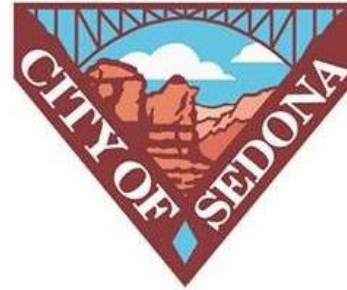




OAK CREEK

HERITAGE LODGE

A COLLECTION OF THERAPEUTIC +
SUSTAINABLE LIVING EXPERIENCES



Planning and Zoning Commission

Comprehensive Review

Work Session

November 21, 2023

PROPOSED PROJECT

- 11.58-acre site
- 70 lodging units
- 4,600 square feet restaurant and 2,500 square feet of outdoor seating (customer and employee areas)
- 3,300 square feet, 4 treatment wellness spa (customer and employee areas)
- 1,900 square feet of meeting space
- 4 workforce housing units (average of 354 square feet)
- 100% valet parking with 90 parking spaces



Community Outreach

Applicant has engaged in meaningful community outreach by conducting numerous meetings with neighbors (300-foot radius) and interested parties:

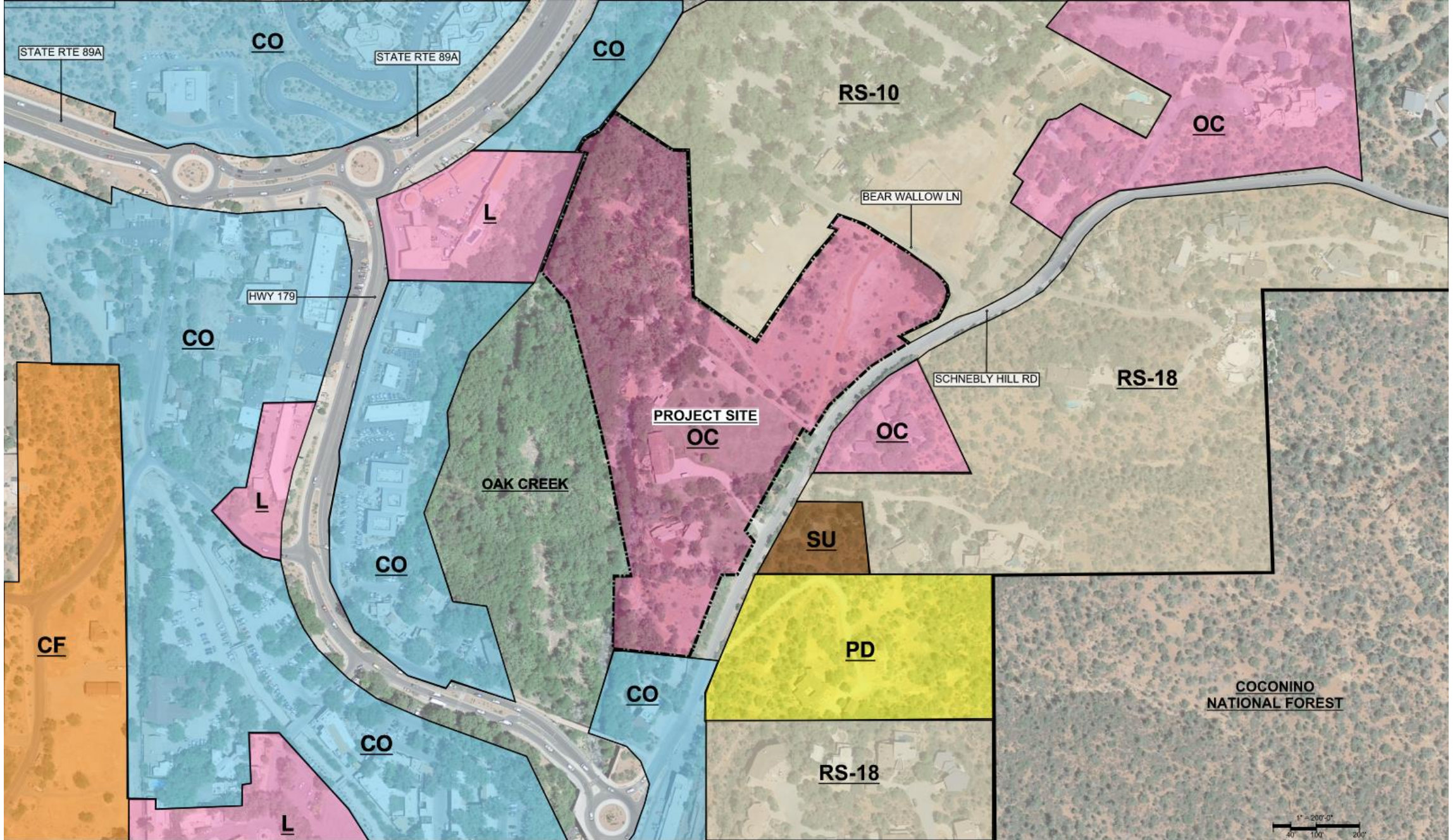
- 3 public open house meetings held on-site, along with several individual meetings. Collaborative meetings with City staff.
- Positive remarks from participants about the incorporation of feedback during the process.
- Feedback gathered from participants include:
 - Relocate amenity/public buildings
 - Restaurant, wellness, spa, and employee buildings relocated to Central and South Clusters away from north perimeter
 - No parking in Floodway; Screen parking lot from roads
 - Parking lot relocated; Screened with solid fence, shrubs, and trees
 - Manage event noise
 - Relocated meeting lawn to South Cluster; Added retaining walls/fences for noise mitigation
 - Address traffic concerns
 - Shuttle program; Transportation Demand Management; Slow speed
 - Recommend low levels of lighting
 - Dark sky lighting design
 - Sustainability practices
 - LEED cert., Coconino County equivalent cert., VVREO cert.
 - Prefer fewer public paths
 - Satisfying City requirement for path along Schnebly Hill Road, Bear Wallow Lane, and in the future, extending over Oak Creek to an Uptown connection

Community Benefit

- **Preservation of Oak Creek** with no permanent structures
- Creation of a **public bicycle and pedestrian friendly path** along Schnebly Hill Road and Bear Wallow Lane
- **Preservation of red rock views** from Schnebly Hill Road
- Creation of **generous landscape setbacks and open space** along Schnebly Hill Road and the Floodway
- Enhancing the agricultural history of the site by **preserving historic resources: irrigation channels and well sheds**
- Introducing small gardens, orchards, and historical narrative plaques to pay homage to and **celebrate the existing historic resources**
- Fostering low-light ambience in accordance with **dark-sky principles**
- Providing green building **sustainability initiatives**
- Providing **adequate on-site parking** with no public street parking
- Promotion of **guest walkability** to local restaurants, shops, and entertainment venues
- Providing hotel shuttle service on a daily timetable to transport guests (in groups) to local destinations to **reduce potential impact on traffic**
- Providing small upscale **local restaurant and wellness spa open to public**



Vicinity Map



Context Map



7. 251 AZ-179



4. 313 AZ-179



5. 313 AZ-179



11. Adjacent Residence



12. Adjacent Residence



6. 341 AZ-179



13. Adjacent Residence



1. Tlaquepaque Arts & Shopping Village



14. Adjacent Residence



3. 431 AZ-179



2. 537 AZ-179



9. 411 AZ-179 West Elevation



8. Residential Neighborhood to East



10. 25 Schnebly Rd. West Elevation

Neighborhood



7. Hart Pump House



6. South Cluster Material Palette



5. Schnebly House in Oak Creek Canyon



4. Central Cluster Material Palette



8. Central Cluster Material Palette



9. El Portal, Sedona



10. El Portal, Sedona



11. North Cluster Material Palette



12. Faley Homestead



3. Jordan Sales Building



2. Garland Building



1. Wade Weissmann Cabin - CFA Example

Central Cluster:

The Central Cluster is inspired by historic stone masonry and wood construction found locally. The Sedona Jordan Historical Fruit Packaging House, along with the Jordan Sales Building, were the two main influences for the architectural coloration and detailing.

South Cluster:

The South Cluster is inspired by traditional agricultural and barn architecture that was infused into the southwest region. The Sedona Hart Pump House and the Sedona Ranger Station were the two main influences.

West Cluster:

The West Cluster is inspired by contextual wood and plaster buildings found near the project site. Key influential case studies include the Amara Resort & Spa, Tlaquepaque Arts Village, El Portal Hotel, and several residential plaster buildings throughout the Oak Creek Historical District.

North Cluster:

The North Cluster is inspired by traditional rustic wood buildings found near the project site. Key influential case studies include the Faley Homestead and the Schuerman Homestead.



View of Site from Schnebly Hill Road Driving South



View of Site from Schnebly Hill Road Driving North



View of Site from Schnebly Hill Rd & Bear Wallow Driving South



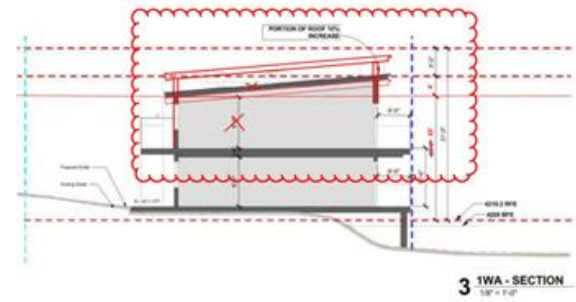
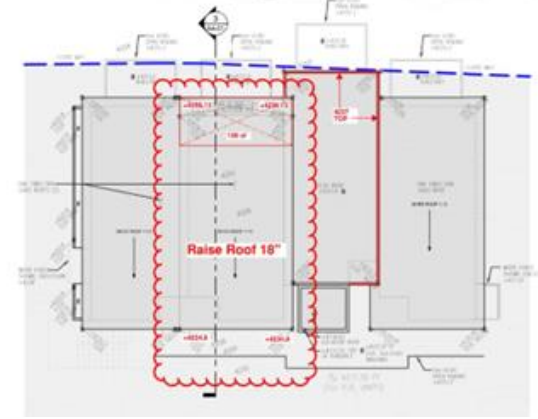
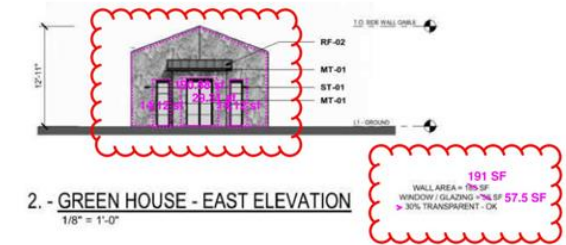
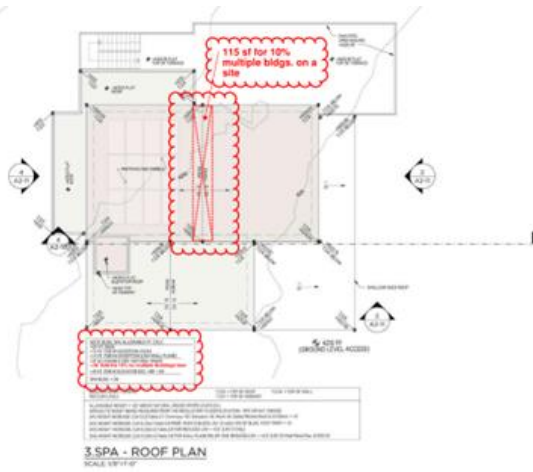
Arrival



Pedestrian Bridge



Guestrooms



Unrelieved Building Plane

Minor Elevation Modifications throughout the project will include added planters, window trellis shading devices, and balconies at select locations to break up unrelieved building elevation planes to conform with Land Development Code requirements.

Section 2.24 Measurements and Exception

- A – F purpose, density, lot, setbacks, building height, impervious coverage
- E. Building Height:
 - measurement (RFE, parallel plane)
 - Max. overall building height
 - Exceptions to height requirements
 - Alternate height standards: Multiple buildings on a property

30% Transparency

Minor Elevation Modifications on the meeting and greenhouse to ensure 30% glazing area is proposed on the street-facing facades.

Section 5.7 F. Building Design:

- (1a-e) intent
- (2a-5) massing; (2b-1-2) proportions & scale;
- (2c-1-6) horizontal and vertical articulation, upper stories, unrelieved building plane, varied facades, transparency, roofline variation
- (3a-d) compatibility, unified design, OC zoning district historic resources
- (4a-b) building materials
- (5a-d) building color

Roof Height:

Raising the roof by 18" to ensure proper separation heights of the 3' and distances between building masses Conform with the required minimum distances.

Section 2.24 Measurements and Exception

- A – F purpose, density, lot, setbacks, building height, impervious coverage
- E. Building Height:
 - measurement (RFE, parallel plane)
 - Max. overall building height
 - Exceptions to height requirements
 - Alternate height standards: Multiple buildings on a property

•Section 2.20 Oak Creek Heritage Area

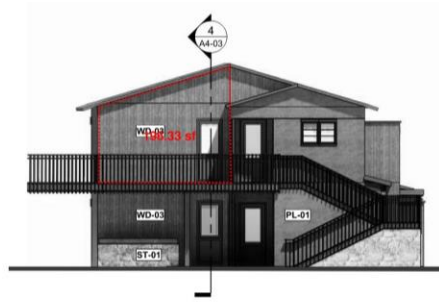
•A & B purpose & OC Lot and Building Standards

10% Area Reduction for Upper Level:

Revised Plan to incorporate the 10% reduction of the area from lodging building 1WD in the West Cluster.

Section 5.7 E. Building Placement and Orientation:

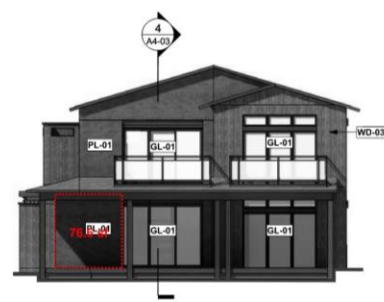
- (1) intent
- (2a-c)(3) Building Locations
- (3) Building separation



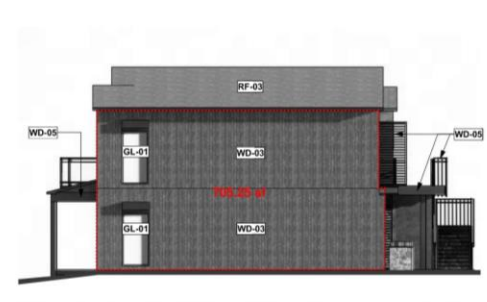
4C LODGING 1WC - WEST ELEVATION
1/8" = 1'-0"



3C LODGING - 1WC - SOUTH ELEVATION
1/8" = 1'-0"



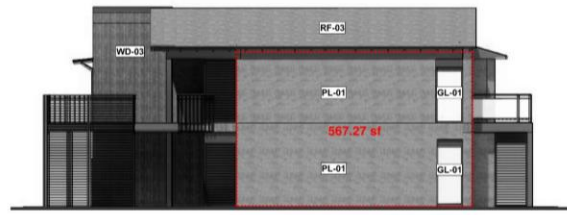
2C LODGING - 1WC - EAST ELEVATION
1/8" = 1'-0"



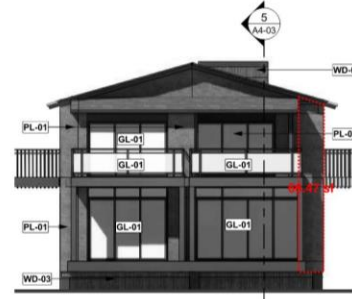
1C LODGING 1WC - NORTH ELEVATION
1/8" = 1'-0"



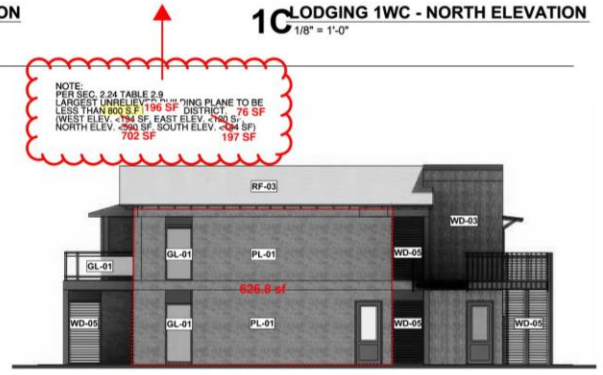
4D 1WD - WEST ELEVATION
1/8" = 1'-0"



3D 1WD - SOUTH ELEVATION
1/8" = 1'-0"



2D 1WD - EAST ELEVATION
1/8" = 1'-0"



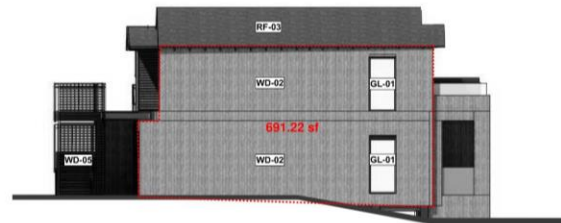
1D 1WD - NORTH ELEVATION
1/8" = 1'-0"

NOTE:
PER SEC. 2.24 TABLE 2.9
LARGEST UNREVEALED BUILDING PLANE TO BE
LESS THAN 800 S.F. DISTRICT: 75 SF
WEST ELEV. <75 SF, EAST ELEV. <75 SF
NORTH ELEV. <75 SF, SOUTH ELEV. <75 SF
702 SF

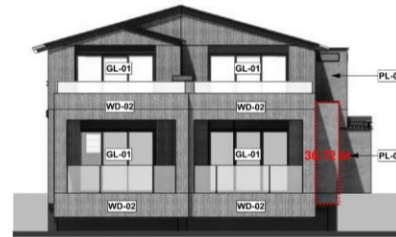
NOTE:
PER SEC. 2.24 TABLE 2.9
LARGEST UNREVEALED BUILDING PLANE TO BE
LESS THAN 800 S.F. DISTRICT: 67 SF
WEST ELEV. <67 SF, EAST ELEV. <67 SF
NORTH ELEV. <67 SF, SOUTH ELEV. <67 SF
624 SF



4E 1WE - WEST ELEVATION
1/8" = 1'-0"



3E 1WE - SOUTH ELEVATION
1/8" = 1'-0"



2E 1WE - EAST ELEVATION
1/8" = 1'-0"



1E 1WE - NORTH ELEVATION
1/8" = 1'-0"

NOTE:
PER SEC. 2.24 TABLE 2.9
LARGEST UNREVEALED BUILDING PLANE TO BE
LESS THAN 800 S.F. DISTRICT: 37 SF
WEST ELEV. <37 SF, EAST ELEV. <37 SF
NORTH ELEV. <37 SF, SOUTH ELEV. <37 SF
257 SF

Planting Plan

Key highlights:

- Planting goals include keeping the site naturalized, maximizing preservation of existing trees and utilizing native plants of low water use
- The project preserves 53% of the existing 945 trees
- The proposed palette includes a mix of riparian and transitional planting species
- Layout preserves 49% of the site as open space
- 85% of plants are native
- Only 1.56% of the total landscape area is used for lawn
- Parking lots provide the required amount planting areas and mix of deciduous and evergreen trees

PROPOSED PLANTING PLAN

As described within the Schnebly CFA Plan and the land development code, the proposed planting approach is structured around preservation of Oak Creek, the existing site terrain and trees. Blending the built and natural environments is a key goal for the city and the following design guidelines help accomplish those goals:

- Extend the existing riparian ecosystem into the site to integrate with the area's existing planting ecosystems while retaining undisturbed areas in their natural state. This helps promote optimum plant growth and maintain species diversity.
- Provide enhanced native planting palettes around gathering areas to allow a natural transition from planting oriented immersive spaces to functional zone.
- Incorporate orchards around the preserved irrigation channels to celebrate the agrarian lifestyle of the area.
- Compose proposed planting palettes of native and adaptive plant species are derived from Section 5.6.C(1)b of the Design, Review, Engineering and Administrative Manual.
- Minimize lawn areas on site and provide specific programming functions for people gathering and events only.
- Propose new trees to maintain viewsheds the site and towards the red rocks while preserving the existing to the greatest extent possible.

TREE SCHEDULE	PLANT	SIZE	QUANTITY	SPACING	REMARKS
1	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
2	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	ADAPTIVE DECIDUOUS
3	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
4	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
5	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
6	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
7	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
8	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
9	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
10	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
11	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
12	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
13	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
14	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
15	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
16	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
17	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
18	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN
19	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE DECIDUOUS
20	ARIZONA SAGEBRUSH	12" DBH	1	10' x 10'	NATIVE EVERGREEN

SHRUB LEGEND	PLANT	SIZE	QUANTITY	REMARKS
1	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
2	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
3	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
4	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
5	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
6	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
7	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
8	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
9	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
10	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
11	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
12	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
13	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
14	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
15	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
16	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
17	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
18	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
19	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE
20	ARIZONA SAGEBRUSH	12" DBH	1	NATIVE

CODE COMPLIANCE CHARTS

PLANT MATERIAL QUANTITY COMPLIANCE (SECTION 5.6.C(1)a.2.)
(1 TREE AND 3 SHRUBS PER 400 SF OF LANDSCAPE AREA)
NET LANDSCAPE AREA OUTSIDE OF FLOODWAY: 142,739 SF

TREES REQUIRED: 357	TREES PROPOSED 113 (PRESERVED CREDIT 1,686)
SHRUBS REQUIRED: 1,070	SHRUBS PROPOSED 1,072

NATIVE AND NON-NATIVE COMPLIANCE (SECTION 5.6.C(1)b.2.)
(REQUIRED: 75% OF ALL PLANTS MUST BE NATIVE)

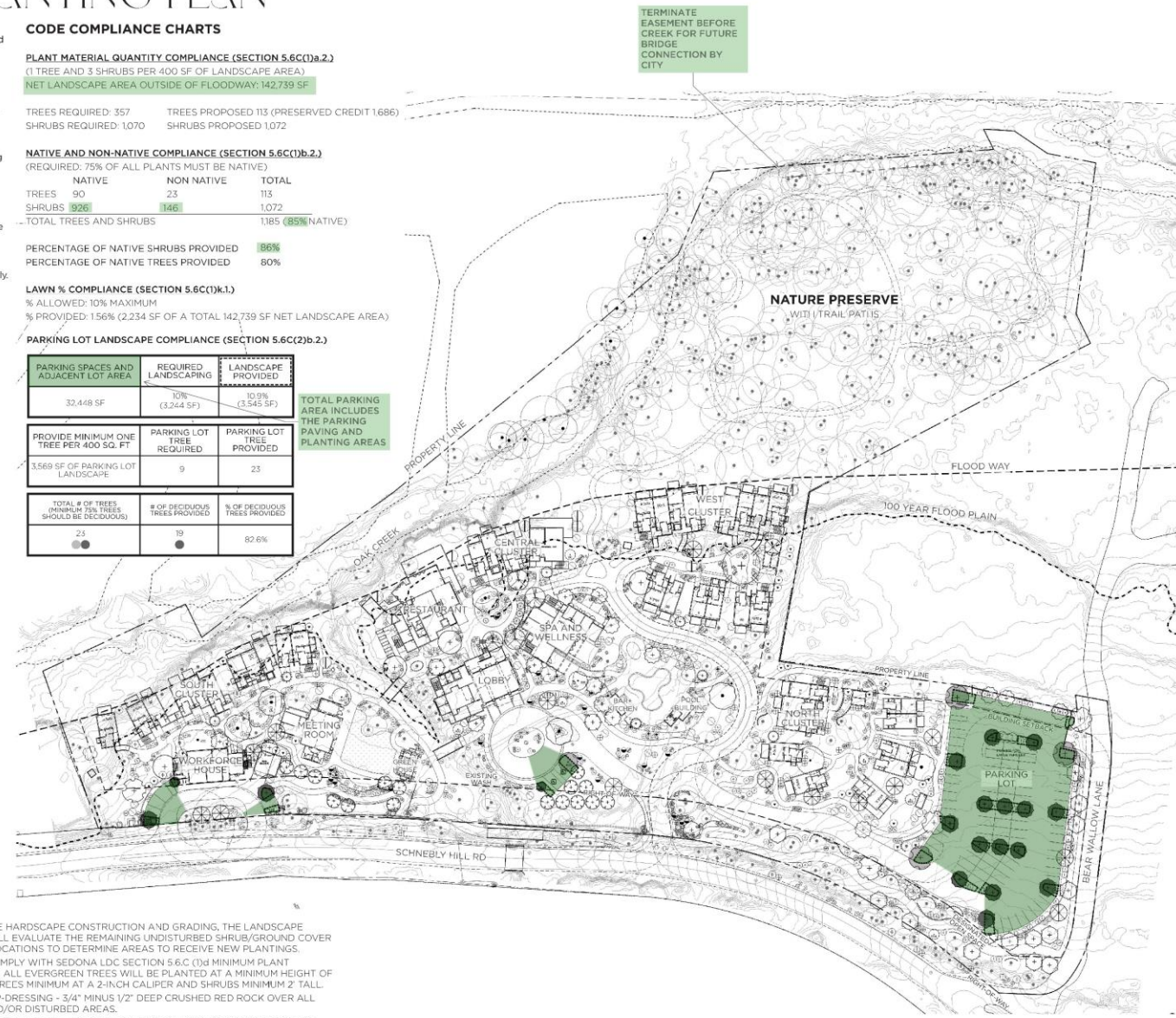
	NATIVE	NON NATIVE	TOTAL
TREES	90	23	113
SHRUBS	926	146	1,072
TOTAL TREES AND SHRUBS			1,185 (85% NATIVE)

PERCENTAGE OF NATIVE SHRUBS PROVIDED: 186%
PERCENTAGE OF NATIVE TREES PROVIDED: 80%

LAWN % COMPLIANCE (SECTION 5.6.C(1)c.1.)
% ALLOWED: 10% MAXIMUM
% PROVIDED: 1.56% (2,234 SF OF A TOTAL 142,739 SF NET LANDSCAPE AREA)

PARKING LOT LANDSCAPE COMPLIANCE (SECTION 5.6.C(2)b.2.)

PARKING SPACES AND ADJACENT LOT AREA	REQUIRED LANDSCAPING	LANDSCAPE PROVIDED
32,448 SF	10% (3,244 SF)	100% (3,545 SF)
PROVIDE MINIMUM ONE TREE PER 400 SQ. FT	PARKING LOT TREE REQUIRED	PARKING LOT TREE PROVIDED
3,568 SF OF PARKING LOT LANDSCAPE	9	23
TOTAL # OF TREES (SHOULD BE DECIDUOUS)	# OF DECIDUOUS TREES PROVIDED	% OF DECIDUOUS TREES PROVIDED
25	19	82.6%



- NOTES:
- UPON FINAL SITE HARDSCAPE CONSTRUCTION AND GRADING, THE LANDSCAPE ARCHITECT SHALL EVALUATE THE REMAINING UNDISTURBED SHRUBS/GROUND COVER DENSITY AND LOCATIONS TO DETERMINE AREAS TO RECEIVE NEW PLANTINGS.
 - IN ORDER TO COMPLY WITH SEDONA LDC SECTION 5.6.C (1)d MINIMUM PLANT SPECIFICATIONS, ALL EVERGREEN TREES WILL BE PLANTED AT A MINIMUM HEIGHT OF 8', DECIDUOUS TREES MINIMUM AT A 2-INCH CALIPER AND SHRUBS MINIMUM 2' TALL.
 - IN-ORGANIC TOP-DRESSING - 3/4" MINUS 1/2" DEEP CRUSHED RED ROCK OVER ALL LANDSCAPE AND/OR DISTURBED AREAS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE PERMANENT UNDERGROUND IRRIGATION SYSTEM.

Tree Preservation

Key highlights:

- The project preserves 53% or 505 of the existing 945 trees in place
- 285 trees will be removed as they are in poor condition, invasive, dead, dying or falling
- 13 trees in good health but being removed will be relocated on site

EXISTING TREE INVENTORY PLAN

In compliance to Section 5.6 (Landscaping, Buffering, and Screening) of the Land Development Code, a large number of existing trees are being saved on the project site. The buildings and site circulation are designed to maximize on-site tree preservation. A few existing trees considered invasive are suggested for removal to make sure they do not continue to propagate.



LEGEND

TREES TO BE PROTECTED IN PLACE - 505

187	EXCELLENT CONDITION	37%
64	GOOD CONDITION	13%
246	FAIR CONDITION	48%
8	POOR BUT KEEP	2%

NOTE: QUANTITIES OF TREES TO BE PROTECTED IN PLACE ARE SUBJECT TO FINAL DEVELOPMENT PLANS/UTILITY DESIGN.

NON-SALVAGEABLE TREES - 285

78	POOR CONDITION
207	DEAD, DECEASED, DYING OR FALLING SUGGESTED FOR REMOVAL BASED ON CITY GUIDELINE

SALVAGEABLE TREES - 155

13	FOR RELOCATION
142	REMOVE 21 IN EXCELLENT CONDITION 37 IN GOOD CONDITION 84 IN FAIR CONDITION

TOTAL ON-SITE TREE COUNT - 945

LANDSCAPE TREE CREDIT CALCULATION

REQUIRED:	AT ONE TREE PER EVERY 400 SF OF 142,759 SF LANDSCAPE AREA
295	SALVAGEABLE TREE REMOVED BE CREDITED PER SECTION 5.5.C(1)R.5 TABLE 5.5
652	TOTAL TREE CREDIT REQUIRED
PROVIDED:	TOTAL EARNED CREDIT FOR PRESERVING TREES
1,686	
113	ESTIMATED NEW PROPOSED TREE
13	RELOCATED EXISTING TREE
1,812	TOTAL TREE CREDIT PROVIDED

CONSIDERATIONS:

1. Being that most trees on site are deciduous, exact tree species identification on some trees was difficult without leaves, and species should be considered approximate.
2. GPS accuracy is affected when under tree stands and locations are approximate.

TREE CHARACTERISTICS AND SITE CONDITIONS

1. The trees within the riparian zones lie mostly untouched in their natural setting. The area contains large amounts of volunteers from natural tree reproduction habits over the years.
2. Streets and open fields contain many native trees that have largely remained untouched aside from clearance pruning from streets, utilities, driveways, etc.
3. Around the structures, many deliberately planted trees exist and appear to have been maintained over the years.
4. Overall, the health of the entire stand of trees throughout the property is well above average when taking the setting into consideration.

DEVELOPMENT IMPACT

1. As with all construction projects, construction that takes place in areas where trees are currently standing will require relocation or removal of select trees. There are many trees on site which would not reasonably be recommended to be boxed up and relocated due to health, structure, and species; although this is likely subject to local ordinance.
2. Trees that stand near future structure or hardscape construction should have tree protection zones (TPZ) established to manage impact to the trees both above (canopy), and below ground (root system)

SITE TREE PLAN



THE PLANT PALETTE

The proposed planting palettes are composed of native and adaptive plant species and derived from Section 5.6.C(1)b.1 of the Administrative Manual to blend with the site's surroundings and provide a naturalized experience to visitors.

NON-RIPARIAN TRANSITIONAL	ORCHARD	ENHANCED	RIPARIAN	
 <p data-bbox="300 439 970 482"><i>Arcostaphylos pringlei</i> Pringle Manzanita</p>	 <p data-bbox="988 711 1370 768"><i>Prunus americana</i> American Plum</p>	 <p data-bbox="1388 439 1862 482"><i>Agave parryii</i> Parry's Agave</p>	 <p data-bbox="1880 439 2242 482"><i>Quercus turbinella</i> Turbinella Oak</p>	
 <p data-bbox="300 721 614 768"><i>Nolina microcarpa</i> Bear Grass</p>		 <p data-bbox="631 721 970 768"><i>Symphoricarpos rotundifolius</i> Roundleaf Snowberry</p>	 <p data-bbox="1388 721 1666 768"><i>Fouquieria splendens</i> Ocotillo</p>	 <p data-bbox="1684 721 2242 768"><i>Forestiera neomexicana</i> New Mexico Privet</p>
 <p data-bbox="300 996 810 1039"><i>Fallugia paradoxa</i> Apache Plume</p>	 <p data-bbox="828 996 1210 1039"><i>Ceanothus integerimus</i> Deer Brush</p>	 <p data-bbox="1228 996 1666 1039"><i>Ericameria laricifolia</i> Turpentine Bush</p>	 <p data-bbox="1684 996 2242 1039"><i>Amelanchier utahensis</i> Utah Serviceberry</p>	
 <p data-bbox="300 1278 772 1313"><i>Rhus trilobata</i> Skunkbush</p>	 <p data-bbox="789 1278 1210 1313"><i>Opuntia engelmannii</i> Texas Prickly-Pear</p>	 <p data-bbox="1228 1278 1600 1313"><i>Leucophyllum frutescens</i> Texas Sage</p>	 <p data-bbox="1617 1278 1895 1313"><i>Yucca elata</i> Soaptree Yucca</p>	 <p data-bbox="1913 1278 2242 1313"><i>Ephedra viridis</i> Green Ephedra</p>

GRASSES, CACTUS AND GROUNDCOVER

The proposed planting palette will be supplemented with grasses and groundcover planting that is native and low water use to recreate natural planting patterns of Sedona.

GRASSES



Aristida purpurea
Purple Threeawn



Bromus ciliatus
Fringed Brome



Bouteloua curtipendula
Sideoats Grama



Bouteloua gracilis
Blue Grama



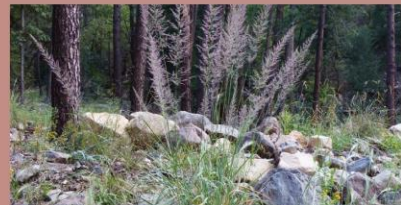
Bouteloua simplex
Mat Grama



Elymus elymoides
Squirreltail



Muhlenbergia repens
Creeping Muhly



Muhlenbergia longiligula
Longtongue Muhly

GROUNDCOVER AND CACTUS



Chaetopappa ericoides
Rose Heath



Chamaesyce albomarginata
Whitemargin sandmat



Desmodium grahamii
Graham's Ticktrefoil



Erigeron concinnus
Navajo Fleabane



Euphorbia palmeri
Woodland Spurge



Hymenoxys richardsonii
Pinque Rubberweed



Lupinus palmeri
Bluebonnet Lupine



Salvia reflexa
Lanceleaf Sage



Sedum cockerellii
Cockerell's stonecrop



Sphaeralcea parvifolia
Small-Flowered Globe Mallow



Salvia dorrii
Purple Sage



Calliandra eriophylla
Fairyduster



Echinocereus coccineus
Claret Cup Cactus



Opuntia basilaris
Beavertail Cactus

Additional Grasses, Cactus and Groundcover less than 2'-0"

SCHNEBLY HILL ROAD TRAIL OPTIONS

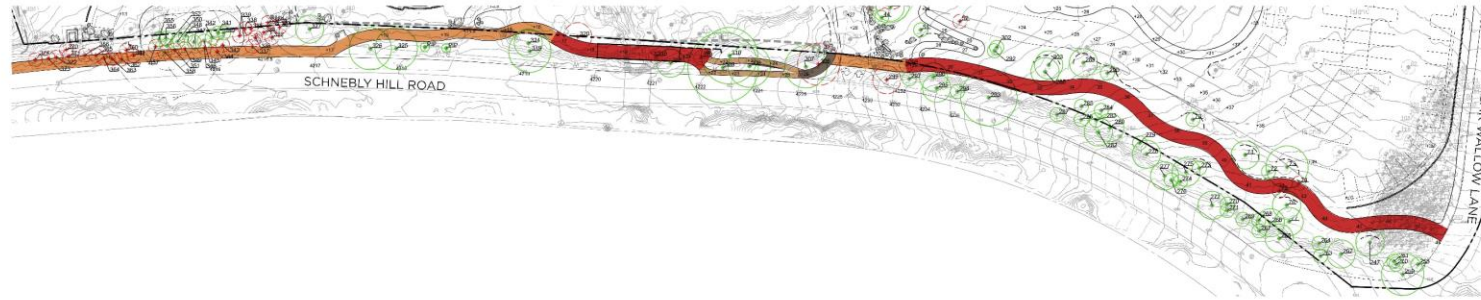
OPTION 1: AS PROPOSED

A. EXISTING TREES
TREES REMOVED: 40
TREES PRESERVED: 75

B. IRRIGATION CHANNELS:
PRESERVES BOTH IRRIGATION CHANNELS

LEGEND

- 4' WIDE
- 6' WIDE
- 8' WIDE
- 10' WIDE
- TREES REMOVED
- TREES PRESERVED



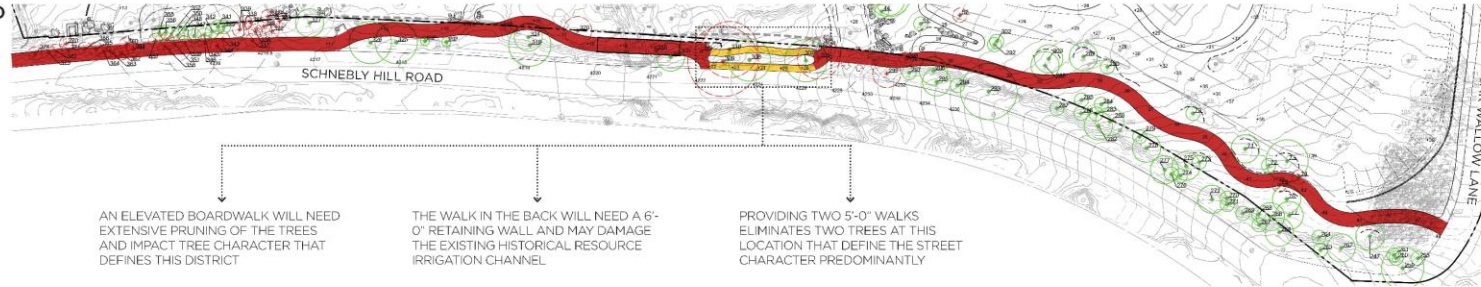
OPTION 2: AS REQUESTED

A. EXISTING TREES
TREES REMOVED: 43
TREES PRESERVED: 72

B. IRRIGATION CHANNELS:
MAINTAINS BOTH IRRIGATION CHANNELS

LEGEND

- 5' WIDE
- 10' WIDE
- TREES REMOVED
- TREES PRESERVED



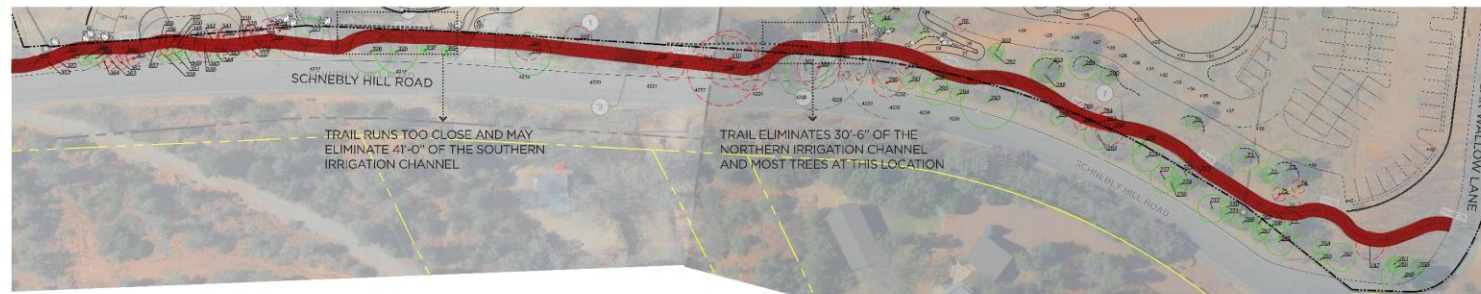
OPTION 3: CITY PROPOSED

A. EXISTING TREES
TREES REMOVED: 57
TREES PRESERVED: 58

B. IRRIGATION CHANNELS:
SEVERE IMPACT ON EXISTING HISTORICAL RESOURCE IRRIGATION CHANNELS

LEGEND

- 10' WIDE
- TREES REMOVED
- TREES PRESERVED



OPTION 4: WIDER ROAD WIDTH

A. EXISTING TREES
TREES REMOVED: 51
TREES PRESERVED: 64

B. IRRIGATION CHANNELS:
PRESERVES BOTH IRRIGATION CHANNELS

LEGEND

- 10' WIDE
- TREES REMOVED
- TREES PRESERVED



NOTE: TREE COUNT ON ALL OPTIONS REFLECTS THE RIGHT-OF-WAY AREA SOUTH OF THE ENTRANCE DRIVE AND FROM STREET CURB TO PARKING DRIVE NORTH OF THE ENTRANCE DRIVE.

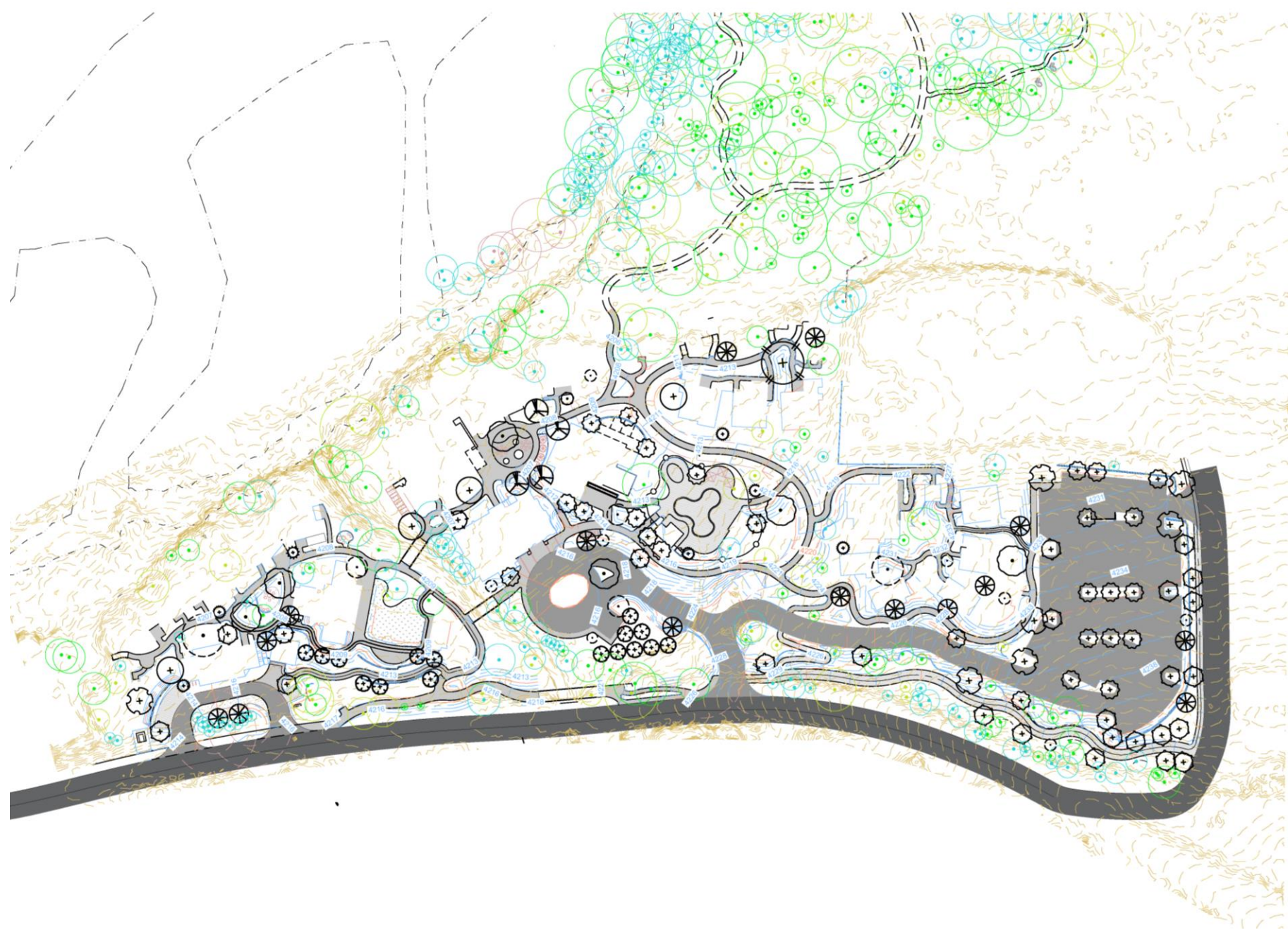
To preserve the quality of Oak Creek in accordance with ADEQ, site drainage elements:

- Site Retention
- First flush contained and processed on site
- Rain catchment basin to prevent runoff from going into Oak Creek and provide water for landscape.
- Soakage area
- Biochar
- Tree wells

The post flows will be 35-45% of the pre-development flows.

The 4" waterline in Schnebly Hill Rd will be upgraded to an 8" pipe, providing significantly increased flow for better water pressure and firefighting ability.

Grading throughout the site is at or very close to existing grades.



Schnebly CFA Plan Objectives: LAND USE

A distinct identify unique to the area which reflects its rural, agricultural, and historic qualities

- The **clustered** arrangement of small, one-story to two-story attached units including single-story cabins offer a nature-oriented, **low intensity lodging** opportunity. This arrangement provides a unique hotel experience that reflects and celebrates the agrarian character of the area.



Schnebly CFA Plan Objectives: ENVIRONMENT

Preserve open space, floodplain and viewsheds

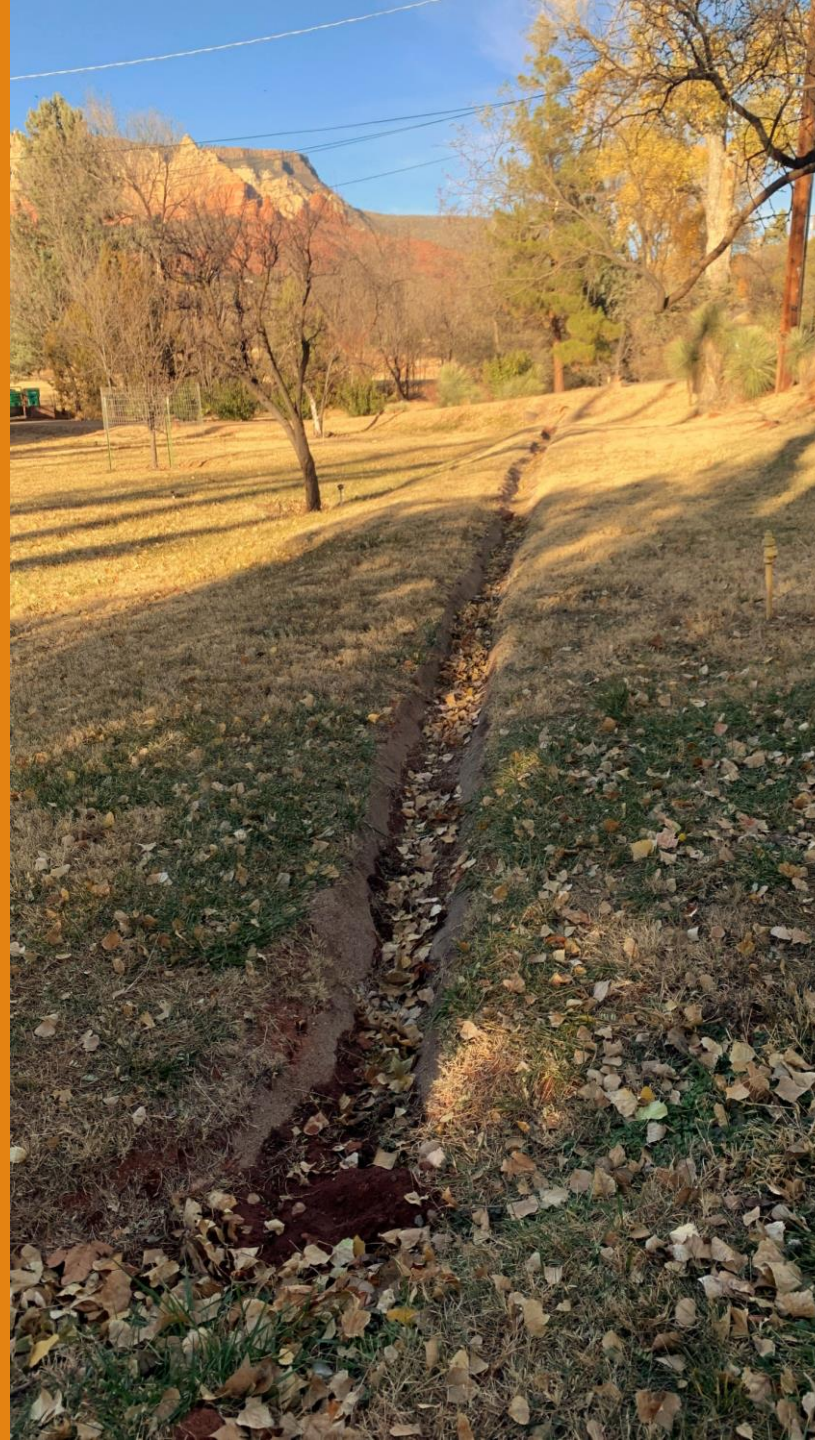
- Buildings are setback and a large contiguous **open space** is provided along Schnebly Hill Road
- All structures are located outside the Floodway to **preserve Oak Creek**.
- Small buildings are clustered to maintain the existing large viewsheds from Schnebly Hill Road.
- 49% of the site area is proposed as open space by clustering buildings and preserving the floodway.
- Existing **viewsheds** are protected through appropriate placement of buildings, trees, and outdoor spaces.



Schnebly CFA Plan Objectives: COMMUNITY

Preserve and celebrate the history

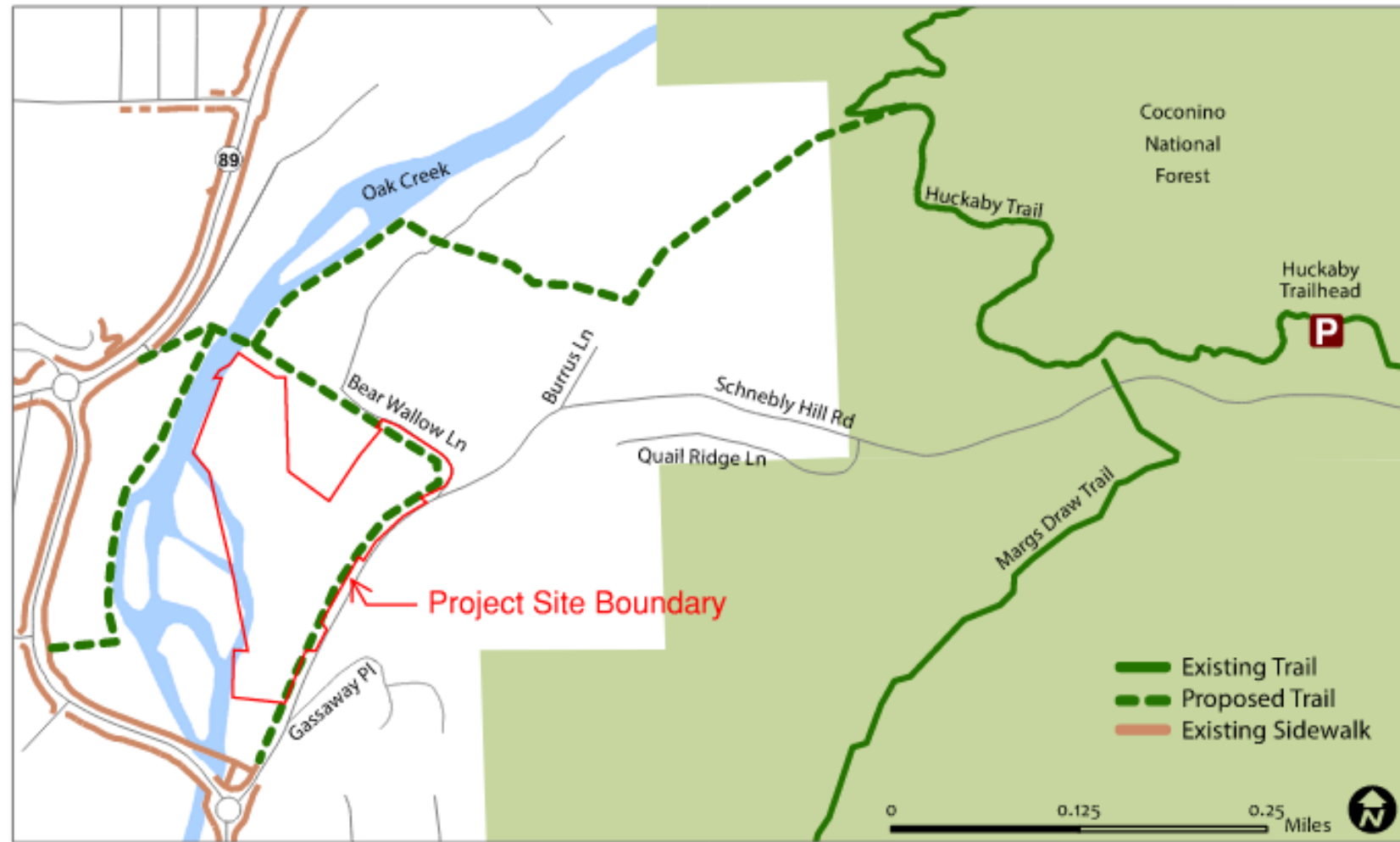
- The existing **historic resource irrigation channels and both wells** are preserved in place. Trails and walks are provided for visual access to these remnants.
- Interpretive signs will be provided to pay homage to and learn about the area's history.
- **Orchard trees** are proposed adjacent to the historic resource irrigation channels to pay homage to the agrarian history of the site.
- Promote **art that celebrates local history, culture and artists.**
- Explore art opportunities that frame views from the site, celebrate history of the site, highlight the geological formations of the red rocks, etc.



Schnebly CFA Plan Objectives: TRAILS

Potential Pedestrian & Bicycle Network

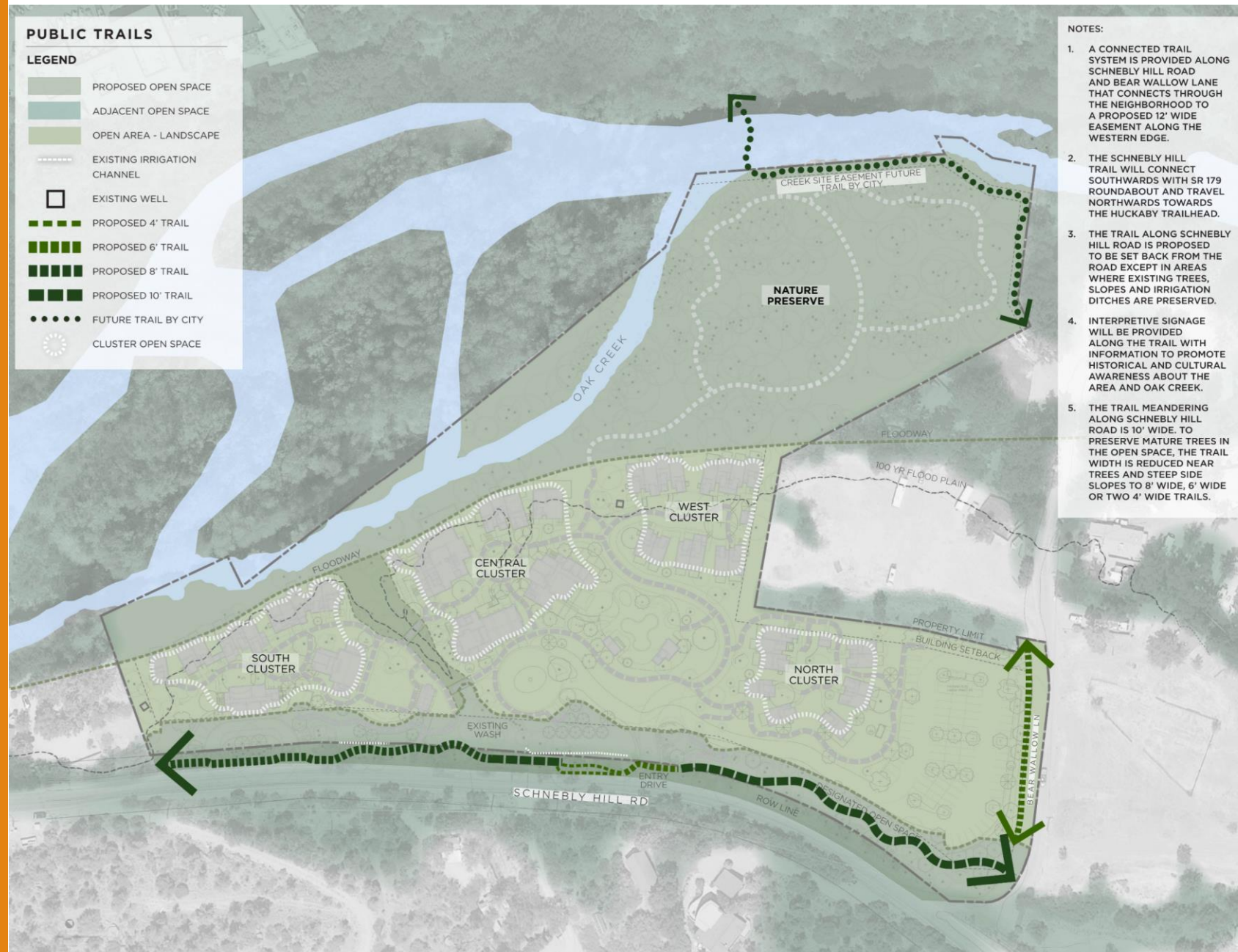
- This **CFA map** shows potential routes that could create a connected system of pedestrian and bicycle paths. The intent is to provide safe and convenient access to Uptown and the National Forest Trail System.



Schnebly CFA Plan Objectives: TRAILS

Site Application

- Minor network of pathways proposed within the Floodway near north section of Oak Creek.
- **Public trails** proposed along Schnebly Hill Road and Bear Wallow Lane.
- **Creek site easement** provided along the western part of the site for future trail by the City.
- Shifted all internal roads, parking and main drop off away from the floodway and Oak Creek.



Sustainability Principals

CAP - SEDONA CLIMATE ACTION PLAN GUIDING PRINCIPALS



BUILDINGS & ENERGY

GOAL: Ensure long-term access to clean energy while reducing the fiscal and environmental impacts of consumption



TRANSPORTATION AND LAND USE

GOAL: Reduce transportation emissions and enhance community mobility



MATERIALS AND CONSUMPTION

GOAL: Increase the diversion of waste from the landfill and reduce GHG emissions associated with the consumption of goods and services



WATER AND NATURAL SYSTEMS

GOAL: Conserve community water resources by maximizing water efficiency technologies while ensuring a secure and sustainable water supply in the face of climate change impacts. Manage, restore, and foster resilient ecosystems, landscapes, and resources



CLIMATE RESILIENCE

GOAL: Ensure Sedona and its residents, businesses, visitors, facilities, and services are prepared for climate impacts, especially those at the highest risk



Community & Site



Water Use & Efficiency



Energy Use & Efficiency



Materials & Resource Use



Indoor Environmental Quality



Aesthetics, Education & Innovation

PROJECT SUSTAINABILITY GOALS & SYNERGIES



“LEED CERTIFIED”

3 PUBLIC BUILDINGS
LOBBY, RESTAURANT & SPA

Coconino County



BRONZE LEVEL CERTIFICATION



VVREO

Verde Valley Regional Economic Organization
BRONZE LEVEL CERTIFICATION

Project Specific

Water Conservation & Sustainability Study



Schnebly Community Focus Area Plan



Keep Sedona Beautiful



Arizona Public Service

Sustainability

Reduce energy demand through conservation and energy efficient design utilizing the most impactful green building strategies:

- Passive solar design (shading, orientation, glazing, building envelope)
- Rooftop photovoltaic solar panels for use as renewable energy.
- Low voltage LED light fixtures. Automatic shut-offs for Site lighting, while utilizing dimming systems to reduce night sky pollution.
- Energy Star certified equipment and appliances
- Efficient Variable Refrigerant Flow (VRF) heating and air-conditioning system with programmable energy conservation thermostats and room controls

Sustainability

Water conservation

- Utilize low flow plumbing fixtures (more efficient than code)
- Strategic placement of water refill stations throughout the property to encourage hotel guest reuse of bottles.
- Proposed irrigation with automatic controllers, sensors, and metering of outdoor water use will improve water conservation.
- Natural systems will be harvested, such as rainwater collection and storage to foster resilient natural eco systems.
- Utilize Heat Pump Water Heaters (energized with Solar and reduces natural gas use)

Materials and Consumption

- Trash and recycling program will be implemented by hotel operations.
- Hotel guests will be informed of the programs through emails, program flyers, and signs in guestrooms and throughout the property.
- Collaborate with Sedona Recycles, Compost Crowd, or other local vendors to improve general waste, recycling, food waste, and composting diversion.

Traffic

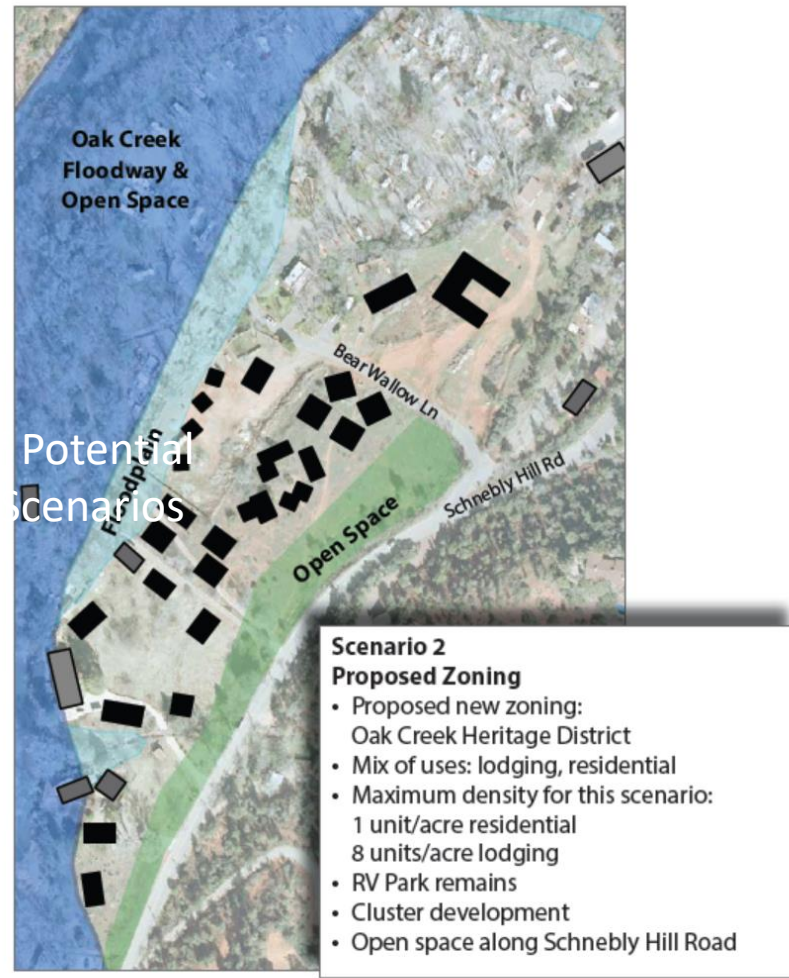
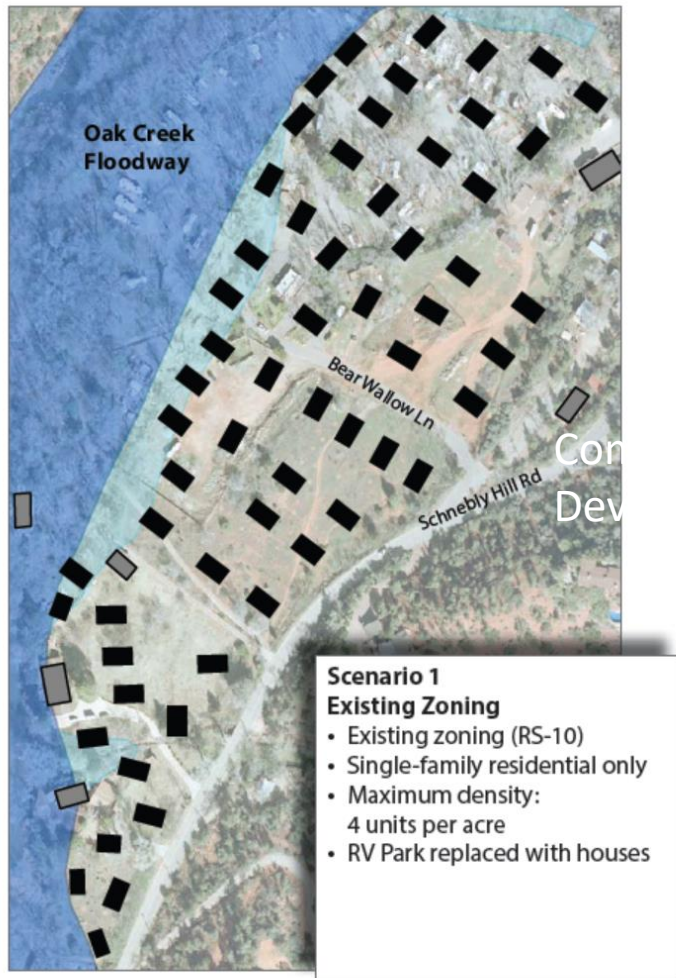
Travel Demand Management to Reduce Vehicle Trips and Emissions

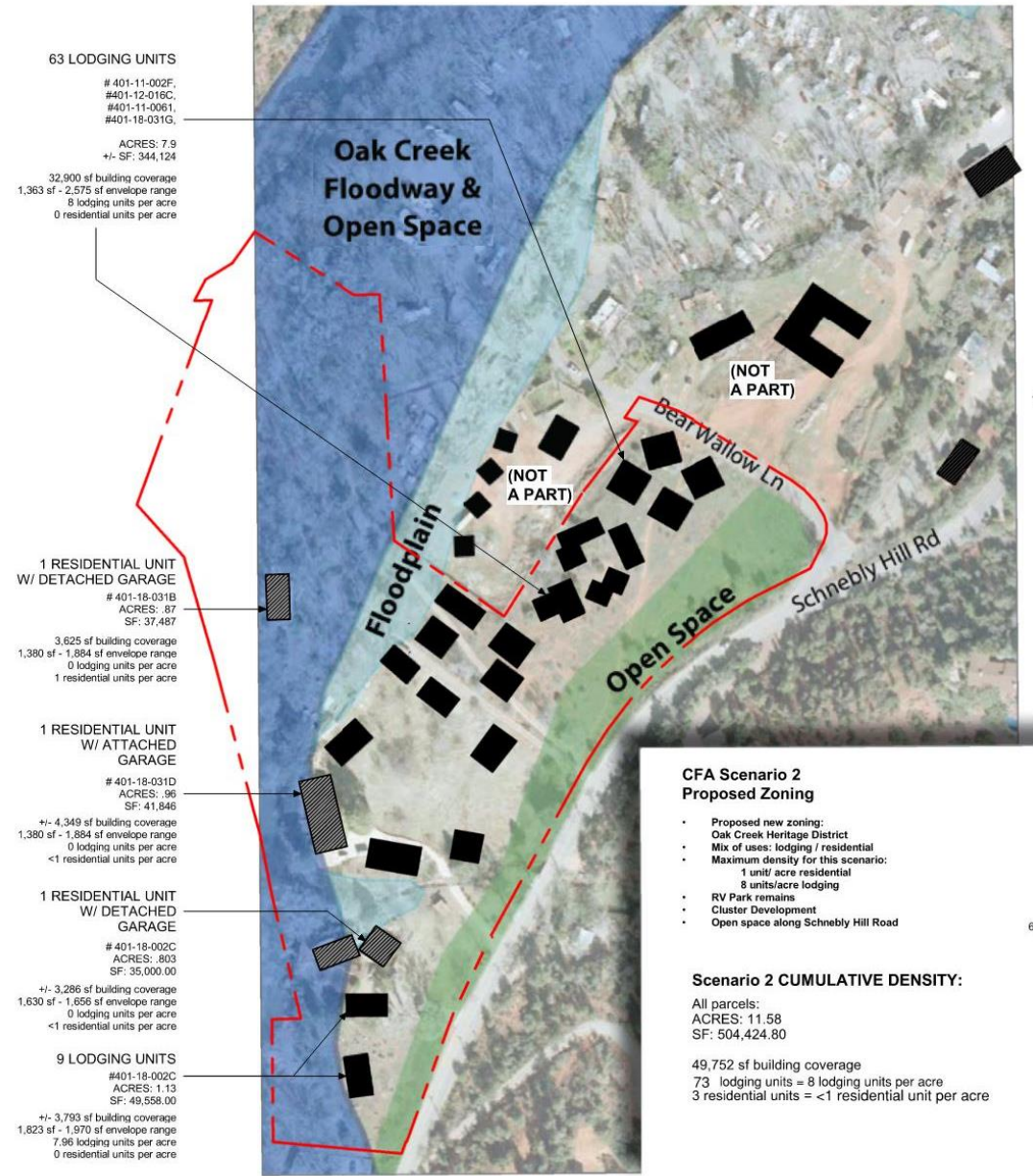
- On-site employee transportation coordinator to facilitate employee transportation alternatives and incentives:
 - Developing a Rideshare Registration for providing ride-matching services
 - Administering incentive programs for carpool, vanpool, transit use, bicycling, and walking
 - Marketing and promoting the commuter program
 - Conducting employee surveys to collect data employee means of travel arrival times, and interest in information on ridesharing opportunities 100% valet operations for hotel guests.

Alternative Travel Modes

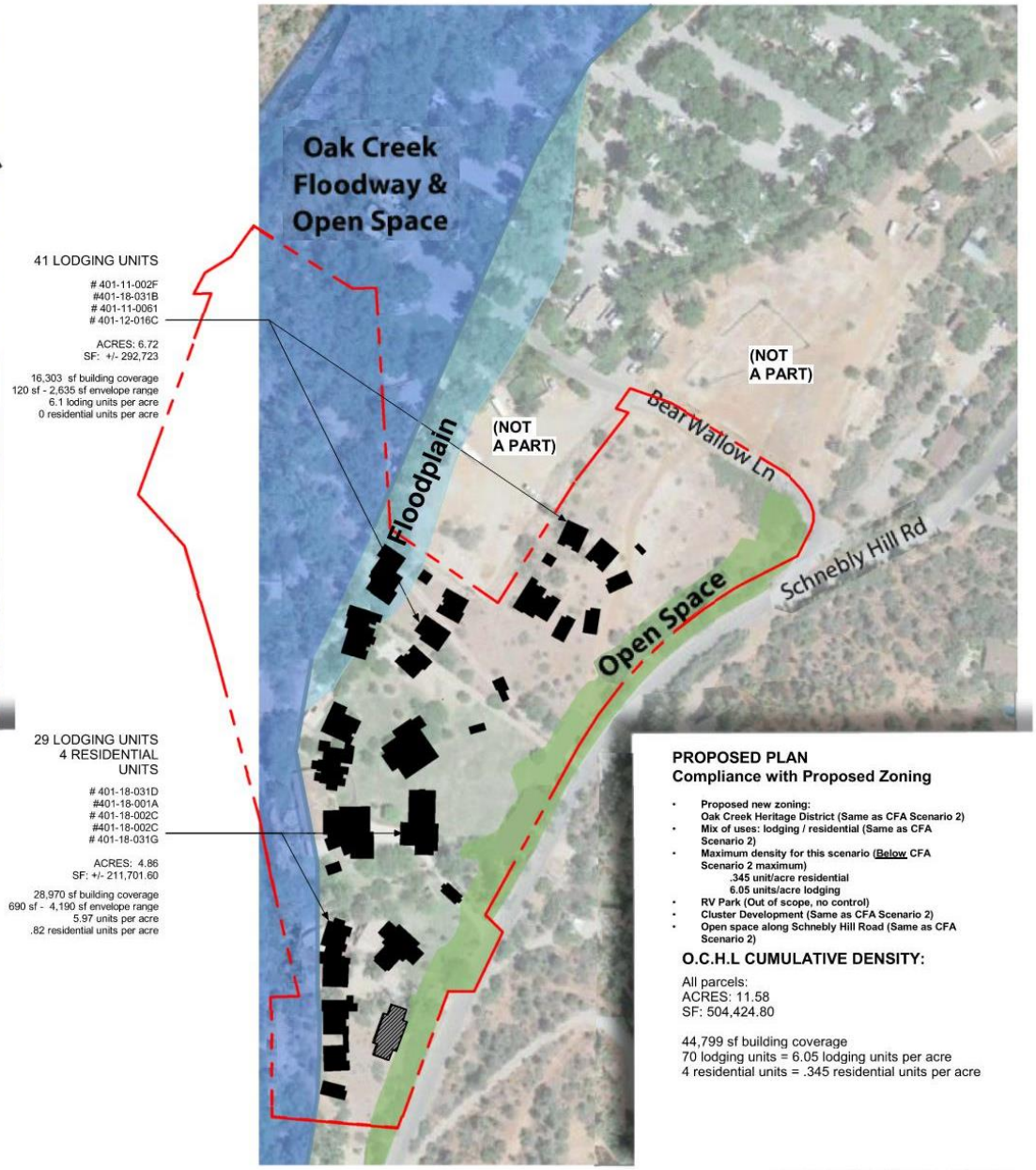
- Guests can enjoy bicycles, electric bicycles, and walking paths to explore the hotel site and adjacent commercial district
- Sedona Shuttle On-Demand Microtransit
- Electric shuttle van with fixed daily schedule to facilitate guests visiting local and key destinations within 2 miles of hotel, transport guests to Sedona Shuttle stops/Park and Ride lots where they will use Sedona Shuttle to access trailheads

Figure 4. Comparison of Potential Development Scenarios





2 CFA SCENARIO 2
 1" = 160'-0"



1 PROPOSED SITE
 1" = 160'-0"

Sedona Land Development Code

Applicable Article 5: Development Standards specifically identified for Oak Creek Heritage District within the Sedona LDC

- 5.3 Grading and Drainage: In order to reduce siltation into Oak Creek and **to protect, preserve, and enhance the natural environment.**
- 5.4 Access, Connectivity, and Circulation: Permeable surfacing, limit number of access points, **public trails** and public access easements.
- 5.6. Landscaping, Buffering, and Screening: A **minimum of 75%** of the plants shall be **native species. Water conservation.**
- 5.7. Site and Building Design: Oak Creek in its natural state to preserve riparian habitat. Permanent structures shall be located outside of the Floodway. **Clustered development** to preserve open space at least 25% of the site. **Historic resources** an important consideration.
- 5.8. Exterior Lighting: Proposed site lighting promotes nighttime pedestrian safety while **minimizing light pollution** and adverse impact on stargazing, wildlife habitat, and human health.

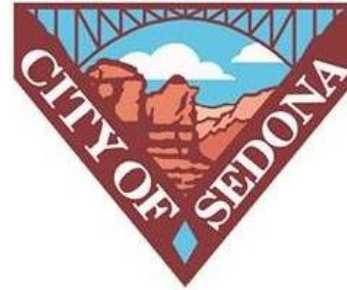




OAK CREEK

HERITAGE LODGE

A COLLECTION OF THERAPEUTIC +
SUSTAINABLE LIVING EXPERIENCES



Planning and Zoning Commission

Thank you