

Campus Investigations and Analysis

a thoughtfully derived investigation by:



Presentation to the Board: October 31, 2024



Agenda

+ RCSC PAC Site Overview | 9 Sites

+ RCSC PAC Viable Sites | 3 Sites

- Mountain View
- Lakeview East
- Lakeview West

+ RCSC PAC Preferred Sites | 2 Sites

- Lakeview East
- Lakeview West

+ RCSC PAC Recommended Site | Lakeview West

Recommendation Process

- a. Study all 9 RCSC Properties for highest and best use**
- b. Screen and recommend 3 finalist sites for further study**
 - Compare against decision making criteria**
- c. Final recommendation**

Site Decision Making Criteria

- + **Property Location Within Sun City**
- + **Available Space For Performing Arts Center (PAC)**
- + **Available Space For Parking**
- + **Local Amenities**
- + **Entry Approach / Visibility**
- + **Back of House Access**
- + **Views**
- + **Opportunities For Extended Uses**
- + **Ease of Construction / Cost Impact**
- + **Context Within Property**



Marinette Recreation Center



Oakmont Recreation Center



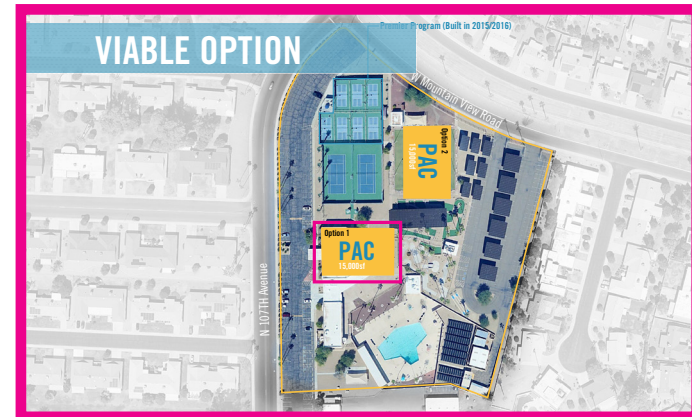
Sunbowl



Sundial Recreation Center



Sundial Recreation Center



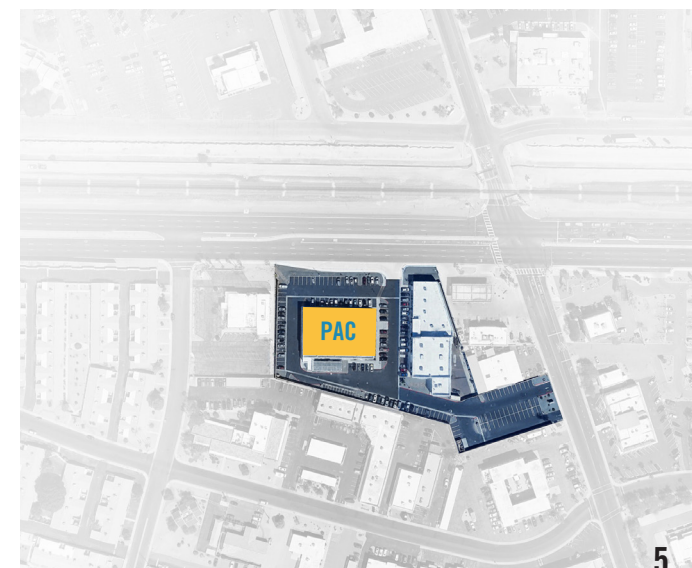
Mountainview Recreation Center



Bell Recreation Center



Lakeview Recreation Center



Grand Recreation Center



Sun Dial Recreation Center

Lakeview Recreation Center

Marinette Recreation Center

Bell Recreation Center

Oakmont Recreation Center

Fairway Recreation Center

Sun Bowl Amphitheater

Grand Recreation Center

Mountainview Recreation Center

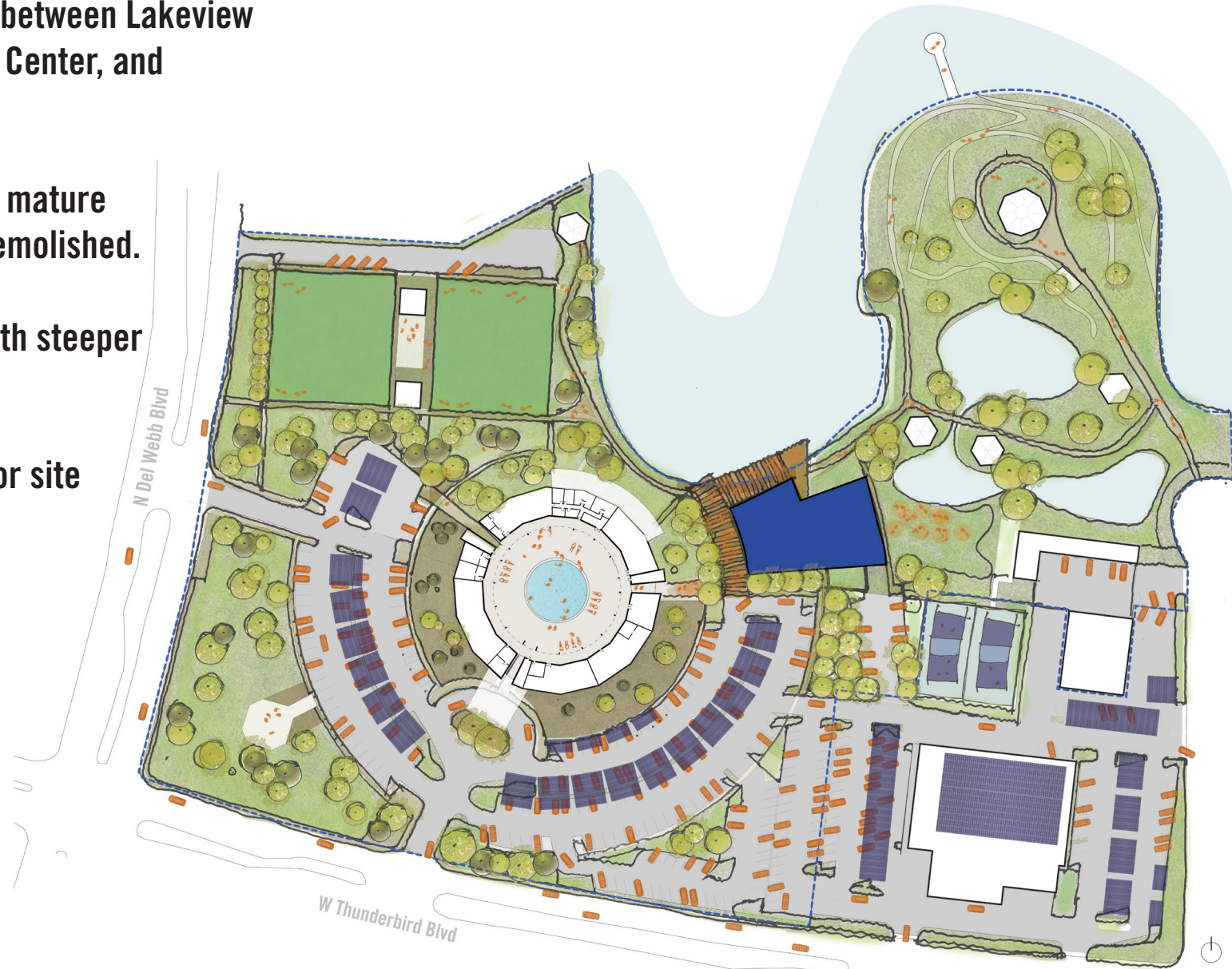
Mountainview Site Potentials

- + The strong possibility the existing performing arts space could not be adapted in a way that supports the needs of the PAC.
- + Phasing and operation costs would extend the development and potentially suspend Performing Arts operations for multiple seasons.
- + By removing the Performing Arts space from Mountain View, potential Mountain View recreational amenity opportunities are increased.
- + Mountain View is the most southern property of RCSC, making universal access limited.



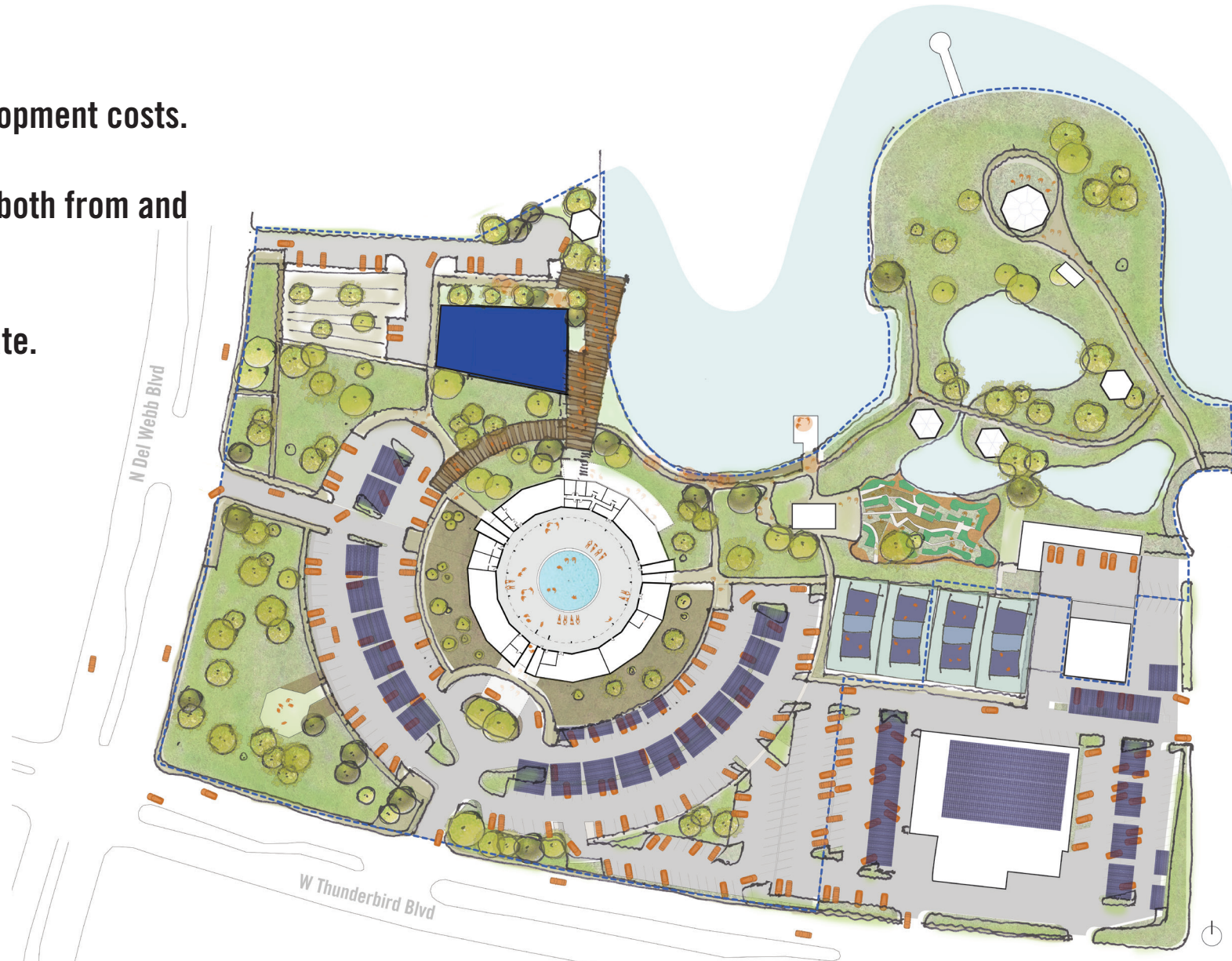
Lakeview Site Potentials | East Site

- + Contextually appropriate.
- + Site creates congestion between Lakeview Recreation, the Bowling Center, and Storage/Receiving area.
- + The mini-golf, dock, and mature landscaping would be demolished.
- + More challenging site with steeper topography to traverse.
- + Limits future flexibility for site development.



Lakeview Site Potentials | West Site

- + Strong clear access points.
- + Less disruptive.
- + No premium site development costs.
- + Strong lakeside views both from and to the PAC.
- + Contextually appropriate.





Looking East at Lake from Western Edge



Looking North at Lake from Southern Edge

Lakeview West Site Recommendation



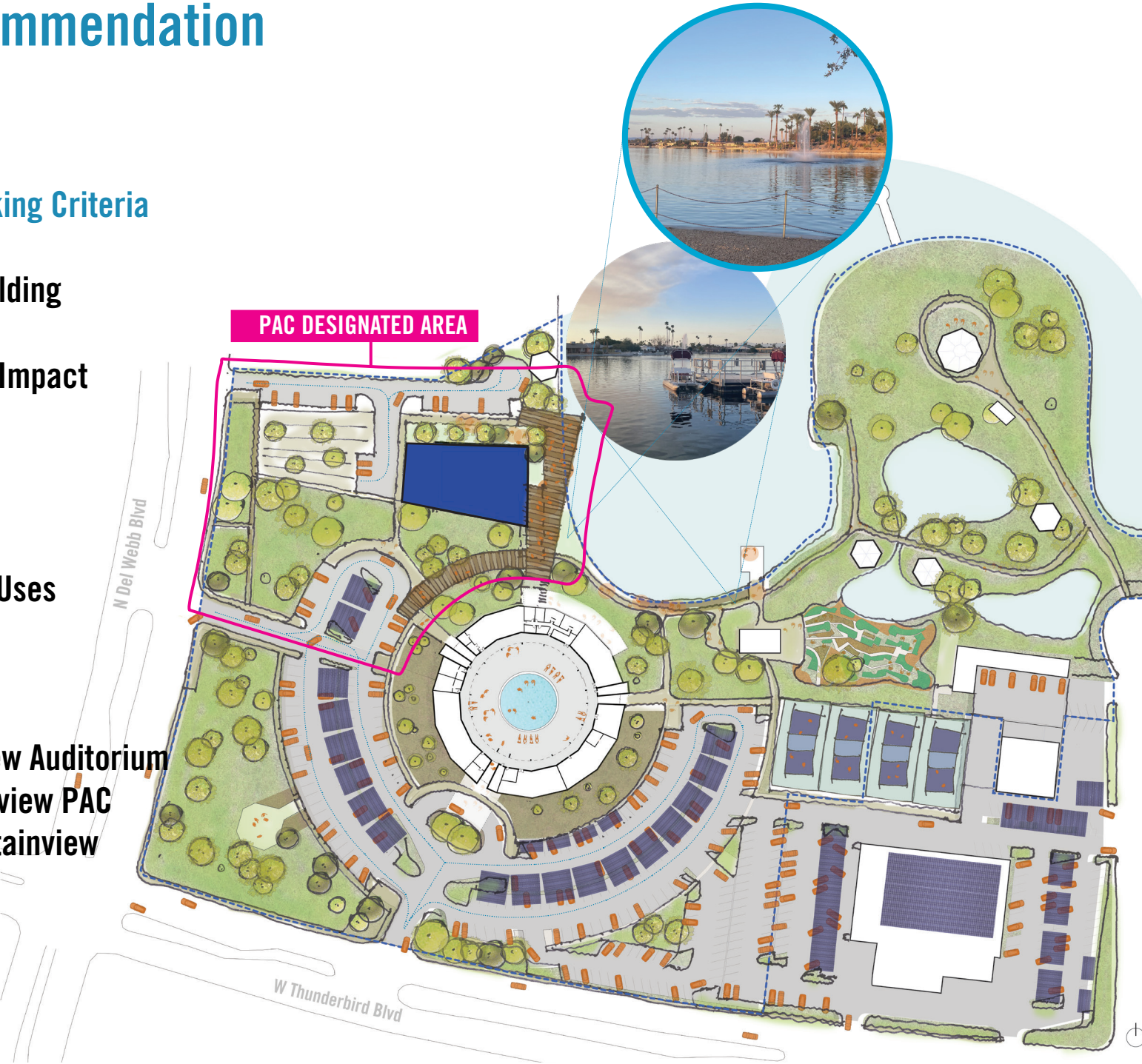
Design Team Recommendation

Meets High Level Decision Making Criteria

- + Central Location in Sun City
- + Available Space For PAC Building
- + Available Space For Parking
- + Ease Of Construction / Cost Impact
- + Local Amenities
- + Entry Approach / Visibility
- + Back Of House Access
- + Views
- + Opportunities For Extended Uses
- + Context Within Property

Additional Benefits

- + Continue to use Mountainview Auditorium during construction of Lakeview PAC
- + New opportunities for Mountainview
 - upgraded lawnbowling



RCSC Performing Arts Center Site Recommendation:

Lakeview West

It is our determination **Lakeview West meets the design criteria and represents the highest and best use** for the siting of the RCSC Performing Arts Center

- + Offers a unique, first-rate patron experience
- + Lake side activation for year around use
- + Views of Lake and Mount Webb
- + Site has strong front and back-of-house access points
- + Site is centralized within the Sun City community
- + Existing site conditions do not come with premium development costs
- + Site offers the PAC presence as a destination
- + Site location does not limit the future development of Lakeview
- + Mountain View Recreation Center is given development flexibility from desired recreational amenities
- + Allows for current Performing Arts space to remain functional during construction
- + Context is appropriate for commercial/public use