

JANUARY 25-31, 1995— SUN CITIES INDEPENDENT

Plans unveiled for Sun City West retirement complex

By **TERI CARNICELLI**
Sun Cities Independent

The much-anticipated plans for a senior residential living complex and assisted care facility on the vacant campus next to the Del Webb Hospital were unveiled Jan. 17 by the Freedom Group, Inc.

The preliminary \$50 million project design was presented to a variety of local community leaders along with residents who live in the immediately area of the project.

The complex generally met with favorable reviews in this first of several meetings planned with community members.

"As a resident and someone involved with the hospital, I'm very concerned about how the property is used, and I'm also looking forward as a possible resident of this facility as well," said Morey Jensen, a member of the Sun Health Executive Committee and president of the Del Webb Hospital Board of Directors.

"We feel very happy about this type of facility being used on the land — we think it's ideal."

Hal Lind, a Property Owners and Residents Association director, said, "I believe the Freedom Group

Residents influenced features

By **TERI CARNICELLI**
Sun Cities Independent

It's been nearly a year since the first tentative steps were made to bring a retirement complex and assisted care living facility to Sun City West, but the end is finally in sight.

Representatives from the Freedom Group, Inc. and Sun Health Properties, Inc. presented

their much-awaited proposal to the community Jan. 17.

Discussions first began between the developers of the Freedom Plaza Life-Care Retirement Community and Sun Health Properties in March regarding the possibility of building a retirement center in Sun City West.

Sun Health Properties own

See ■ FEATURES, Page

and Sun Health together have done a very responsible job."

Mr. Lind was instrumental in forming PORA's Long-Term Healthcare Committee last year.

"I was somewhat concerned in the beginning, but my concerns have been going down as I learn more about it."

Just the facts

Seventeen acres of the campus owned by Sun Health Properties Inc. will be used for the complex. The area sits south of Granite Valley Drive, with the hospital located to the east, a fairway of the Grandview Golf Course located to the west and Grand Avenue to the

south.

The proposal consisted of an independent-living apartment community, featuring one-, four- and six-story sections comprising approximately 555,000 square feet.

Apartment sizes will range from 900 to 2,300 square feet and will be furnished with all necessary major appliances; 60 to 65 percent will have two bedrooms and two bathrooms.

Each apartment will also contain either a glass-enclosed "Atrium Room" or "Four Seasons Room."

Other features of the retirement center include 24-hour security.

See ■ COMPLEX, Page

Over

with state-of-the-art alarm systems and an on-call nurse or emergency medical technician.

The central, 4 1/2-storied portion will feature several amenities for residential use.

Entrance fees will range from around \$85,000 to \$250,000, depending on size, floor level and other factors.

A separate, two-storied assisted living/personal care and skilled-nursing facility, which will contain about 88 beds, will be placed between the hospital and the retirement complex to allow room for future expansion.

It will be constructed as a prototype by Sun Health concurrently with the adjacent retirement center.

Sun Health will own the health care center, and for about the first five years, the partnership entity between Sun Health and the Freedom Group which will operate the retirement center will operate the health care center as well.

Residents' concerns

Overall the plans were applauded, although some residents in attendance did express concerns.

Residents on the other side of the golf course feel the facility is located much too close — approximately 60 feet from the golf course at the building's closest point, which is the southwest corner of the southern wing.

"And it's a very narrow fairway," says resident Joan Farrow, who lives across the golf course southwest of the proposed parking structure.

Other residents to the east of the facility were angered about the height of the building, saying they bought their homes for the view of the White Tank Mountains, not another building.

At its highest point, the apartment complex will be 10 feet shorter than the hospital.

"The people to the east lose their view and we lose our peace and quiet," Mrs. Farrow said.

"We are trying to minimize the obstruction (of views)," said Tom Conner, executive director of the Freedom Plaza in Peoria and vice-president of the western region of Freedom Group.

Gary Turner, senior vice president and general manager of Sun Health Properties, pointed out that the campus was never destined to remain forever vacant.

He added at some point medical support buildings were and are still likely to be constructed there, simi-

lar to what happened to the once-vacant land next to Boswell Memorial Hospital in Sun City.

Of major concern was the affordability of the apartment units.

"You have to realize that this is probably only going to appeal to only about 6 percent of the total market," Mr. Conner said.

"It's not for everybody; not everybody's going to be able to afford it or want it."

Mr. Turner added, "We've tried to develop a worthwhile senior lifestyle for all those who have pension plans. If you have a pension

plan, you can sell your house and live here."

Some residents were worried about the impact residents of the complex would have on the recreation centers.

"Not everybody is going to use the recreation centers, and not every percent of everybody who moves will already be members of recreation centers, just coming out of the community," Mr. Conner pointed out.

A different concept

"We insist that when our residents come in they be able to maintain, as a minimum, the life that they have enjoyed while they were living in their single family home or wherever they came from," Mr. Conner said.

"We do not encourage people to come here, sit down and quit. We do want people to spend a nickel they have to get in and be able to carry on with their lives. If they do that, they're in the wrong place and we're in the wrong business."

The concept of the assisted facility, Mr. Conner added, is residential, not commercial.

"We believe that lifestyle is the most important thing, no matter what level of care they may need. Therefore there will be no long hospital-type corridors, but several living nooks and common living room areas.

"Our residents are guaranteed that they will be cared for and have a place to live for the rest of their lives," Mr. Conner said.

Coming attractions

Currently it is a proposed project, so there could be some changes, but "those will stop when we start marketing and taking deposits," Mr. Conner explained.

Construction of the facilities will begin after 65 percent of the apartments are sold, beginning sometime in early 1996. Construction time is estimated to be between 10 and 14 months.

Floor plans for the apartment complex will be available for inspection before the actual 4,000 square-foot model center/marketing office opens.

Daily News-Sun, Sun City, Ariz. Friday, May 23, 1997

Sun City West to gain 3 more care centers

By BRUCE ELLISON
Staff writer

Three new assisted living centers now are on the drawing boards for Sun City West, most of them intended to provide care for those suffering from Alzheimer's disease.

The three are in addition to plans already announced by SunBridge Assisted Living Centers for a care center in the downtown commercial core, just off Camino del Sol. That project saw earth moved last week.

One of the projects involves major remodeling of the former Crestview Vacation Headquarters building overlooking Hillcrest Golf Course and the addition of two other three-story buildings on that site.

That would mean the end of an 18-year restaurant operation there, as well as the re-

moval of other long-time tenants.

The major players in the latest developments are among the largest in the nation, and include Manor Care, which is the country's biggest nursing home operator, and Farnsworth Realty and Management Co., the biggest operator of assisted living facilities in the East Valley.

New projects are being planned at:

■ 151st Avenue and Deer Valley Drive, where Manor Care has taken an option on about three acres of what is now designated on the Sun City West master plan as a neighborhood commercial site. It is across Deer Valley Drive from where the new Prince of Peace Catholic Church will be built.

Manor Care's initial plans there call for a 57-bed Alzheimer's center.

► See Developer plans, A5

OVER

■ From A1

heimer's care center. The project would need re-zoning approval from the county; the land, while included in the master plan as commercial, now is zoned residential. Adjacent land still would be available for possible commercial use, said Richard J. Herbert, the Phoenix attorney for the sellers, two elderly sisters who inherited the tract years ago.

■ The southwest corner of Camino del Sol and Meeker Boulevard, across from the Sunwest Nursing Home, where Western Communities Corp. and Alternative Living Services intend to construct a senior care residential center to care for people with memory impairments, probably

Savings building on Johnson Boulevard on which construction is slated to start this year.

Manor Care, which won't close on its Deer Valley Drive site until the county approves the prospective use, has just opened a similar facility in Tucson, called Spring House.

It plans another care center of about the same style in Westbrook Village in Peoria, at 91st Avenue and Union Hills Drive.

Farnsworth also has the Crestview plot in escrow. It, too, may wait to close the transaction until county approvals are received, or it may pass along the project to another operator.

Sun City West now has no assisted living accommodations, but houses a population that is aging and has higher

those afflicted with Alzheimer's.

The site, 3.4 acres, will be known as Clairbridge, and is similar to what Alternative Living already has developed in Tempe. It will accommodate 52 residents.

■ At Camino del Sol and R.H. Johnson Boulevard, Farnsworth Realty and Management plans to buy almost 7 acres, including the former Crestview Vacation Headquarters building, and convert it to an assisted living complex.

Crestview was sold by Del Webb Corp. last year for \$1.25 million to the operators of the Terrace on the Green restaurant, who now have agreed to sell the property for the care center. The restaurant and other tenants would vacate the structure which, un-

der tentative plans, would be increased to three stories.

Initial plans call for the project to be built in three phases. The first phase, which could start this year, includes an 84-unit assisted living facility (with 99 beds), and a 12-unit, 24-bed Alzheimer's care center.

The second phase calls for about 66 units of independent living, with construction in 1999-2000.

The final phase will be a small office and an 8,500-square foot hospice.

The first two phases, oriented toward the fire station, would be three-story structures, the last phase one-story. The project would be wrapped around the existing Ken Meade Realty office on the corner and around a proposed Washington Federal

out insurance, Medicare or support from the Arizona Health Care Cost Containment System's long-term care program.

Costs can run upwards of \$3,000 a month.

Alzheimer's now is inevitably a fatal illness, but one in which the median survival time is about seven years, according to the Alzheimer's Association of Phoenix, which means a major expense for long-term care.

The planning and zoning committee of the Property Owners and Residents Association of Sun City West discussed the three projects at its meeting this week, where Realtors confirmed the pending sales.

incomes than those in Sun City. The arrival of the three projects simultaneously may suggest some overbuilding in the area, but one expert on senior housing said the population to be served is wider than just Sun City West.

"There are people out there who retired early and still have their own elderly parents to care for and worry about," he said.

"There could be business for the care centers from those parents, who could move, or be moved, to the area to be closer to their adult children, who can both keep an eye on them and help pay for the care if needed."

Most assisted living facilities are self-pay — that is, the residents pay the bills with-

THE WESTER Thursday, April 20, 2000

SCW expands again: New rental complex going up fast

Four-story Heritage Tradition to add another 500 people

By Jack Hawn

The population of Sun City West will increase by almost 500 when the Heritage Tradition—a four-story rental complex is fully occupied.

Under construction along Woodside Drive and New Tradition Road, near the Post Office

and a stone's throw from the ABCO shopping center, the building is going up rapidly.

"We're 67% filled already," said a Heritage Tradition spokesman, pointing to a chart heavily dotted with red stickers that indicated deposits on units. "The models will be open next month and we expect the first renters to move in by December."

Does that mean almost 500 more Recreation Centers members will be using Sun City West golf courses and Recreation Centers' facilities?

According to the Heritage spokesman, membership in the Association will be optional, which is implied in the company's literature but not actually promised.

"Surveys, focus groups and resident feedback have told us that these are the characteristics they wanted in a community,"

the brochure states, then lists, among other things—(such as optional golf cart parking)—"optional membership in the Recreation Centers of Sun City West."

Rec Centers Governing Board Pres. Dick Catlin, speaking extemporaneously, said he believes a percentage will be required to join.

"I want to say 51 percent," he added, "but I'm not certain of that."

A number of details, it seems, are a bit hazy at the moment.

"The contract was drawn up previously," Catlin said. "Our lawyer, Bill Beyer, is in the process of redoing the contract—not to change anything, just to reestablish it. It's pretty well locked up."

Board Director Allen Young, the Legal Affairs Committee chairman, said the initial contract



Drawing of The Heritage Tradition, currently under construction in Sun City West. The rental complex is 67% "filled," its first occupants expected by the of the year.

was drawn up in 1995, calling for a facilities investment fee of \$2,500 per unit to be paid to the Rec Centers. He said the rewrite also lists the fee as \$2,500.

The Heritage spokesman, however, said the figure was \$3,000

per unit. Young said the original contract also gave the number of units to be constructed as 244.

"They downgraded," he added.

See SCW, Page 2

OVER

SCW: Expands again: New rental complex, from Page 1

"I don't know why they downgraded. The new facilities agreement that is being rewritten shows 214....So, they've changed the configuration since the '95 agreement."

Information included in The Heritage Tradition packet distributed to prospective renters states that 228 units are under construction.

Both Catlin and Young said they had not heard that figure previously. Young said he would check with the developer this week and that the new contract will reflect the correct figures and fees to be assessed.

Former Board Pres. Carole Hubbs, a practicing attorney and member of the Legal Affairs Committee, noted that all Grandview Terrace renters are required to pay the annual Rec Centers membership fee, currently \$133 per person.

"I hope the Rec Centers are taking a good hard look at this agreement," she said. "It was made with one entity with certain terms and now those terms have changed. Is it valid? I don't know."

Asked her opinion about the added population, Hubbs replied, "We've got people here who think it's fine as long as they pay their entry fee, but they don't particularly want them to be members of the Rec Centers because they don't want any more people."

"Then you have other people who say they want them to pay a higher fee to move in and everybody has to belong. Some say we don't care. So who knows what the majority want?"

Designed by The Ryerson

Company, which built the Heritage Palmeras in Sun City, among other properties, the Heritage Tradition promises a lot for a one-time initiation fee of \$16,000 per household—a portion of which is refundable—and a monthly charge.

For example, if the residency ends within a year, \$14,000 would be refunded, a lesser amount for a longer stay. After five years, \$5,000 would be returned upon moving out.

The combined monthly rent and The Tradition Club service fee for one person ranges from \$2,000 for an 807-square-foot, one bedroom unit to \$4,000 for a 1,496-square-foot, two-bedroom/den, two-bath unit. For a second person, add \$350.

"Welcome," a brochure states. "The Heritage Tradition is the newest, most innovative full-service senior living community to be developed in Sun City West...."

"We know that the right location, innovative design, spacious facilities, fine dining and resort amenities are the essentials of a first-class senior living community...."

Encircling a "Golf Links Courtyard" on one side and a "Pool and Spa Courtyard" on the other, drawing plans show a crafts room, library, learning center, beauty shop, health club, billiards room, living room and dining room among other facilities.

"I think it's going to be an asset to the community," Catlin said of the new development. "We're all looking forward to it being finished. To me, it looks like it's going to be very nice."

Aging population of Sun City West has health officials focusing on future

By ANNE RYMAN
Sun Cities Independent

Sun City West has few long-term and managed-care facilities and, as people age, the community will see more need for those types of facilities, according to some residents and health-care officials.

The community has several services for those who do not require constant care — such as home health care and adult day health care — and three facilities that

Sun City West

Long-term health care

A Special Report

provide different levels of care.

No one facility, however, provides all levels of long-term care from independent living to assisted living to 24-hour nursing home care.

Apprehensive about future

The lack of managed-care and long-term care facilities in the community has some residents worried. One resident, who prefers to remain anonymous because he says he

wants people to focus on the issue, says two of his friends moved from Sun City West into a managed-care facility in Sun City when they could no longer care for their own homes.

“The thing that struck me is we do not have many facilities of that kind,” he says about Sun City West.

The resident became so concerned, he wrote letters to the Del Webb Corp. and community leaders, urging them to become

involved and reserve vacant land for managed care facilities.

The resident credits Del Webb with providing the vision of good retirement living and providing for aging needs. The success, however, has created a paradox, he says.

“Once a resident of Sun City West, there is no assurance they can spend their remaining years here. Because of the need or desire for ‘managed care living,’ they

See ■ HEALTH, Page 3

■ HEALTH

may be forced to leave. Outside of The Madison, no other 'managed-care' facilities exist."

The Madison, at 18626 Spanish Garden Drive, provides assisted care for some of its residents through a contract arrangement with Olsten/Kimberly Quality Care, a private care agency. Currently, 31 out of 237 of its units contract for this assisted care, says Lee Beaty, co-manager of the facility.

The idea behind providing assisted care is residents will not have to move from the facility if they need some assistance in their daily lives. The Madison, however, does not plan to provide care equivalent to that of a nursing home, he says.

Mr. Beaty, however, believes the addition of assisted care will take care of the needs of most.

"I would say if there's a real nursing home need they'd probably have to move, but a lot of situations can be taken care of by using one-on-one (assisted) care," he says.

Two local facilities fall into the nursing home category — Del Webb Extended Care Center at Del Webb Hospital, 14502 Meeker Blvd. — and Sunwest Nursing and Rehabilitation Center, 14002 Meeker Blvd.

The Del Webb Extended Care Center, however, is not intended as

a permanent home. The average stay is 17 days, says Cynthia Rogers, administrator of the 40-bed center.

Need for other types of long-term care

Some health-care officials see a need for residential housing in the community that would provide different levels of medical care to residents.

One person who feels strongly about the subject is Lee Peterson, Sun Health Corp. president.

"Senior residential care is something we feel is needed now."

To that end, Sun Health's 80-acre campus near Del Webb Hospital includes plans for senior residential living that provide "graduated services according to needs," Mr. Peterson says. These graduated services could include independent living, assisted living and long-term care.

No timeline or final details for the project have been established. Discussions are underway between Sun Health Properties and developers of Freedom Plaza Life-Care Community regarding the possibility of building a senior residential-living center in Sun City West.

Mr. Peterson believes the community's growing population, cou-

pled with the increasing age of some of its residents, will create a need for more health-care services in the community.

Until that and any future development, however, those seeking nursing home care currently have few choices within Sun City West, while Sun City has several long-term care facilities, many of which emerged in the 1980s.

Those classified as nursing homes in Sun City, according to the Sun Cities Area Community Council's "Your Options for Long Term Care in the Northwest Valley" include Brighton Gardens by Marriott, Hearthstone of Sun City, Royal Oaks Health Care Center and Sun Health Care Center, Sun Valley Lodge and Wooddale Health Care Center. Several facilities also are available in Peoria and Youngtown.

Some offer several levels of care to meet changing health-care needs. Camelot Manor, for example, provides supervisory care while Camelot Care Center provides nursing care.

Del Webb's involvement

The development of long-term health care facilities in Sun City and the surrounding areas has been by for-profit and non-profit companies, rather than Del Webb.

Del Webb, historically, has not been involved in developing long-term health care ventures.

"Our focus is on the traditional single-family homes. Other organizations are welcome to come in and develop (long-term care facilities)," says Martha Moyer, Del Webb's Sun City West manager of public and community relations.

The company discussed the possibility of such a venture several years ago, Ms. Moyer says, but decided to concentrate instead on the development of what it does best — active adult communities. Becoming involved in the development of long-term care facilities is not in the company's current plans, she adds.

Ms. Moyer, like some community leaders and health-care officials, says she has had several calls from residents in the past year who want to remain in the community but are looking for alternative living arrangements to the traditional single-family home.

The topic of "alternative living arrangements" will come up at a special workshop meeting April 20 that looks at future of the community, says Sandy Goldstein, Sun City West Foundation president and an organizer of next month's meeting.



PHOTOS BY JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Marge Rosin, left, Ray Testa and Isabel Bishop spend some time in the quiet activity room in Cypress Gardens, the new wing at Cypress Court in Sun City West Thursday.

SCW memory care facility expands services into new wing

MITCHELL VANTREASE
DAILY NEWS-SUN

Cypress Court at Sun City West has opened a new facility that caters to less affected Alzheimer's and dementia patients.

The new wing, Cypress Gardens, will offer special activities not offered in its regular programs at the memory-care residence. It is designed to keep residents motivated and to enhance their quality of life.

"We're excited about this," said Larry Sieler, the executive director. "It's independent living in a small, safe, monitored atmosphere."

Sieler said Cypress officials came up with idea a year ago. When Sun Health Hospice moved out of the

wing, the staff decided to convert the section into living quarters for residents with mild cases of Alzheimer's disease and dementia.

The redecorated wing features a private dining room, a kitchen for supervised cooking activities, a television lounge, 14 private rooms, a separate entrance to outdoor walking paths and bus outings. There's also an activity center for entertainment, games and exercise programs.

"This is an intimate setting in a secure environment," he said.

Marli Vogl, marketing director, said two caregivers will be assigned to the unit.

Located at 151st Avenue and Deer Valley Road,

Cypress Court is structured with four wings or "neighborhoods," each with a theme and color code. Vogl said the new wing was necessary because the less affected residents' needs differ from patients with advanced Alzheimer's or dementia.

"They can still do a lot of things for themselves, so it's important to keep them motivated and challenged as much as possible," she said.

Nicole Parent, the main caregiver in Cypress Gardens, said she'll make sure the residents stay active with plenty of activities.

"The more occupied they are, the better," she said.

Mitchell Vantrease can be reached 876-2526 or mvantrease@aztrib.com.

Daily News-Sun, Sun City, Ariz. Friday, Nov. 18, 1994

Developer unveils plans for high-rise

By TOM EVANS

Daily News-Sun staff

SUN CITY WEST — Developer Denny Ryerson of Ryerson Co. laid out preliminary plans Thursday for the long-term care center he wants to build in Sun City West's commercial core.

"We're excited not only about Sun City West and our development but the site and how it works for what we want to do," Ryerson said at a meeting of the directors of the Recreation Centers of Sun City West and the Property Owners and Residents Association.

Ryerson is planning a four-story complex to be built on 15 of the 20 acres his company and Ken Meade of Ken Meade Realty bought from Del Webb Corp. last month.

The complex would be a "modified-rental" community with a

membership fee "substantially less" than what most life-care centers in the area charge, he said.

Ryerson plans to put 220 apartments in the main, four-story building, along with some offices and a dining room. He also plans a 30-unit assisted-living wing and 48 cottage-type residences detached from the main building.

If all goes as planned, the community will also have a 64-bed nursing center either attached to or adjacent to the main building.

Apartment units will range from 600 square feet to 1,000 square feet.

Ryerson, who also developed The Heritage in Sun City, said he would not only build the Sun City West facility but operate it as well. He expects the zoning process to take a few more months, then construction

See Building has, A5

—From A1—

would take about a year. The company would shoot for 90 percent occupancy 18 months after construction is completed, he said.

As for price, Ryerson estimated that the smallest units will cost about \$1,300 a month, and the largest units about \$3,200. The cost would include services such as house-keeping, transportation services and meals.

"We really plan on having a smorgasbord of services to offer our residents," he said.

Ryerson said he would be willing to pay a one-time fee to the recreation centers so that residents could use the facilities if they pay a recreation card fee.

"Our people will still want to use the recreation centers, and we want to maintain the access they would have to those facilities," he said.

The main problem Ryerson anticipates is in obtaining zoning approval for a four-

story structure, which he said is key to the development of this type of environment.

Ryerson said the four-story structure should blend in well with the flavor of the area.

"If people look carefully at how we've planned the main building ... I think it shows considerable sensitivity," he said. "Operationally speaking, the four-story building helps us a great deal."

Ryerson said he has little use for the remaining five acres he owns but did not include in the care-center plan, and will talk with Del Webb Corp. about the possibility of letting them build more casita-style homes.

Webb has started construction on 180 of the homes in the remaining 30 acres of the commercial core.

Ryerson said that while the model he presented was a preliminary draft that may change after meetings with county officials, the plan in

place now is workable. "It's fairly representative of what we see as a viable site plan for the development," he said.

PORA Vice President Birt Kellam said the plan presented by Ryerson looked good to him.

"I think it's great," he said. "I don't think the four-story building will be too high because it is ringed by commercial property. This is something the community wants."

Kellam said he is concerned that if Webb and Ryerson don't develop the land, it may stay vacant.

"We don't want it to stay empty," he said. "And I think with two facilities of this kind now (another life-care complex is planned by Freedom Group Inc. at a site on the campus of Del E. Webb Memorial Hospital), we need to rest on this kind of development. But I don't think the commercial businesses are going to come in here."

Daily News-Sun — Friday, May 30, 2003

Ryerson seeks centers' blessing on assisted-living project

FACILITIES AGREEMENT: RCSCW board will revisit issue

MICHAEL MARESH
DAILY NEWS-SUN

The Ryerson Company plans to break ground on 41 assisted-living units next to The Heritage Tradition in Sun City West later this year, even without RCSCW's blessing.

At issue is a 1995 facilities agreement between Ryerson and the Recreation Centers of Sun City West, which stipulates Heritage Tradition could add more than 30 assisted-living units.

However, a policy adopted by RCSCW governing board in 1998 requires developers to pay 10 percent of the total costs of assisted-living units.

Ryerson maintains that the 1995 agreement supercedes the '98 pact.

The centers Legal Affairs

Committee, headed by Stan Warner, is studying the issue.

The Ryerson Company plans to break ground in August on a \$6.5 million assisted-living project, which should take a year to complete.

The addition, to be called "The Legacy," is planned adjacent to the Heritage Tradition, 19303 New Tradition Road in Sun City West.

RCSCW governing board President Bob Finn said the board will have to determine whether a fee would be required from the Ryerson Company in order for it to build the 41 units.

Finn pointed to Policy Statement F113, which reads:

- The owner or developer of single-dwelling houses, condominiums or apartments must pay the facility an investment fee per unit as determined by the governing board.

- For dwellings that

See RYERSON, A5



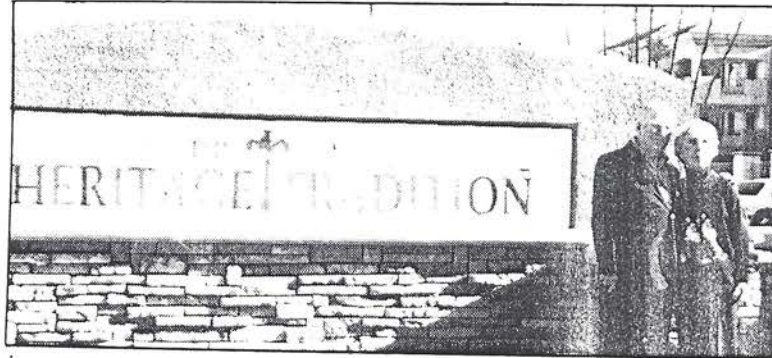
STEVE CHERNEK/DAILY NEWS-SUN

Ron Estes, left, executive director of The Heritage Tradition, and developer Denny Ryerson stand on the site of where an assisted-living facility will be built in Sun City West.

OVER

THE WESTER Thursday, December 21, 2000

Heritage Tradition welcomes first residents



Eugene and Gladys Halle were the first residents to move into The Heritage Tradition recently. They have been living in SCW for over 20 years.

Photo, Sheila Severeid
The Ryerson Company

By Marie Scotti

The first tenant to move into The Heritage Tradition located in Sun City West were Gladys and Eugene Halle. They arrived with their moving van on Monday, Dec. 11, and report there were no nitches.

The staff at The Heritage Tradition report that a total of 46 residents are expected in the month of December. Construction of the 228 apartments started in mid October, 1999.

The Halles have been residents of Sun City West for over 20 years, and relocated from Florissant, Mo. They decided they have worked hard enough and deserve to live without the problems of maintaining a big house. They saw a two-bedroom with den model at the Heritage Palmaras in Sun City and reserved the same model in May 1995 for the Heritage Tradition in Sun City West.

Prior to retirement, Gladys was a Registered Nurse and Eastern Airlines (EAL) traffic representative. Gene was an EAL opera-

tions agent, officer U.S. Army Corps of Engineers and director of installations, US Army Troop Support & Aviation Commands.

Gene was an associate professor at College of Engineering-NY University, 1952 to 1955, where he received a degree in Aero Engineering in 1939. His military service included years 1942-1963 as a US Army Engineer and he retired as Lt. Col., 1963-1980 US Army Civilian.

The Halle family consists of two children Arleen and Barrett, two granddaughters and one great granddaughter. The Halles have been married for 59 years.

Gladys enjoys interior decorating, sewing, reading and travel. Gene spends time at woodworking, photography and computer operations. Both have an interest in antique doll collecting and doll repairs. Gene has served as a volunteer in the income tax preparation program for 18 years and has taught woodworking for 10 years.

THE WESTER Thursday, May 4, 2000

The Madison adds assistant fitness director

By Marie Scotti

The Madison retirement residence located at 18626 Spanish Garden Drive in Sun City West has a state-of-the-art fitness facility which was opened recently. In addition to its residents, the Holiday Retirement Corporation has opened a limited number of outside memberships to the new facility which is being operated under the personal direction of Allen Health & Fitness Pres. Erin Allen and Certified Personal Trainer Bob Fitzgerald.

Medicine. She is a Certified Athletic Trainer and completed graduate study in Exercise Physiology at Boise State University. She has had experience as a Physical Therapy Technician and has specialized in rehabilitation for post surgery, orthopedic injuries and gait training.

Bowdish has also worked as a personal trainer specifically for clients with low back pain and orthopedic injuries. She is currently playing for The Hawks Women's Ice Hockey Team at



Olympia Roberts (l.), resident at The Madison, is being supervised by Assistant Fitness Dir. Kris Bowdish. Photo, Pat Horton

Kris Bowdish, ATC has been employed as assistant fitness director. Bowdish is a graduate of Colby-Sawyer College and has a B.S. Degree Exercise Science/Specialization in Sports

Polar Ice.

The program at The Madison Fitness Center is called Senior Fitness 2000. For more information, call 623-584-1999 or ask for Bob Fitzgerald.

THE WESTER Thursday, February 3, 2000

Dedication of Bench at SunBridge Assisted Living

By Marie Scotti

A dedication of a bench placed at "Sunset Corner" by Pat Leonard in memory of her late husband, Al Leonard, will be held at 5:15 p.m. at SunBridge Assisted Living Residence, 13810 West Sandridge Drive, Sun City West on Wednesday, Feb. 9.

The dedication is open to the public, and a wine and cheese reception will be hosted at SunBridge following the dedication.

For reservations call 623/584-2338.

Daily News-Sun, Sun City, Ariz. Friday, June 12, 1998

Heritage on SCW's horizon

Independent living complex going up in fall

By BRUCE ELLISON
Staff writer

Construction should start late this fall on a 228-unit independent living complex in downtown Sun City West.

The project, by Denny Ryerson and The Ryerson Company, will be called Heritage Sun City West.

Ryerson is also the developer of Heritage Palmeras in Sun City, a similar rental retirement complex which he recently sold for a reported \$38 million.

The new Heritage will fill 12 empty acres between the recently completed SunBridge

assisted living center and the casitas along Sandridge and Woodside drives, and will wrap around the back of the Post Office, in the downtown commercial core. Property within that core is in the Dysart Unified School District.

The entry is from 139th Avenue and Woodside, plans filed with the county by the developer and his architects, Todd and Associates of Phoenix, show.

The Heritage is one of two projects Ryerson plans in the "downtown" area of Sun City West. The other is an apartment complex on a hilltop overlooking Hillcrest golf course next to the Sundome.

Both projects have been in the talking stage for years, with the Sundome project the first discussed.

Ryerson in large part was

responsible for the SunBridge facility that holds an open house and ribbon cutting Wednesday; he wanted the rental complex to have available both assisted living and nursing-home type care.

Vencor Inc., a nursing home operator, last year announced plans for a 52-bed nursing home or other skilled care facility behind the SunBridge complex, but apparently hasn't firmed up plans yet. The company had an option on about two acres.

The Heritage will consist of a large rectangular four-story structure built around two interior courtyards, with a smaller one-story structure between the two courtyards.

Total covered floor space inside the complex measures about 428,000 square feet, or about 10 acres.

There will be 49 one-

bedroom units with the balance in a variety of two-bedroom units.

One covered parking space is provided for each unit, plus 50 spaces for employees and 44 for guests. There also are 40 spaces for golf cars.

Ryerson made arrangements almost three years ago with the Recreation Centers of Sun City West to allow his tenants to become centers members and get full privileges to use all the centers facilities.

The completion of Heritage also will bring a significant cash flow into the centers since the developer will have to pay an upfront buy-in fee for each unit occupied.

Ryerson told a reporter that residents of the new complex will pay the developer a

► See 228-unit, A5

◀ From A1

\$12,500 "membership fee" when they move in. He said that the fee, which was imposed at Heritage Palmeras in Sun City, is not the same as buy-in fees or endowment fees charged at other life-care communities regulated by the state Department of Insur-

ance.

There are only eight such regulated centers in the state, including Royal Oaks in Sun City and Grandview Terrace in Sun City West.

The Ryerson project will add a significant number of rental units to the area's supply. Already two projects are under construction in

Surprise, one by Holiday Retirement Corp., which also operates The Madison in Sun City West and Vista del Rio in Peoria; and another by Corum Group, whose 504 units will be called Village at Sun City Grand.

Estimated cost of the Heritage project, industry observers said, is about \$24 million.

Centers, developer near pact

Owners of new units
to have facilities' use

by BRUCE ELLISON
staff writer 12-21-95

SUN CITY WEST — Recreation centers officials have negotiated and signed a facilities-use agreement with Grandview Terrace, a proposed catered-living project next to Del E. Webb Memorial Hospital, and are near an accord with a second developer who plans a similar project.

Governing board President Joe Schoggen said Tuesday that Grandview Terrace Limited Partnership has agreed to contribute \$2,500 per completed and sold unit to the Recreation Centers of Sun City West.

"That document has been signed by both parties and recorded by the Maricopa County recorder," Schoggen said.

It also provides that residents of the new development who own their own units become regular paying members of the recreation centers, and pay whatever fees and assessments all other Sun City West property owners are required to pay.

In September, the governing board adopted a policy spelling out that any developer ... who desires access

for residents of his property (to centers facilities) must pay, or require the residents to pay "facilities investment fees for each residential unit.

With 288 units of catered living, Grandview Terrace eventually will bring \$720,000 into the centers reserve funds, Schoggen said.

Residents in the assisted living and skilled nursing care units are exempt from the recreation center fees, Schoggen said.

That policy was established when Sunwest Nursing Home opened.

"We believe that the one-time \$2,500 facilities investment fee, combined with the requirement for the payment of annual membership fees, adequately protects the value of our current members' assets in the association," Schoggen said. It also will give Grandview Terrace residents access to all centers facilities.

But because Grandview Terrace also will have its own recreation facilities, Schoggen suggested, the newcomers will not contribute to overloading of existing recreation centers facilities.

Grandview Terrace amenities include an exercise and fitness gym, heated indoor pool and spa, library, indoor track, sewing room, billiards

room, woodshop and lapidary room.

Schoggen said negotiations for a similar facilities-use agreement are continuing with The Ryerson Co., and McDonnell Douglas Realty Co., which plan a similar assisted living facility near the post office.

An accord with that group is likely to be signed this week, Schoggen said, "based on essentially the same terms."

The only difference, he said, is that the Ryerson project will be rental units, not condos.

Ryerson and McDonnell Douglas also plan a condo/single-family home project overlooking Hillcrest Golf Course that will contain 100 active-adult units.

"The last we heard on that project was last summer," Schoggen said, "when we were advised that (Ryerson) wasn't yet ready to discuss that project."

The principles established by the two new accords — contribution toward reserves, and required membership fees — should be helpful to the new governing board as it negotiates over the third project, Schoggen said.

Tuesday, Oct. 28, 1997 Daily News-Sun, Sun City, Ariz.

Builder plans care center in Sun City West

By BRUCE ELLISON
Staff writer

Sun City West soon may be getting another nursing home.

Officials of Vencor Inc. confirmed Monday that they have taken an option on about 1.5 acres adjacent to the SunBridge Assisted Living facility now under construction in the downtown area, and plan to build a 71-bed, two-story nursing home on the site once all zoning approvals have been received from Maricopa County officials.

The site is also adjacent to a proposed rental retirement complex planned by Denny Ryerson of The Ryerson Co., in conjunction with McDonnell Douglas Realty Corp.

The apartment complex, assisted-living center and nursing home are all part of an overall plan for the area announced by Ryerson 18 months ago.

Susan Moss, a spokeswoman for Vencor, based in Louisville, Ky., said that if zoning approvals are received within 90 days, ground would be broken in the spring and an opening was anticipated in six to 12 months.

In its initial plans, Vencor said the new nursing home would have a complex of services on the first floor, including pharmacy, laundry, dining area, rehabilitation and therapy areas, and that "the rehab and therapy units might serve patients from other area facilities on an out-

patient basis."

The Vencor property would join the SunBridge assisted living facility, and ClairB-ridge, a 52-bed Alzheimer's residence now under construction at Camino del Sol and Meeker Boulevard, in adding to facilities for less well residents of the community.

Another Alzheimer's residence is in the planning stage at 151st Avenue and Deer Valley Drive.

Vencor earlier had said it was planning as many as six nursing homes in the Greater Phoenix area; it now appears to have settled on four and has sites for them under its control.

The Sun City West home is the only one planned in the West Valley.



Mollie J. Hoppes/Daily News-Sun

Construction continues on the SunBridge Assisted Living complex in Sun City West. Vencor Inc. plans to build a 71-bed, two-story nursing center adjacent to SunBridge.

WEEKLY

GUIDE

Forum examines public transit issues

The city of Surprise will host a forum on transportation issues. Northwest Valley residents are asked to attend, voice their opinions and give suggestions on a variety of transportation matters.

"We encourage the public to attend this forum," said John Carlson, a legislative research analyst for the Arizona Senate's Transportation Committee. "This forum is one of several being held around the state in an effort to build a consensus about issues."

The forum will be 9 a.m.-noon July 31 in city council chambers at Surprise City Hall, 12425 W. Bell Road. Call 542-3171.

Y-town celebrates National Night Out

The Youngtown Police Department will host its 14th annual "National Night Out" 7-10 p.m. Aug. 5.

The event, designed to encourage residents to "take a bite out of crime," will be held at the Youngtown Town Hall complex, 12038 Clubhouse Square.

The event will include police and fire demonstrations and public-safety information booths.

On Aug. 5, residents throughout the nation are asked to lock their doors, turn on outside lights and spend the evening outside with neighbors and police.

Call 974-3665.

Paul Glass named

SCI

BUSINESS BOOM

Commercial land becomes scarce as businesses position themselves for surrounding growth

By CHRIS RASMUSSEN
Independent Newspapers

Available land for commercial growth in Sun City West is quickly disappearing as a number of banks, care centers and retail shops break ground.

Currently there are only two commercial lots left in the commercial core of Sun City West. The commercial core is bounded by Meeker Boulevard, R.H. Johnson Boulevard and Camino del Sol.

There are five commercial projects currently under construction throughout the Sun City West area and six more projects preparing to break ground in the next year.

"Sun City West is almost completely built," says Ken Meade, an area Realtor.

Mr. Meade says he is lost for words when he tries to explain the recent burst in commercial growth in Sun City West.

"All of a sudden it's like everything just kind of popped," Mr. Meade says.

One reason so many companies are opening up shop in Sun City West, he says, is

Coming Soon...

Eleven commercial projects are under construction or in the planning stages in Sun City West.

See Page 3



Photo by CHRIS RASMUSSEN/Independent Newspapers

Coming to the commercial core

The ABCO Foods going up at the corner of R.H. Johnson and Meeker boulevards is just one of five commercial projects under way in Sun City West. Six other businesses are scheduled to begin construction in the next year.

because the new U.S. Post Office, which opened in 1994, makes the area more desirable for businesses.

"Del Webb put all of those lots in the commercial core at a very reasonable price," Mr. Meade says.

Mel Nuzum, director of planning and zon-

ing for the Property Owner's and Residents Association, says businesses are coming to Sun City West in droves because of the buildup in and around the community.

"They're coming to Sun City West to get

See ■ BUSINESS BOOM, Page 3

Service contract disputes 'not uncommon' in Sun Ci

Consumers should get more than one

Who to call



opportunities burglaries

Funeral Watch
free to SC reside

By JULIA DE SIMONE
Independent Newspapers

Residents have enough on the mourning a death without having about being burglarized.

Since 1991, the Maricopa County Posse of Sun City has been keeping residents' homes while they are services.

The posse's Funeral Watch free service that provides real security for residents, said Lt. E. crime prevention officer and part of the Sun City Posse.

"Our basic interest is to serve and we can't serve them if they he said.

Master Sgt. Kathryn Ellsworth Posse's Funeral Watch chairman gram was formed by the late Goodrich in hopes of deterring b

In the past, master sergeant would simply drive by design while the residents were attending vices.

On occasion, however, criminals take advantage of the published service times and burglarize residents

Today, one of the 14 posse m

See ■ FUNERAL WA

■ BUSINESS BOOM

From Page 1

positioned for growth in places like Sun City Grand and Surprise," Mr. Nuzum says.

Mr. Meade agrees, "It's not only Sun City West. The whole northwest Valley is really growing.

"When you get down to the last lots, it's like a bonfire. Everybody wants some land," he says.

Just a year ago residents were complaining about the lack of grocery stores in Sun City West. Today, however, an ABCO grocery store is nearing completion and is expected to open for business in December.

In addition to ABCO, the site will also include 20,000 square feet of retail shopping pads available for lease.

Tyson Remensnyder, associate project manager for Barclay Group, the developer of ABCO, says everything has gone very smooth in regard to getting the store completed on time.

"We're very excited about going into Sun City West," Mr. Remensnyder says. "I think it will be a definite plus for the community."

Mr. Nuzum says due to a backlog in getting construction permits from the county, many projects are just waiting to get the go-ahead. He says it takes about six months to receive those permits.

Projects to be built outside of the commercial core include:

■ **Prince of Peace Catholic**

Projects to be constructed within the commercial core include:

■ **Clare Bridge — Meeker Boulevard and Camino del Sol.** Construction on this Alzheimer's care home is expected to begin in October.

The 54-bed specialized assisted living facility for older adults is being developed by Tempe-based Western Communities Corp. and will face Del Webb's office.

■ **First Capital Bank of Arizona** — Meeker Boulevard and Camino del Sol. The new bank will be built adjacent to the Sun West Plaza.

First Capital, which opened its

first branch in Phoenix last August, is expected to open in Spring of 1998, pending permit approval.

■ **Washington Savings and Loan** — R.H. Johnson Boulevard, next to the Ken Meade Realty office.

The business is expected to break ground late this summer.

■ **The Ryerson Co.** — 139th Avenue, next to the post office. Ryerson will be erecting a five-story life care building, with construction beginning in the next 12 months.

■ **Crown Carpet** — 137th Avenue and Camino del Sol. The business is currently under con-

struction.

■ **Dairy Queen** — Camino del Sol, next to Arby's. The restaurant is nearly complete and is expected to open Aug. 1.

■ **ABCO** — corner of R.H. Johnson and Meeker boulevards, is supposed to open in December of this year.

The shopping center will include an additional 20,000 square feet for retail businesses.

■ **Sun Bridge Assisted Living Center** — Camino del Sol, next to the post office. The three-story care center is expected to be finished by this fall.

■ FUNERAL WATCH

From Page 1

nated to the Funeral Watch program will arrive at the residence 15-30 minutes before the service to patrol the area and protect the premises.

Posse members usually spend a minimum of two hours at each home, leaving only when the responsible party returns.

Occasionally posse members also will baby-sit.

According to Master Sgt. Ellsworth, the baby-sitting aspect originated when the late Master Sgt. Jim Hess was patrolling a home while the family prepared to leave for a funeral service.

One of the family members asked if he could hold their crying baby

leave his hands when the baby sitter arrived — leaving her in the care of the posse patrolman.

"All in all, the security of (the program) is just knowing they can leave their home and go to a funeral and not be afraid everything (will be) gone in their home," Master Sgt. Ellsworth said. "There's nothing worse than losing a family member and then finding out their home has been robbed."

The only problem is too few residents are taking advantage of the program.

"It's very well-known, but we can't get the people educated on it," Master Sgt. Ellsworth said. "It


She said only four out of nine people on the average are currently using the program.

According to posse members, residents in need of the service should call them with the requested hours and the name of any responsible person who might remain at the home during the services.

Master Sgt. Ellsworth said information on the program can be obtained at Menke Funeral Home, 12420 N. 103rd Ave., and Sunland Mortuary, 15826 N. Del Webb Blvd. Information also will be available at the upcoming Block Watch/Crime Prevention Pow Wow 9 a.m.-noon Nov. 12 at the posse

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Scooters
Wheelchairs
Walkers
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• Corns & Calluses?
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in getting construction permits from the county, many projects are just waiting to get the go-ahead. He says it takes about six months to receive those permits.

Projects to be built outside of the commercial core include:

■ **Prince of Peace Catholic Church** — 151st Avenue and Deer Valley Drive. Prince of Peace will be an additional building for Our Lady of Lourdes Catholic Church.

Designed to seat 1,600, the new building will ease crowding that parishioners have experienced in the past at their current location on R.H. Johnson Boulevard and 128th Avenue.

The additional church building, which should be completed in a year, will make Our Lady of Lourdes the only Catholic parish in the state to have two churches.

Sun City West and Surprise residents will both share the \$5 million church.

■ **Arden Courts** — 151st Avenue and Deer Valley Drive. This Alzheimer's care home will break ground this fall.

The 56-bed home will feature activities such as dance, exercise, arts and woodworking, as well as a landscaped yard with walking paths.

■ **Granite Valley Plaza** — R.H. Johnson Boulevard and Granite Valley Drive. The centerpiece of this shopping center will be Yamaha Golf Carts.

Located next to Yamaha's 4,000 square foot sales and assembly building will be eight pads available for lease.

Mr. Nuzum says he expects to see small retail shops as well as a beauty shop open for business in the strip mall.

INDOOR

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One of the family members asked if he could hold their crying baby while they waited for the baby sitter. The child, however, would not

member and then finding out their home has been robbed."

The only problem is too few residents are taking advantage of the program.

"It's very well-known, but we can't get the people educated on it," Master Sgt. Ellsworth said. "It doesn't cost them a thing — it's just a phone call."

Information on the program can be obtained at Menke Funeral Home, 12420 N. 103rd Ave., and Sunland Mortuary, 15826 N. Del Webb Blvd. Information also will be available at the upcoming Block Watch/Crime Prevention Pow Wow 9 a.m.-noon Nov. 12 at the police headquarters.

Call 972-2555.

If you suffer from leg pain, even if the pain subsides with rest, your body could be trying to tell you something.

Leg pain can be the primary warning sign of peripheral vascular disease—a restriction of blood flow to the extremities. This could lead to a variety of life-threatening conditions, if not caught in time and treated properly. If you or someone you love is experiencing this symptom, please contact a physician immediately.

A life could depend on it.

leg pain

The Arizona Heart Institute uses the latest technology to diagnosis and treat heart and blood vessel diseases, including peripheral vascular disease. For more information on the warning signs or to make an appointment, call 240-6150.



**Arizona
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Institute**

2632 North 20th Street
Phoenix Arizona 85006

2481

She said, "They should have called it, The—

- Arch Pain?
- Corns & Calluses?
- Bunions
- Spurs?
- Ingrown Nails?
- Burning Feet?
- Diabetic?

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**How you
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APS**



Pastor Bob & Rosemary Warren in Sun City agree

"Purchasing the demand system was one of the investments we've made in the operation of our home. We appreciate the follow-up service by Bob Hitch!"

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Our 11th year of help
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Activities Calendar

Del E. Webb's
SUN CITY WEST

DEL E. WEBB DEVELOPMENT CO ★ PUBLIC AFFAIRS DEPT ★ POST OFFICE BOX 1705 ★ SUN CITY, ARIZONA 85372 ★

AUGUST, 198

HOMES SINCE INCEPTION -- 5,957

HOMES SOLD THIS YEAR -- 537

POPULATION -- 10,700



CENTER OFFERS WIDE RANGE OF HEALTH CARE

Whatever your health care needs may be — from routine blood pressure checks to orthopedic examinations to urgent care — chances are many of them can be met at the convenient Sun City West Medical Building.



"Service with a smile" — Anne Breza, the center's patient representative, welcomes a patient.

The Sun City West Medical Building, located at 13902 Meeker Boulevard, offers a variety of medical services to the community.

Private Practices

From 8 A.M. to 4:30 P.M., Monday through Friday, physicians maintain private practices in a wide range of specialties. Currently on staff are:

John J. Brennan, M.D., Orthopedics

Tuesday and Friday, 1:30 P.M. - 4 P.M.

Alfred J. Faber, M.D., Family Practice

Monday, Tuesday and Thursday, 10 A.M. - 2 P.M.

Ronald S. Garlikov, M.D., Ophthalmology

Thursday, 1:30 P.M. - 4 P.M.

Joe T. Hayashi, M.D., General Practice - Internal Med.

(Permanent resident) Monday through Friday,
8:30 A.M. - 4:30 P.M.

Barry L. Stern, M.D., Urology

By appointment

Appointments with the physicians are requested by calling 975-1976.

To add to its convenience, the center provides

laboratory, electric cardiogram and x-ray services on the premises.

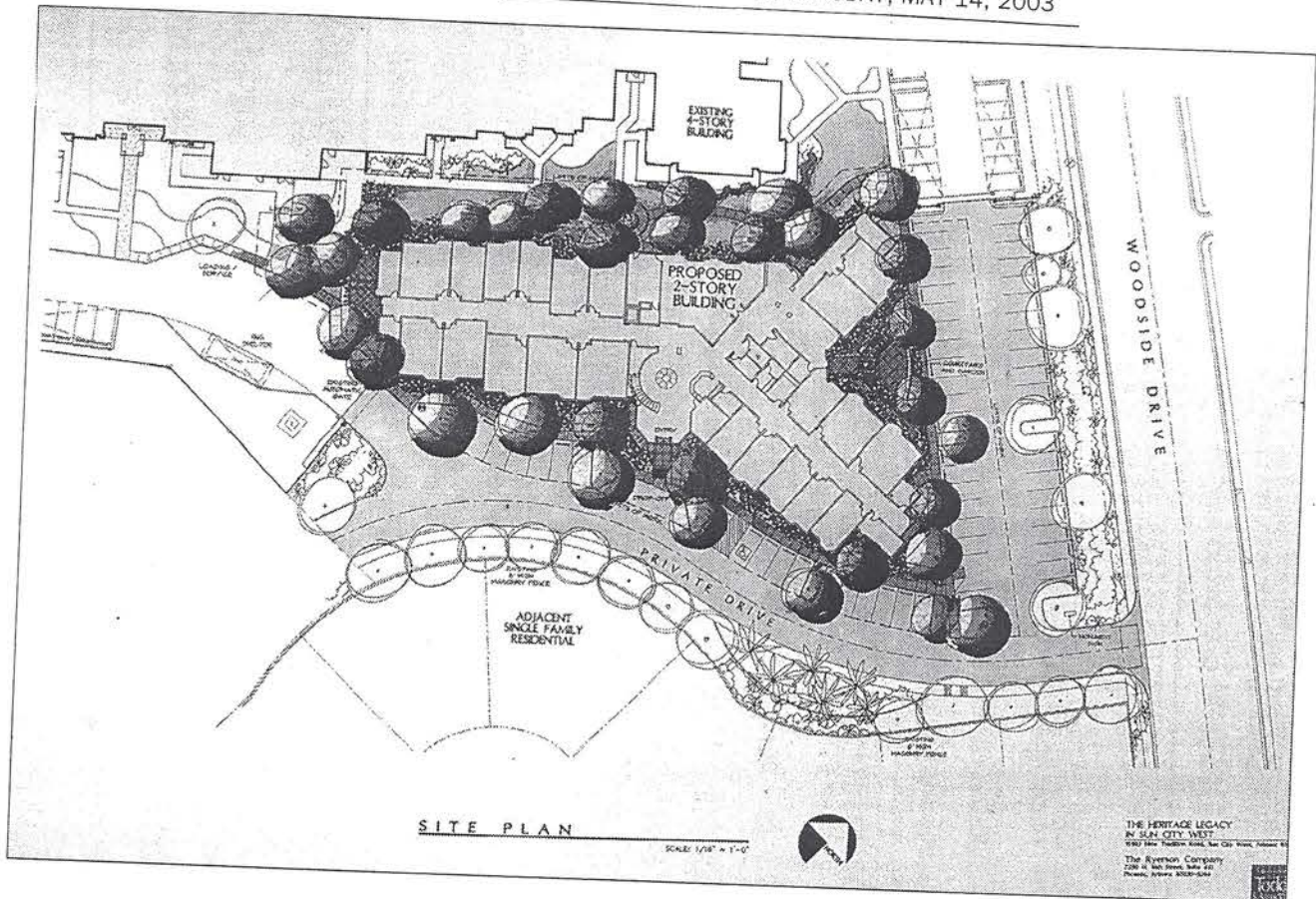
Free Blood Pressure Checks

On the first, third and fifth Tuesday of each month, volunteers from Walter O. Boswell Hospital conduct a free blood pressure reading service from 9 A.M. to 11 A.M. and 1 P.M. to 3 P.M. Appointments are available by calling 977-7211, ext. 1831.

Urgent Care Service

From 5 P.M. to midnight, Monday through Friday, and 9 A.M. to midnight on Saturday, Sunday and on designated holidays, the center provides urgent care, under the direction of Boswell Hospital.

During these hours a certified physician's assistant (P.A.) is on duty to determine the degree of medical assistance needed in a particular situation. In cases where comprehensive attention is required, the center can arrange for emergency transportation. The P.A. works under the supervision of the Emergency Room physician on duty at Boswell Hospital.



New tradition in Sun City West

The Ryerson Company set to break ground on assisted-living facility

MICHAEL MARESH
DAILY NEWS-SUN

Marie Kehr of Sun City West can't wait for the Heritage Tradition to open its assisted-living units next year.

Every day she makes a 3½-mile trip to visit her husband, Bill, in an assisted-living center in Surprise.

"I can't bring him here unless I want (to pay someone) \$60," she said, explaining that her husband's weight would require someone to transport him to Heritage Tradition for visits.

After The Ryerson Company builds the 41 units, Kehr said she'll move her husband of 57 years and only have to walk a few hundred feet to visit him.

"If I had him in assisted living here it would be heaven. We would be back together," Kehr said.

The Ryerson Company plans to break ground on its \$6.5 million assisted-living project in August, said Ron Estes, Heritage Tradition executive director. Completion is expected a year later.

The addition, to be called "The Legacy," will be next to the Heritage Tradition, 19303 New Tradition Road in Sun City West, allowing residents easy access from building to building.

Estes said the addition will allow people living independently at the facility easier transition to assisted-living units if their health requires it.

"Assisted living is one of Mr. Ryerson's issues," Estes said. "They should be pampered with just as much service."

Denny Ryerson, chief executive officer of The Ryerson Company, said the project was approved by the Maricopa County Board of Supervisors earlier this month.

The Recreation Centers of Sun City West, though, has not yet signed off on the project. Estes and Ryerson said the company does not need its approval, but definitely wants it.

"There should be no issue, but we would like to have the rec centers' support," Ryerson said. "We want to be a good neighbor."

The additional units will be two stories, which prompted the board of supervisors to mandate that the company inform nearby neighbors of the plans.

Ryerson said the requirement was made because the special-use permit presented to the county said the addition was going to be a single story.

Estes said the concerns



STEVE CHERNEK/DAILY NEWS-SUN

Ron Estes, Heritage Tradition executive director, shows plans for a new assisted-living facility in Sun City West. The Ryerson Company plans to break ground on its \$6.5 million assisted-living project in August. Above is a site plan for the facility.

neighbors expressed were the construction hours and dust. He said the company will rarely start construction before 7 a.m. and will have water trucks on hand to keep dust to a minimum.

Estes made a presentation to the RCSCW legal-affairs committee April 28 but has not received an answer from the centers since he contacted governing board President Bob Finn earlier this month. Finn told Estes that the legal-affairs committee had not yet presented him or the board with a recommendation.

The project's design dates back to 1995 when a facilities-issue agreement was reached with a former governing board, allowing the company to build 244

independent-living units and another 30 assisted-living units.

Heritage Tradition opened in December 2000, and The Legacy is the completion of that agreement.

Ryerson said Heritage Tradition residents are embracing the project, realizing it could be a way in the future to get specialized care without being moved away from spouses and friends.

"They are saying 'If I should need this someday, then my friends can come see me more easily,'" Ryerson said.

Estes said he is expecting a "smooth ride" as the project gets closer to breaking ground this summer.

Michael Mares can be reached at 876-2513 or mmares@aztrib.com.

Scanned

Security and a home-like atmosphere

Residence aims for freedom with safeguards

By JANICE TARLETON
Staff writer

While workers stuccoed and painted one side of the building Tuesday morning, other folks got breakfast and a sneak peak at Clare Bridge, an elder care center for the memory impaired.

The 52-bed facility slated to open in June at 14001 W. Meeker Boulevard in Sun City West is the 26th for the Wisconsin-based Alternative Living Services. One is located in Tempe and another is slated for Glendale.

Maintaining a sense of independence and dignity while providing care, security and a home-like atmosphere is the goal of Alternative Living Services, a company that has been caring for individuals with memory impairments since 1981.

An "aging in place" concept provides peace of mind for the family as well as the resident. "This is their home," said Resident Director Cindy Groeneveld. "They can stay with us when they go to a wheelchair and if their condition becomes more serious the family can bring in home care or hospice care. We do not ask them to leave," she said.

Extensive personal histories help the staff to simulate an individual's routine as much as possible. "The better we can recreate the daily routine the more comfortable and successful they'll be," said Katie Neste, regional marketing director.

"Every part of the building has a purpose," she said, guiding a group through the unfinished facility. Instead of long hallways to confuse residents, the complex uses 'neighborhoods,' designed for small groups of residents. Instead of a hard-to-



Visitors gather outside Clare Bridge Tuesday for a pancake breakfast and tour of the newly built and soon to be completed residence for the memory impaired.

Mollie J. Hoppes/Daily News-Sun

remember letter or number, rooms are identified by a glass enclosed memory box filled with nostalgic items a resident might recognize. "They work great and they remind the staff about our people. They definitely serve a two-fold purpose," said Neste.

The rooms will be tastefully decorated with coordinating paint, carpet and wallpaper. There are bathrooms in each residence, but to prevent accidents or injuries there are no shower or bath facilities, Neste explained.

Two interior courtyards provide residents with freedom to wander without getting lost or hurt, while a library filled with soothing nature sounds provides a quiet place to relax or regroup when life becomes overwhelming. All exterior doors are secured and alarmed.

There's a living room with a fireplace and a dining room with small tables for intimacy. "We create an atmosphere like their own home, but obviously on a larger scale," Neste said.

To accommodate residents,

"get out," the foyer of the building is a town square concept with cobblestone flooring, tables with umbrellas, a sweet shop featuring candy and ice cream, and quaint store front offices for the nurse coordinator and barber shop/salon.

There are 40 private and 12 semi-private rooms at Clare Bridge. Cost is \$3,350 per month or \$2,850, respectively, and does not include medicine or personal-care products. For information or reservations, call

Sun City West gains life-care community

Ryerson will develop mixed-use facility in commercial core

By BRUCE ELLISON
Staff writer

SUN CITY WEST — McDonnell Douglas Realty Co. has purchased 16.28 acres in the commercial core of Sun City West from Del Webb Corp. for construction of a life-care community.

The real estate firm also took an option on 3.65 acres in an adjacent parcel.

Both tracts are between the Sun City West post office and the 30 acres in which Webb is developing its casita homes.

No sale price was disclosed, but Webb previously had been seeking

about \$2 million for the tracts, real estate industry sources said.

In a press release, Webb officials said the Ryerson Co. of Phoenix will develop and operate a planned independent-living, assisted-living and skilled-nursing facility on the property, which now is zoned for residential use with a special use permit.

McDonnell Douglas Realty is a subsidiary of St. Louis-based McDonnell Douglas Corp., a defense contractor which makes helicopters in Mesa, and fighter planes.

Ryerson also plans an assisted living community in Sun City, to be called Heritage Palmeras, in which McDonnell Douglas Realty also is involved. It is on a 9.1-acre tract at Boswell Boulevard and Palmeras Drive. Marketing for that development now is under way, with original

plans calling for construction to start late this year.

Ryerson also operates The Heritage in Sun City, the Heritage in Phoenix and the Marquesa in Scottsdale.

The company specializes in independent-living and assisted-living communities.

In a press release, Denny Ryerson of the Ryerson Co. said his staff "has been working toward securing the zoning for the land, and (is) now looking forward to developing the parcel in the next several years."

Plans call for a mixed-used full-service retirement rental community, Ryerson said.

But still on the table is the matter of whether the residents of that community will be entitled to use facilities of the Recreation Centers of Sun City West Inc. Board vice

president Allan Grossman said Friday that there had been several discussions between Recreation Centers board members and Ryerson, and that the groups "were close" to an accord.

Some Sun City West residents and recreation centers members have been vocal about increasing numbers of residents in the community and overtaxing the facilities. They have suggested that such new residents not be entitled to recreation centers membership.

Webb originally owned all of the downtown core area. On its original master plan, it intended that it all be developed for commercial purposes. It was sold for that purpose.

But development went slowly, in part because Sun City West has a highly seasonal retail environment. So parts of the core were rezoned to

residential, to allow construction of the casitas, and Webb repurchased the 50-acre tract from the unaffiliated party that had earlier bought it for commercial use.

Forum Group, which operates Forum at Desert Harbor in Peoria, had looked at the downtown Sun City West tract last year, said vice president Brian Swinton.

But Forum decided against a project as big as the one that might be required in Sun City West, and now instead is looking at expansion of its property in Peoria, particularly to allow construction of additional Ambassador Suites, a larger, upgraded independent living concept.

Swinton said Sun City West had different characteristics and so was a different market from that which exists among residents of Sun City, Peoria and Glendale.

Center questions surface

By TOM EVANS
Daily News-Sun staff

SUN CITY WEST — Freedom Group Inc. on Tuesday unveiled detailed plans for its 288-unit care center to be built on the campus of Del E. Webb Memorial Hospital.

Freedom officials on Tuesday met with residents, some who were concerned with the height of the six-story building. The structure will be 10 feet shorter than the neighboring hospital.

A Freedom Group official told the audience that because of the design of the building, no walls will directly face homes, thereby lessening the vertical appearance of the building.

"It is a staggered-looking structure," said Tom Conner, western region vice president for Freedom Group, which is building the center in partnership with Sun Health. "It is not blunt against any homes and it is built to blend in with the look of the community."

The meeting was held for community leaders and residents of the area being developed, but Conner said future meetings will be open to more of the community.

The meeting is the first of several sponsored by the firm during the construction process to update plans for the project and address any resident concerns.

One resident, who lives east of the proposed development's site, expressed concern that his view of the White Tank Mountains in the west would be blocked by the structure.

But Aaron Segal, who lives on Grandview Golf Course and said he will be "looking right at it," said the community's need for such a facility outweighs personal concerns.

"I think this is a good project and the community needs it," he said. "It sounds like it is well-planned. We always worry about the appearance, but it looks like it will have good landscaping."

Construction on the center will begin when 65 percent of the apartments are sold, which is expected to be sometime during the first part of 1996.

Plans for the center include 288 apartments, with a Southwestern decor, and such amenities as a central atrium, general store, several dining rooms, activities and 24-hour security.

Also included in the project is a

Freedom unveils care center plans

— From A1

planned 88-bed nursing center. The facility is being built on 17 acres just north of the hospital and will have apartments ranging from 900 to 2,300 square feet.

Conner said the price of the units, including an entrance fee, will range from the mid-\$80,000s to \$250,000 and will also carry a monthly fee of about \$1,600 for the first person and \$700 for the second.

Residents will have access to the Recreation Centers of Sun City West, and activities will also be offered on the premises. Conner said the goal of the center will be to

keep people active.

"We do not encourage people to come in and sit down and quit," he said. "We believe that lifestyle is the single most important thing no matter what level of care the resident is in."

Freedom Group is currently in the meeting stages with governmental agencies.

Virginia Smith, director of both the recreation centers and the Property Owners and Residents Association, which has been working with Freedom Group on the project, said she is pleased with the plans for the facility.

Activities Calendar

Del E. Webb's
SUN CITY WEST

DEL E. WEBB DEVELOPMENT CO ★ PUBLIC AFFAIRS DEPT ★ POST OFFICE BOX 1705 ★ SUN CITY, ARIZONA 85372 ★

JUNE, 1984

HOMES SINCE INCEPTION -- 5,848

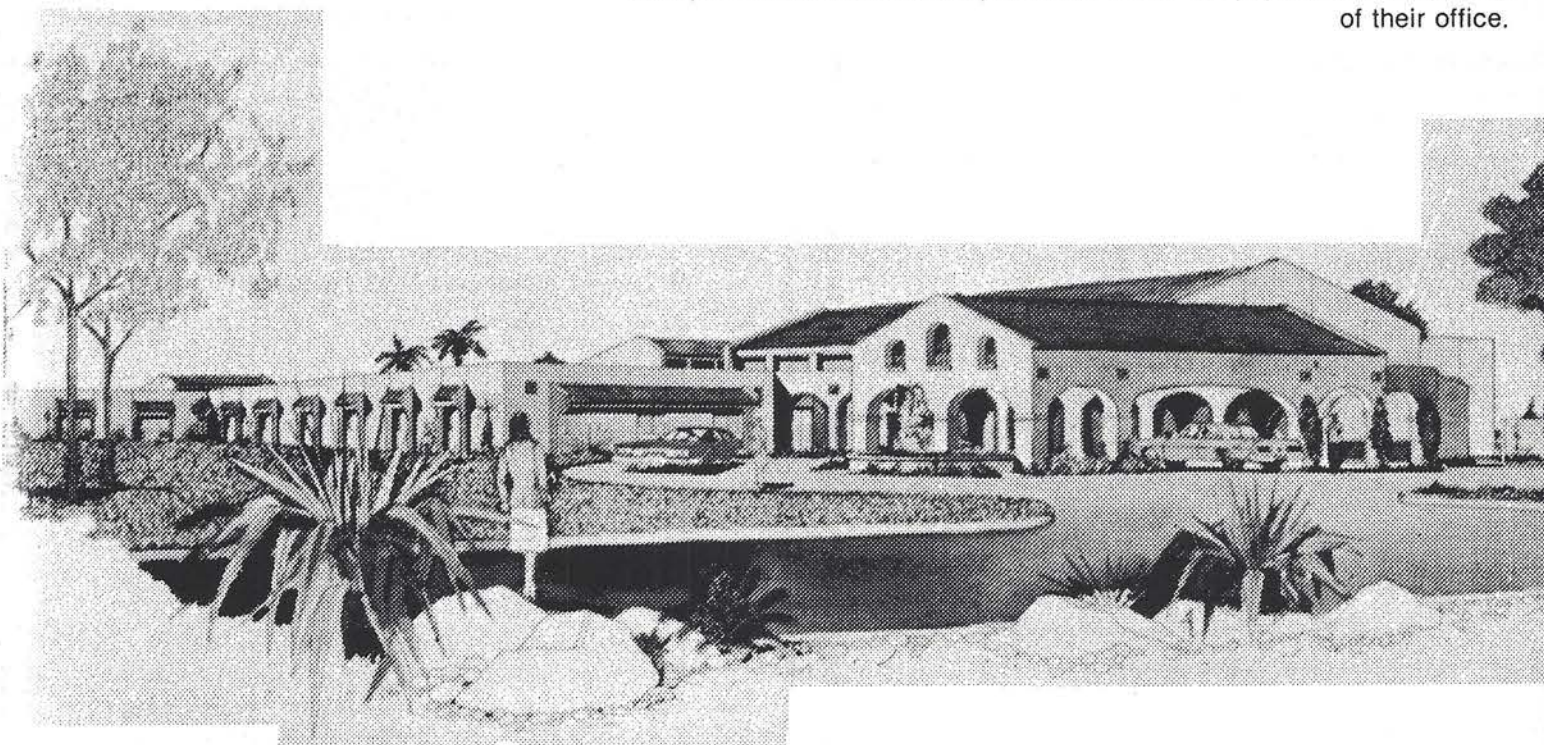
HOMES SOLD THIS YEAR -- 344

POPULATION -- 10,460

NEW FACILITIES PLANNED

Camino Del Sol Health Care Center, pictured below, is one of two new facilities planned for Sun City West. Americare Southwest will operate the Camino Del Sol Health Care Company, located next to DEVCO's new administration building on Meeker Boulevard. The 120-bed facility will offer skilled and intermediate care nursing as well as personal-care beds. This extended-care facility will also feature social and activity programs for its residents. Construction will begin very soon.

Madison House, a project of the Danmor Company, will be a 196-unit catered living apartment complex. It will be built near the intersection of Spanish Garden and Lava Drives. The project will feature one, two and three-bedroom apartments and will include a central dining area, activities room, pool and a 24-hour security system. Although the apartments will include kitchens, two meals a day will be included in the rental price as well as weekly housekeeping service. Leases will be for a minimum of one year. Construction is set to begin in the near future, but in the meantime, Danmor will open an office in Sun City West to lease the apartments and answer questions. Watch the papers for the opening of their office.



CAMINO DEL SOL HEALTH CARE CENTER