

Visioning Summation Synopsis Mountain View Recreation Center

March 18, 2025



thoughtfully crafted by:



Purpose

The following presentation collects and analyzes a series of focused efforts surrounding the Mountain View Recreation Center renovation project and combines them in support of suggested actions for discussion and approval.

+ Community Outreach

- Guiding Principles
- Element/Amenity Interest
- Potential Approaches

+ Recreation Centers of Sun City Mission and Values

- Alignments and Divergences w/ Community Outreach

+ Facility Assessment

- Pool Area
- Fitness and Exercise Area
- Performance Area
- Tennis Area
- Pickleball Area
- Lawn Bowling Area
- Mini Golf
- Site Elements
- Miscellaneous Areas

+ Community-Wide Element/Amenity Usage Data

Both specific elements/amenities and overall conclusions and actions for the Mountain View Recreation Center are included in the following information.



6

events were attended by the design team to speak with community members about the future of Mountain View Recreation Center

475+

respondents shared anonymous feedback on what they imagined the future of Mountain View Recreation Center should be

150+

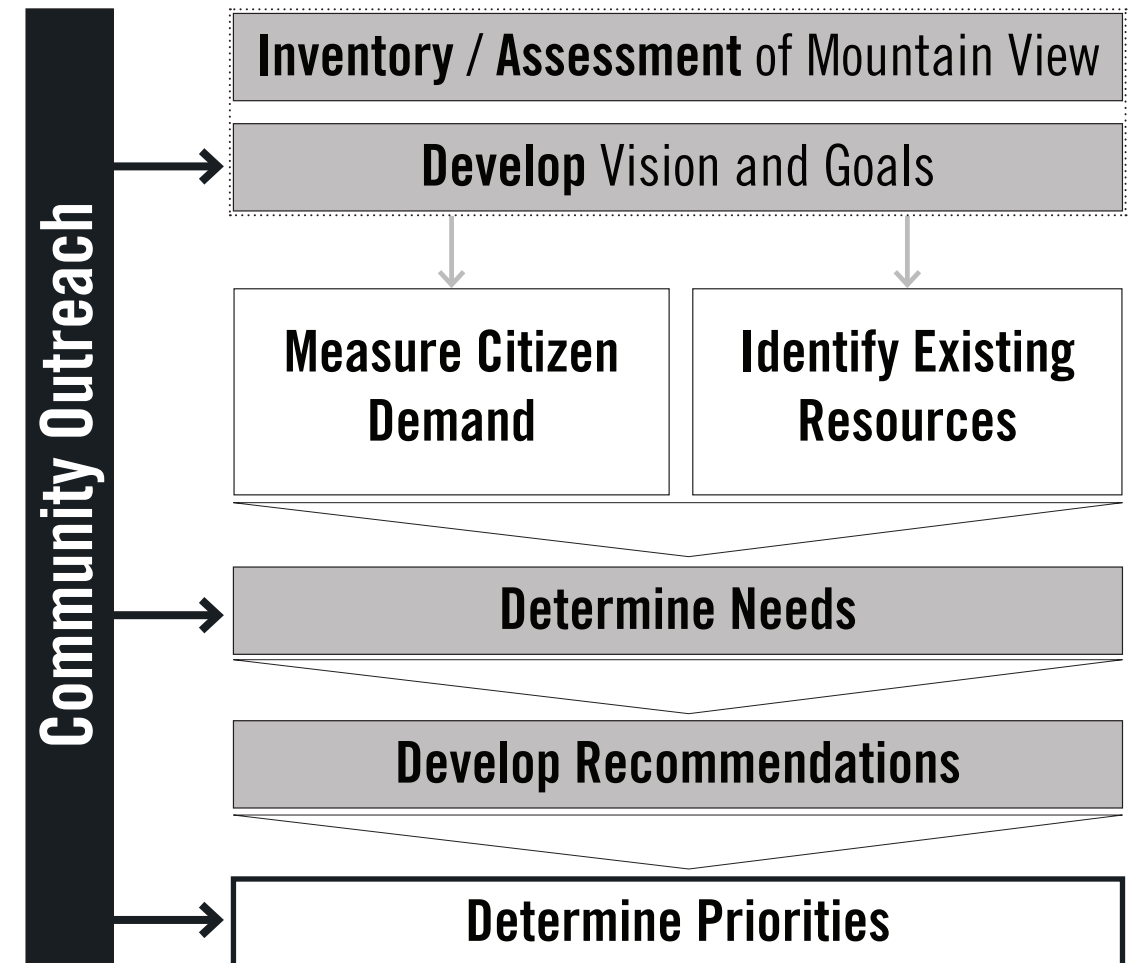
respondents shared in-person feedback on what they imagined the future of Mountain View Recreation Center should be

3,000+

data points utilized to create summation

Figure 1 - Planning Process

This diagram illustrates the planning process followed during the development of this visioning summation.



Our Approach:

The goal of our design research isn't to solely collect data; it's to synthesize information and provide insight and guidance that leads to action.

How can our *Mission, Vision* and *Values* help guide our future?



Images Above:
Past and Current Photographs
Citation: Sun City AZ. "Mountain View Recreation Center." YouTube, 14 Jan. 2025

Mission

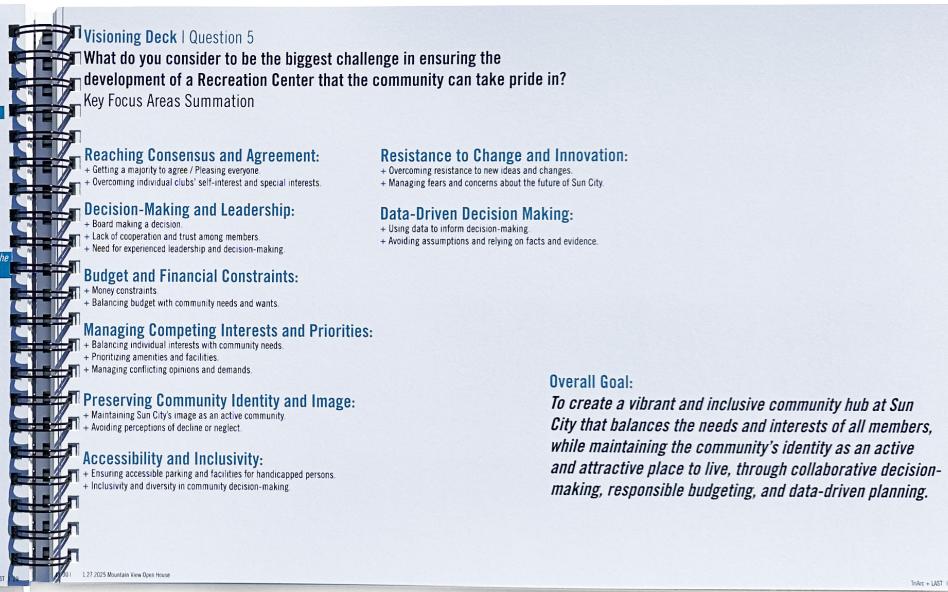
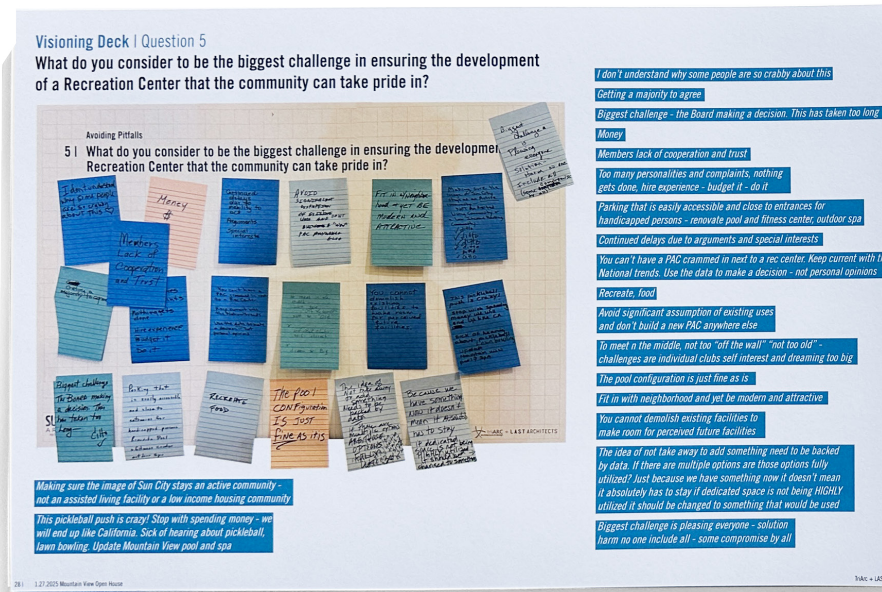
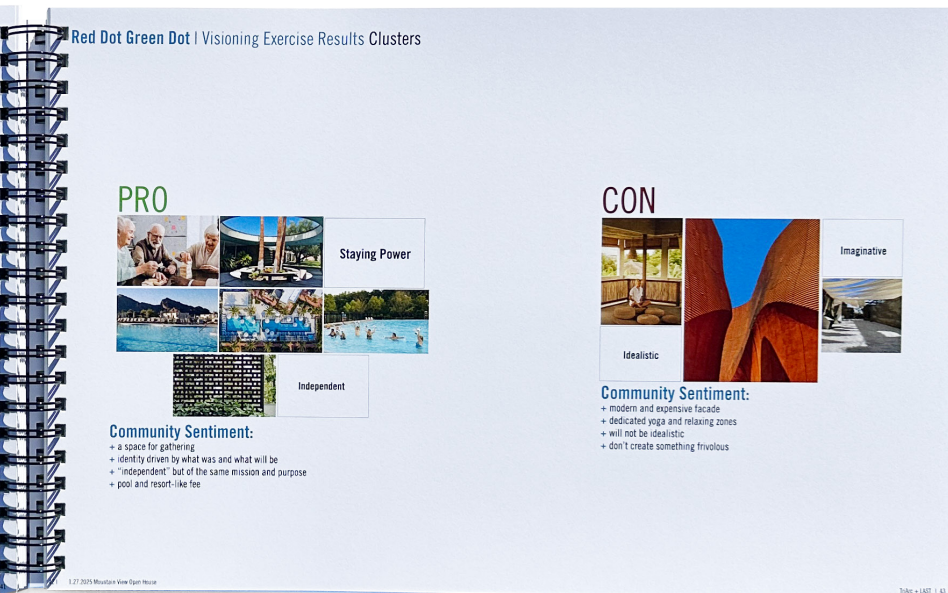
To maintain a *financially sustainable corporation* which provides our Members with a *wide range of high quality amenities*, recreational opportunities and social activities to **enhance** each participating Members sense of *well-being and purpose*.

Vision

To be a national leader in 55+ socially active lifestyle communities.

Values

- + We are committed to making Members our highest priority and giving them high quality service.
- + We value our friendly and welcoming community and want to pass that along to future generations.
- + We value teamwork and *each person's contribution to the community*.
- + *We maintain and improve amenities, operations, and infrastructure to modern, attractive, and environmentally friendly standards.*
- + *We believe data and technology should be harnessed to support health, safety, efficiency, and maintain the integrity of our decision processes.*
- + *We plan for our future.*



Figures Above - Photographs of the Visioning Summation Book

Visioning Deck | Question 1 -

What community values are essential to include in the Mountain View Recreation Center Project?

Why we asked this:

Reflecting the Heart of the Community: Unpacking the Values that Matter

At its core, this inquiry seeks to distill the essence of the Sun City's character, capturing the principles that define its spirit and guide its decisions.

In essence, **this question is an invitation to reflect on the values that have always made Sun City a vibrant and inclusive community.** It's a call to identify the non-negotiables, the principles that will ensure the Mountain View Recreation Center Project not only enhances the community's infrastructure but also honors its soul and legacy.

SUMMATION

Question 1 - What community values are essential to include in the Mountain View Recreation Center Project?

The community envisions a renovated Mountain View Recreation Center that is a vibrant, inclusive, and sustainable hub of community activity. The center should offer a diverse range of recreational, social, and cultural activities that cater to all ages 55+, abilities, and interests.



Fiscal Responsibility:

Manage costs and resources effectively to ensure that the renovation is affordable and sustainable.

- + *“Maintain a financially sustainable corporation which provides our Members with a wide range of high quality amenities, recreational opportunities and social activities.”*
- + *“Price of project, quality of the workmanship.”*
- + *“Provide facilities that address the need/use of RCSC members while maintaining a reasonable budget for completion.”*



Inclusivity and Accessibility:

Ensure the facility is accessible and inclusive for all residents, regardless of age, ability, or interests.

- + *“Value diversity of background, experience and expectations. Value the sense of community that happens when people come together for joint activities.”*
- + *“A place of belonging and inclusion and respecting others.”*



Community Engagement and Enrichment:

Create vibrant, dynamic spaces that foster community interaction and offer a wide range of activities and events.

- + *“I have lived in Sun City since 2015. I have been to the Mountain View Center once. Make me want to go there!”*
- + *“Values related to having fun and enjoyment. Thinking about the needs and interests of future home owners and not being focused on what used to be.”*



Efficiency and Effectiveness:

Ensure that facilities are well-maintained, modernized, and optimized for maximum usage and benefit.

- + *“Renovation is long overdue. Community is discouraged and would like plans fulfilled.”*
- + *“Forward thinking and design that is beneficial to all - get er done!”*



Quality of Life and Enjoyment:

Prioritize the creation of a welcoming and enjoyable community space that enhances overall quality of life.

- + *“Easy welcoming access for newcomers as well as regulars.”*
- + *“Respect for all ages in Sun City, making our community an exciting place to live, having activities that bring people together.”*

Visioning Deck | Question 2 -

**In order to be successful,
what aspects must the
Mountain View Recreation
renovation project address?**

Why we asked this:

*A Blueprint for Success: Essential Elements for the Mountain View
Recreation Renovation Project*

In essence, **this inquiry seeks to identify the essential characteristics that will transform the Mountain View Recreation Center into a thriving hub of community activity** and assimilate thoughtfully and appropriately into the greater community network of RCSC facilities.

SUMMATION

Question 2 - In order to be successful, what aspects must the Mountain View Recreation renovation project address?

The community envisions a renovated Mountain View Recreation Center that preserves existing amenities, enhances recreational and social activities, and prioritizes inclusivity, accessibility, and sustainability.



Preserving Existing Amenities:

Maintain and enhance existing beloved facilities.

- + *“It should be renovated to allow for a range of facilities to cater to all residents throughout their aging process not just passing fads.”*
- + *“Update the auditorium and keep the Performing Arts Center at Mountain View.”*
- + *“Having great facilities South of Grand Ave, because this area of Sun City has long been forgotten.”*



Renovation and Modernization:

Update facilities, including the fitness center, theater, and performing arts center, to ensure they are modern, safe, and accessible.

- + *“Provide facilities that address the need/use of RCSC members while maintaining a reasonable budget for completion.”*
- + *“Get it done. It has been on the agenda for years. Get the right number of seats. Appropriate stage equipment and lighting. Do it upscale as it will be this way well beyond my lifetime. Have a nice area for concessions and some curb appeal.”*



Sustainability and Cost-effectiveness:

Prioritize environmentally friendly and fiscally responsible solutions to ensure long-term sustainability.

- + *“Be fiscally responsible while meeting the recreational needs of the majority.”*
- + *“Nothing should be lost. Quality should be gained.”*
- + *“Efficient planning and execution.”*



Community Engagement and Social Activities:

Offer a range of activities and events, provide amenities that cater to diverse interests and offer a welcoming environment.

- + *“It needs to be able to cater to the next generation of home buyers in Sun City.”*
- + *“I would like to see a place where residents can go in order to socialize in a casual setting.”*



Inclusivity and Accessibility:

Ensure that either new or remodeled facilities and amenities cater to diverse age groups, abilities, and interests, and provide handicap accessibility.

- + *“A place for ALL.. not just pickleball players!! We need to have activities for groups that aren't as able...”*
- + *“Safety and easy access around the building for physically challenged people.”*

Visioning Deck | Question 3 -

What one improvement would you like to see at the Mountain View Recreation Center?

Why we asked this:

A Singular Focus: Uncovering the Most Desired Improvement at Mountain View Recreation Center

In an effort to distill the essence of community aspirations, **this inquiry invites residents to prioritize their desires, pinpointing the single most impactful enhancement that would elevate their experience at the Mountain View Recreation Center.**

By paring down the options to a solitary choice, respondents are compelled to reflect on their values, needs, and desires. What is the one thing that would make the Mountain View Recreation Center a more enjoyable and functional space? Is it a state-of-the-art fitness center, a renovated pool, or perhaps an expanded pickleball facility?

This question also serves as a litmus test for the community's priorities. Will respondents focus on aesthetic enhancements, such as modernized landscaping or upgraded amenities? Or will they emphasize functional improvements, like increased parking or enhanced accessibility features?

SUMMATION

Question 3 - What one improvement would you like to see at the Mountain View Recreation Center?

The community desires to create a community hub that promotes physical activity, socialization, and community engagement through the renovation and modernization of Mountain View Recreation Center.



Renovation and Modernization of Existing Facilities:

Update and modernize facilities to improve overall appearance, amenities, and accessibility.

- + *“Everything updated to be safe and in working order.”*
- + *“Just update the facility keeping in mind what’s necessary, not geared toward selfish interests that the rest of the community should not necessarily be required to support.”*



Improvement of Pickleball Courts:

Increase the number of pickleball courts, improve surfaces and maintenance, and add covered or indoor courts for year-round play.

- + *“Expanded and improved Pickleball Courts! Pickleball continues to grow nationwide and in Sun City. The + Marinette Rec Center serves the northern half of the community but something better is needed in the southern portion of Sun City.”*
- + *“Upgraded pickleball courts with better surface and sun shades and more pickleball courts.”*



Renovation of the Performing Arts Center (PAC):

Renovate or rebuild the PAC with modern amenities, improved seating, sound, and stage facilities, and ensure accessibility and comfort for patrons.

- + *“Auditorium looks tired. Make it into a tiered-seating theater.”*
- + *“A Performing Arts Center for all of Sun City that we can be proud of, suits the needs of players and musicians and others who perform (including storage of costumes, sets, and working / rehearsal area.”*
- + *“Yes, this is the referred location for a performing arts center, do it right! It should look like a performing arts center, not a gym. Comfortable seats, proper stage and staging area.”*



Enhancement of Pool and Aquatic Amenities:

Improve handicap access, add outdoor spa, and provide shade structures around the pool, creating a modern resort-style pool area.

- + *“Another pool, in addition to renovating the existing pool.”*
- + *“Keep the pool as is but renovate and new furniture.”*
- + *“It should be modern not 1960s. The pool is a concrete jungle.”*



Upgrade of Fitness Center and Wellness Facilities:

Update and enlarge the fitness center, add new equipment, improve outdoor access and views, and create outdoor spa areas.

- + *“A better shady area like a pergola above that would house tables, chairs and lounges. An outdoor spa would also be nice. A gym with current equipment with some sort of walking track if room permits.”*

Visioning Deck | Question 4 -

When people enter the renovated Mountain View Recreation Center, how should they feel, and what should they be saying?

Why we asked this:

Crafting a Lasting Impression: Defining the Desired Experience at Mountain View Recreation Center

This inquiry delves beyond the physical aspects of the renovation, seeking to capture the emotional resonance and social dynamics that will define the community's experience.

In essence, this question asks stakeholders to envision the ideal atmosphere and reputation they wish to establish for the renovated recreation center. What sensations should visitors experience upon entering the facility? Should they feel invigorated, relaxed, or inspired? What emotions should the space evoke, and how should these emotions be cultivated?

SUMMATION

Question 4 - When people enter the renovated Mountain View Recreation Center, how should they feel, and what should they be saying?

Sun City Residents want to feel a sense of pride, excitement, and belonging. Members want to be impressed by the modern amenities, resort-like atmosphere, and welcoming spaces that bring the Sun City community together. They want to feel safe, valued, and inspired to live an active, healthy, and connected life.



Excitement and Anticipation for Renovations:

The community is thrilled and relieved that renovations are moving forward, with high expectations for excellence and a desire for impressive, high-quality facilities.

- + ***“A feeling of pride. Appreciation that the improvements satisfy the majority and that there is great value for the money spent.”***
- + ***“They should feel proud and relaxed. They should say to their friends and family, this is my local recreation center isn’t it great!?! I feel so good when I am here.”***



Desire for Resort-Style Amenities:

Residents want resort-style amenities, such as a resort-style pool, outdoor activities, and modern amenities, to create a welcoming and beautiful atmosphere.

- + ***“This is like a resort; I want to spend all my time here.”***
- + ***“Wow! This looks modern and is nice, clean, and provides fun activities.”***



Sense of Community Pride and Ownership:

The community wants to feel proud of their recreation center and be able to show it off to visitors, with a sense of ownership and belonging.

- + ***“I would want to see a warm inviting welcome area for Sun City that showcases what the area provides.”***
- + ***“This is a modern facility -not aimed for old people but aimed for the interests of my generation.”***



Importance of Safety and Accessibility:

Residents emphasize the importance of safety and accessibility features, such as secure entrances, adequate lighting, and easy ingress/egress.

- + ***“Safe and impressed with how the money was spent.”***
- + ***“They should feel welcomed by seeing the design is thoughtful and inclusive to the aging community with an emphasis on the physical accessibility to every area to move around and participate in all Mountain View has to offer.”***



Need for Fiscal Responsibility and Transparency:

Residents express concerns about costs, allocation of resources, and the planning process, emphasizing the need for fiscal responsibility, transparency, and community engagement.

- + ***“Yeah, I was one of the naysayers, didn’t want to spend the money, but now I realize you got to keep the Sun City amenities fresh, and updated in order to enhance our lives and our community.”***

Visioning Deck | Question 5 -

What do you consider to be the biggest challenge in ensuring the development of a Recreation Center that the community can take pride in?

Why we asked this:

Overcoming Obstacles: Uncovering the Biggest Challenge in Creating a Pride-Worthy Recreation Center

This inquiry acknowledges that the path to creating a truly exceptional community hub is fraught with obstacles, and seeks to identify the most significant hurdle that must be overcome.

At its core, this question recognizes that the development of a pride-worthy Recreation Center is a complex, multifaceted endeavor. It involves navigating a delicate balance of competing interests, priorities, and resources. By pinpointing the biggest challenge, stakeholders can focus their efforts on addressing the most critical issue, ensuring that the final product meets the community's lofty expectations.

SUMMATION

Question 5 - What do you consider to be the biggest challenge in ensuring the development of a Recreation Center that the community can take pride in?

Residents are empowered by a shared vision for a vibrant and inclusive community. They acknowledge the challenges that lie ahead, including: overcoming resistance to change and innovation, ensuring transparency, accountability, and data-driven decision-making, managing the influence of special interest groups, and preserving Sun City's identity and image.



Improve Decision-Making Processes:

Address the RCSC board and implement a process to make timely decisions by establishing clear decision-making protocols, ensuring transparency, and encouraging collaboration among board members.

- + ***“Getting the community to accept that everyone cannot be pleased by the plan that is developed and secondly, getting the board to pass the plan in spite of not being able to please everyone.”***
- + ***“Overthinking - a lot of us are going to be dead before Sun City makes one update.”***
- + ***“Time. Quit the stalling. We have waited long enough.”***



Enhance Engagement and Communication:

Foster open communication between the design team and residents through regular updates, town hall meetings, and online forums.

- + ***“Too many opinions.... Take a condensed and move forward after this feedback sessions. Seems to make sense to keep PAC there.”***
- + ***“Politics are the biggest pitfall in any project. The opinions of the residents of Sun City should be taken more into consideration.”***



Balance Competing Interests:

Develop a prioritization framework to balance the needs and wants of various special interest groups, such as pickleball enthusiasts, while ensuring that decisions benefit the community as a whole.

- + ***“Don't try to satisfy everyone. Come up with an affordable budget and apply the upgrades to activities that maximize participation.”***
- + ***“Too many opinions, continued meetings and not taking action.”***
- + ***“Trying to please everyone and catering to the loudest complaints rather than looking at what brings the most benefit to the most people, based on reliable information.”***



Address Financial Concerns:

Develop a comprehensive financial plan that addresses budget constraints, ensures cost-effectiveness, and provides transparency into financial decision-making to alleviate concerns about overspending.

- + ***“Cost, of course! The change in leadership creates loss on continuity in long term project planning and management.”***
- + ***“Must be cost effective and reasonable financially relative to what we are getting in return.”***



Foster Collaborative Leadership:

Ensure that the RCSC board provides strong, responsible leadership by promoting collaboration, trust, and cooperation among board members, and by encouraging community involvement in decision-making processes.

- + ***“Probably the largest pitfall is trying to do ALL for ALL people. I think a vision in which the sun of our facilities offers something for everyone is an achievable goal.”***

Guiding Principles and Themes



Preserving Existing Amenities:

Maintain and enhance existing beloved facilities.



Enhancement of Pool and Aquatic Amenities:

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Sustainability and Maintainability:

Prioritize environmentally friendly and fiscally responsible solutions to ensure long-term sustainability.



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The community is thrilled and relieved that renovations are moving forward, with high expectations for excellence and a desire for impressive, high-quality facilities.

Guiding Principles and Themes



Efficiency and Effectiveness:

Ensure that facilities are well-maintained, modernized, and optimized for maximum usage and benefit.



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Ensure that the RCSC board provides strong, responsible leadership by promoting collaboration, trust, and cooperation among board members, and by encouraging community involvement in decision-making processes.



Enhance Engagement and Communication:

Foster open communication between the design team and residents through regular updates, town hall meetings, and online forums.



Improve Decision-Making Processes:

Address the inability of the RCSC board to make timely decisions by establishing clear decision-making protocols, ensuring transparency, and encouraging collaboration among board members.



Renovation and Modernization:

Update facilities, including the fitness center, theater, and performing arts center, to ensure they are modern, safe, and accessible.



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Fiscal Responsibility:

Manage costs and resources effectively to ensure that the renovation is affordable and sustainable.



Efficiency and Effectiveness:

Ensure that facilities are well-maintained, modernized, and optimized for maximum usage and benefit.

How will we use the Guiding Principles to inform our decision making about Mountain View Recreation Center?



Preserving Existing Amenities:
Maintain and enhance existing beloved facilities.



Inclusivity and Accessibility:
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Quality of Life and Enjoyment:
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Facility Condition Index and Assessment

What is FCI?

The FCI provides a measure of the “catch-up” costs of a facility and is typically derived from a Facility Condition Assessment (FCA) carried out by an experienced consulting team.

It is important to note that FCI is a measure of condition relative to the reproduction cost of the building.

Purpose of the FCI

+ To assist in making resource allocation decisions amongst the buildings in a portfolio, particularly with limited budgets that are not adequate to address the deferred maintenance in all the facilities. It is therefore a means of identifying priorities.

+ To determine the annual reinvestment rates to prevent further accumulation of deferred maintenance.

+ To calculate catch-up costs.

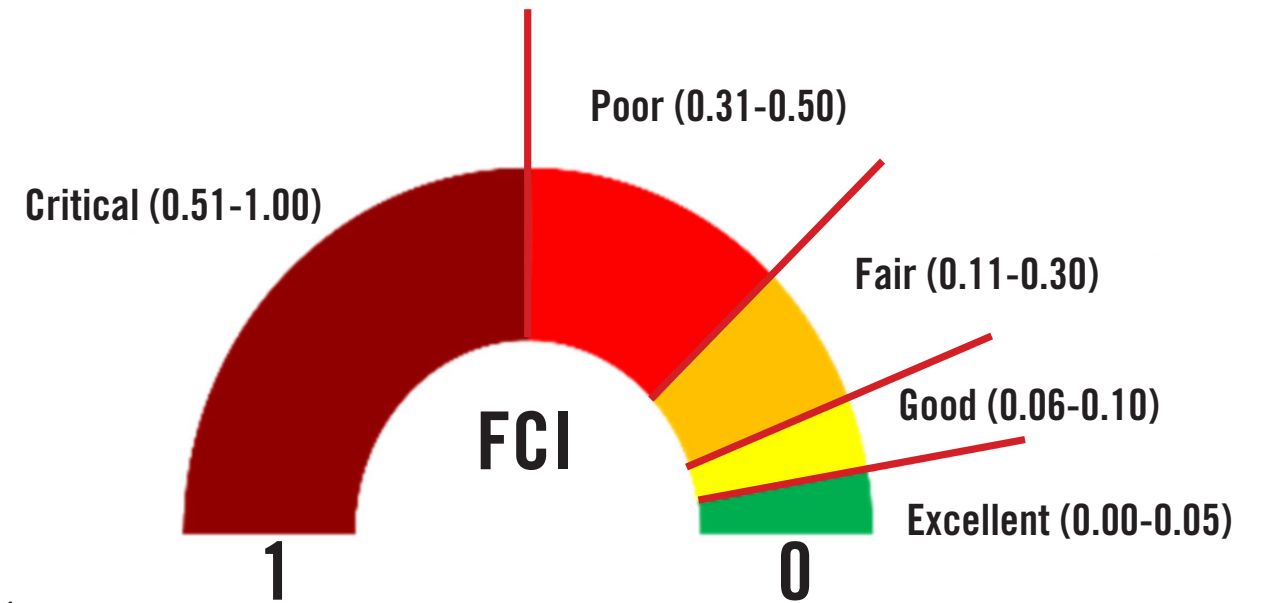
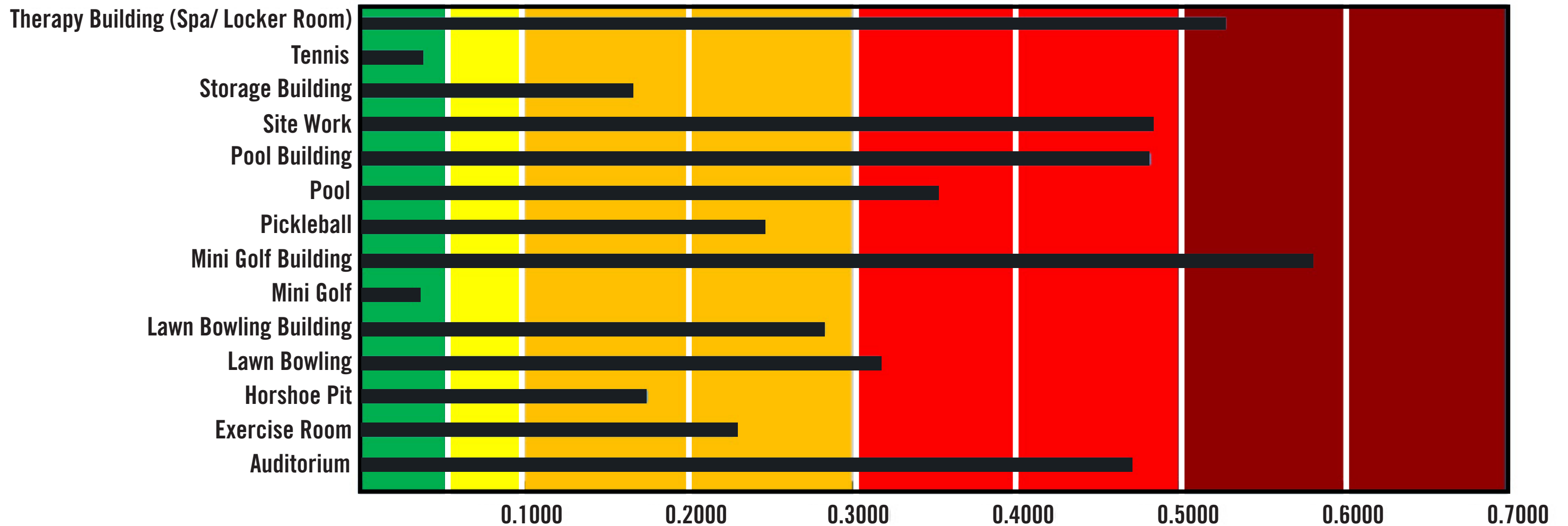


Figure 1- FCI Scale Diagram



Figures Above - Selection of Facility Condition Assessment Areas

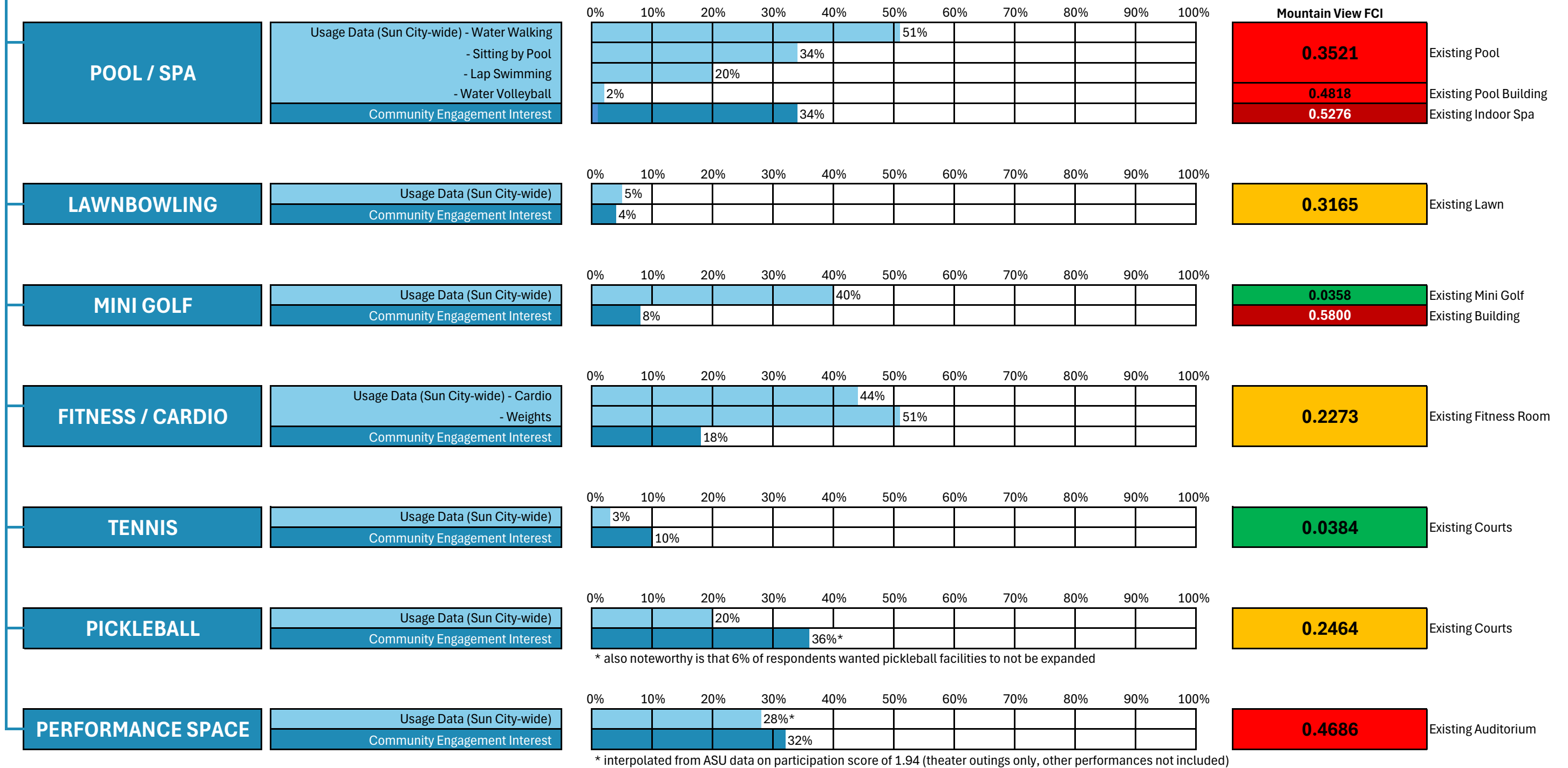
Facility Condition Index and Assessment



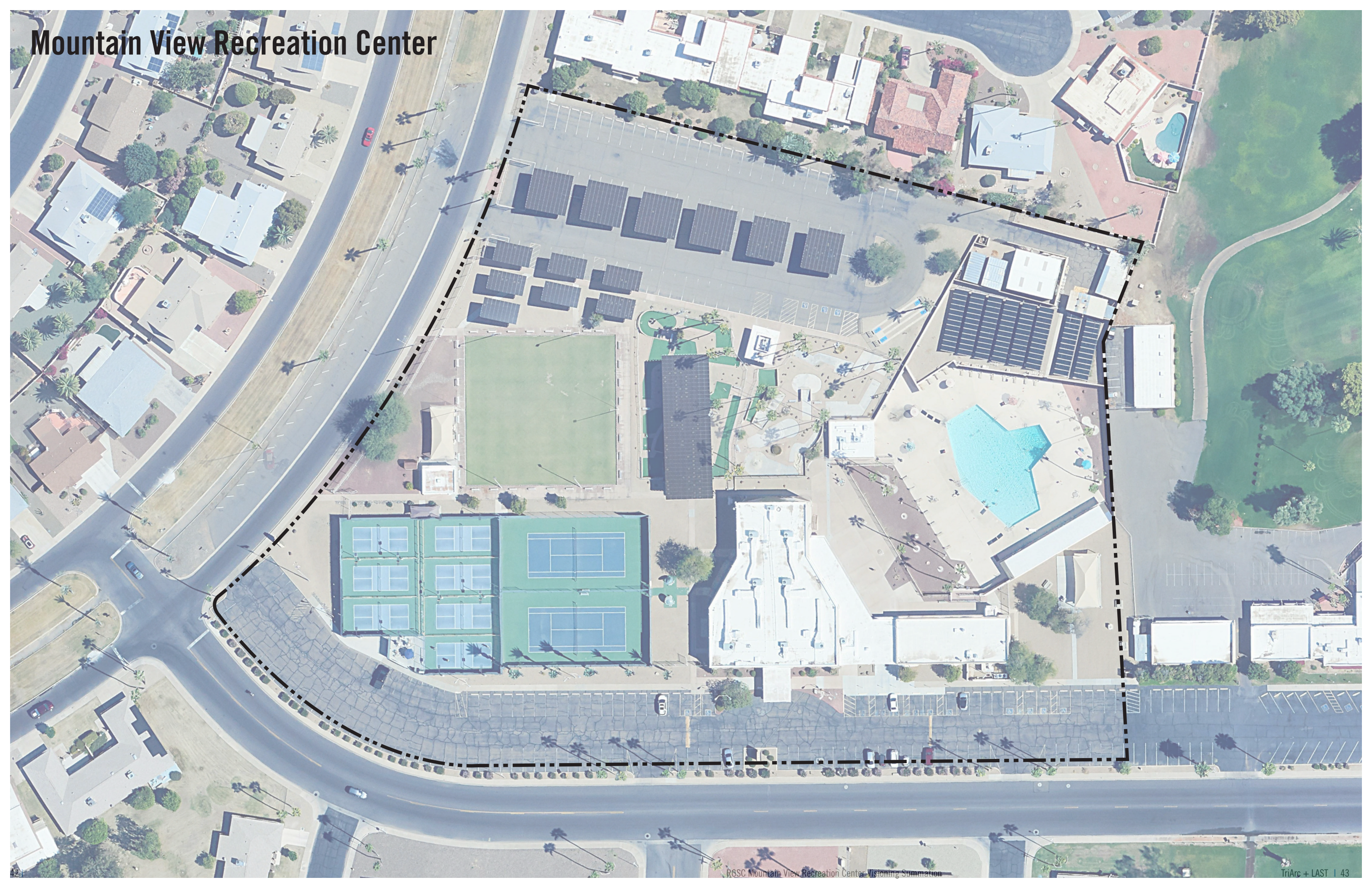
Figures Above -
Mountain View FCI Areas derived from the Facility Condition Assessment

How can we overlay the FCI data over Mountain View to allow for effective and informed decision making?

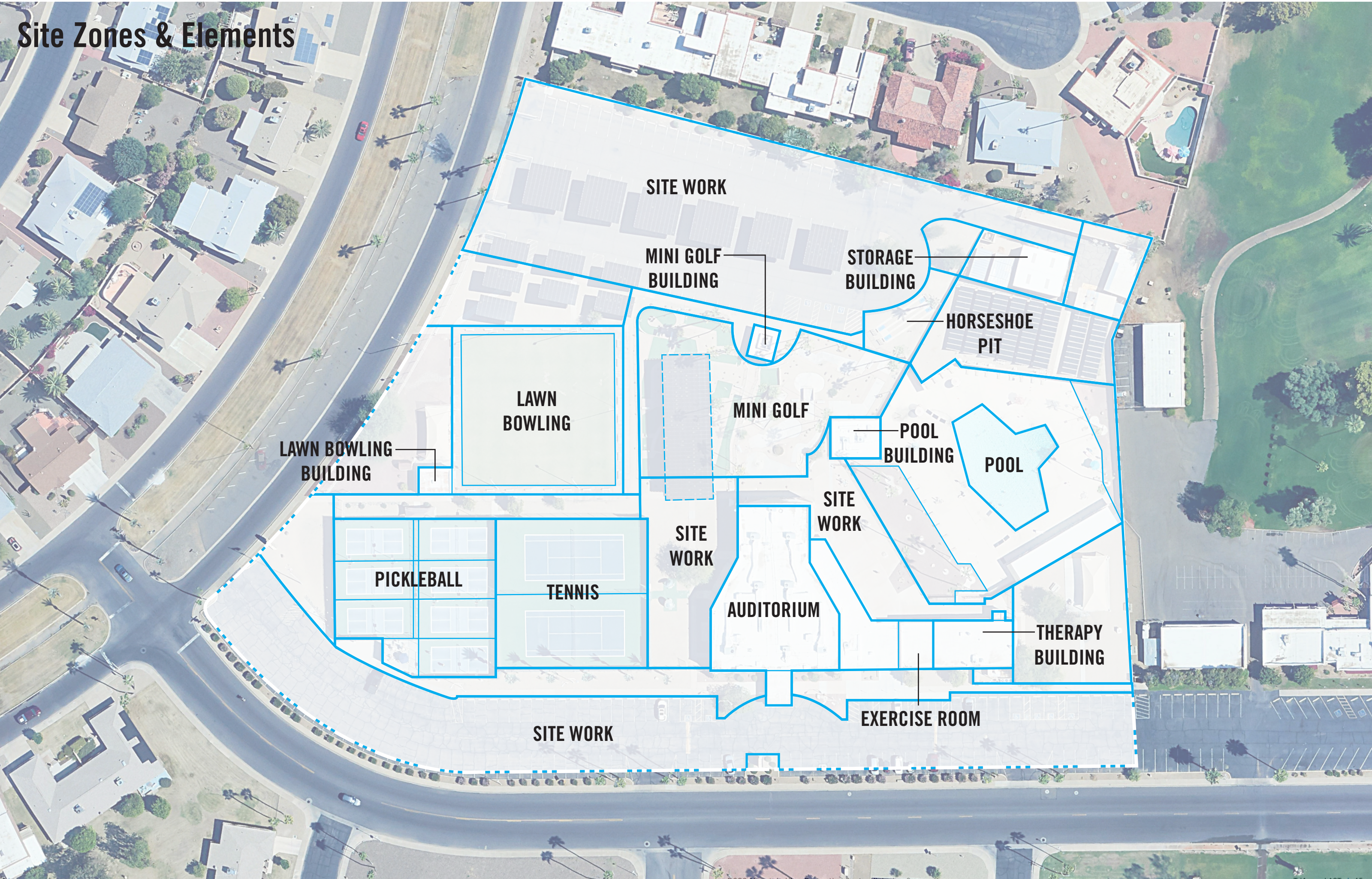
DATA COMPARISON



Mountain View Recreation Center

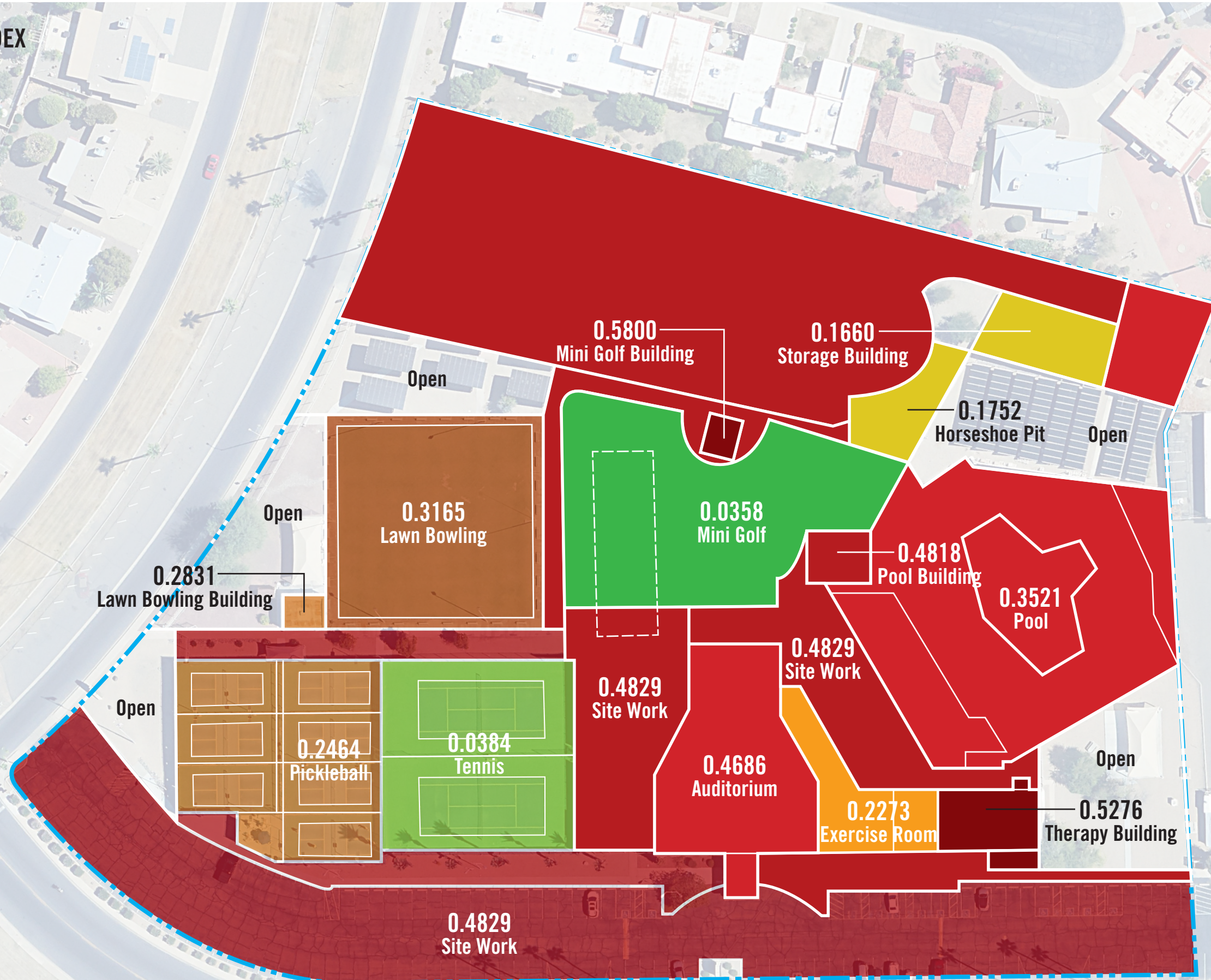


Site Zones & Elements



FACILITY CONDITION INDEX

0.501-1.00	CRITICAL
0.451-0.50	POOR
0.376-0.45	
0.301-0.375	
0.201-0.30	FAIR
0.101-0.20	GOOD
0.051-0.10	
0.026-0.05	EXCELLENT
0.00-0.025	



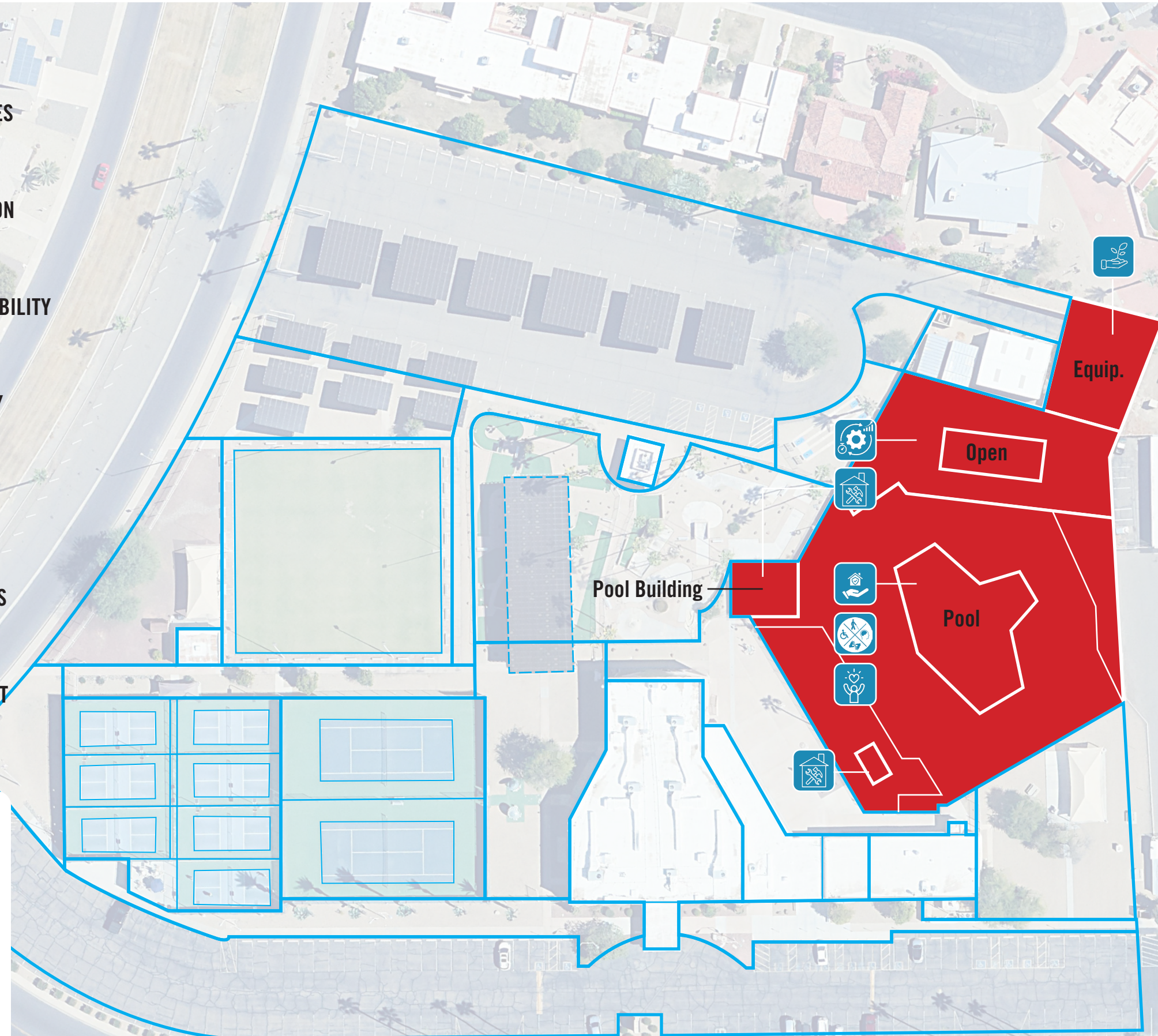
GUIDING PRINCIPLES

-  PRESERVING EXISTING AMENITIES
-  RENOVATION AND MODERNIZATION
-  SUSTAINABILITY AND MAINTAINABILITY
-  INCLUSIVITY AND ACCESSIBILITY
-  FISCAL RESPONSIBILITY
-  EFFICIENCY AND EFFECTIVENESS
-  QUALITY OF LIFE AND ENJOYMENT

DATA ANALYSIS

<u>Building Assessment</u>	
Deferred Maintenance Cost	\$287,770
Building Worth	\$670,000
FCI	0.3521
<u>Community Usage Rate</u>	
Water Walking	51%
Lounging	34%
Lap Swimming	20%
Water Volleyball	2%
<u>Community Outreach Interest</u>	
Interest	34%

Course of Action
 + POOR Condition
 + HIGH Usage
 + HIGH Interest**DEVOTE RESOURCES to UPGRADE/ENHANCE**



Community Outreach APPROACH

- + Keep the iconic wading pool and enhance it with resort style amenities while providing universal accessibility.
- + Supplement the resort pool with a new, modest lap pool to provide exercise opportunities.
- + Replace the indoor existing spa with an outdoor spa to support ease of access between aquatic elements.
- + Replace the existing cool deck while implementing more opportunities for natural and built shade.
- + Renovate pool building.

GUIDING PRINCIPLES



PRESERVING EXISTING AMENITIES



RENOVATION AND MODERNIZATION



SUSTAINABILITY AND MAINTAINABILITY



INCLUSIVITY AND ACCESSIBILITY



FISCAL RESPONSIBILITY



EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT

ENTRY, EXERCISE, & THERAPY ROOM

Community Outreach APPROACH

- + Enhance entry to support secure access while integrating with the adjacent, multiple functions.
- + Relocation of the therapy pool to the aquatics area opens up space to expand fitness and wellness areas east.
- + Reimagine interior and exterior spaces to have greater indoor/outdoor connections to support a variety of use types.
- + Supplement existing equipment to support holistic wellness offerings for all ranges of ability.
- + Provide supporting locker and restroom facilities that support current needs and use.

DATA ANALYSIS

Building Assessment

Exercise Room

Deferred Maintenance Cost \$83,200
Building Worth \$300,000
FCI 0.2273

Community Usage Rate

Cardio 44%
Weights 51%

Therapy Building (Spa/Locker Room)

Deferred Maintenance Cost \$733,737
Building Worth \$1,140,000
FCI 0.5276

Community Outreach Interest

18%

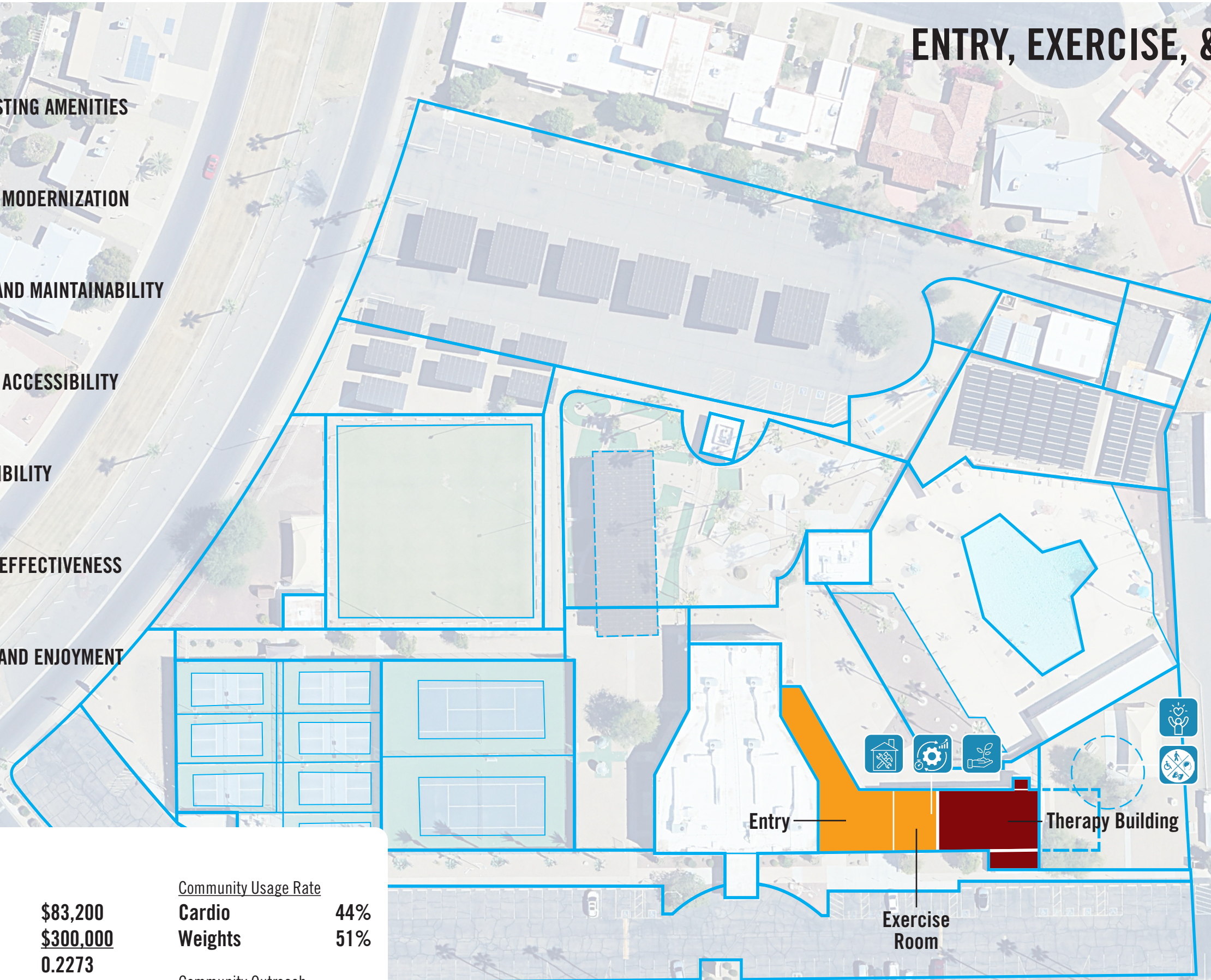
Course of Action

+ **CRITICAL** to **FAIR** Condition

+ **VERY HIGH** Usage

+ **FAIR** Interest

DEVOTE RESOURCES to UPGRADE/ENHANCE



Entry

Exercise Room

Therapy Building

GUIDING PRINCIPLES



PRESERVING EXISTING AMENITIES



RENOVATION AND MODERNIZATION



SUSTAINABILITY AND MAINTAINABILITY



INCLUSIVITY AND ACCESSIBILITY



FISCAL RESPONSIBILITY



EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT

DATA ANALYSIS

Building Assessment	
Deferred Maintenance Cost	\$2,825,555
Building Worth	\$4,942,800
FCI	0.4686

Community Usage Rate
Performing Arts 28%*

Community Outreach
Interest 32%

*Interpolated from ASU data on participation score of 1.94 (theater outings only, other performances excluded)

Course of Action

- + **POOR** Condition
- + **CONSIDERABLE** Usage
- + **CONSIDERABLE** Interest.....**DEVOTE RESOURCES to MEET NEED**

AUDITORIUM

Community Outreach APPROACH

- + Performance and associated programs remain at Mountain View Recreation Center.
- + Performance space to provide a unique to Sun City, tiered/sloped floor audience experience. The performance space will be studied and sized to maximize year-around use.
- + Supporting stage and sound facilities to be right-sized to scale and extent of events hosted.

Auditorium

GUIDING PRINCIPLES



PRESERVING EXISTING AMENITIES



RENOVATION AND MODERNIZATION



SUSTAINABILITY AND MAINTAINABILITY



INCLUSIVITY AND ACCESSIBILITY



FISCAL RESPONSIBILITY



EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT

DATA ANALYSIS

Building Assessment
 Deferred Maintenance Cost \$46,500
 Building Worth \$993,675
 FCI 0.0384

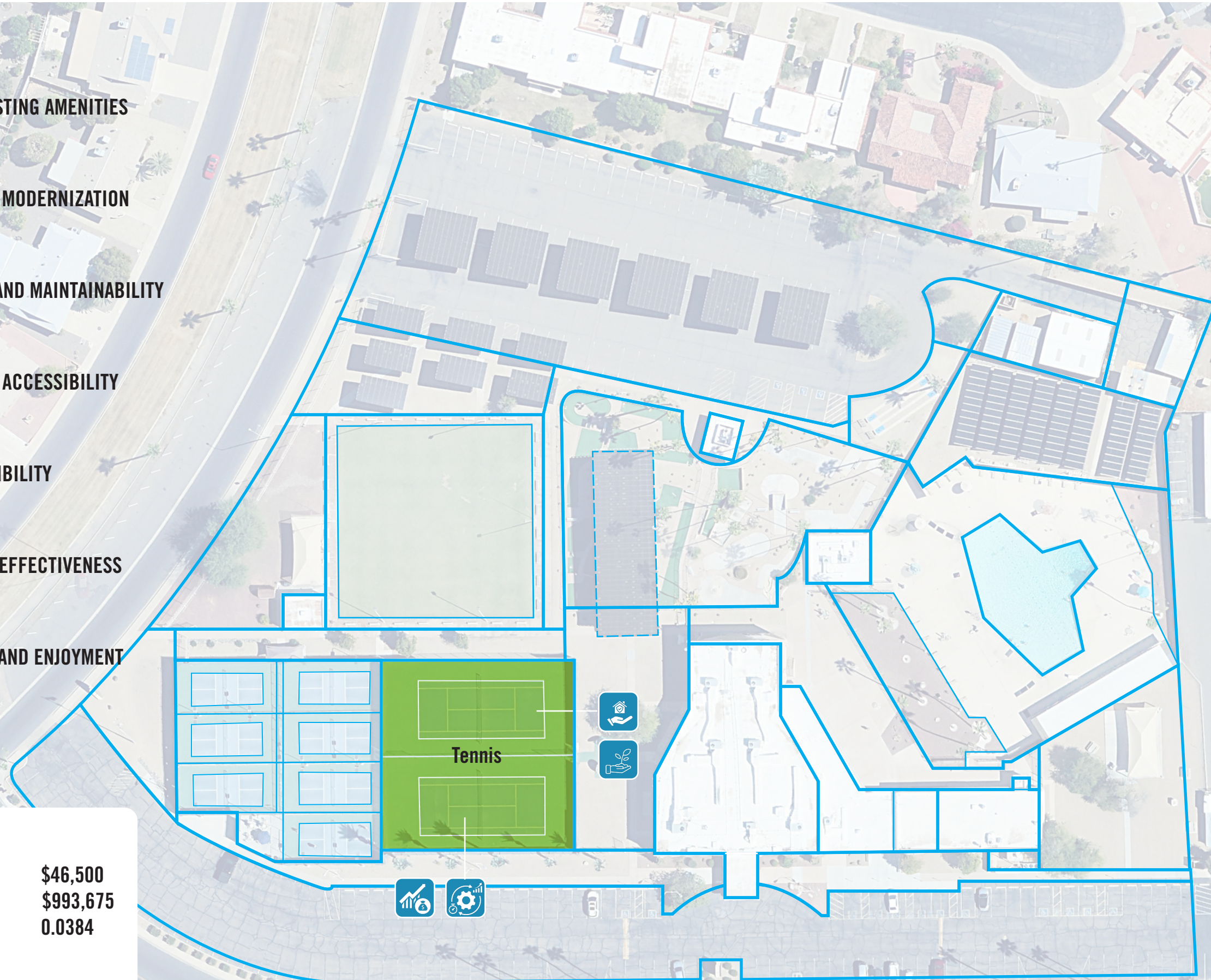
Community Usage Rate
 Tennis 3%

Community Outreach
 Interest 10%

Course of Action
 + EXCELLENT Condition
 + LOW Usage
 + SOME Interest **MAINTAIN or REPURPOSE**

Community Outreach APPROACH

- + The recent renovation of the tennis courts is acknowledged with the amenity maintained and integrated into the overall Center renovation.
- + Multi-use court sport opportunities are explored.



GUIDING PRINCIPLES



PRESERVING EXISTING AMENITIES



RENOVATION AND MODERNIZATION



SUSTAINABILITY AND MAINTAINABILITY



INCLUSIVITY AND ACCESSIBILITY



FISCAL RESPONSIBILITY



EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT

DATA ANALYSIS

Building Assessment

Deferred Maintenance Cost \$294,345
Building Worth \$978,975
FCI 0.2464

Community Usage Rate

Pickleball 20%

Community Outreach

Interest 36%*

*Note: 6% of respondents did not want pickleball facilities expanded



Course of Action
 + **FAIR** Condition
 + **NOTABLE** Usage
 + **HIGH** Interest.....**ENHANCE and CONSIDER EXPANDING**

PICKLEBALL

Community Outreach APPROACH

- + Existing pickleball courts are enhanced to provide new surfacing with improved supporting amenities.
- + Options for providing expanded use through shade/protection to be explored.
- + Explore expanding pickleball offerings through additional courts integrated into the Mountain View Recreation Center site.

Pickleball

GUIDING PRINCIPLES



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QUALITY OF LIFE AND ENJOYMENT



Lawn Bowling

Lawn Bowling Building

LAWN BOWLING

Community Outreach APPROACH

- + Update and maintain the lawn bowl and associated supporting infrastructure as needed.
- + Explore opportunities for the existing Lawn Bowl Building to support additional outdoor recreation activities to maximize use.

DATA ANALYSIS

Building Assessment

Lawn Bowling

Deferred Maintenance Cost \$115,320
Building Worth \$298,700
FCI 0.3165

Lawn Bowling Building

Deferred Maintenance Cost \$73,905
Building Worth \$214,000
FCI 0.2831

Community Usage Rate

Lawn Bowling 5%

Community Outreach

Interest 4%

Course of Action

- + **FAIR** Condition
- + **LOW** Usage
- + **LOW** Interest..... **MAINTAIN or REPURPOSE**

GUIDING PRINCIPLES



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QUALITY OF LIFE AND ENJOYMENT

MINI GOLF

Community Outreach APPROACH

- + Mini Golf, recently re-greened, is conserved and integrated into the overall Mountain View Recreation Center approach.
- + Mini Golf Building is renovated as needed to support the future operation and maintainability of the Mini Golf Course.

DATA ANALYSIS

Building Assessment

Mini Golf	
Deferred Maintenance Cost	\$7,750
Building Worth	\$177,450
FCI	0.0358

Mini Golf Building	
Deferred Maintenance Cost	\$119,590
Building Worth	\$169,000
FCI	0.5800

Community Usage Rate

Mini Golf 40%

Community Outreach

Interest 8%

Course of Action

- + **EXCELLENT** (course) to **CRITICAL** (building) Condition
 - + **VERY HIGH** Usage
 - + **LOW** Interest
- MAINTAIN and REPLACE BUILDING**

Mini Golf Building

Mini Golf



GUIDING PRINCIPLES



PRESERVING EXISTING AMENITIES



RENOVATION AND MODERNIZATION



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FISCAL RESPONSIBILITY



EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT



DATA ANALYSIS

Building Assessment	
Deferred Maintenance Cost	\$1,161,849
Building Worth	\$1,971,920
FCI	0.4829

Course of Action
+ POOR Condition
+ HIGH Usage..... **ENHANCE/UPGRADE to ALIGN with PRIORITIES**

SITE WORK

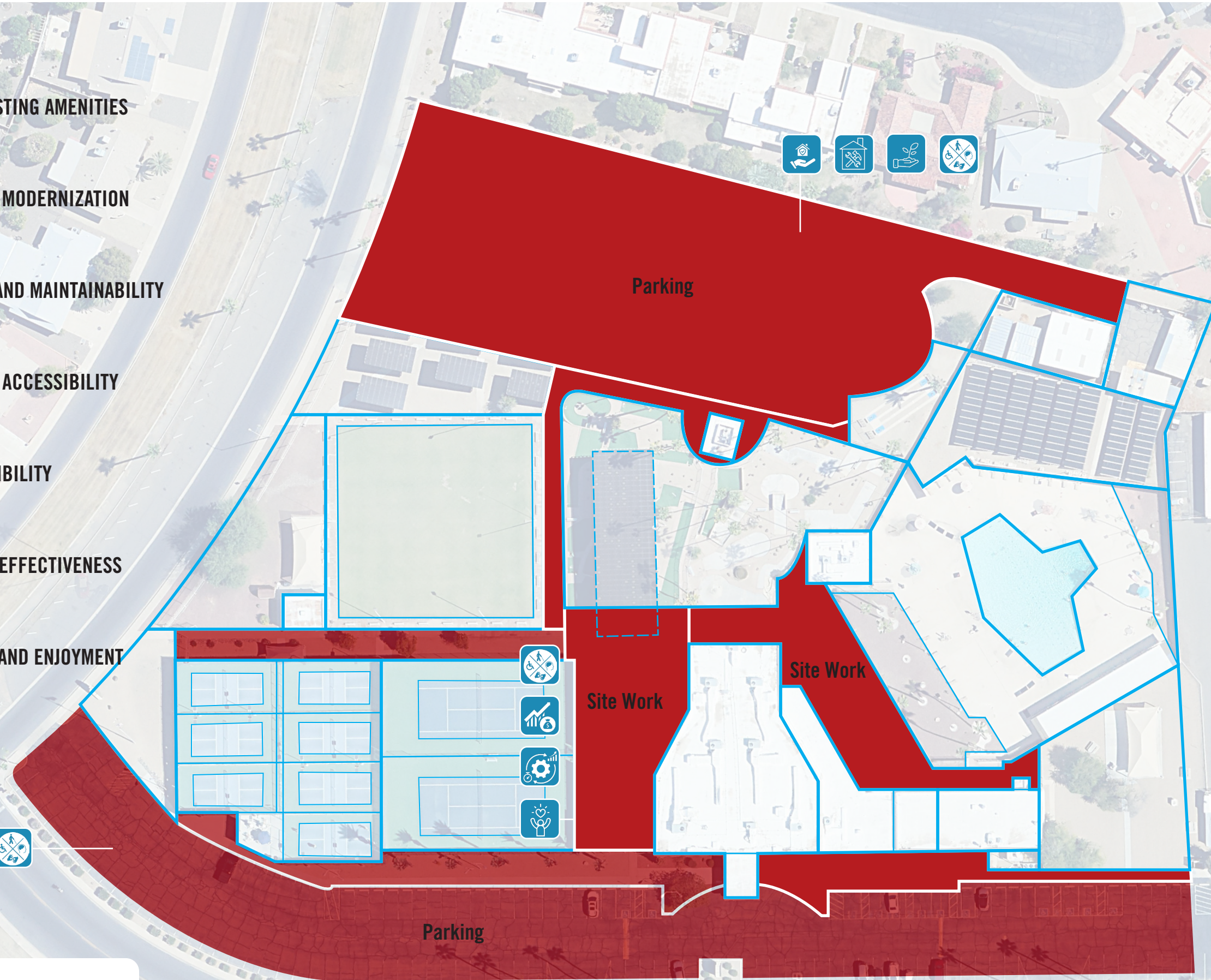
Parking Analysis

222 Total Parking Spaces (includes street)
 18,148/200 = 91 Parking Spaces Required
 (PAC Requires 75 Parking Spaces)
 Extra 167 Parking Spaces



Community Outreach APPROACH

- + Renovation and resurfacing of existing parking areas.
- + Expansion of accessible spaces as determined by the needs of the Recreation Centers of Sun City Community.
- + In-between/outdoor spaces become community/multi-use spaces in their own right through the use of low impact landscape and social infrastructure - seating, tables, shade.
- + Integration of accessible walking paths available for use at extended times.
- + Increased security measures to ensure the safety of the community with clear wayfinding for all those visiting.



Summary

	<u>10 YEAR DEFERRED MAINTENANCE COST</u>	<u>BUILDING WORTH</u>	<u>FCI</u>	<u>USAGE</u>	<u>INTEREST</u>	<u>SUMMARY</u>	<u>ACTION</u>
<u>Pool Area</u>							
POOL	\$287,770	\$670,000	0.3521	Water Walking 51%	34%	POOR Condition HIGH Usage HIGH Interest	ENHANCE and EXPAND
POOL BUILDING	\$324,461	\$552,000	0.4818	Sitting by Pool 34%			
				Lap Swimming 20%			
				Water Volleyball 2%			
<u>Fitness and Exercise Area</u>							
EXERCISE ROOM	\$83,200	\$300,000	0.2273	Cardio 44%	18%	CRITICAL to FAIR Condition VERY HIGH Usage FAIR Interest	ENHANCE and EXPAND
THERAPY BUILDING (SPA/LOCKER ROOM)	\$733,737	\$1,140,000	0.5276	Weights 51%			
<u>Performance Area</u>							
AUDITORIUM	\$2,825,555	\$4,942,800	0.4686	28%	32%	POOR Condition CONSIDERABLE Usage CONSIDERABLE Interest	UPGRADE to MEET NEED
<u>Tennis Area</u>							
TENNIS COURTS	\$46,500	\$993,675	0.0384	3%	10%	EXCELLENT Condition LOW Usage SOME Interest	MAINTAIN or REPURPOSE
<u>Pickleball Area</u>							
PICKLEBALL COURTS	\$294,345	\$978,975	0.2464	20%	36%	FAIR Condition NOTABLE Usage HIGH Interest	ENHANCE and CONSIDER EXPANDING
<u>Lawn Bowling Area</u>							
LAWN BOWLING	\$115,320	\$298,700	0.3165	5%	4%	FAIR Condition LOW Usage LOW Interest	MAINTAIN or REPURPOSE
LAWN BOWLING BUILDING	\$73,905	\$214,000	0.2831				
<u>Mini Golf</u>							
MINI GOLF COURSE	\$7,750	\$177,450	0.0358	40%	8%	EXC. to CRITICAL Condition VERY HIGH Usage LOW Interest	MAINTAIN and REPLACE BUILDING
MINI GOLF BUILDING	\$119,590	\$169,000	0.5800				
<u>Site</u>							
SITE WORK	\$1,161,849	\$1,971,920	0.4829			POOR Condition HIGH Usage	UPGRADE and ENHANCE to ALIGN with PRIORITIES
<u>Miscellaneous Areas</u>							
HORSESHOE PIT	\$1,550	\$7,250	0.1752			FAIR Condition	MAINTAIN
STORAGE BUILDING	\$32,500	\$160,500	0.1660				

Takeaways

There is strong alignment between the following:

- + The Recreation Centers of Sun City Mission and Values
- + The Community Outreach Respondents interests and priorities
- + The Sun City Community's amenity usage rates
- + The Mountain View Recreation Center's condition and maintenance needs

Combined, these alignments suggest a clear path forward:

Applying the existing Mountain View Recreation Center's amenity framework, determine the program for the following:

- + Aquatics
- + Fitness
- + Tiered-floor Auditorium and Supporting Spaces
- + Tennis
- + Pickleball
- + Lawn Bowling
- + Site Needs

Once understood, analyze the program both qualitatively and quantitatively, through the various lenses of:

- + Size (Test Fits)
- + Budget
- + Usage

RESULT: Right-sized amenities within a conceptual site plan and budget.



Visioning Summation Synopsis Mountain View Recreation Center

March 18, 2025



thoughtfully crafted by:



triARC
architecture & design

+ LAST ARCHITECTS