



North Dakota State Capitol Capitol Complex Master Plan

December 14, 2000

| | |
|--------------|--|
| Prepared for | The Capitol Grounds Planning Commission |
| Prepared by | RDG Bussard Dikis RDG Crose Gardner Shukert Foresite RDG Hanson Design Associates |



North Dakota State Capitol Capitol Complex Master Plan

Under the Direction of:

Coordinating Team

Curt Zimmerman, Director of Facility Management
Joel Leapaldt, Facility Management
Loran Haid, Facility Management
Ronda Berg, Facility Management

Capitol Grounds Planning Commission

Lt. Governor Rosemarie Myrdal, Chairperson
Carolyn Nelson, Senator
Pete Naaden, Senator
James Boehm, Representative
Serenus Hoffner, Representative
Nancy Jones Schafer, First Lady
Donald Barsness, Architect
Mary Lee, Citizen Member
Richard E. Collin, State Historical Society

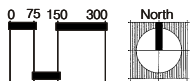
Prepared by:

Master Planning Team

RDG Bussard Dikis, Architects
RDG Crose Gardner Shukert, Landscape Architects and Planners
Foresite RDG, Strategic Planners
Des Moines, Iowa

Hanson Design Associates, Landscape Architects
Fargo, North Dakota

CONCEPTUAL MASTER PLAN



- | | |
|-------------------------------|--------------------------------|
| <u>Existing Buildings</u> | <u>Site Features/Amenities</u> |
| ① Legislative Wing | ⑫ Capitol Mall |
| ② Capitol Tower | ⑬ Capitol Plaza |
| ③ Judicial Wing | ⑭ Legislative Mall |
| ④ DOT Building | ⑮ Amphitheater |
| ⑤ Liberty Memorial Library | ⑯ Myron Atkinson Park |
| ⑥ Heritage Center | ⑰ Judicial Grove |
| ⑦ Governor's Residence | |
| <u>Proposed Buildings</u> | |
| ⑧ Maintenance / Motor Pool | |
| ⑨ Proposed Building | |
| ⑩ Heritage Center Expansion | |
| ⑪ Historic Gardens / Pavilion | |

THE MASTER PLAN (community and neighborhood context)

COMMUNITY AND NEIGHBORHOOD CONTEXT

Enhancing and preserving view corridors, gateways, and significant approaches to the Capitol Grounds will insure successful relationships within the community. Physical linkages will improve the connectivity to neighboring residential areas, education facilities, and recreational and natural resources, while emphasizing the cultural and historic significance of the Capitol Grounds. The following recommendations will enhance the overall image of the Capitol and heighten the welcoming experience for visitors and users.

Recommendations:

- Advocate the desired Vision for the Capitol Grounds Master Plan by participating in local planning efforts.
- Improve identification and directional signage along Interstate 94. Develop and enhance the State Street interchange with Interstate 94 as the primary vehicular access from the north.
- Improve the sense of arrival for visitor traffic arriving from the south by redirecting traffic from 9th Street to 6th Street via E Avenue C.
- Coordinate with DOT regarding State Street and Boulevard Avenue reconstruction projects to improve vehicular access and circulation.
- Coordinate with DOT regarding implementation of a multipurpose trail along the east side of State Street and the north side of Boulevard Avenue.
- Collaborate with the City of Bismarck to develop streetscape standards for 9th and 6th Streets to enhance visual access and highlight the Arrival experience.
- Collaborate with the City of Bismarck to extend trail/sidewalk connections to the Missouri River corridor and to educational and recreational attractions.
- Implement perimeter landscape treatment to frame on-site and off-site views and enhance neighborhood relationships.
- Improve Myron Atkinson Memorial Park to enhance the State Street entrance, improve use of the park, and create a cohesive visual landscape character along both sides of State Street.

ARCHITECTURE AND BUILDING LOCATIONS

After the earlier State Capitol building was destroyed by fire in 1930, the current State Capitol features an aggressive asymmetry while still maintaining symmetrical elements such as the central main entrance aligned with the centerline of the Capitol Mall. The Tower and the Legislative chambers form a careful balance of diverse elements about the central axis. This approach influenced a change in thinking when further new buildings were located. These were gathered asymmetrically and compactly around the eastern base of the Tower, stretching southward toward the historic Liberty Memorial Building.

This Master Plan recommends a reconfirmation of both symmetry and asymmetry as a rich mixture for new buildings and landscape features. The location of the first new building to accommodate future growth is recommended to acknowledge the historic symmetry intended in the 1920 Morell & Nichols Plan by placing a building symmetrically opposite the historic Liberty Memorial Building. However, the new building area requirements are considerably larger than the size of the Liberty Building. As a result, the new building is modeled with an east wing projecting forward from a larger building, with that east projection reflecting the length and height of the Liberty Memorial Building.

THE MASTER PLAN (architecture and building locations)

Later, growth can be accommodated by two buildings symmetrically arranged along the east portion of the Capitol Grounds. These buildings, displacing some existing surface parking, would be served by a new multi-floor parking ramp that could include a climate-controlled pathway connecting to the existing east tunnel between the Judicial Building and the DOT Building.

A new Central Maintenance and Motor Pool Facility is proposed for the northwest portion of the site, replacing the maintenance and motor pool area currently located immediately north of the Capitol Tower. This less obtrusive location will offer the opportunity to consider the feasibility of a central heating and cooling plant in that location as well. Moving the facilities will serve to beautify the north entry area to the Grounds, aided by landscape screening of the service facility.

Recommendations:

- New buildings should be designed to harmonize in scale and major materials with the existing buildings.
- Window and door openings have a distinct influence on architectural character and should be considered in new designs for their compatibility with existing character.
- The principles of both symmetry and “balanced” asymmetry should be considered in the location and design of new buildings.
- Structured parking and parking decks should be considered in striving to locate parking in reasonable proximity to the locations of staff and visitors.
- The location and size of new buildings must respect the dignity and comparative privacy of the Governor’s Residence, maintaining a respectful distance.
- Compactness in location of buildings is desirable to minimize walking distances between buildings and parking during the winter months.
- Elimination of the existing drive-through beneath the main south entry steps is important to reduce the threat of terrorist acts. Development of a new west drop-off area will replace this important feature. The old drop-off area can be altered to pedestrian entrance and staff lounge or other functions.

Construction of new buildings can vary in time with the evolution of space needs without affecting the overall continuous harmony of the Capitol Grounds. However, new parking demands must be satisfied in concert with new building expansion.

SPACE UTILIZATION

The final recommended planning scenario includes the following:

- Rightsizing of existing offices located on the Complex (230 S.F. per occupant).
- Consolidation of departments by relocation of leased offices to the Complex, including:
 - Human Services
 - Information Technology
 - Industrial Commission
 - Insurance (South Office)
 - OMB – Risk Management
- Expansion of Historical Society.
- New State Library.
- Construction of 156,000 Gross S.F. building to accommodate rightsizing and consolidation of departments.
- Construction of two additional 80,000 Gross S.F. buildings to accommodate future growth.

THE MASTER PLAN (vehicular circulation and parking)

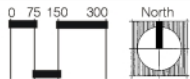
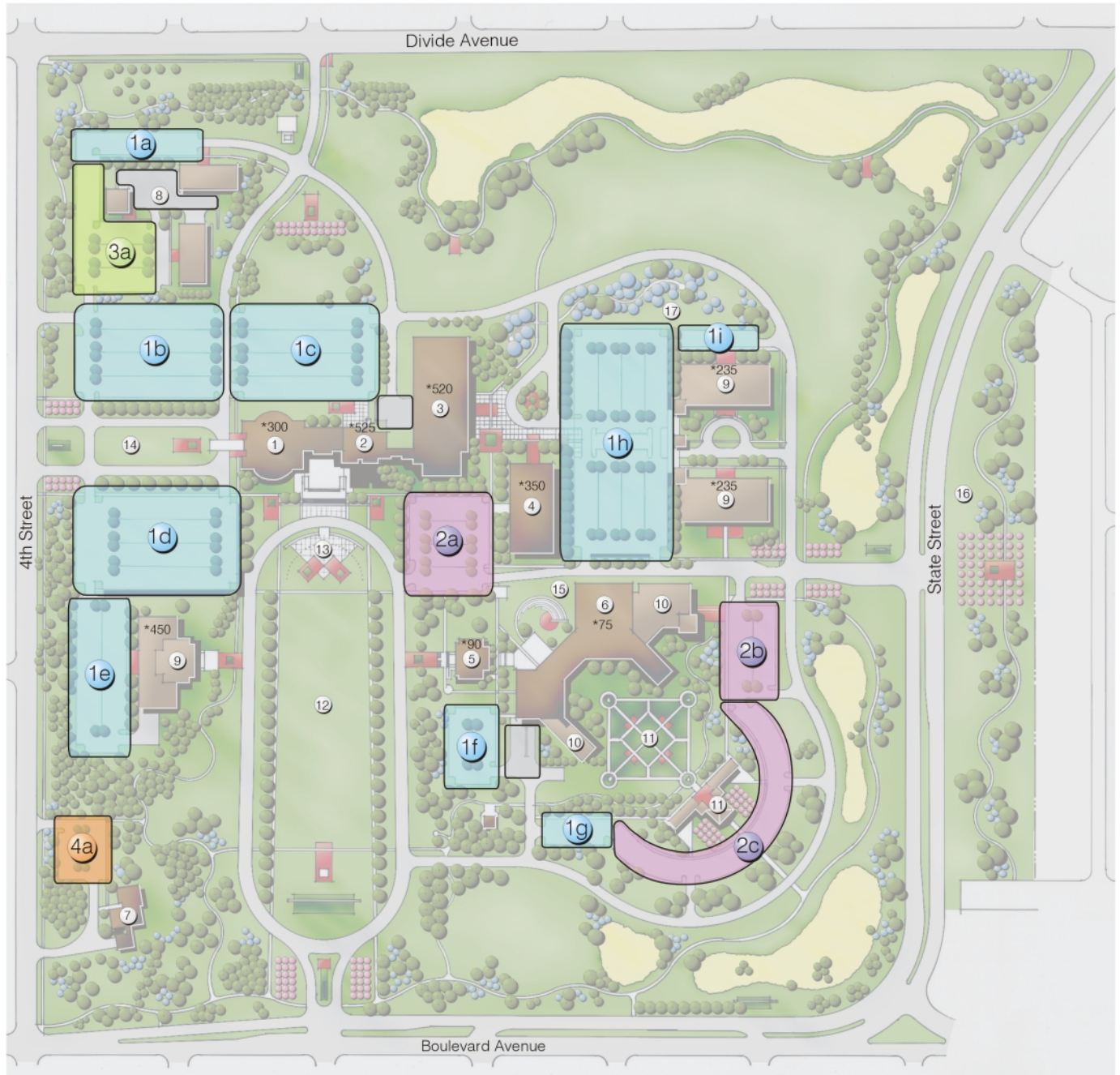
VEHICULAR CIRCULATION AND PARKING

Second only to buildings, roadways and parking strongly define and organize the environment of a campus setting, both visually and functionally. Entrances and drives should be located and aligned to provide the greatest convenience for staff and visitors. Parking areas should be located in the proximity of intended destinations to minimize walking distances, vehicular and pedestrian conflicts and confusion.

Recommendations:

- Develop a perimeter loop road system to minimize internal vehicular traffic.
- Access all parking and building entrance points from the perimeter loop road.
- Simplify the Boulevard Avenue entrance configuration to beautify and strengthen the main entrance to the Capitol Grounds and improve safety and wayfinding.
- Modify the State Street entrance, in conjunction with the reconstruction of State Street, and eliminate frontage roads. Shift the entrance location to the south to align with the main east/west roadway and eliminate the frontage road to Divide Avenue.
- Enhance the north entrance from Divide Avenue, after implementing the relocation of the Maintenance and Motor Pool to the northwest corner.
- Develop a "Legislative Mall" along 4th Street to celebrate and formalize the importance of the Legislative Wing and to create a more organized circulation and parking system for the west side of the Capitol Grounds.
- Create a covered drop-off area at the west entrance of the Legislative Wing prior to the elimination of the south drive-through.
- Eliminate the south vehicular drive-through below the main entrance steps for security purposes. This area should remain a pedestrian entrance and may also serve as an employee break area.
- Eliminate on-street parking, during most times, on all internal roadways except the Capitol Mall. Continue to allow on-street parking along appropriate roadways only during Legislative sessions as a means of absorbing the additional peak parking demands.
- Develop a two-level parking deck on the south side of the proposed west Legislative Mall. This deck will service both a new building on the west side of the Capitol Mall and the Legislative Wing. Utilize the existing topography to minimize the visual impact of the deck. Provide a pedestrian tunnel link to the west Legislative Wing entrance for convenience.
- Develop a multi-level parking structure on the east central area of the Capitol Grounds to serve the Judicial Wing, DOT Building, and future building sites.
- Provide secure bicycle parking areas within parking decks or structures.
- Increase the amount of visitor parking with consideration for visitor destination and enhance its quality and accessibility for persons with disabilities.
- Adopt a goal to provide employee parking at the ratio of 0.95 spaces per employee (95% of the on-site employee count).
- Provide reserved Legislative parking at one space for each legislator and legislative staff. This parking can be utilized by general staff during non-legislative periods.
- Align parking areas to optimize pedestrian movement and snow removal efficiency. Establish the minimum size of interior parking lot islands as the equivalent of four parking stalls and medians as a minimum of twelve feet wide to provide adequate snow storage area.
- Consider incentives for carpooling and use of alternative modes of transportation as a part of a comprehensive Transportation Management Plan.
- Consider fee-based parking for some areas to help offset parking structure operational costs and to encourage use of alternative modes of transportation.
- Implement signage standards to clearly identify employee and visitor parking areas and building entrances.
- Implement lighting standards to improve safety.

PARKING SUMMARY



| Employee Parking | |
|------------------|------|
| 1a | 60 |
| 1b | 280 |
| 1c | 235 |
| 1d | 560 |
| 1e | 150 |
| 1f | 65 |
| 1g | 32 |
| 1h | 1400 |
| | 2782 |

| Visitor Parking | |
|--------------------|-----|
| 2a | 130 |
| 2b | 60 |
| 2c | 150 |
| | 340 |
| Motor Pool Parking | |
| 3a | 150 |
| Governor's Parking | |
| 4a | 50 |
| Service Parking | |

- Existing Buildings**
- 1 Legislative Wing
 - 2 Capitol Tower
 - 3 Judicial Wing
 - 4 DOT Building
 - 5 Liberty Memorial Library
 - 6 Heritage Center
 - 7 Governor's Residence
- Proposed Buildings**
- 8 Maintenance / Motor Pool
 - 9 Proposed Building
 - 10 Heritage Center Expansion
 - 11 Historic Gardens / Pavilion

- Site Features/Amenities**
- 12 Capitol Mall
 - 13 Capitol Plaza
 - 14 Legislative Mall
 - 15 Amphitheater
 - 16 Myron Atkinson Park
 - 17 Judicial Grove

*Indicates parking required per building

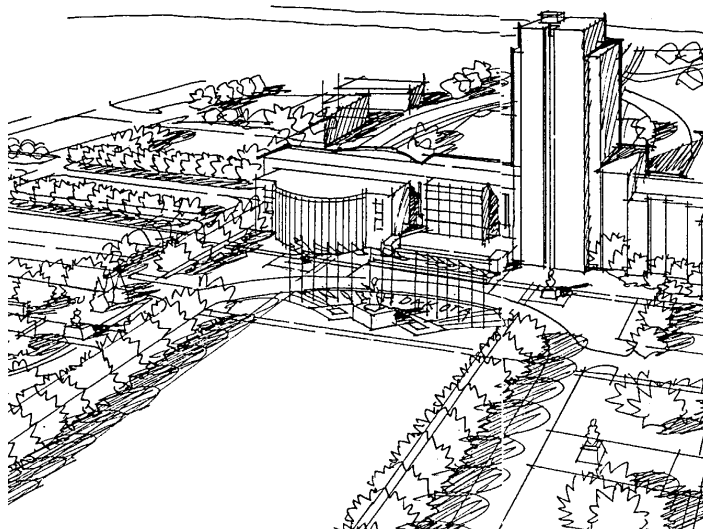
THE MASTER PLAN (pedestrian circulation and plazas)

PEDESTRIAN CIRCULATION AND PLAZAS

Growing trends in health, fitness, and environmental education provide unique opportunities to develop a comprehensive pedestrian circulation plan for the Capitol Grounds. Combining these opportunities with such challenges as the North Dakota climate, a viable monument placement policy, and providing ADA compliance becomes a daunting, but rewarding, task. The following recommendations will create a highly attractive and integrated pedestrian system.

Recommendations:

- Develop a meandering, multipurpose, recreational trail along State Street and Boulevard Avenue, in conjunction with the DOT reconstruction project. The trail should generally avoid being strictly parallel to the streets system in order to introduce a feeling of informality and personal exploration to the edge of the Capitol Grounds.
- Develop a meandering trail along the Divide Avenue and 4th Street sides of the Capitol Grounds. Create overlooks from the Divide Avenue trail which provide interpretive opportunities and off-site views to the town center and Missouri River Valley corridor.
- Reconfigure and expand the Arboretum Trail; thus, providing greater access to additional areas of the Capitol Grounds.
- Develop a "Capitol Plaza" around the base of the south main entry steps, creating a State "Welcome Mat" for visitors and a venue for civic activity.
- Enhance all primary building entrance plazas to consistently celebrate and identify main access points.
- Develop an outdoor amphitheater for public gathering at the northwest courtyard of the Heritage Center.
- All walks should consist of Portland cement concrete pavement. All plazas or accent areas should be highlighted with granite pavers to match pavers currently on the Complex. Accent color paving should be consistently introduced to border monuments, statues, and interpretive displays.
- Implement furnishings standards to unify the pedestrian system.
- Implement signage standards for interpretive display, building identification, and entrances.
- Implement lighting standards to improve safety and extend the useful hours of the trail and walk system.



*View of Capitol Plaza at north
end of the Capitol Mall*

THE MASTER PLAN (infrastructure/landscape treatment)

INFRASTRUCTURE

Sanitary sewer, water, electricity, gas, fiber optics, telecommunications, and storm water collection are critical to the day-to-day operations of the Capitol Grounds. Capacity, longevity, maintenance, and serviceability become primary in determining planning recommendations for these elements. These systems have been recently evaluated by the Grounds and Maintenance Staff and appear to be in good working condition and are reported to have adequate capacity for growth. The following planning recommendations can assist in developing additional or modified systems in the future.

Recommendations:

- When funding expansion buildings, reconfirm by engineering analysis, at the outset of planning, the practicality of the new intended design loads on the various infrastructure systems.
- Replace the existing Maintenance/Motor Pool facilities with a new Central Maintenance and Motor Pool Facility at the northwest corner of the site.
- Consider a central electric plant, to be located within the Central Maintenance Facility area.
- Coordinate sewer systems with the City of Bismarck and DOT.
- Explore potential development of retention/detention basins that could be integral into the design of the Historic Gardens or perimeter edge treatment.

LANDSCAPE TREATMENT

The diversity of the outdoor areas on the Capitol Grounds provides numerous opportunities for enriched outdoor experiences. The “park-like” nature of the grounds is highly valued by the public and staff as a relaxing and aesthetic atmosphere. These values, combined with the rich heritage of the site, provide a framework for establishing recommendations and strategies for the landscape treatment of the Capitol Grounds.

Recommendations

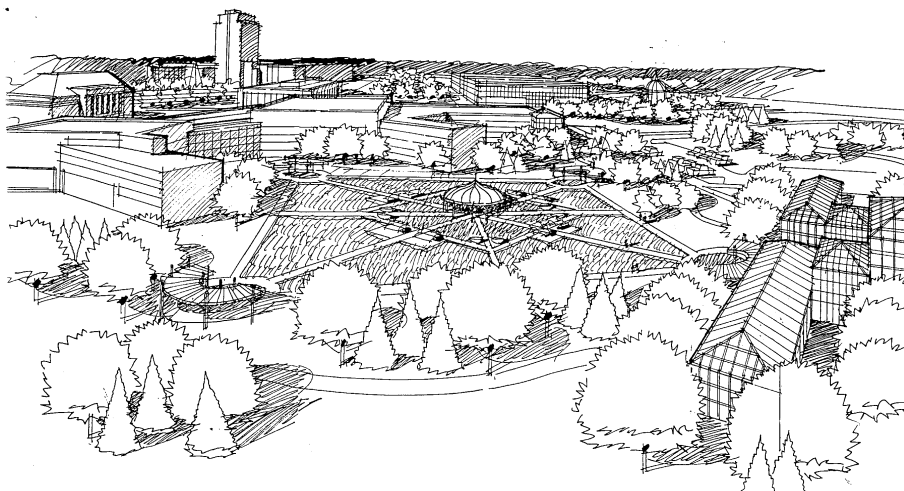
- Eliminate all undesirable plant material and begin a commitment to development of typical North Dakota plant environments.
- Develop suitable plant material list for selection of future installations (see Appendix for suggested suitable plant list).
- Enhance and expand the native prairie areas on the grounds.
- Implement perimeter edge plantings to highlight entrance points, frame on-site and off-site views, and define the Capitol Grounds.
- Implement uniform design standards and landscape design character for the development and redevelopment of the grounds surrounding various facilities.
- Add seasonal landscape variation throughout the campus.
- Implement a replacement program for existing elm trees lining the Capitol Mall.
- Develop historically significant plantings and interpretive displays in the Historic Gardens.
- Modify the Arboretum Trail landscape collection, based in part on realignment and expansion of the Trail.
- Further define outdoor use areas by emphasizing a “woods and meadow” theme for the grounds.
- Implement irrigation design standards (see – Appendix for suggested standards).

THE MASTER PLAN (site features and amenities)

SITE FEATURES AND AMENITIES

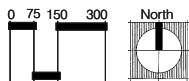
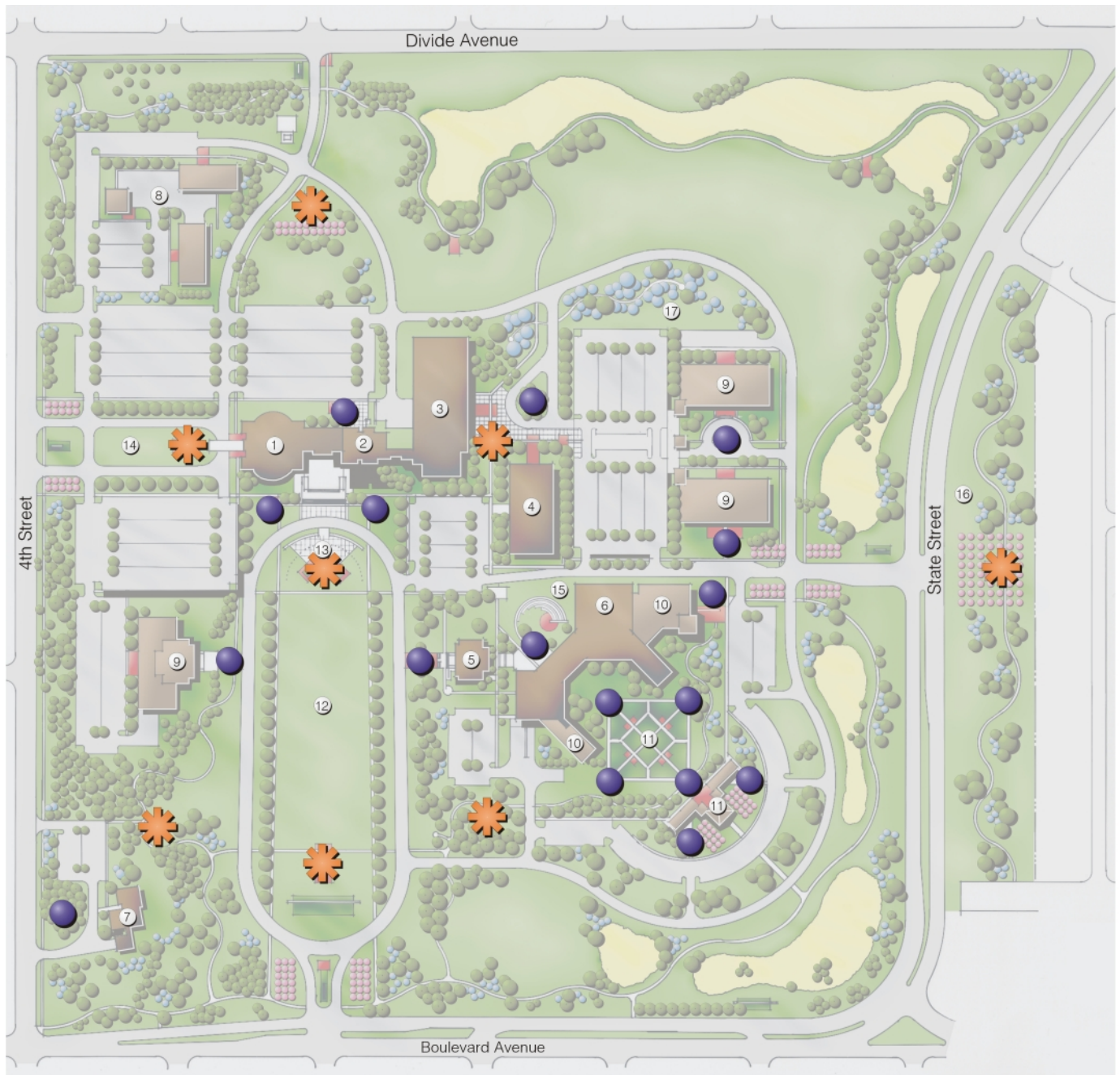
The opportunities to further enhance the North Dakota State Capitol Grounds are excellent. Major improvements in site features and amenities can optimize the use of the property, provide organization and unity of the grounds, and create additional recreational, cultural, and ceremonial experiences. The following recommendations build upon existing features, while adding new amenities and value to the campus.

- Create a “Legislative Mall” on the west side of the Capitol Complex.
- Develop the “Historic Gardens” southwest of the Heritage Center as a major visitor attraction.
- Develop a “Capitol Plaza” at the base of the south main steps as a major public gathering space and an icon for the Capitol Grounds.
- Develop an outdoor amphitheater for public gatherings, visitor tours, educational sessions, and special events.
- Relocate the “Judicial Grove” to the northeast side of the Judicial wing as a more fitting relationship to its mission. Adopt plant selection and location standards.
- Implement a monuments and statues location and selection plan and policy. The following plan suggests recommended locations for primary monuments and statues to better organize circulation systems and improve visibility for the features. A final plan and criteria for monuments and statue content, design, location, materials and process should be developed by the Capital Grounds Planning Commission.
- Implement building entrance design standards to uniquely identify these areas apart from typical pedestrian areas, including paving treatment, site furnishings, landscaping, signage, and lighting.



*Character Sketch
Historic Gardens looking North*

MONUMENTS



- Monuments**
- Memorial Monument
 - Historical Monument

- Existing Buildings**
- ① Legislative Wing
 - ② Capitol Tower
 - ③ Judicial Wing
 - ④ DOT Building
 - ⑤ Liberty Memorial Library
 - ⑥ Heritage Center
 - ⑦ Governor's Residence

- Proposed Buildings**
- ⑧ Maintenance / Motor Pool
 - ⑨ Proposed Building
 - ⑩ Heritage Center Expansion
 - ⑪ Historic Gardens / Pavilion

- Site Features/Amenities**
- ⑫ Capitol Mall
 - ⑬ Capitol Plaza
 - ⑭ Legislative Mall
 - ⑮ Amphitheater
 - ⑯ Myron Atkinson Park
 - ⑰ Judicial Grove

THE MASTER PLAN (signage standards)

SIGNAGE STANDARDS

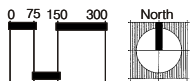
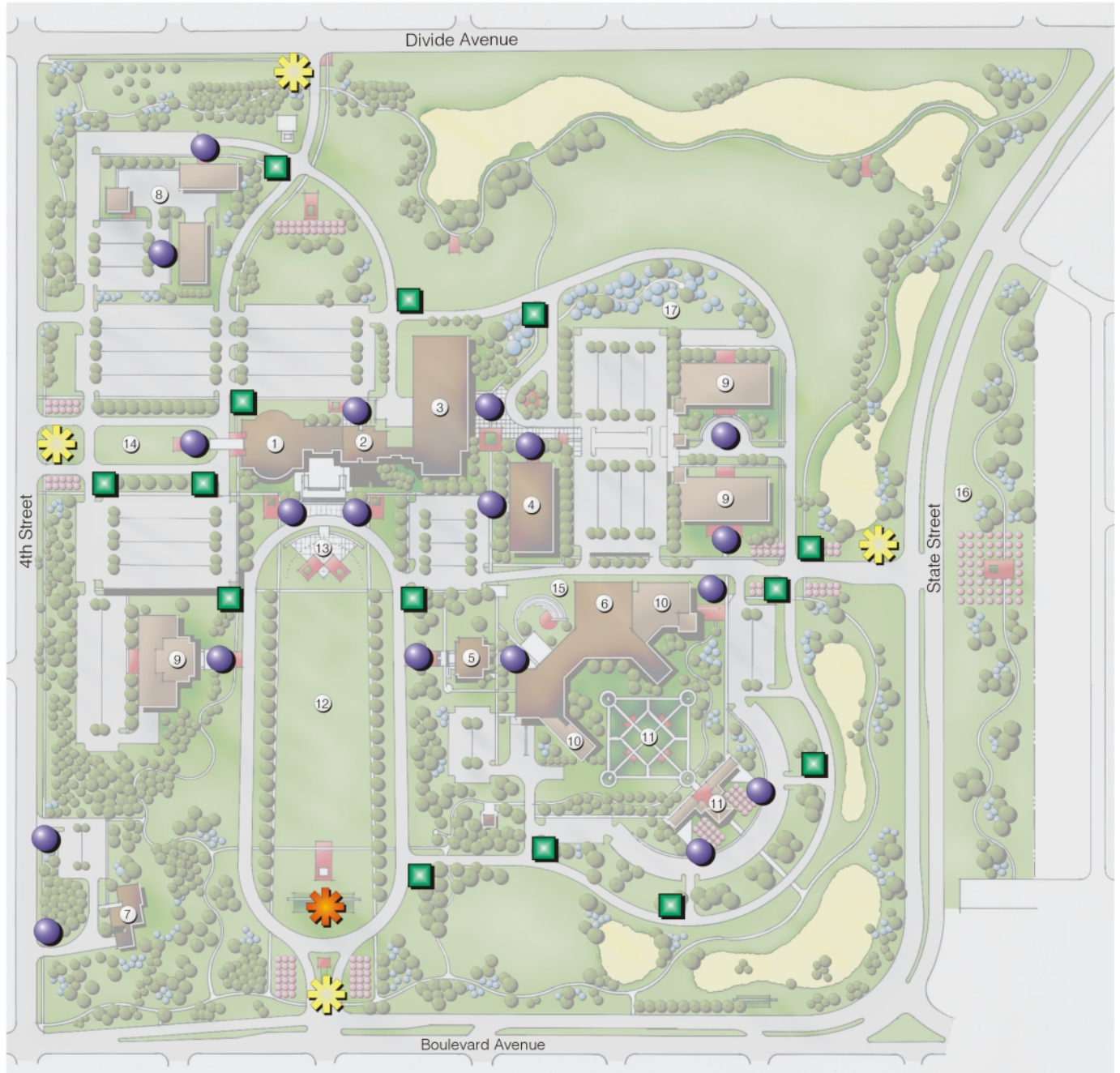
The quality and consistency of exterior signage has a significant impact, not only on the visual character, but also on the perceived organization of the Capitol Grounds. Signage should provide visitors with the proper orientation to find their destination. Consistent and appropriate materials can complement the architectural character and civic dignity of the Grounds. The Master Plan recommends a hierarchical system of strategically located identification, directional, informational, and interpretive signs. This signage will simplify wayfinding as it integrates with circulation patterns and the diversity of users of the system.

Recommendations:

- Develop a comprehensive signage master plan, including font styles, sign types, graphics, colors, materials, standard details and a master location plan.
- Eliminate inappropriate and confusing signs.
- The hierarchy of the signage system is recommended as:
 - Signature Identification Sign (optional)
 - Capitol Grounds Identification Signs
 - Directional Signs
 - Building Identification Signs
 - Interpretive Signs

The sign types and design concepts outlined below identify the primary sign categories and their design intent. The following illustration recommends locations for primary identification and directional signs. These prototypes and recommended locations, are intended to be used as a guide for the development of a comprehensive signage master plan. All signs should be rectangular, precast concrete monuments, mounted on cast-in-place concrete bases with appropriate foundations and footings. Signage and graphics for Signature and Capitol Grounds Identification Signs should be cut metal forms, surface mounted with vandal-resistant anchors to the precast monument and externally illuminated. Signage, graphics and background for building identification, directional and informational signage should be subsurface and integral with a matte finish, fiberglass panel mounted with vandal-resistant anchors to the precast monument. These signs may be externally or internally lighted.

SIGNAGE



- Signage**
- Signature Sign
 - Directional Sign
 - Building ID Sign

- Existing Buildings**
- ① Legislative Wing
 - ② Capitol Tower
 - ③ Judicial Wing
 - ④ DOT Building
 - ⑤ Liberty Memorial Library
 - ⑥ Heritage Center
 - ⑦ Governor's Residence

- Proposed Buildings**
- ⑧ Maintenance / Motor Pool
 - ⑨ Proposed Building
 - ⑩ Heritage Center Expansion
 - ⑪ Historic Gardens / Pavilion

- Site Features/Amenities**
- ⑫ Capitol Mall
 - ⑬ Capitol Plaza
 - ⑭ Legislative Mall
 - ⑮ Amphitheater
 - ⑯ Myron Atkinson Park
 - ⑰ Judicial Grove

THE MASTER PLAN (signage standards continued)

Signature Identification Sign (optional)



Although a signature identification sign would not be required to complete a comprehensive sign system, the natural beauty and dignity of the North Dakota Capitol Grounds provides a wonderful opportunity to incorporate such a sign at the south formal and symmetrical entry to the Capitol Mall.

Capitol Grounds Identification Signs



Capitol Grounds Identification signs should be located at each major vehicular point of access to the Grounds. These signs provide a powerful first impression and introduce a vocabulary of handsome materials consistent with other sign system components. Signs should be oriented perpendicular to perimeter traffic on public streets and double-sided to maximize the view potential.

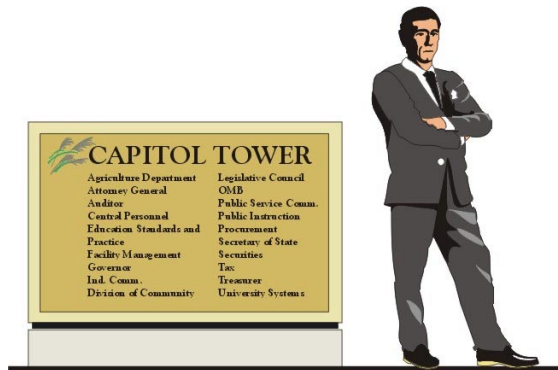
Directional Signs



Visitors and service providers unfamiliar with the Capitol Grounds will be the major beneficiaries of a well-designed directional signage system. Directional signs can efficiently guide users to designated parking areas, visitor entrances, information, buildings, and other services located on the Capitol Grounds. These signs should harmonize with the materials and graphics of the Identification Signs while incorporating clear, legible, and universally understood directional symbols.

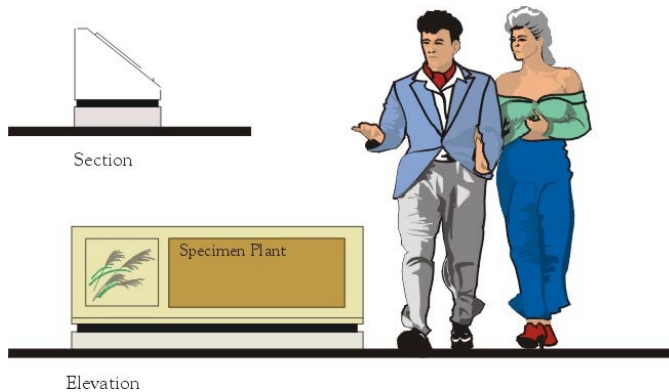
THE MASTER PLAN (signage standards continued)

Building Identification Signs



Building Identification Signs should be consistently located adjacent to primary building entrances. These signs are intended to clearly identify the primary agencies housed within each building.

Interpretive Signs



The North Dakota Capitol Grounds offers a diversity of educational and interpretive opportunities. This element of the signage system should be pedestrian oriented and provide flexibility for a variety of display options, yet maintain a theme of materials and character consistent with other sign system elements. This system would be utilized for the Arboretum Trail, Monument and Statues, and the Historic Gardens.

THE MASTER PLAN (lighting standards)

LIGHTING STANDARDS

Over time, a variety of lighting styles and types has been introduced to the Capitol Grounds. This has resulted in a high-maintenance system that lacks continuity and effectiveness. Lighting, like signage and other landscape elements, should work within an overall coherent system, rather than developed individually for each building project. It is important to distinguish between needs for pedestrian, vehicular, building, and accent lighting as well as to balance concerns for aesthetics and safety.

Recommendations:

- Develop lighting standards for roadway, pathway, and accent lighting.
- Select appropriate light fixtures that relate to the architectural character of the Capitol Grounds and “fit” with signage and furnishings standards.
- Encourage high quality, energy efficiency, and minimal maintenance in lighting selections.

Area Lighting



| | |
|--------------|--|
| Manufacturer | Kim Lighting City of Industry, CA 626.968.5666 |
| Style | Archetype Model AR |

Area lighting should provide safe and efficient sources of light for major vehicular circulation areas. With the exception of the Capitol Mall and Legislative Mall, all roadways and parking areas should utilize area lighting. Due to the height of these poles (+/-25'), the fixture selected should minimize its visual impact.

Pedestrian Lighting



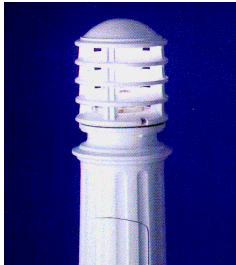
| | |
|--------------|---|
| Manufacturer | Lumec Lighting Boisbriand, Quebec (Canada) 514.430.7040 |
| Style | Lantern Series L82 Luminaire |



Scale and aesthetic value become especially critical when selecting standard light poles and fixtures for pedestrian areas. All major pedestrian walks and trails should be lit with pedestrian poles that serve to extend the daily use of these amenities and relate to the architectural character of the campus.

THE MASTER PLAN (lighting/site furnishings standards)

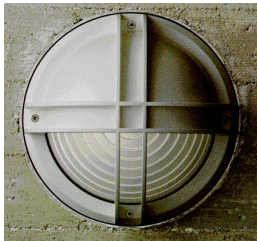
Bollard Lighting



Manufacturer Lumec Lighting
Boisbriand, Quebec (Canada)
450.430.7040
Style Traditional Bollard Series
BOR80

Low level bollard lighting can play an important role in distinguishing between vehicular and pedestrian zones and providing secondary light levels for safety and ambiance.

Accent Lighting



Manufacturer Kim Lighting
City of Industry, CA
626.968.5666
Style CFL
Compact Floodlight
Wall Forms

The Capitol Grounds offers many opportunities for accent lighting that can highlight special features of the campus. These include the dramatic lighting of building facades, the uplighting of trees and landscaping, and the accent lighting of monuments and special features.

SITE FURNISHINGS STANDARDS

A comprehensive site furnishings vocabulary can act as an important unifying element to bind the various aspects of the Capitol Grounds together. Seating, trash containers, bicycle parking stands, and related amenities should be coordinated to harmonize with the style and materials of the buildings and lighting and signage systems.

Recommendations:

Benches



Manufacturer DuMor, Inc.
Mifflintown, PA
800.598.4018



Models Bench 58 (w/back)
Bench 92 (w/o back)