

Recreational Amenities Committee (RAC)  
Minutes of Meeting, Monday, May 19, 2003

The meeting began at 7:00 p.m.

Roll call by Information Team Chair David Berman

Present were: Larry Attebery; David Berman; Bob Brill; Bob Collins; Susan Fried; Rich Fulton; Ginny Hermann; Alan Klein; Bill Marshall; Larry Minnick; Roy Montambeau; Lyndall Ruiz; Dick Sovde; Jack Sullivan.

Also attending were Keith Pickard, who is managing the amenities project for Del Webb, and Jess Holmes, architect for the project.

Keith Pickard described the process of hiring the architect. Webb sent requests for proposals to seven different architects, then narrowed the list to four firms, then two, finally hiring Holmes' firm, Dekker/Perich/Holmes/Sabatini. This is a local firm with offices in Green Valley, with the highly regarded Henderson Multigenerational Center as one of its recent projects.

Holmes presented two options for designing the two recreational buildings. Option A would keep the same configuration we have been working toward from the outset: about 40,000 s.f. in CAB-1 and about 10,000 s.f. in CAB-2. Option B would offer about 35,000 s.f. in CAB-1 and 15,000 s.f. in CAB-2. Holmes said the basic difference between the two choices is that the fitness component in Option B would be increased in CAB-2.

Pickard said that Del Webb wanted a balanced approach to on-site amenities, thinking of the needs of residents down the road, not just now. He said that dissatisfaction with the assignment of spaces at Sun City Summerlin was a guide that we can learn from.

Bob Collins added that Option B will improve controls by leaving us with only two fitness centers and monitoring obligations.

Pickard presented the following timeline for the project:

- ?? Programming phase – now through the end of May.
- ?? Schematic design, in which relationships and spatial requirement will be established – mid-July.
- ?? Mechanical design and drawings – early September.
- ?? Construction documents, permitting, bids, etc. – December.
- ?? Receive permits after several rounds of review by the city – late January, early February.
- ?? Break ground with a 12- to 14-month construction time – mid February.

Ginny Hermann said her numbers show 8,900 s.f. of additional fitness space. She asked what would be the use of all the locker and shower space that would initially go into CAB-1 under Option B. Pickard said the lockers would probably be an off-the-shelf product that would be transferred to CAB-1 when that building is ready. The CAB-1 fitness space would be used for crafts. The toilet facilities would be kept in CAB-1, but not sure about the showers.

Ginny asked if we had not discussed a pool for CAB-1. Keith said the assumption right now is for an outdoor pool at CAB-2. There are many monetary concerns, he said, if CAB-1 gets a pool. He also said current thinking is for an outdoor pool at CAB-2. He also said he's working on the co-gen issue for Del Webb, and will be meeting soon with a consultant to assess feasibility.

Dick Sovde said we've asked Del Webb to consider an indoor-outdoor pool at CAB-2.

Bill Marshall asked what the architect will be doing to make the job feasible as a "first-class community," when we'll have less recreational square footage per rooftop compared to SC Summerlin. Holmes replied that his firm is committed to architectural excellence, and Keith said the company looked at what the amount of adequate space should be, and said he believes we are comparable with similar communities.

Alan Klein said no one from Del Webb has committed to a timeline for CAB-2, the satellite facility. He said he's concerned about having people wait too long for fitness activities. He also asked whether the possibility of a second floor for CAB-1 was looked at.

Holmes said the added costs would reduce the total square footage of the building if we add a second floor.

Alan also asked what consideration had been given to reallocation of space in Anthem Center. Keith said too much retrofitting would be needed, which would be very expensive in such a specialized building. But he did say that space used by sewing & quilting could be easily diverted to other uses, as well as space used by billiards.

Alan asked if the square footage designated for performing arts is sufficient, saying he assumed the theater at Summerlin is much larger. Keith said the 6,000 s.f. penciled in for our facility almost completely mirrors the space at Summerlin.

Larry Minnick asked if the architectural style and look of the amenities will resemble the look of the existing Anthem Center. Keith said the overall style will be similar, but more functional.

Larry asked if Keith had seen our survey results, and Keith said he had. Larry said he is also bothered by the circulation allotment, asking if consideration has been given to having a series of exterior entrances, as at SC Summerlin, rather than an excessive amount of interior lobby space. Keith said that Summerlin has more room to handle parking for the several recreational buildings

they have there. Larry then asked if several of the dedicated areas could have their own entrances. Keith agreed, but said the city code has entrance requirements that could limit the number of separate entrances we have.

Larry asked why we can't retrofit the Anthem Center ballroom for performing arts. Jess said that a dedicated performing-arts space is much more desirable. Keith added that anything is possible, but that major infrastructure changes would be required. "We're contemplating a full performing arts facility," he said, which would be too big a job if we retrofit the ballroom.

Susan Fried asked about the possible second story for CAB-1. "Aren't we just talking about footing for it?" she asked. If we did that, Jess, replied, we'd have to build CAB-1 more as a "Type 2" building, with lots of concrete and steel to support the structure. It is possible, but the facility would have to be downsized.

Susan also noted that no space is yet dedicated to emergency preparedness. We're contemplating it, Jess said, but the committee will need to tell us where to put it. Susan also asked if there will be a kitchen at CAB-2. Keith said they are contemplating limited kitchen space, perhaps as part of the external amenities in a park-like setting.

Susan also asked what types of conversations have been held about an indoor/outdoor pool. Keith said they are thinking more of an enclosable outdoor pool.

Bob Brill asked what percentage of space is devoted to circulation at the Henderson Multigenerational Center. Keith said about 25 percent of the space is tied up in circulation.

Bob asked if a card room is planned for the multipurpose space, and Jess said yes. Bob also asked if Del Webb will be fully equipping the facilities they build for us, and Keith said yes.

Rich Fulton urged Del Webb to make any new pools deep enough to be "swimmable," and Keith said that is the goal.

Dick Sovde asked if anyone in the audience could speak to the question of the needs of the Security Patrol, and Bob Berman addressed these questions. Bob said the community will be sectored as we grow toward build-out. Keith said there is no question we need some sort of central dispatch function, probably tying to emergency preparedness, but he does not have all the answers yet. Bob added that a major reason added space is needed is that the Anthem area has been designated as an emergency center.

Roy Montambeau noted that people should not assume that everything is a resolved issue. "We're going to discuss these items first," he said.

Bill Marshall reiterated his belief that we will not have enough total square footage to be a first-class community.

Larry Attebery said that Anthem Center is so crowded for fitness activities that we need to address it now.

Larry Minnick asked where the spaces are for arts & crafts, table tennis and ceramics.

Bob Brill said the pool is a big issue, and Susan Fried expressed agreement. We want more pools, she said. Bob Collins said that building a “resistance pool” would allow users to swim against a current in a relatively small space.

Lyndall Ruiz added her support for an indoor pool, and also said that the performing-arts space should be fully and independently designed.

Roy said that the residents working on emergency preparedness should be ready to work with RAC very soon.

Ginny said we should consider maximizing the theater space for other uses.

Audience comments:

Shelly Kurzweil: The buildings should be functional, not fancy. Does not favor a dedicated theater.

Mary Ann Brim: Performing arts and circulation issues concern her. Wants to keep sewing & quilting space, and room for a store, in Anthem Center.

Ron Johnson: We need a warm-water therapy pool. And we should ask Del Webb for the actual cost figures for a Type-2 building.

George Freeman: Consider a 49,000-square-foot building for CAB-1, holding back 1,000 feet for CAB-2. The parking issue could be addressed. Keith replied that the code requires a certain number of parking spaces, and he also noted that the size issue is part of the original agreement.

Tony Savino: Will we be building a “real” woodshop, or just one for making basic crafts. Keith said he contemplates more of a full-fledged woodshop.

Bill Dunham asked how these two buildings relate to those originally promised by Del Webb, and Keith replied that he hasn’t been with the company long enough to know the history. Bill also asked why CAB-2 construction can’t be coordinated to be built earlier, and Keith said CAB-2 is keyed to the pace of home sales.

Bruce Talbert: Does not favor multiple outside entrances. Concerned whether the building are being designed for efficient maintenance, which we'll have to pay after we take over the buildings.

Lenny Barend: Said that when the woodshop was planned, his group was "promised" 2,500 to 3,000 square feet for a woodshop, rather than the 1,600 we are now looking at. Dick Sovde replied that the FacilCost Committee may have made such a promise, but RAC did not promise any specific square footage to any group. Keith added that the 1,600-square-foot woodshop at SC Summerlin has proved to be adequate.

Robert Zelitzky: RAC should consider only one building, as nice as we can make it. The current 50-percent of total residents should benefit more than those who will settle here later.

Fima Rollan: Why an outdoor pool that can be used only part of the year? Also, why a dry sauna but not a steam room? Dick Sovde replied that a steam room was deliberately left off the list, mostly due to health and sanitary issues.

David Anderson: Thanked RAC for supporting performing arts in the community. Said that performing arts is always an important part of community life.

Frank Stroschia: Put emergency preparedness where the largest building is. Also, place fitness activities as closely as possible so that expansion can take place if one activity proves more popular than another.

Darryl Fried: Move performing arts outside and put a swimming pool inside.

Bill Campbell: Keith and Jess should have prepared a PowerPoint presentation. Jess replied that he didn't know the turnout would be so large, as he thought he was to speak just before the full RAC.

Paul Harvey: Acoustics at the Henderson Multigenerational Center are poor. Performing arts should not be outside. Build a larger CAB-2.

Ron Johnson: Other facilities have retrofitted and expanded, so we should not dismiss that possibility.

More RAC comments:

Larry Minnick: A security system could be devised to handle multiple entrances. Parking can be addressed. Reconsider a steam room. The ballroom should be retrofitted for the performing arts.

Bob Collins asked Bill Campbell, who is president of the Financial Club, if his group would use a performing arts center for meetings, and Campbell answered, emphatically, yes.

David Berman: This shows how tough our job is. As long as everyone knew they are getting something, they were mostly happy, but now that we have to deal with the reality of space limitations, the job gets harder.

Ginny Hermann: Are we voting on choices tonight? Dick said no, we are just looking for guidance. Roy added that we're not done, we're still working on it.

The meeting concluded at 9:15 p.m.

Minutes prepared by David Berman.