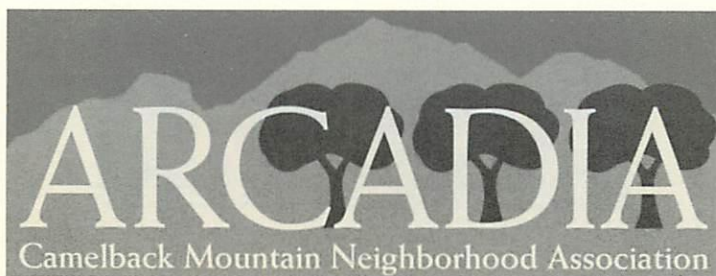


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December 2014 NEWSLETTER

The ACMNA Board of Directors wishes all Arcadia families the happiest of holidays.



MERRY CHRISTMAS! HAPPY HANUKKAH! HAPPY KWANZAA! HAPPY NEW YEAR!
Celebrate them all!

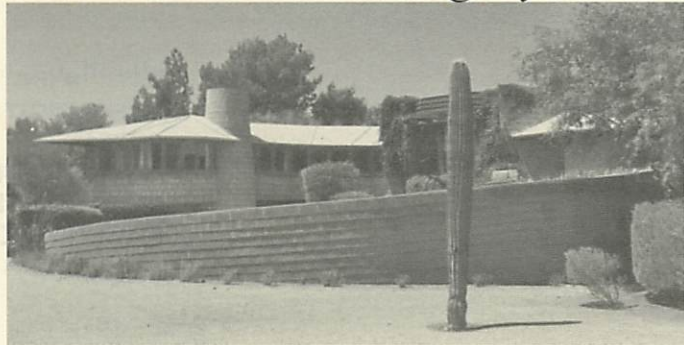
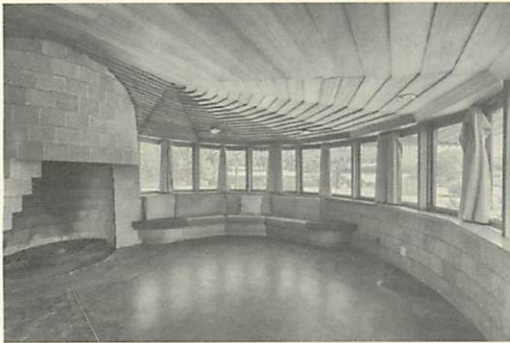


Please mark your calendars for **Saturday, February 14, 2015**
The Annual Membership Meeting of the Arcadia Camelback Mountain Neighborhood Association.

Gangsei Hall | Prince of Peace Lutheran Church Campus | 3641 N. 56th Street
Coffee and light refreshments at 8:30am | Meeting convenes at 9:00am

ACMNA asked past president of the association, Ron Passarelli, a self described student of architecture, urban design, and public policy, to review the issues surrounding this house. The following is his excellent presentation.

The David Wright House: An Arcadia Legacy



Frank Lloyd Wright was one of America's most well-known architects at the time of his death in 1959 in Phoenix. Public appreciation for his organic architecture has grown ever since. Several houses designed by Wright and built here in the valley survive. Arcadia is home to a very unique example of his work. It is the David & Gladys Wright house at Rubicon and Exeter. David was one of Mr. Wright's sons. He owned and operated a concrete block manufacturing company here in Phoenix. ACMNA, and many individuals throughout Phoenix and the nation, were very pleased that it was saved from the wrecking ball through a concerted effort of civic leaders and cultural organizations, but most of all through the intercession of Mr. Zack Rawling, who, through the David Wright House, LLC., purchased the 2.25 acre property in 2012 as a single family residence. He grew up in Northeast Phoenix and is an aficionado of Mr. Wright's distinctive works. It seemed too good to be true that he would save Arcadia's one example of Wright's architecture, with the hope of preserving the house into the future.

He is understandably pleased and proud of his accomplishment, however ACMNA is concerned that recent discussions with representatives of the ownership have indicated a possible deviation from the original scope of the use of the house and its grounds. These discussions have lead to a recent flurry of e-mails expressing neighborhood concerns that the property ought not be developed beyond the previously stated use of the property. An article published in the March 18, 2013 issue of The Phoenix Business Journal described the intent for the property at the time of its purchase.

<http://www.bizjournals.com/phoenix/news/2013/03/19/exclusive-frank-lloyd-wright-home.html?page=all>

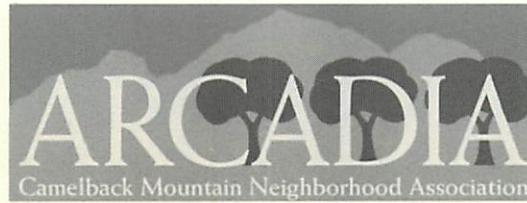
A hearing before the Phoenix City Council to designate the house as an Historic Landmark was scheduled for December 17th. ACMNA learned that the ownership of the property requested a continuation of that hearing so it might be considered in tandem with a zoning change request from "Single Family Residential (RE-35)" to "Planned Unit Development (PUD)." This possible zoning change request is causing great angst among proximate neighbors and members of the Board of ACMNA. It appears that, if this is the intention of the ownership of the property, it is a precursor to an expansive redevelopment of the grounds surrounding the house itself. Some of the uses being thought about and mentioned as possibilities include an outdoor gathering space, subterranean exhibition space with meeting / presentation rooms, and support facilities (toilets, vending, etc.) The owner and the attorney have both indicated that the plans remain fluid and are not yet finalized.

Parking concerns have been addressed by the ownership's apparently successful negotiations with the Camelback Church of Christ, located to the northeast of the David Wright House property. This will conceptually relieve the concerns about excessive traffic through the immediate vicinity by having shared parking for visitors to the house available at the church site with vehicular access limited to Camelback Road. A walkway linking the church parking area directly to the David Wright property would alleviate auto and pedestrian traffic on Rubicon and Exeter.

An article in the March 17, 2014 issue of The Arizona Republic provided an update as of that date.

<http://www.azcentral.com/story/news/local/phoenix/2014/03/17/frank-lloyd-wright-home-seeks-time/6511613/>

December 2014

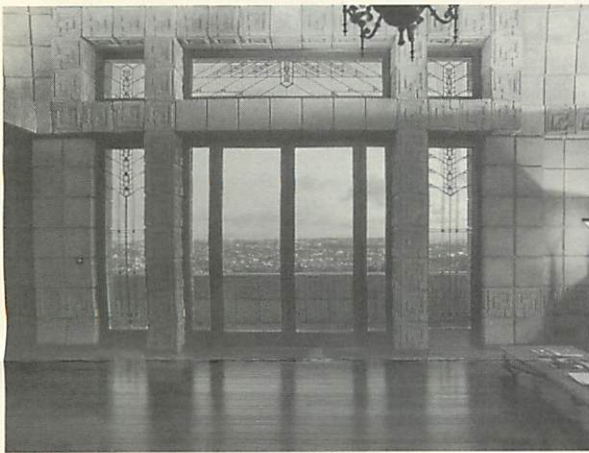


ARCADIA Newsletter

The ownership has added to its property holdings with the acquisition of adjacent parcels to the north (4517 north Rubicon Avenue) and to the south (5226 east Exeter Blvd.). It appears that the purpose of the P.U.D. application is to apply that zoning designation to all three parcels, permitting land uses other than those allowed under their current RE-35 designation.

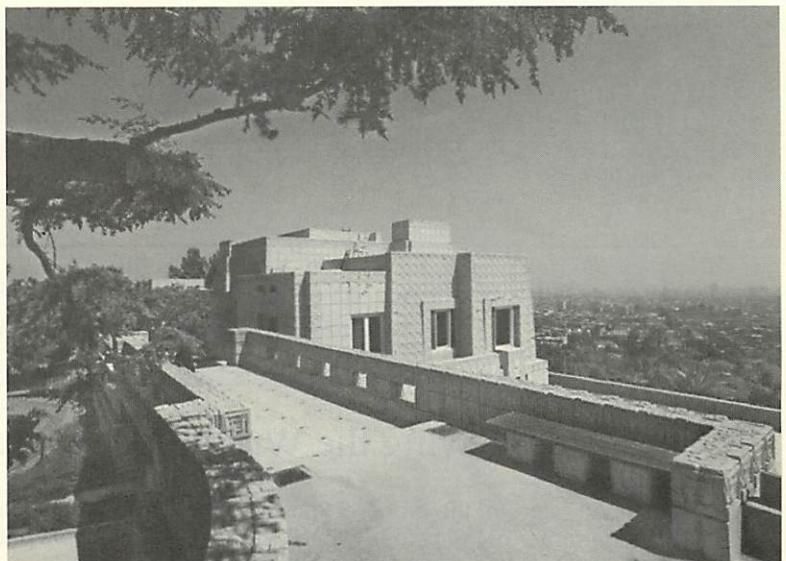
There are numerous examples of Frank Lloyd Wright designed houses across the country that are in very desirable residential neighborhoods where tours are made available to devotees of Mr. Wright's work and architectural scholars. These have often been developed in concert with conservancy organizations or foundations specific to those properties or under the auspices of the Frank Lloyd Wright Building Conservancy <https://www.savewright.org/>

The Ennis House, in the Los Feliz neighborhood of Los Angeles, bears some similarities to the circumstances at the Arcadia property. -- <http://ennishouse.com/>.

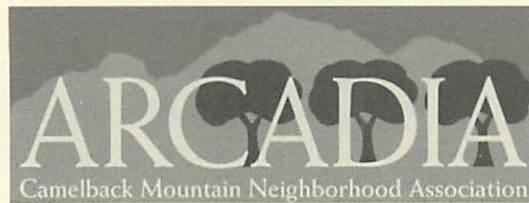


It was previously held in trust by the Ennis House Foundation. Mr. Ron Burkle, founder of Yucaipa Industries, purchased the house from that foundation in 2011. At the time of that purchase, Marla Felber, Chair of the foundation said, "We are excited that Mr. Burkle has purchased the Ennis House and is committed to complete the rehabilitation of this irreplaceable icon. Mr. Burkle has a track record of preserving important historic homes, and we know he'll be an excellent steward of the Ennis House."

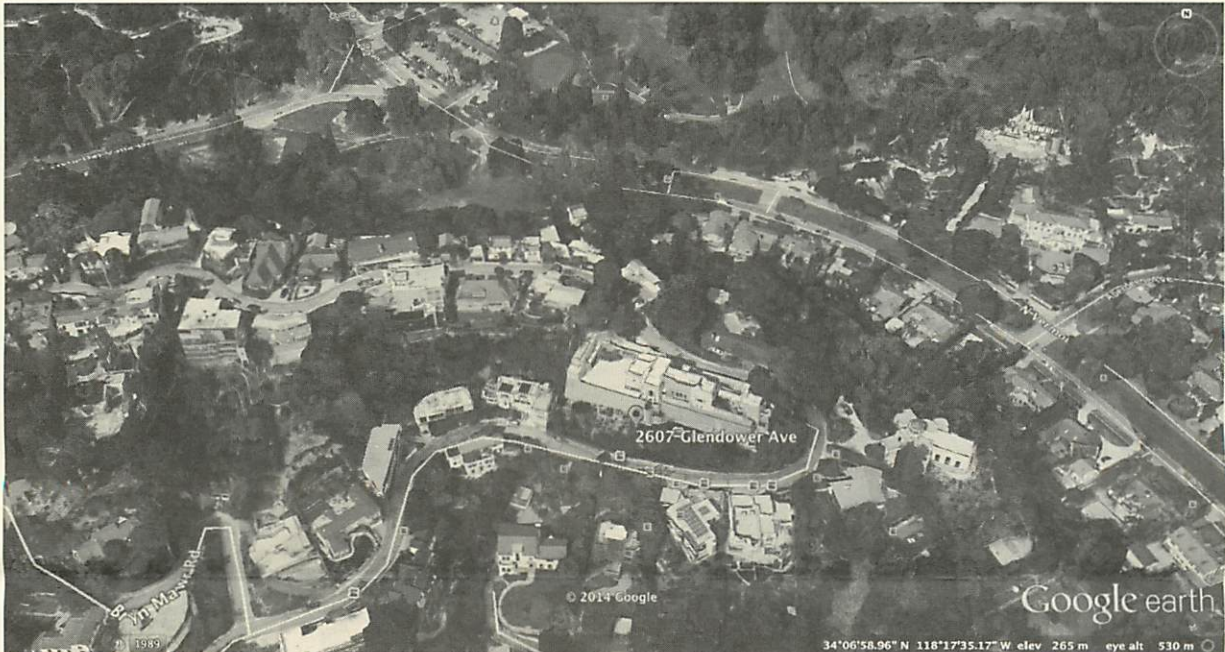
A press release from the Ennis House Foundation stated, "As part of the transaction, Ron Burkle will provide some form of public access to the house a minimum of 12 days per year, according to the terms of a conservation easement held by the Los Angeles Conservancy. The easement stipulates this access for future owners of the home as well."



December 2014



Newsletter



2607 Glendower Ave., Los Angeles, CA

One of the overriding concerns of some in our association is the nature of Planned Unit Development (PUD) zoning designation, as it is structured and administered by the City of Phoenix. Once a zoning designation is granted, it runs with the title of the property and becomes a property right. There is a deep-seated wariness of possible deleterious effects on the neighborhood surrounding a small PUD, should the intended initial project and proposed use not be completed. There are other available land use protection tools available that can ensure future unintended consequences will not be possible. They include conservancy or historic preservation easements and deed restrictions. These binding legal instruments can serve the interests of both the preservation of the house and the protection of the neighborhood from possible future intrusive uses not in keeping with Arcadia's mature residential character. ACMNA is of the opinion that a PUD designation alone will not provide that level of certainty for both interests.

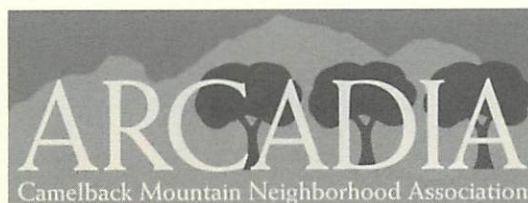
The ACMNA board is committed to the protection of Arcadia's character. We are committed to advocate for a good faith negotiation, to ensure that those concerns are ameliorated using whatever land use tool is agreed to before the matter is submitted to the re-zoning process. ACMNA would like to believe that successful case studies of similar circumstances, involving residential properties of architectural significance, can provide possible alternative tools to preserve the house in perpetuity and preserve the character of its surrounding neighborhood at the same time. We will keep you informed as discussions progress.

"The resilience of cities lies in the strength of their neighborhoods."

Judith Rodin, President, The Rockefeller Foundation

Saving the Wright Idea & Protecting Arcadia

The status and future of the property known as the David Wright House is of major concern to many interested parties. That includes the owner of the property, Zack Rawling, the members of the Wright Foundation, the City of Phoenix Historical



Preservation Committee, the Arizona Preservation Foundation, the worldwide fans of Frank Lloyd Wright, and neighbors in the area. Certainly each party has a position and each group has expressed themselves on this issue.

The key to consideration of any of the positions is the need for all parties to focus on the issue of enduring impact. In other words, how do the actions being requested affect all parties?

When the purchase was made, and early moves were considered, the neighbors expressed strong concerns that the traffic attracted to the house would cause serious parking and traffic impact on the area. Mr. Rawling and his attorney addressed that issue by entering into an agreement with the church adjoining to permit parking accessible from Camelback Road with a pedestrian entrance through a gate on the east side of the house property. Clearly Mr. Rawling worked to minimize the impact on the neighbors.

Recently concerns have been raised about visitors parking along Rubicon. That issue has been addressed by the plan to erect a wall which would not have an entrance to the site from Rubicon. Again, Mr. Rawling addressed the concerns about the impact on the neighbors for which he should be commended.

Mr. Rawling and his attorney must address the final concerns of the neighbors which might possibly have a negative impact on the area. Principal of those concerns is the potential for commercial uses on the site.

The restoration of the house and the construction of a museum/display center, to be buried under the lawn to the east of the house, would certainly be in keeping with minimal impact on the neighbors. With access to parking limited to Camelback Road, and with an entrance walkway from the church parking lot, the impact on the neighbors would be minimal. This will allow for tours of the house and the hosting of events that relate to the house itself and to its architect.

What would create great concern and impact on the neighbors would be the offering of the site for other events. Some of the suggested uses, from ACMNA's viewpoint, move further and further from the reason for preserving this house of such architectural significance. Since it has been suggested that those visiting those events or conducting them would be charged, the endeavor would, by definition, become commercial.

If David & Gladys Wright were still alive, or even if Frank Lloyd Wright himself were too, they would not be able to conduct those more commercial transactions. Mr. Rawling should not have any greater opportunity than did the original owner.

Mr. Passarelli captured the essence of concern over the changes to the zoning through the PUD application. When created PUD programs were designed for large developments with many different land uses which, if standard zoning were used, would have caused the developer to basically live in Planning and Zoning hearings to be able to develop the site. This is not the case in this matter.

Mr. Rawling should be able to have the same ownership interests and rights as the original owners did; no more and certainly no less. The use of the PUD to alter the current zoning and to allow Mr. Rawling to make whatever changes he seeks to make for the property creates the possibility of future unintended negative impact on the neighbors. The protections sought by the neighborhood can be crafted by attorneys but should encompass the suggestions of Mr. Passarelli.

Neighbors have expressed great angst that the Association has not taken a position on the situation. The conclusion that it was being ignored is false. It has been difficult for ACMNA to learn exactly what is planned and what is to be altered.

Rather than rushing out to object to each idea considered, the Association has maintained a constant pressure on the attorney (and by extension Mr. Rawling) not to consider or propose any form of commercial use on the property in addition to conducting architectural visits and exhibitions which might have an entrance fee.

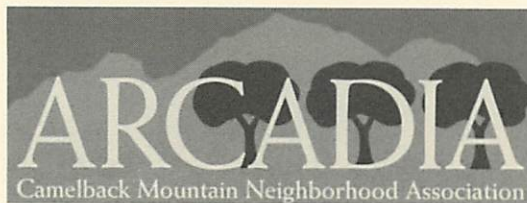
If Mr. Rawling ignores our requests and chooses to move in the direction of any form (other than that mentioned above) of commercialization, the Association will object to those actions in all venues through the Camelback East Village Planning Committee, the Planning Commission, and the City Council. It is hoped that this will not be required.

Mr. Rawling has a dream, Mr. Rawling is fully entitled to his dream and as long as his dream does not have a negative impact on the neighborhood. We support his dream and thank him for saving the house from destruction. He is a resident of Arcadia, he has ownership rights and his pursuit of his dream (saving the house) should be applauded and encouraged.

Cautionary Note for Night Time Pedestrians

Many Arcadians get out to walk our streets. It's good for their health, good for their dogs, and helps reinforce the sense of appreciation for our special neighborhood. We have noticed, however, that some like to walk in the evening and into the night, which is not a bad idea. However, many don't stop to think that, for their own safety, they ought to be wearing other than dark clothing. If you or members of your family are among these nocturnal pedestrians, we suggest you consider wearing light color clothing, reflective shoes or other accessories, or carry a flashlight so drivers will see you as they approach. At the same time, we urge all drivers on Arcadia streets to "mind the pedestrian" and **HEED THE SPEED.**

December 2014



Newsletter

Precautionary Safety Reminders

Our Community Action Officers at the Mountain View Police Precinct want to remind all of us to be aware of some recent types of criminal activity in our part of town. There are the petty scammers targeting the homes of senior citizens whom they think might fall prey to their offers of help around the yard or house. Another similar type is a door-to-door sales pitch offering to repair car body damage that they see as they drive by, but requesting payment up front before they do the work.

Another current scam involves a phone call purportedly from the IRS stating you owe taxes and must pay immediately. While on the phone they will then ask you to verify your address, your social security number, your date of birth, and all other confidential information that can be used in identity theft. Know that the Internal Revenue Service does not place such phone calls, and would have all of your personal identification data already on file.

The Police tell us that most home break-ins occur between 10am and 2pm, Monday through Friday. So, if you are home, be alert during those hours and keep an eye out for your surrounding neighbors who might be at work. If you are ordering items for delivery, make certain you require a signature. Thieves love to follow UPS or FedEx trucks and steal anything that is left on the front porch. It is a hassle to have to go down and pickup the package but it does insure you will receive it. It is also recommended you pay for the delivery insurance offered by the shipping companies to ensure you get what you ordered.

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REMINDER

Saturday, February 14, 2015

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Gangsei Hall | Prince of Peace Lutheran Church Campus | 3641 N. 56th Street
Coffee and light refreshments at 8:30am | Meeting convenes at 9:00am

We hope to see you there. Bring your neighbors.