

Cancer Treatment Centers
of America

City Center

College Recruitment

Employment Centers

Entry Monuments

Estrella Falls Regional
Mall

Goodyear Ballpark &
Sports Complex

I-10-Widening

McDowell Road
Improvement District

Public Art

You are here: [Home](#) > [Major Projects](#) > City Center

City Center



Our future downtown

Location

Estrella Parkway and Yuma Road

Timing

Beginning late 2008

Contact Information

Brett Burningham - 623-882-7945

Project Email

citycenter@goodyearaz.gov

Future Heart and Soul of Goodyear

200-acre development

Goodyear has an opportunity very few cities in this country have – the chance to build a downtown from the ground up. This future downtown covers more than 200 acres and encompasses the intersection of two major streets in Goodyear – Estrella Parkway and Yuma Road.

Of the four quadrants created by the intersection, three are owned by private developer Sun MP and the other by the City of Goodyear. All City Center plans are currently conceptual. The original 200-acre site plan (below) illustrates how City Center is divided into quadrants.

NORTHWEST QUADRANT - Goodyear owns the 40-acre northwest quadrant, which will be the first section to be developed. It is known as the “civic” quadrant featuring public facilities such as a new City Hall and Council Chambers, a library, a multi-generational center and a performing arts center.

City Hall is under design and should begin construction in late 2008, with the library close behind. Timing for the other public buildings has not yet been determined. Mixed uses such as retail, office and residential will round out the NW quadrant.

North of the civic quadrant and adjacent to it is a 100-acre parcel owned by the City:

- It was originally planned as a city park, but is now being taken into consideration during the City Center planning process.
- This parcel will become home to two 30-acre college campuses and a 40-acre park.
- Both University of the Incarnate Word and Franklin Pierce University have signed leases with the City for long-term use of the land on which they will build campuses with on-site student housing.



OTHER 3 QUADRANTS – The northeast quadrant is planned primarily for entertainment uses, the southeast will be mostly offices and

the southwest quadrant townhouses and lofts. While each has a main purpose, all quadrants will contain mixed uses.

A public/private partnership

Goodyear conducted a *worldwide* competition to find the right private company to partner with the City to develop its future focal point. The winning proposal was submitted by the team of Lankford & Associates, Inc. of San Diego, Carrier Johnson, Phelps Development and JMI Sports. Contract negotiations are currently underway between the city and this team. A very unique partnership is envisioned – one where the City gives the developer a Ground Lease Option for site control and the exclusive right to develop the City Center for a period of time.

Latest conceptual version of the NW quadrant site plan as presented by Lankford is shown below:



Shade structures could lower temperatures.



Heavily landscaped plazas are appealing.

[Top](#)

Updated: 7/17/2008



City of Goodyear • 190 N. Litchfield Road • Goodyear AZ 85338 • Phone 623-932-3910 • Toll-Free 1-800-872-1749

[Privacy Policy](#) | [Disclaimer](#) | [Webmaster](#) | [Accessibility](#) | [Site Map](#) | [Contact Us](#)



