# BIKE RANCH

Cycling Resort

3700 S Old Spanish Trail
Tucson, Arizona 85730

April 10, 2014



Bike Ranch combines the amenities of a boutique resort with a world-class training facility, an exciting and original concept that will attract enthusiasts at all levels, from leisure to competitive team cyclists.

The architecture of Bike Ranch is based on the iconic Arizona dude ranches of the 1940s, using traditional designs and natural materials juxtaposed with high styled contemporary elements. The goal is to create a sense of place that is uniquely Tucson, a visual metaphor for the city's past and future.

Committed to sustainability in all aspects of its design and function, Bike Ranch will implement many innovations in energy and water efficiency, and will preserve the indigenous landscaping and topography of the site.

With an emphasis on permaculture, water harvesting and water recycling, Bike Ranch will consider its desert landscaping a continuation of the unique natural environment of its neighbor, Saguaro National Park, East.

Cycling represents a new ethos of health and fitness that includes an awareness of conservation and a commitment to a gentler footprint on the environment. For the modern professional, cycling is becoming the preferred method of networking and has been called the "New Golf" by the Economist Magazine.

A rare combination of perfect year-round weather and topography, and leadership that supports and invests in cycling has allowed Tucson to be recognized as one of the country's pre-eminent cycling cities.

Bike Ranch's goal is to propel the recognition of Tucson as a cycling destination to a new level both nationally and internationally. The sport of modern day cycling is multi-faceted, and Tucson offers equally ideal training for devotees of Road Biking, Mountain Biking, Crossover, and Triathlon.

No matter the preference, Bike Ranch is perfectly situated to offer dozens of fabulous rides literally outside its door. Bike Ranch wants to inspire people to exercise, to live healthfully, and to appreciate the natural environment.



## Development

Located on 45 acres at Old Spanish Trail and Escalante Road, the property currently has eight rental houses built in 1958-1960 that range in size from 946 to 2556 square feet. These units are clustered on the southeastern portion of the property, adjacent to Saguaro Corners Ice House restaurant/bar.

Utilizing this existing developed core, Bike Ranch creates a consolidated campus on 21 acres that maximizes natural open space, preserves wildlife corridors and native vegetation, and provides extensive buffer area for neighbors.

## Bike Ranch Lodging

The Bike Ranch will encompass three tiers of lodging: casita rooms, luxury suites, and Bunk House rooms, a more economical alternative geared toward national and international team cyclists, and young cyclists participating in USA Cycling National Development Program. The Bunk House is configured around a courtyard with a two-story north side providing a visual screen for a neighboring cell tower.

## Bike Barn

The Bike Barn is the focal point and heart of the Bike Ranch and will house an advanced sports facility that includes spinning, yoga and exercise rooms, a Performance Lab, Bike Fit and repair, a bike shop with bicycles for rent.

## Food

Bike Ranch menus are specially designed to meet the needs of active, health conscious people who are discerning about food and cuisine. Menus will feature pure food, with locally sourced, organic ingredients, and produce from the Ranch's own organic garden. The Chow House will feature a fully open kitchen offering breakfast and dinner to guests of the Bike Ranch. The indoor/outdoor Kickstand, part of the Bike Barn, will be a fun gathering spot open to the public offering fresh pressed juices, smoothies, coffees, teas and light fare.



## Project Participants


**Owner**
J. Peter Lasher & Kelley Matthews
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**Design**
Richard Altuna
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PROJECT SUMMARY INFORMATION



Why This Use is P roposed:

Bike Ranch is a natural extension of the commitment and investment that Tucson has made to establish itself as one of the country's preeminent cycling communities. The proposed property is located in the heart of Tucson's best cycling with easy access to Saguaro Park, Mt. Lemmon, and the Tucson Loop. As Eastsiders for more than thirty years with a deep appreciation of the area and its nature, we feel that Bike Ranch is the best possible use for this property. It is a relevant concept that incorporates health and wellness, environmental custodianship, sustainable design and construction, and creates an innovative business that will make a positive contribution to our community.

The proposed project encompasses a property that was developed in the late 1950s (prior to the development of the adjacent neighborhoods) with rental houses that form a non-conforming use in SR-zoning. Without any zoning change, the existing houses would allow a lodging focused development, but not of the quality, scope or prestige of the proposed plan.

The existing rental houses, along with the commercial corner which has been a restaurant since 1952, form a "developed core" that has always had a distinctly different personality than the adjacent neighborhood.

Why We Believe This Use is Compatible with the Surrounding Area:

Bike Ranch will enhance the area and is an improvement over the existing low quality housing. There are no examples in Tucson where a resort property has negatively affected adjacent property values.

Saguaro National Park
Saguaro National Park is our most important neighbor. Like the historic lodges that co-exist with many of the great parks, we see ourselves as a supportive facility and a beneficial partner with common environmental objectives.

Environment
Bike Ranch is being designed with a commitment to preserve and enhance the natural environment. Natural vegetation will be left intact wherever possible, and the open campus allows wildlife unimpeded movement across the Ranch. New buildings are sited over existing structures to minimize impact on the landscape.





Aesthetic

Bike Ranch derives its name from its design based on the historic Dude Ranches of Arizona. Buildings will have the authentic look and feeling of the early 1940s and will be constructed using traditional, natural materials which also are the most energy efficient.

Traffic
Bike Ranch will cause a negligible increase in vehicular traffic. The guest and employee population of the Ranch will be cycling, not driving. Guests will be shuttled from the airport and around town, and staff will have showers, lockers, and a pay incentive for commuting to work by bicycle.

Safety
All staff and guests will be instructed in bicycling safety, traffic laws, and courtesy on the roads and in Saguaro Park.

Lighting
Lighting at Bike Ranch will be low level and shielded in keeping with the Dark Skies Ordinance and our own desire to promote astronomy as an activity for guests.

Sustainability
Bike Ranch will be a LEED certified hotel in its design and operations. One of our key obligations as a desert property is to implement an extensive program of water conservation, recycling and rooftop collection.



WHY THIS USE IS PROPOSED

## PROPERTY INFORMATION

| | |
|---|---|
| OWNER: | EL CORTIJO LLC |
| ADDRESS: | 3700 S. OLD SPANISH TRAIL<br>TUCSON, ARIZONA 85730 |
| PARCEL NUMBER: | 205-62-159G |
| PROPERTY SQ. FT.: | 1,968,671 SQ.FT. (45.19 ACRES) |
| EAST PARCEL: | 923,799 SQ.FT. (21.21 ACRES) |
| ZONING: | SR |
| LIGHTING CODE AREA: | E2 |
| LEGAL DESCRIPTION: | S800' W440' E1790' S2 SE4 & SLY PTN E2 SE4 LYG N & ADJ RD 44.76 AC SEC 30-14-16 |

## LOT COVERAGE CALCULATION

| | | |
|---|---|---|
| PROPOSED NEW STRUCTURES: | | |
| RANCH HOUSE: | 11,121 | SQ.FT. |
| BIKE BARN: | 9,744 | SQ.FT. |
| MAINTENANCE / LAUNDRY: | 2,750 | SQ.FT. |
| BUNKHOUSE: | 11,475 | SQ.FT. |
| CASITAS: | 38,016 | SQ.FT. |
| LUXURY CASITA: | 2,145 | SQ.FT. |
| MANAGER'S RESIDENCE | 1,245 | SQ.FT. |
| CABANA: | 420 | SQ.FT. |
| SWIMMING POOL: | 14,004 | SQ.FT. |
| COVERED AREAS: | 15,100 | SQ.FT. |
| VEHICLE USE: | 63,802 | SQ.FT. |
| PEDESTRIAN / BICYCLE PATHS: | 12,612 | SQ.FT. |
| TOTAL LOT COVERAGE: | **182,434** | SQ.FT. |
| RIPARIAN PRESERVED: | 35,526 | SQ.FT. |
| TOTAL OPEN SPACE: | **741,365** | SQ.FT. |
| TOTAL LOT COVERAGE PERCENTAGE: | **19.75%** | |

## PARKING CALCULATIONS

| | |
|---|---|
| 1 SPACE PER GUEST ROOM: (49 GUEST ROOMS) | 49 |
| 3.5 SPACES PER 1000 SQ.FT. RETAIL: (2,846 SQ.FT.) | 10 |
| 10 SPACES PER 1000 SQ.FT. CAFE: (992 SQ.FT.) | 10 |
| 1 SPACE PER TWO EMPLOYEES: (40 EMPLOYEES) | 20 |
| TOTAL SPACES REQUIRED | **89** |
| TOTAL SPACES PROVIDED | **110** |

## RETAIL SQUARE FOOTAGE CALCULATIONS

PIMA COUNTY TITLE 18 ZONING CODE / MINOR RESORTS: RETAIL AND SERVICE ESTABLISHMENTS, PROVIDED THAT THE TOTAL FLOOR AREA OF ALL SUCH ESTABLISHMENTS DOES NOT EXCEED FIVE PERCENT OF THE TOTAL FLOOR AREA OF THE MINOR RESORT.

| | | |
|---|---|---|
| TOTAL FLOOR AREA OF MINOR RESORT: | 76,916 | SQ.FT. |
| RETAIL AND SERVICE ESTABLISHMENTS: | | |
| BIKE SHOP | 2,784 | SQ.FT. |
| KICKSTAND (CAFE) | 993 | SQ.FT. |
| TOTAL RETAIL AND SERVICE ESTABLISHMENT | 3,777 | SQ.FT. |
| | **4.91%** | |

PROPERTY & PROJECT INFORMATION


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Richard Altuna Design, Los Angeles, California


**BIKE RANCH RESORT**
3700 SOUTH OLD SPANISH TRAIL
TUCSON, AZ 85730

PROJECT DESCRIPTION

## LIST OF DRAWINGS


**A-1 project description**
A-2 site location & preliminary development plan
A-3 floor plans: bike barn & ranch house
A-4 floor plans: casitas & bunkhouse


April 14, 2014

job #13014

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# BIKE RANCH / CYCLING RESORT