

CORONADO SHORES SPA, HEALTH AND FITNESS INTEREST GROUP

A group of homeowners who support
the enhancement of our current health club
and the development of a plan
for construction of a new and larger facility at Coronado Shores

One hundred Shores homeowners are joining together as to fund and lead a thoughtful and comprehensive evaluation of alternative sites and designs for the construction of a first-class health club facility for the residents of Coronado Shores.

- This project could represent a “*Phase Five of the Coronado Shores Renovation*”, for completion in the time frame of 2008 – 2009 or later.
- To date, eighty homeowners have contributed \$100 each to fund this work. More members are needed to build a critical mass of homeowner support to bring this initiative forward for serious consideration

In 2005, the Interest group worked with architect Leonard Veitzer to research the alternatives and prepare conceptual architectural drawings. Mr. Veitzer was the architect for the previous health club remodeling and is the architect for renovation of the Roeder Pavilion and Beach Club.

The members will also provide their own ideas for the uses and design of the facility, and communicate progress to their respective Association’s board of directors and the L&R Committee. Neither the Boards nor the L&R Committee have considered the idea of a new health club.

Conceptual Design Alternatives

Mr. Veitzer prepared drawings for three conceptual designs for a new health club facility

- A triangular shaped building that could fit on Tennis Court #6 or possibly the La Perla Lawn.
- A rectangular, two-level building that could fit on any single tennis court.
- A square, one-level building that could fit on any two tennis courts.

For each of these alternatives, there is a perspective (what the building would look like), the plat (how it might be sited on the property), and a preliminary interior floor layout. The ideas presented may be mixed and matched to develop a concept that will have wide appeal and usefulness.

These drawings are available as pdf files from your building representative. Or you may view a printed copy of the designs. The original drawing boards are also available for group review and discussion.

Background

The medical community has established that if you exercise on a regular basis six days a week both mental and physical aging can be delayed. As more and more of us accept the fact that life is better with exercise, our health club becomes more important to us. Yet it also becomes more and more crowded. Some of us may even use the state of our gym as a reason not to exercise citing the nose to tail dressing areas and the waits for the cardio machines.

Studies have shown that upscale residential communities such as ours are increasingly providing fitness facilities in response to the preferences of younger active

adults. Health and fitness facilities are commonly expected by younger residents (under age 65). The facts are that fewer persons are playing tennis and more are exercising using machines, yoga, aerobics, or pilates.

Five years ago a proposal to build a new activity center, including a health club, failed to win sufficient support of homeowners to be included in the master plan renovation program. Cost may have been a major factor (\$3.2 million on top of the \$9 million basic renovation cost). The proposed location of the building, below tennis courts 7 and 8, was another factor, as the higher elevation of the tennis court fences, to be placed on top of the building, were believed to block ocean views.

However, the 2002 master plan vote did not close the door to future improvements at Coronado Shores. The Health Club Interest Group believes that homeowners should revisit that decision and have put their own money into a study to determine how we could best provide health club facilities for Shores residents.

The current health club is being maintained by L&R using both operating and capital replacement funds. The renovation program that was approved does not include expansion or upgrading of the current facility,

Improvements Needed

An expanded health club is needed and many homeowners have called for a new, larger, state-of-the-art fitness facility. Other comparable condominium communities in the San Diego area have first-class facilities, much larger and better equipped than our facility. A larger facility could provide spa, health, and fitness features including:

- More weights and exercise machines
- More cardio machines
- Yoga, aerobics, and other group exercise or classes.
- Pilates

- Personal Training
- Massage
- Spas, saunas, and wet steam
- Resistance swimming
- More space in the locker areas

Our current health club facility is too small to meet growing demands for high-quality fitness equipment, programs, and resources. The health club was a significant upgrade when it was completed in 1995. However, the facility suffers from inherent structural impediments which cannot be corrected, including air flow/ventilation, ceiling height, small rooms, and lack of expansion space.

Some users today are satisfied with this facility and appreciate its convenience, but these users often have to wait to get access to specific machines. Many other homeowners have complained about the limitations of the club. Many do not use it and instead use the public facility at Glorietta Bay or private health clubs.

Initial Focus: Court #6

We started out focusing on the possibility of a new health club facility that would be located on the current site of tennis court #6, behind La Princesa building, because this location promised to provide ample space and could be built below the terrace level to preserve views or nearby residents. The building could have two levels. The club could provide 8,000 – 10,000 square feet of space, double the space in the total lower level of the Beach Club building.

We believe that Coronado zoning and Coastal Commission requirements will permit this valuable addition to our common area facilities. We also believe that a vote of our homeowners would support the replacement of one or two tennis courts for this important facility and an assessment for the cost, which will be less than the earlier proposal which included rooms for L&R offices.

The facility would eliminate the need for the planned bathroom facility at the tennis courts. The current health club space could be converted to L&R offices, community meeting rooms, or restore a teen/children recreation facility.

The cost of a new health club building depends on the size and design. Assuming construction costs range from \$200 - 300 per square foot, a building could cost between \$2.0 and 3.0 million. Divided among 1465 homeowners, the cost per unit could be \$1,500 - \$2,000, or around \$125 -170 per month for a year before construction.

Alternative Locations

While the Court 6 location has attractive features, all possible alternative locations at Coronado Shores should be considered, and we recognize that there are pros and cons of each that need to be identified and evaluated.

1. Court #6: the advantage is that it could be a two-level structure, partially below ground level, with no blocking of views for residents in nearby buildings. This would provide a health club and tennis complex, with locker rooms serving the tennis courts. It would have views of the tennis courts and Glorietta Bay.
2. Courts #1 through #6: This tennis complex could be redesigned to provide a new health club (at either end or in the center) and new courts that may be designed to meet current preferences of tennis players and court design standards. It would have views of the tennis courts and Glorietta Bay.
3. Court #8: a two level structure, partially below ground level, that would not obstruct views for residents (it would be below the existing pool wall height), and would retain court #7 for tennis. It would provide an integrated tennis, health club,

and swimming complex. The upper level would have pool and ocean views.

4. Courts #7 and #8: a one level structure, large enough to accommodate L&R offices and group activity rooms. This is similar to the one proposed in the Peridian study (master plan), but would not include tennis courts and fences on top of the building which might block resident views.
5. La Perla lawn by the parking lot and beach. A two-level structure, partially underground, which would not block resident views. The area once featured a putting green as a common area recreational facility. It would have ocean views.

Approach

We understand that some tennis players may be reluctant to sacrifice even one tennis court for other recreational purposes. However, evidence suggests that an increasing number of homeowners are interested in a health club. A survey of homeowners in Summer 2005 found that 73% of owners use the health club. This facility is second only to the pools (87%). We welcome inputs from tennis players, as we believe the health club should be closely integrated with tennis and swimming activities and facilities at Coronado Shores.

We believe that objective consideration of all alternatives and their merits is in the interest of all homeowners. Open and constructive communication and discussion by the L&R Committee is vital.

Of course, the ultimate decision to build or not build a new facility would be submitted to a vote of homeowners. Each association will vote yes or no, as they did in the vote on the renovation program. If six of the associations vote yes, the project would move ahead.

Next Step: A Referendum?

The L&R Committee needs to consider options, develop a specific design and cost proposal, and put that proposal to a vote by the homeowners. To persuade the Committee to do this, it may be necessary to first demonstrate current homeowner interest. A referendum (ballot vote by all homeowners in

all of the associations) would determine whether a majority favor L&R consideration of the project.

The interest group members are working with their L&R representative and board members to build understanding of the need for a new facility and options considered so far and to obtain an L&R Committee vote to conduct a referendum – or go directly to a vote on a project.

Join Us!

If you would like to support this important initiative, contact the representative from your building. Give your \$100 check, payable to “Health Club Boosters.” We’ll keep you informed of the progress of our work and will welcome your reactions and ideas.

Building	Representative	Phone (619)	Email
1. Cabrillo	Ruieta DaSilva	977-3006	ruieta@yahoo.com
2. La Sierra	Felicia Bell	920-9124	Felicia@coronadoshoresco.com
3. Las Palmas	Perry Koon	435-6000	pk@san.rr.com
4. Las Flores	Susie Sloman	913-219-0010	gobbletalk@aol.com
5. El Camino	Ruieta DaSilva	977-3006	ruieta@yahoo.com
6. La Playa	Janie Pollock	435-6659	mommap@msn.com
7. La Perla	Linda Campbell	437-6064	rcampbell73@cox.net
8. El Encanto	Sharon Lapid	435-2046	sharon@slapid.com
9. El Mirador	Ann Kennedy	522-9999	askennedy2@aol.com
10. La Princesa	Ann Blumental	435-2565	acblumental@sbcglobal.net