

Historic Roosevelt Times

July 2017

Roosevelt Action Association est. 1981

www.RooseveltNeighborhood.org



Property and Project Updates:

Text Amendment for NWC Central Ave/Willetta

1402 N. Central Ave

A representative for the owner of the vacant parcel between Spaghetti Factory and Artisan Lofts has applied for a Text Amendment to increase the maximum building height from 75' to 250.' The parcel is commonly known as "Artisan Phase II."

A text amendment is different from a variance request. No site plan or project plan are required, and there are no stipulations allowed. Being a change in code, the amendment must get City Council approval. The RAA board is monitoring the process and soliciting feedback. *(continued on Page 4)*

Development Update:

Starbucks - (SEC 7th Ave & Roosevelt). This project is undergoing final City review, with construction to start late summer and an anticipated opening the first of the 2018.

5th Avenue RFP - (819 N. 5th Ave, just south of The Teapot). responses to the City's Request for Proposals were due June 23rd. The minimum price of the lot was set at \$245,000 and encouraged an owner-occupied project. An evaluation panel including members of the neighborhood was convened.

Circles Building/Stewart - (NWC Central & McKinley). Aspirant is moving forward with this apartment project. Related utility and underground work is ongoing with the McKinley St. closure through the summer.

NEC Willetta and Central- (between Burton Barr Library and CVS). Ryan Companies recently announced plans and renderings for their 6-story project. It will include 227 apartments, 6 townhomes & office space. Estimated apt size is 525-1250 sq. ft. The demolition of the vintage Valley National Bank was completed last month. Construction is expected to begin in July with pre-leasing summer 2018.

RAA August General Membership Meeting

Tuesday, August 15th 2017, UL2 Building
(SWC 2nd Ave/McKinley - 650 N. 2nd Ave)
Social "Quarter" 6:00-6:15, Official start 6:16
Contact a Board member for info on Board meetings

Note- no July Meeting!

Historic Preservation:

Development pressure and increasing land values continue to threaten historic properties in downtown. Under the shadow of Prop 207, the City's Historic Preservation Department has little control over the fate of many buildings. In Roosevelt this month:

Oldaker House- 649 N. 3rd Ave, c. 1909. Efforts to save this home (profiled in last month's newsletter) are ongoing. An option to move the house is being explored by the community. No resting easy until a deal is done.

Clinton Campbell House- 357 N. 4th Ave, c. 1898. Sadly, the appeal to prevent the demolition of this 120 yr-old house failed. The Historic Preservation Commission voted unanimously to reaffirm the determination an historic overlay on the property could cause an economic hardship to the property owner. The owner claims that the presence of the house reduces the potential sales price of the three lots that have been assembled for a larger project. The preservation community had hoped for an adaptive reuse project or integration with the Urban Paseo. Thanks to Preserve Phoenix and Jennifer Boucek for their time and effort to present a possible solution that would work for the owner. The owners have agreed to delay demolition by 30 days to allow salvage and photographs.

Sexon House (below) 338 N. 4th Ave (b/t Van Buren & Fillmore, across from Campbell House) c. 1906 A demolition



permit was pulled on this property in late May. Because it is not a commercial building 50 years or older, the Historic Preservation Office couldn't put a 30-day hold on the demolition. The home can be demolished at the owners' will. By public record and marketing, it appears to be have been listed for sale by the original family.

Historic Roosevelt Home Tour

2017 Roosevelt Historic Home Tour -

Sunday, November 19th

- Pierre Kaluzny, Tour Chair

Why are we doing a home tour, one might ask? Well, it's a way for the neighborhood association to raise funds to do things such as neighborhood beautification, planting trees, social events, printing the newsletter and paying fees & insurance to maintain status as a 501 3c. Now that we have this out of the way, Roosevelt Home Tour 2017 (Nov 19th) will return to South Roosevelt by popular demand. We already have commitments for some homes but need more. Still on the fence about participating? Answer these questions:

- 1) Do you live south of Hance Park?
- 2) Do you love your neighborhood?
- 3) Are you reading this article right now?

If you answered yes to 2 or more questions above, you're a perfect candidate to be on Home Tour. Not convinced yet? Check out these testimonials from past participants:

"I've had my home tour 3 times. I would gladly do it again. It's actually fun; give it a try!"

"My favorite part: people ooh and aah over the littlest things--doorknobs, window sills, overhangs, old bath fixtures- I never felt so proud of my house"

"It was a great motivation to finish the few home projects I had meant to tackle and give back to the neighborhood!"

"People coming through were SO complimentary, it made me feel so good about my house"

Volunteers for the event & for the Home Tour Subcommittee are in high demand! Contact Pierre Kaluzny at 917.392.9648 or Pierre@SputnikMoment.com

2017-2018 RAA Board of Directors

Andie Abkarian	President	AndieAbkarian@gmail.com
George Pasquel	VP	George.Pasquel@gmail.com
Joan Kelchner	Secretary	DrJ4Roosevelt@cox.net
Doug Churchill	Treasurer	DouglasChur@aol.com
Steve Bruckal	Officer	SteveBruckal@gmail.com
Pierre Kaluzny	Officer	Pierre@SputnikMoment.com
Dan Nelson	Officer	DPrimary@mac.com
Will Rodriguez	Officer	WRodriguez16@hotmail.com
Cole Van Norman	Officer	Cole@vndPHX.com

Memberships- New and renewal

RAA memberships run from Jan 1 to Dec 31, so if you haven't renewed since 2016, you're up! Only members can vote on issues of importance that are brought before the membership for a vote. The \$10 annual dues help offset RAA expenses such as the newsletter, insurance, 5013c filing fees, website.

Ways to join:

www.RooseveltNeighborhood.org - "About" page. At neighborhood meeting - cash/check. By US Mail -check to RAA, PO Box 2788, Phoenix AZ 85002



Hance Dog Park will be closed July 10th -Aug 21st for turf restoration

Summer Dog Safety- Too hot for you, too hot for them!

Other than the love of their humans, pups have everything going against them in the Phoenix summers: heat, hot sidewalks, thunder, lightning, fireworks and pool parties.

Warm Walks: Sidewalks are too hot this time of year for day-time walking. They easily reach 160 degrees; black asphalt 200 degrees. If you can't press the back of your hand onto the ground for 5 seconds, it's too hot for your pup's paws - regardless of how tough their pads are or how fast they are moving. Dogs sweat only through their paws and cool through panting. Booties are an option, or just skip walks until temps drop below 90 and sidewalks cool (usually 1.5 hour after sunset)

Overheating: The ground radiates heat onto your doggies's tummy and chest, so your pup can overheat quickly. Dogs cool by panting, and as their body temperature rises, they can't pant fast enough to cool down. If you see an extended tongue, drooling, and rapid panting, get your pup to a cool area immediately. Wet towels on his head & chest can cool him off. It's counterintuitive, but ice or very cold water will make things worse. The cold causes blood vessels to constrict, so overheated blood moves away from the skin and deeper into the body; organ failure or death can happen.

Bangs and Flashes: Over 30% of all lost pet incidents take place on July 4th/5th. Not only do fireworks spook, but doggies can slip out a gate or door during parties. Of course never take your dog to fireworks celebrations! Monsoon storms can scare pups too. Get a microchip, keep collars with tags on, and lock your pup in a quiet room during parties, storms and on the 4th.

If you lose your dog, go immediately to "Lost Dogs Arizona" Facebook page for instructions on what to do. Always check at Maricopa County Animal Care & Control (MCACC), and use their online interactive map tool.

Visit Friends of Hance Dog Park at "Friends of Hance Park Dog Park" on Facebook.

(Text amendment (Continued from page 1))

Several reasons for the Text Amendment have been outlined and will be shared in detail by the attorney at the August meeting:

- Nearby parcels are zoned at 250'.
- There is no limit on the density (Number of units that can be built).
- They could have more difficulty obtaining development financing with lower entitlements ("higher" entitlements increase value).
- Their perception is that steel and concrete construction is better quality than stick built (wood frame). Stick built framing is limited to ~ 6 stories.

The owner has no immediate plans to develop the property. Representatives will be at the August 15th RAA meeting. There's support of the change from outside the neighborhood, so we look forward to hearing your perspective. The request needs to be heard by the following City Committees; each presents an opportunity to express opinions.

August 14 - Central City Village Planning

Sept 7 - Planning Commission

Oct - TBD - Downtown, Aviation, Economy & Innovation

Nov - TBD - City Council

You can also email or call City Planner Hannah Oliver at Hannah.Oliver@phoenix.gov or 602.256.5648.



South Roosevelt Property Survey

Members of the preservation community will join forces with RAA and Roosevelt residents to complete a survey of South Roosevelt, with a focus on identifying and documenting historic properties.

The last comprehensive survey was completed in 1982 and the survey did not extend south of Fillmore. Please contact Joan Kelchner or Andie Abkarian if you can spare 30 minutes with a map and a camera. Surveying can be done from the comfort of your air-conditioned car. (See email addresses on page 2)

Summer Bulk Trash Pick Up Schedule

	<u>Set out Trash</u>	<u>Pick up</u>
McDowell to I-10	Aug 5th-13	Aug 14-19
I-10 to Roosevelt	July 22-30	July 31-Aug 4
Roosevelt to Van Buren	July 15-23	July 24-28

Bulk trash is items too large to fit in containers, such as furniture, large appliances (without refrigerants) and large amounts of vegetation. NO construction materials longer than 4', tires, glass, mirrors, un-bagged debris, hazardous waste/chemicals, brick, shingles, or appliances with refrigerants. It's a violation to place materials out before the "set out" date or to place items behind someone else's house. More info at www.phoenix.gov/public works.

Area Concrete Repairs

NoRo Sidewalk/Ramp Replacements

East/West streets north of Roosevelt

June - August 2017

Hours 6AM-5PM, M-F with other hours if necessary

Closures and detours possible, w/residents, businesses and pedestrian access maintained. No on-street parking during construction hours. Irrigation lines that are damaged will be repaired.

Sidewalk Ramp Replacement Project

Both sides of 7th Ave from I-10 to Thomas

Summer 2017

Hours 6AM-5PM, M-F with hours varying seasonally

Adjacent property owners will be notified 48-72 hours in advance of work.

24 hr Construction Hotline for both projects

Talus Construction - 602.956.2670

Through a grant from Love Your Block PHX, the Urban Phoenix Project planted 4 trees in the easement along 4th Avenue to bring more shade to the neighborhood. Interested in helping with a future street tree planting? go to www.urbanpphoenixproject.org or send an email to Info@RooseveltNeighborhood.org



The go-to for all things downtown

Community Contact Info

Police Community Action Officers:
 North of I-10: Ofc Ben Harris - 602.361.4501
 South of I-10: Ofc Armida Gonzales & Ofc Mario Anioch -602.534.1389
 Street light outages: include pole number: 602.495.5125
 Graffiti Busters: no tag too small! 602.534.4444
CRIME STOP (non emergency Police) 602.262.6151
 Property Maintenance Violations: 602.262.7844

Hance Park and Downtown Events - Summer 2017

Arizona Puppet Theatre - 3rd Ave & Latham



www.azpuppets.org

- July 8-16th My Pet Dinosaur
- July 26-31 Rumpelstiltskin
- Aug 16-Sept 3 Three Billy Goats Gruff

AZ Diamondbacks Baseball

ArizonaDiamondbacks.mlb.com

- July 23-26 Philadelphia Phillies
- July 27-29 St. Louis Cardinals
- July 30 Colorado Rockies

Phx Mercury Basketball

Mercury.WNBA.com

- July 5 Washington Mystics
- July 9 New York Liberty
- July 12 Atlanta Dream
- July 14 Minnesota Lynx
- July 19 Indiana Fever

The Roosevelt Times is an official publication of the Roosevelt Action Association

PO Box 2788

Phoenix AZ 85002

www.RooseveltNeighborhood.org

info@RooseveltNeighborhood.org

Facebook: Roosevelt Historic District and Neighborhood

Starting with the August issue, the Roosevelt Times will be accepting a limited amount of advertising. For sizes, rates and submissions, contact Doug Churchill: DouglasChur@aol.com or 602.606.2914