

# Central City South at a Glance



## Inventory, Assets and Existing Conditions October 2015

Prepared By:



**Phoenix Revitalization Corporation**  
1122 E. Buckeye Rd. Suite A1/Mailbox 4  
Phoenix, AZ 85034  
P: 602-253-6895  
[info@phxrevitalization.org](mailto:info@phxrevitalization.org)

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'Central City South at a Glance: Inventory, Assets and Existing Conditions'  
As seen by PRC staff and Community Members in 2015

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## INTRODUCTION

As the development of Downtown Phoenix takes place, the surrounding communities are also changing. One of these communities is Central City South, which is a culmination of sixteen neighborhoods directly south of Downtown Phoenix. These neighborhoods have been ignored for many decades but have begun to surge as a place for opportunities and economic development.

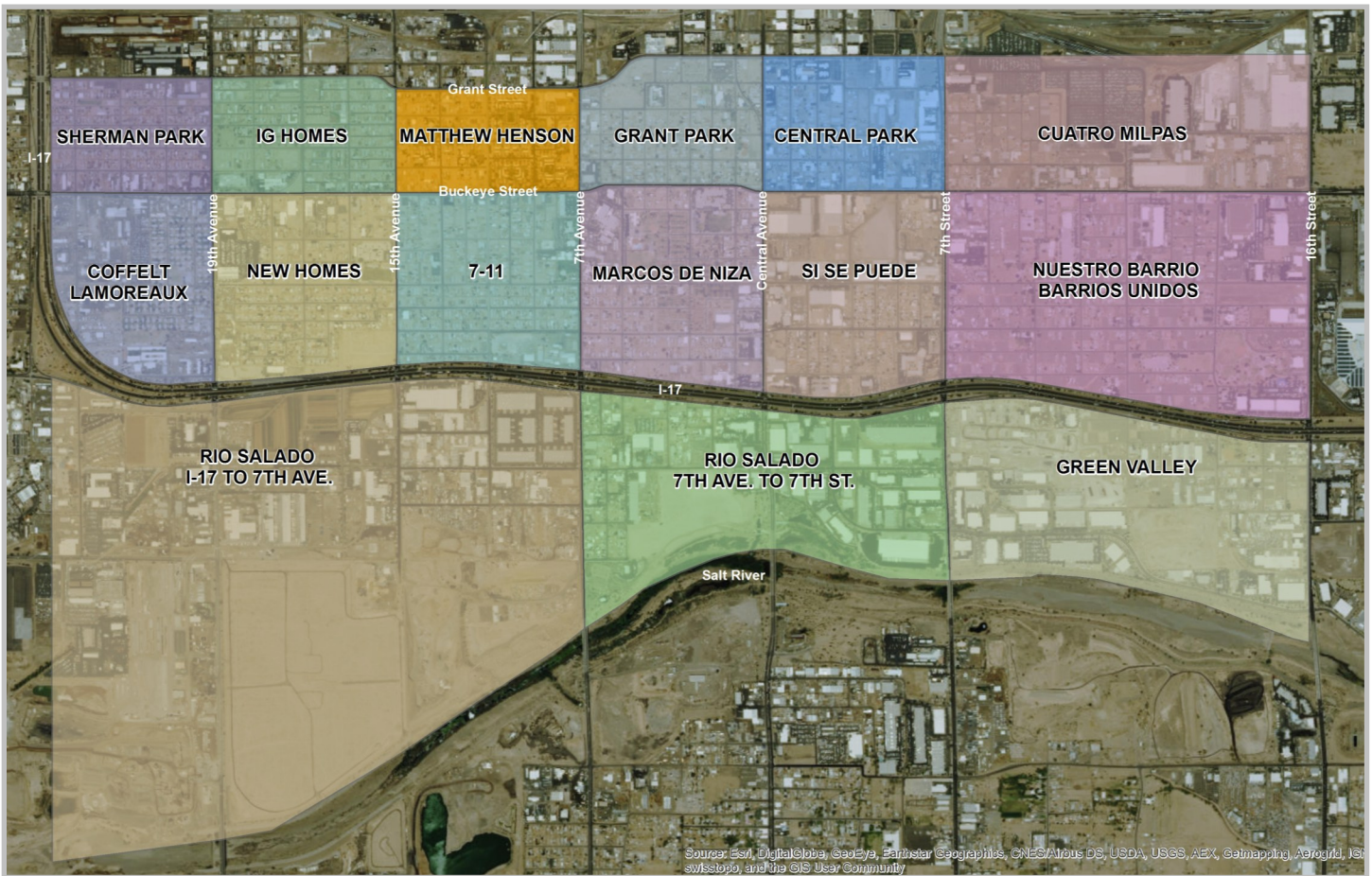
This summary was prepared to provide information to stakeholders and residents about the opportunities in their community.

# CHAPTER 1:

## Central City South Overview



## Central City South Neighborhoods



### CENTRAL CITY SOUTH CONTEXT

Central City South (CCS) is an area of approximately 6 square miles directly south of Downtown Phoenix. It is bound by the Pacific Railroad tracks to the north, the Rio Salado to the South and from the Maricopa Freeway (I-17) on the west to 16th Street on the East. This collection of neighborhoods are a very diverse part of the city.

Central City South is composed of 16 different neighborhoods including:

- Sherman Park
- IG Homes
- Matthew Henson
- Grant Park
- Coffelt
- New Homes
- 7-11
- Marcos de Niza
- Green Valley
- Si Se Puede
- Former Golden Gate
- Central Park
- Nuestro Barrio
- Green Valley
- Rio Salado-Central
- Rio Salado-West

## CENTRAL CITY SOUTH DEMOGRAPHICS

<b>Total Residents</b>	12,345
<b>Hispanic</b>	9,380 (76%)
<b>Non-Hispanic</b>	2,965 (24%)
<b>Average Household Income</b>	\$26,797
<b>Median Household Income</b>	\$17,463
<b>Total Households</b>	3,698
<b>People Per Household</b>	3.2
<b>Median Age</b>	25.6

Source: 2010 Census Data

## Central City South Total Land Use by Neighborhood Parcels

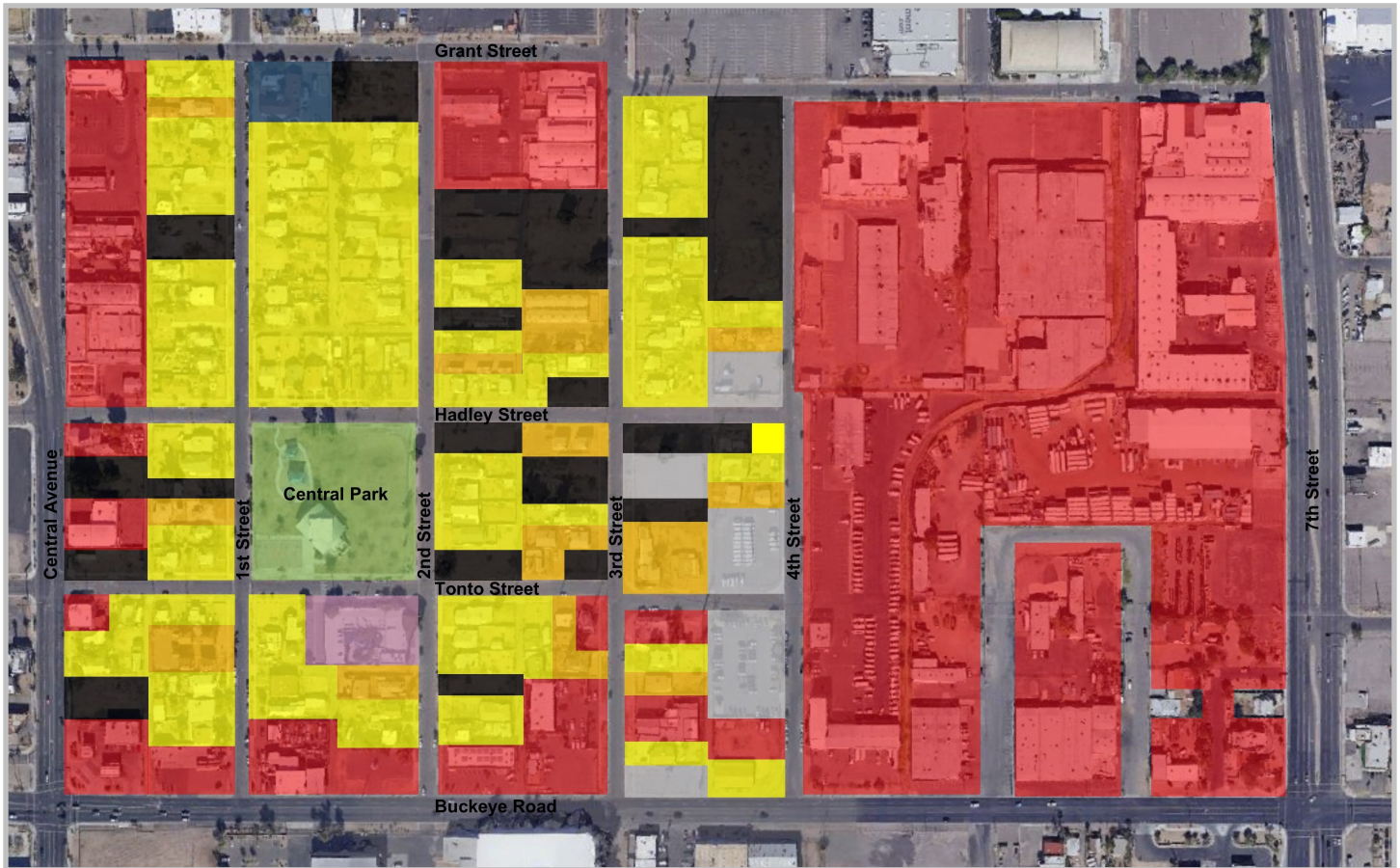
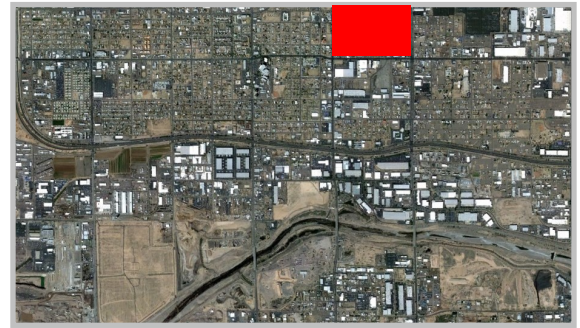
\*Total counts not by parcel

Neighborhoods	Single-Family	Multi-Family	Park*	Commercial	Faith*	School*	Service Provider	Parking/Industrial	Vacant	ADOT/ City of Phx
Central Park	80	26	1	31	1	0	1	7	46	0
Grant Park	141	56	1	42	4	1	6	9	56	0
IG Homes	138	50	0	66	1	0	1	2	63	0
Matthew Henson	47	27	2	21	5	1	8	1	33	0
Sherman Park	212	9	1	97	4	0	0	4	21	0
Coffelt-Lamereaux	3	3	1	80	0	1	0	0	2	0
New Homes	275	7	1	11	4	1	1	26	39	0
7-11	378	38	0	30	10	0	4	0	149	0
Marcos de Niza	159	33	1	52	4	1	7	3	47	0
Si Se Puede	162	17	0	48	1	1	5	34	46	0
Nuestro Barrio- Barrios Unidos	229	43	3	64	9	3	8	33	535	0
Cuatro Milpas	21	1	0	11	1	0	4	61	196	0
Rio Salado-West (I-17 to 7th Ave)	4	0	0	40	0	0	0	35	17	47
Rio Salado-Central (7th Ave to 7th St)	42	5	1	44	1	0	10	106	18	0
Green Valley	15	1	1	13	5	0	2	85	197	0
<b>TOTAL</b>	<b>1,906</b>	<b>316</b>	<b>13</b>	<b>650</b>	<b>50</b>	<b>9</b>	<b>57</b>	<b>406</b>	<b>1,465</b>	<b>47</b>

## CHAPTER 2: Central Park Neighborhood



## Central Park Neighborhood

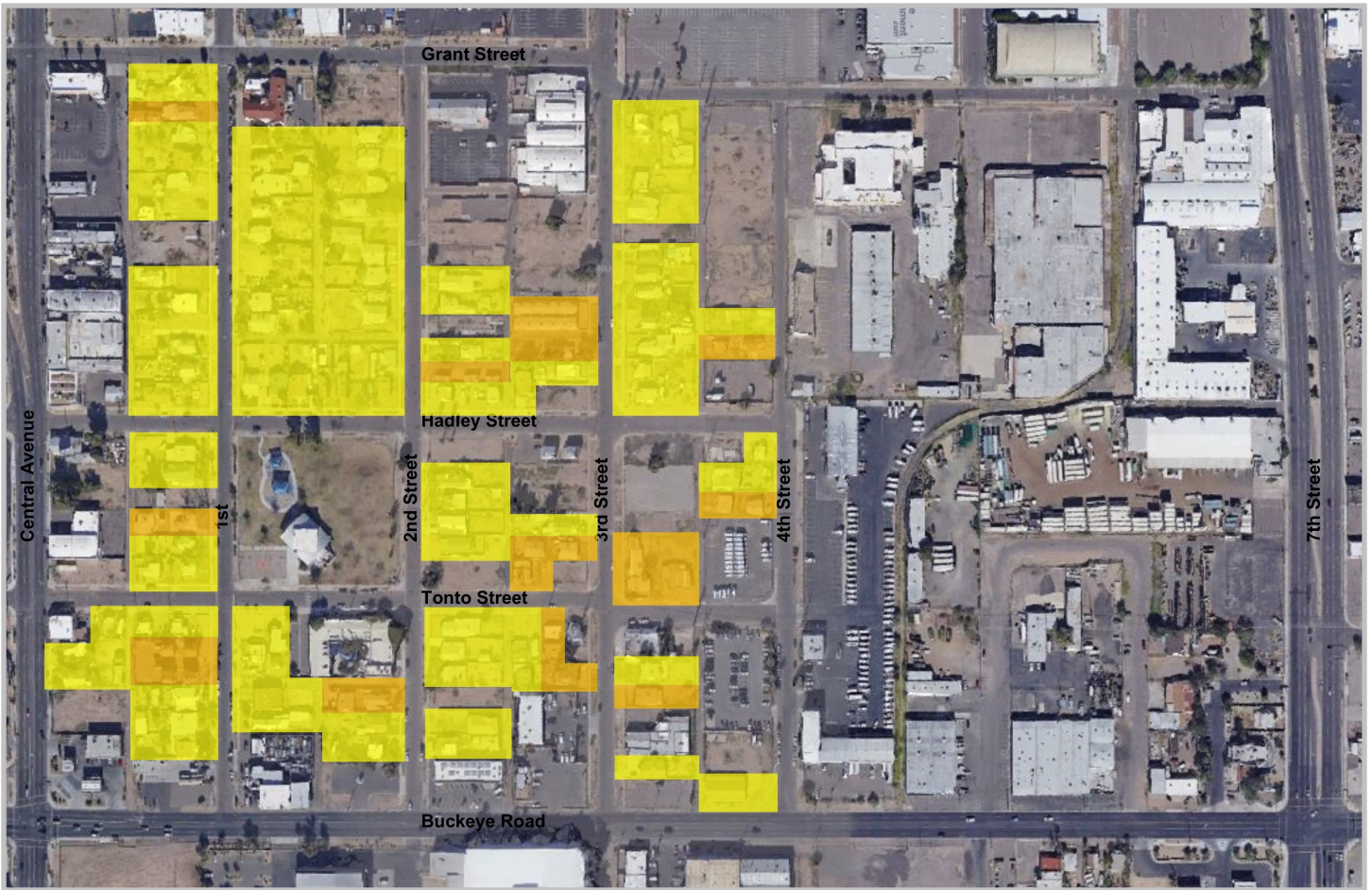


<u>Land Use</u>	<u>Parcels</u>
Commercial:	31
Faith/Church:	2
Parks:	1
Service Providers:	1
Single-Family:	80
Multi-Family:	26
Vacant:	46
Parking/Industrial:	7

The Central Park neighborhood is a historic district in downtown Phoenix with the closest proximity to sports and entertainment venues.





# Central Park Neighborhood



Source:

Total # of Parcels: 223

	Single Family Units (80 Parcels)	35.9% of total # of parcels
	Multi-Family Units (26 Parcels)	11.7% of total # of parcels






## Central Park Neighborhood



Total # of Parcels: 223

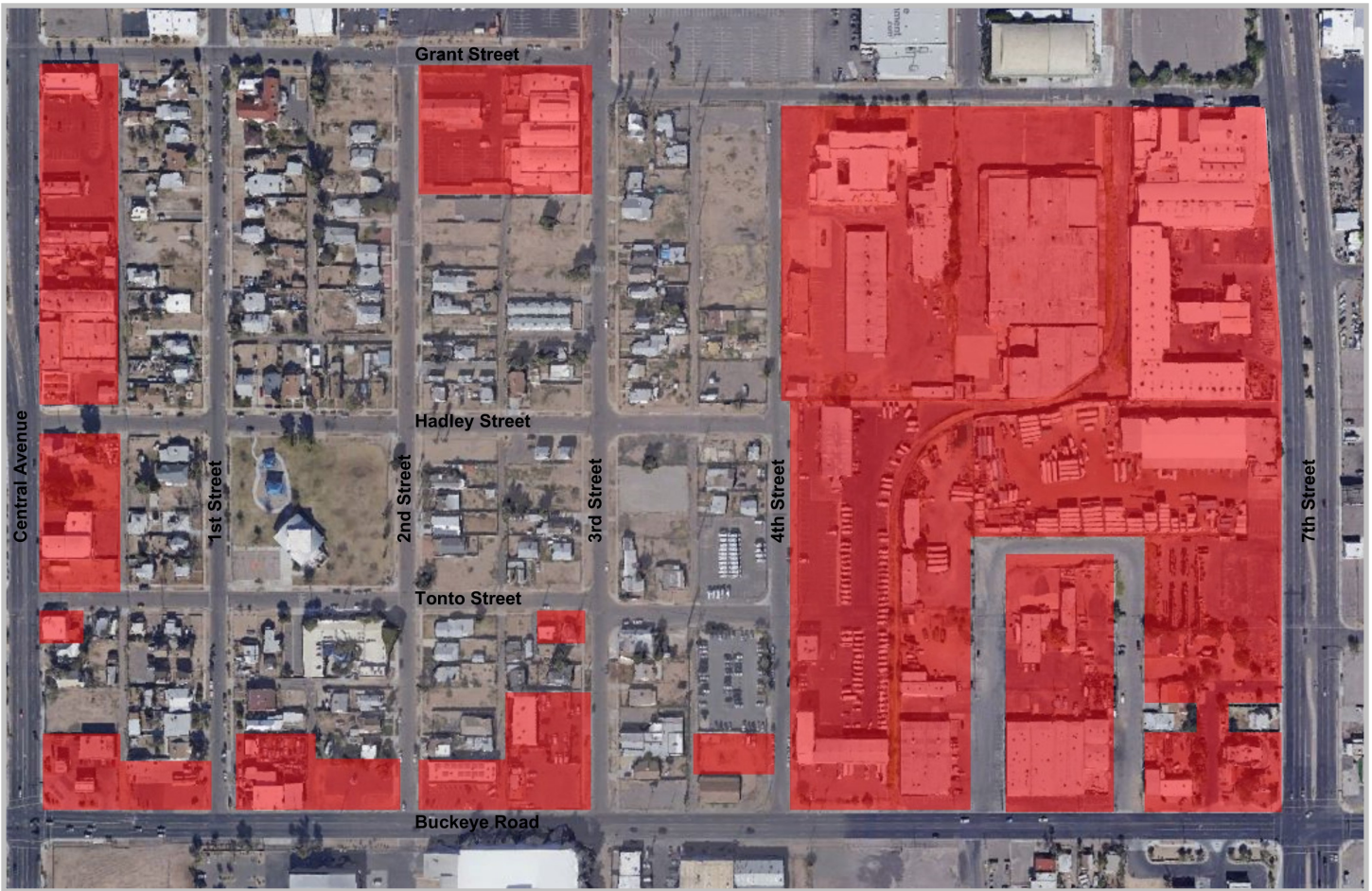
 Vacant (46 Parcels)

20.6% of total # of parcels






# Central Park Neighborhood



Total # of Parcels: 223

 Commercial (31 Parcels)      13.9% of total # of parcels








## Central Park Neighborhood



Total # of Parcels: 223

	Faith (1 Location)	.4% of total # of parcels
	Parking/Industrial (7 Parcels)	3.1% of total # of parcels
	Service Providers (1 Parcels)	.4% of total # of parcels



Phoenix Day  
Child & Family



Primera Iglesia United  
Methodist Church



## Central Park Neighborhood



Total # of Parcels: xxx

 Parks (1 Parcels) .4% of total # of parcels

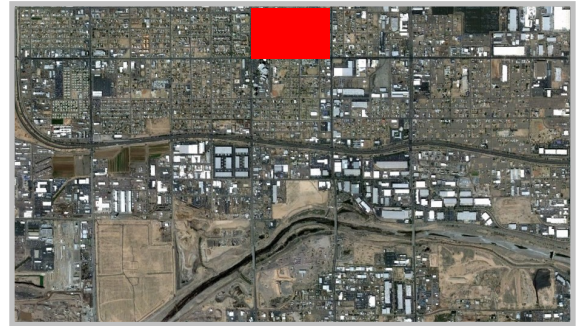


A multi-purpose facility has recently been developed at Central Park which provides various activities that take place throughout the week. Phoenix Day, a child-care and youth organization provides community based programs at Central Park's multi-purpose facility.

## CHAPTER 3: Grant Park Neighborhood



## Grant Park Neighborhood

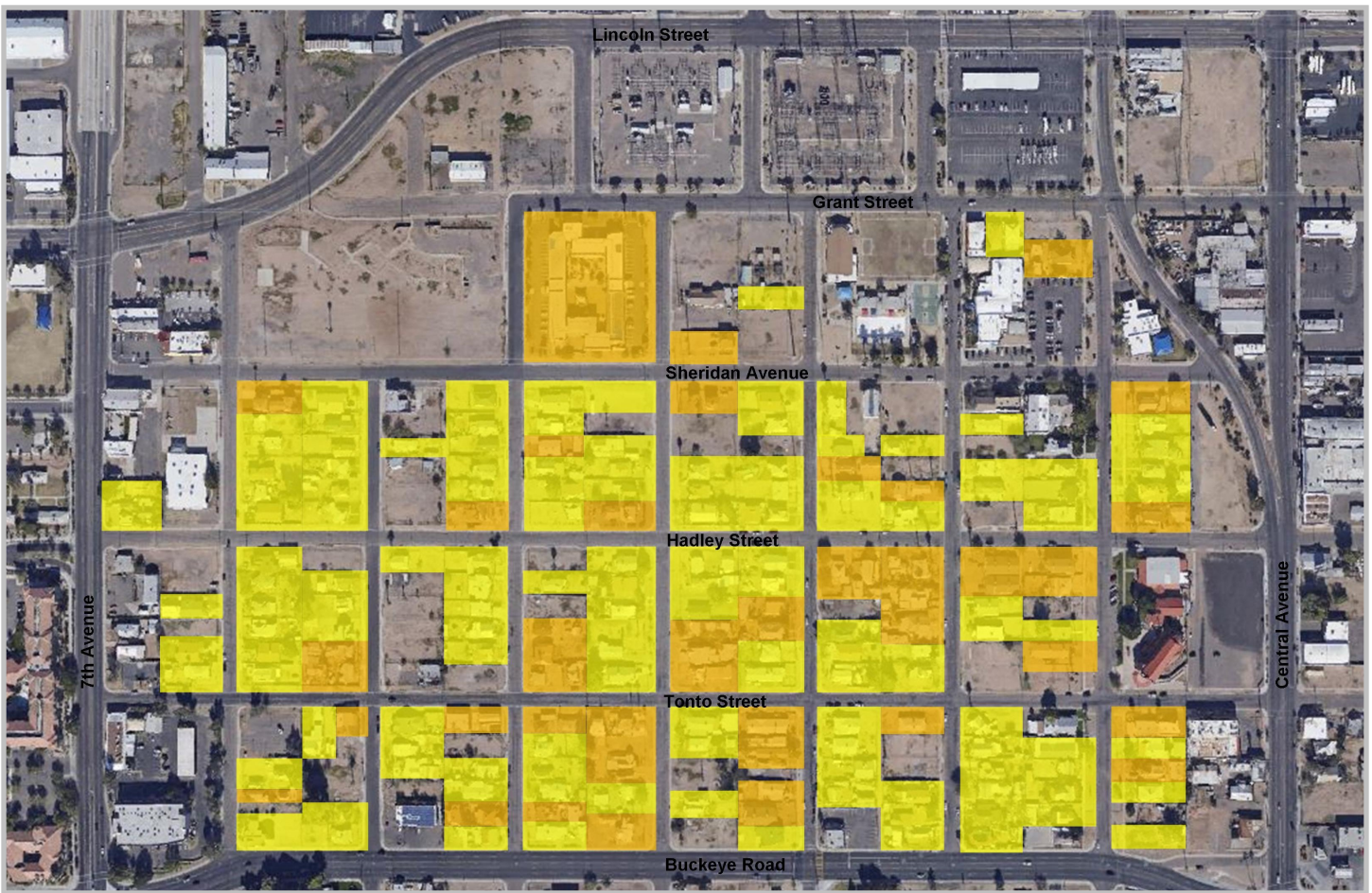


<u>Land Use</u>	<u>Parcels</u>
Commercial:	42
Faith/Church:	2
Schools:	1
Parks:	1
Service Providers:	6
Single-Family:	141
Multi-Family:	56
Vacant:	56
Parking/Industrial:	9



The Grant Park Neighborhood is a historic area just south of the judicial district. It is mainly comprised of single and multi-family homes which include one of the city's oldest standing houses.



## Grant Park Neighborhood



Total # of Parcels: 324

	Single Family Units (141 Parcels)	43.5% of total # of parcels
	Multi-Family Units (56 Parcels)	17.3% of total # of parcels





## Grant Park Neighborhood



Total # of Parcels: 324

■ Vacant (56 Parcels)

17.3% of total # of parcels






## Grant Park Neighborhood



Total # of Parcels: 324

 Commercial (42 Parcels) 13% of total # of parcels









## Grant Park Neighborhood



Total # of Parcels: 324

	Faith (4 Locations)	1.2% of total # of parcels
	Parking/Industrial (9 Parcels)	2.8% of total # of parcels
	Service Providers (6 Parcel)	1.9% of total # of parcels
	School (1 Parcel)	.3% of total # of parcels



St. Anthony's Catholic Church



Grant Park Neighborhood Garden



## Grant Park Neighborhood



Total # of Parcels: 324

 Parks (1 Parcels) 0.3% of total # of parcels

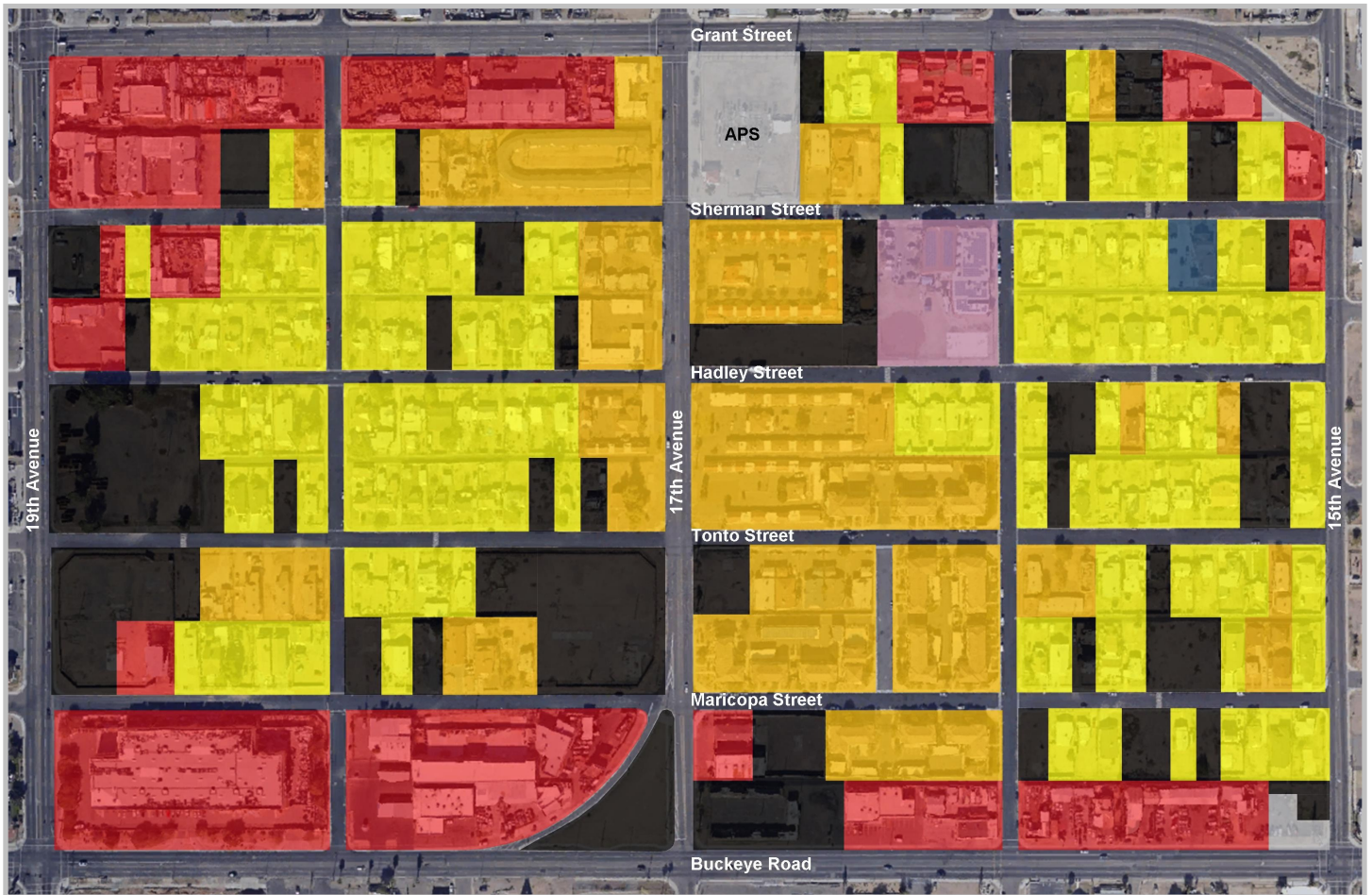
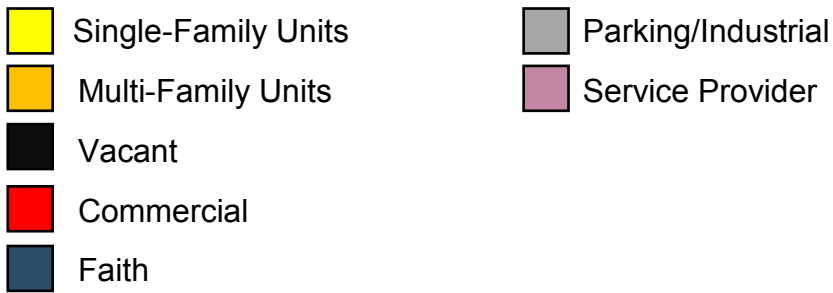


Grant Park lies just south of the downtown judicial district. During the last couple of years, the City of Phoenix has granted the Victoria Foundation management of the park. There are soccer leagues and midnight basketball games in which the community takes part in.

## CHAPTER 4: IG Homes Neighborhood



## IG Homes Neighborhood

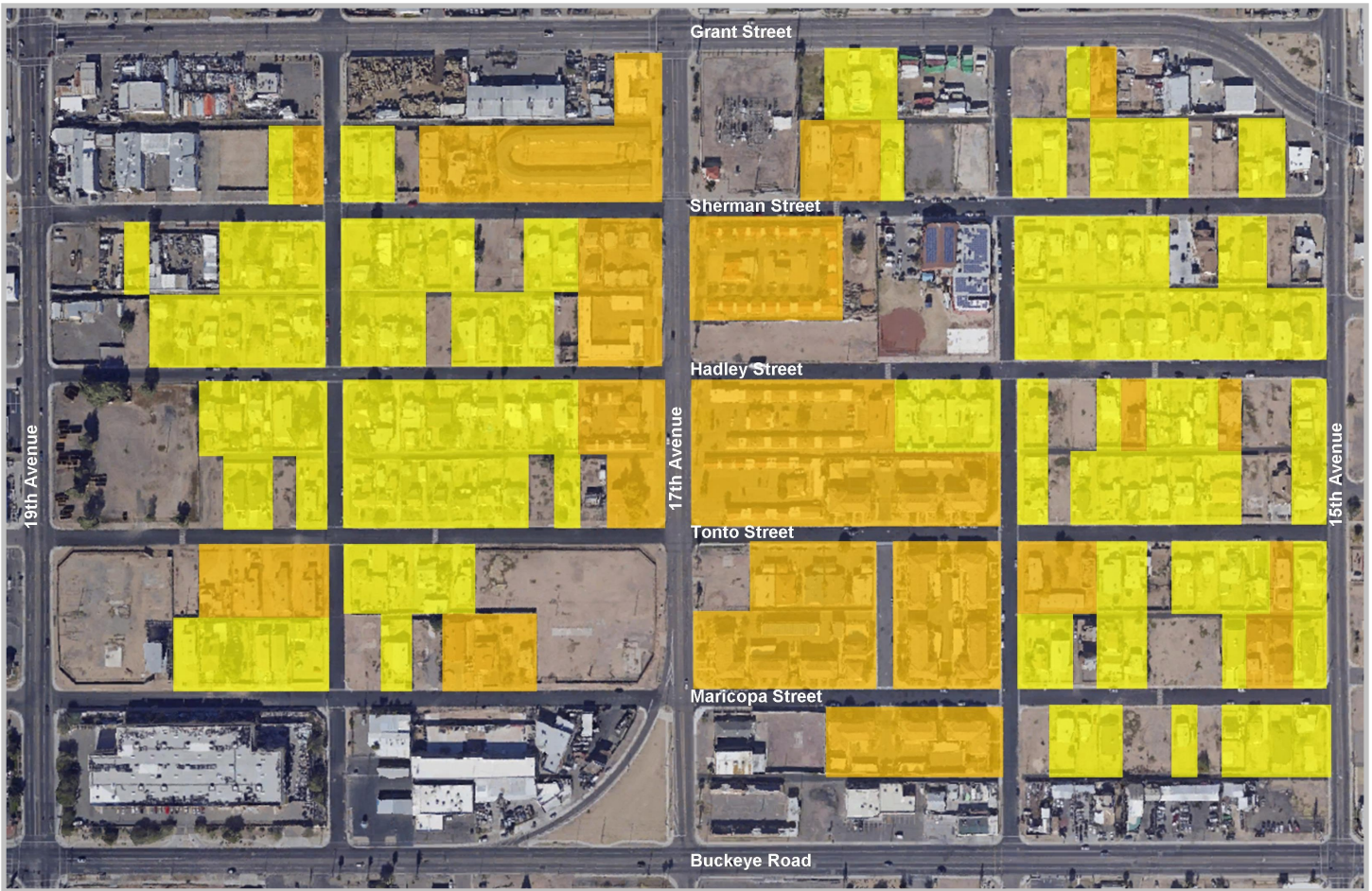


<u>Land Use</u>	<u>Parcels</u>
Commercial:	66
Faith/Church:	1
Service Providers:	1
Single-Family:	138
Multi-Family:	50
Vacant:	63
Parking/Industrial:	2



The IG Neighborhood is another area which has a major multi-housing development. It is also home to a Boy's and Girls Club which serves the community with after-school and summer programs.

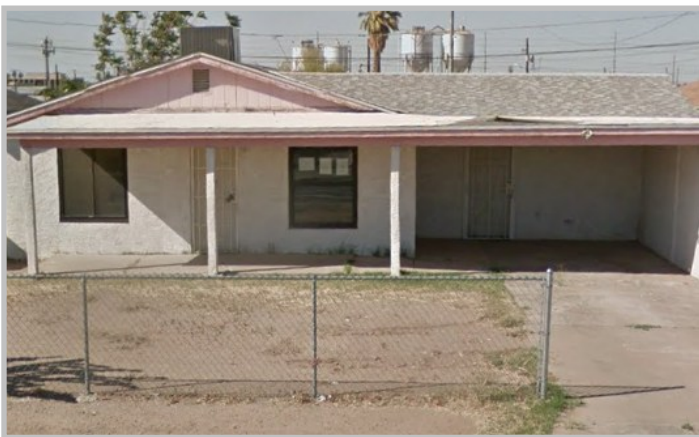


# IG Homes Neighborhood



Total # of Parcels: 321

-  Single Family Units (138 Parcels) 43.0% of total # of parcels
-  Multi-Family Units (50 Parcels) 15.6% of total # of parcels






# IG Homes Neighborhood



Total # of Parcels: 321

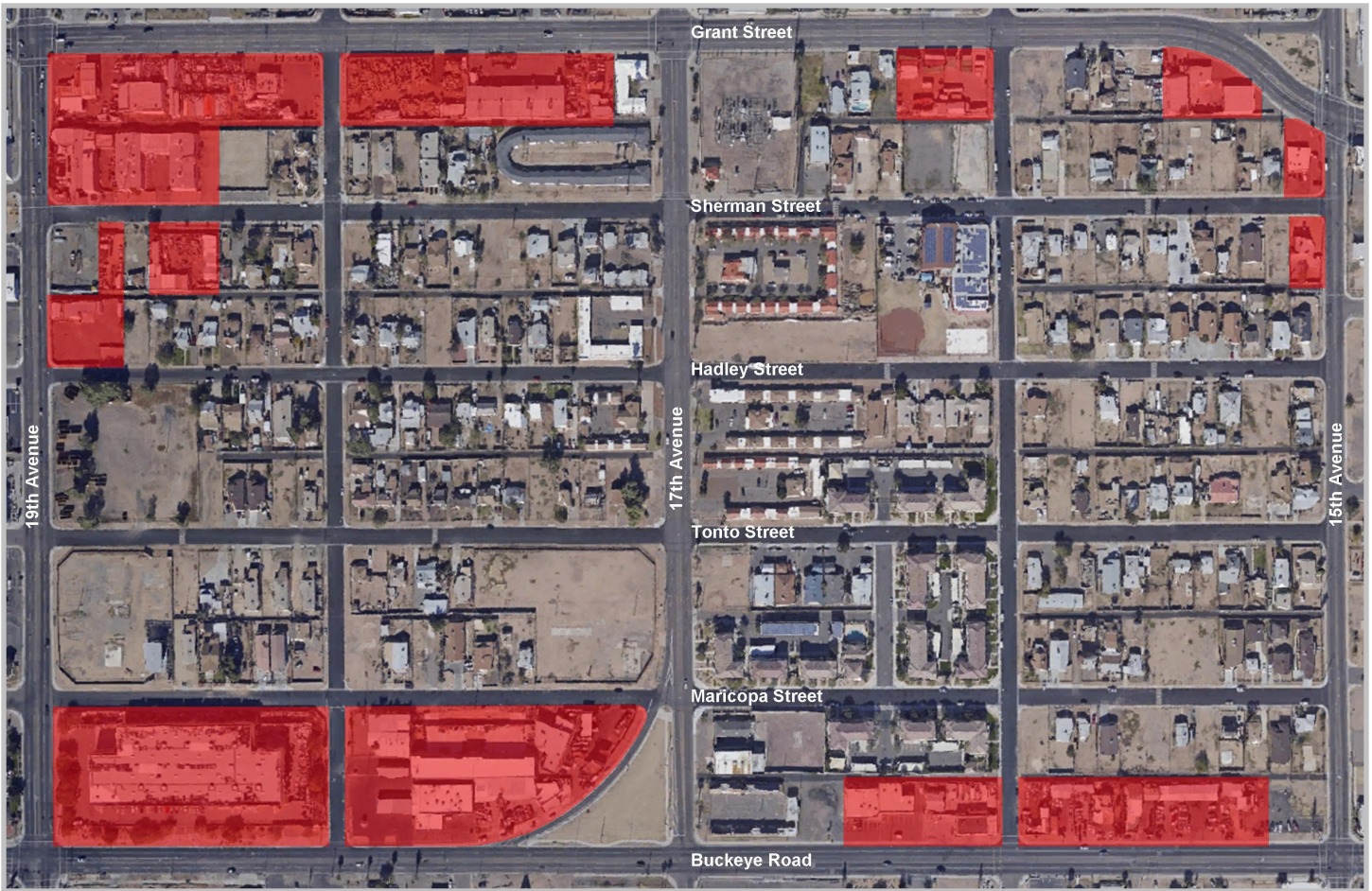
 Vacant (63 Parcels)

19.6% of total # of parcels





# IG Homes Neighborhood



Total # of Parcels: 321

 Commercial (66 Parcels)      20.6% of total # of parcels








## IG Homes Neighborhood



Total # of Parcels: 321

	Faith (1 Location)	.3% of total # of parcels
	Parking/Industrial (2 Parcels)	.6% of total # of parcels
	Service Providers (1 Parcel)	.3% of total # of parcels



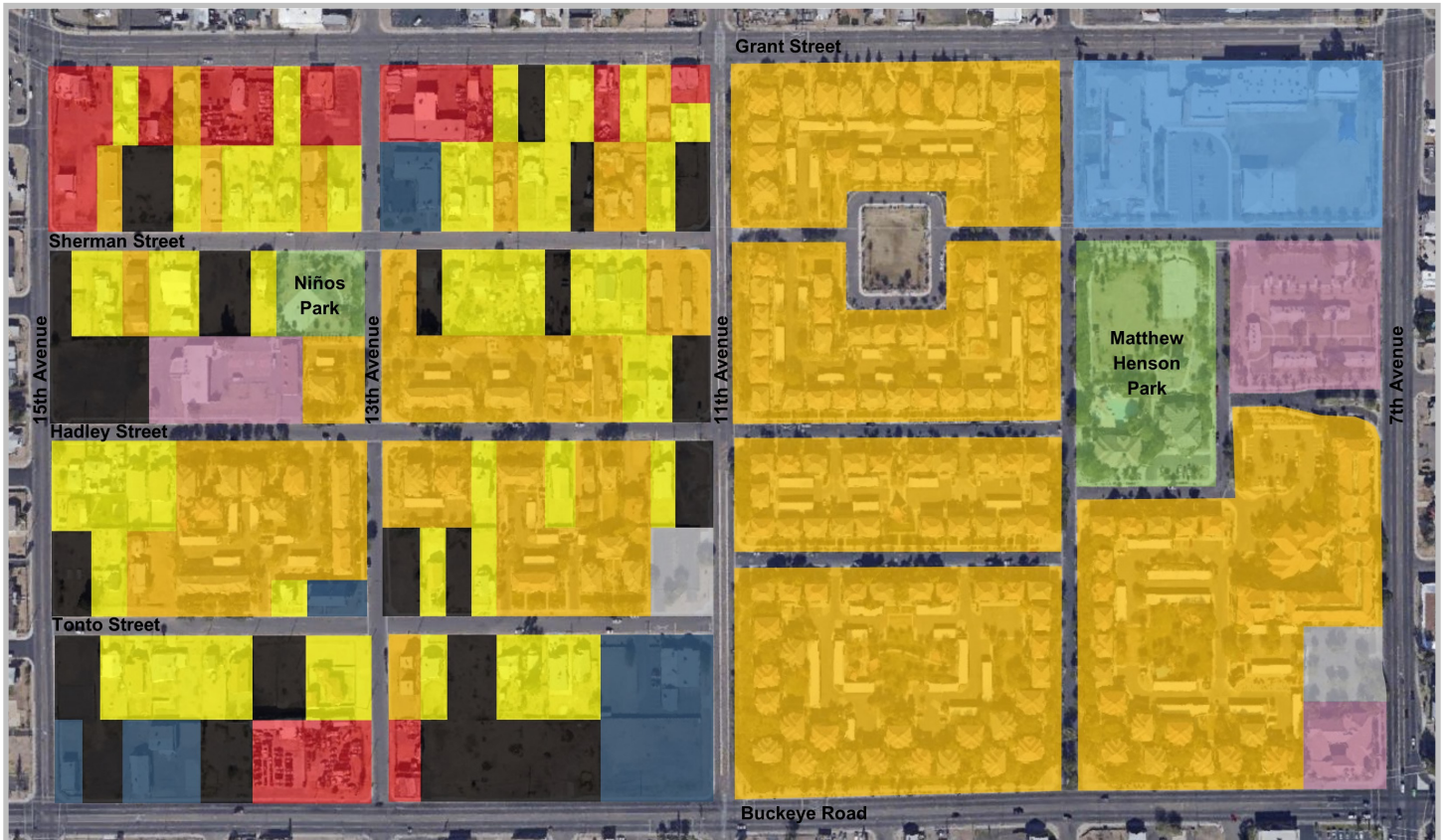
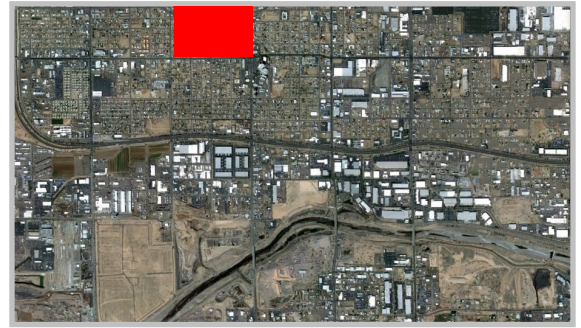
IG Boys and Girls Club

IG Homes does not have a park, but the Boys and Girls club is a perfect substitute for a park because they provide summer and after-school programs.



## CHAPTER 5: Matthew Henson Neighborhood

## Matthew Henson Neighborhood

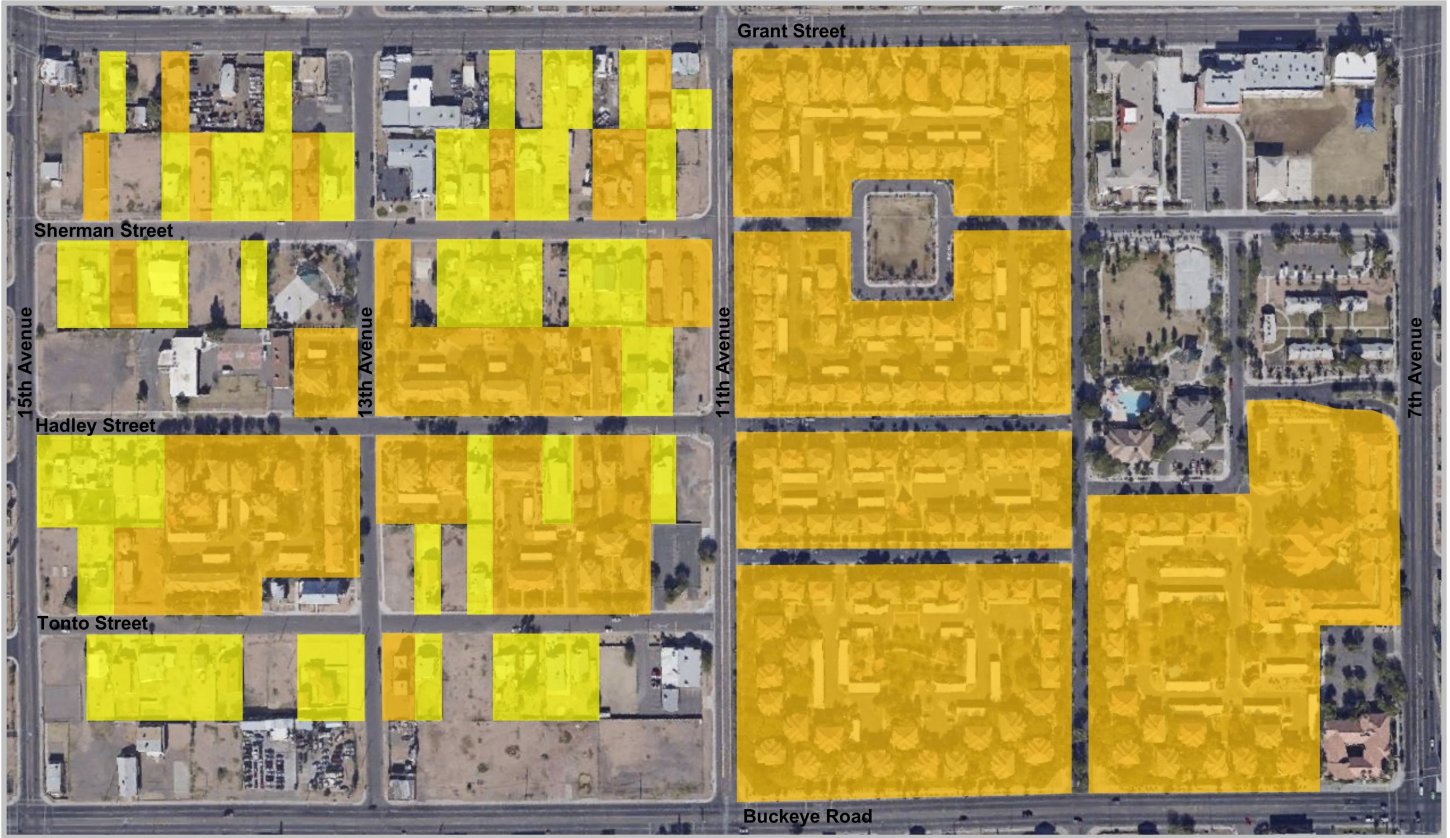


<u>Land Use</u>	<u>Parcels</u>
Commercial:	21
Faith/Church:	7
Schools:	1
Parks:	2
Service Providers:	8
Single-Family:	47
Multi-Family:	27
Vacant:	33
Parking/Industrial:	1



The Matthew Henson Neighborhood has seen the most change in development over the last couple of years due to the HOPE VI project. It has become a diverse community due to its mixed-income developments.



# Matthew Henson Neighborhood



Total # of Parcels: 147

-  Single Family Units (47 Parcels) 32.2% of total # of parcels
-  Multi-Family Units (27 Parcels) 18.5% of total # of parcels





# Matthew Henson Neighborhood



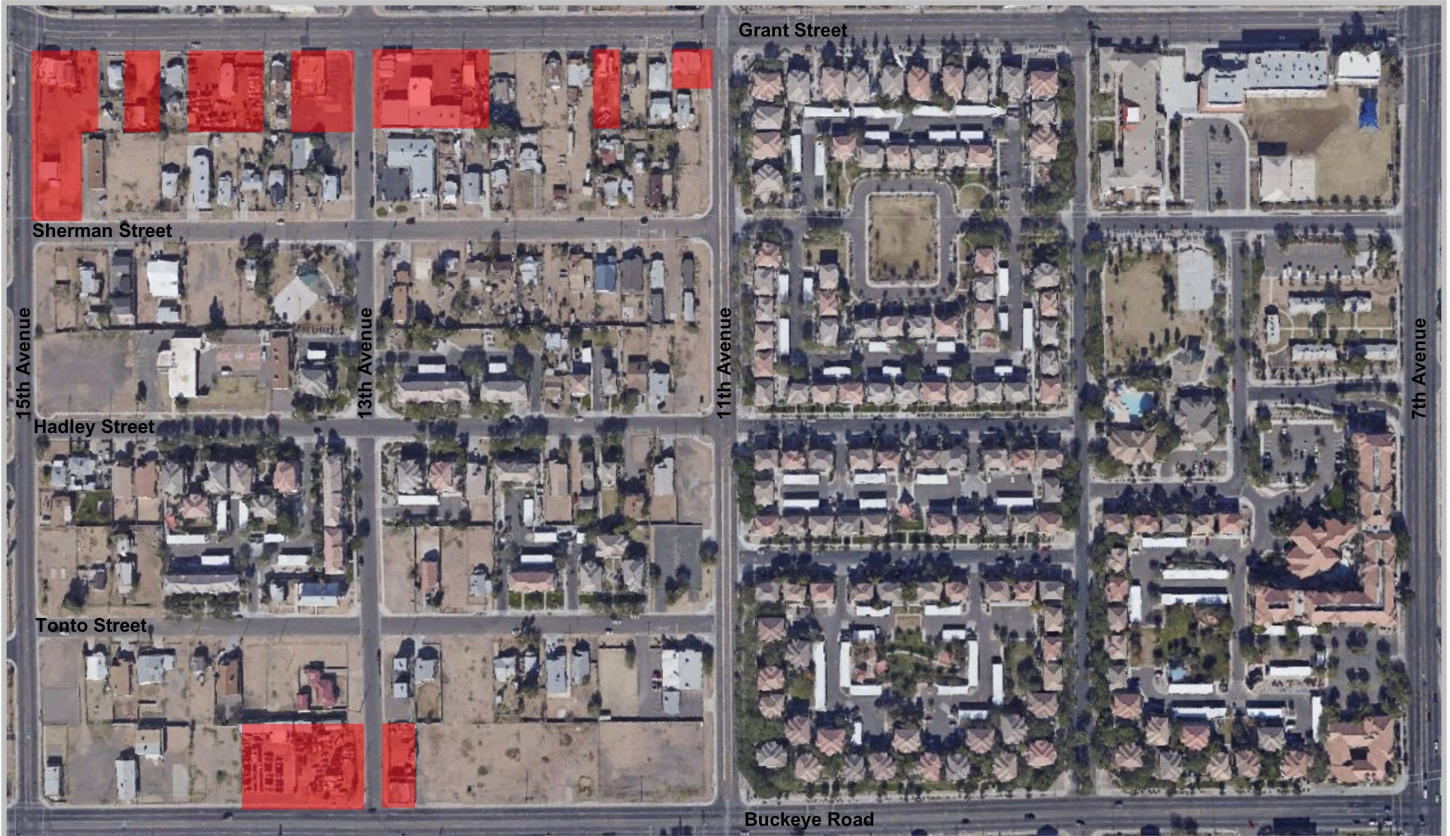
Total # of Parcels: 147

 Vacant (33 Parcels)      22.6% of total # of parcels





# Matthew Henson Neighborhood



Total # of Parcels: 147

Commercial (21 Parcels) 14.4% of total # of parcels









# Matthew Henson Neighborhood



Total # of Parcels: 147

	Faith (5 Locations)	3.4% of total # of parcels
	Parking (1 Parcel)	.7% of total # of parcels
	Service Providers (8 Parcels)	5.4% of total # of parcels
	School (1 Parcel)	.7% of total # of parcels



Valley Christian Center



Tonto Church of Christ



## Matthew Henson Neighborhood



Total # of Parcels: 146

Parks (2 Parcels)      1.4% of total # of parcels



Matthew Henson Park



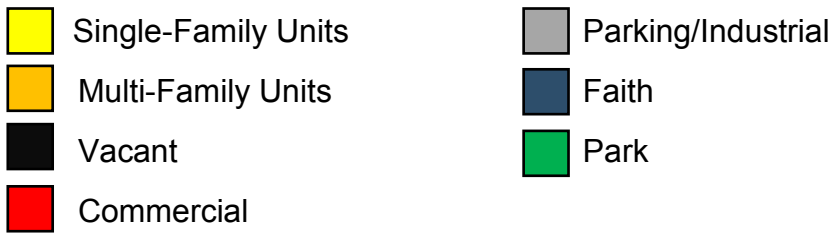
Niños Park

The Matthew Henson neighborhood has two parks. The first is Matthew Henson Park which has an adjacent club house and pool where neighborhood events take place. The second is Niños Park, this smaller format park has a half basketball court and playground.

## CHAPTER 6: Sherman Park Neighborhood



## Sherman Park Neighborhood

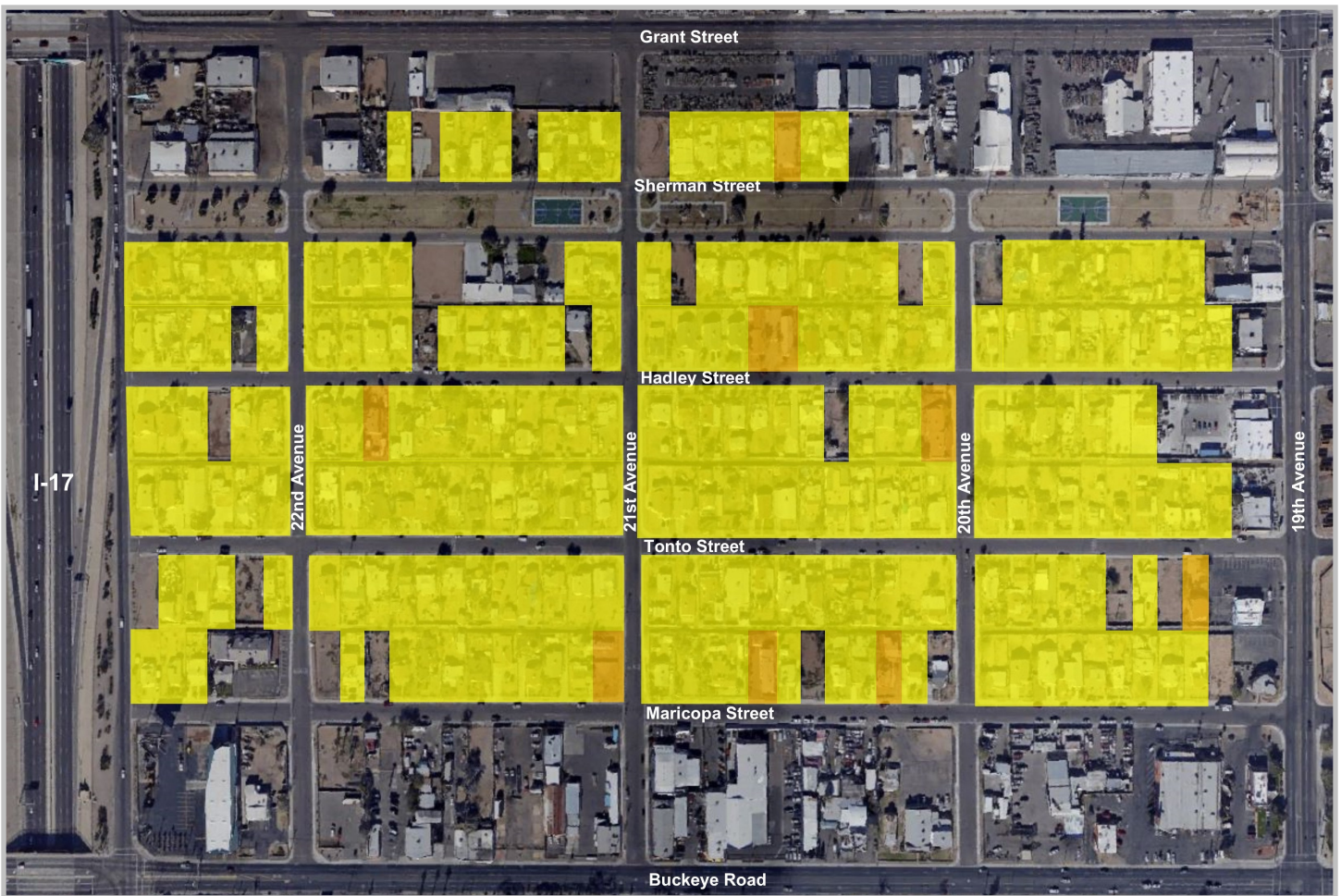


<u>Land Use</u>	<u>Parcels</u>
Commercial:	97
Faith/Church:	9
Parks:	2
Single-Family:	212
Multi-Family:	9
Vacant:	21
Parking/Industrial:	4

The Sherman Park Neighborhood is a predominantly single-family community with surrounding commercial uses. One of its major features is Sherman Park which runs from the I-17 freeway to 19th Avenue.



## Sherman Park Neighborhood



Total # of Parcels: 354

- Single Family Units (212 Parcels) 59.9% of total # of parcels
- Multi-Family Units (9 Parcels) 2.5% of total # of parcels






# Sherman Park Neighborhood



Total # of Parcels: 354

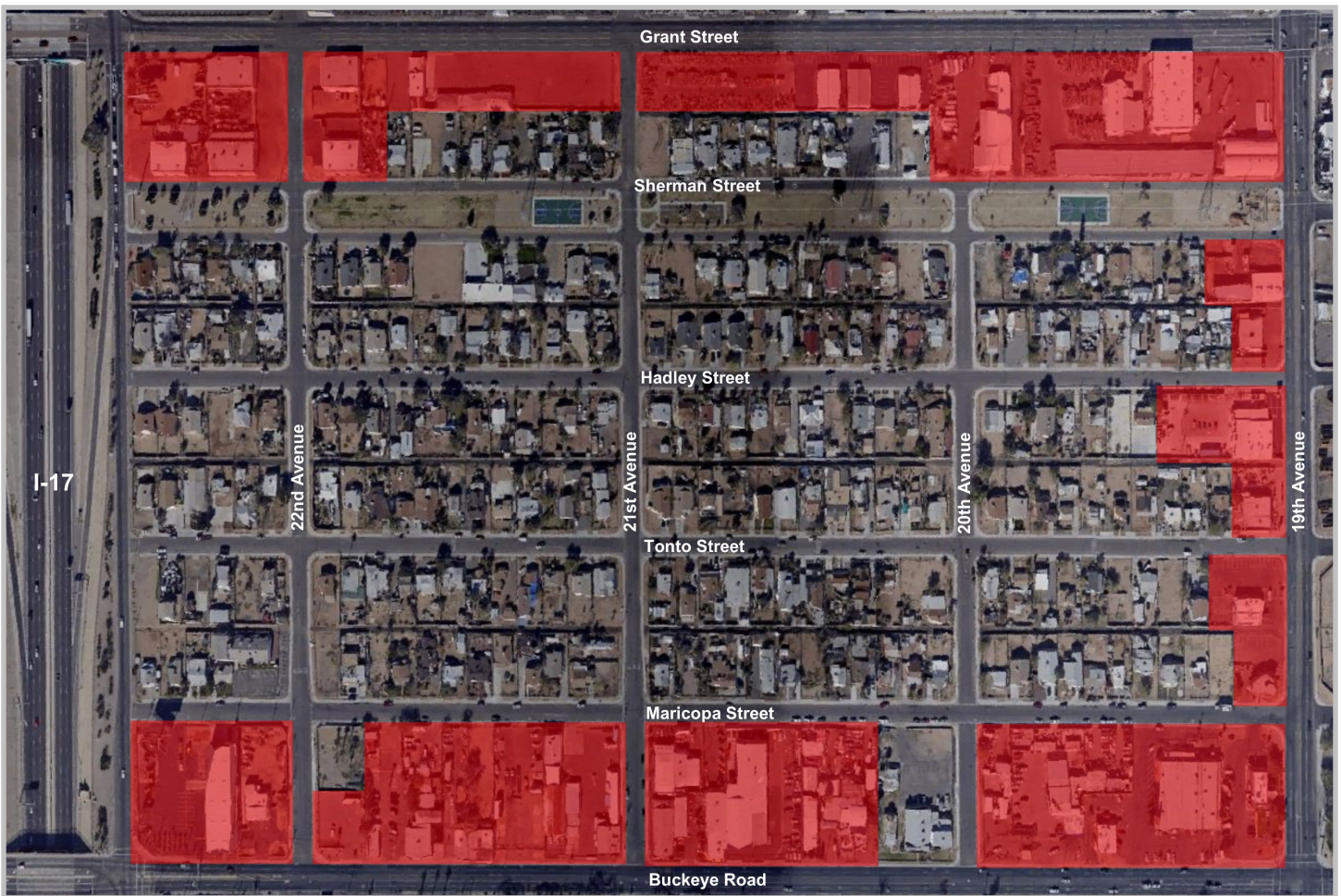
 Vacant (21 Parcels)

5.9% of total # of parcels





# Sherman Park Neighborhood



Total # of Parcels: 354

Commercial (97 Parcels) 27.4% of total # of parcels





# Sherman Park Neighborhood



Total # of Parcels: 354

- Faith (4 Locations)                      1.1% of total # of parcels
- Parking/Industrial (4 Parcels)                      1.1% of total # of parcels



Templo Dios Es Amor





## Sherman Park Neighborhood



Total # of Parcels: 354

Parks (2 Parcels)      .6% of total # of parcels



Sherman Parkway

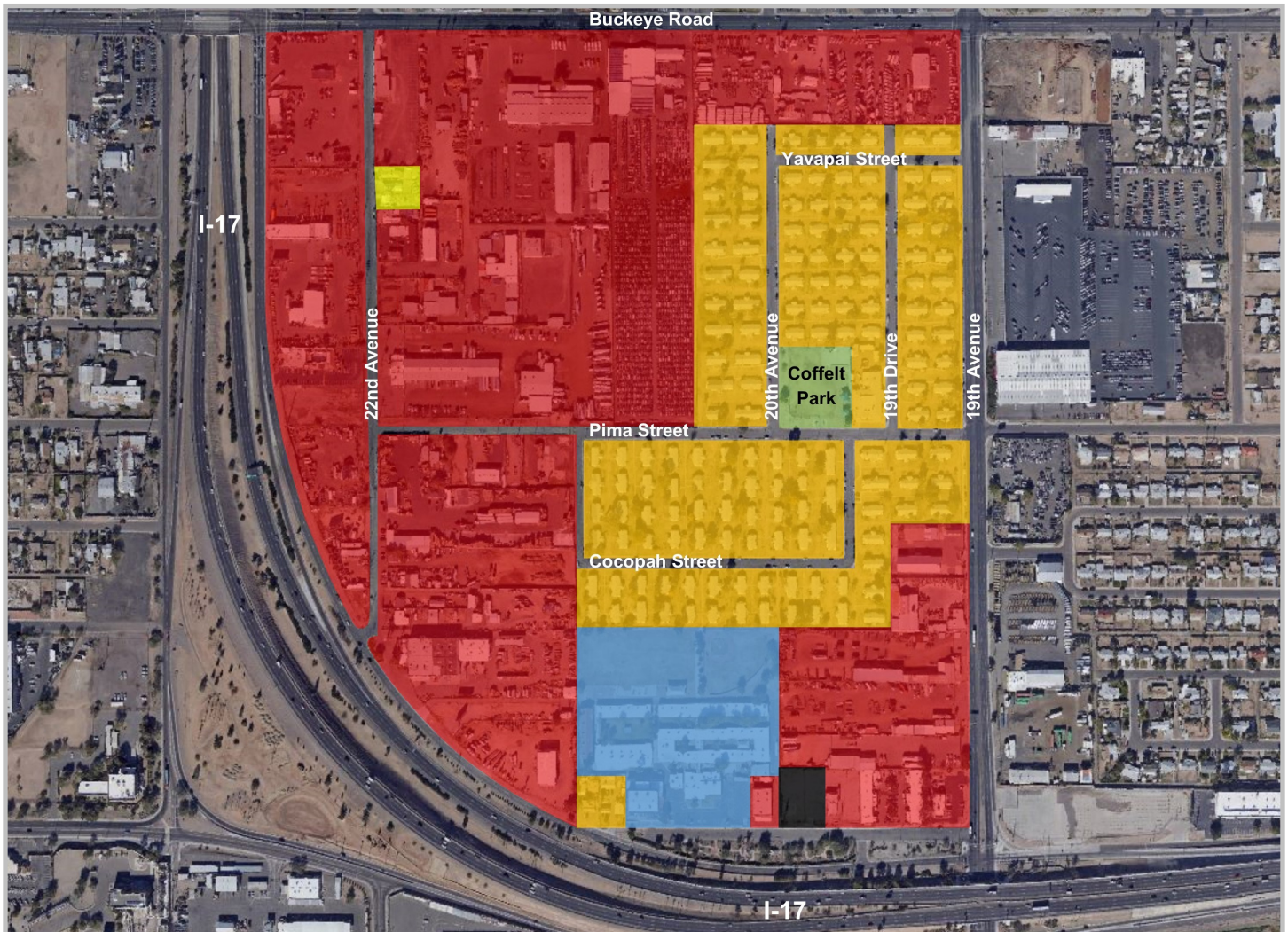
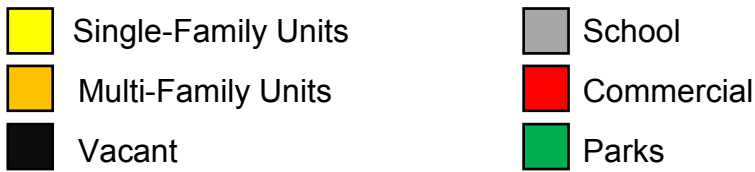
Sherman Park is actually considered a “Parkway” which is owned by APS who loans it to the City of Phoenix Recreational Department to use as a park for the community.



## CHAPTER 7: Coffelt Neighborhood



## Coffelt-Lamereaux Neighborhood

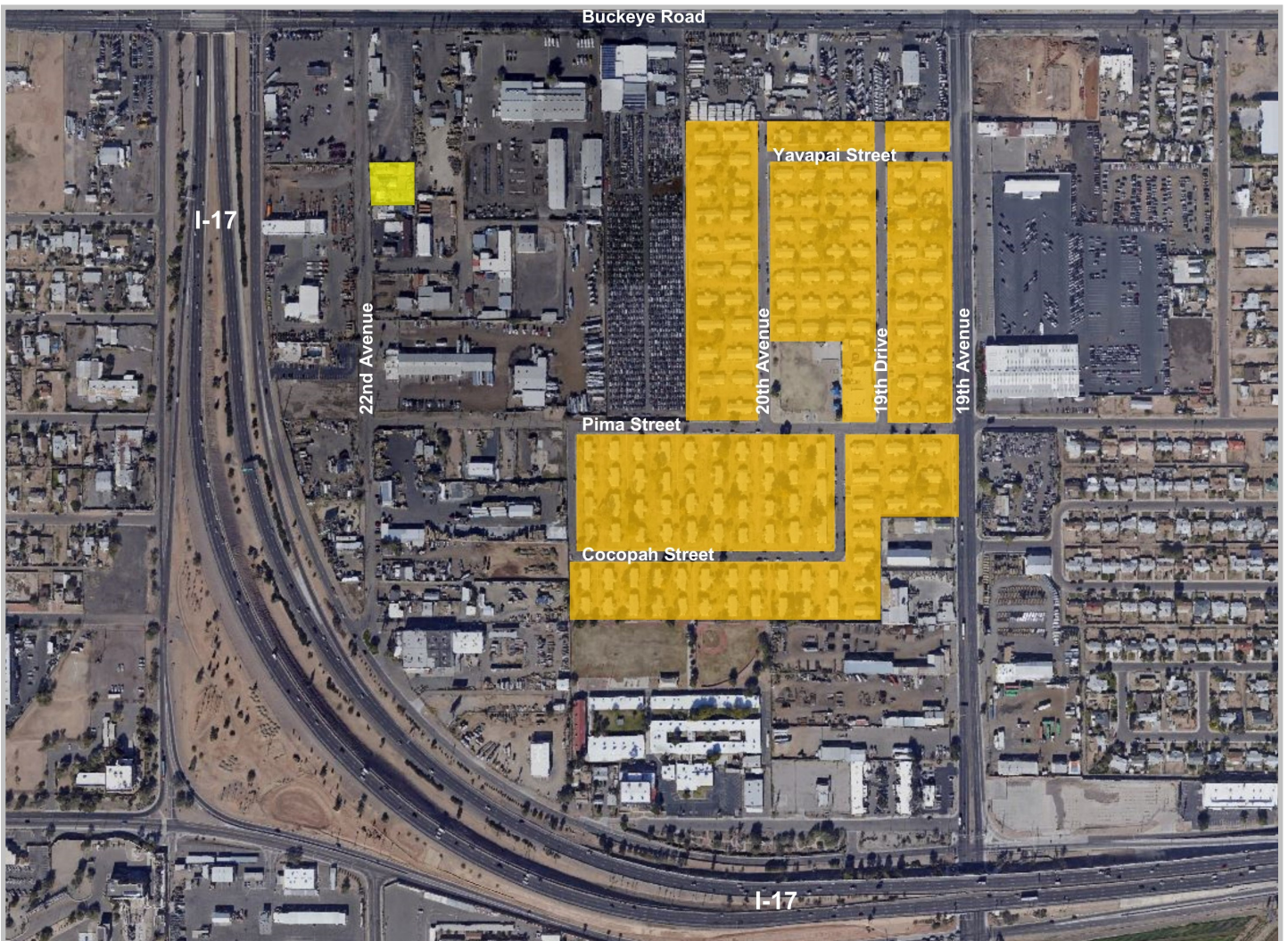


<u>Land Use</u>	<u>Parcels</u>
Commercial:	80
Schools:	1
Parks:	1
Single-Family:	3
Multi-Family:	3
Vacant:	2

The Coffelt Neighborhood is a predominantly commercial /industrial area with a housing project called Coffelt Public Housing. This housing project belongs to the Housing Authority of Maricopa County and is currently going through renovations to improve the quality of life.



## Coffelt-Lamereaux Neighborhood



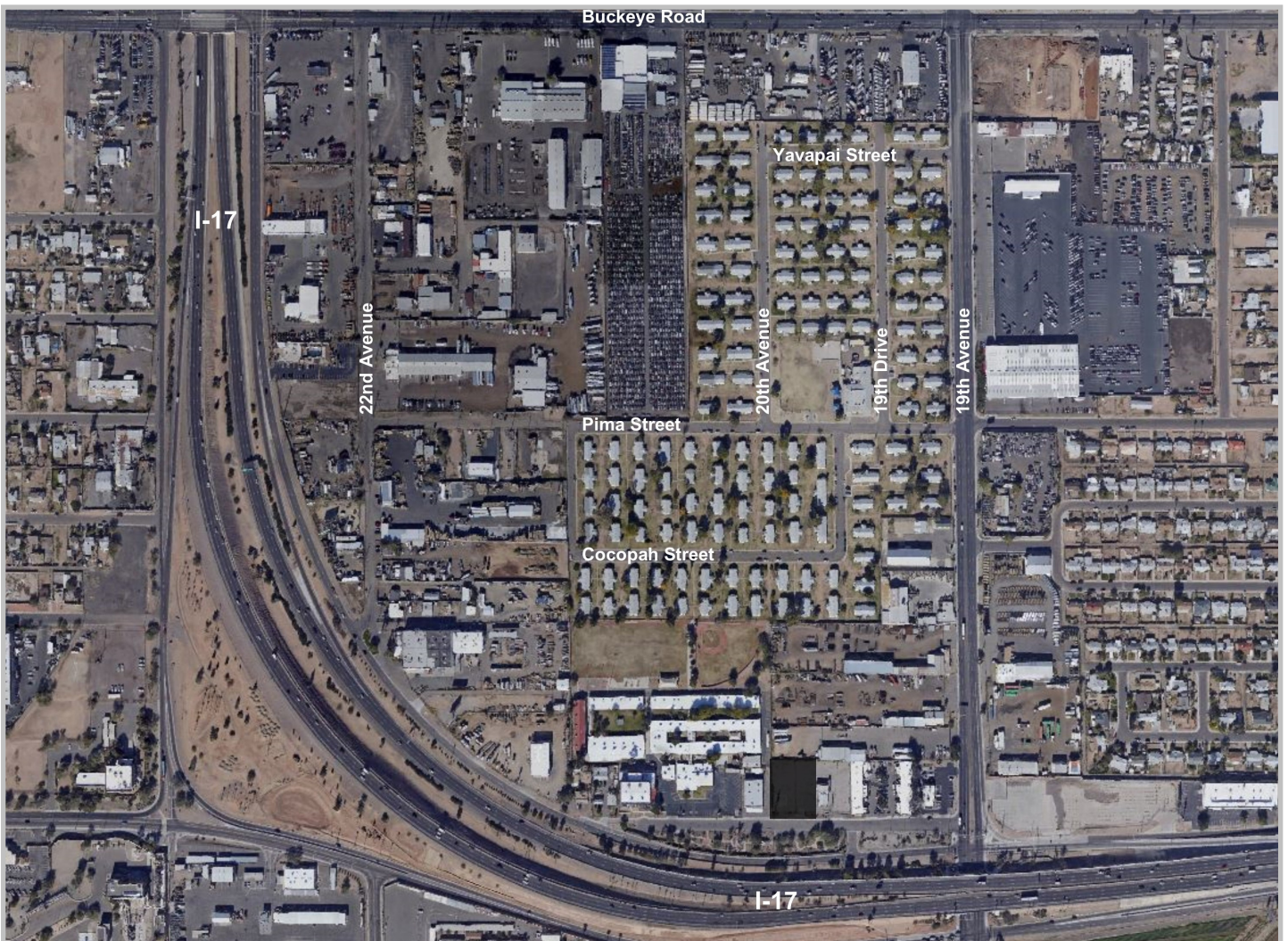
Total # of Parcels: 90

- Single Family Units (3 Parcels)      3.3% of total # of parcels
- Multi-Family Units (3 Parcels)      3.3% of total # of parcels





## Coffelt-Lamereaux Neighborhood



Total # of Parcels: 90

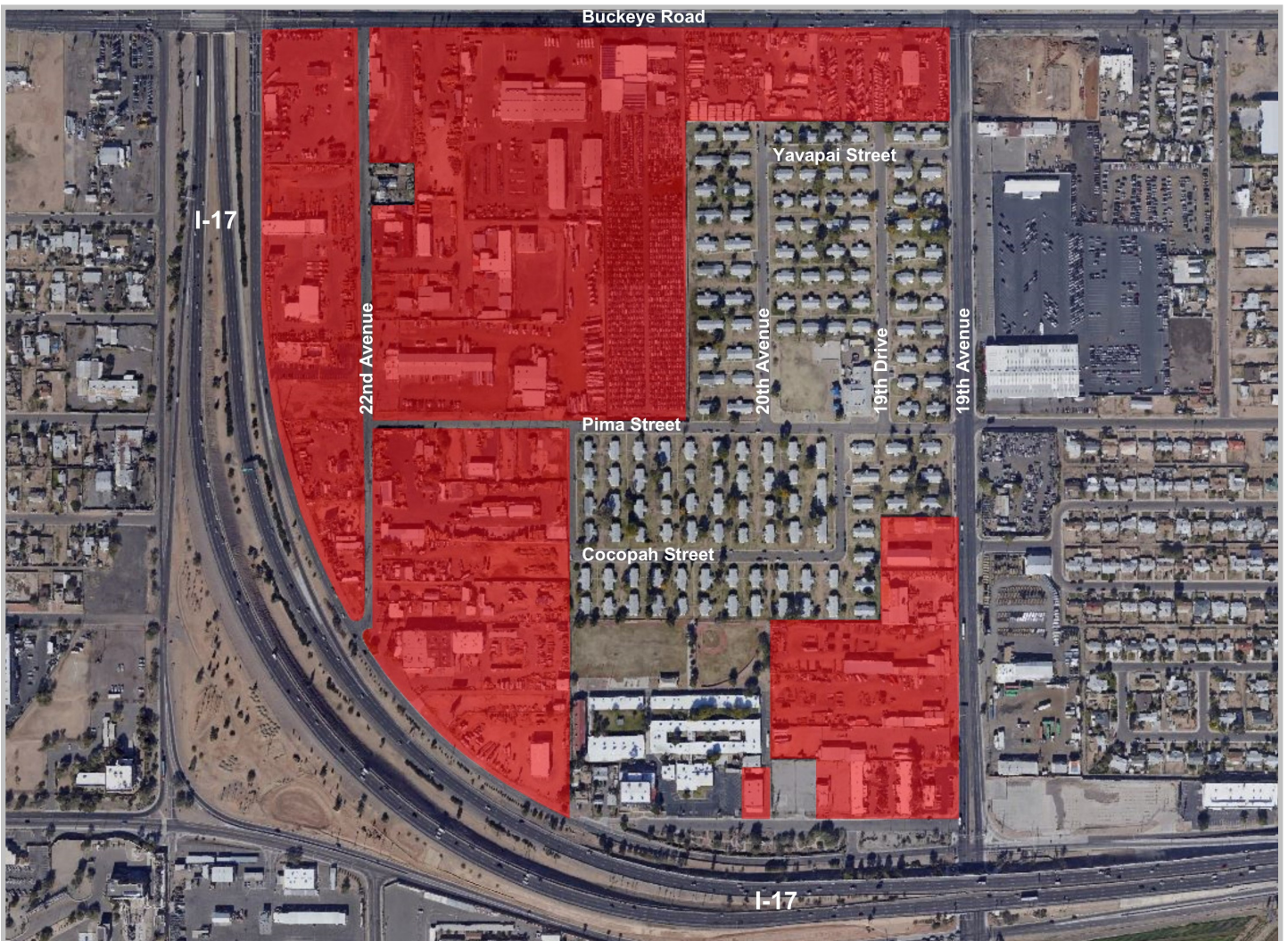
 Vacant (2 Parcels)      2.2% of total # of parcels




Coffelt Neighborhood has the lowest number of vacant lots than any other neighborhood in Central City South. That is because most of the area is comprised of multi-family and commercial land uses.



## Coffelt-Lamereaux Neighborhood



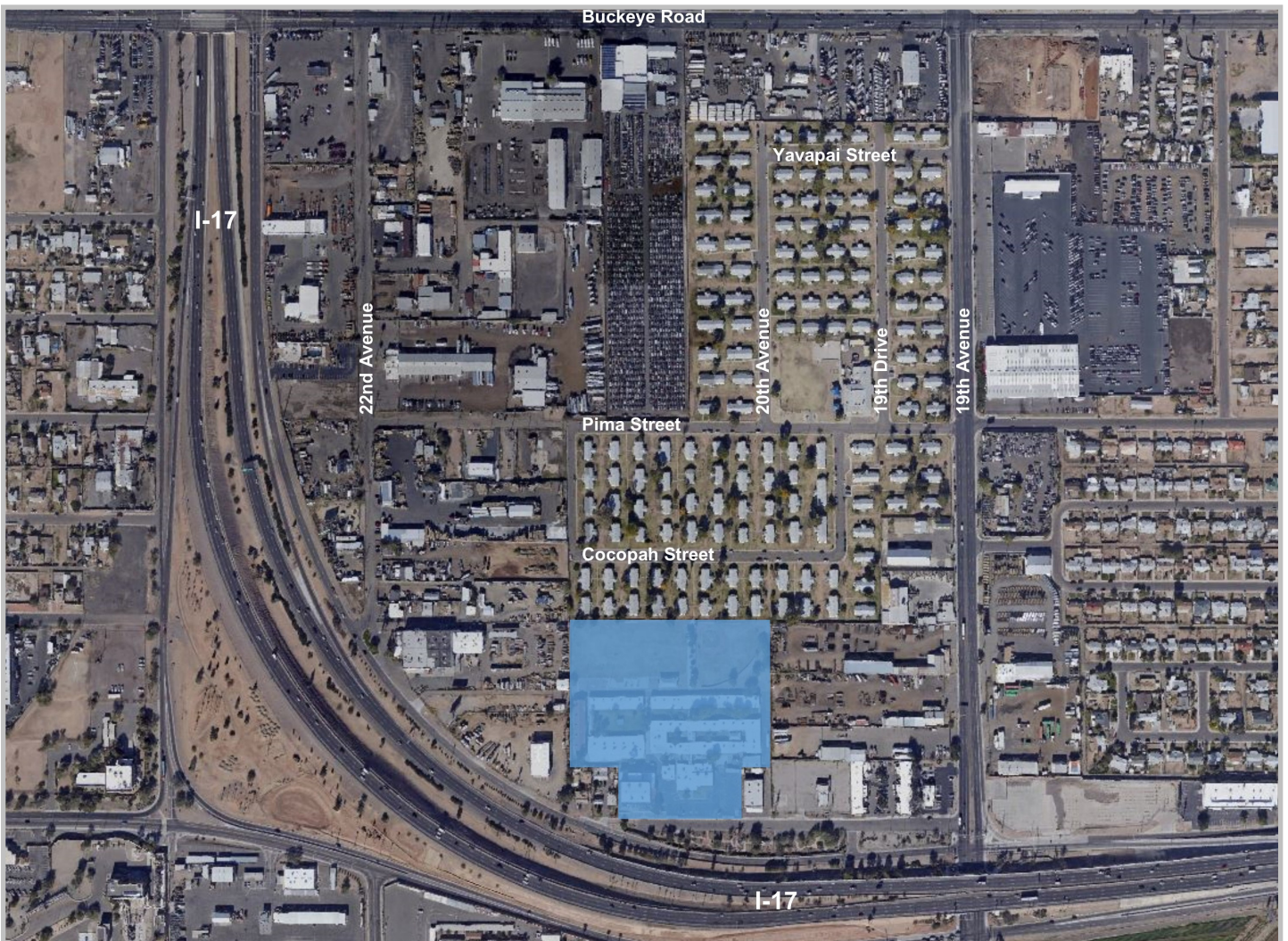
Total # of Parcels: 90

 Commercial (80 Parcels) 88.9% of total # of parcels





## Coffelt-Lamereaux Neighborhood



Total # of Parcels: 90

School (1 Parcel)

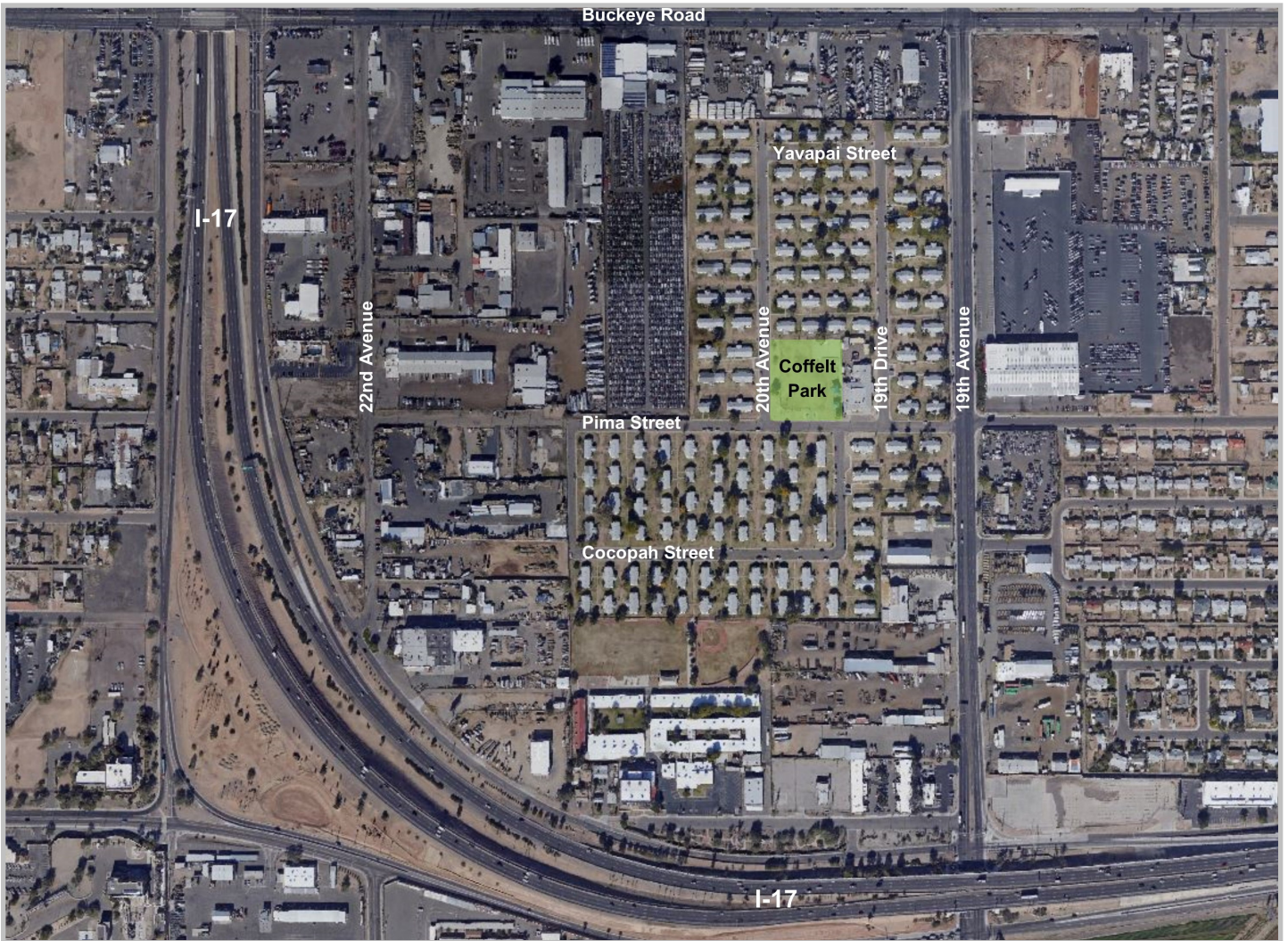
1.1% of total # of parcels



Hamilton Elementary School



## Coffelt-Lamereaux Neighborhood



Total # of Parcels: 90

Parks (2 Parcels)

2.2% of total # of parcels



Coffelt Lamereaux Park

Coffelt Lamereaux Park is surrounded by the Maricopa County Housing Authorities Multi-Family Housing development. It has a recreation center attached where afterschool and summer programs are offered.



## CHAPTER 8: New Homes Neighborhood



## New Homes Neighborhood

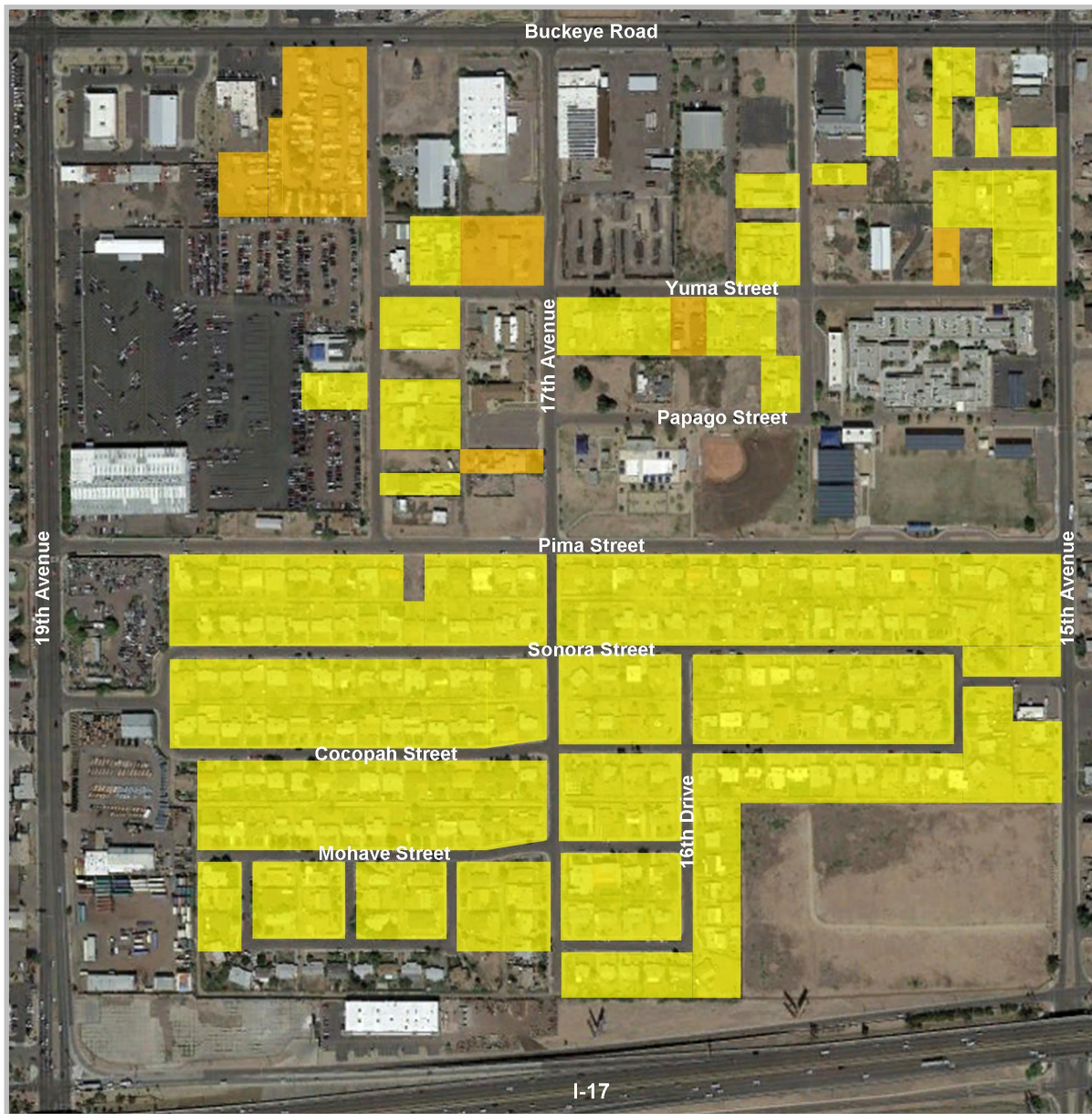


<u>Land Use</u>	<u>Parcels</u>	<u>Land Use</u>	<u>Parcels</u>
Commercial:	11	Single-Family:	275
Faith/Church:	5	Multi-Family:	7
Schools:	2	Cemetery:	1
Parks:	1	Vacant:	39
Service Providers:	2	Parking/Industrial:	26



The New Homes Neighborhood is comprised mainly of single-family households. It is home to Central City South's only cemetery, which is currently searching for records of those buried there.



## New Homes Neighborhood



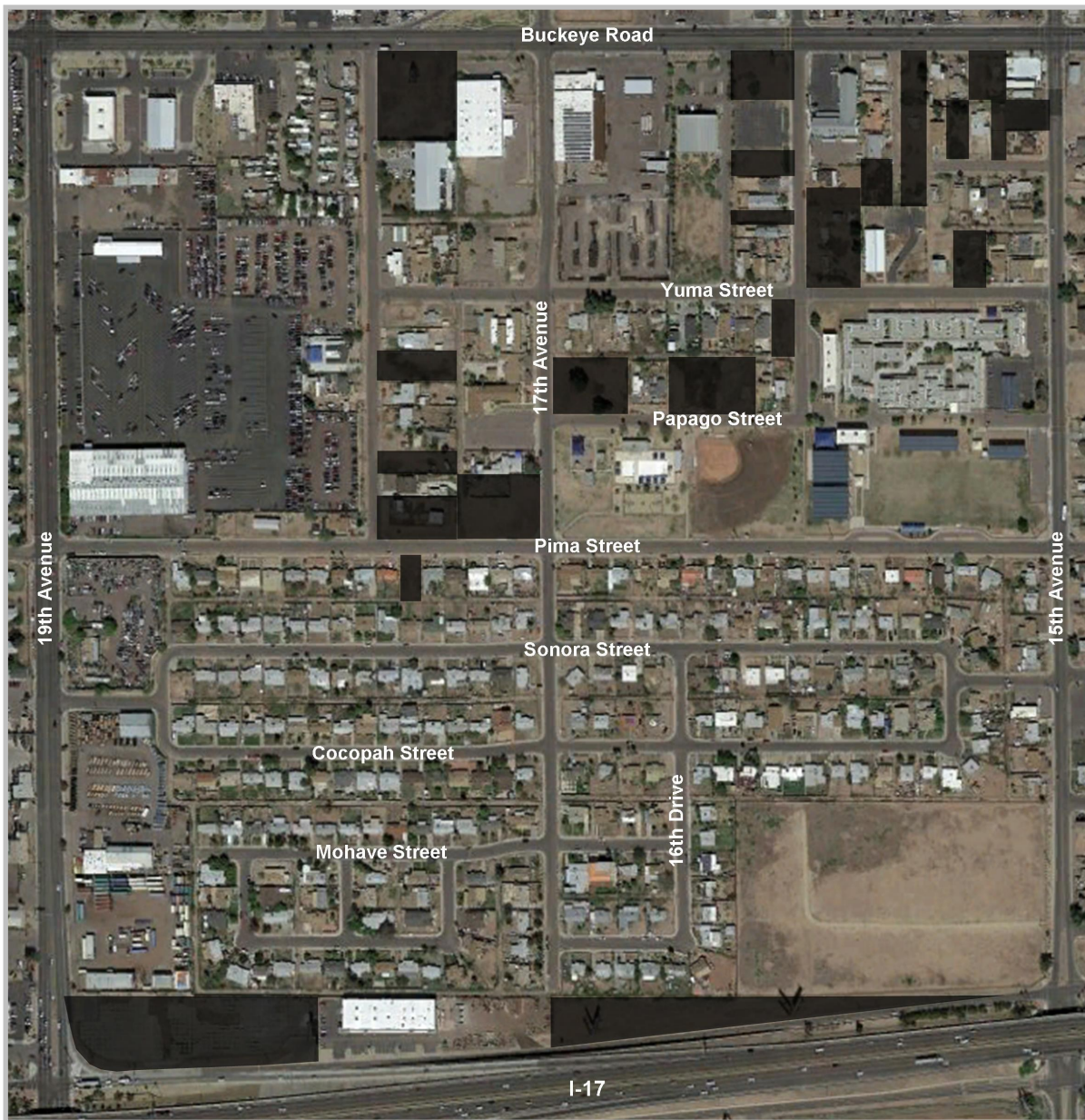
Total # of Parcels: 369

	Single Family Units (275 Parcels)	74.5% of total # of parcels
	Multi-Family Units (7 Parcels)	1.9% of total # of parcels





# New Homes Neighborhood



Total # of Parcels: 369

Vacant (39 Parcels)      10.6% of total # of parcels





# New Homes Neighborhood



Total # of Parcels: 369

■ Commercial (11 Parcels)      3.0% of total # of parcels









## New Homes Neighborhood



Total # of Parcels: 369

	Faith (4 Locations)	1.4% of total # of parcels
	Parking/Industrial (26 Parcels)	7.0% of total # of parcels
	Service Providers (2 Parcels)	.5% of total # of parcels
	School (2 Parcels)	.5% of total # of parcels



Our Lady of Fatima Catholic Church



Mary McLeod Bethune School



Missionaries of Charity



## New Homes Neighborhood



Total # of Parcels: 369

- Parks (1 Parcel)      .3% of total # of parcels
- Cemetery (1 Parcel)      .3% of total # of parcels



Alkire Park



Cimiterio Lindo

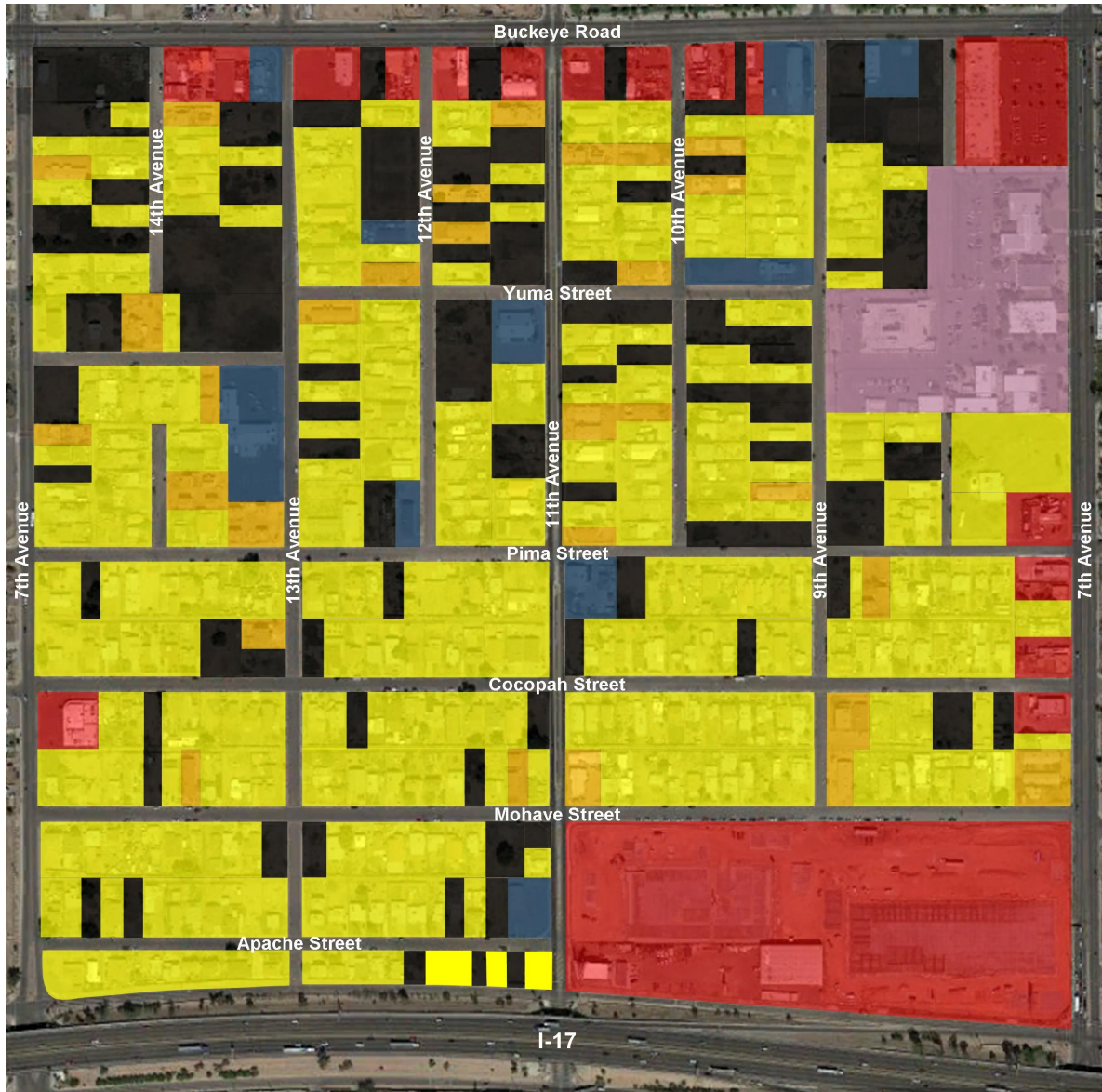
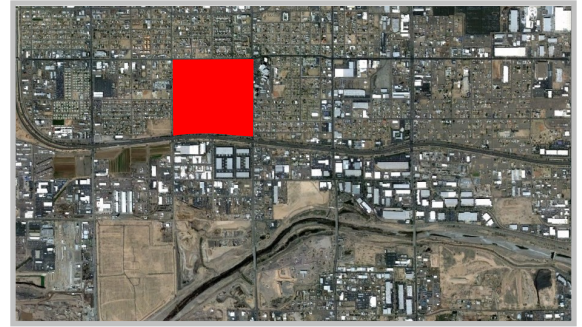
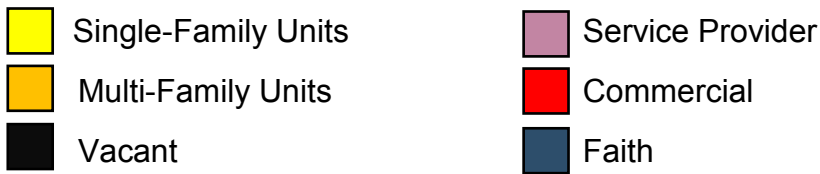
Alkire Park is the only park in Central City South that has a baseball field sponsored by the Arizona Diamondbacks. The Cimiterio Lindo is managed by the Department of Recreation and is preserved through Pioneer Cemetery Association.



## CHAPTER 9: 7-11 Neighborhood



## 7-11 Neighborhood

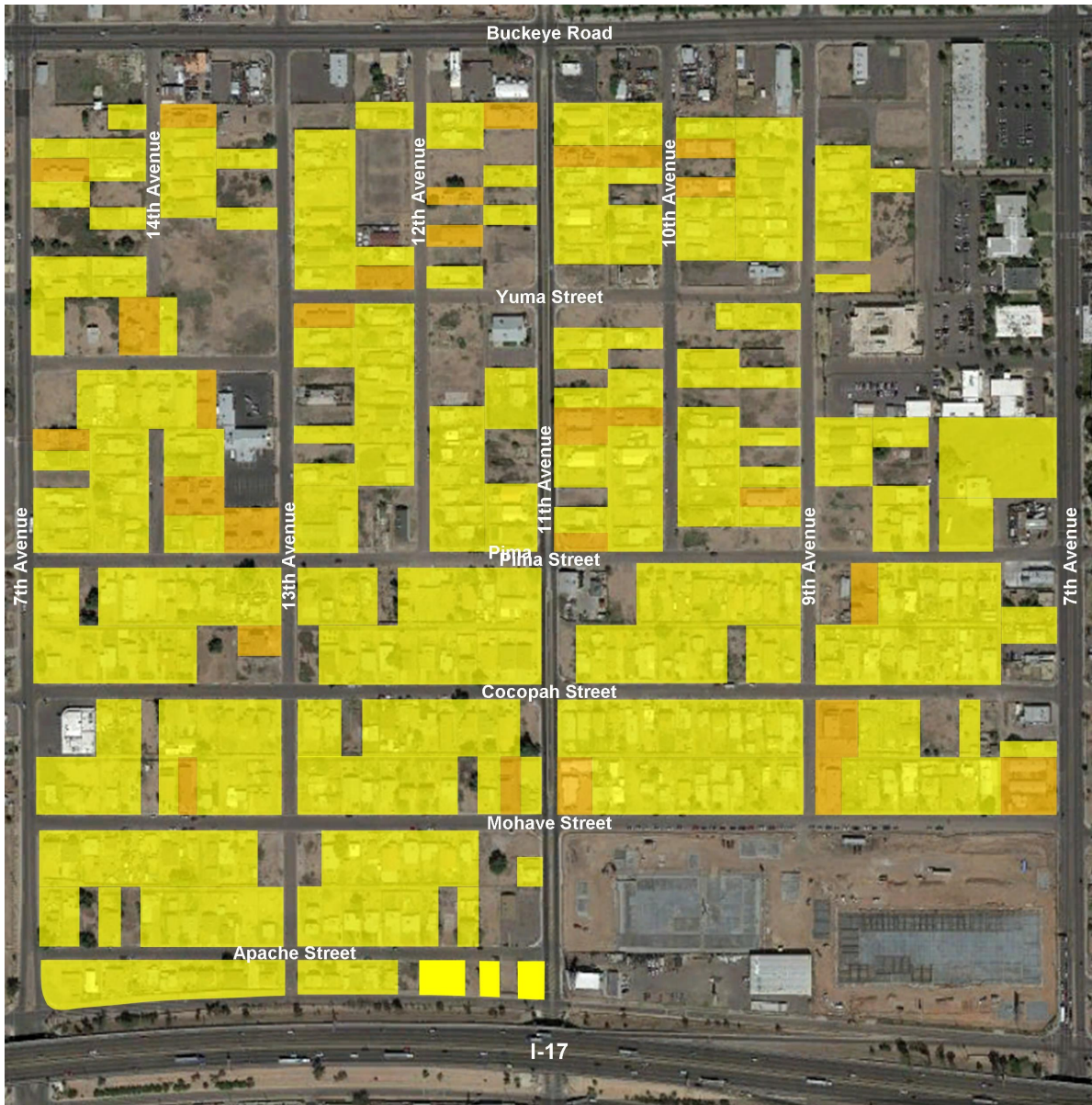


<u>Land Use</u>	<u>Parcels</u>
Commercial:	30
Faith/Church:	17
Service Providers:	4
Single-Family:	378
Multi-Family:	38
Vacant:	149



The 7-11 Neighborhood has had little change in the last couple of years. It is a majority single family housing with a few service providers such as Greater Phoenix Urban League and Southwest Behavioral Health Crisis Recovery Center.



## 7-11 Neighborhood



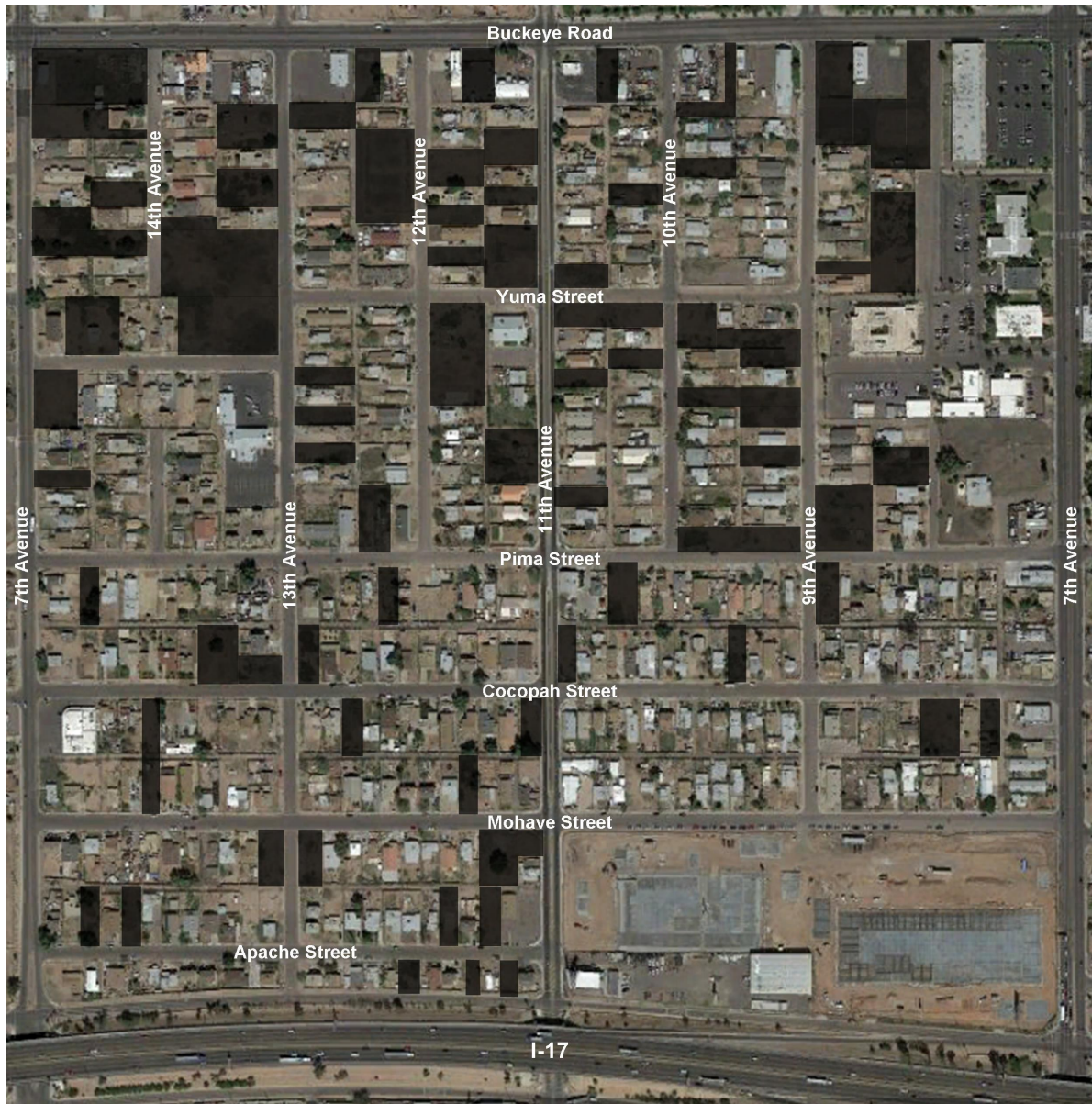
Total # of Parcels: 616

	Single Family Units (378 Parcels)	61.4% of total # of parcels
	Multi-Family Units (38 Parcels)	6.2% of total # of parcels





## 7-11 Neighborhood



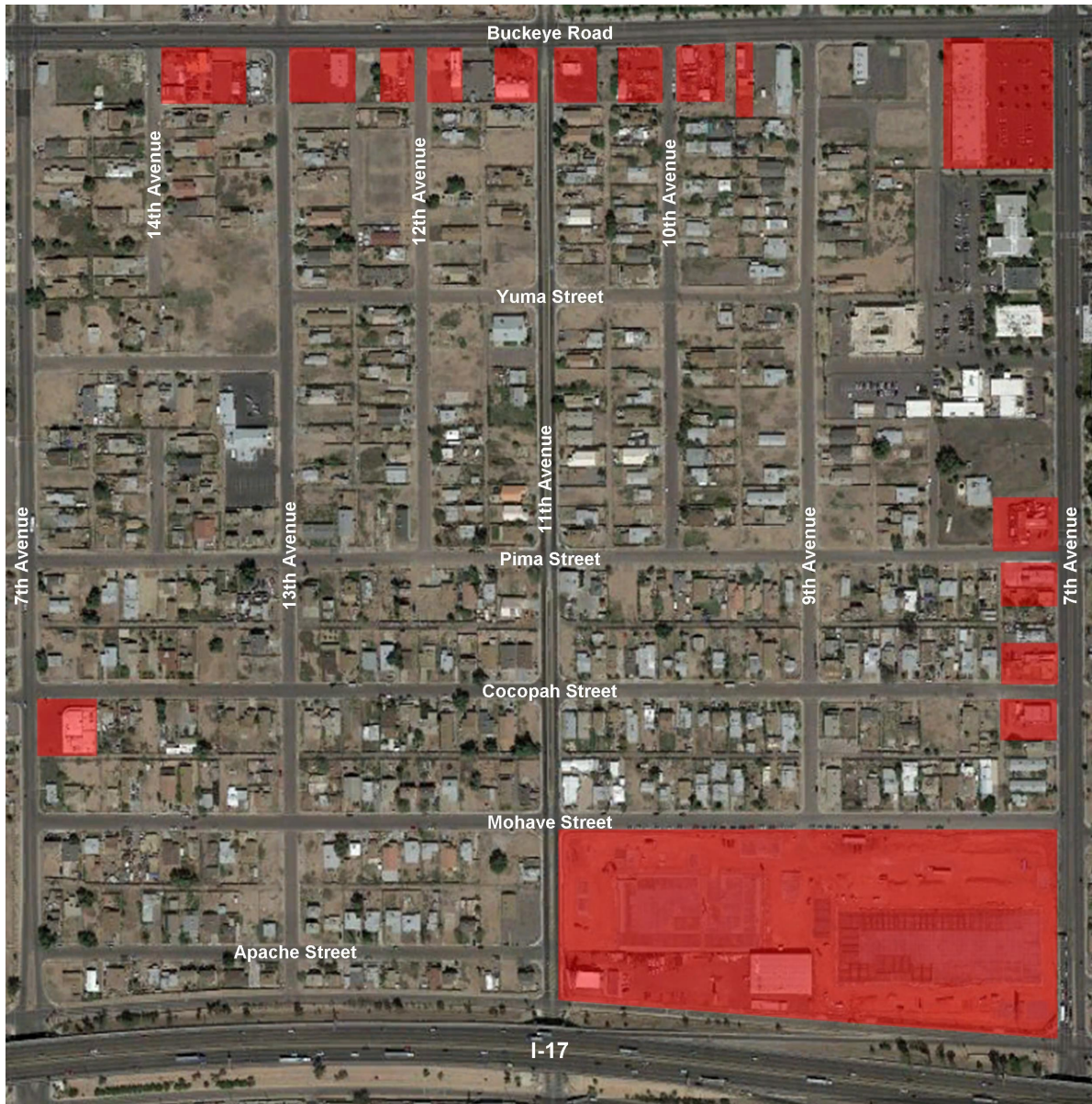
Total # of Parcels: 616

 Vacant (149 Parcels)      24.2% of total # of parcels





## 7-11 Neighborhood



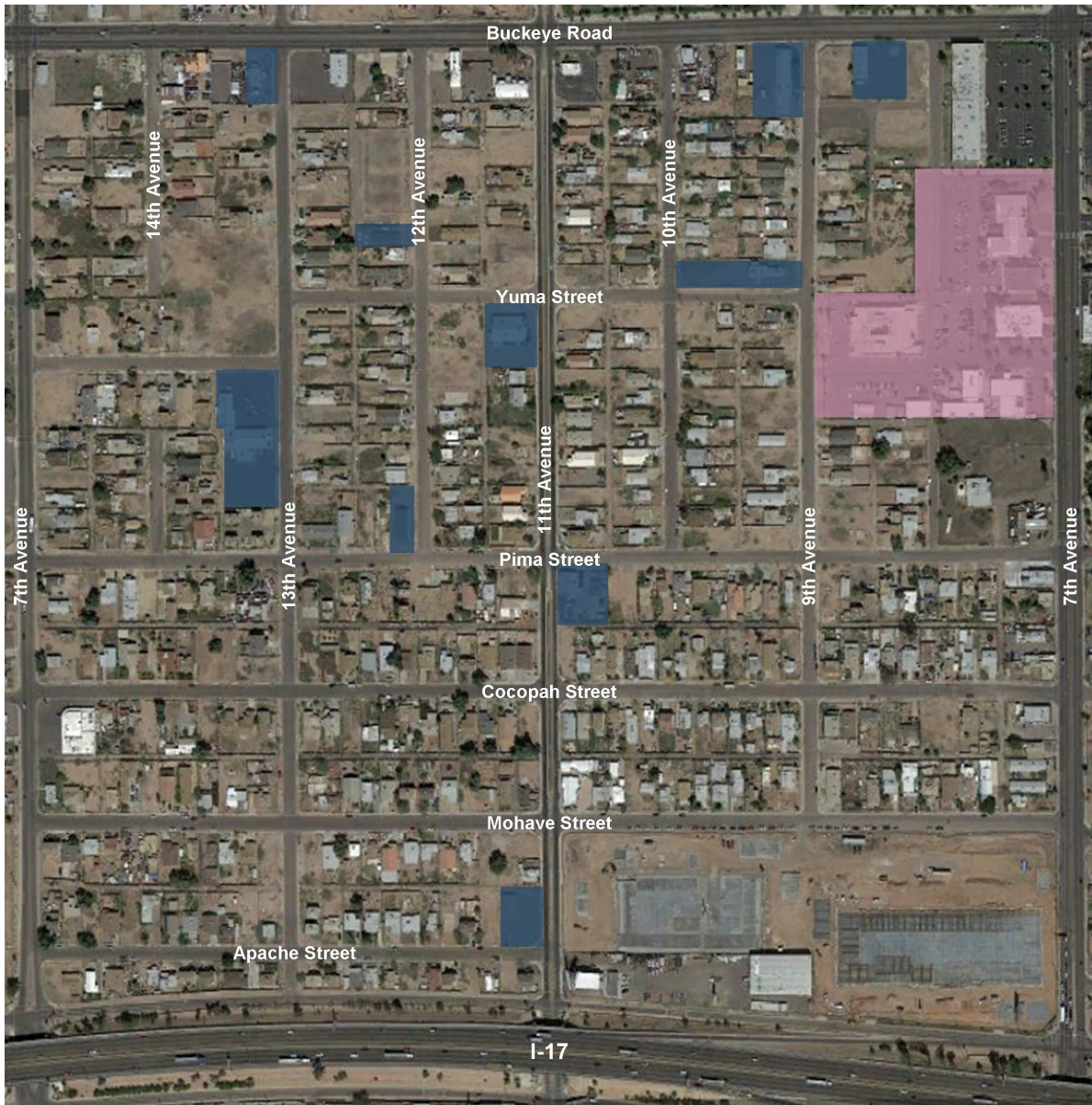
Total # of Parcels: 616

■ Commercial (30 Parcels)      4.9% of total # of parcels







## 7-11 Neighborhood



Total # of Parcels: 616

	Faith (10 Locations)	2.8% of total # of parcels
	Service Providers (4 Parcels)	.6% of total # of parcels



Jesucristo Vive y Reina Church



Mt. Calvary Missionary Baptist Church



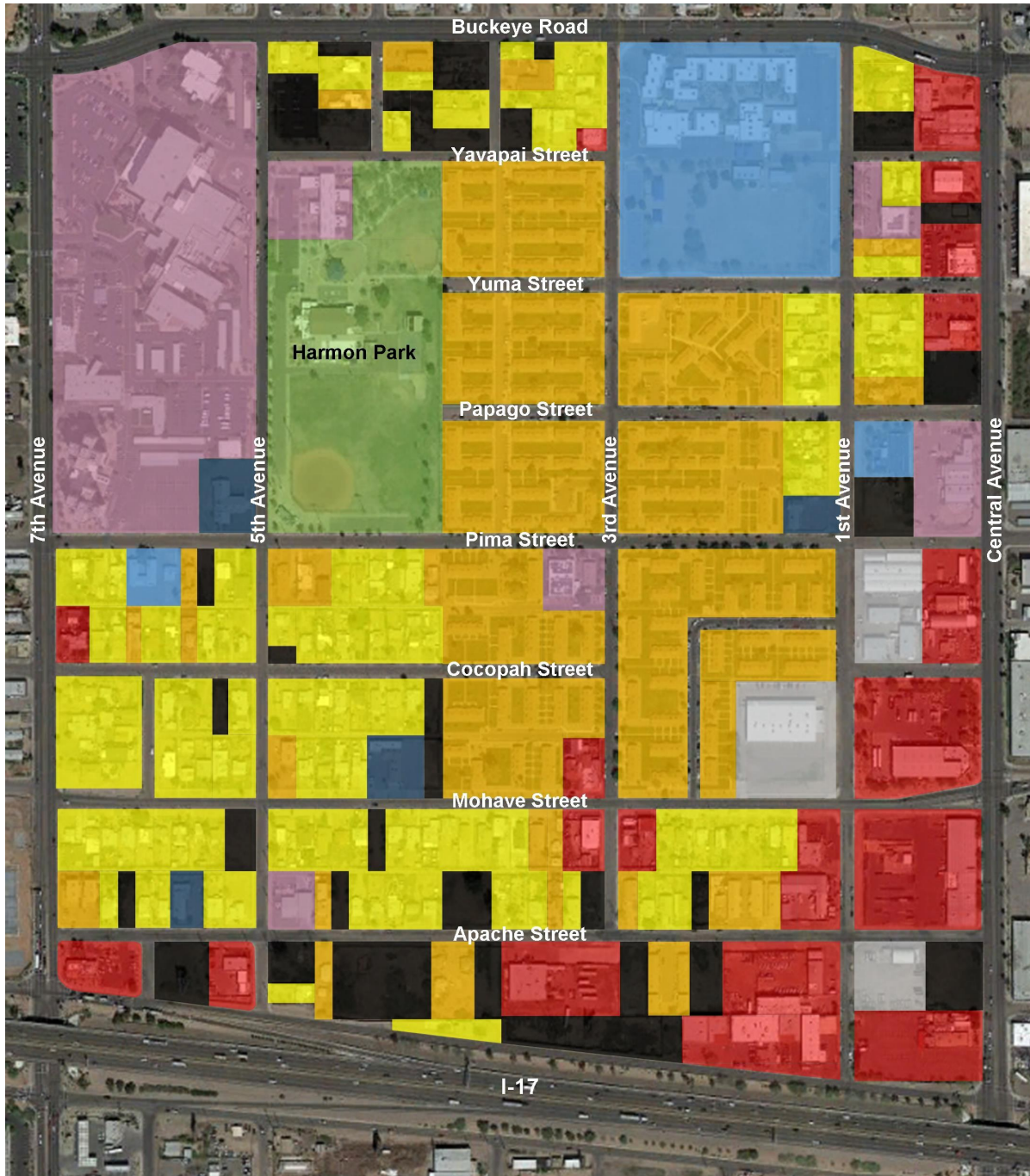
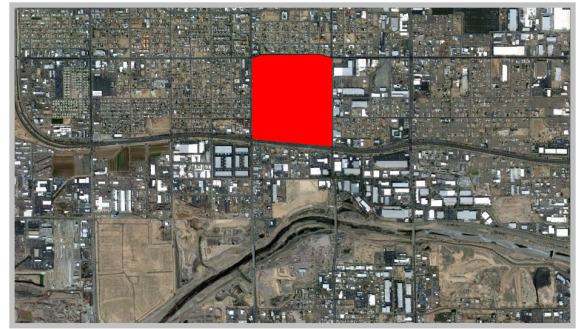
Greater Shiloh Church



CHAPTER 10:  
Marcos De Niza Neighborhood



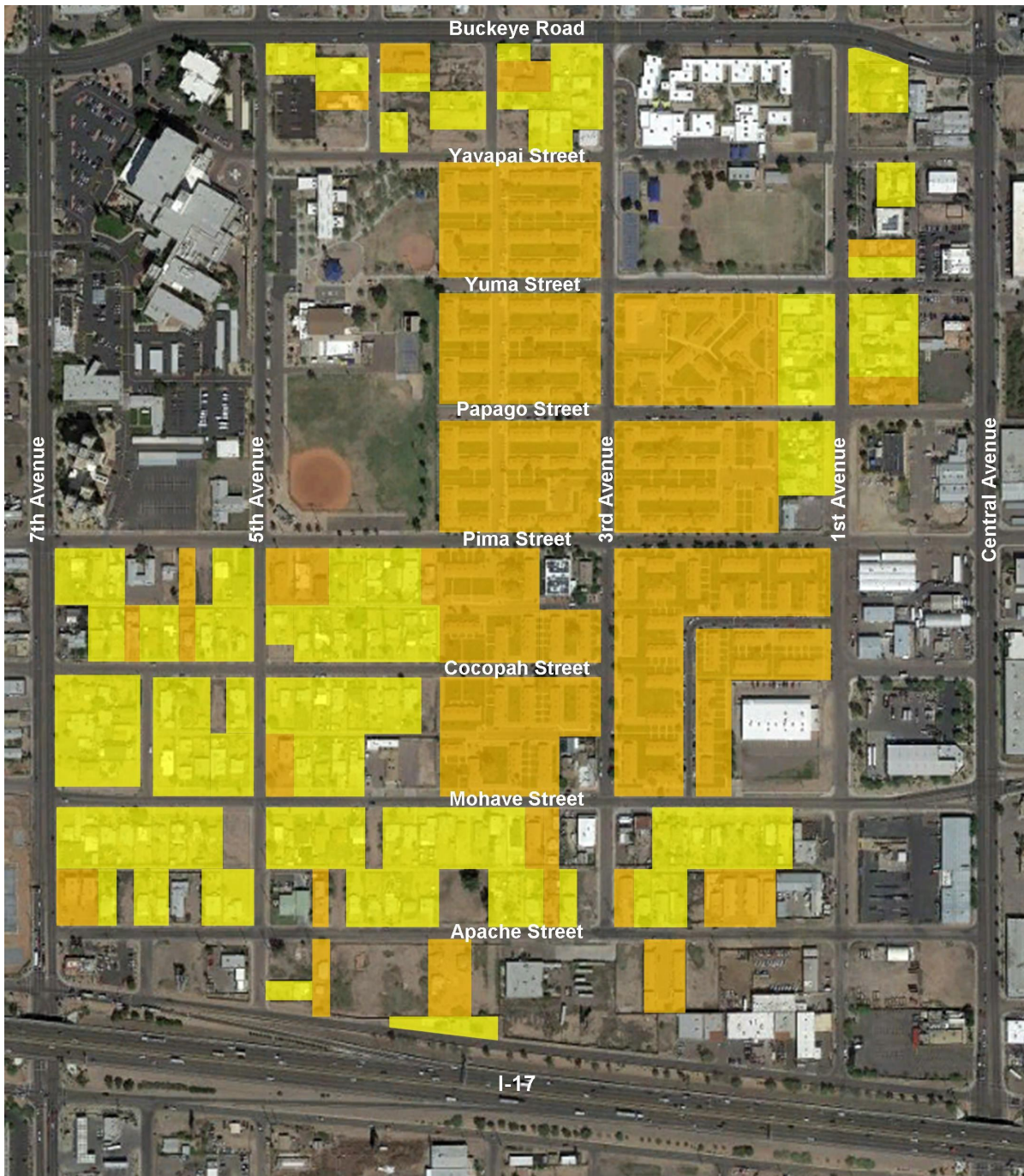
## Marcos de Niza Neighborhood



<u>Land Use</u>	<u>Parcels</u>	<u>Land Use</u>	<u>Parcels</u>	<u>Land Use</u>	<u>Parcels</u>
Commercial:	52	Schools:	3	Single-Family:	159
Vacant	47	Parks:	1	Multi-Family:	33
Faith/Church:	6	Service Providers:	7	Parking/Industrial:	3

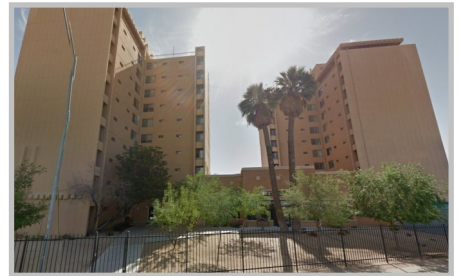


# Marcos de Niza Neighborhood



Total # of Parcels: 308

- Single Family Units (159 Parcels)      51.6% of total # of parcels
- Multi-Family Units (33 Parcels)      10.7% of total # of parcels






# Marcos de Niza Neighborhood



Total # of Parcels: 308

 Vacant (47 Parcels)

15.3% of total # of parcels





Marcos de Niza Neighborhood



Total # of Parcels: 308

Commercial (52 Parcels)      16.9% of total # of parcels









# Marcos de Niza Neighborhood



Total # of Parcels: 308

	Faith (4 Locations)	1.9% of total # of parcels
	Industrial (3 Parcels)	1.0% of total # of parcels
	Service Providers (7 Parcels)	2.3% of total # of parcels
	School (3 Parcels)	1.0% of total # of parcels





# Marcos de Niza Neighborhood



Total # of Parcels: 308

Parks (1 Parcel)      0.3% of total # of parcels



Harmon Park



Harmon Park Garden



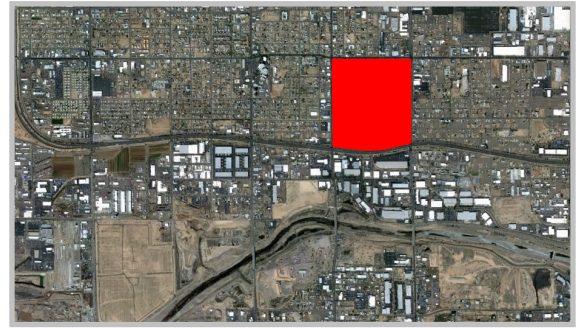
Harmon Park is one of the most diverse and interesting parks in Central City South. It is host to a state of the art library, multiple fields, indoor gym and a community garden.



CHAPTER 11:  
Si Se Puede Neighborhood



## Si Se Puede Neighborhood

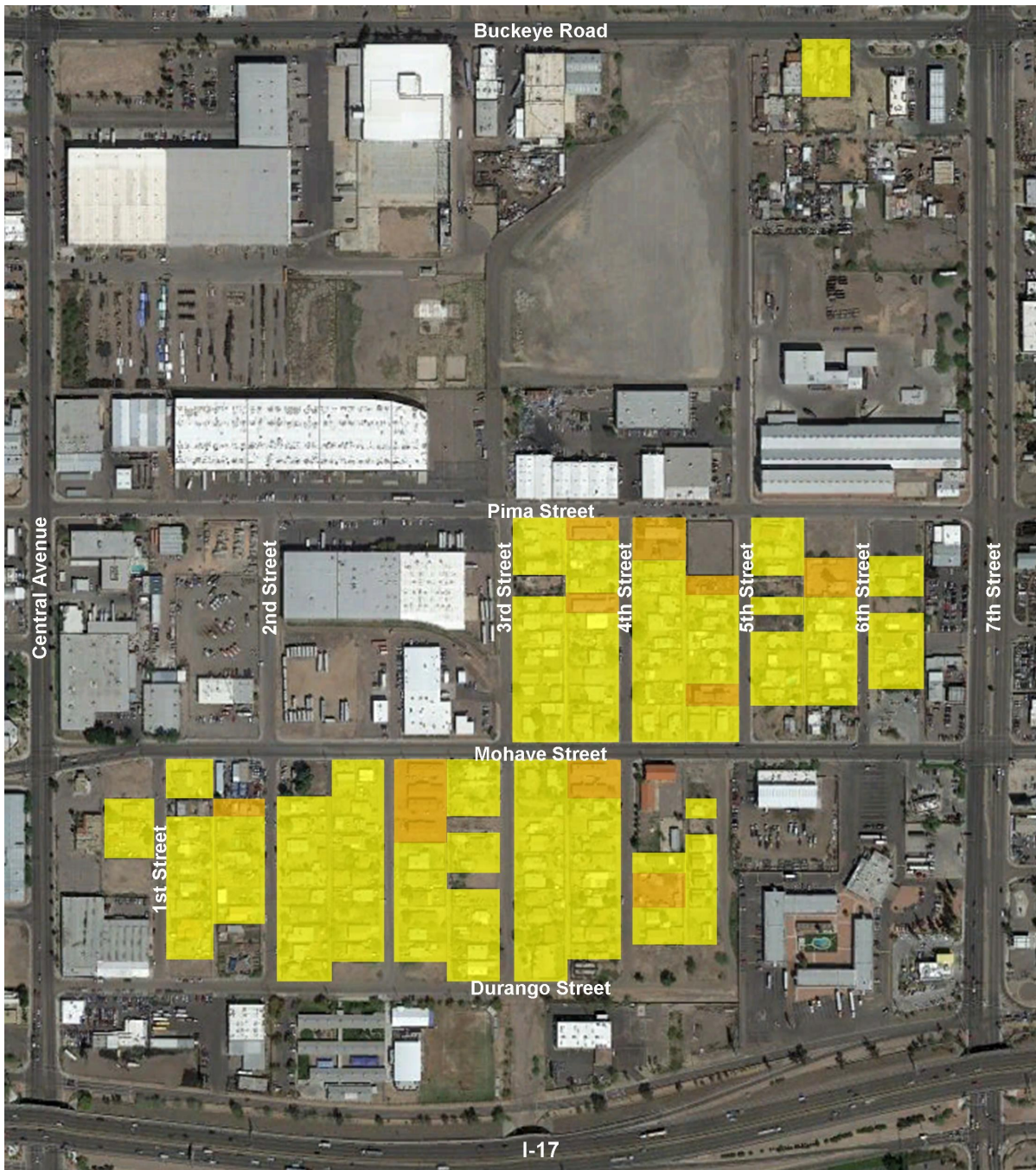


<u>Land Use</u>	<u>Parcels</u>	<u>Land Use</u>	<u>Parcels</u>
Commercial:	48	Parking/Industrial:	34
Vacant:	46	Service Providers:	5
Faith/Church:	5	Single-Family:	162
Schools:	2	Multi-Family:	17


The Si Se Puede Neighborhood also known as South Central Park is primarily comprised of industrial land uses.




# Si Se Puede Neighborhood



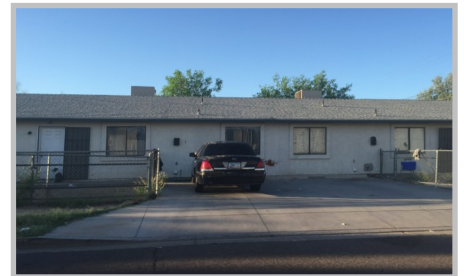
Total # of Parcels: 319

 Single Family Units (162 Parcels)

50.8% of total # of parcels

 Multi-Family Units (17 Parcels)

5.3% of total # of parcels





# Si Se Puede Neighborhood



Total # of Parcels: 319

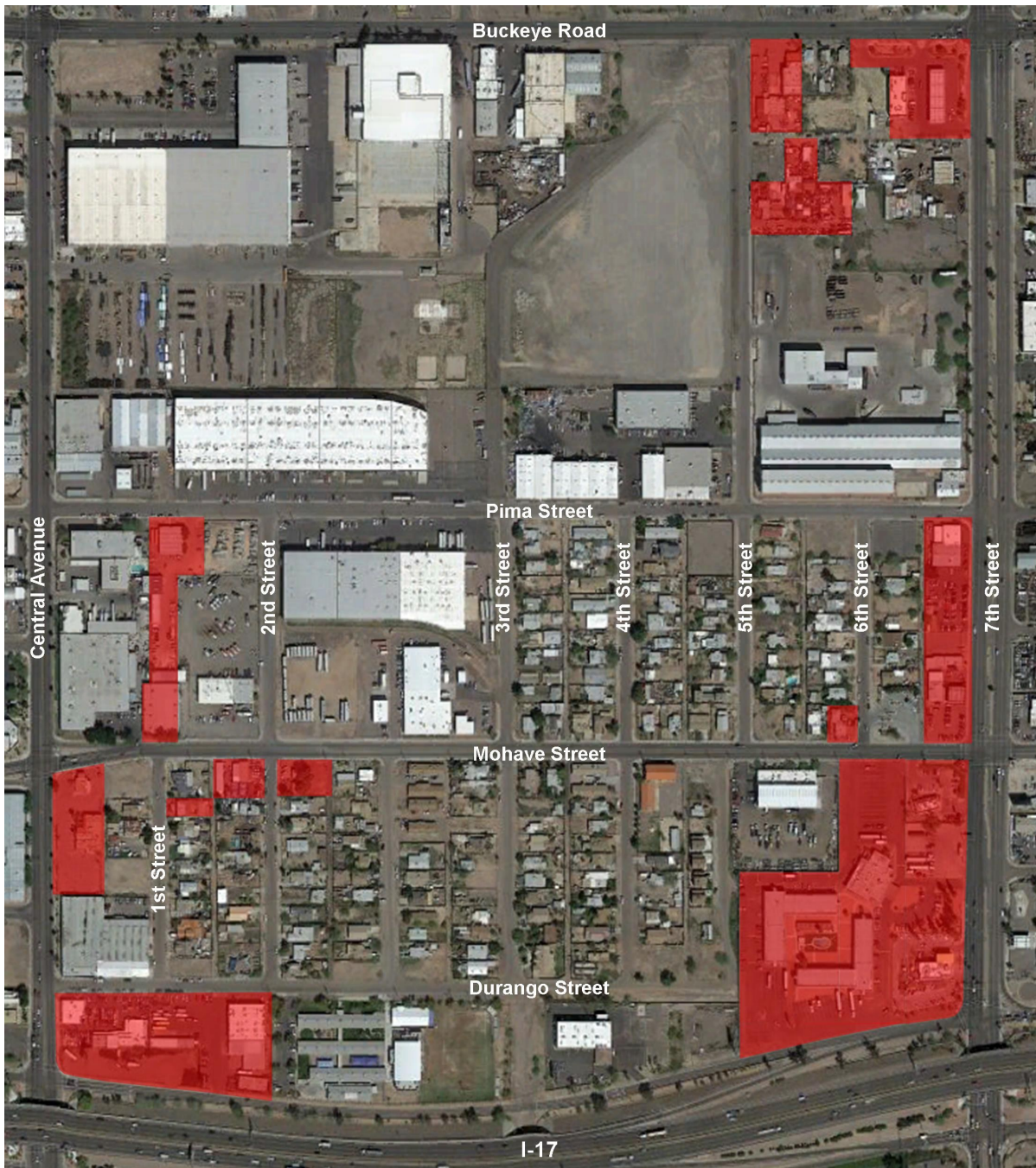
■ Vacant (46 Parcels)

14.4% of total # of parcels



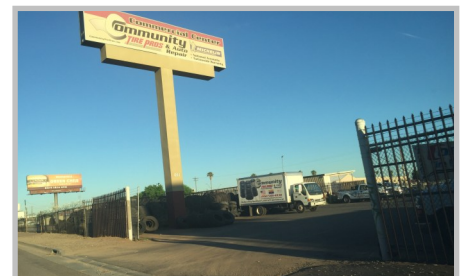


# Si Se Puede Neighborhood



Total # of Parcels: 319

Commercial (48 Parcels)      15.0% of total # of parcels





# Si Se Puede Neighborhood



Total # of Parcels: 319

- Faith (1 Location)      .3% of total # of parcels
- Industrial (34 Parcels)      10.7% of total # of parcels
- Service Providers (5 Parcels)      1.6% of total # of parcels
- School (2 Parcels)      0.6% of total # of parcels



Community Tire Salsa Garden



Friendly House-Academia del Pueblo



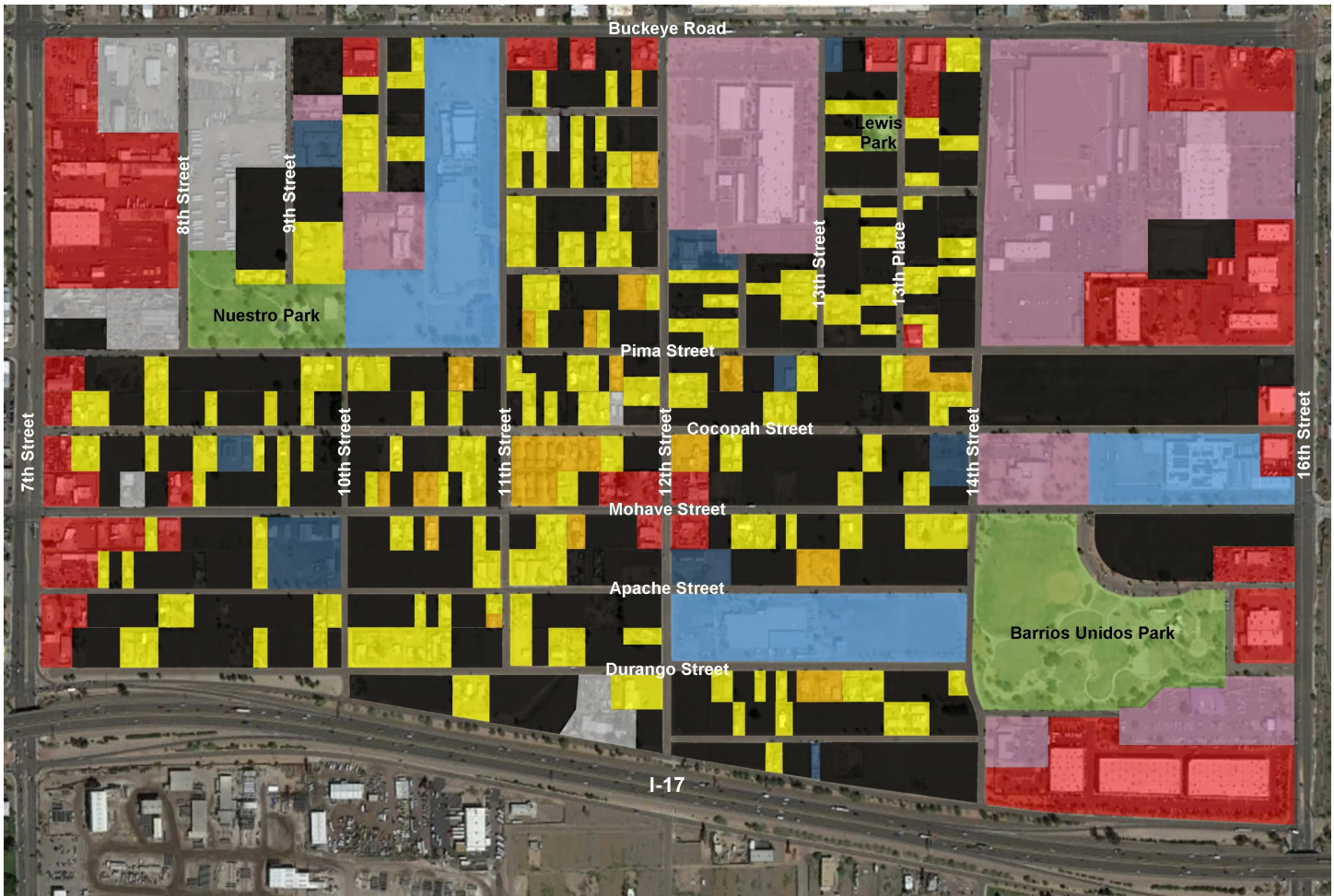
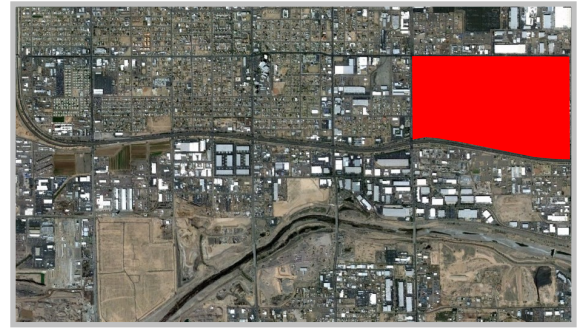


## CHAPTER 12:

# Nuestro Barrio-Barrios Unidos Neighborhood



## Nuestro Barrio-Barrios Unidos Neighborhood

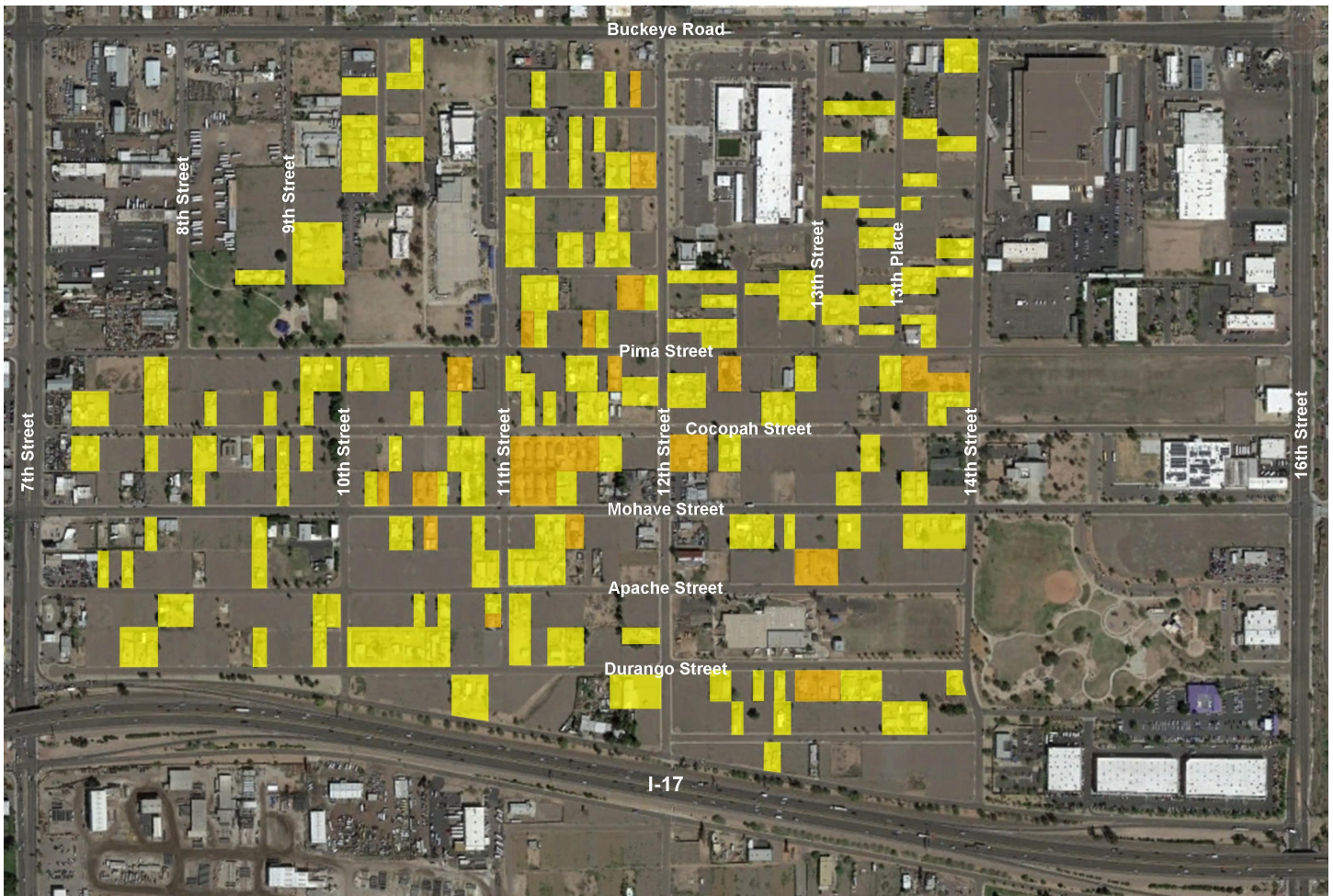


<u>Land Use</u>	<u>Parcels</u>
Commercial:	64
Faith/Church:	14
Schools:	3
Parks:	11
Service Providers:	8
Single-Family:	229
Multi-Family:	43
Vacant:	535
Parking/Industrial:	33

The Nuestro Barrio Neighborhood has the largest number of parcels in comparison to other neighborhoods in Central City South. It is predominantly dominated by vacant lots due to the airport's sound mitigation program.

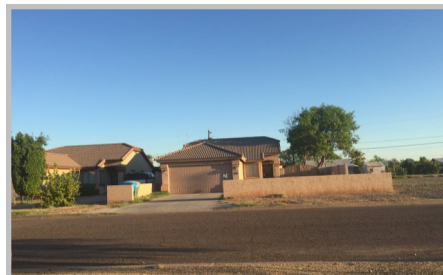


## Nuestro Barrio-Barrios Unidos Neighborhood



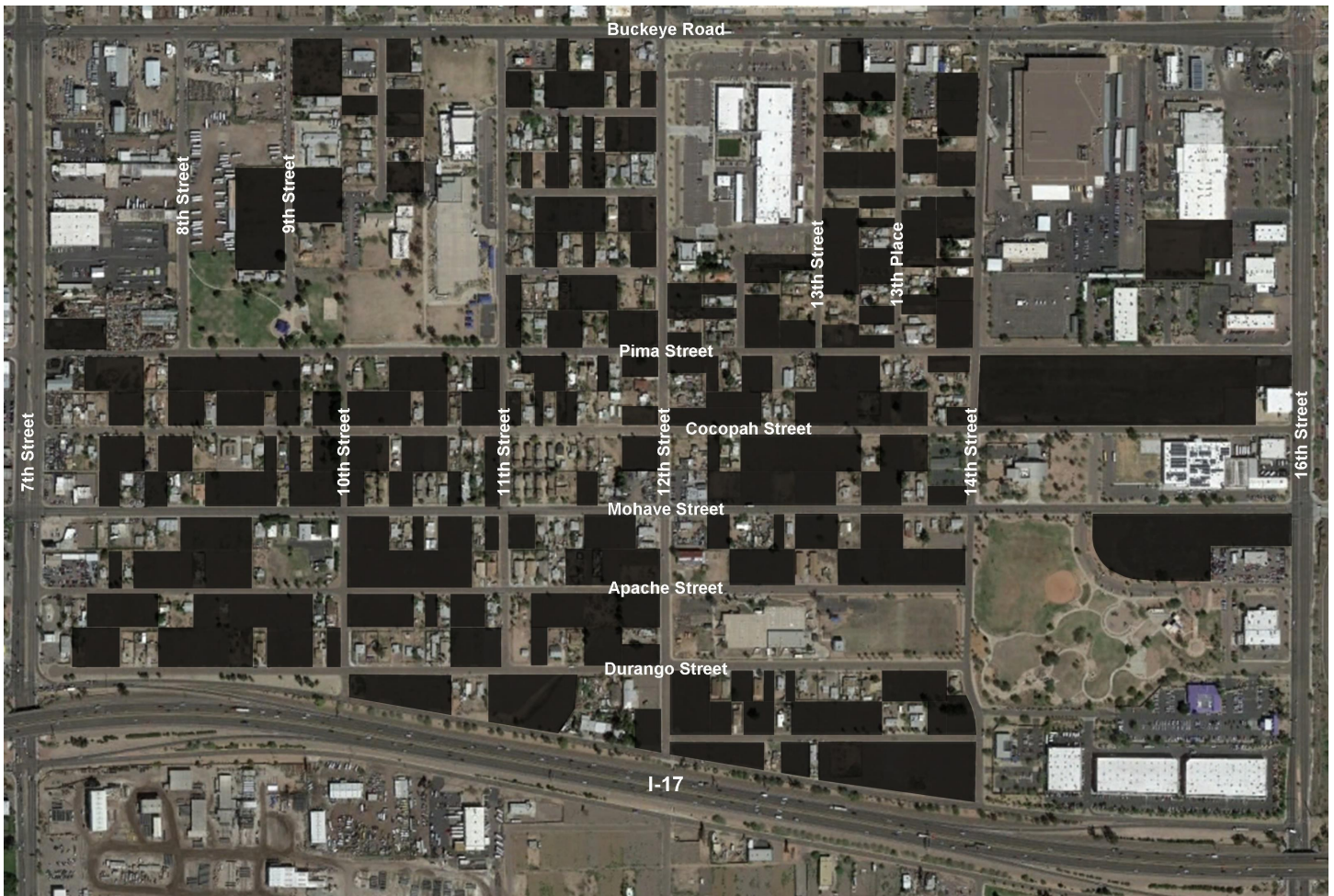
Total # of Parcels: 940

- Single Family Units (229 Parcels)      24.4% of total # of parcels
- Multi-Family Units (43 Parcels)      4.6% of total # of parcels



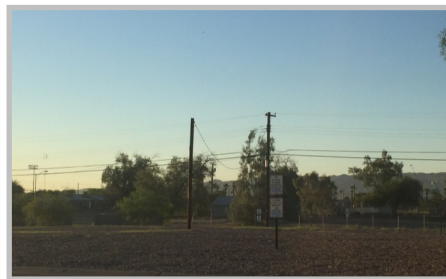
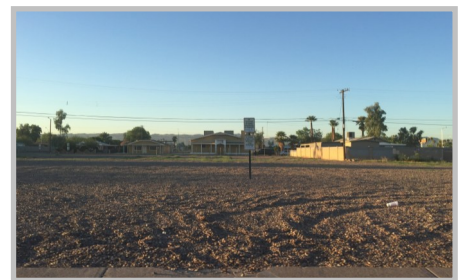
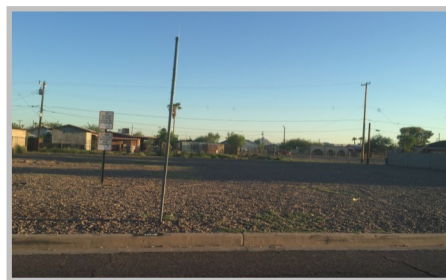
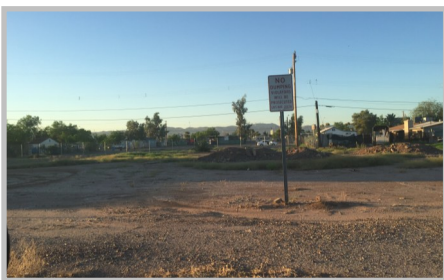


## Nuestro Barrio-Barrios Unidos Neighborhood



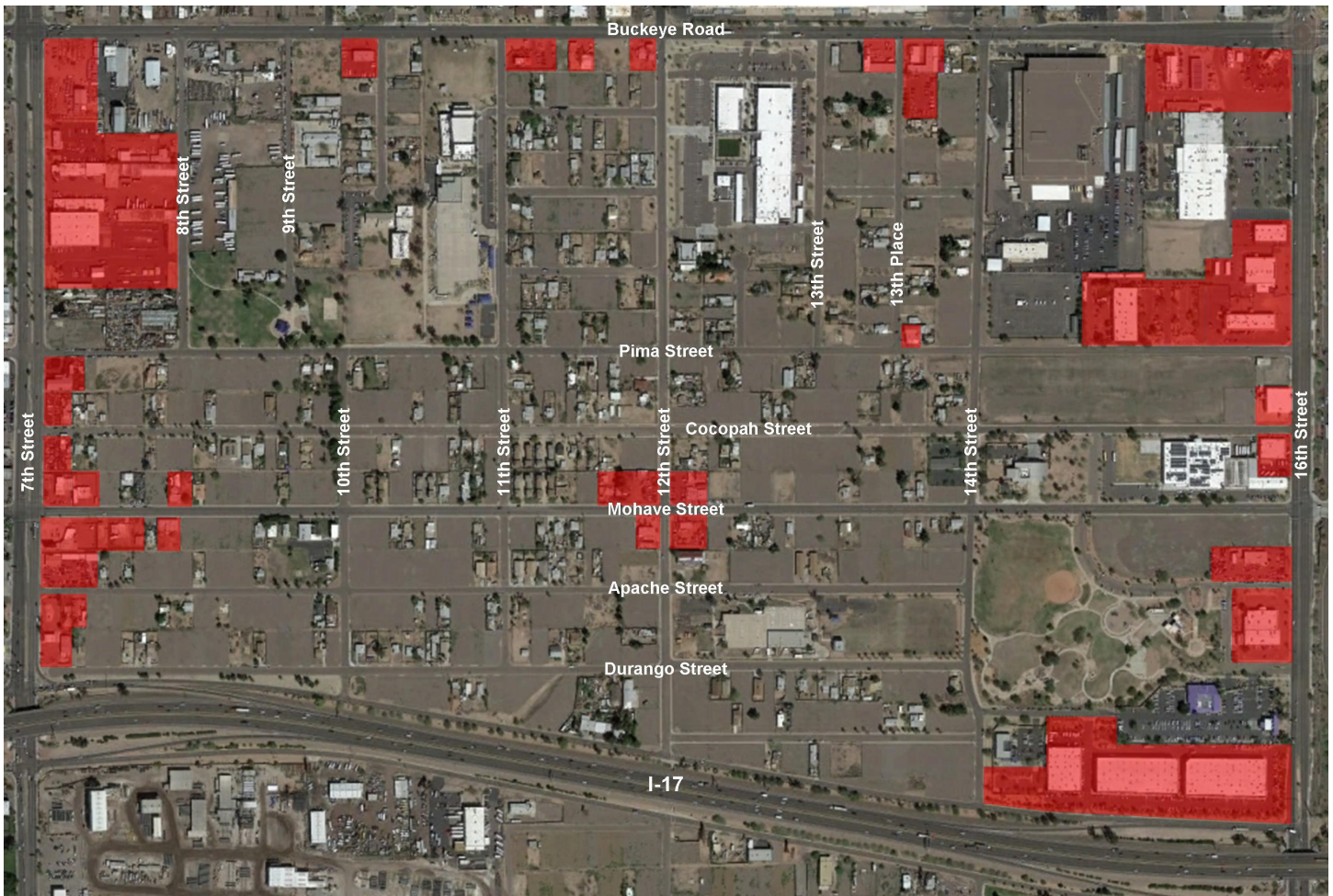
Total # of Parcels: 940

Vacant (535 Parcels)      56.9% of total # of parcels






## Nuestro Barrio-Barrios Unidos Neighborhood



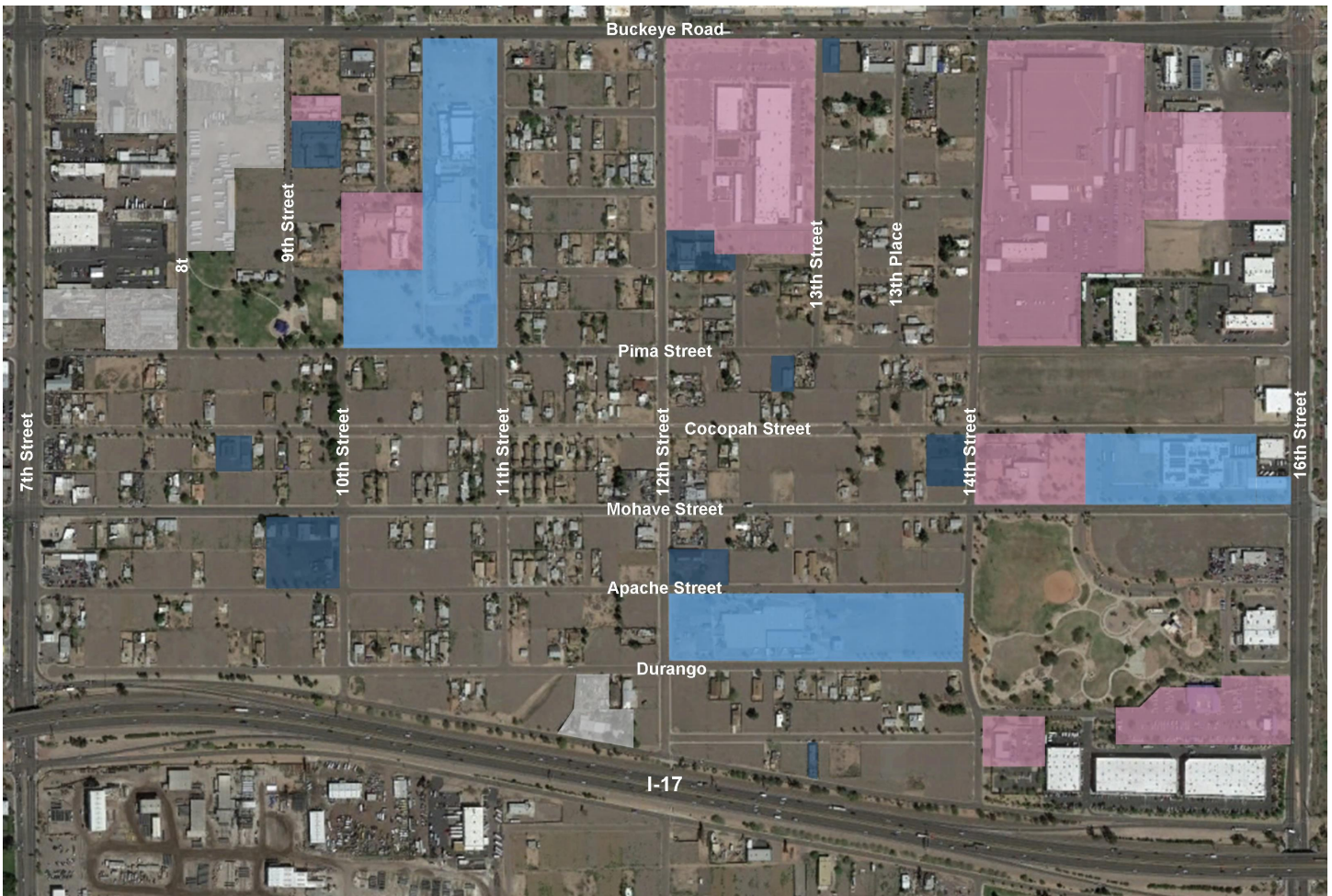
Total # of Parcels: 940

 Commercial (64 Parcels)      6.8% of total # of parcels









## Nuestro Barrio-Barrios Unidos Neighborhood



Total # of Parcels: 940

	Faith (9 Locations)	1.4% of total # of parcels
	Parking/Industrial (33 Parcels)	3.5% of total # of parcels
	Service Providers (8 Parcel)	0.9% of total # of parcels
	School (3 Parcel)	0.3% of total # of parcels



Sacred Heart Catholic Church



City of Phoenix-Fire Station



Silvestre S. Herrera Elementary School

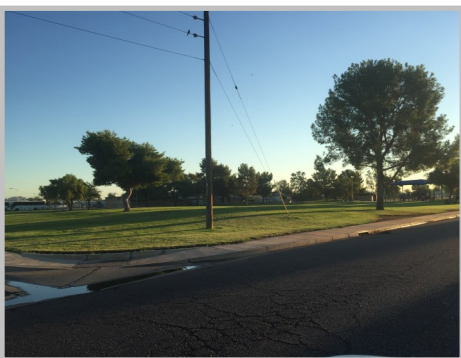


## Nuestro Barrio-Barrios Unidos Neighborhood



Total # of Parcels: 940

Parks (11 Parcels)      1.2% of total # of parcels



Nuestro Park



Nuestro Park



Barrios Unidos Park

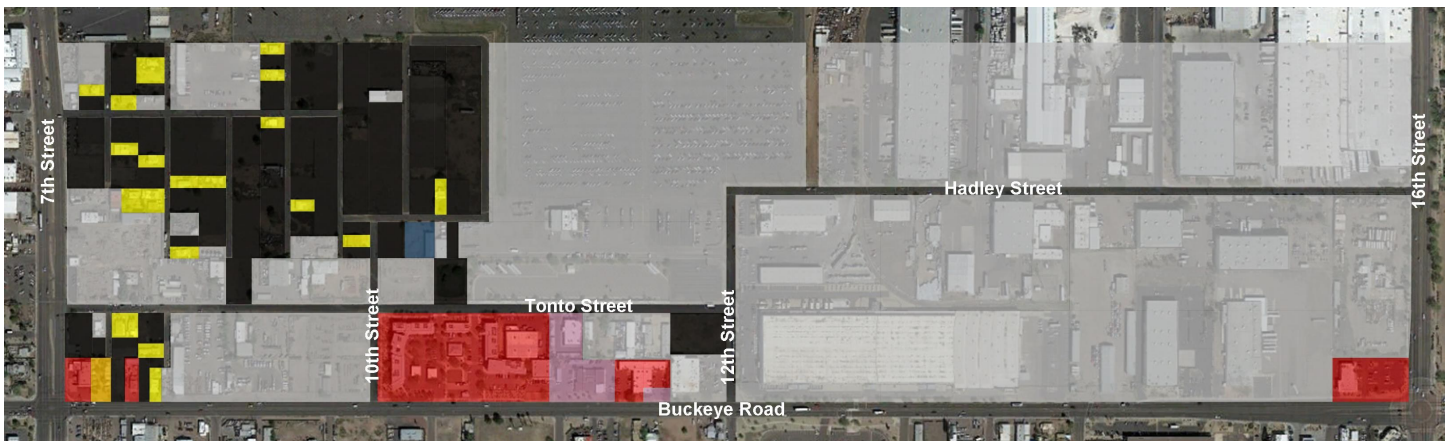
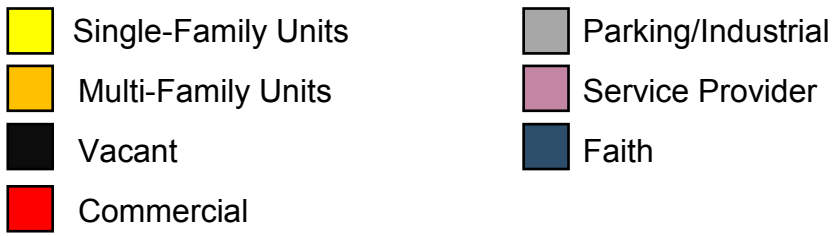
Nuestro Barrio is home to three parks, one of them being the largest in Central City South. These parks include Nuestro Park, Lewis Park and Barrios Unidos park.



CHAPTER 13:  
Cuatro Milpas Neighborhood



## Cuatro Milpas Neighborhood

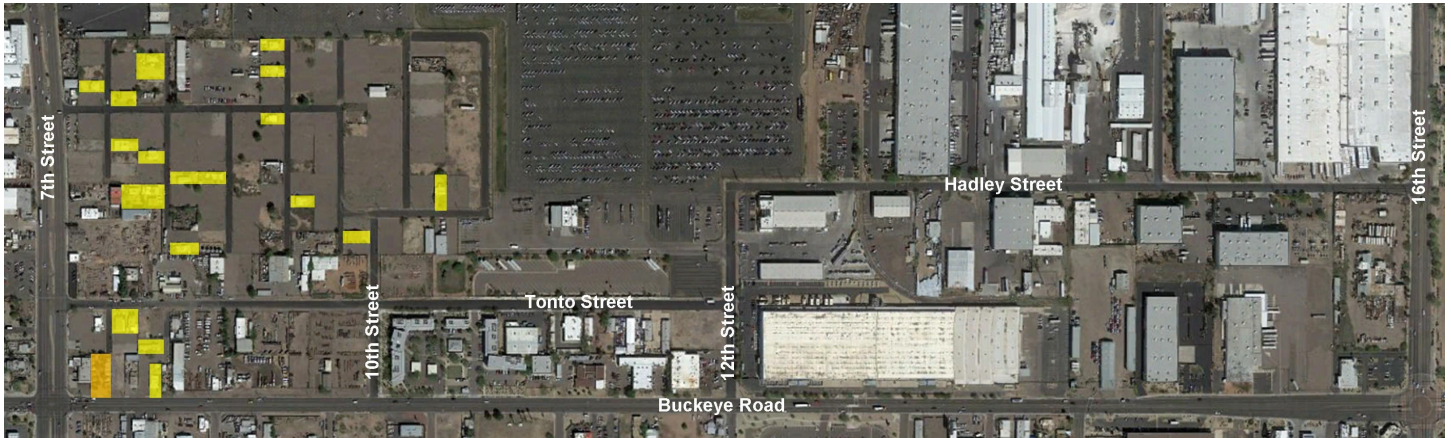


<u>Land Use</u>	<u>Parcels</u>
Commercial:	11
Faith/Church:	2
Service Providers:	4
Single-Family:	21
Multi-Family:	1
Vacant:	196
Parking/Industrial:	61



The Cuatro Milpas Neighborhood is mainly comprised of industrial and vacant lots. Those single-family homes that remain are in poor condition and vacant.



# Cuatro Milpas Neighborhood



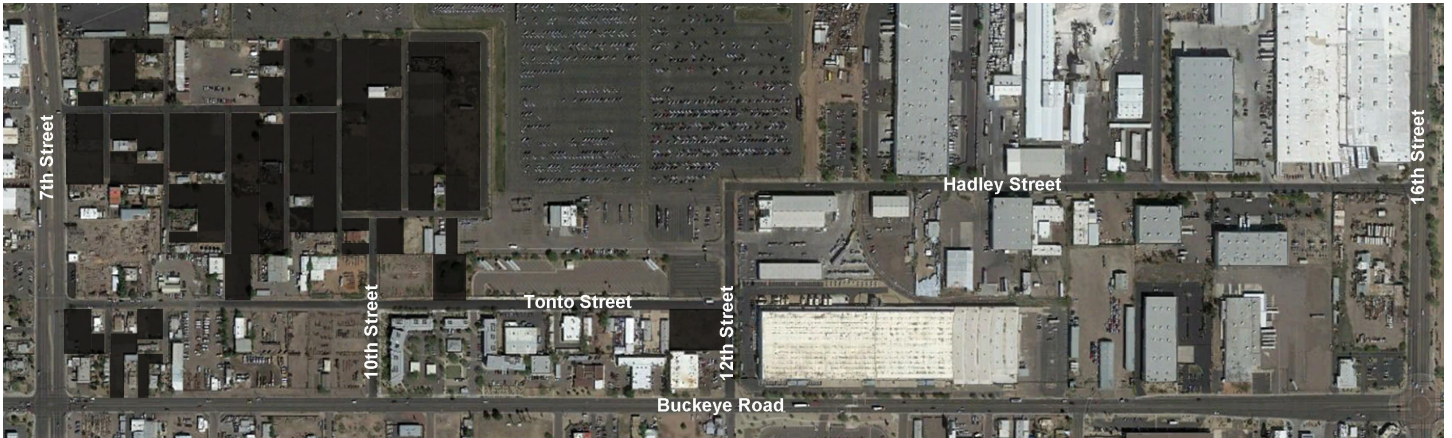
Total # of Parcels: 296

-  Single Family Units (21 Parcels) 7.1% of total # of parcels
-  Multi-Family Units (1 Parcel) 0.3% of total # of parcels





# Cuatro Milpas Neighborhood



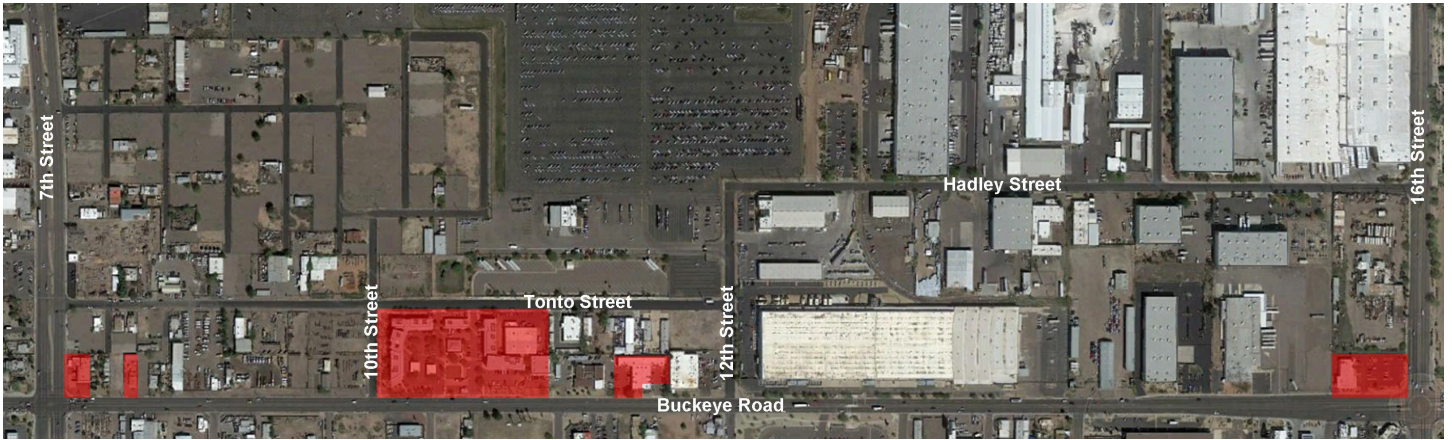
Total # of Parcels: 296

 Vacant (196 Parcels) 66.2% of total # of parcels






# Cuatro Milpas Neighborhood



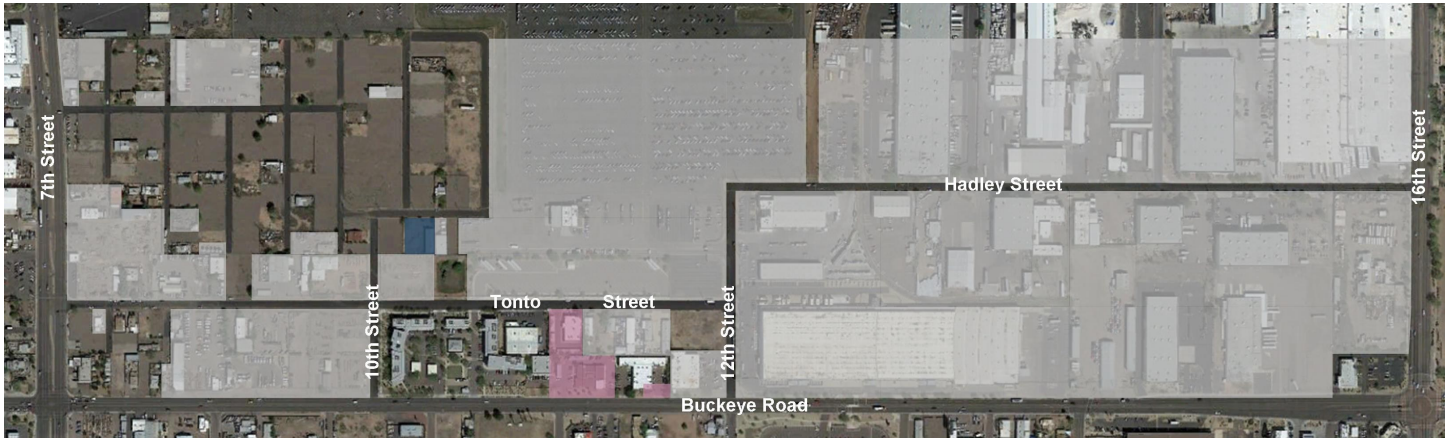
Total # of Parcels: 296

 Commercial (11 Parcels)      3.7% of total # of parcels








## Cuatro Milpas Neighborhood



Total # of Parcels: 296

	Faith (1 Locations)	0.7% of total # of parcels
	Parking/Industrial (61 Parcels)	20.6% of total # of parcels
	Service Providers (4 Parcel)	1.4% of total # of parcels



Santa Rita Center

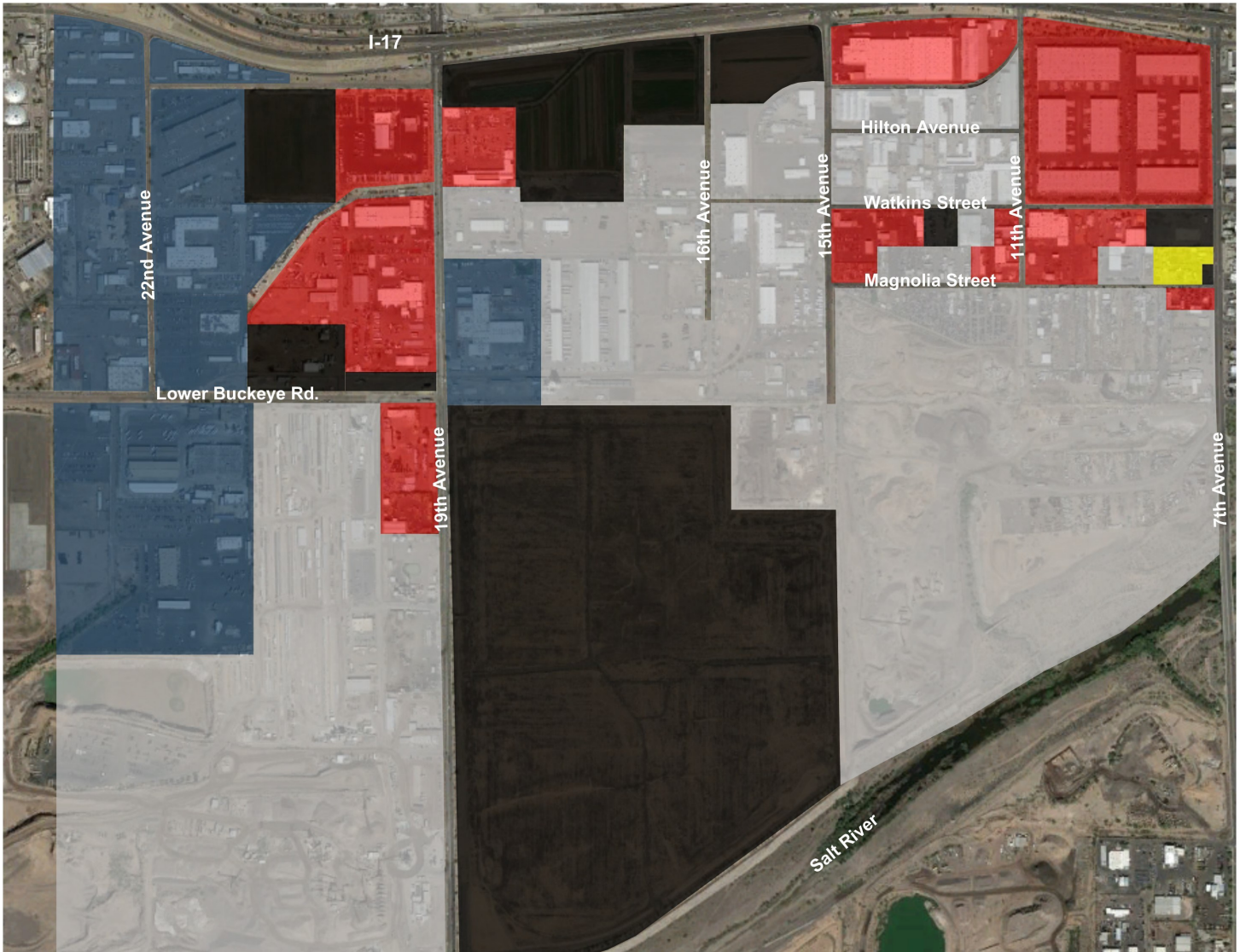
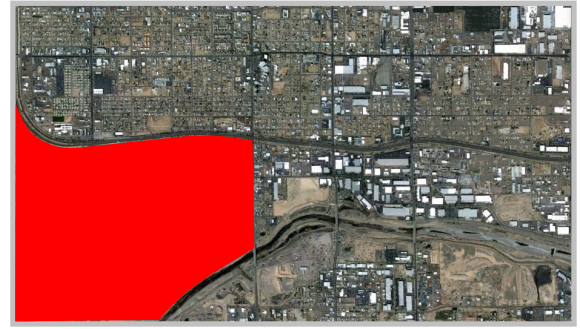


CHAPTER 14:  
Rio Salado-West  
I-17 to 7th Avenue Neighborhood



## Rio Salado-West I-17 to 7th Avenue Neighborhood

- Single-Family Units
- Vacant
- ADOT/City of Phoenix
- Parking/Industrial
- Commercial



### Land Use

### Parcels

Commercial:	40
Single-Family:	4
Vacant:	17
Parking/Industrial:	35
ADOT/City of Phoenix:	47

The Rio Salado (I-17 to 7th Avenue) neighborhood is primarily comprised of industrial and vacant land. It is also home to the Arizona Department of Transportation and City of Phoenix Public Transit facilities.



## Rio Salado-West I-17 to 7th Avenue Neighborhood



Total # of Parcels: 143

 Single Family Units (4 Parcels) 2.8% of total # of parcels





## Rio Salado-West I-17 to 7th Avenue Neighborhood



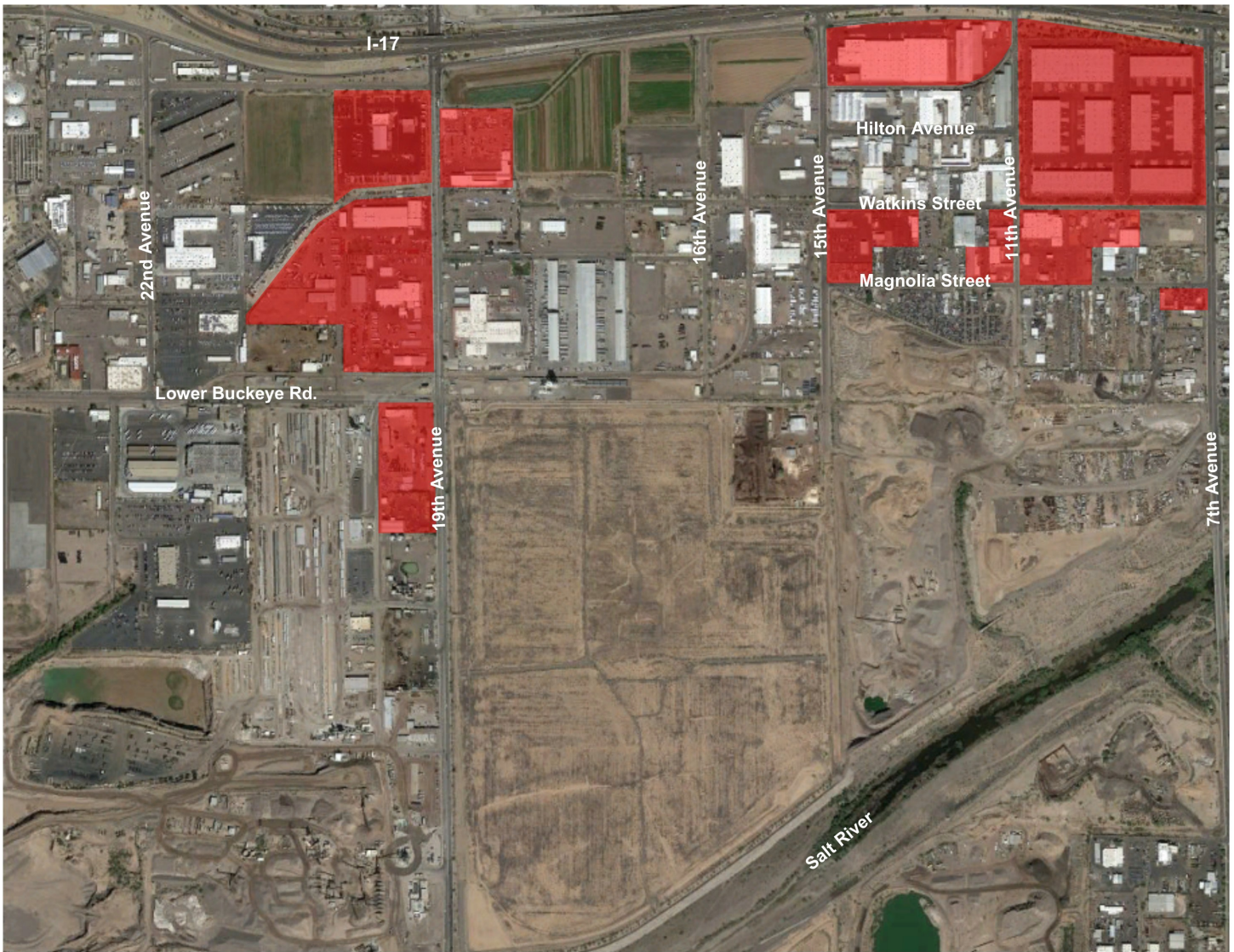
Total # of Parcels: 143

Vacant (17 Parcels)      11.9% of total # of parcels





## Rio Salado-West I-17 to 7th Avenue Neighborhood



Total # of Parcels: 143

■ Commercial (40 Parcels)      28.0% of total # of parcels







## Rio Salado-West I-17 to 7th Avenue Neighborhood



Total # of Parcels: 143

	ADOT/City of Phoenix (47 Parcels)	32.9% of total # of parcels
	Parking/Industrial (35 Parcels)	24.5% of total # of parcels

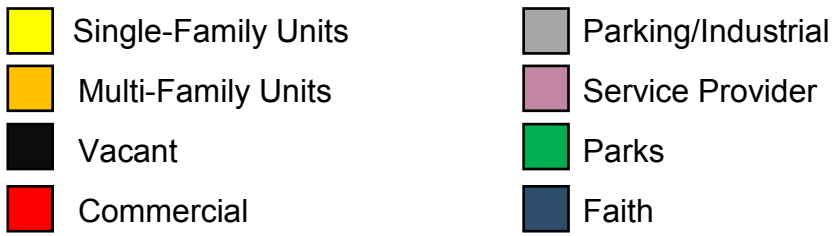




CHAPTER 15:  
Rio Salado-Central  
7th Avenue to 7th Street Neighborhood



## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



<u>Land Use</u>	<u>Parcels</u>
Commercial:	44
Faith/Church:	1
Parks:	9
Service Providers:	10
Single-Family:	42
Multi-Family:	5
Vacant:	18
Parking/Industrial:	106



The Rio Salado (7th Avenue to 7th Street) Neighborhood is an industrial area of Central City South that neighbors the Salt River Preserve.



## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



Total # of Parcels: 235

	Single Family Units (42 Parcels)	17.9% of total # of parcels
	Multi-Family Units (5 Parcels)	2.1% of total # of parcels



Single-Family Units


Multi-Family Units



## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



Total # of Parcels: 235

 Vacant (18 Parcels)

7.7% of total # of parcels






## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



Total # of Parcels: 235

 Commercial (44 Parcels)      18.7% of total # of parcels





## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



Total # of Parcels: 235

- Faith (1 Locations)                      0.4% of total # of parcels
- Parking/Industrial (106 Parcels) 45.1% of total # of parcels
- Service Providers (10 Parcels)    4.3% of total # of parcels



Society of St. Vincent de Paul  
Main Campus



Society of St. Vincent de Paul Park




Comunidad en Avance Church



## Rio Salado-Central 7th Avenue to 7th Street Neighborhood



Total # of Parcels: 235

 Parks (9 Parcels)

3.8% of total # of parcels



Rio Salado Habitat

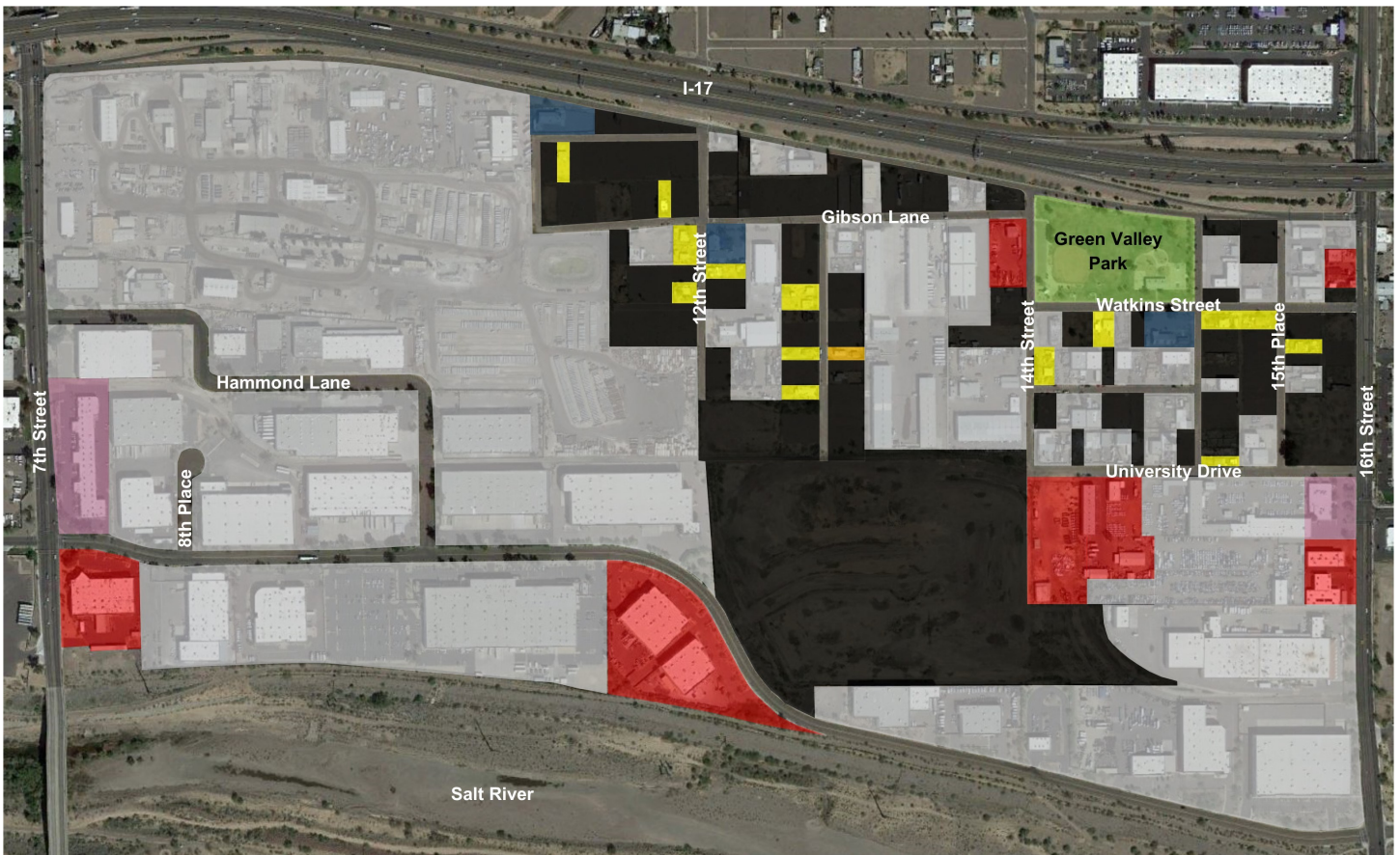
This is the Rio Salado Habitat Restoration Area which stretches five miles along the Salt River just south of downtown Phoenix. Once a dump site, the area is now a riparian corridor with trails and unique design features.



CHAPTER 16:  
Green Valley Neighborhood



## Green Valley Neighborhood

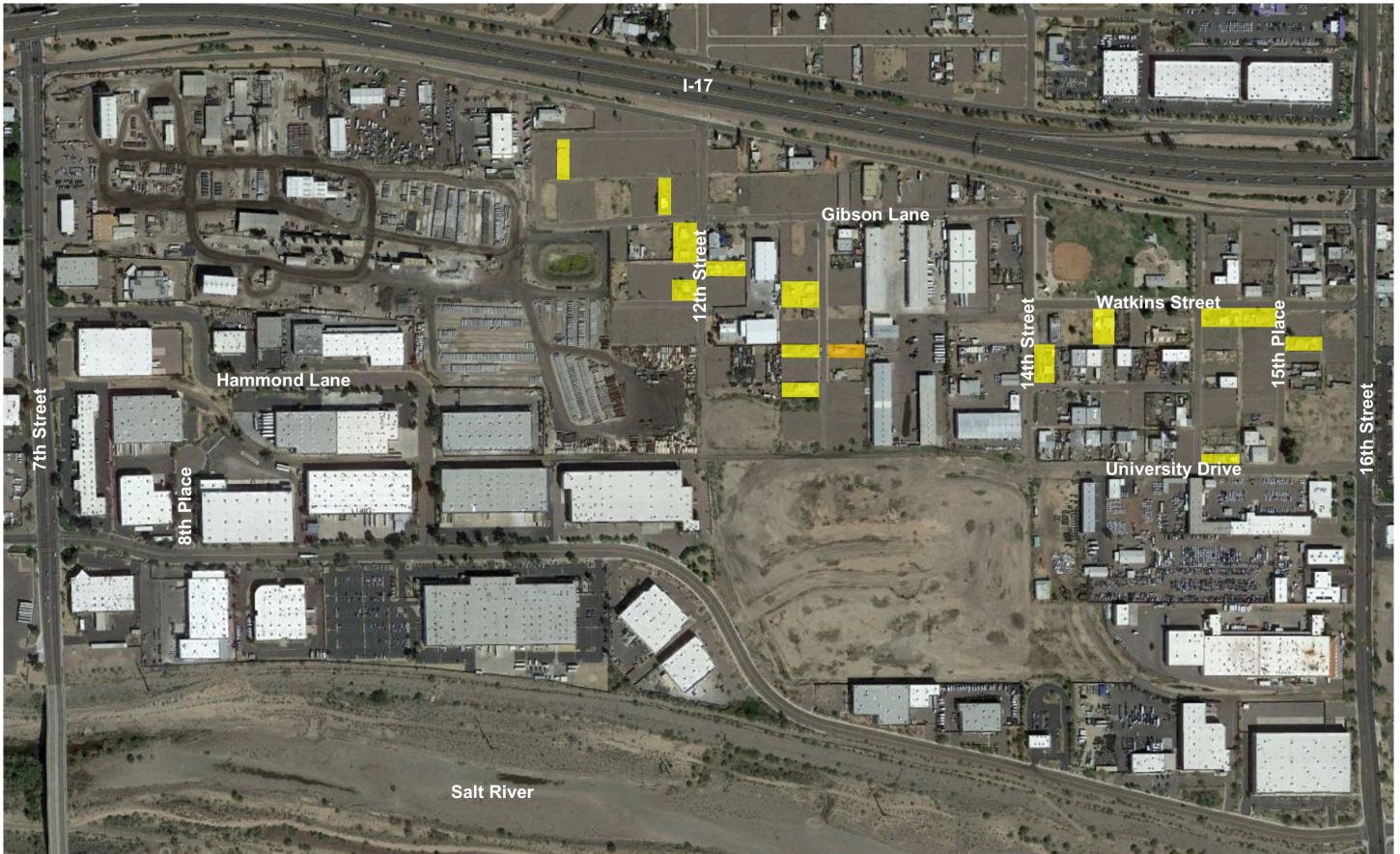


<u>Land Use</u>	<u>Parcels</u>
Commercial:	13
Faith/Church:	5
Parks:	2
Service Providers:	2
Single-Family:	15
Multi-Family:	1
Vacant:	197
Parking/Industrial:	85



The Rio Salado (7th Street to 16th Street) Neighborhood is an industrial and vacant area in Central City South and It has limited single and multi-family land uses.



## Green Valley Neighborhood



Total # of Parcels: 320

-  Single Family Units (15 Parcels) 4.7% of total # of parcels
-  Multi-Family Units (1 Parcel) .3% of total # of parcels





## Green Valley Neighborhood



Total # of Parcels: 320

 Vacant (197 Parcels)      61.6% of total # of parcels






## Green Valley Neighborhood



Total # of Parcels: 320

 Commercial (13 Parcels)      4.1% of total # of parcels








## Green Valley Neighborhood



Total # of Parcels: 320

	Faith (3 Locations)	1.6% of total # of parcels
	Parking/Industrial (85 Parcels)	26.6% of total # of parcels
	Service Providers (2 Parcel)	0.6% of total # of parcels



Iglesia de Dios Pentecostal






## Green Valley Neighborhood



Total # of Parcels: 320

 Parks (2 Parcels)

0.6% of total # of parcels



Green Valley Park

Green Valley Park lies within a highly industrial area of Central City South. There are only a few residential uses around the park, but there is constant activities occurring mainly on the weekends.



## References

- Paul D. Peterson, “Maricopa County Assessor” *Maricopa County Assessor Map, 2015*  
<http://maps.mcassessor.maricopa.gov/>
- The City of Phoenix Planning & Development Department, *General Plan Land Use Map, 2014*  
[https://www.phoenix.gov/pdds/site/Documents/pdd\\_pz\\_pdf\\_00174.pdf](https://www.phoenix.gov/pdds/site/Documents/pdd_pz_pdf_00174.pdf)
- U.S. Census Bureau, *Census 2010 Summary File 1*.

*If you would like more detailed information, such as neighborhood breakups by type (restaurants, schools, parks, etc.) please contact Phoenix Revitalization Corporation.*



This Windshield Survey was made possible by the Phoenix Revitalization Corporation

**Prepared by:**

Julian Sodari

Special Projects Coordinator - 2015 Windshield Survey

**Contributing PRC Staff:**

Eva O. Olivas

Executive Director/CEO

Jay O. Olivas

Multi-Media Manager

Wendoly Abrego

Special Projects - Preparer of the 2009 Windshield Survey

**Contributing Community Residents:**

Alexis Galaviz

Central Park Neighborhood

Hellen McGriff

IG Homes Neighborhood

Connie Gandaria

Grant Park Neighborhood

Art Murillo

Sherman Park Neighborhood

Marlene Sodari

Grand Park Neighborhood

This document should only be used as a reference and simply reflects what we observed in our analysis. The data should only be used for this report.

If you feel there are any errors with this report, please contact us to make updates.