



**THE INN AT RANCHO SANTA FE**  
STRATEGIC PLAN





**THE INN AT RANCHO SANTA FE**  
AERIAL PHOTO

## DESIGN ISSUES

ENHANCE TRANSITION FROM PUBLIC SPACE OUTSIDE THE INN TO SEMI-PUBLIC SPACE ON THE LAWNS AND WITHIN THE PUBLIC AREAS OF THE INN; TO PRIVATE SPACE WITHIN THE SERENE, EXCLUSIVE, AND PRIVILEGED GROUNDS OF THE INN; AND FINALLY TO PERSONAL SPACE ASSOCIATED WITH EACH UNIT THAT FOCUSES ON VIEWS AND PERSONAL PRIVACY.

OPPORTUNITIES FOR THE ADDITION OF NEW UNITS AND THE REMOVAL OR MODIFICATION OF EXISTING UNITS ON THE SITE RELATIVE TO ARCHITECTURAL CONSTRAINTS, HISTORIC DESIGNATIONS, TOLERANCE OF THE COMMUNITY, SPACE AND BUDGET CONSTRAINTS, MARKET DEMANDS, AND PHASING IMPLEMENTATION RELATING TO THIS IS THE RETENTION, REPLACEMENT, OR ADDITION OF THE LONG-TERM LEASE COTTAGES.

NOISE CONSTRAINTS TO THE SITE ARE CONFINED TO THE PERIMETER ROADS FROM OFFSITE SOURCES, PARTICULARLY THE INTERSECTION OF EL FUEGO WITH LINEA DEL CIELO. ONSITE NOISE CONSTRAINTS ARE DERIVED FROM THE CIRCULATION AND OPERATION OF DELIVERY, SERVICE, AND REFUSE COLLECTION VEHICLES; AND NOISE GENERATED FROM ONSITE EVENTS ON THE LAWNS, IN THE MEETING FACILITIES, OR IN THE PUBLIC AREAS OF THE INN.

WHILE THE LAWNS IN FRONT OF THE INN ARE EXPANSIVE AND PROVIDE A BEAUTIFUL FOREGROUND FOR THE MAIN BUILDING, THERE IS NO CENTRAL GATHERING SPACE ON THE GROUNDS TO PROVIDE SPACE FOR DAILY ACTIVITY, TO DEFINE A SENSE OF PLACE FOR THE INN, AND TO REINFORCE THE INN'S POSITION - BOTH LITERALLY AND FIGURATIVELY - AS THE HUB OF LIFE ON THE RANCH.

REFINE THE CIRCULATION, ACCESS, PARKING AND SIGNAGE; DIMINISH THE PRESENCE OF THE AUTOMOBILE AS MUCH AS POSSIBLE WITHIN THE GROUNDS; LIMIT ACCESS TO THE PRIVATE AREAS OF THE INN TO GUESTS ONLY; PROVIDE ADEQUATE BUT DISPERSED PARKING TO SUIT THE REQUIREMENTS OF ANY FACILITY MODIFICATIONS; REFINED THE DISCRETE SIGNAGE TO DIRECT NEW ARRIVALS TO THE APPROPRIATE CHECK-IN DESTINATION; AND REFINED THE INTERNAL CIRCULATION TO MINIMIZE CONNECTIONS TO THE PERIMETER.

TAKE ADVANTAGE OF THE NATURAL AND EXISTING AMENITIES OF THE SITE, INCLUDING ITS PROMINENT LOCATION AS AN ANCHOR OF THE MAIN STREET IN THE VILLAGE, THE BENEVOLENT CLIMATE, THE MATURE TREES, AND THE CANYON AREA TO THE SOUTHWEST.

MINIMIZE THE IMPACTS OF THE EXISTING CONSTRAINTS OF THE SITE, INCLUDING THE "WOOD PILE" AT THE TOP OF THE CANYON AREA, THE PERIMETER NOISE, AND THE EXISTING OVERHEAD AND UNDERGROUND UTILITIES OF THE SITE.

ADDRESS THE POTENTIAL FOR ADDITIONAL MEETING SPACE, ADDITIONAL OFFICE SPACE IN THE VICINITY OF THE EXISTING TENNIS COURTS AND SURFACE PARKING, AND THE PROVISION OF A SPA FACILITY EITHER CENTRAL TO THE INN, OR IN A PERIPHERAL LOCATION.



### KEY

-  MULTIPLE ACCESS POINTS-EASY ACCESS FOR NON-GUESTS
-  SEMI-PUBLIC SPACE- PRIVATE PROPERTY ACCESSIBLE TO VISITORS FOR SPECIAL EVENTS, DINING, AND SOCIAL ACTIVITIES.
-  NOISE FROM HILL/STOP SIGN ON LINEA DEL CIELO.
-  VIEW OF INN- PROMINENT SITE ANCHORING VILLAGE MAIN STREET.
-  WOOD PILE.
-  PERSONAL SPACE- PRIVATE SPACE ACCESSIBLE ONLY BY ROOM OCCUPANTS.
-  PRIVATE SPACE- PRIVATE GROUNDS OF THE INN ACCESSIBLE ONLY TO GUESTS.
-  NOISE FROM SERVICE CORE.
-  NOISE FROM SURROUNDING TRAFFIC
-  CANYON AREA

## THE INN AT RANCHO SANTA FE DESIGN ISSUES



### SPACE DEFINITION

ENHANCE VIEW OF THE MAIN BUILDING BY EXPANDING TERRACE AREA ACROSS THE FRONT

DINING/COCKTAILS TERRACE OUTSIDE DINING ROOM

PATRONS ENJOY VIEW TO THE VILLAGE ACROSS LAWN FROM TERRACE

ENJOYMENT OF CLIMATE



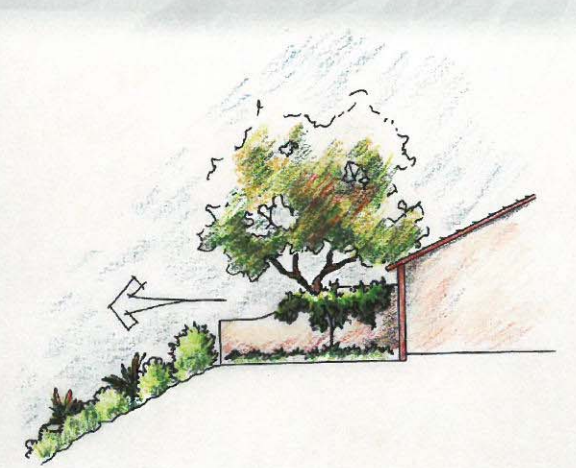
### PUBLIC GATHERING SPACE

MAIN BUILDING OF INN IS CONNECTED VISUALLY BUT SEPARATED PHYSICALLY FROM THE VILLAGE BUSINESS DISTRICT ALONG PASEO DELICIAS

STACKED STONE PROVIDES MONUMENTAL BASE FOR MAIN BUILDING, ANCHORING IT TO ITS SITE AND AS THE TERMINUS OF THE VIEW DOWN PASEO DELICIAS FROM THE VILLAGE

BROAD ENTRY STEPS AND BENCHES CREATE AN INVITING ATMOSPHERE

PROGRESSION FROM PUBLIC SPACE TO SEMI-PUBLIC SPACE TO PRIVATE SPACE TO PERSONAL SPACE



### DEFINE PERSONAL OUTDOOR SPACE

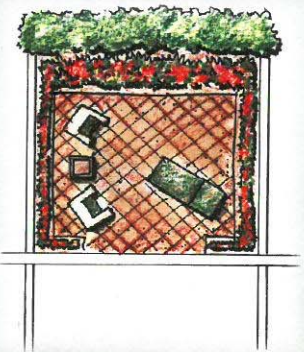
PERSONAL SPACE ASSOCIATED WITH AND ACCESSIBLE FROM INDIVIDUAL UNITS

PROVIDE PRIVATE SPACE WHILE PRESERVING VIEWS

WALLS PLANTED WITH VINES

INCLUDE WATER FEATURE IF NOISE IS A PROBLEM

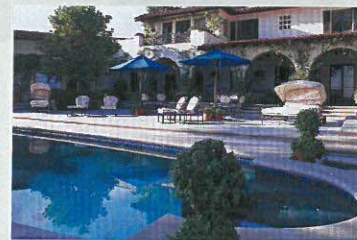
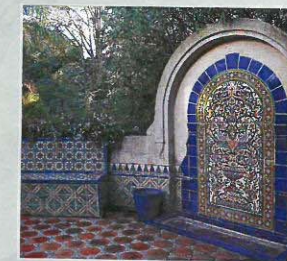
PRIVATE SPA TUB OR SMALL POOL FOR HIGH-END CASITAS



VIEW AND OUTDOOR SPACE PROVIDED FOR BOTH FIRST AND SECOND FLOOR UNITS

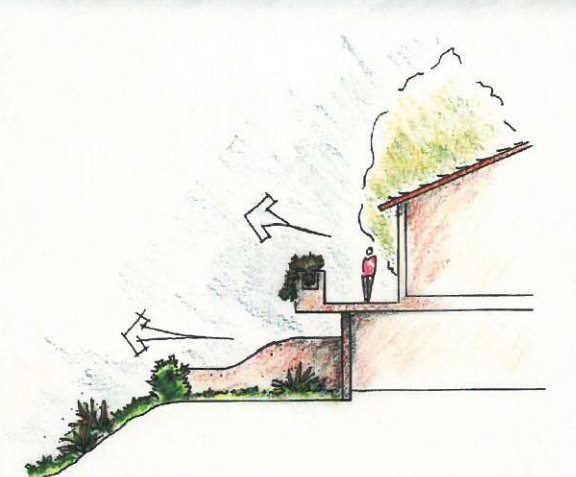
PRIVACY PRESERVED FOR FIRST FLOOR PATIO

BROAD PLANTER BALCONY SOFTENS EDGE AND EDITS OUT VIEW INTO FIRST FLOOR PATIO

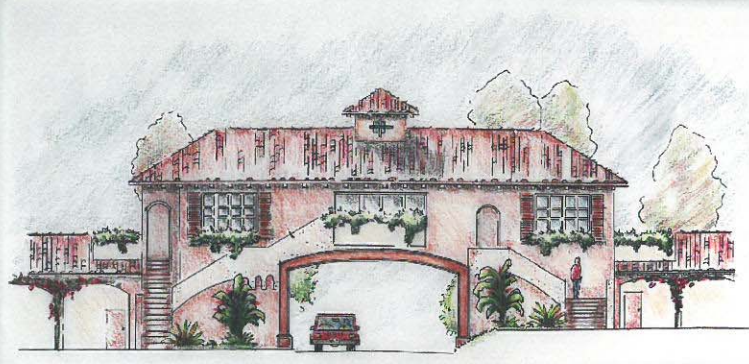


### SENSE OF PLACE

INVITING ATMOSPHERE FOR GUESTS, VISITORS TO THE RANCH, AND RESIDENTS



## THE INN AT RANCHO SANTA FE AMENITIES FOR THE INN



### POTENTIAL RECONFIGURATION OF UNITS

- PORTAL ENTRY RESTRICTS ACCESS AND ENHANCES TRANSITION TO PRIVATE SPACE ●
- REMOVAL OF SIX EXISTING COTTAGES
- ADDITION OF 11 NEW GUEST ROOMS AND 12 NEW CASITAS WITH BED, BATH, AND LIVING ROOMS
- RELOCATION OF ENTRY DRIVE TO ALIGN WITH EL FUEGO



### NOISE CONSIDERATION

- NEW GUEST ROOM BUILDING WITH PARTIAL SECOND STORY
- PERSONAL OUTDOOR SPACE BACKS TO LINEA DEL CIELO, BUT OFFERS NOISE MITIGATION THROUGH GRADE CHANGE, WALLS, LANDSCAPING, AND WATER FEATURES

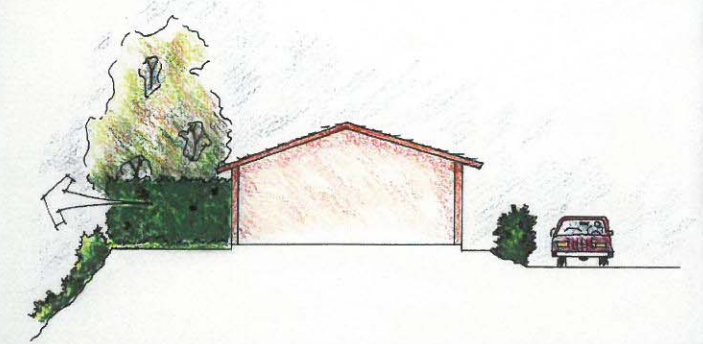


### INTERNAL SPA OPTION ★

- TIERED/MULTI-LEVEL BUILDING INTO THE CANYON
- SYLVAN QUIET SETTING
- SUITABLE FOR GUEST-ONLY USE
- ALTERNATIVELY, NEED DIRECT CONNECTION TO EXTERIOR/ PERIMETER OF SITE TO PROVIDE ACCESS FOR DAY-USE GUESTS FROM THE SURROUNDING AREA
- TRAFFIC AND PARKING IMPACTS TO GUESTS AND LONG-TERM COTTAGE OCCUPANTS



## THE INN AT RANCHO SANTA FE GUEST ROOM MODIFICATIONS AND SPA ALTERNATIVES



NEW CASITAS OFFER VIEW - ORIENTED PERSONAL OUTDOOR SPACE

### OTHER MODIFICATIONS

- GIVEN HORIZONTAL AND VERTICAL SEPARATION OF EXISTING LONG-TERM COTTAGES FROM EACH OTHER AND THE MAIN BUILDING, BEST USE IS TO REMAIN COTTAGES OR BE REMODELED INTO PAIRS OF LARGER CASITAS ▲
- POTENTIAL FOR CONSTRUCTION OF MULTI-LEVEL CASITAS BUILDING CASCADING INTO CANYON IN LIEU OF INTERNAL SPA
- POTENTIAL CONVERSION OF THREE LONG-TERM COTTAGES IN NON-CONTIGUOUS PARCEL TO CONDOMINIUMS ▲
- MAINTAIN EXISTING ROOMS/COTTAGES FLANKING MAIN LAWNS DUE TO PROMINENCE ON THE SITE, PROPENSITY FOR BEING RENTED EARLY AND FOR LONG TERM, AND FOR LOCATION ACCESSIBLE TO LAWN ▲
- POTENTIAL FOR ADDITION OF PARTIAL SECOND STORY TO SOME GUEST ROOM BUILDINGS INTERNAL TO THE SITE TO CAPTURE MORE GUEST ROOMS ▲

### EXTERNAL/PERIPHERAL SPA OPTION ★

- PERIPHERAL LOCATION IS BETTER FOR DAY-USE BY REGIONAL VISITORS AND AREA RESIDENTS
- ACCESS AND PARKING ARE MORE EASILY ACCOMMODATED
- MINIMAL TRAFFIC IMPACT TO THE INN
- EQUALLY ACCESSIBLE TO GUESTS OF THE INN AND DAY USERS
- SPACE REQUIREMENTS WOULD ALLOW THE ADDITION OF 6,000 SQ. FT. OF OFFICE SPACE AND ADJACENT TO EXISTING OFFICE SPACE AND SPA ADJACENT TO EL FUEGO
- PERIPHERAL SPA LOCATION WOULD BE BEST SUPPORTED BY REALIGNMENT OF INTERNAL DRIVE TO PROVIDE MORE DIRECT AND SAFER ACCESS FOR GUESTS TO CROSS LINEA DEL CIELO TO SPA

