

NEIGHBORHOOD ASSESSMENT

SOUTH PHOENIX VILLAGE

BROADWAY HEIGHTS
NEIGHBORHOOD
RESOURCE
CENTER



City of Phoenix
May 2016

SOUTH PHOENIX VILLAGE

The South Phoenix Village is located in an area bounded by 24th Street to the west, 32nd Street to the east, the Salt River shore on the north, and Roeser Road to the south. The neighborhood consists of approximately 2 square miles and lies within the boundaries of City Council District 8. Established single-family residential subdivisions comprise the majority of the land area. In the southern portion of the South Phoenix Village, the Neighborhood Services Department currently has 121 new single-family detached infill homes under construction. Existing homeowners also have access to a wide array of housing rehab, training, and other educational courses. Additionally, there is a wide variety of churches and community amenities dispersed throughout the area. The eastern and northern portions of the neighborhood contain a high concentration of employment uses.



SOUTH PHOENIX VILLAGE BY THE NUMBERS

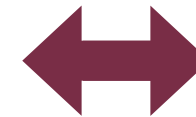
POPULATION

4,895 People

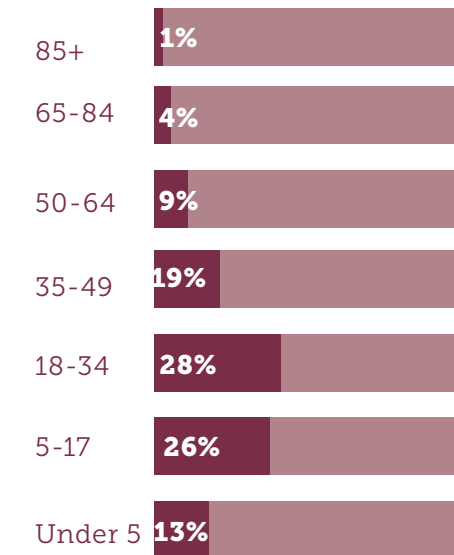


SIZE

1.2 Square Miles



AGE



EDUCATION



High School or Less **46%**

High School Graduate **29%**

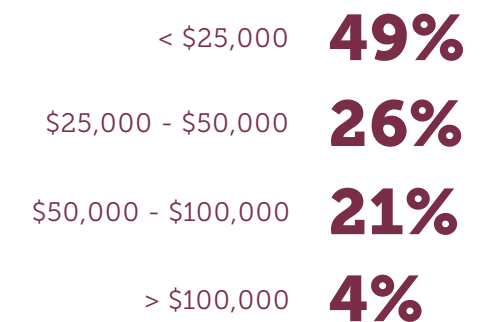
Some College **11%**

College Graduate **12%**

Graduate or Professional Degree **2%**

1,286 Households

\$ MEDIAN INCOME



NEIGHBORHOOD ASSETS

The South Phoenix Village has access to a wide variety of transit opportunities along 24th Street to the west and Roeser Road to the south. Both roadways contain existing bus service and dedicated bikeways. Additionally, between Broadway Road and Roeser Road, 24th Street is home to a multi-use trail that features pedestrian amenities and enhanced landscaping envisioned to one day provide connectivity from the Rio Salado to South Mountain Park. Bus rapid transit lines are also proposed along 24th Street.



God's Garden Community Park

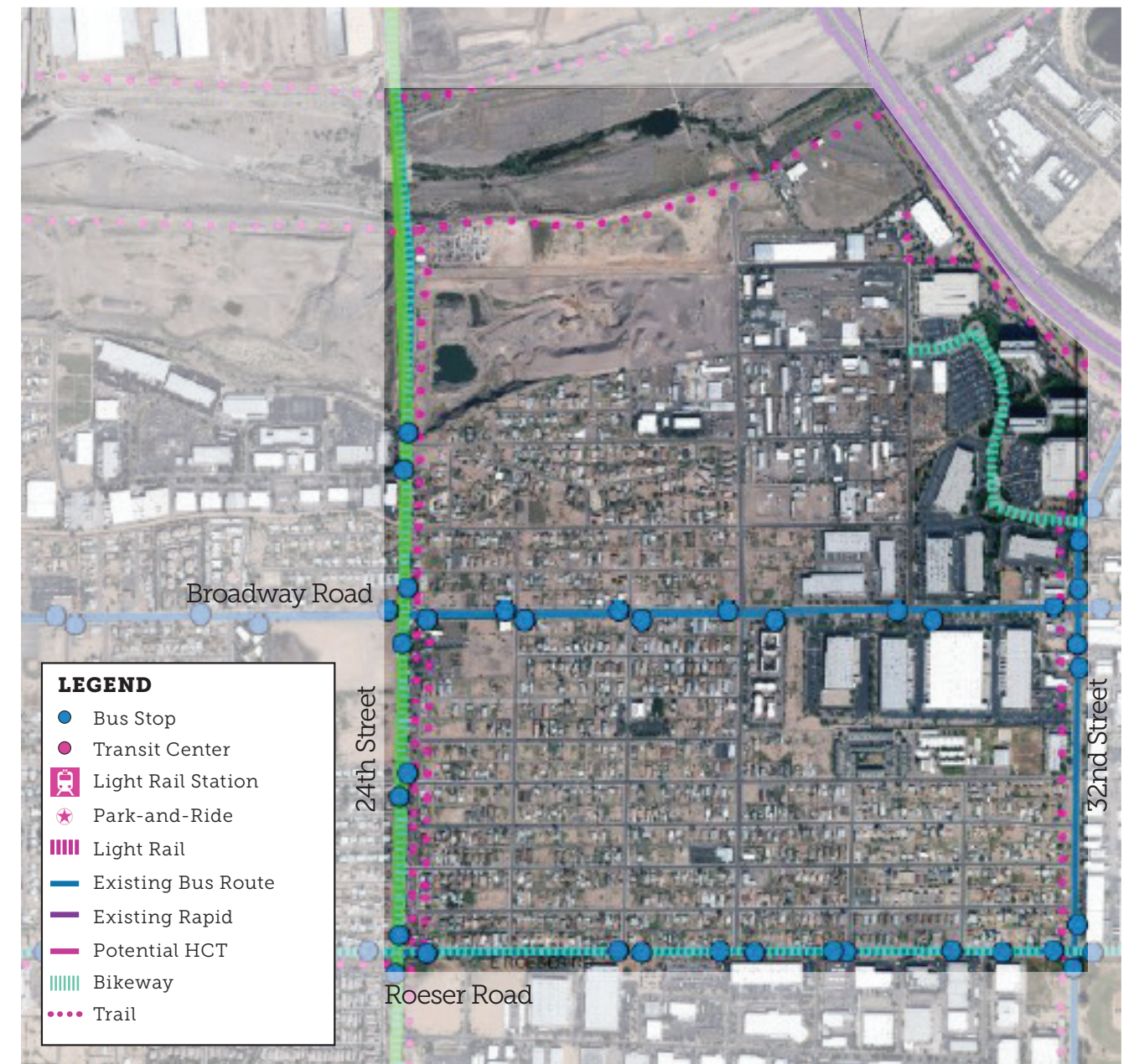


Phoenix Fire Department, Station 23



Broadway Heritage Neighborhood Resource Center

SOUTH PHOENIX VILLAGE CONNECTIVITY ASSETS



BY THE NUMBERS

2 Miles of Bikeways



39 Transit Facilities



16.4 Miles of Streets



SOUTH PHOENIX VILLAGE ECONOMIC ASSETS



The neighborhood is located in the South Mountain Major Employment Center and contains a variety of employment generating uses including manufacturing, industrial, office, and retail uses.

Business centers include the Phoenix Business Park, Riverpoint, Bellstone, and Broadway Crossing complexes. Properties range from large, open industrial spaces to planned commerce parks, such as Riverpoint where the Apollo Education Group is headquartered.

This cluster of businesses benefits from easy access to the nearby Maricopa Freeway and Sky Harbor International Airport.

SOUTH PHOENIX VILLAGE NEIGHBORHOOD AMENITIES



Community open space includes the City of Phoenix owned Lenang Park and Yapa Park as well as the community-based God's Garden Neighborhood Park and community garden.

The area is also home to the Broadway Heritage Neighborhood Resource Center. This facility provides space for community organizations as well as housing Neighborhood Preservation Inspectors and a police sub-station.

Other amenities include the Roosevelt Center for Sustainability, Brooks Community School, Palmdale School, and Phoenix Fire Station 23.

BY THE NUMBERS

2631 Number of Jobs



1 School



1 Community Center



BY THE NUMBERS

3 Parks & Recreation Facilities



1 Fire Facility



20 Churches



LAND USE AND ZONING

The South Phoenix Village constitutes a diverse mix of land uses and zoning districts. The southern portion of the area is dominated by low-density residential, there is commercial along Broadway Road between 24th and 28th Street, multi-family zoning can be found north of Broadway in the western portion of the neighborhood, and the northeast contains predominantly industrial and commerce park zoning.

Different sections of the neighborhood are protected by the provisions of five special planning areas and overlay districts:

- The Baseline Area Plan and Overlay District is designed to protect the rural character of properties in the Baseline Area Master Plan.
- The Black Canyon/Maricopa Freeway Specific Plan addresses issues for properties adjacent to the freeway.
- The Four Corners Overlay District addresses design standards near the intersection of 24th Street and Broadway Road.
- The Rio Salado Interim Overlay District addresses properties in the vicinity of the Rio Salado Habitat Restoration area.
- The South Phoenix Village and Target Area B Design Overlay District is concerned with revitalizing residential neighborhoods.

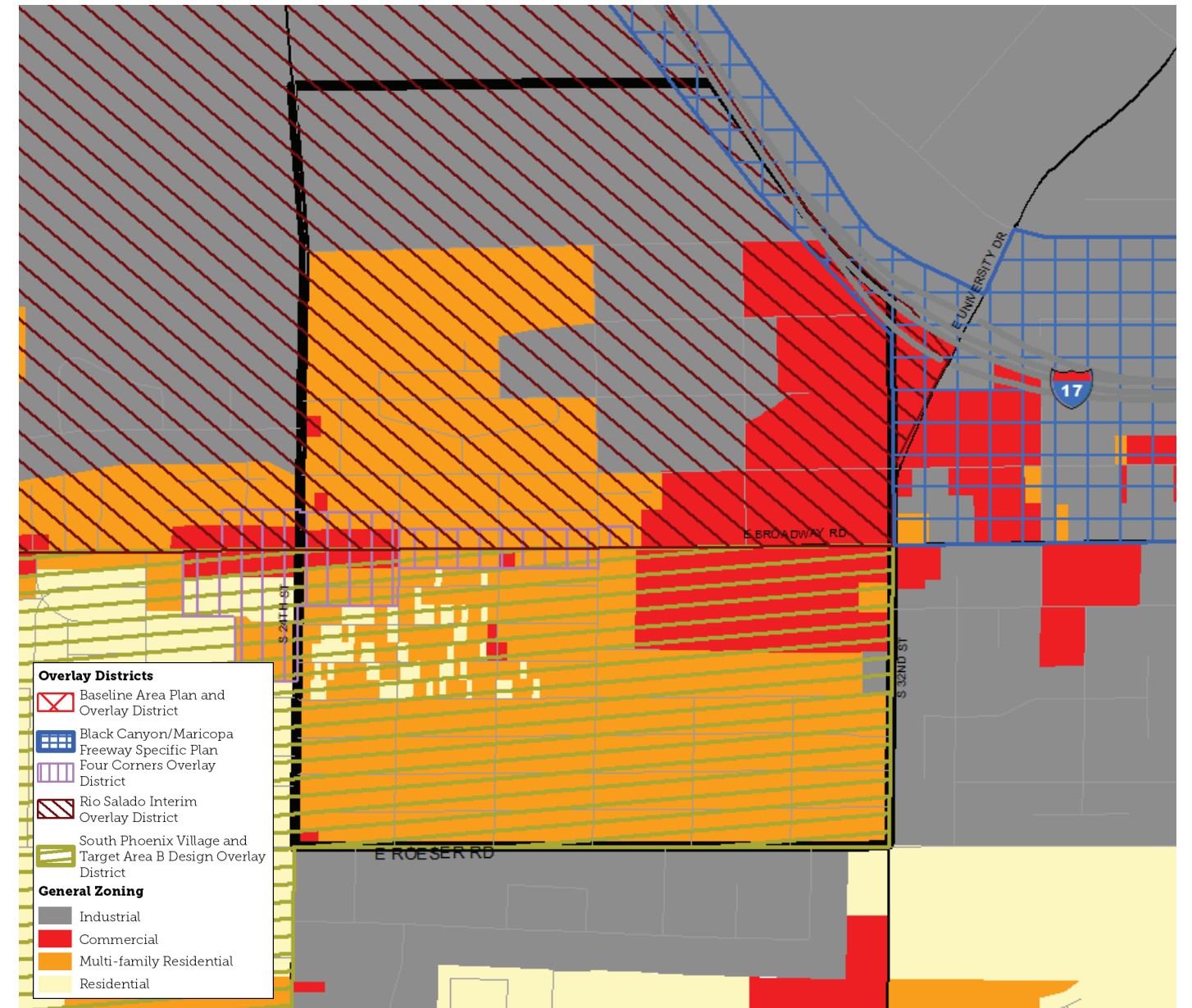


General Plan Land Use Map



Salt River, looking east from 24th Street

SOUTH PHOENIX VILLAGE LAND USE AND ZONING



BY THE NUMBERS

1 Rezoning Case in 2015

30 Building Permits in 2015

2 Zoning Adjustment Cases in 2015



South Phoenix Village

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Planning and Development Department
Neighborhood Services Department