertising		1,500				1,598
	k.			0				0
	Subtotal Extra Svcs./Reimbursables				38,500		1.0656	41,026

Heritage Park (OPTION A) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
3.	Other Services						
a.	Consultant Selection Cost		750				799
b.	Acoustical Consultant		0				0
c.	Hazardous Materials Consultant		20,000				21,312
d.	Communications Consultant		0				0
e.	CPM Consultant		0				0
f.	Electronic Consultant		0				0
g.	Geotechnical Investigation		40,000				42,624
h.	Hospital/Laboratory Consultant		0				0
i.	Commissioning/HVAC Balancing		0				0
j.	Interior Design Consultant		0				0
k.	Kitchen Consultant		0				0
l.	Landscape Consultant		0				0
m.	Civil Design Consultant		0				0
n.	Quality Control Consultant		0				0
o.	Site Survey		15,000				15,984
p.	Testing		30,000				31,968
q.	Energy Conservation Report Review		0				0
r.	Value Engineering		0				0
s.	Constructability Review		10,000				10,656
t.	Claims Review Board		0				0
u.	Signs and Graphics		20,000				21,312
v.	Transporation alternatives		20,000				21,312
w.			0				0
	Subtotal Other Services			155,750			165,967
x.	Design Service Contingency	10.00%		71,448			76,135
	Total Consultant Services				785,933	1.0656	837,490
C.	CONSTRUCTION CONTRACTS						
1.	Site Work						
a.	Site Preparation (demo, grading etc.)		945,670				1,073,808
b.	Site Improvements (paving, planting, irrigation etc.)		4,928,663				5,596,497
c.	Site Utilities (water, elec. storm, sewer, etc)		545,466				619,377
d.			0				0
e.			0				0
	Subtotal Site Work			6,419,799		1.1355	7,289,682
2.	COMPLETE FACILITY						
a.	Primary Facility		0				0
b.	Secondary Project		107,121				121,636

Heritage Park (OPTION A) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
2a.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Primary Building Systems			0		1.1355	0
2b.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Secondary Building Systems			107,121		1.1355	121,636

3.	Other Contracts					
	a.		0			0
	b.		0			0
	Subtotal Other Contracts			0	1.1355	0
4.	Permits, Fees & Bonding					
	a. Building Permit (Contractor)		50,000			56,775
	b. Performance & Payment		0			0
	c.		0			0
	Subtotal Permits, Fees & Bonds			50,000	1.1355	56,775
MADC	Subtotal Maximum Allowable Construction Cost			6,576,920		7,469,093
5.	Construction Contingency					
	a. Management Reserve	10.00%	657,692			746,809
	b. Allowance for Change Orders		0			0
Subtotal				657,692		746,809
6.	Sales Tax	7.90%		571,534		648,977
Total Construction Cost					7,806,146	1.1355	8,863,879

	Heritage Park (OPTION A) ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ FACTOR	ESCALATED COST
D.	EQUIPMENT						
1.	Fixed		75,000				81,030
2.	Furnishings		0				0
3.	Special Construction		0				0
4.			0				0
Subtotal Equipment				75,000			81,030
3.	Sales Tax	7.90%		5,925			6,401
Total Equipment Cost					80,925	1.0804	87,431
E.	ARTWORK						
1.	Project Artwork		32,885				
Total Artwork Cost					32,885	1.1355	37,340
F.	OTHER COSTS						
1.	In-Plant Services		51,320				58,274
2.	Utilities/Temporary Facilities		0				0
3.	Security Services		0				0
4.	Master Use Permits (Owner)		0				0
5.			0				0
6.			0				0
Total Other Costs					51,320	1.1355	58,274
G.	PROJECT MANAGEMENT						
1.	Agency		0				0
2.	Construction Manager		0				0
3.	Owner		258,760				279,564
Total Management					258,760	1.0804	279,564
H.	RELATED PROJECTS						
1.	Mitigation (wetland cut and fill)		400,000				
Total Related Projects					400,000	1.1705	468,200
GRAND TOTAL					$12,145,969		$15,462,000

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	Base Month	Escalated	%
Subtotal Soft Costs	1,128,897	1,212,669	9.22%
Subtotal Hard Costs	11,117,071	12,249,511	90.78%

NOTES: Current Inflation Rate = 3.37%

THE WASHINGTON CAPITAL PROGRAM

BENEFIT AND LIFE CYCLE COST ANALYSIS SUMMARY

FORM C-3
Page 1

AGENCY NAME (1)	AGENCY CODE (2)
Department of General Administration	

PROJECT TITLE (3)	PROJECT IDENTIFIER (4)
Heritage Park	

ALTERNATIVE TITLE (5) Option A "The Spirit of The Forest"

BENEFITS SUMMARY (6) (Comparison of Option A to Combined Plan Option)

PRESENT VALUE OF BENEFITS OFFSETTING COSTS $ 1,112,600

TANGIBLE BENEFITS:

* Present Value Cost Saving $1,112,600
* Provide a facility which adds a moderate level of civic open space program improvements.
* Provides slope remediation of the Capitol Bluff.
* Provides east Capitol Lake shoreline stabilization.
* Provides improved public safety and welfare.
* Provides connections from the Capitol Campus to the city of Olympia and Budd Inlet.

INTANGIBLE BENEFITS:

* Provides enhancement to the aesthetics of the Capitol Campus.
* Exemplifies the natural environment characteristic of both Eastern and Western Washington.
* Provides a forested/naturalistic unstructured park like setting.

THE WASHINGTON CAPITAL PROGRAM

LIFE CYCLE COST ANALYSIS SUMMARY WORKSHEET

FORM C-3
Page 2

Project Title: Heritage Park
The Sprit of The Forest

PROJECT ID #:

Discount Rate: 7.1 % Economic Life 20 Yrs.

PROPOSED ALTERNATIVE
Describe:
Option A

		A Estimated Costs	B Present Value
Inititial Costs (1)		13,462,179	6,793,877
"The Spirit of the Forest" Improvements and development of a 34.0 acre civic open space as part of the West Capitol Campus located along the eastern shoreline of Capitol Lake.			
Maintenance and Operations (Annual) (2)	Escalation Rate %		
Startup Maintenance	N/A	60,000	60,000
Grounds Maintenance	"	2,800,000	2,800,000
Material Costs	"	325,000	325,000
Restroom Maint. & Oper.	"	441,000	441,000
Utility Requirements	"	105,000	105,000
Other Maint. & Oper.	"	1,400,000	1,400,000
Security	"	1,320,000	1,320,000
TOTAL ANNUAL OPERATIONS			6,451,000
Replacement/Alterations (3) (Single Expenditure)	Year		
Replacement Alterations	1	20,000	19,328
"	20	400,000	201,865
Restroom Repairs	1	2,500	2,416
Restroom Remodel	20	50,000	25,233
Utility Repairs	1	10,000	9,664
Utility Replacement	20	200,000	100,933
TOTAL REPLACEMENT/ALTERATIONS			359,439
Associated (Annual) (4)	Escalation Rate %		
TOTAL ANNUAL ASSOCIATED			
TOTAL PRESENT LIFE CYCLE COSTS			13,604,316

EXHIBIT VI–2 OPTION B COST ESTIMATES

"THE SPECTRUM OF THE STATE"

FORM C–100

FORM C–3

HERITAGE PARK
WASHINGTON STATE CAPITOL
OLYMPIA, WASHINGTON

STATE OF WASHINGTON
CAPITAL PROJECT COST ESTIMATE

FORM C-100 (REV. 4/92)

AGENCY:	General Administration	ANALYSIS TYPE:	Request
PROJECT TITLE:	Heritage Park (OPTION B)	ANALYSIS DATE:	24-May-91
LOCATION:	*"The Spectrum of the State"* Olympia	ANALYSIS BY:	Matson/TPG
		FILE NAME: (Excel 4.0)	CAP Gm

STATISTICS:	Primary	Secondary
G.S.F.:	0	0
N.S.F.:	0	0
EFFICIENCY:	0.00%	0.00%
EST. COST/S.F.:	$0.00	$0.00
MACC:	$6,412,132	$107,121
A/E FEE (%):	7.91%	7.91%
TAX RATE:	7.90%	
TOTAL PROJECT BUDGET:		
BASE MONTH PROJ. TOTAL:		$12,172,218
ESCALATED PROJ. TOTAL:		$13,379,000

SCHEDULE & ESCALATION FACTORS:		
1. START PREDESIGN:	Jul-92	1.0000
2. START DESIGN:	Jul-93	1.0309
3. DESIGN MIDPOINT:	Jul-94	1.0656
4. START CONST:	Jul-95	1.1015
5. DURATION:	23	Months
6. END CONST:	Jun-97	1.1705
7. CONST. MIDPOINT:	Jun-96	1.1355
8. PROJECT MIDPOINT:	Dec-94	1.0804
ESTIMATED INFLATION RATE:	3.37%	3.37%
CONTINGENCY RATE:	10.00%	10.00%
BASE MONTH:	Jul-92	Jul-92

Heritage Park (OPTION B) ITEM			(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
A.	ACQUISITION							
1.	Purchase/Lease Cost			2,000,000				2,000,000
2.	Appraisal and Closing Costs			20,000				20,000
3.	Right-of-Way Costs			0				0
4.	Relocation of displaced tenants			750,000				0
5.	Property Development PM Fee			60,000				60,000
	Total Acquisition Costs					2,830,000	1	2,830,000
B.	CONSULTANT SERVICES							
1.	Predesign Consultant Services							
	a.	Programming/Site Analysis		0				0
	b.	Environmental Analysis (EIS)		0				0
	Subtotal Predesign Services				0		1	0
2.	A/E Basic Design Services							
	a.	Primary Facility	7.91%	507,200				540,472
	b.	Secondary Facility	7.91%	8,473				9,029
	Subtotal Basic Design Services				515,673		1.0656	549,501
2.	A/E Extra Services/Reimbursables							
	a.	As-Built Drawings		5,000				5,328
	b.	Energy Conservation Report (LCCA)		0				0
	c.	Commissioning/O&M Manuals/Training		0				0
	d.	On-Site Representative (Full Time)		0				0
	e.	Thermal Scans		0				0
	f.	Value Engineering Implementation		0				0
	g.	Travel and Per Diem		5,000				5,328
	h.	Renderings & Presentations		12,000				12,787
	i.	Document Reproduction		15,000				15,984
	j.	Advertising		1,500				1,598
	k.			0				0
	Subtotal Extra Svcs./Reimbursables				38,500		1.0656	41,026

Heritage Park (OPTION B) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
2.	Other Services						
a.	Consultant Selection Cost		750				799
b.	Acoustical Consultant		0				0
c.	Hazardous Materials Consultant		20,000				21,312
d.	Communications Consultant		0				0
e.	CPM Consultant		0				0
f.	Electronic Consultant		0				0
g.	Geotechnical Investigation		40,000				42,624
h.	Hospital/Laboratory Consultant		0				0
i.	Commissioning/HVAC Balancing		0				0
j.	Interior Design Consultant		0				0
k.	Kitchen Consultant		0				0
l.	Landscape Consultant		0				0
m.	Civil Design Consultant		0				0
n.	Quality Control Consultant		0				0
o.	Site Survey		15,000				15,984
p.	Testing		30,000				31,968
q.	Energy Conservation Report Review		0				0
r.	Value Engineering		0				0
s.	Constructability Review		10,000				10,656
t.	Claims Review Board		0				0
u.	Signs and Graphics		20,000				21,312
v.	Transporation alternatives		20,000				21,312
w.			0				0
	Subtotal Other Services			155,750			165,967
x.	Design Service Contingency	10.00%		70,992			75,649
	Total Consultant Services				780,915	1.0656	832,143
C.	CONSTRUCTION CONTRACTS						
1.	Site Work						
a.	Site Preparation (demo, grading etc.)		945,670				1,073,808
b.	Site Improvements (paving, planting, irrigation etc.)		4,753,284				5,397,354
c.	Site Utilities (water, elec. storm, sewer, etc)		663,178				753,039
d.			0				0
e.			0				0
	Subtotal Site Work			6,362,132		1.1355	7,224,201
2.	COMPLETE FACILITY						
a.	Primary Facility		0				0
b.	Secondary Project		107,121				121,636

Heritage Park (OPTION B) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
2a.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Primary Building Systems			0		1.1355	0
2b.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Secondary Building Systems			107,121		1.1355	121,636

3.	Other Contracts					
	a.		0			0
	b.		0			0
	Subtotal Other Contracts			0	1.1355	0
4.	Permits, Fees & Bonding					
	a. Building Permit (Contractor)		50,000			56,775
	b. Performance & Payment		0			0
	c.		0			0
	Subtotal Permits, Fees & Bonds			50,000	1.1355	56,775
MACC	Subtotal Maximum Allowable Construction Cost			6,519,253		7,402,613
5.	Construction Contingency					
	a. Management Reserve	10.00%	651,925			740,261
	b. Allowance for Change Orders		0			0
Subtotal				651,925		740,261
6.	Sales Tax	7.90%		566,523		643,287
Total Construction Cost					7,737,701	1.1355	8,786,160

Heritage Park (OPTION B) ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-Z FORM	ADJ FACTOR	ESCALATED COST
D. EQUIPMENT						
1. Fixed		75,000				81,030
2. Furnishings		0				0
3. Special Construction		0				0
4.		0				0
Subtotal Equipment			75,000			81,030
3. Sales Tax	7.90%		5,925			6,401
Total Equipment Cost				80,925	1.0804	87,431
E. ARTWORK						
1. Project Artwork		32,596				
Total Artwork Cost				32,596	1.1355	37,013
F. OTHER COSTS						
1. In-Plant Services		51,320				58,274
2. Utilities/Temporary Facilities		0				0
3. Security Services		0				0
4. Master Use Permits (Owner)		0				0
5.		0				0
6.		0				0
Total Other Costs				51,320	1.1355	58,274
G. PROJECT MANAGEMENT						
1. Agency		0				0
2. Construction Manager		0				0
3. Owner		258,760				279,564
Total Management				258,760	1.0804	279,564
H. RELATED PROJECTS						
1. Mitigation (wetland cut and fill)		400,000				
Total Related Projects				400,000	1.1705	468,200
GRAND TOTAL				$12,172,218		$13,379,000

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	Base Month	Escalated	%
Subtotal Soft Costs	1,123,591	1,206,994	9.23%
Subtotal Hard Costs	11,048,626	12,171,791	90.77%

NOTES: Current Inflation Rate = 3.37%

THE WASHINGTON CAPITAL PROGRAM

BENEFIT AND LIFE CYCLE COST ANALYSIS SUMMARY

FORM C-3
Page 1

AGENCY NAME (1)	AGENCY CODE (2)
Department of General Administration	

PROJECT TITLE (3)	PROJECT IDENTIFIER (4)
Heritage Park	

ALTERNATIVE TITLE (5)
Option B "The Spectrum of the State"

BENEFITS SUMMARY (6)
PRESENT VALUE OF BENEFITS OFFSETTING COSTS $ 601,776 (Comparison of Option B to the Combined Plan)

TANGIBLE BENEFITS:

* *Present value cost savings $ 601,776.*
* Provides new facilities and program elements that improve the Capitol Campus public use and enjoyment.
* Provides slope remediation of the Capitol Bluff.
* Provides for east Capitol Lake shoreline stabilization.
* Provides for improved public safety and welfare.
* Provides connections from the Capitol Campus to the city of Olympia and Budd Inlet.

INTANGIBLE BENEFITS:

* Provides enhancement to the aesthetics of the Capitol Campus.
* Exemplifies the cultural heritage of the State of Washington.
* Provides a simple unified design character.

THE WASHINGTON CAPITAL PROGRAM

LIFE CYCLE COST ANALYSIS SUMMARY WORKSHEET

FORM C-3
Page 2

Project Title: Heritage Park
The Spectrum of the State

PROJECT ID #:

Discount Rate: 7.1 % Economic Life 20 Yrs.

PROPOSED ALTERNATIVE
Describe:
Option B

		A Estimated Costs	B Present Value
Inititial Costs (1)			
"The Spectrum of the State" Concept Plan including improvements and development of a 34.0 acre civic open space as part of the west Capitol Campus.		13,378,786	6,751,791
Maintenance and Operations (Annual) (2)	Escalation Rate %		
Startup Maintenance	N/A	60,000	60,000
Grounds Maintenance	"	3,200,000	3,200,000
Material Costs	"	350,000	350,000
Restroom/Maintenance Oper.	"	441,000	441,000
Utility Requirements	"	110,000	110,000
Other Maintenance & Oper.	"	1,500,000	1,500,000
Security	"	1,320,000	1,320,000
TOTAL ANNUAL OPERATIONS			6,981,000
Replacement/Alterations (3) (Single Expenditure)	Year		
Replacement Alterations	1	23,000	22,227
Replacement Alterations	20	460,000	232,145
Restroom Repairs	1	2,500	2,416
Restroom Remodel	20	50,000	25,233
Utility Repairs	1	10,000	9,664
Utility Replacement	20	200,000	100,933
TOTAL REPLACEMENT/ALTERATIONS			392,348
Associated (Annual) (4)	Escalation Rate %		
TOTAL ANNUAL ASSOCIATED			
TOTAL PRESENT LIFE CYCLE COSTS			14,125,139

EXHIBIT VI–3 OPTION C COST ESTIMATES

"THE CAPITOL CAMPUS TRADITION"

FORM C–100

FORM C–3

STATE OF WASHINGTON
CAPITAL PROJECT COST ESTIMATE

FORM C-100 (REV. 4/92)

AGENCY:	General Administration	ANALYSIS TYPE:	Request	
PROJECT TITLE:	Heritage Park (OPTION C)	ANALYSIS DATE:		24-May-91
LOCATION:	*"The Capitol Campus Tradition"* Olympia	ANALYSIS BY:	Marson/TPG	
		FILE NAME: (Excel 4.0)	CAP Gm	

STATISTICS:	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:		
G.S.F.:	0	0	1. START PREDESIGN:	Jul-92	1.0000
N.S.F.:	0	0	2. START DESIGN:	Jul-93	1.0309
EFFICIENCY:	0.00%	0.00%	3. DESIGN MIDPOINT:	Jul-94	1.0656
			4. START CONST:	Jul-95	1.1015
EST. COST/S.F.:	$0.00	$0.00	5. DURATION:	23	Months
MACC:	$6,226,236	$107,121	6. END CONST:	Jun-97	1.1705
A/E FEE (%):	7.91%	7.91%	7. CONST. MIDPOINT:	Jun-96	1.1355
TAX RATE:	7.90%		8. PROJECT MIDPOINT:	Dec-94	1.0804
TOTAL PROJECT BUDGET:			ESTIMATED INFLATION RATE:	3.37%	3.37%
BASE MONTH PROJ. TOTAL:		$11,934,474	CONTINGENCY RATE:	10.00%	10.00%
ESCALATED PROJ. TOTAL:		$13,110,000	BASE MONTH:	Jul-92	Jul-92

	Heritage Park (OPTION C) ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ FACTOR	ESCALATED COST
A.	ACQUISITION						
1.	Purchase/Lease Cost		2,000,000				2,000,000
2.	Appraisal and Closing Costs		20,000				20,000
3.	Right-of-Way Costs		0				0
4.	Relocation of displaced tenants		750,000				0
5.	Property Development PM Fee		60,000				60,000
	Total Acquisition Costs				2,830,000	1	2,830,000
B.	CONSULTANT SERVICES						
1.	Predesign Consultant Services						
a.	Programming/Site Analysis		0				0
b.	Environmental Analysis (EIS)		0				0
	Subtotal Predesign Services			0		1	0
2.	A/E Basic Design Services						
a.	Primary Facility	7.91%	492,495				524,803
b.	Secondary Facility	7.91%	8,473				9,029
	Subtotal Basic Design Services			500,969		1.0656	533,832
2.	A/E Extra Services/Reimbursables						
a.	As-Built Drawings		5,000				5,328
b.	Energy Conservation Report (LCCA)		0				0
c.	Commissioning/O&M Manuals/Training		0				0
d.	On-Site Representative (Full Time)		0				0
e.	Thermal Scans		0				0
f.	Value Engineering Implementation		0				0
g.	Travel and Per Diem		5,000				5,328
h.	Renderings & Presentations		12,000				12,787
i.	Document Reproduction		15,000				15,984
j.	Advertising		1,500				1,598
k.			0				0
	Subtotal Extra Svcs./Reimbursables			38,500		1.0656	41,026

Heritage Park (OPTION C) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
3.	Other Services						
a.	Consultant Selection Cost		750				799
b.	Acoustical Consultant		0				0
c.	Hazardous Materials Consultant		20,000				21,312
d.	Communications Consultant		0				0
e.	CPM Consultant		0				0
f.	Electronic Consultant		0				0
g.	Geotechnical Investigation		40,000				42,624
h.	Hospital/Laboratory Consultant		0				0
i.	Commissioning/HVAC Balancing		0				0
j.	Interior Design Consultant		0				0
k.	Kitchen Consultant		0				0
l.	Landscape Consultant		0				0
m.	Civil Design Consultant		0				0
n.	Quality Control Consultant		0				0
o.	Site Survey		15,000				15,984
p.	Testing		30,000				31,968
q.	Energy Conservation Report Review		0				0
r.	Value Engineering		0				0
s.	Constructability Review		10,000				10,656
t.	Claims Review Board		0				0
u.	Signs and Graphics		20,000				21,312
v.	Transporation alternatives		20,000				21,312
w.			0				0
	Subtotal Other Services			155,750			165,967
x.	Design Service Contingency	10.00%		69,522			74,082
	Total Consultant Services				764,740	1.0656	814,907
C.	CONSTRUCTION CONTRACTS						
1.	Site Work						
a.	Site Preparation (demo, grading etc.)		945,670				1,073,808
b.	Site Improvements (paving, planting, irrigation etc.)		4,670,544				5,303,403
c.	Site Utilities (water, elec. storm, sewer, etc)		560,022				635,905
d.			0				0
e.			0				0
	Subtotal Site Work			6,176,236		1.1355	7,013,116
2.	COMPLETE FACILITY						
a.	Primary Facility		0				0
b.	Secondary Project		107,121				121,636

Heritage Park (OPTION C) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
2a.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Primary Building Systems			0		1.1355	0
2b.	SECONDARY FACILITY By Building System						
a.	Foundations		0				0
b.	Substructure		0				0
c.	Superstructure		0				0
d.	Exterior Closure		0				0
e.	Roofing		0				0
f.	Interior Construction		0				0
g.	Conveying Systems		0				0
h.	Mechanical		0				0
i.	Electrical		0				0
j.	General Conditions		0				0
	Subtotal Secondary Building Systems			107,121		1.1355	121,636

3.	Other Contracts					
	a.		0			0
	b.		0			0
	Subtotal Other Contracts			0	1.1355	0
4.	Permits, Fees & Bonding					
	a. Building Permit (Contractor)		50,000			56,775
	b. Performance & Payment		0			0
	c.		0			0
	Subtotal Permits, Fees & Bonds			50,000	1.1355	56,775
MACC:	Subtotal Maximum Allowable Construction Cost			6,333,357		7,191,527
5.	Construction Contingency					
	a. Management Reserve	10.00%	633,336			719,153
	b. Allowance for Change Orders		0			0
Subtotal				633,336		719,153
6.	Sales Tax	7.90%		550,369		624,944
Total Construction Cost					7,517,061	1.1355	8,535,623

Heritage Park (OPTION C) ITEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-Z FORM	ADJ FACTOR	ESCALATED COST
D.	EQUIPMENT						
1.	Fixed		75,000				81,030
2.	Furnishings		0				0
3.	Special Construction		0				0
4.			0				0
Subtotal Equipment				75,000			81,030
3.	Sales Tax	7.90%		5,925			6,401
Total Equipment Cost					80,925	1.0804	87,431
E.	ARTWORK						
1.	Project Artwork		31,667				
Total Artwork Cost					31,667	1.1355	35,958
F.	OTHER COSTS						
1.	In-Plant Services		51,320				58,274
2.	Utilities/Temporary Facilities		0				0
3.	Security Services		0				0
4.	Master Use Permits (Owner)		0				0
5.			0				0
6.			0				0
Total Other Costs					51,320	1.1355	58,274
G.	PROJECT MANAGEMENT						
1.	Agency		0				0
2.	Construction Manager		0				0
3.	Owner		258,760				279,564
Total Management					258,760	1.0804	279,564
H.	RELATED PROJECTS						
1.	Mitigation (wetland cut and fill)		400,000				
Total Related Projects					400,000	1.1705	468,200
GRAND TOTAL					$11,934,474		$13,110,000

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	Base Month	Escalated	%
Subtotal Soft Costs	1,106,487	1,188,703	9.27%
Subtotal Hard Costs	10,827,986	11,921,255	90.73%

NOTES: Current Inflation Rate = 3.37%

THE WASHINGTON CAPITAL PROGRAM

BENEFIT AND LIFE CYCLE COST ANALYSIS SUMMARY

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Page 1

AGENCY NAME (1)	AGENCY CODE (2)
Department of General Administration	

PROJECT TITLE (3)	PROJECT IDENTIFIER (4)
Heritage Park	

ALTERNATIVE TITLE (5)
Option C "The Capitol Campus Tradition"

BENEFITS SUMMARY (6)
PRESENT VALUE OF BENEFITS OFFSETTING COSTS $ 232,174 (Comparison of Option C to Combined Plan)

TANGIBLE BENEFITS:

* Present value cost savings $ 232,174.
* Provides new facilities and program elements that improve the Capitol Campus public use and enjoyment.
* Provides slope remediation of Capitol Bluff.
* Provides for east Capitol Lake shoreline stabilization.
* Provides for improved public safety and welfare.
* Provides connections from the Capitol Campus to the city of Olympia and Budd Inlet.

INTANGIBLE BENEFITS:

* Provides enhancement to the aesthetics of the Capitol Campus.
* Provides a balance of informal and formal civic open space.

THE WASHINGTON CAPITAL PROGRAM

LIFE CYCLE COST ANALYSIS SUMMARY WORKSHEET

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Page 2

Project Title: Heritage Park
The Capitol Campus Tradition

PROJECT ID #:

Discount Rate: 7.1 % Economic Life 20 Yrs.

PROPOSED ALTERNATIVE
Describe:
Option C

	A *Estimated Costs	B Present Value
Initial Costs (1)		
"The Capitol Campus Tradition" Concept Plan including improvements and development of a 34.0 acre civic open space as part of the west Capitol Campus.	13,109,958	6,616,123
Maintenance and Operations (Annual) (2) — Escalation Rate %		
Startup Maintenance — N/A	60,000	60,000
Grounds Maintenance — "	3,600,000	3,600,000
Material Costs — "	375,000	375,000
Restroom Maintenance & Oper. — "	441,000	441,000
Utility Requirements — "	115,000	115,000
Other Maintenance & Oper. — "	1,575,000	1,575,000
Security Requirements — "	1,320,000	1,320,000
TOTAL ANNUAL OPERATIONS		7,486,000
Replacement/Alterations (3) (Single Expenditure) — Year		
Replacement Alterations — 1	23,000	22,227
Replacement Alterations — 20	460,000	232,145
Restroom Repairs — 1	2,500	2,416
Restroom Remodel — 20	50,000	25,233
Utility Repair — 1	10,000	9,664
Utility Replacement — 20	200,000	100,933
TOTAL REPLACEMENT/ALTERATIONS		392,618
Associated (Annual) (4) — Escalation Rate %		
TOTAL ANNUAL ASSOCIATED		
TOTAL PRESENT LIFE CYCLE COSTS		14,494,741

VII. FACILITY OPERATION

VII. FACILITY OPERATION

A key impact of the new Heritage Park improvements is the prospective maintenance and operations requirements. Heritage Park will require a major commitment from the Department of General Administration Division of Capitol Facilities as the facility will add approximately 34 acres of new campus grounds to the existing West Capitol Campus.

A partnership should be developed between the State of Washington Department of General Administration and the city of Olympia to maintain and operate Heritage Park improvements and facility. Current discussions between the Department of General Administration and city of Olympia will define the specific maintenance and operations costs and responsibilities for each agency within specific designated areas of Heritage Park.

In order to maintain the image and character of Heritage Park a budget must be established that represents the needs to maintain and operate such a highly visible civic facility. Consequently, additional staff, equipment, materials, and security will be required on both a seasonal and daily basis. Special events and celebrations will also require additional coordination from Capitol Campus and Community Services to facilitate and operate the functions.

Estimates for annual maintenance and operating costs have been made with the assistance of General Administration's Division of Capitol Facilities and the city of Olympia's Parks and Recreation Operations Department. Specific maintenance and operations cost requirements considered include grounds maintenance (labor and materials), specialty trades, utilities, custodial, security

and equipment startup. Maintenance and operations of Heritage Park will involve ongoing costs estimated at $400,000 per year.

Repairs, replacement and alterations costs are also a major consideration over the life of the project including site elements, fixtures and furnishings, plant materials, irrigation system, utilities, and rest room building remodel and repair.

As mentioned, an increase in staffing needs will require the hiring of staff to meet the anticipated maintenance and operations needs for Heritage Park. Minor additional training of staff may be required to operate components of the new facility.

Refer to the Cost Analysis Section V., Life Cycle Cost Analysis and Cost Benefit Analysis, for detailed estimates of maintenance and operations costs for each conceptual option.

VIII. PROJECT DIAGRAMS

VIII. PROJECT DIAGRAMS

This section contains the design plans, diagrams and sketches that have been prepared as part of the predesign process. It provides a description of each of the design options; these are the preferred plan and options A, B, and C.

HERITAGE PARK PREFERRED PLAN

The preferred plan for Heritage Park is a hybrid of design Option B, The Spectrum of the State, and Option C, The Capitol Campus Tradition. From the Spectrum of the State, the predesign plan includes both eastern and western Washington landscapes. The north-facing bluff will be planted with native western Washington species to fulfill the original vision of the Capitol Group as a "cluster in the woods" while preserving a view access of the Capitol and Temple of Justice. These trees will also help stabilize the bluff. A meandering path fully accessible to the disabled will lead from Capitol Lake to the top of the bluff, and will pass through an area planted with native shrubs and flowers. Along the Arc of Statehood, another element incorporated from the Spectrum of the State option, formal plantings of fruit trees along a hard-edged pedestrian promenade will draw visitors to the lake edge. At either end of the arc, a small circular terminus will be surrounded by native plants including lacustrine vegetation growing in Capitol Lake, such as cattails and rushes.

From the Capitol Campus Tradition, the predesign plan incorporates two major features: the Esplanade and the Olympic Fountain. The Esplanade extends north from the city block bounded by 4th Avenue, 5th Avenue, Water Street, and Sylvester Street along the historic axis. The Olympic Fountain terminates both the Esplanade and the view north from the Capitol Group, and provides the additional paved area to accommodate organized activities as well as informal gatherings. Should Burlington Northern rail lines remain as part of the preferred plan, safety and aesthetic issues will need to be addressed.

Exhibit VIII-1 shows the proposed predesign plan for Heritage Park, Exhibit VIII-2 contains plans and a sketch of several major features of the predesign plan. Exhibit VIII-3 is an aerial perspective view from the north looking south across Heritage Park to the Capitol Grouping. Exhibit VIII-7 on page VIII–12 is conceptual floor plans for the rest room facility and boathouse. Following the floor plans on pages VIII–13 and VIII–14 is Exhibit VIII-8 prepared by the planning team to assist in the development of the program for the preferred plan.

A larger version of the predesign plan for Heritage Park can be found in a pocket located at the back of this report.

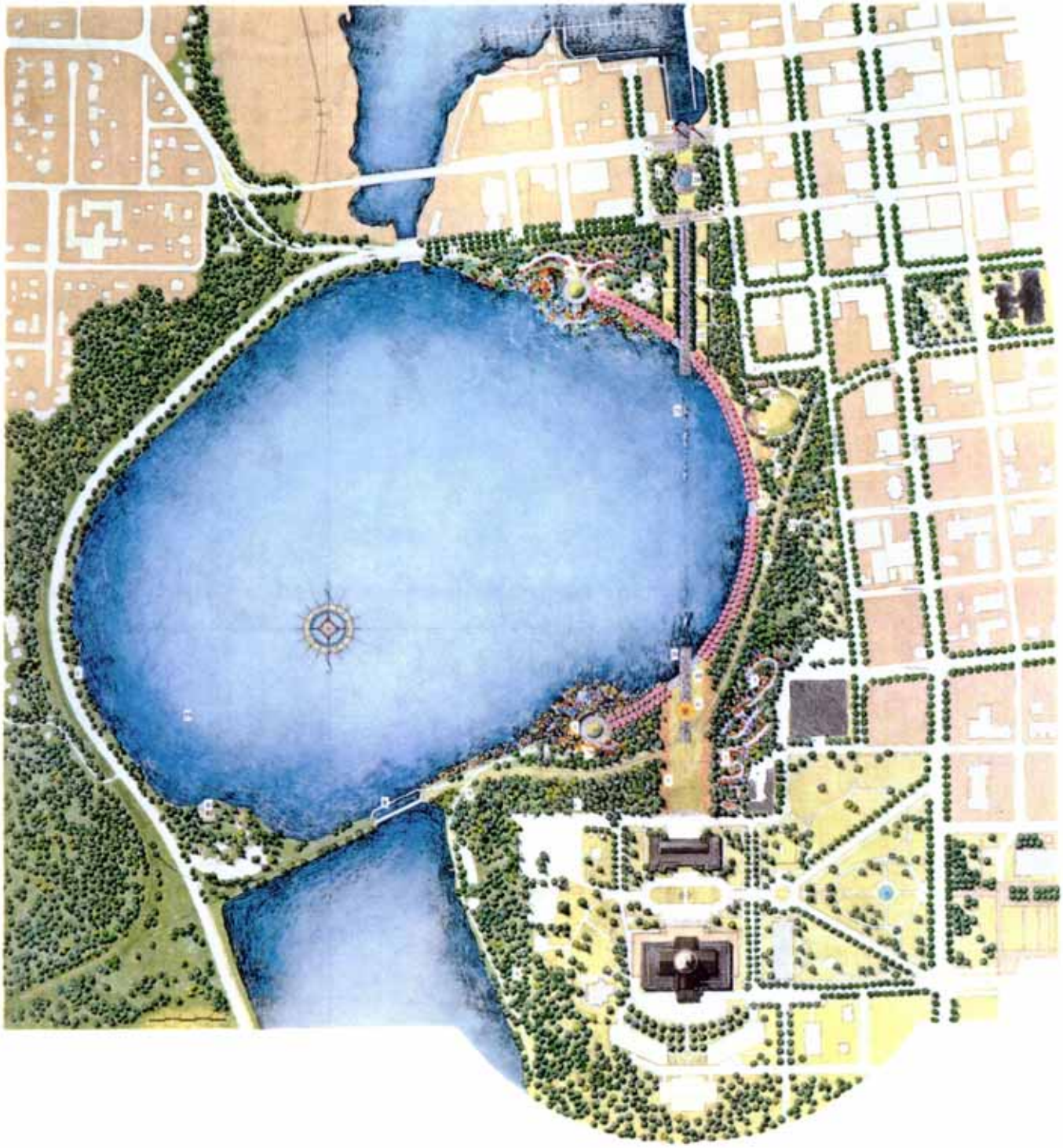
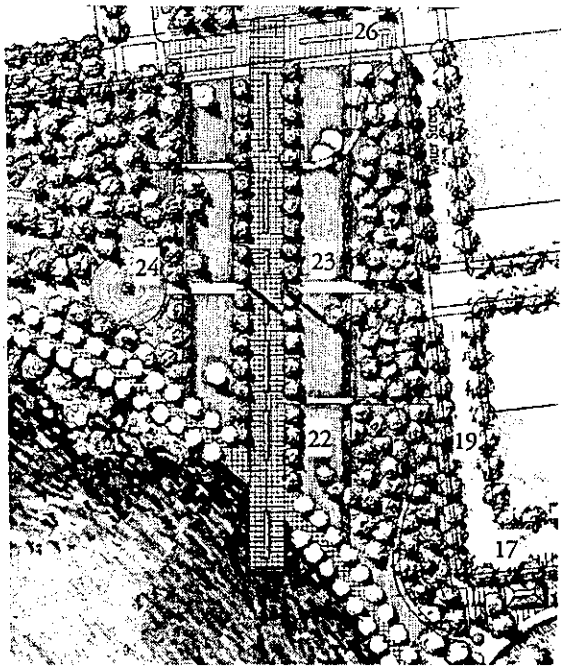
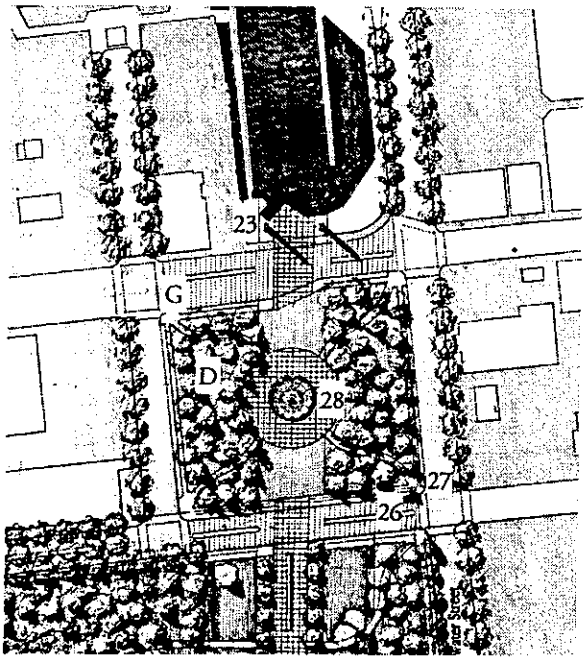


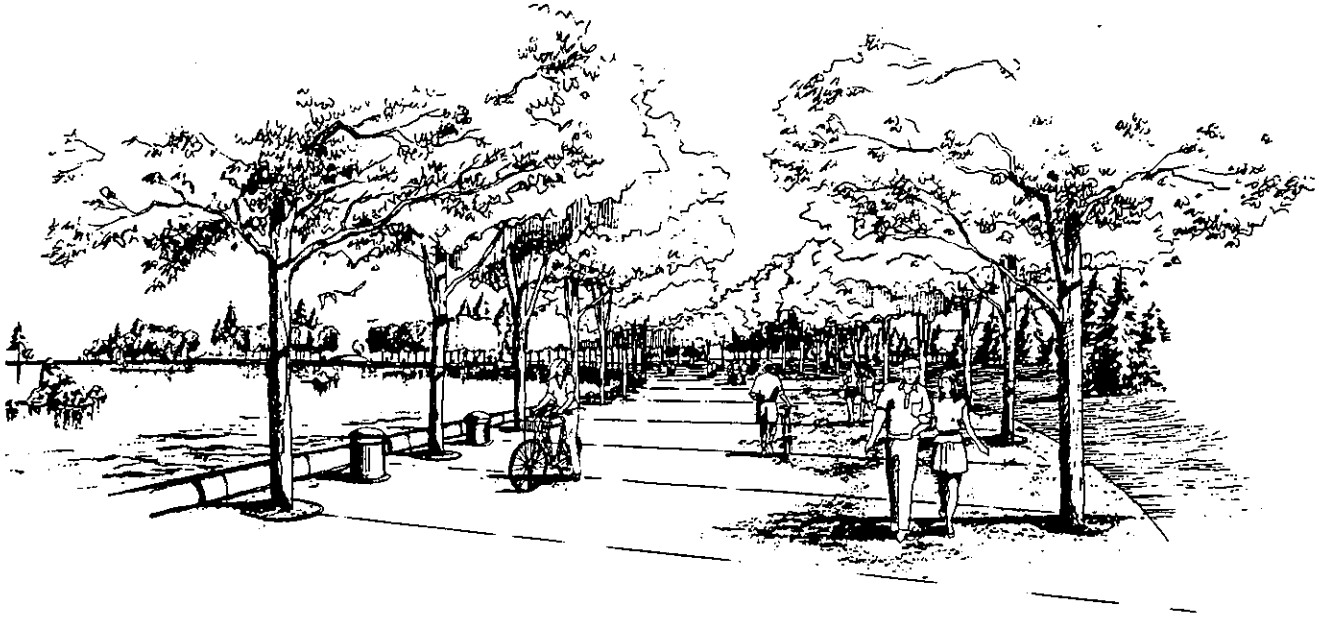
Exhibit VIII–1
Heritage Park Preferred Plan



Esplanade



Olympic Fountain



Perspective View of the Arc of Statehood

EXHIBIT VIII–2
PLANS AND SKETCH OF PREDESIGN PLAN

Exhibit VIII-3
Aerial Perspective View Looking South Toward the Capitol Campus

OPTION A: THE SPIRIT OF THE FOREST

The Spirit of the Forest is based on Washington's identity as "the evergreen state," and proposes that Heritage Park have a character strongly influenced by Washington's natural environment. This option proposed that the State's geologic and geographic features be expressed within Heritage Park. For example, the edge of Capitol Lake would be treated to appear as if it were a Pacific coast shoreline. The dominant vegetation of the site would be characteristic western Washington evergreen trees, such as Douglas Fir and Western Hemlock. The dominant impression created in this option would be that Heritage Park is a natural outgrowth of the existing site. Exhibit VIII–4 is a plan which shows the character of this option.

EXHIBIT VIII–4
OPTION A, THE SPIRIT OF THE FOREST

OPTION B: THE SPECTRUM OF THE STATE

The Spectrum of the State proposed a design character which built upon dominant landscape characteristics of both eastern and western Washington. Eastern Washington was expressed primarily through the incorporation of agricultural elements, such as orchards and field crops, and western Washington through the use of extensive forest plantings of evergreen trees. The dominant visual element in this option is a special curved lake edge treatment to be known as the "Arc of Statehood," which is intended to join together the disparate elements of Heritage Park. Exhibit VIII–5 depicts this Option.

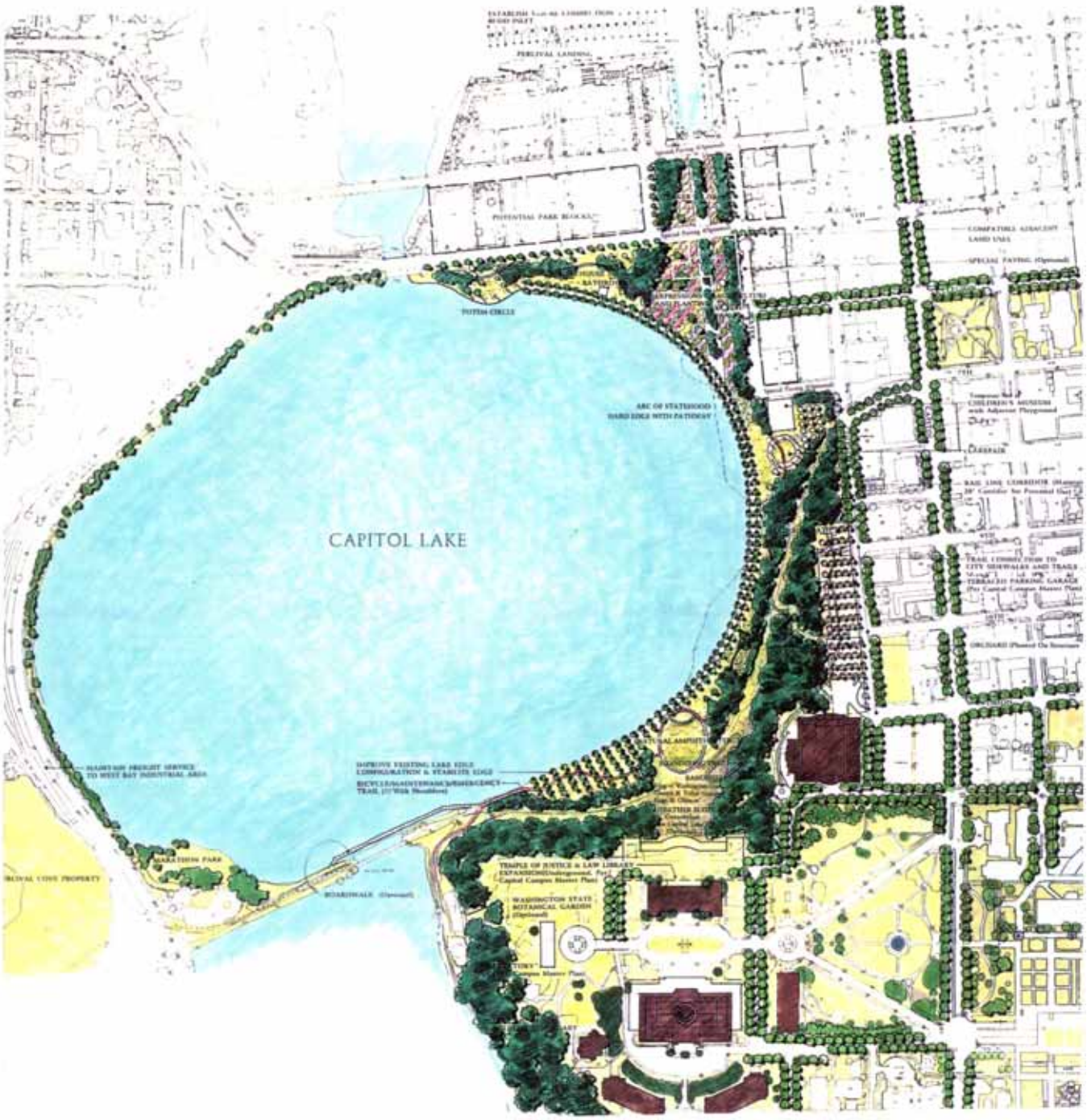


EXHIBIT VIII–5
OPTION B, THE SPECTRUM OF THE STATE

OPTION C: THE CAPITOL CAMPUS TRADITION

The final option, the Capitol Campus Tradition, is based on the character of the historic Capitol Campus designed by the Olmsted Brothers in the 1920's. This tradition, originated by Frederick Law Olmsted and promoted throughout the United States, combines both formal and informal planting styles, and features ornamental, as well as native plants in the design. This option proposes several features consistent with this design tradition, including the Esplanade, a formal walk aligned to the axis extending north from the Capitol Group, and the Olympic Fountain, a grand fountain to be located in the block bounded by 4th and 5th Avenues and Water Street. The lake edge in this option combines both natural and hard edges. Exhibit VIII–6 shows this Option.

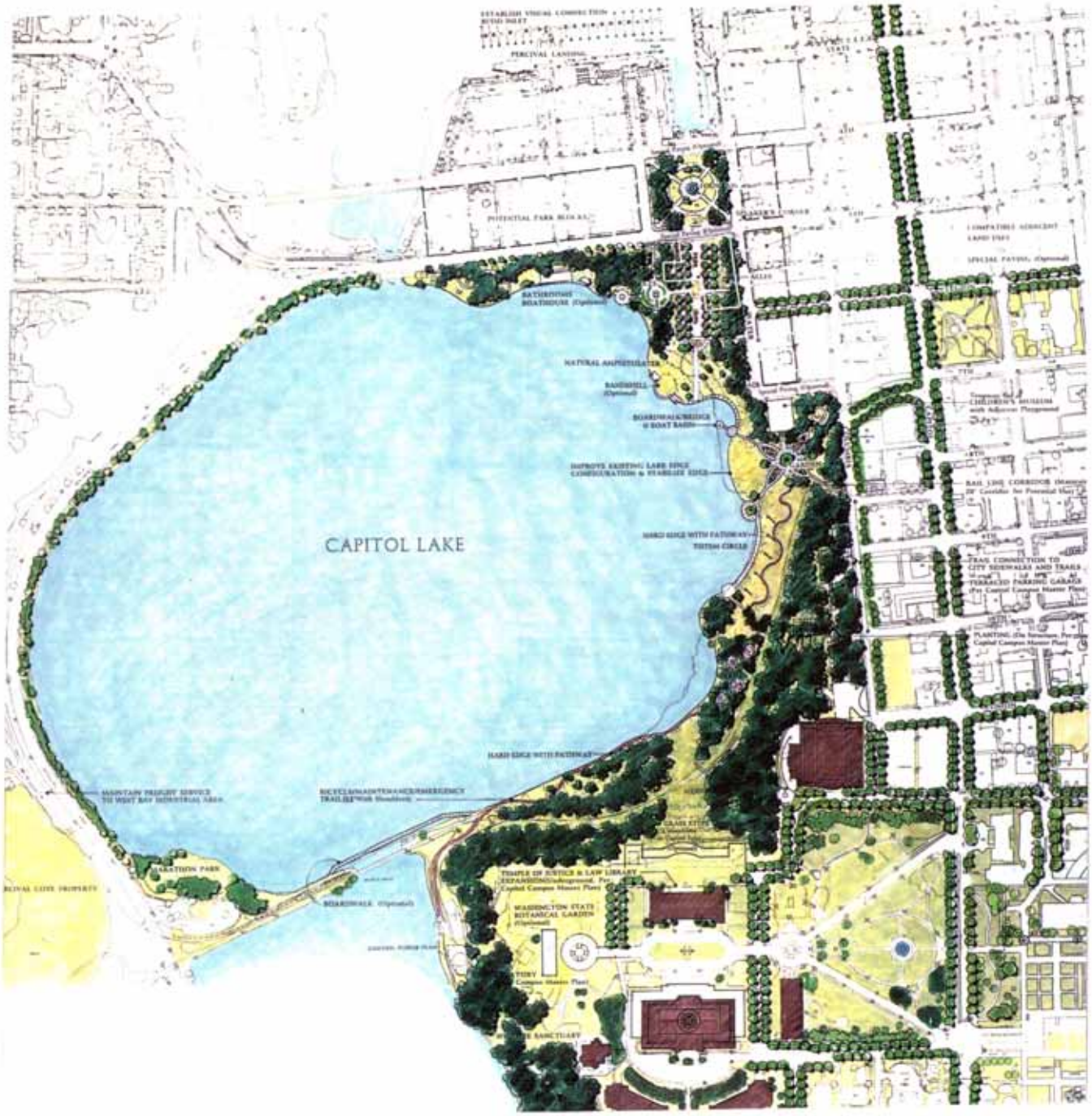
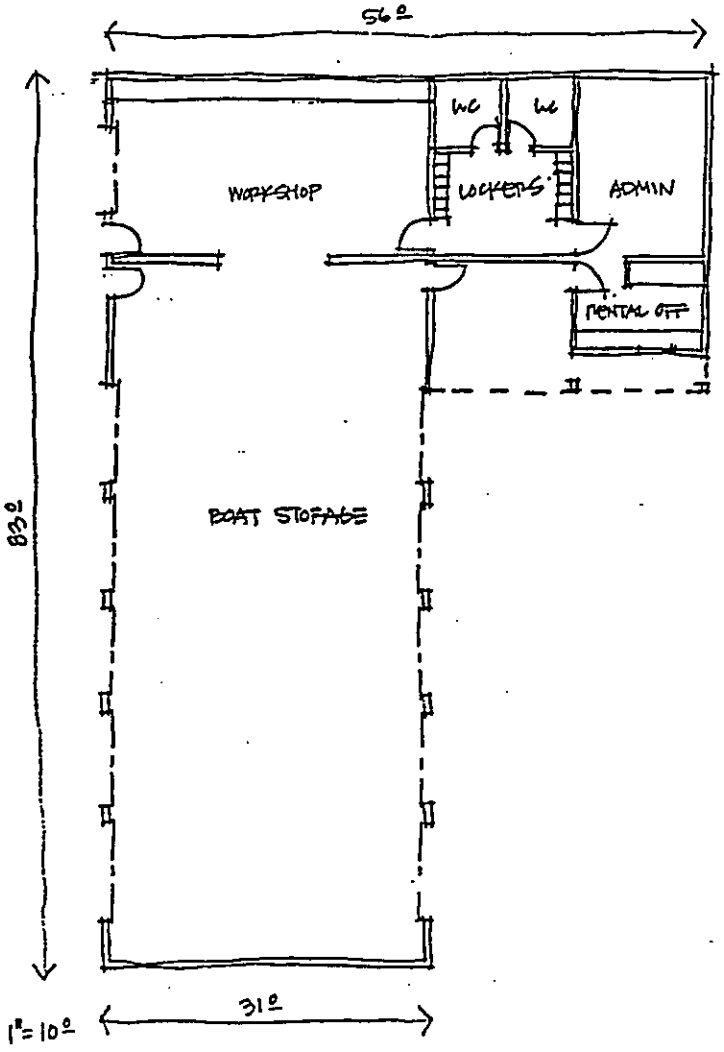
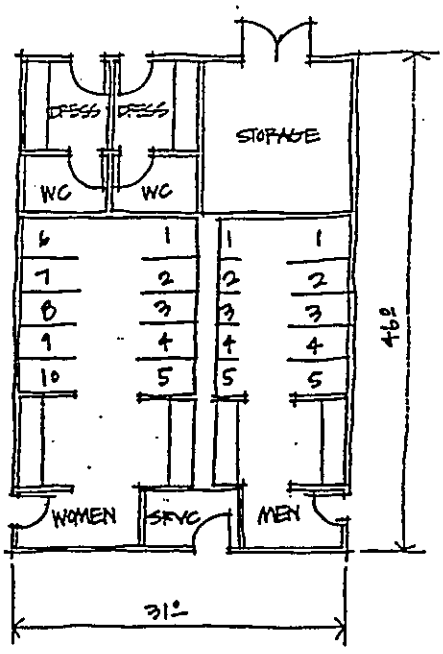


EXHIBIT VIII–6
OPTION C, THE CAPITOL CAMPUS TRADITION



BOAT HOUSE



REST ROOM

EXHIBIT VIII–7
BOATHOUSE & REST ROOM FLOOR PLANS

HERITAGE PARK
WASHINGTON STATE CAPITOL
OLYMPIA, WASHINGTON

Heritage Park
"A Celebration of Washington's Heritage"
Conceptual Design Elements (Concepts A, B, & C)

9/18/92

Concept Plan Type *Thematic Concept*	Concept A *The Evergreen State* *"The Spirit of the Forest"*	Concept B *"A Spectrum of the State"*	Concept C *"The Capitol Campus Tradition"*
Conceptual Design Elements			
I. Base Plan			
A. Stabilization and reconfiguration of the lake edge (balanced cut & fill - no net change in land area)	Natural "soft edge"	Combined "soft & hard edge" 2/3rds. "hard edge" 1/3rd "soft edge"	Combined "soft & hard edge" 1/3rds. "hard edge" 2/3rd "soft edge"
B. Establish Visual Connections from the Capitol Campus to Percival's Landing and Budd Inlet			
1 Visual connections using vegetation	Yes	Yes	Yes
2 Visual connections using urban design features and elements	No	Yes	Yes
C. Circulation Connections between Heritage Park and City of Olympia			
1 Trails for bicyclists, pedestrians, joggers, wheelchairs, strollers etc. from the Capitol Campus to the City of Olympia Trail System *Class I & Class II Trail Systems*	Yes	Yes	Yes
2 Percival's Landing - link to Heritage Park Class I Trail System -Modified complementary site standards (including special paving, planting, site furnishings, info. systems)	Yes	Yes	Yes
3 Meandering Trail - (meeting ADA stds.)	Yes	Yes	Yes
4 *Sylvester Park - link to Heritage Park* Use compatible Capitol Campus & City of Olympia streetscape stds.	Yes	Yes	Yes
5 Hiking/nature trail connections to Mid Basin and the South Library Loop Natural Pedestrian Class III Trail	Yes	Yes	Yes
6 Marathon Park & Des Chutes Trail- link to Heritage Park *Class I & Class II Trail Systems*	Yes	Yes	Yes
7 Provide disabled access	Yes	Yes	Yes
8 Provide emergency & maintenance access	Yes	Yes	Yes
D. Planned New Capitol Campus Facilities (Identified in the 1992 Capitol Master Plan)			
1 Temple of Justice Addition	Yes	Yes	Yes
2 Law Library Expansion	Yes	Yes	Yes
3 Terraced Garage north of the G.A.. Bldg. along Columbia St.	Yes	Yes	Yes
4 Conservatory and Interpretive Center	Yes	Yes	Yes
5 General Administration Building/West Addition	Yes	Yes	Yes
E. Children's Museum (temporary facilities location)			
1 Remodeled existing building at the corner of Water St. & 7th.	Yes	Yes	Yes
2 Children's play area adjacent to the Children's Museum	Yes	Yes	Yes
F. Inclusion of Rail Access			
1 Preserve single line ROW and rail bank for potential future use (e.g. people-mover, trolley, or park trail system)	Yes	Yes	Yes
2 Continued single rail line service through Heritage Park	Yes	Yes	Yes
G. Building Elements within Heritage Park			
1 Restroom facilities	Yes	Yes	Yes
2 Outdoor Amphitheater (sloping grass landform)	Yes	Yes	Yes
3 Speaker's Corner & Gathering Area	Yes	Yes	Yes
H. Remediate unstable slopes along the Capitol bluff			
1 Remediate unstable ravine fill between the Conservatory & Temple of Justice	Yes	Yes	Yes
I. Vegetation			
1 Hillside restoration	Yes	Yes	Yes
2 Lake edge restoration	Yes	Yes	Yes
3 Park plantings (see item J.2)	Yes	Yes	Yes
J. Expressions of Washington State Heritage	Explicit	Implicit	Explicit
1 Environmental Representation			
a. Geology (use of regional materials) (exemplifying formations glaciation/volcanism using basalt, *granite, sandstone, etc.*)	Yes	Yes	No
b. Unique landforms (coastal shore, mountains, plateau, basin and rivers, etc.)	Yes	Yes	Yes
c. Washington State Representational Native Plantings including the following:			
1. Puget Lowlands Forest	Yes	Yes	Yes
2. *Coastal Forest*	Yes	No	No
3. Alpine Forest	Yes	No	No
4. Eastern Washington Forest	Yes	No	No
d. Washington State Representational Cultural/Agricultural Plantings	No	Yes	No
e. Ornamental Plantings & Special Plant Collections	No	Yes	Yes
f. Capitol Lake Edge Plantings	Yes	Yes	Yes
Lake Plantings (West shoreline edge emergent & submergent plants) and riparian / wetland plants)	Yes	No	Yes (minimal)
g. Wash. Geographic Diversity			
37 Wash. Counties & associated cities	No	Yes	No
h. Washington State Symbols	Yes	Yes	No
Bird (goldfinch), Flower (coastal rhodo.), & Tree (Western hemlock)			
2 Cultural Commemoration			
a. Wash. Statehood Timeline of significant dates, events, places & people	No	Yes	No
b. Wash. cultural & ethnic diversity	Yes	Yes	Yes
c. Public artwork and symbolic objects, etc.	Yes	Yes	Yes
d. Site elements signifying cultural commem. (e.g. fixtures, furnishings, etc.)	Yes	Yes	Yes

EXHIBIT VIII–8
CONCEPTUAL DESIGN ELEMENTS SUMMARY MATRIX

II. Optional Elements			
A. Connection from the Capital Group to Heritage Park down the existing Capitol bluff			
1 Central stairs w/ at grade pedestrian rail crossing	Yes or No	Yes or No	Yes or No
2 Central stairs w/ pedestrian bridge/rail overpass to accommodate existing or future rail use. (requires relocating rail line to the base of Capitol bluff)	Yes or No	Yes or No	Yes or No
3 Funicular Railway-(hill railway capable of pulling cars up and lowered by cables)	Yes or No	Yes or No	Yes or No
4 Elevator from the Temple of Justice Addition to the base of Capitol bluff	Yes or No	Yes or No	Yes or No
B. Connections to the City of Olympia / CBD & Capitol Campus			
1 Streetscape improvements in the ROW adjacent to Capitol Green (street trees, paving, site furnishings, etc.)	Yes	Yes	Yes
2 Zoning recommendations to encourage complimentary land uses (e.g. mixed use-cultural facilities, museum, restaurants, housing, & retail)	Yes	Yes	Yes
3 Close Water Street between 4th & Legion St. & reclaim for Heritage Park	Yes	Yes	No
4 Hiking nature trail to Mid Basin & South Library Loop	Yes	Yes	Yes
5 Improvements to West Capitol Lake Trail System	Yes	Yes	Yes
C. Building Elements within The Capital Green			
1 Boathouse Concession Building & launch			
a. Site "A" location (N.E. corner of the site) or	Yes	Yes	Yes
b. Site "B" location (Marathon Park site)	Yes	Yes	Yes
2 Bandshell (temporary structure)	Yes	Yes	Yes
3 Boardwalk connection to Marathon Park (meeting ADA requirements)		Yes	Yes
a. Demo existing boardwalk structure and construct a new boardwalk if rail line use remains (to meet code and ADA requirements) or	Yes 3a or	Yes 3a or	Yes 3a or
b. Renovate the existing railroad bridge to accommodate Capitol Lake trail and emergency access (providing rail use is discontinued)	3b	3b	3b
4 Buildings for Concessions (City Block between 4th & 5th/Sylvester & Water Streets)	Yes or No	Yes or No	Yes or No
D. Site Elements			
1 Grotto (a small artificial hollow using natural stone & plants)	No	No	Yes
E. Additional Capitol Bluff Remediation	Yes	Yes	Yes
1 Remediate land scars west of the Temple of Justice			
F. Expressions of Washington State Heritage	Explicit	Implicit	Explicit
1 Environmental Representation			
a. Washington State Botanical Garden	Yes	Yes	Yes
b. Additional Capitol Lake Edge Plantings (along the western shoreline edge)	Yes	Yes	Yes
Lake Plantings (West shoreline edge emergent & submergent plants) and riparian / wetland plants)	Yes	Yes (minimal)	Yes (minimal)
c. Wash. Geographic Diversity			
Comparisons of Wash. to the Nation (e.g. size, rivers, mountains, coastline etc.)	Yes	Yes	No
2 Cultural Commemoration			
a. Wash. Native American Tribes (coastal, nomadic & maritime people)	Yes	Yes	Yes
Objects & Artifacts (totems, storyboards, dugouts, & petroglyphs etc.)			
b. Wash. State pioneers and settlers	Yes	Yes	No
c. Additional public artwork and symbolic objects, etc.	Yes	Yes	Yes
d. Site specific interpretation (e.g. Des chutes River, Little Hollywood etc.)	Yes	Yes	No

EXHIBIT VIII–8
CONCEPTUAL DESIGN ELEMENTS SUMMARY MATRIX

IX. CREDITS

IX. Credits

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The Honorable Joel Pritchard, Lieutenant Govenor
The Honorable Brian Boyle, Commissioner of Public Lands

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The Honorable Emilio Cantu, Washington State Senator
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THE SWA GROUP
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SHANNON AND WILSON INC.
Geotechnical Engineers

BRW, INC.
Light Rail Transportation Planners

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RAVEN COMMUNICATIONS
Historic Research and Interpretive Planning

HERITAGE PARK: THE CAPITOL GREEN – A CELEBRATION OF WASHINGTON'S HERITAGE

THE PREFERRED PLAN

LEGEND

1 Heather Slope
2 Macrophyllum Forest of Washington native plants
3 Meandering Trail at 4.9 percent slope
4 Conservatory/Greenhouse
5 Western Washington Circle with grove of native plants and wetland species at lake edge
6 Washington Compass Plaza paved with native stone, depicting directions and distances to Washington geographic features, places and global connections
7 20-foot wide right-of-way for walking, jogging, emergency and service
8 Renovated boardwalk with interpretation on railroads in the development of Washington and Olympia
9 Service access (gated)
10 The Arc of Statehood, a 30-foot wide paved walkway along the lake edge, planted with trees representative of Eastern Washington orchards
11 Rail bank right-of-way (25 feet)
12 Pedestrian trail connecting Heritage Park to city streets and sidewalks
13 Commemorative cultural expression
14 Children's play area, by the city of Olympia
15 Grass amphitheater
16 Stage
17 Restrooms with storage and dressing room
18 Sylvester Park
19 Angled parking along 7th Avenue and Water Street
20 Pier
21 Native limestone sighting stones along vista between Budd Inlet and Capitol Campus
22 Esplanade paved with native stone
23 Gateway monuments fronting view of Budd Inlet and the Olympic Mountains
24 Display garden
25 Eastern Washington Circle with grove of native plants and wetland species at lake edge
26 Special paving
27 Speaker's Corner
28 Olympic Fountain
29 Capitol Lake

OPTIONAL ELEMENTS

A North Reserve Trail
B Boathouse at Marathon Park (by the city of Olympia)
C Additional bluff planting remediation
D Concession buildings at 4th and 5th Avenues (by the city of Olympia)
E West Capitol Lake edge plantings
F Washington state interpretive elements
G Special paving (by the city of Olympia)
H Median with planting (by the city of Olympia)

AERIAL PERSPECTIVE VIEW LOOKING SOUTH TOWARDS THE CAPITOL CAMPUS

PREFERRED PLAN SUMMARY

In 1911, the architectural firm of Wilder and White created a master plan for the Washington state capitol as part of a nationwide design competition. Their plan captured the imagination of judges with its unique approach—a group of symmetrically arranged buildings in a forest atop a bluff overlooking Puget Sound and the city of Olympia. An integral part of the planners' vision was that the Capitol Group would be connected to the city by an elegant open space that would enhance the overall aesthetic character of the capitol.

This public open space, called Heritage Park, will fulfill the planners' original vision and update their design. Heritage Park was an important element in the 1991 Master Plan for the Capitol of the State of Washington, which envisioned the park as a place that would "reflect the physical and cultural diversity and history of the state through the park's interpretive features."

Heritage Park will symbolically connect the people of Washington to their state government and their common heritage. In this way, Heritage Park will become the state of Washington's public open space in much the same way the Mall in Washington, D.C. serves the Capitol of the United States.

Located directly north of the historic Capitol Campus, Heritage Park covers 34 acres, more than one third of which is comprised of the steep slopes immediately north of the Temple of Justice and west of the General Administration Building. The balance of this civic open space wraps around the east side of Capitol Lake, providing a convenient pedestrian and visual connection to Percival Landing and the downtown business district of Olympia.

Heritage Park improvements will include rehabilitation of Capitol Lake's shoreline edge; stabilization of the ravine below the existing Conservatory Building; wetland mitigation; addition of a trail system for joggers and bicyclists; provision for emergency, security, and maintenance access; new restroom facilities; an amphitheater; native plantings; site utilities; site furnishings; and outdoor gathering spaces. It will also feature interpretive displays and other elements that celebrate the state's culture, history and environment. Development of Heritage Park provides a unique opportunity for environmental restoration and enhancement.

The design of Heritage Park is proposed using two linear geometric forms. An axis (a straight line extending north from the Temple of Justice) and an arc located adjacent to Capitol Lake establish the design of Heritage Park. The axis follows the historic sight line established by the Wilder and White plan in 1911. The arc complements the historic axis, embraces Capitol Lake, and creates a distinct identity for Heritage Park.

During the predesign process, the name of the park was discussed as a program element, and the project Working Committee and Capitol Campus Design Advisory Committee agreed that during the predesign phase the project would be titled "The Capitol Green." The master plan designation of "Heritage Park" has been retained in those predesign documents, however, in conformance with the master plan. In the future, the name of the park could be changed with approval of the the State Capitol Committee.

Washington State Department of General Administration

The Portico Group & The SWA Group
December 1992