This Information Form was filed at the beginning of the case. Since that time the acreage has increased to 296.07. Additionally, pages 7-9 are now out of date. An updated map can be found at https://earlcurley.com/wp-content/uploads/2020/05/LOCATION-Exhibit-for-ECL-PUD-Website.pdf

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

PUD Project Information Form

The information required on this form may be provided in an alternative format as long as all of the items A through F are included.

A. Site Conditions and Location.

1. Acreage: **295 gross ac.**

2. Describe the location in relation to major intersections or areas of regional significance:
Grand Canyon University is generally bounded by Camelback Road, Missouri Ave., 35th Ave. and the I-17 Freeway (aka Black Canyon Highway).

3. Describe the topography and natural features:
The topography of this property is flat with no natural features having been developed initially in the 1940's through the 1960's.

B. General Plan Conformance.
https://www.phoenix.gov/pdd/pz/phoenix-general-plan

General Plan Land Use Designation/s Provide designation and, if residential, the category (e.g., 3.5 - 5 du/ac traditional lot)	**Commercial, Public/Quasi-Public, Residential 3-5 du/ac., Residential 10-15 du/ac.**
Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment?	We venture to state that more than any other land use entitlement request, any school, particularly one of higher learning, is the most capable to establish a foundation that will in the long term enhance the chances for community and individual success in fostering prosperity, good health and an improved environment. Each of the explanations for the Core Values listed below uniquely address these three subjects. Grand Canyon University has demonstrated that ability by actually enhancing individual's lives, their prospects for the future and the quality of the community. Grand Canyon encourages the students to live on campus to reduce automobile trips on the City's street system, the built environment of the University has a community feel with a variety of open space types that encourage healthy physical activities and calming passive activities. Part of the purpose of this PUD amendment is to add several types of uses that will enable

	business generation activities to occur on-site in a protected economic environment to better ensure long-term success.
Describe how the proposal meets and exceeds the Core Values in the General Plan:	
Applicant Comment on Education and Training Facilities The proposed expansion of Grand Canyon University will continue to expand the educational opportunities and social services in the west valley.	**Core Value:** *STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EDUCATION AND TRAINING FACILITIES (HIGHLY SKILLED WORKFORCE);* *LAND USE PRINCIPLE:* Support the expansion of education and training facilities where appropriate.
Applicant Comments on Communities and Neighborhoods Grand Canyon University has developed and will continue to expand elementary and high school student tutoring programs, free college for local high school students, affordable housing through partnerships with Habitat for Humanity, crime reduction campaigns, and other efforts to support and enrich the community.	**Core Value:** *CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS;* *LAND USE PRINCIPLE:* Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area's needs in convenient facilities compatible in scale and character with the surrounding neighborhood.
The proposed development includes appropriate development standards such as building and landscape setbacks, and building step-back standards to ensure compatibility with the surrounding land uses.	*DESIGN PRINCIPLE:* Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.
GCU has and will continue to consolidate underutilized parcels and redevelop them into an asset for the community in close proximity to Camelback Road and the I-17 Black Canyon Freeway, which both carry high capacity transit.	*LAND USE PRINCIPLE*: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.
Applicant Comment on Core Value: Connect People & Places GCU's growth and expansion is having direct, immediate, and positive effects on the surrounding community in many of the ways described by the General Plan. GCU has taken crime-ridden and blighted properties and transformed them into a part of a beautiful and congenial campus system, where both the community and students can thrive and students can learn, live, work and play.	***Core Value: Connect People & Places*** *INFILL GOAL* Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area. *Land Use and Design Principle:* *Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

Applicant Comment on Core Value: Strengthen Our Local Economy	***Core Value: Strengthen Our Local Economy***
GCU's location in the heart of west Phoenix and canyon corridor west of I-17, its low tuition, and scholarship programs is providing an affordable and quality education to students for whom college was previously not obtainable or expected. Many of those students are then turning their talents toward the local community to foster job creation and further economic opportunities. GCU' College of Science, Engineering and Technology offers a premier educational experience with relevant curricula designed to lead students to careers in the fields of science, technology, engineering and math (STEM). Industry experts have helped develop these science and technology programs to respond to demands for skilled professionals in these areas. Its adaptable curriculum changes to adapt to new developments in STEM industries. The College of Science, Engineering and Technology also provides biology degree programs when students intend to move on to an advanced health care programs after earning their undergraduate degree. This coursework is rooted in scientific theory, which helps students seek additional education to become a pharmacist, physician's assistant, physical therapist or medical doctor. The university expansion has also brought, and will continue to bring, GCU's substantial humanitarian efforts to uplift and enrich the larger community (including its elementary and high school student tutoring programs, free college classes for local high schoolers, new affordable housing through partnership with Habitat for Humanity, its crime reduction campaign, and others). Finally, GCU's PUD not only facilitates development opportunities for actual edifices of learning on campus, but also for those compatible and necessary components that help make the campus balanced and sustainable, including housing, recreation, dining, entertainment, parking, and so on.	*HIGHLY SKILLED WORKFORCE GOAL* Align and leverage education and workforce development resources to develop a skilled and qualified talent pipeline that meets industry and business workforce needs through customized non-traditional training programs. *Land Use and Design Principle:* *Support the expansion of education and training facilities where appropriate.*
With its population of on-campus students, as well as students living in the local area, GCU's campus becomes its own community within a community. As these students experience campus life, they are provided significant opportunities to develop and maintain a healthy lifestyle through GCU's infrastructure. GCU's primary piece of infrastructure is its educational offerings. Within such offerings are courses and classes designed to teach students both basic and advanced concepts of fitness, health, and wellness. This education not only benefits the students themselves, but it also benefits their families and circle of influence, as students	***Core Value: Celebrate Our Diverse Communities and Neighborhoods*** *CONNECTED NEIGHBORHOODS GOAL:* Ensure a cohesive, connected community through adequate venues for community interaction, community building activities and events, and the sharing of information about community issues and services. *Land Use and Design Principles:* *Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area's needs in*

share the principles they learn with others. Additionally, students who graduate in medical fields have the potential to become significant contributors to the lifting of the health and wellness standards of the City as a whole. GCU's campus has wide sidewalks and pathways to allow students to both walk, bike and skateboard their way around campus rather than having to drive to and from areas of the campus. GCU students also have access to first-rate exercise facilities, intermural leagues (including flag football, soccer, and softball among others), and one of the finest municipal golf courses in the country managed by GCU. Even beyond its students, faculty, administration and service personnel that utilize the overall campus, residents of the area greatly benefit from GCU's campus and expansion efforts. By cleaning up blighted and crime-ridden properties, GCU is making the entire area safer and more walkable.	*convenient facilities compatible in scale and character with the surrounding neighborhood.* *Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.*
Street Classification Map Provide name(s) of street(s), classification of street(s), and existing right-of-way widths.	• 35th Avenue: Major Arterial Varies, (33-40)-foot east half street • Camelback Road: Arterial Varies, (40-52)-foot north half street • 27th Avenue: Arterial 40-foot east half street • Missouri Avenue: Minor Collector Varies, (20-40)-foot south half street • Black Canyon Highway: Freeway Varies, (135-225)-foot west half street • Colter Street: Local 30-foot south half street / 30-foot north half street • Georgia Avenue: Local 25-foot south half street / 25-foot north half street

C. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District, etc.) and are there special design guidelines applicable to the area? If so, state how the proposed project conforms to special designation area, its goals and any applicable design and/or development standards.

The property is not located in a special designation planning area.

D. Zoning and Land Use Compatibility.
Describe the existing zoning, land uses, and character on and adjacent to the site.

The primary purpose of this 2019 amendment to the Grand Canyon University Planned Unit Development ("PUD") is to incorporate into the PUD by means of rezoning certain parcels that have been acquired by GCU since the last PUD amendment in 2016. Those parcels have zoning that was largely adopted upon annexation although a few parcels did receive rezoning approval in the 1980's, 1990's and most recently in 2018.

Generally speaking, the descriptions below address conditions in the off-campus areas beyond Camelback Road, Missouri Ave., 35th Ave. and the I-17 Freeway.

Zoning	Land Use	Character
Varied on the Subject "Site'	Varied from commercial to various densities of residential.	Generally, the improvements range from average to below average condition.

Zoning	Land Use	Character
North of the "Site'	Residential land uses zoned R1-6	Single-family neighborhood
South of the "Site"	Residential and commercial land zoned R1-6, C-2 and C-3	Church, single-family residential and commercial uses in average to below average condition.
West of the "Site"	Land to the west is zoned C-1, C-2 and R1-6	A commercial center is at the northeast corner of 35th Ave. & Camelback and a single-family neighborhood is to the west of 35th Ave.
East of the "Site"	Land to the east is zoned R-3, R-5, C-1, C-2 and C-3	Land to the east, across I-17 is developed with commercial and multi-family uses.

E. Phasing:
Will the project be phased? If so, please describe the phasing and provide a Phasing Plan.
The project will be constructed in many phases.

F. Provide the following additional exhibits, if applicable:
Attached as part of this application is an Area Vicinity Map, Aerial Map and Zoning Map.

Traffic and Parking Statements

Traffic Statement

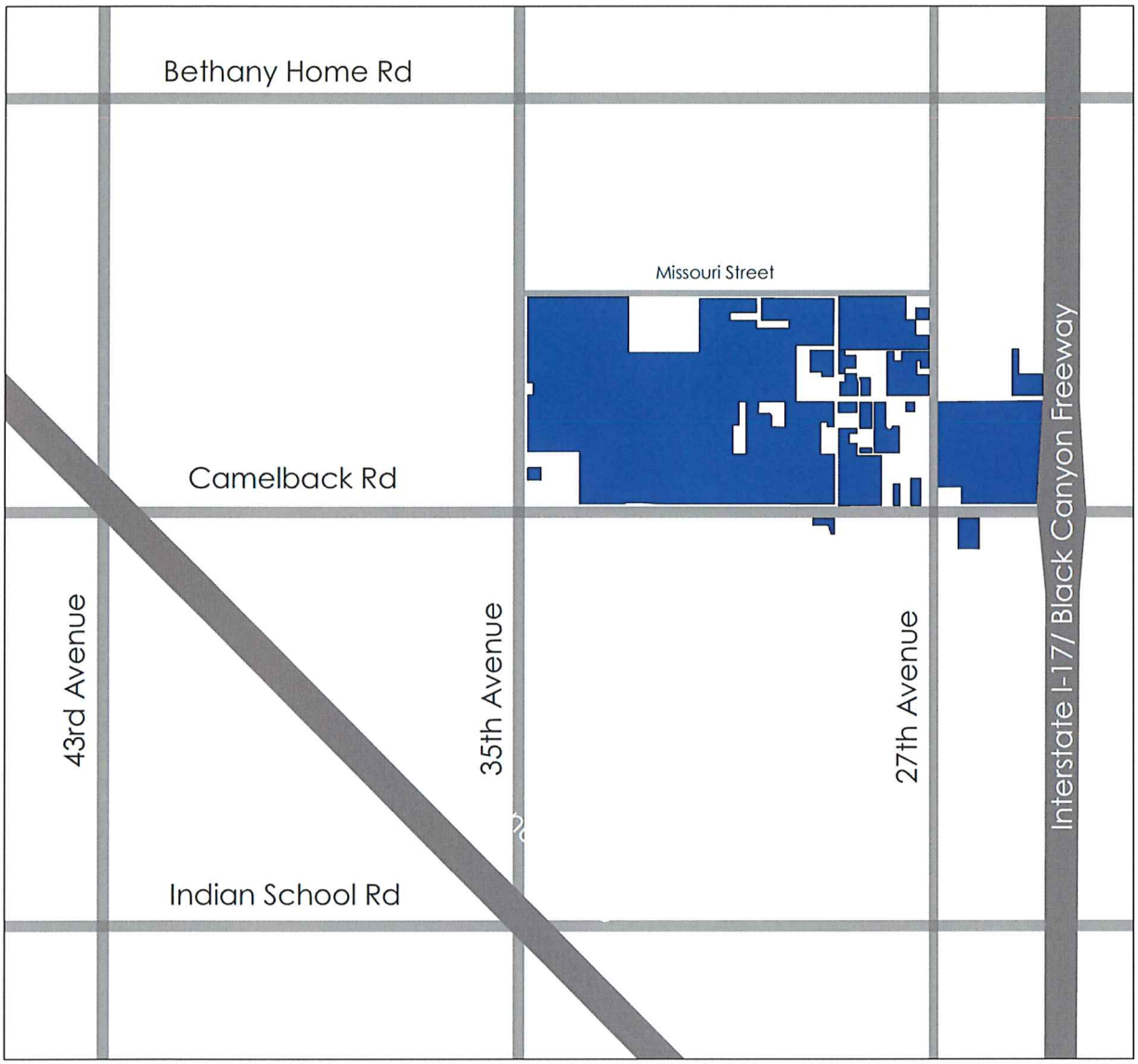
A traffic study has been prepared for this application and will be submitted under separate cover to the Streets Transportation Dept.

Parking Statement

Parking is addressed already via a specific standard unique to the University and codified in the PUD..

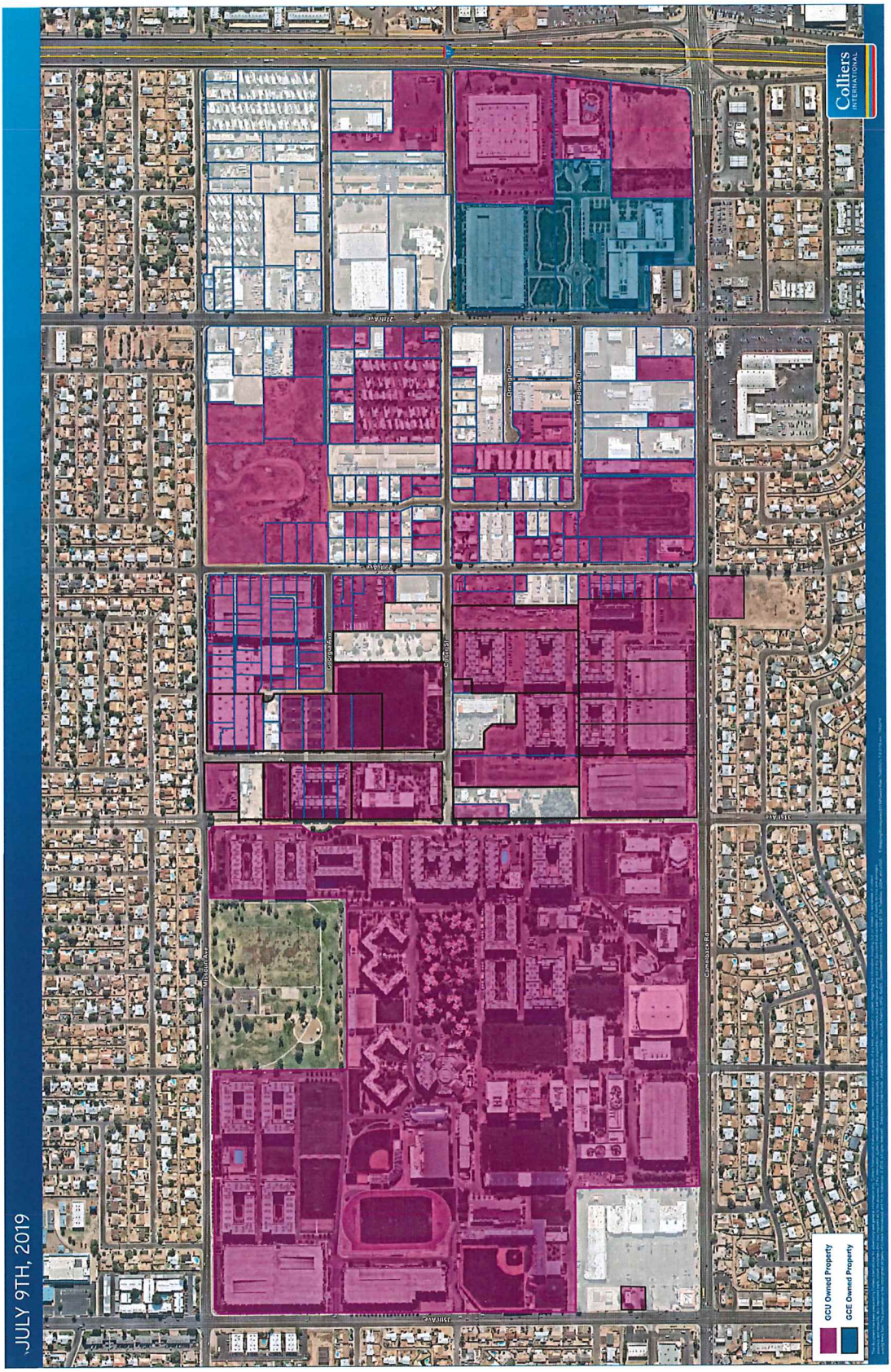
O:\INDEX\Grand Canyon University\2019 PUD Amendment\Docs\Rezoning -PUD Amendment\PUD Project Information Form.docx

Area Vicinity Map

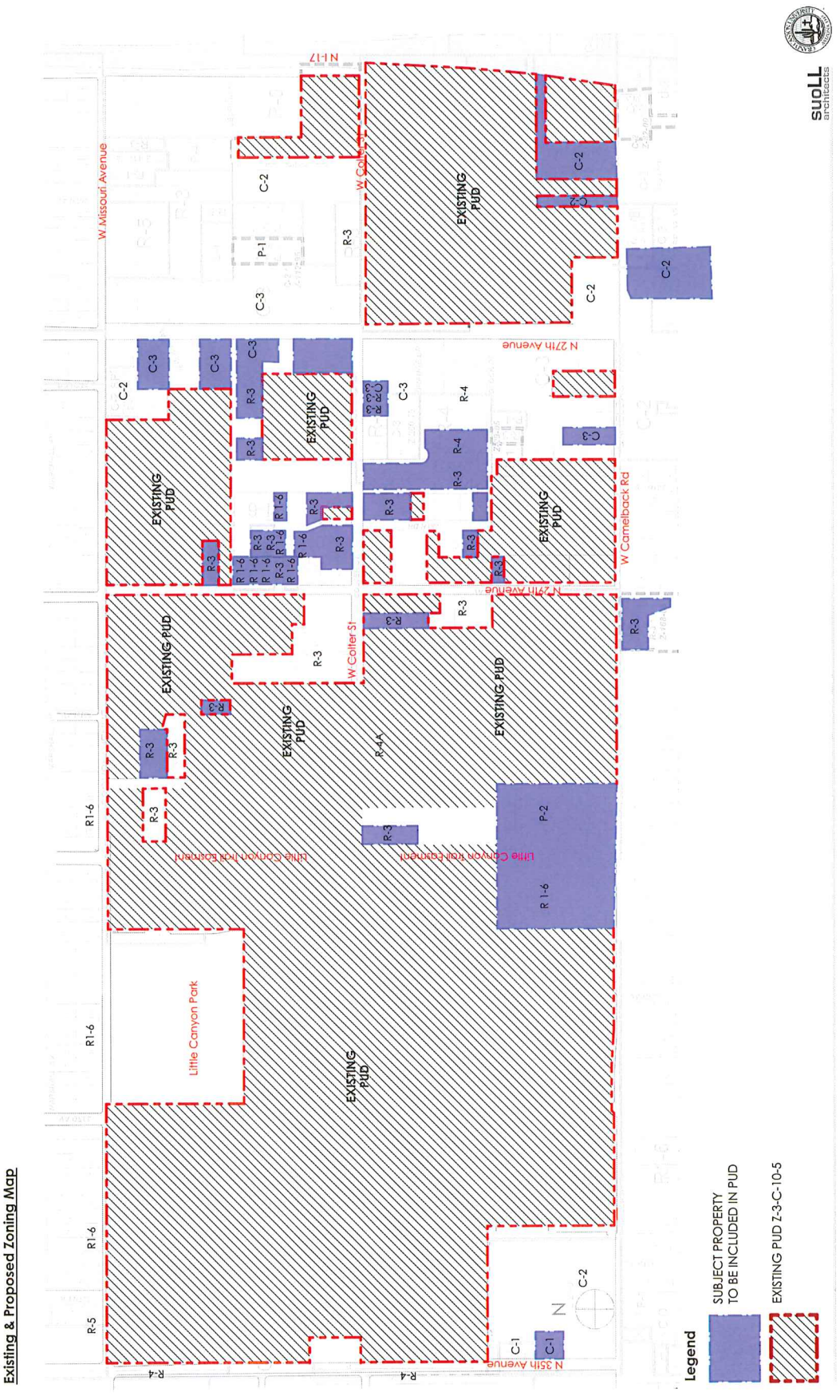


suoLL architects

Aerial Map


Colliers
INTERNATIONAL
JULY 9TH, 2019
GCU Owned Property
GCE Owned Property

Zoning Map


Existing & Proposed Zoning Map
W Missouri Avenue
W Colter St
N 27th Avenue
W Camelback Rd
W Colter St
N 27th Avenue
N 35th Avenue
Little Canyon Park
Little Canyon Trail Easement
Little Canyon Trail Easement
EXISTING PUD
R-3
R-4
R-4A
C-1
C-2
C-3
P-1
P-2
R1-6
R 1-6
R-5
N
Legend
SUBJECT PROPERTY TO BE INCLUDED IN PUD
EXISTING PUD Z-3-C-10-5
suoLL
architects