Community Research and Planning:
Driving Impressions, Walking Audits, Charrette
Concerns and Solutions
WALKING AUDIT

NEW DEVELOPMENT
STUCCO HOUSES
(MOST BLOCK)

WOMAN AT BUS STOP
USES UMBRELLA FOR SHADE

COWS AND CHICKENS
MORE TAGGING THAN USUAL

MATTRESS IN ALLEY

MORE PREVALENT GRAFFITI AT LIQUOR STORE

ICE CREAM TRUCK

KIDS LEAVE SCHOOL AND TRAVEL SOUTH TO GAS STATION AND MALL

BACK OF CAR SALES AND YARD SALES

INTERESTING ORANGE GROVE

Palm Cell Tower

Outdoor Vendors

Venue / Parking
PRE-CHARETTE IMPRESSIONS

Good:

- Vendors on the streets
- Secondary streets under utilized
- Large parks in the area with playgrounds
- Pool and water slide in the community
- Ice cream trucks and vendors in the neighborhoods
- Fire station integrated into the community
- Murals and wall art bring relief to boring streetscapes
- Church and community center integrated
- Nice median palm plantings on Camel back
- Shopping mall is central to community, easily accessible
- Recreation areas being used by kids
- Neighborhood has easy access to canal and walking path
- Agriculture in the middle of the town, cows and chickens
- Vendors cooking and serving food on the streets
- Large orange orchard off 67th and McDowell
- Students walk to school
- Lots of activity on the street
- Kids make their own pathways to places of interest
- High use of public transportation
- Lots of socializing and visiting on the street
- Atypical use of vacant lots: Horse Rider
- Opportunities to utilize vacant lots for agriculture
- Some homes have upgraded streetscapes
- People exercising in the community
- Large specimen trees available to utilize
- Agricultural fields next to commercial can be used to grow and sell in same location
- Urgent care and hospital is visible to the streets

Bad:

- Alleys between houses are unkempt and trash collects there
- Trash in the canal
- Pathway at the canal is unfinished and lacks plantings
- Access to the canal is difficult by car or outsiders of the community to utilize the pathway
- Vendors selling bags from car is unsightly
- Too many fast food restaurants and too few grocery stores
- Kids walk through “unsafe/unkempt” alleyways
- Liquor stores out of zoning
- Large amounts of construction on the main roadways
- No shade on the streets
- Poor transitions from sidewalks to streets
- Too few parks
- Pornographic stores close to residential
- Tagging on houses, walls, fences, utilities, sidewalks, city signs
- Lack of shade and seating at bus stops
- Lots of parking lots, under utilized/vacant
- Large block walls cut community off from street
- Poor or no plantings on the streetscape
- Power station is an eyesore
- No place to sit on the streets, kids sit on utilities
- Houses in need of repair, have unprofessional add-ons, architecture is old
- Many vacant buildings and homes
- Too many fast food restaurants easily accessible directly across from neighborhoods and schools
- Memorial flowers litter streets, unkempt
- Permanent yard sales/businesses in the front yards
- Barbed wire around Starlight school cuts it off from the community after hours
# Maryvale on the Move

**Community Design Charrettes, Concerns and Solutions**

**AMIGO CENTER**

<table>
<thead>
<tr>
<th>PHYSICAL ACTIVITY</th>
<th>ISSUES</th>
<th>SOLUTIONS</th>
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</thead>
<tbody>
<tr>
<td>Neighborhood Safety, Disorderly</td>
<td>Stray dogs</td>
<td>Animal control and faster communication</td>
</tr>
<tr>
<td>Conditions &amp; Vandalism</td>
<td>Vacant houses</td>
<td>Bank should send maintenance crews and landscape professionals to fix up vacant homes.</td>
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<tr>
<td></td>
<td>No security in alleys</td>
<td>Bank should maintain the homes if they own them and promote/require outdoor lighting</td>
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<tr>
<td></td>
<td>Lack of security</td>
<td>City should control illegal dumping, reinforce cleanup of alleys</td>
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<td></td>
<td>Trash in alleys</td>
<td>More police</td>
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<td></td>
<td>Cabaret</td>
<td>Change zoning so cabaret, bars, etc away from school areas</td>
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<tr>
<td>Traffic Dangers</td>
<td>Speeding cars</td>
<td>Need for better visibility, pedestrian bridges, police control</td>
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<td>Need to get City to place stop signs where they are most effective, needed because of traffic; recommendations given</td>
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<td>Put in dividers; paint lines/crosswalks, make street improvements</td>
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<tr>
<td>Pedestrian Amenities</td>
<td>Lack of sidewalks</td>
<td>Create/construct and widen sidewalks; strengthen with vegetation</td>
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<td>Police control use of appropriate sidewalks; present cars from blocking pedestrian access</td>
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<tr>
<td>Parks</td>
<td>Skylight Park is major community resource</td>
<td>Have greater security maintaining park</td>
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<td>Put in more play and sports equipment and teams</td>
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<tr>
<td>HEALTHY EATING</td>
<td>ISSUES</td>
<td>SOLUTIONS</td>
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<tr>
<td>Increase alternative food sources</td>
<td>Build community kitchen</td>
<td>▪ Community gardens</td>
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<tr>
<td>Miscellaneous</td>
<td>Educate families, learn to read labels</td>
<td>▪ Give classes</td>
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<td></td>
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<td>▪ Optimize and recycle water</td>
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MARYVALE ON THE MOVE
GOLDEN GATE
2-MILE RADIUS
SCALE 1” = 35’-0”
WALKING AUDIT
observaciones de caminar
PRE-CHARETTE IMPRESSIONS

OBSERVATIONS/OBSERVACIONES
- 38th lane: one street light – Un semáforo en la calle
- stray dogs: concerns for kids walking to and from school. perros callejeros y la preocupación por los niños caminando a la escuela
- abandoned houses: homeless stay in, drugs are sold and parties occur. Casas abandonadas. Las personas sin hogar viven en estos coches, venden drogas y tienen fiestas en las casas.
- alleys: needles (drug use), graffiti, electrical lines run through alleyways. Callejones: drogas, graffiti, lineas electricas a través de callejon.
- traffic calming: speeds bumps (few in area, COP says they are expensive). Topes para calmar el tráfico
- road kill: COP is slow to clean road kill up. Animales muertos en las calles. La policía es lento limpiando los animales.
- gutters: some streets in the area do not have street gutters. Algunas calles no tienen drenaje de la calle – inundaciones.
- streetscapes: cars park on sidewalks causing kids to then walk in the streets. Paisaje urbano – Los vehículos parquean en las aceras, y los niños tienen que caminar en la calle.
- School: no lockers at schools, drugs and guns (no locker use is not uncommon). Escuela: los estudiantes no pueden usar armarios en la escuela
- mini-mart: 35th ave north of McDowell, school children go before and after school. La tienda en treinta y cinco avenida y McDowell - los niños van a la tienda de conveniencia antes y después de la escuela.

- fights: behind Isaac Middle School and mini-mart. Peleas: la gente que pelea detrás de la tienda.
- bicycle repair shop: 35th ave and Holly. Hay una tienda de reparación de bicicletas
- Garcia’s: 35th ave and Monte Vista, community pride, nicest restaurant in area. El restaurante de Garcia es el mejor de la zona
- Golden Gate CC has space for community garden. Golden Gate tiene espacio para un jardín comunitario.
# Maryvale on the Move

## Community Design Charrettes, Concerns and Solutions

### GOLDEN GATE COMMUNITY

<table>
<thead>
<tr>
<th>PHYSICAL ACTIVITY</th>
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</table>
| Lack of Communication & Outreach - “We need to develop community leaders” | - There is not enough investment in the community by community members. In large part, this is due to the size of Maryvale; "Maryvale is too big"  
  - Information about volunteer opportunities and community events (such as dance classes) are not being distributed to the entire community | - Organize volunteers and distribute information directly to local schools and churches”  
  - Expand boundaries of existing community” so that with additional volunteers more of Maryvale can be covered  
  - Need more male involvement |
| Lack of Sidewalks & Bike Routes  | - There are not enough sidewalks or safe bike paths in Maryvale.  
  - Sidewalks too small, narrow  
  - Lack of sidewalks noted on 37th and 39th Avenues (routes used to go to GGCC); Palm Lane also needs sidewalks. Sidewalks on McDowell are very narrow and the cars leaving businesses do not see pedestrians.  
  - Loose dogs are not contained by low fences and are dangerous to anyone passing by  
  - There is nowhere safe or pleasant to walk or ride bikes (canal is not near by)  
  - Potholes on street prevent biking  
  - Lack of bike lanes, none on Thomas Avenue; and nowhere to lock bikes (in parks or at schools) | - Develop bike lanes and add (or complete) sidewalks within neighborhoods.  
  - Improve and add sidewalks. Sidewalks at Palm Lane, between Mitchell and Isaac schools, are especially important since children from both schools use Palm Lane to get home  
  - Increase size/width of sidewalks  
  - Open available areas (e.g. side streets) that are closed for bicycles  
  - 37th Avenue, 39th Avenue and Palm Lanes are a good places to put bike lanes, also trees |
| Traffic Problems                | - There is traffic and speeding in the area  
  - Problems crossing the street near school | |
<table>
<thead>
<tr>
<th>Lack of Adequate Lighting and Neighborhood Safety</th>
<th>Traffic danger near school makes walking for kids dangerous. Cars drive very fast on 37th Avenue.</th>
<th>Improve quality of lights - there is a desire for old lights to be replaced with LED lights.</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>There is not enough lighting in most of the neighborhoods which is not safe</td>
<td>Add streetlights</td>
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<tr>
<td></td>
<td>Lack of lighting noted on 37th Avenue</td>
<td>“We simply need more street lighting.” “We want to reuse the old poles with new bulbs.”</td>
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<td>Dogs on the street</td>
<td>Buffer or separate street from sidewalk</td>
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<td></td>
<td>Disorderly conditions: liquor store on McDowell; prostitution; vandalism; abandoned homes; strip bar close to school; mechanic next to strip bar hard to walk by</td>
<td>Improve and/or expand the existing neighborhood block watch.</td>
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<td>The City doesn’t come when called</td>
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<td>“We do not feel safe letting our children out at night, so there is no activity when it is cool enough for children to play”</td>
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<td>“A large number of drug users &amp; dealers use the parks at night”</td>
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<tr>
<td>No Exercise Opportunities for Kids</td>
<td>The parks do not accommodate all users - soccer fields especially are not plentiful enough.</td>
<td>There are opportunities to use empty lots for open spaces. Replace vacant lots with parks with more activities</td>
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<tr>
<td></td>
<td>Not enough parks in community</td>
<td>In parks and open space, provide amenities for activities such as monkeybars, playcars, batting cages; add/improve music and more color</td>
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<td></td>
<td>Lack of places to play</td>
<td>Volunteers can help develop community-scale activities, particularly for elementary children</td>
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<td></td>
<td>There are many unused vacant lots</td>
<td>More police presence in parks</td>
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<td></td>
<td>“There are not enough activities for kids - particularly soccer”</td>
<td></td>
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<tr>
<td>Miscellaneous</td>
<td>Not enough bus routes</td>
<td>Add stoplights and crosswalks</td>
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<td></td>
<td>Vacant homes on 37th Avenue</td>
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<tr>
<td>HEALTHY EATING</td>
<td>ISSUES</td>
<td>SOLUTIONS</td>
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| Promote Community Building Through Community Gardening | - There are not enough opportunities for work (particularly for youths) in the communities  
- Vacant open spaces are allowed to remain unused  
- Lack of space for gardening at home | - There are opportunities to develop community gardens on vacant lots. Community gardens would provide a place for “multi-ethnic food production, a seniors gardening club, service program for local youths, and a place for inter-generational interactions.” |
| No Local Opportunities for Purchasing, Obtaining Healthy Foods | - There are no affordable, nutritious, and accessible healthy food alternatives  
- No easy access to fruits and vegetables. Can’t walk to get these, need to drive to stores that provide these  
- There are no local farmers’ markets on this side of Maryvale  
- Bars, liquor stores and convenience stores are too close to home  
- No access to healthy food near school | - Make information about healthy food alternatives available to community members.  
- Community gardens and community co-op as option; recommended GGCC as site  
- Start CSA program at Golden Gate Community Center  
- Need healthy food stores in closer proximity in the community  
- “Add a “Fresh and Easy” store” |
| Schools Do Not Foster Healthy Eating | - Feed served in the schools is not healthy; defeats efforts of parents trying to get their kids to eat healthy | |
| Miscellaneous | - Lots of fights at the mini-market after school | |
DRIVING IMPRESSIONS

impresiones de manejar
WALKING AUDIT
observaciones de caminar
OBSERVATIONS/OBSERVACIONES

* There is only one park in the area, dangerous, crime filled and many homeless.
  * Solo hay un parque en el área, peligroso, y lleno de personas sin hogar.

* Sidewalks are small or non-existent
  * Las banquetas son muy pequeñas o no existen.

* Cars park in the bike path.
  * Los coches parquean en las calzadas de bicicletas.

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* Cars park in the bike path.
  * Los coches parquean en las calzadas de bicicletas.

* Graffiti in alleys is rampant.
  * Hay mucha grafiti en los callejones.

* Officials say crime rate is down, but locals say nothing has changed.
  * Estadísticas dicen que el índice de crímenes es bajo, pero la gente que vive en el área dice que nada ha cambiado.

* When shoes are hanging on power lines, means drug dealing.
  * Cuando hay zapatos colgado de las líneas eléctricas, significa el tráfico de drogas.

* Abandoned houses are taken over by parties, drug dens and gang hideouts.
  * Hay fiestas, drogas, y lugares para pandillas en las casas abandonadas.

* Night time there is a proliferation of drugs and gangs.
  * Durante la noche, hay una proliferación de pandillas y drogas.

* Speeding cars within neighborhoods.
  * Coches tienen demasiada velocidad en los barrios.

* Pets in the streets are common.
  * Perros en las calles son comunes.

* Nearest grocery store is at 27th Ave. and Camelback.
  * La tienda de abarrotes más cerca se encuentra en la Avenida 27 y calle Camelback.

* Kids playing outside in the front and back yards.
  * Niños jugando en las yardas delanteras y traseras.

* Ice cream trucks bring kids outside.
  * Niños salen de las casas cuando los camiones del helado pasan.

* Speed bumps on 29th Ave. and Campbell.
  * Topes en la avenida 29 norte de calle Campbell.

* Abandoned house on 31st Ave. North of Campbell is a hangout for the homeless.
  * Hay personas sin hogar en el lote vacante en la avenida 31 norte de calle Campbell.

* Speed bumps on 39th Ave. and Campbell.
  * Topes en la avenida 39 y calle Campbell.

* Empty lot on 27th Ave. North of Campbell is a hangout for the homeless.
  * Hay personas sin hogar en el lote vacante en la avenida 27 norte de calle Campbell.
# Maryvale on the Move
Community Design Charrettes, Concerns and Solutions

## REHOBOTH

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<thead>
<tr>
<th>PHYSICAL ACTIVITY</th>
<th>ISSUES</th>
<th>SOLUTIONS</th>
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</thead>
<tbody>
<tr>
<td>Heat and Lack of Trees &amp; Vegetation</td>
<td>▪ Lack of street trees; no green trees, no agriculture fields</td>
<td>▪ More indoor activities, small indoor gym complex, teen center, more shading in courtyard spaces, more pools</td>
</tr>
<tr>
<td></td>
<td>▪ Too hot in summer</td>
<td>▪ Forrestation on barren spaces by the side of road nad apartment son 19&lt;sup&gt;th&lt;/sup&gt;-35&lt;sup&gt;th&lt;/sup&gt; Avenues</td>
</tr>
<tr>
<td>Traffic Danger</td>
<td>▪ Cars don’t slow down for children playing or walking in the street.</td>
<td>▪ Put in stop signs and speed bumps; more crosswalks; other traffic-calming</td>
</tr>
<tr>
<td></td>
<td>▪ Note enough stop signs in neighborhoods; not enough crosswalks; not</td>
<td>▪ Add bike paths</td>
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<td>enough traffic signals, street lights or lights by the side of</td>
<td>▪ Add street lights and streets should be designed in such a way that no street should be made of asphalt</td>
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<tr>
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<td>apartments</td>
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<td></td>
<td>▪ San Miguel Street: Cars drive very fast where children play</td>
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<td></td>
<td>▪ There is not space to park in the street</td>
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<tr>
<td>Vandalism &amp; Neighborhood Safety</td>
<td>▪ Graffiti</td>
<td>▪ Add lighting, teen center, volunteers to watch parks, polic substation and mire police presence, emergency phones, curfew, visible signs of safety</td>
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<td></td>
<td>▪ Cielito Park is not safe for children to play</td>
<td>▪ Eliminate bars and strip clubs</td>
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<td></td>
<td>▪ Stray dogs</td>
<td>▪ Add shelter for homeless</td>
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<tr>
<td></td>
<td>▪ Bars and strip clubs</td>
<td></td>
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<tr>
<td></td>
<td>▪ Homeless in park</td>
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<tr>
<td></td>
<td>▪ No special attention on street patrol between 19&lt;sup&gt;th&lt;/sup&gt;-35&lt;sup&gt;th&lt;/sup&gt; Avenues on Camelback</td>
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<tr>
<td>Category</td>
<td>Recommendations</td>
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</table>
| **Inadequate City Investment**               | - There are not many places for children to play; no playground for children; no play area for bikes; no library  
- Rundown parks  
- No skate park in the area; not enough parks in general  
- The City is planning to close the pool |
| **Pedestrian Amenities**                     | - Water park for kids needed if pool is closed  
- Put skate park in Cielto Park  
- Add more parks; put new equipment in existing parks, maintain them better, put in working rest rooms, lighting and trees and other plantings  
- Park/playground on 29th Avenue; Library on 27th Avenue on Camelback |
| **Lack of Community Infrastructure that Fosters Involvement and Economic Stability** | - Add street trees and desert landscaping, improve pedestrian paths  
- Add street lights  
- Re-do park  
- Volunteer planting program  
- Create and built new movie theatre, bowling, skate parks, bookstore/library, skating rink  
- Put ATM/banks and factories on 27th and Camelback Rd. |
| **Night Play Activity**                      | - Need more basketball courts (not street). Empty lot near Lutheran Church could make a good basketball court |
| **Miscellaneous**                            | - Garage sale on 27th Avenue; swap meet  
- No garage sales |
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<tr>
<th>HEALTHY EATING</th>
<th>ISSUES</th>
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</table>
| School Meals Are a Problem | • Food served in school is not healthy | • Vacant lot at 45<sup>th</sup> and Colter could be a community garden; or at Cielito Park  
• Add a CSA  
• Put in a Sprouts Market  
• Could use school parking lots for gardens  
• Use empty lots to grow food/healthy foods  
• Have calorie counts at restaurants and healthier foods  
• Small business restaurants: veggie bar, salad bar, veggie burger |
| Lack of Alternative Food/Gardening Sources | • There are no community gardens; no farmers’ markets | • Open more healthy food stores and less fast food  
• Put CSA at schools  
• Make closer grocery stores – between 19<sup>th</sup> and 35<sup>th</sup> Avenues on Camelback Rd  
• Provide community garden  
• Have healthy food street vendors  
• Put in farmers market |
| Imbalance of Fast Food vs. Grocery Store Distribution | • Lots of fast food  
• Grocery store far away; have to drive there  
• Street vendors: some get arrested or shut down | |
| Miscellaneous | • No pharmacy on 27<sup>th</sup> & Camelback  
• No community hall or temple nearby (27<sup>th</sup> & Camelback) | • Put community hall between 27<sup>th</sup> and 35<sup>th</sup> Avenues; metro light rail from 19<sup>th</sup> to 39<sup>th</sup> Avenues on Camelback |