

SUN CITY WEST  
LONG RANGE PLAN  
for 1990 and 1995

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T A B L E   O F   C O N T E N T S

I	Demography and Land Use	Page	1
II	Economic Base		3
III	Adjacent Community Developments		4
IV	Circulation of Traffic and Transportation		7
V	Drainage		8
VI	Utility Services		9
VII	Other Community Services		12
VIII	Community Planning Issues		17
IX	Concluding Remarks		21

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I. DEMOGRAPHY AND LAND USE

The assumptions which follow are considered reasonable based on available data.

A. Population

The population trend for Sun City West can be established from actual counts for May 1 (U.S. Census date) of 1978, 1980, 1983, 1984, and 1985. Census figures have been used for 1980 and Recreation Centers' cardholder numbers for the other years. These figures show a gradual slowing of the growth of Sun City West. The population trend line shown in Figure 1 has a slope of 1,730 persons per year population growth. Conforming to the Sun City West Master Plan Update of November, 1984, the Del E. Webb Development Company will complete its construction program in 1993 or 1994. Population figures shown for 1995 are greater than the Master Plan limit of 26,000 persons because it has been assumed that some continued growth of Sun City West Phase I will occur. The residential development of large tracts of commercially-zoned land will accommodate this added population. Elimination of Sun City West Phase II has been announced.

The population cohorts in the following table have been adjusted from the 1980 census age distribution to reflect the aging of residents present in 1978 through 1983. It has also been assumed that early retirement and pre-retirement moves to Sun City West will continue to make the 45 to 64 year age cohort the largest fraction of our population.

AGE	1980	1985 Est.	1990 Est.	1995 Est.
0 - 9	12	31	50	72
10 - 17	11	36	57	83
18 - 21	15	47	76	111
22 - 29	39	114	172	250
30 - 44	54	164	267	389
45 - 64	2,162	6,333	10,008	14,541
65 - 74	1,234	3,951	6,249	9,079
75 - 84	201	1,161	1,837	2,668
84 plus	<u>44</u>	<u>242</u>	<u>384</u>	<u>557</u>
TOTAL	3,772	12,081	19,100	27,750
Female	2,001	6,403	10,123	14,708
Male	1,771	5,678	8,977	13,042

## B. Residences

At present, there are, on average, about 1.9 persons per residence in Sun City West. Del E. Webb Development Company's Master Plan Update calls for remaining units in the community to have a housing mix of 10% apartments, 16% duplexes, and 74% single family homes. The present housing mix built or being constructed is 62% single family, 16% duplex, and 22% apartment homes. These percentages lead to this supply of residences:

HOUSING TYPE	1980	1985	1990	1995
Apartments	295	1,405	1,792	2,241
Duplexes	200	1,022	1,640	2,322
Single Family	<u>1,490</u>	<u>3,960</u>	<u>6,821</u>	<u>10,042</u>
	1,985	6,387	10,253	14,605

The apartment total includes Casitas, Vacation Specials, Garden Apartments, and Multi-story Apartments.

## C. Commercial Establishments

Growth of commercial areas of Sun City West has been erratic and has been concentrated in the commercial core along Johnson Boulevard, Camino del Sol, and Meeker Boulevard - except for a neighborhood shopping area at 128th Avenue and Beardsley Road which is currently being built. Present and projected commercial uses are shown in the following table:

	1980	1985	1990	1995
Retail Trade	9	30	42	54
Service	10	49	58	67
Banks	2	7	8	9
Savings and Loans	2	7	8	10
Medical and Dental	0	7	12	18
Professional	<u>1</u>	<u>4</u>	<u>8</u>	<u>16</u>
Total	24	104	136	174

These numbers are based on the completion of two small retail centers - at Spanish Garden-Camino del Sol and Beardsley-128th, completion of the Sun City West Professional Building, and increased occupancy of existing buildings for 1990. The 1995 figures assume one neighborhood shopping center will be built outside the existing central core area.

Features of the commercial growth of Sun City West are small retail and service establishments in small centers with building of major shopping centers planned outside the community along the major through roads, Grand Avenue and Bell Road. In some categories, such as Medical and Dental and Professional, Sun City West will continue to be underserved for many years.

## II. ECONOMIC BASE

### A. Projected Income

Annual income in 1981 for Sun City West households was found by the University of Arizona Long Term Care Survey to be:

Below \$8,000	6% of households
\$8,000 to \$25,000	36.4% of households
Above \$25,000	57.6% of households

Indicated median income was about \$25,000 per household. Assuming 3% inflation in income of residents, median income for 1985, 1990, and 1995 would be \$28,140, \$32,620, and \$37,800 respectively.

Community after-tax income, using 30% of gross income for Federal, State, and local taxes, becomes:

1985	1990	1995
\$179,730,000	\$334,450,000	\$552,070,000

### B. Business Impacts

Taking 46% of after-tax income for housing, 18% for transportation, 11% for retail purchases, 18% for services, and 7% for insurance, investments and savings these impacts on local businesses are projected in current dollars.

Expense Category	Factor	1985	1990	1995
Housing	.46	\$82,675,800	\$153,847,000	\$253,052,200
Transportation	.18	32,351,400	60,201,000	99,372,600
Services	.18	32,351,400	60,201,000	99,372,600
Retail Trade	.11	19,770,300	36,789,500	60,727,700
Financial	.07	12,581,100	23,451,500	38,644,900

### C. Employment

The Long Term Care Survey reported that 13.67% of Sun City West households gave employment as their primary source of income. Taking one employed person per household as relying on employment income, the following numbers of employed will live in Sun City West:

<u>1985</u>	<u>1990</u>	<u>1995</u>
870	1,400	2,000

### III. ADJACENT COMMUNITY DEVELOPMENTS

Housing and commercial developments in Surprise and El Mirage, the communities adjacent to Sun City West, both compete with and support development in our community. Housing developments reduce home sales but bring in potential customers for local establishments. Commercial developments broaden our range of services and trade and stimulate competitive marketing. These plans are to be completed during the next five years:

#### RESIDENTIAL

El Mirage - No part of the City of El Mirage now abuts Sun City West and recent annexation of land by Surprise now prevents growth by the City in our direction. A number of residential developments have been announced which will impact Sun City West commercial establishments to some extent. They are:

Grandway Village at 127th and El Mirage, 35 acres, 247 mobile home sites with pools, spa, clubhouse, and recreational facilities.

Pueblo El Mirage RV Resort and Country Club at El Mirage Road south of Cactus Avenue, 2,400 R.V. pads with an 18-hole golf course, pools and spas, clubhouse, tennis courts, and other recreational facilities.

El Mirage Estates at El Mirage and Thunderbird, 1,500 high density housing units, probably manufactured homes.

H and M Development scattered sites for 200 units in the city.

Surprise - The town of Surprise now extends along the entire southern boundary of Sun City West from 115th Avenue on the east to the Beardsley Canal on the west. Developments completed, in progress, and announced to start soon are obvious to us and will strongly impact our community. These are:

Brookview Country Club Resort at Bell Road and 115th Avenue, an adult resort community to have 1,000 to 1,150 homes with an 18-hole golf course, 5 park areas, clubhouse, and other recreation facilities on 370 acres.

The Rose Garden at Bell Road and 115th Avenue across from Brookview, an adult mobile home community, 387 sites with pool, spa, clubhouse, and other recreational facilities.

Sunflower Resort at El Mirage Road south of Bell Road, an adult R.V.-Travel Trailer community, 1,100 sites, with pools and spas, tennis courts, clubhouse, and other recreational facilities.

Happy Trails at Bell Road and Cotton Lane, an adult R.V. resort community, 2,200 sites, 320 acres, with a golf course, pools and spas, park areas, tennis courts, clubhouses, and other recreational facilities.

Cactus Flower Resort at Grand Avenue and Bullard Avenue, 160 acres planned for condominium apartments and a golf course and all other recreational facilities.

Grand-Bell Ranch at Grand Avenue between Dysart and Litchfield Roads west to Greenway Road. Mixed residential units to be built on 360 acres.

Sun Village at Grand Avenue, north of Litchfield Road to Bell Road on the west. A 3,000 unit self-contained community to be built on 300 acres by Estes Homes.

County Land - Between the northern boundary of Sun City West and the McMicken Dam Outlet Channel, there are about 4,500 acres of land in Maricopa County's unincorporated area. About half of the land is in the State Land Trust. No plans are known for this land. Improvement of El Mirage Road and Deer Valley Road will lead to development of this area.

## COMMERCIAL

Commercial development adjacent to Sun City West is taking place along Bell Road from 115th Avenue west to Grand Avenue and along Grand Avenue from El Mirage Road north to Bell Road in El Mirage and Surprise. Most of this development is occurring or is planned for multi-establishment plazas, but it tends to be duplicative of existing establishments and concentrated in retail trade and small service organizations. To the present time, retail stores and services lacking in Sun City West are not being provided in El Mirage and Surprise. Some announced plans are expected to change this situation.

### El Mirage

These commercial units are in operation along Grand Avenue in El Mirage:

Retail Trade	14
Services	31
Professional Service	1
Medical/Dental	1

These are not the only commercial activities in El Mirage - only those closest to and most accessible to Sun City West are included. It should be noted again that planning in El Mirage is based on providing employment opportunities in commercial establishments in preference to planning for housing for commuters to other communities.

A small industrial park at El Mirage Road north of Grand Avenue is also a part of the City's planning.

### Surprise

Commercial establishments in Surprise are more convenient than those in El Mirage for use by Sun City West residents. Commercial zones are in operation and being built along Bell Road, Grand Avenue, Santa Fe Drive, and Greasewood Street. There are these businesses now in operation:

Retail Trade	35
Services	36
Medical/Dental	1

Much land in Surprise is held by developers and mixed-use developments, commercial, multi-family, and single family units in planned communities, have already been announced. Development to the population potential of the vacant land will require labor-intensive business and industry to locate near Surprise or provision of greatly improved transportation routes to employment opportunities in Glendale and Phoenix.



As can be seen from the commercial business lists of El Mirage and Surprise, there are currently no financial institutions in either community. Development of planned communities could change that situation in the future. Although neither of these neighbors is adjacent to existing arterial or expressway routes in any direction, in the time frame beyond that spanned by this plan Grand Avenue improvement and north-south routes along Dysart Road and Cotton Lane should make them much more accessible to car and truck traffic.

#### County Land North of Sun City West

Up to the present time, the very poor road system available has prevented intensive development of County and State land north of Sun City West along Deer Valley, Pinnacle Peak, Happy Valley, and Jomax Roads. Connectors to Deer Valley Road at El Mirage, 135th Avenue, and 151st Avenue and the preliminary plan for a Northwest Loop Road between the Beardsley Canal and Deer Valley Road suggest that development activity may be seen in subdivided planned communities just across Deer Valley Road from Sun City West within the next five years.

#### IV. CIRCULATION OF TRAFFIC AND TRANSPORTATION

A. Within Sun City West, a traffic circulation network has been designed to carry automotive, golf car, and bicycle traffic on common streets. Three main entries to Sun City West have been planned at the intersections of the arterial streets: Johnson Boulevard at Bell Road, Meeker Boulevard at Grand Avenue, and Johnson Boulevard at Grand Avenue. Three secondary entries are provided at the intersections of the collector streets: Beardsley Road at El Mirage Road, 135th Avenue at Deer Valley Road, and 151st Avenue at Deer Valley Road. Within the community, arterial links are provided by Camino del Sol from Johnson to Meeker and Stardust Boulevard to 128th Avenue from Johnson north of Bell to Johnson east of Grand. The collector entries link to these arterial streets.

At present, with continuing construction and undeveloped units, the distribution of traffic is not according to plan. There is heavier than planned use of the Johnson-Bell entry and two of the collectors, Beardsley and Spanish Garden.

#### B. Traffic Controls

Traffic control signs and signals within Sun City West are under the jurisdiction of Maricopa County. Location and timing of installations are determined by standard traffic counting procedures. Because of the development pattern of Sun City West, some traffic volumes have reached or

exceeded projected peak values for the fully-built community. The Maricopa County Highway Department has been slow to recognize these special conditions, but signal installations have now been scheduled for - in order of priority - El Mirage and Bell, Camino del Sol and Meeker, Johnson and Conquistador, and Johnson, Aleppo, 133rd. A program for stop sign installations is being discussed.

### C. Public Transportation

The only public transportation available to Sun City West is provided by the Dial-A-Ride service of Sun City Area Transit, Inc. Highway bus service is available out of Sun City, and rail and air service is available out of Phoenix. Proposals have been made for metropolitan area rail-based public transportation but no definitive plan for such a service exists.

## V. DRAINAGE

During the six and one-half years of existence of Sun City West, there has never been a reported incident of storm water run-off causing damage to a residence. The system of storm water drainage in the initial 1977 Master Plan for Sun City West relied on streets as interceptor drains and canals fed from street run-off as trunk lines to carry rainfall to the Agua Fria river bed. During storms characteristic of this area, there has been considerable inconvenience, annoyance, and financial loss to homeowners because of erosion and high water levels.

Starting in early 1984, corrective measures were undertaken in built-up areas to prevent recurrence of the difficulties found. Two corrective projects to be completed in 1985 will divert storm water from areas where flooding has been found between Stardust and Hillcrest Golf Courses and along Spanish Garden Drive between Camino del Sol and Aleppo. Work completed in 1984 has given a high degree of relief from street flooding in the areas where drainage was modified.

The Sun City West Master Plan Update of November 1984 has taken a lesson from these earlier difficulties. The remainder of the drainage system of the community will depend on diversion of storm water to a system of retention basins and golf course lakes to buffer the flow of water between streets and drainage canals. Success of this approach or further need for corrections will be shown by future experience.

## VI. UTILITY SERVICES

Sun City West utility services are all provided by private companies paid directly by the residents. A survey of water, sewerage, solid waste disposal, telephone, electricity, natural gas, and Cable TV utilities has been made to develop suitable assumptions for the future. No assumptions are made as to future costs of utilities.

### A. Water

Sun City West Utilities Company has wells available and is developing additional wells to serve Sun City West. The November 1984 Master Plan Update reviews the supply/demand situation. Because of the lower than anticipated use of water by residents, recycle available to supply golf course irrigation demand is lower and ground water demand higher than projected in 1977. Ample rainfall and slower than expected growth of Sun City West have provided some natural recharge of the aquifer being used.

Water quality is monitored by the Arizona Department of Health Services Water Quality Control Office. Periodic checks are made for a group of impurities such as dissolved solids, nitrates, and coliform bacteria. Special analyses have been made recently for toxic chemicals used by citrus growers. Sun City West water has been approved in all cases.

No problem in supply or delivery in the period to 1995 is anticipated. There has been a delay in starting work on the second water plant which is intended to service the higher pressure (northern) zone of the Sun City West system. This delay is producing flow restriction at times of peak demand by water users in that zone. Deliverability will be restored when the pressurization system at Aurora and Stardust Boulevard is completed.

There is, however, an additional element in the picture of water availability. The Arizona Department of Water Resources has, through the Ground Water Management Act of 1980, authority to enforce controls on withdrawal of ground water by individuals or utilities. In the case of Sun City West, this authority is responsible for a requirement that per capita usage of water in Sun City West be reduced six percent by 1990. Enforcement of the reduction will be through fines levied on the water utility which, in turn, will collect them from the water-takers it serves.

In the case of Sun City West, per capita per day use of water is already quite low, in the 200 to 250 gallons per person per day range. The main burden for further per capita use reduction will have to fall on water use for horticulture and golf courses. Additional means to assure conservation of water need to be developed.

## B. Sewerage

A tertiary treatment sewage plant serves Sun City West. Within the community, sewage is collected by gravity flow to the southeast corner where a pumping station and force main carry it across the Agua Fria river bed north-east to a dedicated sewage treatment plant operated by the Sun City West Utilities Company. Facilities now in service can handle 2.14 million gallons per day of waste water, the average flow from about 19,000 dwellings based on current flow experience. As the community grows, plant capability to handle peak demands will need to be monitored. A second plant stage to double its capacity can be built when needed. Right now, treated effluent is being used to irrigate adjacent fields of alfalfa. The system has been planned and partially built to pipe treated effluent to Sun City West to water the golf courses. This water re-use is being delayed by need to get State of Arizona permission for installation of a pipe line across the Agua Fria river bed.

No problem with the sewers and treatment system is foreseen in the period to 1990.

## C. Solid Waste Disposal

Sun City West solid wastes are collected efficiently by a private contractor, S. Parks and Sons, and disposed in a privately-owned and operated landfill along the Agua Fria river bed in El Mirage. Although the landfill owners have enough acreage to continue sanitary disposal for another fifteen to twenty years, the City of El Mirage has declared the landfill a public nuisance, refused to license expansion on to the adjacent acreage planned for expansion, and is in the process of stopping existing operations through court action. The City has filed in Arizona Superior Court for a cease and desist order against the landfill operators. During the past year, efforts to locate a new site have been made by Maricopa County and the City of El Mirage. At this time, closure of the El Mirage landfill will necessitate use of a county landfill in Morristown, 26 miles from Sun City West. A closer and larger landfill to solve solid waste disposal problems for at least twenty years will not be available before late 1986.

## D. Telephone

A modern sub-station within two miles of almost every Sun City West residence has been built to accommodate our telephone service needs. No problem with facilities is expected in the period to 1995 but present and planned changes in telephone utility structure should be expected to produce some servicing inconveniences. Unregulated competitive inter-state long distance call services already are available to residents. Similar intra-state point-to-point services are likely within a year. There is no likelihood that the free calling area of the Sun City West exchange will be expanded. Residents needing to call beyond our free

area frequently should consider alternative lower cost service plans offered by Mountain Bell or, in the future, by its competitors.

#### E. Electric Power Supply

Arizona Public Service Company (APS) which holds the franchise to supply electric power at regulated rates to Sun City West residences and businesses has had a surplus of power to the extent that it is exporting power to California utilities under multi-year contracts. The major problem which must be recognized is that expansion of the APS service was planned on the basis that nuclear power would be available from the Palo Verde reactors in 1984.

Because of continuing delays in start-up of the nuclear reactors, the company is now in the position of having to find import power and re-start mothballed obsolescent plants which are oil-fired. The circumstances are such that inconveniences of users of electricity may become a fact at times of peak demand. The APS difficulties are not subject to improvement through this Long Range Plan. Service to businesses and new residences will have to be watched carefully.

#### F. Natural Gas Supply

There is no natural gas service in Sun City West at present although a transmission line runs along Bell Road outside our wall. By design, our homes are not built to take gas service. The utility which could undertake a natural gas business here is Southwest Gas Company of Las Vegas, Nevada. It may be interested in expanding its market. Logical users in Sun City West would be the Recreation Centers and food service establishments for uses now on liquefied propane gas. Private homes might wish to connect gas for swimming pool and water heaters if economical service can be provided.

#### G. Cable Television

Cable television service in Sun City West is provided under a County license now in the hands of Storer Cable TV operating out of Peoria. Because of the limited acceptance of Cable TV in Sun City West, about 35% of the homes to which service is available have contracted for it, complete service coverage of the whole community has not been installed. Various steps to extend the coverage to new residential units have been explored. At this time, no practical method of improving service has been found. A more aggressive licensee with greater financial resources is needed.

## VII. OTHER COMMUNITY SERVICES

### A. Fire Protection

For Phase I of Sun City West, a Fire Protection District Referendum vote was passed. The Fire District Board elected by the residents to operate this District has contracted with Rural Metro Corporation of Scottsdale for manpower and equipment to provide emergency services in our community. Fire fighting, paramedical, and ambulance services are furnished. An "emergical" service is available to the handicapped and housebound residents.

Sun City West Fire District is a political entity of the State of Arizona with power to own property, enter contracts, and establish budgets, and to collect taxes to fund its expenditures. Its Board members are elected to staggered terms by vote of qualified voters of Sun City West. The District owns a single fire station on Camino del Sol just east of Johnson Boulevard. The single station is probably sufficient to serve all of Phase I. The Sun City West Master Plan Update does provide a site two miles to the northwest of the present station on which a second station could be built if there were a need.

The only future shortcoming of the existing fire protection equipment is lack of an extension ladder or "cherry picker" which might be needed for fires in multi-story buildings. At least three such buildings are planned for Sun City West - Madison House apartments, the Heights apartments, and the Sun City West Hospital which is expected to be a five-story building.

### B. Police Protection

Because Sun City West is an unincorporated development in Maricopa County, its police protection is provided by the Maricopa County Sheriff's Department from a sub-station at Bell and Dysart Roads just outside of Sun City West. The limited services from the Sheriff are supplemented by the Sun City West Sheriff's Posse. The Posse has only auxiliary police powers - traffic direction, surveillance patrols, and emergency assistance to deputies, for example. It cannot make arrests or issue citations for violations of ordinances.

The nature of our community is such that felonies and misdemeanors are infrequent although house break-ins, confidence games, contract defaults, and traffic infractions are not uncommon. Our total needs for law enforcement services can stand a little more consideration as Sun City West grows.

### C. Recreation Facilities

The recreation facilities of Sun City West are outstanding although they are geared more to the active participator in sports than to the quiet seeker of diversions. It should be understood by residents that planning and operation of recreation is the means by which growth of the community is being secured. Neither investment nor funding of activities is frugal or governed by normal cost-benefit evaluations. The objective now is to have all the lures that are possible to attract home buyers to Sun City West. This Long Range Plan is in no way intended to serve the planning needs or goals of the Recreation Centers of Sun City West, Inc.

There is surprisingly little private activity in Sun City West to provide proprietary recreation locations or services, probably a reflection of the complete menu provided already. We have two private golf clubs, Briarwood Country Club and Hillcrest, but no night club, no movie theater. Continuing satisfaction with our present status will be kept under observation.

### D. Health and Human Services

The services in this classification include those needed for physical and mental well-being of residents. Particular emphasis should be placed on planning to make it possible for family groups to function in as near-normal as possible a home environment for as much of their lives as possible. The sizable population cohorts of 75-84 and 84-plus in our projections suggest that needs in Sun City West will be far greater than in communities where there is no age-segregation of residents. We can anticipate in our community a substantial need for services to house bound, frail, physically-handicapped and psychically-handicapped residents. Counseling, moral support, friendship, financial aid, and physical assistance will all be needed.

#### 1. In-Home Services

There is a tendency to think of only two categories of human service, healthy life at home caring for oneself with the help of family and institutional life in a nursing home or hospital. Experience in Sun City over its twenty year existence has developed a broad range of services between these extremes. Many such in-home service alternatives are shared with Sun City West or have been set up separately. Our planning should concentrate on how to expand these in-home services and how to fill the gaps which exist so that life, liberty, and the pursuit of happiness can continue to be amplified.

Without claiming to be entirely complete, we can list the following human service resources for Sun City West:

Books for the housebound.

Crisis counseling by telephone and in person.

Day care and respite care for the frail elderly.

Handicapped persons social groups.

Hospice assistance for terminal illnesses.

Meals on Wheels for housebound and handicapped or convalescent persons.

Recording for the blind.

Sickroom equipment - walkers, wheelchairs, and other needs on loan.

Substance Abuse clinics and support groups.

Sun Sound radio for the blind and paraplegic.

Transportation services for all classes.

An important addition to this program of services is coordination and organization by the case management service recently introduced by the Sun City Area Community Council. The future involvement of this approach in Sun City West needs to be planned. Concentration on health promotion and disease prevention should be incorporated into plans.

## 2. Sheltered Living Apartments

There is a spectrum of housing arrangements which can be expected to find use by Sun City West. The range runs from high security apartments with limited services to catered living apartments which add meal service and some transportation service, to congregate living homes arranging companions with complementary capabilities, to life-care communities. The demand for high security, high personal service living from the



Frail elderly or isolated older individual in a community is usually high. Such sheltered living complexes defer the need for the continuous skilled care of a nursing home. A part of the 75 and older age cohorts of the Sun City West population, assumed to be one-third for purposes of this Plan, provides the local demand. The assumptions for our time period are:

	<u>1985</u>	<u>1990</u>	<u>1995</u>
Units Needed	235	370	540

A sheltered living unit now being built, Madison House, will accommodate about 295 residents.

### 3. Nursing Homes

A figure often used to estimate need for long term care of disabled and elderly persons is 4% of the 65 plus population. In Sun City West, this ratio leads to:

	<u>1985</u>	<u>1990</u>	<u>1995</u>
Nursing Home Beds Needed	215	340	490

The active lifestyle of our residents and the alternative care arrangements discussed in earlier parts of this section suggest that our nursing home bed demand may be only half of the national norm, thus:

	<u>1985</u>	<u>1990</u>	<u>1995</u>
	107	170	245

One 120-bed nursing home, Sunwest, opened in June of 1985. A second 120-bed home has been planned for construction by Sun Health Corporation. These homes, along with three under construction in or next to Sun City, should over-supply the market for the next ten years.

### 4. Acute Care Hospital

For the past two years, there has been a great effort to discourage the use of acute care hospital beds and to prevent the construction of new hospital facilities in areas where population is growing. Legislation regulating approval of new hospital construction has expired and new means of preventing

new hospital construction have not been developed. In these circumstances, it seems that a plan announced by Sun Health Corporation to build a five story 203 bed hospital at Meeker Boulevard and Grand Avenue will be put into effect.

The need for acute care hospital beds for Sun City West residents is subject to some dispute. The 203-bed hospital will be much larger than Sun City West alone requires but it is intended to service El Mirage, Surprise, Litchfield Park, and other small communities nearby as well as us. Hospital cost containment measures have impacted hospital bed use. Shorter confinements and outpatient treatment are being used instead of hospital confinement, leading to an acute care bed need of 5 1/3 per 1000 population. Sun City West's requirements are:

	<u>1985</u>	<u>1990</u>	<u>1995</u>
Acute Care Bed Need	65	100	148

Considering the population growth of the communities which will be served, the proposed hospital will probably be adequate into the early 1990's.

#### H. DISASTER EMERGENCY PLAN

The question has been raised as to the preparedness of Sun City West to handle a disaster emergency in which need for concerted action by residents under conditions of hazard and limited communication exists. The most likely source of such an emergency is widespread fire. Other sources in order of decreasing probability are: an accident leading to spillage of a flammable or toxic material on peripheral roads or, less likely, on our streets; a hostage situation in a residence, store, or bank; a transformer rupture; leakage from a tank car on the Santa Fe Southern Pacific tracks along Grand Avenue because of a crossing accident, an act of vandalism or terrorism creating emergency conditions; leakage from a parked tank car on the Santa Fe Southern Pacific sidings along Grand Avenue; a release of airborne radioactive material at Palo Verde nuclear plant; and flooding due to extremely rapid and heavy rainfall on Sun City West.

The existing plan for managing emergencies in Sun City West is that of the Maricopa County Department of Civil Defense and Emergency Services. Execution of the County Plan is the responsibility of the Maricopa County Sheriff's De-

partment. Available manpower, first from the Bell Road-Dysart Road substation and, if needed, from other substations or the central department is to be provided. The Sun City West Posse under direction of deputies is to assist in crowd control, traffic control, evacuation of residents from their homes, and protection of vacant property. The plan provides for an Emergency Operations Center in Phoenix and use of commercial radio for communication.

Although there may be some skepticism about the practicality of a Disaster Emergency Plan which requires coordination of a number of independent organizations under chaotic circumstances, a local alternative is not available because there is no individual or group in Sun City West to exercise the centralized authority and responsibility required by disaster emergency circumstances. Maricopa County cannot delegate such authority and responsibility to an ever-changing group of volunteers.

#### VIII. COMMUNITY PLANNING ISSUES

The preceding parts of this Long Range Plan have reviewed the status of Phase I of Sun City West, assumptions which can be made about its future, and known plans of other organizations for the planning period 1985 - 1995. There are a number of issues to be faced by the community in the future years. The Planning Committee of the Sun City West Property Owners and Residents Association has set up a subcommittee to study how these issues may be handled with minimum impact on the unity and harmony of the residents.

In the first place, it is important to recognize what PORA is not. Many residents have the mistaken impression that PORA has the powers of the city government which they left to move here. PORA is a membership association representing the majority of the households of Sun City West. It has no employees. All work is done by volunteers whose reward is the sense of having helped the community by doing something they like to do and are capable of doing. PORA is not even a quasi-government. It has no funds, no full-time staff, no police power to run the community. It can get things done only to the extent that it can influence and move those who do have the power to act. Sun City West residents' future is in the hands of Maricopa County, DEVCO, Sun City West Recreation Centers, Inc., and other developers in Sun City West.

Our first community issue, then, is:

How to organize our efforts so that what the majority of the residents want to do gets done.

This issue is being addressed by the Unification Subcommittee of the PORA Planning Committee. Other issues are highlighted as they came up in the earlier parts of this Plan.

#### A. Housing Mix

The figures given for numbers of apartments, duplexes, and single-family homes need to be monitored. There will apparently be a business impetus toward multi-story apartment-town house dwelling units. This trend is evident in two such developments in progress in Sun City West (Madison House and The Heights). It is also the current trend for utilizing remaining available land in Sun City.

A community position on this issue needs to be developed.

#### B. Commercial Development

The amount of commercially-zoned land in Sun City West is consistent with the idea that it would be a regional trading center. The much scaled-down size of Sun City West, the fact that Phase II will not materialize, and adjacent community development for part-time residents and commercial uses make the regional center concept improbable. Del E. Webb Development Company has sold plots of commercial land to other development companies with time-limited restrictive covenants as to architecture and permitted uses, but there is no assurance those uses can be installed within the time limits allotted. This situation increases the difficulty of meeting residents' desires as to location, timing, and mix of commercial uses. As in the case of Sun City, at some future time, Sun City West may also face rezoning of remaining land for uses not consistent with community thinking. Even now, homeowners abutting commercial plots have not been made aware by Webb new home sales people of the kinds of business neighbors permitted to occupy adjacent land and the potential for special use permits or rezoning of the plots by Maricopa County.

Actions which the community can pursue are familiarization with the existing variety of commercial establishments and available land in the DEVCO Plan and organization of a community-based effort to arrive at new businesses and services wanted by the residents. For example, there is a broad community interest in a local hospital and a second supermarket. Our organization to further realization of those interests has been ineffectual so far.

### C. Adjacent Community Development

Our greatest need now is to establish a working relationship with Surprise to keep informed about their plans for land at our boundary. For example, a Metro Center-like development at Grand Avenue and Bell Road has been proposed and zoning for it approved by the Surprise Town Council. While the City of El Mirage is concentrating on planning and development of a kind which will provide wider employment opportunities for present residents, Surprise is planning an integrated residential community. Developers holding land in Surprise expect it to grow to a population of 80,000 to 120,000 from its present level of 4,500. El Mirage expects to limit population to about 18,000, a growth of about 200%.

The part of the Grand Avenue commercial strip within El Mirage is occupied by businesses to a high degree of saturation already. Little further development, except by redevelopment, should be anticipated along Grand Avenue. Future El Mirage commercial development will be along El Mirage Road. From the Surprise town line, Greenway Road, and Grand Avenue, northwest along Grand to Dysart Road, the Grand Avenue commercial strip is almost fully developed also. There is potential for further development along Santa Fe Drive from Factory Street to Dysart Road and high potential for extensive development along the part of Grand Avenue opposite Sun City West's boundary from Dysart Road to the Beardsley Canal.

Because El Mirage and Surprise are incorporated communities, we have no power except that of persuasion to influence their plans. It has been suggested that a Northwest Valley Community federation might be a good means of coordinating planning and that Sun City and Sun City West resident associations could participate. This possibility should be pursued.

The northern boundary of Sun City West is Deer Valley Road. The land across Deer Valley Road north to the Maricopa County Line is unincorporated now and development is controlled by Maricopa County. Sun City West residents should work in particular with the Planning and Zoning Commission and the Board of Supervisors to assure that development across Deer Valley Road is compatible with Sun City West. This northern area will become particularly attractive to developers if long-range highway department plans surrounding Sun City West are fulfilled.

#### D. Circulation of Traffic and Transportation

The need for traffic controls and signs is governed by County Highway Department traffic counts. The counts should be kept up to date and used to influence control and sign installations.

A metropolitan region transportation group is being formed. PORA should be represented on that group.

#### E. Drainage

Performance of the drainage improvements in built-up parts of Sun City West needs to be monitored. As the remainder of our community is built up, the new storm water drainage system must be kept under observation.

#### F. Utilities

Water conservation procedures and means to assure compliance with them will be needed.

Sewer system expansion may be required as Sun City West nears full occupancy.

Solid waste disposal is a current planning issue which, if resolved properly, will not recur for more than twenty years. The only currently cost-effective disposal method for Sun City West is sanitary landfill.

Utility rate cases and operating practices should be kept under closer observation. Both efficiency and economy of service are needed.

An alternative cable television service provider could enhance service and expand it if an aggressive entrepreneur could be brought into Sun City West.

#### G. Other Community Services

Possible need for better protection of structures in Sun City West having a height greater than twenty feet should be considered.

Police protection against burglaries and break-ins in homes and fraud and confidence games practices on individuals needs to get greater consideration.

Health promotion and disease prevention planning should be a community effort.

#### H. Disaster Emergency Management

The system proposed for managing disaster emergencies around and in Sun City West is fragile at best and may not perform at all when called upon. Suitable community leadership which can maintain itself ready for many years is required.

## IX. CONCLUDING REMARKS

One common idea runs through all of the preceding discussion. For a successful future, Sun City West requires and deserves better means of community management and control than can be provided by the voluntary association of residents into a membership organization manned by part-time unpaid workers and funded by minimal voluntary dues collection. This need must be addressed vigorously and promptly.

EP

Figure 1  
Assumed Population for Sun City West  
- Actual Count

