

ARIZONA STATE LEGISLATURE
Forty-fourth Legislature - Second Regular Session

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of Meeting
Tuesday, November 21, 2000
House Hearing Room 1 - 3:30 p.m.

(Tape 1, Side A)

The meeting was called to order at 3:40 p.m. by Chairman Knapp and attendance was noted by the secretary.

Members Present

Elliott Hibbs
Norman Hintz
Senator Smith

William McMullen
Tom Knapp, Chairman

Members Absent

Leroy Brady
John Clements
Donald P. Keuth, Jr.
Joy Rich

David Richert
Polly Rosenbaum
Ms. Voss

Speakers Present

Tim Brand, General Manager, Building and Planning Services Section, Arizona Department of Administration (DOA)
Roger Berna, Planning Manager, Building and Planning Services Section, Arizona Department of Administration (DOA)
Lucky Chesley, Majority Research Analyst
Tony Valenzuela, National Executive Committeeman, American Legion, Tempe
Pete Zepeda, representing himself
Ruben Valenzuela, representing himself

Member Orientation

Chairman Knapp passed out notebooks containing information about the Members, a copy of the bill establishing the Commission, agendas, procedures for establishing a monument on Wesley Bolin Plaza, Capitol District Development Guidelines, a one-page suggested presentation format, projects in the Capitol Mall area, and studies. He noted that he tried to allow for flexibility in

case the Members want to add information and offered to distribute items anyone would like to add.

Overview - Governmental Mall Planned Improvements

Tim Brand, General Manager, Building and Planning Services Section, Arizona Department of Administration (DOA), noted that the 10-year master plan for the State portion of the Capitol Mall is shown in Section 5 of the handout. He related that DOA is partnering with the Arizona Department of Transportation (DOT) on the 17th Avenue project, which is still underway and, hopefully, should be done soon. Two other projects currently underway are the ADOA building, which is privatized-lease-to-own, and the Department of Environmental Quality (DEQ) building. DOA is almost prepared to sign a lease for those buildings and groundbreaking is expected to take place in early February 2001. He noted that the intent is to create a campus atmosphere and bring agencies scattered throughout Phoenix back to the Capitol Mall. The plan calls for 11 different buildings, which should create about 1.5 million square feet of additional office space. About 75 percent would house agencies presently in leased space. He added that the motor pool and alternate fuel station are completed and in place.

Roger Berna, Planning Manager, Building and Planning Services Section, Arizona Department of Administration (DOA), advised Mr. Hintz that the 17th Avenue project is about four weeks behind schedule due to some unknown utilities, concrete under the pavement, trolley tracks, etc. The latest delay relates to electrical switch gears. He said he hopes Arizona Public Service Company will be able to hook up streetlights on one side of the street. The project should be ready by the middle of December 2000 or before Christmas.

Mr. Brand explained that DOA was assigned by a legislative committee to review expansion of the State Capitol Mall area and some land studies were conducted. Mr. Berna served as researcher from the DOA standpoint and will make a brief presentation on the findings. He noted that the legislative report has not been done, but the presentation will be more or less DOA's recommendation to the Legislature.

Mr. Berna remarked that Senator Smith chaired the Governmental Mall Land Study Committee, so he is aware of what was accomplished. He related that DOA was tasked with studying the feasibility of expanding the Capitol Mall westward beyond 19th Avenue to Interstate 17. There are basically two options, one that fits within the current Capitol Mall Development Guidelines (Option B), and the intended study area (Option A) (Attachment 1). In studying the areas, DOA basically considered zoning, long-range plans of the City of Phoenix, and cost issues.

He related that the area west of 19th Avenue is predominantly residential (Option A, Attachment 1). Based on a review of every parcel, an estimated value is between \$10 million and \$12 million, which assumes that people would not have to be relocated. Approximately another million square feet would be needed if the current trend continues. DOA would recommend four-story buildings for lower density since the area is predominantly residential, so approximately 28 acres would be needed to attain the million square feet. He informed the Members that commercial properties are located along Van Buren and industrial properties are

located south along Jackson Street and Harrison Street, but purchase of the industrial properties is not recommended because of environmental cleanup costs, etc.

Mr. Berna noted that Option B is an alternative. The area contains commercial and industrial property and is intended for governmental use in the City of Phoenix long-range plan. It fits within the Capitol Mall District Development Guidelines. Eight-story and six-story construction for higher density is allowed, there is less land to purchase, and approximately 18.8 acres would be needed to provide the same million square feet. The cost, again assuming that businesses would not be relocated, both buildings are vacant and only the property is purchased, would be about \$2 million to \$3 million. An advantage of this option is that additional land could be purchased further south (about 12 acres) for needs beyond 20 years. Looking beyond 20 years, the current plan for the Capitol Mall is to develop the area as intensely as possible and consider replacing some buildings that in 30 years will be 60 to 70 years old. He concluded by stating that this same presentation was made to the Governmental Mall Land Study Committee. A quorum was not present so a recommendation could not be made. He believes a vote will be taken at the next meeting.

Senator Smith recalled that the Committee did have a quorum and recommended Option B.

Mr. Hintz pledged Maricopa County's willingness to work with the State where the two projects connect, noting that 7th Avenue is a magical line between the downtown County/City campus. He said one block might be in conflict, which is immediately south of the Forensic Science Center, where a very active business is operating. The owner is not willing to sell the property at the present time, but there may be a need to "arm-wrestle" as to which governmental entity will acquire the property if it is made available for sale.

Senator Smith commented that the Governmental Mall Land Study Committee made an amendment to the motion that the city, county, State, and other agencies cooperate in moving homeless shelters from the area. He added that the Phoenix Community Alliance (PCA) has been working on that for quite some time.

Chairman Knapp commended DOA for looking toward concentricity rather than spreading out and asked if there is a plan of action in terms of planned expenditures. Senator Smith indicated that approval of the concept is needed from the Commission, then it is up to DOA to fight with the Legislature as far as financing and an action plan.

Chairman Knapp related that another project near and dear to many of the Members' hearts is building renewal and speculated that approval of the plan might depend upon whether or not the two will be competing for funds.

Senator Smith advised that he is also a Member of the Joint Legislative Study Committee on the Building Renewal Formula and Process. He submitted that the building renewal formula will have priority over this plan and he does not believe there will be a conflict. He added that it would be appropriate to support the recommendation of Option B for the Capitol Mall area.

Chairman Knapp pointed out that a quorum is not present, so no action can be taken. He opined that there is a strong correlation between the proposed plan, building renewal, and funding of other items. He personally has a problem supporting a plan that purports to purchase property when current buildings are not maintained.

Senator Smith explained that there is no advocacy group for the building renewal formula, which has been funded at 22 percent to 42 percent, so Legislators do not recognize that it is one place where money can be saved. If adequate funding were provided to maintain buildings, money would not be spent on emergency-type situations. For example, it only costs \$2,000 for maintenance of an air handler that costs \$15,000 to replace if it is not properly maintained. A few thousand dollars could be spent for roof repairs rather than installing a new roof. He added that a motion for approval of the plan could be made with the understanding that monies expended for the building renewal formula should take precedence over expansion of the Capitol Mall area.

Mr. Hibbs conveyed the fact that the purpose of the Committee was to look at alternatives, not to say the State should move ahead and begin to purchase the property under Option B. He suggested a motion supporting the concept of Option B. He explained that the plan came about because a few Legislators wanted DOA to expand the Capitol Mall area from 19th Avenue west to Interstate 17. As part of that, DOA looked at expansion within the Capitol Mall area for long-term development.

Senator Smith agreed that the plan is conceptual only. He added that 19th Avenue is a tremendous barrier and the City wants to use some of the property for housing. DOA attempted to find the most logical solution in case expansion occurs in the Capitol Mall area. Option B lends itself more to development of buildings, and while there are not any detailed plans, if and when some of the property can be financed and people moved out of the rental buildings, it would be advantageous, along with centralization of the agencies within the Capitol Mall area.

Chairman Knapp reiterated the fact that the issue can only be discussed and no action can be taken since a quorum is not present.

Proposed Amendment to Capitol District Development Guidelines

Chairman Knapp indicated that he received letters from the city, State and county agreeing to the amendment and noted that it is not holding up development of the State office buildings. Approval is strictly a housekeeping measure, and since a quorum is not present, the item will be tabled until the next meeting.

Father Braun Memorial

Lucky Chesley, Majority Research Analyst, stated that the Committee does not need to take action on this item because the Memorial was already approved. In 1993, the Legislature passed a law saying that any memorial not completed in two years is dead. The Father Braun Memorial was grandfathered in.

Chairman Knapp submitted that it is the Commission's responsibility to approve the design of memorials.

Mr. Berna acknowledged that this project has been around since 1991 waiting to be funded and building up support. DOA received actual concrete plans recently, which were reviewed by the engineer and grounds people (Attachment 2, Original copy is filed in the Office of the Chief Clerk). A letter from Bob Teel, Assistant Director, states that the proposed design is consistent with what was proposed and thought about for the last nine years (Attachment 3).

Senator Smith pointed out that minutes from October 30, 1990 are included in a packet distributed to the Members and a motion was made to approve the concept of the memorial (Attachment 4).

Chairman Knapp contended that it is still the Commission's responsibility to approve the memorial and design according to procedures for establishing a memorial in Wesley Bolin Plaza.

Mr. Berna noted that DOA and the Members received a letter from the Arizona Historical Advisory Commission approving the text material for the Memorial (Attachment 5). Mr. Hibbs agreed that the Commission has the responsibility of reviewing and approving the final concept. Chairman Knapp stated that the Commission will hear the proposal, which will be placed on next month's agenda since a quorum is not present.

Tony Valenzuela, National Executive Committeeman, American Legion, Tempe, provided a picture of the statue, noting that it is practically built (Attachment 6) and introduced his son, Ruben Valenzuela, who is the architect. He conveyed the intent of the Memorial and accomplishments of Father Braun (Attachment 7).

(Tape 1, Side B)

He said he wanted to write a book for the plaque, but the Historical Society said it would be too lengthy, so he reduced the text to 125 words. He sent brochures all over the State and out of the State requesting donations. Many small donations were received, as well as a few large donations, so it took a long time to accumulate funds. His son designed the base and the Memorial will be located next to the Korean Memorial. He said he would appreciate approval of the fact that the verbiage was reduced, which is about the only change since the Memorial was approved in 1990.

Senator Smith congratulated Mr. Valenzuela for working on the project for nine years and raising the money to honor someone who truly put his life on the line. He added that today's youth should be educated about heroes like Father Braun.

Pete Zepeda, representing himself, noted that three stones will be on the Memorial. One from Mescalero, New Mexico where Father Braun was a missionary, one from the Philippine Islands where he was a prisoner of war, and another from Yarnell, Arizona where he spent his later years. He added that he is looking forward to seeing the Memorial completed and thanked the Commission for its help and support.

Ruben Valenzuela, representing himself, asked if the Commission would review the design prior to the next meeting, which he can attend and answer any questions.

Tony Valenzuela asked how much longer it will be before the base can be put in place. He noted that the statue is ready to go to the foundry.

Chairman Knapp indicated that the next meeting will be held on December 21, 2000. After some discussion, the Members agreed to meet on December 5, 2000 at 3:00 p.m. in the basement of the House in order to utilize teleconferencing equipment. The meeting would be noticed to the public. Mr. Chesley indicated that he will provide handouts to the Members not present.

Chairman Knapp apologized because a quorum is not present. He requested that the housekeeping item be added to the next agenda and noted that another meeting will be held in January 2001 on a date to be chosen.

Without objection, the meeting adjourned at 4:50 p.m.

Linda Taylor, Committee Secretary

(Original minutes, attachments, and tape are on file in the Office of the Chief Clerk. A copy of the minutes and attachments are filed with the Senate Secretary.)