



TREES RANCH LANDSCAPE HOTEL

# PROJECT FACT SHEET



GRAND ZION  
AT TREES RANCH®





# "ONE OF ONE"

There is no other site in the American Southwest like Trees Ranch at Zion.

It must be seen to be appreciated—photographs do not convey the transcendent beauty here, nor the scale of the 2,000+ foot cliffs that ring the property.







Looking down at Trees Ranch with Zion National Park directly behind, bordering the property. The ranch affords sweeping views of Zion National Park.





## Above all, we value preservation and conservation of the land.

Our goal is not to maximize development of the ranch. Our main objective is preserving this magical place and the wilderness feel of the property.

Preservation is our highest priority.



# TREES RANCH LANDSCAPE HOTEL

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Bordering Zion National Park at the edge of Springdale Utah sits Trees Ranch, a wilderness sanctuary that offers some of the most dramatic natural scenery found anywhere on earth.

Trees Ranch has a rich history with thousand year old Native American sites, along with a pioneer ghost town that dates back to 1861. More recently Jim Trees founded Utah's first organic orchard here in the early 1980's—the ranch still has over 500 fruit-producing trees in the orchards.

Reflecting a deep respect for the environment, **less than 2% of the 2,085 acre property** is planned to be developed, with no structures to be built next to the national park boundary or sensitive sites.

### PROJECT OVERVIEW

- A new low-density, experiential luxury hotel project has been approved at Trees Ranch at Zion.
- The project is still in its early stages with many details to be worked out.
- The hotel project plans are not finalized, but in an effort to dispel inaccurate information, we are releasing our current plans, while reserving the right to make changes as we progress.
- The hotel will be named "Grand Zion."



**GRAND ZION**  
AT TREES RANCH

### HOTEL DETAILS

- The Grand Zion concept is what can be termed a "Landscape Hotel"—these hotels are built light on the land and feature undisturbed viewsheds.
- The Grand Zion is currently anticipated to have 28 experiential hotel units: 17 modern Wilderness Portals and 11 luxury Stargazer Tents.
- Two immersive dining experiences will feature locally grown and sourced foods.
- The resort will have a wellness center (spa) with treatments inspired by the Greater Zion area.
- The Grand Zion will offer a full slate of activities and local experiences for our guests, both on-site at Trees Ranch and in the Greater Zion area.
- The resort features an art gallery with works from local artists, a library, yoga studio, and history center.

### CONSERVATION

- Above all, we value conservation of the land, which is why we are developing less than 30 acres out of the 2,000+ scenic acres of the property.
- We will continue to preserve and protect Shunesburg (on-site pioneer ghost town)—as well as the Native American sites here.
- We will continue to operate the ranch as a wildlife refuge.
- We will not build the hotel next to the park boundary, sensitive sites, or delicate riparian zones found on the ranch.







**A Wilderness Portal pod for Grand Zion  
landscape hotel project at Trees Ranch.**

Landscape hotels are known for open, unobstructed views and feature awe-inspiring panoramas.  
Each unit is designed to bring nature in and to blend seamlessly with the surrounding landscape.



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AT TREES RANCH™

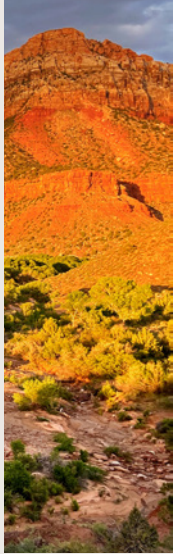




### WHAT IS A LANDSCAPE HOTEL?

The concept chosen for the development at Trees Ranch is a landscape hotel.

Landscape hotels are characterized as being built in beautiful natural locations, and they adhere to several key principles which we will follow.



**THE HOTEL IS DESIGNED TO  
BE LIGHT ON THE LAND WITH  
OVER 98% OF THE RANCH  
PRESERVED AS OPEN SPACE.**

### KEY FEATURES OF A TRUE LANDSCAPE HOTEL

- they are built in harmony with the land
- each unit should look out onto an open, undisturbed wilderness viewshed to give the guests a feeling of “space vastness”
- minimal grading and landscaping on the site to avoid interference with the natural landscape
- landscape hotels offer free-standing units i.e. rooms not in continuous hotel block buildings
- the rooms should be thoughtfully spaced apart from one another for guest privacy and to maintain a wilderness feel to the site
- genuine landscape hotels have a low room count (40 units or less)

## CONSERVATION

Our aim was restraint in everything we planned.

The biggest signal for our commitment to conservation can be summed up in one word: **restraint**. It's not so much what we are doing, what matters more is what we aren't doing.

It's the restraint we're showing in going so light on the land. That we're developing less than 2% of the property. Or our decision to do just 28 units on only 30 acres of the 2,085 acres of the ranch. That we are building the hotel away from the sensitive riparian zones. That no structures will be built at

Shunesburg or near the Native American sites. That the hotel is set far away from the national park. In short, everything we planned here is designed to minimize our imprint and disruption of the natural environment. We continue to embrace the role as stewards of the land.

AS REGISTERED STEWARDS UNDER THE UTAH CULTURAL SITE STEWARDSHIP PROGRAM, THE OWNERS HAVE PRESERVED THE SENSITIVE SITES ON THE RANCH.

I THINK HAVING LAND AND NOT RUINING IT IS THE MOST BEAUTIFUL ART THAT ANYBODY COULD EVER WANT TO OWN.  
ANDY WARHOL





DISCOVER A SECLUDED ENCLAVE AT ZION'S EDGE.



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