

Retirement complex plans assisted living services

Changes may help residents keep apartments

By BRUCE ELLISON
DAILY NEWS-SUN

The Fountains of Sun City, a retirement apartment complex on Newcastle Drive in Sun City, soon may offer assisted living as well as apartment rentals.

Kevin L. Bock of Alliance Adult Care Inc., said his company expects to open an on-site office in the largest of the complex's buildings, and provide 24-hour care to residents who may need it.

The services would include documenting and passing medications, preparing meals, doing laundry, providing transportation to doctors' offices, and assistance with bathing and dressing, he said.

The Fountains in Sun City should not be confused with the Fountain Retirement Hotel in Youngtown, a separate and older institution.

Bock said the Fountains apartments, built about three years ago on the site of the former Sun City



Steve Chernek/Daily News-Sun

The Fountains of Sun City, a retirement apartment complex at 111th and Grand avenues may soon offer assisted living services.

Stadium at 111th Avenue and Newcastle Drive, were losing residents who felt the need for additional services, but were unable to find them

in the apartment complex, which has 182 units in nine two- and three-story buildings.

He said providing the services on-

site will help keep tenants in the complex, which is about 75 percent rented.

Bock said he and his colleagues in the assisted living business have 15 years' experience with it, in facilities they have operated in Michigan and in Sarnia, Ontario, Canada.

The change will require approval from the county's planning and development department, a license from the state and a check by the Sun City fire marshal. Applications for the first two are pending, Bock said.

If all goes according to plan, "we should be able to offer services in the Fountains in about two months."

Initially, meals would be brought in for those wanting food service, but eventually the company will use one of the apartments in the large 70-unit main structure as a kitchen for food preparation.

Tenants in the complex are to be told of the pending new services within a matter of days, Bock said.

The complex is owned by Newcastle Development, a Phoenix company whose officials declined to discuss the proposed change.

Sun City apartments take shape

By J.J. McCORMACK
Senior staff writer

The White Tank Mountains once were the backdrop for baseball and softball fans who spent many an evening at Sun Cities Stadium.

By the fall, the same view will be enjoyed by some of those who choose to spend their golden years at the Fountains at Sun City luxury apartment complex.

The 182-unit complex is taking shape at the former stadium site at 11th Avenue and Newcastle Drive. The "For-Lease" sign is up and move-in specials are available for people who see the beauty beyond the yet-to-be landscaped open space and the complex's unfinished multi-level residential tower.

What prospective renters will see when they visit the complex in the coming weeks are four luxuriously appointed models and an equally opulent 3,300 square-foot recreation center with billiard and exercise rooms, card tables, big-screen TV and snack/drink bar.

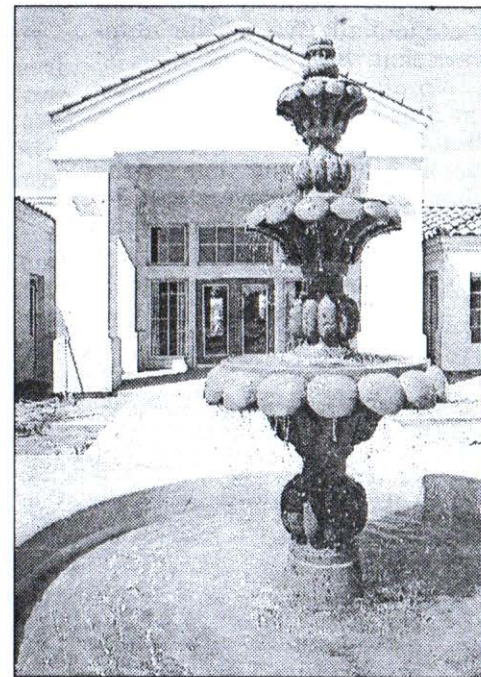
The recreation center decor blends desert green and sand colors in window treatments and upholstery to complement the light-wood, glass and wrought-iron furnishings.

The four ground-level model apartments, all two bedrooms, each boasts nearly 1,300 square feet of space under 8½-foot-high ceilings. One- and two-bedroom apartments in the tower building range in size from 1,046 to 1,523 square feet.

"A lot of people are coming from houses with furniture and we wanted to show them that these apartments are plenty big to take whatever they have," said Charlie Dorego, a development partner in the Fountains.



Steve Chernek/Daily News-Sun



Steve Chernek/Daily News-Sun

The interiors of the apartments, at left above, show a clean, modern arrangement. At right, A fountain adorns the entrance to the recreation center.

The open floor plans feature such extras as laundry niches, wide windows and wider patios, fully appliance-kitchens, ceiling fans, brass light fixtures and ceramic-tile entryways.

"We're trying to create a great little community within a great community," Dorego said.

The apartments at the Fountains at Sun City are designed to appeal to retirees who want to enjoy the lifestyle and amenities Sun City affords, but don't want the responsibilities that come with home ownership, Dorego said.

"They want a new beautiful home, but they don't want to worry about

the outside or inside," he said.

Dorego and his partner, Steven Swarzman, are doing business as Newcastle Realty. Summit Builders Construction Co. is the general contractor.

Public interest in the luxury apartments that seem to be going up at lightning speed has been strong since the leasing office opened in late April.

About 600 people have visited the site and toured the models in the last three weeks, Dorego said. Some of the units have been reserved. The first residents are expected to start moving in in mid-July. The complex

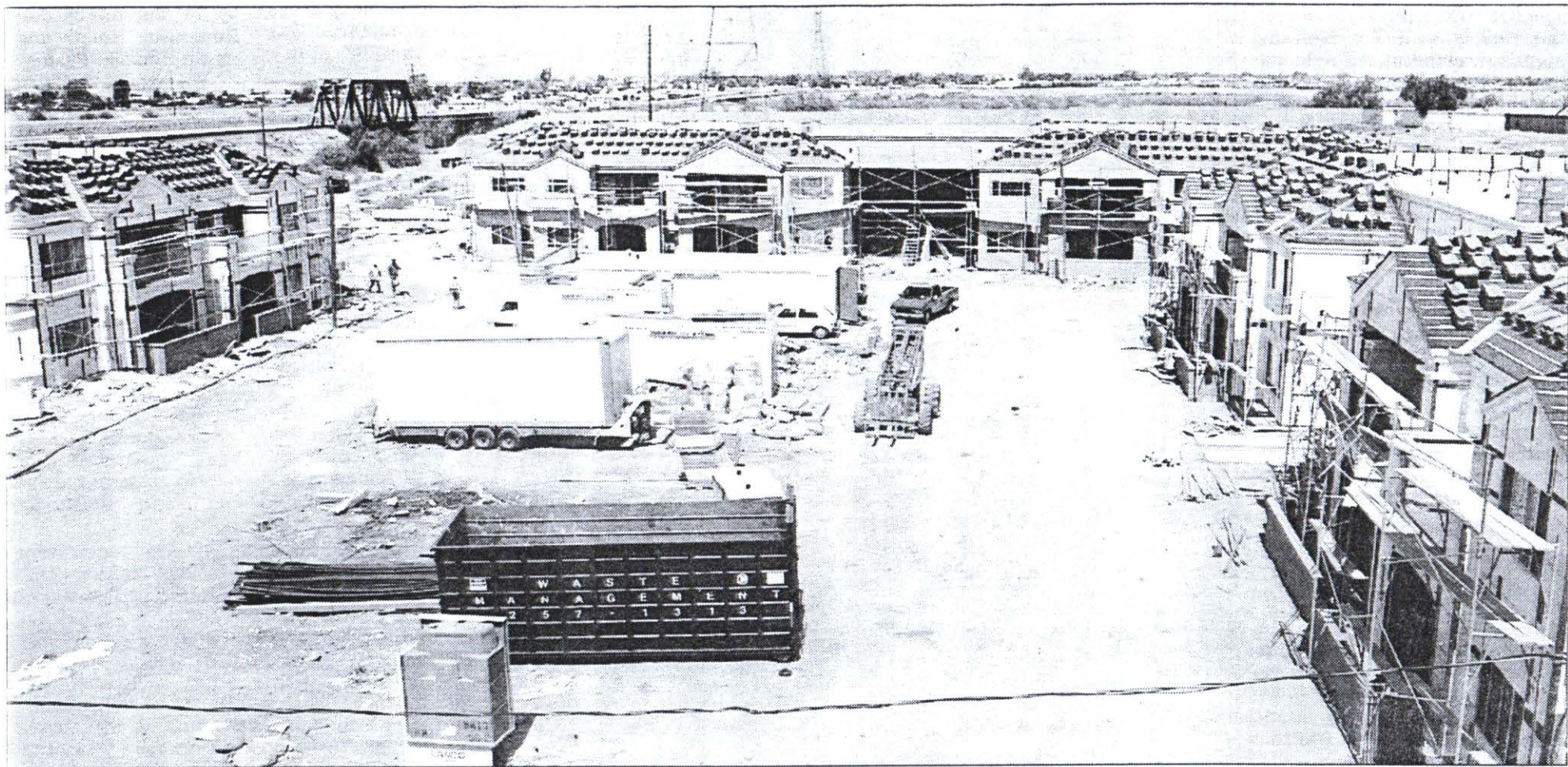
should be completed by the end of August.

"We'll be ready for everybody when they come home," Dorego said, referring to Sun City residents who spend their summers elsewhere.

After a lease special of \$950 per month expires July 4, rates will start at \$1,100 per month based on a 12-month lease.

The rental prices include cable, fire, panic and security alarms in each unit and a closed-circuit security system at the front gate. Security guards will be posted at the front gate at night as well, Dorego said.

OVER



When finished, the courtyard at the Fountains will feature palm trees and barbecue grills.

Steve Cherek/Daily News-Sun

Developer re-designs complex plans

By J.J. McCORMACK
Staff writer

4-15-95

SUN CITY — The former site of Sun Cities Stadium will sit vacant for at least another month before construction begins on a 180-unit luxury apartment complex.

Construction of the Fountains at Sun City, at the northwest corner of 111th and Grand avenues, was scheduled to start this month, but design changes have delayed the development timeline.

"It's going to be a much better project. We decided to live with a month or two-month delay," said Charles Dorego, a partner in Newcastle Realty, project developer.

"The architects should start drawing, and we should start building in about a month," Dorego said.

New floor plans have been incorporated into the new design. Added were 12 one-bedroom units, eight two-bedroom units with dens and two variations of the two-bedroom plan.

"We also opened the entrance up," Dorego said.

The re-design provides elevator access to an additional 70 apartments and "spreads the property out," Dorego said. In the amended site plan, only 55 apartments will not be elevator-accessible.

The complex's recreation center has been relocated from a sloping area of the property, both as a money-saving measure and to provide desert views for apartments that will occupy the sloped area.

The recreation center, which will feature exercise, card and billiard

rooms, "was much, much too expensive for 180 units," Dorego said, citing site-preparation costs associated with building on a slope.

"You need a lot of fill and a lot of retaining wall," he said.

The changes to the Fountains at Sun City were initiated internally after a review of the plans and, to a certain extent, after seeing what other developers were doing in the community.

"It's still going to be a pretty grand apartment complex," Dorego said.

Ryerson Co. and McDonnell Douglas Realty Co. are teaming up to develop three retirement communities in the Sun Cities. The Heritage Palmeras, a 191-unit membership rental community, will be constructed at 10101 W. Palmeras Drive

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in Sun City. The Heritage Sun City West, also a membership rental community, is slated for construction in that community's central core, and the Heights condominium project is planned for a site near the Sundome Center for the Performing Arts.

Sun Health Properties and Freedom Group are developing Grandview Terrace, a six-story, life-care community to be built on the grounds of Del E. Webb Memorial Hospital in Sun City West. A model center for the complex is under construction, at 14509 W. Granite Drive, and is slated to open next month.

The Fountains at Sun City originally was named Estadio del Sol. The name was changed because of market research indicating the name

was difficult for people to remember, spell and pronounce. The new name better reflects the architectural design of the project, which will feature a number of fountains and lush landscaping, Dorego said.

A trailer will be erected at the construction site within about a month. Dorego said he wasn't sure if pre-leasing would be done on site.

Sun Cities Stadium, which was razed in January, was the former spring-training home of major league baseball's Milwaukee Brewers. The stadium also played host to a top-ranked women's softball team, the Sun City Saints.

More recently, the stadium was home to the Solar Sox of the Arizona Fall Baseball League and to men's senior league baseball.

BOOM TOWN

Area firms should benefit from increased construction

By KATHLEEN WINSTEAD
Business Review

Sports fans who have fond memories of time spent at the Sun Cities Stadium may want to take one long last look at the facility before it's demolished in mid-January.

The Sun Cities Stadium, near 111th and Grand avenues, has not attracted many patrons in recent years and owners of the property will have it torn down to build a 180-unit apartment complex dubbed Estadio del Sol.

Construction on the new facility is expected to begin in March.

The cost to build the complex is estimated at about \$8 million. Most of the units will be about 1,000 square feet and contain two bedrooms.

But construction of the apartment complex is not the only project occurring in Sun City.



Photo by Tyson Kuhr/Business Review

A vacant building at 99th Avenue and Concho Circle which formerly housed a bank has been demolished to make way for 18 additional apartments to be included in Wooddale Village, a facility which offers independent living for senior citizens.

A vacant building at 99th Avenue and Concho Circle which formerly housed a bank has been demolished to make way for 18 additional apartments to be included in Wooddale Village.

Wooddale Village, 18616 N. 99th Ave., offers independent living in a 155-unit, two-story building.

In addition, the Ryerson Company is planning to develop a 192-unit retirement community on 9.1 acres at Palmeras Drive and Boswell Boulevard in Sun City. Construction of the \$20 million project should begin in March, says company owner Denny Ryerson.

He expects the project will be completed in a year to 18 months.

The land will house a mixed-used, full-service rental retirement community to feature independent living. Whether to include assisted living and skilled

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nursing care is currently being evaluated, Mr. Ryerson says.

The Ryerson Company built The Heritage, a 100-unit community offering independent living in one- or two-bedroom apartments, at 99th Avenue and Palmeras in Sun City.

One vacant building which has drawn the ire of some community residents has been

snapped up by the Sun City Bank and should soon receive a facelift.

The bank recently purchased a vacant building at the southwest corner of 99th Avenue and Bell Road and will be moving its office from its current location on the north side of Bell.



Bob Dunn/Daily News-Sun

Sun Cities Stadium has been torn down, but the outfield wall remains standing. The former spring-training home of major league baseball's Milwaukee Brewers, the stadium also played host to a top-ranked women's softball team called the Sun City Saints.

Making way

11/27/93

Apartment construction begins on stadium site

Staff report

SUN CITY — It's "full steam ahead" this week for construction of an 180-unit apartment complex at the site of the former Sun Cities Stadium.

So says Charles Dorego, a partner of project developer Newcastle Realty. Dorego blamed a nearly yearlong delay in the construction of the Fountains at Sun Cities, 111th and Grand avenues, on design revisions that he said will make the project more accessible to retirees.

"We changed some of the buildings to three stories with an elevator and redesigned the recreation room and the office. ... We didn't really want the project delayed, but we needed to make these changes," Dorego said.

The necessary permits and construction loans are in hand and a construction contract was issued to Summit Builders, Dorego said. Con-

struction is to get under way this week.

The redesigned apartment complex will feature elevator access to all but 55 units and a full-service recreation center with exercise, card and billiard rooms.

As its name denotes, the landscape design for the Fountains at Sun Cities includes an elaborate system of fountains.

The Fountains at Sun Cities is one of a number of apartment or condominium projects to be built in the Sun Cities in the coming months. Ryerson Cos. is building three rental or condominium projects, one at Boswell Boulevard and Palmeras Drive in Sun City, and two in the central core of Sun City West. Sun Health Properties and the Freedom Group are teaming on the Grandview Terrace project, a six-story, life-care

community on the grounds of Del E. Webb Memorial Hospital in Sun City West.

The Fountains at Sun City originally was named Estadio del Sol. The name was changed because of market research indicating the former name was difficult for people to remember, spell and pronounce, Dorego has said.

Sun Cities Stadium was razed last January to make way for the apartment development. The stadium was the former spring-training home of major league baseball's Milwaukee Brewers. It also played host to a top-ranked women's softball team called the Sun City Saints.

More recently the stadium was home to an Arizona Fall Baseball League team called the Sun Cities Solar Sox and to men's senior league baseball.

The Fountains