

**Legislative Governmental
Mall Commission**

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SPEAKER'S OFFICE

**2005
ANNUAL REPORT**

Members:

Tom Smith, Chairman
William Bell
Heidi Birch
Leroy Brady
Thomas Chapman
Kevin DeMenna

Donald Keuth, Jr.
Roger Dee Manny
Representative Nancy McLain
Joy Rich
David Richert
Senator Jim Waring

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

MEMBERS:

Tom Smith, Chairman
William Bell
Heidi Birch
Leroy Brady
Thomas Chapman
Kevin DeMenna

Donald Keuth, Jr.
Roger Dee Manny
Representative Nancy McLain
Joy Rich
David Richert
Senator Jim Waring

MEMBERSHIP:

- The Speaker of the House of Representatives or the Speaker's designee, as an advisory member
- The President of the Senate or the President's designee, as an advisory member
- The Director of the Department of Administration or the Director's designee
- One member, appointed by the Chair of the Maricopa County Board of Supervisors
- The Chair of the Historical Advisory Commission established in A.R.S. § 41-1352 or the Chair's designee
- Two members, one of whom shall have experience in urban planning, appointed by the Mayor of the City of Phoenix
- One member who has experience in land planning or architecture, appointed by the Governor
- One member, appointed by the Governor
- One member who has experience in county planning, appointed by the Chair of the Maricopa County Board of Supervisors
- One member of the public, appointed by the Speaker of the House of Representatives
- One member of the public, appointed by the President of the Senate

ESTABLISHMENT:

The Legislative Governmental Mall Commission was established by Laws 1985, Chapter 23.

COMMITTEE CHARGE:

The purpose of the Commission is to (1) develop, maintain and amend, as necessary, a long-range general plan for the development of the governmental mall; (2) encourage public agencies to enter into intergovernmental agreements or contracts as necessary to implement the general plan; (3) review and approve or disapprove in writing requests for permission to develop structures or sites or award construction contracts for new buildings or improvements within the governmental mall; (4) review all planning activities within the governmental mall boundaries; and (5) publish an annual report on the issues brought before the Commission and its recommendations.

The current boundaries of the governmental mall include a western boundary of 19th Avenue, a northern boundary of all lots abutting Van Buren Street, an eastern boundary of 7th Avenue and a southern boundary of the Harrison Street Alignment.

PUBLIC MEETINGS:

February 18, 2005: The Commission heard an update of the Polly Rosenbaum History and Archives Building and a presentation on the Arizona State University/Phoenix Community Alliance Capitol Mall Design Planning Project. The Commission also reviewed the Grace Court School site plan and approved requests to have the entire site rezoned C2 and to reduce the width of the right-of-way from 45 feet to 25 feet to meet the building setback requirements for the residential portion of the garage.

March 18, 2005: The Commission approved the Monroe Street Development Plan as presented to the members and discussed the proposed demolition of the Phoenix Rescue Mission.

July 20, 2005: The Commission heard an update on the Capitol Mall ASU Studios. The Commission approved the modifications to the Korean War Memorial as presented.

October 19, 2005: Tom Smith was elected chairman of the Commission at this meeting. The Commission approved the Law Enforcement Canine Memorial.

ATTACHMENTS:

- Attachment A- February 18, 2005 minutes
- Attachment B- March 18, 2005 minutes
- Attachment C- July 20, 2005 minutes
- Attachment D- October 19, 2005 minutes

ATTACHMENT A

ARIZONA STATE LEGISLATURE

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of Meeting

Friday, February 18, 2005 – 1:30 p.m.

Senate Hearing Room 1

MEMBERS PRESENT:

Donald Keuth Jr., Acting Chairman
LeRoy Brady
David Richert

Alex Turner for Betsy Bayless
Thomas Chapman
Tom Smith

MEMBERS ABSENT:

Senator Jim Waring
Heidi Birch
Thomas Knapp

Representative Bob Robson
Kevin DeMenna
Joy Rich

STAFF PRESENT:

Nadine Sapien, Senate Government and Transportation Committee Research Analyst
Cheyenne Walsh, Senate Government and Transportation Committee Intern

Acting Chairman Keuth called the meeting to order at 1:32 p.m. and attendance was noted.

Polly Rosenbaum History and Archives Building Update

Chairman Keuth asked for an update of the Polly Rosenbaum History and Archives Building.

Bruce Ringwall, General Manager of Construction Services, Department of Administration, requested the Commission provide recommendations or comments on the site plan and building.

Mr. Ringwall introduced **Dwight Todd**, architect for the project. Mr. Todd provided an overview of the building size and materials. The building is 35 feet high and contains 124,000 square feet of space split between two floors. The building is constructed of precast concrete, and is trimmed with a glass curtain wall and metal siding. The roof is a combination of metal and plastic.

Mr. Todd noted that access for the site will be from both Jackson and Madison Streets; and parking will accommodate 50 vehicles. Mr. Todd said the design stage is complete, and construction documents should be ready in May, 2005. The project remains unfunded.

Presentation of the Arizona State University/Phoenix Community Alliance Capitol Mall Design Planning Project

Martin Shultz, Vice President of Government Affairs, Pinnacle West Capitol Corporation, and Chairman, Phoenix Community Alliance Capital Mall Task Force, provided an update on the Human Service Campus. Mr. Shultz stated the Capital Mall project task force is a partnership that will do design studies. The task force is comprised of the Phoenix Community Alliance, Arizona State University and Arizona Public Service.

Mr. Shultz provided two handouts relating to the Human Service Campus. Birth of the Human Service Campus (Attachment A), provides an overview and background on the project. He also handed out a picture and detailed drawing of the campus (Attachment B).

Mr. Shultz then introduced **Mr. Carlos Balsa, Professor of the School of Planning, Arizona State University (ASU)**. Mr. Balsa summarized the project, introduced the faculty of the ASU School of Planning, and the phasing and time frame of the project (Attachment C).

Mr. Balsa said the objective of the project is to develop a strategic revitalization plan, which includes a planning studio and an architectural studio. The planning studio will conceptualize the plan and the architectural studio will be in charge of providing urban design solutions that will compliment the overall planning strategy. There are 46 students associated with the project. The students are conducting extensive analysis on six topics.

The students involved with the architectural studio are working with the project planners. Together, they are building models of what can realistically be completed in the next months, three years and ten years into the future. The students are looking at design issues and specific urban issues, and anticipate having three to five specific projects identified including models and scales. The models will integrate architecture with urban planning.

Chairman Keuth asked Mr Balsa if he had talked to neighbor groups like the Capitol Mall Association. Mr. Balsa responded that his students had contacted several organizations and stakeholders. Chairman Keuth stated he wanted to know when neighborhood meetings are held, so he could attend.

Review and Possible Approval of an amended Site Plan for the Grace Court School Site

Robert Smith, Architect, Dick and Fritsche Design Group, began the review addressing two traffic issues. A preliminary traffic report stated that the Adams Street deceleration lane needed to be widened a few hundred feet west of 7th Avenue. He also said a traffic signal needed to be installed at 7th Avenue and Adams.

In regards to the Grace Court School building, portions of the roof are being rebuilt and the complete weatherization of the roof will be completed March 11, 2005. Window replacement is in progress and scheduled to be complete by June, 2005.

Mr. Smith introduced **Mr. Robert Hiser, Design Collaborative Southwest Architects**. Mr. Hiser explained what had been changed on the site plan proposal. He said approximately 2000 square feet of ground level community space is now available for use by the community association. Retail space will also be included on the east face of the parking garage. A major change to the original proposal is the pedestrian friendly continuous plaza. There is no longer a street connecting between the traffic circle and the project service area. Now a drivable plaza from the traffic circle to the project service area and back to the street will be available. Other changes include a Barcelona garden with planting and walkways, a torreon gateway, and a Diego style mural (Attachments D and E).

Shannon Dubasik, Executive Director, of the Capitol Mall Neighborhood Association, provided a handout (Attachment F) and said she was pleased with the progress of the project.

Chairman Keuth stated there were some action items for the Commission. Chairman Keuth asked **Mr. David Richert, Commission Member**, if the proposal for the project is sent directly to development services or the downtown development office. Mr. Richert explained the proposal will go through the planning commission for adjustments to zoning categories.

Chairman Keuth said rezoning of the project area and a height waiver was needed for the property.

Chairman Keuth asked Mr. Richert what was needed to move forward with the project. Mr. Richert stated the Commission needed to approve several elements for the site plan, i.e. conceptual uses, conceptual building locations and height, conceptual parking garage, and a conceptual site entry location. Also, conceptual building elevations are subject to further review by the Commission.

Mr. Richert went on to explain that rezoning is a major element of the site plan. The current site is zoned C2, C3 and R5 which is incompatible with the goals of the project. The entire site needs to be rezoned C2. Chairman Keuth stated he will have the entire site rezoned to C2.

Also, to meet the building setback requirements for the residential portion of the garage, the width of the right-of-way should be reduced from 45 feet to 25 feet.

Chairman Keuth moved the commission go forward with all requests. The motion CARRIED by voice vote.

Chairman Keuth announced agenda items for the next Commission meeting. The Commission needs to look at its guidelines, and amend the guidelines to reflect the building height variation. Chairman Keuth said that as the requests go forward to the City Planning Commission for their concurrence, he wanted to ensure that the Capitol Mall Association letter is attached and made part of the record. He asked Ms. Dubasik for an addendum for the adjustment.

Mr. Richert noted for the record that there is a development agreement on the project, and that there may be some changes that have to be approved by City Council. He also stated that once

the proposal moves forward through the zoning process, a time line can be created that can match the zoning schedules to the public review process.

There being no further business, the meeting was adjourned at 2:49 p.m.

Respectfully submitted,

Ron Thomas
Committee Secretary

(Tapes and attachments on file in the Secretary of the Senate's Office/Resource Center, Room 115.)

ATTACHMENT B

ARIZONA STATE LEGISLATURE

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of Meeting

Friday, March 18, 2005 – 1:30 p.m.

Senate Hearing Room 1

MEMBERS PRESENT:

Thomas Knapp, Chair
Heidi Birch
Leroy Brady
Tom Smith

Warren Whitney for Betsy Bayless
Allison Bell for Kevin DeMenna
Thomas Chapman

MEMBERS ABSENT:

Senator Jim Waring
David Richert
Donald Keuth Jr

Representative Bob Robson
Joy Rich

STAFF PRESENT:

Victoria Regens, Director of Research

Chairman Knapp called the meeting to order at 1:34 p.m. and attendance was noted.

Chairman Knapp introduced the Commission and announced that the first order of business would be the approval of the Monroe Street Development Plan.

Approval of Monroe Street Development Plan

Shannon Dubasik, Executive Director, Capitol Mall, presented the Monroe Street Development Plan (Attachment A), explaining that her group has been working on the project with the City of Phoenix since 1999. Ms. Dubasik noted that she is seeking Commission approval so the project can move to the preapplication process with the City of Phoenix.

Ms. Dubasik introduced **Jerry Cook, Project Architect, Cook and Associates Architect**, who presented the specifics of the housing project. He began by stating that Cook and Associates Architect held at least three neighborhood presentations seeking input for the project. Initially, the homes were designed as duplexes; however, due to legal constraints, they were required to separate them.

The house designs are based on Queen Anne and early Victorian models. The two-story model is designed to increase density in infield projects. The placement of the homes and the joint driveways is an effort to preserve ownership of the lot. By creating property lines and then using joint driveways, overall maintenance on the project will be reduced.

Because the City of Phoenix does not have a mechanism to deal with projects that are not multi-family, the process has involved approximately fourteen variances. A preliminary application for a plot has been filed. The Queen Anne model is designed with two bedrooms upstairs and one bedroom downstairs that can serve as a home office. In the new zones, a home can have an office with no impact. The Victorian model has all the bedrooms upstairs, creating a very vertical model. The City of Phoenix requires several color packets. The outside materials are basic stucco.

Tom Smith asked what the density was increased to, and how many homes are going into the area. Mr. Cook replied it was five lots that were subdivided for five single-family homes. The density for the zone is 7.5 homes per acre.

Mr. Smith asked how much space was between each house. Mr. Cook responded that there is nine feet between the houses on one side, and a turnaround space of 32 feet on the other.

Heidi Birch asked about the width of the existing alley. Mr. Cook said the current alley is twelve-feet wide; however, by ordinance, they are required to have a 16-foot alley. The association is dedicating a four-foot concrete area that will give the appearance of a sidewalk, creating a better street atmosphere.

Mr. Whitney asked about the livable square footage of the homes. Mr. Cook said the homes are 1490 and 1450 square feet. All homes have an enclosed, one-car garage and a covered carport.

Chairman Knapp asked Ms. Dubasik what her group does to preclude investors from buying these homes. Ms. Dubasik said the association will provide these homes to affordable candidates. The homeowner will probably get the same subsidy that requires a fifteen-year residency in the neighborhood, and the association is asking the persons who purchase these homes to live in them for ten years.

Mr. Smith asked about the cost of the homes. Ms. Dubasik replied that the costs were rising. The hope is to keep the homes in an affordable range by working with 80% of median income. The least expensive would be about \$130-135K at the low end, maybe \$150-160K at high end. The average house price in downtown Phoenix is approximately \$226,000.

Chairman Knapp, said the request before the Commission was to approve the plan as presented.

Leroy Brady moved for approval of the Monroe Street Development Plan as presented. The vote CARRIED by voice vote.

Ms. Dubasik wondered that since the City of Phoenix is asking for formal approval, if the Commission would provide a formal written document to the

association. It was determined that Victoria Regens, Director of Research, would prepare the document on Chairman Knapp's behalf.

Phoenix Rescue Mission's Proposed Demolition

Chairman Knapp mentioned that he believes the Phoenix Rescue Mission's proposed demolition project to be outside the jurisdiction of the Commission. The Commission boundaries are established by the legislature, illustrated in maps, and described in the enabling legislation. The legislation includes all lots abutting Van Buren Street to the south. Chairman Knapp stated that he believed the property is north of Van Buren.

Chairman Knapp introduced **John Tackleman, Member, Board of Directors for the Capitol Mall Association and the steering committee for the Capitol Weed and Seed Coalition.**

Mr. Tackleman provided a handout (Attachment B) and explained that he asked the City of Phoenix about the procedure for applying for a demolition permit. He presented the Development Services form (page four) which showed the site address at the top of the form and the Capitol Mall Overlay District in the "planning area" block. This indicated the project was not within the Commission's jurisdiction.

The Development Notice (page five), is the document the City of Phoenix sends to the Commission. The Commission then has five days to approve or disapprove the demolition permit.

Further, Mr. Tackleman explained that on a Fax Transmittal form (page six), the highlighted area under Legislative Governmental Mall Commission, shows outdated Commission points of contact.

Mr. Tackleman said that technically this may be outside of Commission jurisdiction according to the statutes, but according to the City of Phoenix, they are going to give the Commission the opportunity to veto.

He then showed a picture (page three) of the property in question. There appears to be 47 bungalows set up in four different court yards. The buildings are vintage World War II. These buildings are not designated as historic by the City of Phoenix or any other organization.

The structures were part of the Solheim Foundation. The foundation allowed a group to run a project called Whole Life there for many years. It was problematic to the neighborhood in terms of crime. The property was quit claim deeded for \$10 to the Phoenix Rescue Mission on February 22, 2005 (page two). On February 22, the Phoenix Rescue Mission provided a presentation to the Capitol Weed and Seed Coalition explaining what they intended to do with the property.

Three weeks prior, the Phoenix Rescue Mission came to the Capitol Weed and Seed Coalition with interest in the property and in retaining the existing buildings. Their plan was to run a homeless facility for 25 to 30 drug and alcohol addicted women and their children. However, during the February 22 presentation, a different plan was discussed which included razing all of the buildings. Pictures were provided showing five buildings that were three stories tall, a gated complex, and security guard. The proposed complex would accommodate 70 drug and alcohol addicted women and their children. There could be as many as 160 to 170 people on the property. Parking for the complex would be on a separate lot on the north side of Polk Street.

The Capitol Weed and Seed Coalition concern is the scale of the proposed use. First the Phoenix Rescue Mission was going to use the existing buildings. The second proposal said Phoenix Rescue Mission had no interest in saving the buildings, and had a much bigger project in mind. The Capitol Weed and Seed Coalition decided it could not support that version of the Phoenix Rescue Mission project. The Capitol Weed and Seed Coalition has met with Councilman Linger, who has not given the Capitol Weed and Seed Coalition a commitment for what his agenda may be for the parcel. That is what the Capitol Weed and Seed Coalition seeks here today.

Mr. Tackleman reminded the Commission that the City of Phoenix said that after five days notice, an application for demolition would be issued. It is the understanding of the Commission that as soon as next week, they may be seeking such a demolition.

Mr. Tackleman had one final point. The original scale of the project is more in keeping with the neighborhood than what is now proposed. The Capitol Weed and Seed Coalition opposes this project and asks for the Commission's support.

Chairman Knapp explained that the Commission's legal council has decided that demolition is a form of construction and therefore subject to the purview of the Commission. The City of Phoenix has called the Commission on prior occasions when a demolition permit is required within the Commission's area.

Chairman Knapp said he would contact the City of Phoenix and verify where the Commission area is. The five-day veto is not the law, and not the interpretation that has already been rendered. The Commission will clear this up.

Chairman Knapp stated that he will confirm that someone at the City of Phoenix is receiving his emails.

Chairman Knapp also noted that the map that confirmed the location is outside the limits of the Commission's purview. As individual members, the Commission can go to the Planning Commission meetings and make opinions heard.

Betty Moore, Phoenix Art Studio Developer, steering committee member, and Capitol Weed and Seed Coalition member, explained she was present at the Phoenix Rescue Mission meetings described earlier. She indicated she was not opposed to the idea of the smaller group of women and children located at this property. Originally, the Phoenix Rescue Mission said they would preserve all the existing structures. Then, as Mr. Cook explained, the Phoenix Rescue Mission was wiping out all the existing buildings and building new structures.

Ms. Moore said the Capitol Weed and Seed Coalition want the buildings to be preserved. There are asbestos issues and abatement issues. She noted that Reed Butler, Director of the Historic Preservation Commission, said his office was in the process of putting together a study of post World War II buildings, and is considering looking at these buildings as a part of that study. Many people have moved to this neighborhood because of the historic and vintage character of the neighborhood. If these buildings are going to be torn down, maybe this is not the kind of use the neighborhood would want to accommodate. Perhaps there is a better use for that property instead of another treatment facility in the neighborhood. She stated that the Commission needs to keep the property from being demolished until it can come up with something that is an adequate replacement.

Christina Krump, Resident, Woodland Historic District, requested the Commission support the neighborhood in any way it could. Ms. Krump said her community is willing to support social issues. She was saddened by the lack of integrity that the Phoenix Rescue Mission has operated with, and is distrustful of their actions. She opposes the Phoenix Rescue Mission obtaining a permit to demolish within five days. Ms. Krump suggested that the neighborhood should develop a proposal because it is their home. More time is needed to determine whether this is something the neighborhood could support, or if the neighborhood should look for other options.

Mr. Chapman asked Chairman Knapp if the issue does not fall within the purview of the Commission, can the Commission recommend it to another organization.

Chairman Knapp responded saying it concerned him that the Commission would have something on the periphery that may impinge upon people coming into the neighborhood. Whether the Commission can take a stance, formal or informal, is subject to debate. Chairman Knapp further explained the Commission should not do that because it does not have any jurisdiction to make such an opinion or judgment. He did not think there was anything inherently wrong if Commission members want to make such an opinion known publicly. Philosophically he would be opposed to it.

Heidi Birch stated she felt sympathetic, but was also hearing one side of the story, and did not want to proceed any further

Tom Smith stated he agreed with Chairman Knapp that if the issue is out of Commission jurisdiction, as a group, they cannot act on it. However as individuals, they should have the concurrence of the people who live in the neighborhood.

Chairman Knapp said that he would be happy to attend a Village Planning Meeting to hear the whole story and to give his opinion as an individual member of the community, but not acting on behalf of the Commission.

Chairman Knapp stated that there were two items he wanted to add to the agenda. One is the letter from Dora Vasquez, Director, Governors Office of Boards and Commissions, reminding the Commission members to enroll in an orientation class. Any member who has not attended needs to make arrangements to do so. Those who have attended must ensure their paperwork is in order. The second item is the Arizona Capitol Mall Studios at the Arizona State University downtown center. An invitation was sent to all members by email. Chairman Knapp noted that he had signed up, and hoped that others would as well.

There being no further business, the meeting was adjourned at 2:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ron Thomas".

Ron Thomas
Committee Secretary

(Tapes and attachments on file in the Secretary of the Senate's Office/Resource Center, Room 115.)

ATTACHMENT C

Gervais

ARIZONA STATE LEGISLATURE
Forty-seventh Legislature – First Regular Session

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of Meeting
Wednesday, July 20, 2005
Senate Hearing Room 1 -- 3:30 p.m.

Chairman Knapp called the meeting to order at 3:32 p.m. and attendance was noted by the secretary.

Members Present

Warren Whitney for Betsey Bayless
LeRoy Brady
Thomas Chapman
Kevin DeMenna

Donald Keuth, Jr.
Joy Rich
Tom Smith
Thomas Knapp, Chairman

Members Absent

Senator Waring
Heidi Birch

Representative McLain
David Richert

Speakers Present

Steve Gervais, Pinnacle West Capital Corporation; Arizona Public Service Company
Dan Pine, Student, Arizona State University
Ben Ayers, Student, Arizona State University
Gene Spruce, Committee Chairman, Korean War Memorial Restoration
Roger Berna, Arizona Department of Administration
Bramley Paulin, Board of Directors, Capitol Mall Association
Jim McPherson, President, Arizona Preservation Foundation

Update on Capitol Mall ASU Studios

Steve Gervais, Pinnacle West Capital Corporation; Arizona Public Service Company (APS), conveyed that APS and the Phoenix Community Alliance contracted with the Arizona State University (ASU) School of Architecture to conduct a planning study update for the Capitol Mall. The study consisted of a planning studio headed by Carlos Balsas and an architecture studio led by Claudio Vekstein. The students completed the work and made reports to the professors. An actual report will be prepared from the studies that were conducted and exhibits will be displayed with recommendations on proceeding. He emphasized that this is a work in progress.

Dan Pine, Student, Arizona State University, gave a slide presentation (Attachment 1) showing that the planning studio consisted of 31 students. The Capitol Mall is a complex urban district where state, county, city, and a few federal government buildings are located, along with private sector facilities and some neighborhoods. The planning studio conceptualized a strategic revitalization plan and devised a timeline that would begin about six months after adoption and last for approximately 25 years. He reviewed previous plans for the Capitol Mall from 1957 through 1997 and main recommendations of the planning studio:

- State facilities (relocations, “flag walk” and Centennial celebration).
- Human services (social inclusion, active occupation of homeless and crime reduction, satellite centers).
- Neighborhoods (Capitol Mall Association [CMA] boundaries, design regulations, infill development).
- Private sector development (investment mechanisms and mixed use development).
- Transportation (TOD and TDM) and pedestrian connections to downtown.
- Collaborative governance and civic stewardship (Capitol District Development Corporation).

He conveyed the following planning outcomes:

- Professional strategic revitalization plan.
- Identification of the area’s major problems and opportunities.
- Creation of a Capitol District Development Corporation.
- Phased implementation.
- Renewal of state and civic pride.

Ben Ayers, Student, Arizona State University, continuing the slide presentation, stated that the architecture studio consisted of 15 students who attempted to design specific interventions to accomplish goals set earlier in the semester, such as integrating urbanism and architecture harmonically, creating interaction of uses among currently isolated uses within the Mall, and promoting diversity. General objectives included creating a comprehensive vision for the area, providing examples of what would happen with new strategies, and developing final recommendations. He reviewed the projects considered:

- The Wash Project: Symbolically represent the Cave Creek wash with a pedestrian network connecting the Mall north to south.
- The Capitol Project: Expand and renovate existing facilities to incorporate growth and a new design concept focusing attention on the Capitol.
- The Hotel Complex Project: Significance of the 19th Avenue & Van Buren intersection allows for a large project including a hotel complex, office, retail, commercial, and entertainment space.
- The Arizona Department of Transportation (ADOT) Project: Centralize ADOT facilities in one building combined with a parking garage to service all buildings in the wash.
- The Washington Project: A connection between downtown Phoenix and the Capitol incorporating a pedestrian link with paths, nodes, shade, and a refocus on the Capitol.

- The Wesley Bolin Project: Reconfigure the Wesley Bolin Plaza as an extension of the Washington Corridor. More variety of outdoor spaces makes the park more flexible and creates framed views of the Capitol at significant points.
- The Carnegie Square Project: A mixed use development surrounding Carnegie Square and create a unique outdoor space that continues into the square to the Carnegie Library.
- The 7th Avenue Project: Combination of public uses and office space to create a monumental link between the Capitol Mall and downtown emphasizing the visual link to the Capitol.
- The North-South Connection Project: Link the Mall north to south through a seemingly dead urban area where pedestrian traffic is almost non-existent, including outdoor public space and services such as a grocery store.
- The Woodland Historic Project: A new housing strategy within the Woodland Historic District that utilizes abandoned space, creates a more varied housing density, and links the neighborhood to the new public spaces and services to the south.
- The Attorney General (AG) Building Project: The central location of the AG building calls for more varied uses and the current use calls for a renovation. The new building focuses more on the pedestrian and includes public space, office space, shops, and services.
- The Transitional Housing Project: A large affordable housing complex as a continuation of services provided by the Human Services Campus that will work directly with the Campus and the Educational-Vocational Center.
- The Memorial Plaza Project: Convert the abandoned and virtually unused cemetery into a memorial plaza and park providing public space and pedestrian paths that connect the surrounding uses.
- The Educational & Vocational Center Project: Use an underutilized space between the railroads to create an educational/vocational facility to assist the Human Services Campus in training individuals desiring to learn a skill.

Mr. Ayers showed the final physical model used in the presentation for the semester. He noted that during the summer, the intent is to develop a plan that is more realistic in terms of recommendations that could be implemented quickly, for example, for the Centennial. At this point, support is needed to create exposition stands to exhibit detailed descriptions of each project and strategy in both studios that could possibly be displayed at the Carnegie Library or the rotunda of the Capitol. He added that the students also developed ideas for structures to promote some ideas along Washington Avenue such as the “flag walk” that are easy to put together and not very expensive. These include shade structures for bus stops, a kiosk for vendors, etc., telephone booths, and an installation that can be erected as a new entry to buildings on the streetscape.

Mr. Gervais noted that two exchange students from Brazil participated in the projects, completed their studies, and will return to Brazil. Andre Dasilva and Joao Vieira introduced themselves. Mr. Gervais announced that the studios recently received an award from the American Planning Association for the Best Student Project in Arizona.

Mr. Gervais asked for the Members' input on where the exhibits should be displayed and if the proposed display would be the most effective way of communicating the work done by the studios.

Chairman Knapp announced that he has a copy of the entire plan for anyone to review.

Mr. Smith congratulated the students who put much work into the project and for earning the award.

Mr. Keuth said that having worked with the students a few times during the semester, their enthusiasm was apparent and the work product was exceptional given the experience level. The ideas are realistic, well-researched, and practical. He noted that professionals are looking at what to do with Wesley Bolin because the Centennial is not too far away (2012). He said he made some presentations to City of Phoenix staff to make sure some money is included and work will continue on that with the upcoming 2006 bond program relating to streetscape issues on Washington, which would be the City's responsibility. It is not too soon to begin thinking about planning for the Centennial.

Ms. Rich asked about increasing densities in the Woodland Historic District and wondered how the integrity of the district would still be maintained. Mr. Ayers responded that students in the architecture studio noticed there are many very dilapidated homes almost beyond renovation and many abandoned lots. The idea is to convert some of those into something a bit denser that would work within the project, to bring people in, so there may be a somewhat more affordable situation later.

Mr. Chapman congratulated the students on this good effort and reiterated the fact that time is wasting and Centennial plans should be pursued. He questioned if that would be done through the President of the Senate and Speaker of the House. Chairman Knapp responded that all of the parties mentioned should be involved and the Legislature is a critical part; therefore, he believes the exhibition would be more successful in the rotunda of the Capitol.

Mr. Keuth related that in discussions with the students early on it was suggested (although not necessarily in the Woodland Historic District) that there are many surface parking lots, which is a waste, and if the students could find a way to do integrated parking residential, there could be much better use of the land.

Mr. Whitney added his thanks to the students for doing an amazing job. He stated that since multiple jurisdictions come into play, perhaps the exhibits could be also be displayed at City Hall, for example. Chairman Knapp agreed that the exhibits should be displayed at the city and county, as well as the Legislature.

Mr. Gervais conveyed that the exhibits were designed to be mobile. He pointed out that it would be preferable to have the exhibition prior to the opening of the Human Services Campus during the early part of November 2005.

Mr. DeMenna agreed that the displays should be in the Capitol rather than the Carnegie Library. He recommended that Gladys Ann Wells at the Arizona State Library, Archives and Public

Records, Mike Braun at Legislative Counsel, Brian Townsend who works for the Senate President, and Mr. Whitney could arrange for the displays in the lobby of almost any state building. He said the plan will not happen without an appropriation and suggested presenting the plan to the House Speaker and the Senate President. He added that there is no mention in the plans of the House and Senate buildings, which were part of the original vision of former Speaker Jake Flake in launching the Centennial preparation.

After some discussion, Mr. Keuth suggested following up on that study, which could be brought before the Commission at some future date.

Mr. Ayers related that the studio working on the project for the Capitol building was previous to theirs. Research from three of the projects that were selected by the professors was sent to the House and Senate, but he does not know if anything has been done with those. Those three will be included on a board within the display. Also, an additional study creating another building will be included so there will be four ideas for the Capitol building in the exhibit.

Discussion of Wording for Korean War Memorial

Gene Spruce, Committee Chairman, Korean War Memorial Restoration, introduced several people in the audience. He explained that the Korean War Memorial was erected in 1989 and dedicated in 1990. For the past 15 years, the memorial has been maintained by the Arizona Department of Administration (ADOA), which basically has meant keeping the memorial clean. There has not been any money available to ADOA for upkeep of the Korean Memorial or any others in the Plaza, so it is up to each individual organization to maintain the memorials.

He provided photographs of the east and west entrances of the Korean Memorial (Attachment 2) and requested that the slogan "FREEDOM IS NOT FREE" be painted on the beams as shown in the photograph. This would be done by a professional painter in a color matching the tile on the pagoda shown on the west entrance photograph. He added that the memorial is surrounded by four concrete pedestals with plaques mounted on top that have seriously deteriorated (Pictures, Attachment 3). The Korean War Veterans of Arizona, with financial backing of the Korean community, and in particular, Mrs. Michelle Kim, President of the Korean Culture Council, request that the plaques be removed and refurbished by a company that specializes in this type of restoration. Mrs. Kim would also like to plant Rose of Sharon, the national flower of Korea, in the planters surrounding the memorial. He added that the Korean community and Korean War veterans are very proud of the memorial and many events are held at the memorial throughout the year. He requested approval for the improvements.

Roger Berna, Arizona Department of Administration, remarked that he reviewed the information and has no issues with the request.

Chairman Knapp clarified that the Commission must approve modifications to memorials, but ADOA deals with maintenance. Planting the vegetation and painting the slogan are the only two modifications, whereas restoration of the plaques would be maintenance and fall under the policies of ADOA.

Mr. Whitney agreed and thanked everyone for obtaining funding and making an effort to take care of the memorial.

Mr. Smith recalled that when the Enduring Freedom Memorial was started for Afghanistan and Iraq, the initial intention was to raise enough money to refurbish all of the military memorials in the Plaza, including the Korean War Memorial. Fundraising was sidetracked, though, when Patrick Corpenning met with the Governor's staff and priorities were rearranged so that the first priority is the 9/11 Memorial, the second is the Firemen's Memorial, and the third is Enduring Freedom. Attempts are being made to reinvigorate that, but the Korean veterans took the time to get the money together and refurbish the memorial, which does need a lot of work. He questioned the total cost. Mr. Spruce replied that an estimate was not obtained pending approval.

Mr. DeMenna moved, seconded by Mr. Chapman, that the Commission approve the modifications presented by Mr. Spruce. The motion carried.

Mr. Spruce asked if the flag at the memorial can also be replaced as it is very tattered. Chairman Knapp replied that would be maintenance and fall under ADOA.

Public Testimony

Bramley Paulin, Board of Directors, Capitol Mall Association, stated that the CMA is neutral on the Capitol Mall ASU studios because this is the first time any information has been obtained. The CMA is a community development corporation that has worked in this area exclusively for many, many years and specifically developed projects in the Woodland Historic area. He is concerned about recommendations being made without the CMA's knowledge. He asked for a copy of the entire report and respectfully requested that before the Commission takes any action to accept or reject the plan, the CMA be given an opportunity to review the report and comment.

Chairman Knapp responded that the Members also saw the report today for the first time and made no decisions or recommendations. He indicated that the CMA can make a copy of the report.

Jim McPherson, President, Arizona Preservation Foundation, said he believes the Centennial is an opportunity, not only for other projects across the state, but for this body and area of town to come together and be revitalized so when the Centennial does take place, the area will be a place of pride for the state. He provided pictures of historical structures in the district (Attachment 4), noting that there are several that are sources of pride for the community that should be packaged in a way that rallies the public, making the Governmental Mall a Centennial Corridor instead of something very formal, so a plan can be taken to developers that everyone can agree on and move toward. He added that while there are many historic structures in the area, the structures are always threatened with development or neglect; therefore, he encourages preservation of the structures, many of which are under state control, but some are in private hands, such as Gracecourt School and the Madison Square Garden at the entrance of what he is calling the Centennial Corridor.

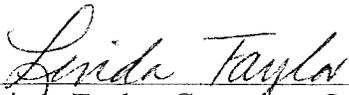
Chairman Knapp stated that it is not within the Commission's purview to change the name to Centennial Corridor; however, as an overlay zoning area, it may be within the City of Phoenix's purview to create another overlay or establish a district.

Mr. McPherson suggested the Phoenix Public Library for displaying the exhibits, which is outside the Capitol Mall area, but in a high traffic area.

Chairman Knapp noted that the next meeting is tentatively scheduled for Wednesday, August 17, 2005 at 3:30 p.m.

Mr. Chapman moved, seconded by Mr. DeMenna, that the Commission adjourn. The motion carried.

Without objection, the meeting adjourned at 4:32 p.m.



Linda Taylor, Committee Secretary
July 22, 2005

(Original minutes, attachments, and tape are on file in the Office of the Chief Clerk.)

ATTACHMENT D

ARIZONA STATE LEGISLATURE

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

**Minutes of the Meeting
Wednesday, October 19, 2005
3:30 p.m., Senate Hearing Room 1**

Members Present:

Senator Jim Waring
Warren Whitney for William Bell
Heidi Birch
LeRoy Brady
Thomas Chapman

Representative Nancy McLain
Donald Keuth Jr.
David Richert
Tom Smith

Members Absent:

Roger Dee Manny

Members Excused:

Kevin DeMenna
Joy Rich

Staff:

Victoria Regens, Senate Research Staff Director
Steve Moortel, House Assistant Research Analyst

Tom Smith called the meeting to order at 3:32 p.m. and attendance was noted. He asked the members to introduce themselves.

Warren Whitney, Assistant Director for General Services at the Arizona Department of Administration, was the designee for the Director of the Department of Administration, William Bell.

David Richert, City of Phoenix Managers Office.

Tom Smith, Citizen Appointment by the President of the Senate.

Jim Waring, State Senator for District 7.

Nancy McLain, State Representative for District 3.

Donald Keuth, Jr., President, Phoenix Community Alliance.

Thomas Chapman, Repair Counselor, Citizen Appointment by the Governor.

Heidi Birch, Maricopa County's Facilities Management.

LeRoy Brady, Chief Landscape Architect, Arizona Department of Transportation, representing the Historical Advisory Commission.

Election of a Chairman

Mr. Chapman nominated Mr. Tom Smith for Chairman.

Senator Waring nominated Mr. Donald Keuth for Chairman.

Mr. Smith nominated Mr. Kevin DeMenna.

Mr. Keuth withdrew his nomination and seconded Mr. Smith's nomination.

Mr. Smith's nomination of Mr. DeMenna failed by a voice vote.

Mr. Smith called for a vote. By a unanimous voice vote Mr. Smith was elected Chairman

Mr. Chapman questioned not having in writing the process for electing a Chairman.

Chairman Smith questioned the need to elect a Vice-chairman.

Victoria Regens, Senate Research Staff Analyst, explained that the statute does not speak to any process for electing a Chair; it just says that you must do it. She said that the statute specifies a Chairman, but does not specifically allow for a Vice-chairman. As for changing these two things, Mrs. Regens stated that she would have to speak to the Rules Attorney.

Mr. Chapman requested a list of each member's contact information to be sent to the members of the Committee. Mrs. Regens explained that she would need specific authority from each member before releasing personal information.

Approval of Law Enforcement Canine Memorial

Phoenix Police Officer Gordon Leitz, President, Arizona Law Enforcement Canine Association (ALEC) distributed a handout on the memorial (Attachment A) and said that all the information was in the handout and he would be glad to answer questions.

Mr. Smith questioned the distance the memorial would be from the sidewalk and if the money had been collected for the memorial.

Officer Leitz said he didn't have the exact measurements but that the memorial will be approximately in the middle of the area noted in the handout and away from the sidewalks. He explained that all the monies have been collected. He said he is just waiting for the granite to come in from China, which will be about eight weeks. He expects to break ground about January.

Mr. Smith questioned the project's deadline. It was determined the deadline is August 25, 2006.

Mr. Chapman moved to approve the Law Enforcement Canine Memorial. The motion passed by a voice vote.

Mr. Smith asked if there was any public testimony. Hearing none the meeting was adjourned at 3:49 p.m.

Respectfully submitted,



Shelley Ponce
Committee Secretary

(Tapes and attachments on file in the Secretary of the Senate's Office/Resource Center, Room 115.)