

# ARCADIA CENTRAL

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## ACMNA Newsletter

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## Q & A: 44 | Camelback

*When will 44 | Camelback construction begin and what's the status of the Phoenix Suns/Mercury Training facility?* Those were the two main questions we asked Jeff Moloznik of RED Development in an effort to provide an update for our readers. The 44 | Camelback project is located on the Northwest corner of 44th Street and Camelback Road and has been home to many business and medical offices throughout the years. ACMNA and the surrounding neighbors were heavily involved in the planning and approval process of this project and we are excited to provide you with an update.



Conceptual Drawing

The basketball facility, located on the northern part of the property, is scheduled to be completed at the end of September. This has been an impressively quick build and it's unsure when the facility will be occupied. The facility will be self-contained, operating independently from the rest of the greater development which is soon to begin construction. A traffic light is slated to be installed near to Steak 44 Restaurant, north of Camelback, to allow for safer access to the facility and the two business centers, east and west.

All leases on the main property end this year which sets the stage for the project's demolition by end of year and construction beginning in early 2021. While there will likely be some staggering of the completion of some of the buildings, the landscaping and roadway improvements will be constructed all at once minimizing the impact to the surrounding communities. The only time traffic will be impacted on Camelback Road is when the power lines are buried and the right turn lane and pull-off is constructed for the new bus bay. This not only makes the aesthetic view better for 44 | Camelback occupants and guests, but it also honors a commitment made to the neighbors to bury their power poles. The changes will also improve westbound traffic on Camelback by taking the bus stop out of the traffic lane.

*How is the recent SARS-CoV-2 outbreak impacting this project, we wondered?* With so much of the average hotel's revenue wrapped up in business travel and conventions, the new Sam Fox concept hotel is unique and scaled appropriately with fewer rooms and enhanced food and beverage offerings to attract more than just business hotel guests. Being in the middle of COVID has given them the opportunity to develop a hotel that takes into account a post COVID design and operation. Updates on design forthcoming.

(continued on page 3)

## ACMNA BOARD MEETINGS

The Association Board of Directors meet at 6pm on the first Thursday of the month (Except July and August) at Prince of Peace, Choir Room (NW corner)

These meetings are open to the public and Arcadia residents are encouraged to attend. Agendas are posted 5 days prior to meetings at:

[www.acmna.org/agendas](http://www.acmna.org/agendas)



# 56th St.

# 5600 E



## Project Update

When ACMNA got wind of the impacts and potential shortfalls for the Phoenix City budgets we immediately picked up the phone to call the Streets Department. After some consoling by city staff and our council office, we were assured that nothing has changed.

The 56th Street Improvement project is still moving towards its next milestone: development of the final civil engineering plans. The project will be phased, with priority given to the section between Indian School and Thomas Roads where the schools are located. In the procurement process, funds were granted through the Department of Transportation. This gives a contractual obligation to complete work by 2024.

Rest assured, there is still a second round of community engagement which will take place before any construction starts. ACMNA will be involved and will supply any and all information to the neighborhood. Watch this newsletter, check our [Facebook page](#), and visit our website, [www.acmna.com](http://www.acmna.com), to stay informed on this project.

## News from the Board

Would you like to be more involved in Arcadia?

Are you interested in working to preserve the residential character of this wonderful neighborhood?

Consider becoming an ACMNA Board Member!

**ACMNA is looking for new board members to fill vacancies.**

As a board member, you will help preserve the integrity of our beautiful neighborhood. If you are interested, please send your inquiries, as well as why you are interested in joining the board, to: [info@acmna.org](mailto:info@acmna.org).

## From Officer Jared's Desk:



### Safety-focused videos shared on the Nextdoor app

The Phoenix Police Department's Mountainview Precinct is working on releasing short, 1-2 minute videos on a bi-weekly basis. Topics will include: precinct news, ongoing issues, safety tips, and helpful information for the community. Videos may be viewed via the Nextdoor app.

## STOP Graffiti in Arcadia

Once the problem of blighted urban areas, graffiti has, for years, been popping up in residential neighborhoods. Arcadia is no exception. The walls along the canal offer a blank canvas, and are one of the taggers' main targets.



The photos here were taken along the canal, between 44th and 56th Streets.

Here are some resources to help stop graffiti crimes:

#### *If in Progress:*

Call 9-1-1 as graffiti is considered a crime.

*To file a police report* regarding graffiti damage, call 602-262-6151 (police non emergency line)

*For removal:* Call Graffiti Busters at 602-534-4444 or visit their mobile-friendly website <https://phxatyourservice.dynamics365portals.us/landing/?sr=graffiti>

For other information please check out CLEA-GI (The Citizens Law Enforcement Anti-Graffiti Initiative) website: [www.cleagi.com](http://www.cleagi.com)



# Q & A: 44 | Camelback

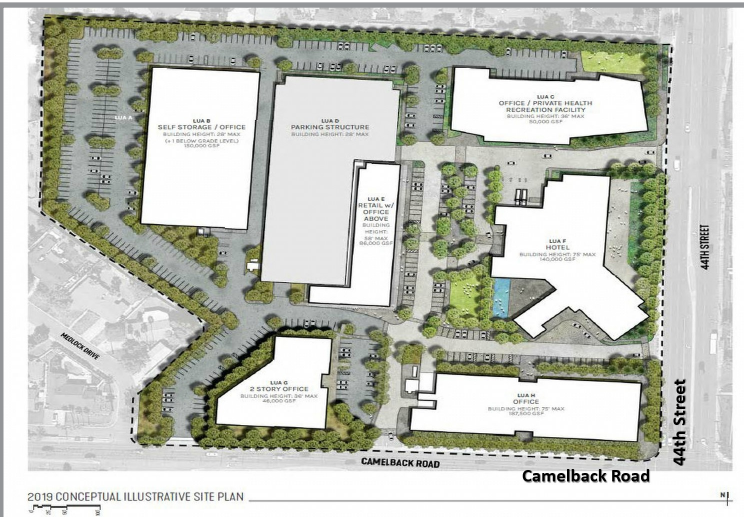
*But what about the office space? With so many companies now embracing "working from home", is it possible the office space portions will need to be modified?* Yes, modifications may happen, and they will likely include layout changes with lower density. Meeting, conference and training rooms will probably be the main reason for people to visit the office post-COVID. There is substantial interest in the market and significant portions of the space are already under negotiations with future tenants.

It'll be exciting to see these changes unfold over the next 2-years. ACMNA would like to thank Jeff for taking the time to update our readers and for being so accessible.

Images courtesy of RED Development

Top: Site Plan Map

Bottom: Conceptual drawing from interior of complex



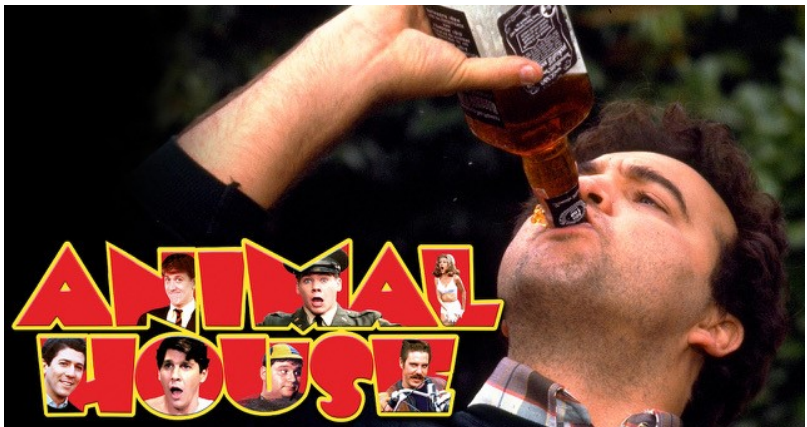
# Regulations on Short-Term Rentals

## Still a work-in-progress

Letter From Kate Brophy McGee

This past session I sponsored legislation regulating Short Term Rentals and Party Houses, which are becoming an increasing problem in LD28 and across the state. The bill made it out of the Senate on a 23-5-2 vote, but the pandemic ended session before we could get it out of the House. It is my top priority to resume work on this legislation when the legislature reconvenes in January, 2021.

In the meantime, I am working with representatives of AirBnb and VRBO regarding problem properties in my district. AirBnb has publicly stated that it will not allow party houses. Unfortunately and once again, the company's policy does not match facts on the ground. We have numerous party houses and I am working directly with AirBnb and VRBO to put a stop to these nuisances. It is imperative that neighbors file a police report and a complaint with the platform for any problem party houses. When you file a complaint with AirBnb or any other Short Term Rental company on this topic, please notify me at [kate@katemcgee.com](mailto:kate@katemcgee.com). I am gathering documentation for the upcoming session and also contacting the platforms directly about these neighborhood problems.



## CANCELLED

Due to the continued spread of Covid-19, ACMNA has made the difficult decision to cancel our annual neighborhood picnic.

We very much look forward to resuming in-person events and activities as soon as possible.

# ARCADIA CENTRAL

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*Preserving our neighborhood starts with you*

## IN THIS ISSUE:

- ◆ 44|Camelback Q & A
- ◆ 56th Street Update
- ◆ Party House Legislation
- ◆ Stop Graffiti
- ◆ Mountain View Precinct Video Share
- ◆ Shemer Fund Drive

## Keep up with all things Arcadia!

Enjoy our newsletter?  
Make sure to keep up with neighborhood news all year long, especially now, when things are changing so quickly!

Visit our website: [www.acmna.org](http://www.acmna.org)

Sign up to get our emails:  
(sent only when important issues occur)  
[www.acmna.org/join-our-mail-list](http://www.acmna.org/join-our-mail-list)

Check out our Facebook page:  
[www.facebook.com/groups/ACMNA/](http://www.facebook.com/groups/ACMNA/)



## Shemer Fund Drive Continues

The Shemer Art Center continues to actively pursue donors to help with the property



expansion to the south. Naming opportunities for the new, lecture hall and the gift shop are now reserved, and two art galleries are on hold for two other prominent Arcadia area families.

The founders building name and additional naming opportunities, such as the last art gallery, the new sculpture garden, or one of four art studios, are still available.

Information is posted on Shemer's website (<https://shemerartcenter.org/shemer-expansion-legacy-campaign/>) and a GoFundMe account has been set up (<https://gf.me/u/ympuyi>). Be sure to DONATE TODAY to have your family's name forever showcased as a supporter of this neighborhood gem!