

# A Long Range Plan for Sun City

Presented to the SC Long Range Planning Committee

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# A Plan for RCSC Properties

- This plan includes limited plans for golf course improvements as there are other committees working those issues
- This plan looks at end results and does not attempt to quantify costs
- It is based on capacity trends and accepts decisions already made by the SC BOD to date
- Assumptions:
  - Mountainview changes will be made in 3 separate phases
  - MV Phase 1 will include demo of PB, LB, and tennis and will concentrate on gym, fitness, performing arts and parking
  - MV Phase 2 will include swimming
  - MV Phase 3 will include PB and mini-golf
  - Water use mitigation will be needed in some form to fix the lake and reduce golf turf and may take priority over other RCSC plans and desires
- Most of the following will be chronological

# Mountainview Mitigation

- The demo of 7 of Sun City's 27 PB courts at the beginning of Phase 1 will have a negative impact
  - The MV tennis courts are rarely used and will not impact capacity
  - The MV lawn bowl can be absorbed on other greens per the capacity study
  - PB is the only growing sport in Sun City according to LRPC summary data
  - Alternative temporary PB courts should be found as far south as possible for use from Phase 1 demo to Phase 3 completion which could be 10 or more years
- The only reasonable location for temporary courts is on the Lakeview (LV) tennis courts
  - The 4 LV tennis courts are in poor condition and little used
  - According to LRPC capacity study, if all SC tennis relocated to Bell Center, Bell would be at 6% capacity
  - Up to 16 PB courts could be painted on the 4 LB tennis courts
    - If temporary PB nets were used, the courts could be painted for both tennis and PB
    - This location would not be a satisfactory permanent location as the temporary PB courts would be smaller than desired for permanent courts

# West Golf Pro Shop and Grill

- There have been requests for more shaded social space at West, more like North and South
- The elevated Pro Shop in a round building presents an interesting use alternative
  - Add a grill to the east side of the Pro Shop Building with indoor seating
  - Add shaded outdoor seating around the remaining 300 degrees of the round building
  - Add multiple TV screens around the inside high wall and outdoors as able
  - Make keg beer and pitchers available in addition to a wider menu from the grill
  - This could be a central gathering point for all of SC and open later than golf grills
- Move the Pro Shop to the current grill location and add cameras for viewing tee boxes
  - Scale back product sales to consumption items such as balls, gloves, hats, etc
- Add cart storage to the east of existing and add carts to the inventory

# Lakeview Renovation/Replacement

- Issues with LV
  - Iconic Center building is structurally and mechanically limiting and expensive to maintain
  - Our beautiful lake is only visible from one room (Social 3)
  - Tennis courts are in poor condition and rarely used
  - RCSC and BOD space is limited
  - Cardholder access to Cardholder Services is a problem with the ramps
- LV Phase One
  - Demo tennis and buildings east of tennis
  - Build a two story curved building on that space
    - First floor: RCSC corporate, Cardholder Services, BOD, conference, meeting rooms, warehouse space and loading docks to the east end
    - Second floor: 3-5 social rooms using about 65% of the first floor space. The remaining 35% would be open covered patio space facing the lake and lagoon to the north and northwest
    - When complete, RCSC and BOD etc move from current to the new building

# Lakeview Renovation/Replacement Continued

- LV Phase Two
  - Demo existing round center
  - Consolidate wood shop to FW and Bell shops
  - Find new permanent space for other clubs
    - Upstairs in LV Phase 1
    - In available space at Grand
    - Or at other freed up space based on usage
  - Build a new Sun Bowl on the footprint of the existing round center
    - The stage would be at the north end open to the lake
    - An amphitheater is not needed with today's amplified sound
  - New infinity resort pool between Lawn Bowl (LB) and current center bldg.
    - Locker support on the current cart parking next to LB
  - Build multistory parking garage west of the bowling alley to support sun bowl
  - Add more parking under/around the trees toward the T-Bird/Dell Webb corner
  - Mini-golf and lawn bowl are unchanged
  - See Bell slide for bowling opportunity

# Bell Adjustments

- Bowling is on the verge of fitting into the LV bowling center
- Move 6-8 of the Bell lanes to the billiard area inside the LV bowling building
  - Billiard capacity indicates one or more existing locations are surplus
  - This could be done at any time before or during the LV renovation
- Close bowling at Bell and use the freed up space for future club space
  - Clubs such as E-Sports may be candidates
  - This free space could be evaluated as a new space for RCSC and BOD
- Consider a soft cover over 2-4 of Bell's tennis courts
  - These translucent shade covers last 15 years plus and are equipped with lighting
  - They are open at the sides for ventilation

# Sun Bowl Property

- Moving Sun Bowl to LV makes a unique property available
- Softball would remain unchanged
- Other possible uses:
  - Dog park with indoor and outdoor dog club space
  - Park space with kids playground, picnic etc
  - Disc golf
  - Radio control space for drones and aircraft
  - Stocked fishing pond?
- Alternative Dog Club solution at FW
  - Enclose the existing space at FW
  - Line the walls with garage doors
  - Creates convertible indoor/outdoor space



# Marinette

- Pickleball is growing and is forecast to continue to grow
- Enclose and air condition the PB building
- Add 3-10 more PB courts
  - 3-4 inside the track where basketball and horse shoes are located
    - Move horse shoes to area between club rooms and north PB courts
  - Up to 6 courts over the retention area inside the track
    - Elevate the courts using “double-Ts” used in parking structures
    - The first level could be added parking
    - The second level would be 6 outdoor PB courts
      - The parking at this location could create controlled access challenges
- The strip center across Union Hills from Marinette has been vacant for a decade
  - If this property could be acquired for the right price, it could provide more club space and much needed parking

# The Cost Issue

- PIF funds accumulate at the rate of \$600-900,000 per month
- With the life expectancy of the center renovations completed and planned, we are ahead of the curve at keeping our facilities up to date and relevant
- PIF funds will be spent, projects can and will be done. Cost will affect timing, but not our ability to complete desired projects
- Water mitigation will certainly impact timing, but not our goals for a better SC
- Consider what CAN be done and realize it may be outside of your current thinking

**HAVE SOME VISION, IT'S FUN**