

# Dexter Neighborhood Plan



**September 2000**

# DEDICATION

*This neighborhood plan is dedicated to the memory of*

*Hiram Davis*

*for his thoughtful and enthusiastic commitment to the Dexter/Canterbury neighborhoods and the City of Prescott. This plan is an effort to continue examining the goals and objectives to which he brought so much.*

RESOLUTION NO. 3295

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, ADOPTING A COUNCIL POLICY REGARDING THE FUTURE USE AND DEVELOPMENT OF THE DEXTER NEIGHBORHOOD, AND ADOPTING THE DEXTER NEIGHBORHOOD PLAN.

WHEREAS, the City Council of the City of Prescott wishes to adopt a policy regarding the future use and development of the Dexter neighborhood; and

WHEREAS, the City Planning and Zoning Commission has recommended approval of the Dexter Neighborhood Plan as a guiding document for the future use and development of that neighborhood.

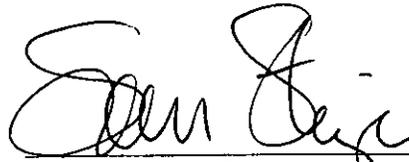
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the City Council hereby accepts and adopts the Dexter Neighborhood Plan, attached hereto as Exhibit "A".

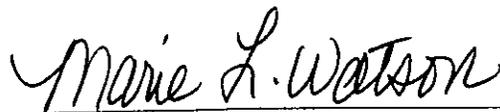
SECTION 2. THAT, it is the intent of the City Council that in making decisions regarding the future uses and development of the Dexter neighborhood, the Planning and Zoning Commission and the City Council shall take into consideration the recommendations contained in the attached Plan.

SECTION 3. THAT, this Resolution shall become a part of the Council Policy Booklet.

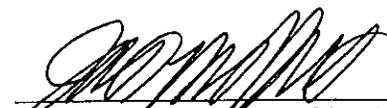
PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, this 26<sup>th</sup> day of SEPTEMBER, 2000.

  
\_\_\_\_\_  
SAM STEIGER, Mayor

ATTEST:

  
\_\_\_\_\_  
MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOHN R. MOFFITT, City Attorney

## **Dexter Neighborhood Plan Mission Statement**

*“If you foolishly ignore beauty, you will soon find yourself without it. Your life will be impoverished. But if you wisely invest in beauty, it will remain with you all the days of your life.”*  
Frank Lloyd Wright

- We, the residents of the Dexter Neighborhood, will strive to make our neighborhood a place we can all be proud of.
- We will work together to revitalize our neighborhood making it an exciting, attractive place for individuals and families to locate.
- We will work together with the City of Prescott and other agencies to promote and encourage home ownership.
- We will work together with the development trade to accommodate new growth while still maintaining a high quality of life and sense of community.
- We will encourage discussion among neighbors and work through a deliberative process to come to a consensus on issues that affect our neighborhood.
- We will work to preserve the cultural heritage and local history that makes the Dexter Neighborhood unique.
- We will work to empower individuals within our neighborhood to develop leadership roles so we may take a stronger position on issues that affect our neighborhood.

*“We cannot afford to throw away communities ever again. It’s time we start looking around, not at models elsewhere, but at what can be done where we live right now. I am convinced it’s not design people are searching for. It’s not about the pretty idealized picture, but rather a sense of place... find out what’s different about your community and celebrate it.”*

Sam Hall Kaplan

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## EXECUTIVE SUMMARY

This neighborhood plan has been divided into two components, the larger Dexter Neighborhood which was recently the focus of an Action Zone Implementation Grant and, the smaller Canterbury area which has recently been the focus of a nine acre rezoning for use as an assisted care facility. Each of these neighborhoods has distinctive land use and circulation patterns so they have been worked through separately; however because of their close proximity have been considered in relation to one another. The Canterbury and Dexter Neighborhoods were separated when the Whipple/Montezuma Connector road was completed in early 1991. Residential portions of these neighborhoods are similar but lack an interactive relationship due to poor circulation connections for vehicles, pedestrians and bicyclists.

Through this planning process many neighborhood issues have been identified and generally fall into the categories of circulation, land use and quality of life. The primary circulation issues are the lack of bicycle and pedestrian access into and out of the neighborhood, street maintenance, and the provision of adequate sidewalks, curbs and gutters. In addition many residents are concerned about cut through traffic as well as traffic speeds. A portion of the neighborhood along the northeastern boundary is located in a flood plain and many residents are concerned about drainage patterns in the area. In terms of land use patterns residents expressed concerns over the conversion of single family residences to small apartment buildings, which strip the neighborhood of vegetation and cause parking problems in the area. The neighborhood would like to see new housing opportunities develop within the neighborhood that are more compatible with the single-family residences. Quality of life concerns include neighborhood safety, the lack of decent recreation facilities in the area, entertainment opportunities for residents of all ages, lack of streetlights, property maintenance and animal control.

Each neighborhood has been broken down into land use and circulation components; however, the Dexter neighborhood portion of this plan includes a quality of life element because of the varying concerns of residents in the area.

- **Land Use** – examines existing land use patterns, types of redevelopment and new development, potential for historic preservation, and areas of concern as well as establishing goals and objectives developed by the planning teams to guide future development within their neighborhoods.
- **Circulation** – examines interior and exterior circulation patterns, possible traffic controls, impacts to pedestrians and bicycles as well as establish goals and objectives for the improvement of circulation within the neighborhoods.
- **Quality of Life** – looks at neighborhood safety, recreation facilities, property maintenance issues, noise impacts and preservation of mature vegetation and other natural features as well as identify goals and objectives for general neighborhood improvements.

# INTRODUCTION

## **Overview**

The City of Prescott has made an aggressive, far-reaching organizational effort to identify, prioritize and address issues that affect residents and business owners in the central Prescott Dexter Neighborhood. Named after local pioneer educator Mata Dexter, who moved to Prescott by herself in 1905 and taught for 38 years in Prescott's only elementary school at the time, eventually becoming principal, the neighborhood emulates many of Miss Dexter's qualities: determination, tenacity, and community involvement. The neighborhood was close-knit, quiet, with modest homes in 1991 when the City Council, faced with weighing the city's growth needs with the neighborhood's, made the difficult decision to extend Montezuma Street north to Whipple Street, creating a five-lane arterial road where a narrow two-lane residential street had been. The City immediately began a collaborative planning process to address the inevitable land-use and circulation changes resulting from the new road. This effort, however, was not as comprehensive as this planning process which allowed the city to collaborate with residents and all stakeholders to incorporate social and economic conditions of the Dexter Neighborhood into the plan.

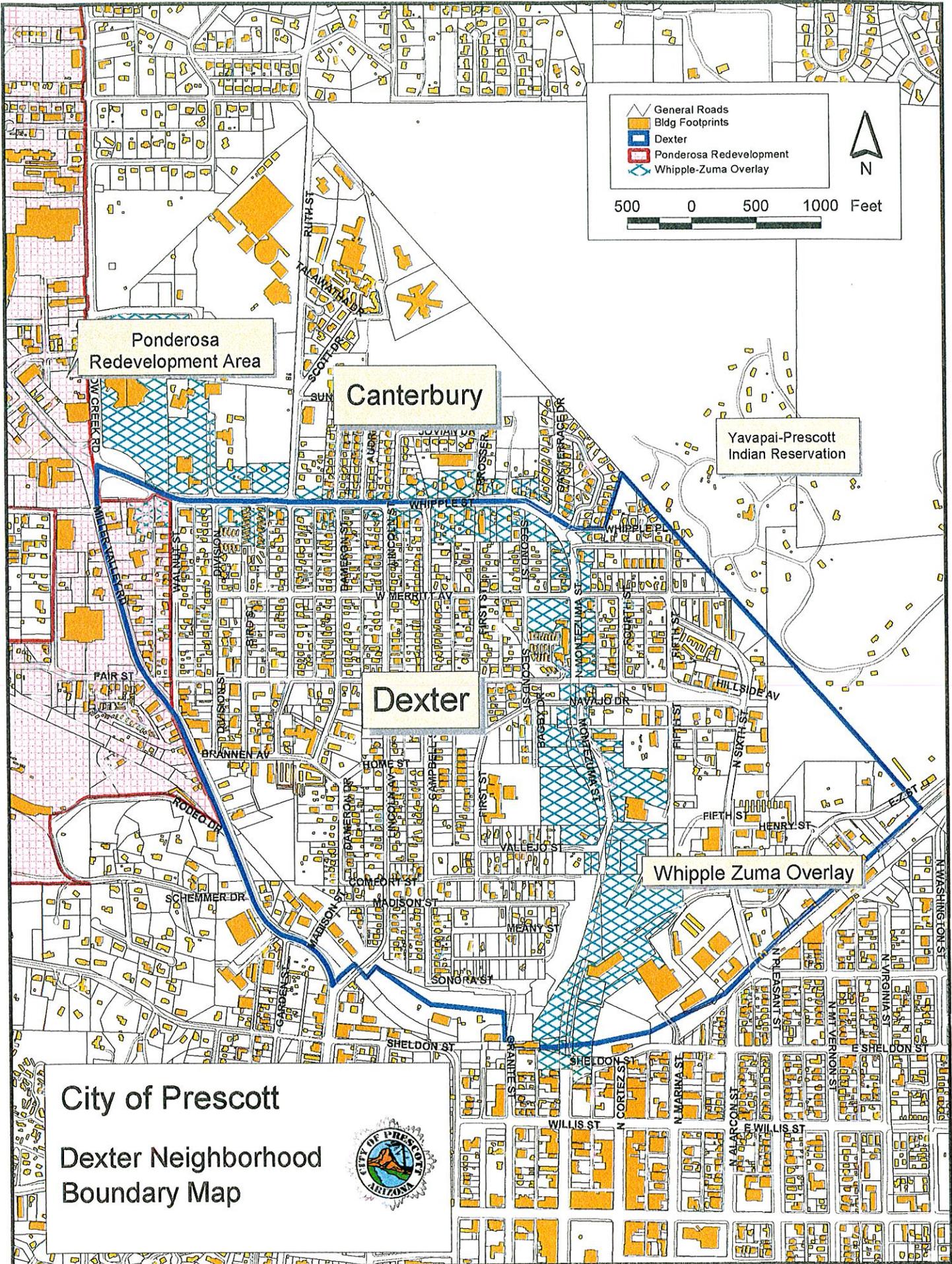
The Dexter Neighborhood boundaries generally include Whipple Street to the north, the Yavapai-Prescott Indian Reservation to the east, Sheldon Street to the south, and Miller Valley Road to the west (see Boundary Map). Within these boundaries is a mosaic of residents, housing types and commercial uses that have similar needs, issues, and problems. The Dexter Neighborhood consists of approximately 490 acres located in close proximity to the downtown area and walking distance to many amenities. The neighborhood is characterized by a grid pattern circulation system and standard 50'X150' (7,500 square feet) residential lots. Lack of fences between residential structures creates a country like atmosphere in the heart of the city. Mature vegetation and granite boulder outcroppings are predominant features throughout the neighborhood. Riparian areas are also common as both Miller and Granite Creek traverse the area. West Granite Creek Park located in the southeastern portion of the neighborhood is where the two creeks converge.

## **Planning History**

The majority of the Dexter Neighborhood was annexed into the City of Prescott on February 6, 1956. Most of the neighborhood had been platted by the time it was annexed into the city into approximately twelve original subdivisions. The subdivision plats date back from the early 1900's until the late 1920's. Since the time of the creation of the original subdivisions many lot line adjustments have occurred that have altered some of the character of the area, however, the majority of the original platted lots remain.

## **Recent Planning Efforts**

After the completion of the connector road in 1991 residents of the area noticed the changes that a new arterial can bring to an area. Requests for rezonings from residential to commercial uses along the new corridor increased dramatically. Internally single family residential structures were being converted into apartment buildings, maximizing the use of land and stripping the area of mature vegetation. The economic benefits of redeveloping property for owners within the neighborhood outweighed maintaining the community that had existed for generations. In 1992 residents worked with city staff and officials to create a plan for the area that was adopted by the



City of Prescott

Dexter Neighborhood  
Boundary Map



City Council. What was intended to follow was an overlay zoning district that would implement the suggestions of the area plan. The Overlay District was eventually adopted by city council but lacked many of the ingredients that were needed to effect change.

In early 1998 the city begin working on creating an enterprise zone which became effective on January 1, 1999. The entire Dexter Neighborhood is located within the City of Prescott Enterprise Zone. During this same time frame, work also began on a redevelopment plan that borders this neighborhood. The redevelopment plan is intended to serve as a tool to promote revitalization of the area. A larger community return is anticipated with revitalization, including job creation, tax returns, private sector investments, and overall community enhancement. This plan complements the strategies to undertake a comprehensive redevelopment planning process.

In mid-1999, discussions began on developing a West Granite Creek Park Plan, due to its significance to the City of Prescott and the downtown area. Issues included the increasing concerns for citizen safety traversing through the park and a major cleanup of contaminated soil. APS is conducting a cleanup of 5.7 acres in attempt to remove soil and groundwater contamination left behind by a manufactured gas plant that operated from 1909 to 1949. Benefits of this cleanup include: the removal of contaminants in the area, relocation of utilities, removal of non-native vegetation and replacement with native species, restoration of the creek, removal of asphalt and concrete that has been dumped in the area, as well as possible future park enhancements by APS.

The Dexter Neighborhood planning process began early 2000 and is working in concert with past planning efforts as well as including additional community involvement and participation.

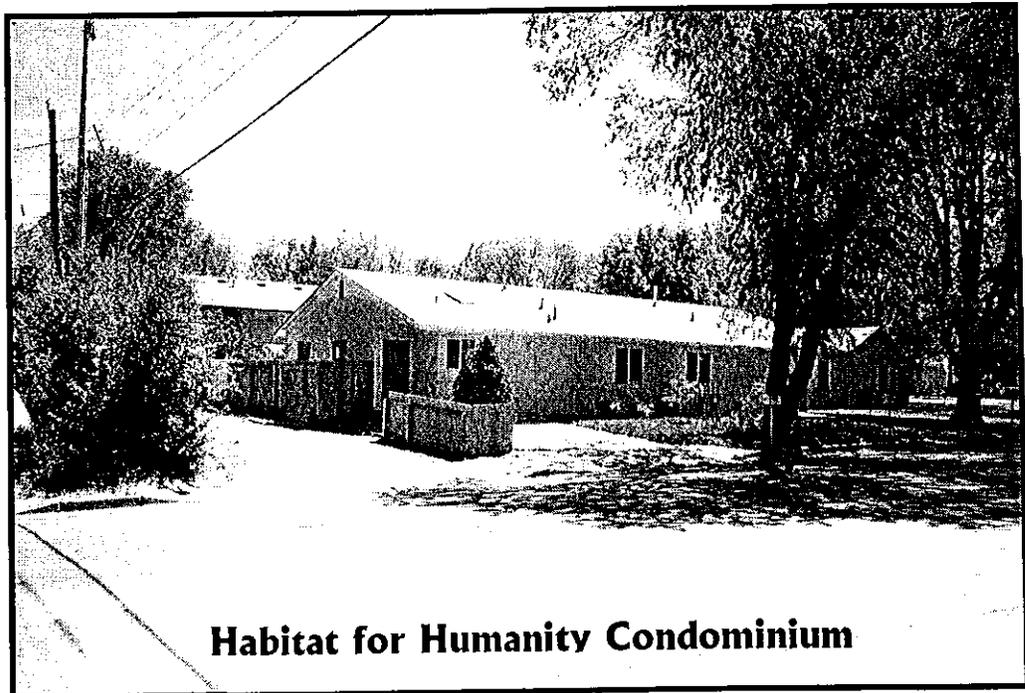
# LAND USE

## **Overview**

The Dexter Neighborhood is a mix of residential and commercial uses (see Land Use Map). There are a total of 856 structures including both residential and commercial. Of those 856 structures, 84% are residential and 16% are commercial. Approximately 77% of the land within the Dexter Neighborhood has been subdivided, primarily into 50x150 lots, leaving 23% of the land in the neighborhood as metes and bounds parcels, located primarily in the eastern, industrial portions. The neighborhood also has a strong concentration of rental properties within the City of Prescott. Approximately 79% of the residential properties in the neighborhood are used as rental with the remaining 21% as owner occupied.

## **Residential**

The median price of a home within the Dexter Neighborhood in 1996 was \$83,663. In comparison the median price of a home in the greater City of Prescott was \$142,000. The Dexter Neighborhood is one of the few areas in town that provides homeownership opportunities in



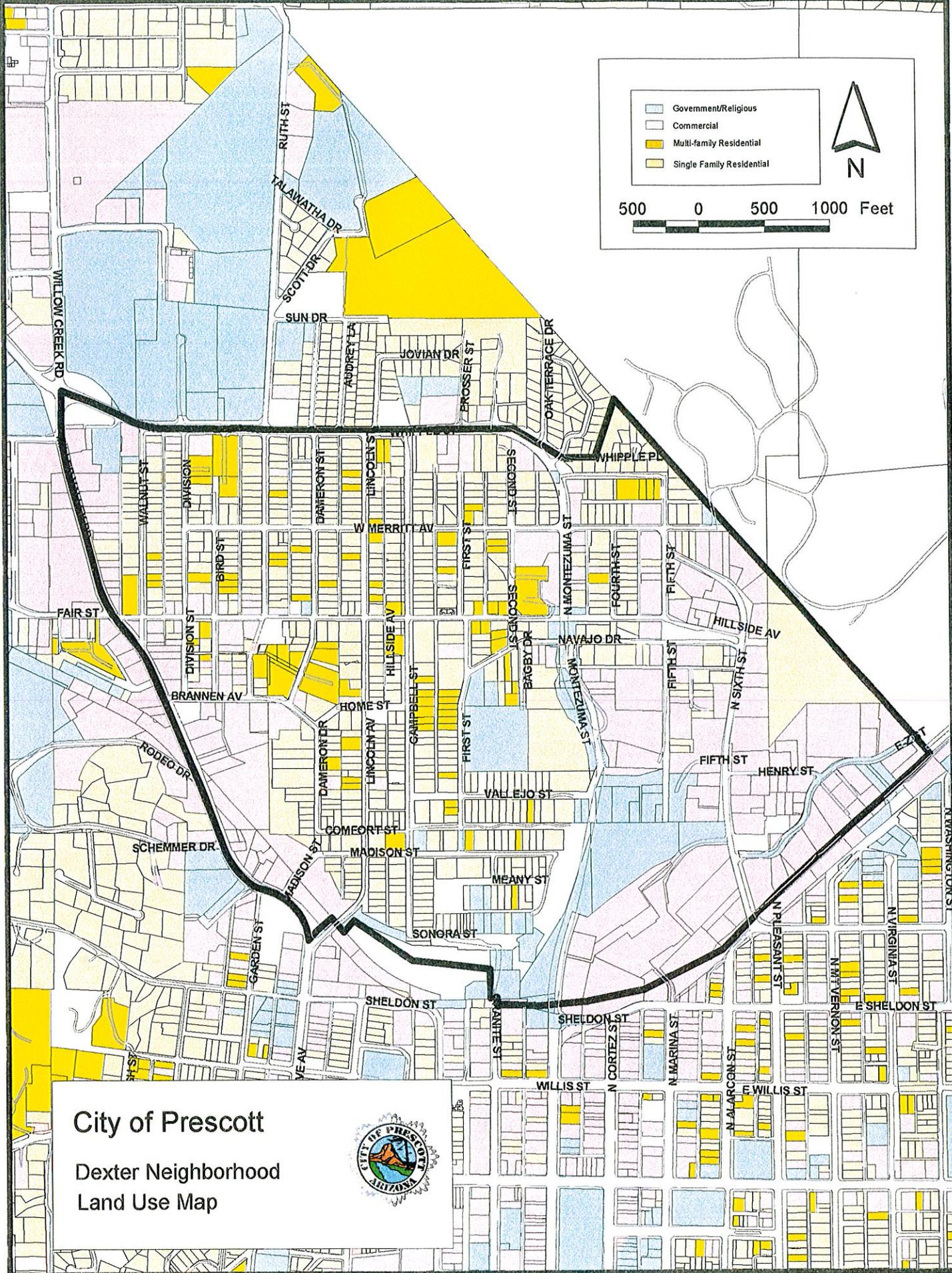
**Habitat for Humanity Condominium**

an affordable price range. However, the affordable prices of the Dexter homes are also very inviting to developers wanting to replace the single family home with fourplex structures. While the Dexter homes are more affordable than most in the City of Prescott, a family still has to earn approximately \$30,000 a year to purchase one.

Single family residences, including site-built, mobile, manufactured and accessory units, represent 78% of all the residential uses. Multi-family structures including, duplexes, triplexes, and fourplexes, represent 14% of the total, and mobile home parks make up the remaining 8%. Approximately 25% of the Dexter Neighborhood residential housing stock is considered to be dilapidated. Other types of redevelopment that have been occurring in the neighborhood besides apartment buildings is the replacement of deteriorated site built homes with newer manufactured

	Government/Religious
	Commercial
	Multi-family Residential
	Single Family Residential

500 0 500 1000 Feet

**City of Prescott**  
 Dexter Neighborhood  
 Land Use Map



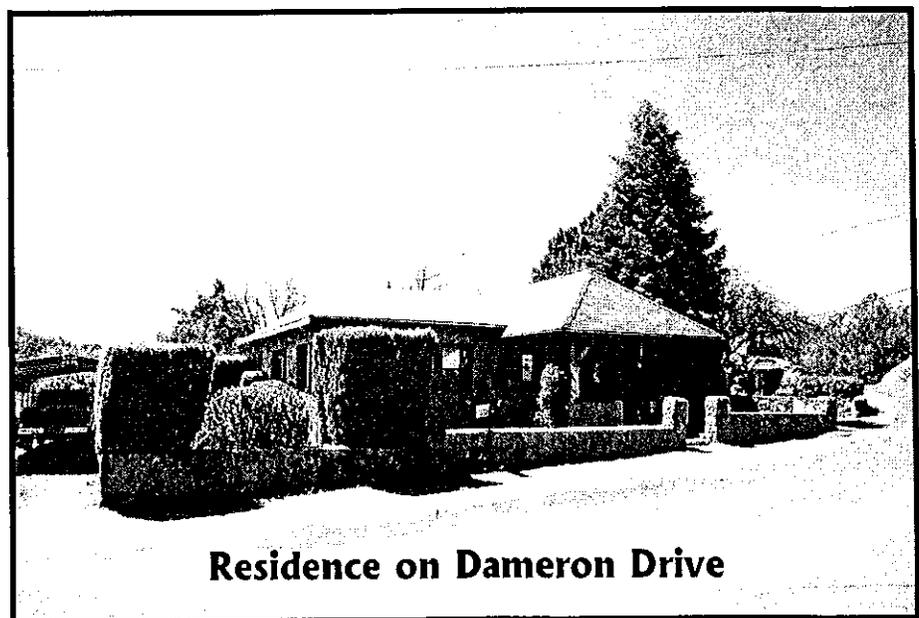
homes. The neighborhood has one primary zoning district, Residential BMH (RBMH) which allows a variety of options for property owners. In addition to site built homes, the district allows mobile and manufactured homes and buildings containing up to four units. Dexter also has the largest concentration of this zoning district than any other neighborhood.



- **Residence BMH** – allows single family, multi-family, and the use of one mobile or manufactured home per lot. This zoning district makes up 45% of the land within the neighborhood.
- **Residence C** – allows a higher density of multi-family residences as well as single family. This district makes up about 2% of the total land area within the neighborhood. The majority of properties that maintain this zoning are used for commercial purposes, primarily professional office, under conditional use permits.

### Historic Preservation

The City of Prescott Historic Preservation Plan identifies areas to be studied for historical significance. A portion of the Dexter Neighborhood is identified as one of the areas to be studied. The area affected includes Dameron Drive, the southern most portions of Lincoln Avenue and Campbell Street as well as sections of Madison Street. The preservation plan states



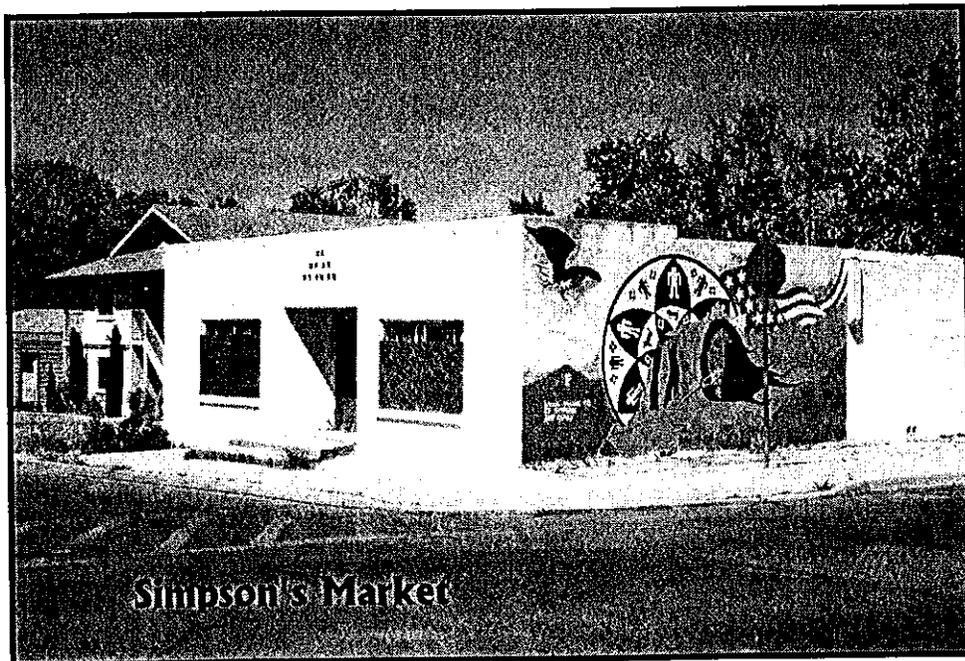
that there are approximately 80 structures that have historical significance, which is about 10% of all structures. The first step in establishing the true historic character is to inventory the structures in the area and determine their historic integrity and overall eligibility for the National Register of Historic Places.

### **Commercial & Industrial**

The entire Dexter Neighborhood is located within the City of Prescott Enterprise Zone. The enterprise zone offers a series of incentives for businesses that satisfy the following criteria:

- Generate new or upgraded employment within the zone, including job opportunities for local low/moderate income residents.
- Demonstrate that proposed land uses are in conformance and applicable to area land use plans and adopted neighborhood plans.
- Demonstrate potential for a positive impact upon the surrounding neighborhood.
- Support job-training opportunities for low and moderate-income persons.
- Include developer-provided offsite infrastructure or other capital improvements.

It is important that business are attracted to the downtown area that provide jobs that pay more than the minimum wage and offer benefits to employees. The enterprise zone offers many incentives to promote exactly those types of business. It is important that new businesses in the area are compatible with the existing residential areas, as conflicts have already occurred between industrial and residential uses. Another aspect of economic development that can be fostered within the Dexter Neighborhood is that of home occupation. The primary residential zoning



district within this neighborhood allows by conditional use permit the ability to operate a business that is ancillary to a residential use. Residents who live and work in the neighborhood increase the overall safety of the area because they do not leave the area for long stretches of time for work.

The Industrial A district is the primary commercial zoning found within this neighborhood, which allows very intense uses that generate noise, dust, and vehicular traffic. This area is concentrated on the eastern portion of the neighborhood isolated from the larger residential area; however, small pockets of residential uses still exist within the larger industrial area. This industrial section is

important to the City of Prescott because of its central location and provision of job opportunities for nearby residents. The majority of commercial uses are centered along the connector road with small encroachments along Navajo and Hillside. The following is a breakdown of commercial zoning within the neighborhood.

- The **Industrial A** district allows commercial storage and light manufacturing. This zoning district makes up 28% of the total land area within the neighborhood.
- The **Commercial A** district allows large scale commercial and service uses in addition to light manufacturing. This zoning district makes up 5% of the total land area.
- The **Business B** district allows regional commercial and entertainment uses. This zoning district makes up 7% of the neighborhood concentrated along Miller Valley Road.
- The **Business A** district allows citywide commercial uses including grocery stores, restaurants and bars. This zoning district makes up 5% of the total land area
- The **Neighborhood Oriented Business** district allows smaller scale retail and professional services. This zoning district makes up .5% of the total land area and is the location of a new internet university headquarters.
- The **Residential Office** district allows primarily medical and professional offices. This zoning district makes up .5% of the total land area and occupied with the offices of West Yavapai Guidance Clinic, a long-term non-profit organization in the neighborhood.

In addition to the residential and commercial zoning districts found within the Dexter Neighborhood is the Flood Plain Conservation District (FPC), which affects approximately 7% of the total land area. The properties with this zoning designation are located in close proximity to the confluence of Granite and Miller Creek and has historically been an area of seasonal flooding. While this zoning district limits the types of development that can occur, residential uses have been allowed by conditional use permit. Many homes were built prior to the enactment of the zoning code and exist as legally non-conforming uses.

### **Potential Areas of Transition**

Identified on the corresponding map are several small pockets of land within the neighborhood that are potential areas of transition from their existing uses to multi-family or commercial uses. There are several vacant parcels with commercial and industrial zoning as well as parcels occupied with residential uses. It is suggested that redevelopment for commercial uses be targeted in these areas before removing housing units from the neighborhood. The areas identified on the map are identified by a number, which corresponds with the following text.

#### **Area #1 East Merritt**

There are six properties that front on East Merritt occupied with residential uses that have potential for transitioning to low intensity commercial (professional offices) or multi-family uses. These properties will be more desirable as commercial after the signal is installed at the intersection of Whipple and Merritt. There will be access issues for the redevelopment and it is suggested that access and parking be sought from the alley running along the rear of these properties, which would need to be improved.

### **Area #2 East Navajo Drive**

There are seven parcels that have residential zoning between the Connector road and the larger area of industrial zoning on the eastern portion of the neighborhood. This area has potential for redeveloping into commercial or industrial uses due to low improvement value, however multi-family is not a suggested use because of the close proximity to intensive industrial uses. Constraints to development in this area are primarily topographic as the property closest to the connector has a significant elevation change from the street to the property line.

### **Area #3 Bagby Drive**

This area consists of three large vacant parcels directly across from two fourplex structures and behind commercial properties fronting on Navajo. These parcels have access only onto Bagby Drive even though they have frontage on the Connector Road. Topographic and infrastructure constraints may limit development. Multi-family uses are probably best suited to this isolated area.

### **Area #4 West Navajo Drive**

There are three parcels located directly across from the commercial uses that front on Navajo west of the Connector road. This area has the potential of redeveloping into commercial uses due to the visual exposure of this property to the Connector road. It is also an area of low improved property value.

### **Area #5 North West Corner of Whipple and Merritt**

There are approximately eight parcels at this intersection that have the potential to redevelop after the installation of the signal at the intersection of Whipple and Merritt. Adequate access may require lot consolidation for commercial uses in this area. It is suggested that access to the fronting properties be taken from Merritt Street or the alley, which would need to be improved. The parcels across the alley and fronting on Second Street would best be developed into multi-family uses to increase buffering for single family residences in the area.

### **Area #6 Walnut Street**

This area is included in the Ponderosa Redevelopment Plan because of the potential for transition in this residential area. The properties remaining with residential zoning are most likely best used as multi-family or low intensity commercial (professional office) uses. Properties on Walnut fronting Whipple and Hillside are already zoned for commercial uses or high intensity multi-family.

### **Area #7 Whipple between Ruth and Dameron**

### **Area #8 Whipple between Lincoln and Campbell**

These are the parcels closest to Whipple and the signalized intersection with Ruth Street. One small parcel is vacant for which a rezoning was recently sought. The significant number of cars that travel the Connector road as well as Ruth Street impacts this area. These lots individually may be too small for profitable redevelopment to occur without lots being combined for future uses. Access is also a major consideration for the redevelopment of these parcels, which would optimally be combined in order to reduce curb cuts on either Whipple or Ruth.



### **Areas of Concern**

The neighborhood identified two smaller areas of concern that are impacted by land use changes in their areas. The first is the residential enclave of Fourth Street, portions of Fifth Street and East Merritt Avenue. Fourth Street is the last remaining area of single-family residential uses east of the Whipple/Montezuma Connector Road. Residents in this area have expressed concerns in regards to the redevelopment pressures to rezone this area and replace residences with commercial and industrial uses. Fourth Street is a desirable area for redevelopment because of the adjacent commercial and industrial zoning which makes this area less desirable for residential uses due to increased traffic as well as other environmental factors such as noise and odors. Residents and property owners are resisting the redevelopment of their homes and are intent at this time to remain in the area. The residents have asked that as rezoning cases come forward their input be considered to better adapt redevelopment with the existing residential uses.

The second area of concern is a matter of property line encroachment, primarily residential uses protruding over private property onto City of Prescott property. The City of Prescott Risk Manager and Code Enforcement Officer have reviewed these properties and made recommendations as to the abatement of the encroachment problems. The most significant encroachment problems occur on Sonora and Meany Streets within the neighborhood. A particularly difficult issue is the access to two residences on Meany Street, which are dependent upon a dirt path through West Granite Creek Park for access. The neighbors involved in this planning process have also made recommendations, which are incorporated into the land use goals and objectives.

# LAND USE GOALS & OBJECTIVES

## Goal 1

Protect the existing residential character of the Dexter Neighborhood through the preservation of single-family homes and other distinct characteristics such as riparian areas, mature trees and granite outcroppings.

**Objective 1A:** Adopt changes to the RBMH zoning regulations that require at least 9,000 square feet for four residential units and at least 7,500 square feet for two to three residential units. Multi-family units are to be limited to duplex structures of no more than one story in height.

**Objective 1B:** Require the strict enforcement of the off-site improvement code for multi-family and commercial development within the neighborhood (sidewalks, curbs & gutters, street paving).

**Objective 1C:** Adopt changes in the current zoning regulations to require the preservation of large canopy trees, rock formations and appropriate landscaping to maintain the traditional character of the neighborhood.

**Objective 1D:** Prepare a National Register district nomination for portions of Lincoln Avenue, Campbell Street, Dameron Drive and Madison Street. Encourage the residents to pursue a local historic district after listing on the National Register.

**Objective 1E:** Encourage the development of a housing rehabilitation program to help homeowners with the expenses of maintaining an older home.

## Goal 2

Promote new residential development that is compatible with the surrounding properties, which provides a mix of affordable rental and homeownership opportunities within the Dexter Neighborhood.

**Objective 2A:** Until the RBMH zoning density regulations are changed, encourage the combining of properties for new multi-family developments in order to eliminate the over development of smaller lots.

**Objective 2B:** Encourage architectural styles, scales and heights for new buildings that are compatible with the existing residential quality of the neighborhood.

**Objective 2C:** Adopt changes to the current zoning regulation that provide for the development of town homes or condominium style developments to provide new affordable home ownership opportunities in the neighborhood.

**Objective 2D:** Encourage the use of front yards for human activities through uses such as porches, patios and courtyards rather than for vehicular parking. Encourage the improvement of alleys to facilitate single family residential vehicular parking at the rear of properties.

**Objective 2E:** Develop incentives programs, such as expedited permit review, to promote compatible development that works with the site to preserve natural features and mature vegetation in addition to maintaining similar scale and massing of structures within the neighborhood.

### **Goal 3**

Promote the redevelopment of existing residential and vacant sites within areas currently zoned for commercial and industrial uses, while limiting the intensities commercial uses within the interior of the Dexter Neighborhood.

**Objective 3A:** Allow for a mix of uses within the neighborhood, such as arts/crafts studios or offices, which are operated by the owner/occupant through the conditional use permit process. Discourage the use of conditional use permits when sufficient off-street parking is not available.

**Objective 3B:** Discourage the rezoning of single family residential properties not on arterial or collector streets for commercial uses that generate a significant amount of traffic and are not compatible with adjacent properties in terms of size and orientation.

**Objective 3C:** Ensure buffering and screening mechanisms, such as landscaping and increased setbacks, to protect existing residential units on the periphery of commercial areas. Encourage the development of multi-family structures adjacent to commercially zoned areas to provide an additional buffer between single-family residences and commercial uses.

**Objective 3D:** Where vacant commercial/industrial properties exist and when commercial/industrial rezonings are sought, promote development that is sensitive to the area residents' concerns for noise and odors.

**Objective 3E:** Where vacant industrial properties exist target the introduction of clean industries into the area to promote job growth as well as environmentally sensitive businesses.

### **Goal 4**

Commercial uses sought along the connector road should be compatible with the adjacent residential housing stock and should not impede the flow of traffic along the Connector Road.

**Objective 4A:** When commercial rezonings are sought for existing residential areas along the connector road, encourage the use of either Neighborhood Services (NS) or Residential Office (RO) zoning districts for lower intensity commercial uses so long as sufficient parking facilities and buffering can be provided.

## **Goal 5**

Work with residents to develop solutions for the development, redevelopment and preservation of those portions of the neighborhood identified as areas of concern.

**Objective 5A:** Preserve Fourth Street as a residential area. Work with property owners along East Merritt and Fifth Street to identify future redevelopment possibilities.

**Objective 5B:** Work with residents that have physical encroachment issues with the City of Prescott to reach a workable situation for both property owners. In the less extreme cases (10 feet or less) it is suggested that the property owners be deeded the small portions of city property. In the most extreme cases (15 feet or more) it is suggested that the city issue encroachment permits for the use of the land until development plans are identified by the city.

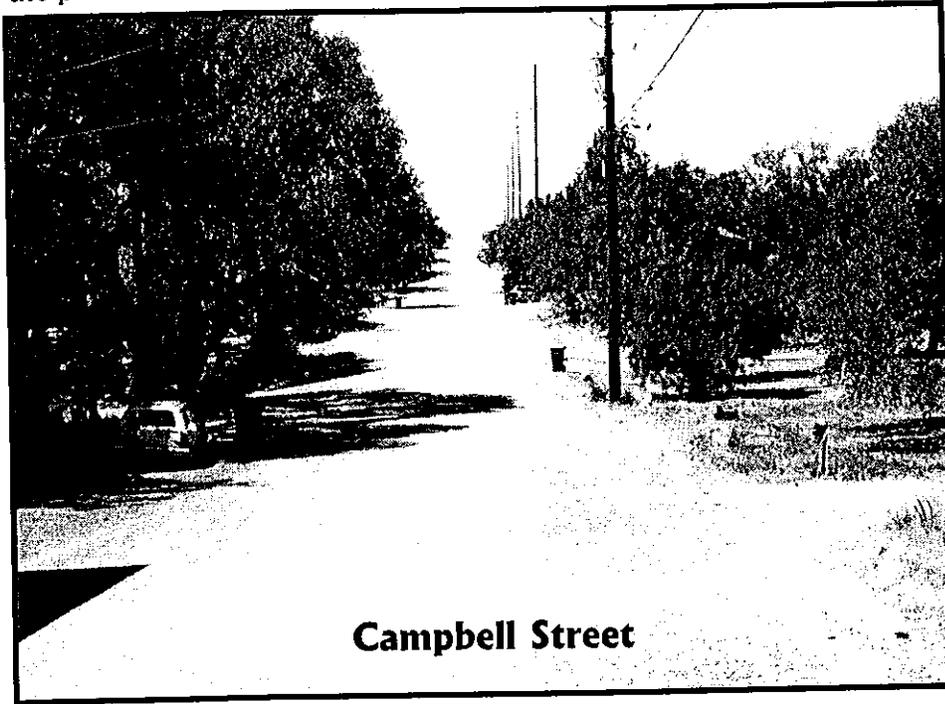
**Objective 5C:** Ensure that alternative access is provided to the two residences dependent upon access through West Granite Creek Park prior to any closures of vehicular access through the park. In addition, work with residents to ensure adequate buffering between the residential structures and park users.

## CIRCULATION

### Overview

The development of the Whipple/Montezuma Connector Road in 1991 changed a narrow, two-lane residential road into a major arterial. Currently, approximately 28,000 cars a day travel this stretch of road, which splits the Dexter Neighborhood. While the connector road has proved to be a significant benefit to Prescott, the neighborhood residents are burdened with difficult access connections for vehicles, pedestrians and cyclists. A significant benefit to residents, however, has been the reduction of cut through traffic in their neighborhood. In addition to the connector road, area creeks have posed additional difficulties for accessing the neighborhood via foot or bike. The creeks provide a natural trail, which is frequented by residents and students in the area. However, the creeks do not provide a constant link for pedestrian and cyclists and can pose a serious hazard for those trying to cross at times when the creeks run high.

Most of the subdivisions within the Dexter Neighborhood were platted prior to the adoption of any development codes that required improved streets. Many homes were built prior to the construction of roadways, which today has created circulation barriers for area residents. Some of the platted streets were never constructed due to physical barriers such as steep slopes and large



boulders. Many streets within the neighborhood have little to no improvements and many are simply dirt roads. The neighborhood continues to develop around the lack of improved streets while the city attempts to make improvements in the area.

The following tables and map identify the streets within the neighborhood that are lacking paving and those with paving lack other types of improvements such as sidewalks, curb and gutter.

<b>Unpaved Streets</b>	
<b>Street</b>	<b>Limits</b>
Second Street	Entire length
Fifth Street	N. of Hillside to Whipple Extension
Bird Street	Merritt Ave to N. End
Campbell Street	Madison to Hillside
Comfort Street	Campbell to E. End
Hillside Avenue	5th to 6 <sup>th</sup>
Home Street	Entire length
Meany Street	Short to E. End
Short Street	Madison to Meany
Sonora Street	Campbell to E. End
Whipple Place	Entire length
Whipple Extension	5th to W. End

Within the neighborhood there is over one mile in unpaved roadway, which is approximately 10% of all the streets.

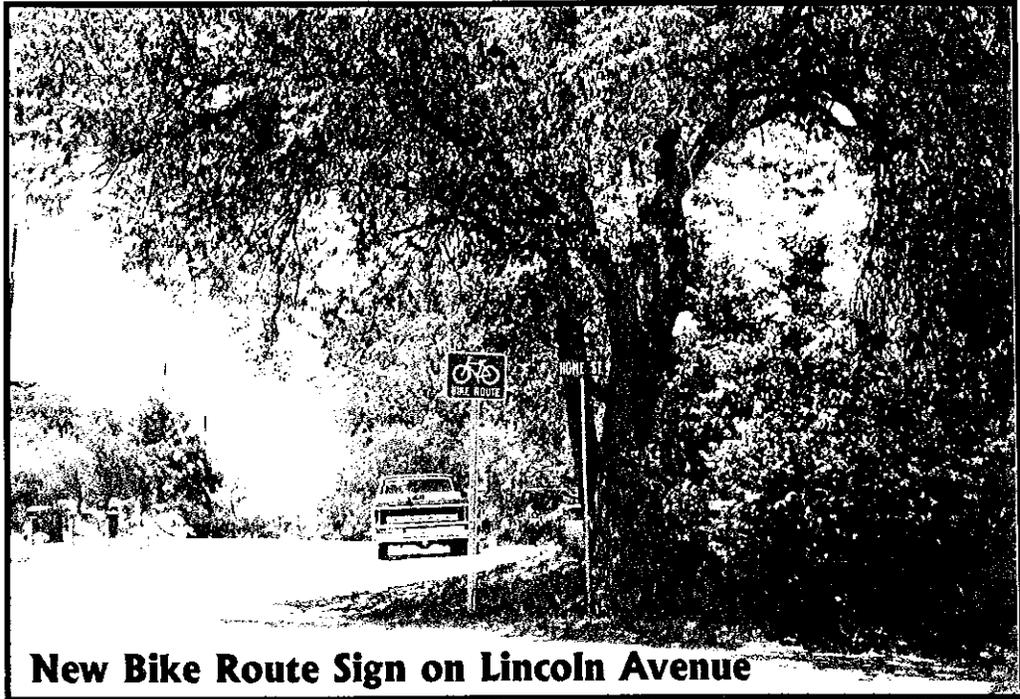
<b>No Sidewalk, Curb or Gutter</b>	
<b>Street</b>	<b>Limits</b>
Walnut Street	Entire Length
Division Street	Hillside to Whipple
Lincoln Avenue	Merritt to Whipple; Miller Valley to Hillside
Campbell Street	Madison to Hillside
First Street	Merritt to N. End
Second Street	Entire Length
Dameron Drive	Entire Length
Brannen Avenue	Entire Length
Bird Street	Merritt Ave to N. End
Home Street	Entire Length
Comfort Street	Campbell to E. End
Sonora Street	Campbell to E. End
Fifth Street	Navajo to S. End; N. of Hillside to Whipple Extension
Meany Street	Entire Length
Merritt Street	First to Lincoln
Hillside Avenue	First to Montezuma
Short Street	Entire Length
Henry Street	Entire Length
Whipple Place	Entire Length
Whipple Extension	Entire Length

Approximately 43% of the streets within the neighborhood have sidewalk improvements of some type (see Sidewalk Map).



### **Bicycle Facilities**

In 1998 the Prescott City Council adopted the first Prescott Bicycle Planning Guide, which includes a plan for the city's first bicycle transportation system (also referred to as Phase I or the Guinea Pig Project) which includes portions of the Dexter Neighborhood. Phase I of the bicycle system includes paths through Granite Creek Park as well as bike lanes on Sixth Street, Merritt Avenue, and Ruth Street. Portions of the system are in the beginning stages of development and will continue to occur, as funding becomes available. When the first phase is completed, four schools and several neighborhoods will be linked together through an alternative transportation system.



**New Bike Route Sign on Lincoln Avenue**

### **Traffic Calming**

Dexter neighborhood residents are very concerned about traffic speeds within the interior of their neighborhood, which increases the difficulty of safe pedestrian and bicycle travel. One possible solution to decrease traffic speeds is the use of traffic calming techniques such as speed humps. The City of Prescott does have a procedure for developing these kinds of techniques on neighborhood streets, which requires property owners' agreement of at least 75% through petition. Residents and property owners are responsible for seeing that petitions be completed for the streets that are felt to be significantly affected. The first step in analyzing the possibility of traffic calming techniques is to evaluate traffic speeds and volumes in areas identified as being problematic. The next step is to evaluate the subject street in its context, while examining the possibilities of calming techniques that reduce traffic speeds or reduce the number of cars. This is an important step because as one street is improved another make take on an additional traffic burden. Any traffic calming techniques proposed must be evaluated by the Transportation Coordinating Committee, which is a committee of city staff and public volunteers.

## CIRCULATION GOALS & OBJECTIVES

### **Goal 6**

Improve access connections into and out of the neighborhood for vehicles, pedestrians, and cyclists increasing safety while protecting the efficient movement of traffic on the connector road.

**Objective 6A:** Install a traffic signal at the intersection of Merritt Avenue and Whipple Street to allow pedestrian and cyclists a place to safely cross the arterial and allow vehicles off neighboring residential streets a break in traffic to access the connector road. Evaluate effects of signal to determine if additional traffic controls are needed in the area.

**Objective 6B:** Install a pedestrian/bicycle bridge at the Lincoln Street low water crossing to aid residents in accessing commercial areas outside of the neighborhood as well as the downtown. In addition, install low water crossings and bridges within West Granite Creek Park to allow residents to access shopping center amenities and the downtown area safely as part of the Prescott Bicycle and Pedestrian Transportation System.

**Objective 6C:** Encourage the use of unimproved roadway facilities for bicycle and pedestrian access. Specifically, develop a trail from Vallejo Street into W. Granite Creek Park using neighborhood resources.

**Objective 6D:** Encourage the reduction of curb cuts directly onto and off of the Whipple/Montezuma Connector in order to reduce conflicts.

### **Goal 7**

Improve roadway conditions within the neighborhood to increase the potential for pedestrians and cyclists to reach their destinations safely as well as improve conditions for everyday vehicular traffic and emergency vehicles.

**Objective 7A:** Continue to add roadway improvements within the neighborhood into the City of Prescott capital investment plan as well as seek outside funding sources for the provision of adequate street facilities.

**Objective 7B:** Encourage the development of sidewalks on at least one side and bicycle facilities on both sides for streets that provide the most direct route of travel for pedestrians and cyclist to their desired destinations (Examples: Mata Dexter Resource Center, West Granite Creek Park).

**Objective 7C:** Require new multi-family and commercial development to provide infrastructure where roads are unimproved so as not to place an additional burden on the existing single family residences.

### **Goal 8**

Continue to promote the implementation of Prescott's Bicycle and Pedestrian Transportation System in order for residents to have increased access to schools and other neighborhoods in the area.

**Objective 8A:** Encourage the development of bike lanes on Merritt Avenue, Sixth Street and Ruth Street to connect with other portions of Phase I. Continue to support trail improvements to West Granite Creek Park that will benefit neighborhood residents as well as residents citywide.

**Goal 9**

Encourage residents concerned about traffic speeds on their streets to pursue traffic calming techniques where possible.

**Objective 9A:** As road improvements occur seek to implement traffic calming elements where residents have concerns with traffic speeds (Example: Madison and Campbell Streets and Lincoln Avenue).

# QUALITY OF LIFE

## **Overview**

Several issues were identified during the planning process as having a significant impact on the Dexter Neighborhood residents' quality of life. It is important that these issues be noted for future considerations when working within the neighborhood. Issues identified include property maintenance and clean up activities, preservation of the mature vegetation and riparian areas, maintaining neighborhood character, protection against noise pollution, citizen participation in local decision making, and working towards a safer neighborhood. The responsibilities for these issues lie with both the private property owners as well as with the City of Prescott. This plan will outline where each responsibility lies and what types of abatement are possible for each issue identified.

## **Property Maintenance and Clean-Up Activities**

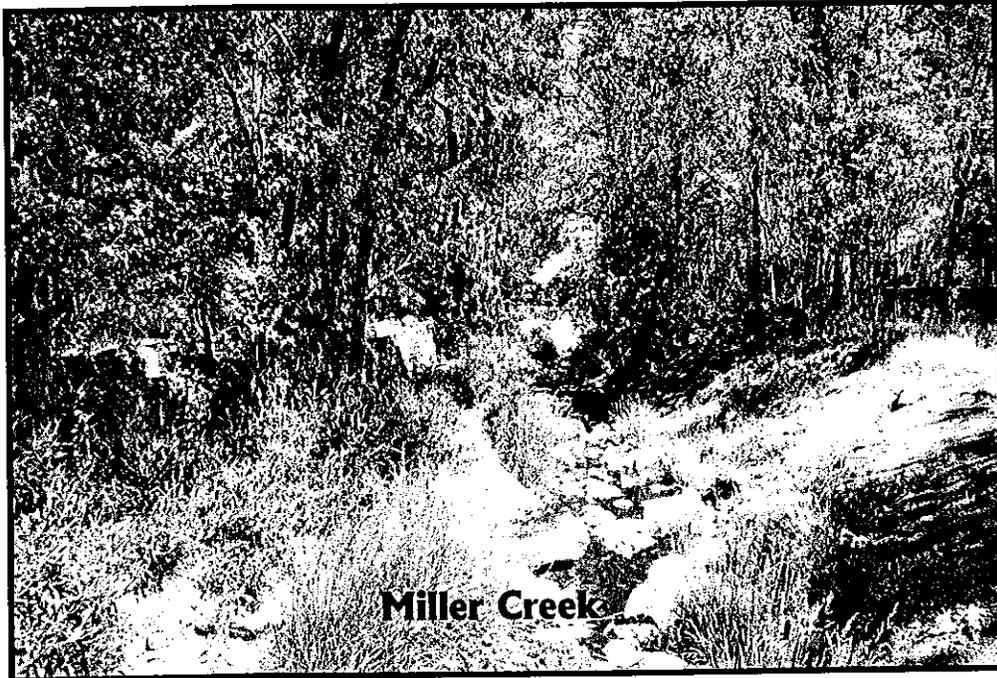
The neighborhood-planning group has addressed several issues in regards to property maintenance besides the overgrowth of vegetation. Trash, debris, abandoned vehicles and dilapidated buildings are the most obvious eyesores in a residential area. Many of the residents simply do not have the funds to complete necessary repairs. Although grant monies are being applied for to help residents with housing rehabilitation and voluntary demolition, it is important to the neighborhood that other means to accomplish these goals be investigated. Programs such as neighborhood cleanups and paint reuse programs can be initiated with little start up funds. The planning group has conducted three neighborhood cleanups, which included volunteers to help residents who were unable to take care of their yards alone. With the assistance of Arizona Public Service, a chipper was made available and several truckloads of dead tree limbs were hauled out of the area, chipped and the byproduct used as weed control in West Granite Creek Park. Continuing clean up efforts are to be a joint project with the residents, city staff, and volunteers.

There are a few property owners and residents within the Dexter Neighborhood who are guilty of these unsightly maintenance issues. The City of Prescott Code Enforcement Officer is well aware of these properties and is working with the owners to seek positive solutions. Well maintained properties are a benefit to the entire neighborhood as well as to the City overall.

## **Mature Vegetation and Common Space**

One of the greatest assets in the neighborhood is the mature vegetation and unique granite rock formations. The neighbors would like to protect natural terrain wherever possible to preserve the existing character of neighborhood. Due to the neighborhoods proximity to West Granite Creek Park it is also crucial to the neighbors that trail networks providing pedestrian and non-motorized access to and throughout the park be provided. The planning group fully supports the adopted West Granite Creek Park Master Plan. Granite Creek traverses the neighborhood and is enjoyed by residents and non-residents alike. Both the Prescott Creek Preservation Association (PCPA) and the Open Space Alliance have active programs targeting the preservation and maintenance of the creek.

The neighbors have also expressed an interest in developing a community garden. Gardening helps build neighborhood pride and a healthy respect for the natural environment. They can provide an opportunity for children and adults to work together building a deeper understanding and



improving their respect for each other. This type of involvement can encourage neighbors to come together on other community projects such as blockwatch and civic participation. The prime area to locate such a garden would be in the West Granite Creek Park area. If we

are unable to locate in the park, neighbors and the City will work with Prescott Unified School District to see if land could be used at the Dexter Resource Center.

### **Noise Abatement**

Noise pollution is not easily defined. Part of the difficulty lies in the fact that in some ways it is different than other forms of pollution. Although we can measure individual sounds, it is difficult to monitor cumulative exposure to noise or determine how much is too much. The definition of noise itself is highly subjective. To some people the sound of a loud engine is thrilling while to others it is an annoyance. Broadly speaking, any form of unwelcome sound is noise pollution to someone and mitigation techniques should be investigated.

The neighborhood's proximity to Yavapai Regional Medical Center is both a blessing and burden. Having fine health care so close is certainly a plus, but the constant sound of wailing sirens is an annoyance to those who live closest to the hospital and to the Whipple/Montezuma Connector. The residents understand that sirens are necessary to alert drivers to an emergency vehicle but wonder if they are necessary at 3:00 a.m. Within Dexter's boundary also lies a large industrial park. This industrial area is a part of Prescott's history and dates back over one hundred years to when the railroad passed through this part of town. Neighbors appreciate the rights of the industrial users but would like to have more dialogue with their industrial neighbors on ways to mitigate sounds and perhaps hours of operation.

### **A Safer Community**

The Dexter neighborhood is where over 1,200 Prescott residents have chosen to call home. Keeping their neighborhood a crime free place to live takes time, energy and commitment on the part of the residents and the City. The Prescott Police Department initiated the highly successful S.A.R.A. (Scanning, Analysis, Response and Assessment) program in 1997. This program helped form the foundation for the neighborhood plan and the blockwatch program. Not only did the

S.A.R.A. project give our law enforcement a chance to meet and work with residents, it also involved Arizona Public Service who in turn donated several streetlights to the neighborhood.

The Blockwatch program has been started in the neighborhood but has met with limited success. It is hoped that out of this planning process neighbors will be more comfortable talking with each other and the police department. Blockwatch can be effective in detecting, deterring and delaying crime. The program can improve the quality of life within neighborhoods by educating individuals on how to work together to solve crime problems; it also encourages citizens to take pride in their neighborhood and help prevent crime. The best crime prevention is a good neighbor. The police department cannot be everywhere at once, but the neighbors can. Neighbors must take the initiative to get the program off the ground. The Prescott Police Department is anxious to expand the program in the Dexter neighborhood.

### **Neighborhood Participation and Notification**

Neighborhood involvement in this planning process has been exceptional. A large number of residents have taken the time and effort to be involved in their neighborhood planning process. Many residents feel this plan is long over due and much more could have been accomplished for this neighborhood many years ago. Today this neighborhood is coping with the Whipple/Montezuma connector, encroaching businesses and the redevelopment of single family homes into fourplexes. The Dexter residents have made it quite clear that they would like to be included in any new projects occurring within their neighborhood. This group has asked that they receive notification of any future development decisions made by the Planning and Zoning Commission and the City Council.

## QUALITY OF LIFE GOALS & OBJECTIVES

### **Goal 10**

Preserve the livability of the Dexter Neighborhood by encouraging better property maintenance, noise abatement, and the removal of abandoned vehicles and dilapidated buildings.

**Objective 10A:** Continue neighborhood clean up efforts in conjunction with city staff and neighborhood residents on at least a twice yearly basis to further encourage property maintenance.

**Objective 10B:** Work together as a neighborhood unit in assisting those property owners who are unable to adequately maintain their property.

**Objective 10C:** Continue to investigate mitigation techniques with the City of Prescott when noise pollution becomes a problem for neighborhood residents. Work with providers of emergency services to reduce the use of sirens in the very late p.m. and very early a.m. hours when traveling through residential portions of the neighborhood.

### **Goal 11**

Preserve the character and atmosphere of the Dexter Neighborhood by protecting the natural terrain, providing common areas for residents and preventing criminal activities.

**Objective 11A:** Pursue changes in the zoning code to offer greater incentives for preserving existing, mature vegetation and granite rock outcroppings when properties are redeveloped for multi-family or commercial use.

**Objective 11B:** Continue to support the development of West Granite Creek Park as well as future trail extensions that will benefit the neighborhood residents. Continue to improve pedestrian and bicycle access throughout the neighborhood as well as the park.

**Objective 11C:** Promote the use of other neighborhood centers such as the Dexter Resource Center or the Yavapai College Leadership Center as places for residents to organize and interact with one another.

**Objective 11D:** Encourage the City of Prescott Police Department to work with residents to develop a neighborhood blockwatch program.

**Objective 11E:** Promote the development of a neighborhood garden in West Granite Creek Park or find an alternative location that is centrally located.

### **Goal 12**

Increase neighborhood participation in the planning process through increased notification of proposed development plans within the Dexter Neighborhood.

**Objective 12A:** Keep close contact with the core neighborhood planning team with written notice of proposed changes in the neighborhood.

**Objective 12B:** Planning team members should work to inform other residents in the area of proposed changes that may affect them as well as the neighborhood.

**Objective 12C:** Continue to meet as a group on a quarterly basis and actively participate in other neighborhood events such as National Night Out.

# ACKNOWLEDGEMENTS

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### **Participating Elected & Appointed City Officials**

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Councilman Steve Blair  
Councilman Tom Reilly  
Councilman Lee Nidess  
Councilman John Steward  
Robert Lightfoot – Planning & Zoning Commission  
Phyllis Boris – Board of Adjustment

### **Contributing Agencies**

Mike Johnsen - APS  
Mary Ann Kapp – Dexter Resource Center  
Kevin Kapp- PUSD  
Sue Knaup – Prescott Alternative Transportation  
Laura Norman – West Yavapai Guidance Clinic  
Linda Broomhead – NACOG  
Tri-City Gang Prevention Task Force  
Yavapai County Juvenile Probation Work Program  
Arnold Gray – Chamber of Commerce  
Cynthia Wallace – Yavapai College  
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Mike Kabbel – Prescott Police Department  
Jim Shepherd – Code Enforcement Officer  
Tom Gulce – Community Development Director  
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Tiffany Rich – Community Development Department  
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