

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 | Donald Keuth, Jr. |
| LeRoy Brady | Joy Rich |
| Thomas Chapman | Tom Smith |
| Kevin DeMenna | Thomas Knapp, Chairman |

Members Absent

| | |
|----------------|-----------------------|
| Senator Waring | Representative McLain |
| Heidi Birch | 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 takes 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.)