

3700 S Old Spanish Trail
Tucson, Arizona 85730

April 10, 2014

BIKE RANCH

Cycling Resort

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

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

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

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

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

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

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

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

Development

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

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

Bike Ranch Lodging

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

Bike Barn

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

Food

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

Why This Use is Proposed:

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

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

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

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

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

Saguaro National Park

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

Environment

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

Aesthetic

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

Traffic

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

Safety

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

Lighting

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

Sustainability

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



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Cycling Resort

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

Committed to sustainability in all aspects of its design and function, Bike Ranch will implement many strategies to conserve and save resources, and will preserve the indigenous landscaping and topography of the site.

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

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

A true sense of place is perfect year-round weather and topography, and amenities that support and inspire bicycling has allowed Tucson to be recognized as one of the country's preeminent cycling cities.

Bike Ranch's goal is to extend the reputation of Tucson as a cycling destination to a new level both nationally and internationally. The heart of modern day cycling is multi-faceted, and Tucson offers a variety of trails for all levels of riders from beginner to elite, mountain-biking, cross-country, and triathlon.

No matter the preference, Bike Ranch is perfectly situated to offer dozens of fabulous rides locally including the desert. Bike Ranch exists to ensure people to exercise, to feel healthy, and to appreciate the natural environment.

Development

Located on 45 acres at Old Spanish Trail and East Green Road, the property currently has eight rental homes built in 1958-1960 that range in size from 900 to 2200 square feet. These units are situated on the same eastern portion of the property, adjacent to Saguaro National Monument National Park. Having this existing development, Bike Ranch creates a concentrated campus on 22 acres that includes natural open space, preserved wildlife corridors, and native vegetation, and provides extensive buffer areas for neighbors.

Bike Ranch History

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

Bike Barn

The Bike Barn is the focal point and heart of the Bike Ranch and will house an advanced semi-luxury multi-innings lounge, spa, and exercise room, a Performance Lab, bike and repair, a bike shop with bicycles for sale.

Food

Bike Ranch menus are specially designed to meet the needs of active, health conscious people who are also enjoying some food and drinks. Menus will feature pure food, with locally sourced, organic ingredients, and produce from the Ranch's own organic gardens. The Chef menu will feature a fully open kitchen offering breakfast and dinner to guests of the Bike Ranch. The interior/counter service, part of the Bike Barn, will be a fun gathering spot open to the public offering from pressed juices, smoothies, coffees, teas and light fare.

Project Particulars

Owner
Peter Lischer & Kelley Matthews
1800 S Broadway Road Tucson Arizona 85744
310 278 2390
Peter@peterlischer.com
kelley@kelley.com
www.bikeranch.com (under construction)

Architect

John Aggs
1244 East Hedberg Place Tucson Arizona 85719
520 319 2909
john@johnaggs.com
www.johnaggs.com

Design

Richard Altuna
9100 Geneva Drive Los Angeles California 90024
310 8744414
rich@altuna.com



Bike Ranch
April 10, 2014

Why This Use is Proposed:

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

The proposed project encompasses a property that was developed in the late 1950s (prior to the development of the adjacent neighborhoods) with rental houses that form a non-conforming use in 28-zoning. Without any zoning change, the existing houses would allow a historic-themed development, but not of the quality, scope or prestige of the proposed plan.

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

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

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

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

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

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Aesthetics

Bike Ranch derives its name from its design based on the historic Dude Ranches of Arizona. Buildings will have the authentic look and feeling of the early 1950s and will be constructed using traditional, natural materials which also are the most energy efficient.

Traffic

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

Safety

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

Lighting

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

Sustainability

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

WHY THIS USE IS PROPOSED

PROPERTY INFORMATION

OWNER: EL CORTUJO LLC
ADDRESS: 3700 S. OLD SPANISH TRAIL
TUCSON, ARIZONA 85730
PARCEL NUMBER: 305-83-1500
PROPERTY SQ. FT.: 1,948,871 SQ.FT. (45.19 ACRES)
EAST PARCEL: 923,709 SQ.FT. (21.21 ACRES)
ZONING: SR
LIGHTING CODE AREA: E2
LEGAL DESCRIPTION: S6007 W4407 E17907 S2 SE4 & SLY PTW E2 SE4 LYCN 8 & ADJ RD 44.70 AC SEC 30-14-16

LOT COVERAGE CALCULATION

PROPOSED NEW STRUCTURES	
RANCH HOUSE	11,121 SQ.FT.
BIKE BARN	9,744 SQ.FT.
MAINTENANCE / LAUNDRY	2,150 SQ.FT.
BUNKHOUSE	11,475 SQ.FT.
CASITAS	38,016 SQ.FT.
LUXURY CASITA	2,145 SQ.FT.
MANAGER'S RESIDENCE	420 SQ.FT.
CABANA	1,745 SQ.FT.
SWIMMING POOL	14,004 SQ.FT.
COVERED AREAS	15,100 SQ.FT.
VEHICLE USE	83,802 SQ.FT.
PEDESTRIAN / BICYCLE PATHS	12,812 SQ.FT.
TOTAL LOT COVERAGE	182,434 SQ.FT.
RIPIAN PRESERVED	35,526 SQ.FT.
TOTAL OPEN SPACE	741,265 SQ.FT.

TOTAL LOT COVERAGE PERCENTAGE 19.75%

PARKING CALCULATION

1 SPACE PER GUEST ROOM (49 GUEST ROOMS)	49
3.5 SPACES PER 1000 SQ.FT. RETAIL (2,146 SQ.FT.)	10
10 SPACES PER 1000 SQ.FT. CAFE (992 SQ.FT.)	10
1 SPACE PER TWO EMPLOYEES (40 EMPLOYEES)	20

TOTAL SPACES REQUIRED 89
TOTAL SPACES PROVIDED 110

RETAIL SQUARE FOOTAGE CALCULATIONS

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

TOTAL FLOOR AREA OF MINOR RESORT 70,916 SQ.FT.

RETAIL AND SERVICE ESTABLISHMENTS	
BIKE SHOP	2,784 SQ.FT.
KICKSTAND (CAFE)	992 SQ.FT.
TOTAL RETAIL AND SERVICE ESTABLISHMENT	3,777 SQ.FT.
	4.91%

PROPERTY - PROJECT INFORMATION



Richard Altuna Design, Los Angeles, California
1244 East Hedberg Place
Tucson, Arizona 85719
520 319 2909
rich@altuna.com
www.richardaltuna.com

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

LIST OF DRAWINGS

- A-1 project description
- A-2 site plan
- A-3 floor plans
- A-4 site plan

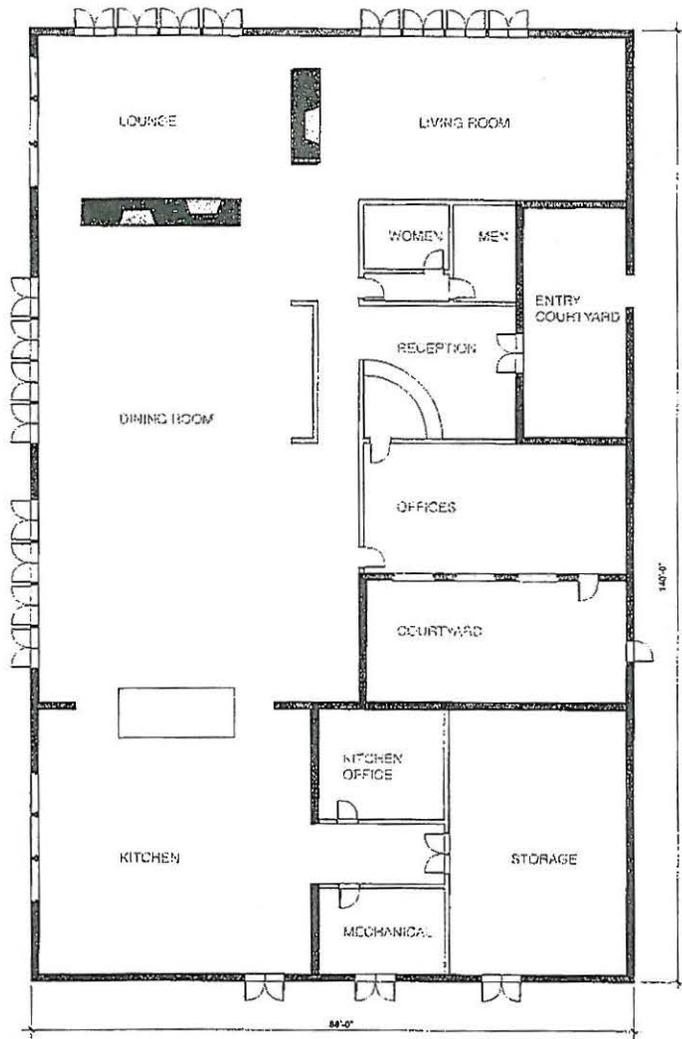
April 14, 2014

job #13014

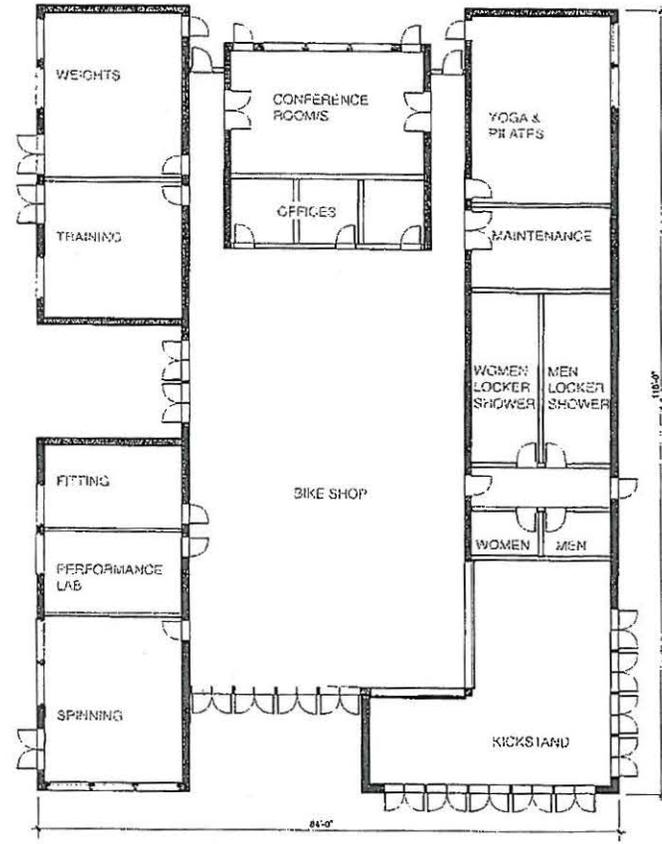
A-1 OF FOUR

BIKE RANCH / CYCLING RESORT

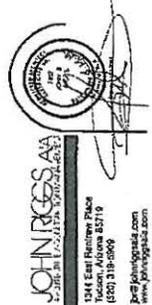
PROJECT SUMMARY INFORMATION



RANCH HOUSE FLOOR PLAN SCALE 1/8" = 1'-0"
11,121 SQUARE FEET



BIKE BARN FLOOR PLAN SCALE 1/8" = 1'-0"
9,144 SQUARE FEET



JOHN ROGERS AIA
Richard Altuna Design, Los Angeles, California

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BIKE RANCH RESORT
3700 SOUTH OLD SPANISH TRAIL
TUCSON, AZ 85709

RANCH HOUSE PLAN
BIKE BARN PLAN

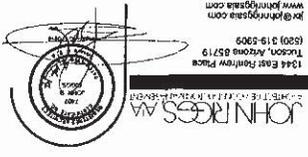
LIST OF DRAWINGS	
A-1	project description
A-2	site location & preliminary development plan
A-3	floor plans: ranch house & bike barn
A-4	floor plans: cafes & hut/warehouse

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OF FOUR

BIKE RANCH / CYCLING RESORT



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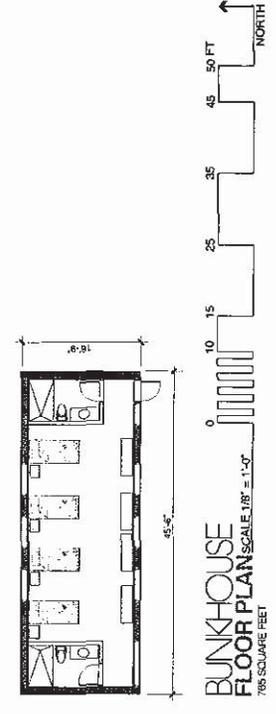
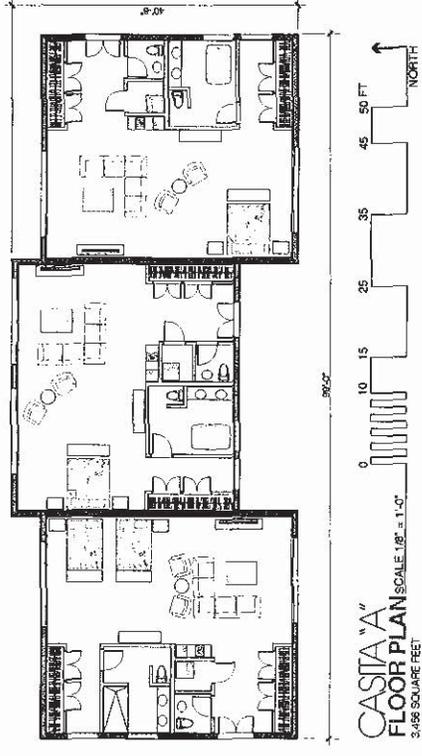
Richard Altrina Design, Los Angeles, California



CASITA F
BUNKHOUSE
R PLANS

LIST OF DRAWINGS	
A-1	Project description
A-2	Site plan
A-3	preliminary development plan
A-4	floor plans: ranch house & bike barn
A-5	floor plans: Casita & Bunkhouse

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BIKE RANCH / CYCLING RESORT

