



**Meeting Date:** October 10, 2016  
**Previous Meetings:** November 9, 2015  
**Hearing Body:** Historic Preservation Commission  
**Project Number:** PZ 16-00011(MP)  
**Action Requested:** No action requested  
**Staff Recommendation:** n/a  
**Project Summary:** The Commission will review a Draft Park Master Plan for the city property at 250 Brewer Road, site of the historic Forest Service Ranger Station. The plan will serve as a guide for future development of the new city park.  
**Report Prepared By:** Cynthia Lovely, Senior Planner  
**Attachments:** A. Draft Park Master Plan Option A and Option B

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**BACKGROUND:**

A Draft Park Master Plan will be reviewed by the Historic Preservation Commission and the Planning and Zoning Commission in October and presented to City Council on November 10, 2016. The October 10 meeting is an opportunity for the Commission to provide historic preservation comments on the Draft Park Master Plan that will then be forwarded to City Council.

Property Description

The City of Sedona acquired 3.4 acres at 250 Brewer Road in 2014 to ensure the preservation of the historic buildings and to create a community park in the heart of Sedona. The ranger's house was built in 1917 and the Barn was built in 1934. Both are designated City Historic Landmarks and are also on the National Register of Historic Places. All other structures on the property, none of which are considered historically significant, will be removed to make way for the park. The park is being designed to respect the historic integrity of the house and barn, while allowing for use of both the buildings and the grounds immediately surrounding the two historic buildings.

Planning Process

The public outreach phase kicked off with an open house at the site on May 30, 2015. Approximately 100 people stopped by to tour the buildings and share their ideas for how the park and buildings should be utilized. The event was also a successful example of how well the park could serve as a community gathering place.

The Citizen Engagement Program organized a volunteer work group of six individuals to assist with the planning efforts. The Work Group is made up of a Planning and Zoning Commission representative, Historic Preservation Commission representative (Allyson Holmes), Parks and Recreation Manager, Arts and Culture Coordinator, and two city residents.

The Community Plan's vision and goals were the basis for evaluation of the public comments and suggestions, such as the goal of creating a community gathering place and celebrating the community's history. Other considerations taken into account during the evaluation process: versatility, suitability, potential revenue, capital and operational costs, parking needs and traffic impacts.

A conceptual proposal for the park master plan was then prepared, which included the proposed features and activities, as well as the following park objectives.

- Honor the history
- Build a sense of community
- Create community interactions
- Engage people in healthy and active amenities
- Incorporate art in the park
- Design for a sense of place and sustainability

The proposal was presented to the Historic Preservation Commission on November 9, 2015 and to City Council on January 13, 2016. City Council directed staff to move forward with the proposed concept and develop a park master plan which is now being developed by the consultant, Norris Designs.

#### Key Elements of the Master Plan

- The Plaza

The plaza will be located north of the barn, and will be an open, multi-purpose space that can be used independently or in conjunction with the two buildings. The surface will be decomposed granite, similar to the original gravel surface when it was a working barn, work center, and parking area.

- Parking Lot

There will be 44 parking spaces. The parking lot surface will be decomposed granite, with concrete at the driveway entrance and accessible parking spaces. Special events requiring more parking will be able to share the parking lots at the School District's Administrative Office Complex across Brewer Road.

- Restroom

The architectural design and exact size has yet to be determined. There will also be a restroom in the Rangers House once renovated. Special events may need to rent portable restrooms for more capacity.

- Pathways

One recreational feature will be the walking path around the perimeter of the park. One loop around the path would be approximately  $\frac{3}{4}$  mile. Along Brewer Road the path will double as the sidewalk, eventually extending beyond the park. There will be additional paths connecting all features of the park. The surfacing of the paths will also be decomposed granite, except for several accessible sections that will be concrete.

- Picnic Tables and Benches

Picnic tables and benches will be scattered around the park. Several of the tables may have a fixed umbrella for shade; other tables will be under trees for shade. There will also be several seating walls, such as around the lawn and plaza.

- Multi-purpose Lawn

The lawn will be an open area for a variety of uses. It will be large enough that it could accommodate different activities at once.

- Play Area

A children's play area will be located next to the lawn and will feature swings and alternative play features as opposed to a traditional playground.

- Landscaping

There will be a variety of different landscaping, from grassy areas that will be either native or drought tolerant grasses to a native plant demonstration garden. Throughout the park there will be evergreen trees, canopy trees, and fruit trees. The fruit trees will be clustered at the north end of the park to emulate an orchard which was common in early Sedona.

- Pickleball

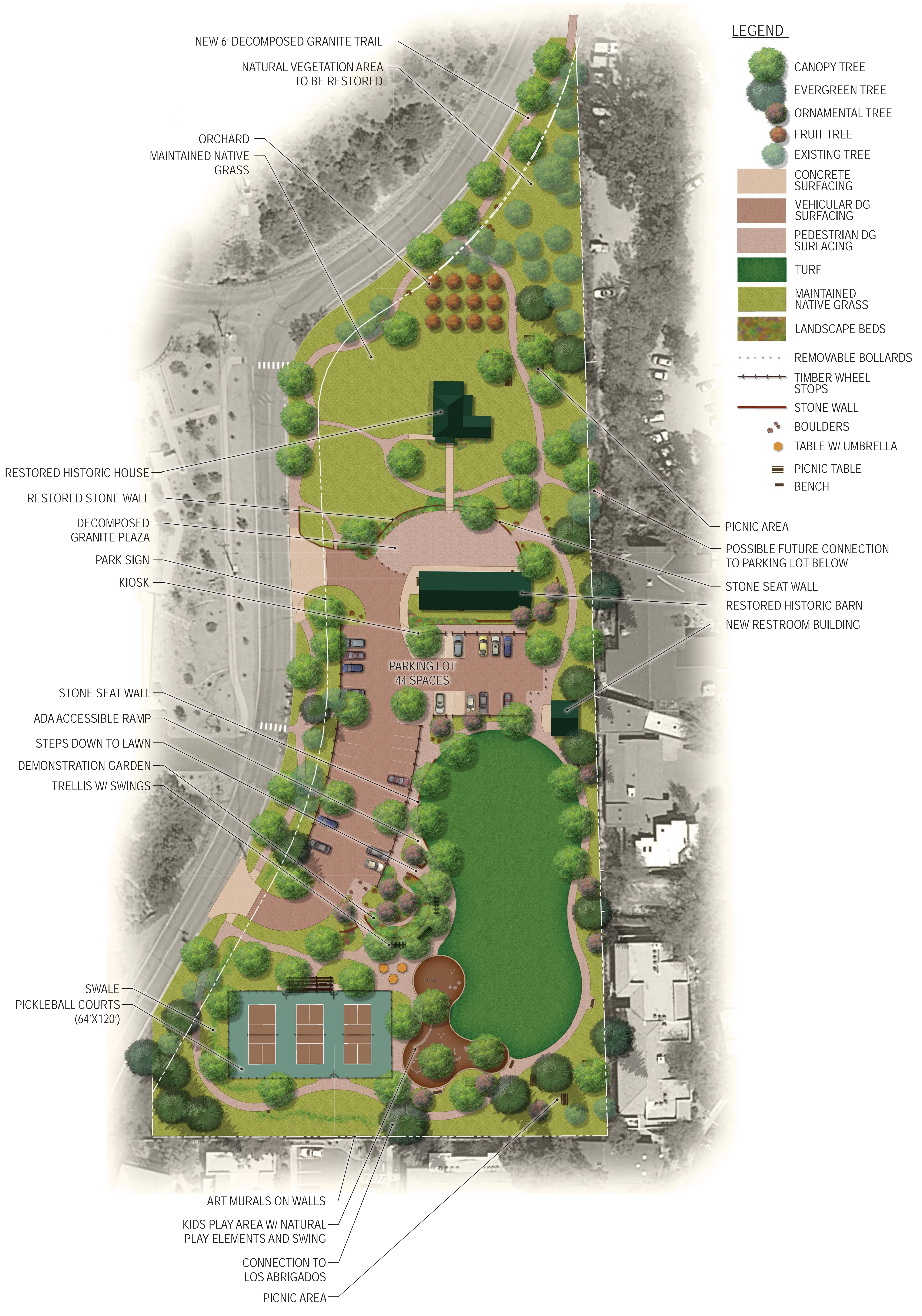
Pickleball is located in the far southwest corner of the property. As the only active recreation feature, it was placed in a location that would have a minimal impact on the more passive recreation activities, and not impact the historic resources.

- Community Garden

Although not on the original conceptual proposal, as a result of the January 2016 City Council discussion, Council suggested that a community garden be considered as a possible park feature.

### Summary

The consultant, Norris Designs is currently in the process of developing more detailed schematic designs and an estimate of probable costs to accompany the attached Master Plan which will be considered by City Council on November 10, 2016.



**LEGEND**

-  CANOPY TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  FRUIT TREE
-  EXISTING TREE
-  CONCRETE SURFACING
-  VEHICULAR DG SURFACING
-  PEDESTRIAN DG SURFACING
-  TURF
-  MAINTAINED NATIVE GRASS
-  LANDSCAPE BEDS
-  REMOVABLE BOLLARDS
-  TIMBER WHEEL STOPS
-  STONE WALL
-  BOULDERS
-  TABLE W/ UMBRELLA
-  PICNIC TABLE
-  BENCH

NEW 6' DECOMPOSED GRANITE TRAIL

NATURAL VEGETATION AREA TO BE RESTORED

ORCHARD

MAINTAINED NATIVE GRASS

RESTORED HISTORIC HOUSE

RESTORED STONE WALL

DECOMPOSED GRANITE PLAZA

PARK SIGN

KIOSK

STONE SEAT WALL

ADA ACCESSIBLE RAMP

STEPS DOWN TO LAWN

DEMONSTRATION GARDEN

TRELLIS W/ SWINGS

SWALE

PICKLEBALL COURTS (64'X120')

ART MURALS ON WALLS

KIDS PLAY AREA W/ NATURAL PLAY ELEMENTS AND SWING

CONNECTION TO LOS ABRIGADOS

PICNIC AREA

PICNIC AREA

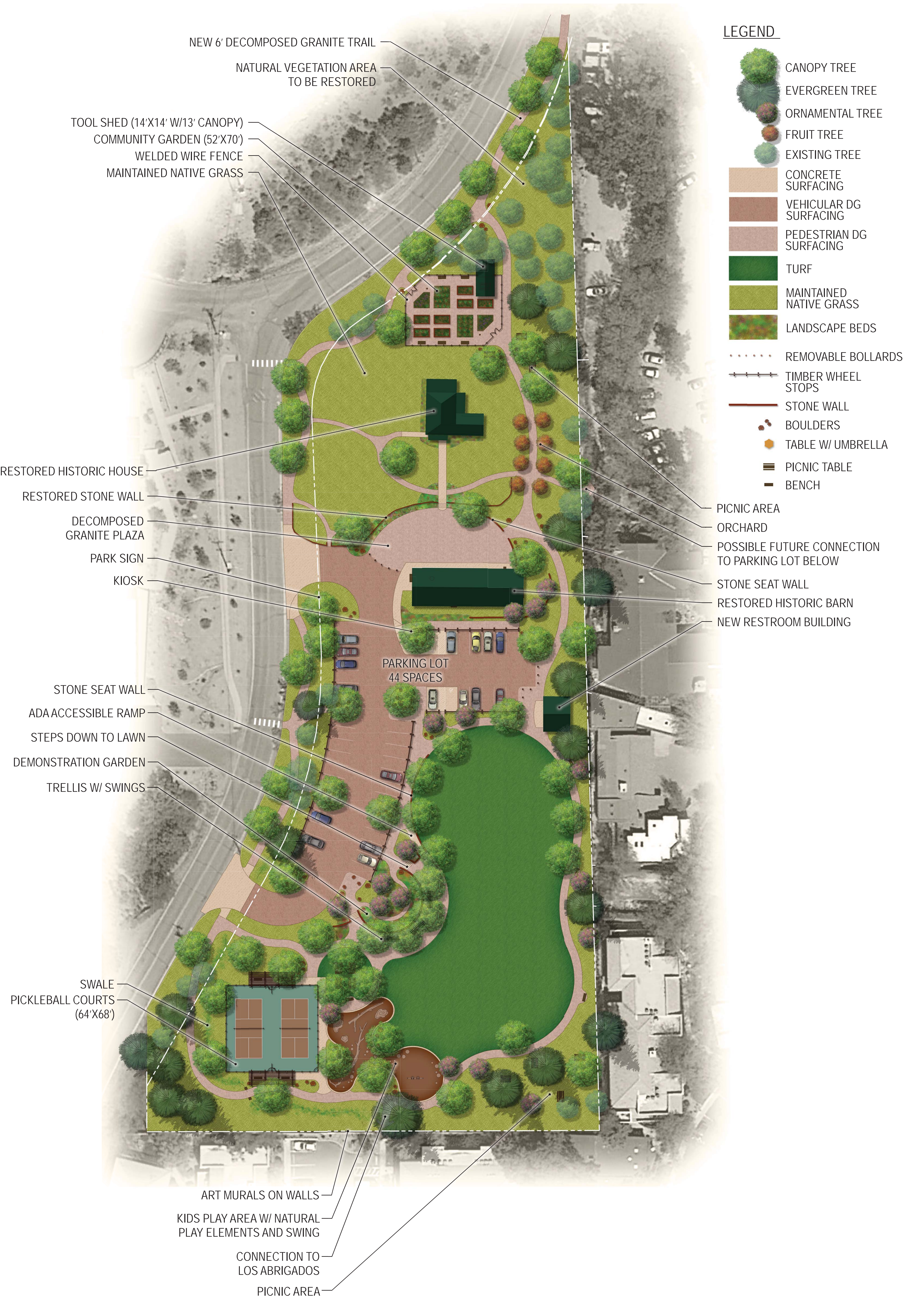
POSSIBLE FUTURE CONNECTION TO PARKING LOT BELOW

STONE SEAT WALL




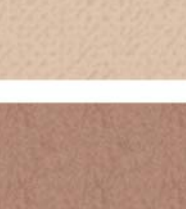




















RESTORED HISTORIC BARN

NEW RESTROOM BUILDING

PARKING LOT  
44 SPACES



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-  ORNAMENTAL TREE
-  FRUIT TREE
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-  BOULDERS
-  TABLE W/ UMBRELLA
-  PICNIC TABLE
-  BENCH
-  PICNIC AREA
-  ORCHARD
-  POSSIBLE FUTURE CONNECTION TO PARKING LOT BELOW
-  STONE SEAT WALL
-  RESTORED HISTORIC BARN
-  NEW RESTROOM BUILDING

NEW 6' DECOMPOSED GRANITE TRAIL

NATURAL VEGETATION AREA TO BE RESTORED

TOOL SHED (14'X14' W/13' CANOPY)  
COMMUNITY GARDEN (52'X70')  
WELDED WIRE FENCE  
MAINTAINED NATIVE GRASS

RESTORED HISTORIC HOUSE  
RESTORED STONE WALL  
DECOMPOSED GRANITE PLAZA  
PARK SIGN  
KIOSK

STONE SEAT WALL  
ADA ACCESSIBLE RAMP  
STEPS DOWN TO LAWN  
DEMONSTRATION GARDEN  
TRELLIS W/ SWINGS

SWALE  
PICKLEBALL COURTS (64'X68')

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KIDS PLAY AREA W/ NATURAL PLAY ELEMENTS AND SWING  
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