

## 2007 Capitol Planning Commission Annual Report

January 2008



*Preparations underway at West Capitol Terrace for the 2007 Hy-Vee Triathlon*



*Race Day at West Capitol Terrace*

**The Capitol Planning Commission is authorized under  
Chapter 18A of the Code of Iowa.**

*“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds as now encompassed or as subsequently enlarged, and repairs and restoration thereof, and it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon the commission for such advice.*

*“The commission shall, in cooperation with the director of the department of administrative services, develop and implement within the limits of its appropriation, a five-year modernization program for the capitol complex.*

*“The commission shall annually report to the general assembly its recommendations relating to its duties under this section. The report shall be submitted to the chief clerk of the house and the secretary of the senate during the month of January.”*

*—Code of Iowa, Chapter 18A.3*

Date: January 31, 2008

To: Mr. Michael Marshall, Secretary of the Senate  
Mr. Mark Brandsgard, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission’s Annual Report for 2007 to the Legislature. If you have any questions, please contact Mollie Anderson, Director of the Department of Administrative Services and current Secretary of the Capitol Planning Commission.

Sincerely,

  
Brice Oakley, Chair  
Capitol Planning Commission

## Vision

**The vision set forth in the Capitol Complex Master Plan is for a Capitol Complex that exemplifies in setting and function the dignity it embodies in spirit and purpose.**

### **2007 Members of the Capitol Planning Commission**

Karen Polking, Chair (January to April)  
Brice Oakley, Chair (July to Present)

Catherine Brown (Vice-Chair July to Present)  
Scott Brown  
Molly Clause (July to Present)  
Elizabeth Isaacson  
Ron Feilmeyer (January to April)  
Carl Voss

Senator James Seymour  
Representative Mark Davitt  
Representative Ralph Watts  
Senator Matt McCoy (April to Present)  
Senator Jack Hatch (January)

Paul Carlson, Secretary (May 2005- December 2007)  
Department of Administrative Services, General Services Enterprise

The Capitol Planning Commission holds regular meetings four times per year and more if required. In January, the Commission meets jointly with the Governor's Vertical Infrastructure Advisory Committee. In April, July and October, the Commission meets on the third Wednesday of the month. For further information, contact staff members Nancy Williams, 515-281-7259, or Dean Ibsen, 515-281-6051, of the Department of Administrative Services.

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## **Building Renovation, Restoration and Placement**

*“ ... the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds ... and repairs and restoration thereof ... ”*

### **New State Office Buildings**

The Capitol Planning Commission is following with interest and excitement the preliminary planning work that has begun for the two new state office buildings that will be built on the Capitol Complex in the next couple of years. In 2006 the Commission reviewed and recommended sites for the two new structures. Also, the Commission members received a briefing on Leading in Energy and Environmental Design (**LEED**) in January 2006 and several times in 2007. They are ready to provide support and recommendations throughout the process.

The proposed location of the **North Office Building**, north of the Iowa Workforce Development Building and the Jessie Parker Building, is conceptually in conformance with the **Capitol Complex Master Plan**. Preliminary discussions indicate an east-west orientation for the building rather than the twin tower north-south orientation suggested in the master plan, but the Commission understands the issues of energy efficiency and daylighting that can be better addressed with such a design. Throughout 2007 the Commission received briefings on the proposed acquisition of **Mercy Capitol**, and agrees that the successful acquisition of this property is critical to future planning on the north side of the Complex. The Commission is recommending the 2008 Legislature fund an update to the entire **Capitol Complex Master Plan** by 2010 so as to include considerations generated by these developments. The current plan was adopted in 2000. The planning work for the **North Office Building** must include specific review of the north campus with respect to the **Wallace Building**, parking needs, the **North Office Building** and the **Mercy Capitol** facility. This review must also consider the future of the Workforce Development Building, the Jessie Parker Building and the Carriage House located between them.

The proposed location for the new energy efficient **Iowa Utilities Board/Office of Consumer Advocate (IUB/OCA) Building**, on the southeast corner of the Capitol Complex, is an appropriate site for this facility and offers opportunities for daylighting and other energy efficient features as well as the potential for showcasing the building along Southeast 14<sup>th</sup> Street. This project is another reason why the Master Plan needs to be updated. Like the north campus, this south campus area holds great potential for enhanced experiences for visitors to the Capitol Complex. In addition, parking needs and potential improvements to the Facilities Management Center to the west of the proposed site must be considered.

Commission members have met with the design teams for the two projects and are prepared to review and comment on design proposals for the structures as the information is made available. They will also be interested in discussing any green initiatives for this

new construction such as high level **LEED** certifications for both the **North Office Building** and the **IUB/OCA Building**.

### **West Capitol Terrace**

The Hy-Vee Triathlon on June 17, 2007, was a momentous occasion for the Commission, which has long promoted replacement of the parking lots west of the State Capitol with a park, including pedestrian paths, gathering spaces, benches and native trees and flowers. Phase I of the project is now complete and the Commission has approved the conceptual plans for Phases II and III. Phase II funding is in place and construction work is expected to begin in the spring of 2008. The Commission urges the 2008 Legislature to fund Phase III.

The Commission has consistently supported the Department of Administrative Services and the design team in its efforts to acquire all properties at the southeast corner of E. Locust Street and E. 7<sup>th</sup> Street so that corner of the site can be cleared and fully developed as park space. It is pleased that those efforts are nearing completion.

The Commission has also recommended the development of a significant fountain feature—possibly costing up to \$1 million—as the centerpiece for this new park. The Commission has formed a task force to provide further recommendations on the design of this major feature and to offer recommendations on possible public-private partnerships for its funding.



*West Capitol Terrace—Before ...*



*... and After.*

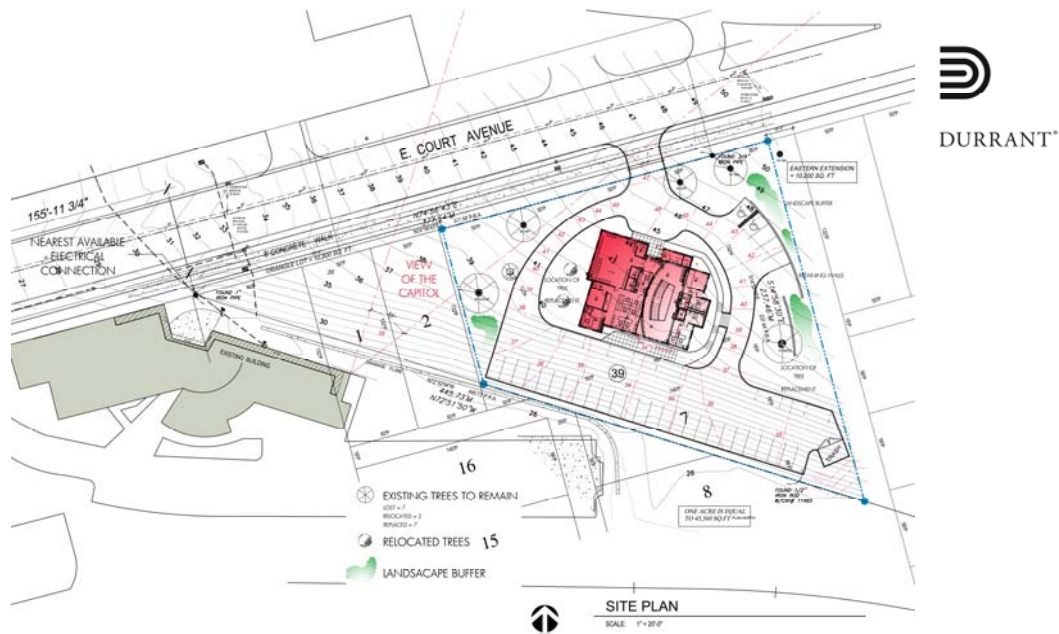
### **Iowa Association of Community Colleges Building**

The Commission has closely followed the **exchange of land** between the State and the Iowa Association of Community College Trustees (**IACCT**). The Commission recognizes the importance of acquiring the properties at the intersection of E. 7<sup>th</sup> and E. Locust to complete the vision for the West Capitol Terrace project. Also, the Master Plan acknowledges that “increased building density can be anticipated [in the Prairie Ridge area, which] extends south from Court Avenue to the boundary of state lands along the railroad.” With these considerations the Commission has recommended allowing **IACCT** to construct a new building south of Court Avenue as a fair method for acquiring



IACCT's building at 707 E. Locust Street. The Commission reviewed several alternatives and gave the Iowa Motor Truck Association a number of opportunities to voice its concerns about the project before recommending approval of the site plan and the exterior design and materials palette for the proposed new building.

Construction of the new office building is expected to begin in the spring of 2008 and will compliment the character of the Capitol Complex. As presented to the Commission by the IACCT design team, the building will "be built for today and the future, it will be timeless but not opulent and it will serve as a gallery to showcase the talents of each of the member colleges."



*Proposed site plan for Iowa Community College Trustees Building*

### **Other Capitol Complex Projects**

The Commission was pleased to tour the newly renovated **Public Safety Building** at the southwest corner of E. 7<sup>th</sup> Street and Court Avenue. This building enhances the connection between the Capitol Complex and the East Village area, as recommended by the Master Plan. The Commission is also following with interest a number of projects under consideration by the Department of Administrative Services. In July the members were briefed about a July 13, 2007, presentation by Director Mollie Anderson to the Legislature's Capital Projects Committee, (refer to website link at: [http://das.gse.iowa.gov/statebldg/projects\\_presentation.ppt](http://das.gse.iowa.gov/statebldg/projects_presentation.ppt)) which highlighted many projects just completed and currently underway on the Capitol Complex, as well as many concepts under consideration. For example, the director and DAS staff continue to brief

the Commission on developments concerning a **Visioning Center** for the State Historical Building, renovation of the **Fleet Building** into an office building, **relocation of the Fleet fueling station**, development of the open space south and west of the Judicial Building as a possible **outdoor amphitheater**, modernization of the **Grimes State Office Building**, incorporation of the **Mercy Capitol** site into the fabric of the Capitol Complex and redevelopment of the **Wallace Office Building** site.

## Monuments

*“ ... advise upon the location of statues, fountains and monuments ... ”*

### New and Proposed Monuments

In 2008 the Capitol Complex is slated to gain two new installations: a monument to Iowa’s workers and a sculpture honoring the National Bar Association.

Discussion of the **Iowa Workers’ Monument** began in 2005. In 2007 the Commission reaffirmed the location at the southwest corner of the Iowa Workforce Development Building and approved the artist’s concept for the project. The site plan has been approved and agreements and funding are in place to allow construction to begin in early 2008. The **Workers’ Monument** will be located near the Workforce Development Building, on the northeast corner of East Grand Avenue and East 9th Street.

The sculpture entitled **“Shattering Silence”** has been proposed as a gift to the State. The 26-foot high steel and limestone outdoor sculpture would be the first in a series of identical sculptures planned for various locations throughout the United States in tribute to various causes embracing and protecting freedom and First Amendment rights. The sculpture will be installed west of the Judicial Building, subject to further review of the site development plans. The Commission has endorsed the concept and has asked that the State work with the sponsors to further review and approve the plan.

In June the United States Submarine Veterans, Iowa Base, Placoderm Base, completed installation of the **World War II Submarine Memorial** as part of a nationwide effort to establish memorials for each of the 52 submarines lost during World War II. The submarine assigned to the Iowa committee for this effort is the S-36. The Commission endorsed the concept in 2006 and it is located on the monument grounds south of the Capitol.

The Commission is aware of the proposal for a **Cancer Survivors’ Park** in the vicinity of the Capitol and will offer advice and recommendations when more details are available.

### Monuments and Memorials Installation Policy for the Capitol Complex

Throughout the year the Commission has discussed the process and criteria that should govern the placement of landscape features such as monuments and memorials on the Capitol Complex grounds, as contemplated by the 2000 Master Plan. In July a committee of the Commission was appointed to draft such a policy. The Commission expects to adopt a policy early in 2008.

## **Modernization Program for the Complex**

*“ ... develop and implement ... a five-year modernization program for the capitol complex.”*

Throughout the 2007 legislative session the Commission was kept apprised of funding proposals for Capitol Complex needs. In particular, the Commission supported the following:

- proposed funding for Phase 2 of the West Capitol Terrace project;
- proposed funding for statewide major and routine maintenance;
- continued funding for the electrical distribution system upgrades for the Capitol Complex;
- funding for relocation of the Fleet fueling station;
- additional funding for Capitol Complex parking lot repairs; and
- additional funding for Capitol interior and exterior restoration.

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2009. Of particular interest to the Commission and their top priorities are those projects that strongly support the goals of the Commission and the Master Plan:

CPC Rank	Dept. Rank	FY2009 Infrastructure Offers for Capitol Complex	FY2009
<b>01</b>	15	<b>Capitol Complex Master Plan Update</b>	\$250,000
<b>02</b>	02	<b>New State Office Building</b>	\$23,300,000
<b>03</b>	08	<b>Capitol Interior and Exterior Restoration Continuation</b>	\$6,200,000
<b>04</b>	14	<b>West Capitol Terrace Phase 3</b>	\$1,050,000
<b>05</b>	21	<b>East Capitol Parking Lot 13 Renovation</b>	\$3,070,000
<b>06</b>	13	<b>Capitol Complex Property Acquisition and Related Services</b>	\$1,000,000
<b>07</b>	20	<b>Capitol Complex Court Avenue Bridge Replacement</b>	\$6,000,000
<b>08</b>	10	<b>Planning for the Renovation of Grimes State Office Building</b>	\$10,600,000
<b>09</b>	12	<b>Capitol Complex Relocation and Leasing Expenses</b>	\$1,824,500
<b>10</b>	18	<b>Central Energy Plant and Facilities Management Center Additions and Improvements</b>	\$623,000



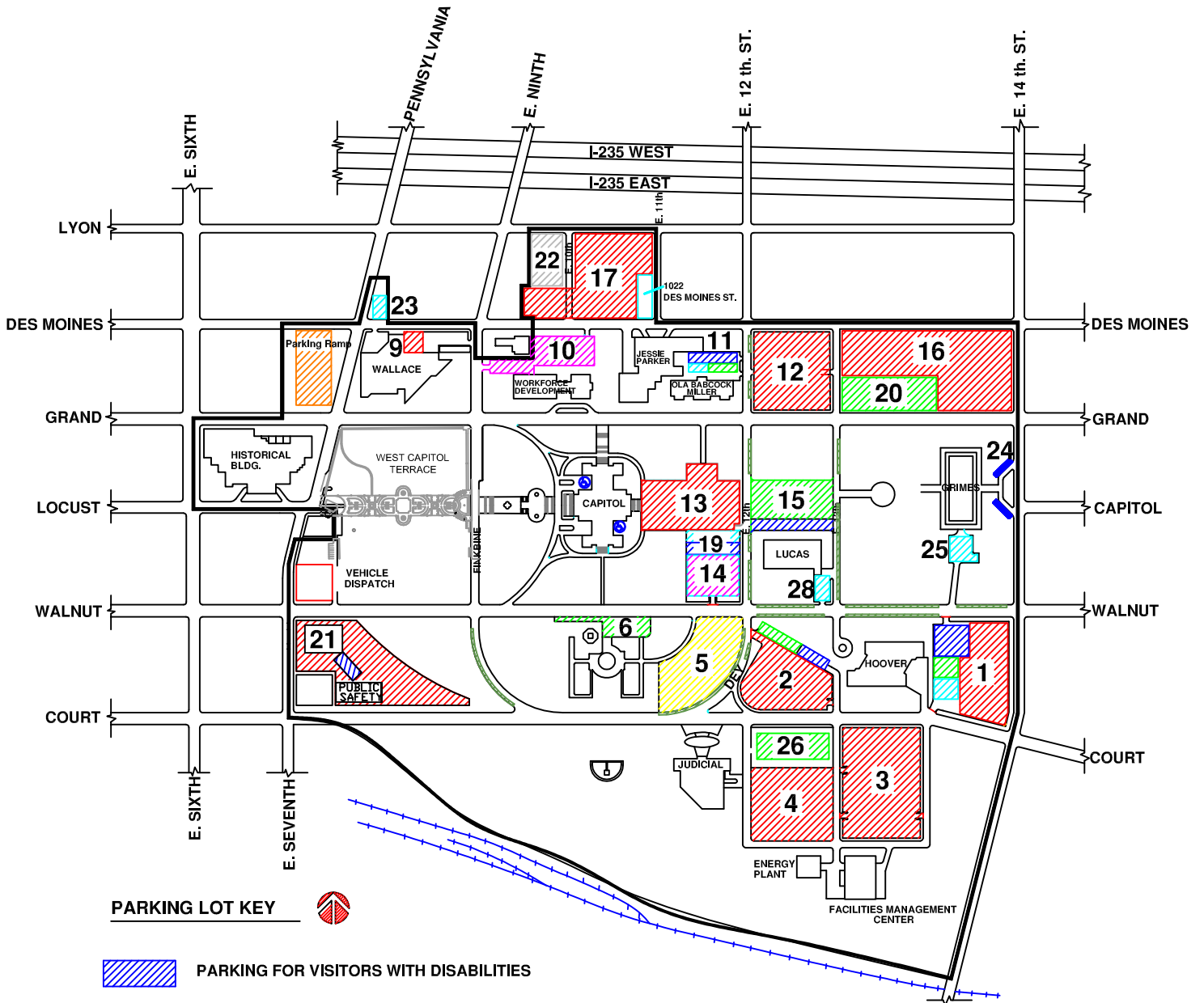
The Commission also recognizes the importance of repairing and improving the existing infrastructure on the Capitol Complex and agrees with the Department's requests and proposed rankings without further comment other to rank them after those projects identified above:

CPC Rank	Dept. Rank	FY2009 Infrastructure Offers for Capitol Complex	FY2009
11	04	<b>Renovation of 1000 E. Grand for Asbestos Abatement</b>	\$12,000,000
12	05	<b>Capitol Complex Electrical Distribution System Upgrade</b>	\$4,470,000
13	06	<b>Fire Protection for Facilities Management Center and Central Energy Plant</b>	\$2,000,000
14	07	<b>Complex Pedestrian /Utility Tunnel Repairs</b>	\$5,309,200
15	09	<b>Hoover Security/Fire Wall Protection</b>	\$165,000
16	11	<b>Hoover Building HVAC Improvements</b>	\$1,500,000
17	16	<b>Capitol Complex Alternative Energy Systems</b>	\$200,000
18	19	<b>Install Pre-Heat Piping in Lucas Building Air Handlers</b>	\$300,000

During the year, the Commission considered presentations on a variety of planning related issues. Of particular note are the following:

- The Commission reviewed proposed improvements to a number of parking lots on the Capitol Complex (including Lots 1, 2 and 3 adjacent to the Hoover Building and Lots 6, 14 and 19 south and east of the Capitol, as shown on the accompanying map) and recommended those concepts that enhance the Master Plan and do not infringe upon green space unless the changes are done in accordance with the master plan. In particular, the Commission believes the improvements to Lot 6, south of E. Walnut Street, successfully enhance the goals of the Master Plan.
- The Commission recognizes bicycle routes and bicycle parking facilities as important amenities for the Capitol Complex and it recommends including these features as part of upcoming projects on the Complex. It will be working with the Department of Administrative Services during 2008 to identify specific goals that will enhance bicycle usage.
- Along with an update to the Master Plan, as described above, the Commission has also recommended development of supporting planning documents, including a landscape plan and a monument plan to guide the work of the many upcoming projects around the Complex.
- The Commission recognizes that it plays an important role in providing input into the Capitol Complex design process and encourages the Governor and the General Assembly to give its recommendations serious consideration.

# IOWA CAPITOL COMPLEX



ADDITIONAL ACCESSIBLE PARKING IS ALSO LOCATED IN EMPLOYEE AND VISITOR LOTS.  
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