

# **A LONG RANGE FACILITY PLAN FOR GREEN VALLEY RECREATION**



**A policy framework for directing and managing growth and  
change for GVR facilities until the year 2012**

**January 2003**

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***GVR's Mission Statement: "To provide recreational and social opportunities that enhances the quality of our member's lives."***

## **FORWARD**

By 2012 membership in Green Valley Recreation is expected to grow to 25,000 individuals. To meet the needs of the membership and their guests requires prudent planning for the existing facilities and of additional facilities. This document provides not only an historical capsule of GVR facilities, but provides a guide for planning at existing and proposed new facilities. Careful planning will eliminate costly duplication of spaces for dedicated activities. It also provides spaces that will meet the needs of the expanding membership, and prevents costly "band aid" approaches to resolving space problems. Moreover it provides the foundation for financing the improvements. This is a key component in building a strong, healthy GVR.

Ed Coad  
Building Service Manager

## **ACKNOWLEDGEMENT**

### **The Board of Directors**

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Jeff Ziegler	Executive Director
Ed Coad	Building Services Manager
Penny Jansmann	Building Services Coordinator

## I. PREFACE

The *Corporate Policy Manual* states that the responsibility of the Planning and Evaluation Committee is to maintain a Planning System for GVR. Further it states that the Committee shall establish the responsibility of the Committee, the Staff, and the Board of Directors and develop, evaluate and implement the:

- (a) Annual operations plan,
- (b) The strategic short range plan (1 - 3 years)
- (c) The strategic long range plan. (3 - 10 years)

In addition, the Committee has as one of its objectives to: Revise the Long Range Facility Plan, to keep the plan current, provide development options to meet the needs of the members and update the priority list and project costs for the next ten years.

### **What is the long-range plan?**

- A policy framework for directing and managing growth and change for GVR facilities until the year 2012.

### **What is the responsibility of the Committee?**

- To make recommendations based on acceptable standards and sound planning principles, as proposed and presented by GVR staff.

### **What is the responsibility of the Staff?**

To provide information to the Committee that:

- Meets the changing needs of the members through flexible short term phasing, keeping the long-term goals in view.
- Evaluates the members' needs as individuals and as Clubs.
- Resolves planning issues identified through the member participation process.
- Ensures that development is harmonious with the Centers' and the communities' traditional character.
- Ensures the planning supports the economical, social and physical health of GVR.
- Establishes the required strategy for planned implementation.

### **What is the responsibility of the Board of Directors?**

- To support the vision for GVR by annually updating the strategic plan.
- To establish policies and to monitor compliance with those policies that supports the financial requirements of the plan.

## II. INTRODUCTION

Quality redevelopment of existing facilities is vital in the management of GVR. The staff builds the statistical base and provides plans based on the changing needs of the members. GVR has established a life cycle program on all facilities and visually inspects the facilities and updates the report on an annual basis. Annual operations and 3-year capital budgets are based on the information gathered. Staff then provides options to the Planning and Evaluation Committee (P&E). It is the function of P&E to evaluate recommendations to The Board for approval.

**The planning process can best be accomplished if the planning options are developed by the Staff, and provided to the P & E Committee, for their consideration and for their recommendations to the Board.**

GVR has prepared a number of planning documents over the past years. These papers define and outline elements of sound planning, planning tools and the steps to make this process occur. These documents should be referenced in reviewing this Long Range Facility Plan.

### **III. MEMBERS' PARTICIPATION**

In 1999 GVR conducted a Members' Needs Assessment Survey. Some important trends are evident based on this survey and earlier surveys prepared in 1988, 1991, and 1996.

A number of the significant trends of the 1999 survey were:

- More of the present members are using the facilities, than in previous years.
- The largest percentage of members using the facilities participated in swimming, fitness, and attending events. These figures mirror past surveys and are up 2 to 5 percent since the 1996 report.
- Only 20% of the members did not utilize GVR facilities and/or services.
- Many members liked the convenience of their "local" facility and used this facility more often than other centers. This was similar to comments on previous surveys.
- Only 13% of the members perceived that the facilities were overcrowded.
- Eighty-two percent of those surveyed believed that growth in Green Valley is inevitable.

When presented with a list of possible capital development projects, members ranked a performing arts center, fixed seating at West Center, the completion of SRS, an enclosed swimming pool and a computer center at SRS as most important. A new administration building was ranked last.

All GVR facilities should provide members with a safe, comfortable environment for their specific activity. This includes proper lighting, heating and ventilation. Rooms must be of a size to safely meet the need of the activities. Although there may be a need to move toward more dedicated space, there are many activities that, because of their similar nature, can share the same space. At centers where there are a variety of activities taking place at one time; there is a perception that increased activities negatively impact the center and the community. This is particularly true with regard to parking at the satellite centers. GVR recognizes that Clubs need to be located where expansion can take place adjacent to their current facilities.

In 2001 GVR held a series of planning meetings to obtain comments from members with regard to planning matters. All Clubs were invited to send representatives to the meetings. Staff presented an overview on the LRFP and encouraged member and Club comments. The meetings generated a healthy interest in the future planning at GVR. A number of Clubs made additional presentations to staff or to the P & E Committee.

## IV. TRENDS AND SEASONAL USE

According to *Census 2000*, the median age of residents in Green Valley is 72 years. The single largest number of people is now in the 65 to 74 age group. GVR must plan for the younger population while meeting the needs of our older population. Chair lifts in many of our pools and spas, companion washrooms and change rooms make GVR more accessible to our older population. GVR must continue to lay the foundation for meeting the needs of the less mobile older population as well preparing for the younger population in the coming years.

GVR lacks adequate storage at many of the facilities. In addition to chairs, card tables and 6 foot tables, round tables have been added at our major centers to meet program needs. Moreover, items for special events such as concerts and Senior Games are stored at many Centers. With the addition of new clubs, there is also a need for further space for on-site club storage. It is estimated that GVR now provides approximately 1,200 to 1,500 square feet of club storage space. Clearly the trend is for more storage space at our major and satellite centers.

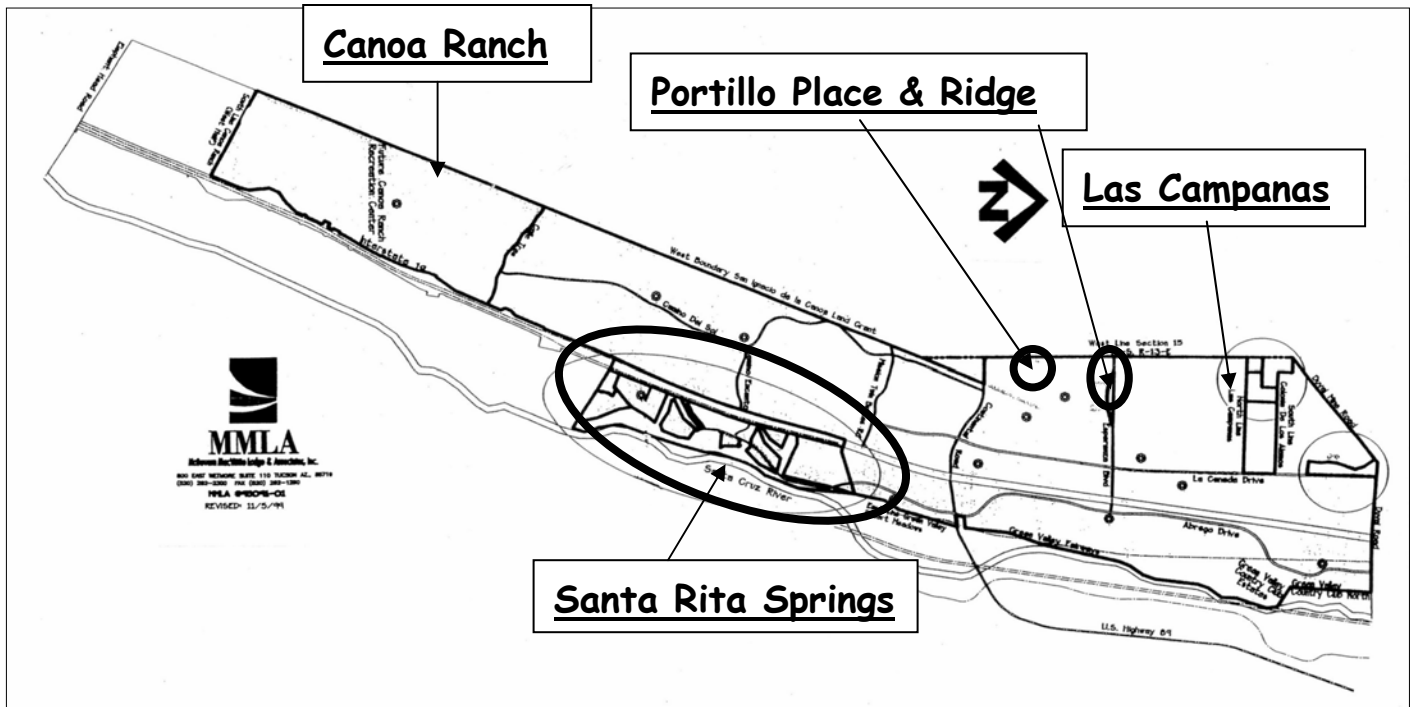
Although GVR uses historical data to predict growth, GVR experiences peak use of the facilities in the first quarter of each year. Attendance at GVR facilities in the first quarter is typically 30% higher than the 4<sup>th</sup> quarter, and 50% higher than the 2<sup>nd</sup> and 3<sup>rd</sup> quarters. Consequently, there is inadequate parking, meeting room space and most hobby and clubs experience space shortages during this time period. As GVR will continue to experience severe shortages of space during the “high season”, it is important to plan for the “shoulder” seasons (November, December or April, May) since it is too costly for GVR to build facilities to meet peak demands.

Working closely with the members and the P & E Committee, staff were able to develop a set of criteria to determine the time frame for the completion of projects over the next 10 years.

The criteria include:

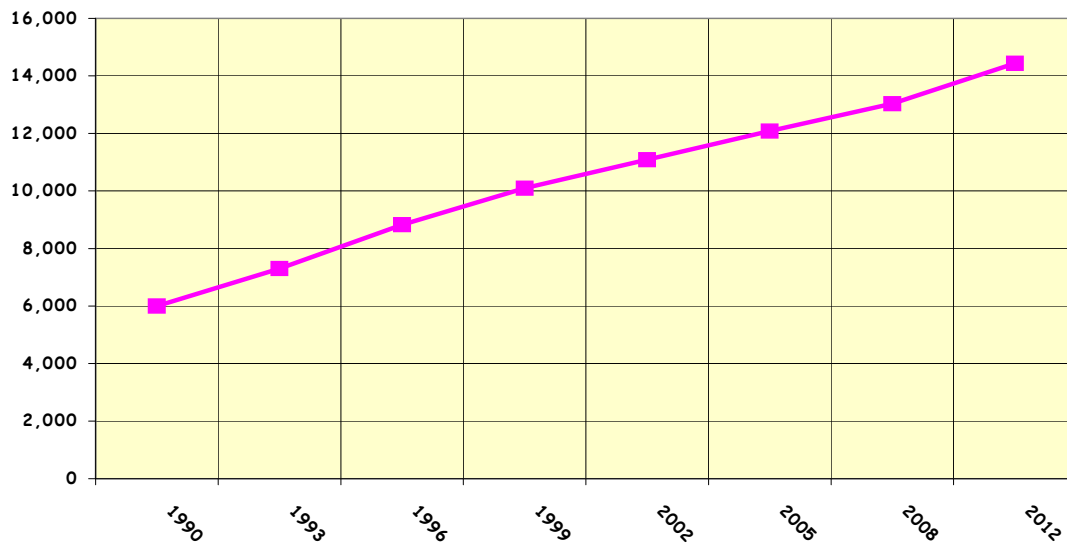
- Member's needs.
- Annual financial limits of \$350,000 for capital improvements and \$675,000 for building maintenance.
- Potential growth of membership and activities based on historical data.
- Consolidation of Clubs.
- Utilize the existing sites and buildings for future development.
- Plan Club locations so that there is space for future growth.
- Projected timeframe of build-out by the developers.

**The planning of all facilities must meet the present and future needs of the members.**



GVR boundaries have not changed until recently. The current boundaries are shown above. In 1995 GVR members voted to include the areas of Las Campanas, portions of Portillo Hills and Canoa Ranch. This expansion included approximately 2,600 acres. Between 1996 and 1999 the members voted to include 3 areas of Santa Rita Springs. Over the past 20 years GVR has grown between 4% and 5% annually. Since 1998, growth has slowed to 3%. Household membership in 2012 is expected to reach 14,000. ( 25,000 individuals). The chart below indicates the anticipated growth rate.

MEMBERSHIP GROWTH CHART



## V. EXISTING FACILITIES - SUITABILITY FOR EXPANSION

Green Valley Recreation owns and operates 12 recreation facilities, plus the Administrative Offices, located at the West Center site. There are two types of facilities: **Satellite centers** - small community centers primarily serving the needs of the individual communities; **Major centers** - providing activities that are geared to the larger community. The centers were built by the developers of the residential communities and are now owned, managed and maintained by GVR.

### THE SATELLITES

There are 6 satellite centers located throughout the community and designed for use by the residents living in the area. These neighborhood facilities include swimming pools and spas. Some centers have outdoor sports facilities such as shuffleboard courts, tennis courts or horseshoe pits. Over the years most open Ramada's have been enclosed and are now used as meeting rooms. Although these centers are now used by the GVR community as a whole, additional parking has not been provided except at Abrego North. Abrego South does provide an opportunity for expansion, without being intrusive in the community. The land, however, is located in the flood plain and is not suitable for permanent development. This site has previously been identified as a possible location for a future softball field and a picnic Ramada. In year 2000, a grassed area was irrigated and properly maintained for the use of croquet and other activities. An open-pit firing compound was constructed and is used by the Clay studio. A graveled parking area was developed near these areas to alleviate parking congestion.

#### Improvements at Casa Paloma II

*CPII was built in 1976. It consists of a pool and spa, change rooms, a meeting room of 800 sq ft including storage and 6 shuffleboard courts. There is parking for 24 cars. In 1980 a 523 sq ft addition to the meeting room was built and in 1992 the change rooms were renovated. In addition to serving the members in CPII it also serves the Country Clubs Vista area. The number of residential units in this area is 894. In 2001 there were 21,148 visits to CPII. There were 331 visits to the shuffleboard courts in 2001 compared to 85 visits to the courts at CPI. CPI located across street was built in 1973. Originally it served an area west of La Canada Drive, north of Esperanza Boulevard. When Las Campanas Recreation Center was built in 1996 immediately west of CPI, the population area served by CPI effectively shrank to 418 residential units.*

*Because of its strategic location, CPII and Las Campanas are well located to meet the needs of the members living in this area. Renovations to CPII in the future should recognize the importance of its location. Cost savings at this center could be achieved by installing solar collectors to supplement gas costs for heating the pool. Several other changes should be considered to make this center more efficient. Additional storage is required. The partition between the meeting rooms should be*

upgraded and new entrances added so that these meeting rooms can be used separately. Additional parking should be provided.

In 2002, GVR prepared preliminary drawings for renovations to CPlI and \$100,000 was budgeted for renovations in 2003. Because of priority changes this project had been postponed. With the additional changes being proposed this project should be scheduled over a two year period for 2004-2005. Firm costs should be obtained in 2004 and the project should be completed in 2005. With a total of 1140 sq ft construction costs will run about \$100 per square foot.\*

**Future development at the satellite centers is limited due to lack of parking. Planning must occur that does not negatively impact the neighborhoods.**

### THE MAJOR CENTERS

The major centers serve the community at large. Each center was designed independently of the other centers and serves a population of approximately 2000 homes. They are located on large parcels of land that vary in size from 5 to 10 acres. Over the years their use has evolved due to their location and design. In January 1996, GVR compiled a land inventory that indicated sites that would be suitable for expansion.

In the past, each center has been built as a stand-alone facility, designed and built by the developer. GVR then decides how to use the space. Some space has been dedicated for specific use, such as billiard rooms or ceramic studios; various groups or Clubs utilize other spaces for meeting rooms. Much of our space is multi-functional; that is, it is designed for a variety of applications. As GVR grows, there is a need to have spaces that are designed for specific uses. Over the years spaces have changed to meet the changing needs of the members. More recently the developers have included fitness centers as a key element.

Dedicated Outside Space for GVR Recreation and Hobbies (sq. ft.)													
Outside	Satellites	SRS	Las Campanas	Desert Hills	Canoa	West	East	TOTAL	Attendance				
			200		200			400	2001	2000	1999	1998	1997
Bocce									1,345	995	727	138	N/A
Shuffleboard	4,200			1,400		2,000	370	7,970	8,124	9,391	5,308	4,954	5,767
Swimming	60,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	270,287	285,357	275,605	254,673	257,109
Tennis			21,000	28,000	14,000	43,000	14,000	120,000	34,345	32,097	27,625	27,480	25,309
Volleyball							7,000	7,000	1,227	1,523	1,559	1,044	768
<b>Grand Totals</b>													
								255,370					

Each major center provides some unique opportunities for developing additional buildings on the site. As with all long-term plans, it needs to be recognized that as time elapses, plans must be reviewed and changed as required. How a site is utilized, depends upon its location and relationship to GVR facilities as a whole. There are some obvious advantages in developing one site over another for specific uses.

Dedicated Interior Spaces for GVR Recreation and Hobbies (sq. ft.)												
Inside								Attendance				
	SRS	Las Campanas	Desert Hills	Canoa	West	East	TOTAL	2001	2000	1999	1998	1997
Billiards			1,323		1,010	650	2,983	15,294	14,561	14,080	13,241	13,938
Ceramics			1,784				1,784	3,965	3,136	3,996	3,422	2,902
Clay Studio	4,300						4,300	8,741	7,520	8,007	4,283	6,157
Computer Club	4,970						4,970	13,304	18,760	19,087	20,004	15,288
Fitness Rooms	1,360	1,130	1,460	1,980		1,776	7,706	165,913	163,664	161,179	154,787	141,237
Lapidary			1,025		1,280	860	3,165	7,228	8,890	6,908	8,656	8,986
Racquetball		800					800	2,864	351	-	-	-
Table Tennis	2,400*						2,400	891	2,164	1,918	1,720	1,168
Woodshop					3,775		3,775	15,629	14,751	11,401	12,659	13,824
Total interior space (excluding Ramada's) 118,240 sq. ft Total meeting room area is 30,507 sq. ft 25% Room area for clubs and drop-in activities is 29,223 sq. ft 25% Washrooms, kitchens, lobbies, offices, etc. 59,050 sq. ft 50%												
*shared space in a meeting room												

**As the needs and the demographics of the membership change, we need to plan future development, by considering all major GVR Centers in relationship to each other.**

## EAST CENTER

Built in 1963

East Center had been leased until 1997, when it was purchased by GVR. During that time, GVR had maintained the facilities, ensuring that the buildings were in good repair and safe condition. The total site comprises the 5.43 acres where the building is located and the 1.7-acre parcel to the south known as the *Que Paso* site. The titles have since been combined. Its prominent location at the east end of Esperanza Boulevard, and its distinctive architectural style, make it a town landmark.

In 2002 an extensive construction program was completed. In addition to providing larger facilities for fitness and ADA change rooms and showers, a fire sprinkler and protection system was installed. The current replacement value is approximately

\$2,000,000. The center has served more as a community center than other major centers, and in the past has been home to the GVR administrative office, a community drop-in center, a community “meals-on-wheels” facility and the Computer Club. East Center supports several community functions such as a lapidary shop, an art room, billiards room, fitness room and is home to the Camera Club and the synchronized swimming *Aquabelles*. The Rose Garden in front of the center, which is maintained by the Green Valley Rose Society, is a major focal point in the community. Two tennis courts, two shuffleboard courts, sand volleyball court and a sports court are located at the facility.

#### Development Permit at East Center

*Any further development at East Center will require a Development Permit by Pima County. Once the plans are approved by the County, no changes will be allowed, even minor ones, without going through the entire process again. It is important to determine the ultimate plan for the site including a future building at the south end of the property. Earlier plans have indicated a new art studio complex at this location. Additional paved and lighted parking will also be required. With the completion of the improvements to the center in 2002, lack of parking has already become an issue at certain times.\**

## **WEST CENTER**

Built in 1975 & 1976

Because of its design, size and location, this facility has become home to most of the concerts and stage performances. It contains 27,000-sq. ft. of space currently valued at \$2,700,000. The stage lighting and sound system has been up-graded largely due to use by *The Valley Players*. The Center is located on an 8.5-acre site, with adequate parking in the heart of town. A separate craft building is home to the wood shop, lapidary and ceramics classrooms, billiards room and *La Teinda*, a small retail shop. The site also houses a major tennis complex, swimming pool, spa, and shuffleboard courts. The Administrative Office and Maintenance Shop are located on the East Side of the site. Although additions and renovations have been made to the office and shop, space continues to fall behind the needs of a growing staff. In 1995, GVR purchased an additional site (Wilson property) to the east containing 1.4 acres for future development. It is zoned CB -1. The site is currently being used for temporary parking. The site abuts Vista Hermosa and Via Arcoris Drives that serve West Center. The zoning supports a broad range of permitted uses that would suit all GVR's' needs. There has not been a *Specific Use Plan* developed for the property and this would be the first requirement. Development permit drawings need to be prepared. Pima County Development Department would review these plans and make recommendations to the Board of Supervisors for approval. The plans also would have to be reviewed by the Coordinating Council. This is a costly and time consuming process, and could take up to 10 months to approve. It could cost up to twenty-five thousand dollars (\$25,000) to complete this process. GVR would have to be very definite in its plans, as any changes would require a costly revision process. Once approved, construction drawings would be prepared and GVR would apply for a building permit.

Lack of parking at West Center is a concern for larger events. Adequate parking for this facility should be given first consideration on this site. This could limit the amount of space available for buildings. The development should be planned considering the ultimate plans for the entire West Center site.

West Center is composed of 5 main elements:

- The auditorium
- The crafts wing
- The swimming pool and shuffle board courts
- The tennis courts
- The administration building

The auditorium at West is the only facility that has been designed specifically for the performing arts. Dressing rooms are located back stage. The stage is generous with an adequate fly to accommodate lighting and small sets. Over the past years significant money has been spent to upgrade the lighting and sound system. This includes a motor to operate the drapes and a scrim. These improvements were largely funded by GVR from receipts from Valley Players' performances or directly from Valley Players.

West Center provides GVR the best opportunity to move to a dedicated space for a theatre with permanent seating. The timing of converting this space should correspond to the completion of the multi-use auditorium at Las Campanas. This is expected in approximately 5 years.

This facility would fit into the long term overall plan for theatre facilities in the community. West Center could accommodate 250 fixed seats comfortably; the proposed Performing Arts Center is projected to seat 400 to 500 people. The auditorium at the Sahuarita High School can seat approximately 1000 people. Along with the permanent seating, the lobby and existing washrooms should be renovated to provide better circulation space, and the existing kitchen should be converted to handicapped washroom. Presently the washrooms have not been up-graded to current ADA standards. This long-term plan is the most cost effective to provide GVR members with an excellent space for lectures, movies and the performing arts.

The craft wing has been ever changing since the building was completed in 1976, and is occupied by the Wood Workers Club, the Lapidary Club, a billiards room and La Tienda, a small members' gift shop. In 1998, the electrical service was up-graded and will serve the entire wing well into the next century. Depending on the growth and consolidation of the Clubs, there may be a need for future changes.

The pool serves an area already served by other GVR pools. Continental Vistas, Madera Vista, Casa Paloma I and II, East Center and Las Campanas pools are all located within 2 miles of West Center resulting in continued diminished attendance at West's' pool. Because of its central location, preliminary studies to enclose the pool have been undertaken. Being located in a commercial district, building a structure over the pool is less intrusive than at other locations. This pool location provides GVR with the best opportunity for community wide use, such as classes and expanded family use. Many members continue to urge GVR to provide an enclosed pool to serve the needs of those concerned about exposure to the sun and those who suffer from arthritis.

West Center tennis courts are home to tournaments, reservations and open play. The tennis Ramada is the focal point of reservations. Improvements to this area could make the Ramada area more functional and could be the focal point for added social activity. There is room at this site for 2 additional courts. This would provide members with 8 lighted courts. The site could accommodate permanent spectator seating. Renovating the present Ramada and reconfiguring the parking would provide GVR with a "tennis center" with resident pro, which would serve the membership for many years to come.

#### Development Permit at West Center

*The following projects at West Center are in the 10 year plan. As these projects will affect the entire site with regard to access and parking, it is important for the P & E Committee to have a Development Plan prepared for the entire site. The Development Permit process is a costly and lengthy one. It will be important to determine the ultimate plan for the site including the use of the Wilson Site when the Development Plans are prepared because once the plans are approved by the County, no changes will be allowed, even minor ones, without going through the entire process again. As activities increase at West Center, lack of parking will become an issue. Additional paved and lighted parking will be a part of the DP application. The DP plan will include the proposed projects listed below.*

#### Improvements to the West Center Tennis Center

*The Tennis Club, representing all tennis players, presented a proposal to the P & E Committee for improvements to the Tennis Ramada. There are an estimated 500 tennis players in GVR and it is expected that there will be 50,000 visits to the courts by 2006. The proposal would provide washrooms, additional space for storage, a small kitchen, and additional viewing space from the existing lower level and a new second level. A major expense would be for a new sewer connection in the street north of the tennis courts. The completed project would have a total of 3,800 sq ft of building and open deck on two levels. The cost would be \$40 per square foot. The Tennis Club has set a goal to raise \$30,000 for the project. Long range plans include the construction of 2 additional courts located immediately West of court one.*

#### West Center Woodshop

*The Woodworkers Club made a presentation to P & E Committee which stated their future needs. In 2001 the Club had 433 members and 17,628 visits to the shop. Based on the growth rate, it is estimated that the Club will grow to 630 members in 10 years. Because of the large investment in equipment and the nature of the activity, the Club believes that they can best serve their members from its present single location. The Club pays for the purchase of the equipment in the shop through fees and charges for their lockers. The value of the equipment is estimated to be worth over \$90,000. During the next 6 years, the Club plans to spend an additional \$24,000. In order to provide proper clearances around the present equipment, an*

*additional 480 sq ft is required now. To meet the anticipated growth of the Club, the current space of 3,760 will need to be expanded to 6,677 over the next 10 years. Although expansion into the lapidary and billiards would meet the long term needs of*

*the Club the space would be difficult to utilize and monitor. A combination of new space to the east of the shop and expansion into the lapidary shop is more ideal. GVR is restricted to new space of 1,999 sq ft without applying for a Development Permit from the County which is a costly and time consuming process. The cost of building an industrial type building is \$60 to \$70 a square foot.*

*Cover and Improvements to West Center Pool and Change Rooms*

*West Center pool has been identified as the best site to cover an existing pool. The location in a commercial district and central location provides the opportunity for community wide use, and for increased use for classes and family activities. Preliminary studies have been carried out to build a cover over the pool deck and spa. Responding to member interest and requests, this project has moved up in priority to 2004 -2005. Concept designs for the new Canoa Ranch Recreation Center have incorporated an enclosed pool in the plan. If this plan becomes a reality, the need for a second covered pool at West would probably fall to the bottom of the priority list.\**

## **DESERT HILLS**

Built in 1981

Desert Hills is a multi-function development containing an auditorium and meeting rooms, built around a pool and spa. It comprises a total of 20,000-sq. ft. on two levels and is currently valued at \$2,000,000. The two-story craft wing houses lapidary, ceramics and an art room on the upper level and billiards, exercise room, sauna and change/shower rooms on the lower level. The auditorium and meeting rooms are located on the upper level. The 8 shuffleboard courts, 6 that are covered, are located under the auditorium. There have been many changes made at this facility since it was built in 1981. In 1992 two shuffleboard courts were enclosed for use by the Computer Club. In 1994, the restrooms on the upper level were converted to a kiln room. In 1998 the Clay Club moved to SRS, and this space was converted for use by the Ceramics Club and an Arts Room. In 2002 the Computer Club moved to SRS which allowed renovations to the space in 2003 to allow billiards to relocate. Also in the spring of 2003, improvements were made to the washrooms and showers and the old fitness room was expanded into the former billiards area.

Desert Hills is located on an 8.5-acre site. It is large enough to accommodate an additional building. The proposed building location is just west of the auditorium, near the upper level main entrance. The building site is located on a natural rise overlooking the tennis courts to the South, with the Santa Rita Mountains in the background. Because of the sloping site, it would be cost effective to develop additional space at the lower level. This level corresponds to the entrance to the 4 tennis courts and the pool.

The site is large enough to support approximately 10,000-sq. ft. of building. This is total square footage, including any space that is developed on the lower level. At one time this site was proposed for the location of a new building for the Clay Club. Since that

time, the Clay Club has moved to Santa Rita Springs. The site could accommodate class, craft or meeting rooms or an administrative office. There is adequate parking on the site to support a new building. Additional parking would not be required. This project will need to be built in phases to meet the funding criteria of the Plan.

## **CANOA**

Built in 1990

Canoa serves the rapidly growing residential area in the south end of Green Valley. The site is a 5-acre site and has been fully developed. The major elements include a fitness room and a large meeting room of some 6,000 sq. ft that can be divided by a movable wall. This is the choice location for dance activities, as both rooms have wood floors. The lobby entrance is very generous and is located next to an exhibit space that serves as an art gallery. There is also a 25-meter pool and a spa. There are 2 tennis courts and 3 Bocce courts located adjacent to a small landscaped park and picnic area. Fairfield Homes built this Center in 1990 and this building comprises some 17,200-sq. ft. with a replacement value of approximately \$1,720,000. There is a covered Ramada adjacent to the pool.

Although attendance at Canoa has increased due to the addition of tennis and Bocce, attendance in fitness, swimming and programs has stabilized as the building has reached maximum capacity. Although the community surrounding the center has steadily increased, the area has now been built out.

Additional parking is required to support additional building space. Since there is no space to add parking stalls, the only possible development at this site is to improve the existing facility so that it is more functional for the members. A new kitchen will allow GVR to provide a complete range of facilities suitable for meal functions. In addition, the Ramada could be converted to a 1,200-sq. ft. meeting room. This is the only major center without a meeting space that compliments the auditorium space.

Because the space currently exists, the key to making this work is the relocation of the existing kitchen. Presently the service entrance to the kitchen is also the entrance used by the members and their guests. The plan is cost effective as the existing kitchen equipment can be relocated. Some new appliances would have to be purchased to provide food services for both rooms.

Many smaller meetings and classes are currently being held in the auditorium. This under utilizes the facility. Many groups prefer to meet here due to its location near their community. The open Ramada near the pool is used only occasionally. With the addition of the park space, this will become the preferred outdoor space as the landscape matures. The rear wall should be opened up to match the east wall.

These renovations will improve the use of the Center for meal events, and will improve the scheduling of smaller functions to enable the use of the major rooms for larger gatherings.

*Improvements at Canoa Hills Social Center*

*Canoa Hills was built in 1990. Because this center serves the rapidly growing area in the south end of the community this is GVR's busiest center. There were over 145,000 visits to this center in 2001. More than 98,000 visits were for social activities, many of these included food functions. Originally designed to service only half the auditorium, the kitchen is inadequate to service the entire auditorium. In 2000, plans were prepared to add a new, larger kitchen. It would be located on the west side of the auditorium and would provide more convenient service to both parts of the auditorium. A contractor's quote for \$147,000 was obtained in 2002. With a total of 1340 sq ft, costs will be \$110 per square foot.*

*Canoa Hills is the only major social center that does not have a small meeting room. The existing Ramada, located to the west of the pool, contains 1,250 sq ft. This space is seldom used and could be economically converted into a meeting room. Heating and cooling are the main requirements. It is estimated that the cost to improve this space would be \$45 per square foot.*

## **SANTA RITA SPRINGS**

Built in 1994

Santa Rita Springs, one of the newest centers, has been owned by GVR since 1996. There is a total of 28,600 sq. ft of building space located on a 5-acre site valued at \$2,860,000. It consists of 3 buildings joined together by a second story open deck. A pool and spa is located here. Originally 5000 sq. ft was completed in the Santa Cruz building. In 1998, with Developer initial fees, GVR completed 7000 sq. ft. in the Fiesta building. This included 4,000-sq. ft. clay studio, that is home to the Clay Studio, a meeting room of 1275 sq. ft. and storage and washrooms. On the deck above the Fiesta building, GVR also completed a small storage area and a service kitchen, designed to handle social functions held on the deck in addition to a shade structure next to the pool. In 1999 and year 2000, extensive renovations were made in the Santa Cruz building. A new laminate floor was installed in the Santa Cruz room and changes were made that increased the area and improved traffic flow in the fitness room. Another small meeting room was added and accessibility to the office was improved when the computer room was moved to East Center in 1999.

The Anza building contains a total of 16,000-sq. ft. between two floors. In 2001, 4,900-sq. ft. of space was developed on the lower level as a new facility for the Computer Club. This consolidated the space currently occupied by the Club at Desert Hills and East Center. On the upper level, 3,500-sq. ft. was developed for a meeting room and additional storage space and washrooms. The improvement was funded jointly by

Developer initial fees and GVR. This leaves 7,600-sq.ft. of shell space for development. GVR revised the Development Plan to allow for additional parking and a pedestrian bridge to the second floor. The additional parking and bridge is required by Pima County based on this revised Development Plan.

*Complete Shell Space at Santa Rita Springs including space for SRAL*

*The project included almost 28,000 sq ft of interior space. Only 5000 sq ft was completed when the Developer turned SRS over to GVR in 1996. In 1998 GVR completed 7,000 sq ft in the Fiesta Building and close to 9000 sq ft in the Anza Building in 2000. There remains 7000 sq ft of space to be completed. Although significant amounts of the project were completed by member initial fees, GVR funded portions of the costs of the improvements and of the parking and pedestrian bridge completed in 2002. The remaining space to be completed is enclosed, sprinklered, and with an adequate power supply. With a total of 7000 sq ft, construction costs will run \$55 to \$60 per square foot to complete this space.*

*The Santa Rita Art League (SRAL) made a presentation to the P & E Committee showing a need for dedicated space. Currently they meet in a number of the satellites and at the East Center art room. Because GVR is short of meeting room space, particularly in the busy winter months, consolidation of this activity into one location would free up space for other members that is in short supply. It is estimated that there were 1,496 visits to GVR facilities accounting for 5,344 hours by this group in 2001. SRAL identified the 3500 sq ft of space on the lower floor of the Anza building as adequate for a dedicated space for an art studio. Their major requirement is heating and cooling. Few partitions are required and floors and ceilings could be painted without any additional finishes. Because member visits*

*average 3 to 6 hours per visit, it is anticipated that this activity would not impact parking at the site. It is projected that these improvements would cost \$15 to \$20 per square foot.\**

## **LAS CAMPANAS**

Built in 1996

This recreation complex is currently being developed by Fairfield Homes in its new residential area of Las Campanas. Fairfield is developing this complex in 3 phases. Phase one and two have been completed and turned over to GVR. It consisted of a 25-meter pool, a spa, two tennis courts, 5,600 sq. ft building that includes a fitness room, meeting room, a building that will contain two racquetball courts (one which has been completed) and washrooms. These are valued at \$600,000. Fairfield will build the remaining 12,600 sq. ft of space out over the next 5 to 8 years on the 5-acre site. It will contain 4,500 sq. ft of auditorium space and a large kitchen. There will be 3 smaller multi-purpose rooms and related space. The site can also support a 5,000 sq. ft crafts/education building and washrooms. This is not part of the developers' commitment.

### *Complete Interior of 2<sup>nd</sup> Racquetball Court at Las Campanas*

*Phase II of Las Campanas including the racquet ball court building, washrooms and tennis courts were built in 1999. The building was built to house 2 courts and included heating and air conditioning and all electrical requirements. Only one court was completed at that time. When the second court is completed it can be used for other sports activities including aerobics, basketball & volleyball. With a total of 800 sq ft, the cost for completing the interior court will be \$45 per square foot.*

### *Phase III Las Campanas*

*Under the current agreement, plans call for the completion of 12,600 sq ft that includes auditorium space, meeting rooms, washrooms and ancillary space. This will be completed when the Developer closes on 850 homes. Originally scheduled to occur by December 2002, realistically the revised time for completion may be as late as 2007. The Developer Member Agreement has the provision for adjustments to be made from time to time. Given the crowded conditions at the center, particularly in the winter season, the final phase should be broken down into 2 phases with the next phase of 5,800 sq ft to be started at the close of 600 homes. At the end of December 2002 the Developer had closed on 496 homes. GVR should begin talks with the Developer to discuss scheduling the remainder of the project.\**

# CANOA RANCH WEST

Future

Fairfield has identified a site for a major recreation/social center in the proposed subdivision in the extreme south end of the community. The development is located in the southern part of Green Valley, south of Calle Tres at the extension of Camino del Sol, on the West Side of I-19. In late 2000, Pima County approved the development of some 2000 homes. In 2001 Fairfield sold some of its residential property to Monterey Homes. As the community grows, it is important that the recreation center develops quickly in order to not adversely impact other GVR facilities. A GVR Developer Committee is now working to strengthen our position at Canoa Ranch through the Developer Member Agreement of 1995.

## MEMBER SERVICES CENTER

Built in 1980  
Additions in 1989 & 1999

There is a need for additional space to provide better service to the members at the Membership Services Center (MSC). Since 1998, two meeting rooms have been lost. In 1999 GVR added a modular building on the site for a meeting room. This, however, is only a short-term solution. The Board approved renovations to MSC in the 2001 budget to enable staff to provide enhanced administration support to the members and the Board. Both class registration and ticket sales have been moved to the major Centers to relieve congestion at MSC.

Lack of additional parking at MSC cannot support major additions to the present building. If MSC was moved to another site, the Building Services portion of Administrative Services should remain at the present location. The storage and vehicle compound are an integral part of the Building Services Department, and would impact other sites that are located in residential areas. If the Administration function is moved, the present building will allow for expansion in the receiving, welding and wood shop area. Storage for inventory, that is currently located in other buildings, could be relocated to this single location.

**Each Major Center, because of its use and location, provides its own unique opportunity for development.**

## VI. FINANCING

GVR adds 400 new memberships a year. By the year 2010, GVR will need to accommodate 7,200 additional individuals. In 2000 the members voted

to establish a new source of funding. The *New Member Capital Fee* was established and is expected to generate approximately \$250,000 to \$300,000 a year. This new fee plus funds from the initial fees and interest income, is expected to provide around \$675,000 for the annual capital budget. In any given year half this amount is used for large maintenance projects. This leaves about \$350,000 to fund projects in the Long-Range Facility Plan.

**Financing is a key issue with regard to the planning process and the future of GVR.**

## **VII. SUMMARY OF REPORT AND RECOMMENDATIONS**

- **Adopt the principle that the planning process can best be accomplished if the planning options are developed by Management, providing options to the P & E Committee, for their consideration and for their recommendations to the Board.**
- **Plan future development, by considering all major GVR Centers in relationship to each other, to meet the demographics of the changing community.**
- **Develop Major Centers based on their unique use and location.**
- **Establish a priority list for all long-term projects and make this a part of the long-range plan.**

## **VIII. Appendix – Plans for:**

- **West Center**
- **Desert Hills**
- **Canoa Hills**
- **Las Campanas**
- **Santa Rita Springs**
- **Conceptual of Canoa Ranch**

**\* The information that appears in *italics* is supplementary information added in March of 2003.**

## IX. 10 YEAR PROJECT CHART

Costs are construction estimates shown in 2003 dollars. The chart does not represent all the projects that may be undertaken over the next 10 years. Projects are reviewed on an annual basis and are subject to change.

<b>2003</b>		<b>COSTS</b>
Desert Hills	Renovate change rooms, fitness and billiards	\$215,000
	<b>2003 - Total</b>	<b>\$215,000</b>
<b>2004</b>		
MSC	Renovate office/reception area	\$ 30,000
Las Campanas	Complete 2 <sup>nd</sup> racquetball court	\$ 36,000
Casa Paloma II	Renovations to change rooms and meeting rooms	\$114,000
SRS	Anza lower floor SRAL/washrooms	\$ 70,000
West Center	Development Permit Application	\$ 30,000
	<b>2004 - Total</b>	<b>\$280,000</b>
<b>2005</b>		
West Center	Improvements to Tennis Center	\$120,000
West Center	Improve and expand woodshop	\$130,000
East Center	Development permit Application	\$ 30,000
Canoa Hills	Enclose Ramada	\$ 56,000
	<b>2005 - Total</b>	<b>\$336,000</b>
<b>2006</b>		
Canoa Hills	New Kitchen	\$147,000
East Center	Paved and lighted parking area – south end	\$140,000
	<b>2006 - Total</b>	<b>\$287,000</b>
<b>2007</b>		
West Center	New paved and lighted parking	\$ 200,000
South Abrego	Parking and site improvements	\$ 100,000
Las Campanas	Complete 5,800 sq ft of hobby shop meeting room and washrooms	Initial fees
	<b>2007 - Total</b>	<b>\$300,000</b>
<b>2008</b>		
West Center	2 new tennis courts	\$100,000
West Center	Cover pool and improve washrooms <b>Phase I</b>	\$200,000
	<b>2008 - Total</b>	<b>\$300,000</b>
<b>2009</b>		
West Center	Cover pool and improve washrooms <b>Phase II</b>	\$300,000

		<b>2009 - Total</b>	<b>\$300,000</b>
<b>2010</b>			
Continental Vista	Washroom improvements		\$100,000
North Abrego	Washroom improvements		\$ 80,000
Desert Hills	Development Permit		\$ 30,000
		<b>2010 - Total</b>	<b>\$210,000</b>
<b>2011</b>			
East Center	New arts complex		\$350,000
		<b>2011 - Total</b>	<b>\$350,000</b>
<b>2012</b>			
West Center	Fixed seats in auditorium		\$350,000
		<b>2012 Total</b>	<b>\$350,000</b>

**This chart is subject to change. It is revised on an annual basis.**