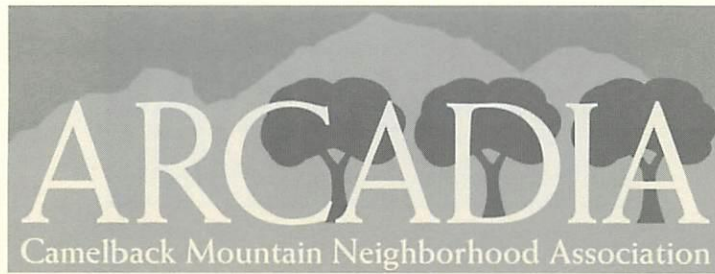


ACMNA
4340 E. Indian School Rd.
Suite 21, Box 293
Phoenix, AZ 85018

www.ACMNA.com



Presorted FIRST CLASS
MAIL U.S. Postage
PAID
Phoenix, ARIZONA
Permit #1662

April 2015 Newsletter

The ACMNA Annual Meeting ~ Sat. May 9th ~ 9:00am

Just a reminder, the annual meeting of the Association will take place on Saturday, May 9th at Prince of Peace Church. We begin assembling around 8:30am and the program will start at 9am. We have invited Mayor Greg Stanton, Councilman Sal DiCiccio, City Manager Ed Zuercher, Police Chief Joe Yahner, Community Action Officer Ben Carro, Senator Adam Driggs, and Representatives Kate Brophy McGee and Dr. Eric Meyer.

We hope to see you there.

The following nominees will be presented for election to the board at the Annual Meeting:

4 new nominees for board membership for two year terms:

Dr. Marvin Borsand, Claudia Richardson, Jennifer Sheedy, & Emily Whitwell.

5 incumbent members nominated for an additional term ending in May 2017:

Jerry Elsen, Al Frei, Alan Maguire, Courtney Sucato, & Tom Thomas.

They will be joining 9 incumbent members whose terms will end in May 2016:

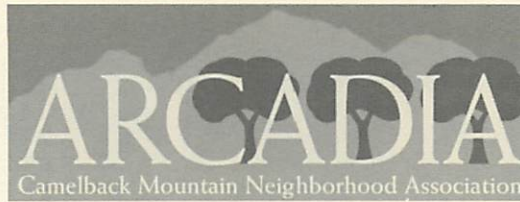
Linda Bair, Jim Bonadio, Dr. Jordan Cohen, Kendis Drake, David Gordon, Jerry McKenna, Tristahn Schaub, Marilyn Miller Schmidlin, & Donald Squire.

Also continuing to serve are 3 founding members who are not subject to term limits:

Sally Geyer, Craig Steblay, and Joan Warne.

That slate will create a full complement of 21 members of the ACMNA Board of Directors.





Past Accomplishments & Current Efforts

The Arcadia Camelback Mountain Neighborhood Association (ACMNA) was formed in 1987 primarily in response to an effort to convert properties along Camelback Road from residential zoning to commercial zoning. The ACMNA Bylaws specifically provide that its purpose is "to enable its members to express and effectively pursue their desires to preserve the Arcadia Camelback Mountain neighborhood as a residential area." For 29 years the board of directors has had as its charge the preservation of Arcadia as a residential neighborhood.

One of the founders, Paul Barnes, prepared a list of accomplishments of the association since its founding. The 29 years of accomplishments include:

- City Council approval of the Arcadia Camelback Special Planning District Plan. That plan serves as a major neighborhood preservation policy for the defined Arcadia area.
- Successfully defended the General Plan against changes that would have added commercial and higher density residential development along Camelback Road from 44th to 64th Streets.
- Successfully lobbying to lower the speed limit along Camelback Road from 45 to 40 MPH (although the latter is seldom maintained.)
- Participating in the Phoenix Adopt-A-Street Program by cleaning Camelback Road twice per year.

These listings do not begin to describe the countless hours that members of the board have spent working on various projects and programs for the City of Phoenix. Board members have been involved in:

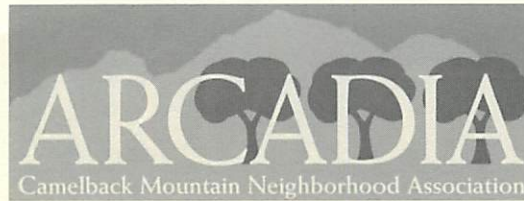
- supporting the City Management effort to find ways to prevent a \$277 million city budget deficit;
- creation of a plan for independent reviews of the police, fire, water services, and courts departments to seek efficiencies and expense controls;
- the review of and hiring of those independent parties, monitoring of the reports of each and the implementation of the findings of those reviews;
- committees formed for oversight reviews of municipal departments with particular emphasis on the water services department;
- the Innovation and Efficiency Task Force that has saved the city over \$100,000,000 by identifying and implementing operational efficiencies.

There is a feeling expressed by some that the only thing the Association does is to object to any changes that might occur in Arcadia. Particularly strong objections have been raised by developers who were seeking to exceed the current zoning requirements relating to lot coverage and setbacks. Most of those objections raised by the ACMNA have involved instances where developers or speculative real estate investors were seeking to add size to the house to allow for a greater sales price without regard to the neighbors, their views toward Camelback Mountain, or to the nature of the neighborhood as a whole.

There is no question that owners have sought bigger homes as Arcadia has become so desirable. Often, those living here need or want to add on to their existing homes. Our 21st Century family lifestyles are different than those that the mid-20th century homes were designed for. The now-fashionable "Great Room" were not the norm. Kitchen appliances have gotten larger. Garages are in demand, rather than the original carports. Arcadia, with its larger lots, has been able to accommodate larger homes on existing properties. So many developers see an opportunity to maximize profits by making the houses bigger and bigger, while reducing the amount of landscaping that gives Arcadia its distinctive character that makes it desirable in the first place.

The Association has filed protests to the requests for zoning variances that would permit larger and larger homes. We have filed those protests in an effort to protect the views the neighbors have enjoyed because the existing open spaces between homes provide those view corridors. The Association has been criticized for these efforts yet in almost every instance the immediate neighbors have thanked the association for its involvement, because

April 2015



Newsletter

those neighbors wanted to protest but did not know how to make their case or did not want to have to deal with an irate new neighbor.

The association, in effect, is the body which carries the messages for the neighborhood to the elected officials as well as city staff. We don't want to boast, but that is what the association does for our neighbors and for the good of Arcadia.

To be effective in carrying messages from the neighborhood, it is critical that the association carefully weigh the pros and cons of issues and messages. It is critical that the messages be reasoned and presented in such a way that is clear and convincing. Furthermore, it is important that the ACMNA recognize that while it may seem to speak for everyone in Arcadia, it may not always be reflecting the overall views of many who have no one expressing those views on the board. It is critical that any discussion which pushes for board vote or action be truly reflective of the entire area not just a few who are expressing concerns.

It is true that there can be neighbors with specific questions or concerns which need to be raised with the appropriate government officials or their representatives. Absolutely nothing prevents them from raising these concerns appropriately. City officials respond to these concerns as warranted, but not always as residents might like. There are competing issues that come into play that must be recognized and appreciated.

The ACMNA has long sought to address the issue of relevancy and community involvement. While we have consistently encouraged neighbor participation, those pleas have not been met with significant evidence of interest. It is a hard sell to convince folks to take part in our responsibilities as citizens, consequently our neighbors continue to focus only on their own lives.

Each citizen owes an obligation to be involved, to a greater or lesser degree, in the community in which we live. It is this involvement that informs individual neighbors about matters being considered that might have a positive or a negative effect on our neighborhood and city. Most recently there was some discussion within the Phoenix Planning Department to have Camelback Road widened yet again all the way to 64th Street. The proposal was stopped and is no longer in the capital improvement plans.

There are other examples, but it is absolutely key that neighbors make every effort to be as informed about what Phoenix and the State of Arizona are considering that affect our daily lives. It is understandable why it is difficult to know. Our local daily newspaper is often limited in the resources required to communicate a complex idea or issue in a way that is clear and concise. Furthermore, it is difficult to keep track of all of the myriad processes and programs that are offered by the city. It is damnable difficult to be as informed as is we ought to be. That effort has to be made, and ACMNA has tried to be that agent in behalf of Arcadia, but it takes a real commitment on the part of your board members to fulfill that purpose.

ACMNA has provided a bridge to that knowledge, a bridge to those officials (elected and hired), and a bridge to those processes with the goal of protecting Arcadia.

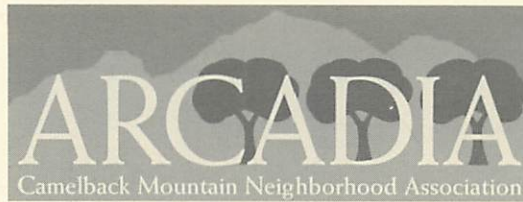
Ours is a highly desirable neighborhood. We live here and we like it and we must all work hard to maintain it so that all of us can continue to enjoy it.

The David Wright House

Everyone knows the history of the David and Gladys Wright house by now. And most are aware of the struggle now going on regarding the use of the house. Support for the preservation of this exceptional example of Frank Lloyd Wright's "Organic Architecture," hinges on the proposed use of the property as a cultural center with a public garden, learning experience, and history gallery. At the same time, its proponents must show that it will be a good neighbor, respectful of the residential character of Arcadia.

Concerns raised by those in opposition have, to date, centered on whether or not there will be parking along Exeter or Rubicon. Additional concerns have been raised about events that might take place and potential noise pollution. And objections have been raised about the possibility that any events taking place at the site can be construed as "commercial."

April 2015



Newsletter

The parking issue has been addressed by an agreement for parking on the church parking lot and entering the site through the northwest corner of the property directly from Camelback Road, a main arterial street. There will not be parking along either Exeter or Rubicon because there is no entrance in either location. (There will be a service entrance that will be closed when deliveries are concluded but that will not admit the public.)

The plans for the gallery, the visitors' center, and gift shop have been scaled back dramatically. The structures will be beneath the surface and covered by sod resulting in the continuation of the open space one sees at this time.

There have been multiple meetings between the mayor's office, Councilman DiCiccio's office, the head of the Planning and Development Department, individuals involved with historic preservation, and neighbors concerned about the future uses of the house. There has also been at least one meeting with individual members of that group with attorney Paul Gilbert who represents the owner.

Numerous letters, e-mails and phone and personal conversations have taken place with both Mr. Gilbert and Mr. Rawling by members of the executive committee of the association. These communications have all focused on neighborhood concerns and the issues that have been expressed by those in opposition to the planned use of the site.

Councilman DiCiccio has appointed a committee in an attempt to seek a solution to the opposing desires of the owner and the objections of some neighbors.

What makes this a difficult issue is the absence of exactly what the plan is for the future of the house. There were some unfortunate utterances quoted in the newspaper and in the media that have created concerns, although it is not known whether or not the final plans will entail any of those points. One item that had been hotly opposed was the use of the Planned Urban Development which is opposed by the association. In fact, at the January, 2015, the board voted to oppose ANY Planned Urban Development in Arcadia.

Because of the intense concern expressed by many, a letter was written to each of the city council members, to the mayor, and to the Chair of the Camelback East Village Planning Committee expressing a concern that the ACMNA's position to withhold its decision in relation to the designation of the house as an Historic Preservation Landmark should not be construed as support for the plans. Rather, ACMNA will consider the matter once the specific application for HP-Landmark zoning overlay designation is filed with the City. At the time that letter was sent no plans had yet been submitted to either approve or disapprove. That condition continues to this time.

As of this writing, the owner has chosen not to meet with Mr. DiCiccio's committee because of the composition of the committee.

When a request is finally made by the owner, the requested entitlements will be reviewed to make certain that current zoning of R-35 residential zoning is retained and that no commercial uses are requested.

CLARIFICATION

Concerns have been voiced recently about published testimonials in support of the efforts of the David Wright House Foundation from Mr. Ron Passarelli, outgoing board member & immediate past president of the ACMNA.

His identification as a member of the ACMNA Board was only made as an individual and not to be construed or implied as the official position of the board or the association. He has made clear that he stands with the position of the entire board in opposition to any attempt to allow a Planned Unit Development zoning overlay anywhere within the boundaries of the Arcadia Special Planning District.

The object and purpose of the Association is to enable its members to express and effectively pursue their desires to preserve the Arcadia Camelback Mountain Neighborhood as a residential area. Ron announced to the ACMNA Board at our March 5th regular meeting that he would personally be supporting the efforts of the David Wright House Foundation and wanted his colleagues on the Board to hear it from himself before they heard it from others.

The ACMNA Board of Directors will take a formal position on the application to the City of Phoenix for Historic Preservation Landmark designation for the David Wright House property once that application is filed and after the Board is briefed by the foundation about specific provisions of that application.

