

City of Goodyear Recreation Campus – Project Narrative

Project Description

The Recreation Campus project is situated at the northwest corner of Estrella Parkway and Goodyear Boulevard. The project includes a Recreation Center (48,000 SF), Aquatic Facility (activity pool and 25-yard competition pool) and a 30-acre park which includes: 2 multi-use turf fields, 2 baseball / softball fields, walking pathways, 2 tennis courts, 6 pickleball courts, 2 sand volleyball courts, 2 basketball courts, group ramada area, playground, maintenance yard, and two standalone restroom buildings.

The proposed Goodyear Recreation Campus is consistent with several of the goals outlined in the Goodyear 2025 General Plan. It specifically achieves Goal CC-3: A regionally linked and locally accessible park, recreational facility, open space, and trail network to serve existing and future residents. The Recreation Campus project is also consistent with the results of a recent Goodyear citizen survey that revealed top funding priorities to be Maintaining and Improving Parks (85%) and Providing Recreation Opportunities (73%).

Zoning

The property is owned by the City of Goodyear and is currently zoned PAD, Planned Area Development. The PAD is the University Park Final Planned Area Development. The PAD was approved on June 22nd, 2009 under ordinance no. 09-1183. The property will need to be rezoned to a Public Facilities District, PFD.

The Recreation Campus project is well-suited for this parcel based on its physical and natural features. The site is in a high visibility area, is topographically favorable for the proposed site amenities, and has favorable soils. Consistent with the 2017 Engineering Design Standards and Policies Manual 7.3.3 City Park Design, the Recreation Campus project is planned to be adjacent to school sites, both Desert Edge High School and BASIS Goodyear. The proposed project location will assist in creating a fluid joint use between the recreation center, aquatics facility, park, and school facilities. Due to its proximity to these school sites, the uses allowed under the proposed PFD zoning district are better suited to the subject property than the uses under the current zoning. The proposed site is compatible with all potential uses allowed in the Public Facilities District (PFD) and is compatible with adjacent zoning. This PFD zoning district accommodates all park activities and allows for a 40-foot maximum building height, consistent with the design for the recreation center building.

Based upon the above-mentioned citizen survey, Goodyear 2025 General Plan goals, and the completed Recreation Campus master plan, there is a demand for parks and recreation in this area and the amount of land available appropriately accommodates this demand. As this is a City property and the first of its kind in Goodyear, similar existing public services are not provided in close proximity and the Recreation Campus project would likely not be confronted with potential adverse fiscal impacts based on site location.

Project Background

The City completed a comprehensive master plan for the entire 86-acre area in 2018. The master plan was a comprehensive document which included a robust community outreach and stakeholder program. The master plan was based on input from the community, stakeholders, and staff. This input was used to identify park and recreation facility improvements and amenities that are supported by the community as well as input from previously completed planning documents.

The project is comprised of Six Capital Improvement Projects which are defined as follows:

- Recreation Campus Aquatics Facility – Activity Pool and 25-yard competition pool
- Recreation Campus Recreation Center – 48,000 SF Recreation Center Building
- Recreation Campus 30 Acre Park – 30-acre park which includes: 2 multi-use turf fields, 2 baseball / softball fields, walking pathways, 2 tennis courts, 6 pickleball courts, 2 sand volleyball courts, 2 basketball courts, group ramada area, playground, maintenance yard, two standalone restroom buildings
- Recreation Campus Harrison Street – Offsite Street Improvements from 158th to Estrella Parkway including 8-inch water and 8-inch sanitary sewer
- Recreation Campus Estrella Parkway – Offsite Street Improvements from Goodyear Blvd to Harrison including additional 3rd land SB/NB and decel / right turn lanes.
- Recreation Campus RID Relocation – Relocation of existing irrigation canal to underground 36-inch irrigation pipe with irrigation structures.

Water / Wastewater

The City of Goodyear would serve as the water and sewer service providers for the project. More information on project compliance with the integrated water management plan for both water and wastewater can be found in the preliminary water and sewer report.

Drainage / Stormwater Runoff

The overall drainage concept for the Site and the offsite infrastructure is for all runoff to be conveyed to retention basins which drain through drywells per the EDSPM and DPS standards. Harrison Street will discharge via catch basin to retention basins on the north and south sides of the road. The half street of Estrella Parkway will discharge, via scuppers, to multiple retention basins within the Site. The half street of Goodyear Boulevard and Sherman Street will discharge, via existing scuppers to retention basins on the southern boundary of the Site.

Onsite runoff will also be retained on site. Athletic fields will be graded to allow positive drainage to localized retention basins. Baseball fields on the southern half of the Site will slope north to two retention basins that will be connected by an equalizer pipe. A series of retention basins on the southern boundary of the Site will also be connected to each other by equalizer pipes, and the south parking lot will drain via catch basins to the retention basins. In the southwest corner of the Site, the existing scupper will discharge to a small retention depression that will connect to a larger basin via an equalizer pipe beneath the proposed driveway.

Drainage calculations and design can be found in the Goodyear Recreation Campus Drainage Report.

Offsite Street Improvements / Right of Way

The following is a summary of the proposed offsite improvements for the project and additional traffic information can be found in the Goodyear Recreation Campus Traffic Impact Statement.

Harrison Street – Proposed Right of Way – 80 Ft

- Harrison Street will be connected from 158th Avenue to Estrella Parkway as part of Phase 1 improvements.
- The recommended cross section for Harrison Street is a minor collector roadway. The minor collector roadway section should be designed according to the City of Goodyear Standard Detail G-3124-1, with 12-foot travel lanes, 5.5-foot bike lanes, and a 12-foot center two-way left-turn lane. By Phase 1 of the park, this section will be constructed from 158th Avenue to Estrella Parkway.
- West of 158th Avenue to the RID access road temporary widening is necessary to accommodate a minimum of 12-foot travel lanes in each direction until funding is available for ultimate south half street improvements.

Estrella Parkway and Harrison Street – Estrella Parkway - Existing Right of Way – 150 Ft

- The west half of Estrella Parkway will be improved to provide the southbound third thru lane from Harrison Street to Goodyear Boulevard and bike lane.
- Per City of Goodyear standards, a 250-foot southbound right-turn lane shall be constructed at this intersection. Based on the results of the analysis, 250 feet will be acceptable storage to accommodate the estimated traffic volumes during a typical weekday and weekend peak hour by year 2040.
- Estrella Parkway and Harrison Intersection is currently a unsignalized “T” intersection. Results of the traffic signal analysis indicate that all volume-based signal warrants are anticipated to be met by opening year 2020. As a result, it is recommended that a traffic signal be installed at the intersection of Estrella Parkway and Harrison Street when the west leg of the intersection is completed and before Phase 1 of the park is opened. Protected/permitted left-turn phasing for the northbound approach and permitted left-turn phasing in all other approaches is recommended. When signalized the intersection is anticipated to operate at LOS of C or better.

Estrella Parkway and Goodyear Blvd – Estrella Parkway - Existing Right of Way – 150 Ft

- Per City of Goodyear standards, a 250-foot southbound right-turn lane shall be constructed at this intersection.
- With park frontage improvements along Estrella Parkway, the intersection of Estrella Parkway and Goodyear Boulevard North is planned with sufficient pavement on the southbound approach for three thru lanes and a right turn lane. The third thru lane will be striped out and the right turn lane will be striped as a trap lane at Goodyear Boulevard until the third lane is improved south of Goodyear Boulevard.

Construction Schedule

The project is transitioning to final design and the City has a CMAR contractor on board. The current schedule has a project construction completion of fall 2020.

RID construction work needs to begin construction prior to Nov. 2019 dry up.