

Thursday, December 1, 2016, 5:30 p.m.
Prince of Peace Church – Room 13 & 14
3641 N 56th Street (at Indian School Road)

Call to Order & Roll Call: Meeting was called to order at approximately 5:30 p.m.

Board Members in Attendance: Craig Steblay, Tristhan Schaub, Joan Warne, Brian Flader, Marvin Borsand, Jerry McKenna, Tom Thomas, Jerry Eisen, Sally Geyer, Al Frei, Karan Beckvar, David Gordan, Dan Drake, Claudia Richardson, Marilyn Miller Schmidlin, Emily Whitwell, Paul Roshka, and Tracy Wadas

Excused Absence:

Ex Officio Members Present: Paul Barnes and Sue Bloom

Neighbors & Guests in Attendance: Rana Lasgari (Sal DiCiccio's Chief of Staff) Jan Eisen and Jim Warne... signed list of guests to be inserted here.

Report from Officer Ben Carro:

- Reviewed Re-Bid from the city – keeping boundaries, not redistricting and not changes for our community.
- Bike Registration – January 14th 9am – 12pm at Bike Barn
- March Madness – All police officers will be rescheduled and downtown for at least 4 days.
- Community Outreach – Looking for ways to connect with neighborhood, looking for input from neighbors.
- Neighborhood Safety – Beware of cat burglars, during holiday season, make sure windows closed and doors locked.

Presentation on David Wright House by Chuck Coughlin and Victor Sidy

- Victor Sidy was at Taliesin school of architecture 2005 – 2015
- Victor was invited by DWH, LLC to look at plans through the lens of Preservation to address concerns from public and neighbors.
- Find path that is best for the house.
- Originally in favor of the 2.45 City application for HP-L. Since then the property was enlarged and now property is 6.1 acres.
- Talking with Camelback Church of Christ, for opportunities, to access the property on a limited basis and looking at eliminating access from Exeter Blvd.
- Sidy and Coughlin want City to withdraw 2.45 HP-L application and allow 5.9 acres HP-L application by owner, to move forward after HP Commission voted to approve.
- Need to find philanthropic partners and the 2.45 HP-L application is preventing this from happening.
- Coughlin stated, Owner never consented to the original 2.45 HP-L application by the City of Phoenix

Presentation on David Wright House by Chuck Coughlin and Victor Sidy – Con't

Questions:

Craig Steblay asked about diminished scope and if the proposed amphitheater was still included. Coughlin couldn't say with 100% certainty due to the uncertainty of the potential philanthropic partners.

Tracy Wadas shared history of neighbor's concerns and stated she was concerned to hear Rawling never "consented" to the City's HP-L application, as he purchased the property with the application in place. She asked if the DHW, LLC had contracted with the church and if they would share the contract. Coughlin stated he would not share the contract.

Coughlin reviewed the 100th anniversary of FLW and that the carpet designed by FLW was on all the invitations to the celebration events. They are looking for appropriate usage on the property and an endowment of \$10 million to make it the cultural icon of the community and make it one of the iconic pieces of architecture in the world.

Victor Sedy shared that he was new to the project and felt the page had turned on the history of the house in the Arcadia neighborhood. Interested in the history but felt its counterproductive to the building finding a suitable patron or group of organizations that will help insure the property's preservation. Not interested in how one's money is spent but more importantly how life is breathed into the house. Doesn't want the architecture walled off to those that would enjoy it. He stated that Zach Rawling and his family are tapped out with regard to their interest in pursuing the project much further. He thinks it's sad and hopes it's not an indication of how philanthropists are treated in the city.

Karen Beckvar asked what the parcel of land on Exeter brings to preservation? Sees the need for taking the property north so the neighborhood is not impacted by traffic. Stated a \$2million endowment could be started by selling the property on Exeter and reducing the application in acreage and perhaps more palpable to neighbors.

Victor Sidy shared replied the best view from house is midpoint from the property and the Exeter parcel was the preferred access by FLW originally. The land was needed for visitors to take in the house in its full context. The relationship of the house to its surrounding context is huge. The historic grove would be restored to the property so that you get a sense you are surrounded by the citrus groves.

Jared asked about uses conducted on the property
Coughlin replied, stem curriculum – curriculum to study the architecture of the house. Looking at cultural applications, possibly with Heard Museum and educational programs.

Borsand how do you describe a success for this property? Followed by would attendance of 100,000 + make it successful?

Victor from a preservation perspective stated Frank Lloyd Wright believed – "Good architecture is living architecture". He felt the worst thing you could do to architecture is preserve it as an amber and not let anything other than lines of tourists turn it into a mausoleum. The building should be enjoyed and experienced in an interactive way by the public. If 100,000 would support the house and its preservation perhaps large amount of visitors would be appropriate, but doesn't see that being the goal. Discussed cheap tourist destinations and this house is not that paradigm. He would like to see the community to enjoy and profit from house.

Tristhan Schaub stated that the 2.45 application is supported by preservation and he asked the presenters, "What happens if you don't get what you want?"

Chuck Coughlin stated that if the City does not pull the 2.45 HP-L application, they will file a Prop 207 suit against the City of Phoenix, as indicated in their letter to the City.

Joan Warne reviewed an event that had been held at the David & Gladys Wright House a few nights earlier and that you could hear it blocks away and large numbers of cars parked in the neighborhood. She urged them to reconsider the large scale commercial events being held at the property.

Coughlin stated there are no other events planned for the property, currently.

Craig Steblay asked if the self-imposed moratorium of no events at the property would be honored moving forward.

Coughlin said that was the plan at this juncture. They want to use the property to bring philanthropic partners for tours, for example, National Historic Trust is visiting next year.

Victor Sidy closed with looking at building a privacy wall between the house and the public right of way. Bigger question, what is the plan for him to get feedback from the ACMNA and neighbors.

Craig Steblay asked if Zachary Rawling would consider attending a ACMNA meeting and additionally would they be interested in a small focus group being formed to meet with Victor. Both Chuck and Victor thought Craig's ideas would be productive.

Craig Steblay asked if any Questions to the Board:

Dorie Duff, discussed small focus group and stated that the Sonntag's and Duff's are the most impacted and should be part of the focus group. She reviewed the events and the impact on neighbors.

Volker Sonntag reviewed the recent event and the disruption they experienced the whole day.

Tracy Wadas stated she heard a threat and ultimatum from Chuck Coughlin during the presentation. She shared the resolution that was passed, unanimously, by the board one year ago.

Sue Bloom stated concern about the Landmark designation attached to the HP. Her opinion was to support both applications and continue the 2.45 HP-L. She reviewed the City originally fought a Prop 207 suit in 2012. The Mayor is going to support withdrawing the 2.45 app because it would be fiscally irresponsible for the City to remove due to potential Prop 207 suit.

Craig DeMarco shared the responsibilities of servers of alcohol in the restaurant business versus a host event by outside caterers. The accountability is non-existent when it comes to the amounts served. Then guests will travel throughout the neighborhood in their cars, not on Camelback Road, to leave the property. He was aligned with Sue Bloom's opinion on supporting the continuance of 2.45 application.

Thomas Galvin, Rose Law Group, stated that 'Actions speak louder than words', and that DWH, LLC is solely interested in obtaining the Landmark designation on all 5.9 acres so they can obtain access from the church and file the special use permit allowed through the text amendment, to allow a wine bar, gift shop, etc. He found it hard to believe this was Frank Lloyd Wright's vision for the house.

Stephen Earl discussed "Cultural" events and the broad spectrum of its definition.

Variances: Phoenician Development

Wendy Riddell presented that Host Resorts had filed an application with the City to amend their overall zoning to ask for additional density. They are currently asking for the parcel to the west of the entrance to be re-zoned to allow multi family. We have pushed back and suggested to Paul Gilbert that the community would not support. Language was added that if the zoning request is approved and amendments or changing proposed, the Board would have the ability to appeal through the process.

Paul Gilbert had sent Riddell a letter that by the January they would have a final position on parcel 8. They are asking for 15 units per acre.

C. Steblay this is contrary to the intent of the Special Plan for our neighborhood.

Wendy Riddell reviewed the PUD process and shared that it would be a minimum of 3 months and more like 4-5 months for public review.

Karan Beckvar asked about small parcels for single-family homes – provides more acreage for their density. Is it Possible to restrict the lots to single-family homes.

Peter Petkis stated he lives on 56th street and been in discussion with his neighbors regarding the ACMNA taking an aggressive position toward the David Wright House and not focused on the issues that exist on 56th street. He and his neighbors would like to see the Project rejected by the ACMNA due to the additional 856 vehicles that would be brought to Camelback Road and 56th Street. He would like to have an opportunity to speak on the agenda in January regarding the Phoenician Project.

Craig shared a proposed resolution on the ACMNA position for the Board members to review.

Jerry Eisen motioned to adopt the resolution dated 12/1/2016. Marvin Borsand seconded and Karan Beckvar recused herself from the vote. The resolution was adopted unanimously.

The Board adjourned for Executive Session and excused all the guests.

Al Frei made a motion to have Wendy Riddell draft a letter to City of Phoenix to convey the substance of tonight's discussion and position of tonight's meeting, to present to City Council. Dan Drake seconded. Karan Beckvar recused herself from the vote. Motion was passed unanimously.

Other Business:

Craig Steblay appointed John Stofko to replace Jennifer Sheedy who had to resign from the board. The Board ratified the appointment unanimously.

Treasurer Report: Marvin Borsand motioned to accept the report. Tracy Wadas seconded and the report was approved by unanimously.

Minutes: Tracy Wadas motioned to accept the minutes as presented by Dan Drake. Claudia Richardson seconded and the Board approved the minutes unanimously.

Motion by Paul Roshka to approve an additional \$5,000 in legal services with Wendy Riddell. Seconded by Claudia Richardson. Brian Flader stated he wanted to make sure funds are available for community events that he would like to see at another level. Motion was approved Unanimously.

The meeting adjourned at 7:30pm.

Respectfully submitted, on January 5th, 2017, by Tracy Wadas.