



City of Goodyear

Meeting Minutes

City Council Work Session

Mayor Georgia Lord

Vice Mayor Bill Stipp

Councilmember Joe Pizzillo

Councilmember Sheri Lauritano

Councilmember Wally Campbell

Councilmember Brannon Hampton

Councilmember Laura Kaino

Meeting Location:
Goodyear Municipal Court
and Council Chambers
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Wednesday, June 26, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers

A Special Joint Work Session with the Planning and Zoning Commission

CALL TO ORDER

Mayor Lord called the Joint Work Session to order at 6:00 p.m.

ROLL CALL

Present 7 - Mayor Lord, Vice Mayor Bill Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton, and Councilmember Kaino

Planning and Zoning Commission Members Present: Commissioner Clymer, Commissioner Ellison, Commissioner Molony, Commissioner Steiner and Vice Chairman Barnes

Absent: Commissioner Kish and Chairman Bray

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey, City Clerk Darcie McCracken, Development Services Director Christopher Baker, Planning Manager Katie Wilken and Development Services Management Assistant Alissa Magley

AGENDA ITEMS FOR DISCUSSION:

- 1 [2019-6698ws](#) 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. (Julie Arendall, City Manager; Christopher Baker, Development Services Director; and Katie Wilken, Planning Manager)

Mayor Lord introduced City Manager Julie Arendall. Ms. Arendall welcomed everyone to this special joint meeting of the City Council and Planning and Zoning Commission.

Development Services Director Christopher Baker began the presentation outlining the purpose for

the presentation. Planning Manager Katie Wilken gave an overview and described the location of the project. She emphasized that this zoning request does not include the Regional Mall site. She stated that the west side of the property abutted to the wash and Rio Paseo is to the north, Liv Goodyear to the west on the other side of the wash, and Aldea to the northeast.

Ms. Wilken stated that the infrastructure was already in place. She commented on the guiding principles in the General Plan that this project would address. She spoke about the 2014 ULI Technical Assistance Panel that recommended locating City Hall at the regional mall site. She added the history of the zoning for the parcels.

Council asked for additional information about as you move closer to the site, there is a higher density of housing. Ms. Wilken spoke about how the lights, noise and congestion would surround the commercial site and that as you move away from the commercial area, the homeowners would expect less noise, lights and congestion. She added that there were more mixed uses with more residential in the commercial.

Mr. Baker spoke about the proposed project of 104 acres. Parcel A is approximately 48 acres, Parcel B is about 39 acres and Parcel C is approximately 17 acres. The PAD proposal creates a destination that includes municipal, office, commercial, retail, multifamily and single-family residential. The project includes a City Hall and a 2-acre Civic Square Park. These amenities provide a vibrant area to live, work, play and enjoy all within a walkable and bike-able environment.

Mr. Baker continued with Parcel A, stating that it would include commercial, City Hall and residential, the south end of Parcel B would include court homes and townhomes and the north end would have single family. Parcel C would be multi-family and/or commercial. He added that Parcel A is intended to be the most active of the parcels. He spoke about potentially having events in the amphitheater in the wash. He spoke about City Hall being a 4 or 5 story building with about 125,000 square feet. He outlined the plan to have parking spaces to the north and south of City Hall.

Mr. Baker spoke about potential events that could take place in the Civic Square and Park. He showed several core area architectural examples of what the palate could be for City Hall. The current PAD does not get into the specifics but speaks to the zoning for the area.

Commissioners asked about scooters being allowed in the area. Mr. Baker said there was an upcoming work session that would address that issue.

Council commented on having a gathering place and stated that the road between the office space and the park would be able to be closed off in order to have a larger gathering space.

Council inquired about the height of City Hall and other buildings. Mr. Baker likened the heights of the buildings to a wedding cake with increasing heights building up to the main City Hall. Ms. Arendall said that if City Hall could only be 4 stories, that there would be other design elements such as parapets to give that distinguished appearance.

Council asked about any restrictions for commercial uses within the parcels. Ms. Wilken responded in the affirmative, stating that while there were general uses permitted, there was an extensive list of prohibited uses that consisted of uses that did not promote the walkability of the area.

Council commented that they liked the concept and used terms such as timeless and stately to describe the vision for the area.

The commission inquired about the number of parking spaces. Mr. Baker commented there were about 1900 spaces planned with more planned for parking eventually. He added that they worked closely with Globe and Butler Design to tuck in structured parking with appropriate ingress and egress.

The commission inquired about connectivity to the area east of the Harkins. Mr. Baker said it was too early to speak to that specific area; however, it would be a major component for the future as that area develops. Ms. Wilken added that the hope would be people would go to Harkins, eat at a restaurant in the area and let their kids play in the park.

Council referenced a potential bandshell and asked if golf carts would be allowed within this area.

Council asked about Parcel C and how much multi-family would be there and what other uses would be there. Ms. Wilken spoke about researching the site and going to other mall sites and shopping malls and with multi-family being in the out areas of the malls. Mr. Baker added that there were successful projects similar to this in several other cities.

The commission asked if the developer of the mall had been informed of the plans for the site. Ms. Arendall responded that Macerich is aware of the project and the city is hoping that the success of this site will help the future shopping site.

Council asked if there is any concern with obstructed views with the office building facing the garage. Mr. Baker stated that there has been discussion about this and in order to avoid a canyon between the office building and the parking facilities, it is being treated as a linear park.

Council asked what are the attributes of class A office space. Mr. Baker said that class A office space is defined as having the highest rating for location, quality of design, finishes, and material in the marketplace.

Council asked if there might be any chance of having retail and residential directly above the retail. Mr. Baker said that it was something that would be considered in this mixed use space, especially in the northeast and northwest portion of parcel A.

Mr. Baker stated that the city had a partnership with Globe Corporation.

George Getz, Globe President and Co-CEO, and Mike Olson were both in attendance. Mr. Getz stated that they were excited for this partnership. Mr. Getz introduced several others that were in attendance from Globe. Globe wants to create a wonderful development with the city. The civic square is viewed as an anchor and will create more interest for people to want to be there. They have confidence that the office space will be leased and want to create a competitive rate to attract businesses to the west valley. He added that the city team was great to work with and it has been a great partnership.

Mr. Baker spoke about the steps moving forward. He reviewed why City Hall should be moved to this new area rather than the former site. He spoke about the willing and able property owner with resources, it was in alignment with the ULI recommendations and the General Plan, it would create momentum for additional growth and would allow for the relocation and increase of size of the library to allow for over 160,000 visitors per year.

Mr. Baker gave an overview of the partnership with Globe and the amenities that would be included. He spoke about the overall benefit to the city with the Class A office, 2-acre park and creating the unique destination in the west valley. He added that the Planning and Zoning Commission would hear the item after this meeting and Council would have it on the July 8 agenda.

Ms. Arendall stated that the planned completion of the first phase would be available in the summer of 2022.

Mayor Lord thanked the Planning and Zoning Commission for their service and for reviewing everything prior to Council. She thanked everyone for their teamwork in moving forward with the project.

INFORMATION ITEMS

None.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Joint Work Session at 7:07 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____