

ARIZONA STATE LEGISLATURE  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

Minutes of Meeting  
Wednesday, August 15, 2001  
House Hearing Room 3 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:33 p.m. and attendance was noted by the secretary.

**Members Present**

Leroy Brady  
Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
Senator Tom Smith

Joy Rich  
David Richert  
William McMullen  
Representative Roberta Voss  
Tom Knapp, Chairman

**Members Absent**

John Clements

Polly Rosenbaum

**Speakers Present**

Tim Brand, General Manager, Building and Planning Services Section, General Services Division, Arizona Department of Administration (ADOA)  
Pat Edwards, Managing Principal, Leo A Daly  
Greg Woods Senior Designer, Leo A Daly  
Bob Teal, Assistant Director, General Services Division, Arizona Department of Administration (ADOA)  
Neil Urban, Project Manager, Facilities Department, Maricopa County  
Marty Shultz, Chair, Governmental Mall Committee, Phoenix Community Alliance (PCA)  
Louisa Stark, Chair, Phoenix Consortium to End Homelessness  
Shannon Dubasik, Executive Director, Capitol Mall Association; Combined Communities Action Coalition  
Donna Neill, Director, NAILem  
John Saccoman, President, Capitol Mall Association  
Julian Sodari, representing himself

## **Update on PLTO I Project by the ADOA**

Tim Brand, General Manager, Building and Planning Services Section, General Services Division, Arizona Department of Administration (ADOA), advised that Opus West was chosen as the developer for the Privatized Lease-to-Own (PLTO) I Project, which is well underway. Steel is up for the Arizona Department of Environmental Quality (ADEQ) and ADOA buildings. Pre-cast concrete siding is being applied to the ADEQ building. About one-third of the fourth floor pour for the ADOA building is done and should be finished in approximately a week-and-a-half. The project is on budget and on schedule, with an anticipated completion date of July 1, 2002.

## **Briefing on PLTO II Project by the ADOA**

Pat Edwards, Managing Principal, and Greg Woods, Senior Designer, Leo A Daly, provided a brief overview of the PLTO II Project (Attachment 1).

Bob Teal, Assistant Director, General Services Division, Arizona Department of Administration (ADOA), related to Chairman Knapp that the Arizona Department of Health Services (DHS) office building is not situated as a frontscape along 17<sup>th</sup> Avenue in a pedestrian friendly area because Site 57 is in the Master Plan for future legislative expansion since it is next to the existing Joint Legislative Budget Committee (JLBC) building and directly across the street from the Legislature.

Mr. Brand advised that the Arizona Power Authority and Risk Management, which is part of ADOA, currently face Adams Street between 18<sup>th</sup> and 19<sup>th</sup> Avenues. Occupants of the ADOA building would relocate to the new building, and the current building would be filled with a tenant. ADOA does not control the Arizona Power Authority building.

Mr. Richert asked what would be done to screen the loading area along 19<sup>th</sup> Avenue, noting that the City of Phoenix has been working for years to solve the problem of loading areas along major streets. The view from that public right-of-way (ROW) is also important. Mr. Brand responded that immediately to the east of 19<sup>th</sup> Avenue, there is a small berm and a block wall, and efforts will be made in the design process to continue that screening. Landscaping will also be incorporated. He added that loading requirements for State buildings are probably not quite as drastic as for high rise offices.

Mr. Richert suggested placing at least reasonably mature landscaping in the area to screen that portion of the building because it is the back door to the structure and recommended emphasis from a major street point of view. He asked if the building meets the standards of visibility and Mr. Brand replied affirmatively.

Chairman Knapp perceived that there is a through drive from 19<sup>th</sup> Avenue to 18<sup>th</sup> Avenue on the south side of the DHS office building. Mr. Edwards responded that it is currently an alley. The direction he was given is that areas between parking areas would be abandoned and pavers installed for pedestrian activity. He related to Senator Smith that the parking structure would be accessed from the east through the surface lot of the DHS Health Lab and from the west off 18<sup>th</sup> Avenue directly across from Monroe.

Ms. Voss noted that the background information indicates that the parking structure would accommodate occupants of the potential new legislative office building, but it is not mentioned in the specifics about parking. Mr. Edwards stated that any displaced parking would be incorporated into the parking garage. Also, the parking garage has the potential for expansion, if necessary.

Mr. Brand clarified that the parking garage, with 936 spaces, would accommodate everything on the block, including the Health Lab, but not the yet-to-be-decided legislative building. ADOA does not want to oversize the structure, pay for it, and then find out that the legislative building will be located somewhere else. He said he talked with Jimmy Jayne, House staff, about how to sequence parking because spaces that are already used would be disturbed. A possibility is renting additional temporary spots primarily for current DHS and Risk Management building personnel. The parking garage is scheduled for installation from June 2002 to December 2002 during the off-legislative season so it is completed as soon as session begins, with sufficient spaces. During the upcoming legislative session, there should be a very minor impact, if any, on present legislative parking. He agreed that the parking garage does allow for expansion if and when a legislative building is added.

**Mr. Richert moved, seconded by Mr. Keuth, to approve the PLTO II Project subject to the elevations and information submitted today, the record that would be created from this, plus the commitment to landscaping and parking issues that have been discussed on the record. Mr. Elliott stated that he has a conflict of interest, and therefore, will abstain from voting. The motion carried.**

### Update on Proposed Gateway Campus

Chairman Knapp stated that the intention is not to take action today; however, Members are welcome to make motions if they choose.

Neil Urban, Project Manager, Facilities Department, Maricopa County, provided the following update on the proposed Gateway Campus:

#### Public Information and Meetings

- On July 9, 2001, Members of the Commission toured the area.
- Many individual meetings were held with community leaders, neighborhood groups, and businesses in the area.
- On August 7, 2001, a Town Hall meeting was held and hosted by the Capitol Mall Association at Bethune School with over 150 people from the neighborhood and other interest groups attending. The County presented activities of the Maricopa Association of Governments (MAG) Continuum of Care Committee and talked about the County's role in the project. Some of the service providers talked about the project, business leaders spoke in support, and the City of Phoenix Police Department made some comments about the beneficial impact the campus could have on their job.

### Continuum of Care Committee

- The Continuum of Care Committee continues to work on the big picture of overall services throughout the County for homeless assistance. A Home-Based Best Practices Report was prepared by a consultant hired to review best practices for providing homeless assistance around the country and recommend items to implement in Maricopa County. The final draft report will be presented to the Committee in September 2001. Recommendations and resolutions concerning the homeless assistance center are expected to be adopted at that time.

### Activities

- ValueOptions received funding for housing for the seriously mentally ill (SMI), and according to a ValueOptions representative, sites will be located from Apache Junction to Gila Bend.
- The Arizona Department of Corrections (ADC) is applying for a federal grant for transitional housing and supportive services for people released from prison.

### Campus Design

- A Day Resource Center has been added, which would be a single point of check-in for people to find out where to go for services.
- A security office is included.
- The post office boxes would be moved from Madison Street into the building to provide a more secure environment for people to receive mail.
- Day programs, such as supportive services, Alcoholics Anonymous, and training and counseling sessions, would be available so people are not forced out onto the street, especially in hot weather.
- Other meeting rooms and programs are under consideration.
- Since the draft of the plan was first presented to the Commission, the Downtown Neighborhood Learning Center ceased operation. That function has been reformulated into the Education, Training, and Employment Center to provide basic and General Equivalency Degree (G.E.D.) education, life skills, job readiness, computer labs, and job assessment, etc., for people on the campus and in the community to become ready to find jobs. Job placement would also be provided.

### Service System Plan

The Human Services Department of the County is reviewing how various services would interact on the campus to provide a good basis for people to be able to move on to other opportunities throughout the region.

- ◆ Software
- ◆ Who would be on the campus
- ◆ Tenants and amount of participation

- ◆ Satellite and support services such as ValueOptions, the Arizona Department of Economic Security (DES), the Arizona Health Care Cost Containment System (AHCCCS), the Probation Department, transportation services, etc.
- ◆ Personal services, i.e., places where people can get haircuts, lockers, restrooms, a chapel, recreational services, and other self-help groups.

#### Project Finance Committee

- The Project Finance Committee is chaired by David Smith. The grant writer has identified foundations and a number of specific grants for capital improvements for homeless assistance facilities, and staff is compiling information to submit some applications.
- The Committee is looking at assignments for fundraising within the community.

#### Campus Governance Committee

- Service providers on the campus are looking at developing a mission and structure of governance.
- Legal counsel has been consulted about the best way to organize and set up a legal structure to administer the campus.

Mr. Urban concluded by stating that drafts of the campus design and service system plan are on the County web site ([maricopa.gov](http://maricopa.gov)). The campus design is on the Facilities Management page and the service system plan is on the Human Services page.

Mr. Hintz asked Chairman Knapp if he would consider allowing a fairly comprehensive presentation at the next meeting on September 19, which would be attended by a member of the Maricopa County Board of Supervisors, David Smith, and some of the caregivers. Chairman Knapp agreed. He stated that he anticipates a lot of public comment, which will require a larger hearing room.

Mr. Hintz pointed out that it is not urgent that the Commission take action at that time. Chairman Knapp responded that it is up to the Members.

Senator Smith remarked that the tour was very beneficial and he walked around the area by himself several times. He also had a lengthy discussion with Maricopa County Supervisor Jan Brewer. He said he has been on two or three homeless committees, which have been operating for 15 to 20 years, but not much action has been taken. He submitted that the program would increase coordination and communication between agencies that presently exist in the area. There are still many questions that are not answered, but if nothing is done, the issue would probably not be addressed for another 10 to 20 years because people would say that attempts were made, but nothing worked out. He opined that the campus would be a foundation for further action for the homeless and might generate some interest and enthusiasm for continuing on to solve the homeless issue.

Mr. Hibbs stated that he agrees with most of Senator Smith's comments, but would like some information at the next meeting on plans to deal with homeless people with drug and alcohol dependency issues.

Ms. Voss stated that she would like more of an in-depth presentation on drug and alcohol treatment and SMI, which occur independently and are sometimes combined. She also requested information about coordination of housing services, which does not have to specifically occur in the Governmental Mall area.

Senator Smith stated that taking the post office out of the strip mall where it is presently located should be helpful because many people currently pick up checks and go two doors down the street to buy drugs, etc. With a post office in the center, there would be some oversight. Secondly, the Police Department would be stationed there, which would solve many problems, and having an employment agency would also help. He added that the affordable housing Ms. Voss referred to is probably a long-range type of plan, but should be on the horizon.

Ms. Voss noted that Supervisor Mary Rose Wilcox talked about displacement of certain services at the previous meeting. She asked for an update on how components would be instituted in an organized fashion.

Mr. Richert stated that if the new programs are run by groups other than the County, approval must be obtained by the Phoenix City Council, but if the County actually establishes, funds, and utilizes County employees, they would have priority over City regulations. He indicated that the Human Resources Director spoke to him about dollars that are available through bond funds and how those may or may not be used, so before any decision is made, the County may want to hear from her through the City Council Subcommittee about whether the bonds are available for this type of venture. He indicated that his calendar is open to discuss the public processes the providers/County must go through, preferably before September 19, 2001.

### **Public Testimony**

Marty Shultz, Chair, Governmental Mall Committee, Phoenix Community Alliance (PCA), stated that the PCA's objective is to work with the public sector from a private sector standpoint to encourage development of the Capitol Mall into realization of what it can be, and he believes this plan is a step in the right direction. The issue of homelessness was obvious to everyone, but no one realized the complexity of developing strategies/approaches to deal with human services/homelessness in the Capitol Mall area.

He indicated that the bulk of the questions raised have been answered after about 30 years of pretty much status quo. He pointed out that cooperation amongst and between the levels of government is unprecedented in this project, but the County, in response to a variety of circumstances, has taken the lead like no one ever expected. The Chairman (Jan Brewer), Supervisor Wilcox, David Smith, and the entire team have done an enormous amount of work and have been able to develop legitimate business answers to many, if not all, questions. ADOA has been working on key answers, and the County has been before the appropriate City Council subcommittees and kept the Mayor informed. The project has region-wide implications for human services, which is very positive.

Mr. Shultz stated that while Mr. Richert's alert that there are specific needs that St. Vincent's, Central Arizona Shelter Services, Incorporated (CASS), and other providers must meet, he trusts that the attitude of the City will be of a "can do" spirit and the approvals necessary to get this done will be facilitated. He anticipated that planning will be brought to a conclusion so ground can be legitimately broken for this gateway facility, which would be a new beginning for dealing with complex human services. He added that everyone has a huge job ahead for the next meeting, but it is worth doing.

Louisa Stark, Chair, Phoenix Consortium to End Homelessness, stated that the County answered some of the questions that were asked at the meeting the other night, which about 150 people attended, many from the community; however, many questions were not answered due to time constraints, so she has a list for Mr. Urban to take back to the County. She submitted that this time is different because, hopefully, neighborhoods will be involved. People are no longer thinking in terms of "not in my backyard," but realize that this is a community-wide problem that will take a whole community to resolve.

She indicated that once the center is built, many fear the rest will not happen and people from all over the valley will be sent downtown to obtain services. She said she runs a nonprofit housing corporation that houses homeless families in motels during the summer, and so far this summer, 121 families representing 550 people were housed, but very few were from the central Phoenix area. She suggested that before building a large downtown facility, there should be other campuses of the same type, perhaps smaller, in other parts of the community.

(Tape 1, Side B)

Ms. Stark submitted that follow-up services are also needed. A CASS representative said recidivism is up to 30 percent, which she attributes to the fact that there are no drug and alcohol treatment programs, programs for the SMI and people from the ADC, no affordable housing, or services in the community to support people once they are no longer homeless. She contended that a comprehensive regional approach is necessary. If it is just business as usual, everyone will be back 10 years from now talking about rebuilding another campus downtown.

Shannon Dubasik, Executive Director, Capitol Mall Association; Combined Communities Action Coalition, stated that it is exciting to have 15 to 16 neighborhood groups meet and ask what they can do about the homeless situation instead of how it can be kept out of their neighborhoods. At the meeting, the County and homeless service providers answered questions and about 150 people attended to ask questions about the service end, not just the building. She said she has some comments from the meeting and wishes to continue meeting with the County and homeless service providers to work toward a solution.

She related that the communities would like to see a plan that is comprehensive with additional sites purchased and services contracted to deal with housing, substance abuse, and the SMI population. There should be a minimum of five gateway campuses, not just one, with shelters and services in each county, city, and State district, which would require an individual plan for each district. The needs of homeless individuals should be considered. There should be a downtown Phoenix homeless system plan because downtown is the grandfather of homelessness, and it is a reality because of the nature of the size and responsibility taken in the past. There should be a plan to help that and make it effective. The plan should include long-term residential

care for substance abuse victims, supportive housing for the SMI population, development of an entry program, an SRO building program, identification of motels that can be used throughout many of the cities to provide additional room, transitional housing units for special needs populations, and a permanent affordable housing target needs to be set in each district.

Ms. Dubasik concluded by stating that homelessness is a community-wide, social, political, and economic problem, and the communities demonstrate a willingness to work as a partner in looking toward the solution with plans that would deal with the situation holistically. She requested that the downtown campus be re-evaluated and reconsidered so all of the elements mentioned can be examined and solutions mapped out in order to do the best for everyone.

Donna Neill, Director, NAILem, testified that she sent an e-mail out on the web site asking for feedback on the concept of the campus and was astonished to find that people are willing to help. She said she operates a 171-apartment complex in the most populated square mile with over 10,000 residents, but it is all too much for one area to almost bear. Nobody can survive when everything comes to one place. She stated that communities are becoming more sophisticated and understand problems and situations. The homeless in her community are a great burden, but there is no place for them to go, so it would be helpful if each district had something set up. Community members would like the campus to be an evaluation center with satellite places. Everyone is ready to do their part for society, the communities, and the health and well being of everyone, but one place, as beautiful as \$25 million can make it, will not survive anything.

John Saccoman, President, Capitol Mall Association, testified that he lives and works in the Capitol Mall area. He agreed that residents are willing to do their share if the campus would truly be a gateway where triage would occur with other services provided elsewhere. He said he is concerned that after spending \$25 million on this one location, the energy and effort shown by the County now will taper off and nothing else will happen. Currently, the problem is very visible, which is why so many people are talking about addressing the issue, but if a \$25 million bandage covers up the problem, he is concerned that it will fester. He said he would like some assurance that a long-term, permanent solution would happen, but he perceives the center as a quick fix that is mainly cosmetic, and not only will it not do the job in the long-term, it will not do the job in the short-term.

Julian Sodari, representing himself, remarked that as a resident of the neighborhood just south of the emergency shelter, he is very much involved with the everyday process of the homeless. After they are fed, they congregate in the community just south of the shelter. He submitted that the homeless have health problems, mental problems, drug and alcohol problems, and spending \$25 million on a facility that will service the same amount of people and not take care of the base problems first is a waste of money. He related that a few days ago, a gentleman who was "drunk as a skunk" walked into his yard, and if his wife had been there by herself, she would have been very scared. The gentleman was a homeless person who would not go away, so he called the police. He submitted that things like that need to be taken care of before money is spent on this facility.

Chairman Knapp surmised that those in favor of the campus believe it is the best that can be done because nothing else has happened, but those opposed want assurance that it is truly a gateway and not just an ending place. He suggested focusing on those issues at the next meeting, which may alleviate many concerns.

He indicated that the next meeting will be held on September 19, 2001 at 3:30 p.m.

Without objection, the meeting adjourned at 4:45 p.m.

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Linda Taylor, Committee Secretary  
August 21, 2001

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