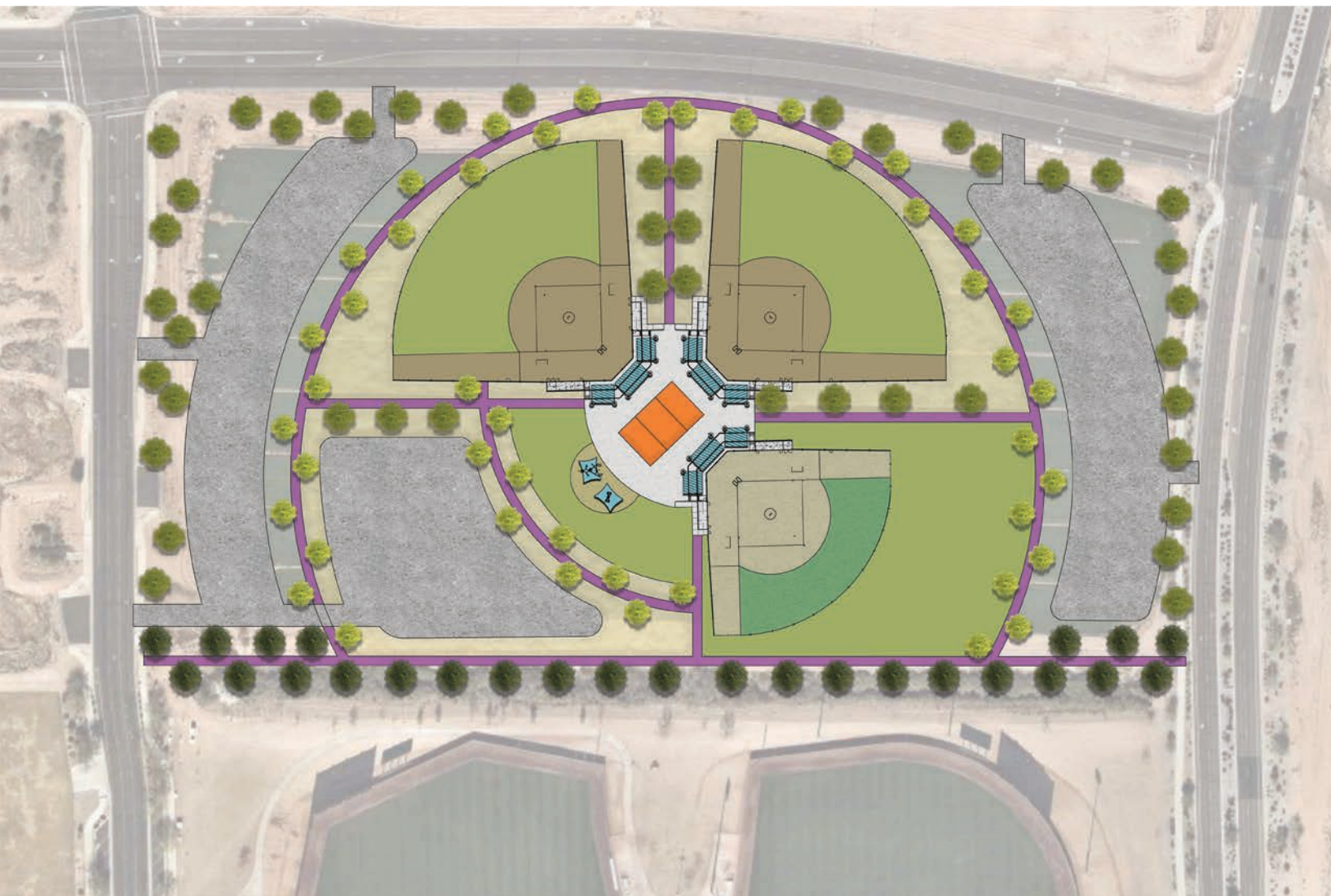




City of Goodyear

Parks, Recreation, Trails & Open Space Plan Amendment

PREPARED FOR THE CITY OF GOODYEAR MAY 21, 2021

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PURPOSE:

The City of Goodyear Parks, Recreation, Trails and Open Space Master Plan was adopted by Mayor and City Council in July 2014. The purpose of the plan is to offer strategies and operational policies that provide guidance to Goodyear Parks and Recreation Department as it pursues its mission over the next decade and beyond. This plan amendment adds the highlighted section below:

Goal 3: Plan for and provide parks and park facilities that meet current and future needs of Goodyear residents and businesses.

Strategy 3c: Distribute parks consistently throughout the city

Action 3c.a.1: Encourage equitable access of parks and recreation facilities through the acquisition of land and the development of facilities.

1. Explore the acquisition of the 16 +/- acre site located at the southeast intersection of S. Wood Boulevard and W. Lower Buckeye Parkway (adjacent to the Goodyear Spring Training Facilities) for the purpose of developing a special use park to include two ball fields and one ball field designed specifically for special need accommodations.
2. Update "Figure 10a: Future Potential Parks North."
3. Update "Figure 5a: Existing City Parks."

PROPOSED AMENDMENT MAPS

Figure 10a: Future Potential Parks (North)

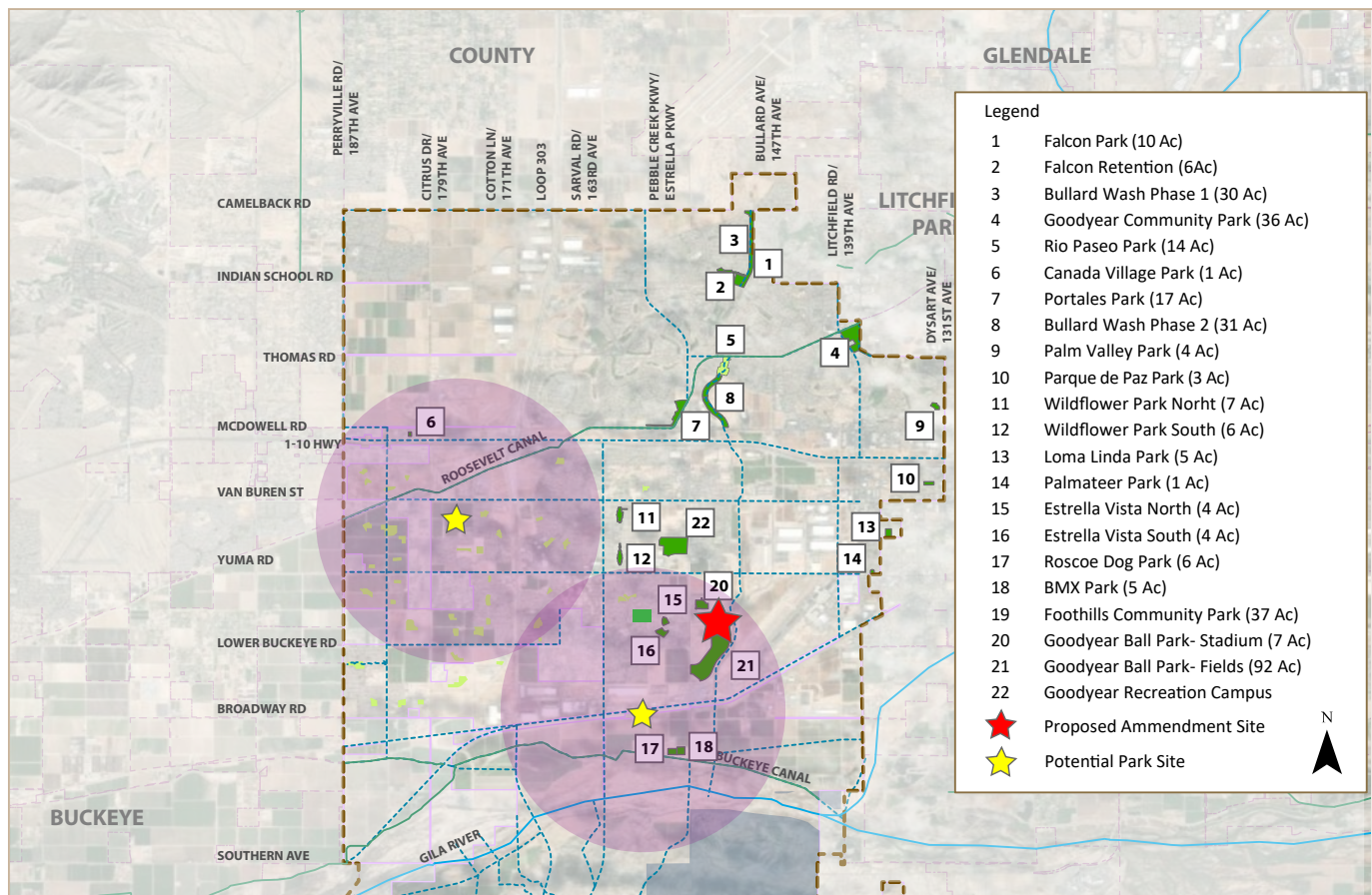
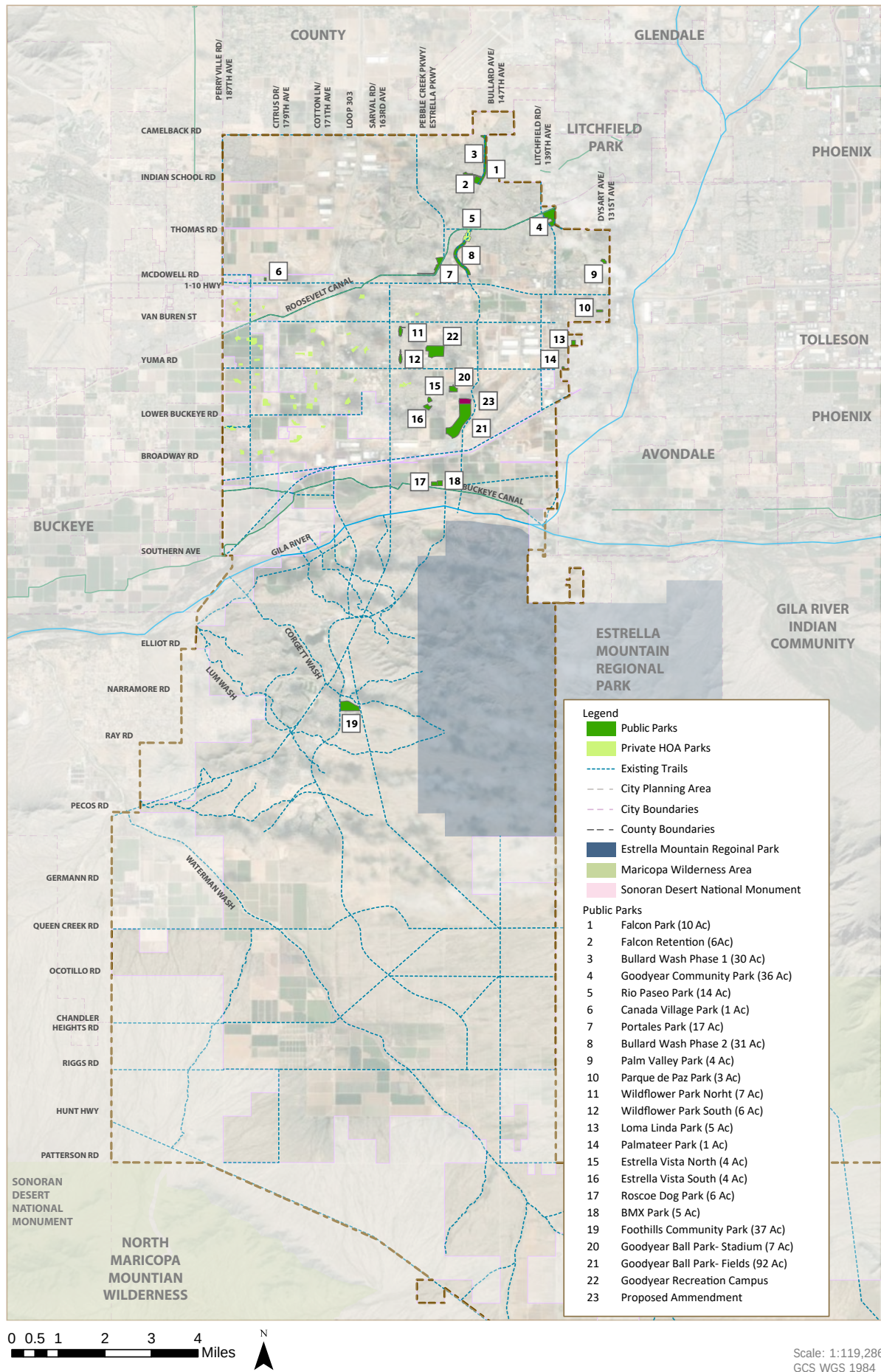


Figure 5a: Existing City Parks



LOCATION & CONTEXT:

The 16 +/- acre site is located at the southeast intersection of S. Wood Boulevard and W. Lower Buckeye Parkway. The site is bounded on the east by S. Bullard Avenue, vacant land, and the Phoenix/Goodyear Airport. The subject site is proposed as a Special Use Park that includes three lighted ballfields. The site is not adjacent to residential uses or other uses that are likely to be light-sensitive.

TERRAIN/TOPOGRAPHY FOR INTENDED USE:

The site is generally flat and is currently used for agriculture. Irrigation ditches are located on the east and south sides of the site. Bullard Avenue has a sidewalk along the west side of the site. The Bullard Wash future trail alignment lies on the east side of Bullard Avenue and provides a direct connection to the site.

ACCESS TO TRANSPORTATION:

Site access is from southbound arterial road South Bullard Avenue, north and south bound arterial road West Lower Buckeye Parkway and north and southbound collector road South Wood Boulevard. Future median improvements could provide northbound access to the site from South Bullard Avenue.

BENEFITS TO & FROM SURROUNDING LAND USES:

Development:

Since the adoption of the Parks and Recreation Master Plan in 2014, new residential development is occurring northwest of the area. The City owns most of the land surrounding the site, with the exception of land directly east and north of the site. City owned land includes the Spring Training Facilities (fields immediately south of the site), Bullard Wash just east of the site, and land associated with the Goodyear Ballpark to the northwest.

Leveraging Facility Adjacencies:

Development of this 16-acre site, immediately adjacent to the spring training facilities, allows Goodyear to capitalize on shared resources (operations, tournament planning, parking, maintenance, etc.). Using this parcel to co-locate similar facilities (ball fields) allows Goodyear to meet growing local demand as well as expand regional and national tournament facilitation opportunities. Development of this site also capitalizes on the identity as a sports destination and leverages the existing development south and northeast of the site, which includes sports-oriented retail and dining uses.

Recreation Campus:

The City is completing construction of the Goodyear Recreation Campus which includes a 30-acre park, 48,000 square foot recreation and aquatics center located approximately one mile north west of the site.

Phoenix/Goodyear Airport:

Phoenix/Goodyear Airport is located less than 1/3 mile from the site. The southwest edge of the site is within the 60 Level of Decible Noise (LDN) of the Phoenix/Goodyear Airport. This site is within the Airport Disclosure Area. According to the Goodyear Airport Master Plan update, flights have increased over 40% between 2014 to 2016, and are anticipated to increase over time. It is also worth noting that the 2018 Airport Master Plan preferred alternative assumes the current westernmost taxiway (Parallel Taxiway B) assumes its' conversion runway. Converting the taxiway to a runway will bring landing and take-off activity closer to developed residential areas on the west. A park would provide an additional buffer between this increased activity and noise-sensitive residential uses to the west.

EQUITY/DEMAND:

The subject site is located in Central Goodyear between I-10 and the Gila River. Central Goodyear has a higher percent minority population and lower median household income than Goodyear north of I-10 (Palm Valley) or Goodyear south of the Gila River (EMR). Central Goodyear (Gila River to I-10) has a higher percentage of population between the ages of five and 19 years than north and south Goodyear. Based on the Level of Service identified in the Parks and Recreation Master Plan, Goodyear currently has a deficit of 12 ballfields. As the City's population increases, the City will need more ballfields. This amendment adds three ballfields and increases the City's level of service by 18% to 2.14 fields per 10,000 residents.

Equity Analysis

Data from 2019 ACS	Citywide	Central Goodyear	Northern Goodyear	Southern Goodyear
Total Pop	88,615	32,421	41,478	14,716
Median Age	36.45	35.05	39.5	42.4
% Minority	37.64%	57.20%	25.25%	29.43%
Med HH Inc.	\$80,727	\$79,269	\$81,793	\$92,428
% of Population > 5 y/o & <19 y/o	20.96%	23.77%	19.01%	20.26%

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	Current Level Of Service*	Recommended Level Of Service	Level of Service with Amendment
Ballfields	1.80	3.17	2.14

* Includes the under construction Goodyear Community Recreation Campus Ballfields.

It should be further noted that due to the recent expansion of the Indians and Reds year-round training program, community use of Spring Training Facilities has been reduced; further justifying the need for additional, adjacent ball fields.

EXISTING PLANS AND POLICIES:

PARKS, RECREATION, TRAILS AND OPEN SPACE MASTER PLAN (2014):

Plan Recommendation: Work with Maricopa County to assure the alignment of the Maricopa Trail along Yuma Road from Goodyear's western boundary to Bullard Wash and along Bullard Wash to the Gila River.

- Bullard Wash is an important, citywide, recreation corridor and comprises a portion of the Regional Maricopa Trail. The Parks and Recreation Master Plan identifies this section of Bullard Wash (south of Yuma Road to the Gila River as a trail alignment. Bullard Wash is located along Bullard Road on the east side of the site. This site could provide an important trailhead to Bullard Wash, and Bullard Wash could provide trail access to this site from the West (along Yuma Road) and the north and south (along Bullard Wash)

Plan Recommendation: Provide two new community parks in Central Goodyear between the Gila River and Interstate 10.

Plan Recommendation: Provide at least four lit youth ballfields in each of the planned community parks.

Plan Recommendation: Provide 3.17 ball parks per 10,000.

Plan Recommendation: Goal 4 - Provide parks and facilities that are accessible to all residents and visitors

- Strategy 4a: Provide parks and recreation facilities that are ADA accessible
- Action 4a.1: Continue to provide a variety of recreation facilities that can be enjoyed by users of all abilities and ages

GENERAL PLAN (2025):

This proposal moves forward Strategy 3 and Strategy 8 of the City of Goodyear General Plan states:

Strategy 3. Expand the Parks, Open Space, Trails, and Recreation System

- As a family-oriented community, the parks and recreation system is a vital part of the community. Providing additional parks and recreation facilities is key to promote a healthy community, social interaction, and provide a desirable place to live, work, play, and visit...

This proposal adds new parks and recreation facilities to the City inventory and provides opportunities for physical activity within Central Goodyear.

Strategy 8. Provide Opportunities for Living a Healthy Lifestyle

- The health of Goodyear residents and businesses is important to create a strong and thriving community. Access to healthy food, clean air and water, decent shelter, and opportunities for physical activity are critical to a high quality of life and the overall success of Goodyear.

Access to recreational opportunities and settings are an important element of the physical determinants of health as defined by Healthypeople.gov.

- **CC-7:** A community with access to healthy eating and active lifestyle opportunities. (Healthy Communities)
- **ED-5:** A destination for tourism in the region and beyond. (Tourism)

The City General Plan identifies this site as appropriate for business and commerce uses. The general plan states that within this land use type parks should contribute to a sense of place and provide areas to house public and

The site is adjacent to an area also identified for transit-oriented development, enhancing its access to the city and region.

The Airport Master Plan states, "The land adjacent to the Airport that is zoned PAD could become problematic for potential noise complaints if residential units are constructed." [Phoenix Goodyear Airport Master Plan Update. 2018. p.5-9] While this site is about 1/3 mile from the airport, it is within the Airport Disclosure Area. Development of this site for non-residential uses could help reduce future noise complaints - especially once Parallel Taxiway B is converted to a runway.

West of the site, the Plan envisions industrial uses associated with the Phoenix Goodyear Municipal Airport. These uses are compatible with an active recreation facility use. Conversely, this site provides an opportunity to buffer planned airport-related industrial uses on the west of the site from planned and existing residential uses located to its east.



MARKET:

In March of 2021, the City approved a request to amend Ballpark Village to increase the density of apartments. This PAD zoning for area permitted commercial and retail activities at the time the Parks and Recreation Master Plan was adopted, was initially amended to allow a mix of mostly lower density development. This amendment maximizes the number of units allowed on the site. Additional parkland will help alleviate demand for recreational facilities due to a robust central Goodyear housing market not anticipated in the 2014 Parks, Recreation, Trails and Open Space Master Plan.

SUMMARY:

This amendment to the 2014 Parks, Recreation, Trails, and Open Space Master Plan achieves the following:

- Encourages equitable access of parks and recreation facilities by exploring the acquisition of the 16 +/- acre site located at the southeast intersection of S. Wood Blvd. and W. Lower Buckeye

Pkwy (north edge of the Goodyear Spring Training facilities) for the purpose of developing a special use park to include two ball fields and one ball field designed specifically for special need accommodations

- Development of this 16-acre site, immediately adjacent to the spring training facilities, allows Goodyear to capitalize on shared resources (operations, tournament planning, parking, maintenance, etc.). Using this parcel to co-locate similar facilities (ball fields) allows Goodyear to meet growing local demand as well as expand regional and national tournament facilitation opportunities. Development of this site also capitalizes on the identity of the area as a sports venue and leverages the existing development south and northeast of the site, which includes sports-oriented retail and dining uses.
- Enhances equity by increasing the acres of park space and number of ball fields available to Goodyear residents
- Supports retail and restaurant related uses at the Goodyear Ballpark by increasing the potential size of the market taking advantage of these businesses
- Responds to recently approved and planned increases in densities around the ballpark area by providing additional recreation facilities thus increasing community enhancement
- Continues implementation of the adopted City of Goodyear General Plan (2025) and the Parks, Recreation, Trails, and Open Space Master Plan (2014)
- Protects the Goodyear Airport from noise-sensitive development
- Buffers central Goodyear residents from future industrial development associated with the Goodyear Airport

Proposed Rezoning Map

