

Site Analysis (Addition of Performing Arts Theatre)

(February 4, 2010)

Location	Building Information			Parking Information					
	S.F. Under Roof (Current) (Estimated)	Estimated s.f. Theatre Building	Total s.f. under roof (Incl. Theatre)	Current parking (Cart, Handicap'd, Reg.)	Parking spaces required. (Exist. Bldgs) (1/400 s.f.)	Parking required. (Theatre) 1/200s.f.	Total Parking needed w/Theatre	Parking Spaces lost to theatre building, addtl landscaping, Water retention (80/20/222 Resp.) (Estimated)	Parking availability +/- w/ theatre
Marinette Center	21,353	35,340	56,693	225	53	177	230	(322)	(327)
Bell Center	122,808	35,340	158,148	705	307	177	484	(322)	(101)
Sundial Center	85,127	35,340	120,467	508	213	177	390	(322)	(204)
Lakeview Center	75,000	35,340	110,340	532	188	177	364	(322)	(154)
Mt. View Center	16,841	35,340	52,181	255	42	177	219	(322)	(286)
Sun Bowl Property	66,000	35,340	101,340	523	330	177	507	(211)	(195)

Notes

- 1 The "Parking spaces lost to retention" above, for the Sunbowl site, have been reduced to 111 spaces lost to retention as the Sun Bowl currently has a small existing water retention area (215" x 146'). This area should suffice for some of the Maricopa County water run off requirements.
- 2 The Sun Bowl property total s.f. is based upon the overall size of the ampitheatre as the County will use this to determine parking @ 1 space per 200s.f. Some additional parking could be realized by installing a retaining wall and protective railings at the back of the ampitheatre including ramps or stairs for ingress/egress.
- 3 Grading and Drainage, additional landscaping and spaces allocated to the auditorium building foot print are estimated as there is no way of telling what M.C. County will require at any location. Obviously, underground water retention is an expensive option.
- 4 Running the #'s above it appears that if the theatre was reduced in size to 20,000 s.f. it would fit on the Bell Center property. This being said I do have concerns that the water retention areas required by M.C. County may be greater in size than estimated above since this center is bordered by streets on 3 sides.

MEMORANDUM

To: RCSC Board of Directors
Jan Ek, General Manager

From: Jim Wellman

Date: February 5, 2010

Subject: Site Analysis (Performing Arts Theatre)

On Monday February 1, 2010 I was tasked with providing the following information to you using my analysis of present RCSC properties. (I was informed not to pay for contracted services in making these evaluations.)

- 1) Using the October 19, 2009 Sun City Performing Arts Council theatre drawing and informational letter, evaluate current RCSC properties to determine if this structure can be constructed without removing any current buildings or activity areas.
- 2) If the proposed building will not fit onto any existing RCSC properties, determine how much smaller the building would need to be to fit an existing property and specify which property that would be.

Since the proposed theatre building has a large footprint I gathered information from larger RCSC sites to make my analysis. (Marinette Center, Bell Center, Sundial Center, Lakeview Center, Mt. View Center, and the Sun Bowl property.)

In gathering data for this analysis the following considerations must be stated:

- 1) Many of the existing RCSC building(s) sizes are estimated using pieces of data gleaned over the last few years. (While I have made every attempt to secure original drawings over the last 5 years, the RCSC still does not have a full set of original building plans or site plans for the locations stated above.)
- 2) The proposed Performing Arts Theatre building size was estimated at 35,340 square feet. (s.f.) (Calculated by multiplying length and width measurements on drawing.) Although I believe this building may be somewhat smaller in size I used the number above as the scale on the drawing is not accurate and the restrooms are inadequate, in my opinion, for this type of facility.
- 3) Parking spaces used in this analysis are actual totals and were physically counted the week of February 1, 2010.
- 4) Estimated parking for both existing RCSC buildings and the proposed Performing Arts Theatre building were determined using current Maricopa County Building and Planning criteria, i.e. 1sp./400s.f. for existing buildings and 1sp./200s.f. for the Performing Arts Theatre building and the Sun Bowl amphitheatre.

- 5) Analysis includes estimated parking spaces lost to the foot print of the Performing Arts Theatre building, additional landscaping and expected water retention areas required when undertaking a new building of this size. (Maricopa County will require the RCSC to provide 100 year flood retention for the property where this building would be constructed and retention for ½ the width (surface area) of all streets which boarder the property.)

Conclusions:

- 1) The RCSC cannot fit the proposed Performing Arts Theatre building onto any of the RCSC sites listed above without removing existing buildings, activity areas or engaging in costly underground water retention system(s). Underground water retention system(s) would also increase the RCSC's future annual operating costs as required inspections and maintenance work would need to be performed.

- 2) If the proposed Performing Arts building were reduced to a size of approximately 20,000 square feet it may present 2 options:

Option 1 – It appears that a 20,000 s.f. Performing Arts Theatre building would fit onto the Bell Center property without removing existing buildings, activity areas or installing underground retention areas. (This being said I am concerned that Maricopa County mandated water retention basins could be more expansive than calculated (in this analysis) since the properties water retention would need to accommodate ½ the street run-off for Boswell Ave, Hutton Ave, and 99th Ave. (RCSC may also need to relocate bus trip pick-up areas to another location.)

Option 2 – The Sun Bowl / Ball Park site may also accommodate a 20,000 s.f. Performing Arts Theatre building without removing current structures or activity areas if some additional modifications were made to the property such as adding parking spaces by installing a concrete or block retaining wall and associated safety barriers at the back of the amphitheatre. This option would require additional study since I am not sure how Maricopa County Building and Planning would treat parking at this location, i.e. would the parking requirements be based on simultaneous use of all facilities on the property or would they approve a proposal that included only using one facility at any given time? (Amphitheatre, Performing Arts Theatre, Ball Park.)

Final Comment: I toured Pebble Creek's new theatre in 2009 and thought it was a very nice facility for a retirement community. The theatre has a sloped floor, nice sized stage, orchestra pit, audio console area, restrooms at entry and behind stage, and seats 376 people. Although I did not get the overall size of this building it is considerably smaller than the proposed Performing Arts Theatre building used in this analysis. While I understand a building of this size would not accommodate some "single event" large performances like the Marine Corp Band it would however accommodate multiple performance stage plays, multiple performance band events and movie nights.

Ad-Hoc Long Range Planning Committee
Mountain View Center
Presented June 8, 2020

The Ad Hoc Long Range Planning Team of 2020 comprised of Rich Peterson, Ruth Welscott, Theresa Mussario, Edna Gillis, Kevin Christensen, James Kepler, Bill Loslo, Elsa Will, Marianne Heinrich along with Dan Schroeder (Chair) and Sue Wilson (Co-Chair) met six times to develop the recommendation for the reconstruction of the Mountain View Recreational Center. The items under each main category are prioritized with the highest priority listed first. This is the committee's recommendation:

Theater/Auditorium:

1. 400 permanent comfortable theater seats (22") at an angle with no steps
2. Main entrance of a building face southeast with non-heat producing glass wall overlooking pool area
3. Restrooms in lobby and backstage
4. Aisles have designated wheelchair spots with adjacent seats marked as wheelchair accompanied
5. Lobby have an area for ticket sales and collecting tickets
6. Welcoming size lobby
7. Two large dressing rooms backstage
8. Lighting and sound systems updated
9. Sound board located in the rear on the floor of the auditorium
10. Loft at back of auditorium to allow for spotlights
11. Make-up room
12. Side hall from rear to stage to allow for wheelchair and cast access
13. Front and rear digital projection systems
14. Curtains for the stage area
15. Area on the floor in front of stage to use as an orchestra pit
16. Dual purpose green room to hold off-stage cast and Player's Club Office
17. Storage area for sets as well as for set construction behind stage
18. Fly-loft behind stage meaning higher ceiling
19. Locked space for current production costumes
20. Loading dock behind stage
21. Quality video equipment to project in green room
22. Dual purpose Black Box Stage for rehearsals and meeting room

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Swimming Pool(s):

1. 2 Pools: Sports Pool (SP) and Resort Pool (RP)
2. RP have a rectangular shape utilizing 7200 square feet with 2 outdoor showers and with markings for 2 lanes
3. Outdoor spa
4. Rubberized decking
5. Pool locker rooms with each shower having a drain and an individual attached dressing room as well as a family restroom
6. RP have a larger deep end (7' – 8') than current pool
7. RP have a ramp and handicap chair to enter pool
8. Oxygenated system for both pools
9. Electrical outlet near RP
10. SP have room for two volleyball courts as well as two lap lanes
11. Audio systems for both pools
12. Shade for parts of deck and part of RP
13. Lockers have an ability to lock with a padlock
14. RP have a rail around perimeter excluding the bench area
15. PA system for monitors to broadcast to pool areas as well as an emergency button in the locker rooms
16. RP have a bench on one side of the pool
17. Outdoor lighting around pool as well as in-pool lighting
18. SP have netting to separate lap lanes from activity area
19. Water wall separating RP from SP

Fitness Area and Gym:

1. Common entrance with fitness and gym to the right with auditorium to the left
2. Fitness area on 2nd floor facing east with full glass wall looking out on pool
3. Fitness Area 3100 square feet
4. Hardwood floor in gym
5. Locker rooms on 1st floor with doorways from the lobby and the gym with an emergency button available
6. Ramp from entrance leading down to pool and pool locker rooms

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Fitness Area and Gym (cont.):

7. Fitness area open to lobby below with ramp and elevator
8. Volleyball courts painted within basketball courts
9. Gym contain two 42' x 60' basketball courts
10. Lockers have an ability to lock with a padlock
11. Storage space to hold volleyball nets, poles, and balls
12. Automated moveable curtain between courts that would roll down from ceiling
13. Covered areas on floor to hold volleyball poles
14. Automated six fold-up baskets
15. Another room on 2nd floor at 1500 square feet to hold spin and recumbent bike room
16. Large screen and overhead digital projector on front wall of spin bike room
17. Area in the lobby area for a rock climbing wall

Mini-Golf:

1. Move 13th hole to accommodate ramp leading from parking lot to auditorium
2. Remodel outside restrooms and move to accommodate ramp
3. Stucco slump block walls between holes

Other Outside Areas:

1. Get rid of hot water solar field or move to a rooftop
2. Remove tennis courts and replace with 4 pickle ball courts
3. Leave lawn bowling as is
4. Create shaded space for those waiting to play pickle ball
5. Create a social space and golf cart parking in current gravel area under electric solar panels

RECEIVED
R/10-19-09
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Sun City Performing Arts Council



October 19, 2009

Re: Performing Arts Center / Theater Design "Footprint"

Council Members

All That Jazz

Chamber Orchestra

Choraliers of Sun City

Concert Band/Pops Band

Handbell Ringers

Karaoke Club

Musicians Club

Organ & Keyboard of SC

Piano Club

Rhythm Ramblers

Sun City Players Community
Theater

Tip Top Dance Club

Womens Chorus

To: Warren Hoffmann	President
Gene Westemeier	Vice President
Sue Painter	Treasurer
Diane Worth	Secretary
Craig Brown	Director
Jim Bishop	Director
Denny Nichols	Director
Tom Loegering	Director
Helen Thiel	Executive Coordinator
Jan Ek	General Manager
Jim Wellman	Assistant General Manager

At last I've received the design "Footprint" from Senior Partner, Don Brubaker of Gilleland Brubaker Architects.

Several comments and explanations:

- 1]. Scale is 1 inch = 20 feet
- 2]. The grey area is the inside of the auditorium of 900 seats, and is necessary for that number of seats.
- 3]. The white areas are all of the areas that are variable and could be re-arranged to fit the needs of the site or the amount of money that would be available when construction would begin. For example, the lobby could be smaller because of the outside "reception garden" where the audience could go during intermission. The "stagecraft" area could be reduced or eliminated or put underneath the stage instead.

Now, what we need to proceed, is for the Board of Directors to match these dimensions to the 3 sites under consideration and choose a site. If you wish, I would be happy to assist in that. I have put a lot of time and effort into getting the project to this juncture. We cannot begin our fund raising activities until we have a site.

Cordially,

Roy A. Quid

(Chairman of the sub-committee (of Long Range Planning) to bring a Performing Arts Center to Sun City) phone# 623/583-3503 Email - royquid@aol.com