

ARIZONA STATE LEGISLATURE
Forty-fifth Legislature – Second Regular Session

LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of Meeting
Wednesday, June 19, 2002
House Hearing Room 3 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:31 p.m. and the secretary noted attendance.

Members Present

Senator Tom Smith	William McMullen
Representative Roberta Voss	Donald P. Keuth, Jr.
Leroy Brady	David Richert
Tim Brand, representing Elliott Hibbs	Tom Knapp, Chairman
Norman Hintz	

Members Absent

John Clements	Polly Rosenbaum
Joy Rich	

Speakers Present

Larry Chesley, Majority Research Analyst
Terri Taylor Lima, Economic Development Program Manager, City of Phoenix
Jule Dionne, representing JDL, LLC
Bob Smith, Architect, Dick & Fritsche Design Group (DFDG)
Elbert Esparza, Planner, Development Services, City of Phoenix

Introduction

Larry Chesley, Majority Research Analyst, introduced Todd Madeksza, Senate Research Analyst, substituting for Nadine Sapien.

Grace Court School

Terri Taylor Lima, Economic Development Program Manager, City of Phoenix, explained that Jule Dionne, developer of the Grace Court site, has returned to update the Commission on the planning process for the Grace Court School property.

Jule Dionne, representing JDL, LLC, developer of the Grace Court site, recalled that at a previous meeting he had requested approval for Grace Court Two, an office building to be built at the northwest corner of 9th Avenue and Adams Street. Because at that time the Commission had architectural questions that he was unable to answer, Bob Smith, architect with Dick & Fritsche Design Group, is present to address those questions. He distributed a building elevation plan for reference (Attachment 1), and noted that the 3-story building originally proposed has been modified to a 2-story building.

Bob Smith, Architect, Dick & Fritsche Design Group (DFDG), explained that the existing Phoenix Grace Court School building will be renovated to its original 1911 appearance, with the exception of a stair tower on the north-east corner of the building. To the west of the existing building a new 2-story building, Grace Court Two, is planned, at approximately the same height. Founders block will be used, and the window proportions will be similar to the existing building. He described the yellow masonry with darker accents planned, and displayed samples of the wall color and glass.

Senator Smith remarked that he has been informed that the Arizona Education Association (AEA) is in the process of buying Grace Court School. Mr. Dionne responded that AEA is currently in the process of arranging to lease-purchase the property, and the purchase can be expected to take at least five years. He added that he believes serving as AEA's headquarters would be an appropriate use for the property.

Mr. Hintz asked Mr. Smith to clarify the distance between the two buildings. Mr. Smith said the distance is approximately 100 feet, comprising a driveway and parking area. He confirmed that the wrought iron fence will remain.

Chairman Knapp suggested that, in light of *Agenda item 5, minimum requirements*, the Commission should go back to the presentation format. He explained that when the development guidelines were redrawn many years ago, the focus was on giving creative architects the flexibility to design something compatible and appropriate. He said he believes the onus is on the Commission to look at standards and to approve them only in the context in which they are presented. For example, looking at this building elevation plan as presented (Attachment 1), to approve a 2-story building of that architectural character. The architect should make sure all the points in the guidelines are addressed.

There followed discussion of the proposal. Senator Smith asked if architects are provided a copy of the requirements. Chairman Knapp said it is his understanding that the City of Phoenix makes available copies of the June 1997 booklet "*Capitol District Development Guidelines*" (see copy, Attachment 2).

Mr. Hintz suggested that an applicant should bring a copy of the site plan that the Commission has previously approved in order to speed up the process.

Chairman Knapp asked Mr. Dionne if approval of the building elevations is sought. Mr. Dionne responded in the affirmative. Chairman Knapp said it is his opinion that the intent of the design guidelines has been met, and there was no further comment.

Mr. Keuth moved, seconded by Mr. Hintz, to approve the elevations for the proposed Grace Court Building Two as depicted on the plan dated 4/24/02. The motion carried.

1102 W. Adams Plaza Addition

Elbert Esparza, Planner, Development Services, City of Phoenix, distributed copies of a plan (Attachment 3) and elevation (Attachment 4) for the office buildings located at 1102 West Adams, currently occupied by Lex Solutio. He explained that the proposed changes consist of converting the existing outdoor dining area to office space and a change to the existing roof elevation. The design will continue the same building treatment, and meets City of Phoenix development guidelines and all parking requirements. He circulated photographs of the existing buildings and further described the current and proposed use, and noted that Paul Massey, architect with PHN Limited, is also present to respond to questions.

Members reviewed the proposal. Chairman Knapp observed that the use falls within the intent of the plan and that no new building is proposed. Mr. Esparza confirmed that there will be no outside parking, and that the only change that will be seen is in the roof elevation.

Mr. Keuth moved, seconded by Mr. Brady to approve the plan.

Mr. Esparza answered further questions concerning the square footage of the building, which will be increased to just over 4,000 square feet from the current 2642 square feet. Mr. Brand questioned whether the parking spaces provided will be sufficient for the number of people who will work in the building. Mr. Esparza pointed out that the plans have been approved. Chairman Knapp observed that a building may comply with city parking requirements and still be woefully inadequate, but he does not believe it is the Commission's place to override city parking requirements.

Mr. Hintz called for the question. The motion carried.

(Mr. Brand asked that ADOA's abstention be noted. Mr. Richert added that he was not present for most of the discussion.)

Wesley Bolin Plaza Memorials – Subcommittee Report

Larry Chesley, Majority Research Analyst, reported that, following a meeting with Senator Smith, members were sent an e-mail suggesting issues deemed important to discuss, such as how many lots remain, the cost, payment for upkeep, etc. Senator Smith added that he and Mr. Chesley also plan to walk through the area next Tuesday. Mr. Brady advised that the subcommittee has not yet met.

Mr. Chesley asked ADOA to provide a replacement plot indicating what is now located in Wesley Bolin Plaza and what remains open.

Mr. Keuth said he believes that, from a budgetary perspective, it is important to make sure there are adequate funds to maintain any additional memorials in the Plaza. He pointed out that Wesley Bolin Plaza recently ranked in the top ten in the nation as a green space.

Mr. Chesley asked if the Commission should limit who and what can be included in the Plaza. Chairman Knapp observed that the Director of the Arizona State Library, Archives & Public Records, GladysAnn Wells, has raised this question because she believes some inappropriate additions, from a historical perspective, have been permitted in the Plaza.

Mr. Brady said the Arizona Historical Advisory Commission has long been concerned over a lack of criteria to evaluate whether the memorials and monuments are reflective of Arizona's history and those people who have been important to Arizona's history, and whether the memorials should be placed in Wesley Bolin Plaza.

Mr. Chesley observed that all that is needed is for a legislator to sponsor the legislation. Chairman Knapp opined that the Commission has no control.

Mr. Brady pointed out that Arizona Department of Transportation (ADOT) receives many requests to name different highways, as a result of which a policy for naming criteria has been developed. A public process is provided for, and legislators have found it in their best interests to follow the policy.

Mr. Chesley asked where the clearinghouse would be. Mr. Brady suggested ADOA, if they have the policies and guidelines. Senator Smith said he believes the Commission can recommend guidelines for placing monuments and memorials in Wesley Bolin Plaza, and control the monuments and memorials that are placed there.

Mr. Brand noted that Wesley Bolin Plaza is legislative property that is cared for by ADOA. He suggested that if the Commission wants to establish guidelines it would be better in statute, because often ADOA does not find out that a memorial has been authorized until it has been signed.

Senator Smith proposed that the Commission should establish guidelines and Chairman Knapp concurred.

Minimum Requirements for Presenters to the Committee

Chairman Knapp asked that copies of the *Capitol District Development Guidelines* (Attachment 2) be made available at the next meeting. Referring to his comments during discussion of Grace Court School, he cautioned against micro-managing, and recommended that presentation formats should be handed out with the relevant portions highlighted. Following further discussion, Mr. Hintz emphasized the need for the presentation to be in an understandable format. Mr. Brand concurred that the notebook is the key. Chairman Knapp announced that adoption of the guidelines should be placed on the agenda for the next meeting.

Mr. McMullen asked how the Commission can ensure that applicants are educated. Chairman Knapp suggested that Jan Hatmaker, a planner with the City of Phoenix Planning Department, can be contacted to make sure the guidelines are handed out. He opined that adoption of the presentation format would clear up most communication problems.

Mr. Chesley pointed out that one part of the problem is that many applicants attend the meeting only once and are not aware of the bigger picture.

Membership

Chairman Knapp advised that he has received a letter from Commission member Norman Hintz tendering his resignation effective 6/28/02 (see letter, Attachment 5). He voiced his appreciation for Mr. Hintz's service on the Commission, and noted that the acting director of Maricopa County Facilities Management Department will attend Commission meetings until a new director is appointed.

Mr. Hintz introduced acting director James Foley.

Chairman Knapp observed that the Commission will lose a number of members this year, including Senator Smith and Representative Voss, and suggested that new notebooks should be compiled for use by new members. Senator Smith concurred that there needs to be a training process for new legislators. He added that it is important to have members with enthusiasm for the goals of the Commission.

Public Testimony

No member of the public registered to speak.

Without objection, the meeting adjourned at 4:20 p.m.

Carole Price, Committee Secretary
June 26, 2002

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