

DAILY NEWS-SUN TUESDAY, NOV. 9, 2004

Heritage Campus fits last piece

Cottages complete 5-year project at Legacy

KATY O'GRADY
DAILY NEWS-SUN

The Ryerson Company will add the last segment to the continuum of care at its Heritage Campus in Sun City West with construction of The Heritage Cottages, a group of independent-living apartments.

The Weitz Company announced Monday it will build the project. Weitz just finished constructing Ryerson's The Heritage Legacy, a 45,000-square-foot assisted-living community at 13813 N. Woodside Drive.

The Heritage Cottages will build on the 5.11 acres next to the Heritage Legacy. It will have 17 duplexes and a single stand-alone apartment for

a total of 35 independent-living units.

The Cottages completes the Heritage Campus, which began in 1999. Along with the Cottages and Legacy, the community includes The Heritage Tradition, an independent-living community at 19303 New Tradition Road.

Ron Estes, director of operations for The Ryerson Company, said construction will start in spring 2005 and should be completed by spring 2006.

The units will be rentals, just like The Heritage Tradition, Estes said. He did not have estimates on the cost of rent.

Years ago, a skilled-nursing facility was planned at the site, but Estes said a different developer that owned the site was unable to make that project financially feasible.

The Recreation Centers of Sun City West had a facilities-use agreement with

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From A1

Ryerson that was based on the nursing facility being built, meaning its residents wouldn't be using RCSCW facilities. On Aug. 12, the board voted to change that to accommodate the more active residents of the Cottages' independent-living units.

RCSCW Director Randy Fuller said the board agreed

to a \$6,000 per unit fee. The actual agreement document has yet to be finalized, Fuller said, but he expects that to be done this week or next. It will then go to the board for final approval this month or next.

Zoning already is in place. "They just need to get this agreement finalized and then they're free to go ahead at their leisure," Fuller said.

Mike Bontrager, president of the Southwest Business Unit for The Weitz Company, stated in a press release that Weitz was pleased to be partnering again with Ryerson on this latest project.

"This third addition really showcases their commitment to the evolving needs of the senior-living industry. We are pleased to be continuing the relationship," he said.

SCW

Heritage gaining momentum in wake of SCW fees controversies

Models open; half of units leased; occupants due in December

By Jack Hawn

The lingering controversy over a 1995 agreement having been put to rest, The Ryerson Company now can focus entirely on its primary goal—lease agreements at its Sun City West Heritage Traditions apartment complex.

Half of the 228 units have been leased, according to Tom Mertensmeyer, the company's vice president of marketing and sales. About 60% of those were leased by couples, 40% by singles.

The three-story luxury complex—the company's third seniors' housing development in the Sun Cities—is expected to be completed by mid-December, when the first occupants are scheduled to move in.

Ryerson's first venture, con-

struction of the Heritage condominiums on 99th Avenue, north of Bell Road, was completed in 1990. They now are owned by residents.

The Heritage Palmeras apartment complex—on Palmeras, between Boswell and 99th avenues—was completed in 1997 and sold the following year.

"One of our lenders was bought out," Mertensmeyer explained. "The new company called in the loan. Our intention is not to build buildings and sell them."

The Ryerson Company is preparing to break ground in the fall on a similar project at Rancho Mirage in the Palm Springs, Calif., area, adjacent to the Eisenhower Medical Center.

Called The Village, it will con-

sist of 156 units, plus 10 free-standing villas and a health care complex, Mertensmeyer reported.

Asked what feedback he had received the past several months about the controversy stemming from the 1995 agreement Ryerson has with the Sun City West Recreation Centers Governing Board, he replied, "Most felt we were being treated unfairly..."

"The controversy is over from the standpoint of the Board. As for Sun City West residents as a whole, I don't know if they're satisfied."

The Governing Board announced two weeks ago it will honor the five-year-old agreement in which Ryerson will pay 50% of the standard \$5,000 fee

per unit to use recreation centers' facilities.

The agreement stipulated that the Heritage Tradition will include catered and assisted living and a stand-alone nursing care facility.

Some residents still contend Denny Ryerson, president of the company, has no intention of

living up to the agreement and, therefore, the community is being short-changed more than \$600,000.

Meanwhile, the newest major structure in Sun City West—an impressive architectural design on New Tradition Road, next to the Post Office, in the heart of the community—is nearing completion.

The site will include a spacious

dining room seating 240, a fitness/wellness center, barber and beauty salon, hobby room including a computer lab, a sized swimming pool and two courtyard putting greens. At the center of the complex will be a garden with bronze sculptures where residents can sit and relax. A main, for

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living room with a fireplace will serve as a place to establish community social traditions and make new friends. Transportation service also will be provided.

Monthly rents range between the low \$2,000 and low \$4,000. An initial fee of \$16,000 is partly refundable when the unit is vacated. After one year, for example, \$14,000 would be refunded and lesser amounts for longer stays. Residents who remain five years or longer would be refunded \$5,000. Leases are signed annually.

"Prices include everything except the phone bill," Mertensmeyer said.

Not quite.

Only 20 lunches or dinners are included each month along with a continental breakfast every morning.

Five furnished models ranging in size from 807 square feet to about 1,500 square feet—each with interior designs and motifs that reflect different seasons (summer seashore, fall harvest, winter lodge and springtime garden)—opened for viewing more than a week ago.

"The models have been flooded (with visitors)," Mertensmeyer continued. "Sun Health volunteers have been helping us."

Viewing is from 9 a.m. to 4 p.m., Mondays through Fridays. No appointment is necessary.

The next marketing meeting open to the public is scheduled at 10 a.m. Wednesday at the SCW Community Services Building, 14465 R.H. Johnson Blvd. Information: 546-9500.

SCW 1

It's over... residents reluctantly accept Rec Board decision

'Risk' key factor in honoring old pact on Heritage fees

By Jack Hawn

The lingering, hotly debated dispute over Sun City West facilities fees the developer of the Heritage Traditions apartment complex will pay the Recreation Centers apparently has been put to rest.

About 400 residents who attended an open meeting Monday at the Johnson Social Hall listened attentively and courteously to the Governing Board's explanation of its position on the controversial issue.

The majority, it seemed, left the hall feeling better about the Board's decision, if not totally convinced it is correct.

Pres. Dick Catlin announced previously a 1995 agreement with McDonnell Douglas in which the Ryerson Company will pay \$2,500 per apartment,

instead of the standard facilities investment fee of \$5,000 called for in the bylaws, will be honored.

Addressing Monday's audience, Catlin said the same discount is being offered the Ryerson Company as that given to the Grandview Terrace development.

"We are obligated by the 1995 Board," he said, "and we will follow through with that. We are getting 228 catered living units. The second stage (assisted living) has been guaranteed by the Ryerson Company."

Catlin read a short letter from Denny Ryerson, addressed to him and dated June 28.

It stated: "This letter will confirm to you and the Rec Center that it has always been our intention to develop an assisted living

component as part of the Heritage Tradition campus in Sun City West.

"Additionally, our present intent is to develop the assisted living component within the next five years, and we understand that our failure to do so may be considered by the Rec Center to be a breach default under the McDonnell Douglas facility agreement for the Rec Center usage."

Catlin called the guarantee "literally a smoking gun" but the construction of a stand-alone nursing facility, also called for in the agreement, was not guaranteed.

Asked where he might go from here, Catlin replied, "I don't know where to go. I am going to consider looking into a performance bond. I will mention it to

(Ryerson), but I don't feel it is necessary."

For several months five members of the Legal Affairs Committee—Carl Fischer, Carole Hubbs, Dick Ahlgren, Chuck Gamos and George Powell—have been campaigning for a new agreement. They contend the community is being shortchanged by about \$630,000.

Fischer, who paid an independent attorney to obtain a second opinion to counteract the Associ-

ation lawyer's recommendation to the Board, said he no longer will pursue the matter despite believing the 1995 agreement is invalid.

"It's over, unequivocally," he said with a weary sigh. "That (presentation) was full of holes. It was a bunch of baloney."

Fischer was referring to a presentation by Legal Affairs Chairman John Orr, who noted that the five are not representing his committee in the dispute. Nonetheless, he acknowledged they probably would control the com-

mittee's position in making recommendation to the Board they did.

Orr's 30-minute slide presentation—clear, meticulously prepared and carefully worded—hammered home point after point that led to the Board's decision and changed opinions of some in the audience, if not the five.

Orr said the Rec Centers "will receive \$618,000 up front before any memberships and about

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MISSING

Final answer: Rec Board will honor existing Heritage pact

No longer a need for second legal opinion, Catlin says

By Jack Hawn

The Sun City West Recreation Centers' Governing Board—pressured for weeks to reconsider its intention of proceeding with terms of a 1995 contract which some residents say is invalid—has announced the controversial agreement will be honored and that a second legal opinion no longer will be sought.

The issue deals with payment of facilities use fees by The Ryerson Company, developer of the Heritage Traditions apartment complex.

At least five members of the Legal Affairs Committee—Carl Fischer, Carole Hubbs, George Powell, Dick Ahlgren and Chuck Gameros—contend that Ryerson should pay \$5,000 per unit instead of the negotiated price of \$2,500. The difference amounts

to more than half a million dollars.

The following Recreation Centers' press release, dated last Friday, was signed by Board Pres. Dick Catlin:

"Recently there has been concern raised over the validity and suitability of the 1995 agreement signed by the Association and the developer of the rental apartments in the central core near the Post Office. Some owner-members contend that the agreement is no longer valid nor is it equitable to current members of the Association.

"The Governing Board is charged with the responsibility of making policy and exercising oversight. Though the Board welcomes owner-members' comments and continually tries to ac-

commodate their requests and concerns, the Board's overriding responsibility is the welfare of the Association for all of its members.

"Recent coverage of this situation by the local newspaper has contained a mixture of facts, misinformation and opinion. The Board has conscientiously studied this matter in depth and has come to the following conclusion:

"1—The agreement as written in 1995 was appropriate and within the scope of the Governing Board's authority. A similar agreement was made with the developer of Grandview Terrace.

"2—The Board, after consultation with its counsel, has determined that the developer has complied with the requirements

of the agreement and it is currently valid and enforceable.

"3—The bylaws give the Governing Board the obligation and the sole authority to determine the actions of the Association. Therefore, the Board has determined that it is in the best interest of the Association to honor the existing agreement and minimize the possibility of any party being charged with willful interference with the legal agreement.

"The membership is entitled to a full and objective explanation

in open forum of the reasons behind the Board's decision. This will be provided at a special Board meeting that had been called to accommodate a previously announced bylaw change. This meeting will be held in the Social Hall Monday, July 24, at 8 a.m.

During a phone conversation Friday, Catlin said the Heritage Traditions issue would not be on the July 24 agenda, "but I'm sure it will come up."

He did not explain the sudden decision not to seek a second legal opinion from attorney Pres-

ton Longino of Phoenix after announcing more than a week ago that the lawyer had been contacted and agreed to take the case. Catlin had said he hoped to have that opinion in time for the July 24 meeting.

"That's off," he said last Friday. "We don't see the need for that after a careful review.

"Our position hasn't changed and we're going to support (1995 contract, signed by the Board president Joe Schogger

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REC: Board will honor existing Heritage pact, from Page 1

We're not waiting for anything."

Catlin also was asked to comment on a report from a reliable source that Ryerson had threatened to sue the Association for \$2 million if the 1995 contract is not honored.

"I'm not even going to give that credibility," he replied. "I have not heard that. I have no knowledge of that whatsoever."

During an earlier phone conversation, Denny Ryerson commented about The Wester's overall coverage of the contro-

versy, saying, "You're handling some very sticky stuff here with this thing—very. That's why I've been very quiet until we get things settled legally, because it could be catastrophic to the Rec Centers...."

Catlin was scheduled to leave the community last Saturday and expected to be gone for about a week.

"I have to be in Illinois for a lawsuit against my former company," he said. "I'm serving in the trial as a defendant."

SCW

SCW

SCW resident retains law firm in Heritage Apartments controversy

By Ruth Borschardt

Sun City West resident Carl Fischer, who has launched a crusade against what he feels is a "rip-off" by Denny Ryerson, developer of the Heritage Traditions apartment complex in SCW, has retained the Phoenix law firm of Gallagher & Kennedy to look into what he thinks is not being handled correctly by the Recreation Centers Governing Board.

Fischer claims the apartments are not assisted living units and should be assessed at \$5,000 rather than the \$2,500 that a previous Board had negotiated.

According to Fischer, his attorneys have delved into the matter with considerable enthusiasm and said, "They will define our rights and expectations under the 1995 Facilities Agreement and the obligations of the Governing Board, plus the effect of the recitals as to the intent of the parties in carrying out the needs and will of the residents."

An opinion is anticipated by this week Friday. ■

Heritage developer calls Weste coverage of issue 'unfair'

Warns of possible legal ramifications to Rec Center

By Jack Hawn

One day before last Friday's surprising announcement that the Recreation Centers of Sun City West finally had decided to honor a controversial 1995 agreement with Heritage Traditions, the developer of the \$30 million luxury apartment complex warned of possible legal ramifications "that could be catastrophic to the Rec Centers."

Speaking on the phone last Thursday, Denny Ryerson complained about The Wester's coverage of the growing dispute regarding payment of facilities use fees by his company.

Led by five members of the Legal Affairs Committee, many Sun City West residents believe Ryerson should pay the standard fee of \$5,000 per unit, rather than \$2,500, negotiated by the 1995 Governing Board. The difference amounts to more than half a million dollars.

"It's not easy sitting here and taking the heat we've been taking in the press," Ryerson said. "All we're doing is responding to what was done in 1995. We're getting beat up for it and it's unfair."

"We have an agreement that was agreed to in 1995. We expect that agreement to be honored.... You're handling some very sticky stuff here with this thing—very. That's why I've been very quiet until we get things settled legally, because it could be catastrophic to the Rec Centers."

According to a report from a reliable source, the Recreation Centers' Board suddenly decided to abandon plans to seek a second legal opinion from a Phoenix attorney it had contacted about a

week ago and honor the 1995 agreement because Ryerson had threatened the Association with a \$2 million lawsuit.

Board Pres. Dick Catlin said he had not heard that and had no knowledge of it. He did not explain what prompted the Board's sudden decision to drop any further review of the case after agreeing to hire another lawyer following numerous complaints at last month's business meeting.

Meanwhile, Ryerson—speaking before Catlin's announcement—said he thought the Board's earlier decision to obtain a second legal opinion "probably was prudent for them to do."

Ryerson responded to a few of The Wester's prepared questions during Thursday's telephone conversation, but preferred to talk more in depth at a later date, "after further review with our counsel."

Told that some residents question his promise to build the facilities agreed to, Ryerson replied, "I told Dick Catlin that if he wanted a time frame we would be glad to represent a time frame. It wasn't our fault that five years ago they didn't ask for a time frame."

Ryerson also said he would provide assurances if needed, possibly posting a bond.

"I'd have to defer to our counsel and discuss it internally," he added, "but I wouldn't be adverse to considering something like that."

Question: "The facilities agreement was for a health care complex consisting of 244 catered living units, an assisted living wing of 30 units and a stand-alone skilled nursing facili-

ty housing approximately 11 skilled nursing beds to be built on 16.3 acres of land. Do you feel you are fulfilling what you bargained for?"

Answer: "Absolutely. The only thing that has changed is the nursing home component. We have been under design in the assisted living now for several months. The nursing home industry has been in a state of flux. That part of the business has to stabilize before we would proceed with the nursing home component...."

"We build the independent full service catered living portion first, then we're following with the assisted living and subsequently will follow with a nursing home component when and if the market demands that, when the market stabilizes."

Q: "In your lease on Page 8 you advise tenants there will be no supervisory care or other forms of 'assisted living.' Doesn't this leave your rental units a regular apartments?"

A: "That's referring to the specific independent part of the apartments, because the assisted living will be a free-standing component to the campus."

Q: "Do you have room for free-standing facility?"

A: "Yes. That's in our site plan. Have you looked at the site plan? That's been there for years."

Q: "But do you, at present have room in that original acreage?"

A: "To have assisted living Absolutely."

Q: "Do you have any tim

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frame when you plan to build this?"

A: "Our plan is to come on board and start construction right after next year, I mean, as soon as we can go through the design review process with the county. We've already got conceptual drawings we've been working on. We're evaluating the market as to both short and long-term demand criteria. That's just the approach you take when you go through this business."

Q: "Some people feel that the land you have now is not sufficient for building the stand-alone skilled nursing facility for 128 nursing beds. Is it?"

A: "You mean the five acres, in back? First of all, we're not sure we would build 128 nursing home units at this point in time, based on the change in market conditions for skilled nursing. We feel that probably will end up being scaled down. At this point, we're focusing on the assisted living portion right now, because the skilled nursing portion has been in such chaos..."

Q: "Didn't the original agreement call for 128 skilled nursing beds?"

A: "Whether it would be 128 or whether it would be 38.... The

fact of the matter is, we are building a campus. You build a campus based on need and things change. I mean the market conditions change..."

Q: "On May 17, 1994, the Board of Supervisors approved a rezoning with a special use for a progressive group care facility on 16.39 acres. On April 24, 1998, you requested changes in zoning from 220 rental units, 30 assisted living units and a 64 skilled-nursing facility to 228 rental units and 23 future assisted living units."

"You apparently considered these minor changes. The Planning and Development Department wrote you on June 24, 1998, that this was a major change in the type of care facility and your proposed amendment should be processed as a major amendment to the special use permit. Would you like to comment on this?"

A: "Jack, I'm not discussing this any further. I see where you're going with this ..."

Before hanging up, Ryerson again stressed his intention of providing a first-class facility that he believes will prove a strong asset to the community.

SCW

Rec Centers being shorted \$630,762 in fees, SCW resident says

Controversy involves luxury rental complex under construction

By Jack Hawn

Sun City West resident Carl Fischer, a member of the Legal Affairs Committee acting on his own, has provided The Wester with a thick notebook of documents and other material that suggests the Recreation Centers is being short changed by The Ryerson Company concerning a

fee structure for the Heritage Tradition development.

The four-story luxury rental complex is under construction along Woodside Drive and New Tradition Road, near the Sun City West Post Office.

Fischer contends an agreement between McDonnell Douglas Realty and the Rec Centers, signed by former Rec Board Pres. Joe Schoggen in 1995, is not valid and that the Rec Centers is being short changed \$630,762 by The Ryerson Company.

Fischer, former Rec Board Pres. Carole Hubbs, a practicing attorney, and four other prominent members of the community, recently met last week to discuss what they consider a proposed fee structure that violates Rec Centers' bylaws.

In letters to Rec Board Pres. Dick Catlin and other directors, Fischer notes that Ryerson's development does not qualify as an assisted living facility and therefore the fee paid to the Rec Centers should be \$5,000 per unit, rather than the proposed \$2,750.

By Fischer's calculations, based on 228 "non-assisted living" units that will be constructed, an additional \$630,762 is due the Rec Centers to comply with the by-

laws.

"Last year," Fischer said during an interview Tuesday, "Carole Hubbs wrote a letter to Ryerson saying the original agreement no longer is valid and a new agreement would have to be negotiated because there have been major changes in the living concept of the original agreement."

Hubbs, vacationing in Europe, was unavailable for comment, but in a Wester article last April, she said, "I hope the Rec Centers are taking a good hard look at this agreement. It was made with one entity with certain terms and now those terms have changed. Is it valid? I don't know."

Catlin insists the 1995 agreement is valid.

"A number of very knowledgeable people are working with Ryerson," he said Tuesday. "We

"It's a luxury apartment complex that's under construction. Where does catered or assisted living come in?"

—Carl Fischer, SCW resident



don't anticipate any problem. We are going with the original contract. I believe it is still valid."

Catlin said the Board will discuss the legality of the agreement at a special meeting June 15, which the Rec Board's attorney,

Bill Beyer, plans to attend.

"We will cover all bases. We're in good shape. The certain things Fischer is looking...."

Catlin said a draft of an agreement recently was produced but was abandoned.

Fischer also produced a copy of one page of an agreement said The Ryerson Company requires each renter to sign.

Paragraph 21 on Page 8 titled "Residential Living Con-

"...we are going with the original (1995) contract. I believe it is still valid."

—Dick Catlin, Rec Board president



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REC CENTERS: Being shorted, from Page 1

nity; no Supervisory Care."

An excerpt from that paragraph says, "The Community's and The Traditions Club's benefits and services do not include any supervisory care or other forms of "assisted" living, and Owner disclaims any responsibility and shall have no obligation to provide any supervisory care or forms of assisted living under the terms of this Lease...."

In a subsequent paragraph, the agreement states, "...Owner may establish an assisted living facility in or adjacent to the Community..."

Fischer suggested that paragraph was inserted to qualify for the reduced fee, "but what does the word *may* mean?"

Fischer said during a recent visit to the Arizona Dept. of Health Services, he obtained a printed statement, which reads in part: "Assisted Living facility means a residential care institution including adult foster care that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis."

Fischer says he has been unable to arrange a meeting with Catlin or other board members and has not approached Denny Ryerson, who heads the company.

"It's a luxury apartment complex that's under construction,"

Fischer continued. "Where does catered or assisted living come in? Has Ryerson applied for a license (to construct a stand-alone assisted living building)? By what stretch of the imagination can we call the entire apartment complex an assisted living complex?"

Minutes before deadline, Ryerson—speaking on a mobile phone while driving in a mountainous region of California—attempted to explain his company's position.

Essentially, he said his company always has operated in a "good-neighbor" manner and that the original negotiated fee is what the company expects to pay.

"I spoke to the Rec Centers' attorney (Beyer) on the phone yesterday," he said. "He told me a meeting is scheduled with the Board and that I would be contacted soon."

Ryerson said he has never talked to Fischer, whom he criticized for making no attempt to contact him and for making what he characterized as false statements to the press about his company.

Catlin said he has no plans to meet with Fischer.

"My whole contention," Fischer says, "is that the Governing Board is not protecting the best interests of the residents."

Suites projects in works

Apartment, villa units to be added in SCW

By Lori Baker
The Arizona Republic

SUN CITY WEST — Construction has started on a large retirement apartment complex, and an expansion is planned for a residential villa complex in Sun City West.

The Ryerson Co. has started building models at The Heritage Tradition, a 228-unit complex at 19303 N. New Tradition Road, near the Sun City West post office. Models will be open in the spring. Plans call for 228 independent-living apartments, which are expected to be finished by December 2000.

The five model apartments range in size from 800 to 1,500 square feet and include one- and two-bedroom units with full kitchens and balconies.

The community will include two large inner courtyards, one with a heated pool and spa, and the other with a putting green. There will be gourmet dining plus a health club, a billiards room, a beauty shop, a library, a computer learning center and gated/covered parking.

McCarthy Construction Co. is the construction manager and Todd & Associates of Phoenix is the architect.

The Ryerson Co., headed by Denny Ryerson, specializes in upscale senior-living retirement communities developed by Ryerson in-

clude The Heritage Sun City, The Heritage Palmeras in Sun City, The Heritage Scottsdale and The Heritage Phoenix.

The Heritage Tradition, a 228-unit complex, will be open in the spring and Grandview Terrace is planning to add 66 residential villas.

communities. Other

SCW

Meanwhile, Grandview Terrace is planning to add 66 residential villas in a separate community across Granite Valley Drive near Del E. Webb Memorial Hospital.

Plans call for three low-rise buildings, up to three stories high with 22 villas each. They will be built one at a time near the golf course across the street north of the existing seven-story Grandview Terrace, 14515 W. Granite Drive, which contains a 288-unit life-care residence and an 88-bed skilled-nursing facility.

Bob Roskamp, vice chairman of Roskamp/Sun Health Residential Services, said construction of the new villas will begin in about seven months and take about four years to complete and occupy. Underground parking is planned.

He said Grandview Terrace already has a waiting list of 41 people. Current residents will be given the first choice to move into a villa, which offers a more independent lifestyle than the existing Grandview Terrace facility.

An outdoor recreation area will include a pool with a waterfall, outdoor picnic areas, walking paths and bike trails.

Roskamp said no money from Grandview Terrace will be used to fund construction of the villas. The purchase price of each condominium in the villas will pay for construction.

Lori Baker can be reached at (602) 444-7120 or at lori.baker@pni.com.

Four story leased community in Sun City West unveiled

Sales office to open soon, models ready Spring 2000

By Marie Scotti

The Ryerson Company held a special presentation last week about the Heritage Tradition, a full-service residential leased community. The project is being developed by The Ryerson Company which built a similar project in Sun City called Heritage Palmeras.

The new Heritage Tradition in Sun City West will occupy an 11.1 acre site, just behind Sun Bridge Assisted Living Complex.

Pres. Denny Ryerson, informed the group that preliminary grading of the land has been started. he said, "A sales office (a trailer) will be available on the land in about four weeks. The structure will take 14 months to build and we expect to have models ready late next spring."

Heritage Tradition will be about 400,000 sq. ft. in four stories, with all 228 units under one roof. The entire structure is

shaped like a figure eight, with a courtyard built into each circle of the eight.

Gen. Burt Powers, executive vice president of The Ryerson Company, presented a large number of slides which featured amenities. Included in amenities are a full-service dining room, health club, billiards room, craft shop, beauty shop, library and computer center. Units range in size from 800 sq. ft. to 1,500 sq. ft., with one or two bedrooms, living room, full kitchen, den and balcony or patio.

Powers said, "The Tradition Club is a unique concept to provide the quality features and spacious facilities that make The Heritage Tradition special. Surveys, focus groups and resident feedback have told us that these are the characteristics they wanted in a community: Safety and security of concrete and steel construction; fully sprinkled for fire protection; electronically gated, covered parking area; optional golf cart parking; beautiful

dining facilities, lush landscaping; resort-quality amenities and optional membership in the Recreation Centers of Sun City West.

"As a resident of The Heritage Tradition and member of The Tradition Club, you are entitled to many services and amenities including: all utilities except telephone; daily continental breakfast; 20 lunches or dinners per month (expanded service available); housekeeping every other week; cable television service; emergency response system; scheduled transportation; wellness and fitness programs; social activities and recreational and educational and life enrichment opportunities."

Powers added, "This investment in these added features is partially offset by initiation fees for membership in The Tradition Club. The one-time initiation fee is \$16,000 per household. When residency ends, a portion of the membership initiation fee will be refunded according to a schedule."

For more information, contact Debbie Hamilton, The Ryerson Company, director of marketing, at 546-9500.

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From I. Phylis Dennison, SCW resident, inspects Interior Decorating samples displayed for The Heritage Tradition during meeting held in SCW Community Center. At lower left, residents review Heritage Tradition amenities with the director of marketing. Shown are (l. to r.) Jim Smith, SCW resident; Debbie Hamilton, Ryerson Company director of marketing, and Bev Smith, SCW resident. At lower right, Denny Ryerson (l.), president, The Ryerson Company and Gen. Burt Powers, executive vice president, The Ryerson Company, both made up-dated presentation to residents in the progress of The Heritage Tradition to be built in Sun City West near the Post Office.

Photos, Marie Scotti

Developer updates complex plans

By BRUCE ELLISON
Staff writer

SUN CITY WEST — An Albuquerque company plans to build a 96-unit, three-story assisted living complex at the intersection of 138th Avenue and Sandridge Drive.

The 3-acre site, directly across from the PORA offices, stretches from the 138th Avenue wall to the post office.

Jerry C. Meyer, president of SunBridge Assisted Living Residences, said the planned Sun City West facility likely would be the first in a new chain of such operations. Others are in the planning stages in Atlanta, Denver and elsewhere, another SunBridge official said.

Sun Healthcare Inc. is the parent of SunBridge. Despite its name, Sun Healthcare, based in Albuquerque, has no connection with Sun Health Corp. of Sun City and its local operations, which include Boswell and Del E. Webb Memorial hospitals.

Meyer; Denny Ryerson, president of The Ryerson Co.; and Martin Fenton of Cypress Retirement Centers, showed off the plans to about 20 residents whose homes are near the planned development during a meeting in the Property Owners and Residents Association offices.

The assisted living complex will be part of a larger development previously announced by Ryerson, to include a 240-unit independent living rental complex of four 60-unit four-story buildings, and a nursing home.

The entire development wraps around the post office.

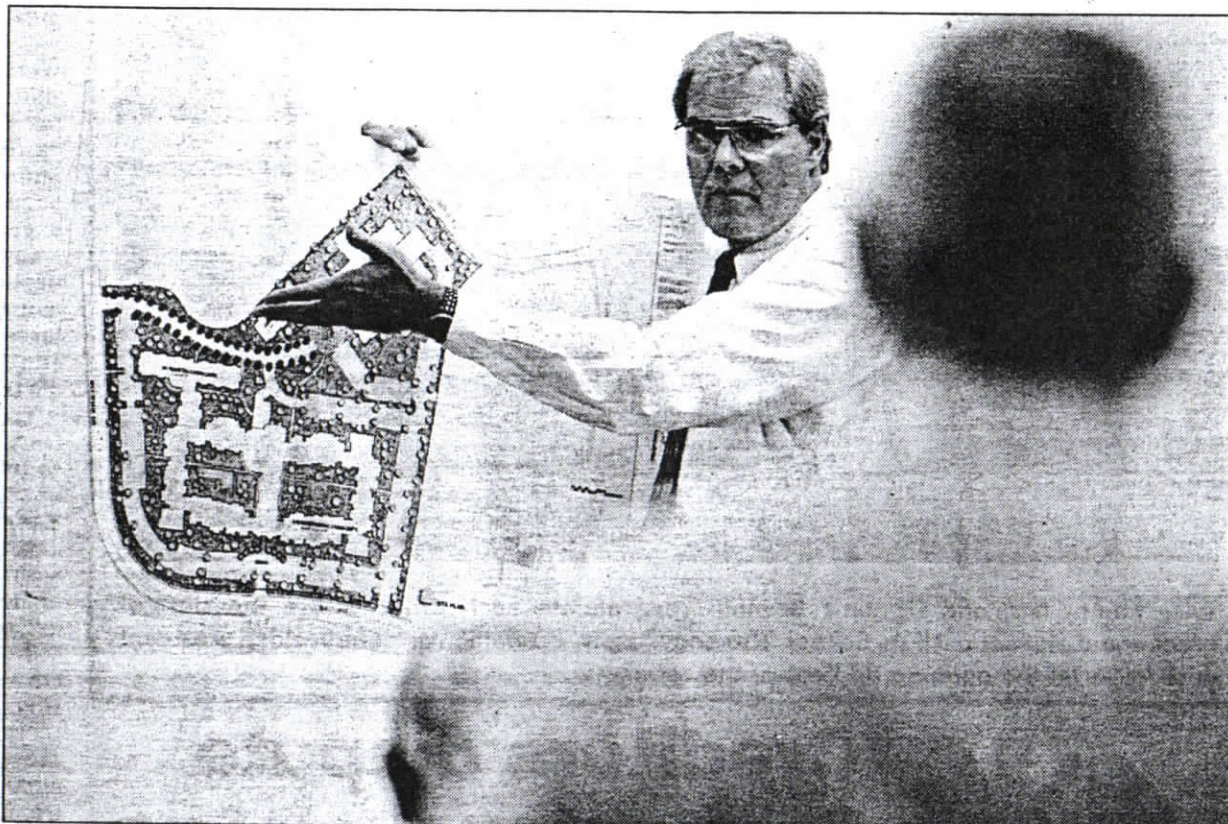
Ryerson said the nursing home will be built instead of the 40 or so "cottage apartments" he originally planned on part of a 17-acre site that McDonnell Douglas Realty Corp. bought last July.

McDonnell Douglas and Ryerson are working together on the complex.

Ryerson said his project was about two to three years away, but Meyers of SunBridge indicated that groundbreaking on his assisted living center could come before year end.

Fenton said his company, Cypress Retirement, would be the developer of the SunBridge assisted-living home. After it is completed and in operation, SunBridge would own it. Cypress has developed two similar projects in Mesa, Fenton said.

While the plans drew generally supportive comments from the residents, a few were worried about how the complex might affect their homes. A resident who lives at 18861 N. 138th Ave., just



Steve Cherek/Daily News-Sun

Developer Denny Ryerson answers a question for Sun City West resident Don Covert at a meeting Thursday.

across from the SunBridge complex, fretted that she never knew about plans for such a huge complex when she bought her home, one of the casitas that Webb built in the downtown core area starting two years ago.

But other residents in the audience said they were familiar with the plans, and Ryerson said all his plans, including the heights, uses and the entrances, had gone through public hearings with Maricopa County planning and zoning authorities.

The residential zoning on the SunBridge site allows for assisted living, Fenton said, though a special use permit will be needed.

Fenton put the cost of the SunBridge complex at about \$8 million. He indicated that the complex might rent for \$2,500 a month per unit.

Ryerson said there were no plans to negotiate with the Recreation Centers of Sun City West for resident use of recreation center facilities. The residents would be unlikely to want or need

centers access, he said.

All three men stressed that SunBridge's project would be a high-quality operation, well-screened from adjacent homes, quiet, clean and well-maintained.

Meyer said Sun Healthcare operates 132 nursing homes in the United States and abroad, as well as sub-acute care centers, rehabilitation medicine centers and 11 institutional pharmacies. It is listed on the New York Stock Exchange and had revenue last year of about \$1 billion.

Plans for the health-care campus originated three years ago with Sun City West residents, Ryerson told the group. When Webb reacquired the commercial core from its previous owner, and planned to convert it all to homes, some residents organized to be sure that adequate provision was made in the community for such rental units providing independent living and assisted living.

The Ryerson project was the result, he said.