



GREEN VALLEY RECREATION, INC.

10YR STRATEGIC MASTER PLAN

# Board of Directors Meeting

September 27, 2016

WSM  
ARCHITECTS

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# Project Team



ARCHITECTS



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## What we were tasked to do

- Building Assessment
- Member Outreach
- Space Needs Programming
- Conceptual designs for: Pickleball Center, MSC, Performing Arts Center
- Abrego North Pool as priority project

# Abrego North Center Replacement Pool - 2015



# Abrego North Center Replacement Pool - 2016



# Abrego North Center Replacement Pool - 2016





## GVR Mission and Values

“To provide recreational, social and leisure education opportunities that enhance the quality of our members’ lives.”

## Strategic Plan Goals

Create a road map that guides GVR into the future as:

- A world-class recreational system
- The number one destination of choice for retirement lifestyle
- A system that continues to add value to local real estate and to GVR member-owned properties
- Prepared to service the influx of Baby Boomer generation retirees
- Facilities that support programs Members of all ages



## Member Profile

- Approx. **23,000** Members in approx. **13,472** Member homes (1.7 per household)
- Potential growth of **8,405** Members in **4,944** new homes.
- Total of **30,000** members within your current boundaries



## Member Profile

- Baby Boomer and The Greatest Generation
- 36% snowbirds

GVR spaces should be sized to function harmoniously and safely during Peak Season

	GVR	QUAIL CREEK, ARIZONA	SUN CITY, ARIZONA	SUN CITY WEST, ARIZONA	SADDLE-BROOKE, ARIZONA	THE VILLAGES, FLORIDA	SUN CITY NEVADA
METRO AREA	TUCSON	TUCSON	PHOENIX	PHOENIX	TUCSON	ORLANDO	LAS VEGAS
Members/ Population	22,922	2,100	37,500	30,000	9,614	105,000	12,500
<b>Centers</b>	<b>13</b>	<b>1</b>	<b>7</b>	<b>4</b>	<b>4</b>	<b>57</b>	<b>4</b>
Billiards tables	11	2	12	30	2	68	1
Bocce Ball Courts	5	6	20	14	4	115	8
Fitness Centers	6	1	7	4	3	5	4
Indoor Basketball	0	0	0	1	1	2	0
Indoor walking track	0	0	2	1	0	4	0
Pickleball Courts	11	16	20	21	30	108	2
<b>Shuffleboard Courts</b>	<b>46</b>	<b>0</b>	<b>20</b>	<b>3</b>	<b>0</b>	<b>67</b>	<b>0</b>
Spin Bike Studio	0	0	3	1	0	4	0
Table Tennis	0	0	0	7	0	6	1
Tennis Courts	17	6	15	16	21	100	14
Volleyball Courts	2	0	0	1	0	2	0
Horseshoe Pits	8	2	10	4	0	85	2
<b>Arts &amp; Crafts</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>1</b>
Ceramics Studios	2	1	6	4	2	4	1
Clay studio	1	1	1	1	0	1	1
Glass studio	0	1	0	1	1	1	0
<b>Lapidary Studio</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>1</b>
Painting Studio	3	1	1	4	1	3	1
Outdoor Pavilion	0	0	1	1	0	9	0
Performing Arts Ctr.	1	1	1	1	1	1	3
Photography	1	1	1	4	2	4	1
Woodworking	1	0	3	1	0	1	1
Coffee Shop	0	1	5	9	3	60	0
Dance Studio	4	1	3	3	0	4	2
Dog Park	0	1	1	2	1	3	0
Picnic Areas	1	0	7	1	0	20	0
<b>Swimming Pools</b>	<b>12</b>	<b>1</b>	<b>7</b>	<b>6</b>	<b>8</b>	<b>57</b>	<b>4</b>

# Benchmarking – High

	GVR	QUAIL CREEK, ARIZONA	SUN CITY, ARIZONA	SUN CITY WEST, ARIZONA	SADDLE-BROOKE, ARIZONA	THE VILLAGES, FLORIDA	SUN CITY NEVADA
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Bocce Ball Courts	5	6	20	14	4	115	8
Fitness Centers	6	1	7	4	3	5	4
Indoor Basketball	0	0	0	1	1	2	0
Indoor walking track	0	0	2	1	0	4	0
Pickleball Courts	11	16	20	21	30	108	2
Shuffleboard Courts	46	0	20	3	0	67	0
Spin Bike Studio	0	0	3	1	0	4	0
Table Tennis	0	0	0	7	0	6	1
Tennis Courts	17	6	15	16	21	100	14
Volleyball Courts	2	0	0	1	0	2	0
Horseshoe Pits	8	2	10	4	0	85	2
Arts & Crafts	3	1	1	4	2	3	1
Ceramics Studios	2	1	6	4	2	4	1
Clay studio	1	1	1	1	0	1	1
Glass studio	0	1	0	1	1	1	0
Lapidary Studio	3	0	1	4	1	3	1
Painting Studio	3	1	1	4	1	3	1
Outdoor Pavilion	0	0	1	1	0	9	0
Performing Arts Ctr.	1	1	1	1	1	1	3
Photography	1	1	1	4	2	4	1
Woodworking	1	0	3	1	0	1	1
Coffee Shop	0	1	5	9	3	60	0
Dance Studio	4	1	3	3	0	4	2
Dog Park	0	1	1	2	1	3	0
Picnic Areas	1	0	7	1	0	20	0
Swimming Pools	12	1	7	6	8	57	4

# Benchmarking – Low

# Membership Fees - Comparables

	GREEN VALLEY RECREATION, INC. ARIZONA	QUAIL CREEK, ARIZONA	SUN CITY, ARIZONA	SUN CITY WEST, ARIZONA	SADDLEBROOK, ARIZONA	THE VILLAGES, FLORIDA	SUN CITY SUMMERLIN, NEVADA
<b>Annual Membership Fees</b>	\$475.00 annually	\$1776.00 annually	\$474.00 annually	\$435.00 Per person annually	SaddleBrooke One \$2383.00 Annually  SaddleBrooke Ranch \$1896.00 annually  SaddleBrooke #2 \$1980.00 annually		\$1284.00 annually
<b>Amenities Fee</b>	No fee	\$120.00 annually	No fee	No fee	No Fee	\$1,740.00 annually	Varies in some areas
<b>ANNUAL COST OF RECREATION MEMBERSHIP PER HOUSEHOLD</b>	<b>\$475.00</b>	<b>\$1896.00</b>	<b>\$474.00</b>	<b>\$739.50 (average per household)</b>	<b>Saddlebrook One \$2383.00 Saddlebrook Ranch, \$1896.00 Sandlebrook #2, \$1980.00</b>	<b>\$1,740.00 *</b>	<b>\$1284.00</b>



# 10-Yr. Master Plan Process


# Step 1: Building Assessment Reports


**CR** Building Summary  
Facilities Assessment Report

**Facility Name:** Canoa Ranch Recreation Center  
5750 S. Turquoise Mountain Drive

**Year Built:** 2008


**No. of Buildings:** 1







<b>Background</b>	Canoa Ranch Recreation Center was completed in 2008 by General Contractor T.L. Roof & Associates. This Center is unique in several ways: First, it is GVR's newest center, and most southern location. Second, Canoa Ranch it is the only Center in which GVR was involved with the design process from the ground up, and third, it is home to GVR's only indoor pool and spa.	
<b>Building Data</b>	<p><b>Building Code:</b> Designed under 2003 IBC (2006 PC Permit)</p> <p><b>Zoning:</b> CB-2 (C) conditional</p> <p><b>Pima County Development Plan on File?</b> yes</p> <p><b>Remarks:</b> The existing southwest-style building consists of two main components: An air-conditioned interior space with Lobby, Fitness Center, Multi-purpose room and Locker Rooms. The envelop construction in these areas is 2x4 wood stud framed walls with R-19 batt insulation. The interior finish is stucco, and the interior finish is painted gypsum wall board. The Natatorium is served by an evaporative cooler and is enclosed by uninsulated concrete masonry walls on all sides. There is no insulation or vapor barrier separating the air-conditioned areas from the non-air conditioned spaces.</p>	<p><b>Gross Square Footage:</b> 14,320 S.F.</p> <p><b>Construction Type:</b> VB</p> <p><b>Fully Sprinklered?</b> yes</p> <p><b>Fire Alarm?</b> yes</p> <p><b>Roof insulation?</b> yes R-30</p> <p><b>Wall insulation?</b> varies R-19</p>

GVR Ten-Year Strategic Plan Building Assessment Report - WSM Architects, Inc. 2016-03-28  
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<b>Item No. 08-03</b>	<b>Description:</b>	
Pickleball Courts		
	New Pickleball Courts – completed 2012	
	Pickleball courts are located on the Western portion of the site. This area of the property is adjacent to residences located north of the Canoa Ranch Rec site. No matches were in session during the site visit, however, reports of noise from games has been reported to GVR staff by neighbors.	
	<b>Recommendation:</b>	
	a. Assess nuisance noise from Pickleball Courts to determine if action is required.	
<b>Item No. 08-04</b>	<b>Description:</b>	
Indoor Pool Environment		
	Canoa Ranch Natatorium – Looking west	
	The indoor pool environmental conditions, as observed on 8-19-15: Approx. 83 degrees, 30-40% relative humidity (as measured by the wall-mounted thermostats). The Natatorium is humid and there is noticeable chloramine odor.	
	<b>Recommendation:</b>	
	a. GVR has commissioned a study to assess the pool issues at Canoa Ranch, including sources of the mechanical system problems, decking failure issues (see also No. 5 below).	
	b. WSM recommends an Air Test and Balance Report be executed for the entire CR building.	
	The red arrows indicate the wall openings directly into the men's and women's shower / locker rooms. This is an area of the building envelope where evaporative cooled spaces are not physically separated from air-conditioned spaces with doors. In addition, the blue arrows indicate walls that are both uninsulated and have no vapor barrier to the adjacent interior air-conditioned spaces. These are potential areas that can affect air balance and moisture migration.	

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<b>Item No. 08-08</b>	<b>Description:</b>	
ADA Shower compartments (Typ. Men's and Women's)		
	Women's Locker Room      Men's Locker Room	
	<b>Recommendation:</b>	
	a. Move grab bars.	
	The existing shower rooms contain shower compartments as follows: Men's – 4 standard, 1 ADA-accessible; Women's – 5 standard, 1 ADA-accessible Specific to the ADA, this type of ADA shower stall is a Transfer Type. There are specific dimensional requirements (of both the 1991 and 2010 ADA) that the stall does not meet. The Grab bar is on the incorrect wall in relation to the shower seat.	
	 <p style="font-size: x-small;">1991 Standard (built under)      2010 Standard (current)</p> <p style="font-size: x-small;">Note: Inside finished dimensions measured at the center points of opposing walls.</p>	

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## Step 2: Community Outreach



### What we heard...

- “GVR provides many diverse activities”
- “GVR needs more night-time activities”
- “Dated facilities need updating”
- “We need coffee shops or casual gathering spaces”
- “More classes”
- “Should have more activities to Baby Boomers / younger seniors”
- “Add new activities, such as yoga, spinning”
- “Should address the older seniors needs”



## Step 2: Community Outreach



We listened to  
over 2,000  
Members during  
the course of  
the Master Plan  
Initiative.

# Step 3: Space Needs Program

## GV Lapidary + Silversmith

space description	current (2015)			requested future (2025)		requested repairs + renovations	notes
	location	qty.	sq. ft.	sq. ft. requested	qty.		
Display/Entry	WC	1	243				
	EC	1	180				
	DH	1	175				
Lapidary	WC	1	288	4,235	1		Undesignated Requested Expansion
	EC	1	245	649	1		Acquired billiards building for classrooms
	DH	1	242	413	1		Proposed to acquire existing IT Offices
Silversmith Fabrication	WC	1	470				
	EC	1	471	432	1		
	DH	1	350				
Storage/Vault	WC	1	85				Only existing vault
	EC			40	1		
	DH			18	2		
Metal Forming/Grinding	DH	1	171				
Artisan Gift Shop				625	1		
Casting	EC	1	48	271	1		
	DH	1	75				
Classroom/Studio	WC	1	150				
	EC	2	662	395	1		

## Step 3: Program Process

- Space needs vs space available
- Analyzed Club growth trends
- Balance needs of all groups with needs of all GVR
- Consider consolidation for economy of scale

**“Not every Center needs to be everything to everyone at every time.”**

## Step 3: Program Summary



### What are the greatest needs?


- Social gathering space
- Expanded fitness space
- More club space
- More flexible meeting rooms
- Less institutional image – increase comfort
- Administrative functions
- Pickleball and lapidary

# Step 4: Test Master Plan Concept Options





# Master Plan Recommendations



# Typical Recommendations for all Centers

- Implement standards for facilities
- Overall upgrades of finishes
- Security / Customer Service desk
- Signage
- Sustainability
  - Energy efficiency upgrades
  - Solar solutions

# Recommendation - Championship Pickleball Center

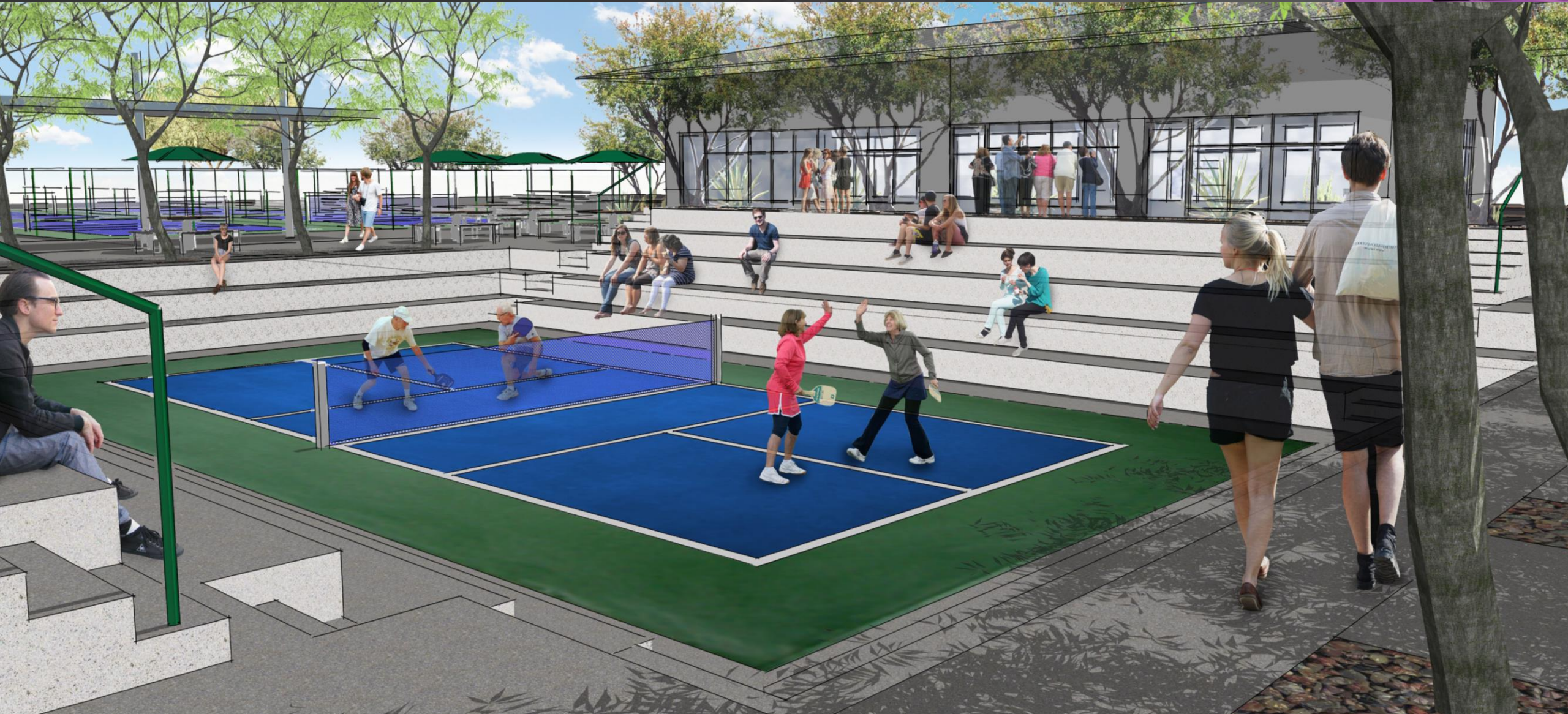




# Recommendation - Championship Pickleball Center



# Recommendation - Championship Pickleball Center



# Recommendation - Championship Pickleball Center



# Recommendation – New Performing Arts Center

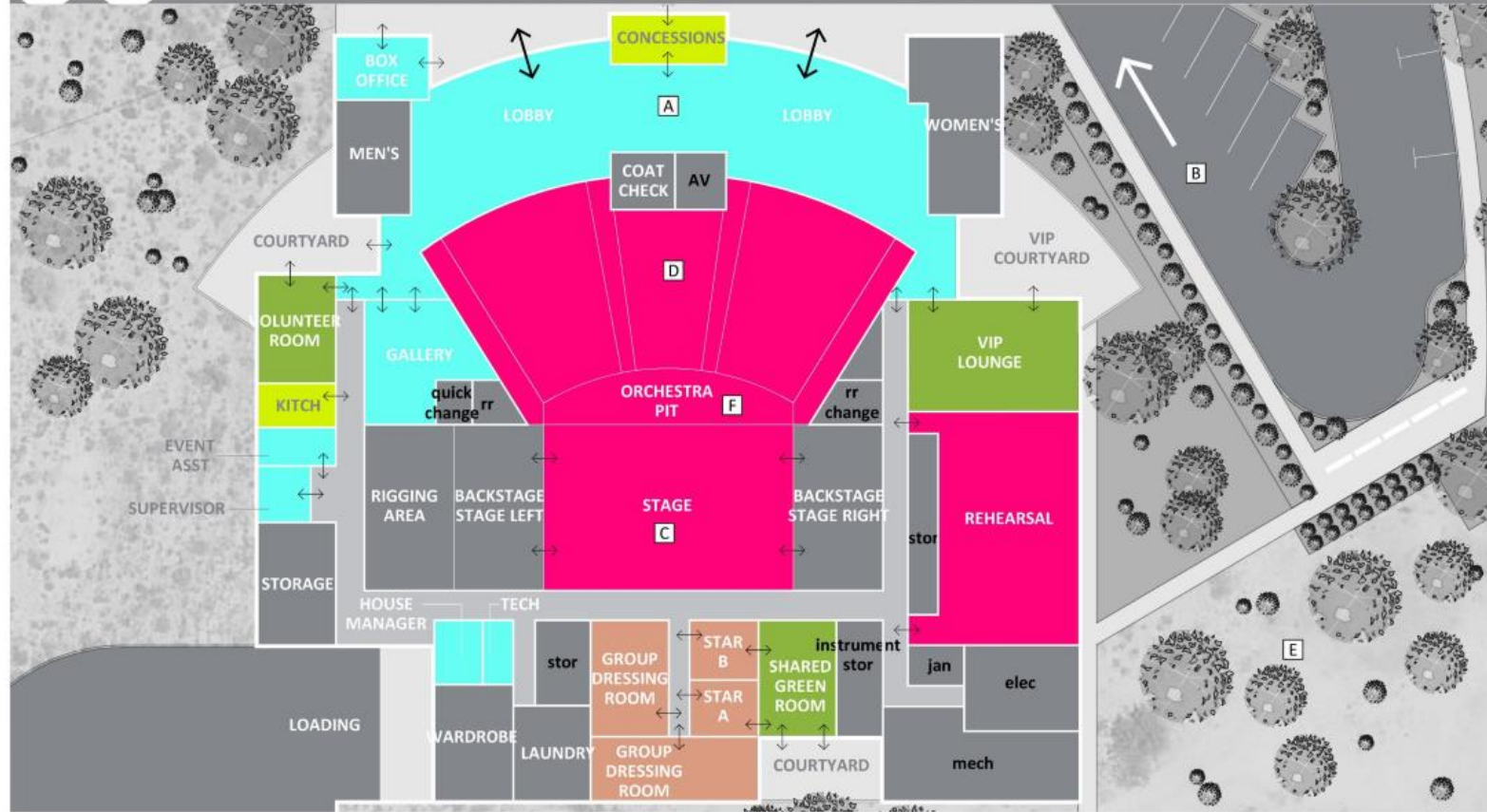


## Why?

- Remodeling WC Auditorium is problematic
- Benchmarking shows it's needed – the best of the competition has it (i.e. The Villages 1,000 seat theater “The Sharon”)
- Most likely needs benefactor / champion

# 00 CONCEPTS

## NEW PERFORMING ARTS FACILITY PROPOSED PROGRAM

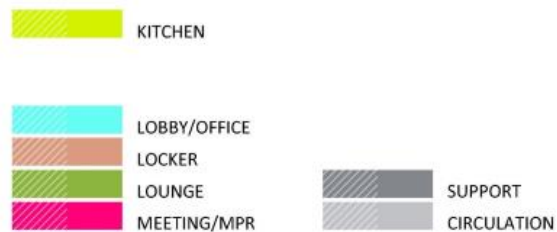


### KEYNOTES

- A. NEW PERFORMING ARTS FACILITY  
Proposed ± 32,000 SF building.
- B. PARKING LOT  
Provide drop-off zones and 140 parking spaces for ± 500 seat theatre.
- C. STAGE WITH FLYTOWER  
Proposed 40' deep by 60' wide stage with ample wing space and rigging room.
- D. HOUSE  
House with room for ± 500 people. All seats to be plush, fixed and tiered.
- E. HYPOTHETICAL SITE  
Currently, there is no GVR owned site to accommodate a facility of this scale.
- F. ORCHESTRA PIT  
Provide removable pit cover system to allow for expanded stage when an orchestra is not needed.

### PROGRAM COLOR KEY

NOTE: crosshatch indicates existing program



### ABBREVIATIONS + KEY

rr	RESTROOMS	---	ADDITION LINE
stor	STORAGE	↔	PROGRAM CONNECTION
jan	JANITOR'S CLOSET	↔↔	MAIN ENTRY
comm	COMMUNICATIONS		
elec	ELECTRICAL ROOM		
elev	ELEVATOR		
equip	EQUIPMENT		
mech	MECHANICAL ROOM		
kitch	KITCHEN		
N	NEW		
E	EXISTING		

### STRATEGY

GVR currently does not have land resources to accommodate a state-of-the-art Performing Arts Center at any of its existing sites. This conceptual floor plan is provided for visualization and cost planning purposes. Including a new Performing Arts Center as part of the Master Plan will benchmark GVR well against the competition, making GVR a first choice.

# Recommendation - Facilities Moves off site



## Why?

- FM is critical to GVR functioning
- FM is more appropriate as back-of-house function, should not take over “prime real estate”
- FM is better served elsewhere on an acquired or leased site that can serve their shop, warehouse and fleet storage needs

# Recommendation - The Hub at West Center



 **THE HUB**  
AT WEST CENTER

  
GVR  
GREEN VALLEY  
RECREATION, INC.

# 02 THE HUB AT WEST CENTER

GROUND LEVEL  
NEW BUILDING PROGRAM



**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
- comm COMMUNICATIONS
- elec ELECTRICAL ROOM
- elev ELEVATOR
- equip EQUIPMENT
- mehc MECHANICAL ROOM
- kitch KITCHEN
- N NEW
- E EXISTING



**STRATEGY**

27,320 total gross SF - "The Hub"  
 A one-stop shop for prospective and new GVR members. A social gathering hub, and premier Fitness Center with cardiovascular and strength training areas, aerobics and yoga studios, cafe, "pro shop" and MSC administrative offices, and new home to GVR Table Tennis. The building will take advantage of excellent adjacency to the pool. New locker rooms and showers will be accessible from the pool deck.



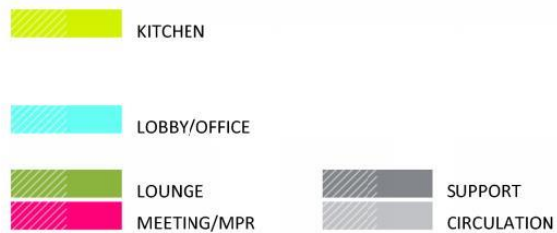
# 02 THE HUB AT WEST CENTER

SECOND LEVEL  
EXISTING PROGRAM



**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
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- comm COMMUNICATIONS
- elec ELECTRICAL ROOM
- elev ELEVATOR
- equip EQUIPMENT
- mec MECHANICAL ROOM
- kitch KITCHEN
- N NEW
- E EXISTING



**STRATEGY**

The second floor contains both flexible member meeting room spaces for club / class use are provided, as well as the Administrative spaces of the former Member Services Center. A rooftop patio, accessed from the pool area, is an additional gathering space for Members.



# Site Master Plans

# 01 WEST CENTER

EXISTING SITE

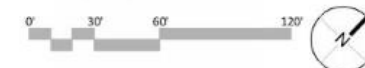


**KEYNOTES**

- A. West parking lot: access to WC Auditorium and Lapidary / Wood Shop building
- B. Northwest parking lot: access to WC Tennis center and Auditorium
- C. Parking lot: Access to MSC and Tennis Center
- D. Parking lot: MSC and Facilities Maintenance Fleet parking and storage yard
- E. Parking lot: Access to Pool and Lapidary / Wood Shop
- F. WC Pool and Spa
- G. Shuffleboard courts, typical of 12
- H. Locker rooms and restrooms
- I. Open space
- J. Courtyard
- K. Stage access
- L. Main entrance to Auditorium and adjacent box office
- M. West Tennis Center: Tennis ramada with office, restrooms and viewing area
- N. Tennis Courts, typical of six

**SUMMARY**

West Center (WC), GVR's largest property, is centrally located in Green Valley adjacent to the Member Services Center. Consequently, this is usually the first site that prospective and new Members visit. It is home to GVR Tennis Club with West Tennis Center, Shuffleboard and GVR Swim Club, Woodworkers of Green Valley, and one of three Lapidary and Silversmith club sites. WC Auditorium is home to seasonal Performing Arts programming, as well as the Table Tennis Club. Exterior courtyards are used as flexible program space for outdoor events, such as Arts and Craft Fairs, receptions and exhibits.



# 02

## THE HUB AT WEST CENTER

### OVERALL PARKING PLAN



#### PARKING CALCULATION

Auditorium bldg	167 stalls	= 8,350 SF (useable for seating) / 50 SF	Fitness Employees	1 stalls	= 4 employees / 4
Employees	3 stalls	= 10 employees / 4	Tennis	7 stalls	= 7 courts / 1
Woodshop/Lapidary bldg	16 stalls	= 15,231 SF / 1,000 SF	Admin	14 stalls	= 5,589 SF / 400 SF
Coffee shop	10 stalls	= 624 SF (10 stalls per 1,000 SF)	Admin Employees	12 stalls	= 23 employees / 2
Fitness	108 stalls	= 16,279 / 150 SF	<b>TOTAL REQUIRED</b>	<b>338 stalls</b>	
			<b>TOTAL PROVIDED</b>	<b>359 stalls + 7 golf cart stalls</b>	



# 01 WEST CENTER

## PROPOSED SITE PLAN



### KEYNOTES

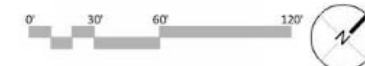
- A. Proposed new two-story building "The Hub": GVR Welcome Center, Premier Fitness Center and Member Services Center
- B. Proposed new parking lot for new building and existing pool, ± 90 spaces
- C. Proposed new Championship Tennis Court and viewing area
- D. Re-configured parking lot
- E. Proposed new building expansion for Lapidary and Silversmith Club
- F. Existing Auditorium to remain as a multi-purpose assembly space.
- G. Landscape improvements

### STRATEGY

Because West Center has such prominence and importance in the GVR system, the Master Plan proposes a new two-story building to act as a unified Welcome Center, Premier West Fitness Center and Member Services Center. This building will be the "first impression" for prospective and new members, and most importantly act as a social gathering hub with inspiring indoor-outdoor spaces that reflect the bright future of GVR and Green Valley.

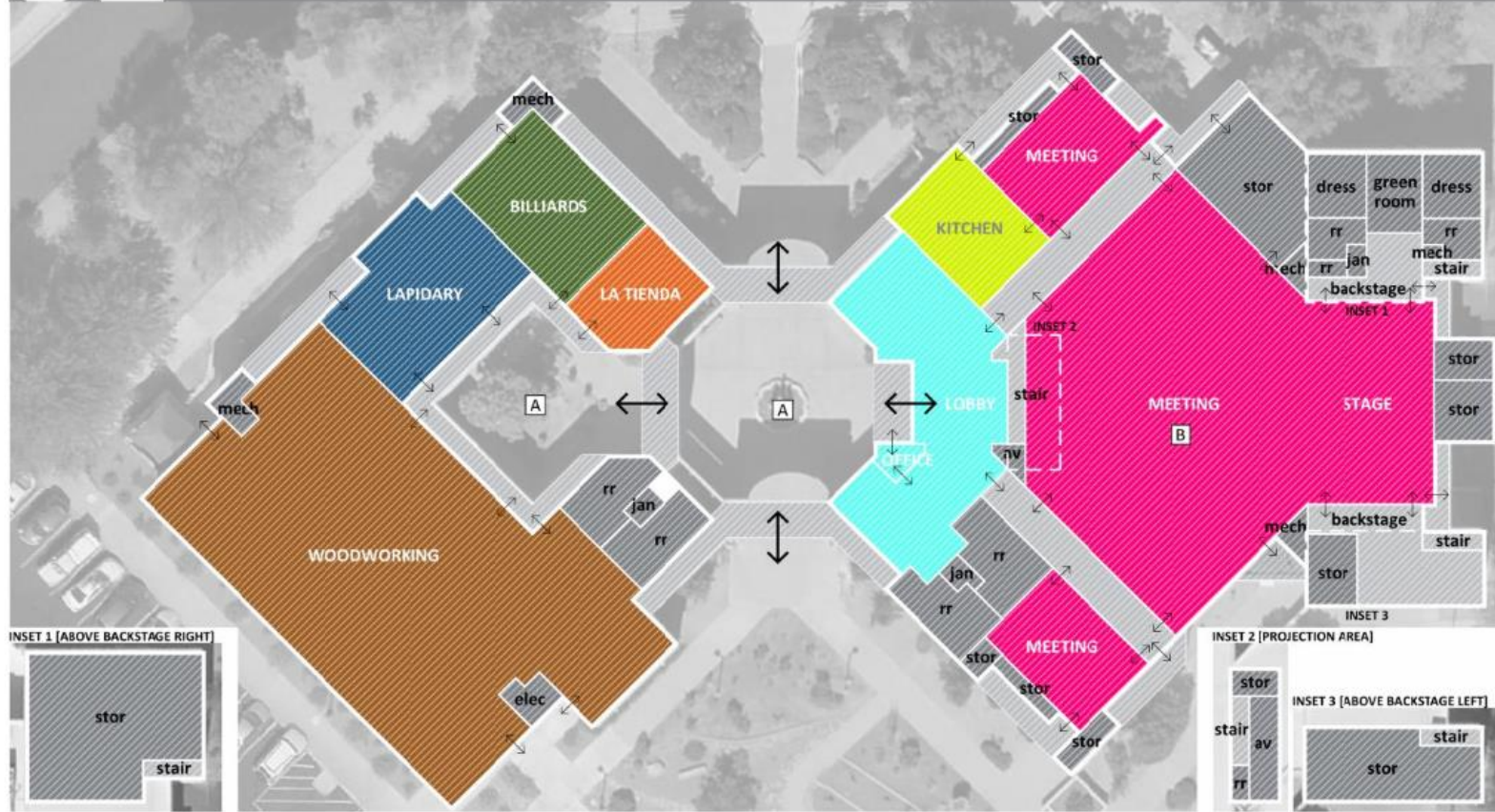
To achieve this redevelopment, the Master Plan proposes the phased demolition of the existing shuffleboard courts and the existing MSC building and annexes. Facilities Maintenance will move off the West Center site (either to an acquired property, or, to a leased site) that is more appropriate for their back-of-house functions.

WC is the site of the proposed Lapidary and Silversmith Center. The existing arts and crafts building will be expanded to the south.



# 01 WEST CENTER

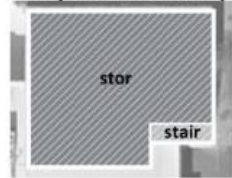
EXISTING PROGRAM



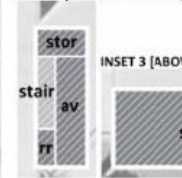
**KEYNOTES**

- A. Existing courtyard
- B. Existing West Center Auditorium

INSET 1 [ABOVE BACKSTAGE RIGHT]



INSET 2 [PROJECTION AREA]



INSET 3 [ABOVE BACKSTAGE LEFT]



**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
- comm COMMUNICATIONS
- elec ELECTRICAL ROOM
- elev ELEVATOR
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- N NEW
- E EXISTING

- - - ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔↔ MAIN ENTRY

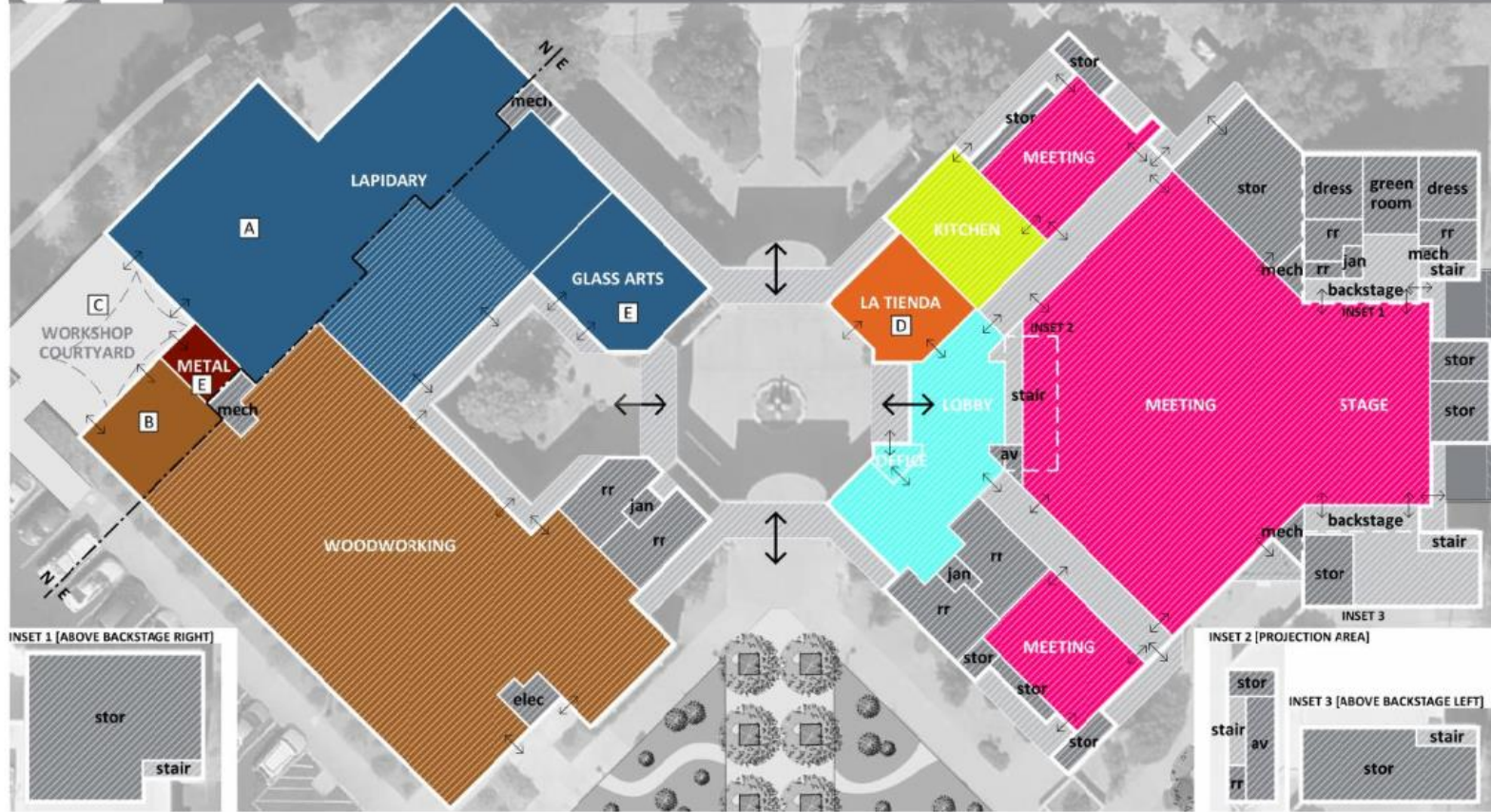


**SUMMARY**

The existing West Center buildings are arranged in two square wings, rotated 45 degrees, creating two diamond-shaped courtyards. The north wing is home to GVR's Performing Arts program with an existing multi-use meeting room, known as the West Center Auditorium with an existing stage, sound, lighting, green rooms, kitchen, storage. The south building is home to Woodworking, a Billiards room, Lapidary and La Tienda.

# 01 WEST CENTER

PROPOSED PROGRAM



**KEYNOTES**

- A. LAPIDARY ADDITION AND REMODEL  
Proposed ± 6,000 SF building remodel and addition as part of expansion of Lapidary dedicated club space
- B. WOODWORKING  
Proposed ± 1,000 SF portion of building addition for Woodworking dedicated club space to accommodate the additional equipment
- C. WORKSHOP COURTYARD  
Proposed ±1,200 SF Workshop Courtyard, for shared use by Woodworking, Metal and Lapidary
- D. LA TIENDA RE-LOCATION  
Re-locate La Tienda shop into the north building at the West Center, ± 600 SF
- E. NEW DEDICATED CLUB SPACE  
Metal and Glass Arts each gain dedicated space as part of the remodel and addition of the south building

**STRATEGY**

The West Center south building is home to the new GVR Lapidary and Silversmith Center, with a total of ± 6,000 SF for Lapidary studios and classroom space. The Lapidary expansion will create a Workshop Courtyard that can be shared with Woodworking for spray painting, using kilns, applying chemicals or other shop tasks best done outdoors. The co-location of Lapidary and Woodworking will create a craft-focused site at WC. Both groups can benefit from the existing Central courtyard to hold fairs and events.

The north building will remain as the existing multi-use building centering around West Center Auditorium. La Tienda will re-locate into the west space of the Auditorium lobby where they will have increased visibility and opportunities during events at the Auditorium. All other functions in the north building of West Center largely remain the same with the exception of Table tennis being relocated to a dedicated space at The Hub. This opens up scheduling of the Auditorium.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
- comm COMMUNICATIONS
- elec ELECTRICAL ROOM
- elev ELEVATOR
- equip EQUIPMENT
- mech MECHANICAL ROOM
- kitch KITCHEN
- N NEW
- E EXISTING



# 03 EAST CENTER

EXISTING SITE

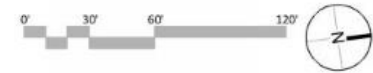


KEYNOTES

- A. Tennis courts (2)
- B. Pickleball courts (7)
- C. Pool and spa
- D. Neighboring Golf Course to east
- E. Adjacent residential neighborhood
- F. Rose Garden
- G. Shade area
- H. Parking lot

**STRATEGY**

East Center is GVR's oldest site, built in 1963. It exhibits lovely architectural features and style, with a rose garden forecourt, pleasant arcade circulation and elongated building footprint. The center's original trapezoid-shaped pool is popular, but aging. In summer 2015, the site became GVR's best Pickleball location, with a total of seven courts.





# 03 EAST CENTER

## PROPOSED SITE PLAN



### KEYNOTES

- A. **PARKING LOT RE-MODEL**  
Reconfiguration of existing asphalt parking lot to improve efficiency, circulation and flow of vehicular and pedestrian traffic. New landscape islands, parking blocks, crack seal, fog coat and re-stripe. The new parking lot will incorporate spaces sized for small vehicles, such as Smart Cars and golf carts.
- B. **REPLACEMENT POOL**  
The existing pool vessel is original to the building, and is in danger of failure due to its age. Recommend planning to replace this pool with a new vessel prior to a major leak, which could endanger the soils and potentially negatively affect the building foundations.
- C. **MEETING SPACE / CLASSROOMS**  
The existing lapidary space would be re-purposed as flexible meeting space / classrooms. This function would work well in this location adjacent to the pool, when Billiards is consolidated to Desert Hills and Lapidary expansion consolidates the club at West Center.
- D. **EXTERIOR BASKETBALL COURT**  
Part of the existing tennis courts would be re-purposed as a basketball court. This would occur after the addition of the two tennis courts proposed at Canoa Ranch.
- E. **COURTYARD**  
The other portion of the existing tennis courts would be turned into an exterior gathering space with the addition of lightweight shade structures, landscaping, hardscape, and furniture.
- F. **LANDSCAPE BUFFER**

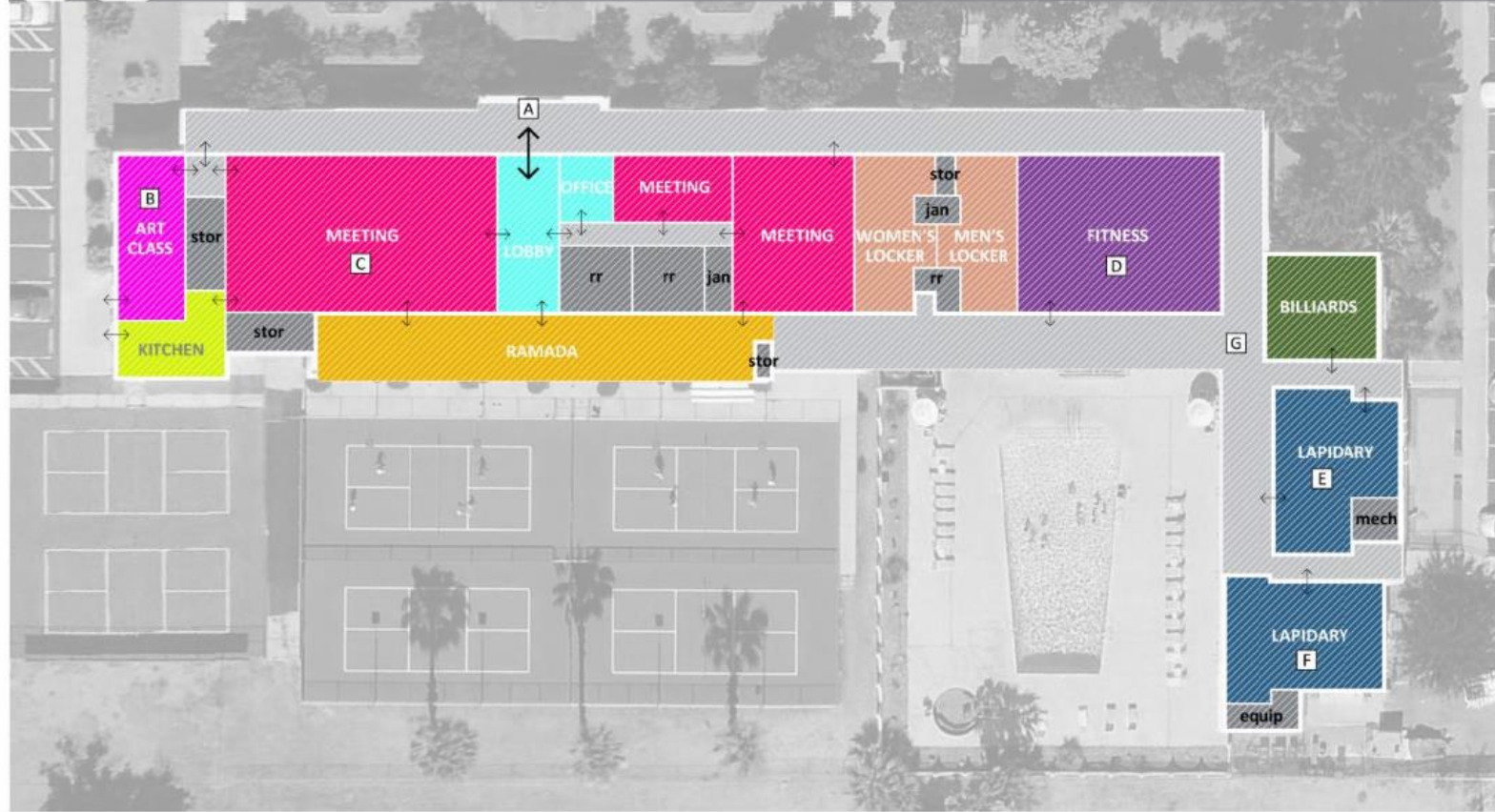
### STRATEGY

East Center is located between residential neighborhoods on the north and south, and a golf course to the east. The existing pickleball courts work well acoustically in this location. Parking is an issue, and the Master Plan recommends reconfiguring parking in order to accommodate increased traffic from Pickleball.



# 03 EAST CENTER

EXISTING PROGRAM



**KEYNOTES**

- A. Main entrance to existing East Center
- B. Existing art studio classroom (non-dedicated club space)
- C. East Center Auditorium - large meeting room
- D. Existing Fitness Center
- E. Lapidary classroom and adjacent small studio
- F. Lapidary Studio
- G. Covered portico

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
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- elec ELECTRICAL ROOM
- elev ELEVATOR
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- kitch KITCHEN
- N NEW
- E EXISTING



- ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔ MAIN ENTRY

**SUMMARY**

The existing East Center floor plan is a courtyard-style plan with elongated buildings connected with covered porticos for exterior circulation. The main building contains a large meeting room, the East Center Auditorium, and other non-dedicated club space and a Fitness Center. The smaller buildings are dedicated club spaces for Billiards and Lapidary.

# 03 EAST CENTER

PROPOSED PROGRAM



**KEYNOTES**

- A. LOBBY INTERIOR REMODEL**  
Re-configure existing lobby floor plan for an improved Member service experience and for security. New millwork reception desk to provide improved sight lines for monitoring facility. Update interior finishes: flooring, paint colors, signage and lighting.
- B. LOUNGE AREA**  
Create a relaxed atmosphere to transform the existing meeting room into a flexible Lounge space that takes advantage of the existing hearth / fireplace. Update interior finishes: flooring, paint colors and lighting. Interior furnishings: conversation seating area and conference table.
- C. MEETING SPACE INTERIOR REMODEL**  
After Lapidary and Billiards consolidate to other sites, (West Center and Desert Hills, respectively) remodel the interior of the three former dedicated club spaces into flexible meeting / classroom space. Reconfigure mechanical system as needed to accommodate new spaces. Update interior finishes: flooring, paint, signage and lighting.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

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- ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔ MAIN ENTRY



# 04 LAS CAMPANAS CENTER

EXISTING SITE



KEYNOTES

- A. Existing parking lot
- B. Open space
- C. Existing pool and spa
- D. Bocce court (1)
- E. Tennis courts, (2)
- F. Racquetball courts (2), indoor and viewing area
- G. Easement
- H. Shuffleboard court (1)
- I. Access drive

**SUMMARY**

Las Campanas is one of GVR's newest sites. It has ample parking, although parking to the north of the building is premium, due to its proximity to the popular pool and fitness center near main entrance. Views of the Santa Ritas to the southeast are spectacular from this site. Outdoor activities include: Two tennis courts, two racquetball courts and a stand-alone bocce and shuffleboard court.

Two easements affect the site: One off Desert Bell Dr., and the other an access easement to a well site east of the tennis courts. An existing Development Plan for phased build-out of this site is on file with Pima County, including adding building square footage and additional parking.



# 04 LAS CAMPANAS CENTER



**KEYNOTES**

- A. **BUILDING ADDITION**  
Proposed ± 2,600 SF building addition for Fitness Room expansion and dedicated yoga and aerobics studios
- B. **OUTDOOR FITNESS**  
Proposed outdoor fitness equipment area and associated courtyard landscape with shade structure
- C. **SHADE RAMADA**  
Shade ramada for social gathering area for both racquetball / wallyball and tennis. Ramada to be masonry and steel structure with metal roof
- D. **TENNIS VIEWING AREA**  
New tennis viewing area, including one set of 27 ft-long aluminum bleachers
- E. **REMOVAL OF COURTS**  
Proposed removal of existing shuffleboard court (1) and bocce court (1) to accommodate new tennis court
- F. **TENNIS COURT**  
Proposed new post-tensioned tennis court, for a total of three courts to facilitate tournament play
- G. **PARKING EXPANSION**  
Asphalt parking lot expansion as required for new building
- H. **BUILDING ADDITION**  
New ± 3,300 building addition for flexible classroom / meeting space

**STRATEGY**

Las Campanas (LC) is home to GVR's only purpose-built Fitness Center. Water aerobics is very popular at this site. LC has many multi-purpose rooms, suitable for classes and special events, such as Fit N Fun Day.

The Master Plan recommends a building addition to expand the Fitness Room and add dedicated spaces for yoga and aerobics studios. An appropriate parking expansion, as required, to the east of the existing lot, would accompany the building expansion.



# 04 LAS CAMPANAS CENTER

EXISTING PROGRAM

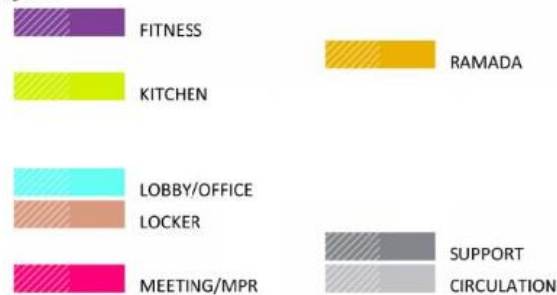


**KEYNOTES**

- A. Main entrance to existing LC Center
- B. Existing large meeting room, which is divisible into three smaller meeting rooms with movable partitions.
- C. Existing Fitness Center
- D. South entrance into Center
- E. Covered patio
- F. Indoor racquetball center, with vestibule, restrooms and court viewing area.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
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- comm COMMUNICATIONS
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- elev ELEVATOR
- equip EQUIPMENT
- mec MECHANICAL ROOM
- kitch KITCHEN
- N NEW
- E EXISTING



**SUMMARY**

Las Campanas existing Center floor plan is primarily made up off flexible meeting room / classroom space. The only dedicated floor plan space at LC is for Fitness and Racquetball / Wallyball.

# 04 LAS CAMPANAS CENTER

PROPOSED PROGRAM



**KEYNOTES**

- A. **LOBBY INTERIOR REMODEL**  
Re-configure existing lobby floor plan for an improved Member service experience and for security. New millwork reception desk to provide improved sight lines for monitoring facility. Update interior finishes: flooring, paint colors, signage and lighting.
- B. **BUILDING EXPANSION**  
1,200 SF Fitness area remodel  
2,600 SF addition to existing building for dedicated Aerobics Classroom and Yoga Studio.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

	FITNESS		RAMADA
	KITCHEN		RAQUETBALL/GYM
	LOBBY/OFFICE		YOGA/AEROBICS
	LOCKER		SUPPORT
	MEETING/MPR		CIRCULATION

**ABBREVIATIONS + KEY**

rr	RESTROOMS
stor	STORAGE
jan	JANITOR'S CLOSET
comm	COMMUNICATIONS
elec	ELECTRICAL ROOM
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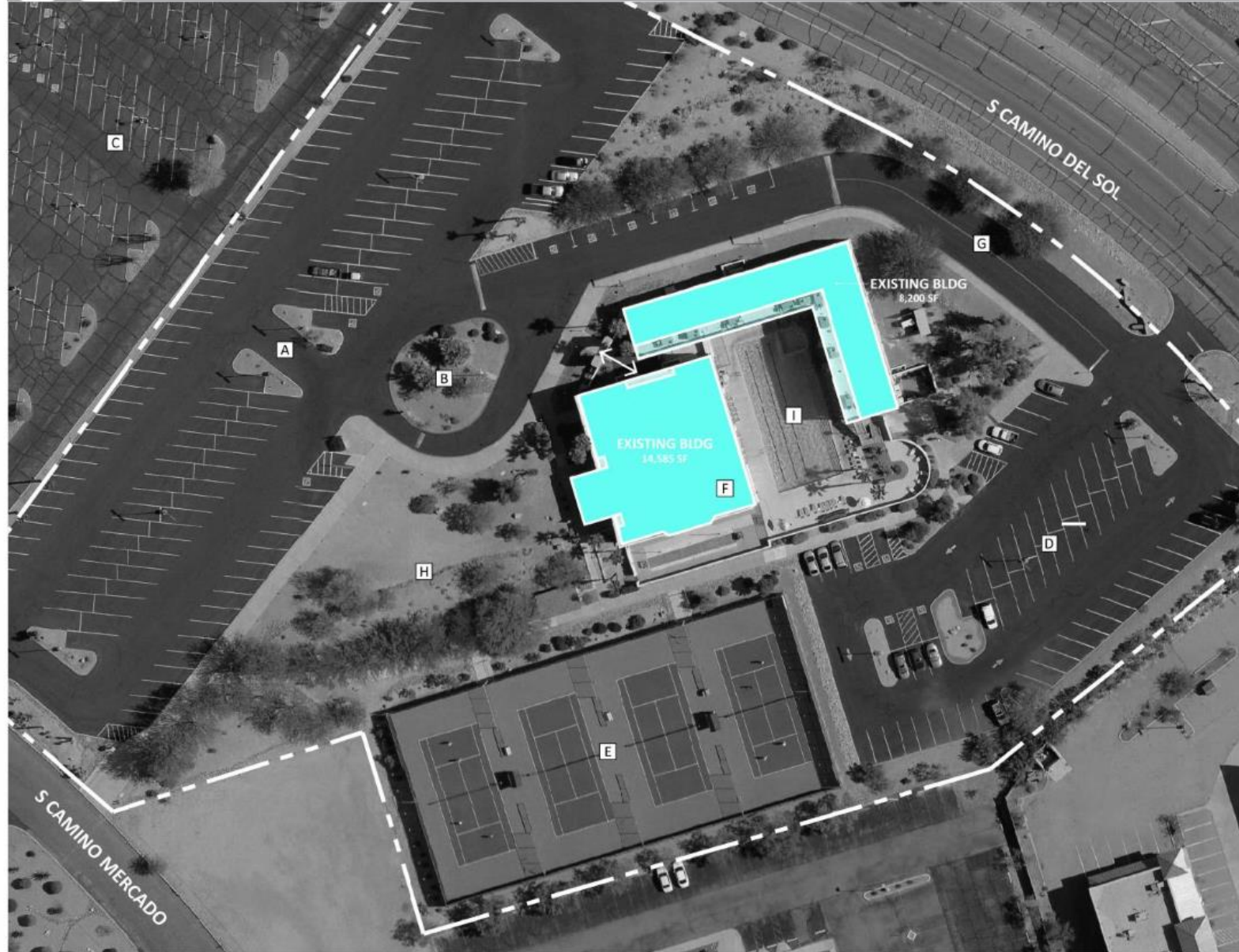


**STRATEGY**

Las Campanas building addition and remodel will allow the site's Fitness Center to expand in an important GVR rooftop growth area.

# 05 DESERT HILLS CENTER

EXISTING SITE



KEYNOTES

- A. Upper GVR parking lot to access upper level
- B. Drop-off area
- C. Neighboring church parking lot
- D. Lower GVR parking lot to access lower level, including pool and tennis courts
- E. Tennis courts (4)
- F. Shuffleboard courts below (6)
- G. Access drive connecting parking lots
- H. Open Space
- I. Existing pool and spa

**SUMMARY**

The site is located on S. Camino del Sol, one mile away from GVR's Canoa Hills Center. The existing Desert Hills site is a split-level site, with upper and lower parking areas that access a two-level courtyard building. The lower level is at ground level with the pool and spa, tennis courts, billiards and shuffleboard. This site is "home" to many dedicated spaces clubs, such as lapidary, ceramics, and billiards, as well as shared use spaces for poker, bridge and meeting space.





# 05 DESERT HILLS CENTER

## PROPOSED SITE PLAN



### KEYNOTES

- A. **GVR DOG PARK**  
The ±half-acre Dog Park site amenities include: fenced perimeter, landscape and artificial turf areas, pedestrian paths, shade areas and site furnishings (benches, trash cans, drinking fountain for Members and their dogs). The dog park is sited adjacent to the field house, and would be accessible from both the upper and lower parking lots, as well as from the neighborhood to the west.
- B. **SHADE STRUCTURES**  
Tensile shade fabric structures, typical of two, 11,000 SF total shade area.
- C. **FIELD HOUSE**  
Renovate existing 450 SF storage building (frame/stucco building). Expand additional 500 SF of new construction for res:rooms and storage for shared use by Tennis and Dog Park. New structure = 1,000 SF.
- D. **TENNIS VIEWING AREA**  
New 2,200 SF area development for tennis viewing area, including new 27 ft.-long aluminum bleachers (two sets), surrounding landscape and site furnishings.

### STRATEGY

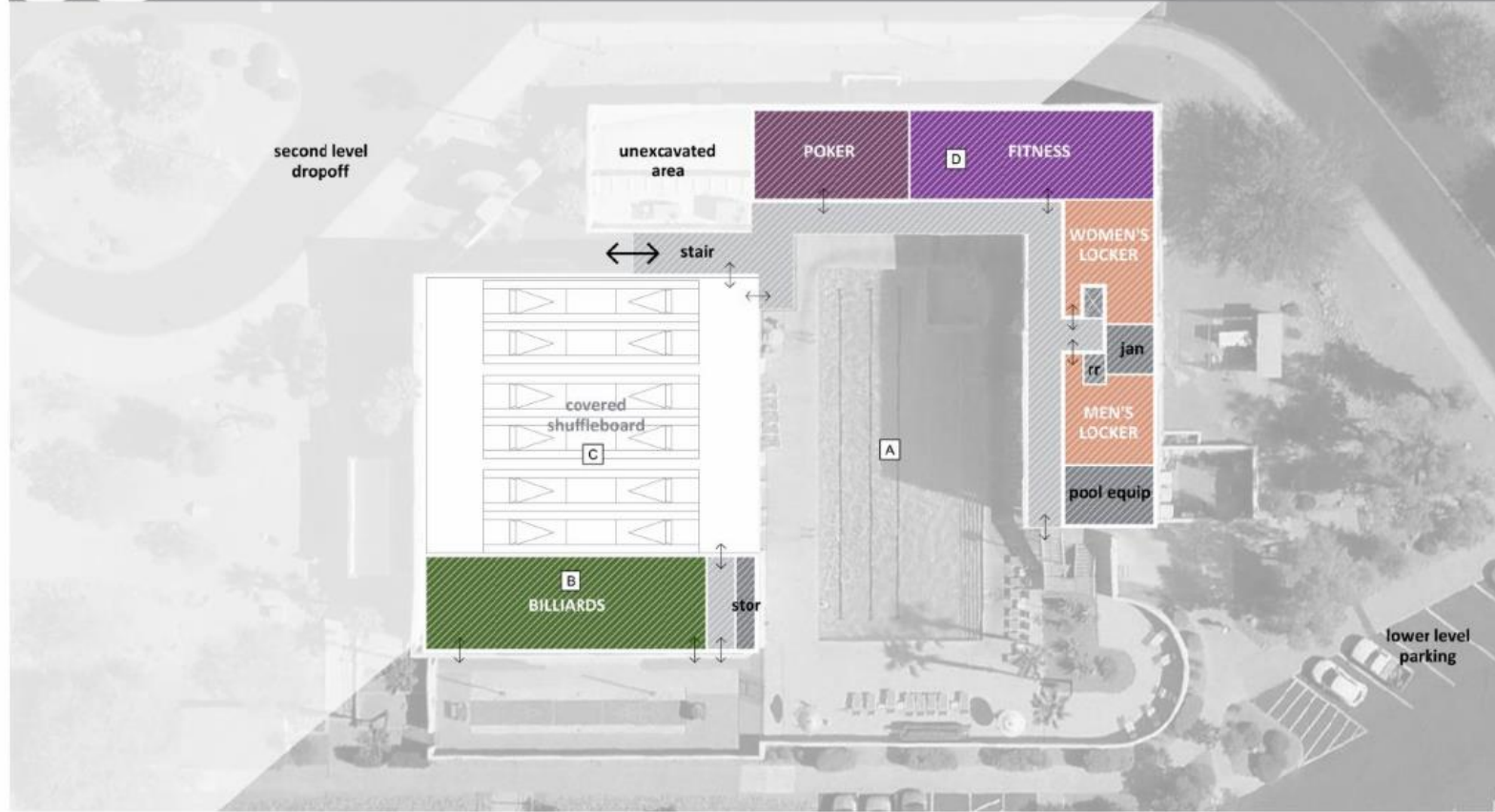
The Desert Hills site is centrally located in the GVR system, and its close proximity to Canoa Hills Center is notable. Desert Hills is located on S. Camino del Sol, just .9 miles from Canoa Hills Center. The neighboring church adjacent to this center allows for growth: potential for future "shared parking agreements" could accommodate site development.

A unique feature at Desert Hills is the topography, which slopes from the northwest down toward the southeast. To navigate these grades, the existing site employs a split-level plan, with each level accessible by one parking lot. Long pedestrian paths and a vehicular drive connect each. The site lends itself to the development of "free-form" outdoor features, such as the Dog Park, that can gracefully connect the upper and lower site levels while creating a functional outdoor recreation area.



# 05 DESERT HILLS CENTER

GROUND LEVEL  
EXISTING PROGRAM

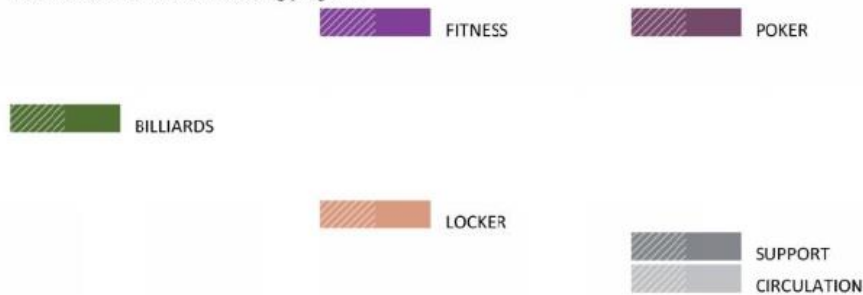


**KEYNOTES**

- A. Existing pool and spa
- B. Existing billiards room
- C. Existing shuffleboard courts (6) under building. The courts are enclosed on all sides except the east
- D. Existing fitness room

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

rr	RESTROOMS
stor	STORAGE
jan	JANITOR'S CLOSET
comm	COMMUNICATIONS
elec	ELECTRICAL ROOM
elev	ELEVATOR
equip	EQUIPMENT
mech	MECHANICAL ROOM
kitch	KITCHEN
N	NEW
E	EXISTING



**SUMMARY**

The existing split-level floor plan responds to the sloping site and creates a courtyard around the existing pool and spa. Circulation is exterior via covered walkways. The existing shuffleboard courts are mostly contained under the building, enclosed on three sides and open to the pool on the east. The building has no elevator, and accessibility is accommodated via exterior pathways between parking lots.

# 05 DESERT HILLS CENTER

UPPER LEVEL  
PROPOSED PROGRAM



**KEYNOTES**

- A. **GAME CENTER REMODEL**  
Enclose existing outdoor space under building and create interior space for a new GVR Game Center. The game center will be home to the Billiards Club. Poker will also relocate into an adjacent space. The space adjacent to the pool will be configured as a flexible room for card games or meetings. The interior fit-out will include unisex restrooms.
- B. **FLEXIBLE MEETING SPACE**  
This flexible meeting space adjacent to the pool can be used for card games or meetings.
- C. **STORAGE AREA**  
This undesirable area without daylighting (former fitness room) will be used by GVR for DH storage and custodian.
- D. **ELEVATOR ADDITION**  
Add a hydraulic elevator to connect the upper and lower floors of this split level site to increase ADA-accessibility to the upper and lower level programs.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

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- ADDITION LINE
- PROGRAM CONNECTION
- MAIN ENTRY

**STRATEGY**

Desert Hills' existing Fitness area is de-commissioned due to Desert Hills' close proximity to the Canoa Hills Fitness Center. Canoa Hills Fitness Center will be expanded by this Master Plan to accommodate increased volume of users. Billiards, poker and cards space will expand to form a new GVR Game Center.

# 05 DESERT HILLS CENTER

SECOND LEVEL  
EXISTING PROGRAM



**KEYNOTES**

- A. Existing exterior covered walkway used to access the second story spaces as shown
- B. Existing GVR IT office

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

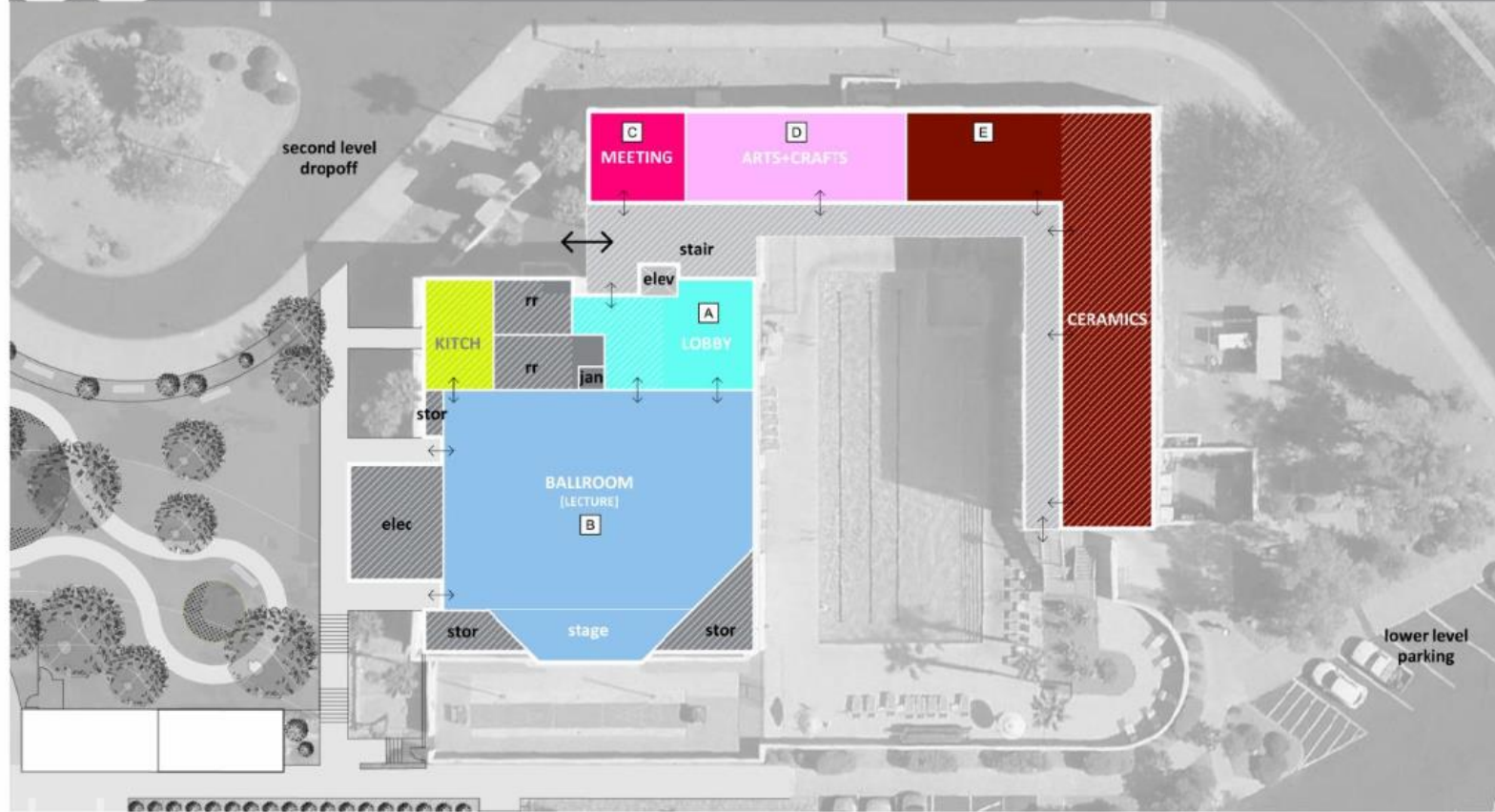


**ABBREVIATIONS + KEY**

rr	RESTROOMS	—	ADDITION LINE
stor	STORAGE	↔	PROGRAM CONNECTION
jan	JANITOR'S CLOSET	↔↔	MAIN ENTRY
comm	COMMUNICATIONS		
elec	ELECTRICAL ROOM		
elev	ELEVATOR		
equip	EQUIPMENT		
mech	MECHANICAL ROOM		
kitch	KITCHEN		
N	NEW		
E	EXISTING		

# 05 DESERT HILLS CENTER

SECOND LEVEL  
PROPOSED PROGRAM

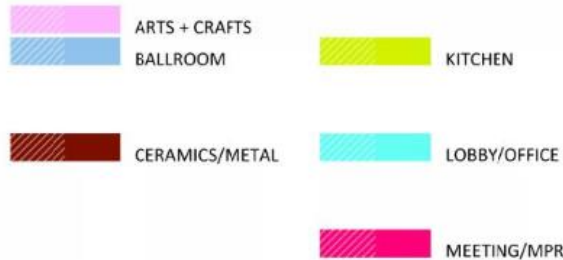


**KEYNOTES**

- A. **LOBBY INTERIOR REMODEL**  
Re-configure existing lobby floor plan for an improved Member service experience and for security. New millwork reception desk to provide improved sight lines for monitoring facility. Update interior finishes: flooring, paint colors, signage and lighting.
- B. **BALLROOM**  
Remodel existing dining area and conference room into a new GVR Lobby and larger multi-purpose ballroom space. The ballroom to include wood floor for dance activities.
- C. **MEETING ROOM ± 500 SF**  
GVR to relocate existing IT office, so that this "prime real estate" at Desert Hills Center can be used as flexible meeting space for clubs and classes.
- D. **ARTS AND CRAFTS CLASSROOM ± 1,200 SF**  
The existing arts and crafts classroom relocates into the former Lapidary space. This provides an increased area of ± 400 SF crafting space.
- E. **CERAMICS EXPANSION ± 800 SF**  
The Ceramics studio will expand into the adjacent former Arts and Crafts room. Total Ceramics Studio will be ± 3,100 SF.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



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**STRATEGY**

After Lapidary is consolidated to West Center, the Arts and Crafts room can be relocated so that Ceramics can expand to the west. The existing ballroom, which employs a movable partition, remodeled into a single large space. The existing lobby is reconfigured to increase the level of GVR Member service at Desert Hills, and to also serve as a comfortable lobby area to promote socialization.

# 06

## CANOA HILLS CENTER

EXISTING SITE



KEYNOTES

- A. Existing parking lot
- B. Tennis courts (2)
- C. Bocce courts (4)
- D. Park-like setting with landscape and picnic area
- E. Pool and spa
- F. Shade structure
- G. Gazebo

**SUMMARY**

Canoa Hills is located .9 mile south of Desert Hills. The park-like atmosphere at the northeast corner of the site is unique to GVR, and has been used for picnics, events and outdoor musical performances. Canoa Hills is home to the GVR Bocce Club, as well as two tennis courts.



# 06 CANOA HILLS CENTER

## PROPOSED SITE PLAN



**KEYNOTES**

- A. **FITNESS ROOM EXPANSION**  
Proposed ± 1,600 SF building addition for fitness room expansion. The existing fitness room is crowded, and an expansion will allow more space for more equipment, stretching areas, free weights and an aerobics room.
- B. **MEETING ROOM EXPANSION**  
Proposed ± 1,600 SF building addition for meeting room expansion and renovation, and remodel existing pool area.
- C. **SETBACK**  
Building setback to Camino del Sol

**STRATEGY**

Canoa Hills fitness room expansion project is one of the first projects suggested by the Master Plan phasing schedule. An expanded fitness room will provide Members with a safer, more pleasant workout experience with added floor space for stretching and personal training.



# 06 CANOA HILLS CENTER

EXISTING PROGRAM

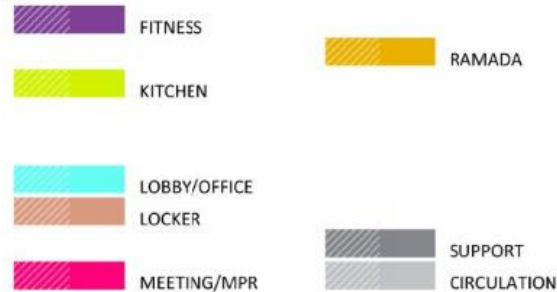


**KEYNOTES**

- A. Main entrance
- B. Existing gallery
- C. Existing large ballroom with movable partitions
- D. Existing fitness center
- E. Existing ramada area under roof - enclosed on three sides, open to pool.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

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- kitch KITCHEN
- N NEW
- E EXISTING



- ADDITION LINE
- PROGRAM CONNECTION
- MAIN ENTRY

**SUMMARY**

The existing Canoa Hills Center is an L-shaped floor plan, with a courtyard organized around the lap pool. The Center has a large ballroom space which is divisible into two smaller rooms, and is popular for line dancing.



# 06 CANOA HILLS CENTER

PROPOSED PROGRAM



**KEYNOTES**

- A. **FITNESS ROOM EXPANSION**  
Proposed ± 1,600 SF building addition for fitness room expansion. The existing fitness room is crowded, and an expansion will allow more space for more equipment, stretching areas, free weights and an aerobics room.
- B. **MEETING ROOM EXPANSION**  
Proposed ± 1,600 SF building addition for meeting room expansion and renovation, and remodel existing pool area.
- C. **SETBACK**  
Building setback to Camino del Sol

**STRATEGY**

Canoa Hills fitness room expansion project is one of the first projects suggested by the Master Plan phasing schedule. The existing fitness room at this site is crowded, and the Fitness Room at Desert Hills is deficient. This centrally located site can accommodate a building expansion to create a new functional and attractive space for inspiring a workout.

The area west of the pool is also a good place to remodel the building - to capture semi-enclosed space and remodel it into suitable meeting rooms that could break-out to the pool area.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program



**ABBREVIATIONS + KEY**

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- - - ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔↔ MAIN ENTRY



# 07

## SANTA RITA SPRINGS CENTER

EXISTING SITE



KEYNOTES

- A. Existing SW parking lot
- B. Existing SE parking lot
- C. Pool and spa
- D. Shade structure at pool deck
- E. Pedestrian bridge connecting SW parking lot to second floor of the building
- F. Existing wash through site
- G. Existing N parking lot
- H. Existing open space with shade trees and turf

**SUMMARY**

Santa Rita Springs (SRS) is located in the southern portion of the GVR system, and east of the Interstate 19, and is near the recently completed Green Valley Hospital. SRS has beautiful views of the Santa Rita Mountains to the southeast. SRS was originally developed as an RV resort Recreation Center. SRS is currently being used by many GVR "dedicated space" clubs, such as: Camera, Computer, Clay, and the Santa Rita Art League.



# 07

## SANTA RITA SPRINGS CENTER

### PROPOSED SITE PLAN



#### KEYNOTES

- A. SECOND FLOOR BUILDING ADDITION (NORTH):  
New building addition on top of existing roof structure. Reference proposed SRS new floor plans.
- B. SECOND FLOOR BUILDING ADDITION (SOUTH):  
New building addition on top of existing roof structure. Reference proposed SRS new floor plans.
- C. PARKING LOT RE-CONFIGURATION:  
New parking lot re-configuration for ± 80 spaces, with new curb cut for parking access lane, compliant ADA parking, landscape islands with trees and improved drop-off and loading area as shown.

#### STRATEGY

Santa Rita Springs roof structure was structurally designed to accommodate a second floor on top of the two existing single-story buildings. The Master Plan proposes to phase construction of these second-story additions and take advantage of the great mountain views while not adding to the existing building footprint. The parking lot can be reconfigured for efficiency, and to support a new entry south of the existing yoga studio.



# 07

## SANTA RITA SPRINGS CENTER

GROUND LEVEL  
EXISTING PROGRAM



**KEYNOTES**

- A. Access to north parking lot. Entrance closest to elevator
- B. Access to east parking lot. Entrance closest to Clay studio / Fitness
- C. Access to pool / south parking lot
- D. Clay studio, with indoor and outdoor kiln areas, studio with potter's wheels and two clay classrooms
- E. Shaded circulation areas

**ABBREVIATIONS + KEY**

rr	RESTROOMS	---	ADDITION LINE
stor	STORAGE	↔	PROGRAM CONNECTION
jan	JANITOR'S CLOSET	↔	MAIN ENTRY
comm	COMMUNICATIONS		
elec	ELECTRICAL ROOM		
elev	ELEVATOR		
equip	EQUIPMENT		
mch	MECHANICAL ROOM		
kitch	KITCHEN		
N	NEW		
E	EXISTING		

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

	ART LEAGUE		FITNESS
	CLAY		LOBBY/OFFICE
	COMPUTER		LOCKER
	MEETING/MPR		YOGA/AEROBICS
	SUPPORT		CIRCULATION

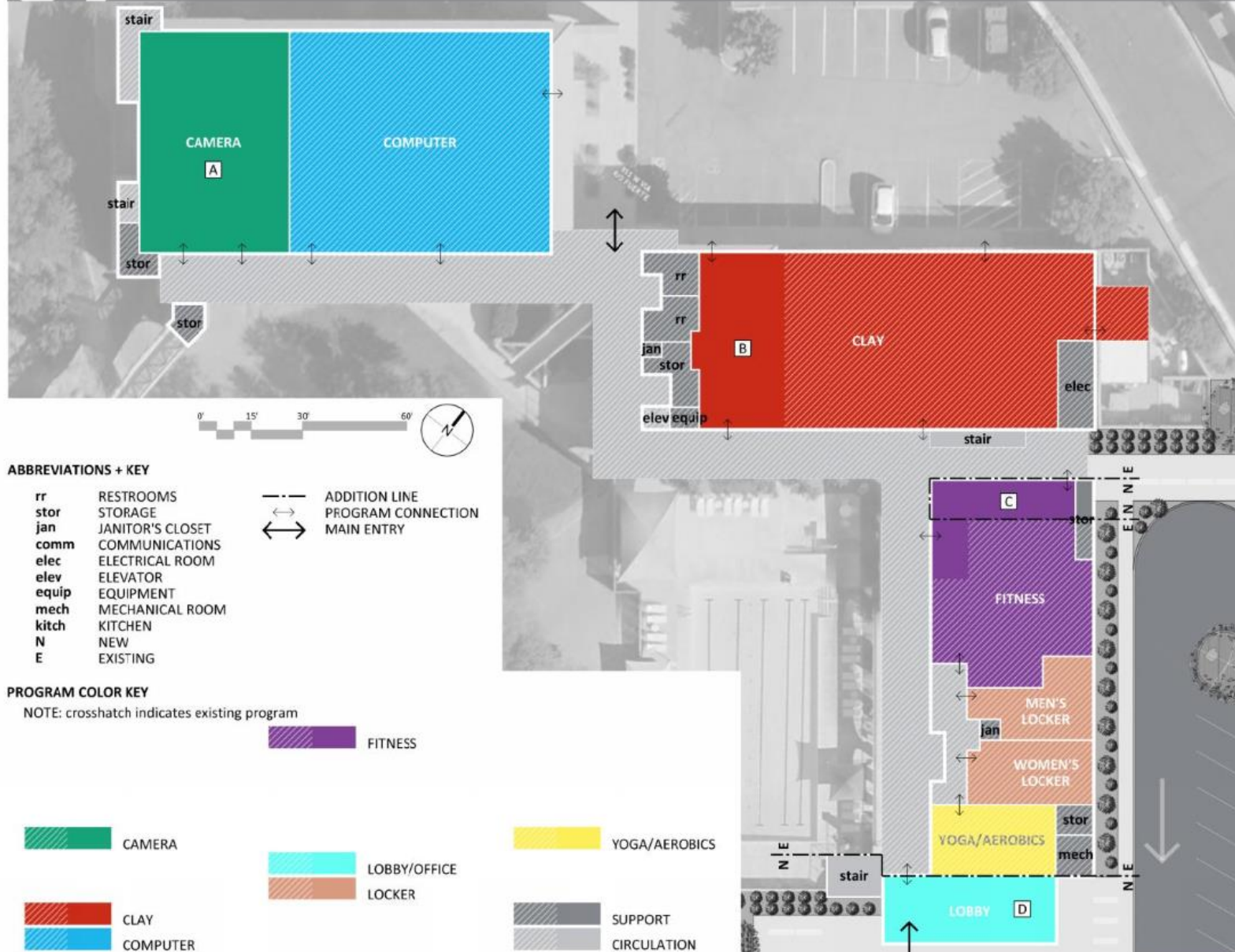
**SUMMARY**

Santa Rita Springs was originally designed to structurally accommodate a future second level floor plan on the existing east buildings, on what is currently an exterior or roof deck space.

# 07

## SANTA RITA SPRINGS CENTER

GROUND LEVEL  
PROPOSED PROGRAM



**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
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- - - ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔ MAIN ENTRY

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

- FITNESS
- CAMERA
- LOBBY/OFFICE
- CLAY
- COMPUTER
- YOGA/AEROBICS
- LOCKER
- SUPPORT
- CIRCULATION

**KEYNOTES**

- A. **RELOCATION OF CAMERA CLUB:**  
Camera Club re-locates into former ± 2,800 SF Art League space, next to Computer Club. This will allow for potential partnerships between club. (ie. Potential for shared use of equipment)
- B. **CLAY EXPANSION:**  
Remodel existing ± 1,000 SF Fiesta Room into classroom / studio dedicated-club space for Clay.
- C. **FITNESS ROOM EXPANSION:**  
Remodel existing ± 650 SF offices to expand the Fitness Room. New Fitness area will be ± 2,500 SF total.
- D. **FIRST FLOOR BUILDING ADDITION ± 1,000:**  
For the second floor expansion, a new lobby with GVR customer service desk and stair (as required by code to egress from new second floor spaces) will be implemented south of the existing dance / yoga room. This entry will be adjacent to the reconfigured south parking area.

**STRATEGY**

The Master Plan proposes to construct a second level on top of the existing Santa Rita Springs buildings in phases for both dedicated club space and flexible meeting space. These spaces would have excellent mountain views to the Southeast.

# 07

## SANTA RITA SPRINGS CENTER

SECOND LEVEL  
EXISTING PROGRAM



**KEYNOTES**

- A. Access to walkway bridge to southwest parking lot
- B. Second floor exterior covered walkway
- C. Roof deck (North)
- D. Roof deck (South)

**ABBREVIATIONS + KEY**

rr	RESTROOMS	---	ADDITION LINE
stor	STORAGE	↔	PROGRAM CONNECTION
jan	JANITOR'S CLOSET	↔↔	MAIN ENTRY
comm	COMMUNICATIONS		
elec	ELECTRICAL ROOM		
elev	ELEVATOR		
equip	EQUIPMENT		
mech	MECHANICAL ROOM		
kitch	KITCHEN		
N	NEW		
E	EXISTING		

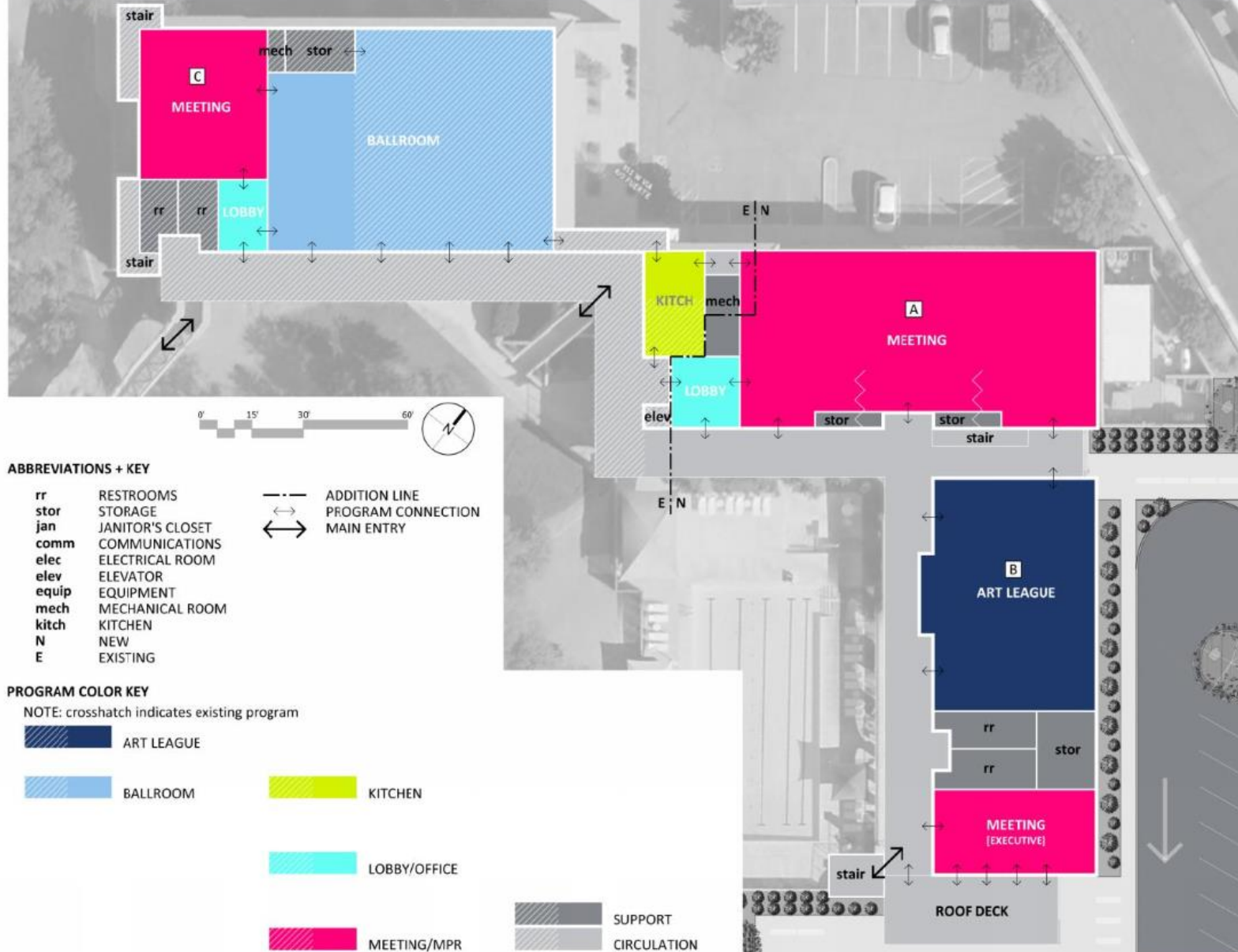
**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

	BALLROOM		KITCHEN		RAMADA
	CAMERA		LOBBY/OFFICE		SUPPORT
	MEETING/MPR		CIRCULATION		

# 07 SANTA RITA SPRINGS CENTER

SECOND LEVEL  
PROPOSED PROGRAM



**KEYNOTES**

- A. MEETING ROOM REMODEL 2,900 SF:  
Remodel of former 1,600 Camera Club space and 1,300 SF meeting space into new flexible meeting / classroom space.
- B. SECOND FLOOR ADDITION - NORTH WING 5,100 SF  
Second floor building addition on top of existing structure.
- C. SECOND FLOOR ADDITION - SOUTH WING 5,500 SF:  
Second floor building addition on top of the existing structure. The addition includes new dedicated space for the Santa Rita Art League, as well as flexible meeting room space and associated restrooms. An "Executive Conference Room" with 1,200 SF upgraded finishes and furniture is developed for Members, and includes access to a roof patio with mountain views.

**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
- comm COMMUNICATIONS
- elec ELECTRICAL ROOM
- elev ELEVATOR
- equip EQUIPMENT
- meh MECHANICAL ROOM
- kitch KITCHEN
- N NEW
- E EXISTING

- - - ADDITION LINE
- ↔ PROGRAM CONNECTION
- ↔ MAIN ENTRY

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

- ART LEAGUE
- BALLROOM
- KITCHEN
- LOBBY/OFFICE
- MEETING/MPR

- SUPPORT
- CIRCULATION

**STRATEGY**

The Master Plan proposes to construct a second level on top of the existing Santa Rita Springs buildings in phases for both dedicated club space and flexible meeting space. These spaces would have excellent mountain views to the Southeast.

# 08

## CANOA RANCH CENTER

EXISTING SITE



KEYNOTES

- A. Parking lot for 138 vehicles
- B. Outdoor basketball, half-court
- C. Open space, graded for future building development per Phase II per the Approved Pima County Development Plans
- D. Pickleball courts (4)
- E. Shade structures (Typical of 3 at CR)
- F. Open space, designated as parking for Phase II per the Approved Pima County Development Plans
- G. Existing shade patio with excellent views to east
- H. Adjacent residential subdivision
- I. Existing drainage area
- J. Existing drive with shared access easement

**SUMMARY**

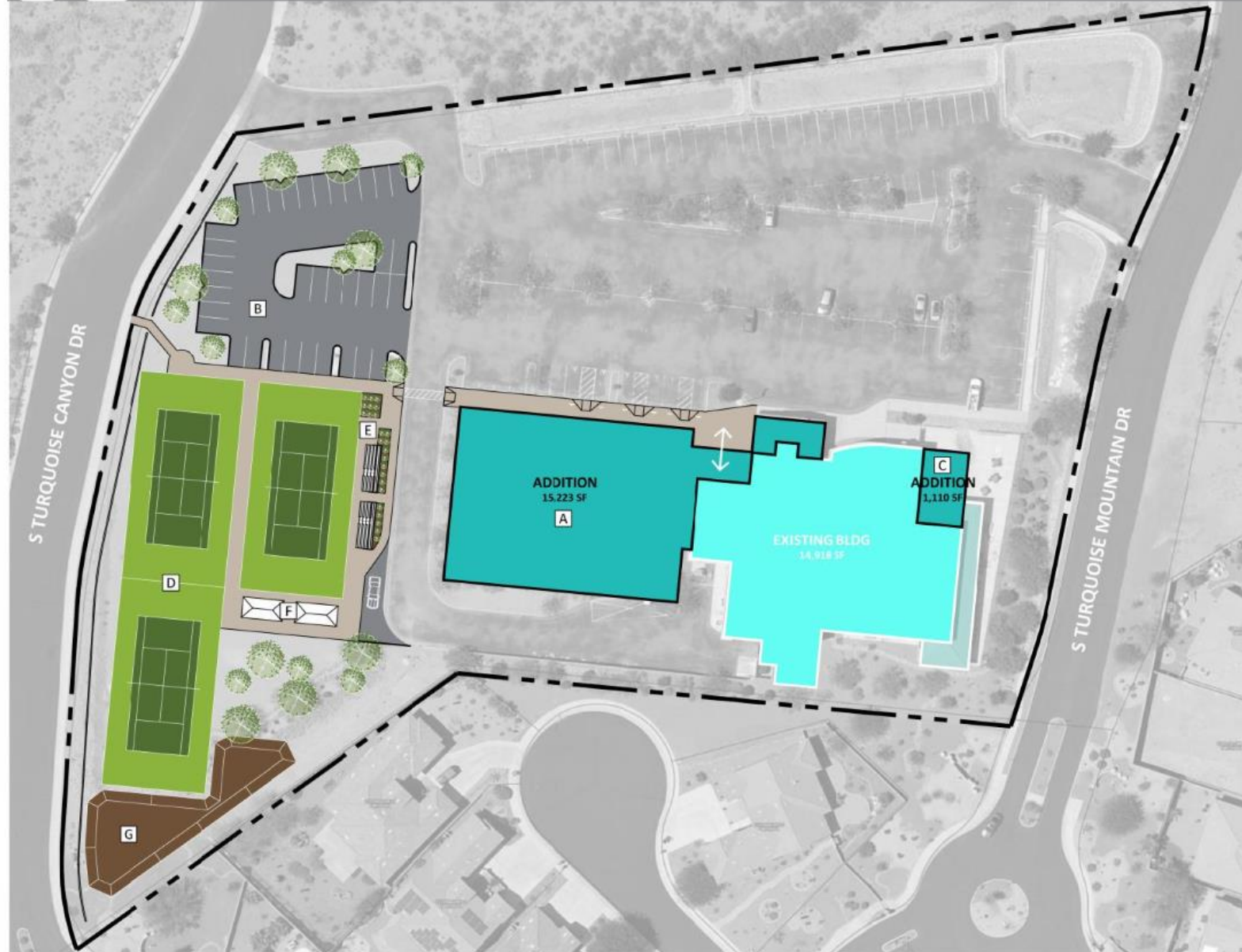
Canoa Ranch is GVR's southernmost site, located in a potential growth area of future deed-restricted lots. The site was originally designed as a phased Development Plan to accommodate an expansion build-out of the existing Recreation Center. The existing site has four Pickleball Courts





# 08 CANOA RANCH CENTER

## PROPOSED SITE PLAN



### KEYNOTES

- A. **BUILDING EXPANSION**  
Building addition for new, ±1,000 SF gymnasium.
- B. **PARKING EXPANSION**  
New 36-parking stall expansion of existing asphalt parking lot. This parking expansion is required by the Approved Development Plan to accommodate the phased building expansion.
- C. **FITNESS CENTER EXPANSION**  
±1,110 SF expansion of the existing fitness center to accommodate floor area for stretching, weights, personal training and additional fitness equipment.
- D. **RENOVATE (E) PICKLEBALL INTO TENNIS COURTS**  
Four existing pickleball courts are renovated into one new tennis court. Two new post-tensioned slab tennis court are added for tournament play.
- E. **TENNIS VIEWING AREA**  
New 1,500 SF area development for tennis viewing area, including new 27 ft. long aluminum bleachers (two sets), surrounding landscape and site furnishings.
- F. **SHADE STRUCTURES**  
Full-cantilever style pre-engineered structures with shade fabric, typical of two, ±500 SF total shade area.
- G. **STORM WATER DRAINAGE RETENTION BASIN**  
±4,500 SF, required for build-out of development plan.

### STRATEGY

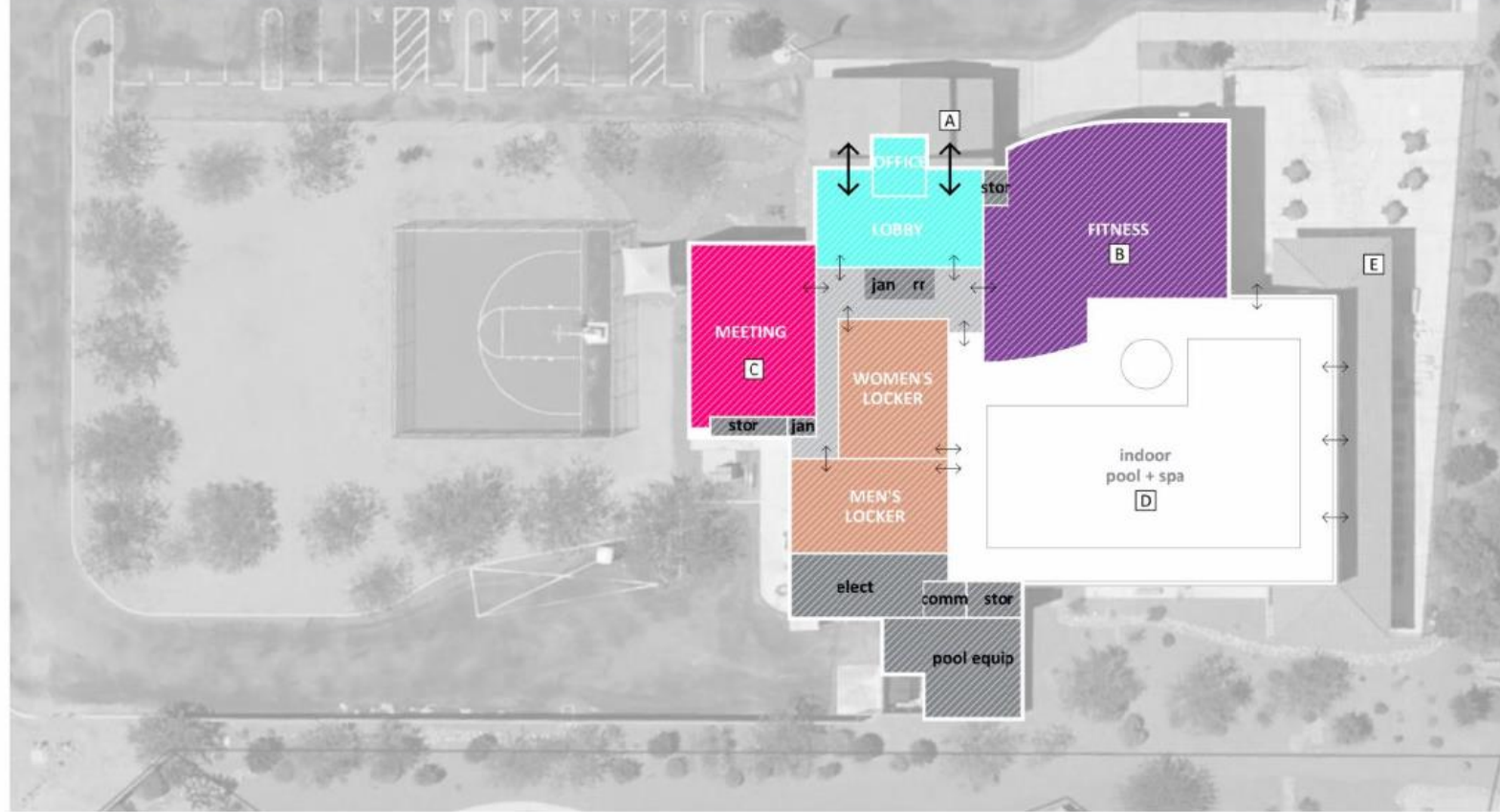
The site is unique because it is home to GVR's only indoor pool and spa, and it is used by many Members year-round. It would be a fitting place to build a gymnasium, where indoor sports (such as basketball, Pickleball) could be enjoyed year-round - during both cold mornings and monsoon rain. Fitness expansion, Aerobics classrooms and yoga studios would accompany the volume of the gymnasium. Proximity to the Hospital could encourage health / therapeutic partnerships.

It is the recommendation of this plan to renovate the existing Pickleball courts, which are located in close proximity to the neighbors' to the south, into tennis courts.



# 08 CANOA RANCH CENTER

EXISTING PROGRAM



**KEYNOTES**

- A. Main entrance to Canoa Ranch Center
- B. Fitness Center
- C. Flexible Meeting room
- D. Indoor pool and spa, with restored deck 2016
- E. Covered patio with view

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

FITNESS

LOBBY/OFFICE

LOCKER

MEETING/MPR

SUPPORT

CIRCULATION

**ABBREVIATIONS + KEY**

- rr RESTROOMS
- stor STORAGE
- jan JANITOR'S CLOSET
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- kitch KITCHEN
- N NEW
- E EXISTING

- ADDITION LINE
- PROGRAM CONNECTION
- MAIN ENTRY

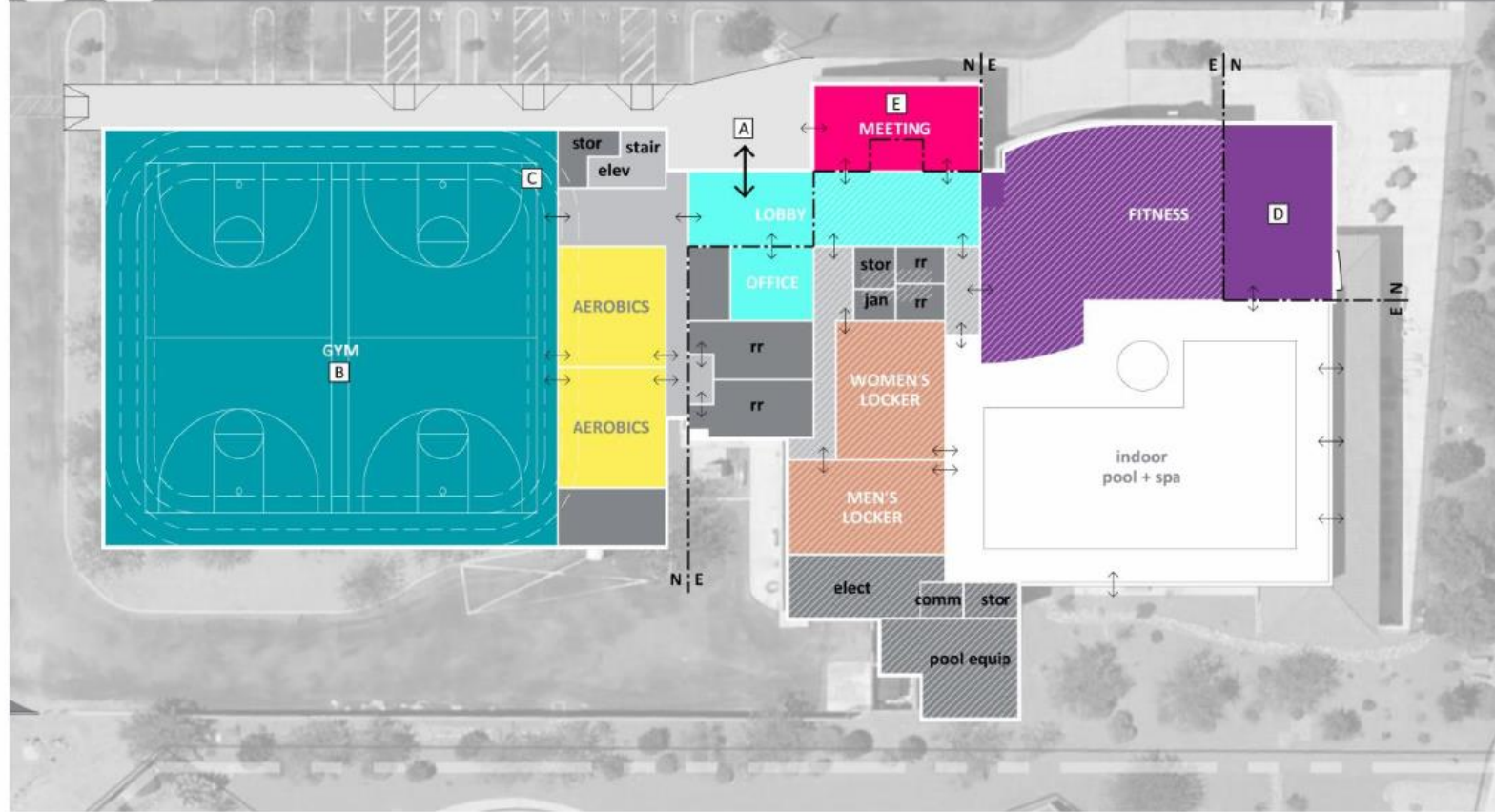


**SUMMARY**

The existing Canoa Ranch floor plan is primarily fitness space, with GVR's only indoor pool and spa, and a fitness center. There is no "dedicated" club space at Canoa Ranch. The patio off the east elevation offers great mountain views of the Santa Ritas.

# 08 CANOA RANCH CENTER

PROPOSED PROGRAM



**KEYNOTES**

- A. Relocated main entrance upon building expansion.
- B. BUILDING ADDITION FOR NEW GYMNASIUM:  
New 13,000 building expansion for the addition of a gymnasium, aerobics classrooms. Remodel of 2,000 SF for restrooms as required per Code.
- C. SECOND FLOOR - INDOOR WALKING TRACK:  
Indoor walking path, aerobics rooms or flexible classrooms and elevator access.
- D. FITNESS ROOM EXPANSION 1,100 SF:  
Expand existing fitness room into area under covered roof, while maintaining existing mountain vistas to the east.
- E. MEETING ROOM EXPANSION 825 SF:  
Remodel for new meeting room under existing covered entry.

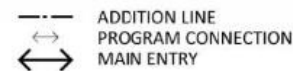
**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

	FITNESS
	RAQUETBALL/GYM
	YOGA/AEROBICS
	LOBBY/OFFICE
	LOCKER
	MEETING/MPR
	SUPPORT
	CIRCULATION

**ABBREVIATIONS + KEY**

rr	RESTROOMS
stor	STORAGE
jan	JANITOR'S CLOSET
comm	COMMUNICATIONS
elec	ELECTRICAL ROOM
elev	ELEVATOR
equip	EQUIPMENT
mech	MECHANICAL ROOM
kitch	KITCHEN
N	NEW
E	EXISTING



**STRATEGY**

The Master Plan proposed that Canoa Ranch, due to its vicinity to future GVR lot growth, be developed to become home to GVR's only indoor gymnasium and walking track, creating a year-round site to complement GVR's only indoor pool and spa. Fitness center expansion and aerobics classroom expansion would complete the site build-out.

# 09

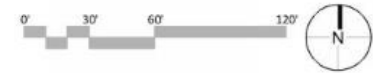
## ABREGO SOUTH CENTER

EXISTING SITE



KEYNOTES

- A. Existing shuffleboard courts (12)
- B. Existing horseshoes
- C. Pool and spa
- D. Sand volleyball court (1)
- E. Existing asphalt parking lot, ± 32 spaces
- F. Existing turf area
- G. Easement / access drive
- H. Adjacent water utility property
- I. Adjacent residential neighborhood



# 09

## ABREGO SOUTH CENTER

### PROPOSED SITE PLAN

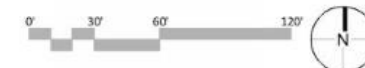


#### KEYNOTES

- A. VOLLEYBALL COURT  
New sand volleyball court adjacent to the existing sand volleyball court (2 ft. deep sand) and perimeter fencing on west and north.
- B. SHADE STRUCTURES  
New shade structures for shared use by volleyball and horseshoes.
- C. PARKING LOT RENOVATIONS  
Parking lot renovations for a total of ± 20 new spaces. Discuss with adjacent property owner, Community Water Company, regarding access drive agreements.
- D. FIELD HOUSE  
New 945 SF Field House with two unisex restrooms, storage, power, water, shade, and refreshment area.
- E. CHAMPIONSHIP SHUFFLEBOARD COURTS  
Renovate existing shuffleboard courts into new championship-level courts. Provide covered canopy (pre-engineered metal canopy) over courts.
- F. EXISTING PRIVATE ACCESS DRIVE  
20 ft. utility access drive on Community Water Company property.

#### STRATEGY

Although technically considered a satellite center, Abrego South (ABS) is a thriving site home to several outdoor recreational clubs: sand and water volleyball, shuffleboard and horseshoes. The Master Plan proposes that these uses remain at ABS and are enhanced. Parking and vehicular circulation is an issue at this site, so expanding parking where possible is suggested by the Master Plan.



# 09

## ABREGO SOUTH CENTER

PROPOSED PROGRAM

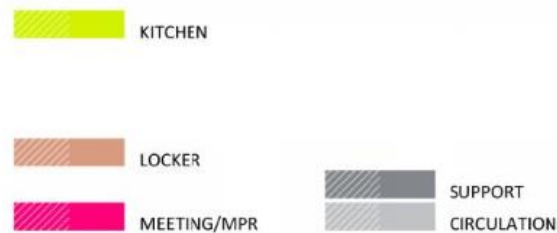


**KEYNOTES**

- A. FINISH UPGRADES ± 925 SF:  
Proposed light upgrade of finishes to existing Community Room.
- B. LOCKER / RESTROOM REMODEL ± 750 SF:  
Proposed upgrade of locker room / shower layout and finishes.

**PROGRAM COLOR KEY**

NOTE: crosshatch indicates existing program

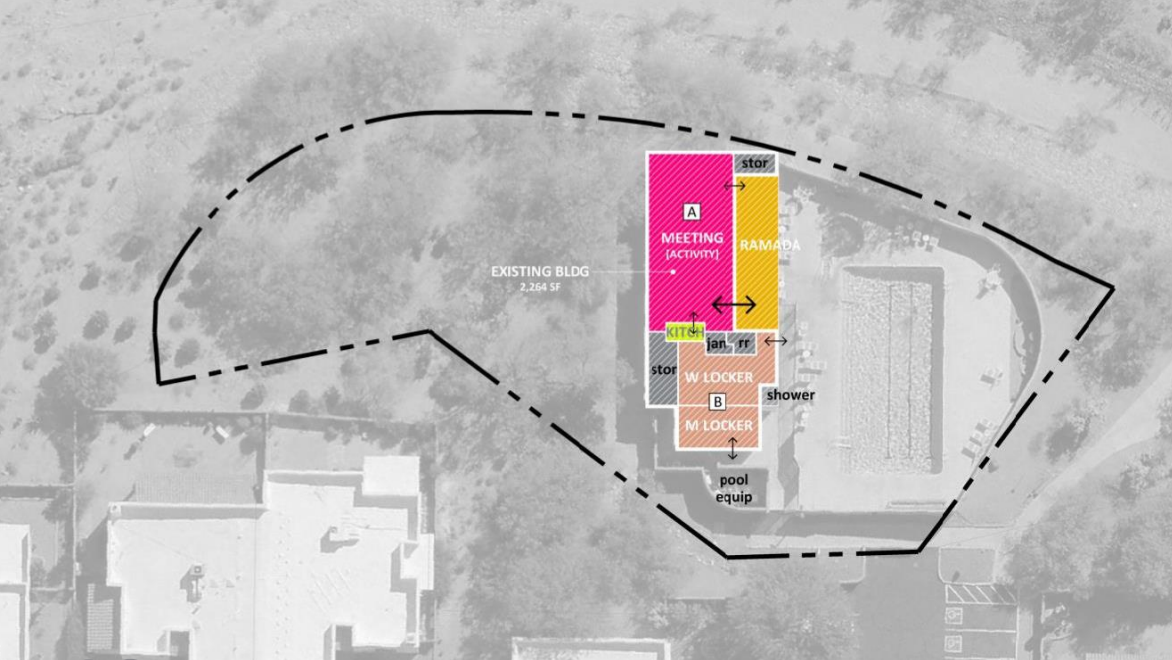


**ABBREVIATIONS + KEY**

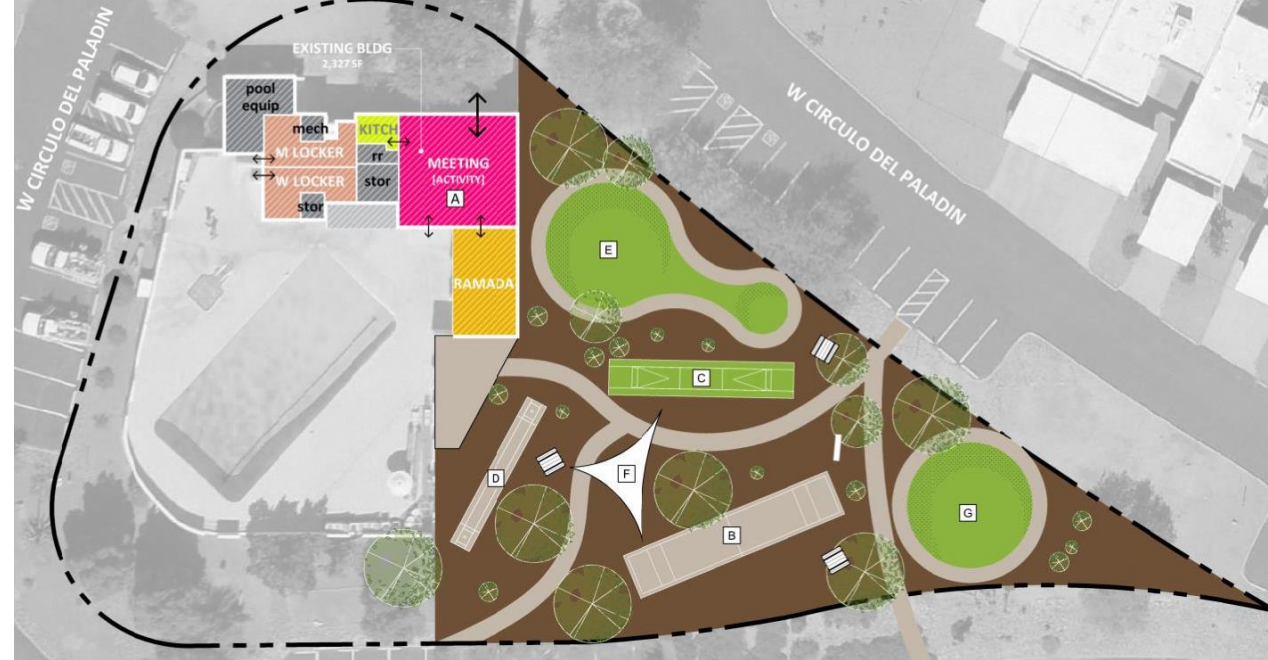
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**STRATEGY**

The Master Plan proposes upgrades to the interior floor finishes, new wall paint, LED lighting and signage for Abrego South Center.



**10** CONTINENTAL VISTAS CTR  
**11** MADERA VISTA CTR



**12** CASA PALOMA I CTR  
**13** CASA PALOMA II CTR





# Critical Path Phasing

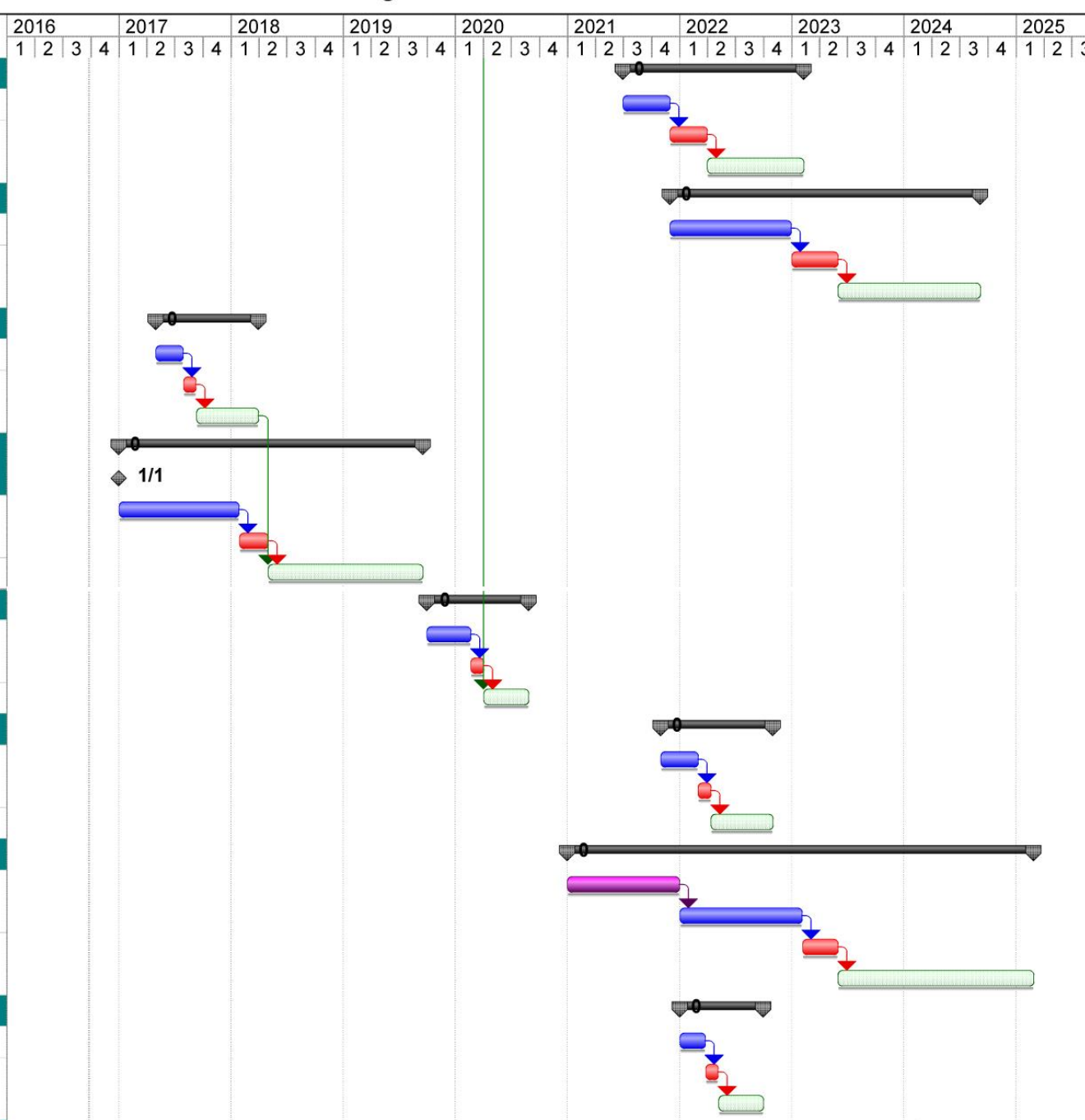




**Phased Implementation Schedule**

**GVR 10-Year Strategic Master Plan**

ID	Task Name
36	Las Campanas Center- Fitness Expansion Yoga/ Aerobics
37	Design
38	Permitting
39	Construction
40	Santa Rita Springs Center 2nd floor Expansion
41	Design
42	Permitting
43	Construction
44	Abrego South Center Volleyball / Shuffle Board / Horseshoes
45	Design
46	Permitting
47	Construction
48	The Hub at West Center- Fitness Center-Table Tennis- MSC
49	Relocate Facilities Maintenance- Champion Tennis Court
50	Design
51	Permitting
52	Construction
53	East Center Remodeling- Site work
54	Design
55	Permitting
56	Construction
57	East Center Site Work- Pool Replacement
58	Design
59	Permitting
60	Construction
61	Performing Arts Center
62	Site Selection Acquisition
63	Design
64	Permitting
65	Construction
66	Madera Vista Center Remodel Clay Tennis Court
67	Design
68	Permitting
69	Construction



## What we heard...



“GVR is unique”

“GVR is a good value”

“We chose Green Valley for GVR”

This 10-Year Strategic Plan represents the first step for GVR’s continued success.



GREEN VALLEY RECREATION, INC.

10YR STRATEGIC MASTER PLAN

Thank you!

WSM  
ARCHITECTS

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# Recommendation – The Hub at West Center

New 2-story building

## Why?

- The Hub would become the heart of GVR.
- Provides a social gathering space and premium fitness center
- First impression to prospective and new Members
- Provides member services and administration in highly visible and accessible location
- Current MSC is undersized and remodeling is not recommended
- WC is a good central location
- Value and efficiency in developing one large project
- Benefits to GVR system – alleviates crowding at other sites (i.e. Table Tennis dedicated home)