

Chapter 2. Site & Context

2.1. Regional Context.

Pacific Proving Grounds North (“PPGN”) is comprised of the northern 484 acres of the total 1,800 acres that Pacific Proving LLC purchased from General Motors in 2004. PPGN was part of the former GM Desert Proving Grounds facility. (See **Figure 1, Local Vicinity Map**) The PPGN property is located in the southeastern portion of the City of Mesa planning area and is generally bounded by Ellsworth Road to the west, the Williams Gateway Freeway alignment (SR 24) to the south, Signal Butte Road to the east and the Powerline Floodway Channel and Ray Road alignment to the north.

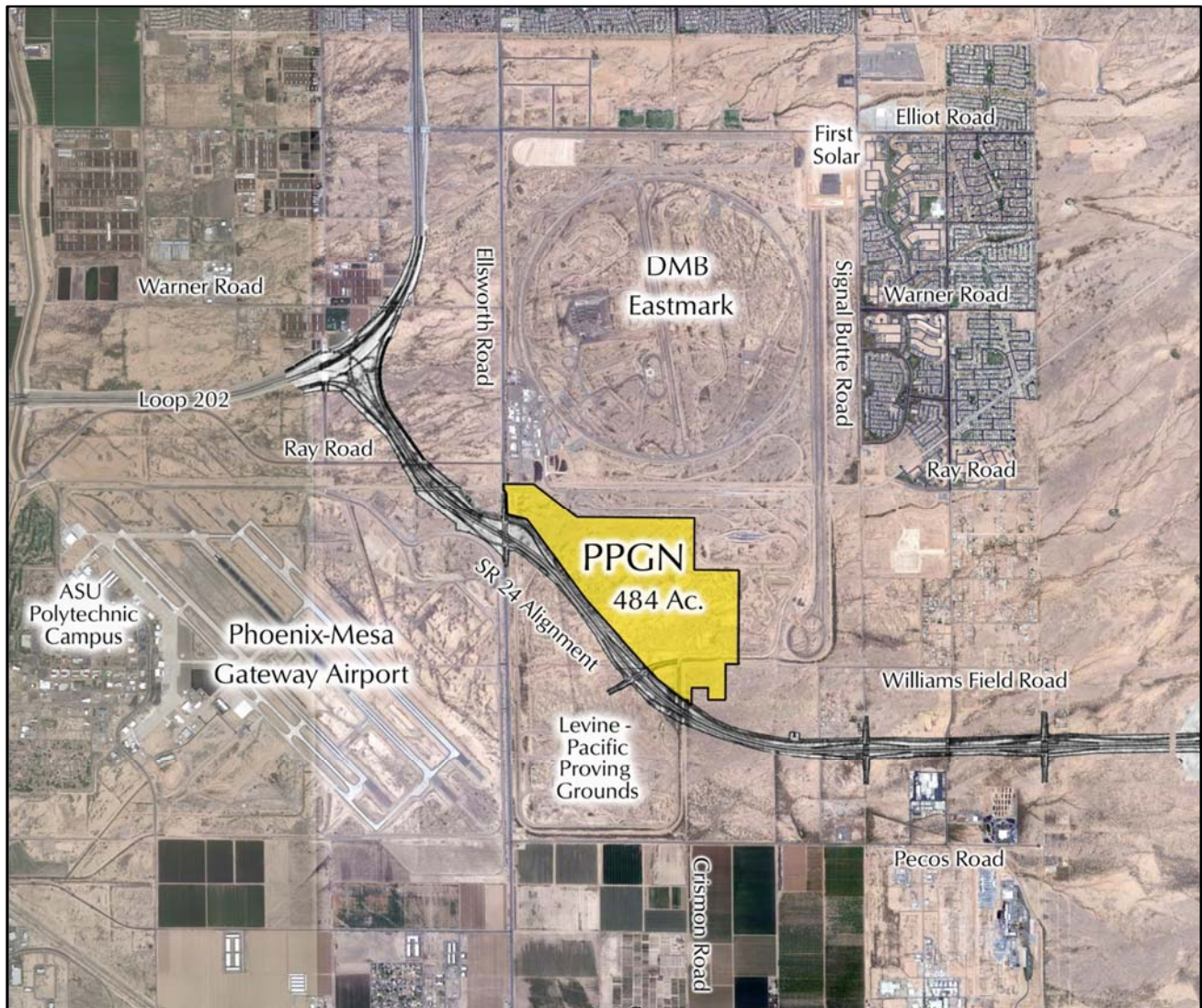


Figure 2.1, Local Vicinity Map

The Phoenix-Mesa Gateway Airport, which is a significant contextual influence, is located immediately to the west along with the Arizona State University Polytechnic Campus. The largely residential DMB Mesa Proving Grounds project is located to the immediate north and east.

2.2. Historical Context.

The General Plan designation for PPGN is Mixed Use Community (“MUC”) and is designated as predominately single family residential based on the underlying land use plan that was approved as part of the MUC General Plan approval in 2008 (Major GPA 08-02). (See **Figure 2**, City of Mesa Vicinity Map – General Plan) The entire 1,800 acre Pacific Proving LLC property was the subject of major General Plan amendment applications filed with the City of Mesa in 2006 and 2008. The 2006 General Plan approval established a land use framework for the Pacific Proving property that included single family residential, mixed use, business park, commercial and light industrial land use designations. In 2008, Pacific Proving LLC elected to take advantage of the City of Mesa’s newly created MUC land use designation, which was designed to facilitate development of large scale master planned communities through a planning framework that could adapt to evolving land use and economic development goals as well as market conditions. The 2008 General Plan approval for the entire Pacific Proving property to MUC coincided with the approval of a General Plan amendment and rezoning for DMB’s Mesa Proving Grounds project to the immediate north. The PPGN property is currently located in unincorporated Maricopa County and zoned Rural-43 with a Special Use Permit for the GM Proving Grounds.

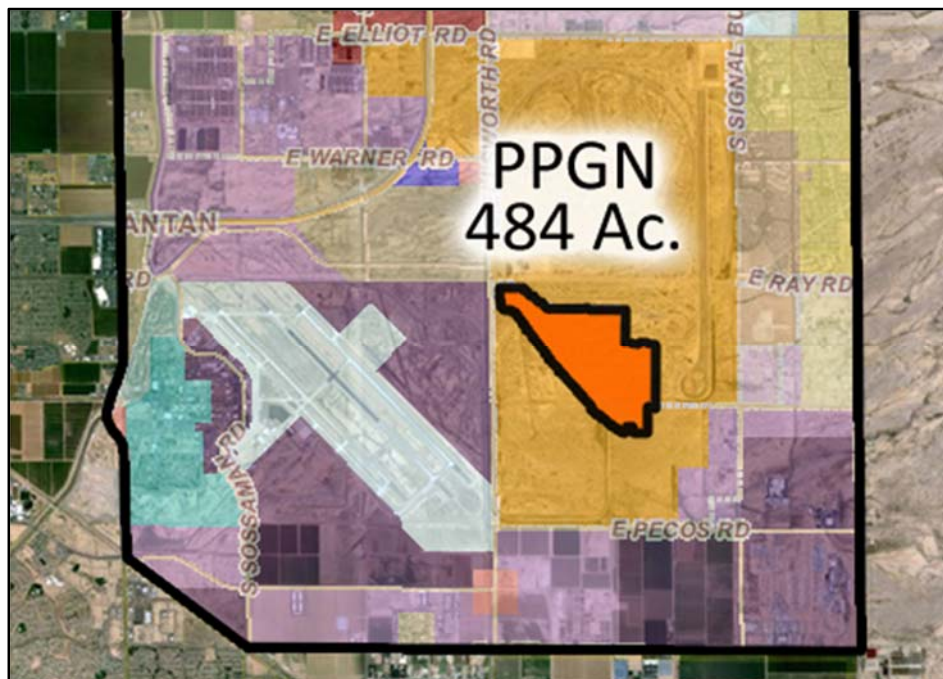


Figure 2.2, City of Mesa Vicinity Map – General Plan

2.3. Cultural Resources.

Harvard Investments engaged an archeological consultant to perform a cultural resources survey and assessment of the PPGN property. The survey results showed the property is impacted by two archeological sites that were recorded in previous studies, as well as ten distinct artifact scatter areas that are eligible for additional investigation pursuant to the National Register of Historic Places criteria. Data recovery and recordation will be coordinated with the appropriate agencies and the City of Mesa prior to site development. Harvard's consultant will prepare a cultural resource mitigation plan to guide any necessary data recovery effort as well as to address any additional mitigation that may be needed based on the results of the initial data recovery effort and any other new findings that may be encountered during site development. Harvard Investments will ensure compliance with Arizona state statutes governing cultural resources.

2.4. Community Facilities.

2.4(a) Schools.

PPGN is located within the Queen Creek School District. The Master Developer will work closely with the Queen Creek School District to determine the school districts needs and to develop a strategy to ensure high quality educational opportunities for the students who live in the community. Coordination with the school district will include potential school site(s) and the projected types of school(s). School choice alternatives, such as public charter schools, may also be explored to increase educational opportunities for community residents. Consistent with the overall vision for PPGN as a compact, connected and pedestrian friendly community with a strong emphasis on parks and open space, integration of school facilities within the parks and open space system will be strongly encouraged.

2.4(b) Fire and Police.

The City of Mesa evaluated the service standards for public safety facilities as part of the Mesa Gateway Strategic Development Plan. With regard to fire service, the Gateway Area and PPGN property are currently served by three existing fire stations located at 1) Gateway Airport (Station 215), 2) 2430 S. Ellsworth Road (Station 212) and 3) Signal Butte and Elliot Roads (Station 219). Additional fire stations are planned in the immediate area at 80th Street and Elliot, Williams Field and Elliot, Pecos and Mountain, and Ray and Crismon. The City has acquired property for the 80th Street and Elliot, and Pecos and Mountain stations. The stations planned at Williams Field and Elliot, and Ray and Crismon are currently planned for sites within the DMB Eastmark project. The Master Developer for PPGN will coordinate with the City of Mesa as development moves forward to evaluate the need for any additional fire service facilities.

With regard to police service, the Gateway Area and PPGN property are currently served by two police stations located at Gateway Airport, and Baseline

and Ellsworth Roads. Additional police facilities are planned on the east side of Gateway Airport in conjunction with the fire station to be located at Williams Field and Ellsworth. As development move forward within PPGN, the Master Developer will coordinate with the City of Mesa to evaluate the need for any additional police service facilities.

2.4(c) Parks and Open Space.

One of the core planning principles that is a basis for overall planning and design within PPGN is the integration of parks and open space throughout the community. PPGN will include a comprehensive network of parks and open spaces as well as on and off street trail systems to ensure connectivity and recreational opportunities throughout the community. At build out, PPGN is planned to include approximately 65 acres of parks and open space facilities.

The City of Mesa General Plan encourages developers to provide community facilities and amenities within their projects and includes goals of developing and maintaining "... recreation facilities to meet resident and visitor needs with high quality design and maintenance standards that create community pride and economic vitality, while serving all user skill levels and demographic interests." The General Plan encourages park facilities to be developed at a rate of approximately 8.5 acres of parks and open space per 1,000 residents, which is a fairly suburban standard. At build out, PPGN will be home to between 3,600 to 8,400 residents depending on developed densities, resulting in demand for approximately 31 to 71 acres of parks and open space facilities. The planned 65 acres of parks and open space within PPGN, not taking into consideration any future City of Mesa parks facilities that serve the area, meet the goals of the General Plan and will serve the recreational needs of community residents. Parks and Open Space is discussed more fully in Chapter 10.