

DESIGNWORKSHOP

KAIBAB VILLAGE

Coconino County, Arizona

MASTER PLAN

March 24, 2015



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Kirkland, Washington 98034

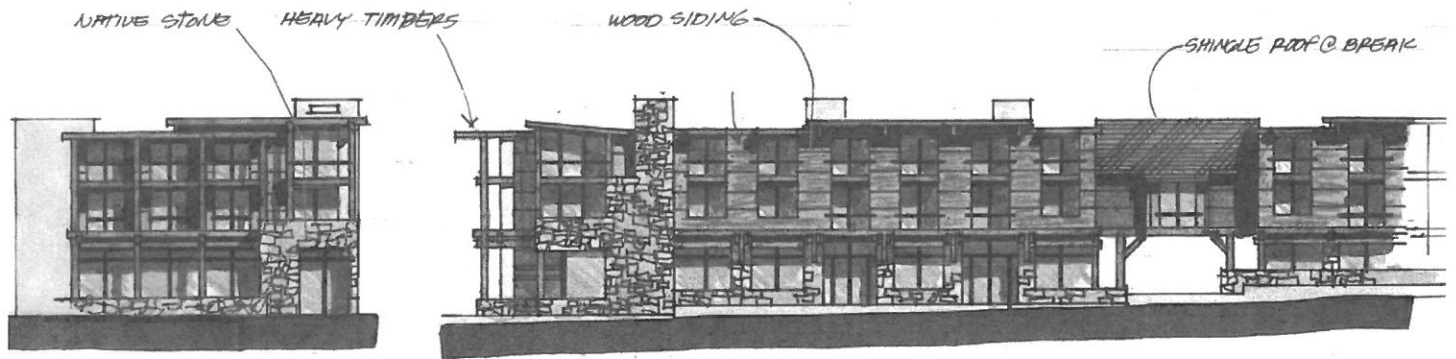
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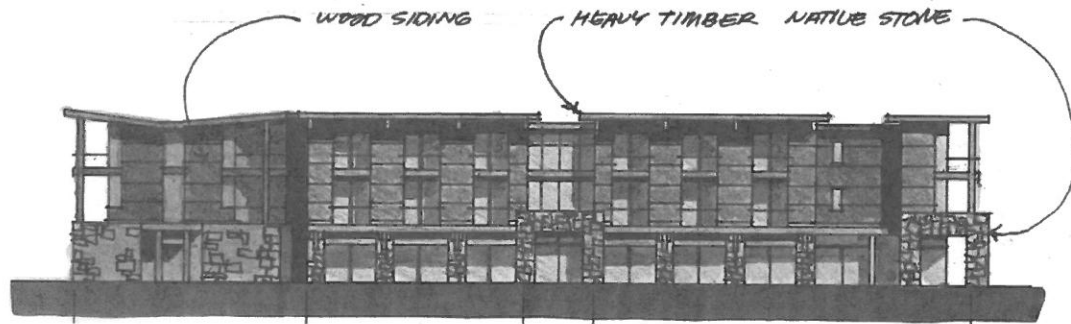
SITE ADDRESS
Coconino County
APNs 502-17-002K, 502-17-001P, 502-17-005

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INTRODUCTION

Kaibab Village Preliminary Site Plan Narrative

Logan Luca is the owner of the 19.82 acres located in central Tusayan, just east of Highway 64 ("Camper Village"). Pursuant to Section 8(c)(iii) of the First Amendment to the Pre-Annexation and Development Agreement (PADA), Logan Luca is submitting this preliminary site plan for Limited Commercial Development (LCD) on the property known as Camper Village. Camper Village is currently operating as recreational vehicle and mobile home park. Camper Village is also the temporary location of up to 16 homes that provide interim housing for some Tusayan residents

The purpose of this narrative is to briefly describe the preliminary development plans for the property currently known as Camper Village. As part of the redevelopment, the Camper Village property will be named Kaibab Village. We envision Kaibab Village as the downtown district for Tusayan. At build-out, Kaibab Village will be a vertical, mixed-use, main street style development. We intend to develop three (3) story mixed-use buildings with associated underground parking. The buildings will be a mixture of commercial, lodging and residential. The total building footprint is approximately 190,000 square feet. As shown on the site plan, the primary site entry crosses two parcels that are not currently owned by Logan Luca. We anticipate adding these parcels in the future.

The Kaibab Village LCD preliminary site plan currently contemplates six (6) free-standing buildings. Buildings 1 and 2 are mixed-use buildings which we plan to construct first. Buildings 1 and 4 will generally consist of the following uses:

BUILDING 1:

- Approximately 156 guestrooms and 4 small board rooms plus associated "back of the house" support space. These uses will be located on floors 2 and 3 of the building.
- Approximately 42,000 sf of commercial space located on the first floor of the building.

With the exception of approximately 3500 sf of the first floor allocated for hotel lobby and administration, the remainder of the first floor area will be uses permitted under the PCD zoning code for the property adopted by Ordinance 11-02-04, November 2, 2011.

BUILDING 4:

- Approximately 127 guestrooms and 4 small board rooms plus associated "back of the house" support space. These uses will be located on floors 2 and 3 of the building.
- Approximately 28,000sf of commercial space located on the first floor of the building.

With the exception of approximately 3500 sf of the first floor allocated for hotel lobby and administration, the remainder of the first floor area will be uses permitted under the PCD zoning code for the property adopted by Ordinance 11-02-04, Nov. 2, 2011.

Buildings 6, 7 and 8 will initially house employees of Kaibab Village until permanent residential housing is available at either Kotzin or TenX. After the employees are relocated to permanent housing, the units designated for temporary employee housing will be converted to an all-suite hotel. Prior to any construction at Kaibab Village, a housing study will be conducted to determine the required number employee housing units. For this purpose, we are assuming the following:

Office Employees: 300 sq ft/employee
Retail/Service Employees: 450 sq ft/employee
Grocery Employees: 700 sq ft/employee
Restaurant Employees: . . . 300 sq ft/employee
Hotel Employees: 35 per room

Until such time as a more definitive leasing program is undertaken, a precise employment assessment is unknown, but a reasonable estimated range of employees is between 235--250 total employees. As some of these employees will already have housing in the area, work part-time for more than one business or share a residence with one or more residents, it is estimated that there will be a need for something less than a 100% housing requirement, perhaps 55%--60%, creating a need for 65 apartments more or less at 2.5 occupants per unit. The footprint for Building 5 will be increased in size if necessary as commercial space is further defined.

BUILDING 8:

Building 8 will be three-story with full basement, with final apartment sizes and mix to be determined. Lower level may include a café, exercise room, lounge and other amenities for residents.

As the pre-development process continues, we will prepare a phasing schedule and provide a housing analysis to identify the number of units proposed and the location. While we do not know the exact mix or number of employee housing units, several of the buildings will include housing for the Camper Village employees until permanent housing is available at either Kotzin or Ten X.

As a high-quality mixed use commercial and retail development, Kaibab Village will emphasize aesthetic quality, environmental sustainability and site design requirements. For Tusayan, Kaibab Village represents an opportunity to provide the Town with an enhanced tax base and a more diversified employment base, to help mitigate offseason layoffs. Kaibab Village will create a high-quality downtown district that will foster a greater sense of community and enhance quality of life.

Infrastructure:

Water: To ensure an adequate water supply at Kaibab Village:

- Camper Village is currently served by Hydro Resources.
- Prior to approval of any subdivision plat, the Applicant will demonstrate an adequate and reliable water supply exists, in conformance with all regulatory requirements.

Wastewater:

- Kaibab Village is within the South Grand Canyon Sanitary District (SGCSD).
- Pursuant to the Tusayan Area Plan ("TAP"), developer(s) will pay their fair share for reclaimed water storage and distribution system facilities and,
- All applicable local, state and federal policies, rules and regulations will be satisfied.
- Prior to approval of any subdivision plat or site plan, the Applicant will need to demonstrate that an adequate and reliable wastewater disposal system will be provided in compliance with all regulatory requirements.

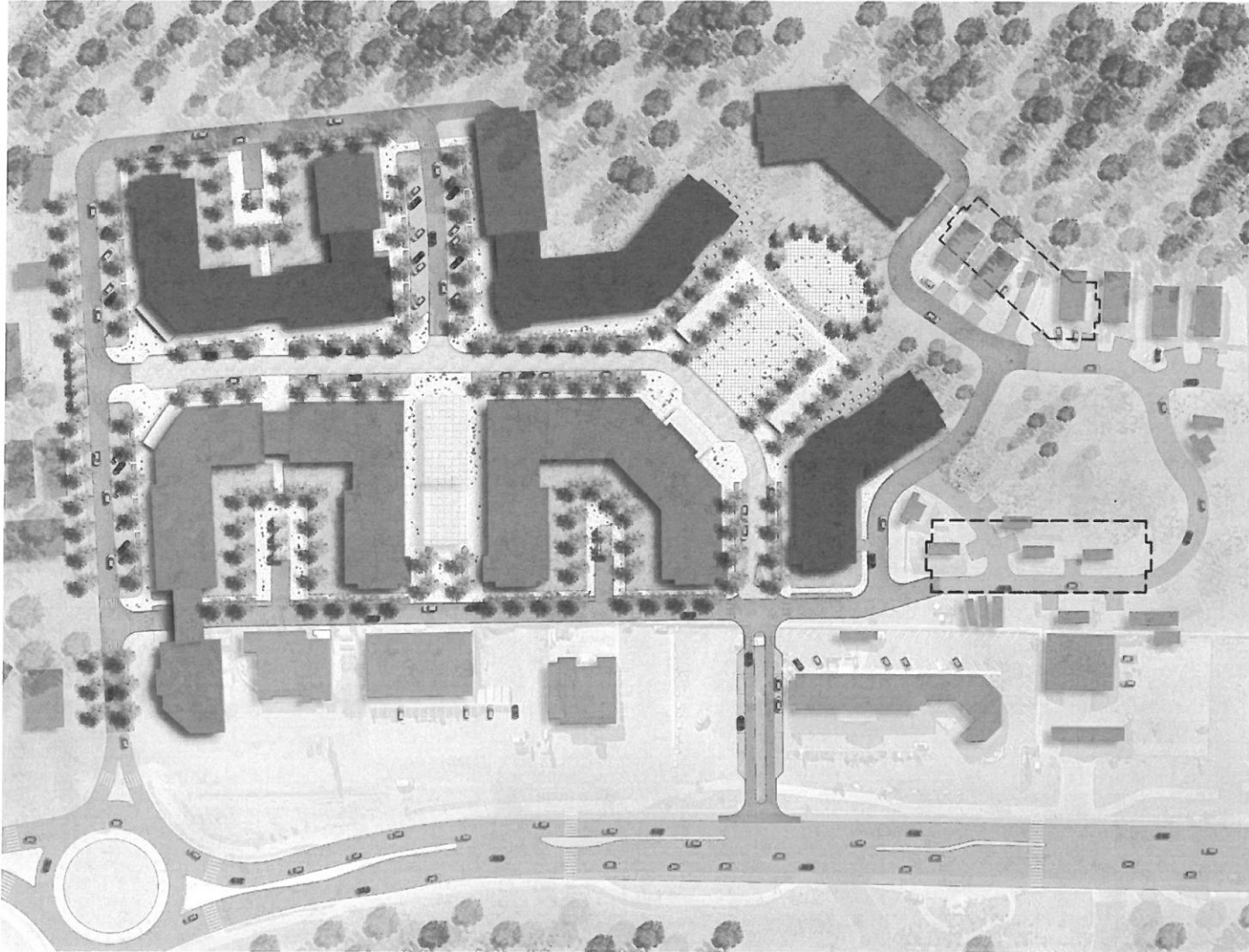
Utilities: Arizona Public Service is the provider of electricity. Century Link is the telephone provider.

Police:The Coconino County Sheriff's Office is responsible for law enforcement.

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MASTER PLAN

ILLUSTRATIVE MASTER PLAN

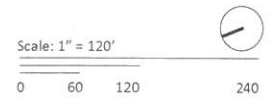


Scale: 1" = 120'

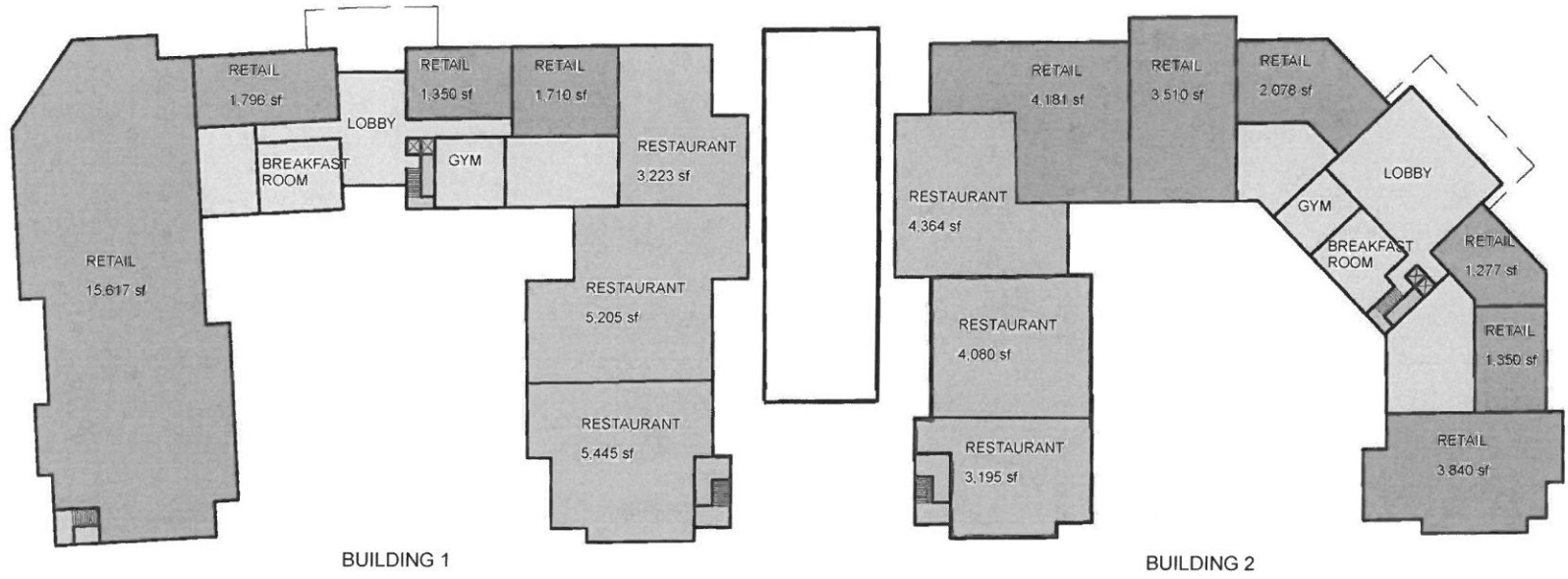
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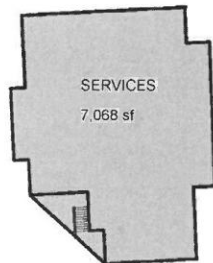
LABELLED SITE PLAN



LEVEL 1 DIAGRAM



1:50 SCALE NORTH

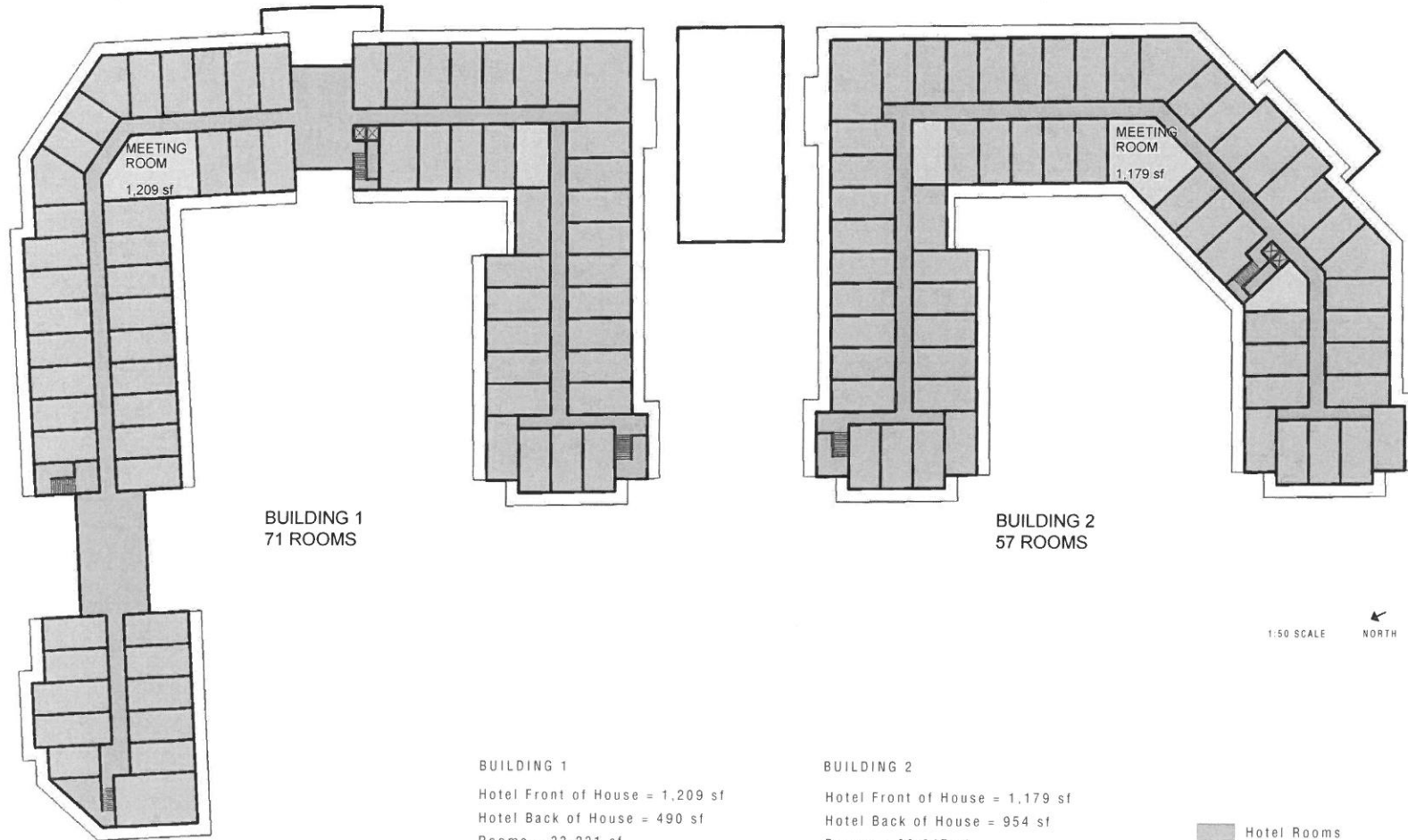


BUILDING 1
 Commercial + Services = 41,411 sf
 Hotel Front of House = 3,986 sf
 Hotel Back of House = 2,379 sf
 Hotel Circulation = 968 sf
 Total Level 1 = 48,744 sf

BUILDING 2
 Commercial + Services = 27,876 sf
 Hotel Front of House = 4,690 sf
 Hotel Back of House = 3,046 sf
 Hotel Circulation = 773 sf
 Total Level 1 = 36,385 sf

- Retail
- Restaurant
- Services
- Hotel Front of House
- Hotel Back of House
- Hotel Circulation

LEVEL 2 DIAGRAM



BUILDING 1
71 ROOMS

BUILDING 2
57 ROOMS

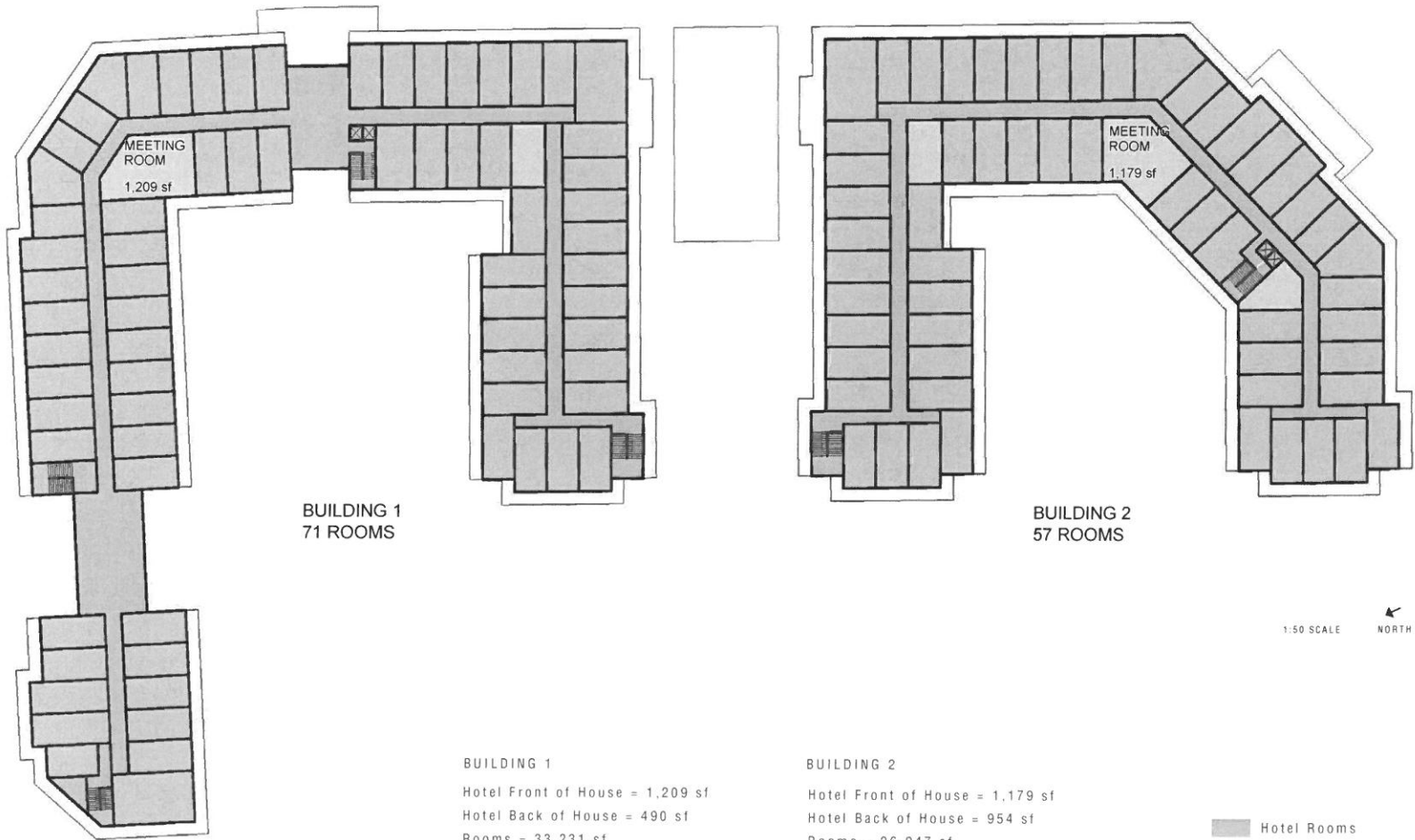
1:50 SCALE
NORTH

BUILDING 1
 Hotel Front of House = 1,209 sf
 Hotel Back of House = 490 sf
 Rooms = 33,231 sf
 Hotel Circulation = 9,563 sf
 Total Level 2 = 44,493 sf

BUILDING 2
 Hotel Front of House = 1,179 sf
 Hotel Back of House = 954 sf
 Rooms = 26,947 sf
 Hotel Circulation = 4,874 sf
 Total Level 2 = 33,954 sf

- Hotel Rooms
- Hotel Front of House
- Hotel Back of House
- Hotel Circulation

LEVEL 3 DIAGRAM



BUILDING 1
71 ROOMS

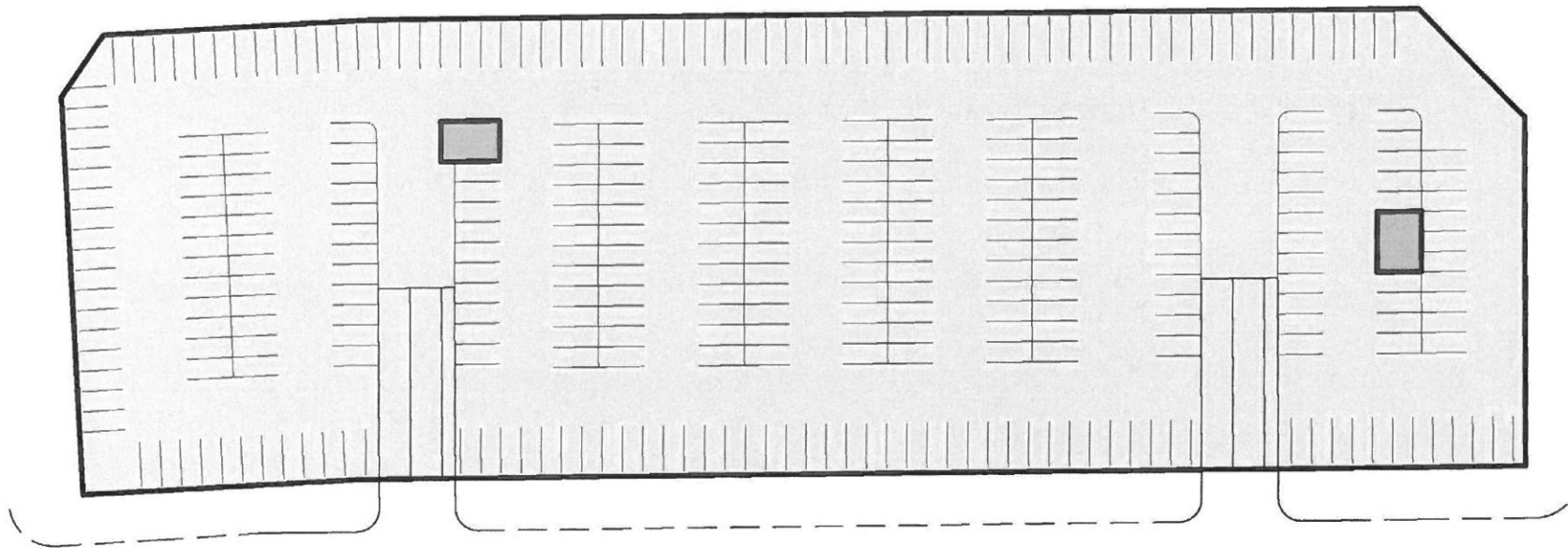
BUILDING 2
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- Hotel Rooms
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- Hotel Back of House
- Hotel Circulation

UNDERGROUND PARKING LEVEL -1 DIAGRAM



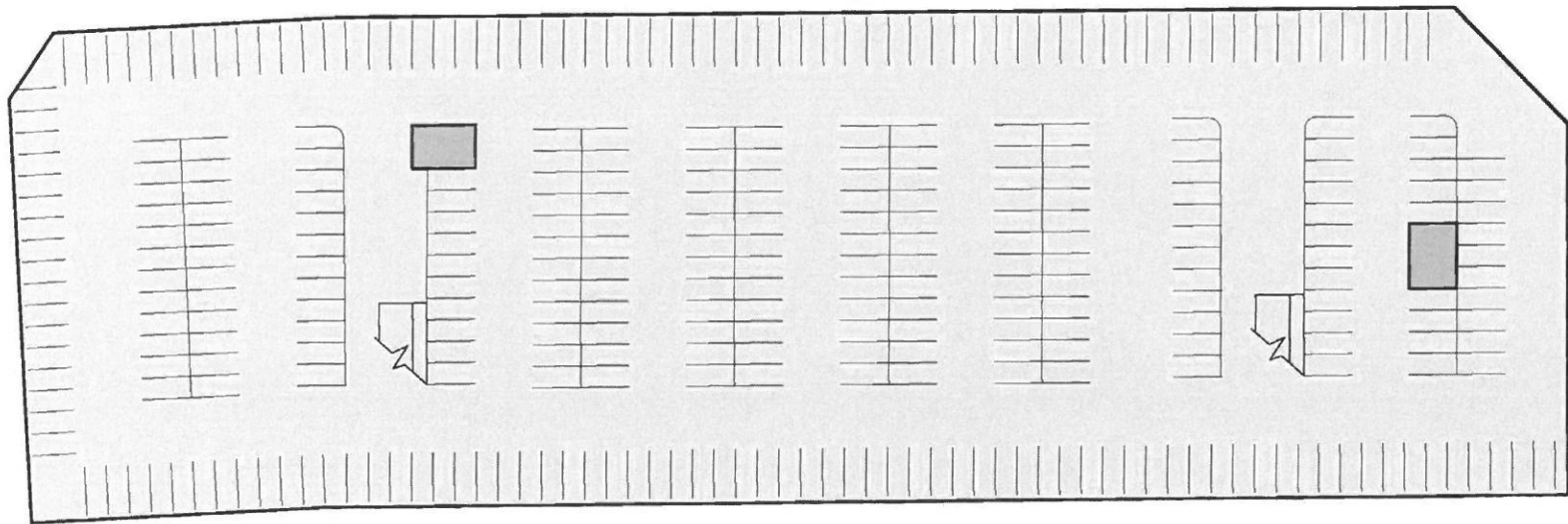
308 PARKING SPACES

1:50 SCALE
NORTH

Parking = 129,097 sf
Vertical Circulation = 1,011 sf
Total Level -1 = 130,108 sf

Underground Parking
Hotel Vertical Circulation

UNDERGROUND PARKING LEVEL -2 DIAGRAM



316 PARKING SPACES

1:50 SCALE  NORTH

Parking = 129,097 sf
Vertical Circulation = 1,011 sf
Total Level -2 = 130,108 sf

 Underground Parking
 Hotel Vertical Circulation

REFERENCE PROJECTS

The urban form of the Kaibab Village project is based on pedestrian oriented streets and building forms that encourage mixed use. The framework allows for integrating retail, leisure and hospitality to create a distinct destination within the Tusayan community.

Appropriately sized streets and sidewalks, along with a sequence of open spaces, provide an experience focused on the pedestrian realm and first floor building uses. The architecture is envisioned as a mountain style, which responds to the unique characteristics of the region, while the distribution of open spaces and connections provide places for social interaction, events, cultural exchange and community entertainment.



City North, Phoenix, Arizona



Kierland Commons, Phoenix, Arizona

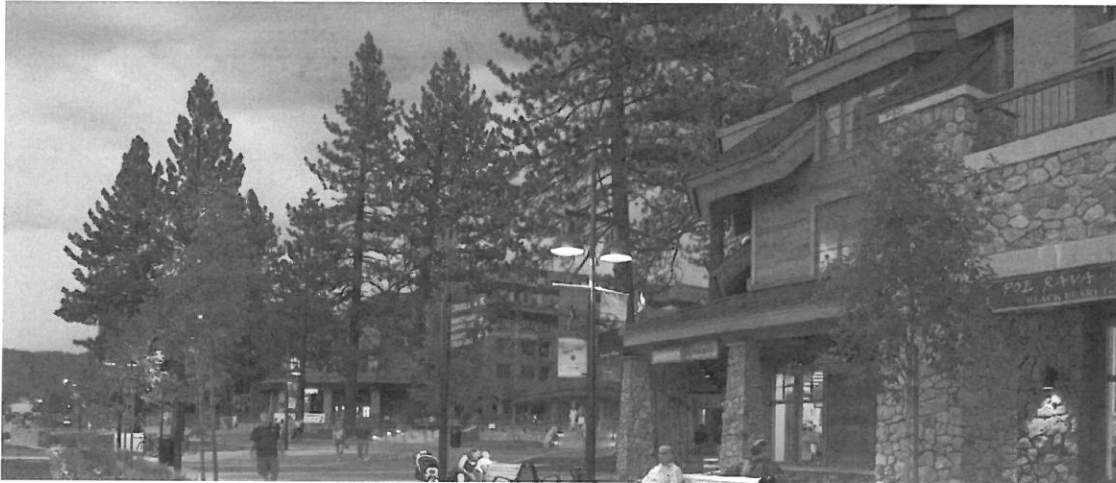


Park Avenue, South Lake Tahoe, California

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ARCHITECTURAL CHARACTER

REFERENCE IMAGES

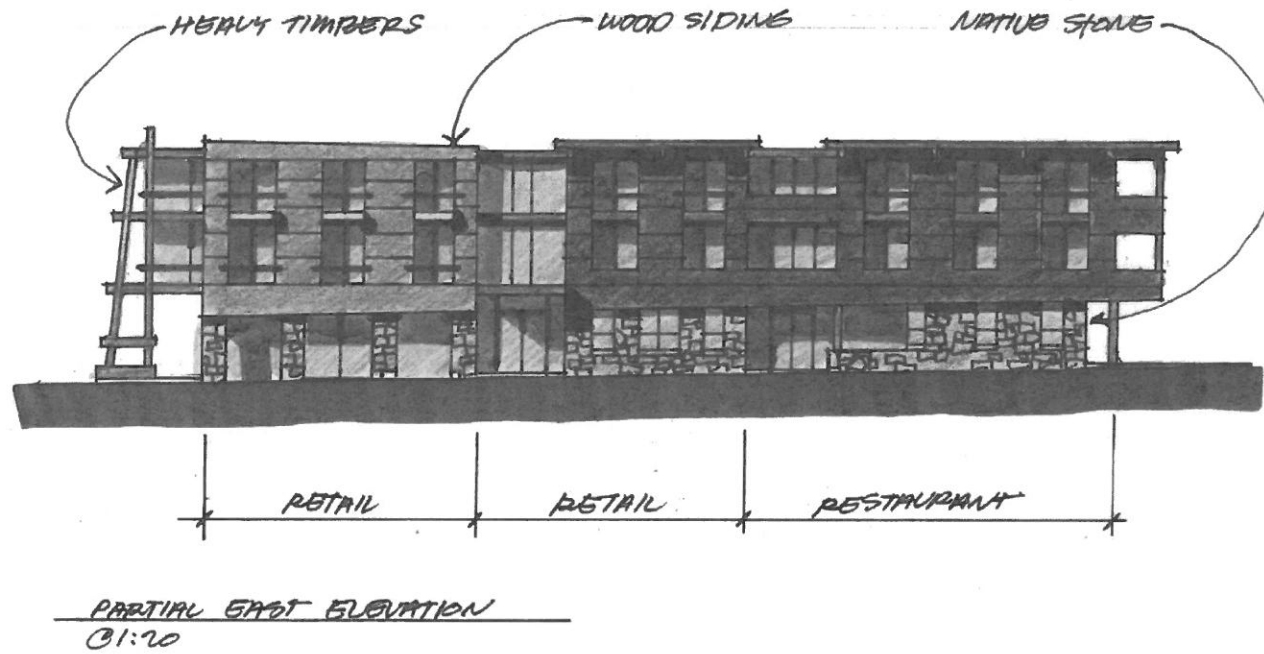




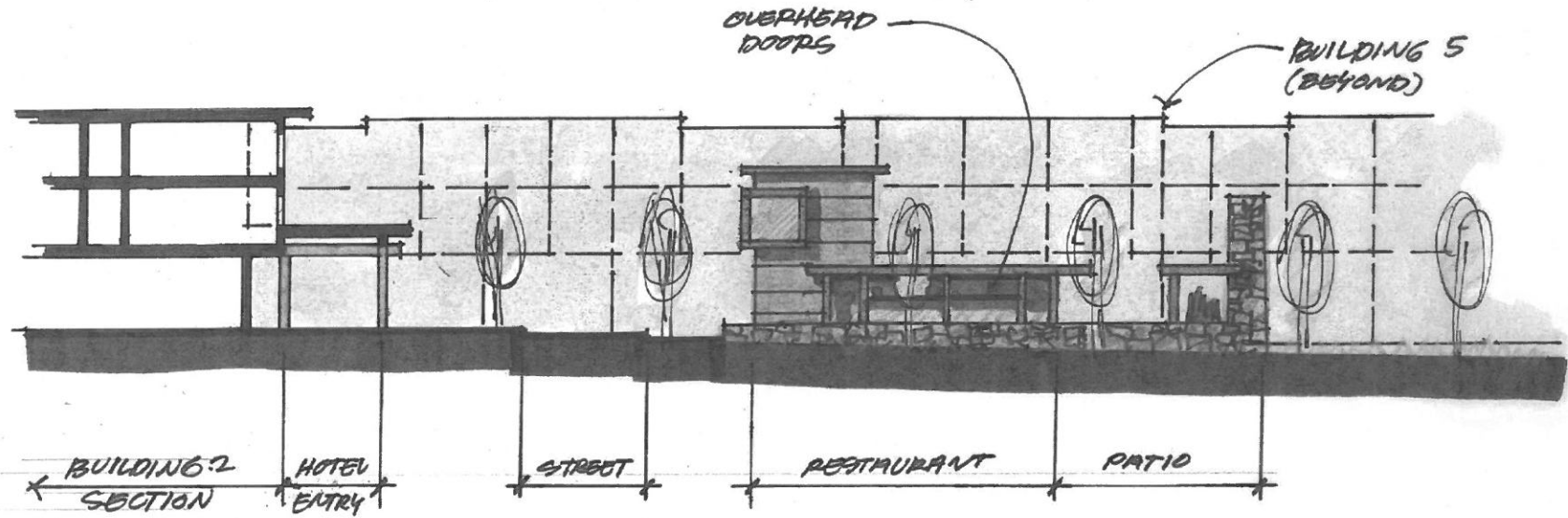
ELEVATIONS - BUILDING 1



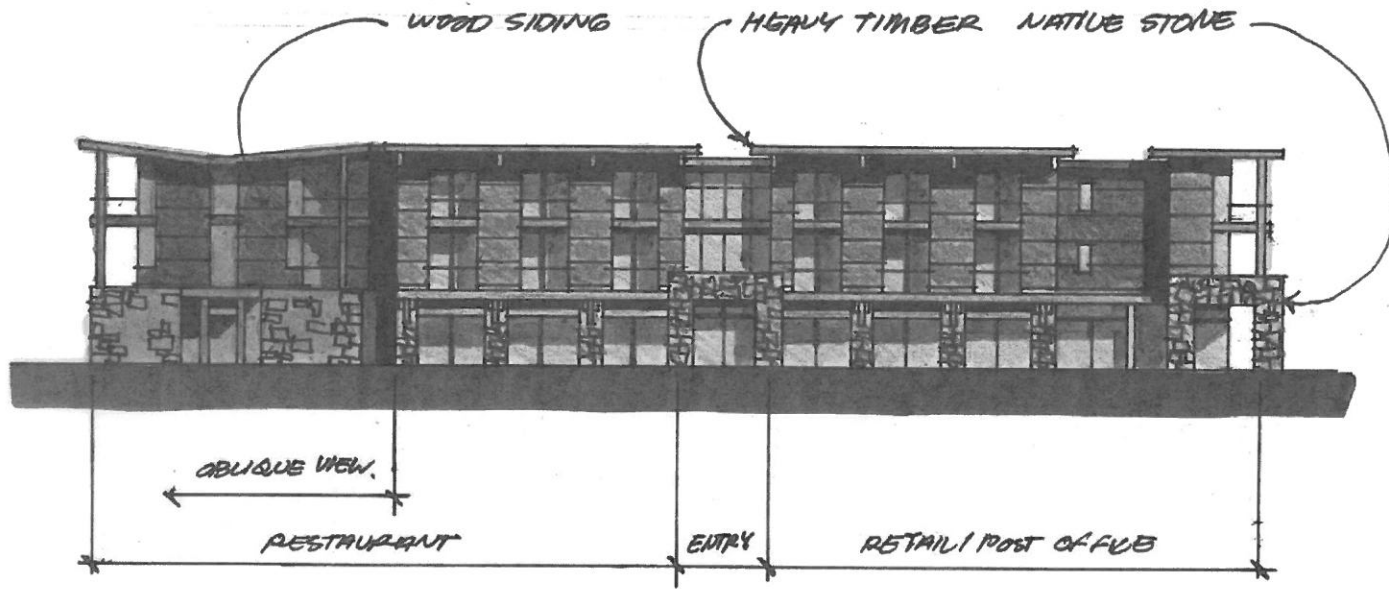
ELEVATIONS - BUILDING 1



ELEVATIONS - PLAZA SECTION LOOKING NORTH

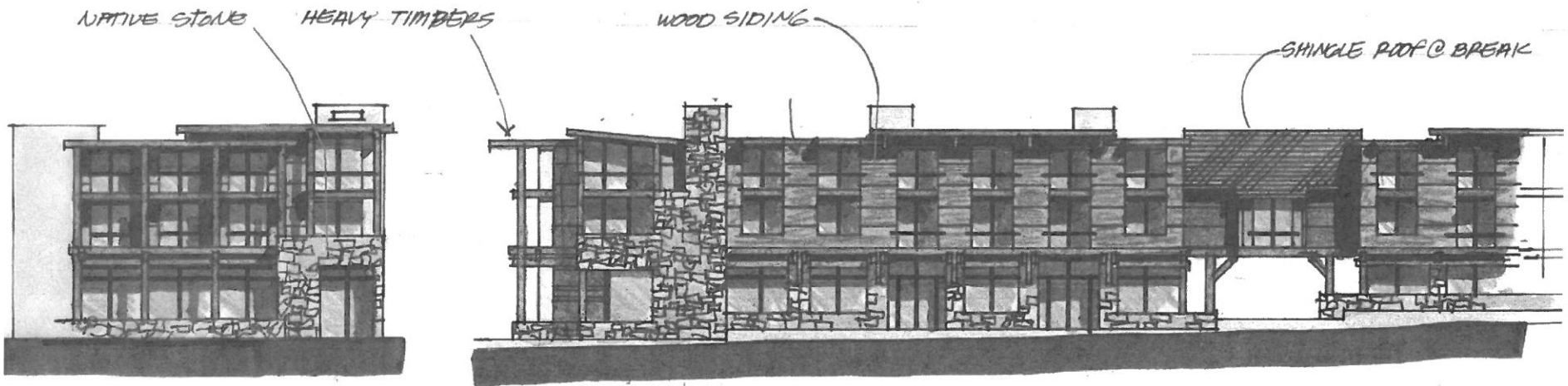


ELEVATIONS - BUILDING 2



"PARTIAL EAST ELEVATION"
@ 1" = 20'

ELEVATIONS - BUILDING 2



PARTIAL SOUTH ELEV.
@ 1:20

PARTIAL WEST ELEVATION
@ 1:20

DW Legacy Design®

