



Diamond Mountain Retreat Center Cochise County Special Use Application

Line and Space, LLC
February 9, 2022



Line and Space, LLC

Leaders in resource-conserving architecture with 44 years of award-winning experience designing cultural projects, museums, visitor centers, and educational environments.

Arizona Sonora Desert Museum Restaurant and Gallery Complex

Line and Space, LLC



Boyce Thompson Arboretum

Line and Space, LLC



The Arroyo House
Line and Space, LLC



Red Rock Canyon Visitor Center

Line and Space, LLC



Mission

To nurture happiness through the art of meditative retreat.

Diamond Mountain

- Diamond Mountain offers opportunities for deep spiritual practice and provides a refuge from the stress and agitation of modern life. Guided by Buddhist values that hold kindness, service, and contemplative wisdom in the highest regard, their vision is to provide all with the conditions necessary to nurture one's inner growth for a happier life, regardless of your belief system or religion.

Beliefs

- Diamond Mountain believes in the potential of every person to transform his or her life through the practices of compassion, wisdom, and meditation.
- Diamond Mountain believes in bringing more love, understanding, and clarity into our world.
- Diamond Mountain believes in realizing the highest form of ourselves, so that we can be of the most benefit to others and for our own happiness.



Diamond Mountain

Values

- Open heartedness – a place for everyone no matter your beliefs, selfless service to others
- Quietude – meditative, spiritual activities and teaching
- Ecology – believe in taking responsibility for their environment, as a down-to-earth application of spiritual practice (sustainability, natural materials, off-grid approach, solar power, solar water heating, composting toilets, greywater irrigation, etc.)

Diamond Mountain

- 2 previous Special Use Authorizations
- Respectfully using their property since 2002
- Religious 501(c)3 Non-profit organization



Respect for Indigenous People

- Positive relationship with the Apache tribe
- Apache retreats and planned subsequent events
- Apache Sacred Ground – listened to their concerns and accommodated their wishes
- Interpretation/education on the Apache and a past location of their sacred ground while providing property for a new location for their sacred ground
- The Medicine Wheel Garden



Before



After

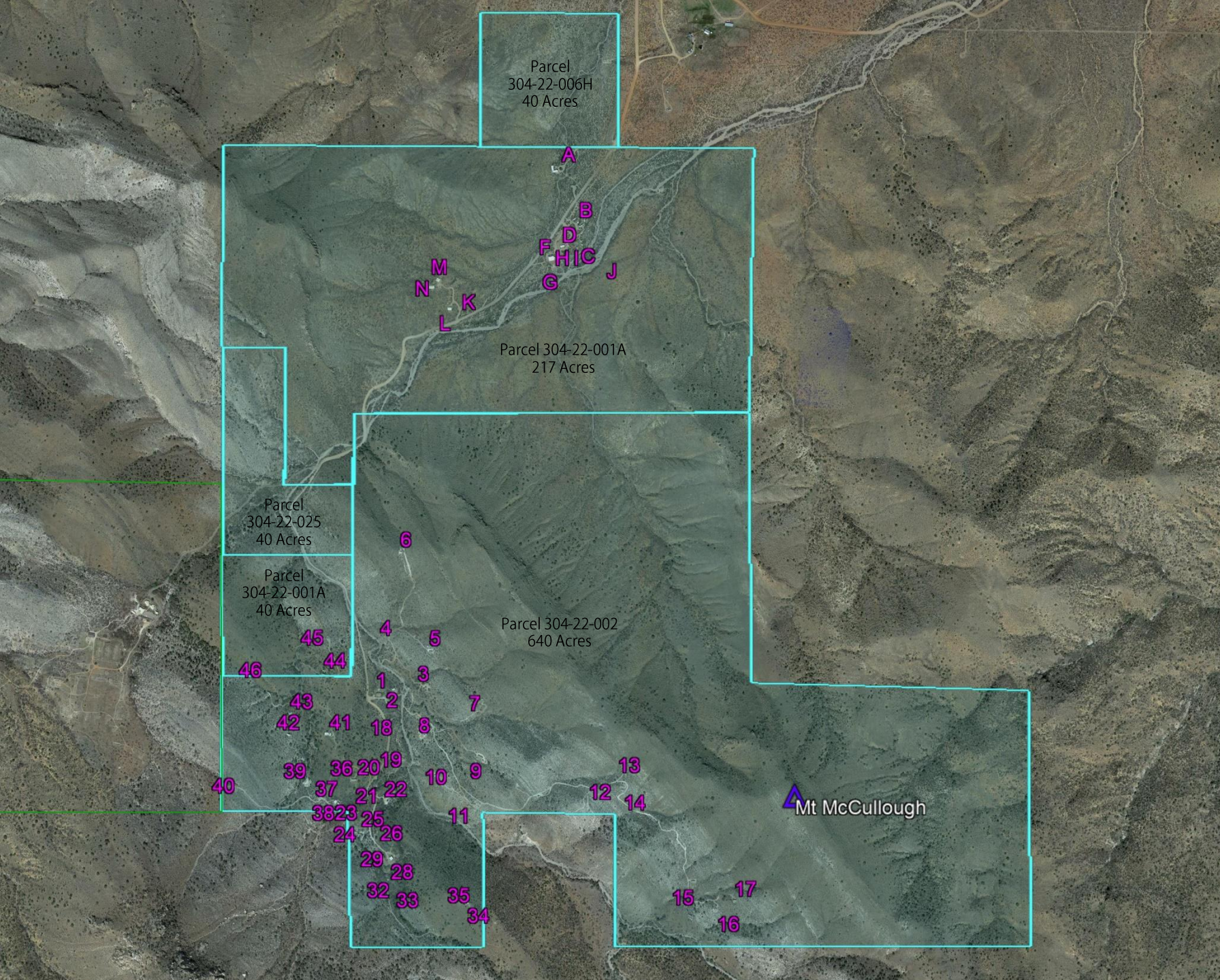
Respect for History

Diamond Mountain is the proud caretaker of the Bear Springs House listed on the National Register of Historic Places since 1983

Recent improvements to the Bear Springs House

- New roof
- Restored windows
- Restored floors
- New paint in the historical color
- Upgraded the septic system

Starting the process to have voluntary Class I Literature Review and Class III Pedestrian Survey completed for the Arizona State Historic Preservation Office



Property and Existing Improvements

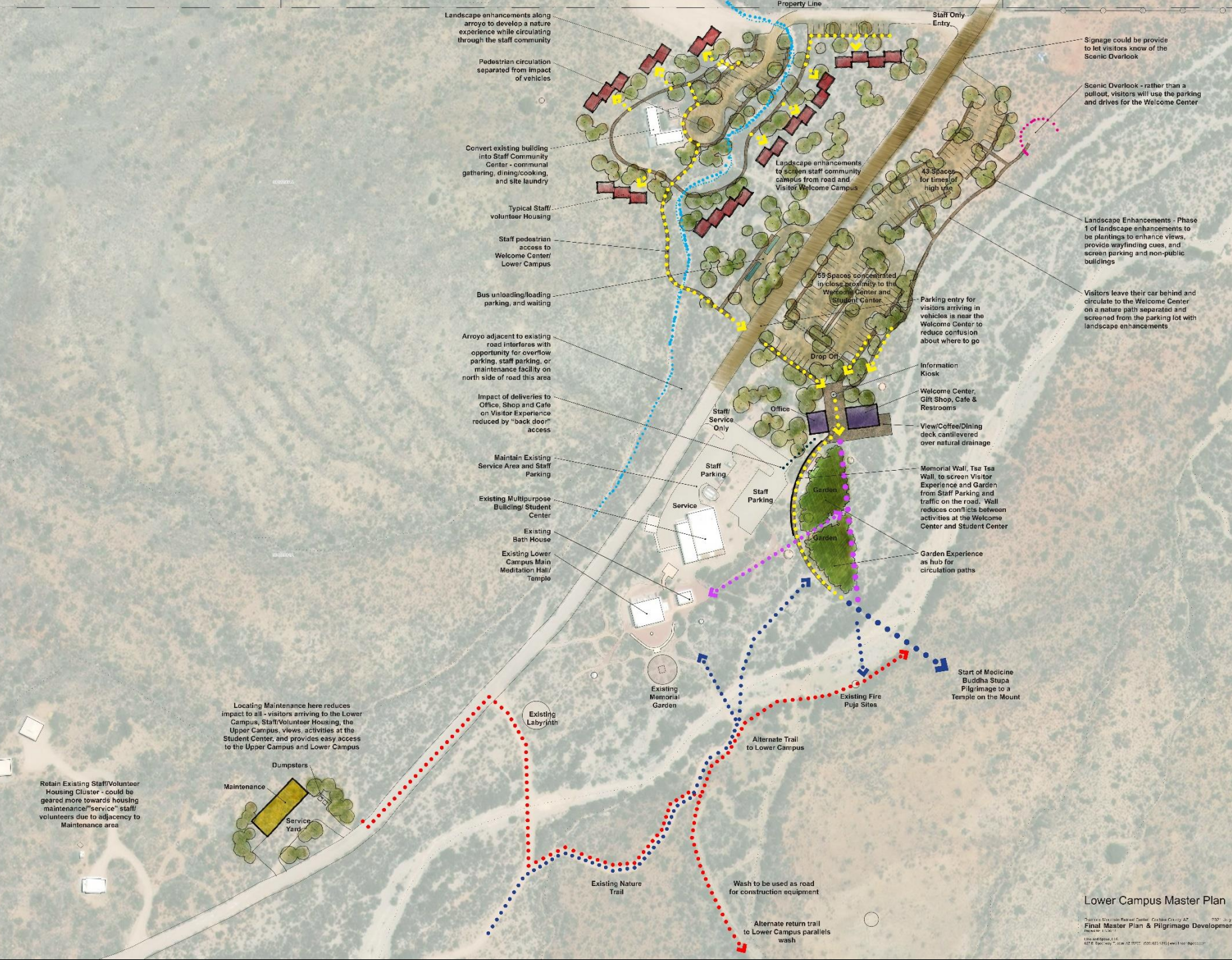
- 4 Parcels
- 1077 Acres
- Zoned RU-4 / Rural designation
- 2 previous Special Use Authorizations

Utilities

- Existing wells – utilize cisterns and solar powered pumps
- Electricity and solar power
- Solar water heating
- Septic systems for Lower Campus structures and composting toilets for retreat houses in the Retreat Valley

Lower Campus Master Plan

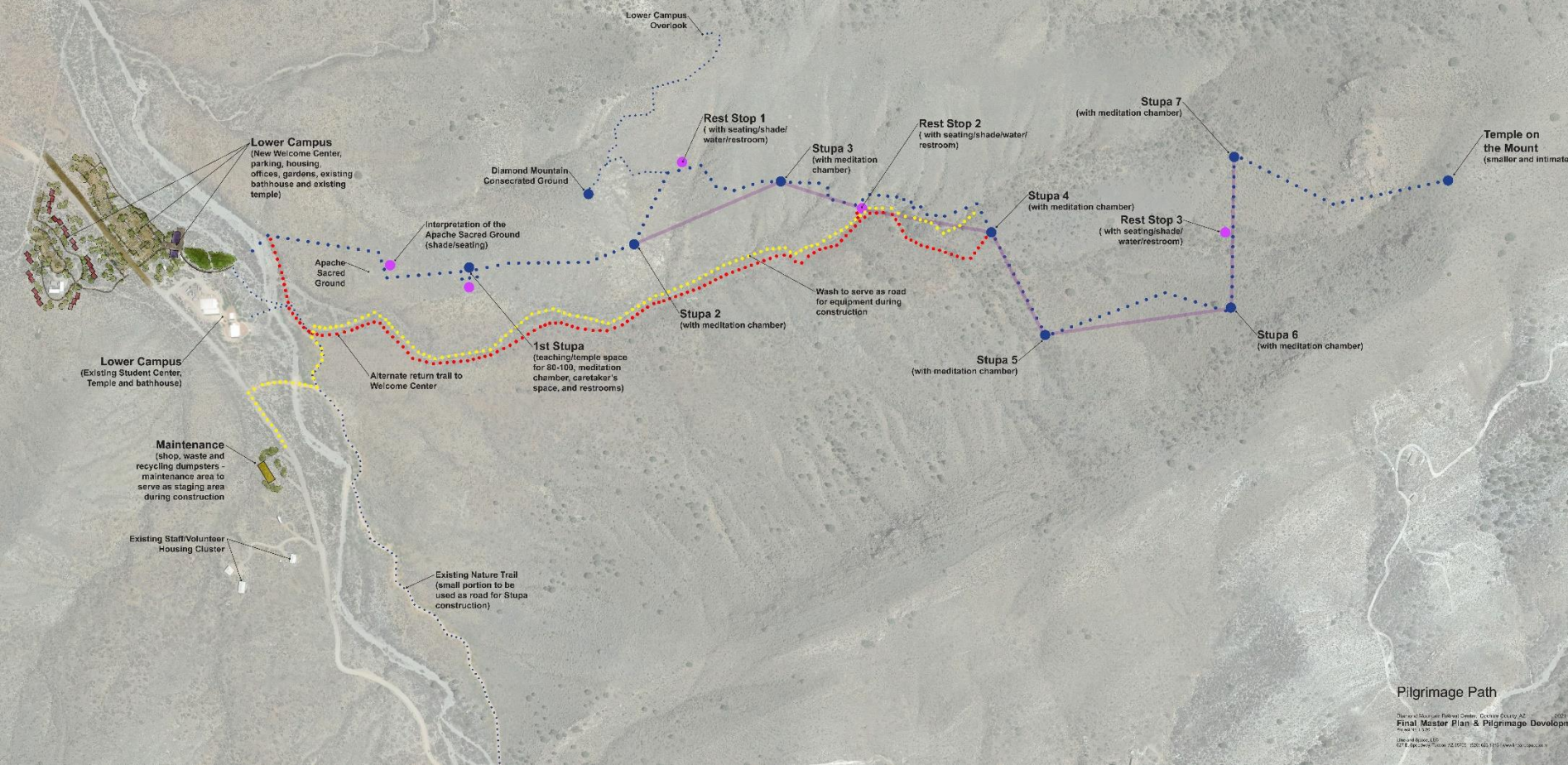
- Welcome Center
- Visitor Parking with Bus Staging
- Memorial Garden and Wall
- Staff/Volunteer Housing
- Maintenance Facility
- Landscape enhancements and screening



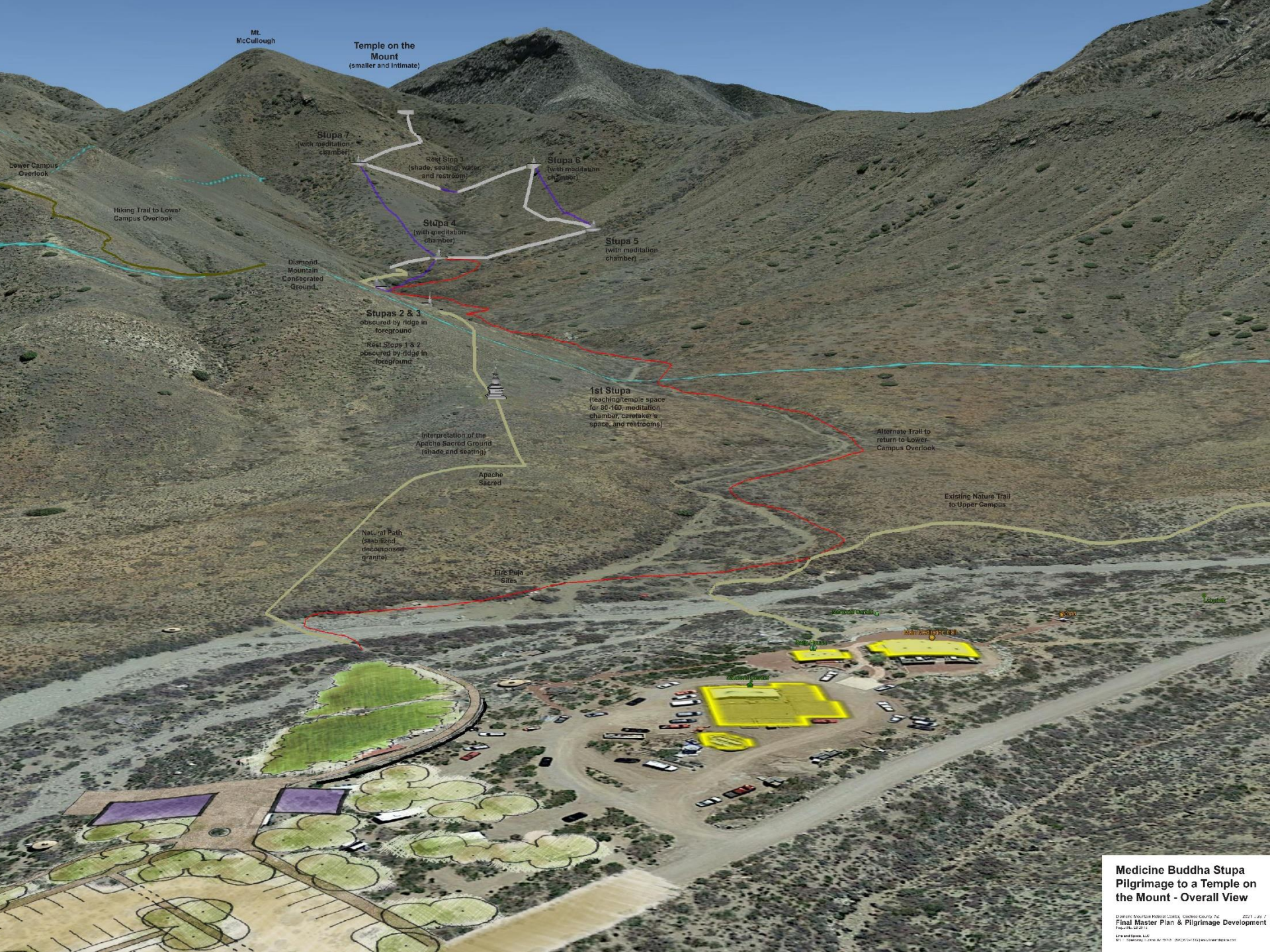
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Pilgrimage Valley

- Pilgrimage Path
- 7 Stupas
- Mountain Temple
- Interpretation of Apache Sacred Ground
- Alternative natural path returning to the Welcome Center
- Landscape enhancements and screening



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Pilgrimage Valley

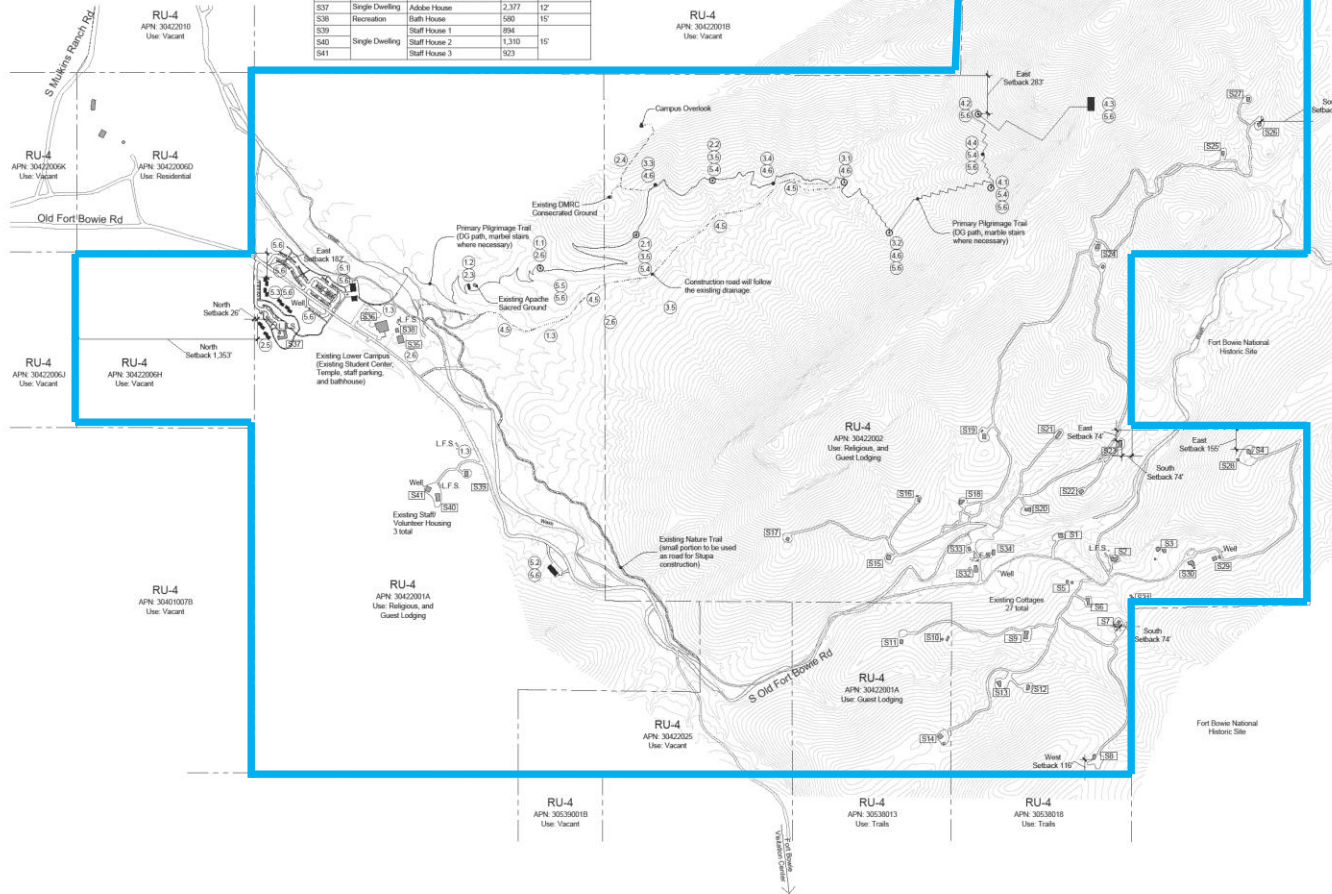
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Medicine Buddha Stupa
Pilgrimage to a Temple on
the Mount - Overall View

Upham-Brown-Hobbs Center, Cochise County, AZ 2021 - JAN /
Final Master Plan & Pilgrimage Development
Project No. 21-01
Line and Space, LLC
301 - Phoenix, AZ 85003 - (602) 944-1111 / www.lineandspace.com

Line and Space, LLC

| Mark | Use | Name | Area (sf) | Height (Max.) |
|------|-----------------|-----------------------------|-----------|---------------|
| S1 | | White Cloud | 715 | |
| S2 | | Ochoco | 1,113 | |
| S3 | | Arenita | 1,040 | |
| S4 | | Rose of Dawn | 381 | |
| S5 | | De Linn | 418 | |
| S6 | | Acanda | 622 | |
| S7 | | Diamondback | 638 | |
| S8 | | Blue Sky | 567 | |
| S9 | | Vilpa | 1,080 | |
| S10 | | Kanana | 696 | |
| S11 | | Tanashi | 416 | |
| S12 | | Starlight | 384 | |
| S13 | | Tara | 513 | |
| S14 | Guest Lodging | Amistaba | 513 | 15' |
| S15 | | Benediction | 689 | |
| S16 | | Capitan | 478 | |
| S17 | | Paloma | 360 | |
| S18 | | Viva | 369 | |
| S19 | | Sukavati | 648 | |
| S20 | | Shirapachi | 884 | |
| S21 | | Chukin | 622 | |
| S22 | | Angel Nest | 640 | |
| S23 | | Cherry | 622 | |
| S24 | | Hermosa | 973 | |
| S25 | | Olivia | 592 | |
| S26 | | Charmadhalu | 558 | |
| S27 | | Diana | 615 | |
| S28 | Recreation | Blue Sky Dome | 504 | 15' |
| S29 | Religious | Tara Temple | 954 | 15' |
| S30 | Assembly | March House | 2,284 | 25' |
| S31 | Utility | | 315 | 12' |
| S32 | Recreation | Community Center | 1,322 | |
| S33 | | | 500 | 15' |
| S34 | Service | Laundry | 500 | |
| S35 | Religious | Man Meditation Hall | 2,000 | 15' |
| S36 | Assembly | Je Tsongkapa Student Center | 1,560 | 15' |
| S37 | Single Dwelling | Kidoko House | 2,377 | 12' |
| S38 | Recreation | Staff House | 500 | 15' |
| S39 | | Staff House 1 | 884 | |
| S40 | | Staff House 2 | 1,310 | 15' |
| S41 | | Staff House 3 | 923 | |



Conceptual Master Plan

Project Info

Building/Structure Height 604.82;
Existing = 25' Max.
Proposed = 25' Max. (Max. 30' above grade)

| Building/Structure Setbacks: | Required | Actual Min. |
|--------------------------------|----------|-------------|
| North (Proposed Staff Housing) | 30' | 20' |
| East (Existing Cottage) | 20' | 74' |
| South (Existing Cottage) | 20' | 74' |
| West (Existing Cottage) | 20' | 116' |

Legend

| | |
|--|---|
| | Existing Structure |
| | Existing Wash |
| | Existing 10' Contour's |
| | Existing Leach Field and Septic (5 total) |
| | Well |
| | Proposed Stupa |
| | Proposed Rest Stop |
| | Proposed Structure |

Proposed Phasing Plan

Phase 1

- Construction of Stupa 1 with Meditation Chamber & restroom.
Stupa: 18' x 10' 9"
SF = 121 total
Meditation Chamber: 18' x 15'
SF = 1,150 total

- Minor development of Rest Stop near Apache Sacred Ground.

- Revegetation of Lower Campus, Pilgrimage Valley, other general areas.

Phase 2

- Construction of Stupa 2.
Stupa: 18' x 10' 9"
SF = 121 total

- Construction of Stupa 3.
Stupa: 18' x 10' 9"
SF = 121 total

- Apache Sacred Ground Rest Stop (shadehousing).
Max. 18' x 15'
SF = 1,150 total

- Tail to DMRC connected ground/lookout ridge.

- Construction of Staff/Volunteer Area.
Building: 4 Units
Max. 18' x 15'
SF per unit = 500

- Revegetation of Stupa 1, Pilgrimage Valley, other general areas.

Phase 3

- Construction of Stupa 4 with Meditation Chamber.
Stupa: 18' x 10' 9"
SF = 121 total
Meditation Chamber: 18' x 15'
SF = 1,150 total

- Construction of Stupa 5.
Stupa: 18' x 10' 9"
SF = 121 total

- Construction of Rest Stop 1 (seating/shade/water/restroom).
Max. 18' x 12'
SF = 1,360 total

- Construction of Rest Stop 2 (seating/shade/water/restroom).
Max. 18' x 12'
SF = 1,360 total

- Revegetation at Stupa 2, Stupa 3, Rest Stop at Apache Sacred Ground, Pilgrimage Valley.

Phase 4

- Construction of Stupa 6.
Stupa: 18' x 10' 9"
SF = 121 total

- Construction of Stupa 7.
Stupa: 18' x 10' 9"
SF = 121 total

- Construction of Mountain Temple.
Max. 18' x 10'
SF = 1,400 total

- Construction of Rest Stop 3 (seating/shade/water/restroom).
Max. 18' x 12'
SF = 1,370 total

- Construction of alternate return trail to Lower Campus (follow existing drainage).

- Revegetation at Stupa 4 & 5, Rest Stops 1 & 2, Pilgrimage Valley, other general areas.

Phase 5

- Revegetation to address riparian on backcountry access and are listed by priority.

- Construction of Welcome Center.
Building: 18' x 15'
SF = 1,170
Parking spaces - 50 total, parking lot material - AB or gravel and asphalt at accessible spaces
Driveway width - 24'
Landscape: Welcome Center will be screened from the road. The parking lot will be screened from the road and trails leading to the Welcome Center.

- Construction of Maintenance Facility (also serves as staging area during construction).
Building: 18' x 20'
SF = 1,200 total
Parking spaces - 2 total, parking lot material - AB or gravel
Driveway width - 12'
Landscape: Screened from the road and surrounding nature trails.

- Construction of Staff/Volunteer Area.
Building: 0 to 20 Units
Max. 18' x 15'
SF per unit = 500
Parking spaces - 32 total, parking lot material - AB or gravel, and asphalt at accessible spaces
Driveway width - 24'
Landscape: Screened from the road and Welcome Center parking lot.

- 0 to 5 additional Meditation Chambers (at Stupas 2, 3, 5, 6, 7).
Max. 18' x 15'
SF = 500 total

- Larger Temple near Stupa 1.
Max. 18' x 20'
SF = 2,000 total

- Revegetation at Mountain Temple, Stupa 6 & 7, Rest Stop 3, Welcome Center, Visitor Parking, Bus Drop Off, Staff/Volunteer Housing, Maintenance Facility, Larger Temple near Stupa 1.

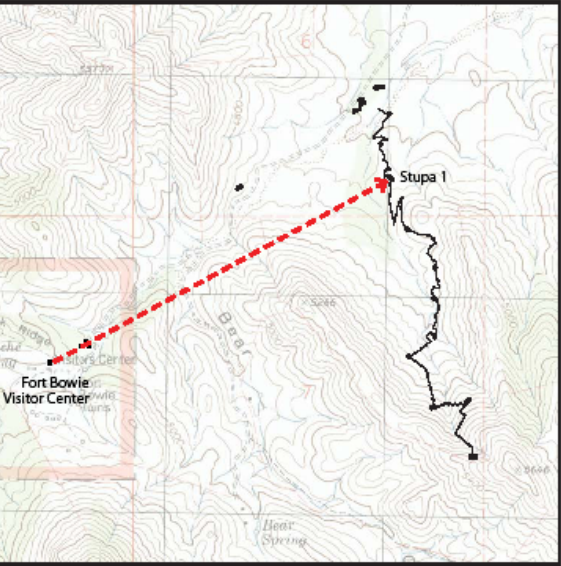
Approach

- Phase 1 – Stupa 1 with Pilgrimage
- Phase 2 – Stupas 2 & 3 with Pilgrimage Path, 4 staff / volunteer housing units
- Phase 3 – Stupas 4 & 5 with Pilgrimage Path, 2 rest stops
- Phase 4 – Stupas 6 & 7, 3rd rest stop, Mountain Temple, completion of the Pilgrimage Path
- Phase 5 – Welcome Center, visitor parking, Maintenance Facility, additional staff / volunteer accommodations

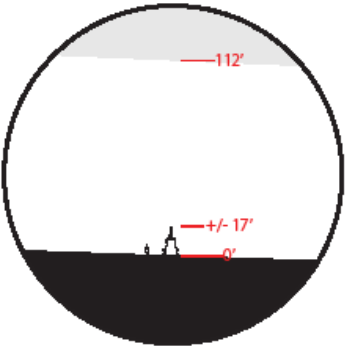
Landscape enhancements throughout all phase with funding specifically designated for this aspect

Complete funding will beplace for each phase prior to any construction work starting for that phase

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Key Plan: N.T.S.

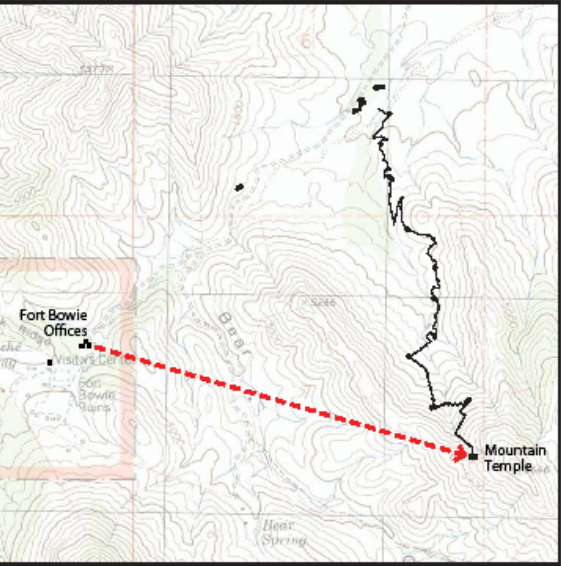


Detail Callout: 3/16" = 1'

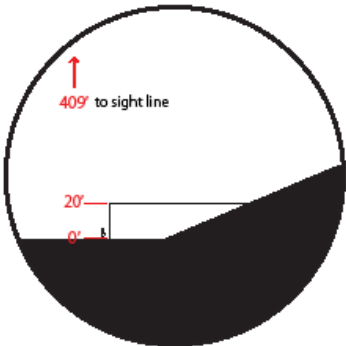


Accommodating Neighbors

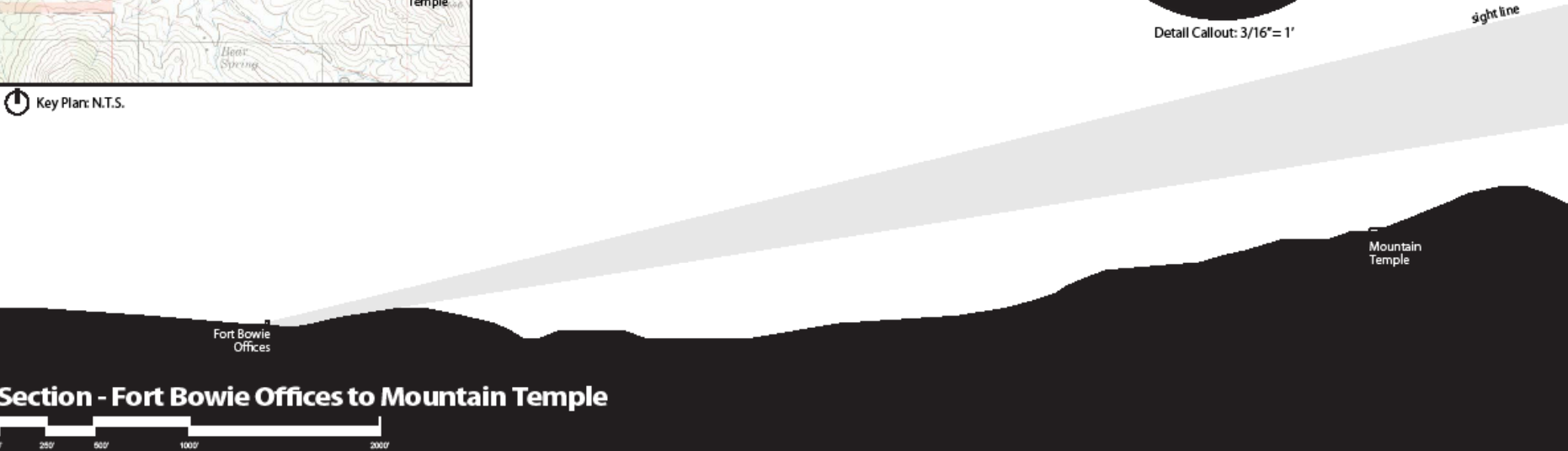
- Strategically located development to screen from views of neighbors
- Studied view impact to neighbors



Key Plan: N.T.S.



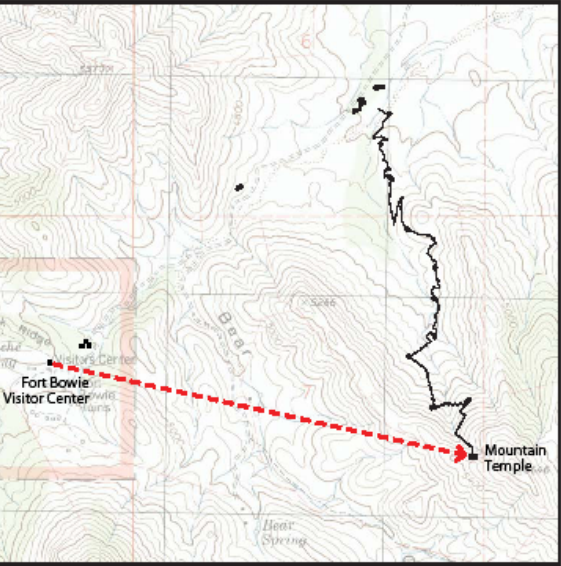
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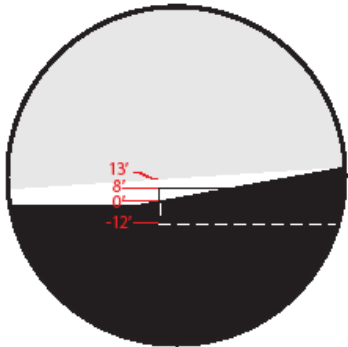
Section - Fort Bowie Offices to Mountain Temple

Accommodating Neighbors

- Strategically located development to screen from views of neighbors
- Studied view impact to neighbors



Key Plan: N.T.S.



Detail Callout: 3/16" = 1"

sight line

Mountain Temple

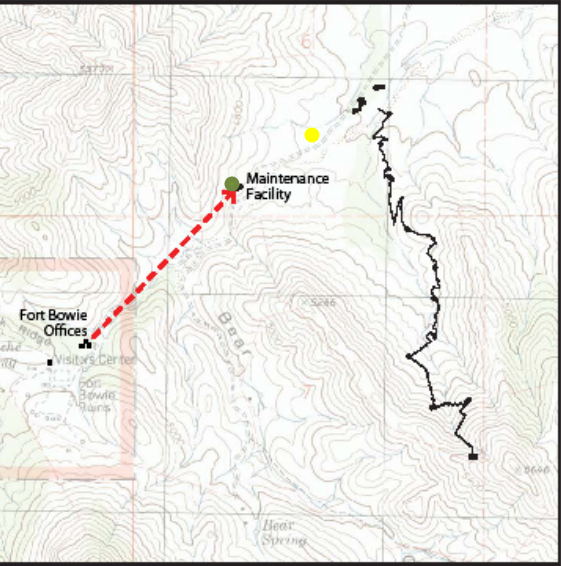
Fort Bowie Visitor Center

Section - Fort Bowie Visitor Center to Mountain Temple

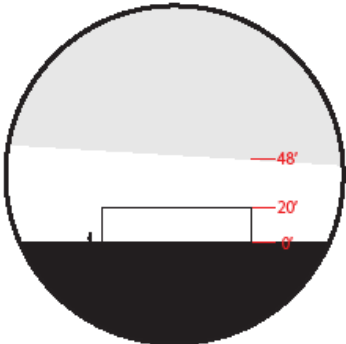


Accommodating Neighbors

- Strategically located development to screen from views of neighbors
- Studied view impact to neighbors



Key Plan: N.T.S.



Detail Callout: 3/16" = 1'

Section - Fort Bowie Offices to Maintenance Facility



Accommodating Neighbors

Listened to neighbors and accommodated their concerns

- Relocating the Maintenance Facility out of viewshed

Strategically located development to screen from views of neighbors

Studied view impact to neighbors

Replenish the desert. Restore the Earth.



October 2, 2021
Travis Mueller
University of Arizona

Care for the Environment

Working with Travis Mueller, professor with the University of Arizona College of Architecture, Planning, and Landscape Architecture and Skyharvest to develop landscape enhancements

- Restoration of the landscape using only native vegetation
- Efforts will be focused on screened buildings and development
- Strategies for successful landscape enhancement rainwater harvesting focused on directed runoff and the use of swales and retention basins



Working with National Parks Service Trail Builder

- Planning paths to respect the landscape, reduce erosion, and provide safe trails



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Seamless Accessibility

A significant part of the pilgrimage path will be seamlessly accessible to all people, young or old, fit or physically challenged

- Universally accessible parking, welcome center, and other lower campus improvements
- Lower portion of the pilgrimage path will utilize Inclines, not ramps, for seamless accessibility

Working with National Parks Service Trail Builder

- Planning trail paths
- NPS Trail Builder will be instrumental in the effort to construct paths

Opportunities for All Visitors

Recreation and Outdoor Activities

- Public access to private property and preserved nature
- Nature hikes
- Native history and nature education and interpretation
- Night sky viewing
- Gardening classes
- Meditation and yofa
- Weddings and similar events
- Religious ceremonies
- Seamless accessibility





Opportunities for the County, Communities, and their People

For Development / Construction

- Local marble from nearby quarry (less than 2 miles away from Diamond Mountain property). One of 5 certified marble quarries in the United States and the only one that is American owned
- Local contractors for construction with staff from neighboring communities
- Local material providers – concrete, block, and other construction materials



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Opportunities for the County, the Region, and Communities

Inform and encourage guests to visit other regional attractions and amenities

Positive economic impact

Infuse money into the area

- Hotels, restaurants, service providers will benefit from visitors coming to Diamond Mountain
- Communities – Willcox, Tombstone, Bisbee, etc.
- Wineries and Pistachios



Opportunities for Neighboring Attractions and Amenities

Inform and encourage guests to visit historical sites, natural areas, and surrounding amenities

- Fort Bowie National Historic Site
- Chiricahua National Monument
- Whitewater Draw
- Mount Graham and its observatory
- Kartchner Caverns State Park
- Cochise Stronghold

