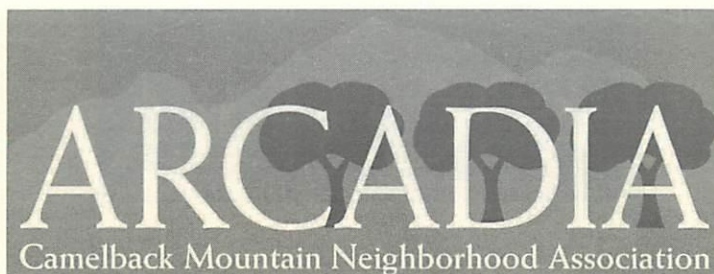


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## May 2015 Newsletter

### *Reminder*

**ANNUAL MEETING ~~ Saturday, May 9, 2015 – 9am**

**Gangsei Hall – Prince of Peace Lutheran Parish Campus  
3641 N. 56<sup>th</sup> Street**

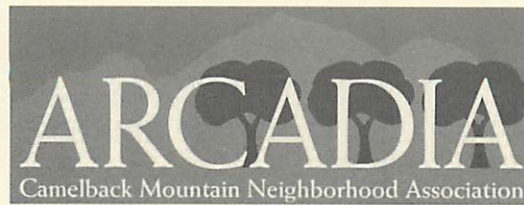
The ACMNA will welcome the following new board members who are scheduled for election at the Annual Meeting: Dr. Marvin Borsand, Claudia Richardson, Jennifer Sheedy, and Emily Whitwell. They will join board members: Jerry Eisen, Al Frei, Alan Maguire, Courtney Sucato, Tom Thomas, Sally Geyer, Craig Steblay, Joan Warne, Linda Bair, Jim Bonadio, Jordan Cohen, Kendis Drake, David Gordon, Jerry McKenna, Tristan Schaub, Marian Miller Schmidlin, and Donald Squire.

With the election of the new members, the board will be at full complement.

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## The David Wright House

There have been many statements made by residents that relate to the David and Gladys Wright House and the objections to the owner's plans for the property. There have been representations by some that the Arcadia Camelback Mountain Neighborhood Association did not take a stand against the new owner and oppose possible plans that were published in the newspaper. For the very specific reason that the owner has not yet filed his specific requests with the city, it was decided that the best and most reasoned approach was to wait until that time before engaging in discussions about an official ACMNA position on the application. The executive committee has made serious efforts to express fully and completely the objections heard from some neighbors. The entire board has specifically stated that any plans for commercial land uses in Arcadia would be vigorously opposed by the ACMNA.

That was not enough for those who were in opposition. For that reason the following letter was written and sent to the following elected officials who will vote on any requests by the owner. The letter was also sent to the chairman of the Camelback East Village Planning Committee that will hear the application first.

The addressees included: Mayor Greg Stanton, Vice Mayor Jim Waring, Councilwoman Thelda Williams, Councilman Bill Gates, Councilwoman Laura Pastor, Councilman Daniel Valenzuela, Councilman Sal DiCiccio, Councilman Michael Nowakowski, Councilwoman Kate Gallego, and Mr. Jay Swart, Chairman of Camelback East Village Planning Commission.

Arcadia Camelback Mountain Neighborhood Association  
4340 East Indian School Road, Suite 21, Box 293  
Phoenix, AZ 85018

February 20, 2015

Re: David & Gladys Wright House

Mayor, Councilmen and Councilwomen and Chairman,

Over two years ago, the possible destruction of the David & Gladys Wright House alarmed the Arcadia neighborhood, the Historical Preservation community and all those closely attuned to the legacy of Frank Lloyd Wright. Together, they sought a course of action that ultimately resulted in the sale of the house to the present owner.

The concern also resulted in the crafting of a text amendment (TA TA-3-13) The purpose of this text amendment is to allow special permitted uses on a Historic Preservation-Landmark. Those uses included the granting of the right to allow visitors and to charge for those visits, the ability to serve beverages and food and maintain a gift shop, none of which is allowed under the R-35 zoning. This text amendment was supported by the various members of the community with the understanding that the uses of the property would be confined to those uses outlined, as well as a few that were to be negotiated such as the hours of operation. In simple negotiation terms, the text amendment was intended to be the anchor which would define the uses. It was not intended to be the starting point for additional requests.

The original parcel purchased along with the one to the south and one the north, are owned by David Wright LLC as will be Tang property when the purchase is complete. As it stands at this moment, the owner has no rights other than those that would be implied by the ownership of an R-35 lot. The neighborhood is concerned that various staged events (FLW Concours Car Show - January, Chrysalis - Feb) are occurring which are understood to not be in conformity with current zoning and uses; these events have given rise to concerns over what might be the uses proposed when the requests are filed.

The Association has been consistent in its bylaws and its stance to maintain the residential use of Arcadia and that no commercial use would be permitted. Although nothing has been filed with the city and the no concrete proposals have been offered, there have been numerous newspaper reports of uses



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that were greater than originally understood by the community. The Association and various neighbors are in opposition to the proposed use of the grounds for weddings and events such as concerts, although the original intended use for visits by architectural students and visitors may be acceptable if reasonably limited. Association and the neighbors are concerned that the absence of "opposition to" the extended proposed uses, might be interpreted as "in support of." There are many who do support the efforts to preserve the house and there are some that feel the house should in the least be moved to another location. Thus, the Arcadia Camelback Mountain Neighborhood Association after careful and contentious discussions hereby withdraws any perceived support.

The owner has "saved" the property and for that he is to be commended. He now has ownership of an R-35 lot which has a historic home along with two other lots and is purchasing the Tang residence. He certainly is entitled to maintain the home as he wishes. He will not be entitled to having events or other activities for which payment is received by him or others that "host" the event. He may not, in any form, offer any activity that can be construed as commercial.

While we are open to further discussion, it must be known that any discussions will start, not at the level of activities permitted under the text amendment, but rather from the position of ownership of a house which has some historical significance - with no other rights. Any rights requested by the owner or activities sought must be considered from the perspective of the neighbors and not from the perspective of the house and any possible impact it might have.

We regret this action is necessary, but no action should be taken without regard to how the neighborhood will be impacted immediately, and in the future. We recognize that there will be opportunities to discuss points of opposition through the entire approval process, which can take months, but felt these feelings needed to be expressed in this less contentious format.

We continue to be open for discussion with the applicant regarding details when those requests are made.

Sincerely, Richard Rea President

Many appeals by neighbors directly to the city staff and elected officials have been made before and after this letter was sent. Those efforts have been somewhat frustrated because, as of this time, the owner has not filed any specific requests for changes to the current zoning.

We are aware that the owner has continued to schedule events at the site, an Easter Egg Hunt being one of the most recent. We are aware that some neighbors have expressed concerns over whether the owner has the right to have these events without obtaining approval from the city.

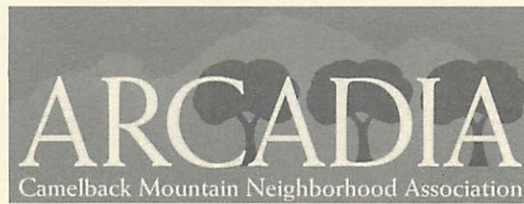
An underlying issue that should be considered by residents is the ACMNA has bylaws that determine courses of action. Specifically, the bylaws state: "The object and purpose of the association is to enable its members to express and effectively pursue their desires to preserve the Arcadia Camelback Mountain neighborhood as a residential area." But the Association is not established to provide a voice for a restricted number of residents without giving consideration to the opinions of others who also live in the area.

At issue has been that the owner of the house has ownership rights that must be respected, as do all other owners in the area.

Up to this point, to the best of my memory, there has been no issue where some neighbors are in opposition and others are either undecided or in favor. Thus, the Association was hardly an appropriate vehicle for the opposition to use as the voice of the community as a whole. Rather the association needed to wait until specifics are known. Once known, the ACMNA Board of Directors will be able to arrive at a collective decision based on the facts and after hearing objections to and support for the specific application for land use designation and use permits from the City. Only then can the ACMNA legitimately represent the collective views of the neighborhood as effectively as possible.



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When the actual application is filed with the City, the board will consider the request and can, if unified, act either in support of or opposition to the proposal.

At this time, what those in opposition are expressing is a fear that there will be no forum upon which to express opposition and that the request will be approved without regard to the interests of the neighbors.

Nothing could be farther from the truth; those who will be voting on the proposal will be able to hear in detail the points of opposition if they still exist. But there will be no vote without more than adequate expression of the feelings of the neighbors on both sides of the issue.

The effort which has extended for more than two years has been frustrating in large part because there are some who are agenda driven and will not wait until the facts are known. This has made the process difficult.

The letter stated the obvious -- the Association will be in a position to express its opinion when the specifics are known about the application as filed. It is also important for members to realize that the points in opposition have been made and have been heard by the applicant. Hopefully those will be reflected in the final plans.

We would hope that this unpleasant situation will be resolved with winners on all fronts.

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## Safety Issues

The police department continues to monitor burglaries and break-ins that occur in Arcadia. The department has done a superior job of catching these criminals. They use undercover officers, bicycle patrols, and sophisticated computer programs that identify patterns that can anticipate criminal activities. The latter have been very successful in spotting trends and seeing correlations between different break-ins, the time of day, locations, and other key indicators.

The absolute key for all of us to help in the effort is to be watchful for people or things that just don't make sense to you. If it concerns you, make the call. Don't wait until later.

## Speeding in Arcadia

One of the most prevalent complaints heard is about speeders. These speeders are generally residents. They just don't realize they are going so fast. Please make it a point to restrict vehicle speed. The time saved by speeding could be lost if an accident occurs.

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