



North Dakota State Capitol Capitol Complex Master Plan

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Prepared for	The Capitol Grounds Planning Commission
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North Dakota State Capitol Capitol Complex Master Plan

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PHASING AND IMPLEMENTATION STRATEGIES

MODEL TIMELINE

The recommendations of this Master Plan are flexible in their date of implementation, and, in many cases, in their order of implementation. Legislative considerations, the health of the State's economy, and space pressures that may result from new programs and staff growth will have a major influence on timing. This timeline suggests a general sequence of events that responds to both the problems and opportunities identified in the course of the preparation of this Master Plan.

The following projects, and their approximate boundaries, are identified by letter on the Phasing and Implementation Strategies Plan on page 1-33.

Phase One

- A. Construct a new building of approximately 150,000 gross square feet, located on the west side of the Mall. Construct related on-grade parking west of the new building. Project a portion of the building, equal in dimension to the west façade of the Liberty Memorial Building, forward and center the projection on the centerline of Liberty Memorial.
- B. Construct a two-level parking deck north of the new building, with the upper level approximately equal to existing grade and the lower level taking advantage of the natural drop in topography to be level with the grade and main entrance to new building. This parking will serve legislators and the new building. Develop a tunnel connection from the northeast corner of the lower level to the west entrance area of the Legislative wing.
- C. Develop a Legislative Mall centered on the west axis, extending from the Legislative wing. This Mall will dignify, beautify, and celebrate this important area of the Capitol Complex. Include related signage, lighting, furnishings, landscaping and irrigation. Include reconstruction of the existing parking to the north of the Mall to improve circulation and maximize parking efficiency. Develop a new west drop-off area with canopy, to include a stair/elevator lobby terminus for the parking deck tunnel. This drop-off area will replace the present drive-through area under the State Capitol's main south entrance steps.
- D. Close the existing drive-through under the State Capitol's main south entrance steps which represents a potential security risk. Convert this area to pedestrian entrance and other needed space by enclosing the area under the steps and removing the drives leading to this area.
- E. In cooperation with DOT, reconfigure the entrance roadway from State Street on the east side of the Capitol Complex, supplementing DOT funds available for the State Street reconstruction, including related signage, walks, lighting, and landscaping. Move the roadway south from its current location to enhance safety, improve space allocated for future building expansion and parking, and align with the existing roadway between the DOT building and the Heritage Center. Eliminate the existing frontage road between this entry and Divide Avenue.
- F. In cooperation with DOT, develop a multipurpose trail of informal character along State Street and Boulevard Avenue. Include related lighting, signage, furnishings, and landscaping.
- G. Reconfigure the entrance roadway, from Boulevard Avenue on the south side of the Capitol Complex, to enhance the dignity and beauty of the primary formal entrance to the Capitol Grounds. Include related signage, walks, lighting, landscaping and irrigation.

PHASING AND IMPLEMENTATION STRATEGIES

- H. Initiate a replacement program for the Elm trees along the Mall, including turf repair, irrigation upgrades, and furnishings. Add lighting to increase security and beautify the area.

Phase Two

- I. Develop the Capitol Plaza surrounding the south stair entrance to the Capitol building, including realigned Capitol Mall drive, pedestrian plazas south and north of entrance drive, monuments, interpretive displays, signage, furnishings, lighting, and landscaping.
- J. Reconstruction the existing visitor parking area to maximize parking, upgrade deterioration, and conform to the realigned Capitol Mall drive.
- K. Relocate and expand (if required) the Judicial Grove to the area east of the Judicial Wing.
- L. Develop visitor parking area at the Governor's Residence and re-evaluate the residence landscaping, lighting and signage. This project intends to improve security, visitor friendliness, and visual quality.
- M. Implement perimeter edge planting program to define the Capitol Grounds and frame on-site and off-site view corridors. This program could include trees, shrubs, prairie and wildflower areas, and/or perennials as well as turf areas. Although this program may be implemented over time, an early initiative will allow for greater success.
- N. Develop improvements to Myron Atkinson Park on the east side of State Street to complete the emphasis of the State Street entrance to the Capitol and create a higher quality open space for neighbors and Capitol employees and patrons.

Phase Three

- O. Construct an addition to the Heritage Center on its east side, with size currently estimated to be approximately 175,000 gross square feet. This will serve as its new main entrance. Construct supplementary parking and drop-off area east of the new addition, including related lighting, signage, furnishings, landscaping and irrigation. Construct an Amphitheater in the natural topographical bowl area north of the current main entrance, including related lighting, walks, signage, furnishings, landscaping and irrigation.
- P. Construct Historic Gardens and Pavilion in the area south of the Heritage Center, making interim use of the existing parking lot north of the State Office Building. Include related lighting, walks, signage, furnishings, landscaping and irrigation. Also, enhance and expand the Arboretum Trail.
- Q. Construct additional parking south of the Liberty Memorial Building to support the ongoing uses of that building. Include related lighting, walks, signage, landscaping and irrigation.

By the midpoint of the implementation of this Master Plan, the work completed as described above under this model timeline is illustrated in the Interim Master Plan on page 1-34.

PHASING AND IMPLEMENTATION STRATEGIES

Phase Four

- R. Construct a new building of approximately 80,000 to 100,000 gross square feet, located in the east central portion of the Capitol Grounds. Include related lighting, landscaping, irrigation, signage and furnishings.
- S. Construct the first half of a 1400 car parking ramp to serve the new building and replace displaced existing surface parking. Provide a protected pedestrian walkway that connects the new building with the existing tunnel between DOT and the Judicial Wing. Reconfigure the internal roadway north of the new building to maximize surface parking and to provide ample space for an additional future new building.

Phase Five

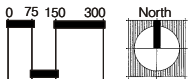
- T. Construct a new building of approximately 80,000 to 100,000 gross square feet, located parallel to the Phase 4 new building in the east central portion of the Capitol Grounds. Include related lighting, landscaping, irrigation, signage and furnishings.
- U. Construct the second half of a 1400 car parking ramp to serve the new building and replace displaced existing surface parking.

Phase Six

- V. Construct a new Maintenance and Motor Pool facility in the northwest area of the Capitol Grounds. Screen the area well to beautify the area and serve as a buffer for the residential areas to the north and west. Include related parking, landscaping, irrigation, lighting and signage.
- W. Reconfigure the north entrance drives at Divide Avenue to improve safety and circulation of vehicles while beautifying the area.
- X. Reconstruct the parking area north of the State Capitol to improve circulation, maximize parking efficiency and beautify the area. Construct a new north entrance to the Tower to improve the functional entrance and enhance the pedestrian environment. Include related lighting, signage, furnishings, landscaping and irrigation.
- Y. Demolish the State Office Building to beautify and enhance a major vehicular approach to the State Capitol and to transfer office space to a more convenient and compact location. Reconfigure the southeast roadway and parking to enhance the Historic Gardens and Pavilion. Include related landscaping, irrigation, lighting, signage and furnishings.

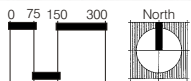
By the conclusion of the implementation of this Master Plan, the work completed as described above under this model timeline is illustrated in the Conceptual Master Plan on page 1-14.

PHASING AND IMPLEMENTATION STRATEGIES



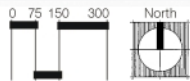
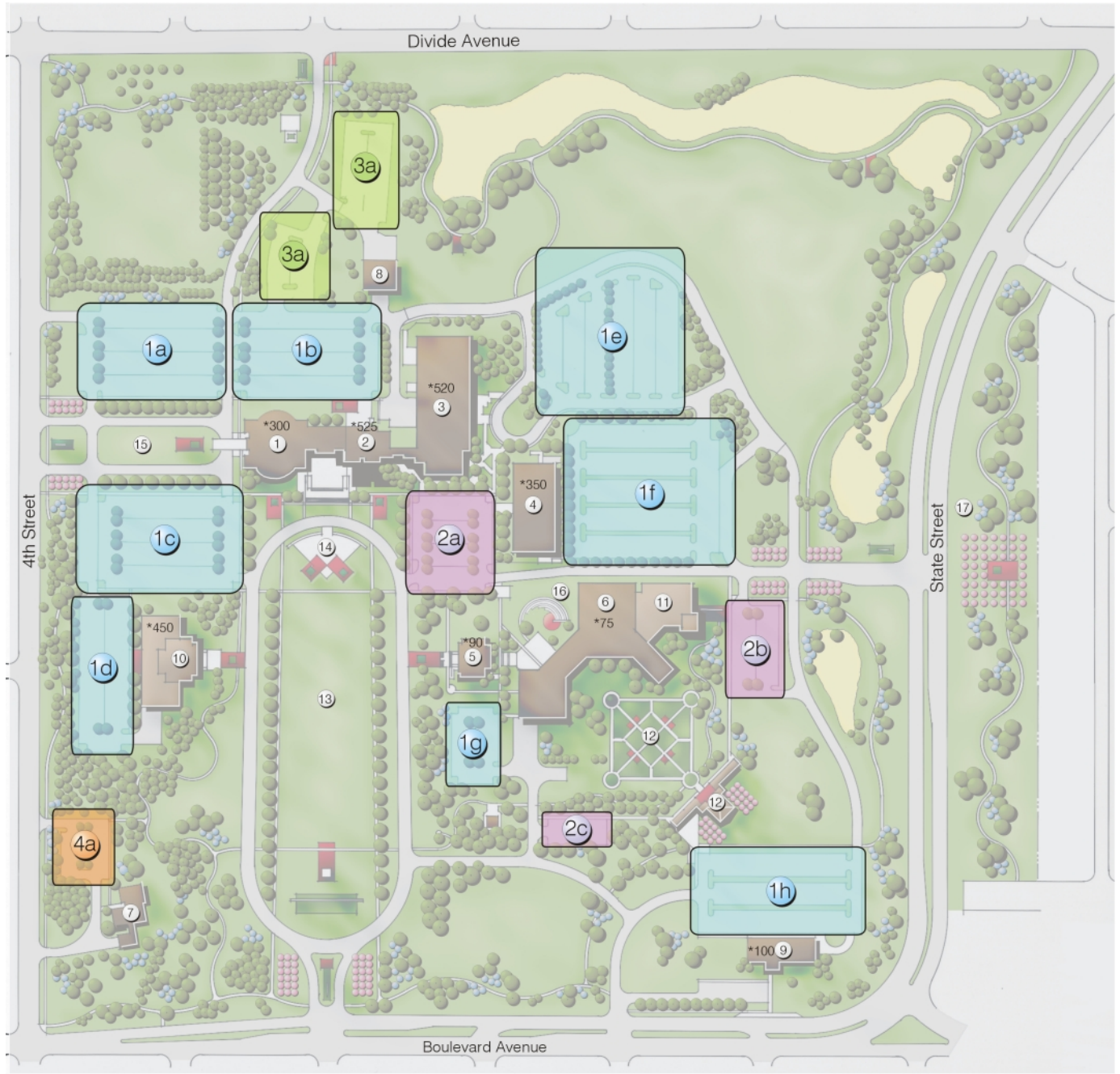
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|------------------------------|--|
| (A) Proposed Building | (N) Myron Atkinson Park |
| (B) Parking Deck | (O) Heritage Center Expansion |
| (C) Legislative Mall | (P) Historic Gardens |
| (D) Drive-Thru Drop-Off | (Q) Liberty Memorial Parking |
| (E) State Street Entrance | (R) Proposed Building |
| (F) Multi-purpose Trail | (S) Parking Structure |
| (G) Boulevard Ave. Entrance | (T) Proposed Building |
| (H) Capitol Mall | (U) Parking Structure |
| (I) Capitol Plaza | (V) Maintenance / Motor Pool |
| (J) Visitor Parking | (W) Divide Ave. Entrance |
| (K) Judicial Grove | (X) North Tower Plaza |
| (L) Governor's Residence | (Y) Elimination of State Office Building |
| (M) Perimeter Edge Plantings | |

INTERIM MASTER PLAN



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

INTERIM MASTER PLAN PARKING SUMMARY



Employee Parking

1a	280
1b	235
1c	560
1d	150
1e	300
1f	250
1g	65
1h	220
	2060

Visitor Parking

2a	130
2b	60
2c	150
	340

Motor Pool Parking

3a	150
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Governor's Parking

4a	50
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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
- 8 Maintenance / Motor Pool
- 9 State Office Building

Proposed Buildings

- 10 Proposed Building
- 11 Heritage Center Expansion

Site Features/Amenities

- 12 Historical Gardens / Pavilion
- 13 Capitol Mall
- 14 Capitol Plaza
- 15 Legislative Mall
- 16 Amphitheater
- 17 Myron Atkinson Park

*Indicates parking required per building

PHASING AND IMPLEMENTATION STRATEGIES

COST IMPLICATIONS

The recommendations of this Master Plan will require future funding. The amount of funding will vary with the particular project scope chosen and with the future value of dollars subject to inflation. Conceptual construction costs are identified in this section based on dollars in the value of the year 2000. These costs must be escalated to recognize the effect of annual inflation. According to R.S. Means 2000 Square Foot Costs manual which uses Fargo in its historical construction cost indexing, construction inflation in North Dakota has averaged a modest 1.34% annually over the past 10 years, with a low year of 0.6% and a high year of 3.8%. This analysis recommends that an inflation factor of 2% per year be applied to conceptual costs unless more specific information is available at the time of calculation.

Phase One

A.	New building approximately 156,000 GSF On-grade parking Related signage, lighting, furnishings, landscaping and irrigation	\$28,470,400
B.	Two-level parking deck Tunnel connection	\$3,452,400
C.	West Legislative Mall Related signage, lighting, furnishings, landscaping and irrigation Reconstruction of existing north parking New west drop-off area with canopy New stair/elevator lobby terminus for parking deck tunnel	\$4,214,860
D.	Close existing drive-through under main south entrance steps Convert to pedestrian entrance and other needed space	Unknown Scope
E.	Reconfigure entrance roadway from State Street Related signage, walks, lighting and landscaping Move roadway south from current location Eliminate existing frontage road between entry and Divide Avenue	\$100,360
F.	Multipurpose trail Related lighting, signage, furnishings and landscaping	\$477,100
G.	Reconfigure entrance roadway from Boulevard Avenue Related signage, walks, lighting, landscaping and irrigation	\$304,850
H.	Replacement program for the Elm trees along the Mall Mall Lighting	\$231,400

Phase Two

I.	Capitol Plaza Realign Capitol Mall drive Pedestrian plazas south and north of entrance drive Monuments, interpretive displays, signage, furnishings, lighting, and landscaping	\$1,627,600
J.	Reconstruct existing visitor parking area	\$445,900
K.	Relocate and expand Judicial Grove to area east of the Judicial Wing	\$74,750

PHASING AND IMPLEMENTATION STRATEGIES (continued)

L.	Visitor parking at Governor's Residence Reevaluate landscaping, lighting and signage	\$244,400
M.	Perimeter edge planting program	\$279,500
N.	Improvements to Myron Atkinson Park	\$307,450

Phase Three

O.	Addition to Heritage Center, approximately 175,000 g.s.f. Supplementary parking and drop-off area Related lighting, signage, furnishings, landscaping and irrigation Amphitheater	\$26,046,200
P.	Heritage Gardens and Pavilion Related lighting, walks, signage, furnishings, landscaping and irrigation Arboretum Trail	\$1,749,475
Q.	Additional parking south of the Liberty Memorial Library Related lighting, walks, signage, landscaping and irrigation.	\$345,800

Phase Four

R.	New building approximately 80,000 GSF Related lighting, landscaping, irrigation, signage and furnishings	\$15,212,400
S.	First half of 1400 car parking ramp Protected pedestrian walkway Reconfigure internal roadway north of new building	\$10,213,000

Phase Five

T.	New building approximately 80,000 GSF Include related lighting, landscaping, irrigation, signage and furnishings.	\$15,107,400
U.	Second half of 1400 car parking ramp	\$10,178,000

Phase Six

V.	New Maintenance and Motor Pool facility Related parking, landscaping, irrigation, lighting and signage	\$5,366,900
W.	Reconfigure north entrance at Divide Avenue	\$350,610
X.	Reconstruct parking area north of State Capitol New north entrance to the Tower building Related lighting, signage, furnishings, landscaping and irrigation	\$1,428,700
Y.	Demolish old State Office Building Reconfigure southeast roadway and parking Related landscaping, irrigation, lighting, signage and furnishings	\$1,287,650

FINAL RECOMMENDATIONS (continued)

- Health – Consolidate to single floor or two adjacent floors in Judicial Wing or new building. Maintain easy, public access to Vital Records.
- Information Technology Department – It is not necessary to consolidate this department but provide distributed dynamic growth space within each complex building.
- Tourism - Relocate to a high visibility area such as the State Capitol Building Ground floor, Heritage Center Lobby or an off complex facility near a major highway.
- State Library – Relocate to new building with ample stack space and easy, public access.