

LAKEVIEW RENOVATION PROPOSAL

PROS AND CONS

- **This is our Center of Town**
- **This is our most Aesthetic Location**
- **Lake/water create natural beauty and tranquility**

- **Can we better use/view/appreciate the lake?**



PERFORMING ARTS CENTER

- **Pros:**
- Distinguishes Sun City with a special location for a PAC
- Expands/enhances type/mood of performances: Indoor, Outdoor
- Offers soothing lake view before, during and after performance
- **Cons:**
- Would a window/door with blinds work?
- Need to do changing rooms on side of building
- Not clear about how to achieve within budget



RESTAURANT/BAR OVERLOOKING LAKE



- **Pros:**
- Embracing the aesthetics of the lake for ambiance
- Increasing the experience of plays and musical performances
- New revenue generation for RCSC

- **Cons:**
- Need to differentiate from nearby George's
- Anxiety of upscaling appearance
- Return on investment timing not understood (lease or manage?)



RESORTS USE VANISHING EDGE AND/OR BEACH RAMP POOL LOOKING AT LAKE OR OCEAN FOR RELAXED FEELING

- **Pros:**
- Combines water venues for most relaxing views
- Combines senior living with resort style/feel
- **Cons:**
- Probably can't use existing round pool
- Need to be close to lake. Placement affects view



TOP RESORTS HAVE VANISHING EDGE OR BEACH RAMP POOL LOOKING AT LAKE OR OCEAN

- Place this pool between lawn bowling and the lake on Northwest corner of property
- This pool can be built and used in conjunction with current circular pool
- This pool is mostly for view, leisure, aqua fitness, cooling, walking, chatting and aesthetics.



HOW TO ACCOMPLISH WITH MINIMAL COST AND DISRUPTIONS

Do not
tear
down

Do not tear down entire current circular building.

Keep

Keep 2/3's of building on south side, farthest from lake. This leaves woodshop, other clubs, members services intact.

Convert

Convert North side 1/3 of building and invert the circle to conform to lake curvature as nearly as reasonable.



IT IS ALSO TIME TO RENOVATE LAKEVIEW CENTER

- Performing Arts Center is appropriate at Lakeview Center
- Since it is center of the community and the lake provides the best aesthetics for the Arts
- Artistic design implies “thinking outside of the box”
- Let’s not just add a building, but add something our children will be proud to enjoy when they live here

APPLY A MULT-PHASED RENOVATION TO MT. VIEW AND LAKEVIEW

- Set priorities for renovations and do both Mt. View and Lakeview renovations in phases
- For example:
 - Phase One could be Pool Renovations at Mt. View along with Lakeview getting a vanishing view pool
 - Phase Two: Lakeview gets PAC inserted into existing building as shown earlier and Pickleball covered expansion happens at Mt. View
 - Phase Three is Mt. View Fitness Center overlooking pools and golf course