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July 13, 2017

Planning and Zoning Commission
Sedona City Hall
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Resubmittal of Letter of Intent for Development Review Application and Zoning
for the Village at Saddlerock Crossing

Dear Planning and Zoning Commission Members:

This firm represents Baney Corporation ("Applicant") regarding its proposal to develop a mixed-use lodging and commercial retail development, the Village at Saddlerock Crossing, at the southwest corner of Soldiers Pass Road and Highway 89A, Sedona ("Property"). The Property addresses are 1259 West State Route 89A, 105 Elk Road, 82 Saddlerock Circle, and 1335 West State Route 89A which include Assessor Parcel Nos. 408-26-014, 409-26-13, 408-26-012, 408-26011, 408-26-088, 408-26-004B, 408-26-004C, 408-26-009A, 408-26-009C, 408-26-010, and 408-26-086A.

Attached hereto is the resubmittal of the rezoning and development review applications for the Village at Saddlerock Crossing, the product of many months of diligent work by our design team. We believe this application incorporates direction from City Staff provided in initial application review comments.

Following your review of the resubmittal, please advise us of any additional information you may need. We look forward to working with the City and the community on this unique lodging development that incorporates an important part of Sedona's history into the project.

Sincerely,
WITHEY MORRIS P.L.C.

By  Jason Morris

JBM/jt
Enclosures

the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

Stephen Thompson Architect. Sedona/Del Mar



LETTER OF INTENT: July 13, 2017

City of Sedona Zone Change and Development Review Application

A request to change approximately 6 Acres from Commercial (C-2) and High Density Multi Family Residential (RM-2) to Planned Development (PD).

South Side SR 89A, Elk Road to Saddlerock Circle.

Owners Business Philosophy and Project Statement

THE VILLAGE AT SADDLEROCK CROSSING

OVERVIEW

Our vision for The Village at Saddlerock Crossing is an open, lively space for the community to gather.

Local artists provide a glimpse into the creativity found in this corner of the desert; their art featured throughout The Village allows community members to reflect with each other and the environment. Saddlerock Crossing's park-like setting lends itself to be a safe space, both nurturing and restorative, and it is our hope that our neighbors will congregate here to reflect on Sedona's history, enjoy the present and dream for the future.

To capture the essence of community, something very important to us, our intent is to provide guests and the general public with a unique and viable Sedona experience. Community is about connection. Saddlerock Crossing will be designed to provide numerous opportunities for connection. Connect with nature. Connect with history. Connect with creativity. Connect with friends.

DESIGN PRINCIPLES

As part of our goal of providing a place of gathering, we value your input and insight as this process unfolds.

Our vision is to offer a consistent building design theme/character. Borrowing from Sedona's rich history and tradition of building with native forms and materials, the envisioned design ethos will blend modern functionality with classic high-desert archetypes.

Reflecting the solidity and stability of earthen dwellings, we plan to use glass discretely recessed to capture natural light or a specific viewshed. Detailing will honor the timelessness of the everpresent sedimentary cliffs. Roof shapes are intended to be predominantly horizontal, with an occasional shed accent to invoke the pragmatism of basic pioneer shelter. Steel framing and overhead shade elements provide a filtered shade effect for environmental cooling. Colors will conform to the Sedona LRV standards, blending with the natural surroundings.

"My vision for the Lodge is to hint at traditional style and detail while maintaining sophistication."

- Stephen Thompson, Architect

COMMUNITY

OVERVIEW

The Baney Family, founders of Oxford Corporate, have been in the hospitality business since 1955. Since our inception, and true to our roots as a family-owned company, giving back to the communities we're a part of has been and always will be of great importance to us.

INVOLVEMENT AT-A-GLANCE

We connect with every community we serve. A small example of what we do can be demonstrated through our involvement in the Bend, Oregon community. Bend's The OXFORD hotel is owned by the Baney family. As diligent and aware community members, we support a variety of causes and charities that positively impact our community.

Music Education: Through our annual jazz series, Jazz at the Oxford, we bring world-class musicians to downtown Bend and host a free, open workshop for local musicians to talk with, learn from and play with.

Local Arts: The hotel showcases local art throughout its halls, year-round. We also participate in Bend's First Friday Art Walk, where we host a monthly reception and exhibit for local print artists to visit with the community while their work is on display in our lobby. Additionally, we support Bend Film Festival: a celebration of independent cinema and its creators.

Youth Health and Wellness: We sponsor the annual Oxford Classic, the Northwest's premier

cross-country running event hosted by Bend High School in downtown Bend's Drake Park. We also give back to the sports programs for all three of Bend's high schools to provide opportunities for our next generation to get moving.

At-Risk Youth and Families: We are the title sponsor of the Oregon High Desert Classics, a two-weekend event of premier AA hunter/jumper competitions held in Bend every summer. Proceeds from this event benefit five agencies parented by J Bar J Youth Services, a local non-profit that serves at-risk and homeless families in the area.

Collaboration and Sharing of Ideas: As a sponsor of TEDxBend, we enjoy the opportunity to bring new, engaging, thought-provoking ideas to the Bend community for discussion and contemplation.

Women's Empowerment: We support the annual MUSE Women's Conference in Bend, connecting women with internationally recognized artists, authors, athletes, entrepreneurs, activists and social change leaders to celebrate International Women's Day and kick off Women's History Month.

Creativity: It's our pleasure to host and support the annual Bend Design Conference: a celebration of design culture in the modern world. Attendees are encouraged to embrace creativity in everything and anything.

Innovation and Entrepreneurship: Our support of the annual Bend Venture Conference allows the most promising startups to emerge and take the path towards success.

There are many other causes that we support; this is just a few of many and a small sampling of what we do in the communities we serve. We're proud to give back and be active participants towards creating a better, brighter future. Together, we can make a difference and make a lasting impact. We look forward to joining the Sedona community and working together to keep this city a beautiful, special place.

Project Overview

The subject property is located in the City of Sedona on the south side of SR 89A between Elk Road and Saddle Rock Circle, encompassing approximately 6 Acres (the 'Property'). This application requests Development Review and Zone Change for a proposed mix of uses including Lodging, Restaurant/Bar, Retail, Multi-Family Residential and Efficiency Housing Apartments.

The overall goal of the proposed development is to create a destination lodging facility that provides a unique and viable Sedona experience, is 'walkable' and affords a vibrant mix of experiences for both guests and the general public. The Restaurant, Retail and Efficiency Housing uses are envisioned as amenities to lodging guests and employees, providing economy and convenience while minimizing automobile trips outside the facility. The Restaurant/Bar will be open to the public.

The Property is within the Soldiers Pass Community Focus Area (CFA-5), and as such close attention has been paid to the goals set forth as a dynamic and walkable activity zone for neighbors, visitors, patrons and employees in developing the proposed plan. Elements have been incorporated that enhance the prospect of walking, biking and using mass transportation. Site uses and amenities have been proposed that are safe, convenient, interesting and provide a connection to adjacent properties.

The **lodging element** in the proposed plan consists of 124 (114 rooms in main lodge and 10 elite rooms), meeting facilities for lodging guests only, a business/exercise facility, pool, and sauna. It is sited south of the proposed commercial uses to provide a buffer to adjacent residences bordering to the south. Landscape screening and a parking area separate the lodge from residences by approximately 80-feet. The central pool terrace, courtyard, cabana and adjacent three-story lodging structures are depressed 4- to 7-feet into grade to minimize visual/noise/light impact and allow for compliance with the requirements for building height and massing set forth in the Sedona Land Development Code (SLDC) Article 9, Section 903.03. Additionally, commercial uses along the SR 89A frontage provide a distance buffer to the lodging element from highway disturbances.

The **restaurant/bar element** is intended for both lodging guests and public use. It is attached to the **hotel lobby** for efficiency of Staff management. An open-air terrace is located on the north side behind landscape and screen walls. A sidewalk bistro is located in the Lobby area and opens to the trail-link. The **meeting facility** is located in the basement below Lobby and Restaurant and is

for lodging guests use only. This proximity also allows for efficient food service from the food preparation element located directly above in the Restaurant Kitchen.

Five efficiency dwelling units are located above the Kitchen area and are intended for use as Employee/Staff apartments.

The **retail/public gathering plaza** is located at the corner of Soldiers Pass and SR 89A, containing approximately 8,500 sq. ft. of 'Shell' space for future tenants. 6-mature shade trees have been preserved from the demolished Spa Store site providing an instant shade canopy. Water Fountain, Seating and Rest Room facilities are provided for public use. An interior 600 square foot historic display space and interpretive garden is proposed in a reconstructed stone building, featuring localized information and cemetery facts.

The individual Retail spaces vary from 800 to 1500 sq. ft. to attract small-scale, 'Village' users that will provide goods and walk-up services to a more local, pedestrian clientele. They are 1 & 2-story in height. Neighbors have suggested they would like to see a Restaurant/Bar, Bistro, Café, Bike Shop, Barber/Beauty Shop, Newspaper Stand, Snack Bar, Gift Shop & Historic/Art Gallery.

Twelve multi-family dwelling units, located in a complex with **10 elite lodging units at SR 89A & Saddle Rock Circle**, are of similar floor plan layout to add market flexibility and **at a minimum** replace the 12 multi-family dwelling units that could have been developed on the parcel with the existing RM-2 zoning. Combined with the **five efficiency units**, the mixed housing units provided totals 17.

A new roadway connection from Saddle Rock Circle to the signalized intersection at Soldiers Pass Road and SR 89A will provide safe and efficient access to and from the residential areas to the south for vehicles and pedestrians. This new roadway connection is proposed to be a dedicated right-of-way.

All main service elements, deliveries, loading/unloading, trash and food service, are located in the northeast corner of the site within an 8-foot enclosure/screen wall. Pick-up/delivery schedules will be in accordance with Neighbor desires and City of Sedona standards. All housekeeping service circulation will be by electric or hand carts.

Summary of Request

This proposal seeks a change in existing zoning of approximately 6.4-acres of land from C-2 and RM-2 zones to a Planned Development (PD) zone. This application is for a mixed use development that will be constructed in a single phase of development with all buildings, facilities, landscaping, off-site, and on-site

elements being built to minimize disturbances of both lodging guests and adjacent neighbors.

The attached conceptual design drawings contain specific plan and elevation information and in some cases list specific configuration and quantities. As the planning/architectural design and approval process evolves, and more public and owner comments on record, they will become guidelines for the final design and approval submittal along with the Sedona Land and Development Code and Building Code.

Existing Property Conditions

The site is bounded by Saddlerock Circle to the west, SR 89A to the north, Elk Road (a private accessway) to the east and the Saddlerock Subdivision and an undeveloped residential lot to the south. The site slopes from the southeast corner to the northwest corner. There is a non-natural drainageway that bisects the westerly portion of the site and is designated as Profile 3600 on the City of Sedona Flood Boundary Map. It flows to a culvert at Saddlerock Circle.

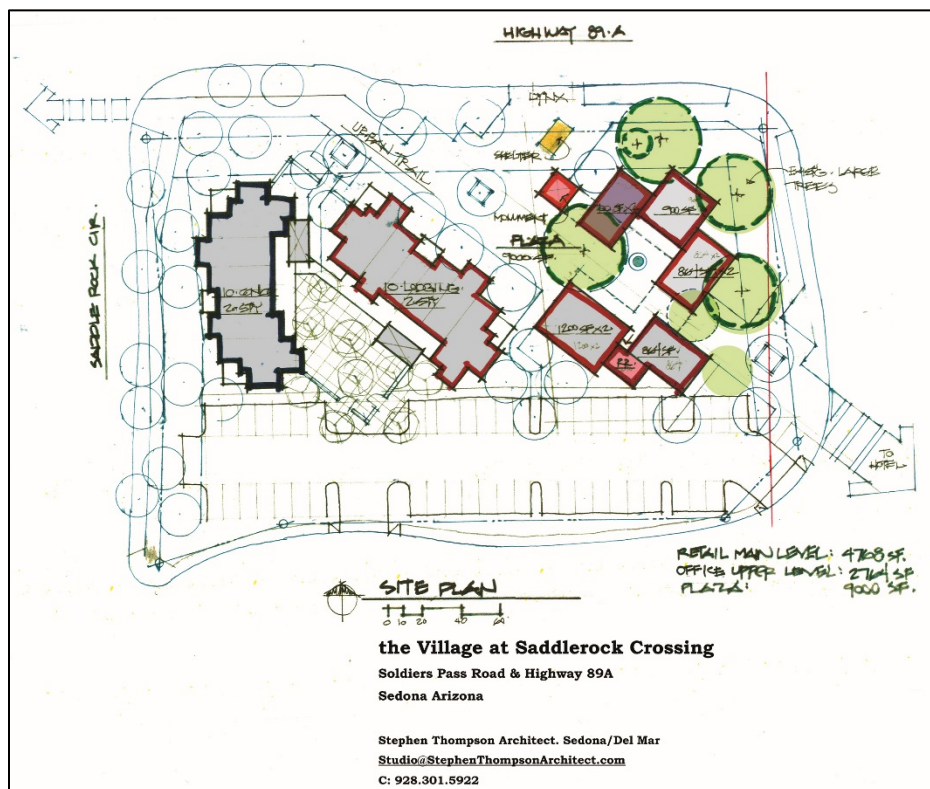
Originally the site of Cook's Homestead, the property has seen various forms of site grading and development for decades with no pre-existing natural grade and vegetation remaining. Having been a plant nursery for 50 years, several extremely large non-native trees exist ranging from 30- to 90-feet in height and forming a substantial visual impression. They are easily among the tallest trees in Sedona. To date, all existing buildings, trash, litter and invasive vegetation have been removed from the property. Eighteen mature trees remain along with a variety of smaller trees (see Site Plan and Landscape Plan for locations). A substantial line of existing trees remains along the southern border providing a visual screen to adjacent residences. It is proposed that these trees remain and become part of an enhanced buffering element. Mulch and a temporary automatic drip-irrigation system has been installed to all preserved large non-native trees.

The site has promoted a 'lushness' and forested ambience that has become a characteristic of the area. Combined with the Old Marketplace landscape scheme to the north across SR 89A, a 'green space' zone exists on the West Sedona Commercial Corridor that provides a unique visual presence. This proposal views the lush character zone as an asset to the Lodging development, as well as a public benefit. The development scheme embraces the preservation and further facilitation of landscaping of this nature.

Three existing residences border the property to the south; two have some vantage to red rock views. Also to the south is an undeveloped Residential (RS-12) parcel, currently used for landscape material storage. To the east across Elk Road are Commercial uses, a Mobile Home Park and Elks Lodge. Service elements have been located in the northeast corner of the site, away from the residences to the south.

Public Gathering Space/Plaza

A public gathering space/plaza is located at the intersection of two pathways. One running north/south from Saddle Rock Subdivision to the signalized intersection and the other an east/west link in what will eventually become a trail from Cooks Hill to West Sedona. The location is highly visible from Highway 89A and will serve as a constant reminder, inviting social interaction and patronization of the projects public amenities.



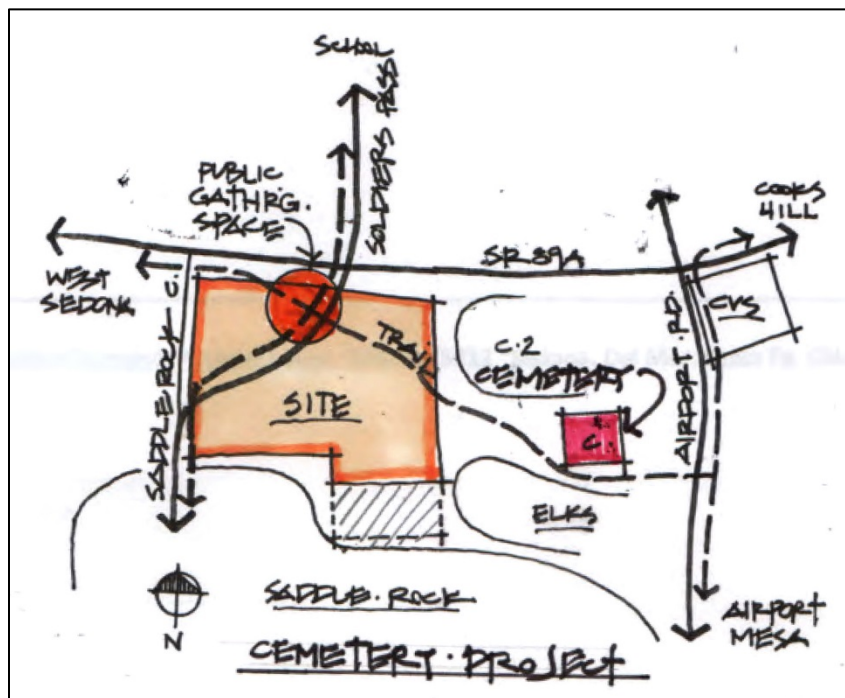
The Plaza is approximately 9,000 sq. ft. formed on three sides by small village retail spaces and public bathrooms. The public transportation stop lies at the northwest

end and is an integrative part of the plaza with mature shade trees, bike rack and an enhanced staging shelter. Six large canopy trees have been preserved in the area to provide instant shade for the plaza area which will contain mixed-media art by local artists, an historical interpretive element tied to the Sedona Cemetery, public restrooms, water fountain, bike racks and seating opportunities.

The plaza is the site of the project's monument sign providing identity and orientation to both lodging guests and visitors. As with all buildings, site elements, signage and landscaping, the plaza will be integrative, imageable, impactful and useful. The plaza will be fenced and secured after-hours by the use of articulating panels that 'disappear' during daylight hours inviting visitors to enjoy passive interactions with the plaza environment. Ten-parking spaces have been designated for public use in close proximity to the plaza.

The Sedona Cemetery Project

Although not contiguous to the project site, the Cemetery will become an integrative element to the project program. It is located approximately 100 yards east of the site along a suggested trail link. A narrative will be developed in concert with local interested public and private parties along with project

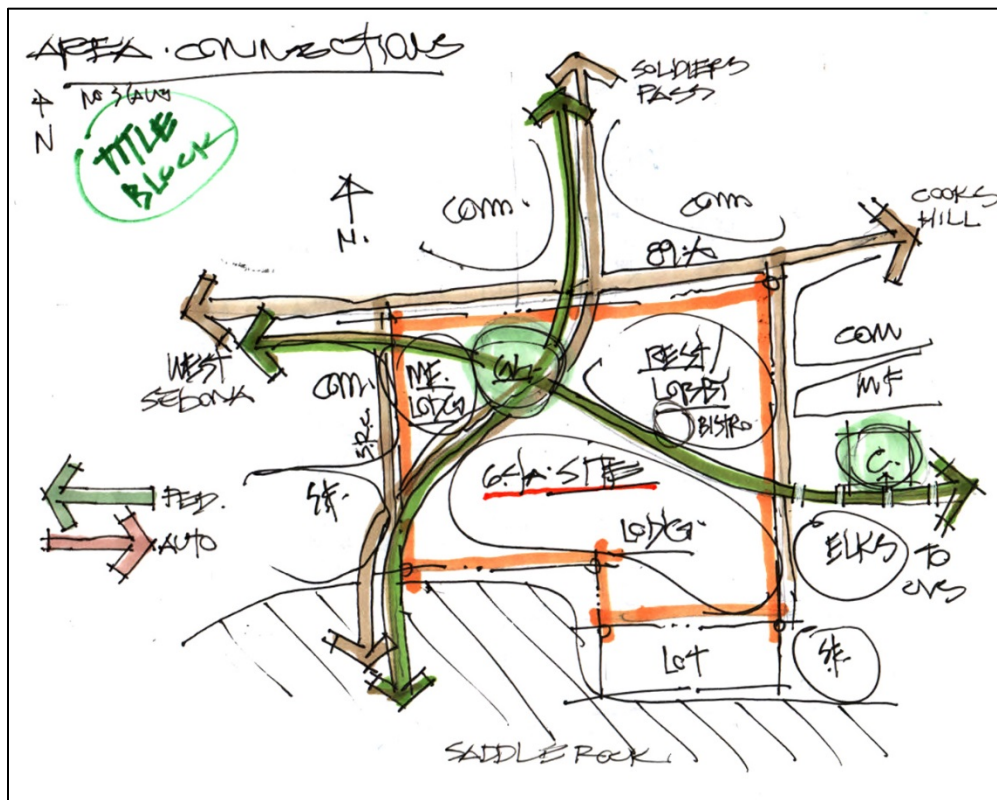


planners and architect to form a vision for its restoration and enhancement. The grave of Sedona Schnebly will be a part of this restoration, as well.

An interpretive display and small museum will be integrated into the Public Plaza along with a trail map highlighting its location, means of access and historic significance. The project will be funded as part of the scope of the overall project.

Relationship to Adjacent Properties

The property's location is adjacent to commercial and residential uses, ideal for a mixed use, transitional development. At the signalized intersection of SR 89A and Soldiers Pass Road, it occupies the southern half of the hub of CFA-5. It forms a critical link in the manifestation of both the Sedona Community Plan ("Community Plan") and CFA-5 goals for walkable, efficient, safe and interesting interconnection with other area properties and uses. (See Area Connections Exhibit below). The lodging use is listed as a compatible use within the CFA-5 zone. The proposed lodging element, occupying less than 5-acres of the property, falls

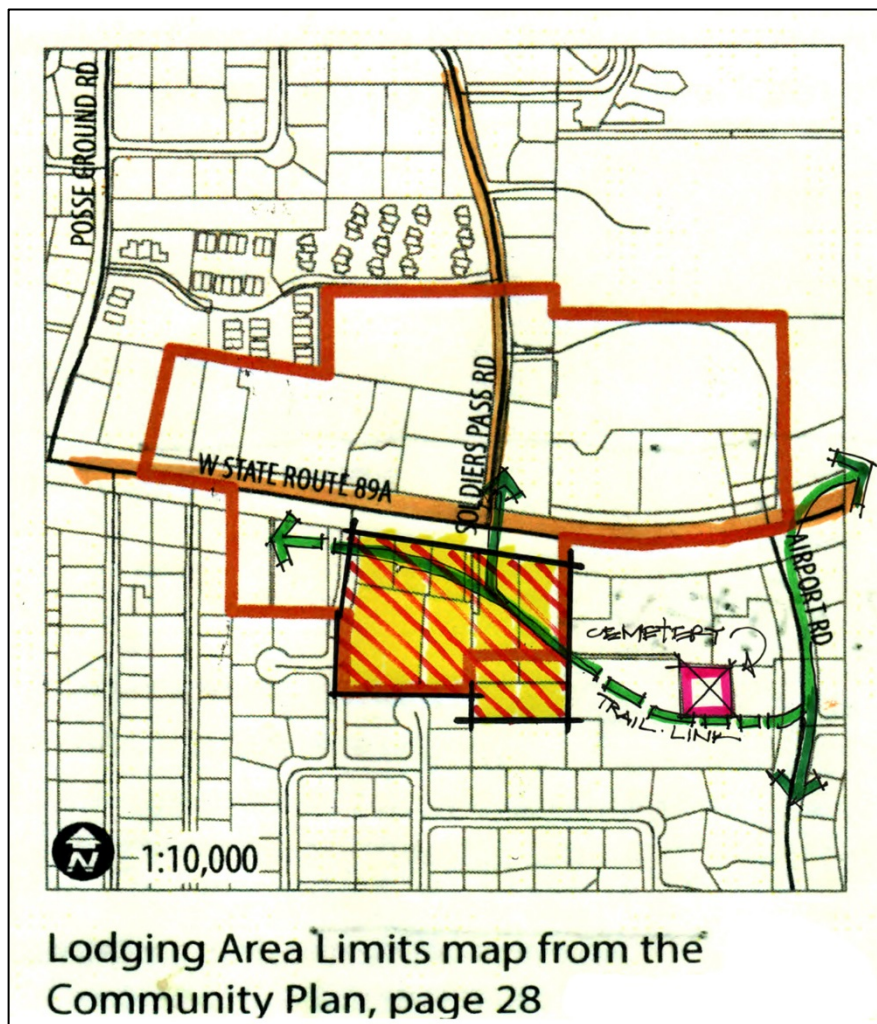


within suggested lodging limitations with the exception of approximately 1-acre in the southeast corner of the property.

Consistency with Community Plan and CFA-5 Goals

The proposed development is consistent with the Community Plan Land Use Map, which designates most of the site for commercial use.

The Community Plan supports new lodging development “within the Commercial Land Use Designation if it is within the boundaries of the Lodging Area Limits Map” with consideration for possible expansion outside the limit boundary. The proposed lodging element is located substantially within the boundaries of the Lodging Area Map (See Lodging Area Limits Map below). The Community Plan states “new lodging development may also be approved as part of a plan within a Community Focus Area”. The addition of the proposed approximate 3.9-acres



designated for lodging use will render a total of less than 10 Acres of lodging use in the entire CFA-5 zone.

The proposed development is consistent with the goals of the CFA-5 zone. The Community Plan and CFA's encourage development of 'areas of compact, mixed use and walkable development'. The proposed development provides another link in the pathway concept established by the CVS Pharmacy proposal that envisions a continual trail traversing private property that will one-day connect Cook's Hill with all of West Sedona. The proposed segment of the 'Trail Link' runs from the east property boundary through the site with a public plaza, shaded rest stops, connection to mass transit stop and adjacency to supporting commercial uses such as a Restaurant/Bar, Café and Coffee Terraces, Art Sites, and other proposed future retail uses. It provides a future opportunity to connect to the Sedona Cemetery, CVS Pharmacy and beyond to Cook's Hill Open Space.

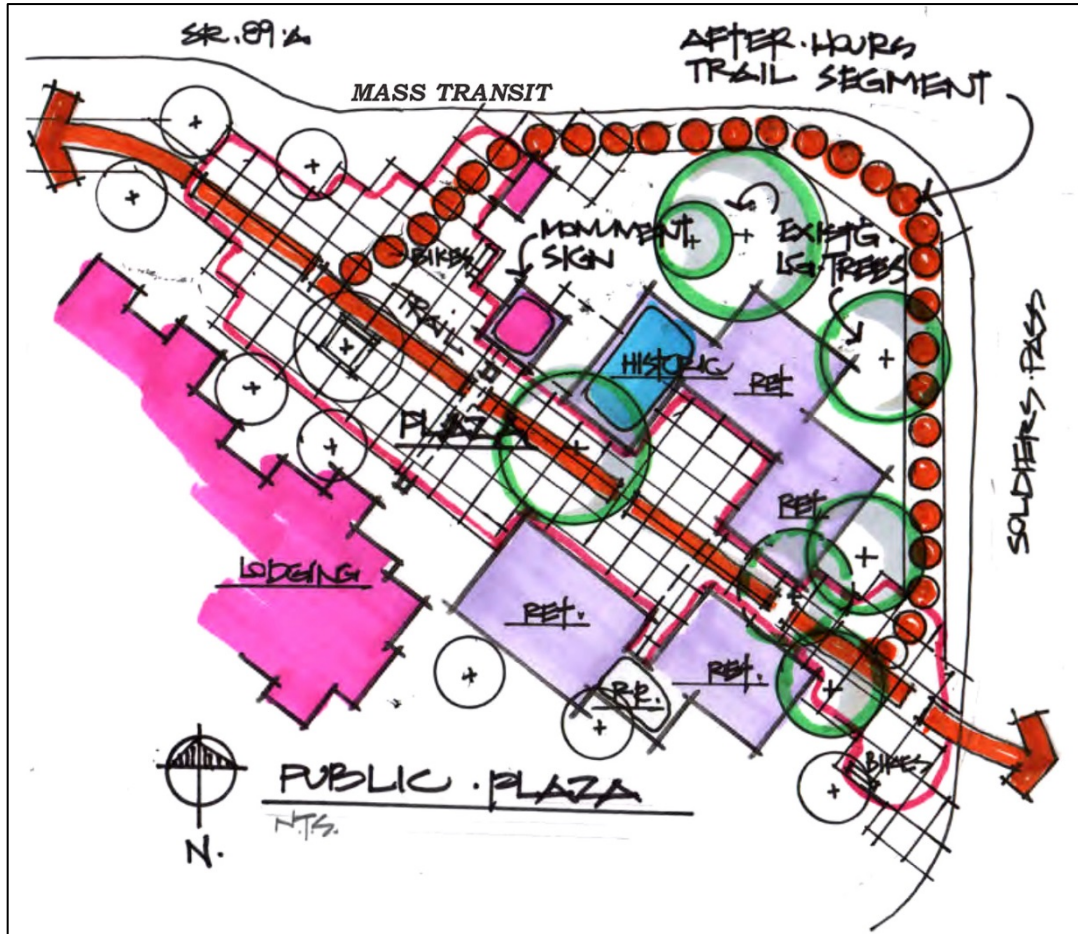
Consistency with Community Expectations of CFA-5:

1. Provide mixed uses and a more walkable environment.

The site design encourages use by pedestrians through a system of internal walkways that promote interaction among the internal uses, as well as with the community at large. A segment of a potentially continuous trail from Cook's Hill and the Historic Sedona Cemetery to West Sedona is proposed along with shaded rest stops, a café, coffee shop, restaurant, a view of the tallest tree in Sedona, mass transit stop and art elements. A structured walkway through the site from the Saddle Rock Neighborhood to the signal is also provided. A winding, landscaped sidewalk is proposed along SR89A with several walkway links into the site.

2. Create public gathering spaces.

Alongside the Trail Link are shaded terraces at a café, coffee shop and restaurant. A shaded rest stop/public plaza with water fountain, benches, public rest rooms and bike rack are located in close proximity to the mass transit stop. Seating and bike racks will be integrated into the landscape scheme providing casual use of public areas. Additionally, 8,500 square feet of small-scale retail space forms the public plaza on three sides and provides the opportunity for supplementary uses. A 600 square foot interpretive historic element will display local history and feature the Historic Sedona Cemetery.



3. New higher density residential or lodging developments should be required to address neighborhood traffic circulation and controlled access options to Highway.

A public right-of-Way is proposed that connects Saddlerock Circle to the signal at SR 89A to provide a safe, structured connection to the Highway. This is the only access point to the property on the entire 640 lineal feet of highway frontage.

4. **Preserve historic resources.**
5. There are no historic structures or other features on the property. A 600 square foot interpretive historic element within the public plaza will display localized history and feature the Sedona Cemetery. **Provide buffering and land use alternatives as transitions between more intensive commercial and multi-family uses and adjacent single family neighborhoods.**

Eighty feet wide zones of parking and landscape buffer line the entire south side of the site, adjacent to the residential neighborhood. The Lodging structures form an additional separation for the neighborhood from commercial uses along SR 89A.

6. Focus on general needs discussed previously for the West Sedona Commercial Corridor.

- **‘Creation of incentives and priorities for development and re-development that achieve a broad range of land use’.**

The proposed development includes land uses ranging from Lodging and Retail Commercial to Restaurant and Multi-Family elements and employee housing.

- **‘Identification of locations for desired land uses’.**

The CFA-5 Lodging Standards suggest a mix of commercial uses to accompany Lodging uses to benefit Guests and the public and minimize the need for vehicle use.

- **‘Coordination of access control planning and relief of congestion at the Corridor’.**

The proposed development includes a new right-of-way connection from Saddlerock Circle to the signalized intersection at Soldiers Pass Road. The signal is the only point of ingress/egress from SR 89A to the property.

- **‘Establishment of consistent design themes or character’.**

The development has been designed with a common theme of material, color massing and detail although individual buildings vary in subtle ways to form a ‘village’ fabric. The buildings of varying size and function, convey a contemporary look at Sedona vernacular. Their form reflects an array of functional determinants along with passive and technical means of addressing environmental elements. The landscape scheme remains consistent throughout the development with both functional and aesthetic purpose.

- **‘Establishment of safe and convenient access for pedestrians, bicycles and those with disabilities’.**

An organized system of pathways and walkways traverse the development connecting the various elements of use with site elements,

providing rest stops, benches, bike racks, shaded areas and access to a café, coffee shop, mass transit stop and restaurant. Additionally, a Trail Link bisects the site from east to west providing the potential for safe circulation, shaded and separated from SR 89A that will eventually run from Cook's Hill into West Sedona. All surfaces are in compliance with ADA Standards. To date this Trail Link has been incorporated into the site plan of CVS Pharmacy at Airport Road and SR 89A.

- **'Creation of strong connections between CFA's in the West Sedona Corridor, including good pedestrian links between neighborhoods and CFA's.'**

The site plan provides for a right-of-way connecting Saddlerock Circle with the signalized intersection at SR 89A which includes a pedestrian walkway. A Trail Link is proposed through the site that will eventually connect Cook's Hill and West Sedona.

- **'Provision of park-and-ride or park-and-walk opportunities.'**

On-site parking is intended primarily for facilities patron use with 10 designated public parking spaces. Pedestrian walkways will provide access to mass transit along with a shaded rest/waiting area with water fountain, benches and bike rack is for public use, as well as other interesting pedestrian supported elements.

- **'Identification of key open space needs'.**

The open spaces provided are a combination of public and private landscape elements. A depressed pool, cabana, and terrace area embraces large existing trees and green landscape. The lush nature of the CFA-5, established and defined by this site, is to be facilitated through a landscape scheme that screens buildings and parking areas from residential areas, shades buildings and walkways and provides public amenities in the form of safe and organized circulation paths.

- **Identification of aesthetic components such as landscaping and other key beautification components, as well as street furniture such as benches.'**

Public walkways will be landscaped, shaded, accessible, lighted and accommodating of public access to mass transit. Interpretive elements and art elements.

- **'Flexibility of building height where view corridors are least impacted and where multiple stories may be the best option to develop mixed uses that address the Community Expectations for the area.'**

The proposed mixed use development of Lodging, Restaurant and Retail uses is appropriately buffered from the adjacent residences through landscaping and building setbacks. Additionally, 3-story Lodging structures are depressed 4- to 7-feet below grade to minimize height impact and provide occasional vistas to the Red Rocks on the north horizon.

- **'Create better pedestrian connections between the north and the south sides of SR 89 A.'**

The CFA-5 specifically lists 'mixed uses and a more walkable environment'. This development scheme is laced with interconnecting walkways that serve the development, neighborhoods to the south, and an east/west 'Trail Link' segment that is parallel yet circuitous to SR 89A. The fabric of pedestrian walkways are connected to the crosswalks at the Soldiers Pass traffic signal forming a structured and safe means of accessing north and south sides of the Highway. Expanded pedestrian plazas at the intersection provide safe, shaded staging/waiting areas, set back from traffic.

Project Description

1. Conceptual Site Plan

The Site Plan has been developed in consideration of the Community Visions and Goals for CFA-5. Both uses and intensities have been derived from a careful analysis of the Owners' desires and aspirations for a Sedona Lodging facility, site determinants, market analysis, the Sedona Community Plan and impacts on neighboring elements. A mix of uses has been proposed that meet these Visions and Goals with the intent of contributing to the Commercial Corridor in a unique and positive way.

Restaurant and Retail uses are sited along the north highway frontage and are seen as uses compatible with the Lodging element. A Lobby with basement Meeting Facility for Lodging Guests only is adjacent to the Restaurant/Bar for efficiency of staffing and service. The Restaurant/Bar is for Lodging Guests and the public. It is located in the northeast corner of the site. Five Efficiency Dwelling Units are located above the Kitchen,

intended as employee/Staff housing. 6-Multi-Family Dwelling Units are located above the Retail Element. The 120 Room Lodging Element occupies the center of the property and has a landscaped pool terrace that is depressed 6 feet into the ground. Parking is situated throughout the development forming convenient access to facilities, including disabled guests and visitors. Access is primarily from the signalized intersection at Soldiers Pass and SR 89A with secondary access from Saddle Rock Circle. Vehicular access from Elk Road will be minimized and discouraged with signage. The proposed development includes a right-of-way that forms a connection from Saddle Rock Circle to the signal at SR 89A for vehicles and pedestrians (see the Site Plan).

2. Building Placement and Orientation

Buildings have been sited within the development according to the needs specific to each Element and relationships to one another. Access, functional efficiencies, view orientation and proximity to adjacent property uses have determined the proposed Site Plan regime. Restaurant and Retail Elements are located along the north/SR 89A frontage for exposure and to screen adjacent parking from Highway view. The Lobby and Basement Meeting Facility are adjacent to the Restaurant for efficiency of service and staffing. Five Efficiency Dwelling Units are located above the Kitchen for Employee/Staff accommodations. 6-Multi-Family Dwelling Units are located above the Retail Element. The Lodging Element, housed in two structures, is located in the center of the site, separating the Highway Commercial uses from the Residences to the south. It is setback approximately 80 feet from the south property line by means of parking and landscape screening. Although a portion of the Lodging structures are 3-stories in height, the ground floor is depressed 4- to 7-feet into grade to reduce height impact and comply with building height and mass requirements of SLDC Article 9, Section 903.03 (see West Wing Elevation).

3. Parking

Parking is designed to insure adequate and convenient accommodations for Guests, Visitors and the Disabled. Parking aisles are also designed for service, delivery and emergency vehicle access to all parts of the site. Parking quantities have been calculated by specific use and reflect an adequate number of spaces (see Quantities Schedule on the Site Plan). Parking at Retail and Restaurant Elements is screened from Highway view by the buildings. At the south side, parking and landscaping screens are

used to form an approximately 80 feet wide separation from adjacent residences. Landscaping within the field of parking will contain shade trees providing screening and protection from direct sunlight. The concept of “Ghost Parking” will be studied with areas of future parking spaces being landscaped.

4. Screening of Mechanical and Other Roof Mounted Equipment

All mechanical and roof mounted equipment will be screened from view by architectural screening elements that are integrated parts of the building design. Equipment penthouses, chimneys and other roof projections will be architecturally integrated.

5. Vehicular Access and Circulation

Vehicular access is provided through a system of primary and secondary connections to adjacent streets. The main point of access is by way of the signalized intersection at Soldiers Pass Road and SR 89A. A decel-lane is proposed for eastbound right turns from the Highway. No additional curb cuts are proposed along SR 89A. Lane design for northbound traffic on to the Highway will allow for designated left turns, through traffic and right turns. A right-of-way is proposed connecting Saddle Rock Circle to the signalized intersection, allowing for a safe and efficient access to the Highway for both left and right turns, as well as providing traffic relief to SR 89A. In addition to improving the signalized intersection, off-site improvements will be made at both Saddle Rock Circle and Elk Road, including curb, gutter and sidewalks. A sidewalk will extend south along the east side of Saddle Rock Circle to the next intersection. It is to be noted that all elements of vehicle circulation on and access to public rights-of-way are subject to review and approval by Arizona Department of Transportation.

6. Pedestrian Connectivity

The site design encourages pedestrian use through careful attention to the design and location of walkways and Trail Link. A fabric of internal walks, patterned crosswalks, and shaded rest area connect all elements of the project as well as form connections to adjacent neighborhoods and the signalized intersection at SR 89A. A Trail Link runs from east to west through the site providing a segment in a Trail that will one-day run from Cook’s Hill

through West Sedona. The addition of this proposal to the already completed link at CVS Pharmacy will set an example for other Commercial Corridor development to contribute to this Community Plan Vision. As the shaded Trail Link traverses the site, it will pass adjacent to Restaurant, Café, Coffee Shop Terraces, art exhibits, interpretive elements and Sedona's tallest tree. A sidewalk, curb & gutter will run approximately 200 feet south along the east side of Saddle Rock Circle providing a structured connection and access to the on-site walks and trail.

7. Connectivity Across SR 89A

An existing signalized crosswalk at the intersection of Soldiers Pass Road and SR 89A provides safe crossing and promotes pedestrian connections with Commercial elements along the north side of the Highway. Corner zones for crosswalk waiting and staging will be studied to accommodate needs of pedestrians, such as shade and expanded paving to better remove pedestrians from close proximity to traffic.

8. Connectivity with Adjacent Properties

All internal walkways connect to perimeter walkways, sidewalks and the Trail Link providing the option for casual and passerby users to take advantage of a more interesting, enlivened and shaded route through the property. It also gives neighbors the advantage of accessing the signalized intersection through a variety of safe and structured options.

9. Architectural Design Theme

The essence of the project design lies in the notion of a Village. Although buildings are diverse in use and form, the underlying principles of scale, form, detail, color and materials are consistent throughout. Building articulation, mass and general form will be based in Sedona vernacular yet detailed and implemented in a contemporary fashion.

10. Building Massing and Articulation

Lodging and Restaurant Elements. The lodging element is housed in four separate structures forming east and west wings. Corporate room design, efficiency, function and serviceability drive this regime. A basement houses utility, housekeeping and exercise/spa facilities. The motif is one of a contemporary rendition of traditional forms, massing, details, colors and materials. The Lobby is detached from the Lodging Units and adjacent to the Restaurant/Bar. Both have low-pitched roofs to recall simple pioneer

shelters of a century ago. A basement houses a Meeting Facility. A café and sidewalk bistro are located in the lobby space and are proposed as public and private uses. The Lobby and Restaurant are dynamic spaces designed to reflect the early Sedona Lodge era with friendly accommodating features rendered in a modern way. They open up to landscaped casual dining and passive terraces. A consistent theme throughout the project is one of a vernacular flavor yet contemporary style (see the Lodging and Restaurant floor plans and elevations).

By virtue of its economy, efficiency and function, the Lodging Element Units are aligned with a central corridor and common plumbing/mechanical walls. In an attempt to mitigate perceived building mass and visual scale, a careful analysis of the room-end elevations has been undertaken with the express purpose of creating a varying composition of walls, windows, doors, balconies, roof structures, parapets, colors and shading elements. In plan, end walls of units are off-set in pairs to create occasional returns of elevation elements forming shadows and a more pronounced 3rd dimension. Intermediate stairwell structures are open-air and form a separation of building masses with the intent of further diminishing the scale.

Retail/Public Plaza. The Retail Element contains 8,500 square feet of 'shell' commercial spaces on the ground floor and is partially 2-stories in height. The Monument Sign and Public Plaza are integral parts of the Retail Element. The building design is driven by smaller 'Village'-sized leasable spaces that are 800 to 1,500 square feet in size. A 600 square foot traditional-style space will be provided for localized historic display. The perimeter walls are broken up with a series of recessed windows framing Red rock vistas and allowing natural light into the spaces. Balconies and shade structures form smaller perceived masses of walls. Low walls create a site integration with landscaping. The motif is contemporary yet recalls Sedona vernacular in materials and colors. Steel framing and overhead shade structures provide filtered shade and cooling. Six mature trees have been preserved in this area providing instant shade.

11. Landscaping

The proposed landscape design will provide a cohesion of character throughout the site and enhance the visual aspect of the project from the Community's perspective. It is based on both functional and aesthetic design determinants. Landscape provides a context for the buildings that

important to a successful design scheme. Functional landscaping will provide screening and buffering, shading and cooling and provide borders and boundaries for organized walkways and comply with SLDC Section 910.07. Aesthetic landscaping will address visual enhancement and beautification facilitate the creation of the unique lodging experienced desired by the Owner.

Preservation of Existing Trees. The Site Plan has taken into consideration the existing substantial trees that exist on site. Although site scarification has cleaned up all existing structures, litter, trash and invasive plantlife, 18 non-native trees ranging from up to 70 feet in height will remain (See the Site Plan and Landscape Plan). Due to their size and the fact they are rooted in rock subsoil, any relocation is not feasible. The site design seeks to preserve as many as possible without adversely affecting the project yield. In addition, a substantial line of trees along the south property line will be preserved. Mulch and a temporary drip-irrigation system has been installed at all preserved non-native trees and shrubs.

There are no existing natural topographic features on the property.

Plant Selection. All plant selections, native and adaptive, will be in compliance with the City of Sedona Approved Plant List. They will be drought tolerant, low-water use species. A summary chart indicating conformance to the percentage of native to adaptive plants will be listed on the final Landscape Plan. An automatic, underground irrigation system that is to be deactivated within a 4-5 year period, or when plants are established (see the Landscape Plan), will be installed.

12. Outdoor Spaces

A large depressed, open pool terrace and courtyard will preserve an oasis effect that is characteristic of the former Plant Nursery and an imageable character trait of the CFA-5. A proposed 4- to 7-foot depression into grade will be part of the 3-story height abatement and screen adjacent neighbors from ambient noise and lights in the pool area. It is intended for Lodging Guest use only. Terraces at the Public Plaza, Café, Coffee Shop and Restaurant provide casual outdoor seating and are for public use. The Public Plaza forms a shaded gathering area and rest stop along the trail link, with historic display, benches, a water fountain, a bike rack and public rest rooms. It is an integral part of the public transit plaza.

13. Project Signage

Project monument signage, on-site directional/regulatory signage and tenant signage will comply with the Sedona Sign Code, SLDC Article 11. Materials and details will be compatible with the architectural theme of the project. The monument sign has been designed as an integral part of the Public Plaza. A Sign Plan will be developed and presented as part of a future submittal.

14. Public Art

It is the Owners' intention that art pieces by both local and internationally renowned artists be integrated and displayed throughout the project for tenant, guest and public enjoyment. The Public Plaza will be the site of most art pieces, however other locations throughout the site will be chosen for their passive and contemplative quality. At a minimum the art component will conform to the requirements of Art in Public Spaces, SLDC Article 18.

15. Grading and Drainage

Grading and drainage will take advantage of the existing grade that slopes from east to west. A storm drain system will be developed to convey storm runoff from rooftops and paved areas into a detention basin located in the central depressed courtyard. Outflow from the basin will be metered so as not to adversely impact downstream properties. The storm drain system will conform to the requirements of the City of Sedona Land Development Code.

16. Utilities

The property is located in an area where all necessary utilities for the project exist and the main line to SR subdivision traverses the site in a north/south direction. Water is available from Oak Creek Water Company on three sides of the property. Sewer is available from the City of Sedona and is located along SR 89A and Saddle Rock Circle. Power and telephone are available from APS and CenturyLink, respectively and exist within the site. All overhead utilities will be placed underground as part of this proposal. Gas is available from Unisource and is located on SR 89A and Saddle Rock Circle.

17. Traffic Impact Statement

The site is adjacent to three public rights-of-way and has a signalized intersection at Soldiers Pass road and SR 89A at roughly the midpoint of the north property line. This property is the sole user of the intersection other than the right of way provided as a connection to Saddle Rock Circle. A trip generation letter will be prepared at a later date to estimate the traffic to be generated by the proposed project. Included will be a scoping portion to be reviewed and approved by the City of Sedona and ADOT prior to the preparation of the Traffic Impact Analysis.

18. Neighborhood Information Plan

A plan will be developed describing a series of public presentations to be scheduled throughout the design and approval process to inform neighbors about the project plans and to gather comments and responses for incorporation into the continuing evolution of the design. Comments, data and findings will be compiled in a report to become part of the future submittal requirements.

Saddlerock Residents:

THE VILLAGE AT SADDLEROCK CROSSING

**Proposed 6-Acre Development
Saddlerock Circle & SR 89A**

**Please join us for a Planning Event
Thursday, 19 January 2017 at 5:30PM
Hampton Inn. 1800 West SR 89A. Sedona**

**Bring your ideas & interests
The Project Team will be listening
Beverages & light snacks are served**

OXFORDSUITESSEDONA.COM

To date, two Saddle Rock HOA presentations have been made to the most proximate homeowners, on January 17, 2017 and on May 2, 2017. The project proposal was welcomed by most with excitement and a desire to become implemented soon. Lists of their comments and concerns are included below as notes from the meetings.

Neighborhood Information Session.1. 17 January 2017. Hampton Inn

Noticed through SRHOA administration. Approximately 50 attendees.

Comments & Concerns.

1. Cut-thru traffic to Airport Road.
2. Restrict access to Saddle Rock Circle.
3. Trash collection time/location.
4. Place Saddle Rock Lot #'s on Site Plan.
5. Dark Night preservation.
6. View preservation.
7. Traffic/parking concerns.
8. When will it be finished?
9. Unsightly RS-12 Lot at southeast corner.
10. Walk into SR along Saddle Rock Circle.
11. No loud music at open-air terraces.
12. Place all power poles underground.
13. Provide story poles ahead of next meeting.
14. Concerns if a straight C-2 development.
15. Okay with lodging element.

Neighborhood Information Session.2. 02 May 2017. Elks Lodge

Noticed through SRHOA administration. Approximately 40 attendees.

Comments & Concerns.

1. Preserve large trees.
2. No outdoor music.
3. Low profile/low intensity exterior lighting.
4. No early AM trash/deliveries.
5. Cemetery restoration with Historical Society. Exhibit at Public Plaza.
6. Address drainage issues.
7. Mixed opinions on Saddle Rock Circle connection to signal. Traffic!?
8. Secure Public Plaza at night.
9. General concerns: Traffic, Noise, Views, Lights, UG power poles.
10. Desires: CFA-5 goals, Casual 'Village' retail uses, café, walk-up services.
No need to cross SR 89A, Cemetery rehab, Pedestrian environment.

19. Community Benefit

The proposed mixed use project provides for a viable use by a nationally known and recognized independent hotelier that will continue the transformation of CFA-5 that the Old Marketplace initiated 15 years ago. It is one of the more interesting and unique of the focus areas along SR 89A and one that has set the stage for the transformation of West Sedona. Consistent with visions and goals of the Sedona Community Plan, CFA-5, Commercial Corridor Study, this proposal provides the following community benefits.

- a. The project is an assemblage of smaller parcels combined under one ownership and one comprehensive proposal.
- b. The proposal provides for dedicated vehicle access to the signal at SR 89A and eliminates the need for multiple driveways onto the highway.
- c. The proposal provides for a deceleration lane at SR 89A.
- d. The proposal provides facilities for a Mass Transit Stop at SR 89A
- e. The proposal provides for the connection of Saddle Rock Circle to the signalized intersection at Soldiers Pass and SR 89A.
- f. The proposal provides for 10 dedicated parking spaces for public use,
- g. The project proposes the extension of the new sidewalk along Saddle Rock Circle be extended southward into the Saddle Rock Subdivision.
- h. The project encourages and provides for pedestrian circulation throughout the site and into adjacent areas.
- i. The project provides for bicycle paths and parking areas.
- j. The project provides for a safe and structured means of accessing and crossing SR 89A.
- k. The project minimizes direct vehicular access to and from SR 89A.
- l. The project preserves existing tall trees and promotes an 'oasis' ambience that is unique to CFA-5.
- m. The project provides for a shaded public gathering space with an historic historical display, water fountain, public rest rooms, benches and bike rack adjacent to a mass transit stop.
- n. The project provides for another 'Trail Link' segment in a parallel yet separated pathway along SR 89A.

- o. The project provides a 'village' mix of uses that are interconnected, compatible with the lodging use, of benefit to lodgers/visitors; the project should reduce traffic trips on SR 89A.
- p. The project provides for 5 efficiency dwelling unit Apartments for Employee/Staff use.
- q. The project provides for a lodging use that conforms with the desires of the Public and City Council to limit lodging in CFA-5 to a total of 10 Acres (revised to 5-acres).

Conclusion

The proposed project conforms with and promotes the goals and objectives of the Sedona Community Plan and Soldiers Pass CFA-5. The application supports compatible development with surrounding land uses and helps further define area character. The mixed use development will be beneficial to both Lodging guests and the general public. The project will be designed detailed in the spirit of the grand lodges of the 20th Century that exemplified arrival to a unique and mystical destination. Places that seemed to be a part of the land and landscape.

This philosophy exemplifies the business model of the Owner, an independent hotelier whose projects includes popular, unique destination lodging facilities in very unique settings. It is to be noted that Trip Advisor recently rated their Bend Oregon hotel (one of 20+ properties owned and operated by Oxford) in the top five most popular hotels nationally in customer experience and satisfaction. It is their desire that a reputation for customer satisfaction along with Sedona's allure and the development of an interesting and unique facility will attract a quality business and leisure market.