

# ARCADIA CENTRAL

ACMNA Newsletter | [arcadiacentral.com](http://arcadiacentral.com)

## SUMMER 2016

VOLUME 30 | ISSUE 3

### *this issue*

- 4th of July | Annual Parade
- Arcadia Irrigation | Saves Money!
- Phoenician Resort | 381 Homes
- Councilman's Corner | Sal DiCiccio
- Block Watch | Package Theft

### *Minute news*

#### MARK YOUR CALENDAR

##### 4TH OF JULY PARADE

Monday, July 4th

7:30 am Registration - FREE

8:00 am START

##### GAIN PICNIC

Saturday, October 15th, 2016

Shemer Art Center & Museum

##### CAMELBACK CLEAN-UP

Saturday, November 12th, 2016

*Please come help keep our streets clean!*

Join our facebook group:  
[facebook.com/groups/ACMNA](https://facebook.com/groups/ACMNA)

## ANNUAL 4TH OF JULY PARADE

*Everyone is WELCOME to celebrate!*

### PARADE & POT-LUCK BREAKFAST

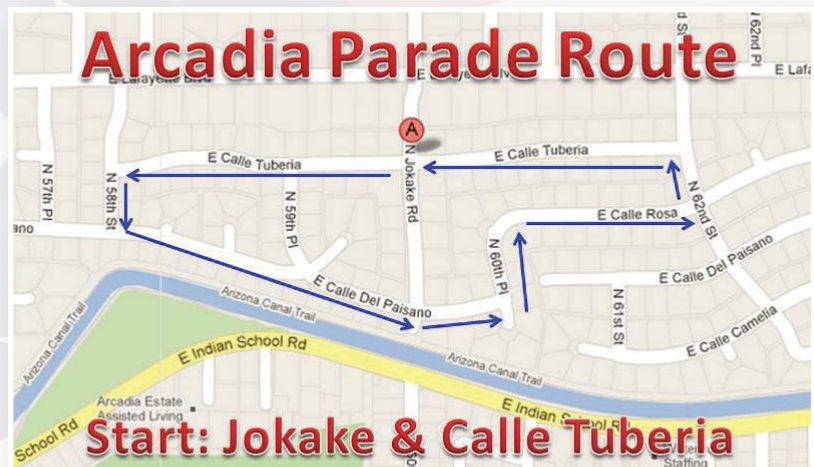


LOCATION: **CORNER OF JOKAKE  
& CALLE TUBERIA**

REGISTRATION: **7:30 A.M.** (IT'S FREE)

PARADE START: **8:00 A.M.**

Bring your pets, decorated bikes, wagons, skate boards, strollers, antique cars, or anything else you can think of to help celebrate Independence Day.



Most participants walk or ride their bikes to the starting location because parking is very limited to just the nearby streets. PLEASE do not park along the parade route. The entire parade route is about one mile. **See you out there!**

#### VOLUNTEERS ARE NEEDED!

We need help the weeks leading up to the parade and day of. If you want to volunteer to make this the great event it is, contact Emily: 480-216-1443 or email [emilywhitwell@cox.net](mailto:emilywhitwell@cox.net).





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## IRRIGATION IN OUR NEIGHBORHOODS

*Arcadia Water is a HUGE money saver!*

The Arcadia area has long been one of the most desirable areas in Phoenix. The location is excellent; close to downtown, the airport and shopping. As the area developed in the middle and late 1950's, one of the reasons for that development was the greenery made possible by the water provided by the Arcadia Water Company. Started in 1919, it provided the only water available for irrigation of the area's orchards.

In the 1980's changes began as developers recognized that the large lots in Arcadia were desirable for the construction of larger homes. Home owners were seeking more modern floor plans and were seeking to add additional rooms and more bedrooms thereby necessitating larger homes. Arcadia had the right size lots and thus began the speculation cycle driven by the desire of developers to sell larger homes with ever increasing prices.

The water provided by Arcadia Water is flood irrigation; the water arrives through pipes after being pumped from its wells and held in its reservoir. It is not, as some believe, canal water.

As the water is delivered to yards, it is gravity fed throughout the yard to provide the deep watering necessary for trees. Obviously it also helps the yards.

As developers have increased the size of the houses, yards have become smaller. Contractors have then made the decision to remove the flood irrigation and instead to offer sprinkler systems. It is more flexible, can be activated whenever desired and can be stopped if there is anything inconvenient about the delivery time.

Because these homes are generally being offered to a new owner not familiar with flood irrigation, the developer can sell the home with sprinkler systems and the new homeowner doesn't even know irrigation is available.

Eventually the owner finds the monthly water bill to be quite large particularly during the summer. The cost of water from the City of Phoenix is \$3.77 per 748 gallons of water delivered. Arcadia Water delivers 45,000 gallons per hour for \$21.50. If the homeowner uses sprinklers and the same amount of water, the cost would be \$226.00, which is about 10 times the cost of irrigation water.

The greenery made possible by the irrigation water helps make Arcadia green which has always been one of the selling points for the area and has kept home values high.

Home owners may want to think about whether or not to use flood irrigation.

**ARCADIA WATER COMPANY**

**PHONE - 480-945-4621**

**EMAIL - [AWCWATER@QWESTOFFICE.NET](mailto:AWCWATER@QWESTOFFICE.NET)**

*Sprinkler water is 10 times more expensive than Arcadia Water Irrigation.*



# *Phoenician Resort looking to add* **381 NEW HOMES**

Early this month, The ACMNA sub-committee on Neighborhood Preservation met with Paul Gilbert, a prominent zoning attorney, who is representing the Phoenician Resort. Mr. Gilbert unveiled tentative plans for the most substantial re-development project in the 28 year history of the famous Arcadia resort. Basically, the proposed plans call for the elimination of 9 holes of golf between the Hotel and 64th Street (Invergordon), reducing the golf course to 18 holes from the current 27 holes.

The old master development plans and City approvals for the Phoenician did include an additional 323 residential units, but they were never constructed. The new development plans call for an increase of 58 units above what is already approved. At present, the 311 acre property consists of 66 separate parcels with four separate zoning cases and 21 variances on file with the Phoenix Planning and Development Department. Due to the intensity and complexity of the proposed master re-development, Mr. Gilbert will be filing for a total re-zoning of the entire 311 acres to a Planned Unit Development (PUD). All the new residential properties will have recorded deed restrictions in the form of CC&R's.

In addition, the Resort / Hotel portion of the PUD will have stipulations and restrictions similar to what is currently in place. The ACMNA will be diligently involved with the review of the new PUD stipulations.

Additional stipulations and conditions being proposed by Mr. Gilbert include a reassertion that there will be no building above the 1421 foot elevation in order to preserve the view of Camelback. Existing access points on Camelback and 64th St. will remain as the only entry points to the property, except there may be a fire emergency access at the north end near Cholla Ln.

Mr. Gilbert has committed to an extensive traffic impact study to include Camelback Rd., 64th St., Jokake Drive, Lafayette Blvd., and 56th St from Camelback down to Thomas to include the traffic incorporated with the GreatHearts and Ingleside Schools. According to Paul Gilbert, they expect to file for the PUD re-zoning in August. The ACMNA will schedule a presentation meeting in September for Arcadia residents to learn more and voice their opinions. The process for formal City public meetings will begin in October or November.

Host Hotels & Resorts purchased The Phoenician from Starwood Hotels for \$400 million one year ago. In addition to the new residential developments, the Resort will be undergoing a \$100 million refurbishment within the next 2-3 years. There are no plans to increase the number of guest rooms to the Hotel.

As more information becomes available we will post it on the ACMNA website [ACMNA.org](http://ACMNA.org)

## **COUNCILMAN'S CORNER - *Sal DiCiccio***



I wanted to update the Arcadia community on the latest news involving the David Wright House. The trip to proportional historic preservation of an Arcadia treasure has been a long and winding road. The house's owner, after listening to neighborhood feedback, has indicated that he has discontinued events and live tours.

There was hope that Arizona State University's ASU Foundation would assume control of the property and utilize it as housing for visiting scholars. Unfortunately, the ASU Foundation determined that the house does not correlate with its interests, goals and needs, at this time. However, I've been encouraged to see the various stakeholders working together to come up with creative solutions like this potential ASU partnership.

There's no definitive answer now, but I am hopeful that the likelihood of a push to commercialize Arcadia has lessened.

As I have directly stated before, I am very much opposed to any commercialization of Arcadia. Arcadia is a family centered community that many of us knew as young children; playing in the front yard, playing ball in the streets and children doing what they know best, having safe fun. Commercializing Arcadia would be contrary to all that we want in a community.

The City Council is scheduled to take up the Wright House matter in December. In light of the recent substantial efforts to find a solution, I think the Council has at least a chance of witnessing a plan come to fruition that preserves the spirit of the home while at the same time maintaining the current residential use.



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4340 E. INDIAN SCHOOL RD., BOX #21 - 293

PHOENIX, AZ 85018

*Preserving our neighborhood starts with you.*



Since its founding in 1987, the mission of the Arcadia Camelback Mountain Neighborhood Association has been to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live.

VISIT OUR WEBSITE **ACMNA.ORG**

## *Block Watch:* **WATCH OUT FOR PACKAGE THEFT**

Our Community Officer Ben Carro has heard that package theft is becoming a problem in Arcadia. Thieves are stealing packages directly from people's front porches or driveways. They have been seen following delivery and mail trucks. They commonly strike during working hours when residents are least likely to be home.

If you see a theft, it happened to you, or you witness suspicious activity, call Crime Stop and report it: 602-262-6151

Here's what you can do to protect your mail:

- Choose a shipping option that requires you to sign for delivery.
- Check on the package's delivery status online so you can try to be home when it arrives.
- Have the package shipped to another location where someone can receive it, like your office or a friend's home.
- Ask the delivery service to hold your package for customer pick-up.
- File a theft report immediately if you think your package was stolen, and contact your credit card company to find out if it offers a purchase-protection service that might reimburse you for stolen purchases.

Mail Theft is a violation of United States Federal Criminal Code Title 18 U.S.C. 1708 and carries a maximum penalty of up to five years in prison.

