



HERITAGE PARK

THE CAPITOL GREEN — A CELEBRATION OF WASHINGTON'S HERITAGE

DRAFT PREDESIGN STUDY EXECUTIVE SUMMARY



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

December 1992

HERITAGE PARK

WASHINGTON STATE CAPITOL
OLYMPIA, WASHINGTON

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EXECUTIVE SUMMARY



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INTRODUCTION

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.

HERITAGE PARK
WASHINGTON STATE CAPITOL
OLYMPIA, WASHINGTON

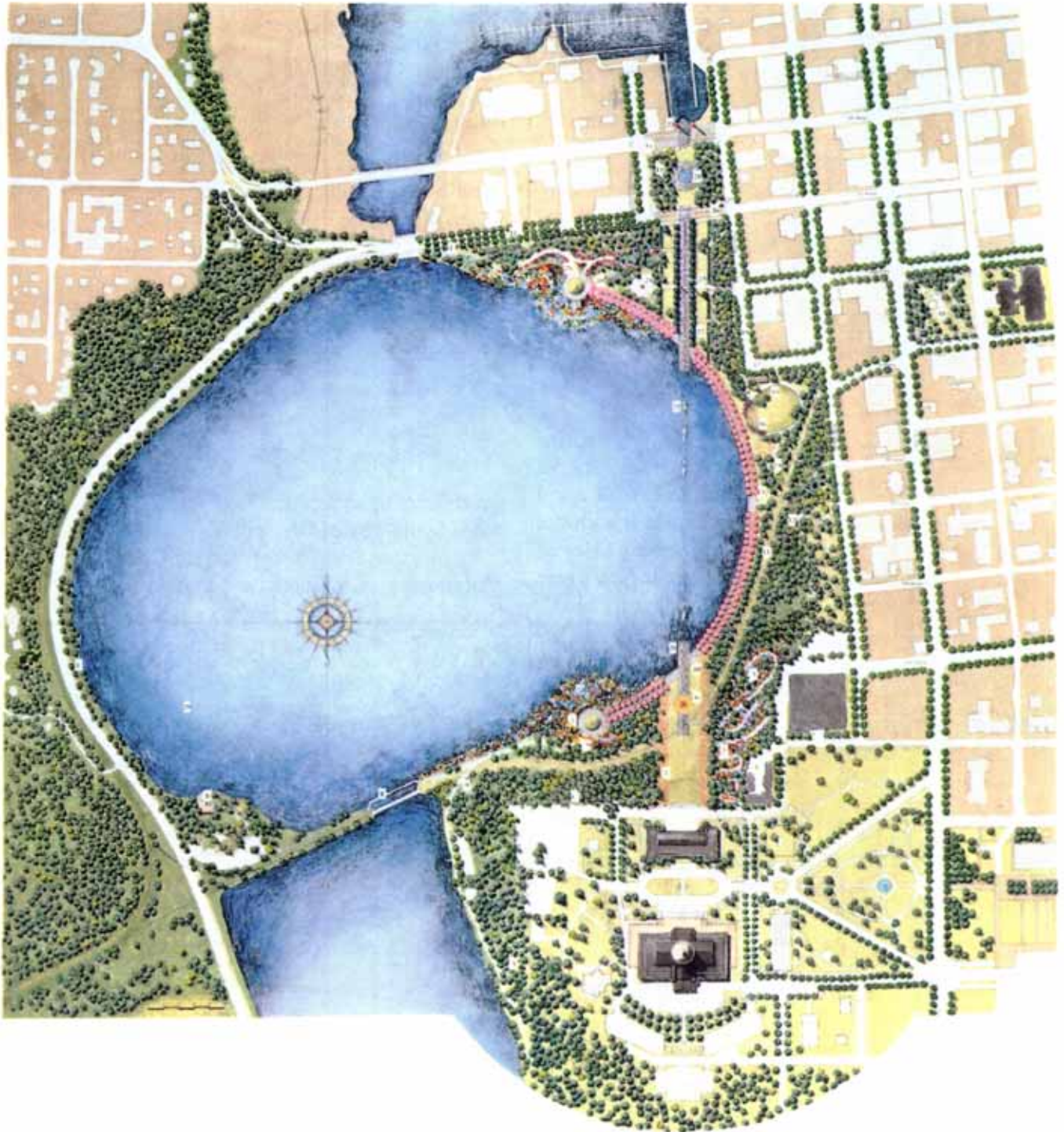


EXHIBIT I-1
HERITAGE PARK PREDESIGN PLAN

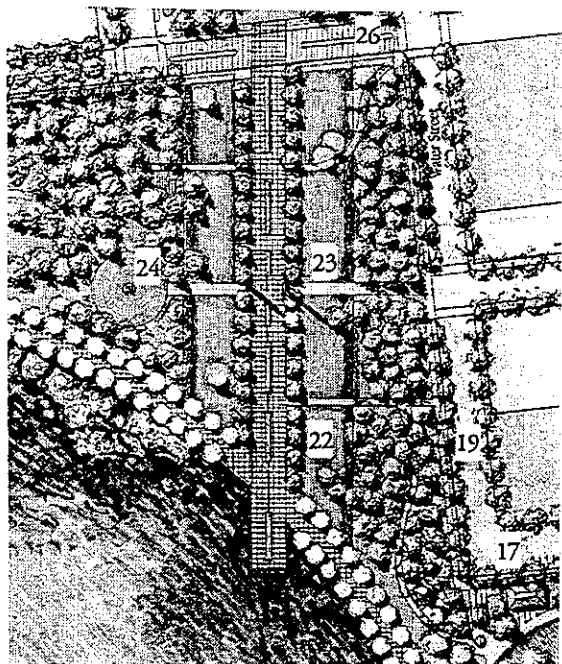
HERITAGE PARK
WASHINGTON STATE CAPITOL
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OTHER HERITAGE PARK FEATURES

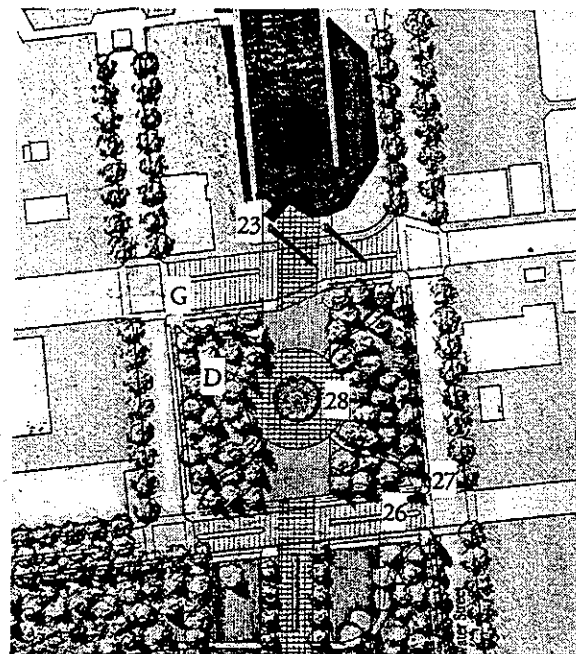
In addition to the elements located along the historic axis and the Arc of Statehood, Heritage Park will contain additional features intended to enhance the Capitol Campus. They are as follows:

- 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 side-walks 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.

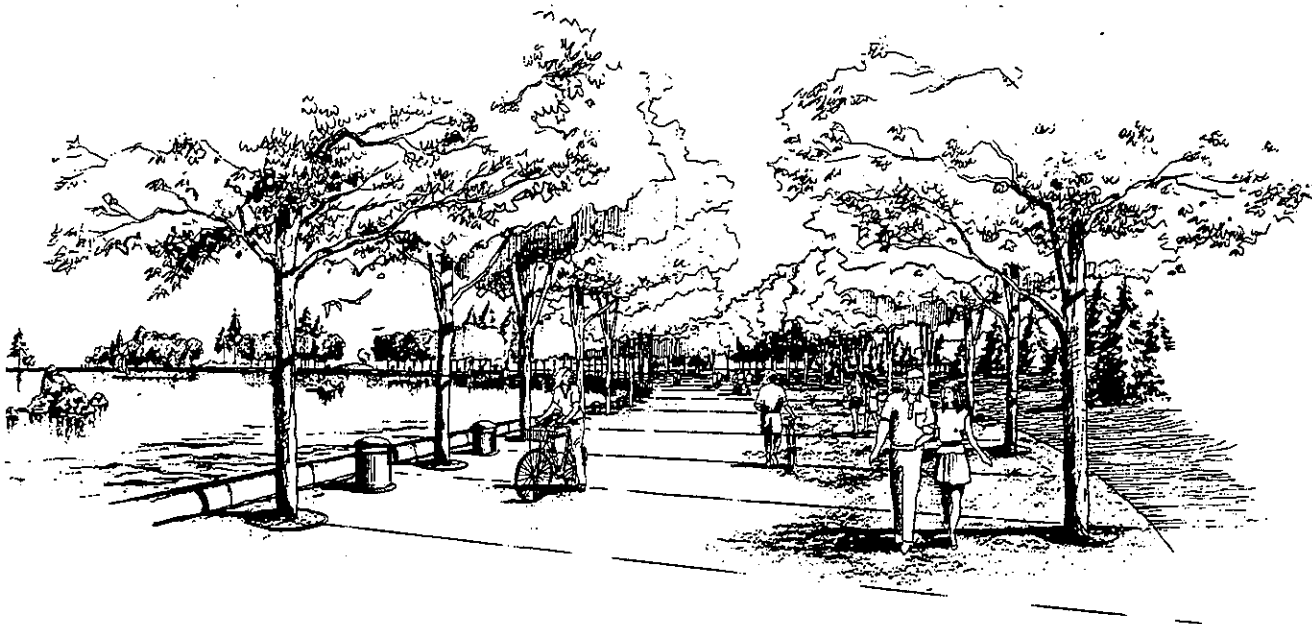
HERITAGE PARK
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Esplanade



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.

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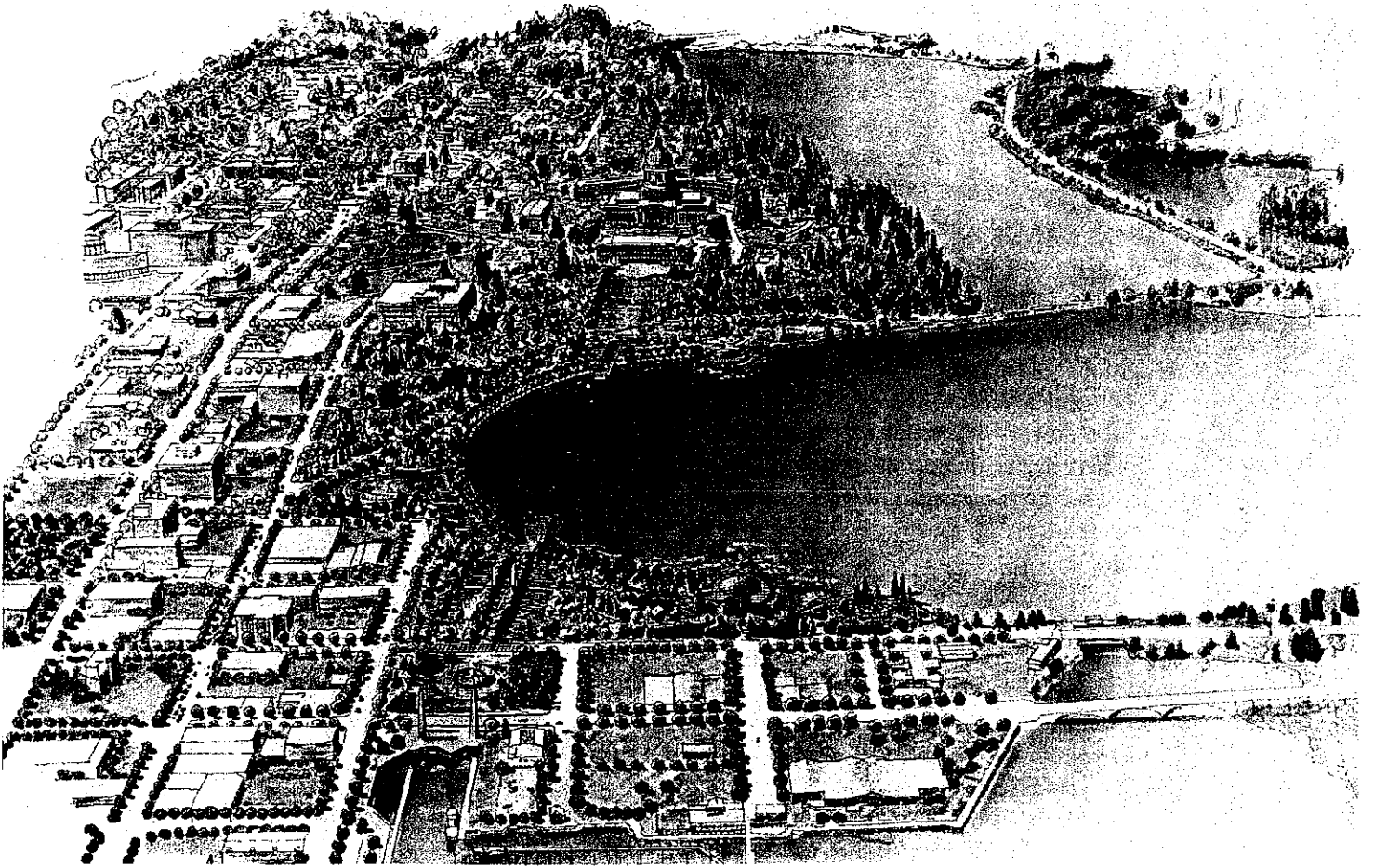


EXHIBIT I-3
AERIAL PERSPECTIVE VIEW LOOKING SOUTH TOWARD THE CAPITOL CAMPUS

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."

CONTRIBUTORS

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

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