



Central City South at a Glance

Inventory, Assets and Existing Conditions

Prepared by



Phoenix Revitalization Corporation

1310 W. Hadley Street - Phoenix, Arizona 85007

www.phxrevitalization.org

P:602.253.6895 F:602.256.0712

April 2009

Contents

'Central City South at a Glance: Inventory, Assets and Existing Conditions'
As seen by PRC staff on April 2009

Contents	1
Introduction	2
CHAPTER I: Central City South Overview	3
CHAPTER 2: Grant Park Neighborhood	5
CHAPTER 3: Marco De Niza Neighborhood	12
CHAPTER 4: Matthew Henson Neighborhood	19
CHAPTER 5: 7-11 Neighborhood	26
CHAPTER 6: IG Homes Neighborhood	32
CHAPTER 7: New Homes Neighborhood	38
CHAPTER 8: Sherman Park Neighborhood	45
CHAPTER 9: Coffelt Neighborhood	52
CHAPTER 10: Summary	58
References	68
Closing Remarks	69



Source: http://farm3.static.flickr.com/2202/2404868660_6da2d882cd_o.jpg - 2009

INTRODUCTION

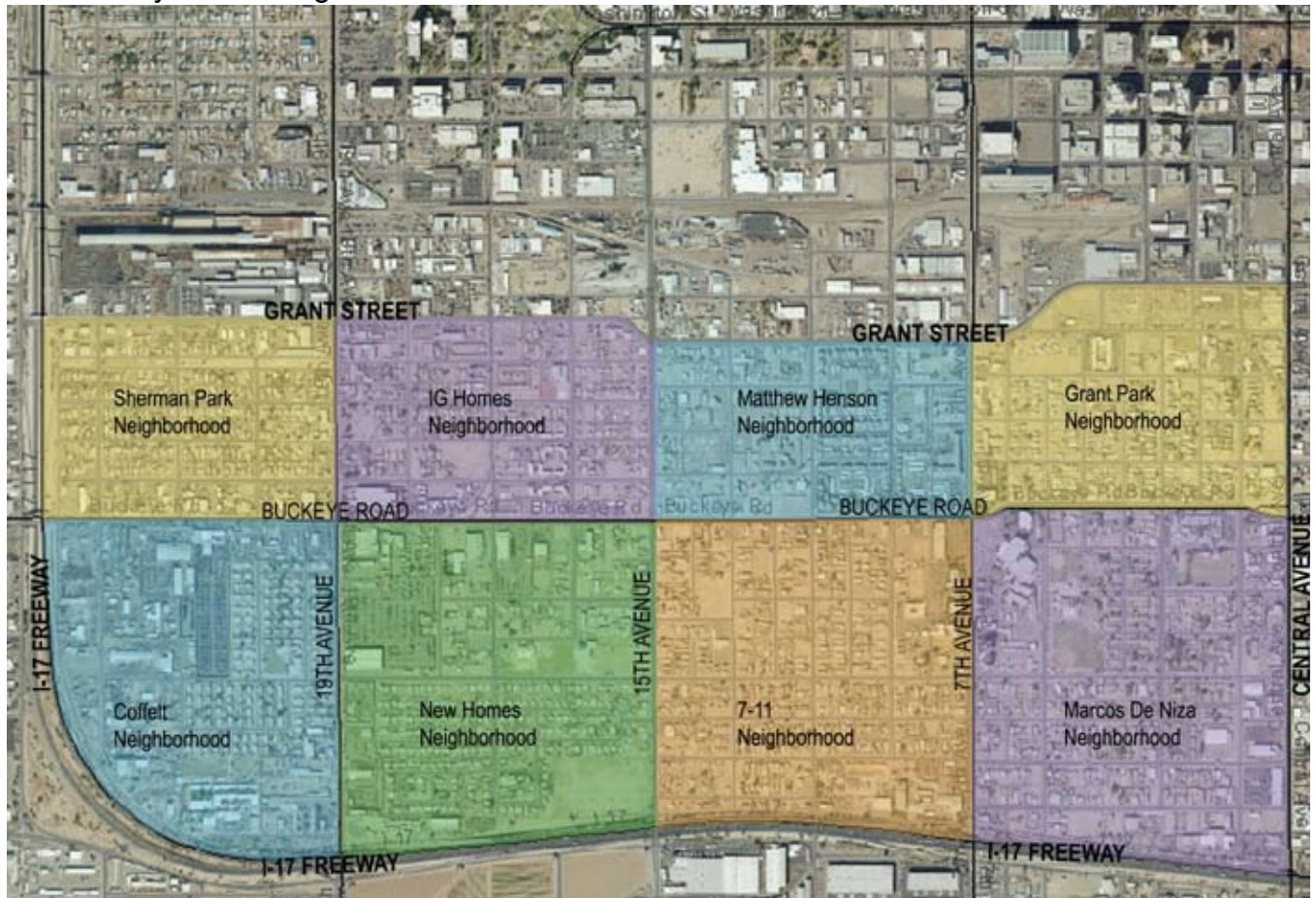
As the development of Downtown Phoenix takes place, communities surrounding the area are seeing changes as well. One of these communities is Central City South (CCS). Directly south of Downtown Phoenix, this area which had been ignored for many decades is starting to surge as a place for opportunity, for economic development and new construction.

As these changes occur, the existing community is preparing itself to play a bigger role in what is to come to this community. The following report is a summary of what makes up Central City South today. The goal is to be aware of what already exists and what is lacking in this community so that as the development moves forward, the residents, local businesses and other stakeholders can lead development that will be beneficial not only to the City of Phoenix as a whole, but also to the local neighborhoods that comprise Central City South.

This summary was prepared to provide information for consideration primarily for the residents and stakeholders as they are developing their Quality of Life Plan.

CHAPTER 1: Central City South Overview

Central City South Neighborhoods



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

CENTRAL CITY SOUTH CONTEXT

Central City South is an area approximately 2 square miles, southwest of Downtown Phoenix, bounded by the Pacific Railroad tracks on the north, the Maricopa Freeway (I-17) to the west and south and Central Avenue on the east. This community is very diverse it is part of the City of Phoenix Enterprise Community/Enterprise Zone and is composed of eight different neighborhoods: Grant Park, Marcos de Niza, Seventh-Eleventh, Matthew Henson, New Homes, IG. Holmes, Sherman Park and Coffelt; with nine different neighborhood associations.

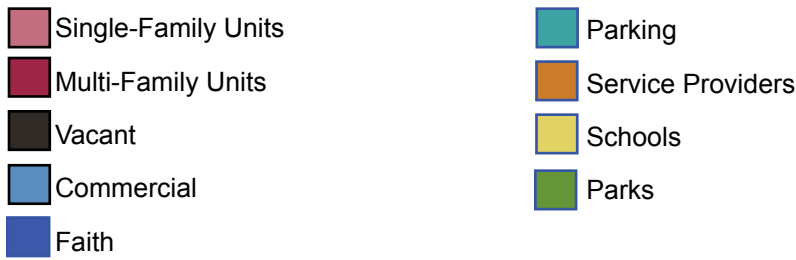
This area which has historically been a low income, minority community continues that trend in 2009. In the last census done in 2005 Central City South had approximately 10,157 residents:

Hispanic	- 7,741 residents	(76.2%)
Non-hispanic White	- 426 residents	(4.2%)
Non-hispanic Black	- 1,658 residents	(16.3%)
American Indian/Alaskan Native	- 138 residents	(1.4%)
Asian	- 103 residents	(1.0%)
Native Hawaiian/Pacific Islanders	- 3 residents	(0.0%)
Two or more Races/Other	- 89 residents	(0.9%)

Source: 2000 U.S. Census Summary File (City of Phoenix Planning Department)

CHAPTER 2: Grant Park Neighborhood

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

The Grant Park neighborhood is one of the oldest neighborhoods in Central City South and the one with the closest physical proximity to Downtown Phoenix.

Commercial Sites:	11	<u>Historic Properties:</u>	<u>7</u>
Restaurants Sites:	2	St. Anthony's Catholic Church	
Faith/Church Sites:	4	Lugo (Luis) Bakery - La Panaderia	
School Sites:	1	Grant Park Apartments (52 Units)	
Park Sites:	1	Grant Park	
Service Provider Sites:	4	El Portal Restaurant	
Single-Family Units:	177	American Legion Tony Soza Post 41	
Multi-Family Units:	~ 140	Duppa House	
		Friendly House	

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:	329		
 Single-Family Units	(177 Parcels)	53.8%	of total # of parcels
 Multi-Family Units	(29 Parcels)	8.8%	of total # of parcels



Historic Property 1:
Duppa House
(no longer in use)



Single-Family Units



Multi-family Units



Historic Property 2:
Grant Park Apartments (52 units)

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 329

Vacant (61 Parcels) 18.5% of total # of parcels



These are many of the vacant sites in the neighborhood. Most of them have overgrown weeds and plants and have become trash traps.

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of parcels: 329

 Commercial (31 Parcels) 9.4% of total # of parcels



Historic Property 3:
Lugo (Luis) Bakery - Panaderia
(no longer in use, in need of renovations)



Historic Property 4:
El Portal Restaurant



Commercial sites found in this neighborhood mostly along 7th Ave. and Central Ave.






Other popular sites is Lee's Market, La Canasta Restaurant and Elks Lodge.

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 329

	Faith	(4 Parcels)	1.2% of total # of parcels
	Parking	(13 Parcels)	4.0% of total # of parcels
	Service Providers	(12 Parcels)	3.7% of total # of parcels



Historic Property 5:
American Legion
Tony Soza Post 41



St. Pius Church.



Historic Property 6:
Friendly House



Grant Park Boxing Club



Parking lots are normally under served.





Historic Property 7:
St. Anthony's
Catholic Church

Grant Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of parcels:	329	
 Schools	(1 Parcel)	0.3% of total # of parcels
 Parks	(1 Parcel)	0.3% of total # of parcels



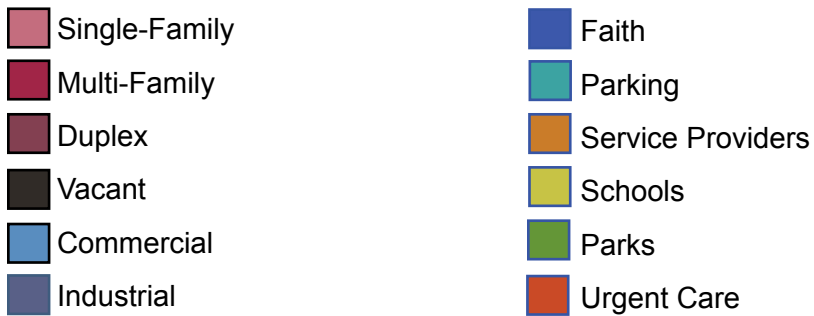
In this neighborhood there is one elementary school, St. Pius School which is associated to St. Pius Church.



Historic Property 8:
Grant Park is one of the few parks with both a gym and a swimming pool, city wide.

CHAPTER 3: Marcos De Niza Neighborhood

Marcos de Niza Neighborhood

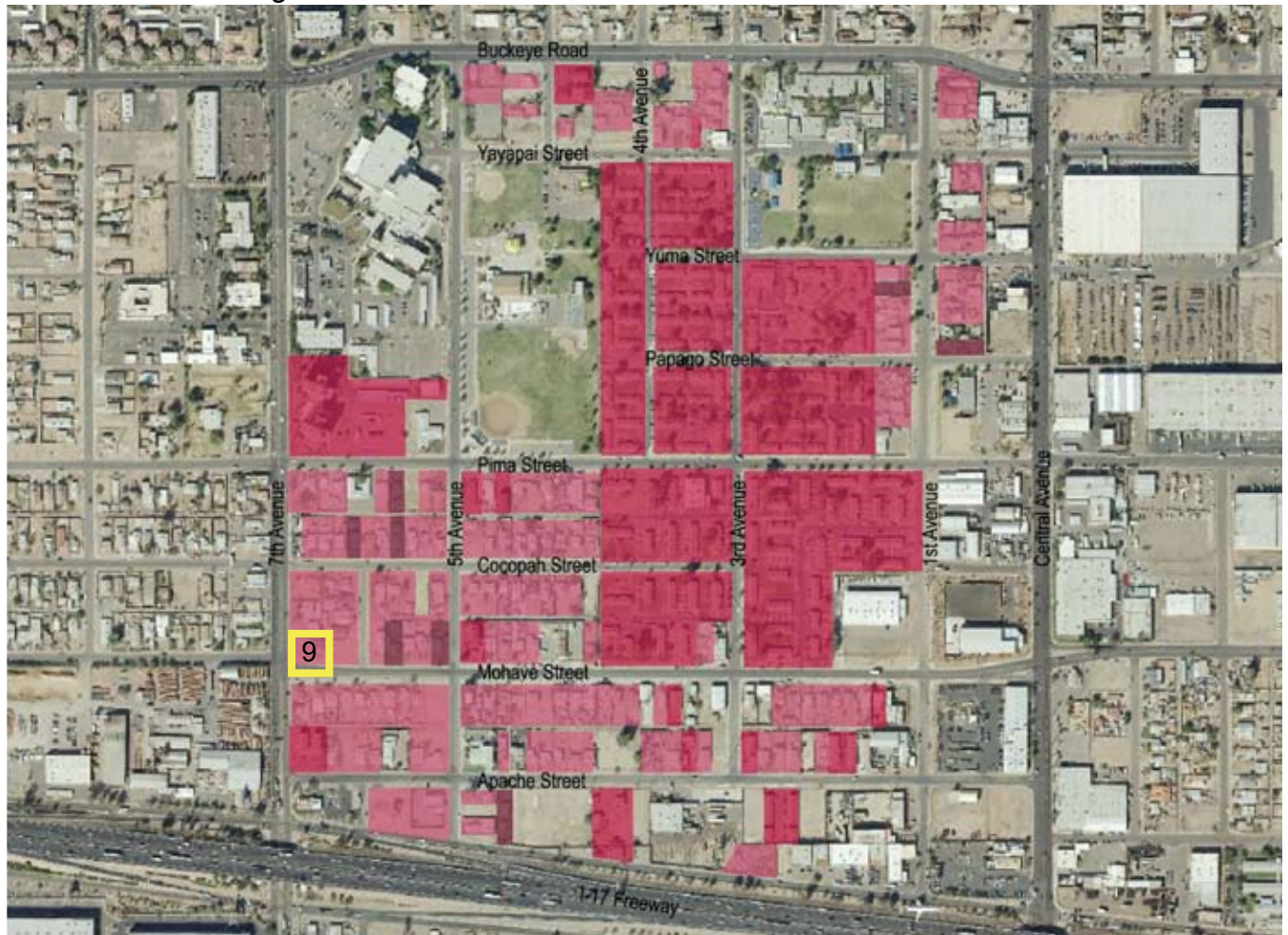


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Marcos de Niza houses the Marcos de Niza Public Housing project, Maricopa Integrated Health Systems' Urgent Care/Phoenix Memorial Hospital and the new Harmon Library that is under construction.

Commercial Sites:	15	Single-Family Units:	145
Industrial Sites:	14	Multi-Family Units:	~ 575
Restaurants Sites:	3	Duplex Units:	14
Faith/Church Sites:	5		
School Sites:	1		
Park Sites:	1	Historic Properties:	<u>2</u>
Service Provider Sites:	4	Harmon Park	
Urgent Care Sites:	1	J.B. Montgomery Homestead	

Marcos de Niza Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 311

	Single-Family Units	(145 Sites)	46.6% of total # of parcels
	Multi-Family Units	(24 Sites)	7.7% of total # of parcels
	Duplex Units	(12 Sites)	3.9% of total # of parcels



Historic Property 9:
J.B. Montgomery Homestead



Memorial Towers: Senior
Housing Community Living



Marcos de Niza Public Housing
project.



Single-family housing conditions
varied but many were in poor
state.

Marcos de Niza Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of parcels: 311

■ Vacant (51 Parcels) 16.4% of total # of parcels



This neighborhood has few vacant lots mostly near the industrial area closest to the freeway.

Marcos de Niza Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 311

	Commercial	(27 Parcels)	8.7% of total # of parcels
	Industrial	(28 Parcels)	9.0% of total # of parcels

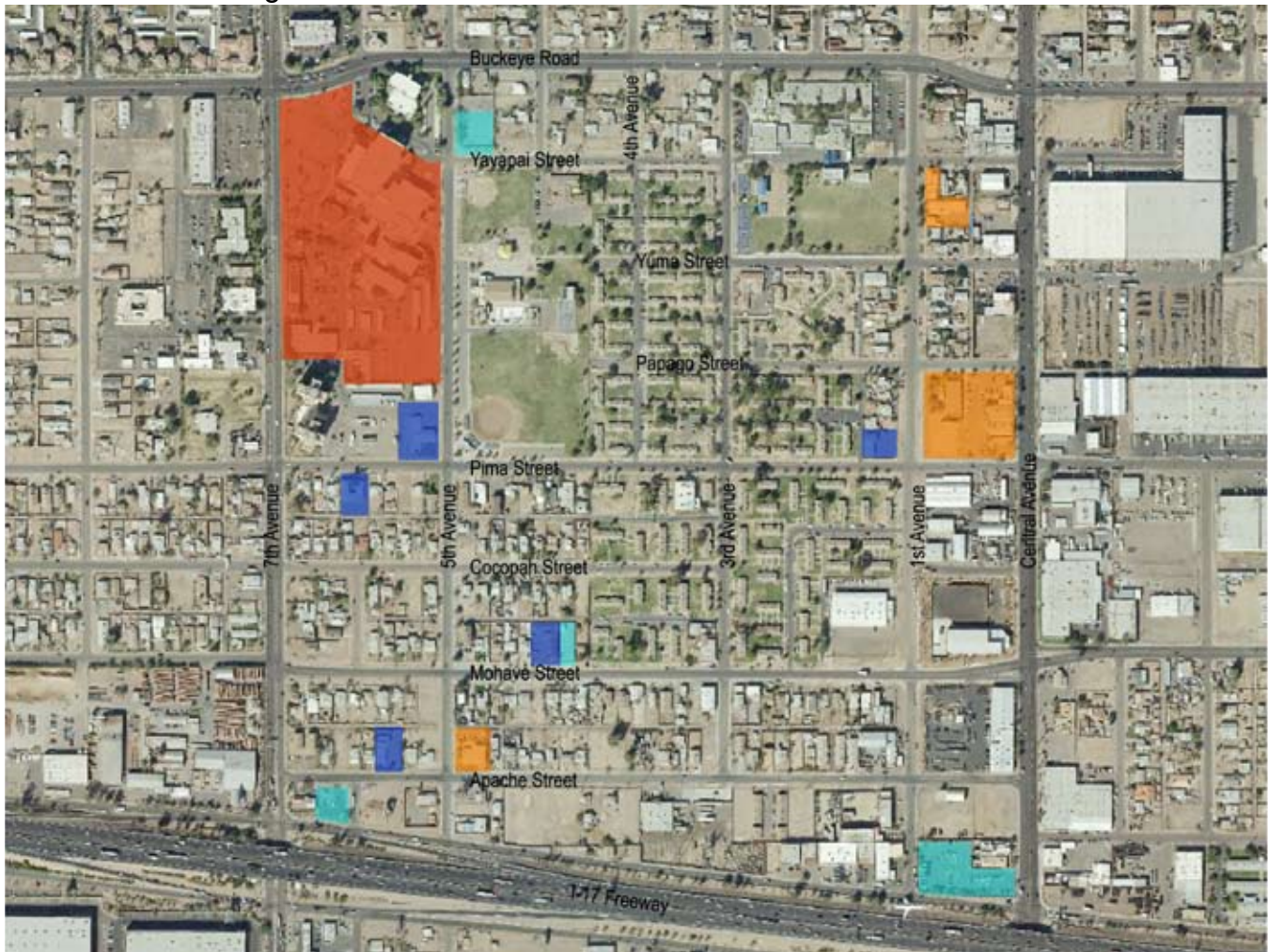


Commercial sites.




Industrial Sites along Central Avenue and the I-17 Freeway. Warehouses, an industrial pipe distributor and car depot.

Marcos de Niza Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of parcels: 311

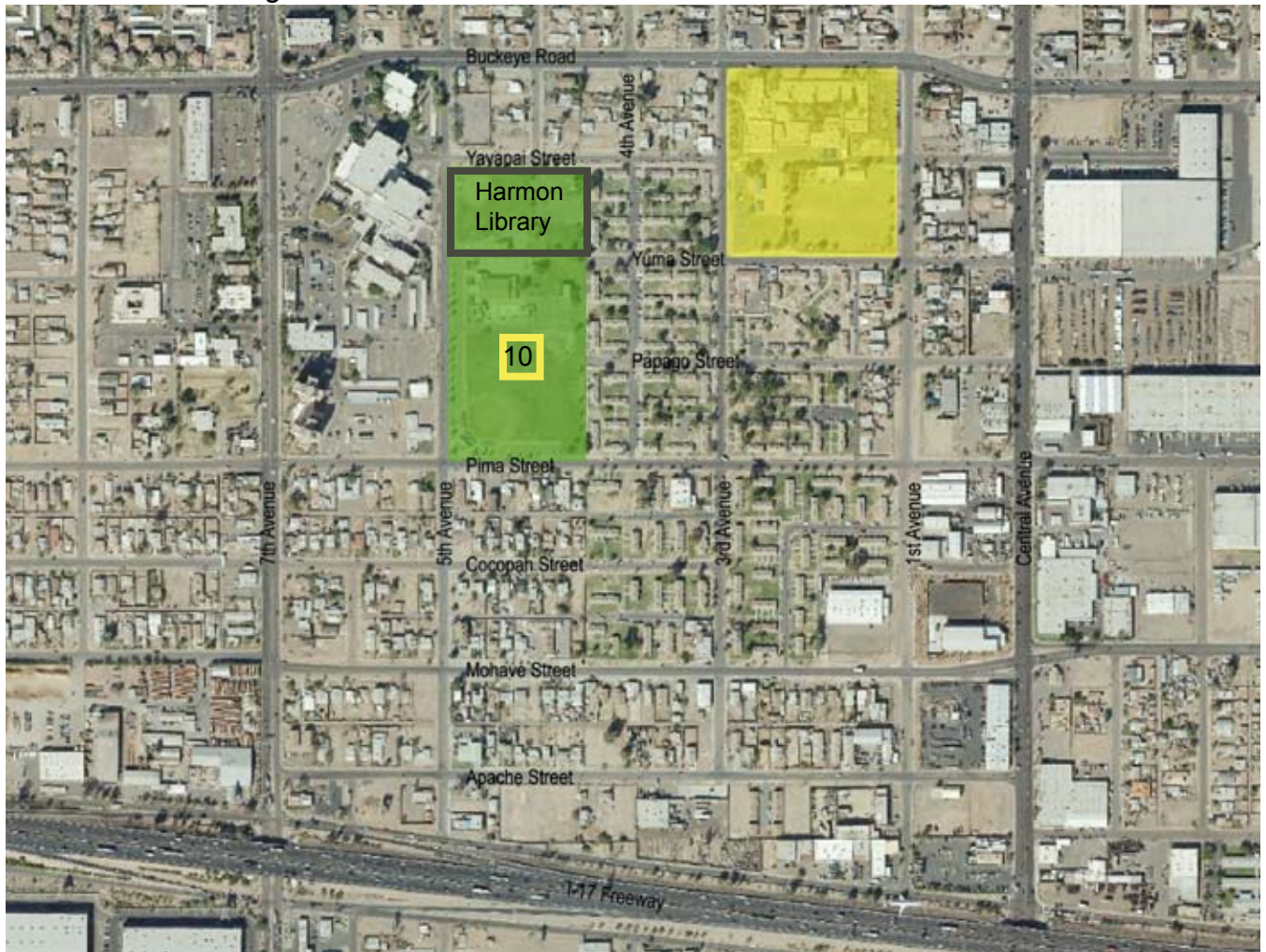
	Faith	(7 Parcels)	2.3% of total # of parcels
	Parking	(8 Parcels)	2.6% of total # of parcels
	Service Provider	(5 Parcels)	1.6% of total # of parcels
	Urgent Care	(2 Parcels)	0.6% of total # of parcels



Maricopa Integrated Health Systems' Urgent Care/Phoenix Memorial Hospital and the Fire Station are part of this neighborhood. Other service providers in the area are Chicanos por la Causa and Valle del Sol who just opened their new building.



There are many small churches in this neighborhood. This is one example, Iglesia Bautista.

Marcos de Niza Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 311

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



Historic Property 10:
Harmon Park



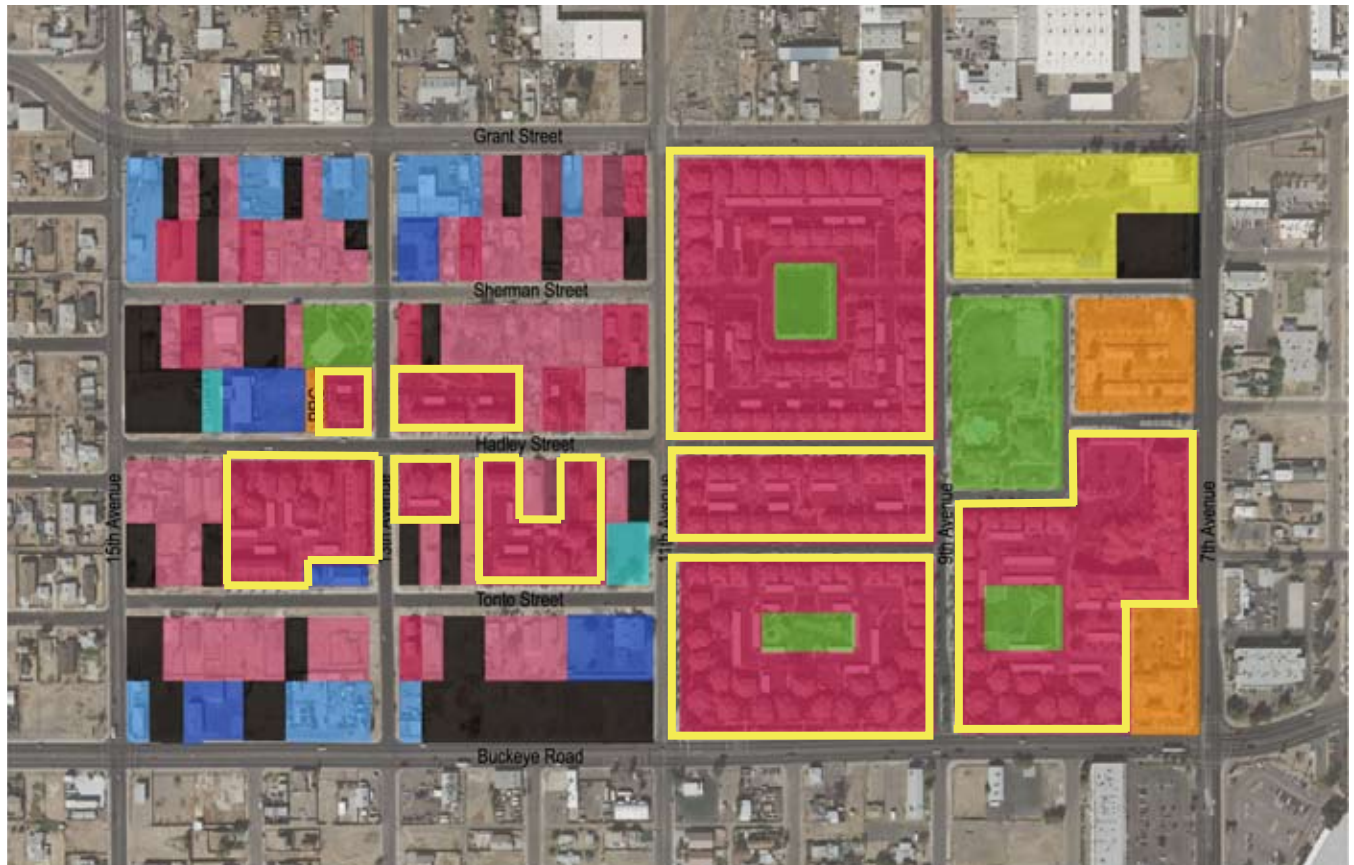
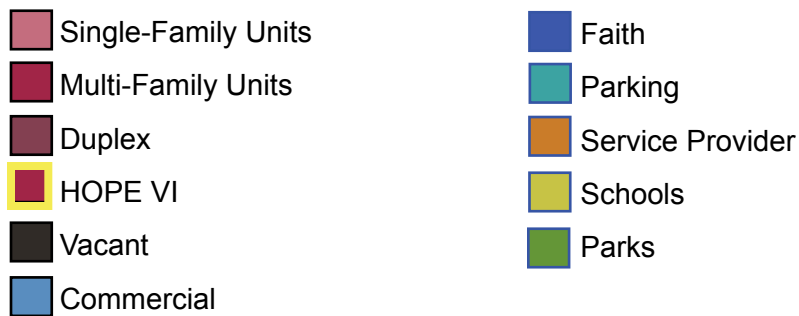
Harmon Library old and new, part of Harmon Park.



A+ Lowell Elementary School
(Phoenix Elementary School District)

CHAPTER 4: Matthew Henson Neighborhood

Matthew Henson Neighborhood



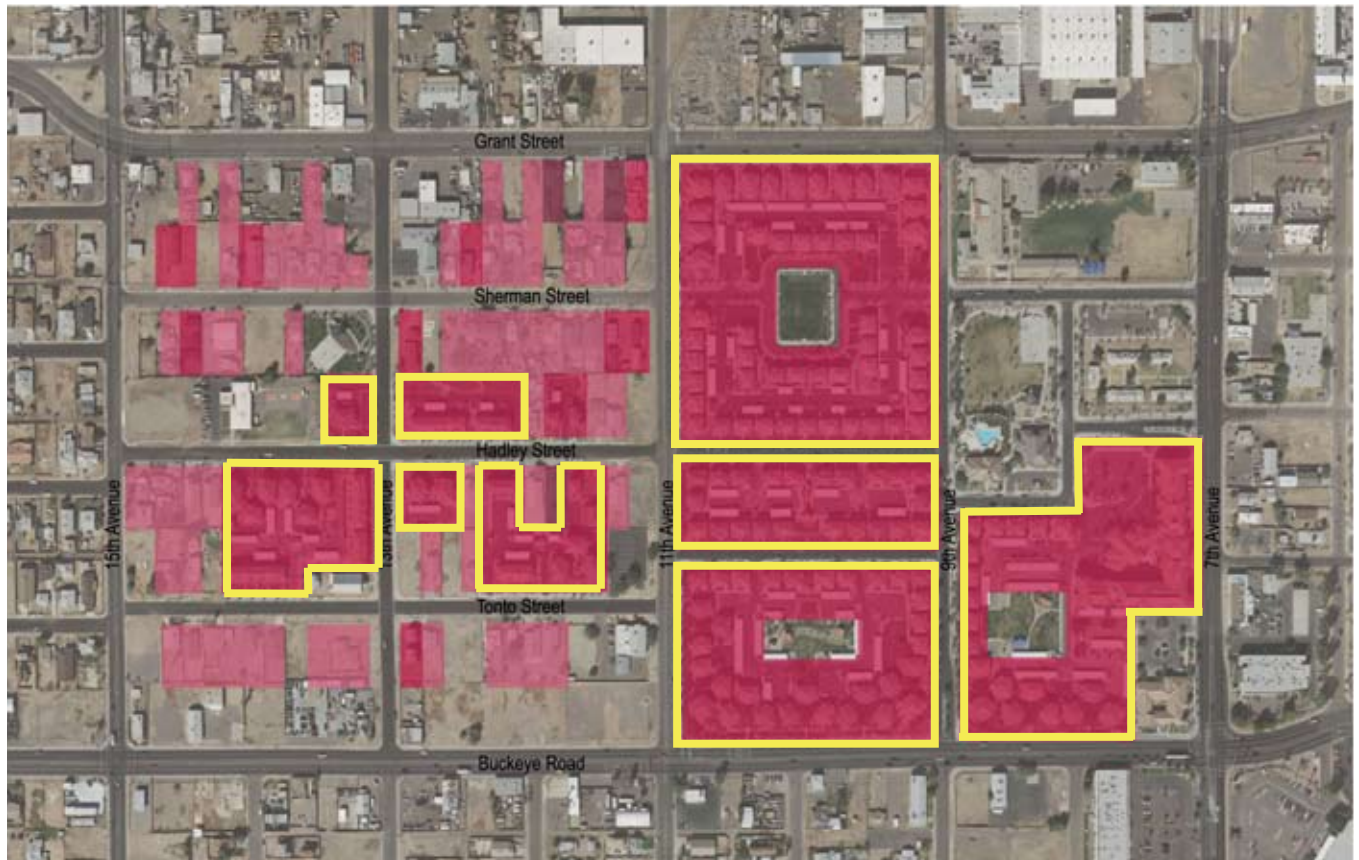
Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

The Matthew Henson Neighborhood is the one neighborhood that has seen the most changes in its community due to the construction of the HOPE VI project.

Commercial Sites:	7
Faith/Church Sites:	6
School Sites:	1
Park Sites:	5
Service Providers:	2
Single-Family Units:	57
Duplex Units:	6
Multi-Family Units:	~ 490
(Including HOPE VI units)	

Historic Property 1
Dunbar Paul Lawrence School



Matthew Henson Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

167

	Single-Family Units	(57 Parcels)	34.1% of total # of parcels
	Multi-Family Units	(15 Parcels)	9.0% of total # of parcels
	Duplex Units	(3 Parcels)	1.8% of total # of parcels
	HOPE VI Units	(9 Parcels)	5.4% of total # of parcels



HOPE VI and Matthew Henson Senior Housing Center.

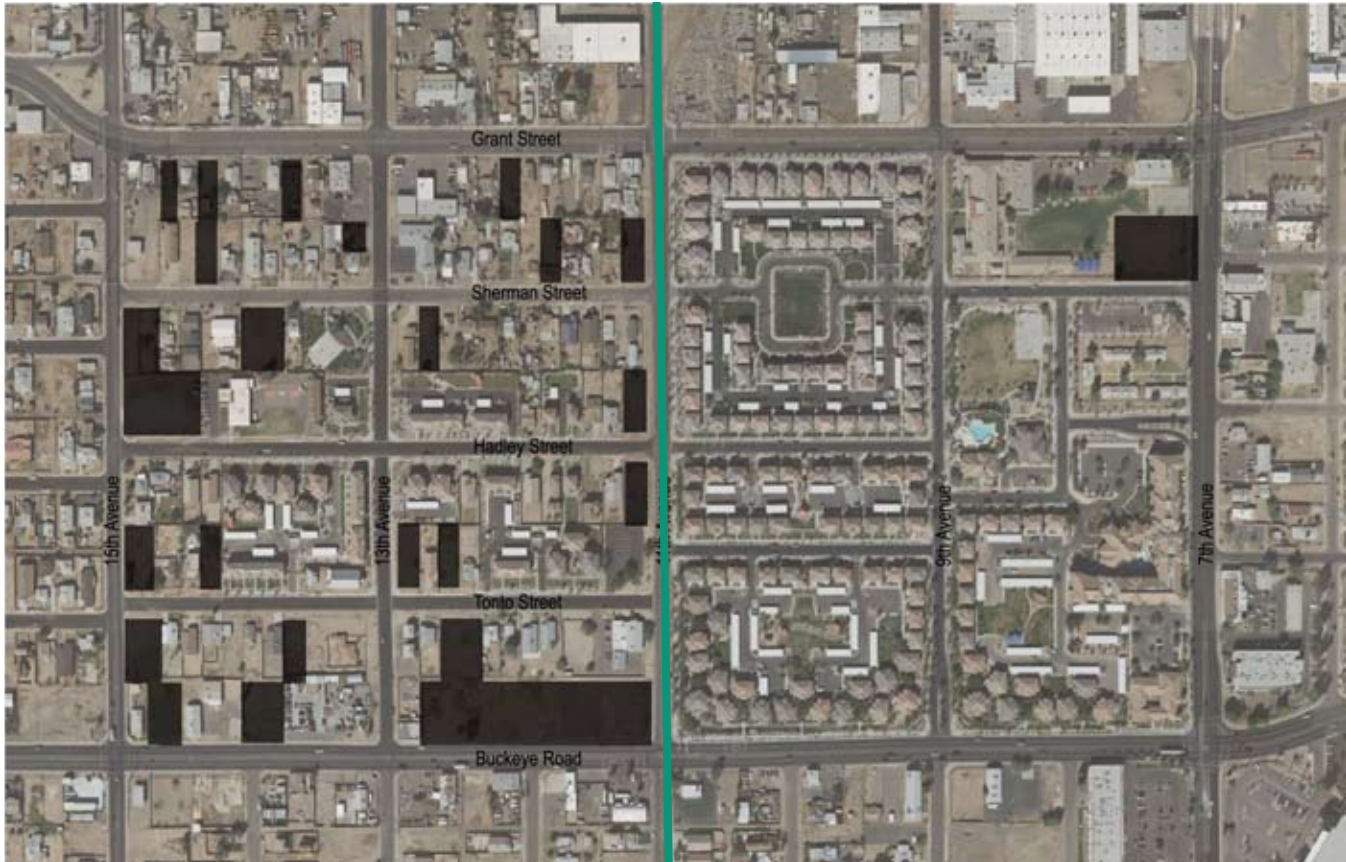


Various Single-Family Homes



Various Multi-Family Units

Matthew Henson Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 167

Vacant (44 Parcels) 26.4% of total # of parcels

Railroad Tracks



Railroad tracks pass through the middle of the neighborhood.



Various vacant lots, many collect trash and some become shelters for the homeless population.



Matthew Henson Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

167



Commercial

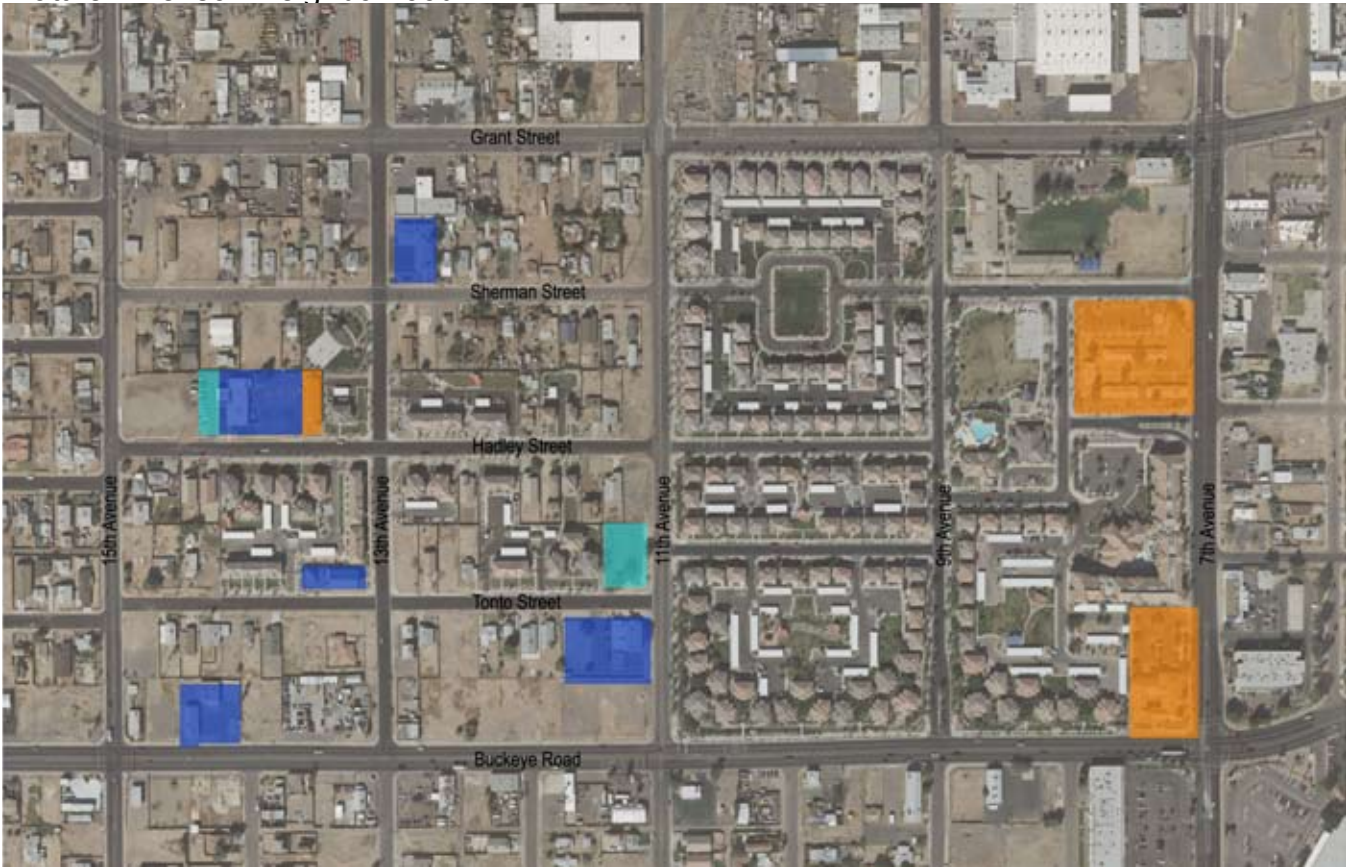
(22 Parcels)

13.2% of total # of parcels



Various small businesses are found on Grant Road and Buckeye Road.




Matthew Henson Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

167

	Faith	(10 Parcels)	6.0% of total # of parcels
	Parking	(2 Parcels)	1.2% of total # of parcels
	Service Providers	(2 Parcels)	1.2% of total # of parcels



Various churches in this neighborhood.



Phoenix Revitalization Corporation, non-profit focused on the revitalization of CCS community



Valley Christian Center offers after school programs, food box programs and other services



Various Services Offered Through HOPE VI



Matthew Henson Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

167

	Schools	(1 Parcel)	0.6% of total # of parcels
	Parks	(2 Parcel)	1.2% of total # of parcels



Historic Property 11:
Dunbar Paul Lawrence Elementary School (Phoenix Elementary School District.)



Various Parks as Part of the HOPE VI Project

CHAPTER 5: 7-11 Neighborhood

7-11 Neighborhood

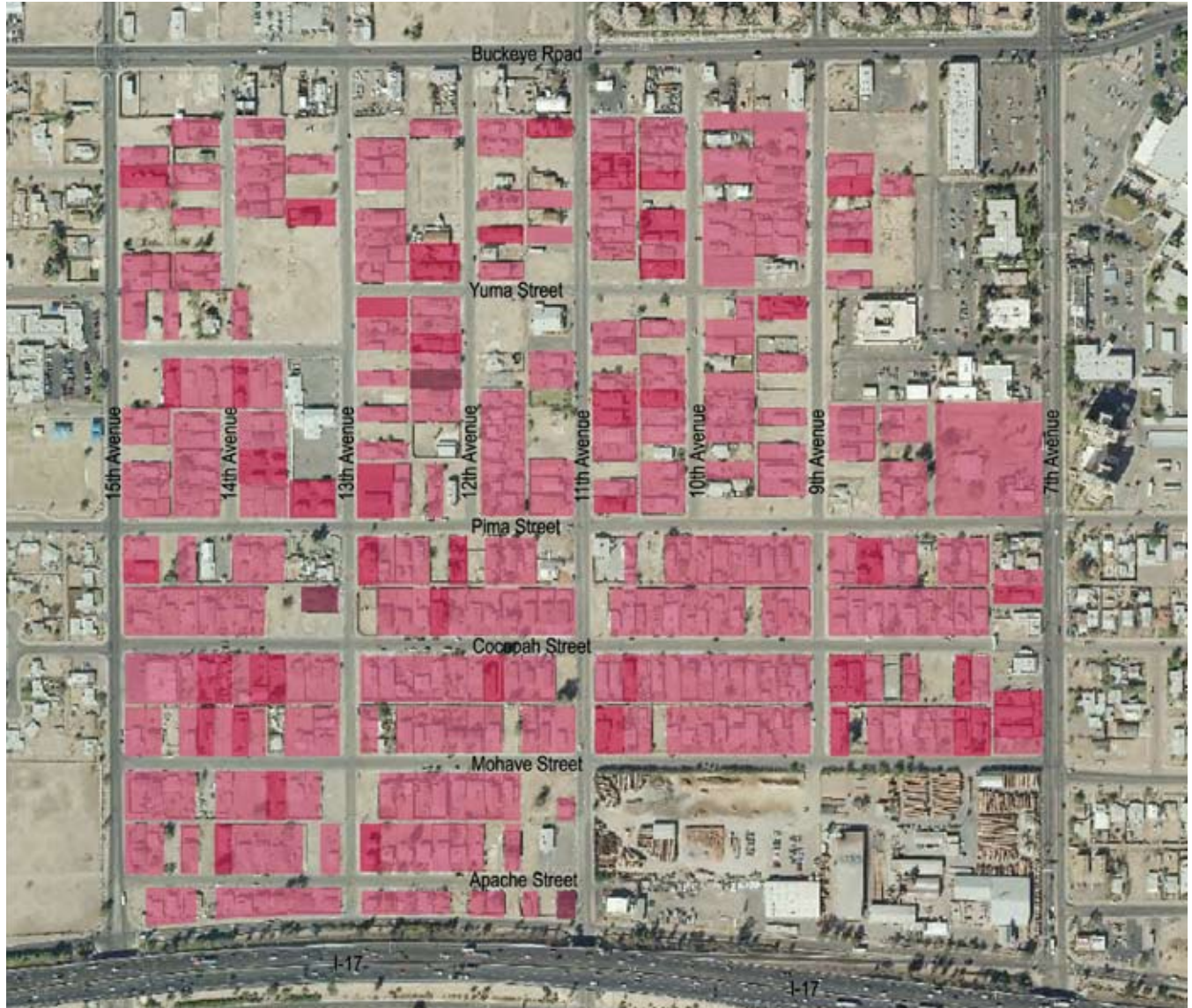


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

The 7-11 neighborhood is an older neighborhood. It was part of 2008's Take Back your Neighborhood: Prevent Gun Violence program and has been a part of other crime-reducing efforts.

Commercial Sites:	7	Single-Family Units:	332
Industrial Sites:	1	Duplex Units:	8
Restaurant:	1	Multi-Family Units:	~ 177
Faith/Church Sites:	9		
Service Providers:	4		

7-11 Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)


Total # of Parcels:

623

 Single-Family Units

(332 Parcels)

53.3% of total # of parcels

 Multi-Family Units

(59 Parcels)

9.5% of total # of parcels

 Duplex

(5 Parcels)

0.8% of total # of parcels



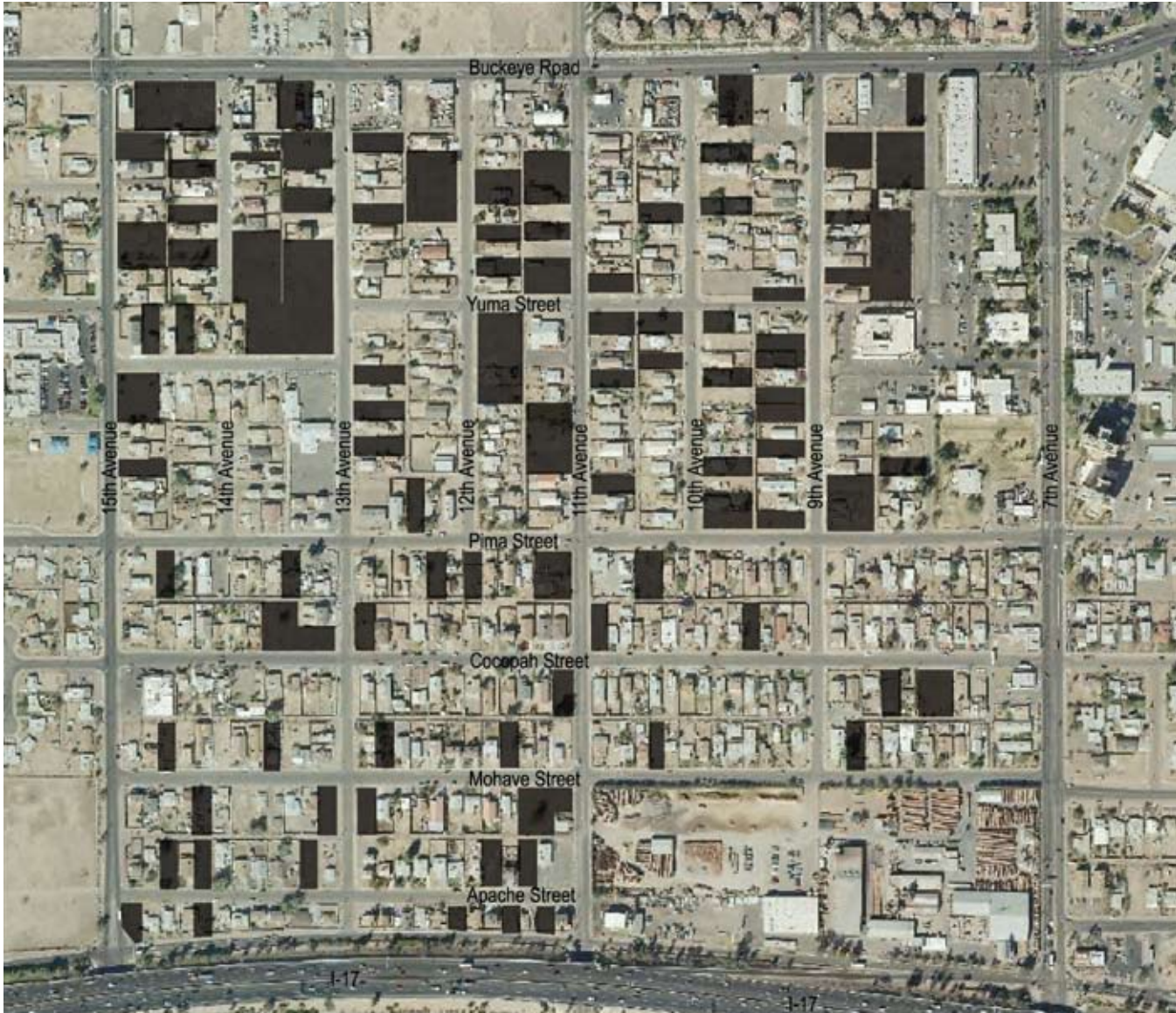
Most of the multi-family housing are smaller, they only have 3 or 4 units.



Great range of housing in this area, there are many newer larger homes in this neighborhood.



7-11 Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

623



Vacant

(171 Parcels)

27.4% of total # of parcels



This area has many vacant lots most of which attract a lot of trash. Here are some examples of some of the sites found in this area.



7-11 Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

623

	Commercial	(32 Parcels)	5.1% of total # of parcels
	Industrial	(1 Parcel)	0.2% of total # of parcels



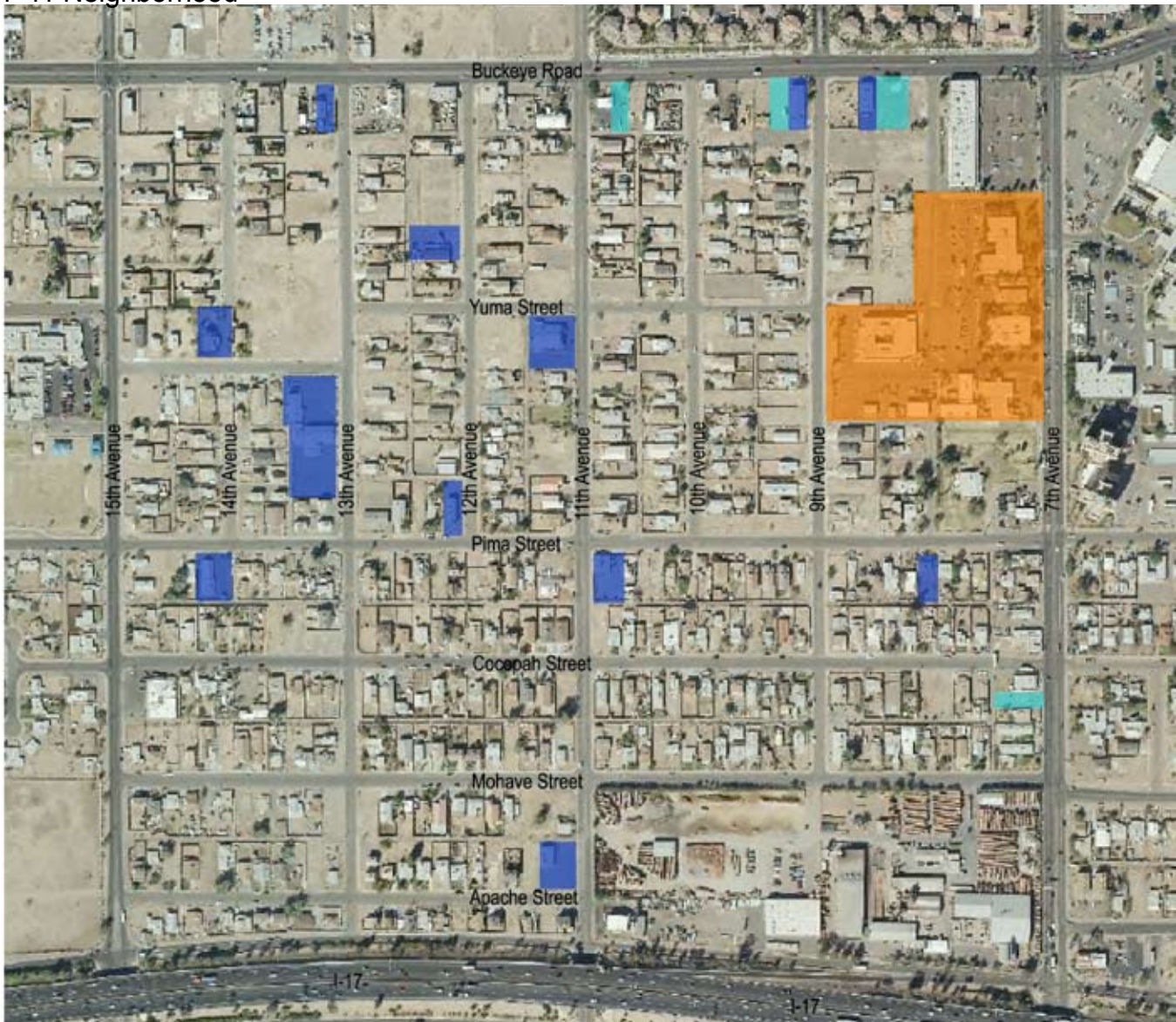
7-11 is the neighborhood with one very important industrial site, the Phoenix Brickyard, which is working closely with the City of Phoenix and ADEQ to improve the air quality of this area.



Most businesses are found along Buckeye Rd. and 7th Ave., like the strip mall on the corner and then there are many that are not taken care of, vacant and boarded up like the examples to the right.





7-11 Neighborhood

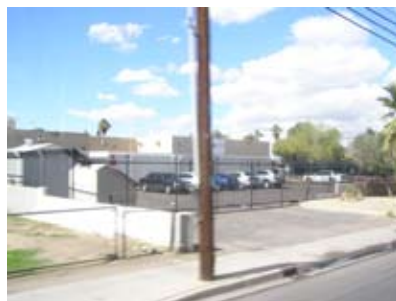


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

623

	Faith	(16 Parcels)	2.6% of total # of parcels
	Parking	(3 Parcels)	0.5% of total # of parcels
	Service Provider	(4 Parcels)	0.6% of total # of parcels



7-11 is home to many important services in the area like, Southwest Behavioral House, the Urban League and the American Integrated Health Services. It is also home to many faith groups, St. John's Baptist Church is one of the largest of these groups.

CHAPTER 6: IG Homes Neighborhood

IG Homes Neighborhood

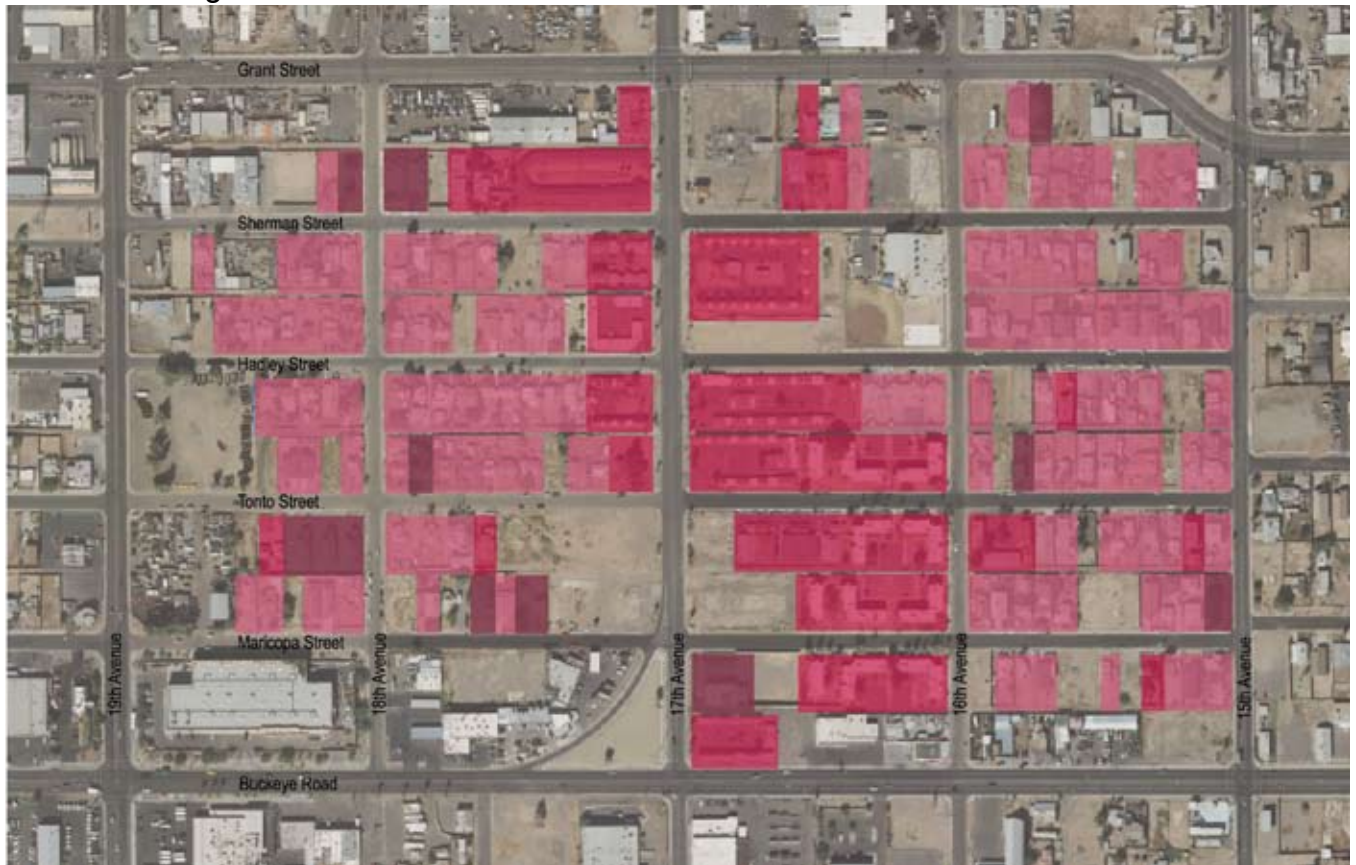


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

IG Homes is the other neighborhood in the area with a big Public Housing project, Luke Krohn West which is undergoing renovations where 10 more units will be added, from 76 units to 86 newly built units.

Commercial Sites:	29
Industrial:	1
Faith/Church Sites:	1
Service Providers:	1
Single-Family Units:	144
Duplex Units:	32
Multi-Family Units:	~ 171
(Including Luke Krohn West units)	



IG Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

338

	Single-Family Units	(144 Parcels)	42.6% of total # of parcels
	Multi-Family Units	(56 Parcels)	16.6% of total # of parcels
	Duplex	(16 Parcels)	4.7% of total # of parcels



IG Homes has a large number of multi-family sites, many of which were old hotels that have been turned into housing, inter-mixed are some newer homes with old dilapidated homes.

IG Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels: 338

■ Vacant (53 Parcels) 15.7% of total # of parcels



In this neighborhood like in most of the others, the vacant lots are attracting some negative attention. Here is an example where squatters have taken over one of these vacant lots.

IG Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

338



Commercial

(65 Parcels)

19.2% of total # of parcels

Industrial

(1 Parcel)

0.3% of total # of parcels






Most of the commercial sites in this neighborhood are car repair shops and are concentrated along Buckeye Rd.. and 19th Avenue.

This area has one industrial area which is an APS substation on the corner of Grant St. and 17th Ave.

IG Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

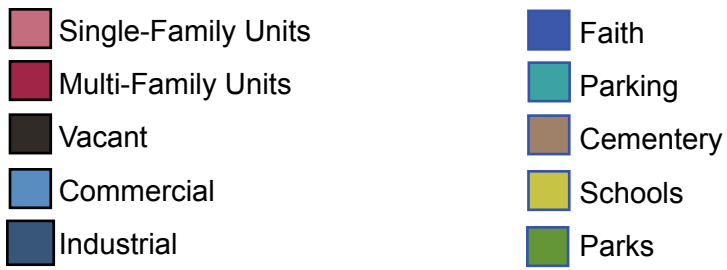
Total # of Parcels:		338	
	Faith	(1 Parcel)	0.3% of total # of parcels
	Parking	(1 Parcel)	0.3% of total # of parcels
	Service Provider	(1 Parcel)	0.3% of total # of parcels



IG Homes has the Boys and Girls Club which holds after school programs for the kids in this area and also has a dental program. It is also one of the few neighborhoods that is not saturated with churches, it only has one, St. Paul Missionary Baptist Church.

CHAPTER 7: New Homes Neighborhood

New Homes Neighborhood

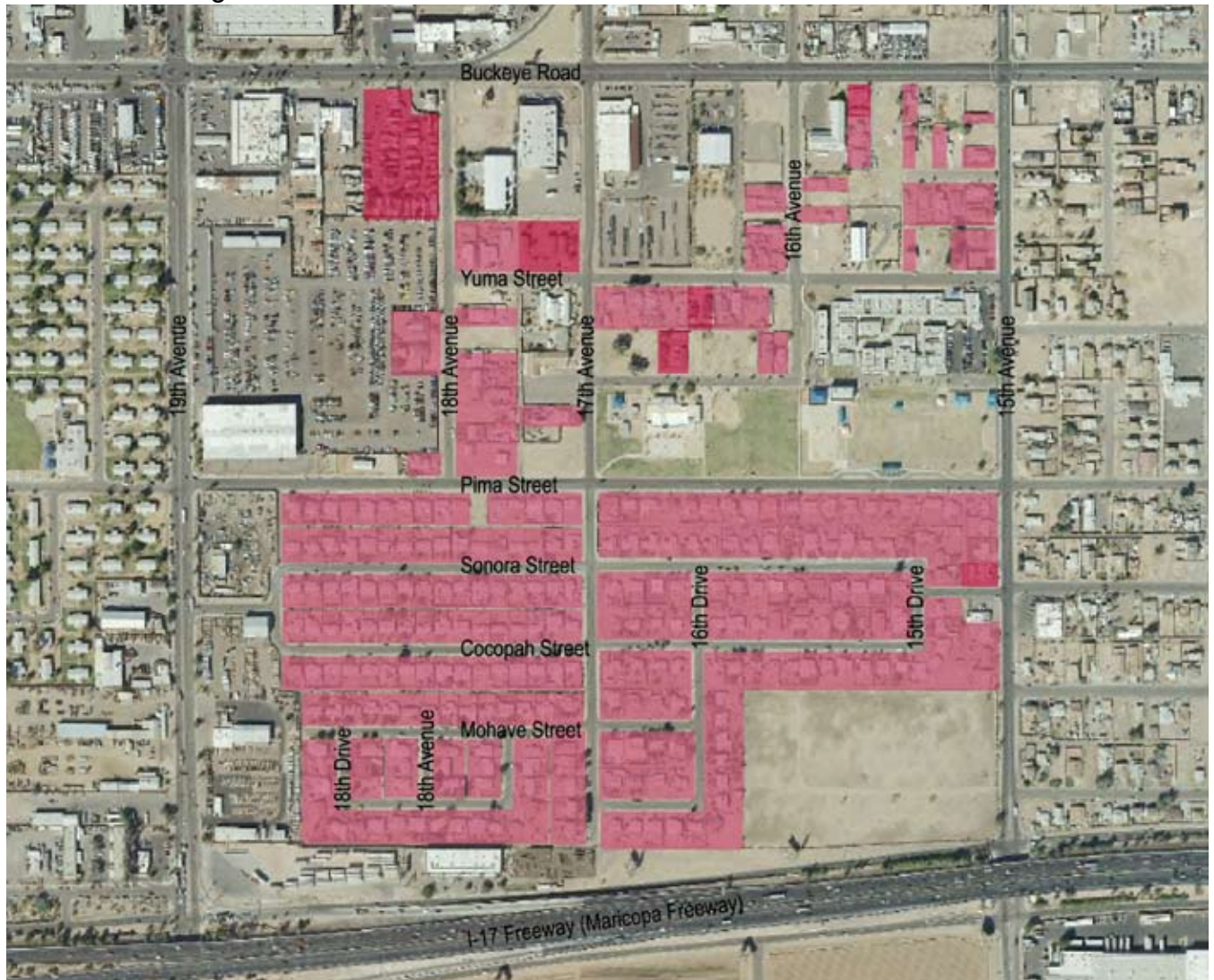


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

The sites in New Homes are similar in size, shape and pattern. The lots are smaller and more organized and there are very few vacant lots in this area in particular where the main housing group is located.

Commercial Sites:	5	Single-Family Units:	292
Industrial Sites:	6	Multi-Family Units:	~ 65
Restaurant:	1	Cementary:	1
Faith/Church Sites:	3		
Schools:	1		
Parks:	1		

New Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

378



Single-Family Units

(292 Parcels)

77.2% of total # of parcels



Multi-Family Units

(8 Parcels)

2.1% of total # of parcels



New Homes is one of the neighborhoods that has a very rigid, much more dense housing stock. Here the lots are more regularized and are much smaller than in other neighborhoods in Central City South.



New Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

378

	Vacant	(36 Parcels)	9.5% of total # of parcels
	Cemetery	(1 Parcel)	0.3% of total # of parcels



There are very few vacant lots and it houses the only cemetery in Central City South, Cimiterio Lindo.



New Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

378

	Commercial	(25 Parcels)	6.6% of total # of parcels
	Industrial	(9 Parcels)	2.4% of total # of parcels



This neighborhood has a lot more industrial and bigger commercial sites that flank the residential zones. This causes some of the streets going into the residential zone to be desolate.



New Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

378

 Faith	(3 Parcels)	0.8% of total # of parcels
 Parking	(2 Sites)	0.5% of total # of parcels



This neighborhood houses Our Lady of Fatima Catholic Church and Missionaries of Charity which was founded by Mother Teresa.

New Homes Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

378



Schools

(1 Parcel)

0.3% of total # of parcels



Parks

(1 Parcel)

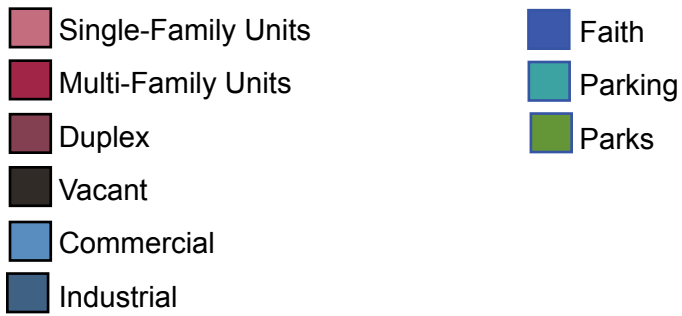
0.3% of total # of parcels



Alkire Park and Bethune Elementary School are right next to each other and are the heart of this neighborhood.

CHAPTER 8: Sherman Park Neighborhood

Sherman Park Neighborhood

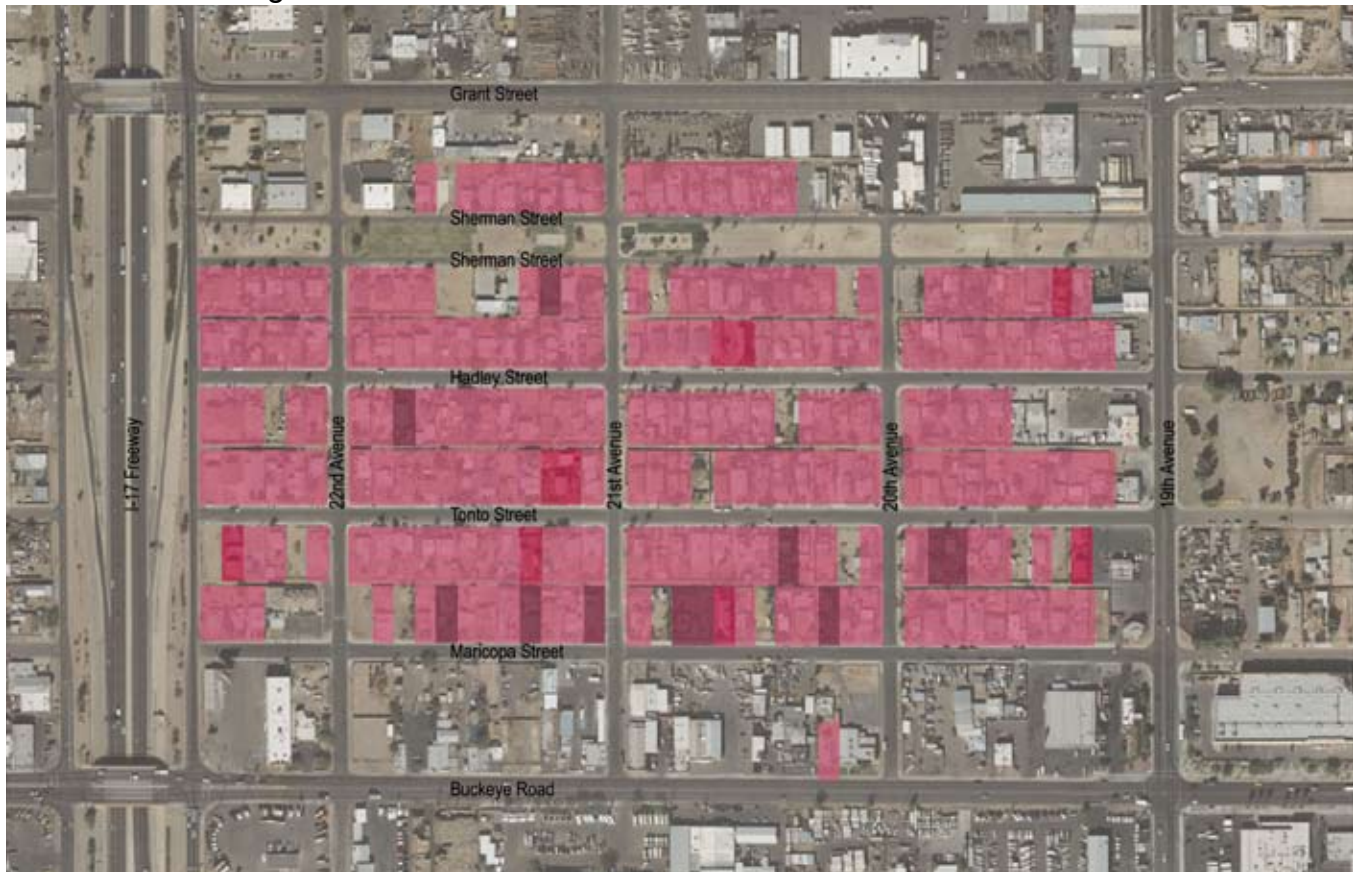


Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Sherman Park is a small residential neighborhood that is bound by industrial, commercial sites or the I-17 Freeway on all four sides and has the well know linear park, Sherman Park.

Commercial Sites:	13	Single-Family Units:	212
Industrial Sites:	9	Duplex Units:	20
Restaurant:	3	Multi-Family Units:	~ 28
Faith/Church Sites:	4		
Parks:	1		




Sherman Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

360

	Single-Family Units	(212 Parcels)	59.4% of total # of parcels
	Multi-Family Units	(7 Parcels)	1.9% of total # of parcels
	Duplex	(10 Parcels)	2.8% of total # of parcels



The housing in this neighborhood is in poor condition, in particular those areas closest to the I-17 Freeway.

Sherman Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

360

■ Vacant

(30 Parcels)

8.4% of total # of parcels



This area does not have many vacant lots but are larger lots that remain vacant that are many times being used as outside storage.



Sherman Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

360

	Commercial	(60 Parcels)	16.8% of total # of parcels
	Industrial	(28 Parcels)	7.8% of total # of parcels





There is a great deal of commercial and many industrial sites in this area. Primarily along Buckeye Rd.. and 19th Avenue.

Sherman Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:	360	
 Faith	(6 Parcels)	1.7% of total # of parcels
 Parking	(3 Parcels)	0.8% of total # of parcels



This is an example of one of the parking lots near the I-17 and Buckeye Rd. area. Very large and under used.

Sherman Park Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

360



Parks

(4 Parcels)

0.3% of total # of parcels



This neighborhood has a very special park area. Where the APS towers are located, APS and City of Phoenix Parks and Recreation have created a small linear park for this neighborhood with basketball courts and a playground for kids to play.

CHAPTER 9: Coffelt Neighborhood

Coffelt Neighborhood

- Single-Family Units
- Multi-Family Units
- Vacant
- Commercial
- Industrial
- Schools
- Parks



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Coffelt Neighborhood is primarily industrial and holds the third public housing project in Central City South and it's the Coffelt Public Housing.

Commercial Sites:	4	Single-Family Units:	3
Industrial Sites:	18	Multi-Family Units:	~ 290
Restaurant:	1		
Schools:	1		
Parks:	2		

Coffelt Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

94

<p> Single-Family Units</p> <p> Multi-Family Units</p>	<p>(3 Parcels)</p> <p>(12 Parcels)</p>	<p>3.2% of total # of parcels</p> <p>12.7% of total # of parcels</p>
--	--	--



Coffelt is the neighborhood with the other public housing project, it has few single family residences.

Coffelt Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

94

■ Vacant

(6 Parcels)

6.4% of total # of parcels



Coffelt has the least number of vacant land in comparison to the other neighborhoods and are generally located in between industrial sites hidden away from plain view.

Coffelt Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

94



Commercial

(8 Parcels)

8.5% of total # of parcels

Industrial

(62 Parcels)

66% of total # of parcels



This neighborhood is primarily industrial, in great deal because of its proximity to the freeway. It is bounded by the I-17 on two sides, the west and the south and a major road on the north, Buckeye Rd.



Coffelt Neighborhood



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Total # of Parcels:

94

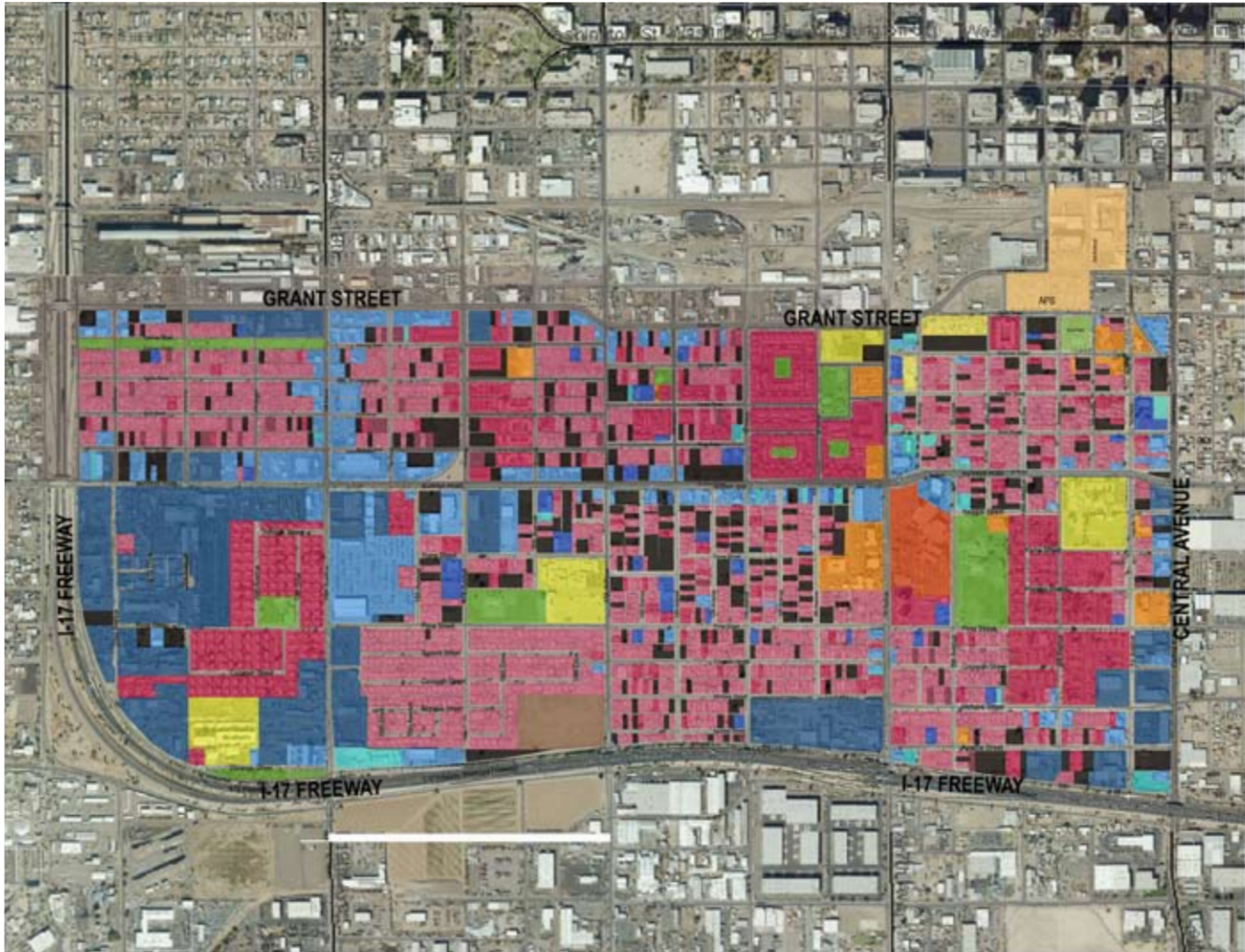
	Schools	(1 Parcel)	1.1% of total # of parcels
	Parks	(2 Parcels)	2.1% of total # of parcels



This neighborhood has one of the oldest schools, Arthur J. Hamilton Elementary School which is in the Murphy School District. Across from it, lies a small strip park that separates the school and the freeway. The other park is the Coffelt Park which serves that public housing project.

CHAPTER 10: Summary

Central City South



Keith E. Russell Maricopa County Assessor Map - 2008 (<http://www.maricopa.gov/Assessor/GIS/Map.html>)

Central City South Summary:

Commercial Sites:	91	(26+ are automobile related)
Industrial Sites:	49	
Restaurants:	11	
Faith/Churches:	32	
Schools:	5	
Service Providers:	16	
Parks:	9	
Library:	1	
Cementary:	1	
Urgent Care:	1	

	Single-Family Units
	Multi-Family Units
	Duplex
	Vacant
	Commercial
	Industrial
	Faith
	Parking
	Schools
	Social Services
	Parks
	Cementary
	Urgent Care

Grant Park Neighborhood:

- Commercial (11): Office Building
Shoe Store
Auto Repair Store
W.H. Patterson Lodge 447: Elks Lodge
Medical Office Building
Lugo (Luis) Bakery -Panaderia (Historic Property/no longer in use)
Lee's Market
Storage
Tire Sales Repair
Custom Cars Miranda
Liquor Store
- Restaurants (2): La Canasta
El Portal Restaurant (Historic Property)
- Churches (4): St. Pius Church
Centro de la Fe de Jesus
St. Anthony's Catholic Church (Historic Property)
711 Montezuma Church (no name)
- School (1): St. Pius Elementary School
- Park (1): Grant Park (Historic Property)
- Serv.Providers (4): Grant Park Boxing Club
American Legion Tony Soza Post 41 (Historic Property)
Friendly House (Historic Property)
Friendly House Community Center
- Single-Family: Duppa House (Historic Property- no longer in use)
- Multi-Family: Grand Park Apartments (Historic Property)

Marcos de Niza:

Commercial (15):	Medical Office Building Reyes Auto Sale WD Drywall LLC Contractors Dollar Store Screen Printing Mary Lou's Market Seafood Market (no longer in use) AA Group	Office Building (for lease) Hells Angels Motor Club All Out Bail Bonds Lab One Inc. Brein Holt Contracting Auto Repair Auto Resale
Industrial (14):	Thorson Keenan Industrial Pipe/Plumbing Southwest AZ Recycling Lane Award MPG Industrial Yo Ko Homa Industrial Contractors Planet Recycling: Carpet Supplies World Wheel Inc. Apache Redemption and Electronics INC Universal Fog Indwell The AZ Auctioneers Car Depot Mikes Place Enviro-Stripping The Roy Houff Co. Flourist	
Restaurants (3):	Armando's Mexican Food Lo-Lo's Chicken Waffles Comedor Guadalajara	
Urgent Care (1):	Maricopa Integrated Health Systems Urgent Care/Phoenix Memorial Hospital	
Churches (5):	Iglesia Bautista 517 W. Pima Church (no name) Iglesia Centro Greater New Zion Church Sendero de la Cruz Community Church	
Schools (1):	Lowell School Elementary (Phoenix Elementary School District)	
Park (1):	Harmon Park/Pool (Historic Property) Harmon Library	
Serv. Providers (5):	Marcos de Niza Senior Center Fire Station Valle Del Sol (new construction) Chicanos por la Causa Tobey House (under construction)	
Single-Family:	J.B. Montgomery Homestead (Historical Site/Potential future office space)	
Multi-Family:	Memorial Towers: Senior Housing Community Living (153 Units) City of Phoenix Marcos de Niza Public Housing (374 Units) West Pima Villas (3 units - for rent)	

Matthew Henson:

- Commercial (7): Life Truck Service
American Veterans Memorial Post 65
Tio's Auto Sale
Carlo's Auto Sale
Sierra Glass
Liquor Store
Dryer Store
- Church (7): Valley Christian Center
Faith Believing
Triumph in God Church
Church of Christ
Temple Wade Church
1144 W. Sherman Church (no name)
New Home Babtist Church
- Schools (1): Dunbar Elementary School -Phoenix School District (Historic Property)
- Park (5): Ninos Park
Vernell Coleman Park/Clubhouse
Henson Village Mini Parks (3)
- Serv. Providers (2): Phoenix Revitalization Corporation
Shelley's Day Care
- Multi-Family: City of Phoenix HOPE VI/Henson Village Senior Housing (129 Units)
City of Phoenix HOPE VI/Henson Village Family Housing (334 Units)

7-11 Neighborhood:

- Commercial (7): Gas Station (no longer in use)
Car Dealer
Soul Brothers
Auto Parts
Buckeye and 7th Avenue Strip Mall
Auto Repair
Fry's Market
- Industrial (1): Phoenix Brickyard
- Restaurant (1): Chinese Food
- Church (9): Christian New Life
1326 W. Papago St. Church (no name)
St. John's Baptist Church
W. Pima Church (no name)
Trinity Gospel Ministries
House of Prayers for Nations
Christian Fellowship
Equator Mission
Grace Temple
- Serv. Providers (4): American Integrated Health
Urban League
Southwest Behavioral Health
City of Phoenix Seniors Opportunity West (SOW)

IG Homes Neighborhood:

Commercial (29):	Joe's Auto Resale Metal Riviera Auto Sales Cactus Classics Expediated Delivery Commercial Storage Culver's Parts Out Door Storage Storage Recycling Roger's Auto Hydraulic Sales and Services Outside Storage Car Lot Spur Car Wash Storage Fleet Service Bernie's Barber Shop Equipment for Sale Office Building (For sale) New Valley Market Liquor Store Produce Lee & Associates Shanty Clothing/Salon Arthur's Hair Auto Repairs Truck Sales Car lot (for sale)
Industrial (1):	APS Substation
Church (1):	St. Paul Missionary Baptist Church
Serv. Providers (1):	Boys and Girls Club/Dental Program
Multi-Family:	City of Phoenix Luke Krohn West Public Housing (Current 76, Future 86 Units) Santa Fe Apartments Las Casitas Apartments Monterey Apartments Clover Apartments Casa del Sol Apartments

New Homes:

Commercial (5):	1819 W. Buckeye Strip Mall Dealer's Auto Auction Father and Son Moving Granites Family Dollar
Industrial (6):	Alsco AM Lindco Equipment APS Power Box 19th Ave./Pima St. Auto Parts Big Tex Trailers Tri Star Industrial
Restaurant (1):	AJ's BBQ
Church (3):	Our Lady of Fatima Emmanuel Church of Christ New Hope Christian Center
Serv. Provider (1):	Missionaries of Charity
Schools (1):	Bethune Elementary School (Phoenix Elementary School District)
Park (1):	Alkire Park
Cementary (1):	Cementerio Lindo
Multi-Family:	1825 W. Buckeye Trailer Home Community

Sherman Park:

Commercial (13):	BNR Shoes Web Furniture Leroy Fairey Tile Maricopa St./22nd Ave. Car Wash Auto Storage Birria de Chiva Horse Show Bar Continental Auto Parts Adela's Market Drive Thru Liquor Store Master Radiator Buckeye Rd./19th Ave. Strip Mall LLantera Aby
Restaurant (3):	Charlen Café Jack in the Box Santana's Mexican Food
Industrial (9):	Benchmark Construction: Concrete/Asphalt Sedona West Co. Inc.: Industrial Pipping Bear Distribution Group Intech Car Storage Intech Equipment Supply Scrap Metal AZ Carburetor Terrel Battery Corporation C&N Roofing Inc.
Church (4):	United Family Church Pentecostes la Roca Church Family of God Church Templo Dios es Amor
Park (1):	Sherman Park
Grocery (0):	Potential Grocery Store site

Coffelt Neighborhood:

Commercial (4):	Ken's Sign Service American Truck Sales AZ Shaft Office Space BC Tool Grinding
Industrial (18):	Arrow Truck Sales Tractors and Trucks Flex Outside Storage Warehouse Auto Junk Yard Donaldson Equipment Dynamite Paving & Seal Coat AZ Gear Repair AZ Window/Shade Systems Metal Scrap Northland Trucking Co. Oscar Pallets Christy Sign/Clear Channel AZ Auto Parts Industrial Pipe Griggs Products Freeway Metals Dunkan Dump
Restaurant (1):	Whata Burger
School (1):	Arthur J. Hamilton Elementary School (Murphy School District)
Multi-Family:	Maricopa Housing Authority Coffelt Public Housing (286 units)

References

1. "City-Data.com", Downtown Phoenix: 2005 vs. 2008. HX_Guy (Senior Member). April 11, 2008. City-Data.Com. April 3, 2009. <http://farm3.static.flickr.com/2202/2404868660_6da2d882cd_o.jpg>.
2. Joint Urban Design Program, College of Architecture and Environmental Design, College of Extended Education and Arizona State University. Reinventing Neighborhoods: The Central City South Charrette- April 8-11, 1999. Tempe: Herberger Center for Design Excellence/Arizona Board of Regents, 2000.
3. Russell, Keith E. "Maricopa County Assessor". Maricopa County Assessor Map. 2007, Maricopa County. April 2008. <<http://www.maricopa.gov/Assessor/GIS/Map.html>>.
4. The City of Phoenix Planning Department. Central City South: Area Plan. Phoenix: City Council, 2004.
5. The City of Phoenix Planning Department. U.S. Census Summary File: Central City South. Phoenix: U.S. Census, 2000.

This windshield survey was made possible by the Phoenix Neighborhood Development Collaborative Initiative (PNDC):

Phoenix Neighborhood Development Collaborative Partners:

Local Initiatives Support Corporation (LISC)

City of Phoenix Neighborhood Services

City of Phoenix Housing Department

City of Phoenix HOPE VI

JP Morgan Chase

The Lodestar Foundation

St. Luke's Health Initiative (SLHI)

Valley of the Sun United Way

Phoenix Revitalization Corporation
(PRC-PNDC/Lead Community Agency)

Wendoly Abrego
Project Coordinator

Contributing PRC Staff:

Eva O. Olivas
Executive Director/CEO

Adam Schorger
Special Projects/Events

Jay O. Olivas
Photography