



# Mountain View

Ideas for the SAC's Consideration

What activity is most participated in by present members of Sun City?

*BREATHING*  
*100% PARTICIPATION*

Attempted Humor – Any Laugh Appreciated (even if faked)

# Guiding Principals

- Proportionality
- Flexibility
- Affordability – Capital and Operating
- Avoid duplication of close by amenities

# Current Mountainview Center



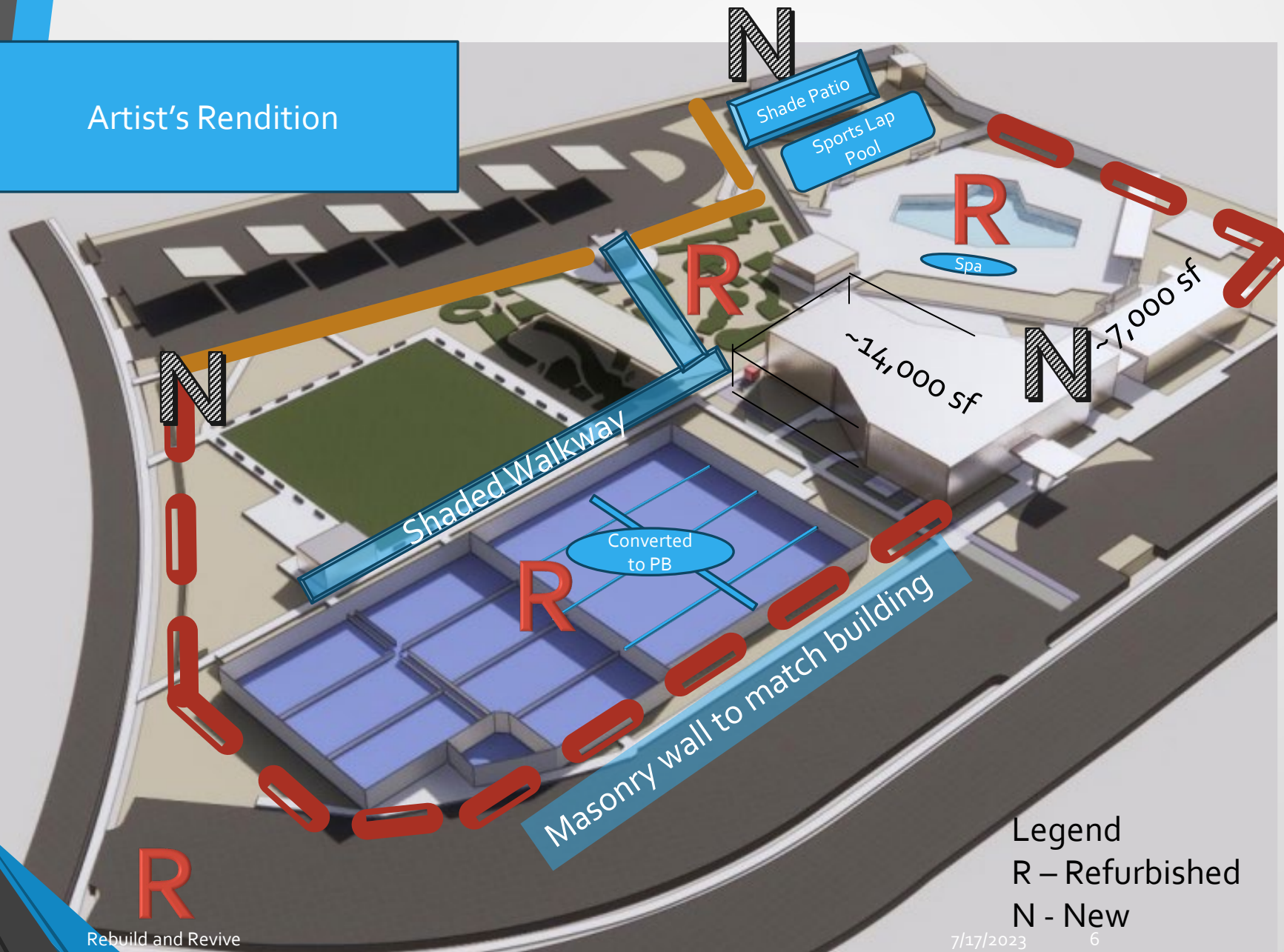
11,220 sf auditorium & 3,850 sf fitness center with 255 parking spaces. Amenities: Lawn Bowling, 7 PB Courts, 2 Tennis Courts, Auditorium, Minigolf, Pool, Fitness and Picnic area. Overall condition - Unacceptable

# Ideas for committee consideration

- Use new buildings on existing footprint to create an affordable wow factor
  - A 14,000-sf high ceiling main building
  - A two-story fitness center/Locker rooms with windows overlooking pool and golf course + janitorial supply room
- Refurbish & expand existing pool area
- Add sports/lap pool & shade patio
- Tennis courts converted to dual purpose courts or pickleball courts.



# Artist's Rendition



# Existing Pool Refreshed- The Wow Area





# Pergola Example



# Cabanas



# Spillway Waterfall



# Failed Solar Field to Sports/Lap Pool



# The 14,000 high ceiling building?

- Possible designs for the building include:
  - Indoor sports venue
  - Multi purpose auditorium style theater
  - Single purpose theater

# Why Consider Auditorium Style Theater

- ✓ Provides for much greater number of uses
  - ✓ Indoor sports usage during summer
  - ✓ Dance, Club Events, Dinner Theater and many more uses are possible
- ✓ Over 99% of Arizona Retirement Communities use this style of Theater.
- ✓ Can be repurposed if things don't work out as expected.



# Retractable Seating Example



Closed Dimensions -Four and one-half feet

# Approach to Cost



- Allocate money to project based on expected member benefit.
- My swag at cost of this proposal is \$12M.

# Humor & Discussion



Thank you for listening and your efforts