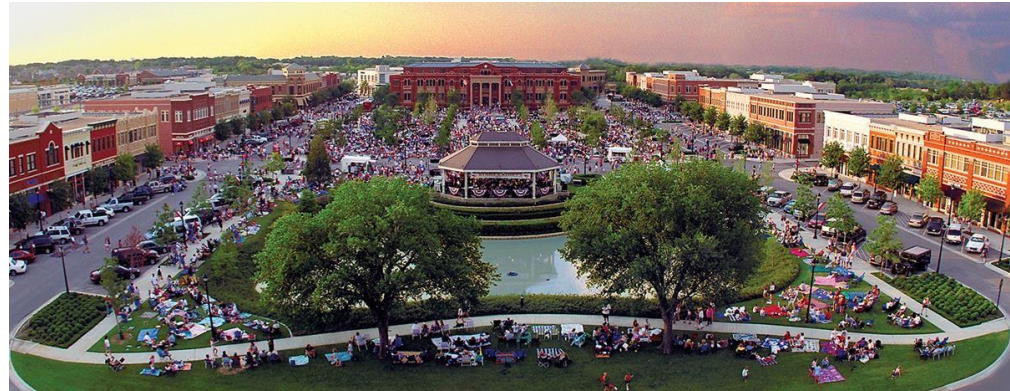


Goodyear Civic Square



PURPOSE

- Familiarize Council and Planning Commission with the Civic Square PAD
- Ask questions and provide input



Goodyear Civic Square



AGENDA

- Staff presentation – review the project
- Council and PZ conversation and questions
- Input to Staff



Overview and Existing Conditions



Goodyear Civic Square



OVERVIEW AND ORIENTATION

- Site is 104 acres
- Served by Liberty Utilities
- Wash to the West



Existing Conditions



Enclave Rio Paseo

Liv Goodyear

Highlands Rio Paseo

Cottages at Rio Paseo

Aldea at Estrella Falls



Goodyear Civic Square



EXISTING IMPROVEMENTS

- Roads
- Traffic Signals
- Bullard Wash

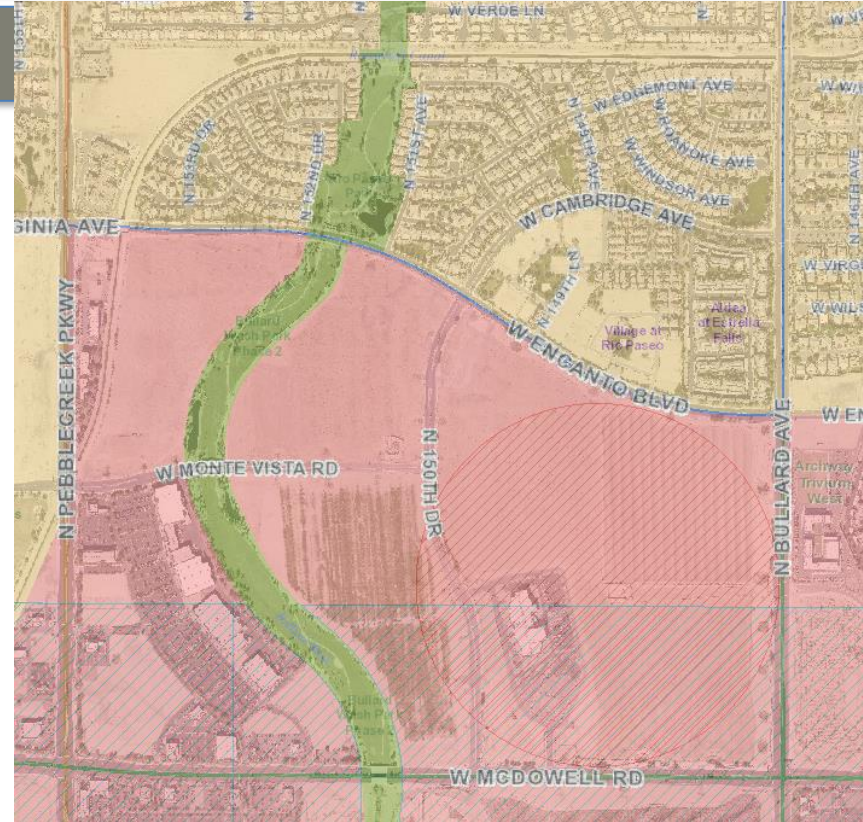


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GENERAL PLAN GUIDANCE / STRATEGY

- 1: Create Attractive & Diverse Destinations
- 2: Physically & Socially Connected Community
- 3: Expand the Parks, Open Space, Trails & Recreation System
- 7: Maximize Partnerships & Collaboration



Goodyear Civic Square



ULI TECHNICAL ASSISTANCE PANEL

- 2014 ULI TAP
- How to attract Class A office and destination entertainment?
- Recommend locating City Hall at regional mall site



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EXISTING ZONING

Goodyear Planned Regional
Center

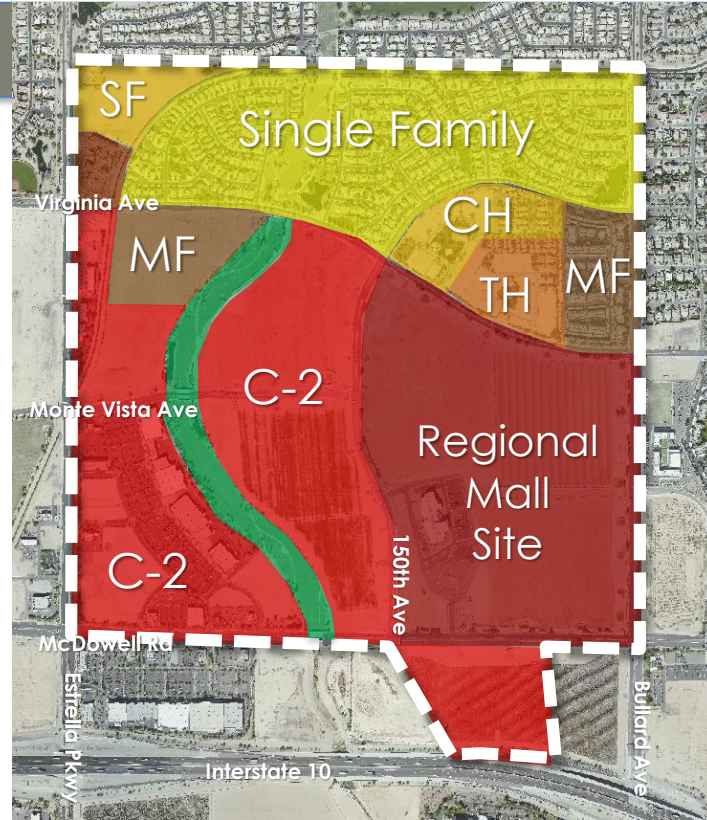


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EXISTING ZONING

- Mix of Uses
- Graduated Density

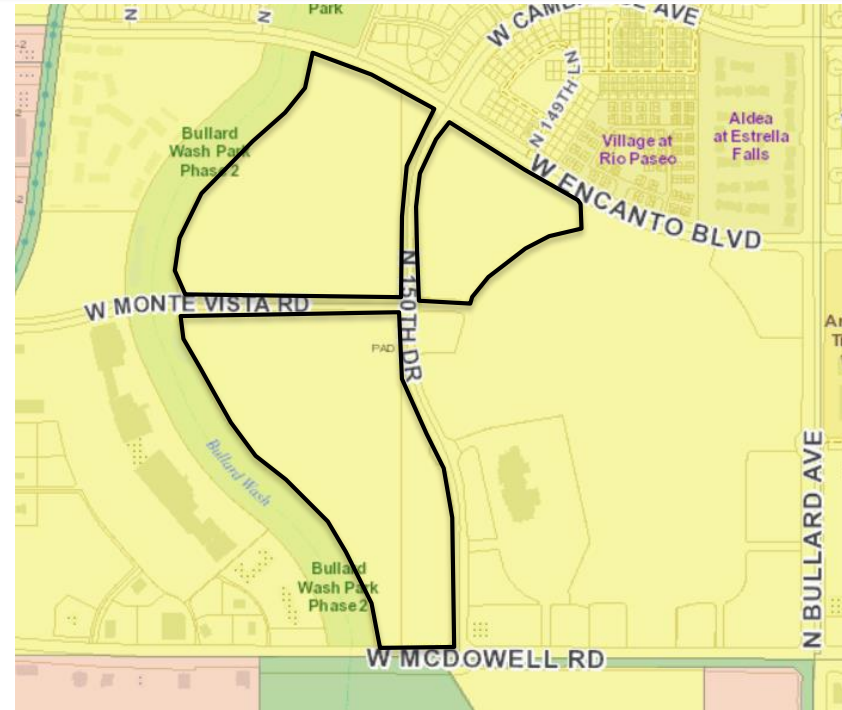


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EXISTING ZONING

- Zoned PAD
- Part of Goodyear Planned Regional Center
- The site includes “Mixed Use Commercial” which is equivalent to our C-2 district and “Regional Center” which is the mall site.



Development Proposal



Goodyear Civic Square



PAD PROPOSAL

Parcel A is approximately 48 acres

Parcel B is approximately 39 acres

Parcel C is approximately 17 acres



Goodyear Civic Square



PAD PROPOSAL

Create a destination:

- Municipal, office, commercial, retail, multifamily, single-family residential
- City Hall and 2± acre Civic Square Park.
- Vibrant area to live, work, play, and enjoy within a walkable and bike-able environment.

Goodyear Civic Square



PAD PROPOSAL

Parcel A

- Commercial (retail, entertainment, office)
- City Hall
- Residential

Parcel B

- South end court home and townhome
- North end single family

Parcel C

- Multi-family and/or commercial



Parcel A



Core



Core Phase 1 12.8 acres



Goodyear Civic Square



CORE AREA ARCHITECTURAL PALATE



- Forward looking
- Timeless
- Brick, glass, metal wood, stucco



Goodyear Civic Square



COMPREHENSIVE STREET AND LANDSCAPE PLAN AND SIGNAGE

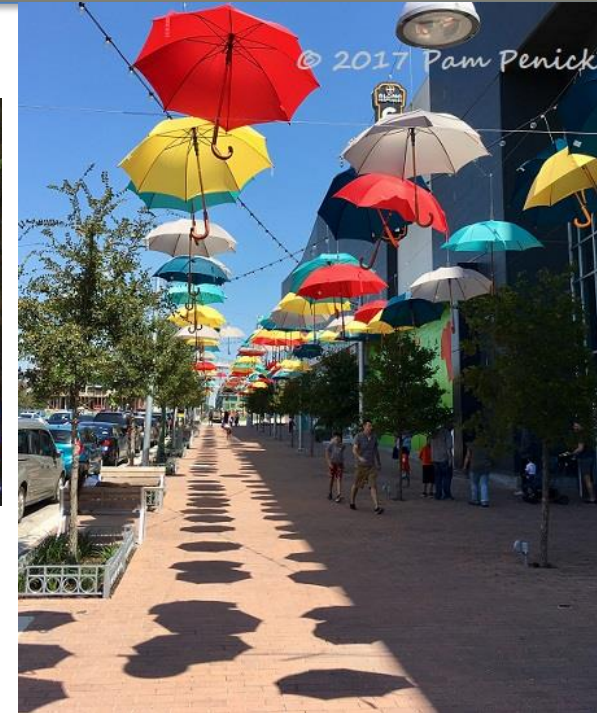
Important design level document that creates:

- street sections
- landscape standards
- sidewalks
- shade
- pedestrian furniture

Creates sign standards

Creates a true walkable environment

PAD recognizes this area as different



Partnership, Benefits, and Next Steps



Goodyear Civic Square



WHY NOW AND WHY MOVE CITY HALL

- Willing and able property owner with resources to deliver
- 1,000+ people in Phase 1 of Core to drive destination retail and entertainment
- In alignment with ULI recommendations and General Plan
- Create momentum for additional growth
- Relocation and increase size of library for 160,000 visitors per/year.

Goodyear Civic Square



OVERVIEW OF PARTNERSHIP

- City Hall and Park site totaling approximately 7 acres
- Surface parking north and south of City Hall
- On street parking and public streets
- A parking agreement will be forthcoming
- Structured parking with off hours public use
- City is an active customer of the development
- City will be an owner after construction

Goodyear Civic Square



OVERALL BENEFIT TO THE CITY

- 100,000 sq. ft. Class A office building at time of City Hall construction
- Class A is defined by Costar as the highest rating of location, finishes, design, and efficiency
- Create THE unique destination in the West Valley
- Provides 2-acre park for events and city celebrations

Goodyear Civic Square



NEXT STEPS

- Planning Commission Public Hearing 6.26.19
- City Council Public Hearing 7.8.19
- Development Agreement is forthcoming
- Comprehensive Streetscape and Landscape Plan and Signage forthcoming
- Parking Agreement Forthcoming
- Parcel B Plats are in process

Goodyear Civic Square



QUESTIONS

Discussion, Questions, and Direction