

### Agency and SEPA Comments

	Date	Commenter	Summary
1	7/6/17	Intercity Transit	<ul style="list-style-type: none"> <li>Request for maintained service level and volumes during and following construction.</li> <li>Request for shelter for transit riders on both streets</li> <li>Request for trees to be planted so that they do not block visibility.</li> </ul>
2	8/2/17	Washington Department of Fish and Wildlife	<ul style="list-style-type: none"> <li>Confirmation that a Habitat Management Plan is not necessary for the project.</li> </ul>
3	8/10/17	Department of Archaeology and Historic Preservation (DAHP)	<ul style="list-style-type: none"> <li>Consideration of historic viewsheds from the Capitol Campus should be given.</li> <li>A Socioeconomic assessment of the projects effect on downtowns historic district should be prepared.</li> <li>Provide additional project information using historical maps.</li> <li>Monitor geotechnical borings and prepare an inadvertent discovery plan.</li> <li>Submit plans electronically.</li> </ul>
4	12/11/17	DAHP	<ul style="list-style-type: none"> <li>The socioeconomic assessment has not been provided</li> <li>Detailed plans are needed for further review.</li> </ul>
5	12/11/17	Nisqually Tribe	<ul style="list-style-type: none"> <li>The Tribe concurs with the DNS issuance.</li> </ul>
6	12/18/17	Department of Ecology	<ul style="list-style-type: none"> <li>Provided various state permitting requirements including those related to response procedures for discovery of toxic substances.</li> </ul>
<b>Public Comments Related to the SEPA Determination</b>			
	Date	Commenter	Summary
7	12/4/2017	Glen Anderson	Project is very significant, determination of non-significance is inappropriate.
8	12/7/2017	Desdra Dawning	Project is of great significance, and EIS should be prepared due to unstable fill under the building and traffic/parking capacity issues.
9	12/10/2017	Kristin Voth	An EIS should be prepared due to the unstable land under the existing building, flooding and tidal conditions related to Sea Level Rise; and Traffic/parking issues.
10	12/18/2017	Allen Miller on behalf of the following:	Bob Jacobs: The building should be removed and replaced with civic space due to community desire, concerns related to sea level rise, liquefaction, and the need for transportation and utility corridors.
			Allen Miller: The SEPA Checklist ignores the architectural history of the Capitol Campus, blocks views from the Temple of Justice and is in the shoreline jurisdiction.
			National Association of Olmsted Parks: The existing building should be removed to the restore panoramic vista from the capitol campus.
			Michael S. Hamm: The existing tower blocks views from the Capitol Campus and should be removed.
			Jane Hastings: As the widow of Norman J. Johnston, she believes he would have liked the existing building removed so that the view from the legislative building could be restored.
			Behind the Badge Foundation: Asks the City to avoid making a decision that would change the landscape of the area.
			Friends of Seattle's Olmsted Parks: It is in the best interest of Olympia to restore the Olmsted View Corridor from the Capitol Campus.
11	12/18/2017	Friends of Seattle's Olmsted Parks	Replacement of the old tower with a new tower would perpetuate an existing visual obstruction to historic views from the Capitol Campus.

## Nicole Floyd

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**From:** SSwan@intercitytransit.com  
**Sent:** Thursday, July 06, 2017 4:46 PM  
**To:** Nicole Floyd  
**Subject:** Views on 5th, Master file #17-2528  
**Attachments:** 0798.JPG; 0267.JPG

City of Olympia, Community Planning & Development:

Intercity Transit staff has reviewed the request for master file #17-2528, Views On 5<sup>th</sup>. We have previously sent in comments concerning a proposed re-development of the building on 5<sup>th</sup> Ave. Given the new proposal to redevelop most of the block we wanted to reconvey comments about current bus stops that may be affected by the proposed development and impacts to the stops and service should the project go forward toward development and Land Use application.

We would like to point out to the City and applicant that Intercity Transit has bus stops adjacent to the property, on both sides of the block on 4<sup>th</sup> and 5<sup>th</sup> Ave. This includes:

4<sup>th</sup> Ave: eastbound bus stop, far side Simmons St intersection (see attached jpg, 0798), currently served by 5 Routes: 41, 45, 47, 48/49.

This street is a high frequency service corridor that has service 7 days a week, from 6:15 am - 11:55 pm weekdays and 8 am - 11:55 pm weekends. Weekday peak service is every 5-15 minutes in either direction along 4<sup>th</sup> Ave. Also, during Evergreen College's regular academic year there is "late night" service that operates until 3:15 am on Friday/Saturday mornings and until midnight on Sundays. The eastbound stop on 4<sup>th</sup>/Simmons averages 45 people a day. The westbound stop, by Bayview Market, averages 79 people a day.

5<sup>th</sup> Ave: westbound bus stop, located near the front entrance to the current building (adjacent to property, mid-block, see attached jpg, 0267 ) and served by Routes 43 and 44. This street is a high frequency corridor with 15 minute service on weekdays from 6:15 a.m. - 7:45 pm and then 30 min frequency to 10:30 pm. On Saturdays, 15 minute frequency from 8:30 am - 7:15 pm and 30 min frequency to 10:30 pm. On Sundays, only Route 44 operates, and runs every 60 minutes from 8:30 am - 8:30 pm. Current boardings/alightings average 11 people a day.

Both bus stops on 4<sup>th</sup> & 5<sup>th</sup> Ave meet ADA standards for accessibility (8 ft sidewalk depth at the stop) but neither have shelters. We would note that the stop on 5<sup>th</sup> Ave, especially during inclement weather, customers are known to wait for buses using the building entrance area/canopy to stay out of the weather. Given the development proposal to significantly increase residential and retail/commercial elements to the project maintaining ADA accessibility at these stops is essential. We would also suggest an area for transit customers to wait away from building entrances, possibly incorporating a transit shelter on the sidewalk. Consideration of a building facade incorporating shelter/inclement weather features as part of the design might also be worth looking at. There are a number of examples of this around this area. We would also note that bus shelters can be purchased directly from Intercity Transit at cost. They can be installed by our Facilities crew at no additional cost. We also note plans for a

number of trees to be planted along the sidewalk in the vicinity of these transit stops. We request that trees are planted not to restrict pedestrian access to these two stops.

We would be happy to discuss with the developer the design and location of either a shelter or shelter design element that might more closely meet the look of the proposed development. If there are any questions or comments please feel free to contact either me or our Planning Manager Dennis Bloom at 360-705-5832.

Thank you for your consideration and interest in maintaining transit service and stops along these two major downtown Olympia street corridors.



*Steve Swan*

Senior Planner

**INTERcity**  
**TRANSIT**

526 Pattison SE

Olympia WA 98501-2076

Ph: 360-705-5834

Fax: 360-357-6184

[sswan@intercitytransit.com](mailto:sswan@intercitytransit.com)

## Nicole Floyd

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**From:** Nation, Theresa K (DFW) <Theresa.Nation@dfw.wa.gov>  
**Sent:** Wednesday, August 02, 2017 4:24 PM  
**To:** Nicole Floyd  
**Subject:** Views on Fifth comments

Hi Nicole,

I have reviewed the Views on Fifth redevelopment proposal and environmental review report. WDFW does not have any fish or wildlife concerns for this project. There are no species or habitats of special interest on the site, since it has been developed for several decades. I think that a Habitat Management Plan is not necessary as there is nothing to manage for on the site or the immediate surroundings.

Let me know if you have any questions.

Regards,

*Theresa Nation*

Area Habitat Biologist  
Washington Department of Fish and Wildlife  
600 Capitol Way N.  
Olympia, WA 98501  
(360) 902-2562 office  
(360) 688-4745 cell



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

August 10, 2017

Ms. Nicole Floyd  
City of Olympia  
Olympia Community Planning & Development Department  
nfloyd@ci.olympia.wa.us

In future correspondence please refer to:  
Project Tracking Code: 2017-07-05018  
Property: 410 5<sup>th</sup> Avenue SE, Olympia  
Re: Land Use Application for Views on 5th

Dear Ms. Floyd:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Notice of Land Use Application for the proposed Views on Fifth project at 410 5<sup>th</sup> Avenue in Olympia. From the notice, we understand that the applicant proposes to remodel the existing building for multiple uses accompanied by construction of low-rise structures for residential and parking purposes. The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of the State Environmental Policy Act (SEPA). Our review is based upon documentation contained in the Notice.

The proposed project occupies a highly sensitive and prominent historic area. The proposal will have effects to view sheds, cultural landscapes and the economy of the historic downtown. All these should be considered. There will also be potential for archaeological resources and a presence/absence analysis of those resources should also be considered.

The Washington State Capitol Campus Historic District is part of a cultural landscape that comprises much of the view shed from the Historic District to Budd Inlet. The Historic District is a local icon listed in the National Register of Historic Places at the *national* level of significance. Once a historic property is considered historic at the *national* level of significance, it can also be nominated and designated as a National Historic Landmark (NHL). Capitol Lake and the surrounding Heritage Park are key elements that fulfill in part the 1912 Wilder & White Plan that created the capitol campus. The historic view shed was central to Wilder and White's vision for the Capital Campus. A study of the impacts to the historic view shed should be conducted.

As our agency administers the Washington Main Street program, there should be a socioeconomic assessment of the proposal's effects to the National Register listed Downtown Olympia Historic District. The agency is regularly engaged with the Olympia Downtown Association to ensure that the area is an economically viable place to live, conduct business and recreate. This type of assessment should examine any beneficial or negative effects of the proposal on the historic downtown as a viable neighborhood.

Along with the socioeconomic and view shed studies above, we are also requesting that the following analyses be completed for archaeological resources:



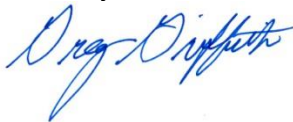
- 1) Prepare an overview for this project area that utilizes archival resources including historical maps.
- 2) Monitor geotechnical borings making sure a professional archaeologist has an opportunity to examine the soils in the bore.
- 3) Use the above data to make an informed recommendation for further archaeological work which may include monitoring by a professional archaeologist or an IDP or both. Recommendations may also include archaeological survey using mechanical trenching to be able to examine soils and stratigraphy for the presence of archaeological resources.

The above comments and recommendations are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO). Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive about this proposal. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed guidelines including requirements for survey reports. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. If you have any questions, please contact me at [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov) or 360-586-3073.

Sincerely,



Gregory Griffith  
Deputy State Historic Preservation Officer

C: Todd Cutts, ODA, Executive Director  
Rhonda Foster, Squaxin Island Tribe, THPO  
Marygrace Jennings, Dept. of Enterprise Services  
Allen Miller  
Troy Nichols  
Dan Penn, Chehalis Tribe, Acting THPO  
Michele Sadlier, City of Olympia HPO  
Jackie Wall, Nisqually Tribe, THPO



## Kenneth Haner

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**From:** Griffith, Greg (DAHP) <Greg.Griffith@DAHP.WA.GOV>  
**Sent:** Wednesday, December 13, 2017 1:02 PM  
**To:** Nicole Floyd  
**Cc:** rfoster@squaxin.us; Dan Penn (dpenn@chehalistrike.org); Brooks, Allyson (DAHP); Todd Cutts (tcutts@downtownolympia.org); allen@atmlawoffice.com; Michelle Sadlier; Vann, Nicholas (DAHP); 'wall.jackie@nisqually-nsn.gov'; Goddu, Marygrace (DES); Sarah Amell (sarah@aquaterracrc.com); tnichols@phillipsburgessgr.com; Griffith, Greg (DAHP)  
**Subject:** Comments on Views on 5th  
**Attachments:** 2017-07-05018\_112917 (2).pdf

Hi Nicole, attached please find a pdf of our comment letter to you that follows on from our review of the report prepared in response to our previous comment letter to you about the Views on 5<sup>th</sup>. Thank you.

**Greg Griffith**

Deputy State Historic Preservation Officer  
Washington State/Department of Archaeology & Historic Preservation

[Greg.Griffith@dahp.wa.gov](mailto:Greg.Griffith@dahp.wa.gov)

360-586-3073 (desk)

360-890-2617 (mobile)

POB 48343/Olympia 98504-8343

My regular office hours are Monday through Friday, 8:00 am to 5:00 pm

***Get involved! Check out Washington's State Historic Preservation Plan 2014-19: Getting the Future Right at [www.dahp.wa.gov](http://www.dahp.wa.gov)***



***Please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>.***



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

December 13, 2017

Ms. Nicole Floyd  
City of Olympia  
Olympia Community Planning & Development Department  
nfloyd@ci.olympia.wa.us

In future correspondence please refer to:  
Project Tracking Code: 2017-07-05018  
Property: 410 5<sup>th</sup> Avenue SE, Olympia  
Re: Land Use Application for Views on 5th

Dear Ms. Floyd:

The Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) is in receipt of the *Cultural Resource Assessment for the Views on 5<sup>th</sup> Development Project Olympia, Thurston County, Washington dated September 29<sup>th</sup>, 2017*. Preparation of the report was based upon questions and recommendations made to you in our letter of August 10, 2017 for investigation into the visual and socio-economic impact of the proposal on the Capitol Campus Historic District and the Downtown Olympia Historic District, (both listed in the National Register of Historic Places) as well as archaeological resources that might be affected by the project. The above referenced report has been reviewed on behalf of the SHPO pursuant to the State Environmental Policy Act (SEPA).

In response and based upon our review, we are concerned that the analysis missed the following:

- 1) We do not see that the report assesses the socioeconomic effects to the Downtown Olympia Historic District.
- 2) The report does not provide a detailed image of the proposed design of the Capitol Center building renovation. Therefore, we recommend that detailed plans and images of the project be provided to DAHP's Historical Architect and the Olympia Heritage Commission for review and comment to the City on the design's affect to the character of the downtown historic district and the existing building's existing design character.





Ms. Nicole Floyd  
December 13, 2017  
Page Two

Thank you for the opportunity to review and comment. If you have any questions, please contact me at [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov) or 360-586-3073.

Sincerely,



Gregory Griffith  
Deputy State Historic Preservation Officer

C: Todd Cutts, ODA, Executive Director  
Rhonda Foster, Squaxin Island Tribe, THPO  
Marygrace Jennings, Department of Enterprise Services  
Allen Miller  
Troy Nichols  
Dan Penn, Chehalis Tribe, Acting THPO  
Michelle Sadlier, City of Olympia HPO  
Jackie Wall, Nisqually Tribe, THPO





**Nisqually Indian Tribe  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

December 11, 2017

Nicole Floyd  
City of Olympia  
PO Box 1967  
Olympia, WA 98507-1967

Dear Ms. Floyd,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

**Re: Views on 5<sup>th</sup> #17-2528 DNS**

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe concurs with the, "Determination of Nonsignificance".

Sincerely,

Jackie Wall  
THPO  
Nisqually Indian Tribe  
(360)456-5221 Ext. 2180  
[wall.jackie@nisqually-nsn.gov](mailto:wall.jackie@nisqually-nsn.gov)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

December 18, 2017

Nicole Floyd, Senior Planner  
City of Olympia  
Community Planning and Development  
PO Box 1967  
Olympia, WA 98507-1967

Dear Ms. Floyd:

Thank you for the opportunity to comment on the determination of nonsignificance for the Views on 5<sup>th</sup> Project (17-2528) located at 410 - 5<sup>th</sup> Avenue Southwest as proposed by Ken Brogan, Views on 5<sup>th</sup> LLC and Ron Thomas, Thomas Architecture Studio. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**HAZARDOUS WASTE & TOXICS REDUCTION: Tara Davis (360) 407-6275**

Universal Waste/ Paint Contracting:

Spent materials and unusable equipment containing hazardous substances (such as paints, lead-acid batteries and mercury containing lamps) that may be stored at the facility will need to be managed according to WAC 173-303. Inventory control of materials stored at the facility will be helpful in ensuring regulations are met. The Hazardous Waste and Toxic Reduction Program's (HWTR) Publications website, which includes *Inventory Control for the Paint Contracting Industry* and the *Universal Waste Rule*, is accessible via <https://www.ecy.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction>. For any questions or assistance with regard to accessing publications and information on the HWTR webpage, please contact Tara Davis in the Southwest Regional Office (SWRO), HWTR at the phone number provided above.

Demolition:

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” available on Ecology’s website: <https://www.ecy.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction>. The applicant may also contact Rob Rieck of Ecology’s HWTR Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

**SHORELANDS & ENVIRONMENTAL ASSISTANCE**  
**FLOODPLAIN MANAGEMENT: Jeffree Stewart (360) 407-6521**

As the proposed development is for mixed use which includes residential and commercial elements, and portions are in the mapped Special Flood Hazard Area, it will be important to clearly document elevations of lowest habitable areas as those relate to the Base Flood Elevation. Applicant will need to describe specific flood-proofing measures, if any are proposed. The ability of residents to exit the building without interruption of said measures must also be clearly described.

**TOXICS CLEANUP: Mohsen Kourehdar (360) 407-6256**

This property is within a quarter mile of several known or suspected contaminated sites. To search and access information concerning these sites see:  
<http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for SWRO at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Mohsen Kourehdar with the SWRO, Toxics Cleanup Program at the phone number provided above.

**WASTE 2 RESOURCES: Beth Gill (360) 407-6380**

If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). Check with your local jurisdictional health department for any permitting requirements that may be required.

**WATER RESOURCES: Vicki Cline (360) 407-0278**

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

**WATER QUALITY: Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - **Application**.

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Nicole Floyd, Senior Planner

December 18, 2017

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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(MLD:201706307)

cc: Tara Davis, HWTR  
Jeffrey Stewart, SEA  
Mohsen Kourehdar, TCP  
Beth Gill, W2R  
Vicki Cline, WR  
Chris Montague-Breakwell, WQ  
Ken Brogan, Views on 5th LLC (Applicant)

**From:** Glen Anderson <glenanderson@integra.net>  
**Sent:** Monday, December 04, 2017 12:22 PM  
**To:** Nicole Floyd; Nancy Lenzi  
**Subject:** The "Mistake by the Lake" must NOT continue!!! I'm APPALLED that the project is considered not significant.

The public overwhelmingly wants the Isthmus to be an open public space – a park – for everyone to enjoy.

The public hates the “Mistake by the Lake.”

I wish the City of Olympia would listen to the public instead of the extremely rich people who want to abuse us for their own private profit.

I am APPALLED that the City of Olympia thinks Project #17-2528 is NOT significant enough for serious public review. They City issued a “Notice of SEPA Determination of Non-significance.”

The new monstrosity is VERY significant!  
SLOW DOWN and HEAR THE PUBLIC – and scientists and other experts – instead of kowtowing to rich developers!

“Our society is so inured to violence that it finds it hard to believe in anything else. And that phrase believe in provides the clue. People trust violence. Violence 'saves.' It is 'redemptive.' But when we make survival the highest goal and death the greatest evil, we hand ourselves over to the gods of the Domination System. We trust violence because we are afraid. And we will not relinquish our fears until we are able to imagine a better alternative.” —[Walter Wink](#)

Glen Anderson (360) 491-  
9093 [glenanderson@integra.net](mailto:glenanderson@integra.net) [www.parallaxperspectives.org](http://www.parallaxperspectives.org)

**From:** Desdra Dawning <desdradawning@yahoo.com>  
**Sent:** Thursday, December 07, 2017 12:27 PM  
**To:** Nicole Floyd  
**Subject:** The Mistake on the Lake

To City Senior Planner, Nicole Floyd,

My comments on the proposal by developer Brogan to renovate and develop this property in Olympia:

—Whoever voted to issue a Determination of Non-Significance to this project has voted in error. What happens here is of GREAT SIGNIFICANCE—to the environment in the area of the estuary, and to the citizens of Olympia.

—It is my understanding that this building sits on unstable filled land, as does much of the Olympia shoreline. It is also an area prone to flooding under certain weather and tidal conditions. For these reasons alone, an EIS should be developed.

—Traffic and parking in the downtown area are reaching capacity, and yet 140 new residences, all with their autos, are expected to be absorbed in this area? Do you really think a significant number of those new residents (how many hundreds?) Will be walking and using the transit system to move about our city? Making a turn lane on Simmons St. Falls way short of solving this problem. So the developer can buy his way out of this simply by paying the city a (one time?) \$167,000 Transportation Impact Fee? How will the City be using those funds to lighten the traffic load through the downtown streets?

—Side note—(I find shopping in the downtown area difficult already due to such limited parking, and I find it interesting that downtown business owners have their shoppers penalized with parking fees while those in the mall have all day free parking for their customers. Not very equitable! And certainly not encouraging for downtown business!) This project will make that situation even worse!



Thank you for taking citizen concerns. I truly hope this project is denied!  
Desdra Dawning

434 Cushing St. NW

Olympia, WA 98502

928-707-1738

"We're all just walking each other home."

RAM DASS

**From:** Kristin Voth <kvoth88@gmail.com>  
**Sent:** Sunday, December 10, 2017 10:11 AM  
**To:** Nicole Floyd  
**Subject:** Comments on Capital Lake building project #17-2528

To City Senior Planner, Nicole Floyd,

Comments on proposal #17-2528 by developer Brogan to renovate and develop property in Olympia:

The people who voted to issue a Determination of Non-Significance to this project, in my opinion, were not well informed. What happens on this isthmus property is of great significance to the environment and to the citizens of Olympia.

The existing building sits on unstable land (as evidenced in the earthquake of 2001) and is also an area that can be prone to flooding under certain weather and tidal conditions especially considering rising sea levels. For these reasons alone, an environmental impact study should be implemented.

Traffic and parking in the downtown area are reaching capacity, and yet 140 new residences, with their autos, are expected to be absorbed in this area? Making a turn lane on Simmons St. is not sufficient to solve this problem. It seems the developer may be able to buy his way

into this project simply by paying the city a Transportation Impact Fee.

I respectfully request that an EIS be done and that you consider the impact this project will have on the accessibility and future of downtown Olympia.

Kristin Voth

434 Cushing St NW

Olympia, WA 98502

[kvoth88@gmail.com](mailto:kvoth88@gmail.com)

## Kenneth Haner

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**From:** Allen T. Miller <[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)>  
**Sent:** Monday, December 18, 2017 3:26 PM  
**To:** Nicole Floyd  
**Cc:** [jerryreilly@msn.com](mailto:jerryreilly@msn.com); 'Mary-Margaret O'Connell'; 'Lisa Shannon'  
**Subject:** Comments on SEPA Determination of Non-significance/Views on 5th/17-2528  
**Attachments:** SEPA Decision and HEX Notice.long.pdf

### Nicole:

As you know we represent former Governors Evans, Locke, and Spellman, former Secretary of State Ralph Munro, former Senator Karen Fraser, Jane Hastings, the widow of the Capitol Campus Architectural Historian, University of Washington Professor Emeritus, Norm Johnston, Mike Hamm, landscape architect for the North Capitol Campus Heritage Park, Bob Jensen, former Chair of the State Shorelines Hearings Board, Chair of the Capitol Olympic Vista Park Foundation and Association, former Olympia Mayor Bob Jacobs, the Behind the Badge Foundation, the National Association of Olmsted Parks, the Friends of Seattle's Olmsted Parks, Friends of the Waterfront, and the Black Hills Audubon Society.

Please consider all comments that have been submitted to date, by or on the behalf of those individuals and organizations regarding the above-referenced matter, as SEPA comments for purposes of today's deadline. We will also be submitting an appeal of the SEPA determination by the deadline of next Tuesday, 12/26/17.

Thanks.

Allen T. Miller  
Law Offices of ATM, PLLC  
1801 West Bay Dr. NW  
Suite 205  
Olympia, WA 98502  
[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)  
[www.atmlawoffice.com](http://www.atmlawoffice.com)  
Office: (360)754-9156  
Fax: (360)754-9472  
Cell: (360)402-3376



**NOTICE OF  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE  
AND  
PUBLIC HEARING**

**Community Planning &  
Development**  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

<b>Project Name/File:</b>	Views on 5th/17-2528
<b>Location / Description of Proposal:</b>	A multi-family and commercial complex intended to provide 140 new residences and a mix of ground floor restaurant and retail spaces. Project will include demolition of the onsite single-story structure, reuse of the existing tower, and construction of two new mixed use buildings.
<b>Representative/Applicant:</b>	Ron Thomas of Thomas Architecture Studio/Ken Brogan of Views on 5 <sup>th</sup> LLC
<b>Public Hearing:</b>	<b>January 9, 2018, 6:30 p.m. at The Olympia Center, in the multi-purpose room A-B, 222 Columbia Street NW, Olympia, Washington</b>
<b>SEPA Lead Agency:</b>	City of Olympia Community Planning and Development Department
<b>SEPA Official:</b>	Cari Hornbein, Senior Planner
<b>SEPA Issuance:</b>	December 4, 2017
<b>SEPA Comment Deadline:</b>	<b>December 18, 2017</b>
<b>SEPA Appeal Deadline:</b>	<b>December 26, 2017</b>
<b>Staff Contact/Lead Planner:</b>	Nicole Floyd, Senior Planner, 360.570.3768, <a href="mailto:nfloyd@ci.olympia.wa.us">nfloyd@ci.olympia.wa.us</a>

**NOTICE OF PUBLIC HEARING:** The City of Olympia Hearing Examiner will hold a public hearing to receive public comments prior to making a decision on the Land Use Approval Permit for the proposed project. Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the lead planner via email or standard mail. The mailing address is: Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal has determined that this action probably will not have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the Environmental Checklist, plans, and reports on file with the lead agency. This information is available to the public on request. This DNS is not a permit. The City of Olympia will not act upon, and no permits will be issued for this proposal prior to the appeal deadline.

This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA).

**Comments** regarding this Determination of Non-Significance (DNS) should be directed to the lead planner at the address above. If conditions are added, during or following the 14-day comment period, a revised determination will be issued.

**COMMENT DEADLINE: 5:00 p.m., Monday, DECEMBER 18, 2017**

**APPEAL PROCEDURE:** Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Appeal must be accompanied by the appropriate administrative appeal fee.

**APPEAL DEADLINE: 5:00 p.m., Tuesday, DECEMBER 26, 2017**

Issued by:

  
CARI HORNBEIN, SEPA OFFICIAL



## Nicole Floyd

---

**From:** jacobsoy@aol.com  
**Sent:** Tuesday, August 01, 2017 7:12 PM  
**To:** Nicole Floyd  
**Cc:** covp-board@yahoogroups.com  
**Subject:** DRB Comments re Views on Fifth Application

Nicole --

Because public testimony is no longer accepted at DRB meetings, I am submitting written comments herewith.

=====

DRB Members:

These written comments are submitted in lieu of oral comments at your meeting of August 10 re the Views on Fifth application.

It is most appropriate that the Design Review Board is considering this application, because the decades-long controversy over the Capitol Center Building has been primarily about design.

Not the design of the building, however, but the design of our beautiful state capitol buildings.

Our state capitol buildings were designed around a northward axis that took advantage of one of the great views anywhere -- the view of the Olympic Mountains across the waters of Puget Sound, with steeply sloped, wooded hills on both sides. If you haven't looked at this view recently, I urge you to visit the Law Enforcement Memorial and imagine how the designers envisioned this view by (1) closing one eye, and (2) holding your arm out with your hand upward to cover the Capitol Center Building. Magnificent!

The Capitol Center Building is known locally as the "Mistake on the Lake" because it so obviously doesn't belong in this location. It seriously detracts from the capitol design and public enjoyment of Olympia.

Note that the design of the building is not the main problem. If this building had been placed a few blocks to the east, it would not have received nearly the opposition that it has. Another building on the lake that rises to approximately the same elevation -- the Evergreen Plaza building -- has never been objected to because it does not obstruct the northward view.

Strong public opposition to the Capitol Center Building has been documented repeatedly over the years, most recently by an Elway poll conducted as part of the parks planning process just a couple of years ago.

I believe it is within your purview to consider the larger setting of proposed projects, and I urge you to reject this proposal.

This site should be used for public facilities of some sort that are not more than three stories high. There are many possibilities, including a museum, Native American heritage center, library, park, and many more.



Other considerations:

1. Sea Level Rise.
2. Earthquake-induced liquefaction.
3. The need for space to accommodate expanded transportation and utility facilities. Note that this project would be in the middle of the only corridor within Olympia that connects the west side with downtown.

Submitted by:

Bob Jacobs  
720 Governor Stevens Ave. SE, Olympia 98501  
360-352-1346  
jacobsoly@aol.com

## Nicole Floyd

---

**From:** JacobsOly@aol.com  
**Sent:** Monday, July 03, 2017 11:28 AM  
**To:** Nicole Floyd  
**Subject:** Comments on Proposed "Views on Fifth" Project

Nicole:

Please accept this email as my official comments on the current "Views on Fifth" proposal for the Capitol Center Building on the Isthmus, a.k.a., Mistake by the Lake.

I am strongly opposed to this proposal. In this I am part of a strong majority of Olympia residents, as shown by repeated public surveys (most recently the Elway poll done as part of the Parks Plan process).

This building is a spectacular example of poor city planning. It violates the view corridor to the Olympics, around which our state capitol campus was designed.

I note that my opposition is not about the appearance of the building. Any building this tall in this location would be unacceptable.

The 2010 and 2016 Parks Plans included replacement of this building with a civic space. This is the right thing to do -- correct the Mistake.

Removal of the building was an important factor in passage of the Metropolitan Park District measure. That measure and the related MOU assures sufficient funding for this project.

It is curious that this building is considered to be "grandfathered" at its current height, when current zoning has a maximum height of 35 feet. It has been vacant for eleven years and has had no serious work done on it, so its "grandfathered" status should have expired.

It is way past time to remove this building and replace it with a public use that is not any higher than current zoning allows. An inclusive public process should determine the use of the space, which could range from green space to a museum. Many acceptable uses have been suggested.

In addition, less-dense uses of this space allow for more flexibility in dealing with sea level rise and liquefaction, and would also facilitate preservation and expansion of the utilities and transportation facilities on the isthmus.

I look forward to participating in the public process for this proposal.

Bob Jacobs  
352-1346  
720 Governor Stevens Ave., SE, Olympia 98501  
[JacobsOly@aol.com](mailto:JacobsOly@aol.com)

July 31, 2017

Joseph LaValle, Chair  
Design Review Board  
City of Olympia

Dear Mr. LaValle,

I am Norman J. Johnston's widow, a fellow architect and educator. Travels to and from Olympia have been many over the past fifty years to Norm's home territory. A special trip was during 2001 when I was a member of the Architect Selection Committee for "Millennium Carillon Bell Tower", another project not realized too date.

Touring the tower site one could not help the eye being drawn to the very unfortunate obstacle, the "Mistake by the Lake" destroying this magnificent view from the Capital Campus. Travels with Norm always included visiting every State Capital and College Campus in the area. Not surprising, our State Capital in Olympia, is considered the finest of all fifty states by most of the design community. If we did not have Mt. Rainier, I'm sure our Capital would be the leading contender to indentify the State of Washington.

Washington, D.C. was visited annually which always included a stop at the Building Museum where Norm discovered a little brass bank in the gift shop. Picking the bank up he asked why they had the Washington State Capital in the shop, to which the clerk replied, "no it is the National Capital". "Trust me", Norm said I am correct, it belongs to the other Washington. Thus we purchased the bank and brought it to its' proper home.

The history and all of the logical reasoning is included in Norm's earlier correspondence, copies enclosed, of how important it is to reduce the scale of this eyesore to the neighboring structures, thus following through on the plan of over 100 years ago that protects the view corridor.

Norm's first play ground was the construction site of the Legislative Building, so I felt it only fitting to return a bit of him home to that special place, the building and grounds he admired and loved. Yes, he is there to observe Olympia's further action to protect their crown jewel. Please do not disappoint him.

Yours sincerely,

A handwritten signature in cursive script that reads "L. Jane Hastings". The signature is written in dark ink and is positioned above the printed name.

L. Jane Hastings, FAIA



July 28, 2017

Re: Letter regarding Capitol Vista Park

Ms. Nicole Floyd, AICP  
Senior Planner  
City of Olympia  
601 4<sup>th</sup> Ave. East  
Olympia, WA. 98501

Dear Ms. Floyd

It has come to my attention that there is a new proposal for adaptive reuse of the Capitol Center Building tower to create a large multi-use development in the isthmus between 4<sup>th</sup> and 5<sup>th</sup> Avenue north of Capitol Lake and Heritage Park. As the lead planner for the Department of Enterprise Services (*former Department of General Administration*) for the North Capitol Campus Predesign Study and lead designer of the 27-acre Heritage Park and City Fountain Park, I am compelled to share my concerns regarding the proposed development.

The City has been a close partner with the State of Washington since 1986 for the planning, design and implementation of Heritage Park including the newly named Capitol Vista Park as a key component to the park vision. This is not the time to change course.

As a campus planner and urban designer, I feel strongly that the proposed multi-use redevelopment will both limit and create an impenetrable physical and visual barrier that “walls off” the connection north from the Capitol Group north to Budd Inlet and the Puget Sound and from 5<sup>th</sup> Avenue looking south that will obscure the Capitol Group.

The vision for the design of the North Capital Campus has been part of the state of Washington and city of Olympia plans since 1911, when Wilder and White won a national design competition. Their design captured the imagination of the selection committee with their unique approach – a group of symmetrically arranged buildings in a forest, atop a bluff overlooking Percival Landing, Budd Inlet, Puget Sound and the city of Olympia. An integral part of the planners’ vision was that the Capitol buildings would be connected to the city by an elegant open space that would enhance the overall aesthetic character of the City and the Capitol.

Their vision remained alive for over one hundred and six years and many features of the plan have been implemented:

- In 1951, Capitol Lake was constructed as a water body to feature and celebrate the majestic beauty of the historic State Capitol Campus buildings and as an amenity for the city of Olympia.



- In 1986, the Mayor of Olympia rekindled the vision of the Wilder and White plan, leading to a groundswell of support from both local and statewide constituents.
- In 1992, the State hired The Portico Group to prepare a Predesign Study to develop the vision, goals and master plan for the expansion of the North Capitol Campus. At the same time, the North Capitol Campus Heritage Park Committee was formed. It included prominent citizens and politicians from Olympia, Seattle and the State of Washington to support the project.
- Key project goals from the Predesign study included the following criteria for enhancing views to the Capitol, City, Budd Inlet and Puget Sound:
  1. Enhance the 1911 Wilder and White and 1928 Olmsted Brothers campus plan's historic axis (straight line) by establishing and reinforcing views from the bluff and Temple of Justice to the City and Puget Sound.
  2. Introduce the contemporary form the "Arc of Statehood," located adjacent to Capitol Lake to strengthen the visual connections from the Capitol Group to the lake, city of Olympia, Puget Sound and the Olympic Mountains and provide a physical connection to Heritage Park and the City.
  3. Create a view corridor across Capitol Lake along the "Washington Passage" that connects to the Eastern Washington Butte, Budd Inlet and beyond.
  4. To extend the park and view corridor to include the isthmus parcel between 4<sup>th</sup> and 5<sup>th</sup> Avenue and demolition of the Capitol Center Building,

Between these corridors is the panoramic view over Capitol Lake, the Isthmus, Budd Inlet, Puget Sound and the Olympic Mountains.

With the support from the State of Washington House of Representatives, Senate and Office of Financial Management monies were appropriated over several biennium's to design and construct Heritage Park. As a key partner to the vision, the city of Olympia developed the City Park including an interactive fountain (funded by public and private partnership) to create the visual and physical link to Budd Inlet. The State and City also joined together to develop the Water Street improvements including infrastructure to support the annual Capitol Lakefair celebration that is held at Heritage Park. Truly the citizen's of Washington and the city of Olympia have benefited from this strong relationship. In 2006 the Washington State Law Enforcement Memorial (*that pays tribute fallen officers*) was built at the top of the west campus bluff as a key anchor to Heritage Park and provides a commanding vista over Capitol Lake, the Isthmus, Percival Landing, Budd Inlet and the Olympic Mountains.

If the proposed development occurs in the isthmus between 4th and 5th Avenue, the visual impact will irreparably harm the visual resource that the citizens of Olympia and the State have



supported by providing public and private funds to make Heritage Park a reality. The citizen's of Washington have entrusted the State and Local public officials to be stewards of the land and preserve the standards to which the design of Heritage Park is based. The public vista is a state treasure that was envisioned to preserve the panoramic views to the north from the Capitol bluff to Budd Inlet, South Puget Sound, and the Olympic mountains; and views south from the isthmus to the North Capitol Campus. For these reasons, I fully support that city of Olympia act to preserve the majestic scenic visual resource as an asset for current and future generation's enjoyment and to deny the proposed multi-use development so that the Vista Park planning, design and development will be preserved.

For these reasons, I oppose the current *Views on 5<sup>th</sup>* proposal and fully support that city of Olympia to act and preserve the majestic scenic visual resource and to support the Vista Park planning, design and construction for current and future generation's enjoyment.

Thank you for your time and consideration.

Sincerely  
The Portico Group,

Michael S. Hamm, FASLA  
Retired President and CEO

THE  
PORTICO  
GROUP





NATIONAL  
ASSOCIATION for  
OLMSTED  
PARKS

"...advances Olmsted's principles and legacy of irreplaceable parks and landscapes that revitalize communities and enrich people's lives."

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July 7, 2017

Ms. Nicole Floyd, AICP  
Senior Planner  
City of Olympia  
601 4th Ave E.  
Olympia, WA 98501

Dear Ms. Floyd:

The National Association for Olmsted Parks (NAOP) is writing to express its deep concern about the proposed *Views on 5<sup>th</sup>* project now under review by the City of Olympia. For many years, citizens, agencies and numerous nation-wide organizations have advised the completion and protection of the Capitol Olympic Vista Park, to carry out the full intent of the original Olmsted Brothers' historic design. To create a large multi-use development with the long vacant, non-conforming Capitol Center Building tower as the centerpiece would not only thwart this significant goal to complete such an iconic plan, but would irrevocably destroy the scenically unique Puget Sound vista which the Olmsted firm sought to highlight.

Established in 1980, the National Association for Olmsted Parks advances Olmsted principles and the legacy of irreplaceable parks and landscapes that revitalize communities and enrich people's lives. It is the only national organization solely dedicated to preserving the Olmsted legacy by providing the advocacy, research and outreach needed to protect, restore and maintain these exemplary parks and landscapes, particularly in urban areas.

In the past, NAOP advocated for the park and related removal of the Capitol Center Building, also known as "the Mistake by the Lake," in both writing and testimony before the City and State Legislature.

NAOP seeks fulfillment of the Olmsted Brothers' powerful vision for the Washington State Capitol grounds and its extension across Capitol Lake and Olympia's downtown isthmus to Budd Inlet on Puget Sound.

**Advisory Council**

Eleanor Ames  
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Kathleen Conner  
Seattle, WA

Julie Crockford  
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Woodstock, VT

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Denver, CO

Christine Edstrom O'Hara  
San Luis Obispo, CA

Ed Orser  
Baltimore, MD

Elizabeth Barlow Rogers  
New York, NY

[www.olmsted.org](http://www.olmsted.org)

1200 18th Street NW Suite 700 Washington, D.C. 20036  
PHONE: 202-223-9113 INFO@NAOP.ORG



This one building's intrusion degrades the panoramic vista from the Capitol view terrace and impedes the continuous flow of public open space along the view corridor intended by the Olmsted Brothers plan.

One hundred years ago, the Olmsted Brothers worked with architects Wilder and White to create a master plan for the Washington State Capitol Campus. A key aspect from the beginning was to integrate the Capitol grounds with the City of Olympia and the scenic power of the surrounding natural landscape. The ultimate Capitol Campus design includes strong organizing axes, sweeping lawns, framing forest, a reflecting lake, and panoramic views north to downtown Olympia, Puget Sound, and the Olympic Mountains. In 1912, and again in 1928, Olmsted Brothers' plans featured north-south landscape vistas along with strong physical connections to the city.

The Washington State Capitol campus is a quintessential example of "borrowed scenery" that characterizes the Olmsted firm's landscape design work in the Pacific Northwest. Legislators selected the site for its outstanding natural assets and iconic view potential. The Washington plan created by the Olmsted Brothers is widely considered their premier state capitol campus, echoing the principles set forth by the firm's founder Frederick Law Olmsted, Sr., when he designed the U.S. Capitol grounds, beginning in 1872.

The John C. Olmsted 1912 plan for the Washington State Capitol grounds specifically proposed an isthmus-spanning park linking Budd Inlet, a "Salt Water Pond" (now Capitol Lake) and the Capitol grounds. The isthmus was planned as a public civic area dating back to 1956 following the completion of Capitol Lake in 1951. Public acquisition of parcels of Isthmus property, demolition of existing buildings and incipient park construction will finally enable completion of Olmsted's enduring vision for the citizens of Washington. Creation of Capitol Olympic Vista Park will secure seamless views and continuous public access between Puget Sound and the Capitol grounds. The proposed *Views on 5<sup>th</sup>* project represents a generational opportunity lost.

State lawmakers, citizens, and local residents have steadfastly advocated for, and invested in, the extension of the Capitol Campus to the isthmus. Consistent with historic intent that shaped the Olmsteds' preeminent state capitol plan, NAOP supports this objective without reservation.

We oppose the current *Views on 5<sup>th</sup>* proposal because it retains the derelict, ill-sited Capitol Center Building. If this project proceeds it will unilaterally prevent fulfillment of the compelling public vision that spans more than a century. We believe that development can and should go anywhere else than in this singular view corridor.

Sincerely,



Arleyn Levee, Hon. ASLA  
Co-Chair



Lucy Lawliss, FASLA  
Co-Chair

cc: Frank Kowsky, Eliza Davidson, Katie Comeau, Patrice Kish, Dan Marriott

*Olmsted*  
**Friends of Seattle's Olmsted Parks**  
P.O. BOX 9884, SEATTLE, WASHINGTON 98109-0884  
SEATTLEOLMSTED.ORG FRIENDS@SEATTLEOLMSTED.ORG

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18 December 2017

Nicole Floyd, Senior Planner  
City of Olympia Community Planning and Development Department

Re: Project #17-2528

Dear Ms. Floyd:

As long-time advocates for urban planning and design projects by the Olmsted Brothers firm throughout the Pacific Northwest, we are concerned and dismayed about the recent DNS decision regarding Project #17-2528, also known as "Views on 5<sup>th</sup>." The proposed project, by replacing Viewpoint Tower with a new tower of similar size, would perpetuate an existing visual obstruction to historic views from the Capitol Campus toward Budd Inlet, Puget Sound and the Olympic Mountains.

The Washington State Capitol Campus was designed by the Olmsted Brothers landscape architecture firm during the period from 1912 to 1930. The siting and organization of the Capitol grounds was developed in response to the location's expansive views across the southern expanse of Puget Sound to the Olympic Mountains beyond, reminders of the capitol's position in this highly scenic, maritime region. John Charles Olmsted promoted this visual connection, the state began investing in its further realization in the 1930's, and citizen commitment to its fulfillment has continued over the past several decades. The covenant of this vision and commitment should be honored by assuring access to these inspiring vistas for the citizens of Washington State and future visitors to the State Capital Campus.

Our hope is that this historic and contextual vista may be more fully restored with the removal of Viewpoint Tower and any new development being proposed.

The Friends of Seattle's Olmsted Parks applauds the persistent local, state and national voices and public investment that have brought a Capitol Olympic Vista Park closer to reality. We urge city planners to consider the progress made toward realizing this vision when evaluating the proposed "Views on 5<sup>th</sup>" project. Approval of this redevelopment in its current iteration will set back these efforts by decades and further erode the existing vista of the state capitol's stunning natural setting.

We urge the Olympia Planning Department to reconsider the DNS decision for this project.

Sincerely,



Jenifer Rees  
FSOP President



Andy Mitton  
FSOP Past-President

## Nicole Floyd

---

**From:** Allen T. Miller <allen@atmlawoffice.com>  
**Sent:** Sunday, August 06, 2017 11:17 PM  
**To:** Nicole Floyd  
**Cc:** Keith Stahley; 'Gerald Reilly'; 'Mary-Margaret O'Connell'; lisa@atmlawoffice.com  
**Subject:** RE: City of Olympia - Design Review Board - 17-2528 Views on 5th  
**Attachments:** 2017 Olympia Design Review Board Letter.docxBehindthe Badge Foundation.pdf; ReportofGroupPlanWilderWhiteAugust1911.pdf; Wilder and White 1915 article in American Architect.pdf; ProfessorHitchcockCityBeautiful.pdf

Nicole:

As you know we represent the Behind the Badge Foundation which maintains the Washington State Law Enforcement Memorial built at the vista point designed by the Olmsted Brothers in 1928. The Foundation's letter is attached asking the Design Review Board to deny the design of the Views on 5<sup>th</sup> because of its negative effect on the design of the Memorial.

In addition to the Foundation letter the Design Review Board needs to review the attached Report of Group Plan from Wilder and White dated August 29, 1911, an article from The American Architect dated November 24, 1915 written by Wilder and White, and an excerpt from Professor Hitchcock's seminal book, Temples of Democracy, pages 257 and 259. All attachments describe the nationally protected view corridor designed into the State Capitol Campus.

The design of the proposed Views on 5<sup>th</sup> must be denied because of its negative effect on the view corridor.

We look forward to the Design Review Board's denial of this proposal just as the Board denied the Larida Passage proposal on 1/28/10.

Please contact us with any questions.

Allen T. Miller  
Law Offices of ATM, PLLC  
1801 West Bay Dr. NW  
Suite 205  
Olympia, WA 98502  
[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)  
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Issaquah, WA  
98027-0091

Tel (425) 747-7523  
Fax (866) 731-0116

August 2, 2017

Olympia Design Review Board  
Nicole Floyd, Senior Planner

RE: Capital Vista Park Views on 5<sup>th</sup> Initial Comments

Olympia Design Review Board Members:

It is our understanding that the City of Olympia Design Review Board is considering a proposal that would allow for further development of the area located between Capitol Lake and Budd Inlet. The Behind the Badge Foundation, who maintains the Washington State Law Enforcement Memorial which commemorates the lives and dedication of officers who have died in service our state, wishes to dissuade you from making any decision that would change the landscape of that area.

Located adjacent to the Temple of Justice, The Washington State Law Enforcement Memorial was dedicated in May of 2006 to the citizens of the State of Washington. Honoring the more than 310 federal, state, county, municipal and tribal law enforcement officers who have died in the line of duty, the Memorial serves as a place of solitude for the countless survivors who have been affected by the loss of their loved ones. It also serves as a historical reference dating back to 1854, detailing the stories of law enforcement and their efforts to keep the citizens of this state safe.

During the 10 year fundraising and building phase of this project, it was always a priority to design the Memorial to reflect the best assets that this state has to offer. The successful outcome incorporates stunning vistas of some of the most beautiful scenery in the region. Today as you stand at the Memorial you will gaze across Heritage Park and Capitol Lake to the deep blue waters of Puget Sound and the majestic Olympic Mountains.

In the 11 years since its dedication, the Memorial has transpired this little noticed nook into one of the most visited destinations of the Capitol Campus; from civic tours to daily visitors, there is much activity through the Memorial. And of course, our "Survivors" who, on dates of great importance, take the time to travel to the Memorial to honor their lost loved ones, regularly comment to us on the beauty and solemnity that the Memorial imparts. In short, in addition to the concrete, granite and mortar, we count the entire scope of the setting, the scenery, the mountains and the water, as part and parcel of the Washington State Law Enforcement Memorial.

On behalf of the Board of Directors of Behind the Badge Foundation, and the current 310 "lost members" of this State who cannot speak for themselves, I wish to register our strongest objection to the development of the isthmus between Capitol Lake and Budd Inlet by City of Olympia, local developer Ken Brogan or any other persons or organizations who in the future might consider development of this property.

Respectfully,

Vicky M. Stormo, Interim Executive Director  
Behind the Badge Foundation



# THE AMERICAN ARCHITECT

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NUMBER 2088



ELEVATION, STATE CAPITOL BUILDING, OLYMPIA, WASHINGTON

## CAPITOL GROUP AT OLYMPIA FOR STATE OF WASHINGTON

MESSRS. WILDER & WHITE, *Architects*

**M**ORE fortunate than her sister states in the East, Washington has been independent of direct taxation in providing funds for the suitable accommodation of her administrative officers. Under her original charter, certain government lands lying within the state were set aside for specific purposes and among them were those to be devoted to the purpose of erecting public buildings at the state capital. These lands, most of which are covered with fine timber, have each year through the development of roads and railways become more accessible, while the exhaustion of private timber tracts has constantly enhanced the value of the timber belonging to the state. This had proceeded so far that in 1913 a conservative survey fixed

the value of the lands and timber at nearly six million dollars, sufficient without the certain yearly increment, to provide not only for the erection of her capitol buildings and the proper development of the grounds, but also for their maintenance.

Husbanding these resources, the state authorities contented themselves with quarters in a temporary capitol building formed by additions to the county court house at Olympia, but by 1909 these quarters became so congested that relief in some form was imperative. The Legislature in that year accordingly appointed a State Capitol Commission, whose function was to be the care of the Capitol Building Lands. They were empowered to sell these lands at their discretion and to use the funds so ac-

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## THE AMERICAN ARCHITECT



TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON  
MESSRS. WILDER & WHITE, ARCHITECTS

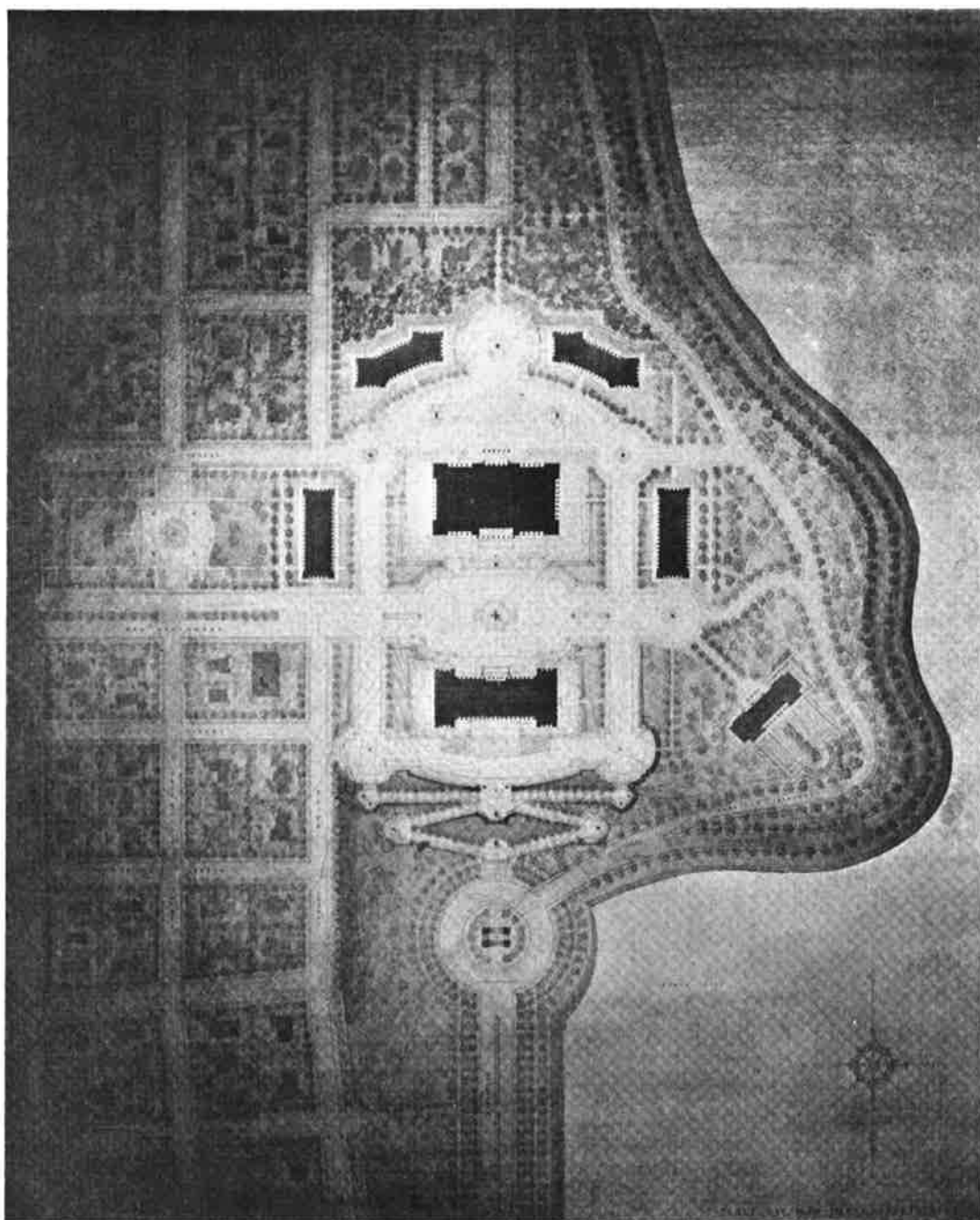
quired in the erection of a Capitol Building upon the foundations constructed some twenty years earlier, when the first steps toward providing a Capitol Building were taken.

The Capitol Commission, upon mature consideration, reached the conclusion that the erection of a single capitol building was not an economical proceeding. Judging from the experience of other States it was impossible to foresee either the extent or character of the accommodations that in the future might be required for the proper and convenient transaction of the affairs of state. In practically all of the older States, additions to the original buildings, necessarily, more or less incongruous, were being made and the only alternative was the erection or use of other buildings which it was manifestly impossible to group as a dignified or convenient whole. This development was in some cases so rapid that in at least one of the newer States the requirements of administration outgrew the accommodations provided almost before the new capitol building was completed and to endeavor to anticipate such growth would involve the immediate erection of a structure out of all proportion to present requirements. The erection of such a building for the State of Washington would have been peculiarly unfortunate, for the temporary capitol building afforded adequate quarters, provided the Judicial Department could be housed elsewhere, and the forced sale of the state lands in sufficient

quantity to provide the necessary funds for a building large enough for all time would have involved a great sacrifice with no commensurate return.

The Capitol Commission reported their conclusions to the succeeding Legislature of 1911 and in consequence an Act was passed authorizing the Capitol Commission to take the necessary steps toward securing a comprehensive Group Plan, providing for the erection upon the capitol site at Olympia of not less than four separate buildings. These were to consist, first, of a central or Legislative Building, which should be of a suitable monumental character and provide adequate accommodations for the two Legislative Chambers and for the Governor and the chief executive officers; second, a building of similar character for the Supreme Court, containing suitable court rooms, the state law library and proper offices for the judges, the attorney general, the librarian, the court clerk and other officials connected with judicial department; and third, at least two buildings of a more simple character to house the various Commissions and other departments whose functions are of an administrative character. In addition there was to be an executive mansion, but this was not an integral part of the group. By providing for a Capitol Group in contrast to a Capitol Building, the Legislature avoided the difficulties of expansion to meet future growth, as the functions of the legislative, executive and judicial departments remain practically

THE AMERICAN ARCHITECT



GENERAL GROUP PLAN, AS ADOPTED

STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON

MESSRS. WILDER & WHITE, ARCHITECTS



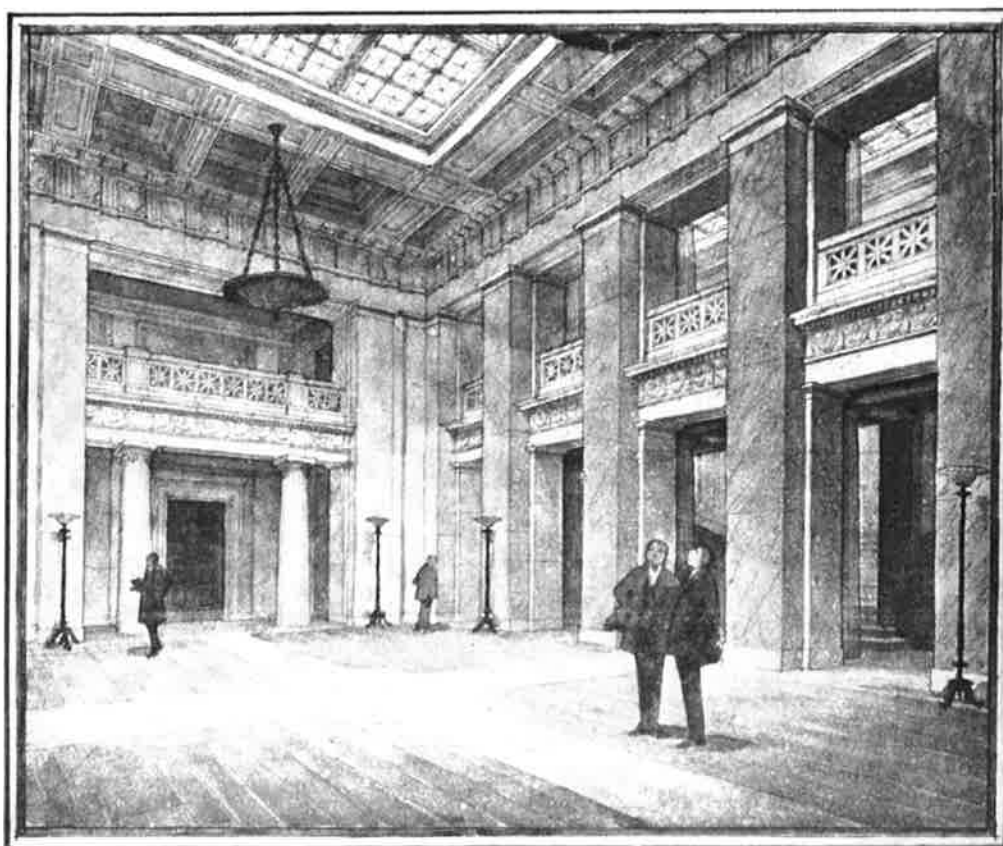
## THE AMERICAN ARCHITECT

constant, and the increase in the requirements of the administrative departments could be met by the erection of additional buildings as the need developed. The question of initial expense was solved at the same time by authorizing the Capitol Commission to proceed with the immediate erection of one of the units of the group, namely, the building for the Supreme Court, or, as it is called, the Temple of Justice. Thus, for an expenditure not involving any possible sacrifice of the Capitol Lands, the congestion at the temporary Capitol would be relieved and the first step taken toward the final Capitol Group, to be carried further as funds permitted or needs required.

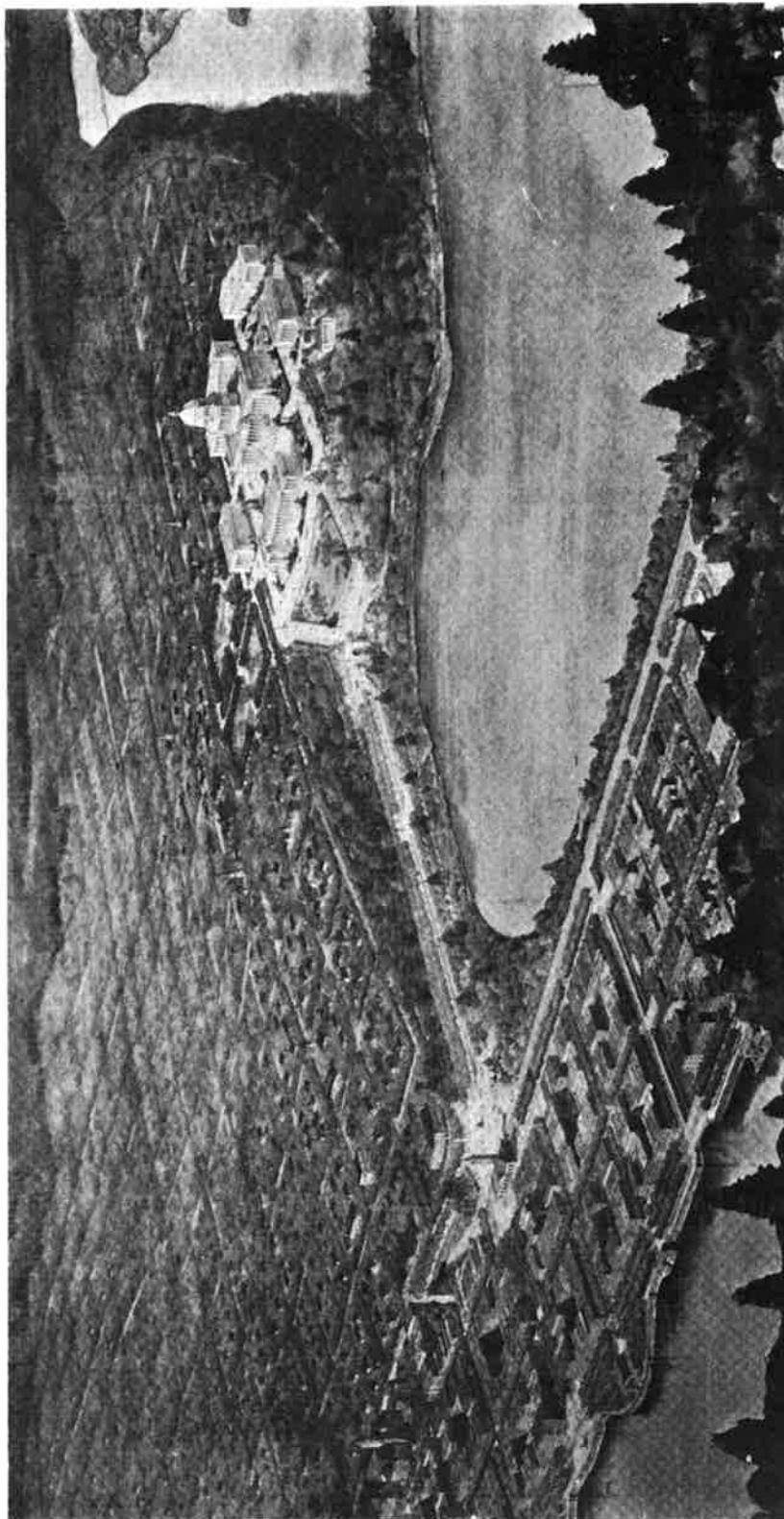
Following the passage of this Act, the Washington Chapter of the American Institute of Architects urged the Capitol Commission that, in view of the importance of the work to the citizens of Washington for all time, the selection of the architect be deter-

mined by competition, and further, that such competition be not limited to the architects of Washington alone, but that it be open to the architects throughout the country. This suggestion and its subsequent adoption by the Capitol Commission is noteworthy as having inaugurated the first competition ever held for a State Capitol under the auspices of the American Institute of Architects, a precedent still more firmly established by the similar action of the authorities of the State of Missouri a year later.

In accordance with the above, the Capitol Commission appointed Mr. Charles H. Bebb, F. A. I. A., of Seattle, as its professional advisor and with his assistance a program for the competition was duly drawn up and issued. In reality there were to be two separate competitions, one for the selection of a Group Plan to govern in the design and location of future buildings and the other for the selection of a design for the Temple of



MAIN ENTRANCE HALL



BIRD'S-EYE VIEW

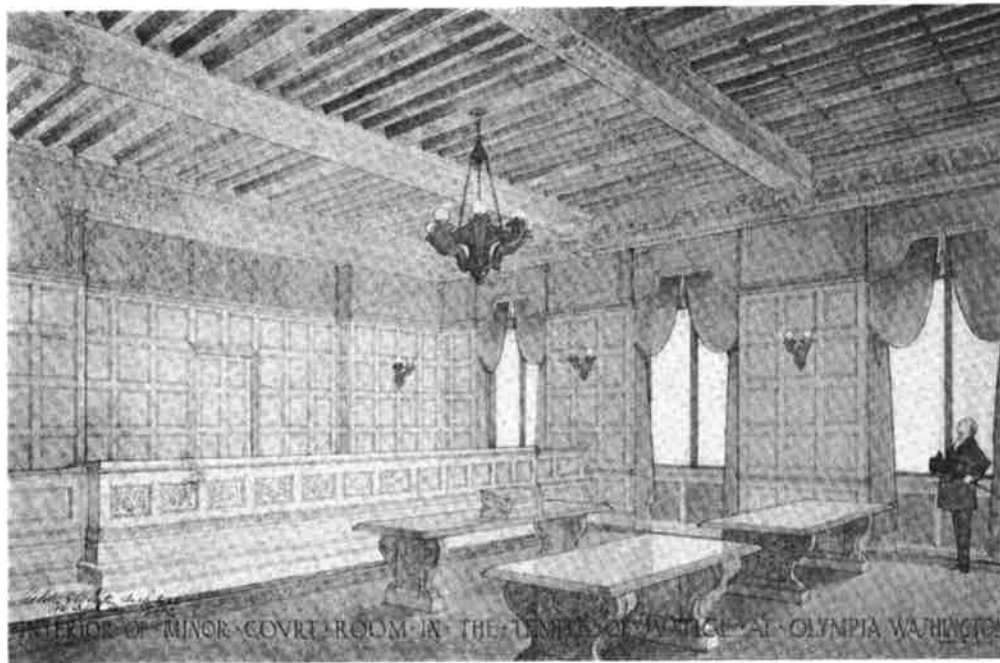
STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON  
MESSRS. WILDER & WHITE, ARCHITECTS.

## THE AMERICAN ARCHITECT

Justice. In both of these competitions the designs of Messrs. Wilder & White were placed first and they were accordingly appointed the architects for the Temple of Justice, while their Group Plan, with such modifications as a detailed study of the site suggested, was formally approved and adopted by the Capitol Commission.

Their Group Plan, illustrated on another page, is somewhat reminiscent of the Acropolis at Athens, and indeed the natural conditions surrounding the capitol site at Olympia are in many ways quite similar to those

mountains to the north. Even in the architecture there is a similarity in the combinations of small units, no one of which has either size or importance sufficient to completely dominate the others, while the City of Olympia, lying as it does on three parallel ridges, affords distant views of the Capitol Group from every direction just as does Athens of the Acropolis. One might even compare the purposes of the two, one a sacred place set apart from immediate contact with the city, yet a place of frequent resort by the city's inhabitants; the other a seat of



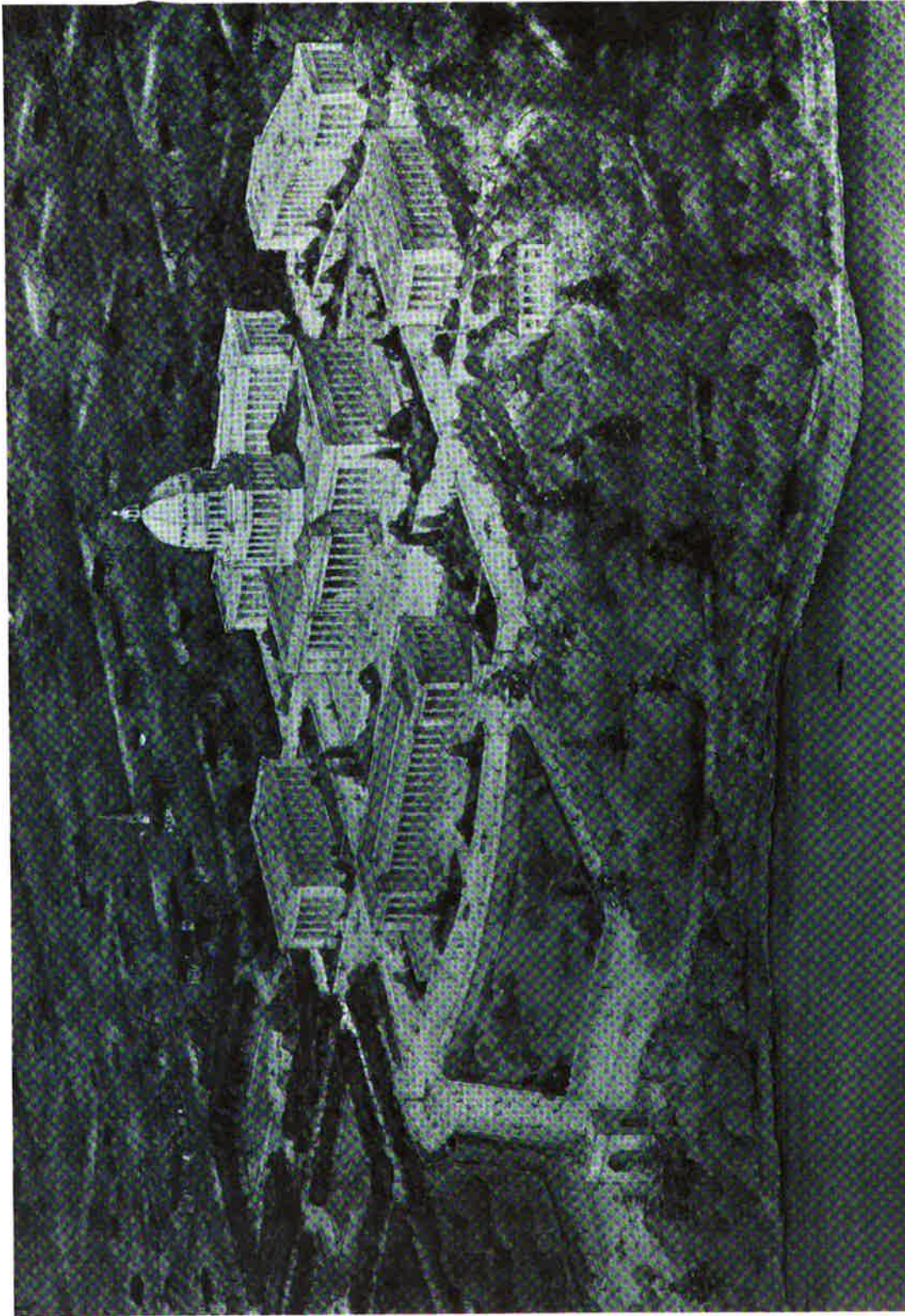
MINOR COURT ROOM

of the Acropolis. The capitol grounds consist of a promontory projecting into the upper end of Puget Sound, and while accessible to the east at a level grade from the adjoining streets, on all other sides rises abruptly from the water as does the Acropolis from the surrounding plain. Just as at Athens the eye sweeps over distant views in all directions, but is most firmly held by the expanse of water and mountains to the west, so at Olympia a wide range of beauty, including Mt. Rainier to the east, fails to hold the attention long, from the panorama of Puget Sound and the magnificent Olympic

government for the State, properly isolated to some degree from the city in which it is placed, yet easy of access therefrom.

In its mass it is apparent the Group Plan responds primarily to the necessity of so arranging a collection of small units that they may combine to give the effect of a single structure when viewed from a distance and from all directions. Hence, the Legislative Building, slightly larger than the others and surmounted by a lofty dome, occupies the center of the group. The Temple of Justice is directly north across the Court of Honor and the four Commis-





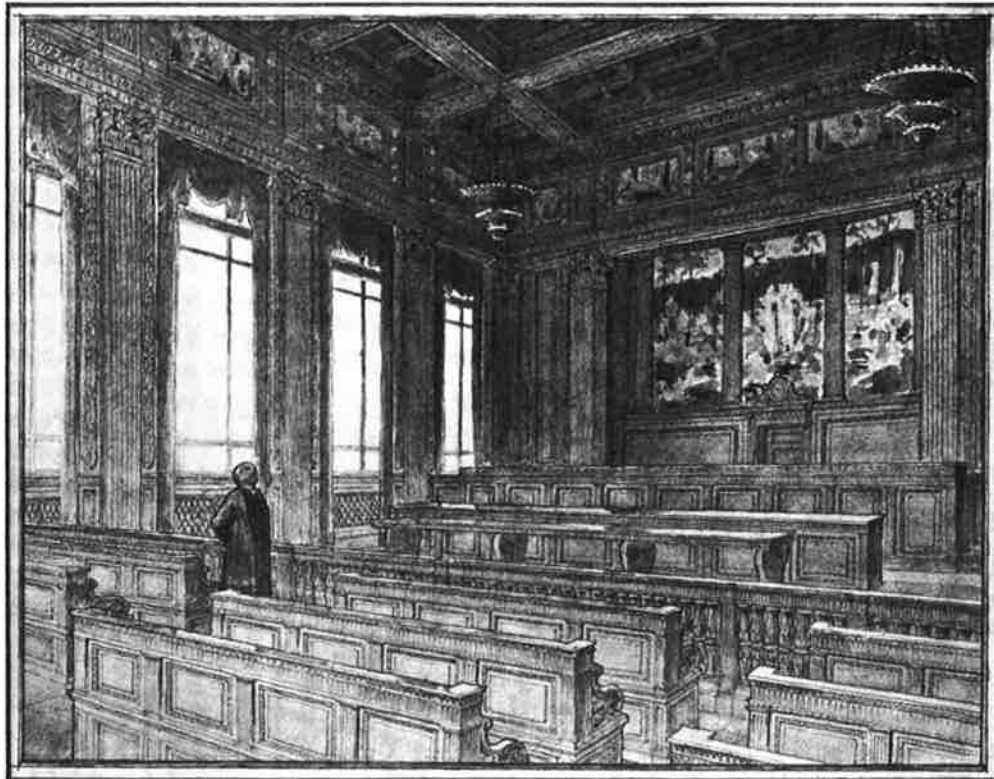
BIRD'S-EYE VIEW

STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON  
MESSRS. WILDER & WHITE, ARCHITECTS

## THE AMERICAN ARCHITECT

sion Buildings are grouped on either side and to the south. The simple colonnaded treatment of these surrounding buildings will from a distance tend to make them appear as a single broad base to the central dome, while the location of the different units adequately expresses the relative importance of the departments they accommodate. Architectural terraces increase the apparent size of the two main buildings and emphasize their importance, while ample

evidently been considered by the architects. To the east lies one of the principal residence streets, and the level approach on this side has been treated with a formal parkway. By masking this approach somewhat in the planting the risk of making the Capitol appear a mere civic center has been obviated with no interference with convenience of access, while the greater natural interest of the north axis has been accepted as marking the direction on which to develop the main



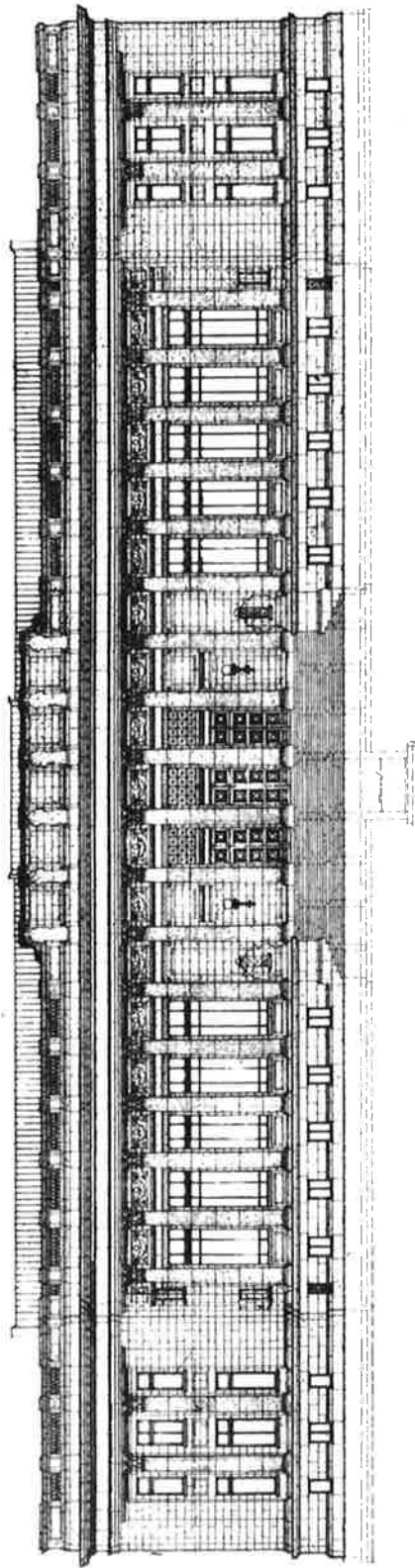
SUPREME COURT ROOM

roadways connecting the Court of Honor with the smaller court at the south and the esplanade at the north afford easy means of communication between the separate units. In addition, underground passages will provide access to each building from the others and possibly from the plaza at the lower level.

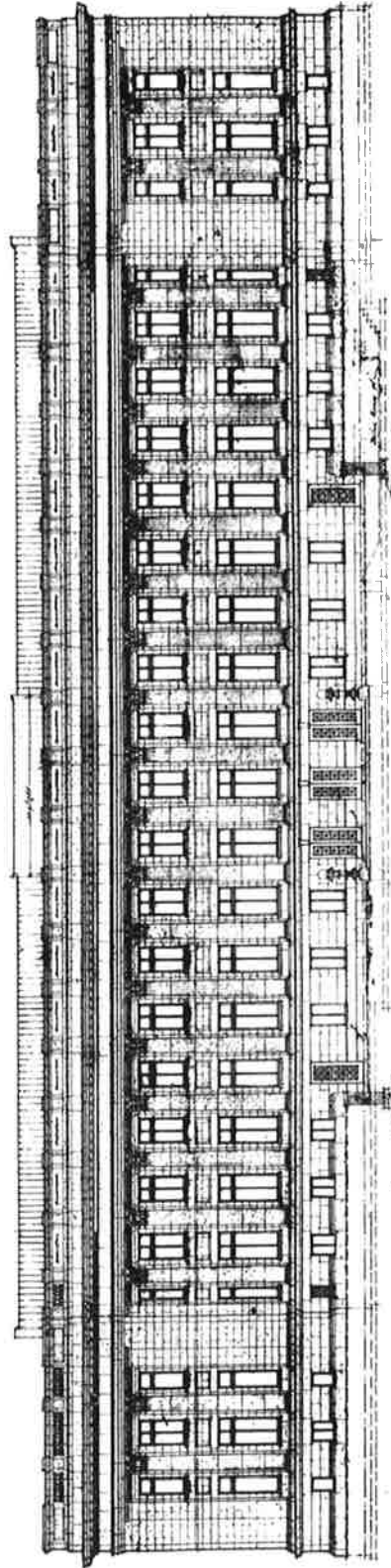
In the development of the approaches to the site both the isolation as a part of the State and the necessity for direct access have

approach. The importance of the architectural units has been preserved by treating this approach with simple broad ramps leading to the esplanade north of the Temple of Justice from a plaza at the base of the slope. This plaza affords an appropriate setting for an arch or other monumental feature, and from it is planned a formal boulevard leading north to the new railroad station and the heart of the business section of the city.



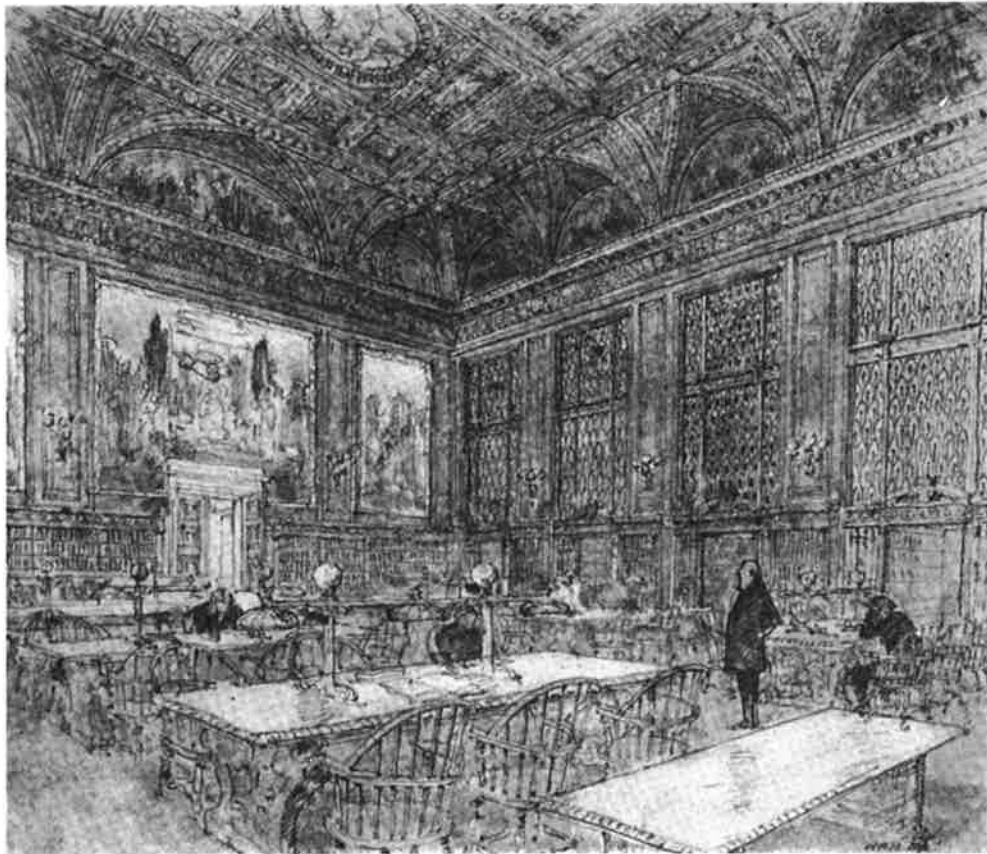


FRONT-ELEVATION



ELEVATIONS: TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON  
MESSRS. WILDER & WHITE, ARCHITECTS

## THE AMERICAN ARCHITECT



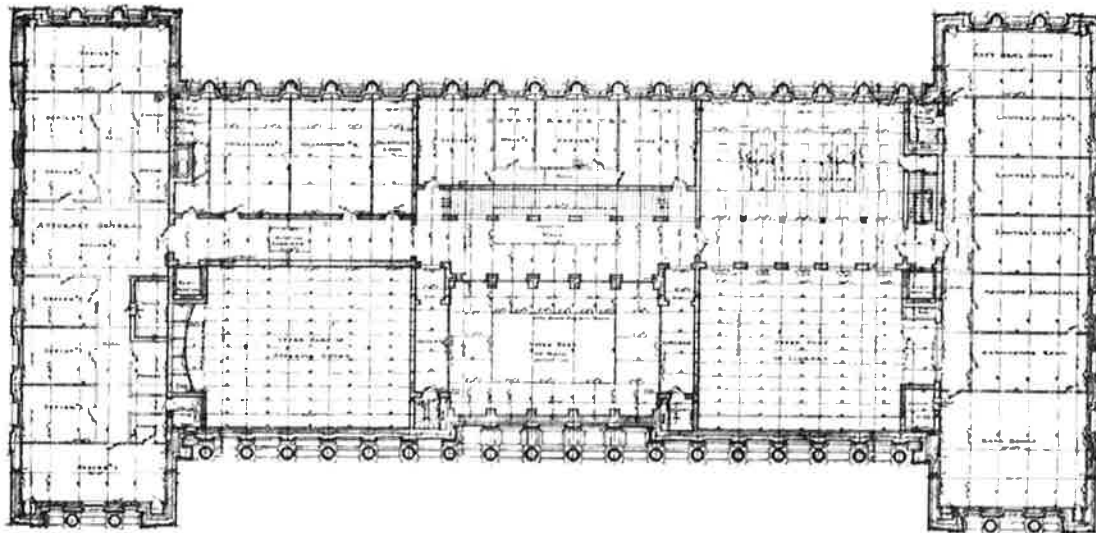
LIBRARY

To the south of the boulevard skirts the edge of a proposed fresh water lake secured by tide locks across the head of the Sound and will be a great addition to the city park system. From this boulevard a driveway winding up the hill affords access for vehicles to the Court of Honor on the higher level and similar access is provided from the business section by means of Water street on the axis of one of the Commission buildings.

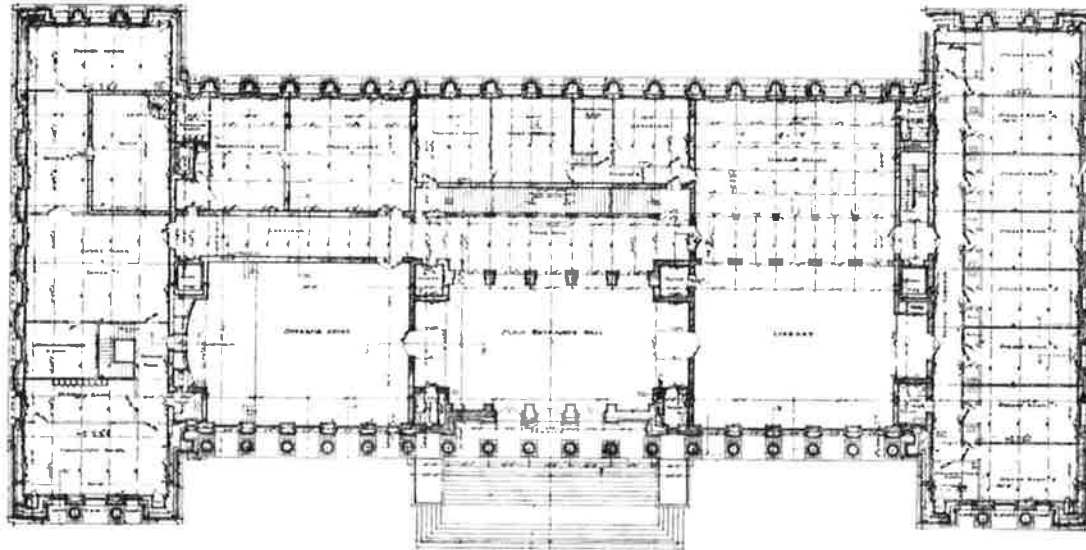
In the treatment as a whole, the relative importance of the two main approaches has been carefully expressed by the architects, the one from the east being the approach to the Capitol from the City of Olympia, that from the north the approach from the State of Washington.

The first of the buildings of the Capitol Group to be erected is the Temple of Justice, providing quarters for the Supreme Court, the judges and other officers in that

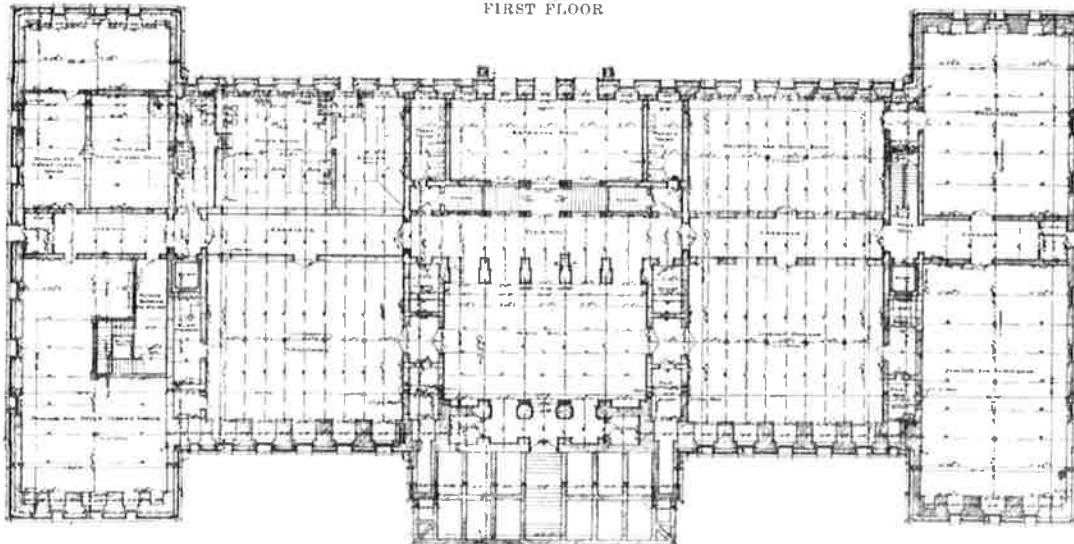
department of the State Government. As shown by the accompanying illustrations, this building is simple in outline and mass in order that it may form a part of the broad base for the dome of the Legislative Building when seen from a distance. At the same time its relative importance to the Commission buildings has been recognized by giving a greater variety to its form by projecting wings and the long unbroken colonnade across its north façade adds suitable dignity. Its character as a State edifice has been emphasized by the employment of the Corinthian order as expressing grandeur, and this order will presumably be followed in the other buildings. The main entrance is indicated by a broad flight of steps with sculptured groups on massive plinths at either side. The attic above the entablature is also raised at this point and embellished with six sculptured figures, while the wall back of the  
(Continued on page 350)



SECOND FLOOR



FIRST FLOOR



BASEMENT

FLOOR PLANS, TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON  
MESSRS. WILDER & WHITE, ARCHITECTS



## THE AMERICAN ARCHITECT

### Capitol Group at Olympia

(Continued from page 346)

colonnade is recessed to form a shallow portico.

On the north façade the treatment is similar to that on the south, but the columns here are not free standing, while at the ends the more simple pilasters are used. Secondary entrances at the basement level are provided at the rear and each end, while a broad terrace, level with the Court of Honor at the

front, but some eight feet high at the north, will give the building a suitable setting.

On the interior the interest centers on the Entrance Hall, the State Law Library to the right and the Supreme Court room to the left, all of which are shown in the accompanying illustrations. Across the Main Corridor is the Minor Court room, treated in a simple manner, the balance of the building being devoted to offices for the Supreme Court Judges, the Court Clerk and other officials of this department of the government.

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## CURRENT NEWS AND COMMENT

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### New York State Board of Examiners Organization and Measures to Provide for Issuance of Certificates

The Board of Examiners for Registration of Architects held its first meeting, in Albany, October 22, 1915. Dr. John H. Finley, commissioner of education, called the members together during the annual convocation of the University of the State of New York, and after a conference with President Finley and Dr. A. S. Downing, assistant commissioner for higher education, the board of examiners effected a temporary organization and took measures to inaugurate the work of issuing certificates to all persons qualified to practice under the title of architect.

The New York state registration law, which went into effect on April 28, 1915, places in the hands of the board of regents, who perform the same office for the medical profession, the fixing of standards of education for architects, the conduct of examinations of those who desire to practice and the issuance of certificates admitting to practice all entitled to assume the name of architect. The law does not interfere with the right of engineers, contractors or others who make drawings and engage in building work, but requires everyone who wishes to practice as "architect" to obtain the regents'

certificate. The conditions under which such certificates can be obtained are as follows:

First.—Possession of a diploma or satisfactory certificate from a recognized architectural school or college together with at least three years' practical experience in the office of a reputable architect or architects.

Second.—Registration as an architect in another state or country where the standard of qualifications is not lower than that required in New York state.

Third.—Practice exclusively as an architect for two years previous to April 28, 1915.

Fourth.—Practice exclusively as an architect for one year previous to April 28, 1915, providing application for certificate be made before April 28, 1916.

Every person applying for examination or certificate of registration shall pay a fee of \$25.00 to the board of regents. No annual fee is required.

The board of examiners, within a few weeks, will mail application blanks to all architects whose names appear in directories of architects. All others who desire to secure certificates by examination or otherwise should write with request for application blanks to

Board of Examiners for Registration of Architects, State Department of Education, Albany, N. Y.

REPORT OF GROUP PLAN.

To the State Capitol Commission,  
Olympia, Washington.

Gentlemen:-

In accordance with your request, we have studied the existing conditions as carefully as was possible in the limited time at our disposal, in order to render an intelligent report upon the questions involved in the Group Plan, particularly with reference to the existing foundations and the north and south axis.

In the consideration of any State Capitol, there is more at issue than is at once obvious and the important points may be briefly summarized as follows:;

First. Was the original selection of the Capitol City of sufficient wisdom to warrant its being considered permanent and thus to justify present plans for large future expenditure?

Second. Has the state any special character demanding consideration, and does the city offer opportunities for its expression?

Third. Can the growth of the city be so directed as to enhance the importance of the state, thus avoiding the conditions existing in most of the older capital cities where the state represented by the capitol buildings is often a more or less insignificant feature, and does not the selection of a city as the capital place it under obligations to the state to make the necessary sacrifices to that end, and will not such sacrifices promote the ultimate prosperity of the city?

Taking these general considerations in their order our present acquaintance with Washington is, unfortunately, too limited to enable us to base our opinion of the selection of Olympia as the capital upon more than general considerations. On such basis,

however, the choice seems admirable, in that in a coast state, an inland capital would be an anomaly, and its inability by its location to compete with the neighboring cities in commerce will tend to relieve it from petty jealousies, and leave it free to assume its proper dignity as the political center of the state.

It is more in the possibilities that it contains for expressing the character of the state, that the city in general as well as the site for the capitol is remarkable, and we believe careful development of these possibilities, will result in an effect unequalled by any capitol in the world. The natural beauties in their combination of water, land and mountains is nothing short of superb, and the growth of the city up to the present time has been so scattered, and of such character that no problems of excessive cost are to be confronted.

It is obvious that the site itself, bounded on three sides by water is too small to ever permit of great magnificence of itself, and it is only by taking advantage of its height above the water, and by so directing the growth of the city that everything shall enhance the importance of the capitol that the fullest results can be obtained.

The alternative to the axis laid down in the programme is one running east and west, making the principal approach from Main Street. Not only has the latter nothing but an accidental importance, starting nowhere and ending indefinitely, but an approach to the capitol only two short blocks long would be insignificant and its prolongation east of Main Street would have no reasonable justification. Moreover, a group facing east would turn its back upon one of the most beautiful sections of the city, present its side to all distant views from the Sound, and from all other points have a sense of detachment from the city itself, which is diametrically opposed to any larger scheme of improvement. A more serious objection is that from the Main Street approach no view

whatever would be obtained of the water, and with the level grade the effect would be little better than could be obtained in any inland state. From the site itself the natural beauties would be apparent, but without an intimate connection between the capitol and the water, the present ugly development of the waterfront would be continued until the foreground became the eyesore usually found in waterfronts in most cities.

The result to the city would be a growth in the section possessing the fewest natural beauties to the exclusion of those which make the city what it is, and especially of the waterfront which gives the dominant character.

The north and south axis on the other hand while lacking in apparent cohesion at the moment, presents infinite possibilities and in a general way the outline of development to be followed would include, first of all, a fine boulevard approximately on the line of Fourth Street connecting the three distinct ridges contained in the city limits, and giving access to the coast towns. On the axis of the capitol a fine approach from this boulevard to the foot of the steps would be made with a carriage approach on either side, and a boulevard to Tumwater along the water's edge there connecting with the proposed Pacific Highway. The steep bank at the lower end of Water Street could be regraded and the whole of this section made like a park, furnishing a fine setting for all city and other public buildings. A tide lock at the Boulevard would form a lake and the whole effect would be visible from most parts of the city as well as from the Sound.

Capital cities are more and more becoming desirable for permanent residence and any sacrifice made by the property owners in the city for the sake of its beauty, will be well repaid in the class of new residents such beauty will attract. New buildings such as the post office can be so located as to do their part, and the city assume an importance unequalled by that of mere commercial activity. Other boulevards should be laid out to develop the out-

lying sections and bring them all into harmony with the scheme, and an enlightened public opinion throughout the state will greatly aid in enforcing restrictions as well as furnishing the necessary funds.

The sacrifice on the part of the city would, in our opinion, be trifling compared to the advantages that would accrue from them, while the developments outlined would facilitate the natural travel through the city and direct it past the most beautiful portions. The present park, a naturally charming spot, should be brought into close relation with the scheme, and from it would be obtained one of the most magnificent views of the capitol itself.

In light of these considerations we are of the opinion that in respect to the north and south axis, the restrictions of the program were well made. The use of the existing foundations involves two questions:- First, will the axis definitely fixed by them permit of proper development upon the lines described; and second, will they serve for the foundations of a building that will take its proper place in the group.

We appreciate the expense the state has incurred in their erection but the amount is insignificant compared to the ultimate expenditure, and to let the final result be marred by parsimony at this time would be most unfortunate. A proper answer to these questions can only be made after a detail study, and, in our opinion, there is urgent need of a carefully prepared plan showing the whole of the city, which can be constantly referred to, and form a guide in the design and placing of all public or important private edifices. The location of the Temple of Justice will naturally be dependent upon such a plan, while the filling in along the waterfront and the location of the new post office building are both matters of vital interest in connection with any proper development and should not be allowed to proceed without proper study.

The jury of architects in their report suggested the advisa-

bility of employing Messrs. Eldestad Bros. to consult with us in the development of the site, and we understand that your commission has this under consideration. An effective grouping is perhaps of more importance to the state than excellence in the individual buildings, and we will take great pleasure in doing all we can to further an immediate as well as satisfactory solution.

Awaiting the further instructions of your commission, we remain

Very respectfully yours,

WILDER & WHITE

Olympia, Aug. 29, 1911.





*Historic American Buildings Survey*

Maine Statehouse, by Charles Bulfinch, 1828-31, as rebuilt  
by Henri Desmond, 1909-12

Through the so-called initiative the electorate could propose legislation, and in some states the referendum permitted the voters to reject the acts of legislature. There was new social legislation, especially in states west of the Mississippi; but after reform became law, the law was often not enforced. The demand for broader democracy was answered only nominally in the age of perfection.

New state building programs reflected the increase in governmental services. Artists from New York now traveled more than ever before to provide murals and statues for new annexes, separate legislative libraries, and even new wings on existing capitols. In the surrounding landscaped grounds, those most recurrent expressions of the City Beautiful, ever more statuary accumulated.

It was at Olympia, Washington, that the American Renaissance in state capitol building reached its climax. The reorganized Capitol Commission needed no expert testimony to tell them that the bare foundation of Ernest Flagg's project would provide for a Capitol altogether too small for the state's twentieth-century needs. Flagg, by now a highly successful architect in New York, was invited to return to Olympia in 1911 to discuss the problem with the commission. The archi-

rect reached a novel conclusion on the site. After studying the foundation and the Colonial Revival Governor's Mansion, built in 1907, he made a new proposal, based on a last-minute legislative amendment requiring the use of the old foundation: "My idea," he wrote, "is to provide for a group of buildings, the principal one would be placed upon the existing foundations. This building would afford accommodations for the legislature and the principal executive officers. . . . The other buildings of the group could be added from time to time as they were needed." He roughly sketched a large court faced by various buildings that were to be connected by "a covered way or cloister through the ground floor," enclosing the whole area with its colonnades.<sup>60</sup>

Flagg went back to New York, assured that his first contract was still in effect, while the commissioners and the Governor reconsidered the situation. There was no money problem. All the land of the old Federal capitol grant had now been opened up by roads; wise commissioners back in the 1890's had only thinned the timber. Now the increased value of the property, with its timber, had swelled the capitol fund to some \$6,000,000.

Space was the main concern of the legislature, crowded into the old Richardsonian county courthouse for over a decade. The commission now made a formal proposal for a group plan which "permits of a much more magnificent, picturesque and artistic treatment than could be had by the erection of any single building. . . . The wonderful effects which can be obtained by groups of buildings harmoniously planned and artistically arranged has been abundantly demonstrated in recent years at our great expositions, notably those held at Chicago, Buffalo, and at Seattle."<sup>61</sup>

Such a collection of Classical buildings on a plateau surmounting a green hill 117 feet above sea level proved an irresistible vision. It would be a spectacular monument, with Mount Rainier in one direction, the Olympic Range in another, and lush forest between them, all mirrored in the blue water below. The City Beautiful, a concept of perfection evolved for dense urban scenes, seemed destined now to achieve its finest expression in the natural landscape of the Pacific Northwest. No architect or dreamer could have asked for a more splendid setting.

However, the Seattle members of the Washington State chapter of the A.I.A. soon began to protest Flagg's contract, and before long various professional and political pressures effected cancellation of the contract in favor of a new competition. What was more, the A.I.A. was allowed to make the rules: The labors of Cass Gilbert and his colleagues had at last come to fruition in a state capitol. Among the many restrictions and controls was one which specified that the entrants must be "of good professional standing, experienced in and capable of carrying into execution large works regardless of the question of design."<sup>62</sup> The competition was, for all practical purposes, confined to the big firms, and free of the danger that some clever upstart might win with an original design. Most participants were members of the A.I.A., which, although now tenfold larger than ever before, by no means included the entire body of practitioners in the United States.

From the Northwest woods numerous carpenters inquired innocently as to their chances under such rules. Their scribbled notes on cheap paper sharply contrasted to the more typical



## Nicole Floyd

---

**From:** Allen T. Miller <[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)>  
**Sent:** Monday, August 07, 2017 11:08 PM  
**To:** Nicole Floyd  
**Cc:** elizadmail@gmail.com; andym@bergerpartnership.com; 'Gerald Reilly'; jenniferott10@gmail.com; 'Open Space'; 'Jeta75'; mmoc@atmlawoffice.com; lisa@atmlawoffice.com  
**Subject:** FW: Olympia - Capitol Vista Park  
**Attachments:** FSOP Olympia Design Review Board letter - Final.pdf

Nicole:

We represent the Friends of Seattle's Olmsted Parks and attached is a letter for the Design Review Board on its behalf. Please submit this letter along with the other materials we have submitted on behalf of our clients.

The Design Review Board should be able to see the national, state-wide, regional, and local interest in perfecting the historic Olmsted design of the State Capitol Campus, and deny the proposed design of the Views on 5<sup>th</sup>.

Please contact us with any questions. Thanks.

Allen T. Miller  
Law Offices of ATM, PLLC  
1801 West Bay Dr. NW  
Suite 205  
Olympia, WA 98502  
[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)  
[www.atmlawoffice.com](http://www.atmlawoffice.com)  
Office: (360)754-9156  
Fax: (360)754-9472  
Cell: (360)402-3376

**From:** Jeta75 [<mailto:jeta75@aol.com>]  
**Sent:** Tuesday, August 1, 2017 2:13 PM  
**To:** [allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)  
**Cc:** [andym@bergerpartnership.com](mailto:andym@bergerpartnership.com); [jenniferott10@gmail.com](mailto:jenniferott10@gmail.com); [kathysfsopthings@gmail.com](mailto:kathysfsopthings@gmail.com); [elizadmail@gmail.com](mailto:elizadmail@gmail.com)  
**Subject:** Olympia - Capitol Vista Park

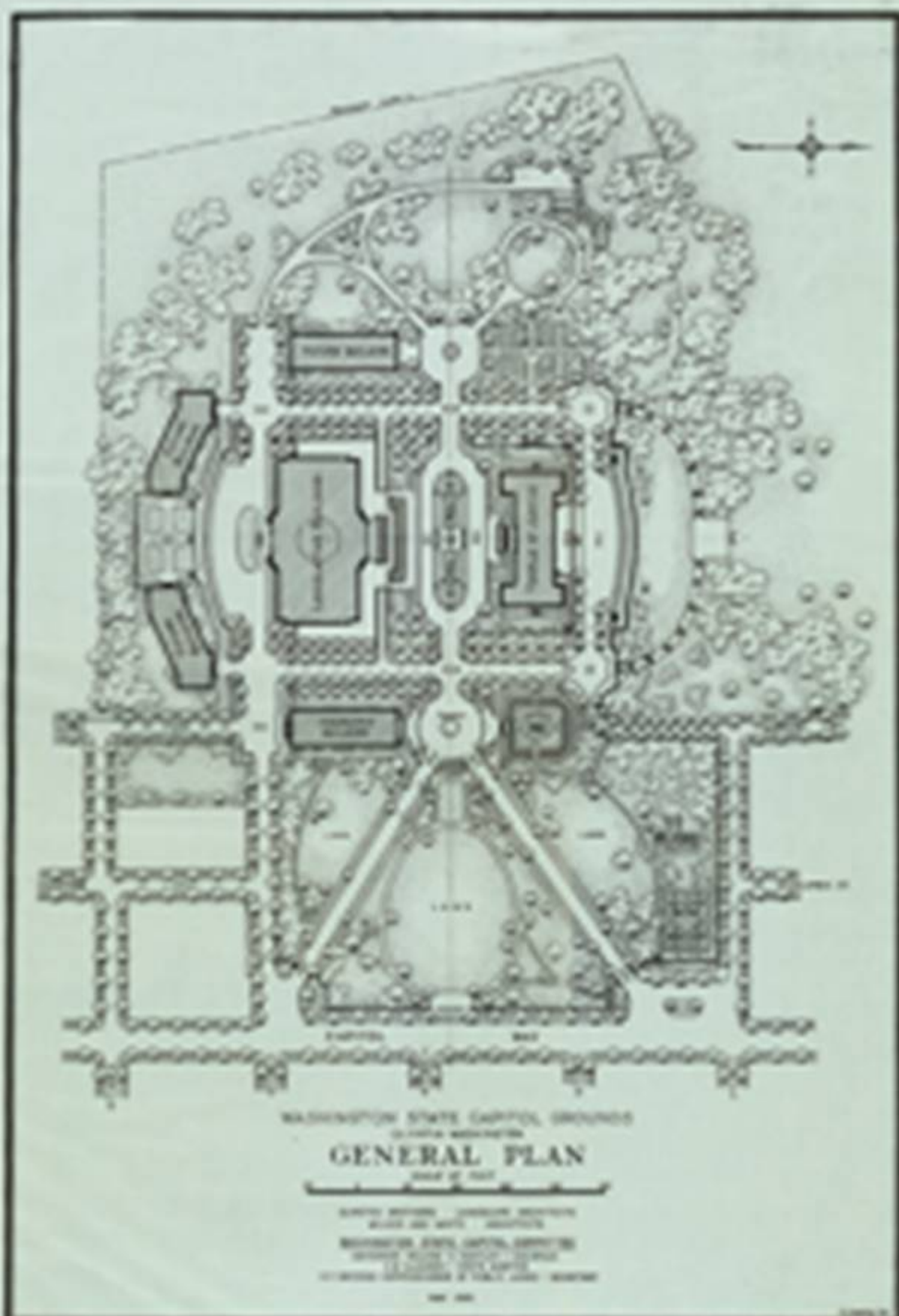
Allen:

I thought if you haven't seen it already, you might also find Olmsted Plan 16 from 1912 useful as well.  
<http://olmstedonline.org/Plan/Details/2396>. This reflects John Charles Olmsted's thinking.

It does show the intention of park land across the isthmus.



M Eliza  
Davidson



[206 323 7669](tel:2063237669)  
[elizadmail@gmail.com](mailto:elizadmail@gmail.com)

*Olmsted*  
**Friends of Seattle's Olmsted Parks**  
P.O. BOX 9884, SEATTLE, WASHINGTON 98109-0884  
SEATTLEOLMSTED.ORG FRIENDS@SEATTLEOLMSTED.ORG

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August 6, 2017

Dear Olympia Design Review Board:

I am writing to express the Friends of Seattle's Olmsted Parks' concern about the proposed Capitol Center Building project.

FSOP has for several years advocated for Olmsted Brothers-designed landscapes in the Pacific Northwest, including the historic Washington State Capitol Campus, designed by the Olmsted Brothers landscape architecture firm between 1912 and 1930. This landscape is one of the firm's most significant, both in our region and nationally among capitol campuses designed by the firm.

FSOP has previously called for protection of the campus landscape's most powerful urban design feature: visual and physical connectivity with its immediate natural surroundings and its larger context of downtown Olympia's waterfront, Puget Sound, and the Olympic Mountains. John Charles Olmsted promoted this idea, the state began investing in its further realization in the 1930's, and citizen commitment to its fulfillment has continued unabated for a hundred years.

FSOP applauds the persistent local, state, and national voices that have brought a Capitol Olympic Vista Park close to reality. We urge the Design Review Board to consider the progress that has been made toward that vision in your evaluation of the proposed Capitol Center Building project. Approving the redevelopment of that site, particularly at the scale the property owner and investors envision, will make the restoration of the Olmsted view corridor unlikely for at least the next half century.

We believe that it is in the best interests of the Olympia community to restore the Olmsted view corridor. While the proposed project may bring temporary and localized benefits, the reclamation of the entire isthmus for a park will serve the capitol campus and the larger community, while also enhancing and supporting the rejuvenation that is happening in downtown Olympia. Please do not approve the proposed changes to the Capitol Center Building.

Sincerely,



Andy Mitton  
Board President