

AGENDA ITEM #: _____

DATE: June 26, 2019

CAR #: 2019-6698ws



CITY COUNCIL & PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Goodyear Civic Square at Estrella Falls Planned Area Development

STAFF PRESENTER(S): Julie Arendall, City Manager
Christopher Baker, Development Services Director
Katie Wilken, Planning Manager

OTHER PRESENTER(S): NA

Summary: City Council and the Planning and Zoning Commission will receive information and provide feedback regarding the rezoning for the Goodyear Civic Square at Estrella Falls Planned Area Development (PAD). The PAD consists of approximately 104 acres generally located east of the Bullard Wash, between McDowell Road and Virginia Avenue/Encanto Boulevard.

Recommendation:

Provide staff with feedback and direction on the PAD rezoning.

Fiscal Impact: The voters of Goodyear have previously approved a City Hall/Street Infrastructure project with bond authority up to \$53M. Preliminary estimates for this project are approximately \$83M with funding coming from existing bond authority, funding reserved in the Capital Improvements Program, and a dedication of one-time revenues received above our current five-year revenue forecast used to develop our fully funded Capital Improvements Program.

Background and Previous Actions

The city of Goodyear has considered constructing a purpose-built City Hall since purchasing 40 acres on the northeast corner of Bullard Avenue and I-10 in 1984. Citizen committees were created in 1985, 1987, 2001 and 2004 to provide input on what residents would like to see in a City Hall project. The consistent theme from all of these efforts were to create (1) a dedicated space designed for consolidated public services, (2) a gathering place for public events, and (3) economic vitality through mixed-use development.

On March 25, 2019, staff presented Council with a new opportunity to create a public-private partnership with The Globe Corporation (Globe) to pursue this long-awaited project. On April 8,

2019, the City Council approved a Letter of Intent to pursue the project through a public-private partnership with Globe. On June 5, 2019, a neighborhood meeting was held with residents and stakeholders to discuss the proposed PAD rezoning. Attendees were generally supportive of the City Hall and other proposed civic and commercial uses but several were opposed to the multi-family development proposed within the project.

Staff Analysis

The request under discussion is a rezoning of approximately 104 acres to create a new Planned Area Development (PAD) that will permit the development of a mixed use project containing civic, commercial and residential uses. The PAD will be known as the Goodyear Civic Square at Estrella Falls. The intent of the PAD is to create an urban, pedestrian-oriented development that will be a center for civic administration, services and events. The area is also intended for the development of higher intensity office and commercial development. Another key component of the PAD is the provision for higher density residential development, which will support the commercial development anticipated in the area and help activate the civic spaces.

Attachments

None