

MIDTOWNMUSE



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www.midtownmuseumdistrict.org

Welcome to Midtown

In this issue we are celebrating the creative thinking of those who took an older empty space and repurposed it to be a vibrant place for Midtowners to enjoy. Walsh Brothers Furniture Store was transformed into the Arizona Opera's new home to consolidate their activities in this perfect location. Robert Graham of Motley Design Group was enlisted to make it happen. See his article and Caitie Quick's article on operatic life in the new space.

Tom Carmody and Joe Flanagan saw the potential in a red brick complex at Central and Vernon that had been vacant for years - except for Daniel and Margie Urias at Mount Vernon Hair. Tom tells the story of the original owners and why he and Joe bought it. Now six active businesses are there including Shine Coffee and the Vernon Pocket Park.

In May of 2012 Bob Karber and Tim O'Neil acquired the almost vacant building known as One Thomas at the southwest corner of Central and Thomas and remodeled the building to create a modern but welcoming boutique feel, including great landscaping around an open patio. **mod** has taken the ground and mezzanine floors and patio. See Lynita Johnson's article about what is happening in the **mod** space.

See Councilwoman Pastor's article about the new **Central Arts District** and other economic factors at work in Midtown. Tom Simplot brings **A Vision for the Future** based on developments in the recent past and current trends in Midtown. Our Midtown Business series spotlights **Roger and Debbie Cahill**, owners of **Toywest**. Roger has provided car tips for our readers over the past three years. **Derek Horn** has another in the series about how our Midtown streets got their name. **Buena Avenue** may surprise you.

And what is the **MMDNA** working on? The second annual **Urban Living Tour** is just around the corner - November 1st. We are building on the success of last year. See Susan Thompson's article about the plans being made.

The **Midtown MUSE** comes out quarterly, but we have an email list of almost six hundred people. This is an inexpensive and fast way to keep you informed of events and issues in the neighborhood. If you would like to join the list, please send an email to info@midtownmuseumdistrict.org. You can also reach us by phone **602-758-3129** and find us on **Facebook**. Our **MMDNA** meetings are quarterly - usually on the third Wednesday of the month and are held at local venues so you can be introduced to the many great restaurants, hotels and meeting spaces nearby. Join us September 17th - location to be announced.

The MMDNA Board:

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The Urban Living Tour Returns!

By Susan Thompson



Last November MMDNA hosted the 1st Annual Urban Living Tour which brought over 500 people into Midtown to tour our extraordinary high rise condominiums. Tour goers had the rare opportunity to explore Artisan Lofts on Central, Chateau on Central, Villa del Coronado, Regency House, Tapestry on Central, and One Lexington.

This year we are excited to announce the addition of Phoenix Towers - a jewel in the crown of Midtown's architecture and mid-century modern history. In true urban fashion, we encouraged tour goers to enjoy the convenience of riding the Light Rail for travel between communities. There will be bike racks at each property for cyclists and pedi cabs available for easy transportation.

As significant as it is in the development of Phoenix, Midtown gets less attention in the history books, perhaps because it represents an "in between" phase between the city's original settlement and the tremendous outward growth that followed. Today, this sector of "Downtown" is home to a bustling business district, world-class museums and culture, fine restaurants, lush parks and a diverse mix of housing options.

Midtown is growing in the minds of all stakeholders. With the ReinventPHX program in the full works, our 2nd Annual Urban Living Tour will inform this walkability and infill development in ways we are very excited about and encourage your attendance and or involvement.

Thank you to last year's sponsors: R.O.I. Properties, Nicholas Yale, Wild Thaiger and Lecia Scaglione State Farm Agency.

If your business would like to be a sponsor of this event which will reach up to 1,000 participants on November 1st or you would like to volunteer... please contact:

Susan Thompson at susan.mmdna@gmail.com

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Vernon Plaza – Northwest corner of Central and Vernon Avenues By Tom Carmody



Q. Why would George and Jean Vaughn build a red brick colonial looking buildings on Central Avenue in Phoenix, Arizona in the 1940s????

A. Because that was the style that George admired – warm, solid, charming, that “back-east” Virginia look. Actually, George’s father

owned the northeast corner of Central and Virginia where he operated a grocery store. He was Jack Durant’s landlord.

The Vaughn family were Midtowners . They also owned the southwest corner of Central and Virginia (and still do). Vaugh Mercantile was located at Third Avenue and Indian School Road. George (Walt) Vaughn was born in 1912, the year Arizona became a state. He always wanted to be a farmer, but his mother said he had to have a real job so he went into dentistry (endodontics). He met his lovely wife Jean at Camp Pendleton, married and returned to Phoenix in 1936. They built the first building on the Vernon corner in the early 1940s as their live/work space, then built the two story building at 14 W Vernon (including a pool) several years later and occupied it, raised three kids, and then in 1975 retired to their 150 acres in Young, Arizona, where George could tend the land and grow his pine trees. They died shortly after the millennium but the Vernon property stayed in an heir’s trust until it was sold to the current ownership, TJ Vernon LLC, three years ago.

Over the years the buildings were primarily space for dentists (root canals) and lawyers (general thievery) but the corner has housed a hair salon since 1948 with only two tenants in 65 years, according to Daniel and Margie Urias at Mt Vernon Hair. They have been in their spot since 1981. Why so long? “Who wants to move?” asks Daniel. “Everybody hates moving” he says. How about the challenges with the construction of the neighboring Tapestry on Central condominiums and then the light rail over a period of nearly six years? “Oh, man, that was hard, but the worst thing was closing the street. Thank God for true, tough, loyal customers.” Some folks have been sitting in Daniel’s barber chair for nearly 50 years. Nowadays the tenants also include State Farm Insurance (Lecia Scaglione), Studio 6 (Samantha Kuroski), B-on-the-Obvious (Kathey Wagner) and Shine Coffee – Christiaan and Laryn Blok who spearheaded the pocket park development. Dylan and Michelle Bethge (formerly Portland’s) are opening Oven and Vine Bistro at 14 W Vernon as this article goes to press.

“Great changes and great use of the adaptive re-use program initiated through Development Services, City of Phoenix” says Greg Esser from Roosevelt Row. “The folks in Midtown should be proud.” TJ Vernon LLC (Tom Carmody and Joe Flanagan) were asked why they purchased Vernon Plaza. I responded, “location, architecture, and because that’s what we do... We fix up stuff.” We are happy with the result and the neighbors seem to be also.

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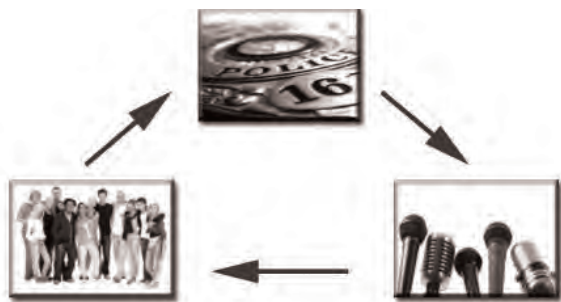
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The Silent Witness Police Staff provides information on unsolved felony cases to the local media outlets (TV, radio & print) for the purpose of soliciting anonymous tips from the community (citizens).

The Media then features these unsolved cases on a daily basis and reminds the community to call Silent Witness with any information. The community will call or visit the Silent Witness website to provide information, which is routed to the respective police agency and case agent.

The tipster remains anonymous and could earn a cash reward if their information leads to an arrest or indictment in the case.

How do you make sure citizens will remain completely anonymous?

When citizens provide tips, they are given a case number. They are then advised to contact **Silent Witness** within certain time-frames if they have more information or want to check the status of their case. Anytime they call, they use their case number -- not their name.

Calls are received at the local **Silent Witness** tip line phone at 480-WITNESS (480-948-6377). This phone is a stand alone instrument which does not provide caller ID, and conversations are not recorded. Text and web tips are just as secure and anonymous because they are received using encryption technology. Rewards are distributed in a private, anonymous manner to the callers through a third-party.

By guaranteeing a caller's anonymity, Silent Witness allows the caller to give information in a positive atmosphere without the prospect of retribution. By offering cash rewards for information leading to indictment or arrests, the program encourages otherwise reluctant callers to provide information.

How do you pay for all those rewards?

Silent Witness is a 501(c)(3) non-profit organization and rewards are funded entirely through private donations and grants. **No tax dollars are involved. Your donation is tax deductible.**

Funding for these articles was provided by a Block Watch Grant provided by the City of Phoenix. Block Watch is a program to detect, deter and prevent crime.

Vacation Security: A helpful neighbor is a great asset. Get to know those around you.

An empty house or condo is a tempting target for a burglar. Use this list of tips to safeguard your home...

- Do not post anything online about your upcoming vacation in a manner that the bad guys can take advantage of you.
- Have good locks on all doors and windows, and **USE THEM!**
- Ask a neighbor to watch while you're away. In case the paper delivery did not stop on the day requested or packages arrive, they can be picked up.
- Leave your vacation address and telephone number with a neighbor so you can be reached in case of an emergency.
- Never leave your house keys hidden outside your home.
- Plug in timers to turn lights, radio and/or television on and off at appropriate times.
- Turn the ringer on your phone to low. If a burglar is around, he won't be alerted to your absence by the ringing.
- Don't announce your absence on phone messages.
- Leave your blinds, shades and curtains in a normal position.
- Close and lock garage doors and windows. Ask a neighbor to occasionally park their car at your home as you normally would. Vehicles parked outside should be moved occasionally to appear that they are being used.
- Secure storage sheds, attic entrances and gates.
- **Tell your local police you plan to be away.** Patrol officers may have the opportunity to periodically check your home.

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Arizona Opera on Central

By Caitie Quick

Arizona Opera moved into its new location on Central, rescuing the Walsh Brothers Furniture historic building from razing and becoming a melodious member of

the vibrant Central Arts District in Phoenix. The building is used not only for the day-to-day operations of the company, but also opens its doors to a wide array of events throughout the year, catering to the diversity and vigor of the city. The Opera Center is a key participant in the Central Arts District, holding First Friday events and exhibiting a constantly revolving body of work from local artists.

Brown Bags on the first Wednesday of every month during the season offer the public the opportunity to enjoy live opera over lunch. Tours provide an opportunity to see every nook and cranny of the building. Given the diversity of spaces at the Opera Center, including the open, airy atrium and the rehearsal hall, known as the “Black Box,” the building plays host to a variety of events, including weddings, workshops, lectures, donor events, and theater shows. The rehearsal hall and atrium can both be rented for events. In the 2013-14 Season alone, the Opera Center was used by Arizona School for the Arts, Phoenix Symphony, West Valley Symphony, Actor’s Theater and KJZZ. Outside of the arts, the Opera Center is used by local entrepreneurs and businesses, acting as a venue for events like Phoenix Design Week. The Opera Center is home to the Marion Rose Pullin Studio Artist Program, which mentors young opera singers every season, providing personalized instruction and showcasing talented young singers on the main stage and across Arizona. What began as a furniture store has become refuge for the arts, allowing Arizona Opera to continue telling stories worth singing!



The revitalization of a long-vacant MIDTOWN space is bringing new energy to the intersection of Thomas Road and Central Avenue. The first and second stories of 2828 N Central Avenue now house the inaugural site for **mod**, a transformative work environment for mobile professionals that quietly opened to the public on March 5. With its simple membership program and pay-as-you-go structure, the space couples executive

level amenities like concierge services (modcierge) with the flexibility to meet the “work where-you-are” lifestyle of today’s professionals. “Advancing mobile technology has fostered a distributed workforce that longs for convenient and creative spaces to work, meet and gather,” notes co-founder and managing partner Brian Stowell. “The alternatives, from coffee shops to various forms of the virtual office, each lack something that nomadic professionals need. We think **mod** might be that full-service solution.”

Capitalizing on floor-to-ceiling glass windows and a location directly off the Valley METRO Light Rail line, **mod** is amply-appointed to meet the diverse demands of workers on the go. An energetic open layout boasts thoughtful modern furnishings and technology-driven details built with accessibility and convenience in mind. Upholstered high-back booths lend themselves to privileged conversations, an expansive community table encourages interaction and brainstorming, and the high-tech conference suites facilitate more structured, private meetings. “Although neighborhood co-working centers and short-term executive offices promised an alternative to coffee shops, the choices amounted to couches with rows of table-top monitors or uninspired cubicles, most with monthly fees and assigned desk space,” adds co-founder and project manager Terry O’Reilly. “An opportunity presented itself.” Stowell and O’Reilly, from the boutique

Midtown – A Vision for the Future

By Tom Simplot, President and CEO, Arizona Multihousing Association, licensed attorney and real estate agent



When the first METRO light rail car rode down Central Avenue in late 2008, downtown Phoenix changed forever. The City and voters had elected to connect downtown and Midtown Phoenix to the rest of the Valley, include other metropolitan downtowns and the nation’s largest university. Over the past six years, this area’s growth has exceeded expectations. Arizona State University’s growing campus downtown continues to attract thousands of employees who support the operations there and the move of the Law School downtown will only increase this shift into the core of Phoenix. This investment in our future has led to a significant increase in development and higher densities in key areas like Midtown. The great news is that we are in line with a trend nationwide, and with a cultural shift among Baby-boomers to Millennials to live in urban settings. Empty nesters are returning to the urban cores for a more connected lifestyle. People are choosing to live closer to their work and cultural destinations.

All the Right Elements: Midtown is the perfect setting for this type of growth, as we have transit and services already in place. While the downtown core cries out for a true grocery store, Midtown has a 24 hour grocery as well as a 24 hour pharmacy. The mix of local and national coffee shops, fine dining and shopping makes the area attractive to workers and those looking to live here. We live amongst the best art and theatre providers in the Southwest, and our nightlife options attract people from all over the Valley. The historic neighborhoods here add character and richness to the City and attract visitors for annual events. Their early preservation and mitigation from traffic will protect these neighborhoods in the future and enhance the area.

With all we have to offer, it is no surprise that developers are scouting new apartment and condo sites, and more than 500 new units are in some stage of development along the Central Corridor. These investments will attract other new retail and commercial investments and add the much needed density in the appropriate places. Some landowners have reported experiencing bidding wars among developers in a rush to join the movement. Will all of these planned communities get built? No. Will we see hundreds of new neighbors in the next couple of years? Absolutely.

About Tom Simplot and the Arizona Multihousing Association
Tom Simplot served as the Phoenix City Councilman for District 4 from 2003-2013. The Arizona Multihousing Association is the statewide trade association for the apartment industry, representing more than 2,000 members in legislative, legal and regulatory matters. They provide services, products, educational programs and networking opportunities to promote ethical, quality rental housing throughout Arizona.

development firm Novawest, set out to fill the void with a more flexible and modern alternative to existing co-working models. **mod** was conceptualized to be an all-in-one intuitive work space, providing members (modsters) drop-in access to a secure wireless network, printing and copying, an experienced tech support team and modcierge services, all at \$7/hour or flexible monthly memberships. **mod** also features a public café and wine bar serving locally roasted coffee, pastries, small plates, craft beers and wine Monday through Friday from 7 a.m. to 7 p.m. and Saturdays from 8 a.m. to 1 p.m. For more information, visit thatmod.com.

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Arizona Humanities Council
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Arizona Opera at Symphony Hall
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Arizona Opera at 1636 N Central Ave
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Arizona Theatre Company at the Herberger
602-256-6995 www.arizonatheatre.org

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Irish Cultural Center - 1106 N Central Ave
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602-256-3204 www.japanesefriendshipgarden.org
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Rosie's House
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The Nash - 110 E Roosevelt
602-795-0464 www.thenash.org
Jazz Jam Sessions on Sundays at 6:00, other jazz events

MMDNA Events

602-758-3129 www.midtownmuseumdistrict.org
Board meetings - first Wednesdays
9/17 Quarterly Neighborhood Meeting
11/1 2nd Annual Urban Living Tour
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Nightlife/Happy Hours

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602-279-0982 www.alexisgrillphx.com
Fez - Daily Happy Hour - 3815 N Central Ave
602-279-0982 www.fezoncentral.com
Clarendon Hotel Skydeck - 401 W Clarendon Ave
602-252-7363 www.theclarendon.net/roof
Gallo Blanco - Happy Hour daily 3-6pm 401 W Clarendon Ave
602-327-0880 www.galloblancocafe.com
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Switch - Daily Happy Hour 4-6:30 - 2603 N Central Ave
602-264-2295 www.switchofarizona.com
Wild Thaiger - Happy Hour 2631 N Central Ave
602-241-8994 www.wildthaiger.com



Old Walsh Brothers Building Gets Second Act With Arizona Opera

By Robert Graham, Motley Design Group

Midtown residents undoubtedly noticed construction in 2012-13 of the Arizona Opera Center, located at the old Walsh Brothers site across Central Avenue from the Phoenix Art Museum. The project consolidated Arizona Opera's administration and production facilities, provided a new venue for arts district events, and enlivened a site that had been vacant for several years.

Before Arizona Opera moved into the new facility, their operations were spread around several locations, including administrative offices in Phoenix; production, rehearsal, and storage facilities in Mesa; and an additional warehouse and office in Tucson. Funding for the new Opera Center was included in the Phoenix bond issue that also supported Ballet Arizona, the Phoenix Theatre, and Phoenix Art Museum. Unfortunately, the amount available from the bond was not sufficient for Arizona Opera to build the quality and scope of facilities that it desired, so significant additional private funding was raised to make the project possible.

The Center was envisioned as a place that would enhance Arizona Opera's ability to be self-sufficient when support for the arts has been dwindling. The facility's location in the heart of the Central Arts District allowed Arizona Opera to increase its visibility in the community and engage a broader cross section of the public. Its design enhances this feeling of engagement, with the rehearsal hall "black box" located right on the Central Avenue property line, addressing the sidewalk with large windows affording views of rehearsals and projecting a theatrical character that conveys the excitement of Grand Opera performance. The Rehearsal Hall has been designed for staging performances both indoors and, by rolling up the large doors to the courtyard, performing to an outdoor audience.

Less obvious to the casual passers-by are the office and production facilities, located within the old Walsh Brothers building. Adaptive reuse of what was originally furniture showrooms, offices and a call center required reconfiguration of most of the interior. Exposing the interior structure of the floors and roof gave the design the feel of a back-stage space, a setting where the magic of Opera takes place in support of the action on stage. A portion of the second floor was removed in order to create the two-story Children's Opera Theatre, which doubles as a grand lobby for the building and box office when not used for small performances or orchestral rehearsals. The rest of the first floor is used for the costume shop, wig shop, hair and makeup areas, storage and receiving. The second floor houses the administrative and creative offices.

Motley Design Group is proud to have had a hand bringing Arizona Opera's dreams and ideas to reality and in participating in the vision for making the Arizona Opera Center a vital and dynamic part of the Central Arts District.

Motley Design Group is proud to have had a hand bringing Arizona Opera's dreams and ideas to reality and in participating in the vision for making the Arizona Opera Center a vital and dynamic part of the Central Arts District.

A Message from Councilwoman Laura Pastor, District 4



The residents and businesses within the Midtown Museum District have worked to create a strong sense of place over the past several years. Your efforts have helped create a cohesive identity for Midtown that draws attention to our city's arts, culture and architectural roots, as well as defining Midtown as a thriving business district. This placemaking is good for area residents and helps the city

as a whole.

Arts and cultural organizations in this area, led by the Phoenix Art Museum, Heard Museum, Phoenix Theatre, Arizona Opera, Phoenix Center for the Arts and others, partnered to create the Central Arts District to give a name to the cultural hub that has been building in Midtown Phoenix for years. I believe that the Midtown Museum District Neighborhood Association helped pave the way for this type of branding. Through collaboration and shared vision, these independent but complimentary groups are enhancing the vibrancy of the city's core.

Other important factors are the city's focus on adaptive reuse and infill development. Urban and business pioneers like Kimber Lanning, Russ Haan and Mike Oleskow have worked to help the city create guidelines for adaptive reuse of old buildings and encourage development to fill in the gaps in Uptown and Midtown. We have great examples of projects that were made possible by the foundation they set, including Shine Coffee and the Vernon Avenue Pocket Park, Arizona Opera, Taco Guild at Old School and One Lexington. Their efforts have already spurred major growth in these areas and the momentum is building.

Placemaking and economic development in Midtown are creating a stronger city by increasing the tax base. New businesses generate more tax revenue that will sustain the city's general fund that pays for city services like police and fire, streets, parks and neighborhood preservation programs. More residential opportunities create a wider customer base and a skilled workforce to help keep those businesses running. It is especially important now, as the city implements a new, tight budget, to recognize and applaud the growth in Midtown. It supports the city's bottom line and a high level of service to residents.

Thank you, Midtown residents and businesses, for your leadership in creating a strong sense of place in this important corridor in District 4. I encourage you to keep up the good work! It has a ripple effect across the District and the city and there is definitely more on the horizon.

If you'd like to share a comment or question with me or my team, feel free to call my office at 602-262-7447. You can visit my website, phoenix.gov/district4, send me an email at council.district.4@phoenix.gov or find me on Facebook at [Facebook.com/LauraPastorPhoenix](https://www.facebook.com/LauraPastorPhoenix). I want to hear from you!

A Feel Good Opportunity

Do you have a few extra hours each month and are looking for a way to give back? The city's Neighborhood Services Department is in need of residents to donate time or financial resources with its Volunteer Assistance Program. Volunteers benefit by building connections with new people and from the pride of knowing they are helping others. Residents may seek help from the Volunteer Assistance Program if they have code violations and are not able to bring the violation into compliance due to financial or physical reasons. These cases are referred to the program by a city inspector. Currently there are 25 cases that need volunteer assistance. Groups, churches or companies interested in volunteering their time, sponsoring the removal of dead trees or donating in-kind services for tree removal, landscaping and yard maintenance are encouraged to contact Volunteer Assistance Coordinator **Lee Staten** at **602-495-0564** or lee.staten@phoenix.gov.



When I say “good,”
you say “neighbor.”

Lecia H Scaglione, Agent

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Where is Buena Avenue?

How the streets got their names By Derek D. Horn



If one looks up Buena Avenue on map software or in a Phoenix street atlas, one finds various streets with the name Buena in them but none in Midtown. One will not find a Buena Avenue in Phoenix, so why even bring this up? After all, this column is about streets in the Midtown Museum District and there is no Buena Avenue here... or is there?

Some street names in Phoenix changed over the years as the city grew. In the original town site, Central Avenue was called Centre Street and the north/south streets had Native American names rather than numbers. For example, 3rd Street was named Pima and 7th Street was named Apache. This all changed in 1910 when a Phoenix city ordinance established the numbering system of the north/south streets that we know today. So what does this have to do with a Buena Avenue? Between 1907 and 1915 a series of six plat maps were recorded that included the name “Los Olivos” in their titles. These plats created streets and lots in the areas generally north and east of McDowell Road and Central Avenue. Many of these maps were done by the Dwight and Maie Heard family as they developed the land around their home at the corner of Monte Vista and Central. If one looks at several of these maps recorded in this time frame, one will see that 3rd Street was originally named Buena Avenue between McDowell and what is now Oak Street. Because this area was not annexed into the city of Phoenix until 1919, the Heards could name the streets as they chose. Buena, in Spanish, generally translates as “good” or “nice” and would have branded the area as such. Buena Avenue also had a generous right of way of 75 feet. This is partly because the Glendale and In-

dian School Street Railway branch line ran in the middle of 3rd Street much like our METRO light rail system runs in Central Avenue today. One could ride a street car from downtown Phoenix to downtown Glendale along this route beginning in 1911. As the city grew in the second decade of the 20th century, additional tracts of land were platted in the sections north and east of McDowell and Central. By the time the Ashland Place subdivision was recorded in 1920, the area was included in the city of Phoenix and Buena Avenue had become 3rd Street.

One final note: The street car line that ran in Buena/3rd Street was no longer operating by 1947 and had stopped running to Glendale years before. The whole system ceased operations in 1948. Studies are now underway to extend the current METRO light rail service into downtown Glendale, and this line could be in operation as early as 2026. History repeats itself.

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Spotlight on Midtown Business:
Toyowest – Roger and Debbie Cahill



After establishing the Toyowest name in the northwest valley for some thirteen years, my wife Debbie and I saw an opportunity to open a second location in Phoenix's Midtown district in 2004. Toyota and Lexus owners are underserved in Midtown as there are no other Toyota or Lexus specialists in the area for both residents and business professionals.

Since then, we have made a commitment to serve the Phoenix metropolitan community by setting the standard for automotive service and repair experience at a high level. Our philosophy is simple, yet very powerful at its core: to build trusting customer relationships. We do this by educating consumers on the complete care and maintenance of their motor vehicle. We understand we are in the automotive service industry and we also know cars can't communicate, therefore being in the industry to us means serving our customers FIRST.

Servicing and repairing vehicles is a given and what's expected with every visit, but for us, it's incidental to what we really do. Through education, our focus is to empower customers by removing the intimidation of automotive service and repair. We understand that a vehicle is the second largest purchase people make next to their home. Keeping their vehicle running in top, trouble-free condition requires a knowledgeable, experienced professional that understands this investment.

We feel what has set us apart from the competition is giving each customer exclusivity when it comes to their vehicle's care because we know maintaining your vehicle for long term operation isn't a "one size fits all." Understanding a customer's short term and long term goals with their vehicle is a critical component in meeting their expectations, and by providing customers with clear concise information, we empower them to make informed decisions regarding their vehicle's overall short term and long term health. All of this starts with good communication, the heart-beat of any relationship.

We take the industry we represent and our ongoing commitment to serve the community very seriously. For over two decades Toyowest has been a name you can count on to provide friendly expert service and repair.

Note: Roger has been writing our Car Tips articles for the past three years.

Cooling System Maintenance

By Roger Cahill

With summer in full swing, I'm pretty sure everyone can agree that the last thing we want to happen while driving during triple digit weather, is to have our engine over heat due to the cooling system not working properly. With that being said, let's go over the basic need-to-know facts and tips on making sure your cooling system is in tip top shape.



Cooling system technology has evolved to provide maximum engine life and protection from the different metals and plastics that coolant comes in contact with. Today's long-life coolants have been specially formulated to protect against corrosion, but even they will degrade over time. These specially formulated coolants do not work well with other coolants - meaning that topping off with just any coolant is a no-no. Having the correct mixture of long-life coolant with the right type of water is critical. Long-life coolants should only be mixed with distilled or even better, de-ionized water at a 50/50 mix. Tap water contains chlorine and chloride, which are both corrosive to aluminum.

Coolants degrade over time but a visual check of the coolant's condition does not tell the whole story. In fact, these new coolants may look perfectly fine with as many as 60,000 miles! Today's long-life coolant must be tested by an experienced technician to ensure it has the correct corrosion inhibitors. Testing ph balance for acidity with test strips is pretty accurate, but testing with a refractometer is the most accurate means of testing. Today's cooling systems may be overlooked because of long-life coolant requirements, but these systems must be checked and maintained periodically to ensure proper cooling system operation.

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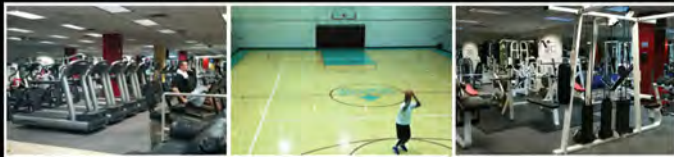
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