

ARABELLA SPA
DESIGN REVIEW
2022-03-29

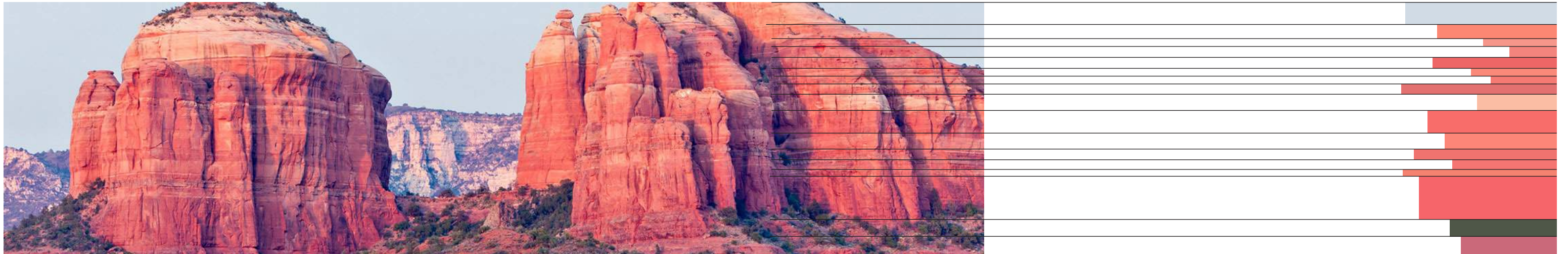
LEMAYMICHAUD
ARCHITECTURE
DESIGN

ERWIN | ARCHITECTURE & DEVELOPMENT LLC.



LANDSCAPE AS MAIN INSPIRATION

Sedona's legendary red rocks and its unique geography is the main source of inspiration for this project. Distinctive horizontal stratas of the surrounding landscape shape the volumes and layout of the project, creating a strong connection between design and geological history of the site.



SEDONA LANDSCAPE

STONE
LAYERS
HORIZONTALITY
STACKING
MOUNTAINS
ROCKS
VALLEY

CONCEPT

ARABELLA SPA

DESIGN REVIEW

PROJET NO
110720A

29 / 03 / 2022

02

LEMAYMICHAUD
ARCHITECTURE
DESIGN
ERWIN | ARCHITECTURE & DEVELOPMENT LLC.



INSPIRATION

ARABELLA SPA

INSPIRATIONS

PROJET NO
110720A

29 / 03 / 2022

03

LEMAYMICHAUD
ARCHITECTURE
DESIGN
ERWIN | ARCHITECTURE & DEVELOPMENT LLC.



RENDERING - AERIAL VIEW

ARABELLA SPA

DESIGN REVIEW

PROJET NO
110720A

29 / 03 / 2022

LEMAYMICHAUD
ARCHITECTURE
DESIGN
ERWIN | ARCHITECTURE & DEVELOPMENT LLC.











RENDERING - VIEW FROM BUILDING 4

ARABELLA SPA

DESIGN REVIEW

PROJET NO
110720A

29 / 03 / 2022

LEMAYMICHAUD
ARCHITECTURE
DESIGN
ERWIN | ARCHITECTURE & DEVELOPMENT LLC.



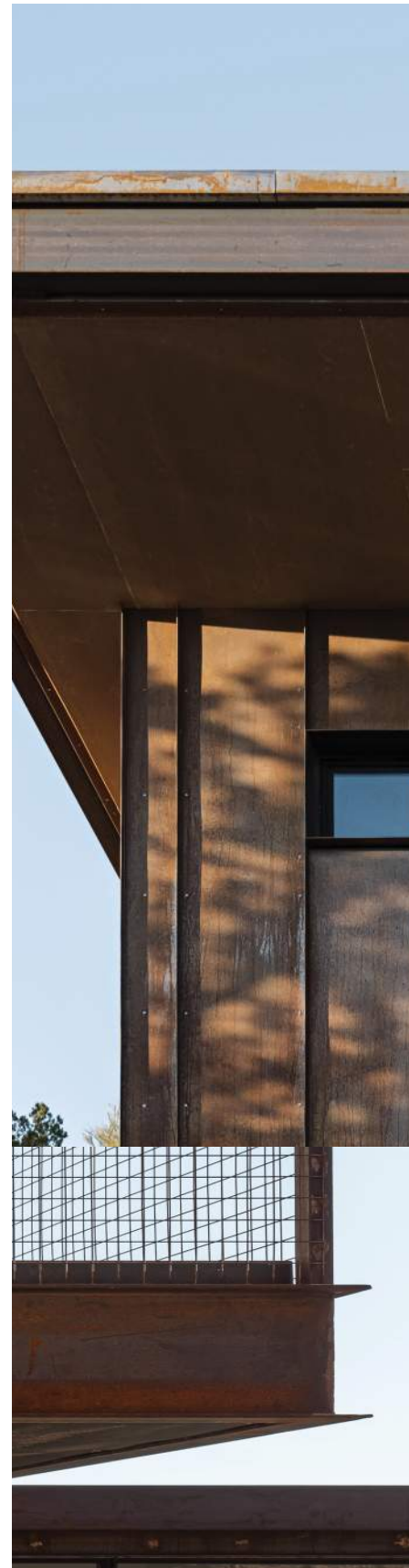
CLADDING 1
CMU
COLOR: MESASTONE 4102 EAST
8X8X16



CLADDING 2
SMOOTH STUCCO
COLOR: DESERT DAWN DE5162
DUNN EDWARDS



CLADDING 3
CORTEN STEEL
COLOR: NATURAL



EXPOSED STEEL
EXPOSED STEEL BEAMS



SITE WALLS
SITE HARVESTED BOULDERS
OR GABIONS



EXTERIOR GLAZING
INSULATED LOW-E GLAZING
VITRO SOLARBAN 72 STARPHIRE

3/22/22

City of Sedona

Re: Arabella Spa Letter of Intent

The proposed project shall be located on the vacant parcel at 95 Sombart Lane, Sedona, AZ. The owner plans to construct a new +/- 20,000 SF Spa. The spa will consist of (4) buildings which include a 16,777 SF 2-story main building and (3) smaller 1- story pavilions at 773, 1,628, and 1,853 SF respectively. The planned development is permitted by right within the CO zoning designation. The owner of this property also owns the Arabella hotel on the adjacent parcel to the west.

The Arabella spa will feature an authentic Nordic thermotherapy experience, which has been practiced for thousands of years by Peoples of Northern Europe. Thermotherapy is a wellness ritual based on the external use of water for therapeutic purposes. Alternating between hot and cold temperatures followed by a period of deep relaxation, the thermal experience has many benefits, such as elimination of toxins, stimulation of the immune system and cardiovascular system, and improvement of general well-being. Feasible twelve months a year, rain or shine, it helps to reduce stress and revive the body and mind.

A very important factor in a Nordic Spa experience is a strong connection with natural elements. Creating a physical and architectural structure that blends perfectly with its environment and enhances the surrounding landscape will help facilitate a seamless communion with, earth, water, air and fire, and generate a feeling of true relaxation.

Main Building:

- Check-In/Reception Area
- Service area and storage
- Spa Treatment Rooms
- Bistro with viewing deck on Level 2.
- Restrooms
- Elevator

Pavilions 1 thru 3:

- Sauna
- Relaxation rooms
- Outdoor Kitchen
- 2 Cold Plunges
- Salt Scrub
- Steam Bath
- Snow room
- Mechanical

Additional Site Features:

- Massage Tents
- Lounge Chairs/Viewing Decks
- Parking
- 3 warm baths

5.3 Grading & Drainage

The site has significant slope and the owner's intent is to minimize excavation by strategically siting buildings. In addition, the buildings and walkways shall follow the natural contours of the land where feasible. Pavilions located at higher elevations on the site will all be single story in an attempt to minimize their visual impact and harmonize with the landscape. The larger 2-story main building shall be located near the bottom/low point of the site also in an effort to minimize its impact on the landscape. Natural drainage courses will be preserved where feasible.

5.4 Access Connectivity and Circulation

The purpose of this section of the code is to support the creation of a highly connected transportation system within the City of Sedona. This project proposes a new shuttle stop near the spa which helps to reduce traffic, reduce vehicle pollution, connects local destinations, and provides easy access to nearby Marg's trailhead, all goals of the LDC noted in section 5.4. In addition, the owner also proposes sharing parking with the adjacent Arabella hotel in an effort to reduce surface parking. The site circulation will allow for emergency vehicle access, parking movements, and loading operations as required per the code and as agreed upon by the respective officials. The project will also have an extensive walking path network allowing visitors to traverse the site. Bicycle parking will be provided to encourage a reduction in vehicular traffic.

5.5 Off-Street Parking and Loading

Many of the items noted above in section 5.4 apply to this section as well. As noted above, the owner plans to provide a shuttle stop near the site to reduce vehicular traffic and promote flexible methods for access to the site. The owner also proposes to share parking with the nearby Arabella hotel in an effort to reduce surface parking. Parking areas will be located to minimize disruption to the natural environment in an efficient manner.

5.6 Landscaping, Buffering, and Screening

Of prime importance for this project is the connection of the buildings and the landscape. Sedona is world-renowned for its beauty and natural features. This project intends to harmonize with the landscape by incorporating natural materials and colors. The owner shall preserve the natural landscape as much as possible where unaffected by construction. The owner will also act to preserve mature vegetation where possible. Any new vegetation will be selected from the City of Sedona's approved planting list. Ground mounted mechanical equipment will be screened or located where it is not visible to the public.

5.7 Site Building and Design

This project intends to create a high-quality, attractive, and sustainable development in alignment with Sedona's Community Plan principles and policies. The buildings are placed on the site to minimize visual impact and will contain a palette of natural materials and colors. Open pavilions will create shade and foster a strong connection to the environment. The pavilion located at highest site elevation will be single-story to minimize scale, bulk, and mass of the project. The largest building, a 2-story structure, will be located near the bottom of the hill, also to minimize scale, bulk, and massing. Exterior walls and site materials will consist of naturally colored ground face cmu, earth toned-stucco, and exposed aggregate concrete walkways further integrating the building with the natural landscape. It is also planned the buildings to have natural rock ballast roofing which further reduces the visual impact of the project. The site itself will promote pedestrian circulation with multiple pathways and trails. Loading facilities are located as to not impede with pedestrian circulation. Where required, retaining walls will consist of materials that blend with the natural environment or be constructed of rock harvested from the site. A large portion of the site will remain open space and unaffected by construction. The project's lot coverage is roughly half of what the code will allow.

5.8 Exterior Lighting

This project will promote public health, safety, and welfare by using reasonable and code compliant exterior lighting. Site pathways and pavilions will be safely lighted appropriately to meet Sedona's dark sky requirements and also create a mood and atmosphere conducive of a relaxing spa experience.

5.9 Public Art

The owner will install public art pursuant to this section in a location that is visible to guests of the spa.

8.3.E(5). Approval Criteria Applicable to all Development

The proposed development is consistent with requirements of Article 2 (zoning districts), Article 3 (Use Regulations), and Article 5 (Development Standards) as the proposed development is categorized as "Personal Services, General" which is a permitted use in the (CO) zoning district. Only development review is required for this project. It is consistent with the Sedona Community Plan and is a project that provides public benefit. It minimized impact on surrounding property owners, most significantly, by utilizing a smaller footprint than is allowed per code (roughly 30% lot coverage as opposed to 60%) and by siting buildings with increased setbacks from existing residences.

Arabella Spa

Citizen Participation Plan

11/20/21

Table of Contents

Page 1 Letter To Property Owners

Page 2 Neighborhood Meeting Notes: Concerns and Solutions.
Meeting held on 9/3/21 at the Arabella Hotel. All property owners within 300ft. were notified.
A site walk was held after the meeting for any attendees who desired to participate.

Page 3 Copy of Neighborhood Meeting Sign-In Sheet

Page 4-6 Project Maps

8/1/21

To Whom it May Concern:

Re: New Project Proposal - Arabella Spa

The owner of the vacant parcel at 95 Sombart Lane, Sedona, AZ. plans to construct a new +/- 20,000 SF Spa Nordic spa. The spa will consist of (4) buildings which include a 16,000 SF 2-story main building and (3) smaller 1- story pavilions at 473, 1,220, and 1,769 SF respectively. The planned development is permitted by right within the CO zoning designation. The owner of this property also owns the Arabella hotel on the adjacent parcel to the west.

The Arabella spa will feature an authentic Nordic thermotherapy experience, which has been practiced for thousands of years by Peoples of Northern Europe. Thermotherapy is a wellness ritual based on the external use of water for therapeutic purposes. Alternating between hot and cold temperatures followed by a period of deep relaxation, the thermal experience has many benefits, such as elimination of toxins, stimulation of the immune system and cardiovascular system, and improvement of general well-being. Feasible twelve months a year, rain or shine, it helps to reduce stress and revive the body and mind.

A very important factor in a Nordic Spa experience is a strong connection with natural elements. Creating a physical and architectural structure that blends perfectly with its environment and enhances the surrounding landscape will help facilitate a seamless communion with, earth, water, air and fire, and generate a feeling of true relaxation.

If you have any additional questions or concerns please email arabellaspaproject@gmail.com.

A meeting to discuss the project will be held on Friday September 3rd at 10am at the Arabella hotel and a copy of these attachments will be available. If you are interested in attending the meeting please RSVP no later than Weds September 1st by emailing arabellaspaproject@gmail.com with your name and include RSVP in the subject line. If you are unable to attend the meeting you may provide comments to us at the email above. Please send any comments no later than end of day on Thursday September 2nd.

Thanks!

Arabella Spa Ownership Team

Note: An additional attachment was sent which included the conceptual site plan and images provided to City of Sedona for the Conceptual Development Review.

Neighbor Concerns and Solutions:

The list below contains concerns and discussion points that were reviewed in the neighborhood meeting on 9/2/21. Neighbor feedback has been incorporated and the owner has made attempts to address these issues.

Location of Villas:

1. Neighbors were concerned about the location of the villas. Villas have been removed from the submission.

Location of Building 4:

2. Neighbors were concerned about visibility of Building 4 from homes to the south. Building 4 will be a single-story pavilion less than maximum allowable height. It will be screened with existing natural vegetation and new additional vegetation. In addition, a low privacy wall is proposed along the south side that will screen direct views. Also, the main habitable area/pool has been intentionally sited towards the north of the hilltop to create separation from neighborhood and orient views.

Vegetation for Privacy

3. It is the desire of the developer to maintain natural vegetation and supplement where possible to create privacy and blend with the environment.

Building Materials

4. Color of the buildings will be natural/inspired by the environment. Buildings will have ground face exposed aggregate masonry walls with a natural color that relates to the Sedona landscape. The smaller buildings will also be earth toned. In addition, natural rock ballast will cover roof surfaces in an attempt to further allow the structures to blend into the landscape. Natural rocks will be used in lieu of retaining walls when possible along site pathways.

Noise Levels

5. Neighbors had some concerns about noise levels. The spa will be a strictly quiet zone. The goal is to create a zen environment. No cell phones and no loud music/parties will be permitted.

Light Levels:

6. project will meet all city codes and ordinances related to light levels and dark sky requirements.

Natural Vegetation and Wildlife

7. The project has been purposely designed to be low impact and small footprint. Previous proposals for project on the property have covered almost the entire site with buildings and hardscape. As demonstrated by the site plan, it is the intent of this project to allow a high percentage of natural vegetation to remain. The project is providing roughly half of the maximum allowable lot coverage.
8. The project proposes low water use natural vegetation as much as possible to reduce irrigation demands.

Traffic:

9. The owner will provide parking as required by Sedona zoning code and any traffic analysis that is required. Any commercial project constructed here has the potential to generate additional traffic. The owner would like to share parking with the Arabella hotel to reduce hardscape and paving.




Trailhead Access:

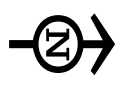
10. The has proposed to add a shuttle drop-off as a means for reducing traffic and promoting access to the trailhead.

NAME	PHONE
Graig + Comelia Harley	928-282-3660
JOHN ARFFIN	928-300-4224
Chris Greene	307-630-8658
LISA FROST	928-301-2523
E.C. FROST	928-202-6644
Michael + Christine Cain	(310) 880-3955
Carol Culvan	530-344-6828
Nancy + Gary Karademo	928-301-6686
Dale Fountaine	508 520-508-1927
Marlene Tate	928-254-0604
Lee + Victoria Feliciano	602-300-8500
Megan Smith	703/328-4885
Ausie Brighton	928-554-4070

Aerial View

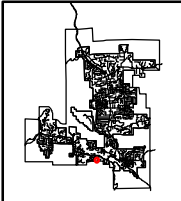
Parcel
401-22-036B
Arabella Spa

-  Parcel
401-22-036B
-  Parcel Boundary
-  Street Centerline



0 30 60 Feet

City Index



Coconino
National Forest
Outside the
City Limits

401-22-036B







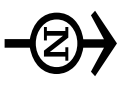
GIS, City of Sedona
05/15/2021
08:14:21 AM
mxd:401-22-036B_aerial.mxd

This map is provided as a service to the public and is not intended to be used for legal purposes. The City of Sedona is not responsible for any errors or omissions in this map. The City of Sedona is not responsible for any damages or losses resulting from the use of this map. The City of Sedona is not responsible for any claims or lawsuits filed against the City of Sedona or its employees, agents, or contractors, in connection with the use of this map.

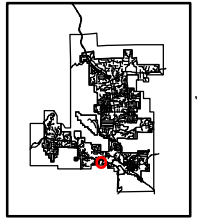
300ft Owners

Parcel
401-22-036B
Arabella Spa

-  Parcel
401-22-036B
-  Parcels
within 300ft
-  Parcel Boundary
-  Street Centerline



0 75 150 Feet

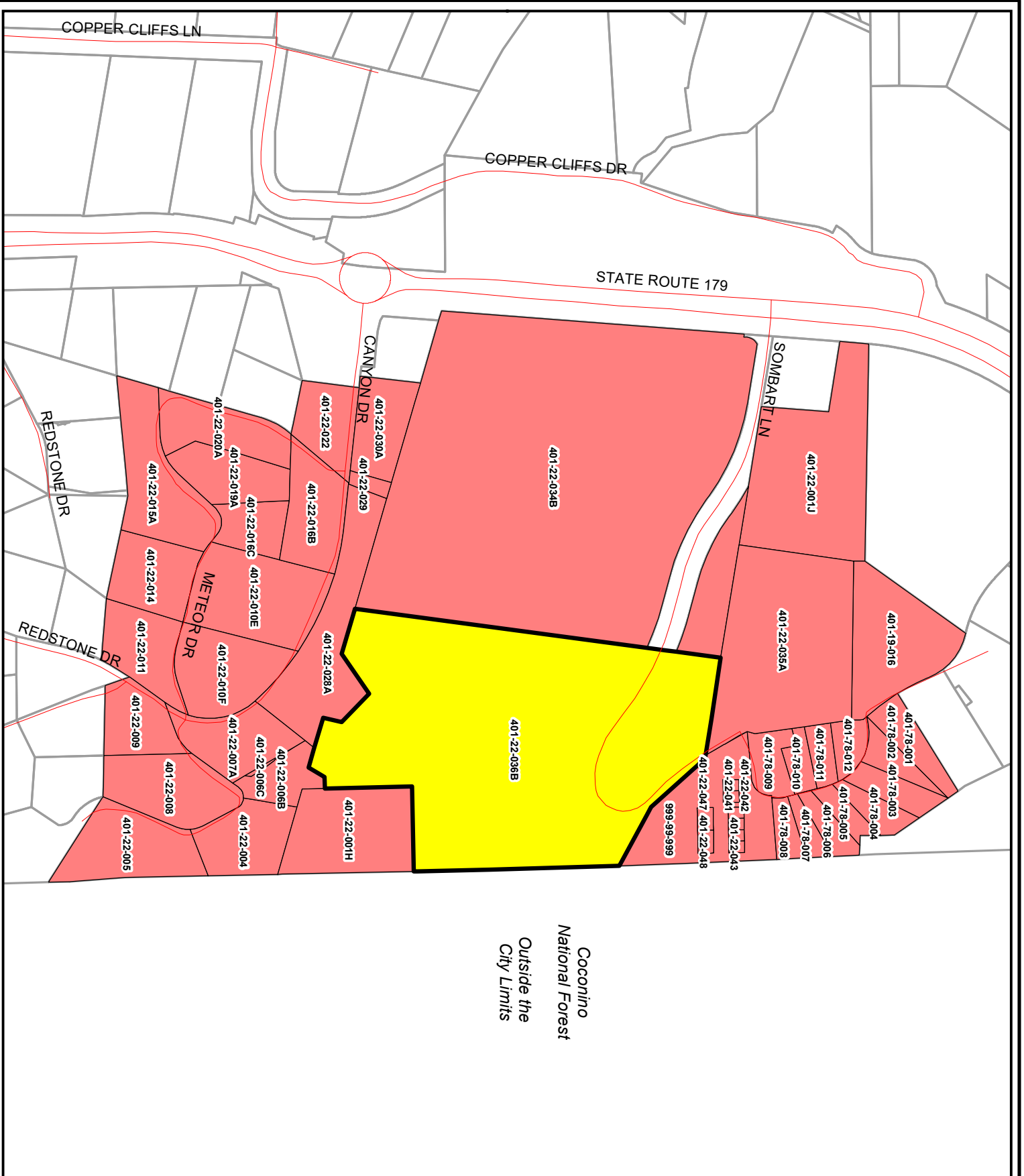


City Index

GIS City of Sedona
 08/14/2021
 g:\pub\proj\city_of_sedona\gis\arabella\spas\mxd\401-22-036b_owners.mxd









This map is designed to provide information for local, state, and federal agencies and the general public. It is not intended to be used for legal purposes. The City of Sedona does not warrant the accuracy or completeness of the information provided. The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility for any person or entity using the information contained on this map.



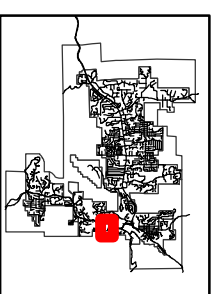
Vicinity Map

Parcel
401-22-036B
Arabella Spa

-  Parcel
401-22-036B
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



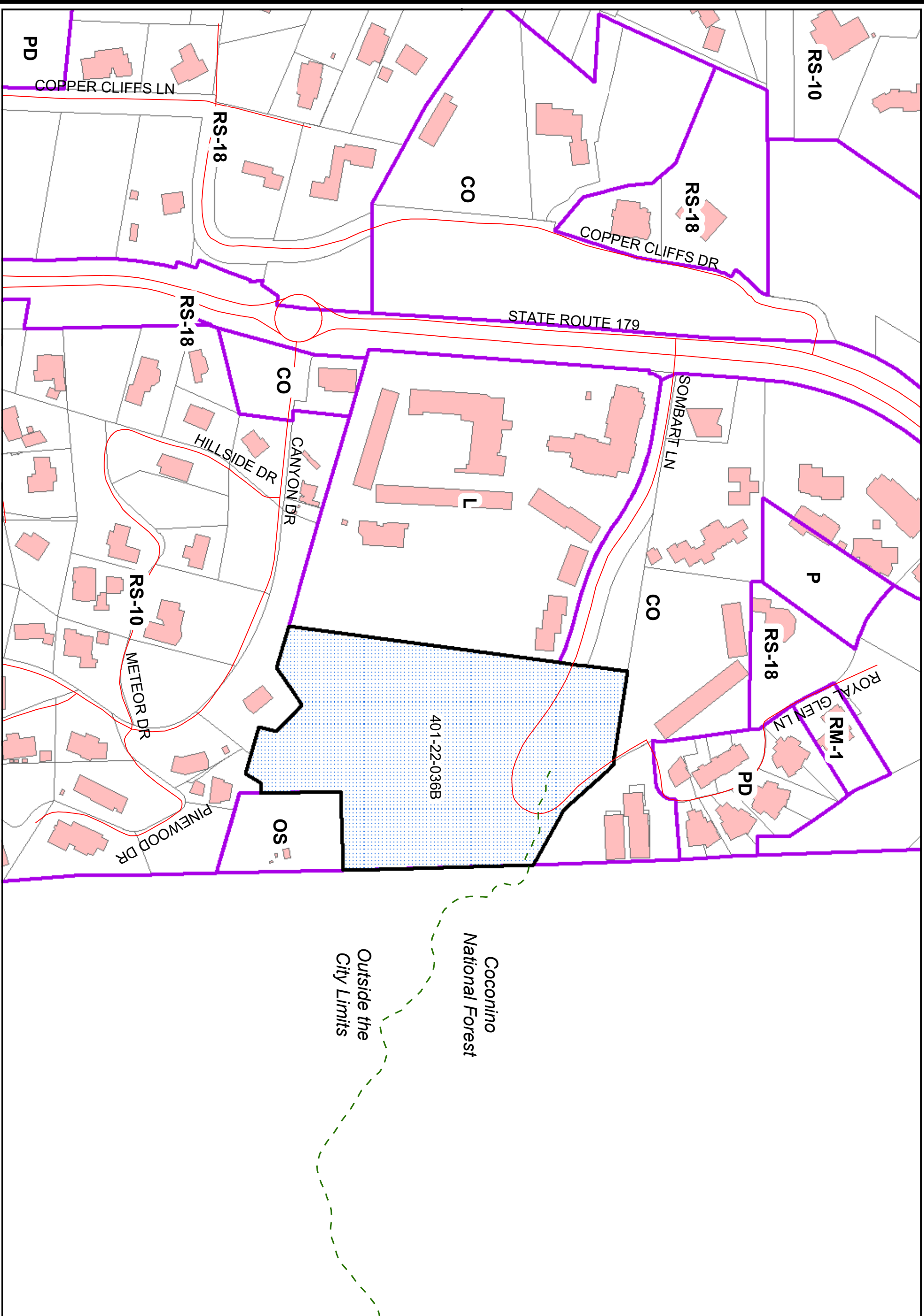
0 55 110 Feet



City Index

GIS: City of Sedona
 2/15/2024 10:58 AM
 C:\Users\jprince\appdata\local\temp\mxd\401-22-036B_vicinity.mxd

This map is designed to provide information about Sedona, and has been prepared for general informational purposes only. It is not necessarily accurate to engineering or surveying standards, and should not be used for such purposes. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any use or reliance on this map.



CONTEXT MAP

