

AGENDA ITEM #: _____

DATE: February 24, 2020

CAR #: 2020-6847ws



CITY COUNCIL ACTION REPORT

SUBJECT: Goodyear Civic Square at Estrella Falls Project Update

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

OTHER PRESENTER(S): Jeff Cutberth, Principal, Butler Design Group

Summary: Staff will provide Council with an update on the Goodyear Civic Square at Estrella Falls.

Recommendation: This presentation is for informational purposes only.

Fiscal Impact: The Goodyear Civic Square design and construction costs are included in the adopted FY2020 Capital Improvement Plan.

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 Letter of Intent was approved and on July 8, 2019, Council approved the rezoning of the Globe property in order to create a new Planned Area Development mixed use development.

City Council adopted a resolution for Civic Square on August 19, 2019, and directed the city manager to execute the development agreement. Under the terms of the agreement, Globe donated approximately 6 acres of land for the project and will serve as the master developer. The first phase of the Civic Square project includes:

- 4 story, 125,000 SF City Hall with a 20,000 SF Public Library
- Civic Square Park
- 100,000 SF Class A Office Building
- Structured parking garage

Staff Analysis

Space Planning/Program Documents

On August 28, 2019, Arrington Watkins Architects was hired by the city for space planning, programming, development of criteria documents, ancillary site development and owner's representation services. The program information was gathered and obtained by a series of meetings with staff and facility users. The programming effort was concluded in December 2019, and will assist the design-build team in the overall planning effort.

Project Design

The Globe Corporation selected Ryan Companies, US, Inc. as the Design-Build firm for the project. Ryan Companies' architect of record is Butler Design Group. Ryan and Butler began working with the city in September 2019. Preliminary design work has included the development of supplementary design guidelines, space plans, floor plans and site plans. A community outreach process, focused on the library, has also occurred and will help shape the design of the library.

The presentation will include an overview of the project and provide an exterior vision of the future Goodyear City Hall and Library.

Attachments

Parcel Map