GARFIELD
NEIGHBORHOOD PLAN

City of Phoenix
Planning Department
1992

GARFIELD NEIGHBORHOOD PLAN

Phoenix, Arizona

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Prepared by
City of Phoenix Planning Department
Adopted by Phoenix City Council
June 3, 1992

RESOLUTION NO. 18032

A RESOLUTION ADOPTING THE POLICY PLAN FOR THE GARFIELD NEIGHBORHOOD.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. A Policy Plan for the Garfield Neighborhood which accompanies and is annexed to this Resolution and declared a part hereof, is hereby adopted as a policy plan.

PASSED by the Council of the City of Phoenix this 3 day of June, 1992.

MAYOR

ATTEST:

Vicky Mink City Clerk

APPROVED AS TO FORM:

ACTING City Attorney

REVIEWED BY:

ASSISTANT City Manager

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INTRODUCTION

The Garfield Neighborhood Plan is a public document for a small geographic area that identifies existing conditions, problems, goals and objectives, and recommendations for specific actions to be implemented for the benefit of its residents. The Garfield Neighborhood Plan is .to serve as a policy guide for the development and revitalization of this neighborhood. Social, economic, and physical conditions of the area have been analyzed to prepare strategies and an effective course of action. The process of developing a neighborhood plan provides an opportunity for residents to express their views on issues important to them and to assist in developing programs to improve the area.

This document includes an analysis and discussion of the major issues identified by the residents as having the greatest negative impact on neighborhood stability for this planning area. It also includes recommendations for a course of action as well as existing resources and ongoing programs currently available to mitigate these problems. These recommendations and ongoing programs have resulted from meetings with residents of the Garfield planning area and coordination with other city departments and private organizations.

As designated in the City's General Plan, the Garfield neighborhood represents a viable residential area critical to the economic viability of the center of Phoenix. Conversion of existing residential uses is not appropriate. Neighborhood retail uses that provide neighborhood services are needed.

The neighborhood plan serves both as a mechanism for responding to the problems and concerns of the neighborhood and as an important instrument in providing a guide for proposed capital improvements or subsequent allocations of private or public funds. This plan represents a positive commitment by neighborhood residents and community leaders to the preservation and revitalization of the neighborhood.

HISTORY OF THE AREA[1]

The Garfield neighborhood is recognized as one of the Valley's first streetcar neighborhoods. A Reconnaissance Survey Report of Pre-1950 Historical and Architectural Resources of the City discusses how urban sprawl and the presence of the streetcar line prevented Phoenix from achieving a high density, multi-family residential development pattern around the downtown core. The streetcar line system allowed the residential development to expand in a suburban character to the area adjacent to downtown and also attracted early development of residential neighborhoods such as Garfield.

The granting of statehood to Arizona in 1912 stimulated major economic activities in early Phoenix which included the development of several subdivisions within Garfield. The Dennis Addition is located between Polk and Roosevelt Streets and from 7th to 12th Streets. It was named for John T. Dennis, one of the earliest pioneer homesteaders of the desert. The Dennis Addition was platted in 1883 and annexed into the City in 1899. Planning Department files indicate that in 1895, the Brill Street trolley car line was extended through the Dennis Addition, making the area readily accessible to the central commercial core of Phoenix. The subdivision contains bungalow style homes with some built as early as 1890. A commercial service node is the center of the subdivision.

Other subdivisions within the Garfield area include the Brill's Addition which is bounded by 7th Street, 12th Street, Roosevelt Street, and McDowell Road. The Brill's Addition was originally surveyed and recorded in 1887. It was named for F. L. Brill, a miner and rancher from Wickenburg. The Germania Place Subdivision is bounded by Roosevelt Street to Van Buren Street and from 12th Street to 16th Street with the Garfield School at its center. Both subdivisions consist of predominantly bungalow style homes and several churches.

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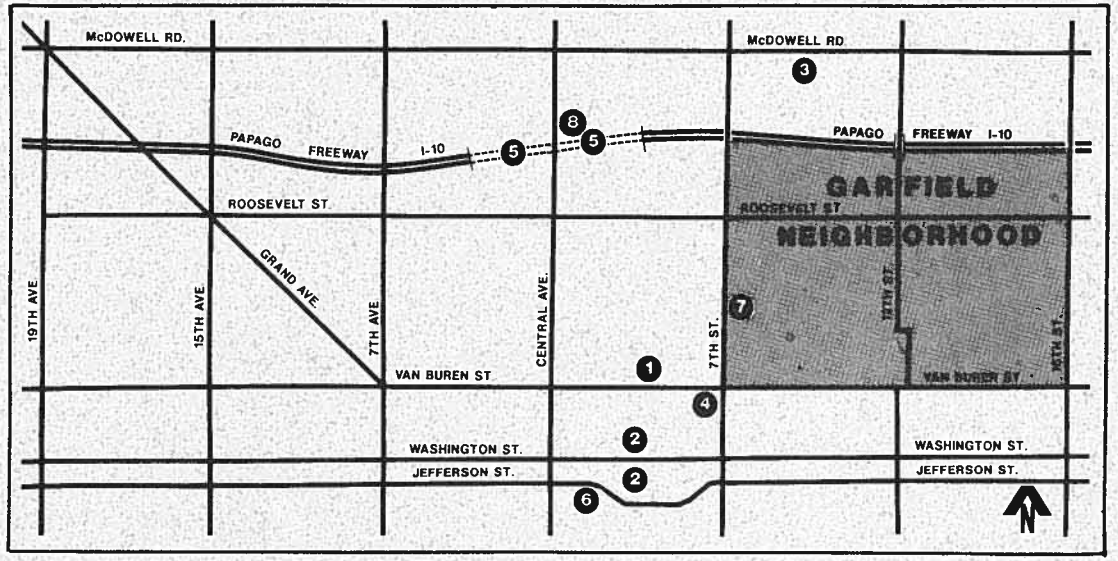
1 For further history of the area see **Phoenix Nineteenth Century Architecture**, City of Phoenix Historic Preservation Office.

DESCRIPTION OF GARFIELD NEIGHBORHOOD

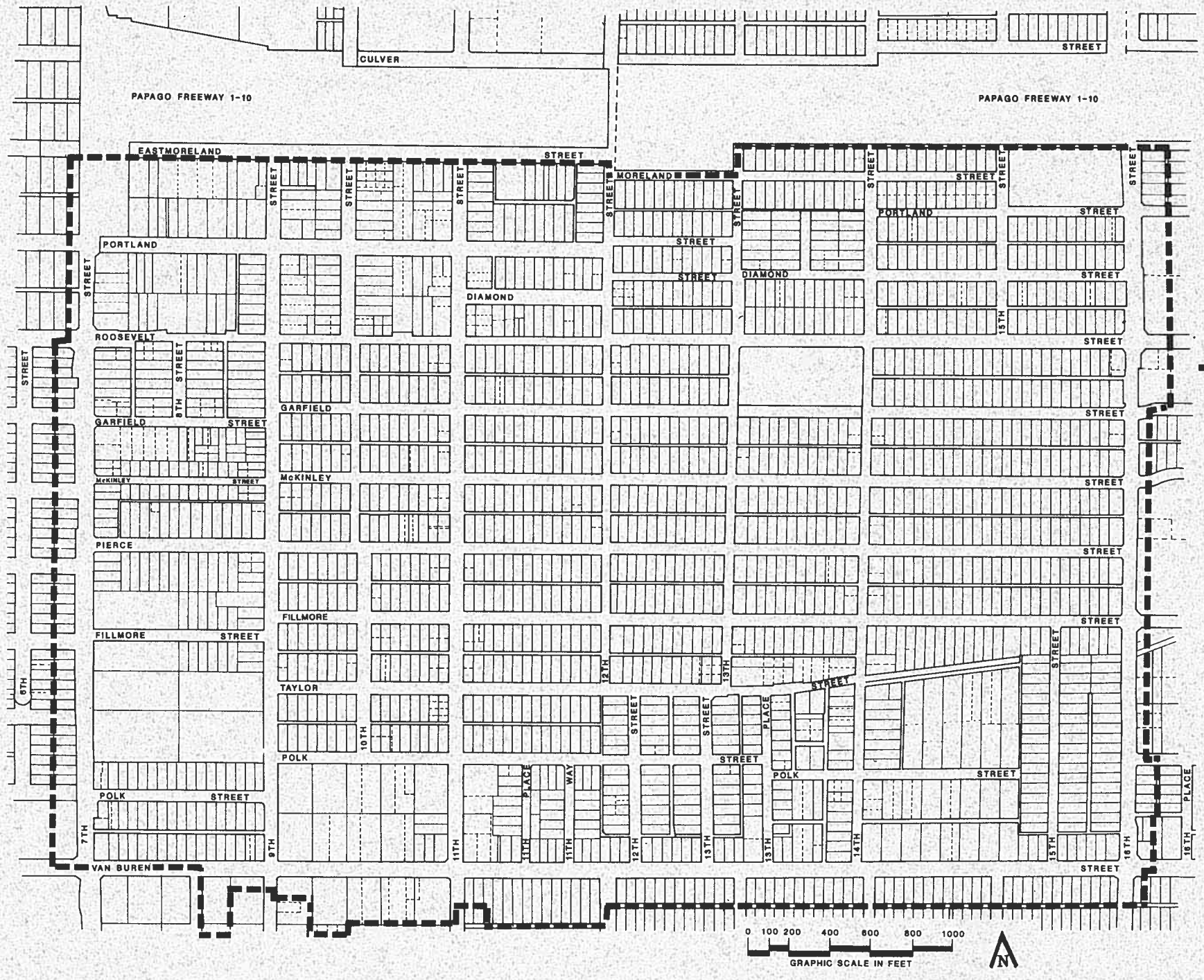
The planning area consists of approximately 440 acres located in central Phoenix. The specific boundaries of the planning area are the Papago Freeway on the north, Van Buren Street on the south, 7th Street on the west, and 16th Street on the east. The neighborhood is located in the Central City Urban Village, immediately east of the Downtown core area and within walking distance of the Mercado complex, Arizona Center, Civic Plaza, and Heritage Park. Garfield's strategic geographical location also makes it readily accessible to Good Samaritan Hospital, St. Luke's Hospital, Edison Park, Margaret T. Hance (Deck) Park, and the new Central Library. Within Garfield's boundaries are the Garfield Elementary School, the Alwun House (a contemporary arts center), the Arizona Youth Hostel (an intercultural boarding house) and a state-of-the-art junior high school (Phoenix Preparatory Academy) that is currently under construction.

Housing is the predominate land use in the planning area. Residential types include single-family homes with some duplexes and small apartment complexes interspersed throughout the planning area. On some lots there are accessory structures in addition to the primary residential structures. Nonresidential uses consist of neighborhood commercial uses along 7th and 16th Streets (convenience stores, gas stations) with more intense commercial uses (motels, auto shops, used car dealers) along the Van Buren Street frontage. In addition, small grocery stores, professional offices, and several churches are scattered throughout the planning area. Approximately 7.8% (133 parcels) of the land area is vacant. This is mostly in the form of scattered residential lots.



Vicinity Map

1. Arizona Center
2. Civic Plaza
3. Good Samaritan Hospital
4. Mercado
5. Deck Park
6. America West Arena
7. Future Junior High School (Phoenix Preparatory Academy)
8. Future Central Library



Map A

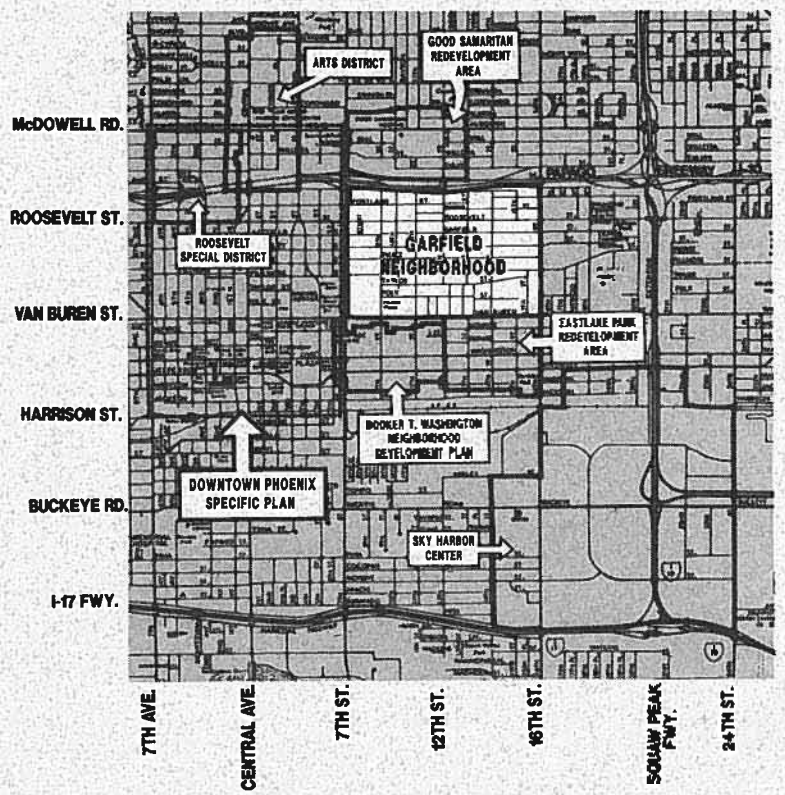
Garfield Neighborhood Planning Area

Boundary

PREVIOUSLY ADOPTED CITY PLANS

The Garfield Neighborhood is surrounded by previously adopted City Plans that include Eastlake Park Redevelopment Area, Booker T. Washington Neighborhood Development Plan, Sky Harbor Center Plan, Roosevelt Special District Plan, Downtown Phoenix Specific Plan, Good Samaritan Redevelopment Area, and the Arts District. These previously adopted City Plans that surround the Garfield Planning Area should continue to be reviewed to ensure that the area is developed in a compatible way.

Previously Adopted City Plans



THE PLANNING PROCESS

In July, 1990, the Garfield Organization, a non-profit neighborhood alliance, and residents of the Verde Park Neighborhood Association (formerly called the Mount Pleasant Neighborhood Association) established a core group consisting of approximately 25 people. The core membership was open to all people residing within the boundaries of the neighborhood as well as businesses, organizations, or other institutions located in or serving the planning area. The purpose of the core group is to work with the City in developing a neighborhood plan.

The initial phase of the planning process included the preparation of a Neighborhood Profile Report. This report is a demographic analysis of the neighborhood showing socio-economic characteristics, existing land use patterns and zoning, population data, housing conditions, housing stock information, historic resources, streets and utilities, and public services and facilities. This report is listed as Appendix B of this document. The process used in the preparation of the profile report involved meetings with residents, review of socio-economic information from Census data, the Maricopa County Association of Governments (MAG); and physical surveys of the area.

The next step required identifying what the community wanted to achieve, the key issues facing the neighborhood, and the obstacles to achieving the goals. In addition, potential solutions were discussed and a list of resources were generated to assist the neighborhood in addressing these key issues. The residents studied issues which relate to the planning area and developed a commitment to protect and improve the quality of life in the area.

The Garfield Neighborhood Plan identifies major policy areas of concern and areas for potential improvement. Other phases of the planning process have included formulating policy recommendations and steps for implementation. In addition, this Plan should be periodically reviewed and updated in order to respond to changing issues and conditions of the neighborhood.

Formal adoption of this plan requires approval by the City Planning Commission and adoption by City Council through the public hearing process. Any rezonings or land use conversions proposed through this Plan would require subsequent public hearings as necessary in accordance with Plan recommendations to ensure that future development is consistent with Plan proposals.

NEIGHBORHOOD VISION

The overall Vision of the Garfield Neighborhood's future includes:

- A stable residential neighborhood which offers a variety of housing opportunities for low, moderate, and middle income residents.
- Being able to attract a stable population and families to live in the neighborhood and enjoy the conveniences of living in the Central City.
- The provision of neighborhood shopping and retail services within walking distance to support the needs of the Garfield residents.
- A future neighborhood gathering focal area that can be used to enhance the multi-ethnicity of the resident population through cultural activities and commercial uses with an ethnic flavor.

The Vision also includes enhanced neighborhood pride and image by:

- Increasing home owner occupancy.
- Restoring vacant homes and existing historic structures.
- Educating residents on the upkeep of property and promoting regular resident volunteer efforts to remove junk and debris from the neighborhood.

This Neighborhood Vision is completed by:

- A usable neighborhood park for the youth.
- A significant decrease in neighborhood crime.
- An adequate community and recreational facility.
- A state-of-the-art junior high school to serve as an influential factor to prospective new residents.

The residents of the Garfield neighborhood have demonstrated through neighborhood involvement that there exists a commitment of self-determination and innovation in using a variety of resources. A three-way public-private partnership between the neighborhood, the public sector, and the private sector is currently devising strategies for neighborhood revitalization. It is the vision of the Garfield neighborhood to assist in promoting the Central City Urban Village as the vital core of Phoenix.

NEIGHBORHOOD GOALS

The following goals have been established by the Garfield Core Group for the Garfield Neighborhood Plan:

1. That Garfield residents feel a sense of community.
2. Housing and infrastructure meet City code standards.
3. Crime prevention and social programs are well developed and supported.
4. Neighborhood retail services locate in appropriate locations easily accessible to the residents.
5. Public facilities (parks, schools) and services (police, fire) are upgraded.
6. Existing historic structures be preserved and restored.
7. New development be compatible with the residential character of the neighborhood.

KEY COMMUNITY ISSUES

A number of issues and problems have been identified by Garfield residents that impact the neighborhood. On April 9, 1991, a neighborhood meeting attended by approximately 300 people was held for the purpose of prioritizing the issues listed below and to discuss possible strategies for mitigating neighborhood problems. These issues had been identified during previous core group meetings. A working session was conducted at the April meeting to expand and prioritize the issues list prepared by the core group. In order of the number of responses returned on the ranking of these issues, the three most common responses were crime related, housing, and property maintenance issues, respectively. In addition, several responses included land use issues.

1. **Crime-Related Issues**

- ▲ Burglaries
- ▲ Presence of gangs
- ▲ Drug problems
- ▲ Prostitution
- ▲ Shootings
- ▲ Need for additional street lights and well-lit alleys

2. **Housing Issues**

- ▲ Substandard multi-family units
- ▲ Abandoned and boarded-up homes
- ▲ Low owner occupancy and high transiency
- ▲ Need to preserve housing stock and attract stable buyers

3. **Property Maintenance Issues**

- ▲ Graffiti
- ▲ Parked cars on sidewalks and in front yards
- ▲ Poor condition of vacant lots and alleys

4. **Land Use Issues**

- ▲ Current condition of Verde Park
- ▲ Lack of neighborhood retail services
- ▲ Inadequate youth recreational facilities
- ▲ Existing zoning inconsistent with existing residential uses

The following section includes an analysis, discussion, and recommendations for a course of action for the major issues having the greatest impact on neighborhood stability.

Crime

Problem Statements

1. There is a high incidence of criminal activity involving residential burglaries, street gangs, drug sales, prostitution, arson, and vandalism in the planning area.

2. There is a shortage of street lights and well-lit alleys throughout the neighborhood.

3. There are many graffiti-covered structures within the neighborhood.

Discussion

Crime has been prioritized as the number one neighborhood issue. The types of criminal activities mentioned most often by community residents are residential burglaries, street gangs, drug sales, prostitution, arson, and vandalism.

It has been observed by law enforcement officials that the havens and centers for street gangs and drug sales are graffiti-covered abandoned buildings. Evidence of gang activity is apparent in the Garfield neighborhood through the existence of several graffiti-covered abandoned buildings showing gang logos. A recently prepared report by the Phoenix Police Department (March, 1991) gives a historical background on the emergence of street gangs in the City of Phoenix and specifically addresses the current status of gang activity.[2] Street gang activities generally include battles over turf, property crimes, assaults, robberies and graffiti. The report also discusses the multi-agency Gang Task Force that was formed for the purpose of identifying and documenting street gangs, their various members and associates, and to create a data base to maintain current information on these members. Four street gangs have been identified by the Gang Task Force to date as being located in the Garfield Neighborhood. The gang members in Garfield primarily live within the boundaries of the neighborhood. Their activities are usually tied in with burglaries, robberies, auto thefts, illegal use of drugs, aggravated assaults, and drive-by shootings.

The level of gang activity is related to the types of criminal activity in the Garfield planning area. Recent crime statistics for the first half of 1991 from the Phoenix Police Department indicate that Part I offenses represent 43% of all crimes committed in the planning area with 57% of the crimes being Part II offenses.[3] Page 9 shows portions of the planning area where 58% of arrests for drug sales and 68% of arrests for prostitution occurred during the first half of 1991. In addition, 153 incidents of residential burglaries were reported neighborhood wide during this time frame.

A comparison of neighborhood incidents with city-wide incidents shows that criminal activity was 32% greater in the Garfield Neighborhood than the City as a whole in 1975. This rate of crime increased 10% by 1990 while the City as a whole has experienced a slight decrease in incidents during the same 15 year period (see page 9).

The management of the rented housing units by absentee landlords in this area is also a related issue. Inadequate screening of potential renters can lead to undesirable conditions. Arson and vandalism are observed and reported quite frequently as taking place in vacant, open and unsecured housing units in this area. Most of these vacant units were prior rental units. Other studies regarding crime and the stability of neighborhoods suggest that the quality of management of rented housing units is directly related to crime levels. Poor property management, therefore, is playing a key role in the deterioration of living conditions in the neighborhood.

Neighborhood residents have expressed a desire for additional street lights and lighted alleys for safety. The residents have stated in neighborhood meetings that greater visibility of the environment would allow them to recognize and identify suspicious people or activities. Strategies are needed to establish cooperation among the citizens of the area and the Police Department.

Recommendations

A proactive and aggressive approach to the crime problems is essential in establishing a framework for neighborhood

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2 The report defines a street gang as "any organized or semi-organized group of individuals bonded together by race, ethnic background, or geographical area, who associate on a continuing basis for the purpose of engaging in criminal activity."

3 Part 1 crimes include murder, rape, robbery aggravated assault, burglary, theft, auto theft, and arson. Part 2 crimes include narcotic drugs, prostitution, vandalism, graffiti, and stolen property.

revitalization. In order to restore community life, there must be commitment and cooperation established among the citizens of the area and the Police Department. A major outreach effort will encourage stabilization and will strengthen relationships among City officials, the residents, and the community at large. Strong neighborhood cohesiveness is a key strategy.

The following strategies are recommended to address the crime problems in the planning area. Specific steps to include responsible parties, timing and/or funding for implementation of these strategies are addressed in the Management and Implementation Section of this document.

1. Initiate the following crime prevention programs through the Neighborhood Fight-Back Program, the Phoenix Police Department and citizen involvement:[4]

   - ▲ Crime Free Zone
   - ▲ Block Watch

2. Investigate alternative measures for combatting the gang activities in the planning area through the responsible divisions of the Phoenix Police Department.

3. Increase the Garfield Police Patrol through proactive, protective enforcement with two persons/two cars within a one square mile area. Increase street patrols in both uniform and plain clothes in order to create cooperation among the area citizens and the Police Department.

4. Make available to the area such social services as drug treatment facilities and counseling services as well as target area alternative centers for the rehabilitation of youth gang members. Such programs will require coordination among the Phoenix Parks, Recreation, & Library Department, Phoenix Human Services Department, and the Police Activity League (PAL).

5. Coordinate with the Street Transportation Department on the 25 mid-block street light locations proposed for the planning area. Well-lit streets combined with police protection and neighborhood unity can provide increased security to the residents.

6. Coordinate with Arizona Public Service (APS) for alley lights through the dusk-to-dawn lighting program.

7. Promptly remove graffiti from private property. Residents should coordinate with the City on such programs as Operation Paint-Brush for supplies and with the County Community Restitution Program for volunteers.

8. Demolish those graffiti-covered abandoned buildings (which cannot otherwise be feasibly rehabilitated) that are known to attract drug dealers and other gang-related activities. The City Neighborhood Improvement and Housing Department will take the lead.

9. Conduct periodic meetings on public crime prevention programs with the neighborhood residents that will also educate the neighborhood on how to gather information on incidents to be reported. The Phoenix Police Department will take the lead.

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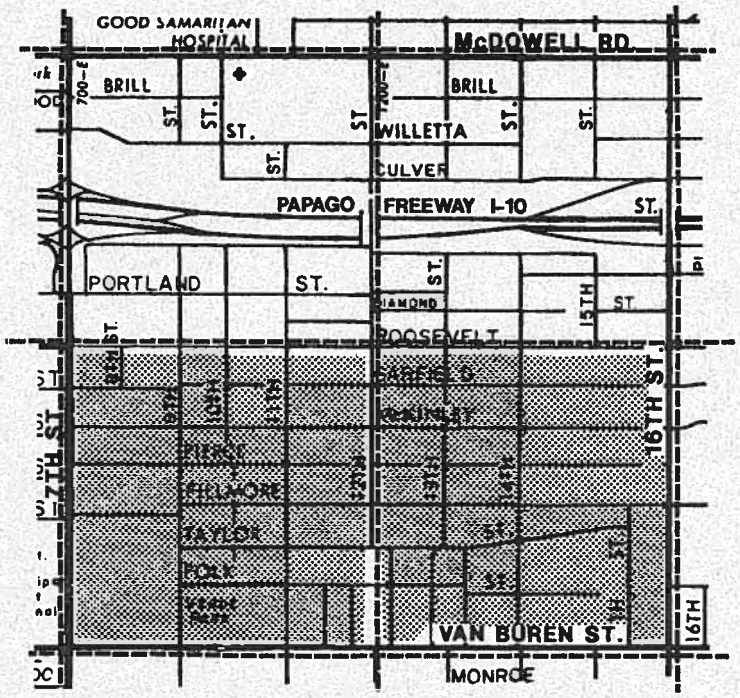
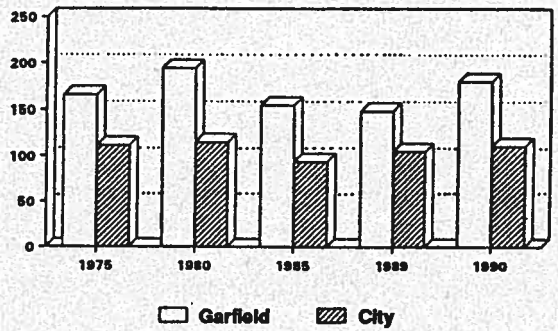
[4] These programs are defined under Available Resources and On-Going Programs, page 23.

High Crime Areas - 1991



Source: Planning & Research Bureau, City of Phoenix Research Bureau.

Total Part 1 Crimes
Annual Incidents per 1,000 Population



Housing

Problem Statements

1. There are small pockets of substandard and deteriorated housing units throughout the neighborhood.

2. Housing vacancy rates are higher in the neighborhood than Citywide with most of the neighborhood vacant units in a boarded-up condition.

3. A lack of neighborhood stability is caused by a highly transient population and a low percentage of owner-occupied housing units.

Discussion

An analysis of housing and population characteristics for the Garfield planning area reveals that the following combination of factors have contributed to a general decline in the quantity and quality of housing stock in the area over the past two decades:

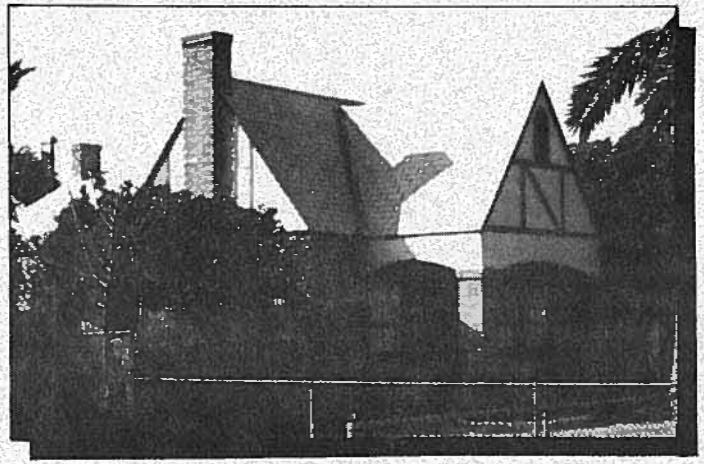
- ▲ Poorly constructed units and poor maintenance
- ▲ A low percentage of owner occupied housing units and a high number of boarded-up vacant housing units
- ▲ A lack of financial investment in the area

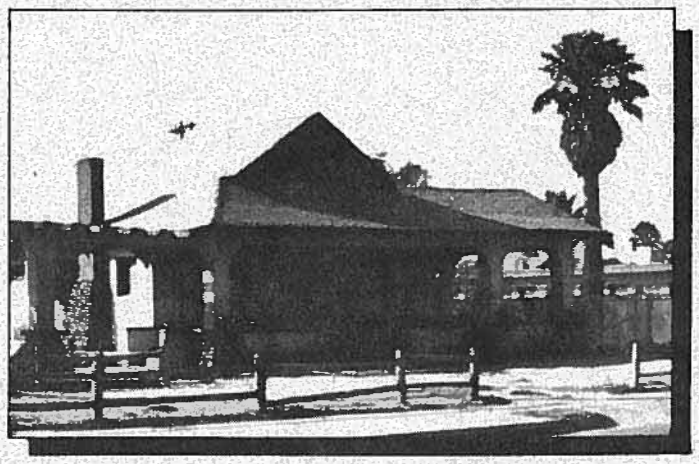
An important indicator of a neighborhood's overall health and stability is the quality of its housing stock. Even though there are a few areas of well maintained housing in the planning area, the pockets of substandard and deteriorated housing units indicate poor maintenance by absentee landlords and/or resident owners. Other contributing causes include vandalism as well as the possible lack of education among some area residents on basic property maintenance.

The housing vacancy rate is a significant issue affecting this planning area and is also another measure of the neighborhood's stability. Census data from 1990 indicates that housing vacancy rates remain higher in the planning area than citywide (17.6% as compared to 12%) with the majority of the vacant housing in the planning area in a boarded-up condition. The vacant structures that are not boarded-up have been targets of arson and vandalism.

A recent study (January, 1992) was prepared by Neighborhood Housing Services, a non-profit organization, on the rehabilitation potential of vacant housing units in the planning area. A selection of twenty seven (27) units were evaluated. Four (4) units were deemed not feasible for rehabilitation. The average cost to rehabilitate a single family property in the planning area was determined to be $27,500. To build a complete new home in the planning area, excluding land, would cost between $45,000 to $50,000. Since rehabilitation costs are approximately one-half the cost of building a complete new home, preserving the existing housing stock is a viable option.

The study also indicated that the average size of a single family home in Garfield is 1035 square feet consisting of two bedrooms and one bathroom. Any room additions to accommodate larger family occupants would require a minimum of $10,000 in addition to the rehabilitation needs of the homes.





Existing Neighborhood Single-Family Homes

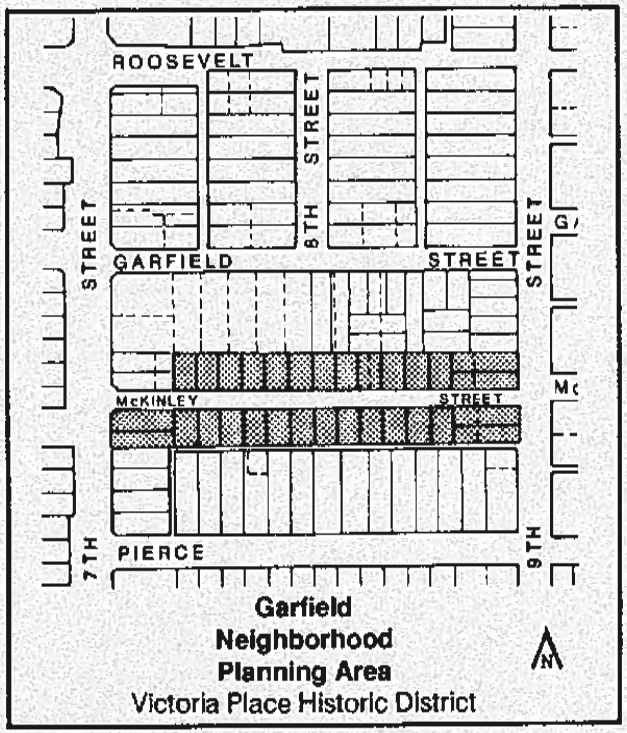
Exploring homeownership opportunities and affordable housing for residents is of vital concern to the existing neighborhood residents. Neighborhood Housing Services is currently working with the Garfield Organization on the residential infill of the vacant lots within the planning area. The primary goal is to provide single-family affordable homes for low and moderate income homeowners.

The Garfield planning area is transitioning to a declining neighborhood and has been for the past two decades. This is substantiated through collected census data and analysis of the area's demographic trends from 1970-1990 (see Garfield Neighborhood Profile document). An analysis of the trends for the past 20 years reveals data relative to short household tenure (one year or less), population decline (30.4%), and a lower percentage of owner-occupied housing units in the planning area than citywide (24.7% compared to 51.8%). (See Appendix B, Figures 3 and 3a)

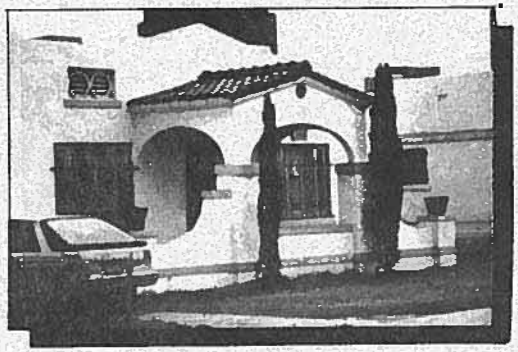
Many renters in the planning area have expressed an interest in owning a home and appear to be attracted to the area by its low housing costs. A recent inventory by City planning staff of housing units sold in the Garfield neighborhood through local real estate agents between March 1990 and August 1991 indicated a range of selling prices between $11,000 to $38,000 which is below the City-wide average value of $94,335 for single family homes. In addition, 1990 census data shows the median rent in the planning area to be $250 to $299 monthly. The City-wide average rent is $374 monthly. Any increase in owner-occupied units can result in homeowners with long term commitments and a vested interest in the community.

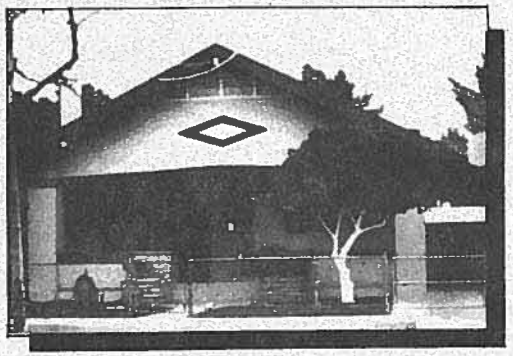
The socio-economic characteristics of the area also show a need to maintain a variety of residential types. The high percentage of female-headed families with pre-school age children (19% compared to 11.7% citywide) and the estimated 1990 average household income for the area ($21,921 compared to $33,574 citywide)[5] indicates a need to maintain some of the existing multi-family uses in the planning area (apartments, duplexes) in addition to any increase in owner-occupied units (single family homes). Any available homeownership assistance efforts provided without raising housing costs will give the residents a sense of belonging and commitment to the community.

5 Current income data is only available to date through MAG (Maricopa County Association of Governments) estimates. The listed average household incomes for 1990 are in 1988 dollars. Source: Mountain West, December, 1989.



Garfield Neighborhood Planning Area
Victoria Place Historic District





Historic Preservation. Historic Preservation efforts in the planning area have been limited. Many of the surviving structures in Phoenix from the nineteenth century are within the Garfield Neighborhood. To date, the Victoria Place Historic District is listed on the National Register of Historic Places as well as the Phoenix Historic Property Register. However, several other significant residential and commercial structures as well as churches are interspersed throughout the neighborhood (see Appendix C). This area has been targeted by the City Historic Preservation Commission as one of the neighborhoods in urgent need of a historic resource survey. The survey is needed to identify these structures and plan for future listings and overlays. Properties must be designated on the Historic Property Register in order to qualify for any bond funded programs. An aging housing stock combined with a low and moderate income population further substantiate a need for housing rehabilitation.

Recommendations

An aggressive program should be undertaken to create a climate in which successful revitalization and improvements of existing housing stock can occur. Funding sources should be identified for those units that are in need of improvements. Substantial rehabilitation of existing units and construction of new housing units on vacant lots are needed to stabilize the area for both rental and owner-occupied housing. Homeownership assistance efforts will increase the percentage of owner-occupied units and thereby promote stabilization of the population. Both public and private actions will be necessary for this to be accomplished.

The following strategies are recommended to improve the housing stock in the planning area. Specific steps to include responsible parties, timing and/or funding for implementation of these strategies are addressed in the Management and Implementation Section of this document.

1. Design a housing program to implement a direct course of action for rehabilitation of the vacant and boarded-up housing units in the planning area. The implementation steps will include determining the feasibility of rehabilitation of the units. Available financial resources as deemed appropriate should be identified. Private non-profit groups such Neighborhood Housing Services should take the lead and coordinate with the City Neighborhood Improvement and Housing Department.

2. The City will take the lead in developing incentives to encourage landlords to repair or rehabilitate their rental units in the planning area.

3. The Garfield residents shall initiate through the City Neighborhood Improvement & Housing Department regular training sessions on preventative maintenance for homeowners and renters under the Home Maintenance Training Program.

4. The Garfield residents will continue to coordinate and work with Neighborhood Housing Services on the marketing and building of single-family affordable homes for owner occupancy. Homeownership assistance efforts should be investigated through private organizations.

5. A project monitoring committee should be established through the Garfield Organization for the purpose of welcoming and assimilating prospective new homeowners or renters.

6. Funding should be sought that would allow a complete historic survey of the planning area to identify historic structures and plan for future historic preservation listings and overlays. This action will promote the preservation of residential building styles that were predominate in Phoenix during the early Twentieth Century. Bond funds may be available for rehabilitation of properties listed on the Phoenix Historic Property Register.

7. Identification gateways to residential areas could be provided at the edges of the residential areas for aesthetic identification only. Garfield residents will coordinate with City staff and Arizona State University Design Studio staff on the design and locations for the identification features. Funding should be sought to implement the project.

Property Maintenance

(Vacant Lots and Alleys)

Problem Statements

1. The demolition of older residential structures has resulted in vacant lots containing trash and debris.

2. A lack of maintenance and upkeep of individual lots and alleys has been observed.

3. Several alleys within the neighborhood serve no useful purpose.

Discussion

There are 133 parcels of vacant land in the planning area in the form of scattered residential lots constituting approximately 7.8% of the land area. Most of these lots became vacant over the past 20 years as a result of the demolition of older, substandard

houses, the clearance of lots for freeway construction and for the expansion of the Garfield School. Today many of the vacant lots and curbside areas contain trash and debris creating a blighting effect on the existing residential uses.

There are individual well-maintained housing units in the planning area with accompanying well-kept yards. However, many residential lots contain no grass or landscaping. Some yards, curbside areas, and alleys contain abandoned vehicles, discarded household appliances, and furniture. The Garfield Neighborhood Organization has sponsored, in conjunction with local business organizations, neighborhood clean-up activities in different sectors of the planning area. The neighborhood organization in the past also kept a list of observed non-conforming and illegal uses to report to the Phoenix Neighborhood Improvement and Housing Department in order to require the homeowner to comply with existing zoning regulations.

Neighborhood residents have indicated that many alleys within the planning area are serving as areas for uncontained trash accumulation and criminal transactions. Some alleys contain utility easements. The Van Buren Parkway Business Association has expressed concern about criminal activities and vehicular speeding occurring in the alleys behind their businesses along Van Buren Street. Strategies are needed to address these concerns.

Recommendations

Neighborhood pride can be demonstrated through residents initiating activities for the upkeep and maintenance of the physical environment. The following strategies are encouraged for residents to pursue in order to achieve an aesthetically pleasing neighborhood. Specific steps to include responsible parties, timing and/or funding for implementation of these strategies are addressed in the Management and Implementation Section of this plan.

1. The Garfield residents should organize volunteers through neighborhood sectors for neighborhood clean-ups on a regular basis for uncontained trash clean-ups on private and public property. The residents should coordinate these activities through the Phoenix Public Works Department and/or Phoenix Clean and Beautiful Program.

2. Zoning Enforcement activity should be intensified for a ninety (90) day period to allow the following:

   - ▲ Removal of illegally parked and abandoned vehicles.
   - ▲ Cessation of businesses in residential units that are not considered home occupations.
   - ▲ Demolition of houses that have been determined to be safety hazards and cannot be feasibly rehabilitated.
   - ▲ Enforcement of other codes affecting non-conforming land uses.

3. The Neighborhood Organizations should establish a committee to coordinate with the City regarding zoning enforcement investigations in the neighborhood.

4. Garfield residents should initiate alley abandonment procedures and coordinate through the Phoenix Development Services Department and Finance Department/Real Estate Section. Six alley sites should be identified by the Garfield residents and an innovative program initiated in these areas on a trial basis to address problems relative to public access in alleys.

Such a program may include a modified process which would focus on temporarily closing, partially closing, or possible signage for those identified alleys. This item should be reviewed by both the departments concerning coordination and fee waivers.

5. The residents, in coordination with the Improvement District Section of the Phoenix Street Transportation Department, could form an Improvement District to provide a selected Streetscape Plan for the residential streets. The City should coordinate with the property owners to minimize the costs for this project.

6. "Operation Clean-Up" programs through the Phoenix Clean and Beautiful Program or private sources should be initiated on a regular basis in all nine (9) sectors of the neighborhood that will do the following:

   - ▲ Provide landscaping improvements/yard clean-up.
   - ▲ Provide exterior painting of homes.

7. The Neighborhood Organizations, in coordination with the Forestry for Phoenix Program, could establish a tree planting project in designated locations throughout the neighborhood.

Land Use Issues

Problem Statements

1. Existing residential zoning is inconsistent with the General Plan.
2. There is a lack of neighborhood retail services within the planning area.
3. Renovation of the existing park facility.
4. The neighborhood needs a youth recreational facility to serve teenagers.

Discussion

The General Plan and Existing Zoning - The General Plan for Phoenix: 1985-2000 is the City's general policy document that guides its future growth and development. The General Plan designation for the residential portion of the planning area is **2-5 dwelling units per acre** which encourages single-family residential uses. The predominate land use in the planning area is generally single-family housing with duplexes and small apartment complexes interspersed throughout the planning area. Even though single-family residential is the primary land use for the interior portion of the planning area, multi-family districts (R-3, R-4, and R-5 zoning districts) are the predominate residential zoning districts in the neighborhood (definitions of zoning districts are listed in Appendix B). Multi-family residential zoning districts allow all residential types such uses as single family homes, apartments, condominiums, townhomes, duplexes, and triplexes. The R-5 zoning district additionally allows professional office development. Residential zoning districts that are generally consistent with a General Plan designation of 2-5 dwelling units per acre include R1-6, R1-8, and R1-10 (single-family zoning districts).

The residential area of the neighborhood was rezoned in the early 1960's to allow higher residential densities and to encourage new multi-family development in central Phoenix. As an added incentive, the City of Phoenix adopted the Residential Infill RI Zoning District in 1981 to encourage the infill of vacant lots. Generally, results of this incentive were not satisfactory.

Some of the current land use in the planning area was developed under the Residential Infill RI Zoning District Program. The intent of the RI overlay district was to permit greater densities with the goal of increasing the opportunity for people to live and work Downtown. Fee waivers were also established as part of this program for those rezoning applications, abandonments, variances, and building permits. The program allowed small scale builders to construct buildings at the minimum code standards with few amenities. Duplexes, triplexes, and fourplexes were built on individual lots. Since the majority of the Garfield area was subdivided during the early 1900's, most lot widths measure 50 feet or less. As a result, parking variances were provided as part of the program to enable parcels to be used for the higher densities. This program has resulted in multifamily developments in the planning area with little or no landscaping, front yards becoming parking lots, and units constructed of building materials of poor quality.

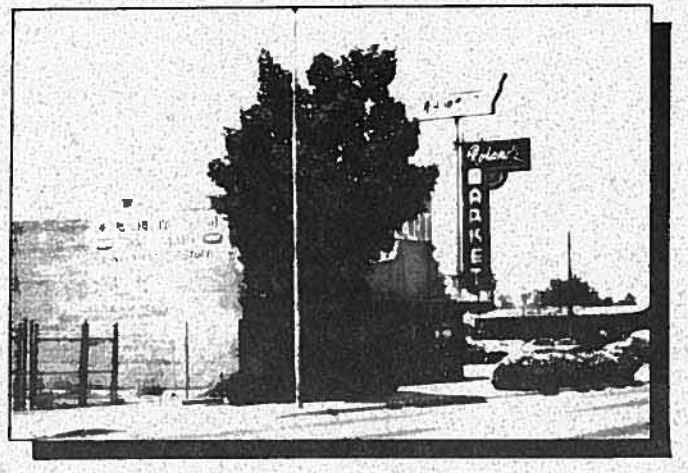
There currently exists a diverse mix of residential uses within the Garfield neighborhood (see Map B). The usual land use transitions for this type of residential mix in order to constitute sound land use planning do not exist in the planning area. The existing multi-family zoning will continue to encourage a higher density of residential uses in the future. Rezoning to single-family zoning districts will prevent future construction of poor quality multi-family development projects and will render all existing multi-family projects as legal non-conforming uses. Any proposed expansions of these multi-family projects are subject, in most cases, to review through the Zoning Adjustment public hearing process.

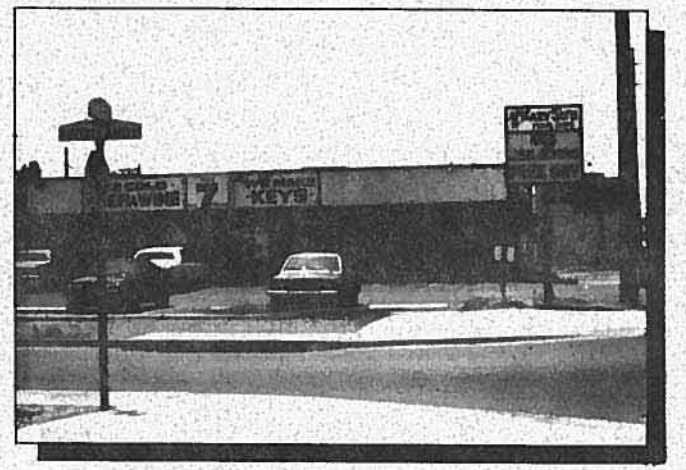
Since there is a need to maintain some of the multi-family zoning in the neighborhood, the new City Development Review Process may resolve some of the problems encountered with multi-family development projects. Development Review ensures that these projects are compatible with surrounding development and of a high quality.

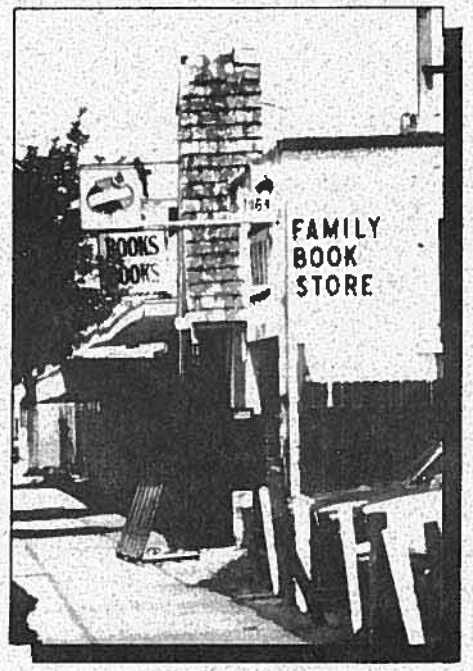
Commercial Uses - The General Plan further depicts a **Commercial** designation along portions of 7th, 16th, and Van Buren Streets. Commercial uses along 7th and 16th Streets include convenience stores, gas stations, fast-food restaurants, and professional offices with more intense commercial uses such as motels, auto shops, and used car dealers located along the Van Buren Street frontage.

The neighborhood residents wish to purchase essential goods and services close to their homes. In addition, residents are interested in having commercial uses that reflect the multi-ethnic cultural diversity of the neighborhood as well as establishing private entrepreneurships. Currently, there are approximately 25 vacant commercial buildings in the planning area located along the Van Buren Street frontage and within the interior portion of the planning area. Some of the vacant lots interspersed throughout the neighborhood are adjacent to existing commercial uses causing unsightly and unproductive conditions and thereby diminishing the residential quality of the area. Dry cleaners, restaurants, drug stores, grocery stores, and bakeries are a few of the desired neighborhood retail uses that residents feel should be easily accessible to the neighborhood. The feasibility of bringing these uses into the neighborhood should be explored.

Existing Neighborhood Commercial Uses







The Neighborhood Element of the General Plan states that converting vacant land within a residential neighborhood to commercial uses should satisfy certain guidelines. The guidelines simply state that commercial uses could not be accommodated elsewhere, the area is no longer suitable for residential use, and the proposed use is compatible with the neighborhood. Any redevelopment strategies for vacant parcels currently zoned for residential uses within the planning area should consider these guidelines.

The following strategies are recommended as part of an overall effort to promote sound design and land use in conformity with the City's General Plan and also to prevent the recurrence of deteriorated conditions. These strategies are listed as policy guidance tools in an attempt to create an attractive climate for private investment.

Recommendations

1. Rezoning to single-family residential zoning districts should be initiated by the City for the Garfield Elementary School, the proposed Junior High School, and Verde Park. Neighborhood residents should identify residential blocks that contain all single-family units and encourage property owners to rezone these blocks to single-family zoning districts in order to prevent further incompatible residential development. The City Planning Commission should initiate application for such rezoning upon the request of the property owners on a collective basis.

2. The City should initiate a study to explore the practicality of eliminating the Residential Infill (RI) District overlay in the planning area.

3. Neighborhood Organizations should work with the Van Buren Business Parkway Association in coordinating with other private/non-profit organizations by commercial revitalization strategies. The City Community and Economic Development and Planning Departments will provide limited advisory assistance on economic development issues. Any additional actions will require identifying funding resources for staffing of projects and programs. The commercial revitalization strategies should include the following:

- ▲ Perform a physical inventory of existing commercial uses in the neighborhood and surrounding area that will show location and size of existing commercial structures. This inventory will also provide data for vacant commercial units.
- ▲ Determine the retail services desired by the residents.
- ▲ Assess the services that are not provided
- ▲ Coordinate with the Van Buren Business Parkway Association regarding future plans for business along Van Buren Street.
- ▲ Coordinate with the Phoenix Community and Economic Development in preparing a marketing study to explore the following issues:
  - ♦ Physical Building condition of commercial buildings.
  - ♦ Locational and vehicular access criteria.
  - ♦ Consumer and market area income.
  - ♦ The needs and timing of any proposed development.
  - ♦ Existing infrastructure.

- ▲ Prioritize the areas of concentration within the neighborhood for commercial revitalization.
- ▲ Initiate recruitment strategies for the identified commercial uses through private, non-private groups.

4. The City Community and Economic Development Department should assist the Neighborhood Organizations in targeting business management counseling organizations, such as SCORE (Service Corps of Retired Executives) and Urban Coalition West, that can provide seminars and educate residents interested in entrepreneurships on how to start and operate a small business in commercially zoned areas.

5. As designated in the City's General Plan, the Garfield neighborhood represents a viable residential area critical to the economic viability of the center of Phoenix. Conversion of existing residential uses is not appropriate. Neighborhood retail uses that provide neighborhood services are needed. In addition to the numerous opportunties for such uses in existing vacant commercial properties, opportunities for such uses that do not negatively impact the neighborhood should be explored. There are vacant properties east of 7th Street where provision of neighborhood retail uses would be appropriate. Proposals for such uses should not negatively impact residential uses and should adhere to the following guidelines:

- ▲ Focus access to major streets in order to minimize traffic in the residential areas.
- ▲ Provide pedestrian access points between the retail activity and the neighborhood.
- ▲ Landscaping should be placed in a manner as to screen commercial uses from the residential portion of the neighborhood.
- ▲ Loading bays should be depressed to further screen loading activity from the neighborhood.
- ▲ Provide a ten-foot (10) landscaped strip along the interior property line of the commercial property and any adjacent residential uses. The landscaped strip should accommodate a double row of shade trees placed twenty feet (20) on center.

Public Parks and Recreational Facilities - Verde Park, located at Van Buren and 9th Streets, was established in 1936 and is one of the oldest parks in the City of Phoenix. Recently, the maintenance of the park has become a major concern among the residents. Some neighborhood residents utilize the park and the existing park recreational building center for games and outdoor sports activities. Some parents, however, have indicated that the condition of the facilities and the nature of the surrounding neighborhood are allowing the park to fall into misuse. Criminal transactions have been observed in the park during the evening hours. In addition, parents have inquired about the possibility of creating a "mini-park" or an additional playground perhaps located away from the Van Buren Street frontage and closer to the interior of the neighborhood in order to adequately serve the recreational needs of the elementary-aged youth.

The Phoenix Parks, Recreation, and Library Department is proposing to rehabilitate Verde Park through the renovation of the existing community/recreation building, the construction of new playground and athletic facilities, the planting of turf areas, and general clean-up. The renovation is scheduled to begin in August, 1992 with a targeted completion date of Spring, 1993.

Residents have indicated the desire to work with the staff of the Phoenix Parks, Recreation, and Library Department. There is interest among the residents to incorporate art into the design of various elements throughout the park. The park currently contains a tennis court area. However, parents have stated that soccer is more popular for children in the neighborhood.

The neighborhood residents need a recreational facility and/or youth program to serve the teenagers of the area. The feasibility of locating such a facility within the planning area should be explored.

Recommendations

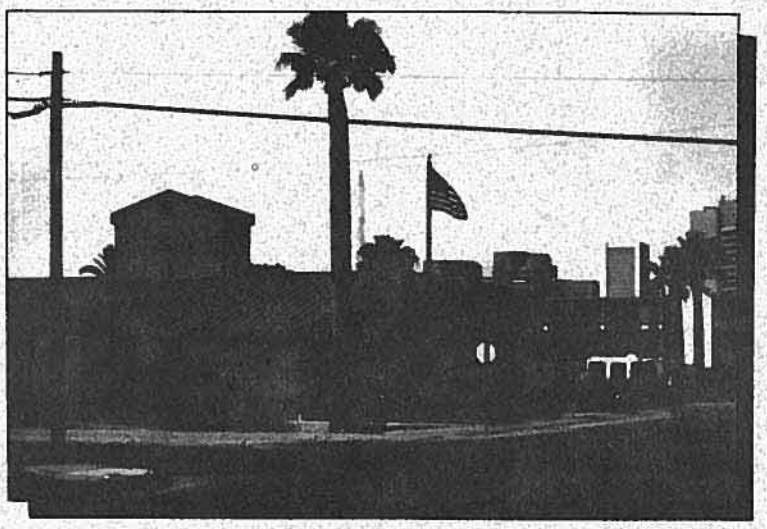
1. Residents should communicate with the staff of the Phoenix Parks, Recreation, and Library Department on what is needed in the renovation of Verde Park.

2. Residents should coordinate with the staff of the Arizona State University Design Studio and the Phoenix Arts Commission regarding a public art theme project to incorporate in the park renovation.

3. Any proposed recreational facility should be determined in accordance with community consensus and should offer programs geared to the active recreational needs of teenagers. In locating such a facility within the boundaries of the planning area, the developer, in conjunction with City staff, should consider potential impacts to the surrounding residential uses and allow for adequate buffering and measures to reduce potential traffic impacts. Low and moderate income youth and persons 7 to 25 years of age should be targeted for the programs. The recreational facility activities should be coordinated with the Phoenix Parks, Recreation, and Library Department, Police Activity League (PAL) program, and the Boys and Girls Clubs of Metropolitan Phoenix.

4. Private developers should contact the Neighborhood Organizations regarding any new development proposals within the planning area upon making application with the City of Phoenix.

Existing Public Facilities



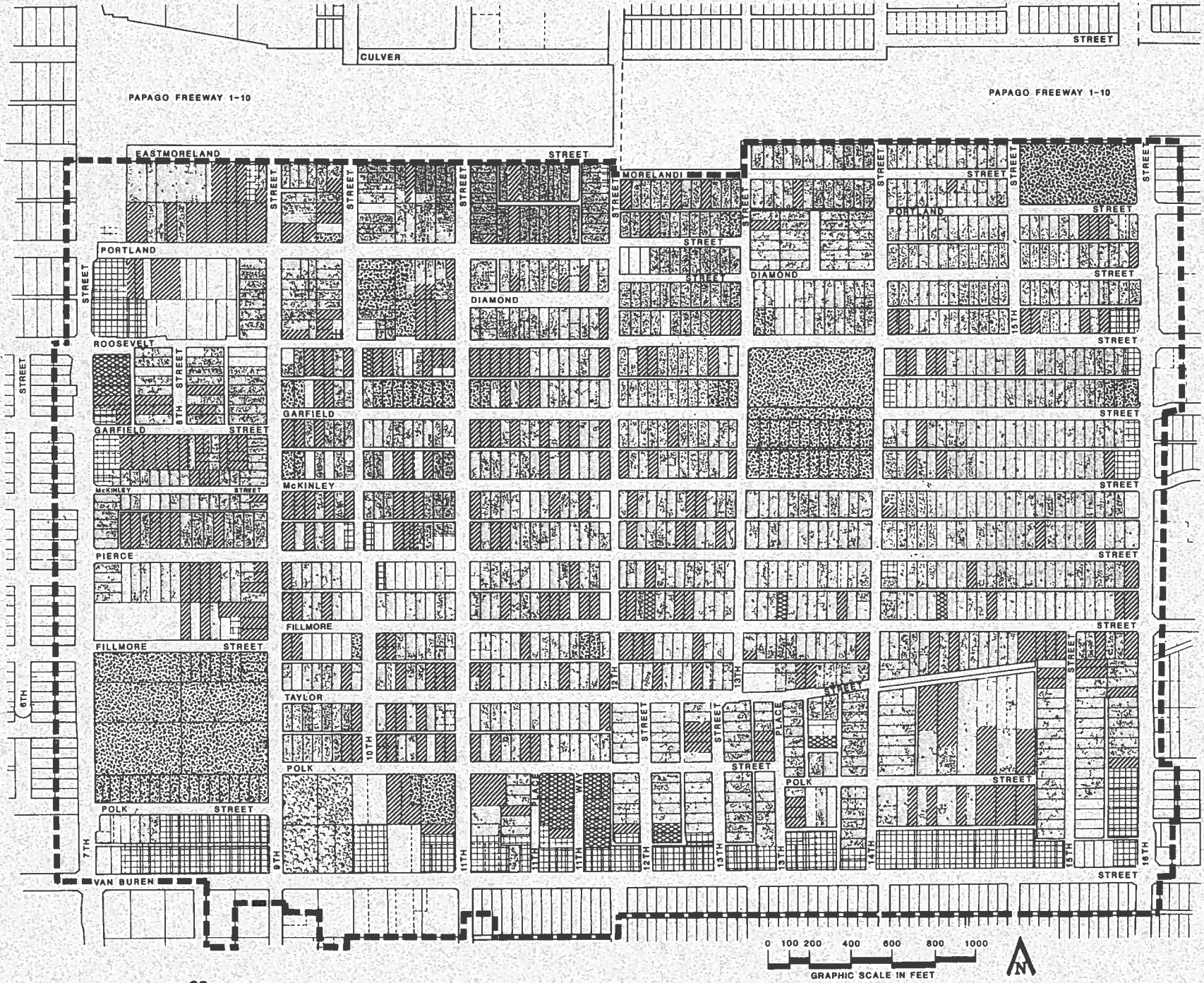
Public Schools - The Phoenix Elementary School District #1 serves the Garfield Planning Area with the Garfield Elementary School attended by approximately 900 students. A consolidated junior high school is currently under construction at the intersection of 7th and Fillmore Streets on the former site of the Montgomery Stadium. The school is scheduled to open in the Fall of 1992 and will serve 1200 seventh and eighth grade students. The Phoenix Elementary School District #1 is describing the new school as a state-of-the-art facility to include 40 classrooms, a full size gymnasium, sports fields, outdoor basketball and tennis courts, a music/performing arts building with theater, and a home economics and industrial arts wing. The classrooms will also feature the latest in computerized technology. A middle school concept is being designed to accommodate the needs of students aged 12-14. The School District is projecting the school to be one of the premier junior high schools in the nation. The school was recently named by the School District as the Phoenix Preparatory Academy.

As previously discussed, neighborhood residents are currently coordinating with the Neighborhood Housing Services Organization on the residential infill of vacant lots and also on housing marketing strategies. One of the most influential factors when considering a move to a prospective neighborhood is the quality of the school system. The neighborhood already has a high percentage of families with children under the age of 18. Young families who are attracted to living in the Downtown area because of proximity to employment opportunities are also concerned about the lack of sufficient after school day-care facilities. This is a special concern among the high number of female headed households within the planning area. The proposed new school and its premier facilities could provide after-school opportunities for existing and prospective families.

Recommendations

1. The City Parks, Recreation, and Library Department should coordinate with Phoenix Elementary School District #1 in providing after-school day-care and other youth recreational activities on the school site of the new junior high school. Such activities should also be considered and planned for the summer months.

2. The Garfield Organization should establish a liaison with the Phoenix Board of Realtors to assist in coordinating residential infill marketing strategies. Brochures describing the new state-of-the-art school should be used in real estate sales strategies to attract new families and homeowners to the planning area.



Map B

Garfield Neighborhood Planning Area

Land Use

- Residential Single-Family
- Residential Multi-Family
- Commercial
- Industrial
- Vacant
- Public/Quasi Public
- Parks/Open Space
- Boundary

Land use current as of December 1990

AVAILABLE RESOURCES AND ON-GOING PROGRAMS

The following resources have been identified as being available to the community to address the key issues impacting the Garfield planning area. Some of these programs are on-going, and others are limited in scope or duration. There are several existing local, state, federal, and private programs that can be implemented for crime prevention measures, rehabilitation and new construction of residential units, property maintenance, park renovation, and future land use conversions. City resources for neighborhood planning, local capital improvements, and service delivery to neighborhoods have been greatly reduced. These and new programs will be subject to prioritization for funding on a competitive basis. Because of this, creative solutions for the issues of this neighborhood have been sought that have involved a greater emphasis on local self-help programs and neighborhood organizations.

Neighborhood Fight Back Program

The Phoenix City Council has approved a Neighborhood Fight Back Program (NFBP) for the Garfield planning area. NFBP's concept is that community involvement is an effective tool in reducing crime and revitalizing communities. The program combines a temporary increase in city services with citizen involvement to help revitalize distressed neighborhoods or prevent deterioration from occurring in targeted areas of the City. The program addresses neighborhood needs on a short term basis (3-4 months) and focuses upon area improvements, enforcement, and prevention/education. The needs of the area are determined through surveys and meetings conducted by the residents of the targeted community.

A steering committee consisting of approximately 15 people from the neighborhood and school district were selected to work with staff from the City Manager's Office to design a survey to conduct a needs assessment of the community. The steering committee developed a program plan based on priorities and established working committees. This crime prevention program was ratified by the Garfield Neighborhood Organization and had its initial kick-off on January 11, 1992. Even though the implementation plan is completed in a three to four month period, there is an ongoing maintenance process. Implementation of the plan will be a cooperative effort between the residents of Garfield and the City of Phoenix. By educating and training the local residents, the NFBP establishes a strong Neighborhood Block Watch campaign that educates the residents to "Deter, Delay and Detect."

The following crime prevention programs have been proven successful in other city neighborhoods:

- **Crime Free/Drug Free Zone Program** - This program has been used in neighborhoods with gang associated problems. Numerous social clubs and bars that are known to be operated or used by gang members to illicit drug trafficking are closed down or seized by using different tactics. These tactics have included zoning violations, liquor license enforcement, or drug enforcement programs.

- **Operation Safe Streets** - The objective of this program is to reduce gang related violence by increasing street enforcement and to be more efficient on follow-up investigations. The number of gang squads assigned to enforcement and investigative duties is increased and the units use a high profile patrol pattern in both uniform and plain clothes. The concept is to stop known gang members, whenever legally possible, and investigate their activities in order to curtail criminal acts. A program was also initiated to notify parents of their son's/daughter's involvement in gang activity. A letter is sent containing information as to whom to contact if they have questions or need assistance with their child.

The intensified street patrols, vigorous enforcement efforts, increased parental contact and timely follow-up efforts have had a positive effect upon reducing drive-by shootings as well as increasing a sense of security in the neighborhood.

▲ **Block Watch** - The Block Watch program is simply becoming acquainted with your neighbors and looking out for one another. Police officers explain to neighborhood groups how to deter, delay, and detect criminal activity in their area and how to take the necessary steps to make it safer. Neighbors reporting helps the police become aware of any unusual activities as they occur.

Neighborhood Housing Services

Neighborhood Housing Services (NHS) is a national private, locally controlled, non-profit corporation which conducts programs to revitalize declining urban neighborhoods. The corporation is organized by a local public-private-resident partnership and is run by a board representing neighborhood residents, local government, and local financial institutions. Their primary revitalization strategy focuses on improving the housing stock. NHS has been active in the City of Phoenix since 1975.

Neighborhood Housing Services (NHS) began working with the Garfield Organization in August, 1991. It is coordinating plans to build single-family affordable housing on vacant lots in the Garfield Neighborhood for low and moderate income homeownership. The residents of the Garfield Organization are working with NHS to help plan and design this project. This infill project is entitled "Home Again." A team of architects, contractors, real estate agents, and city staff are currently reviewing design concepts for the residential units as well as cost estimates for the project. Existing homes reflect the bungalow and Spanish colonial architecture of the early 1900's. The proposed project will have compatible design features with one basic floor plan for each new unit that is built. The project will allow each buyer to have a number of options for exterior features to make each home unique and different. NHS is proposing to build up to 50 single-family homes within the planning area. The objective is to provide a mortgage for the lower income purchaser of $40,000 to $45,000 depending on income.

Verde Park Preliminary Renovation Plan

The City of Phoenix has prepared a Proposed Archaeological Management Plan for Verde Park as part of the renovation plans for the park. The plan was prepared at the request of the Arizona State Historic Preservation Office and is considered the first step in the rehabilitation of Verde Park. An archaeological study is being performed to determine the location of historic resources and to consider any potential impacts to these resources resulting from the renovation of the park. Specifically, the study will determine if prehistoric canals are present within the park that have not been recorded and if buried historic features associated with a water pumping plant are located within the park.

The Phoenix Parks, Recreation, and Library Department has indicated that funding is available to renovate the existing community/recreation building. Preliminary renovation plans include enlargement of the building and upgrading of the interior kitchen and restroom facilities and the electric system. Demolition of the existing tennis courts and shuffle board courts, re-landscaping, renovation of the existing basketball courts,

installation of new walkways, rewiring of area lights, a new parking lot, and the demolition of two utility buildings are also plans proposed by the Parks, Recreation, and Library Department.

Christmas In April - Phoenix

Christmas in April - Phoenix is a non-profit organization composed of volunteers that provide home repair and rehabilitation services for low income, elderly, and handicapped homeowners. The nationwide group will begin activities in Phoenix on April 4, 1992 in the Garfield Neighborhood. Volunteers that have committed to rehabilitation projects are from Arizona Public Service Company (APS), the Junior League of Phoenix, Motorola, Phoenix Board of Realtors, Rotary 100, and Soroptimists International of Phoenix. The program is one-day activity and provides repair work in such areas as carpentry, plumbing, electrical, plastering, painting, glazing, weather stripping, locksmithing, as well as trash removal and cleaning.

Forestry For Phoenix

Forestry for Phoenix is a non-profit organization dedicated to community/neighborhood streetscapes, school tree planting projects, and forestation education with an emphasis toward children. The Forestry for Phoenix goals are to plant 1,000,000 desert adapted trees by 1995 to improve environmental quality and offset global warming and the greenhouse effect. It also works to promote citizen participation in tree planting and maintenance activities. Applications are available for tree planting projects. If approved, Forestry for Phoenix supplies trees which are 15-gallon size and smaller.

Phoenix Clean and Beautiful

This program provides dumpsters and garbage trucks to communities to assist in uncontained trash clean-ups. Arrangements can be made by contacting the Executive Director at (602) 262-4820.

Comprehensive Housing Affordability Strategy (CHAS)

City of Phoenix Neighborhood Improvement & Housing Department:

The Comprehensive Housing Affordability Strategy (CHAS) is a document that contains a five year housing strategy for the city. It includes discussion of the status of housing for a wide range of groups that need housing assistance and contains many strategies for addressing those needs. The National Affordable Housing Act of 1990 requires that all local governments have an approved CHAS in order to be entitled to receive federal funds. The Phoenix Neighborhood Improvement & Housing Department has prepared a CHAS containing its housing programs that was adopted by City Council in 1991. The City has also prepared an action plan to address the housing needs for the city over the next five (5) years. It includes strategies for revitalizing deteriorating low income neighborhoods.

The following listed programs are existing city housing rehabilitation programs for lower and moderate income persons, whether owners or renters, and can be applied to the Garfield planning area. The Phoenix metro area median income is $35,500. These programs target families with incomes ranging between 50% and 80% of the median income and often have waiting lists. Eligibility is based on the applicant's income level.

City Housing Rehabilitation Programs

Program	Purpose
Major Home Repair Program	Provides grant assistance for major home improvements
Rental Rehabilitation Program	Rehabilitate investor-owned rental properties in specified areas of the City
Home Improvement Revenue Bond Program	Provides below market interest loans for major home repairs
Rehabilitation Program	Provides deferred loans for bringing house into compliance with housing safety standards
Hardship Assistance Program	Provides last resort funds to clear up property maintenance violations
Home Maintenance Training Program	Preventive maintenance training for owner/renters
Home Safety Inspections	Provides housing safety inspections for electrical/ mechanical/structural systems
Direct Service	Provides limited assistance for elderly and handicapped individuals minor repairs to heating/cooling/plumbing
Operation Paintbrush/ Landscaping	Provides rebate for paint and supplies and for yard clean-up/landscaping improvements
Utility Repair Replacement and Deposit Program	Provides limited grant assistance in the repair or replacement of household utility systems or major appliances
Energy Conservation Program Weatherization	Provides grant assistance to weatherize homes and to make heating/cooling system, water heater, roof repairs

Federal Resources

The following federal resources have been identified that can be used in conjunction with City funds to acquire, rehabilitate, or provide new construction of affordable housing units. There are different processes used in determining the allocations for each program. The funds received by the City from these programs can also be used with the nonprofit organizations that are involved in housing revitalization. These funds are anticipated for use during the fiscal year 1992.

1. **HOME Investment in Affordable Housing (HOME)** - This program was created to provide funds to state and local governments for the acquisition, rehabilitation, and the new construction of affordable housing and for tenant-based rental assistance.

2. **Community Development Block Grant (CDBG) Program** - The majority of these funds allocated to Phoenix are used to provide direct benefits to lower income households for housing rehabilitation, tenant assistance, new construction, home buyer assistance, and support services.

3. **Urban Homestead** - This program provides low cost homeownership opportunities to lower income households and helps to renovate deteriorating housing in the neighborhoods.

4. **Rental Rehabilitation** - These funds are committed for use in rehabilitating investor-owned rental properties in specified areas of the city.

State Resources

State Housing Trust Fund (SHTF) - These funds are available either through loans or grants. Applicants must compete for the funds during specified application periods. The City is anticipating SHTF funds for fiscal year 1992. They will be committed to rental assistance, new construction of units, homebuyer assistance, support services, and operating expenses.

MANAGEMENT AND IMPLEMENTATION

Overview and Purpose

Implementation of this plan will require the full support of the neighborhood residents. This plan cannot solve problems by itself. It will require coordination among various groups to include a three-way partnership between the community residents, private groups, and the City of Phoenix. It is recommended that on-going efforts continue through the Garfield Organization and Verde Park Neighborhood Association to respond to neighborhood issues which are having a destablizing influence on their neighborhoods. City staff and other private groups shall assist the organization in providing information and programs that will reduce deteriorating influences. However, the success of the revitalization of the neighborhood depends upon the commitment of the residents to make things happen.

The following action plan was developed to achieve the crime prevention, housing, property maintenance, and land use goals discussed in this document. The objective is to encourage a logical sequence of actions to occur and to build on the current on-going projects. It is essential that the residents help to prioritize needs and continue to work towards goals, boost pride,

and encourage self-help. It is also essential that the City and private non-profit groups continue to be sensitive to neighborhood needs.

Some of these actions are already in progress. Others will require coordination among the residents to carry out on a continuous basis. It is necessary to review the **Schedule of Actions** chart to determine the other key specific participants for these actions. The actions are divided into separate tasks and are not necessarily organized by priority but by realistic timelines. A broad based neighborhood effort to build on the positive things will promote the Garfield Neighborhood to stand out as one of the great neighborhoods in the City of Phoenix.

Action	Outcome
I. Crime Prevention Strategies	**I. Crime Prevention Strategies**
♦ Crime free zone (S)	♦ Significant reduction in criminal activities
♦ Block watch (S)	♦ Feeling of community among residents
♦ Increased police patrol (S)	♦ Additional street lights and alley lights allowing greater visibility of environment
♦ Street lights (S)	♦ Rehabilitation of youth gang members
♦ Alley lights (S)	
♦ Provide counseling services and target other social service treatment facilities (L)	
♦ Prompt graffiti removal from private property (S)	
II. Housing Strategies	**II. Housing Strategies**
♦ Educating residents on preventative home maintenance (L)	♦ Revitalization and preservation of existing housing stock
♦ Rehabilitation of vacant housing units (L)	♦ The infill of vacant lots
♦ Promoting the development of single family homes on vacant lots (M)	♦ Increase in home-owner occupancy
♦ Initiate Historic Preservation efforts (S)	♦ Aesthetic improvements to residential units
♦ Provide identification gateways in residential areas (S)	

(S) - Short Term Action = 1 year or less
(M) - Mid Term Action = 2 to 4 years
(L) - Long Term Action = 4+ years
(O) - On-Going Action

Action

III. Property Maintenance Strategies

- Regular neighborhood uncontained trash clean-ups (O)
- Intensified enforcement of city code for a 90 day period (S)
- Provision of streetscape plan to include maintenance and landscaping improvements (S)
- Tree planting project in designated locations (S)
- Special alley programs in six identified areas (S)

Outcome

III. Property Maintenance Strategies

- Increased neighborhood pride
- Aesthetically pleasing physical environment
- Well-maintained alleys

Action

IV. Land Use Strategies

Residential

- Rezone identified blocks to single family residential zoning (M)
- Elimination of the Residential Infill (RI) overlay (M)
- Rezone sites for Garfield Elementary School, proposed Junior High School, and Verde Park to single-family residential zoning districts (S)

Outcome

Residential

- Prevention of further incompatible residential development
- Assurance of better quality multi family residential projects

(S) - Short Term Action = 1 year or less
(M) - Mid Term Action = 2 to 4 years
(L) - Long Term Action = 4+ years
(O) - On-Going Action

Action	Outcome
Land Use Strategies, continued	
Commercial	Commercial
♦ Commercial revitalization of existing vacant commercial buildings (L)	♦ Neighborhood retail services brought to the area
♦ Encourage Neighborhood Retail Commercial uses for any proposed rezonings for commercial development (S & M)	♦ Private entrepreneurships established in commercially zoned areas to enhance the multi-ethnic culture of neighborhoods
♦ Target business management organization to educate residents about operating private entrepreneurships in commercial zoned areas (S & M)	
Public Parks and Recreational Facilities	Public Parks and Recreational Facilities
♦ Work with City staff and private groups on the renovation of Verde Park (S)	♦ Improved park and recreational facilities for the youth
♦ Participate in the public hearing process regarding any proposed youth recreational facility within the neighborhood boundaries (O)	♦ Aesthetically pleasing park
Public Schools	Public Schools
♦ Explore opportunities for utilizing school facilities after school hours and during the summer months (O)	♦ An increase in new residents and home owner occupancy
♦ Coordinate with the School District, Phoenix Board of Realtors and non-private housing groups on residential infill marketing strategies (O)	♦ After school day-care provisions and additional youth recreational facilities

(S) - Short Term Action = 1 year or less
(M) - Mid Term Action = 2 to 4 years
(L) - Long Term Action = 4+ years
(O) - On-Going Action

SCHEDULE OF ACTIONS

Category	Action	Responsible Party	Status/Funding
1. Crime-Related Issues	Initiate the following crime prevention programs: • Crime Free Zone • Block Watch	•City Police Department •Neighborhood Residents	Status: Jan. 11th - April 5, 1992 Funding: Neighborhood Fight Back Funds
	Increase the Garfield Police Patrol through proactive, protective enforcement with two persons/two cars within a one square mile area. Increase street patrols in both uniform and plain clothes.	•City Police Department	Status: Jan. 11th - April 5, 1992 Funding: Neighborhood Fight Back Funds
	Make available to residents social services such as counseling, drug treatment facilities, and centers for rehabilitation of youth gang members.	•Parks, Recreation & Library Department •Human Services Department •Police Activity League (PAL) •Valley Big Brothers	Status: Ongoing Funding: Neighborhood Fight Back Funds and General Fund
1.2 Street Lights	Coordinate with the City on the identified 25 mid-block street light locations.	•Neighborhood Residents •Street Transportation Department	Status: Jan. 11th - April 5, 1992 Funding: Neighborhood Fight Back Funds
1.3 Alley-Lights	Initiate the dusk-to-dawn program for alley-lights.	•Arizona Public Service (APS) •Neighborhood Residents	Status: ASAP Funding: Residents pay nominal monthly fee to APS for energy and maintenance costs.

SCHEDULE OF ACTIONS

Category	Action	Responsible Party	Status/Funding
1.3 Cont'd	Demolish graffiti-covered abandoned buildings which cannot otherwise be feasibly rehabilitated.	•City Neighborhood Improvement and Housing Department (NIH)	Status: Jan. 11th - April 5, 1992 Funding: Neighborhood Fight Back Funds; General Fund
	Remove graffiti from private property.	•City Neighborhood Improvement and Housing Department (NIH) •Neighborhood Organizations •County Restitution Program	Status: Ongoing
	Conduct periodic meetings on public crime prevention programs, i.e., Block Watch. Educate residents on how to gather information on incidents to be reported.	•City Police Department	Status: Ongoing Funding: General Fund
2. Housing	Design a housing program to implement the rehabilitation of vacant housing units.	•Neighborhood Housing Services (NHS) •City Neighborhood Improvement and Housing Department	Status: ASAP Funding: To Be Identified.
	Units that can be made liveable shall be rehabilitated through available financial resources as deemed appropriate.	•City Neighborhood Improvement and Housing (NIH) Department and Neighborhood Housing Services (NHS)	Status: ASAP Funding: To Be Identified
	Develop incentives to encourage landlords to repair or rehabilitate rental units in the planning areas.	•City NIH Department	Status: Ongoing Funding: To Be Identified
	Attend training sessions on preventative maintenance for homeowners and renters under the Home Maintenance Training Program	•Garfield Residents •City NIH Department	Status: Ongoing Funding: Existing Funded Program

SCHEDULE OF ACTIONS

Category	Action	Responsible Party	Status/Funding
2. Cont'd	Continue to coordinate with NHS on the marketing and building of single-family homes for owner occupancy.	•Garfield Residents •NHS	Status: Ongoing
	Establish a project monitoring committee to welcome and assimilate prospective new homeowners and renters.	•Neighborhood Organizations	Status: Ongoing
	Target funding for a complete historic survey to identify historic structures and plan for future historic preservation listings and overlays in the planning area.	•City Historic Preservation Office	Status: ASAP Funding: To Be Identified
	Develop and provide identification gateways at the edges of the residential areas.	•Garfield Residents •Arizona State University Design Studios Staff •City Street Transportation/Planning Staff	Status: ASAP Funding: In-Kind Services, Additional Funds to Be Identified
	Coordinate with non-profit organizations on the providing of volunteers for minor repairs and upkeep of homes for the low income, elderly, and handicapped residents.	•Garfield Residents •Christmas in April - Phoenix	Status: Ongoing Funding: In-Kind Services
3. Property Maintenance	Organize volunteers through neighborhood sectors for neighborhood clean-ups on a regular basis for uncontained trash clean-ups.	•Garfield Residents •Phoenix Clean and Beautiful •City Public Works Department	Status: Ongoing Funding: Neighborhood Fight Back Funds and General Fund

SCHEDULE OF ACTIONS

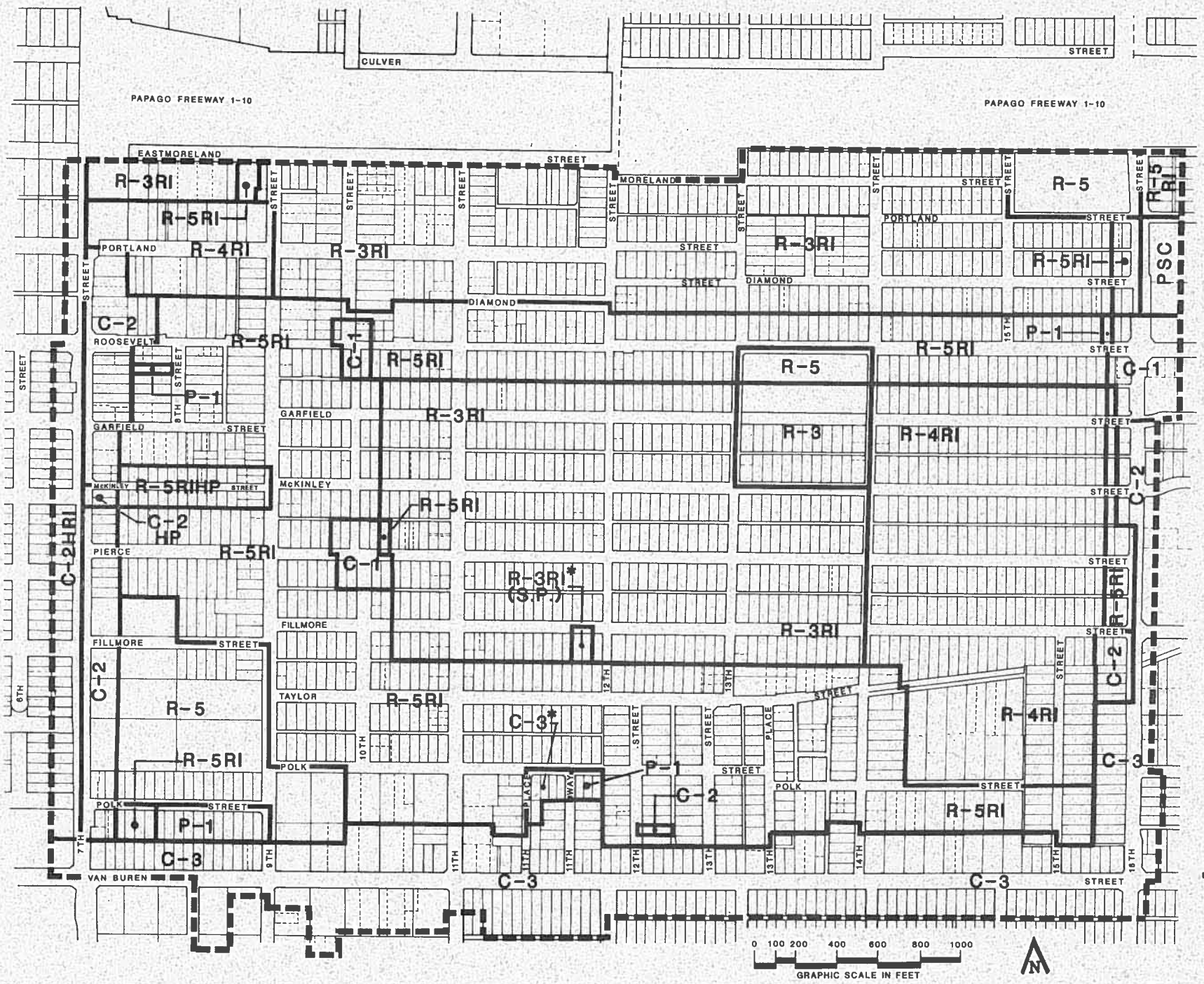
Category	Action	Responsible Party	Status/Funding
3. Cont'd	Intensify zoning enforcement activity for a 90 day period to allow enforcement of code violations attributable to non-conforming land uses.	•City NIH Department	Status: Jan. 11th - April 5, 1992 Funding: Neighborhood Fight Back Funds, Additional Funds To Be Identified
	Establish a resident committee to coordinate with the City NIH Department on zoning enforcement investigations in the neighborhood.	•Neighborhood Organizations •City Neighborhood Improvement and Housing Department	Status: Ongoing
	Coordinate alley abandonment procedures through the responsible City departments.	•Garfield Residents •Development Services Department •Finance Department/Real Estate Section	Status: ASAP Funding: To Be Identified
	Form an Improvement District to provide a selected Streetscape Plan for the residential streets.	•Garfield Residents •Street Transportation Department/ Improvement District Section	Status: Ongoing Funding: Residents
	Initiate "Operation Clean-Up" programs in all nine (9) sections of neighborhood on a regular basis to provide yard clean-ups, landscaping improvements, exterior painting of homes.	•Garfield Residents •Phoenix Clean & Beautiful •Christmas in April - Phoenix	Status: Ongoing Funding: In-Kind Services; General Fund
	Coordinate with the City and non-profit groups and establish a tree planting project in designated locations throughout the neighborhood.	•Garfield Residents •Forestry for Phoenix Program •City Planning Department	Status: Ongoing Funding: Existing Funded Program

SCHEDULE OF ACTIONS

Category	Action	Responsible Party	Status/Funding
4. Land Use	Identify residential blocks that contain all single-family units and cohesively file a rezoning application for a single-family zoning district.	•Garfield Residents •City Planning Department •City Planning Commission	Status: ASAP Funding: Residents; City of Phoenix
	Initiate application to eliminate the Residential Incentive (RI) District overlay.	•City Planning Commission •City Council	Status: ASAP Funding: City of Phoenix
	Encourage the commercial policy guidelines as listed in this plan for any proposed commercial development adjacent to residential uses that require commercial zoning.	•Private Commercial Developers •Property Owners •City Planning Commission •City Council •City Planning Department	Status: Ongoing
4.1	Coordinate commercial revitalization strategies as listed in this plan.	•Neighborhood Organizations •Van Buren Business Parkway Association •Other Non-Profit Organizations •City Community & Economic Development Department •City Planning Department	Status: Ongoing Funding: In-Kind Services; General Fund City Funding: To Be Identified
4.2	Invite business management counseling representatives to neighborhood meetings or coordinate with them on seminar activities.	•Neighborhood Organizations •City Community & Economic Development Department •Private Non-Profit Organizations	Status: Ongoing Funding: In-Kind Services City Funding: To Be Identified
4.3	Work with staff of the City Parks, Recreation & Library Department on the renovation of Verde Park.	•Garfield Residents •City Parks, Recreation & Library Department	Status: ASAP Funding: Existing Funded Program

SCHEDULE OF ACTIONS

Category	Action	Responsible Party	Status/Funding
4.3 Cont'd	Work with ASU staff on a public art theme in the park renovation.	•Garfield Residents •ASU Staff •City Parks, Recreation & Library Department •Phoenix Arts Commission	Status: Ongoing Funding: In-Kind Services Arts Commission Funding: To Be Identified
	Work with the Neighborhood Organizations on any new development proposal within the planning area when filed with the City.	•Private Developers •Garfield Residents •City Planning Commission •City Council •City Planning Department	Status: ASAP
4.4	Coordinate with the Phoenix Elementary School District #1 in providing after school day-care and other youth recreational activities at the new junior high school site.	•Phoenix Elementary School District #1 •City Parks, Recreation & Library Department •Neighborhood Organizations	Status: ASAP Funding: To Be Identified
	Establish a liaison with the Phoenix Board of Realtors in coordinating real estate sales strategies.	•Neighborhood Organizations •Neighborhood Housing Services •Phoenix Elementary School District #1 •Phoenix Board of Realtors	Status: Ongoing

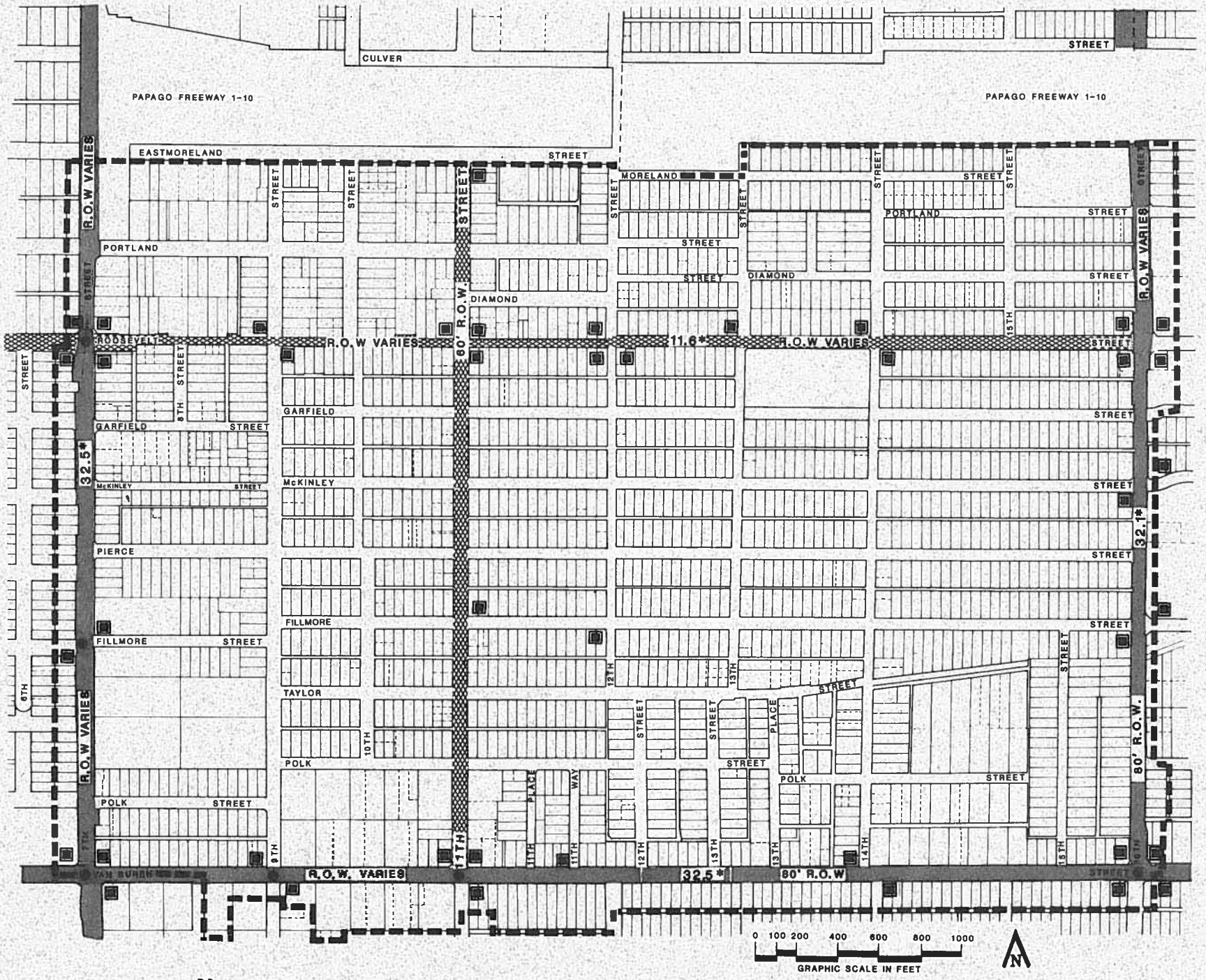


Map C

Garfield Neighborhood Planning Area

Existing Zoning

- R-3 Multi-Family Residential
- R-4 Multi-Family Residential
- R-5 Multi-Family Residential/ Office
- R1 Residential Infill Overlay
- C-1 Neighborhood Commercial
- C-2 Intermediate Commercial
- C-3 General Commercial
- P-1 Surface Parking
- Boundary



Map D

Garfield Neighborhood Planning Area

Circulation & Transit

- Major St.
- Collector St.
- Local St.
- Traffic Signal
- Bus Stop
- Boundary

*Vehicles per 24 hour period in thousands.

R.O.W. - Right-of-Way

Local Street Right-of-Way Varies

APPENDIX A: BIBLIOGRAPHY

1. City of Phoenix, General Plan for Phoenix 1985-2000.

2. City of Phoenix, Zoning Ordinance.

3. City of Phoenix, Officer of the City Manager, Deputy City Manager, Neighborhood Fight Back Program Guidelines, May, 1990 draft.

4. William G. Moss, Department of Housing and Urban Development, Washington, D.C., Describing Target Neighborhoods, Neighborhood Housing Services, April, 1980.

5. Neighborhood Housing Services, Home Again, October, 1991.

6. City of Phoenix Planning Department, Historic Preservation Office, Phoenix: Nineteenth Century Architecture, June, 1991.

APPENDIX B: GARFIELD NEIGHBORHOOD PROFILE REPORT

Introduction

This Neighborhood Profile Report is a data information source and has been used as a base for preparing subsequent elements of the neighborhood plan. The Profile Report shows socio-economic characteristics, existing land use patterns and zoning, population data, housing stock information, historic resources, streets and utilities, and public services and facilities. The planning process used in the preparation of this demographic report involved meetings with residents, review of socio-economic information from Census data, the Maricopa County Association of Governments (MAG), and by also conducting physical surveys of the area.

Description of Garfield Neighborhood

1. **Boundaries**

   The planning area consists of approximately 440 acres located in central Phoenix. The specific boundaries of the planning area include the Papago Freeway on the north, Van Buren Street on the south, 7th Street on the west, and 16th Street on the east. **Map A** visually depicts the boundaries. The neighborhood is located in the Central City Urban Village, immediately east of the Downtown core area and within walking distance of the Mercado complex, Arizona Center, Civic Plaza, and Heritage Square. Garfield's strategic geographical location also makes it readily accessible to Good Samaritan Hospital, St. Luke's Hospital, Edison Park, Eastlake Park, Deck Park, and the new Central Library.

2. Existing Land Use

Existing land use was determined through a survey conducted by the Planning Department in December, 1990. Existing land use is shown on **Map B**. Residential is the predominant use in the planning area consisting generally of low density single family with some duplexes and small apartment complexes interspersed throughout the planning area. Small accessory structures and second residential units on individual lots are also present. Nonresidential uses consist of neighborhood commercial uses along 7th and 16th streets (convenience stores, gas stations) with more intense commercial uses (motels, auto shops, used car dealers) along the Van Buren Street frontage. In addition, small grocery stores, professional offices, and several churches are scattered throughout the planning area. Approximately 7.8% (133 parcels) of the land area is vacant mostly in the form of scattered residential lots.

3. Existing Zoning

Existing zoning consists of R-3, R-4, R-5, C-1, C-2, C-3, P-1, and RI (overlay district). **Map C** depicts zoning in the planning area. (The definitions for these zoning districts are listed on page 56.) R-3, R-4, and R-5 zoning districts are the predominate zoning districts in the planning area. C-2 and P-1 zoning districts are located along 7th Street; C-3 zoning districts are located along Van Buren Street; and C-2, C-1, and R-5 zoning districts are located along 16th Street. Additional C-1 zoning is located at the intersection of 10th and Pierce Streets, and additional C-3 zoning and P-1 zoning is located at 11th Place and Polk Street.

4. Historic Structures

The Victoria Place Historic District includes properties on both sides of the 700 block of East McKinley Street. The west end of McKinley Street, built prior to World War I, is almost entirely Bungalow Style homes. The houses constructed after the war are in the Spanish Colonial Revival Style. The second phase of Victoria Place illustrates the growing prominence of the automobile. Almost every home has a carport, while the earlier bungalows do not. The contrast in the architectural styles, and the feeling of density created by the narrow street is a unique characteristic of Victoria Place. Architecturally, Victoria Place is important for its representation of the two predominant residential building styles in the community during the early twentieth century: Bungalow and Spanish Colonial Revival. It is historically important for its association with the subdivision of the Dennis Addition. The Victoria Place Historic District is listed on the National Register of Historic Places as well as the Phoenix Historic Property Register (see page 12).

There are several historic resources within the planning area that have been identified as being eligible for listing on the National Register and City Historic Property Register. They consist of pre-1900 residences, religious buildings, and commercial structures. A listing of addresses for these structures are located in Appendix C.

5. Circulation and Transit

The Circulation and Transit Map, Map D, shows street classification, street rights-of-way, area bus stops, and

traffic signals. The three major through streets are 7th, 16th, and Van Buren streets. These streets serve the more intensive commercial uses within the area. Roosevelt and 11th streets are collector streets that provide access to local streets which serve residential areas. Major traffic flow data shows that 7th, 16th, and Van Buren streets carry 36,000, 32,000, 31,000 vehicles, respectively, in a 24 hour period within the planning area, while Roosevelt Street moves 11,000 vehicles.

Six public transit routes serve the planning area with routes along Van Buren, Roosevelt, 7th, and 16th streets. The importance of public transportation to the planning area is illustrated by 1980 census data relating type of transportation used to get to and from work. More than one-fourth of the households in the planning area were without automobile transportation compared to 20% for the city as a whole during this timeframe. In 1970, 25% of the neighborhood households were without automobiles. This 2% difference indicates a trend in the residents finding it more difficult to have personal transportation. While 71% of Phoenix residents drove to work in 1980, only 38% of the planning area's residents drove to work. Slightly over 18% of Garfield residents used the bus to get to work compared to only 2.7% citywide.

6. **Environmental Conditions**

Noise Exposure Maps prepared for the Phoenix Aviation Department have been reviewed to determine noise impacts, if any, that exist which affect the planning area from Sky Harbor Airport. The Surface Transportation Noise Exposure Pattern Maps were reviewed to evaluate the extent that the planning area is subjected to noise from truck and automobile traffic on major roadways. The range of noise exposure for the planning area is at a level below the Federal noise standard of 60 Ldn, thereby having little to no impact on adjacent residences.

The Environmental Impact Statement (EIS) for the Papago Freeway (Interstate 10) discusses the Federal Housing and Urban Development's (HUD's) "normally acceptable" environmental noise condition. It was determined in the EIS that noise from I-10 will not cause existing homes adjacent to the freeway to be ineligible for mortgages guaranteed by HUD. The conditions observed along the freeway are in compliance with the Federal Highway Administration's guidelines and therefore comply with HUD guidelines for guarantee of mortgages.

Public Services and Facilities

1. **Police and Fire Protection**

The Central City Precinct of the Phoenix Police Department, located at 16th and Durango Streets, serves the planning area.

Primary fire protection is provided by Fire Station Number 8 which is located in the planning area at 1025 East Polk Street. Other fire stations serving the neighborhood are Fire Station Number 1, located at 323 North 4th Avenue; Fire Station Number 4, located at 1601 North 3rd Avenue; and Fire Station Number 11, located at 2727 East Roosevelt Street. All stations provide a response time of under four minutes to all portions of the planning area.

2. **Schools**

Garfield Elementary School is currently the only school located in the planning area. It was expanded (to the south) in the late 1970's and now serves 885 students. This represents a 44% increase over average student population of 490 students in the 1980's. Other schools serving the Garfield neighborhood but located outside the boundaries of the planning area include Shaw Elementary, Edison Junior High, and North High School. A new junior high school is currently under construction at the intersection of 7th Street and Fillmore Street on the former site of the Montgomery Stadium. The new school will be named the Phoenix Preparatory Academy and will feature the latest in computerized technology. The school is scheduled to open in the Fall of 1992 and the Phoenix Elementary School District #1 is projecting the school to serve 1200 seventh and eighth grade students.

3. **Community and Health Services**

Community service organizations include the Wee Care Child Development Center, a group home for female juveniles (formerly Florence Crittenton Girls Home), the Black Theater Troupe, Community Housing Partnership, and the Alwun House (a contemporary arts center). Other organizations which provide community services to Garfield include the Van Buren Parkway Business Association, Arizona Public Service Company (APS), and Southwest Gas.

The Van Buren Parkway Business Association is a business and civic organization concerned with formulating a plan to reconstruct Van Buren Street and to foster cooperation among the businesses located on Van Buren Street. APS and Southwest Gas have provided volunteers for neighborhood clean-up efforts, meeting rooms, and scholarships for leadership training. APS has adopted the Garfield School for a second year and provides students with monthly recognition and with scholarships for scholastic achievements.

Verde Park, located at Van Buren and 9th streets, and the playground of Garfield School serve as recreational sites for residents of the planning area. The health facilities which serve the area are St. Luke's Hospital, located at 18th and Taylor streets, the Good Samaritan Hospital located at 12th Street and McDowell Road, and the Maricopa County Medical Center located at 24th Street and Roosevelt.

Population and Housing Characteristics

1. **Housing**

The housing stock in the planning area is among the oldest in the city. In 1980, almost 70% of the houses were built before 1949. This is in inverse proportion to the city as a whole which had 80% of its housing stock built since 1950 (see Figure 1). The high proportion of old structures presents both opportunities and constraints. Since many of the surviving structures in Phoenix from the 19th century are in Garfield, it has been targeted by the City Historic Preservation Committee as one of the neighborhoods in urgent need for a historic preservation study.

Between 1970 and 1990, the total number of housing units in the planning area declined by approximately 20% (see Figure 2). This reduction occurred as a result of the demolition of older, substandard houses, units lost both in the construction of the Papago Freeway and in the

expansion of the Garfield School. Approximately 106 housing units were demolished between 1975 and 1980 to make way for the Papago Freeway. An additional 250 units were severed from the neighborhood by the physical barrier of the freeway. In the late 1970's, approximately 33 housing units were demolished to make way for the expansion of Garfield School. Also approximately 655 units were demolished due to age and/or obsolescence, leaving vacant lots filled with rubble and debris. Between 1985 and 1991 the total number of building permits issued for new construction were primarily commercial permits (see Figure 2a).

Housing vacancy rates are higher in the planning area than citywide, 17.6% as compared to 12.3% in 1990. Vacant housing in the planning area is more than three times as likely to be boarded up (7% compared to 2%).

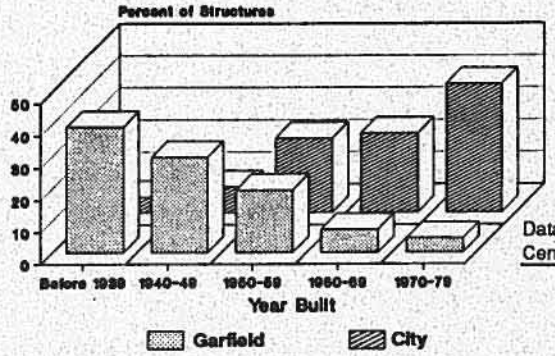
As shown in Table 1, building conditions have changed significantly over the past two decades:

TABLE 1 - Building Conditions

	1972	1980	1990
Good	36.4%	1.4%	33.9%
Needing Minor Repair	56.7%	97.0%	36.7%
Major Neglect	6.7%	1.6%	28.8%

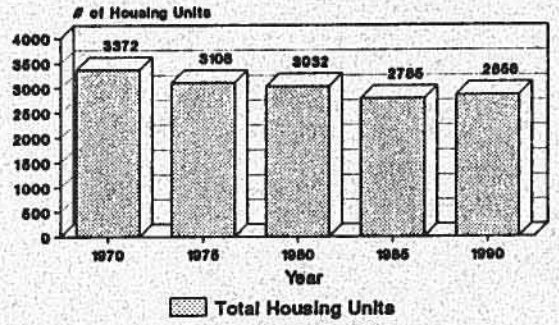
NOTE: 1972 and 1980 data is based on a windshield sample survey of structural, electrical, and plumbing conditions that were evaluated with reference to the City's Building Code requirements. It was conducted by housing inspectors from the City's Housing and Urban Development Department. The 1990 statistics are based on a windshield survey of only structural conditions by Planning Department staff, and are provided for a general comparison only.

Figure 1
Age of Housing Stock



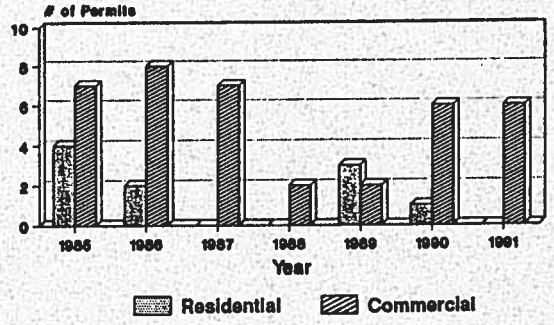
Data: U.S. Dept. of Commerce, 1980 Census of Population and Housing.

Figure 2
Total Housing Units for Garfield
1970 - 1990



Source: 1990 U.S. Census

Figure 2a
Total Number of Building Permits for New Construction
1985 - 1990



Source: Development Services Dept.

The decrease in units needing major repair between 1970 and 1980 was due to the demolition of the worst structures rather than to an improvement of existing structures.

In summary, although there are pockets of well maintained housing throughout the planning area, there has been a general decline in the quantity and quality of housing stock over the past two decades. This decline is due to a decrease in neighborhood stability, aging structures, and a lack of financial investment in the area. On the other hand, new residents are attracted by the low housing costs. The median rent in the planning area in 1990 was 70.5% of the median rent citywide ($264 compared to $374).

2. Socio-Economic Characteristics

Population

Population in the planning area has declined since 1970 from 9,486 to 8,661 persons in 1990. This is largely due to the decrease in housing units to 2,856. The number of persons per unit, however, increased during the same period.

Garfield is in transition, and it has been for some time. Stability has substantially declined over the past 20 years due to a wide variety of social and economic factors. The planning area has a highly transient population compared to the city as a whole as shown in length of tenure (see Figure 3). In 1980, almost half of the households in the planning area had lived at the same address for one year or less. Interestingly, new residents to the area are attracted by low housing costs. The median rent in Garfield was 70.5% of the median rent citywide.

Another measure of population stability is the percentage of owner occupied housing units (see Figure 3a). In 1979, 91% of renters in the planning area had lived at the same address for five years or less, compared to only 29% for owners. The percentage of owner occupied units has declined since 1970, both in the neighborhood and in the city. The percentage of owner occupied housing units in the planning area is also much lower than it is citywide. This has been true for the past two decades.

TABLE 2 - Percentage of Owner Occupied Housing Units

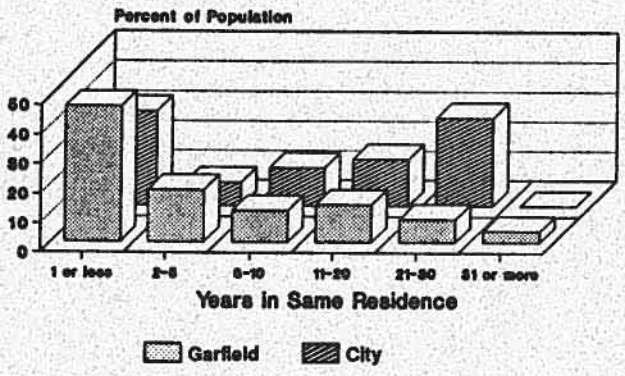
	1970	1980	1985	1990
Garfield Neighborhood	31.5	34	29.8	30.0
City of Phoenix	62.1	64.8	56.8	51.8

Age

The age composition of the planning area is significantly different than the citywide age (see Figure 4). The largest single age category in the planning area is comprised of 0-4 year olds. There is a relatively small percentage of people over age 40 in the area. This can be attributed to the fact that many residents in this age group have moved out of the area since 1975, perhaps in response to the general decline in neighborhood stability. The percentage of people aged 65 and older dropped from 15% in 1970 to 6.6% in 1990. Conversely, the population aged 18 and under increased substantially during the same period, from 29.7% to 37.8% in 1990. The median age for adults is lower than that of the city (24 compared to 32 years in the city, in 1990).

Figure 3

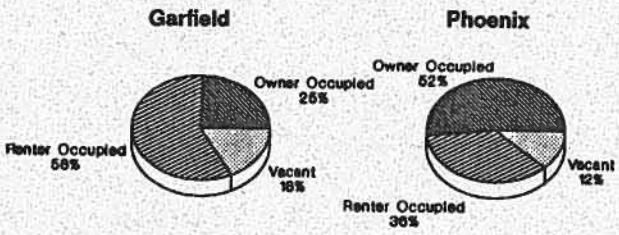
Length of Tenure Occupied Housing Units



Data: 1980 U.S.Census

Figure 3a

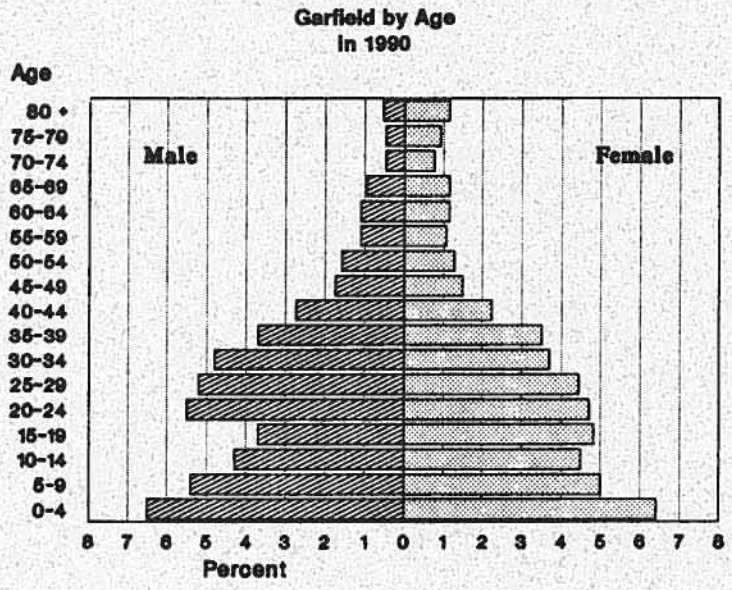
Housing Units: Owner and Renter Occupancy

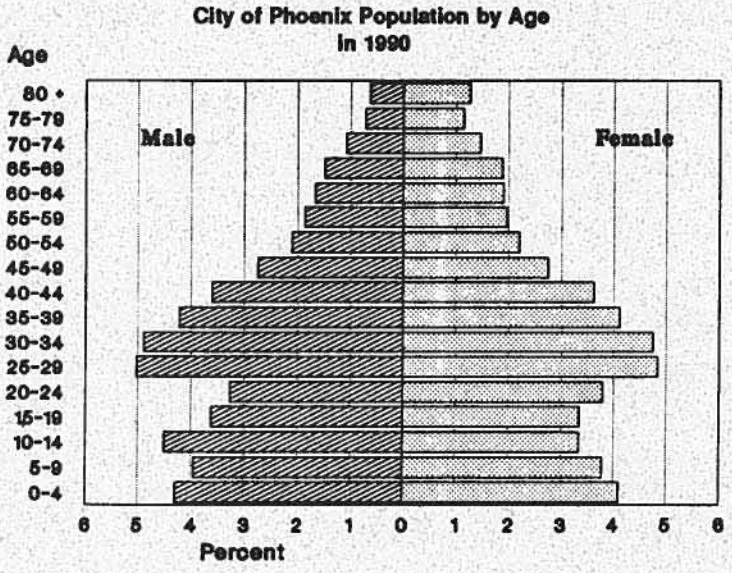


Data: 1990 U.S. Census

Figure 4

Population by Age in 1990





Source: U.S. Census 1990

Ethnicity

The most striking difference between the ethnic composition of the planning area and the city as a whole is the percentage of Hispanic residents. In 1990, 78% of the population in the planning area was classified as being of Hispanic origin, compared to 20.1% citywide. The percentage of the American Indian population is slightly higher, 4.7% in the planning area, than the city at 2%. The Black population is slightly higher in the city, 5.2% than the Planning area, at 3.1% for 1990. (See Figure 4a).

Household Composition

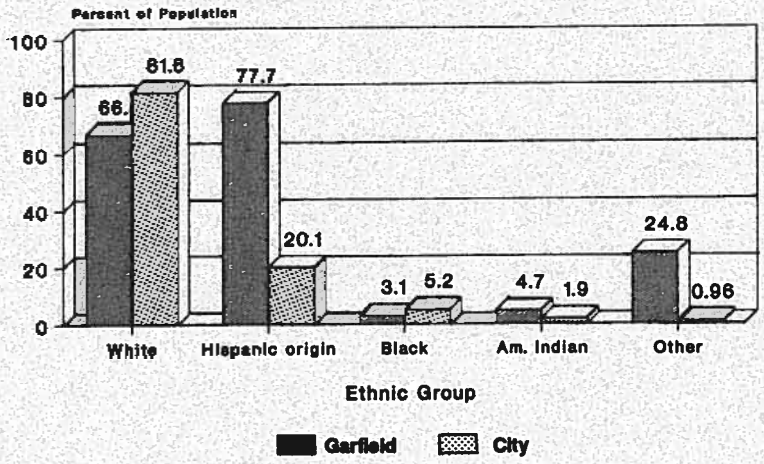
There are substantial differences in the makeup of households in the planning area compared to overall city households (see Figure 5). Households in the planning area have a much higher percentage of female headed families with children under the age of 18. There is also a higher percentage of households composed of unrelated individuals, including people living alone. It should be noted that these two categories have higher percentages falling below the poverty level than the population as a whole (68% for female headed households with children under 18 and 35% for unrelated individuals). These groups may also have special needs.

Household size has increased from 2.5 persons per household in 1970 to 3.6 persons per household in 1990.

Income

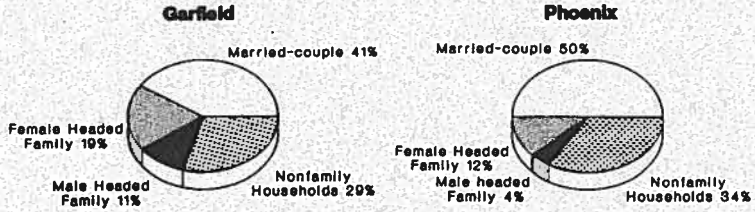
The relative percentage of families with incomes falling below the poverty level increased dramatically between

Figure 4a
Garfield Ethnic Composition Comparison to City as a Whole



Data: 1990 U.S. Census

Figure 5
Household Composition by Types



Data: 1990 U.S. Census

1970 and 1980 in the planning area (see Figure 6). In 1970, 16.4% lived below the poverty level, almost twice the 8.8% of the entire city. In 1980, the percentage had increased to 29.5%, compared to 8.1% citywide.

The median household income in the planning area was $10,798 in 1979, which is only 62% of the city's median household income of $17,489. Compared to the median county annual income of $17,728, a substantially higher percentage of households had moderate or low incomes.

TABLE 3 - Moderate and Low Income Households*

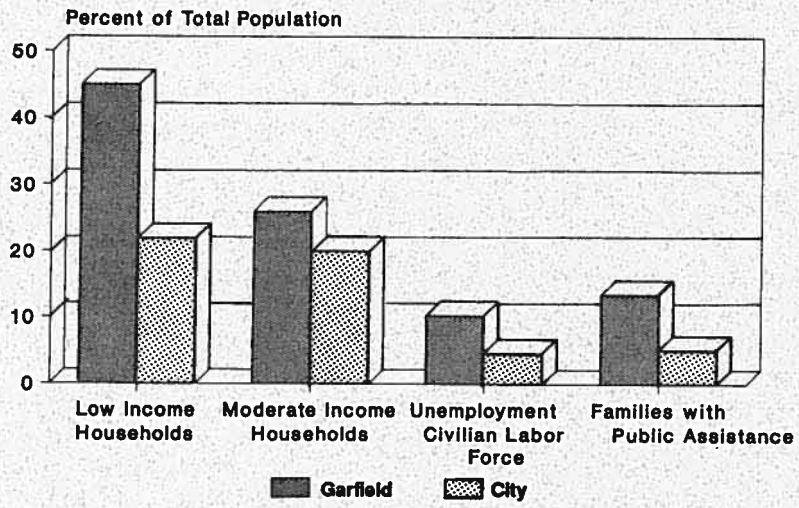
	Total	Moderate Income	Low Income
Garfield	71%	26%	45%
City	42%	20%	22%

* Moderate income households have incomes falling between 50% and 80% of the median household income for Maricopa County. Low income households have 50% or less of the County median income.

In 1980, 10.3% of the neighborhood civilian labor force was unemployed, more than twice the 4.7% citywide. Thirteen and one half (13.5%) of the families in the planning area received public assistance compared to 5.2% citywide.

In 1988, the average income in dollars by Municipal Planning Area (MPA) and district was $18,128. MAG (Maricopa County Association of Governments) estimates the average household income in 1988 dollars for the planning area to be $21,921.

Figure 6
Garfield Economic Conditions



Source: 1980 U.S.Census

Crime Statistics

Recent crime statistics from the City Police Department were released for the Garfield planning area for Part I crimes. Police statistics are collected on quarter section grids. The grids for the Garfield area extend south from McDowell Road to Van Buren Street, from 7th to 16th Streets. Part I crimes include murder, rape, robbery, aggravated assault, burglary, theft, auto theft, and arson. In 1975 criminal activity was 32% greater per 1,000 population in the Garfield neighborhood as compared to the City of Phoenix as a whole. However, the trend for 1990 shows only a slight increase in incidents per 1,000 population (10%) for the neighborhood as compared to a slight decrease in incidents for the city during a 15 year period.

Part II crimes include drug laws, gambling, prostitution, stolen property, vandalism, sex offenses, drunkenness, disorderly conduct, and fraud. A total of 684 Part II criminal incidents were committed within the planning area for the first half of 1991. Of the four grids within the area, two (2) rank in the top 1% of the worst grids citywide with the remaining two (2) grids falling within 11% of the worst grids citywide. Part II offenses represent 57% of all crimes committed in the planning area.

Zone District Classification Definitions

The multi-family residence districts (R-3, R-4, R-5) provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes. In order to preserve these areas from distractions and adverse impacts which can result from immediate association with non-residential uses, these districts are restricted to residential and appropriate accessory uses. The density ranges offered for multi-family zones allow for less individual maintenance, unit cost and size as compared with conventional single-family residence. The multi-family zoning districts allow residential development at a density up to 14.5 dwelling units per acre for R-3 zoning, 29.0 dwelling units per acre for R-4 zoning, and 43.5 dwelling units per acre for R-5 zoning. The R-5 district also permits professional office uses.

C-1 (Neighborhood Retail Commercial District) is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

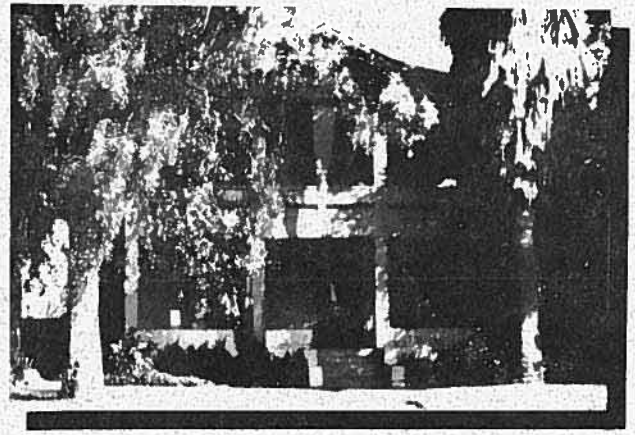
C-2 (Intermediate Commercial District) is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

C-3 (General Commercial District) is a district designed to provide for the intensive commercial uses necessary to the proper development of the community. This district permits the most intensive commercial uses including outdoor storage.

P-1 (Passenger Automobile Parking District) is a district to provide off-street parking in appropriate locations for non-residential uses located near residential districts.

RI (Residential Infill District) is a district intended to encourage new multifamily development within the central portion of Phoenix. The overlay district would permit greater densities and other features not permitted by the underlying district. Such residential development would increase the opportunity for people to live and work downtown. The district offers a density bonus to multifamily properties with the RI overlay zoning district.

Potential Historic Resources



APPENDIX C - HISTORIC RESOURCES

These buildings are recommended as eligible for listing on the National Register or City Historic Property Register.

I. **Pre-1900 Residences**

Original Name	*Address*
Phx. Bldg. & Loan House	1138-1140 E. Taylor St.
Burgess A. Hadsell House	1001 E. Fillmore St.
E. W. Skinner Spec House	915 E. Roosevelt St.
E. W. Skinner House	917 E. Roosevelt St.
George E. Cisney House	916 E. McKinley St.
W. A. Schorr House	1109 E. Garfield St.
George Hidden House	763 E. Moreland St.
A. J. Stoner House	1000 N. 9th St.

II. **Religious Buildings**

Name	*Address*
First Missionary Church	902 E. McKinley St.
Garfield Methodist Church	1302 E. Roosevelt St.
Central Seventh Day Adventist	905 N. 9th St.
Bethlehem Baptist Church	1402 E. Adams St.

III. **Commercial Properties**

Original Name	*Address*	*Date*
Brown's Pharmacy	1000 E. Pierce	1929
J. B. Bayless Store #7	825 N. 7th St.	1928
Pay 'N Takit Market #26	928 E. Pierce	1928
Walter Dubree Bldg. Supplies	1146 E. Van Buren St.	1925
M. C. Mathews Printer	1018 E. Pierce	1930

APPENDIX D: ACKNOWLEDGMENTS

Mayor and City Council at Initiation of Planning Process

Paul Johnson, Mayor

Alan Kennedy, Vice Mayor, District 3
Anton "Skip" Rimsza, District 1
Thelda Williams, District 2
John Nelson, District 4
Craig Tribken, District 5
Linda Nadolski, District 6
Mary Rose Wilcox, District 7
Calvin C. Goode, District 8

Planning Commission

Cynthia Standage-Beier, Chairman

Daniel Valenzuela, Vice Chairman
Gene Blue
Chris Hamel
John D. Kuhn, Jr.
Lois Savage
Charles T. Sing

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Ruth Forsyth
Andrea Bernal
Becky Grammer
Ron Young
Sally Heinrich
Judith Burke
Nick Bridge

Groups Providing Input to Process

Garfield Core Group Volunteers
Garfield Organization
Verde Park Neighborhood Association
Neighborhood Housing Services
Arizona State University Design Studio
Phoenix Elementary School District #1

Other City Departments Providing Input to Process

Parks, Recreation, and Library Department
Neighborhood Improvement and Housing Department
Deputy City Manager's Office
Community and Economic Development Department
Human Resources Department
Phoenix Police Department