



PIERSON PLACE TIMES

Volume 12

Edition 3

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New Sidewalk On 3rd Avenue!

The City reports our request for a sidewalk on 3rd Avenue is moving forward! It is undergoing environmental review now, and later will be transferred to a project manager in the Design and Construction Management (DCM) area. The sidewalk will be on the east side of 3rd Ave from Mariposa to Coolidge streets, which when combined with the existing sidewalks, will make for continuous sidewalk from Camelback to the Grand Canal. The City expects to have it designed sometime in the current fiscal year (by June 2018), and constructed in the following fiscal year. Many thanks to Chris Marks (Elm St.) and Charley Jones (Mariposa St.) for circulating the petitions and having meetings with City officials to get this started. The sidewalk will offer everyone a much safer place to walk in the center of the neighborhood, and provide a great path to both light rail and the Canalscape improvements coming soon. What a great improvement in the neighborhood!

Neighborhood Social Event

October 21st - Save The Date!

We are planning an outdoor social event for our G.A.I.N. event this fall. Come out and meet your neighbors and mingle a bit – because this is one of the best ways to help reduce crime in YOUR neighborhood. G.A.I.N. stands for Getting Arizona Involved in Neighborhoods. Get to know who lives on YOUR street, and start watching out for each other's property. Talk about suspicious things you've seen, compare notes, and agree to report more things in the future. We will be planning the event in the next month or two, so be sure to look for email and website announcements soon. For now, plan on some type of fun activities, presentations, food, music, and visits from City officials, cops, cop cars and fire trucks. Everyone in the neighborhood is invited, and it is sure to be a great time. Just save the date for now, and we'll see you when the weather is nice!



Bike Racks Coming To 7th Ave!!

By Gary LeBlanc, CASA VP and Project Manager

The Community Alliance of Seventh Avenue (CASA) is providing bike racks to businesses in the Melrose area of 7th Avenue, which will tie in with the City’s new CanalScape project and connect with bike lanes that serve many neighborhoods.

CASA has relationships with the 7th Avenue Merchant’s Association, City of Phoenix, the U.S. Department of HUD, Arizona State University, St. Luke’s Health Initiatives, local neighborhoods and other organizations committed to developing walkable, bicycling, opportunity-rich communities connected to light rail.

CASA has identified more than 40 properties where bike racks can be installed at businesses on 7th Avenue between Camelback and Indian School Roads. Funding for the project has been secured, and we are moving forward with the purchase and install of these racks. Charley Jones, President of CASA, designed the “M” shaped rack with help from his daughter Nicole. Many thanks to both of you for making a design that reflects the character of the Melrose area. Funding was provided by the PB Bell Companies, developers of the “The Curve” apartments at 7th Ave and Montecito, and our hats go off to this local company for being such a great corporate neighbor.

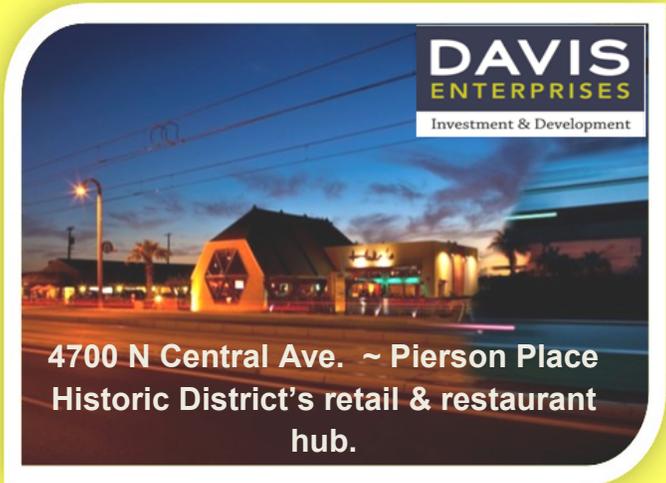
Keep an eye out for new racks popping up in the months ahead!

Crime Stats

Source: raidsonline.com

April 1st to June 30th

- 4-4-17 5xx W. Highland, Theft-Bicycles-Felony
- 4-10-17 3xx W. Highland, Burglary 2nd Degree
- 4-12-17 7th Ave & Camelback, Agg Assault
- 5-15-17 46xx N. Central, Burglary-3rd Degree
- 5-24-17 xx W. Camelback, Agg Assault
- 6-2-17 3xx W. Coolidge, Burglary-2nd Degree
- 6-8-17 46xx N. Central, Burglary-3rd Degree
- 6-24-17 46xx N. Central, Burglary-2nd Degree
- 6-27-17 7th Ave & Camelback, Agg Assault



A Walk About

By Roland Regeon (Hazelwood St.)

As I travel the neighborhood with dogs in hand, lately around mid-night... I see a lot of great improvements in Pierson Place. Wrought iron gates on abandoned alleys, front yards with rustic railings, hardwood paneling, paver driveways and walk ways, and structural steel upper deck viewpoints. Wow. The flippers and homeowner improvers are going all out! Yards have more night lighting around their borders, which is great. The house next door is on its 3rd remodeling on the inside. Things seem to be hopping and popping about the hood! Please check in on all of your older neighbors during the extreme heat index that we are having. Drink a lot of water and be safe out there. And remember, if you see something wrong, say something. Call 911, or 602-262-6151 for non-emergencies, and tell your neighbors.

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Charley's Chapter

By Charley Jones (Mariposa St.)

You probably know I often write about the people in Pierson Place. They are great no matter what, and everyone knows it. But this time I want to talk about the neighborhood itself, and discuss some things that make it great. Some are original, some are new, and some are a mixture of modern urban living.

First, the houses range from the early 1920s to contemporary houses built this year. There are condos, adobes and red brick houses built for veterans coming home from the war. These sturdy houses attracted newlyweds starting families, whose kids would ride bikes to school (remember that?). I used to ride my bike across 7th Ave every day without a crossing guard, didn't need one back then. There is almost 100 years of housing trends in this neighborhood, and that's cool.

There are wide streets, good sized front and back yards, with lots of grass and landscaping. Many blocks still have flood irrigation, which provides for lots of greenery. Back in the day, we had a blast playing hide n' seek among all the trees and shrubs. And pretty soon, there will be a new sidewalk on 3rd Ave, providing a better place to walk in the neighborhood and especially to/from the canal and light rail.

Then, there are big alleys between 1st and 3rd Aves with street lights, Block Watch signs (now), and room for bulk trash. They are a haven for everything good and bad. The cops caught me riding a mini-bike in one of those alleys when I was a kid, sure looks funny now. For those who like the alleys, enjoy them now. For those who don't, be aware the City is testing an alley-closing project this year, and your wish could come true.

The borders have restaurants, retail, automotive, a rental yard and a blues bar, what a mix. The northern border used to be all retail and even had a car wash where I got my first job. Now it houses a light rail station that provides us access to everywhere light rail goes. The southern border has the canal, in which we swam with crawdads decades ago. And very soon, the City's new Canalscape project will connect us to joggers, bikers and walkers from around the city. Monolithic borders on the north and south that both separate and connect us, with light rail restrictions and suicide lanes on the east and west. Four very unique borders on one special neighborhood.

Of course, I have to say something about the people in Pierson Place. They are great. But, the physical things in this neighborhood are just as great. The houses, streets, alleys and even the borders made for great living back then, and even greater living now. Combine the modern era we live in, the people we live next to, and the contemporary things we do every day, and it's easy to see why Pierson Place is such a great neighborhood. It has been for decades.

IMPORTANT!!

**If you see anything suspicious...
please tell the cops & your neighbors**

Emergency: 911

Non-emergency: (602) 262-6151

And, tell YOUR Community Action Officers:

**Mario Lozoya: 602-534-1745
mario.lozoya@phoenix.gov**

**Matt Makinster: 602-534-0347
matt.makinster@phoenix.gov**



HOMES in Pierson Place Historic District, go to:

www.PiersonPlaceHomes.com

MARK MARTIN REAL ESTATE

Info@PiersonPlaceHomes.com

Cell: (602) 277-4220



Cornerstone Variances Extended

By Reid Butler, Cornerstone LLC

Zoning variances for the Cornerstone on Camelback project at the southwest corner of Central & Camelback were extended last month. They were set to expire last month, and the Zoning Administrator granted an extension to June 8, 2021. According to the developer, the variances support some prominent elements of the original approved site plan for the proposed project, which was slated as a mix of hotel, residential and retail uses. The current outlook is to design an Interim Beautification Plan for the site this summer, and install that interim use by summer of 2018. The mixed-use development is estimated to move forward in 2018 or 2019, depending on the overall economy.

See Anything Suspicious?

By Liam Sherman (Pierson St.)

I often hear from folks about suspicious characters lurking about in these hot summer evenings — I’m lucky to have great neighbors on my block who call me if they see something unusual going on near my home. I always ask them to please also call the police non-emergency line - (602) 262-6151. Crime Stop is the best way to get the police engaged during non-emergency incidents such as:

- Vandalism or graffiti in progress
- Suspicious or unknown persons on your or your neighbors’ property
- Casing activity - where strangers circle the block repeatedly at slow speed or on foot, etc.

See Anything Suspicious, call Crime Stop 602-262-6151

In general, if you see something happening that you wouldn’t want to happen on your property, it’s better to call than not. The police will make contact with any suspicious individuals and will identify them. They maintain an ongoing database of contacts and incidents that they use to track behavior patterns of offenders. Thus, if an individual has been involved in trespass, vandalism, theft or almost any other incidents in the past, they can proactively take action.

You can also contact the police for non-emergency incidents via their website form at: <https://www.phoenix.gov/police/policereport>.

Of course, if you see anything that jeopardizes life, limb or property - e.g. fighting, robbery, a break-in in progress, etc., please call 911 immediately. Stay safe!



Crime Prevention Items!

By: Robert Donat (Coolidge St.)

The response from our last newsletter was amazing, with lots of residents asking how to get free crime prevention items. The good news is... our 2017 Block Watch grant application was approved by the City Council, and we will purchase and distribute these items very soon. It’s easy to request crime prevention items for your house, just contact us at www.piersonplace.com or piersonplace@cox.net. We will have tri-function safety lights, LED flood lights, deadbolts, flashlights, door viewers, refrigerator magnets with important phone numbers, monogrammed t-shirts for patrollers and wireless driveway alarms. Contact us to get yours!

New Neighbor!

Megaphone Phx

Megaphone Phx is a collaborative art effort established in 2016 by Phoenix-based artist Andrew Brown. Through art classes for all ages, workshops, exhibitions, and diverse events, Megaphone Phx seeks to amplify the creative voices in our city, while maintaining the neighborhood feel of Pierson Place. Since January, Megaphone has debuted exhibitions by JJ Horner and Faith Christiansen Smeets, hosted a poetry slam, drawing events, and artist-led classes. This summer, Brown is hosting Art Camp for kids. A group of artists sold their work at the first *Mega Market* on July 14th, and it was a great success. Megaphone has art studios for rent, and is located in the Hula’s Center at 4700 N. Central. Stop in anytime! Facebook: Megaphone PHX Instagram: @megaphonephx

Home Sales in PPHD

By Romy Watkin (Mariposa St.)

As residents of Pierson Place Historic District I'm sure we are all curious as to what is going on with home values and sales in our neighborhood. For the purposes of this article we have used the area from Camelback to the Grand Canal and Central Ave to 7th Ave. We have broken the neighborhood down by property type and compared sales for single family homes, apartment style homes and condos, as well as combined statistics for the neighborhood and zip code 85013.

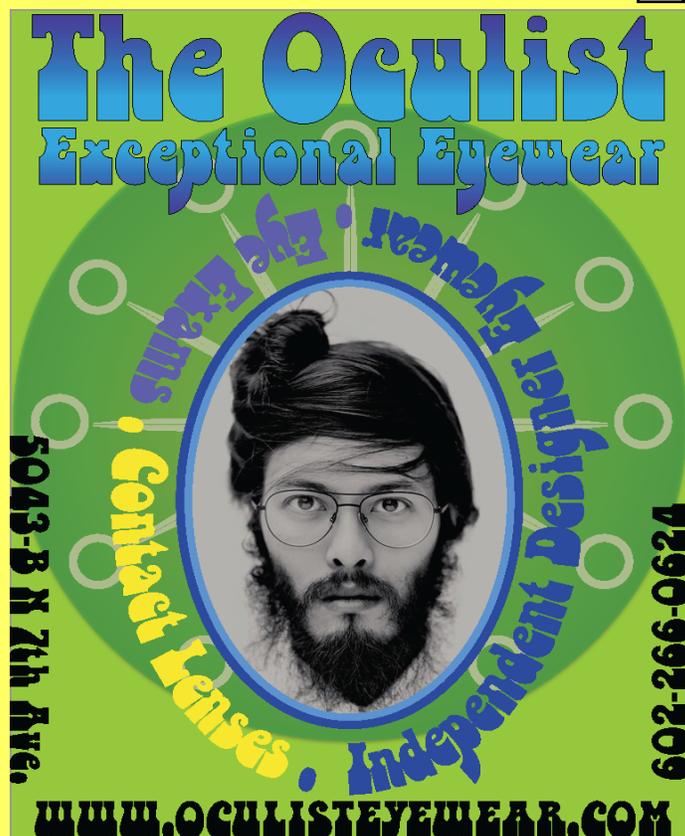
In the first half of 2017 (January 1st through June 30th) we've had nineteen homes sell in PPHD. This is up from 2016 when fifteen homes sold in the same time period. The median price of the homes sold in the first half of 2017 was \$224,055 and the weighted average price per square foot was \$195.93 (up from an average of \$176.24 for the first half of 2016).

As of July 1st, we have sixteen homes currently active on the market. At the current rate that homes are selling in Pierson Place, and if no more homes become available, it will take 5.37 months for all of these sixteen homes to sell.

So how do we compare to the world around us? Here is a handy table that compares sales in Pierson Place to the 85013 zip code. Obviously, there are many statistics to look at when trying to determine the value of your home, such as location, condition, upgrades and other unique

Jan 1- Jun 30 2017	PPHD All Homes	Apartment Style	Townhome	Single Family	85013
Average \$ per sq ft	\$ 195.93	\$ 171.40	\$ 254.19	\$ 223.88	\$187.92
Median Home Price	\$ 224,055	\$ 124,427	\$ 420,447	\$ 325,400	\$300,402
Avg Days on Market	106	91	254	49	76
# of Homes Sold	19	11	3	5	214
Inventory Mos.	5.37	5.45	2	6	2.18
Jan 1-Jun 30 2016					
Average \$ per sq ft	\$ 176.24	\$ 167.27	n/a	\$ 184.10	\$160.79

characteristics. However, it is always interesting to see what is going on in the area. To date our highest priced sale has been \$540,000, but keep your eye on 642 W. Coolidge as we could be seeing some new record highs soon.



Crime Trends

By Henry Harding (Coolidge St.)

Looking at crime statistics on Raids Online, it appears that crimes at the Light-rail station have decreased some, but the stretch along 7th Ave from the canal to Camelback has had much more crime lately. This may be due to criminals getting pressure from the Police at the light-rail station, so they are migrating south along 7th Avenue. South of the canal on 7th Ave to Indian School Rd there have been fewer crimes, as opposed to north of the canal. Most of the crimes (15) happen at night between 18:00 and 06:00, with six during the day in the outside area. The total crimes inside the neighborhood were three, and two of those were during the day. Of course, these are only those which have been reported to the police or by the police.





PIERSON PLACE HISTORIC DISTRICT
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Neighborhood Block Watch Event coming this fall!
Stay informed by email & neighborhood website.
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PIERSON PLACE HISTORIC DISTRICT NEWSLETTER

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Help Reduce Crime in YOUR Neighborhood!

- 1.) be aware of your surroundings,**
- 2.) get to know your neighbors,**
- 3.) report anything suspicious or out of place.**

We want to thank Ron and Alan at *A-1 Mailing Service* for the excellent graphics, printing and mailing they provide. Shop local, and call them for all your printing/mailing needs.
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