

BISBEE, ARIZONA

THE SAGE

Health & Wellness
Retreat

A preliminary project vision

For city and community discussion.

Owner: Bill Coffee

OCTOBER 2026 • PRELIMINARY CONCEPT

Owner & Project Vision

Bill Coffee

OWNER • THE SAGE HEALTH & WELLNESS RETREAT

A proposed quiet, primarily single-story retreat connected to the natural beauty of the approximately 100-acre property.

Design intentions: respect neighboring properties, keep activities within the retreat boundaries and leave Gold Gulch undisturbed.

The current program retains 8 villas plus 30 nightly rental units.

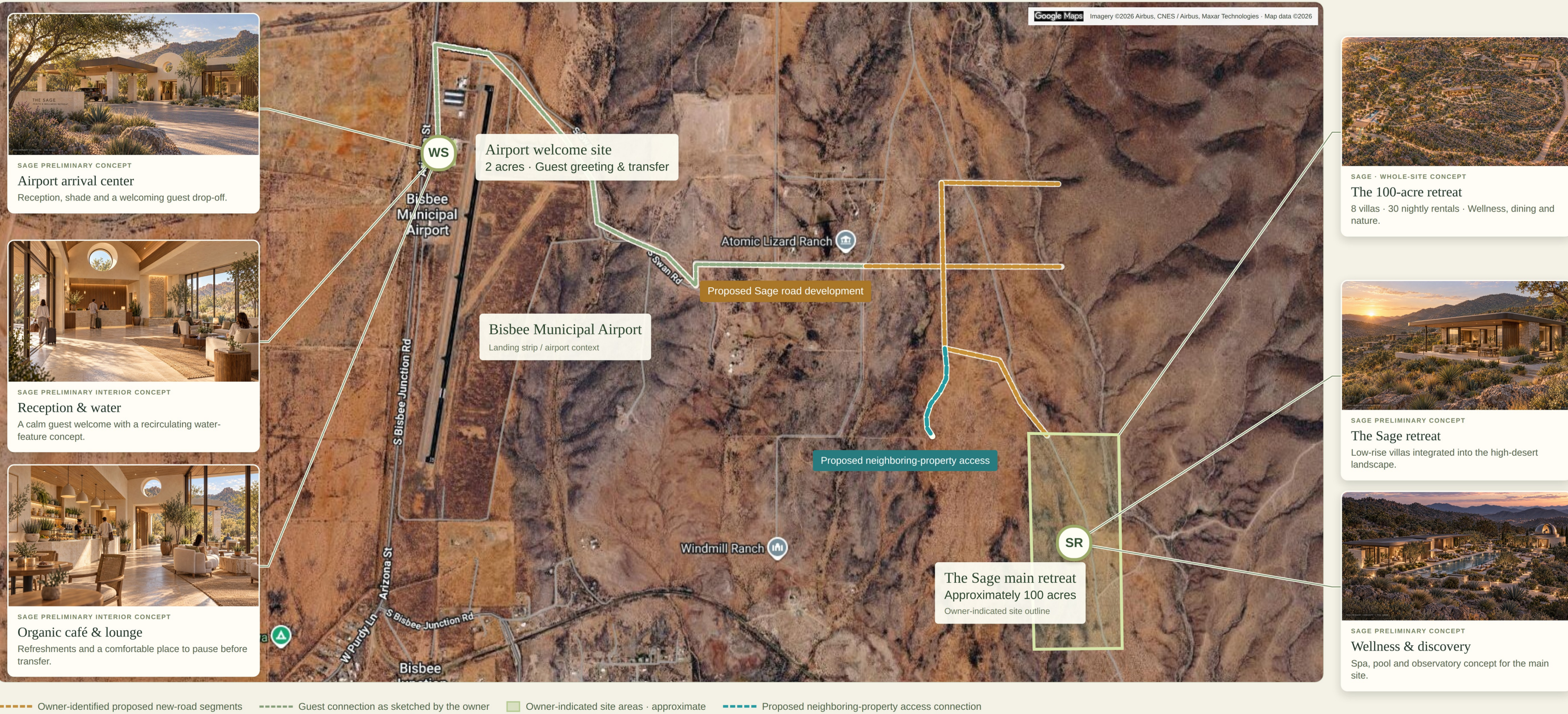


Main-site reception concept • Grander arrival-family architecture, with running-water features.

“a quiet, peaceful, and tranquil retreat” — Bill’s neighbor letter

The arrival experience

2-acre welcome site → ~100-acre retreat
Bisbee, Arizona · Google Maps context + preliminary design inspiration

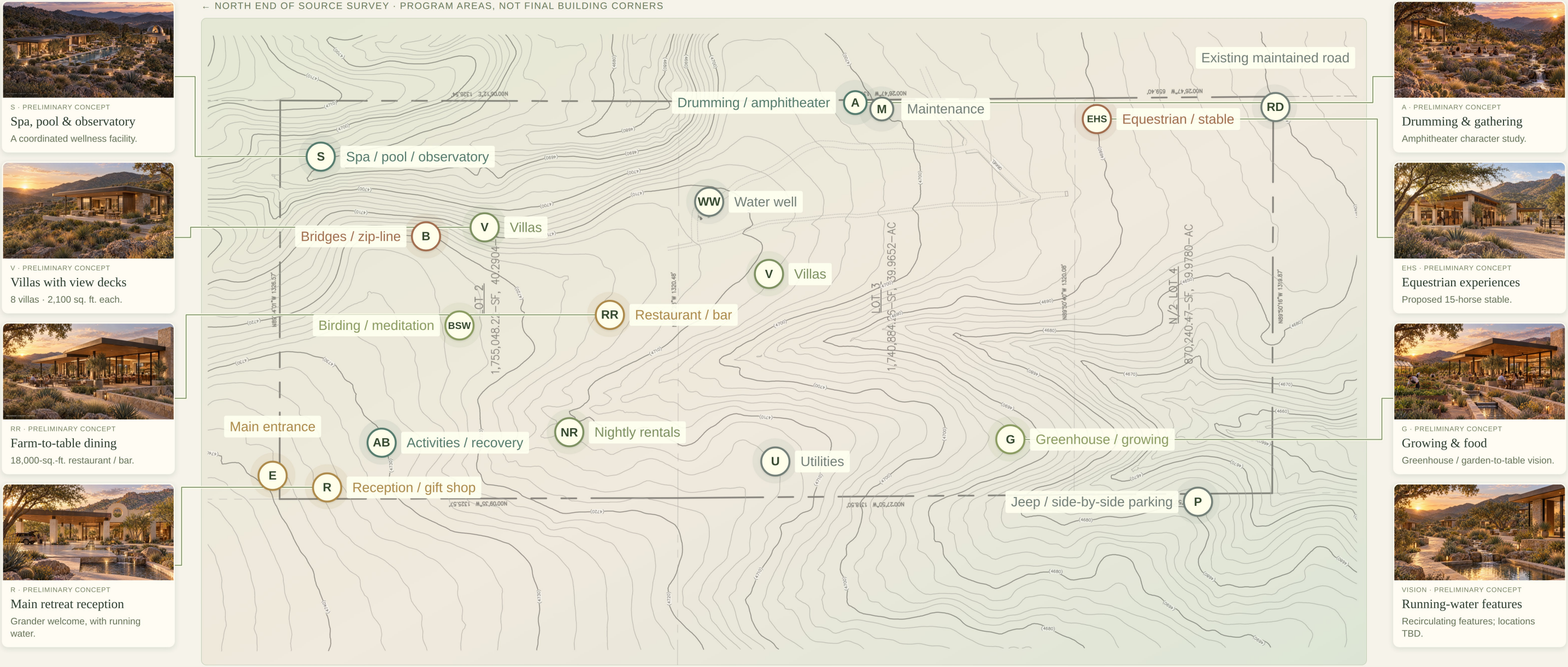


Preliminary context, not a navigation or approved road plan. Road traces and site outlines have been transferred from the owner's marked map to Google Maps imagery; widths, alignments, access rights and engineering remain unverified. All Sage images are preliminary concept renderings.

DESIGN EXHIBIT 01
OCTOBER 2026

A place for every experience

Clean PDF survey base · Original program locations
8 villas · 30 nightly rentals · 18,000-sq.-ft. restaurant



Site spaces & amenities — matching node key

E Main retreat entrance	R Reception / gift shop — grander arrival-family design	AB Activities, fitness, lap pool and cold plunge	BSW Birding, sanctuary and morning meditation	B Pedestrian bridges and zip-line
RR Farm-to-table restaurant / bar — 18,000 sq. ft.	NR 30 one- and two-bedroom nightly rentals	S Spa, pool and observatory	V 8 villas total — 2,100 sq. ft. each, with view decks; two areas	WW Water well
U Utilities — water, APS, radio, etc.	G Greenhouse and farm-to-table growing	A Spiritual drumming / amphitheater	M Maintenance shop and vehicle parking	EHS Equestrian activities / 15-horse stable
P Jeep / side-by-side parking	RD Existing maintained road — border / route			

Native topographic PDF geometry retained. Program markers use the recorded transfer of the owner's original sketch to the clean survey; they are indicative program-area locations, not approved or verified building corners. North end rotated to the left. Consult the source survey for scale and dimensions.

Preliminary concepts: architectural images and colored area emphasis are illustrative. Running-water features are proposed; exact positions, water source, recirculation and engineering remain to be developed. Photo leaders run in the outside gutters and enter only the nearest side of the map.

The Airport Arrival Center



2 acres

The welcome site is distinct from the approximately 100-acre main retreat.

Calm welcome

Explore reception, guest greeting, generous shade and a welcoming drop-off.

Guest connection

The proposed guest connection leads onward to the Sage retreat experience.

The Main Retreat Reception



Architecture and water features are preliminary—not a measured building footprint.

A grander welcome

R • Main-site reception & gift shop

A larger, more ceremonial expression of the airport arrival building's material family.

Explore shaded arrival, warm stone, timber and a running-water courtyard.

The reception program stays in its original source location.

The Sound of Running Water



Illustrative landscape character—not an existing waterway or final site arrangement.

A sensory thread through the retreat

Explore narrow rills, courtyard fountains, small cascades and modest reflecting basins.

The intent is a recirculating landscape-water design—not a new natural river or lake.

Exact locations and water demand must be coordinated with the well, utilities, landscape design and project reviews.

Villas with Property-View Decks



Representative Sage villa concept • Architecture and deck structure are exploratory.

8 villas

2,100 sq. ft. each

With property-view decks

The original villa zones remain where they were placed on the owner's preliminary topo drawing.

This image explores the architectural character of a representative villa—not a measured floor plan or a depiction of all eight units.

Nightly Rental Accommodations



Representative rental cluster • Not a depiction of all 30 proposed units.



Villa concept shown as a reference for the shared architectural material family.

30 units

One- and two-bedroom nightly rentals

The original rental block stays in its planned position. The rendering explores a smaller-scale accommodation type within the Sage design family.

Low-rise accommodation, shaded terraces and natural materials are architectural ideas—not a finalized building arrangement.



Restaurant & Bar

18,000 sq. ft. proposed

A farm-to-table dining vision

Seasonal food, planned growing and potential local-producer partnerships.

From Garden to Table



Seasonal food

Explore menus shaped by fresh produce, herbs and the growing season.

A growing program

Connect the restaurant's food vision to the planned greenhouse and growing area.

Local partnerships

Explore relationships with nearby growers and regional food producers.

Spa, Pool & Observatory



Sage preliminary concept • Original spa program area retained on the source-based map.

A coordinated facility

Explore the spa and observatory on opposite sides of the spa pool.

The intent is a connected experience of relaxation, water and discovery.

Connections, architecture, lighting and the observatory design remain to be refined.

Movement & Recovery



AB-area architectural character study • Not the separate spa / observatory facility.

Space to move, then reset

Fitness and activity spaces, with a shaded movement terrace.

Explore lap swimming and cold-plunge recovery within the original AB program area.

Pool geometry, equipment, water demand and operating details remain preliminary.

Birding & Morning Meditation



BSW • Birding, sanctuary and morning-meditation character study.

Stillness within the landscape

Explore a shaded meditation pavilion, gentle paths and places to pause for bird observation.

Habitat-sensitive landscape design is an intention to develop with the project team.

This area remains distinct from the drumming and amphitheater program.

Drumming & Amphitheater



A • Spiritual-drumming and amphitheater program in its original source area.

A place to gather

Explore a small-scale, landscape-integrated gathering space for the proposed drumming program.

Seating, accessibility, sound, hours and event operations remain to be developed.

The image is an architectural character study—not a capacity or operating commitment.

Equestrian Experiences



EHS • Stable and equestrian character study—not a measured stall or arena plan.

A 15-horse stable

The preliminary program includes equestrian activities and a stable for 15 horses.

Explore warm stone, timber, shaded handling areas and a relationship to the property landscape.

Animal care, circulation, trails and operating details require further design and review.

Bridges & Outdoor Adventure



B • Pedestrian-bridge and zip-line character study in the source program area.

Experience the terrain

Explore pedestrian connections and the proposed zip-line program as part of the outdoor experience.

Final spans, anchors, accessibility, drainage and safety systems require professional design.

The image does not establish an engineered alignment or permission to cross neighboring land.

Topics for City & Community Discussion

Topic	Discussion & verification
Roads & access	Confirm proposed road alignments, neighboring-property access agreements, welcome-site arrangements and emergency access.
Site & terrain	Refine grading, drainage and primarily single-story design; evaluate the owner’s intent to leave Gold Gulch undisturbed.
Water & utilities	Assess the well, pools, recirculating water features, greenhouse demand, wastewater and electrical-service extensions.
Quiet use & lighting	Review activity boundaries, drumming / amphitheater noise, observatory lighting and respect for neighboring properties.
Operations & care	Develop staffing, vehicle circulation, equestrian care, servicing, accessibility and emergency-response plans.
Public dialogue	Invite neighbor feedback and confirm applicable City, County and agency processes with the project team.

These are open review topics—not statements of compliance, feasibility, executed agreements or approval.

A considered vision for Bisbee

Bill Coffee • Owner

Listen to city, community and neighbor feedback.

Develop the access, building, landscape, water and utility concepts with the project team.

Move from preliminary vision to coordinated design and the applicable reviews.

PRELIMINARY VISION • NOT AN APPROVED DEVELOPMENT PLAN

The 100-Acre Retreat · Whole-Site Overview

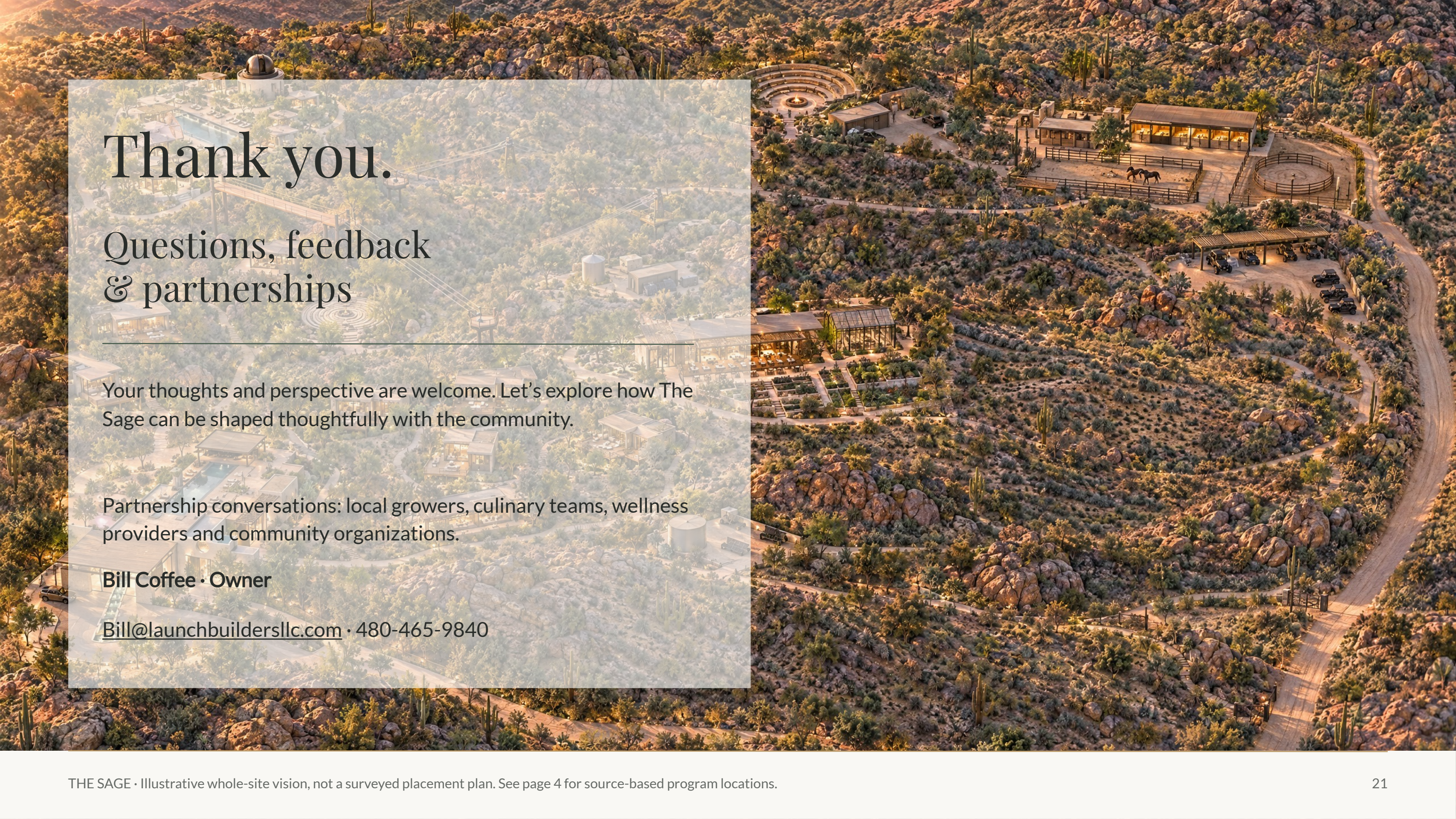
Illustrative rendering · V identifies both villa groupings—8 villas total, with property-view decks.



Complete sketch key

ALL 17 AREA TYPES · APPROXIMATELY 100 ACRES

- E Main retreat entrance
- R Reception / gift shop
- AB Activities / fitness / lap pool / cold plunge
- BSW Birding / sanctuary / morning meditation
- B Pedestrian bridges / zip-line
- RR Restaurant / bar · 18,000 sq. ft.
- NR 30 nightly units · 1 & 2 bedrooms
- S Spa / pool / observatory
- V 8 villas · 2,100 sq. ft. each + decks
- WW Water well
- U Utilities · water / APS / radio
- G Greenhouse / farm-to-table growing
- A Spiritual drumming / amphitheater
- M Maintenance shop / vehicle parking
- EHS Equestrian / 15-horse stable
- P Jeep / side-by-side parking
- RD Existing maintained road · border / route

An aerial photograph of a desert landscape, likely in the Southwest United States, featuring rocky terrain, cacti, and sparse vegetation. A semi-transparent white rectangular overlay is positioned on the left side of the image, containing text. The text is in a serif font, with the first line being the largest and most prominent. Below it are two lines of smaller text, followed by a horizontal line, and then two more lines of text. The background image shows a winding dirt road, several buildings, a large circular structure, and a small dome-shaped building in the distance.

Thank you.

Questions, feedback & partnerships

Your thoughts and perspective are welcome. Let's explore how The Sage can be shaped thoughtfully with the community.

Partnership conversations: local growers, culinary teams, wellness providers and community organizations.

Bill Coffee • Owner

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