

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.