

**SPECIAL SESSION  
August 22, 2006**

The Board of Supervisors of Maricopa County Arizona convened in Special Session at 12:00 p.m., August 22, 2006, at the Security Center, 234 N. Central Avenue, Phoenix, Arizona, with the following members present: Don Stapley, Chairman, District 2; Fulton Brock, Vice Chairman, District 1, Andrew Kunasek, District 3, Max W. Wilson, District 4 and Mary Rose Wilcox, District 5. Also present: Fran McCarroll, Clerk of the Board; Shirley Million, Administrative Coordinator; David Smith, County Manager; Bruce White, Deputy County Attorney.

**DOWNTOWN OFFICE BUILDING AND CAMPUS DEVELOPMENT**

Item: Presentation and discussion of three concepts for the downtown office building and campus development. Direct staff to finalize scope and budget preparations on the selected concept for consideration by the Board of Supervisors at the Formal Board meeting on September 25, 2006. (C7007011000) (ADM811-012)

Steve Conner, Director FMD

Catherine Spellman, ASU Phoenix Urban Research Laboratory

Steve Lichtenberg and Paul Dana, DMJM, Proposed Architect

Steve Jordan, Gilbane/Ryan, Proposed Construction Manager at Risk

After welcoming those present, Chairman Stapley asked David Smith to open the preliminary discussion. Mr. Smith identified County representatives of the following departments, Facilities Management, Finance and Planning and Development, in addition to the five members of the Board of Supervisors, all of whom are members of the design team for the downtown County Campus. He said that representatives of the Jackson Street Entertainment District – the “other end” of Jackson Street – would also present their proposed ideas at the end of the design group’s presentation. Members of the Wisotsky Family Trust, owners of the property housing the lithographic company in the three-block Campus area, were also present.

Mr. Smith recognized the importance of the “intermingling” of the County’s design team with private interest developers and ASU to share ideas in furthering a cohesive result for this progressive growth proposal. He said, “We’re building for, not what we seek today or in the next five years, but really what we all know now, a County of six or seven million people, twenty to thirty years from now, where these buildings will become very critical in coping with that growth.” He thanked the ASU School of Architecture and Design for their help and input, and for hosting today’s meeting.

Steve Conner introduced the design team and asked those present to study the downtown models that had been constructed to show the buildings of today and those proposed for the future. He reported on progress made since the June 19<sup>th</sup> Board meeting and referenced the bound, written building report, made available to all. He said that an effort had been made to continue defining and refining the type and location of the buildings so a budget might be developed and a concept presented for the Board’s consideration. He stressed the necessity of making the right decisions slowly and deliberately despite a general sense of urgency to have this completed. He said this is the time to develop concepts and make the far reaching and critical decisions that will take this project in the right direction. He stated that no decisions have been made as yet the Board’s input is vital to the rest of the development team.

Mr. Conner said that the County already has “a big portion of downtown” and it is important to discover the Campus relationship to greater downtown Phoenix. He stressed the goal of being a good neighbor in the micro and macro sense, saying this theme would be further developed by later speakers. Also to be discussed was the appropriate number, size and height of Campus buildings, how to accommodate the

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needed parking generated by this expansion, the future use of Madison Street and how to incorporate it into the project, and how the design and construction will be finalized. He hoped to have a project package ready for the Board's consideration by the end of September. The general overall construction and completion schedule is tentatively set with the beginning of construction in June 2007 and completion and move-in during June and the summer months of 2009.

Catherine Spellman provided a macro-view on what is transpiring in the area around the Campus site, broken down into overviews covering the following:

- Regional issues that would influence the development of the Campus, urban issues of the region immediately around the campus and the Campus itself with the team guided by:
  - ✓ Location and climate
  - ✓ Geological conditions
  - ✓ Ecology conditions
  - ✓ Climate
- Initial design recommendations were offered on:
  - ✓ Public space networking with existing malls and buildings
  - ✓ East-west axis of the Campus
  - ✓ Large blocks of land developed as Campus sites
  - ✓ Identifiable building patterns
- Co-ordination and collaboration of team entities
- Creating an identity for the Maricopa County Campus

Steve Lichtenberg and Paul Dana talked about the micro-view and basic square footage for public buildings, parking issues and placement and design of the structures. They presented eight different options and concentrated on three of these, the Tower, a Linear concept and a Twin Tower plan, giving the pros and cons of each design that included outdoor ambiance, parking potentials and streetscape opportunities. The idea of closing a portion of Madison Street to be used as a tree-lined shaded walk-way for visitors was a part of all three plans. A search was begun for the theme that would capture the "spirit" of the County Campus and would create something memorable.

Steve Jordan gave cost projections for the three design options saying that any of the three could be built with a total estimated project cost of \$231 million to \$240 million to produce a 640,000 GSF office building with all tenant improvements. He said their projected costs also included escalation costs. He was impressed with the three concepts presented to the Board because they provide good flexibility for future growth phases.

Supervisor Brock asked if there would be any cost efficiencies in building twin towers and Mr. Jordan said there would be some advantages but in today's market there aren't many volume discounts to be found. He felt the bigger efficiency in that scenario would be constructing with today's dollars vs. construction in 10 years. With regards to twin towers, Supervisor Stapley asked how much office space the State is now leasing and speculated on over-building and leasing space to the State, to be phased out over the next 15 years as the County's needs grew. Mr. Smith said that the State is leasing a lot of space at this time.

Larry Lazarus, representing the Jackson Street Entertainment District Group explained they would like to offer residential ownership as well as rental, retail stores, shops, luxury hotels, restaurants, bars, nightclubs, jazz and rock music and even street boutiques and cafes, much like the entertainment districts

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seen in very large cities. He said, "It's not about buildings as much as it's about Jackson Street – a street that will be about people and how we move people through an entertainment district."

Mike Hallmark, the development director for the Jackson Street Entertainment District, spoke briefly on how this project began to grow and develop into what is now projected as partnerships with landowners, the city and the county. He showed a video presentation that he said would explain the "essence and soul" of their development plans.

**MEETING ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned.

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Don Stapley, Chairman of the Board

ATTEST:

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Fran McCarroll, Clerk of the Board