Community Presentation

MOUNTAIN VIEW RECREATION CENTER

November 17, 2026

SUN CITY™ ARIZONA
RECREATION CENTERS OF SUN CITY



prepared by:

triARC architecture & design + LAST ARCHITECTS

OVERALL PROJECT SCHEDULE

SCHEMATIC DESIGN

15 WEEKS

DESIGN DEVELOPMENT

12 WEEKS

Community wide presentation of Design June 23rd

CONSTRUCTION DOCUMENTS

20 WEEKS

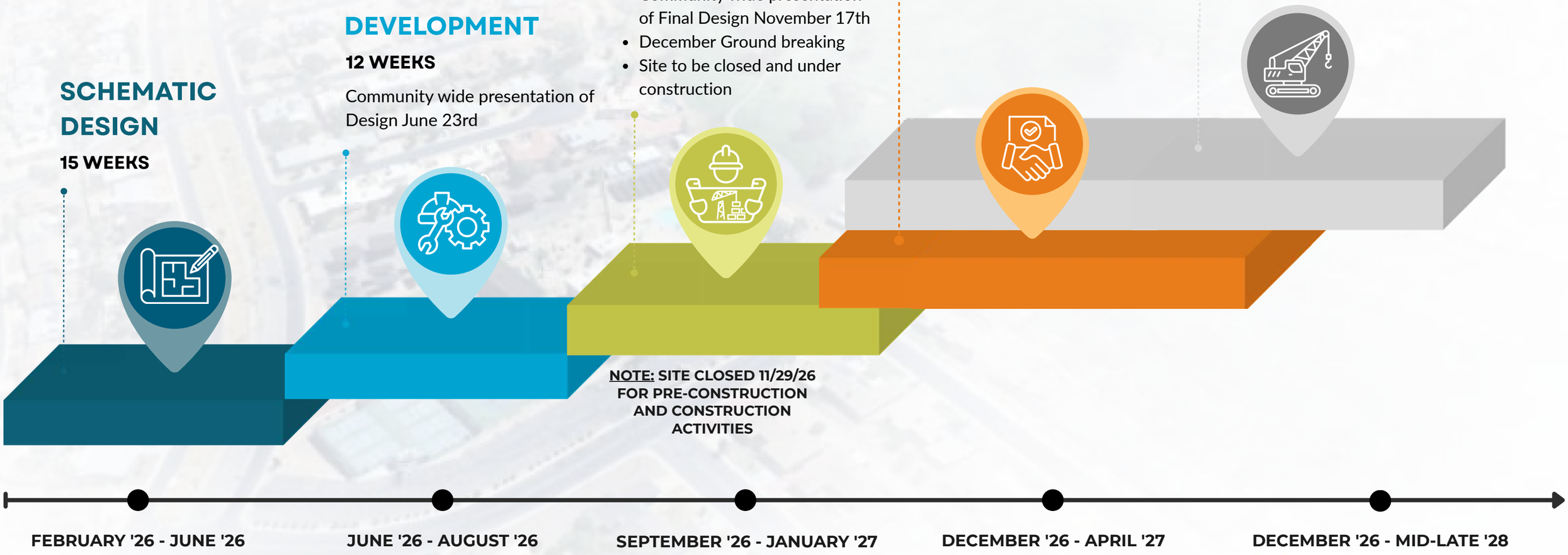
- Community wide presentation of Final Design November 17th
- December Ground breaking
- Site to be closed and under construction

BIDDING & PERMITTING

20 WEEKS +/-

CONSTRUCTION STARTS

22 MONTHS



NOTE: SITE CLOSED 11/29/26 FOR PRE-CONSTRUCTION AND CONSTRUCTION ACTIVITIES

FEBRUARY '26 - JUNE '26

JUNE '26 - AUGUST '26

SEPTEMBER '26 - JANUARY '27

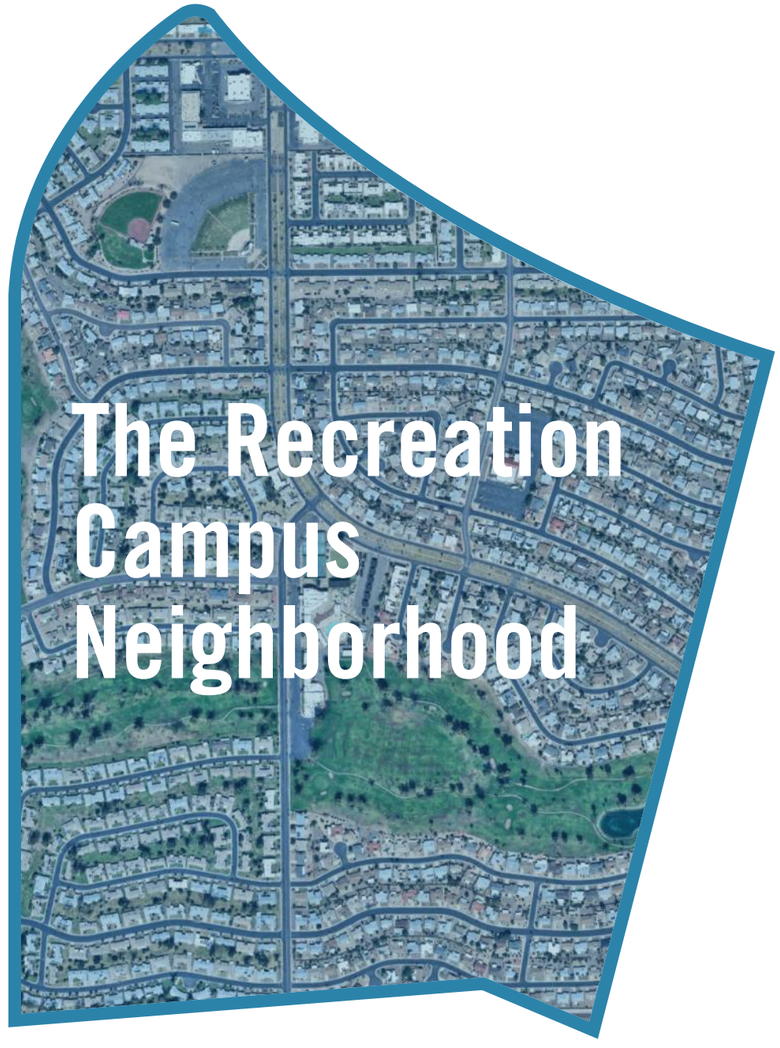
DECEMBER '26 - APRIL '27

DECEMBER '26 - MID-LATE '28

**Dates Subject to Change*

The Mountain View Recreation Center is envisioned as a community porch, a welcoming, front door where people are drawn to gather, connect, and stay. Blending indoor and outdoor life, it offers a vibrant mix of activity, performance, and everyday comfort that reflects the spirit of Sun City.

More than a collection of separate activities, it acts as a behavior generator, effortlessly inviting people to arrive, linger, engage, and return, fostering a sense of belonging and shared community life.



Qualities of a “porch”

1 | Welcoming Threshold *(Arrival + First Impression)*

2 | Social Connector *(Community + Belonging)*

3 | Visibility + Invitation *(Magnetic + Safe)*

4 | Indoor–Outdoor Connection *(Nature + Comfort)*

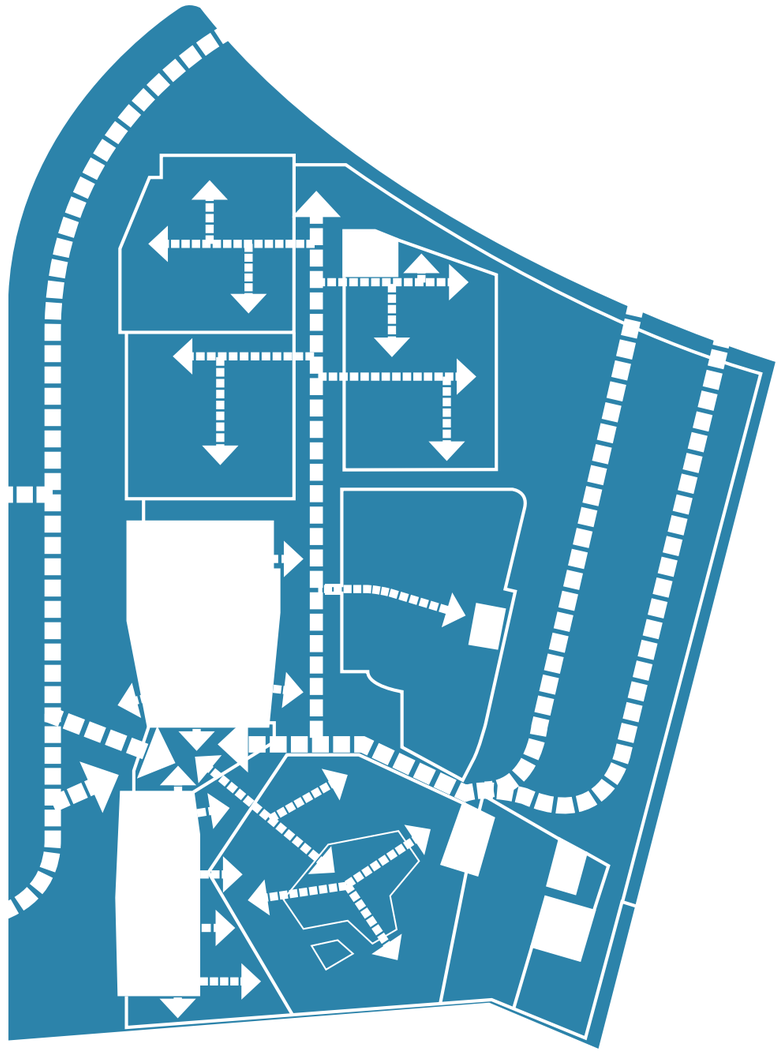
5 | Everyday Ease + Effortless Use

6 | Layered Experience *(From Passive to Active)*

7 | Comfort + Safety *(Especially at Night)*

8 | Identity + Expression *(Sense of Place)*

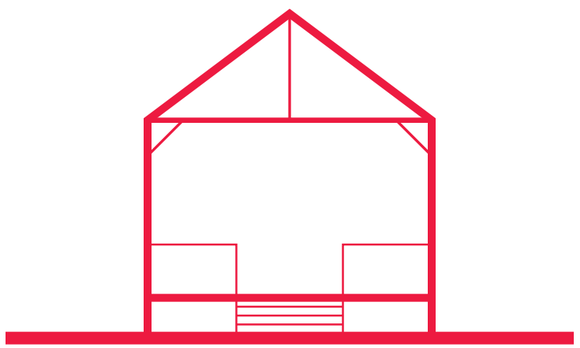
9 | A Stage for Life *(Performance + Energy)*



THE PORCH TRANSFORMED

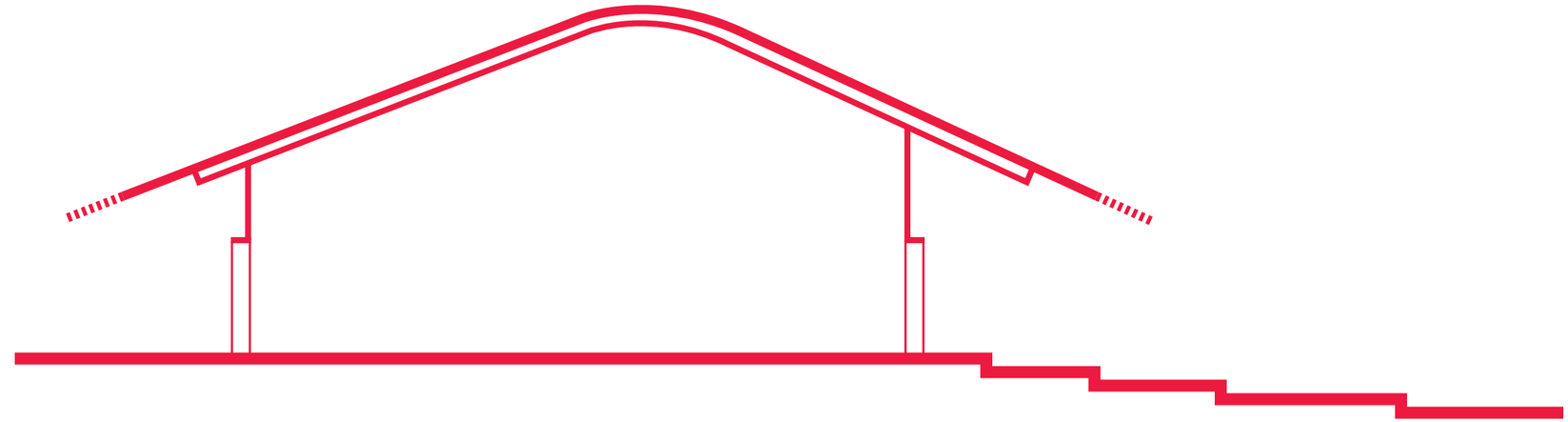
FORMAL DIAGRAM

Traditional Porch



+ Formal Symmetry
+ Bounded
+ Between Public and Private
+ Of the Past

Community Porch



+ Responsive
+ Extended & Open
+ Public Enhancing
+ For the Future

LOBBY PORCH

01 Shaded Entry Overhang

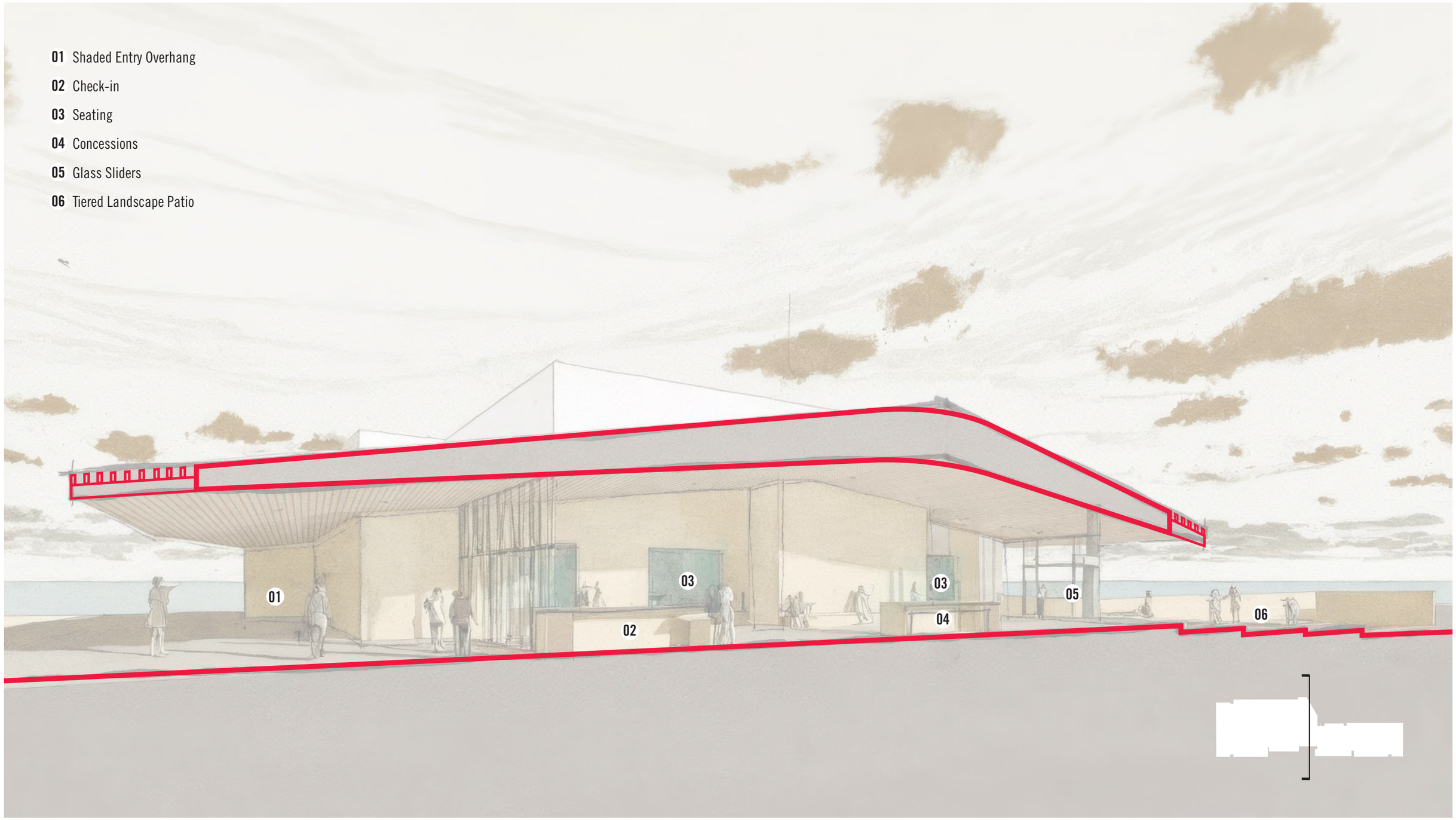
02 Check-in

03 Seating

04 Concessions

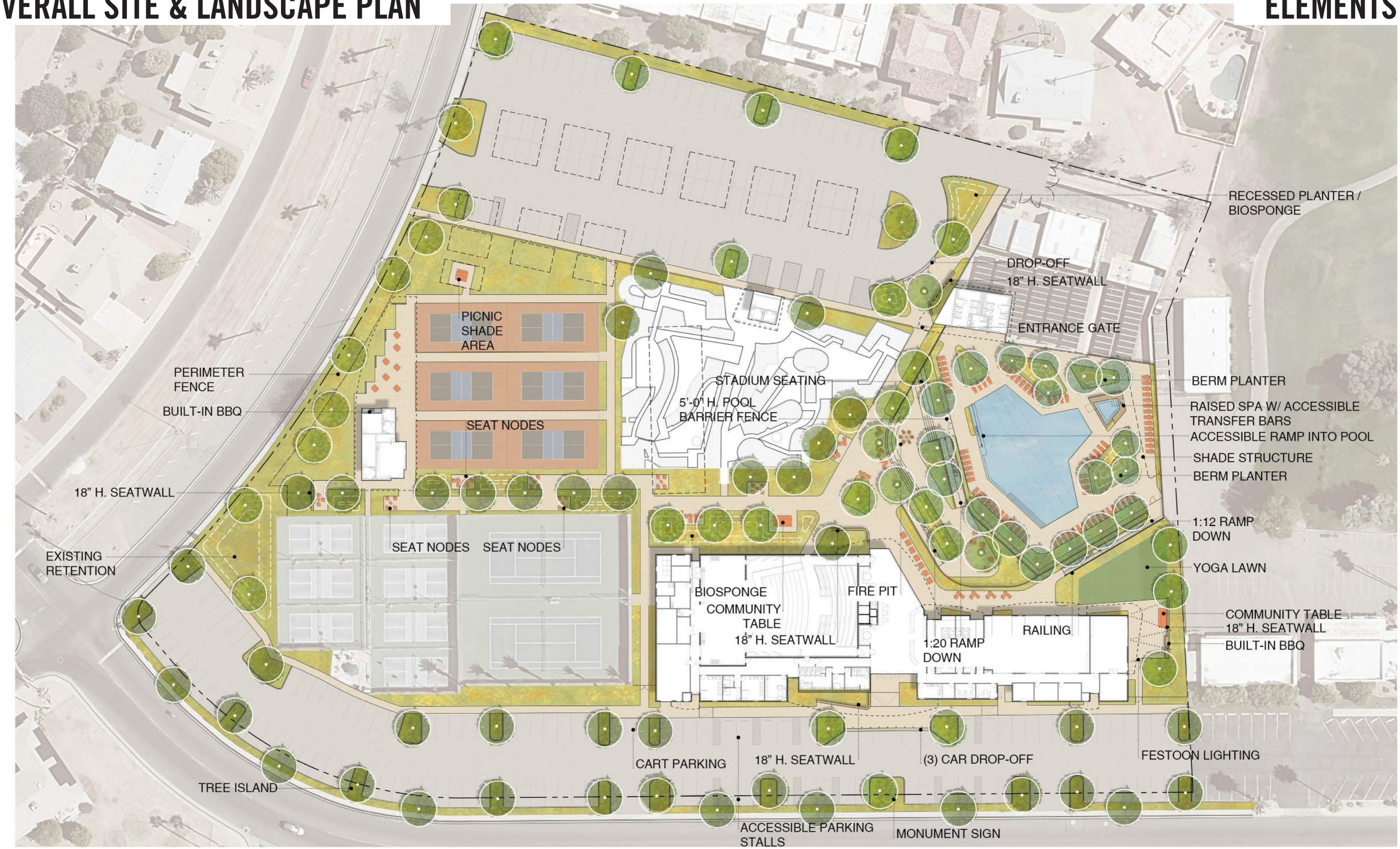
05 Glass Sliders

06 Tiered Landscape Patio



OVERALL SITE & LANDSCAPE PLAN

ELEMENTS



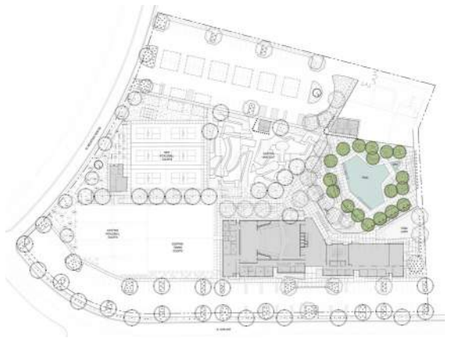
OVERALL SITE & LANDSCAPE PLAN

WALKING PATHS

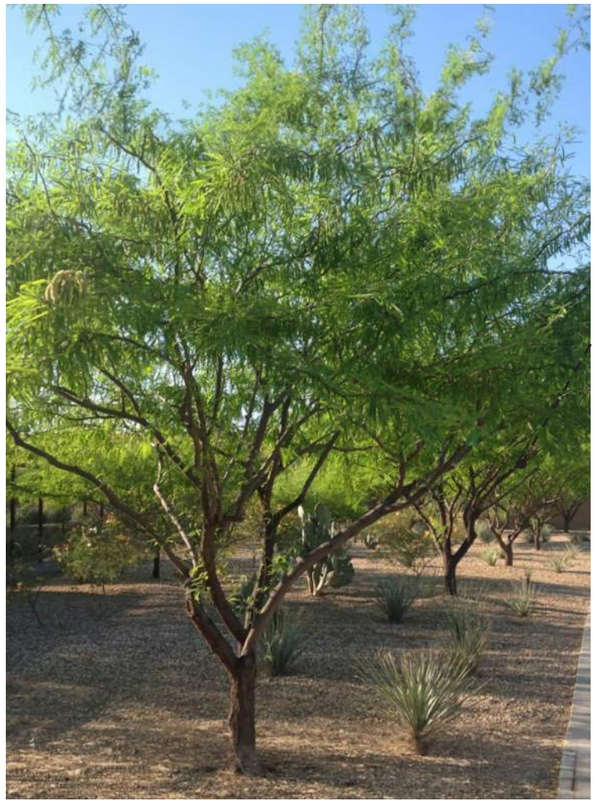


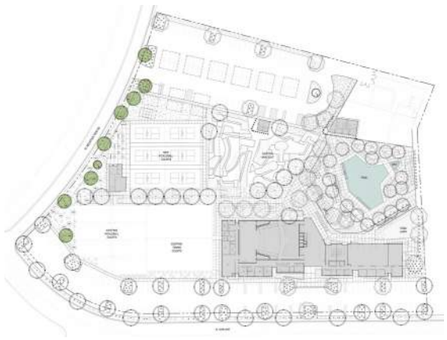
OLEA EUROPAEA ‘SWAN HILL’
SWAN HILL OLIVE



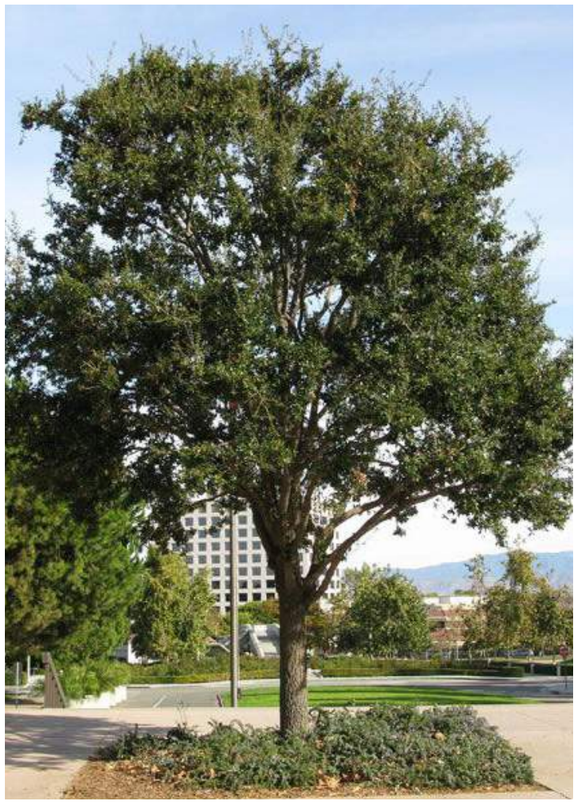


THORNLESS MESQUITE “PHOENIX’
PROSOPIS ‘PHOENIX’ HYBRID





QUERCUS VIRGINIANA
LIVE OAK





EVERGREEN ELM
ULMUS PARVIFOLIA





ACCENT PLANTS & SHRUBS

YELLOW ALOE
ALOE BARBADENSIS ‘YELLOW’



SANDIA GLOW RED YUCCA
HESPERALOE PARVIFLORA ‘MSWNPERED’ SANDIA GLOW



DESERT SPOON
DASYLIRION WHEELERI



LADY SLIPPER
PEDILANTHUS MACROCARPUS



TWISTED LEAF YUCCA
YUCCA RUPICOLA





YELLOW BELLS
TECOMA STANS ‘GOLD STAR’

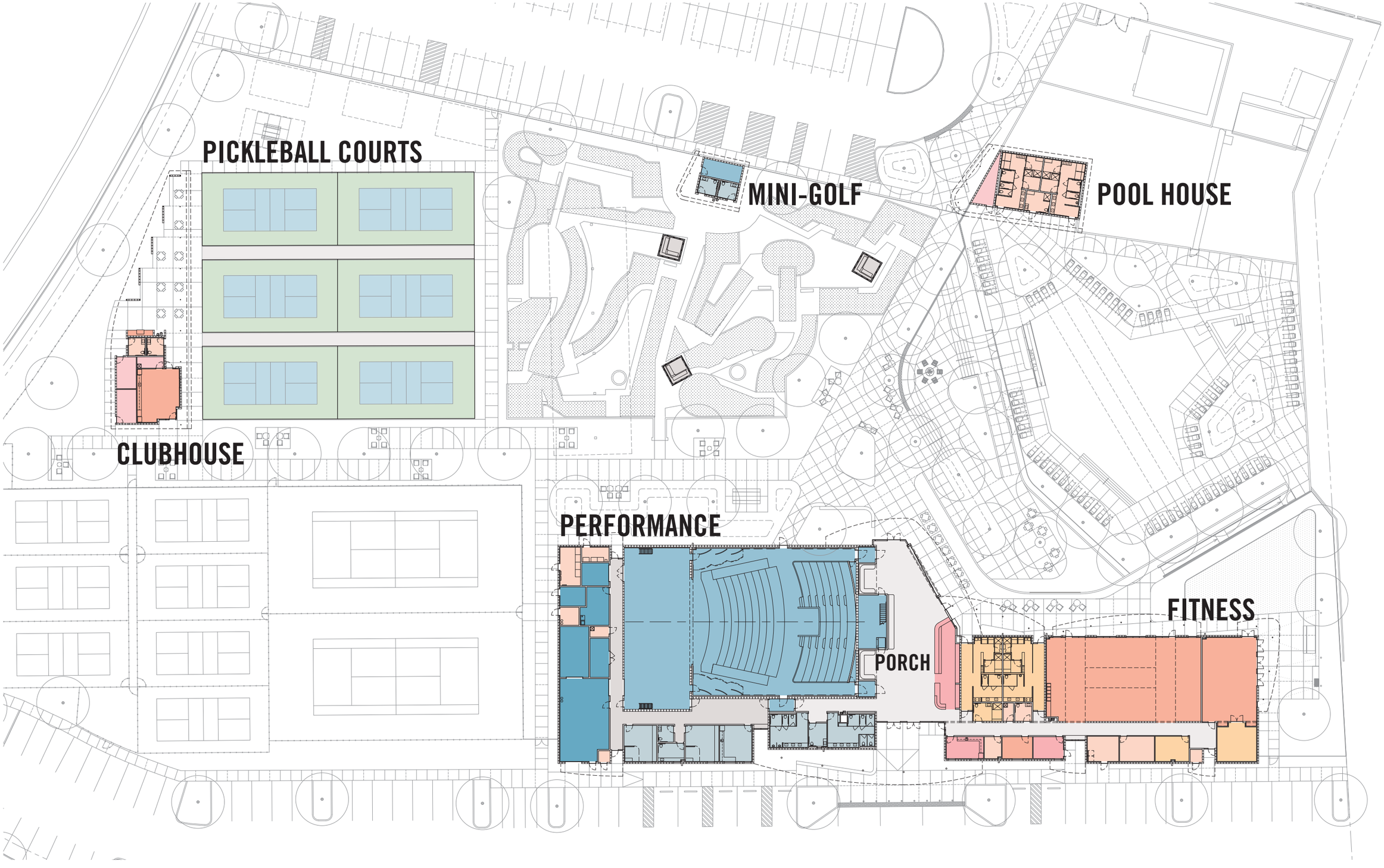


HOPSEED BUSH
DODONEA VISCOSA

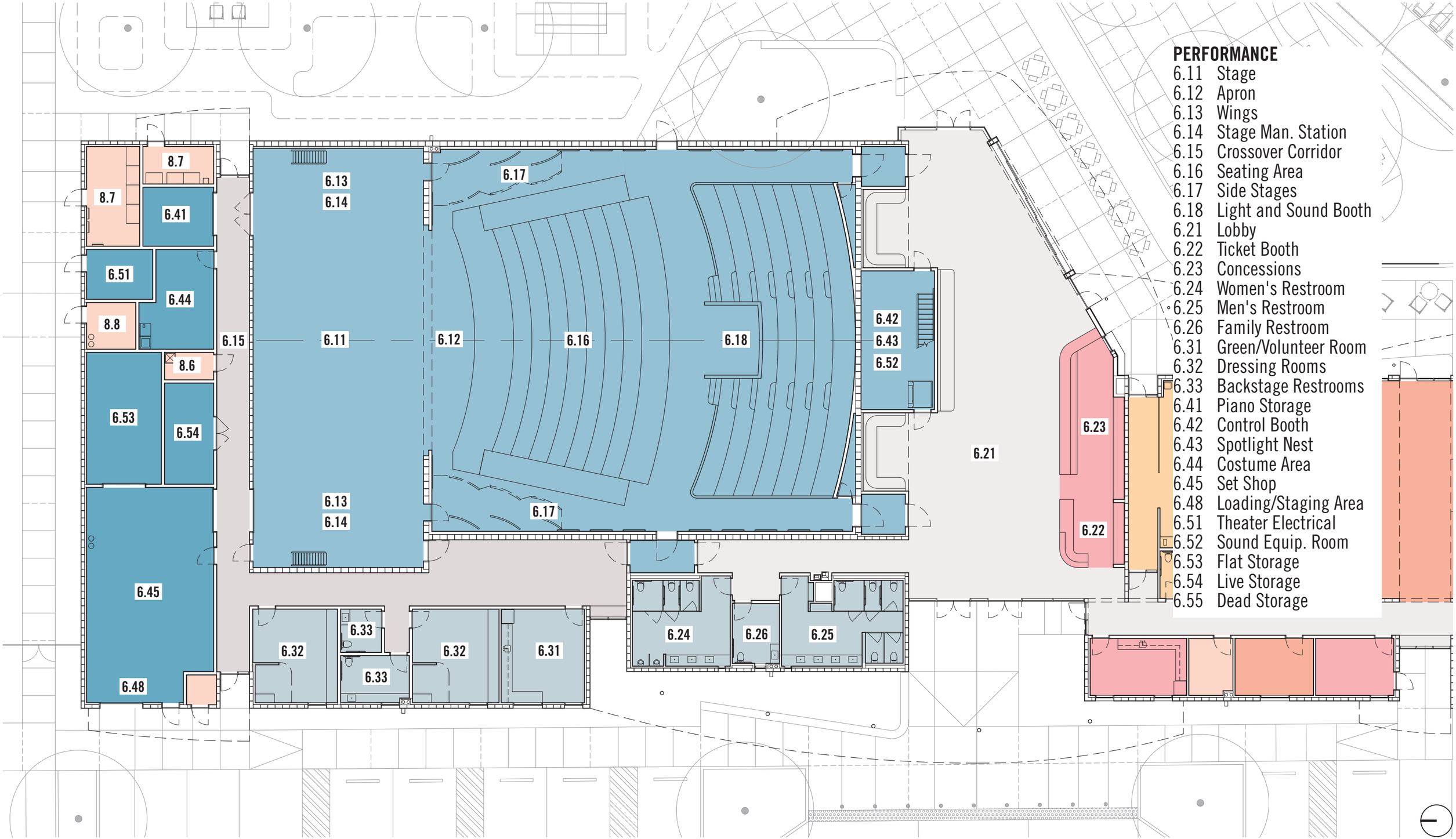




BUILDINGS & STRUCTURES



PERFORMANCE & LOBBY



PERFORMANCE

6.11 Stage
6.12 Apron
6.13 Wings
6.14 Stage Man. Station
6.15 Crossover Corridor
6.16 Seating Area
6.17 Side Stages
6.18 Light and Sound Booth
6.21 Lobby
6.22 Ticket Booth
6.23 Concessions
6.24 Women's Restroom
6.25 Men's Restroom
6.26 Family Restroom
6.31 Green/Volunteer Room
6.32 Dressing Rooms
6.33 Backstage Restrooms
6.41 Piano Storage
6.42 Control Booth
6.43 Spotlight Nest
6.44 Costume Area
6.45 Set Shop
6.48 Loading/Staging Area
6.51 Theater Electrical
6.52 Sound Equip. Room
6.53 Flat Storage
6.54 Live Storage
6.55 Dead Storage

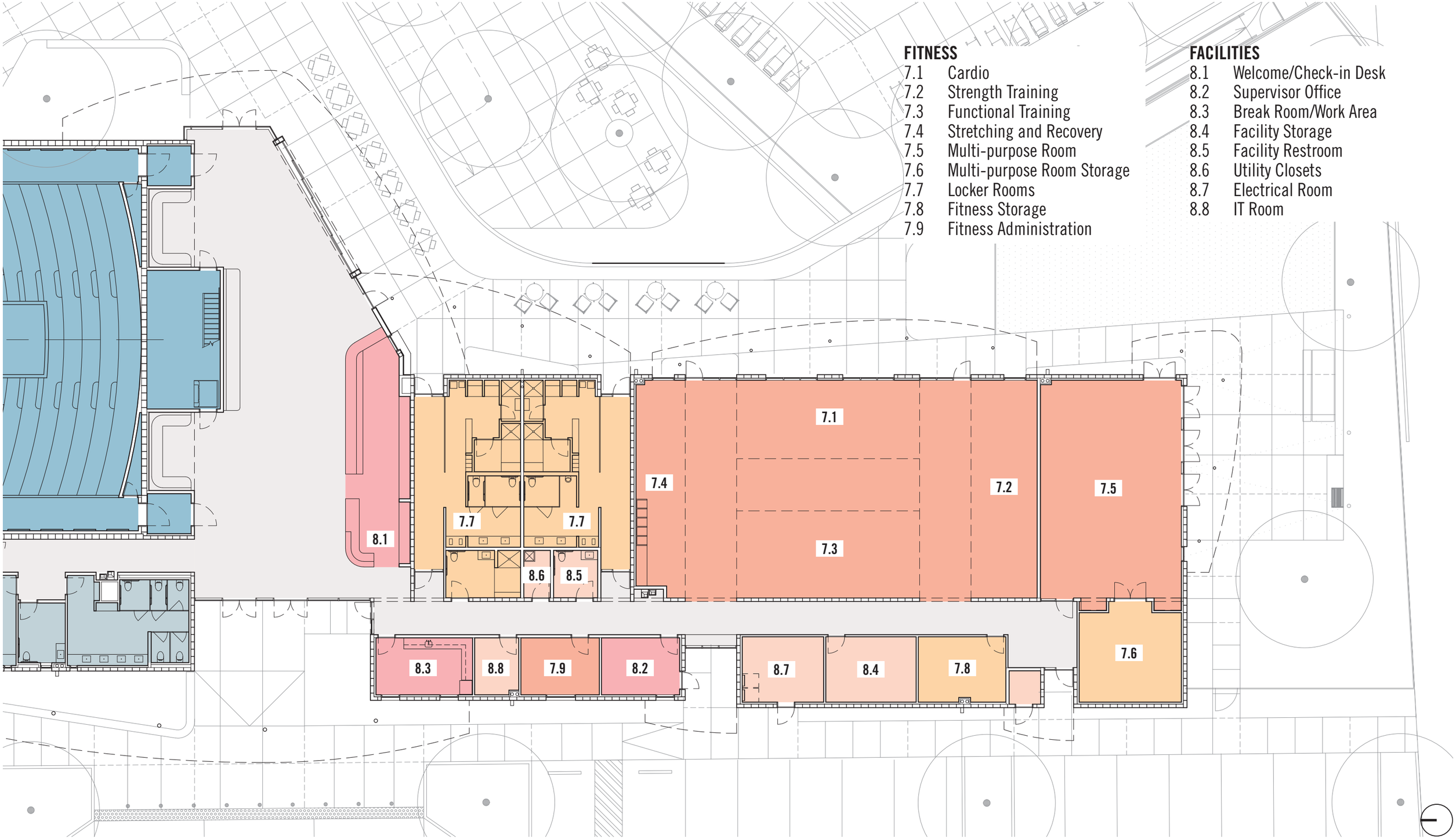
FITNESS & MULTI-PURPOSE

FITNESS

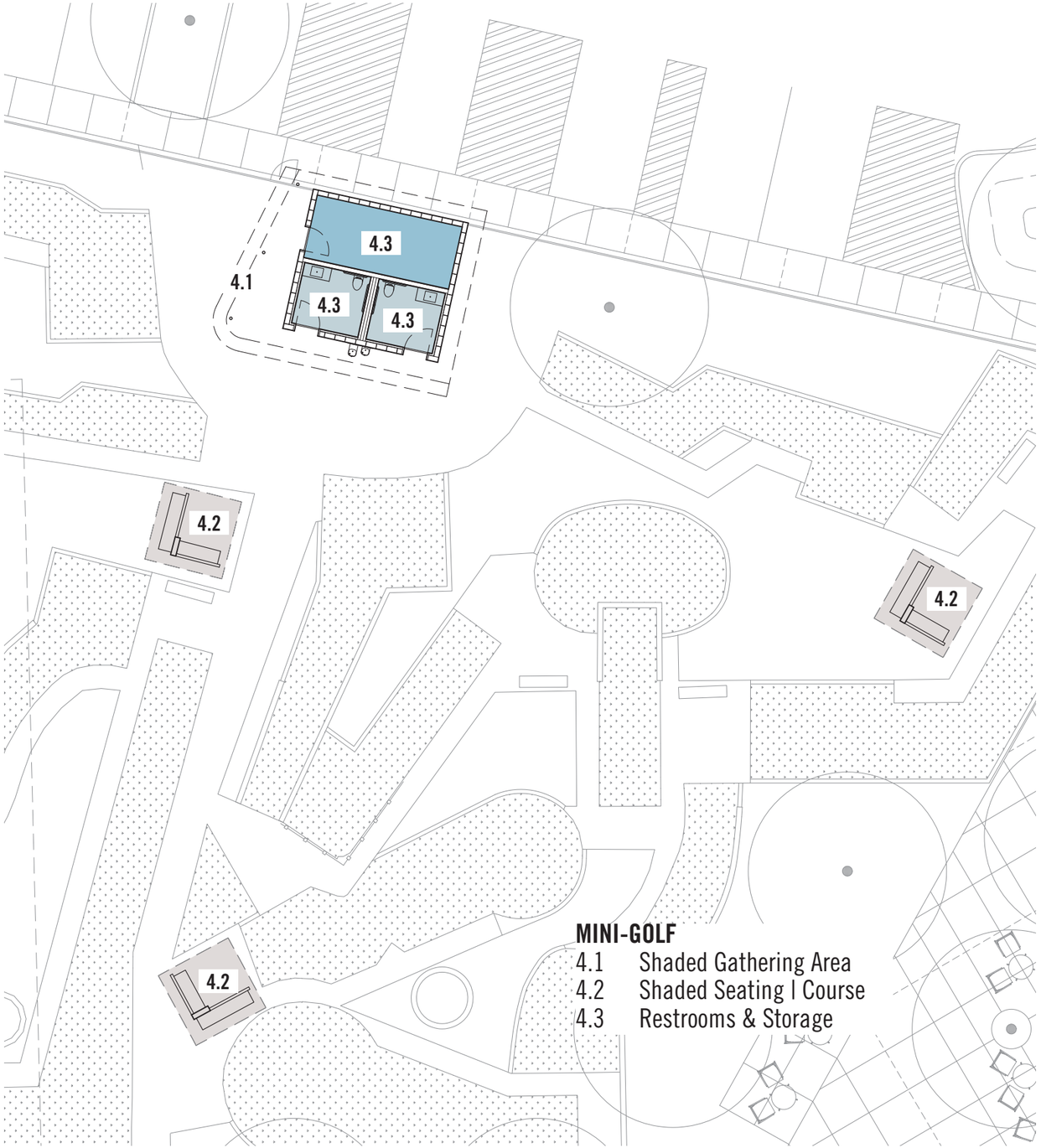
7.1 Cardio
7.2 Strength Training
7.3 Functional Training
7.4 Stretching and Recovery
7.5 Multi-purpose Room
7.6 Multi-purpose Room Storage
7.7 Locker Rooms
7.8 Fitness Storage
7.9 Fitness Administration

FACILITIES

8.1 Welcome/Check-in Desk
8.2 Supervisor Office
8.3 Break Room/Work Area
8.4 Facility Storage
8.5 Facility Restroom
8.6 Utility Closets
8.7 Electrical Room
8.8 IT Room



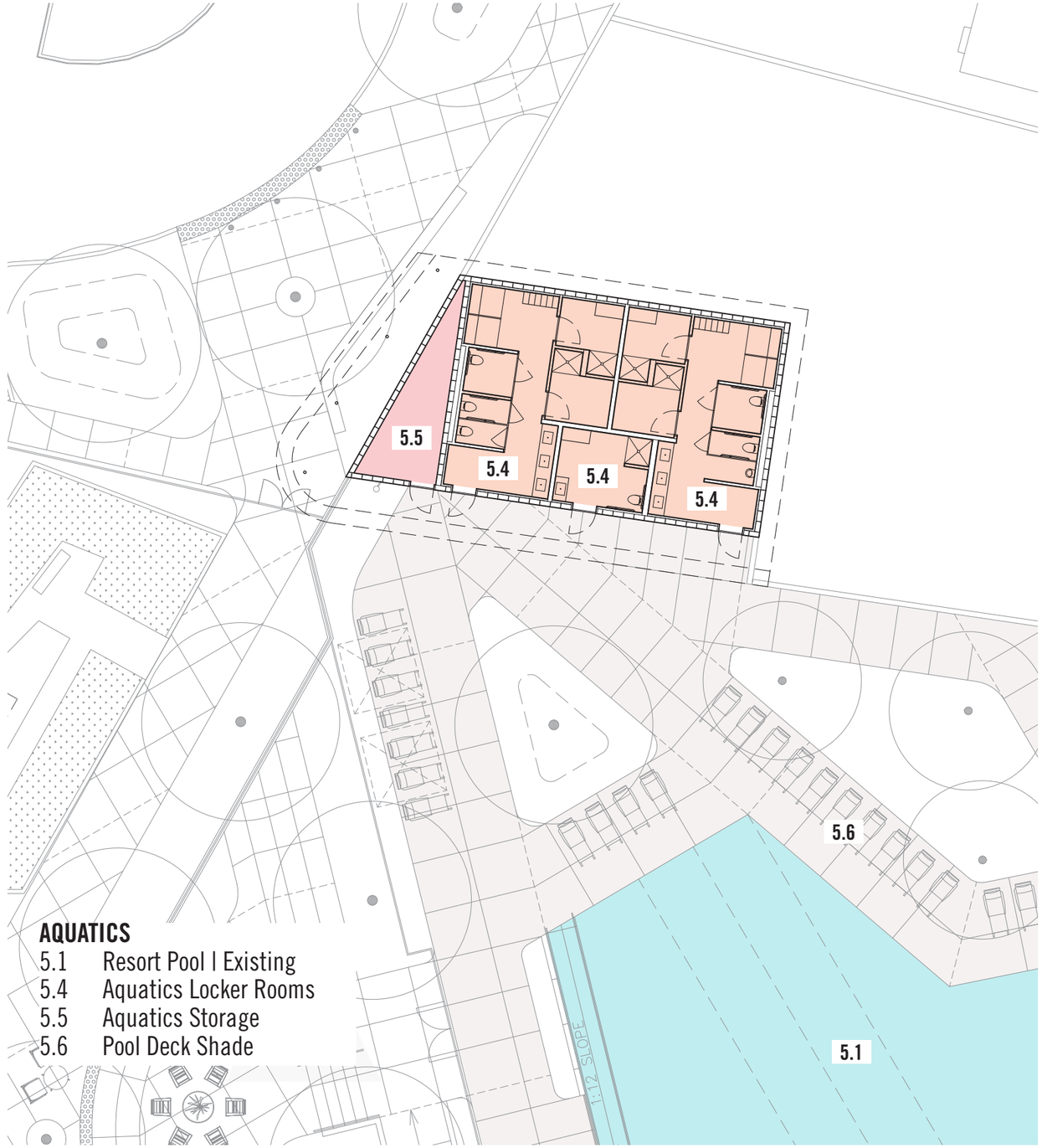
MINI-GOLF & SHADE



MINI-GOLF

4.1 Shaded Gathering Area
4.2 Shaded Seating | Course
4.3 Restrooms & Storage

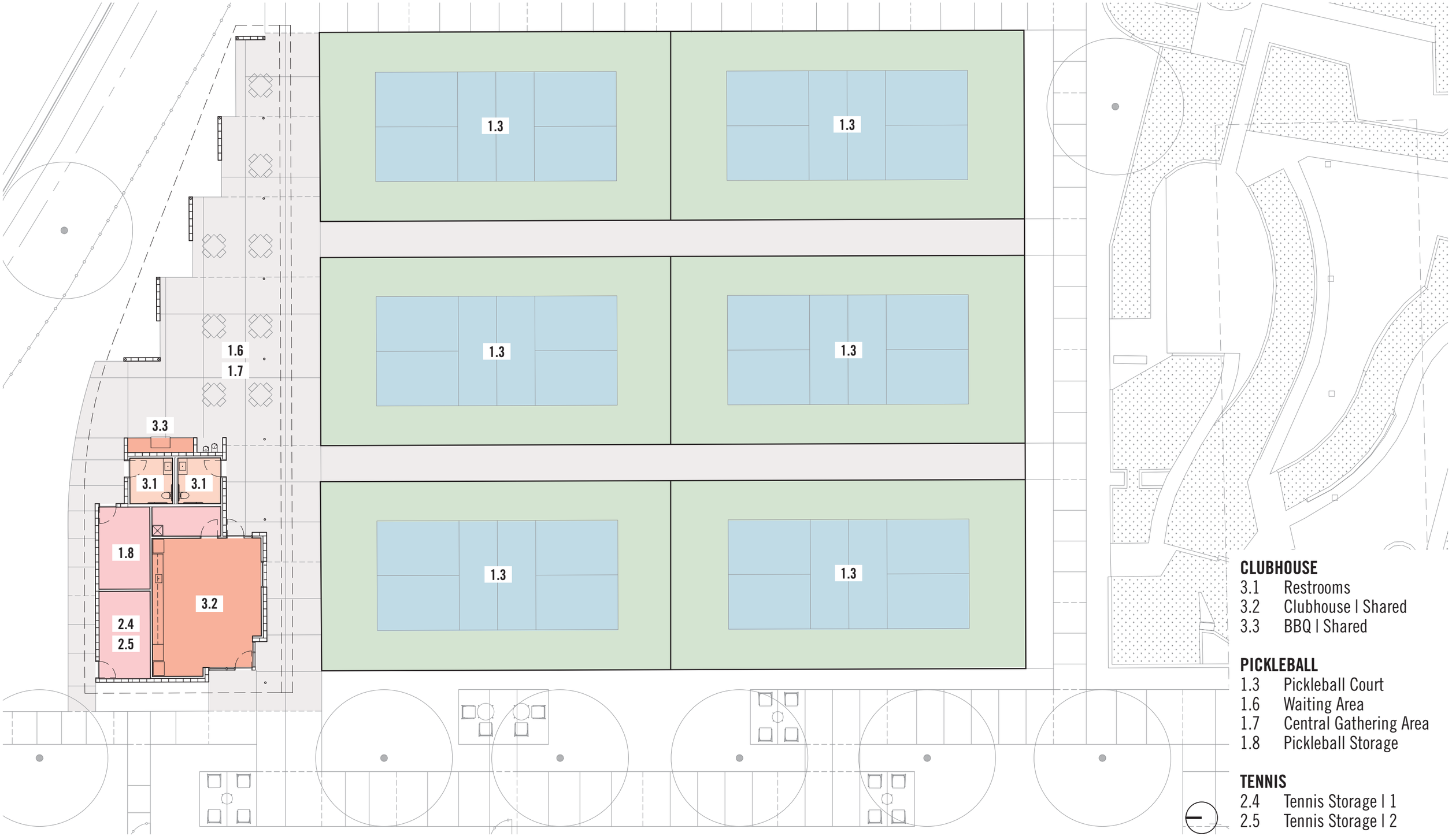
POOL HOUSE



AQUATICS

5.1 Resort Pool | Existing
5.4 Aquatics Locker Rooms
5.5 Aquatics Storage
5.6 Pool Deck Shade

MT. VIEW CLUBHOUSE & PICKLEBALL COURTS



CLUBHOUSE

3.1 Restrooms
3.2 Clubhouse | Shared
3.3 BBQ | Shared

PICKLEBALL

1.3 Pickleball Court
1.6 Waiting Area
1.7 Central Gathering Area
1.8 Pickleball Storage

TENNIS

2.4 Tennis Storage | 1
2.5 Tennis Storage | 2

RECREATION CAMPUS



POOL OASIS & YOGA LAWN



Mountain View Recreation Center

AQUA AEROBICS



CLUBHOUSE, POOL HOUSE, & MINI GOLF

PALETTE

Clubhouse | Wall Tile

Clubhouse
Solid Surface Countertop

Field Paint

Clubhouse
Millwork Faces

Clubhouse | Polished Concrete Flooring

Pool House
Wall Tile

Pool House
Accent Wall Tile

Pool House
Solid Surface Countertop

Pool House
Millwork Faces

Pool House | Porcelain Floor Tile

Mountain View Recreation Center

WEST ENTRY APPROACH



EAST ENTRY APPROACH

DUSK

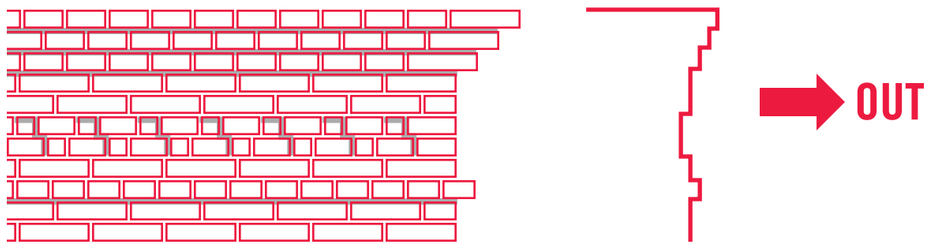


EAST PATIO & PROMENADE



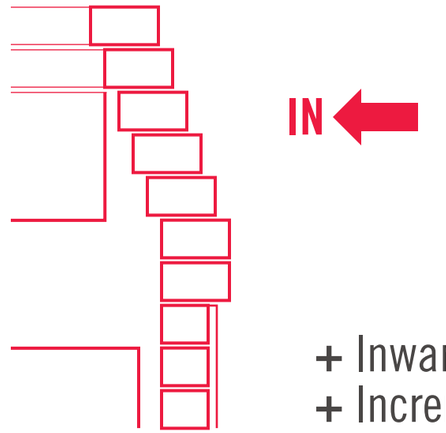
SOFT FORM

Traditional



+ Outward Projecting
+ Defined Edge

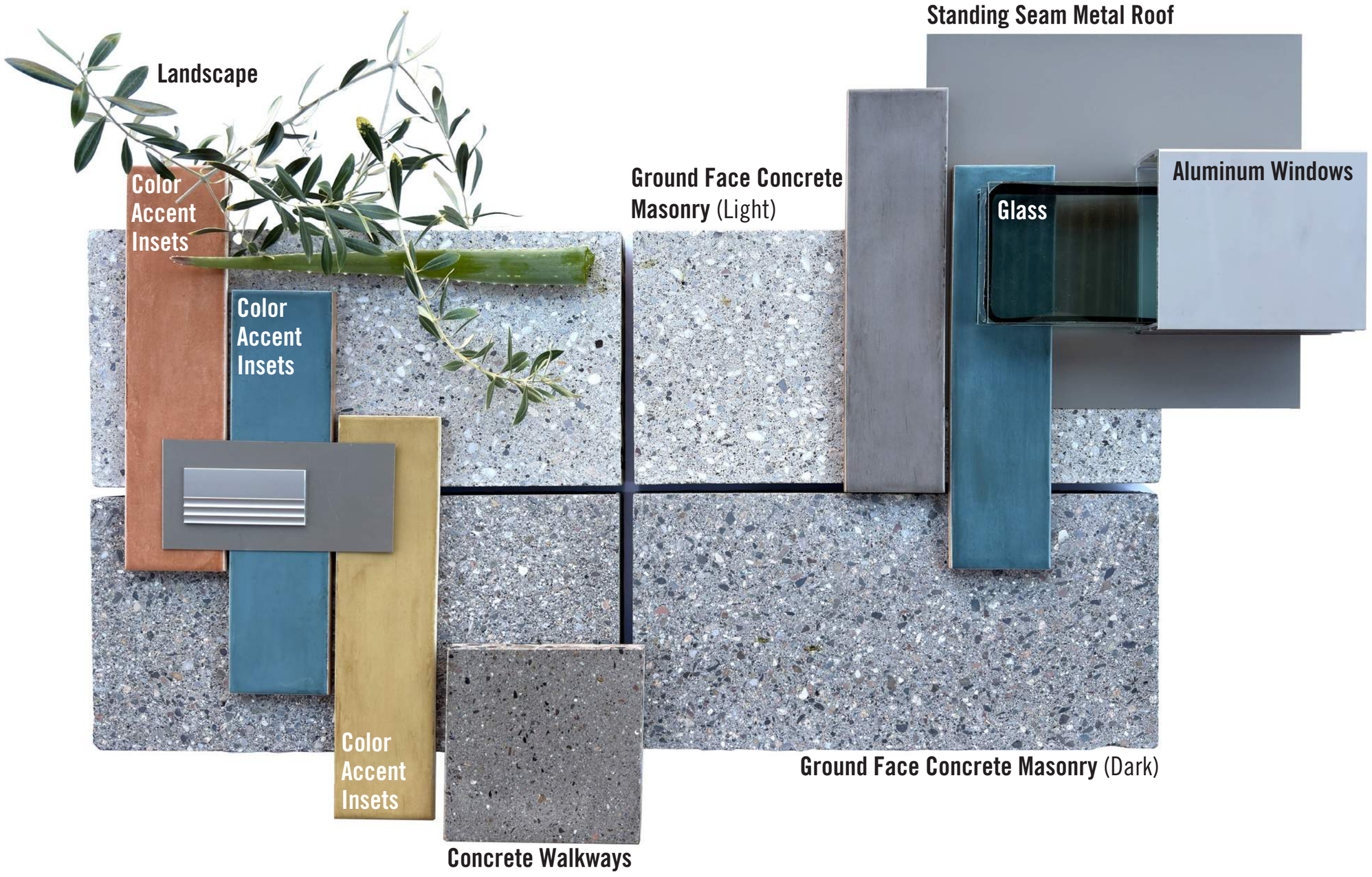
Transformed



+ Inward Projecting
+ Incremental Edge

MATERIAL PALETTE

EXTERIOR



PICKLEBALL



PICKLEBALL



CLUBHOUSE & PICKLEBALL SHADE CANOPY



FOLLOWING THE NORTH STAR

Interior Feel & Finishes

"It is a land where the sky is the only changing thing, yet it changes so completely that the earth beneath it is never the same from morning until night."

Mary Hunter Austin — The Land of Little Rain

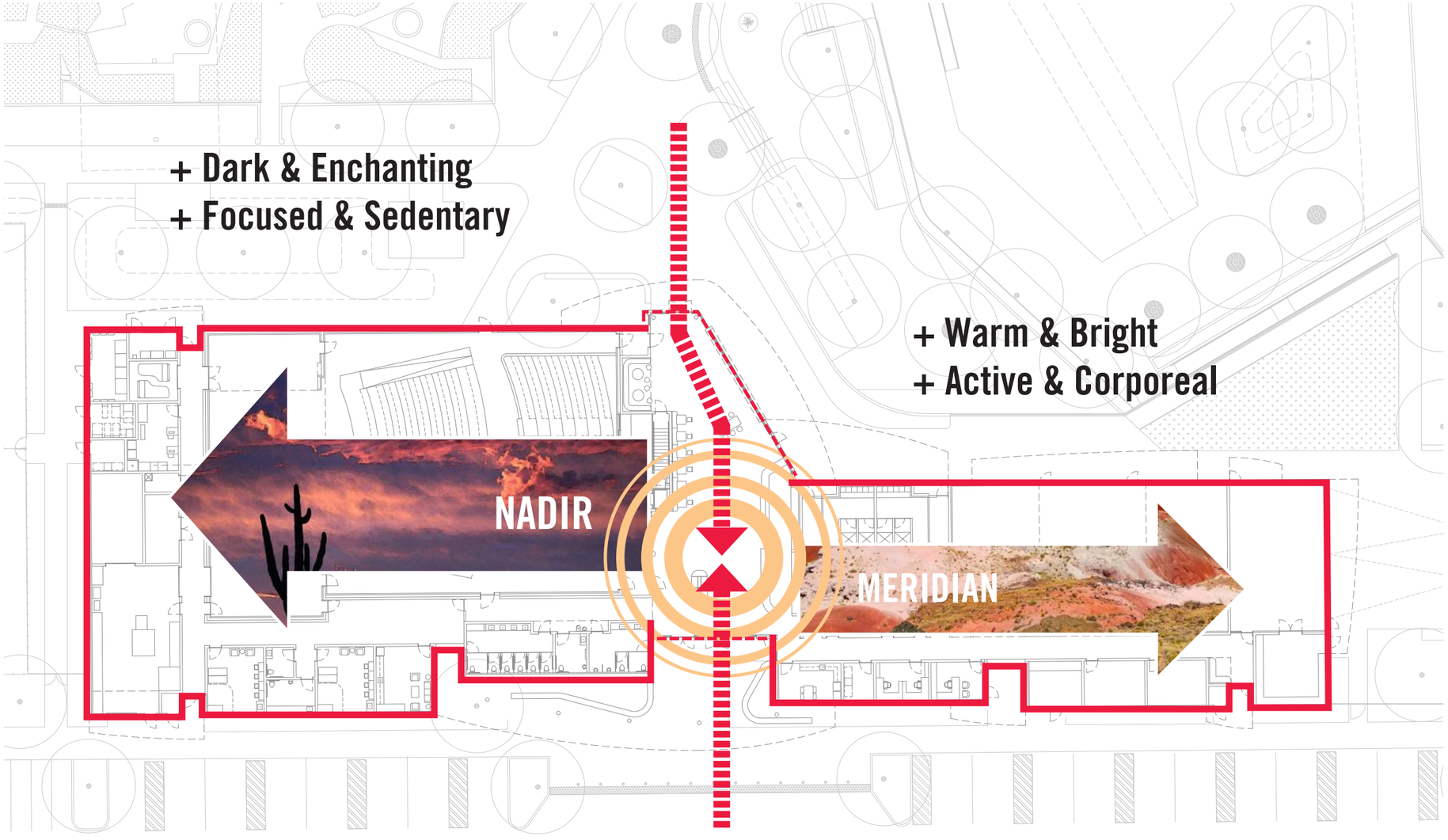
The Community Porch is Dynamic & Responsive

PORCH+

+ Embraces its dual nature

+ Unifying Elements / Differentiated Moments
  - *Floors & Ceilings; Walls & Objects*

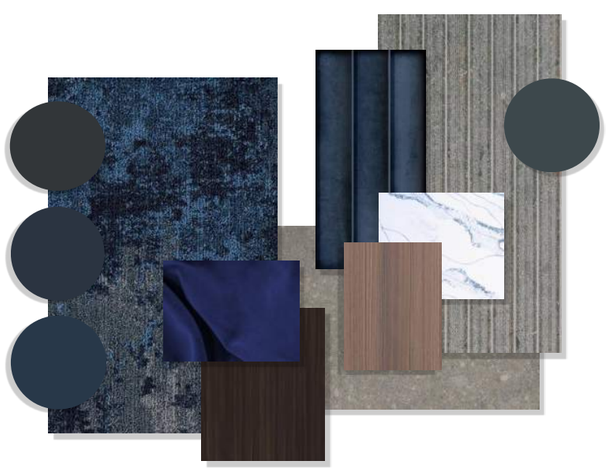
+ Specific performance criteria drives changes in the unifying planes or definition of moment volumes/objects
  - *Fitness; Flexibility*
  - *Lobby; Acoustics*
  - *Theater; Accessible*



Blending two distinct program experiences into one cohesive environment.

MATERIAL TRANSLATION

COLORS & TEXTURES













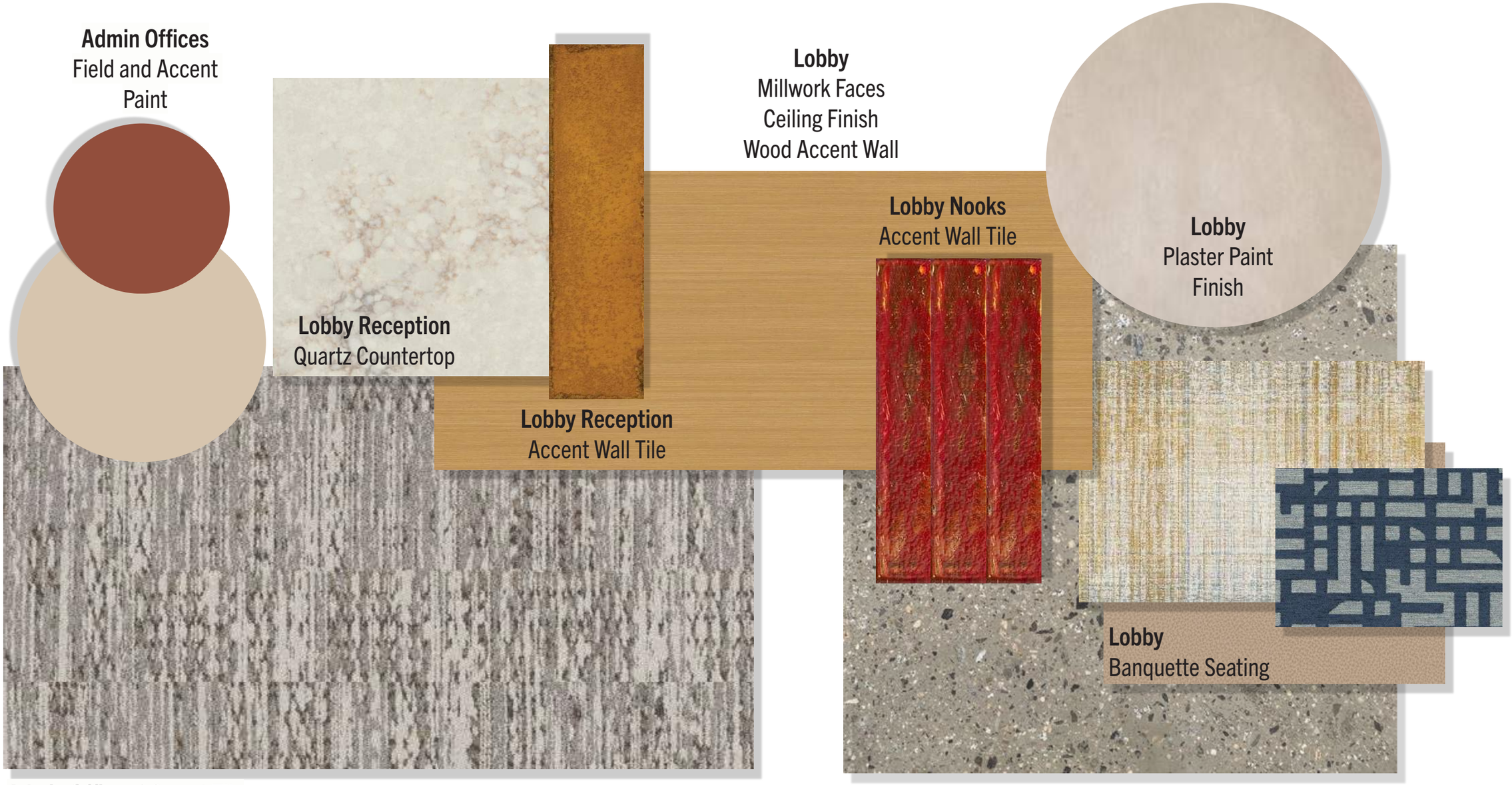
LOBBY

WEST ENTRY LOOKING EAST



LOBBY

PALETTE



Admin Offices | Carpet Tile

Lobby Floor| Polished Concrete

FITNESS

VIEWS to PORCHES & POOL



FITNESS & LOCKER ROOMS

PALETTE





THEATER

PRESHOW



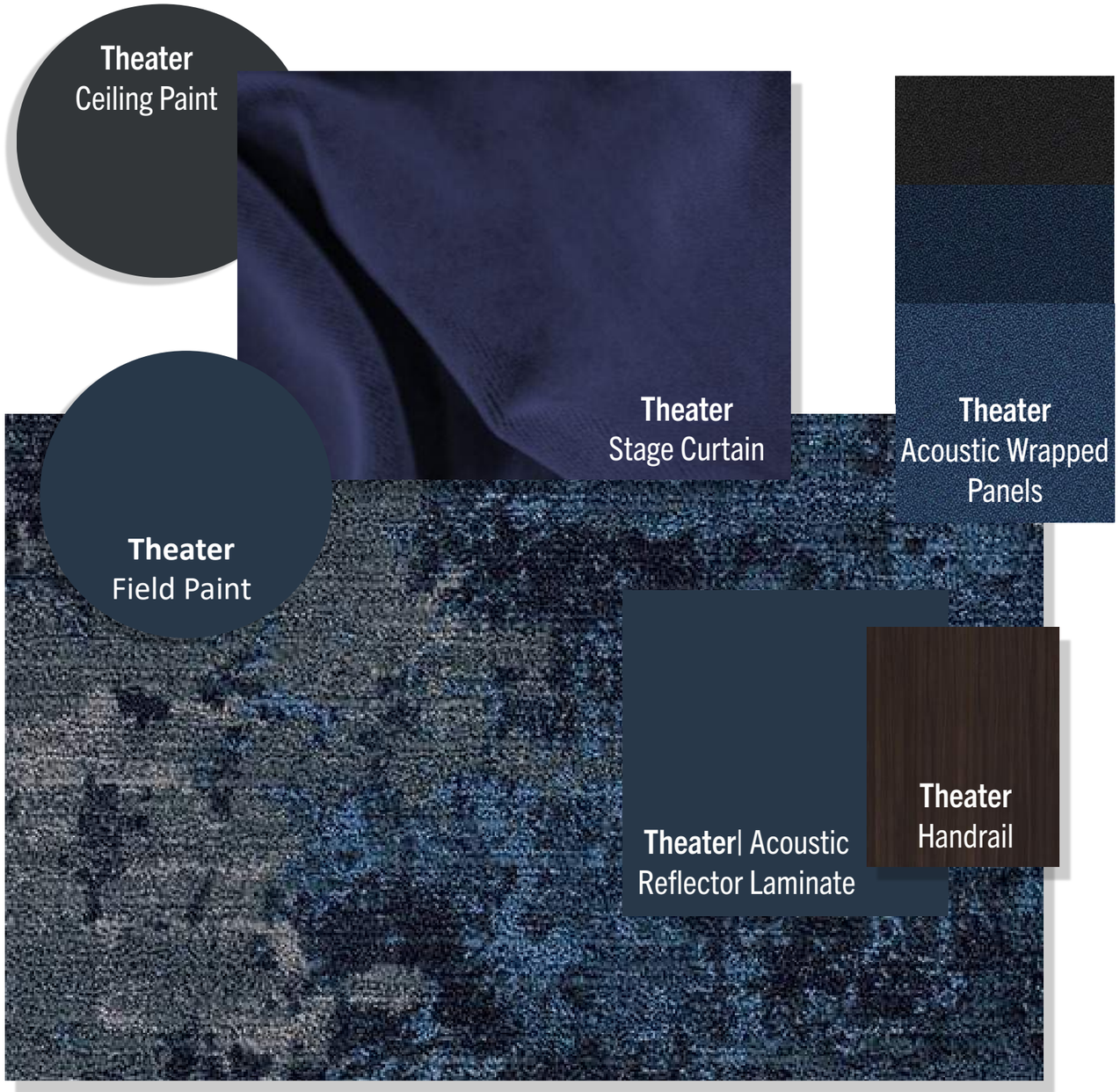
THEATER RESTROOM

INTERMISSION



THEATER & THEATER RESTROOMS

PALETTE



Theater| Carpet Tile



Restroom| Porcelain Floor Tile

GREENROOM & DRESSING ROOMS

PALETTE



Green Room
Solid Surface Countertop



Green Room
Millwork Faces



Floor| Polished Concrete



Dressing Room | Curtain



Green Room | Wall Tile

Field Paint

Thank You

