

Daily News-Sun, Sun City, Ariz. Friday, Nov. 11, 1994

# Developer expands in Sun City

By J.J. McCORMACK  
Daily News-Sun staff

11-11-94  
SUN CITY — A retirement housing developer has announced plans to build a 192-unit, full-service apartment complex for seniors on the southeast corner of Boswell Boulevard and Palmeras Drive.

The Ryerson Co., developer of the Heritage Sun City Condominiums complex at 99th Avenue and Palmeras Drive, intends to break ground in March on a project what n the Heritage Palmeras.

In addition to offering rental units, the new complex will offer tenants a full complement of recreational amenities as well as dining, house-keeping and healthcare services, said Penni Marrs, assistant to Ryerson

Co. President Denny Ryerson.

The company is building the rental community to fill a housing niche in Sun City, Marrs said.

"Rentals in the Sun City area seem to be the up-and-coming thing. People don't want to have to deal with the disposal of real estate," she said.

The existing 100-unit Heritage condominium complex has onsite recreational amenities, but offers no other services to resident condo owners, who are members of the Recreation Centers of Sun City. The condo complex was built in 1985 and opened in 1986.

Ed Anderson, president of the Recreation Centers of Sun City, said there have been discussions with the developer but no agreement as to

whether the residents of the Heritage apartments will be granted recreation centers access.

The new complex will feature Spanish-style architectural treatments similar to the existing condominium community, Marrs said.

The Brighton Gardens retirement community, which Ryerson had a hand in developing, is situated between the condominium complex and the proposed apartment community.

Ryerson recently announced the purchase of a 20-acre parcel within the commercial core of Sun City West. The company intends to build a rental community on that property as well, Marrs said. Details about the

See Rentals prove, A5

—From A1  
proposed Sun City West complex were not released.

Ryerson's rental community in Sun City will offer dwelling units ranging from 650 to 1,425 square feet. Residents can choose the level of services they want and be charged accordingly.

A newly retired couple, for example, might not want to patronize the complex dining room or need health-care services. As the couple ages, however, those services may

be more appropriate, Marrs said.

"In the Sun Cities, you're dealing with older people who are going through different phases of mobility. A lot of them don't want to keep moving."

Bob Sheker, a resident of Heritage Sun City Condominiums, said some of his neighbors fear having a rental community down the street will hurt their property values, while others believe it will enhance them.

A real-estate agent who lists Heritage condos, Sheker said he believes his housing arrangement — condo ownership with on-site recreational amenities — is best for him personally. "It's great. I wouldn't want to go anywhere else," he said.

The need for more rental properties in the Sun Cities is clear, Marrs said, noting, Ryerson has been getting 10 to 15 telephone calls a day from potential tenants since the company's Sun City West land acquisition was publicized.

# *Ceremony held on condo site*

By HELEN ALLEN  
Staff Writer

A brief "mutual welcome" ceremony was held at the Heritage condominium complex construction site Friday in honor of an agreement allowing future residents to become Sun City Recreation Centers members.

Attending the event were Sun City rec board members and Denny Ryerson, president and chairman of The Ryerson Co., which is building the complex at 99th Avenue and Palmeras Drive.

The firm signed a \$158,500 contract with the Rec Centers Board this week so residents could use rec centers facilities.

This was the first contract negotiated under the board's new \$1,570 per unit access fee, approved by members last year.

The \$158,500, already deposited into the Rec Centers' account, covers the 101 units being built

as the first phase of the complex.

Doris Timpano, Rec Centers Board president, said the agreement also permits other units of the complex entry, as they are built, at an access fee still to be negotiated.

The complex, being built on a 19.6-acre site north of Bell Road, will consist of about 300 apartments when completed.

Ryerson estimates that Phase I of the project will be completed by the end of January. Twenty-five percent of the units, he said, already have been reserved, most by Sun City residents.

"I'm pleased we're now a part of Sun City and the recreation centers," Ryerson commented in reference to the rec centers' agreement.

Regarding the financial aspect, he said he feels that Sun City has among the "best recreational facilities in the country," and recognizes the costs of their construction and upkeep.