

More than one hundred Shores' homeowners have joined together to fund and lead a thoughtful and comprehensive evaluation of alternative sites and designs for the construction of a first-class fitness center for the residents of Coronado Shores. This project could represent a "*Phase Five of the Coronado Shores Master Plan Renovation*" for future completion. We are now looking for owner support (non financial).

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 remodel and was the architect for renovation of the Roeder Pavilion and Beach Club.

Initial Conceptual Designs

Mr. Veitzer prepared drawings for several conceptual designs for a new fitness center

- A triangular shaped building that could fit on Tennis Court #6
- A triangular shaped building that could fit on 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 an elevation view (what the building would look like), a 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 can be seen on this website. 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.

Seven years ago a proposal to build a new activity center, including a fitness center, 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 was another factor, placed on tennis courts 7 and 8 with the courts on top of the building would raise the level of the fences thus blocking ocean views.

The 2002 master plan vote did not, however, close the door to future improvements at Coronado Shores. The Fitness Center 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 fitness 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 fitness center is needed and many homeowners have called for a new, larger, state-of-the-art facility. Other comparable condominium communities in the San Diego area have first-class fitness centers, 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, pilates , aerobics and other group exercise classes
- Personal training
- Massage
- Spas, saunas and wet steam
- Resistance swimming
- More space in the locker rooms

Our Current health club facility is too small to meet the growing demands for a high-quality fitness experience. 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:

- Air flow/ventilation
- Ceiling height
- Small rooms
- Lack of expansion space

Some users today are satisfied with this facility and appreciate its convenience but others experience waits to get access to specific machines and have complained. Many do not use it and instead use the public facility at Glorietta Bay or private fitness centers.

Initial Focus: Court #6

We started out focusing on the possibility of a fitness/ tennis complex that would be located on the current site of tennis court #6, behind La Princessa, because this location promised to provide ample space and could be built below the terrace level to preserve views for nearby residents. The building could have two levels with a total square footage between 8,000-10,000, double the space in the total lower level of the Beach Club. The workout areas would have views of the tennis courts and Glorietta Bay.

Coronado zoning and Coastal Commission requirements *will* permit this valuable addition to our common area facilities. We believe that a vote of our homeowners would support the replacement of one or two tennis courts.

The building would eliminate the need for a destined bathroom facility at the tennis courts. The building could also include multi-purpose rooms, L&R offices and an underground conference room. The current health club space could be converted to L&R offices and/or restore a teen/children recreation facility.

The cost of a new fitness center building depends on size and design. Assuming construction cost range from \$200-300 per

square foot, a building could cost between \$2.0-3.0 million. Divided among 1,465 units, 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 recognize that there are pros and cons of each that need to be identified and evaluated. Here are some other location possibilities:

- Courts #1 through #6: a one-level multi-purpose structure could be built on two courts at either end or in the middle and new courts may be designed to meet current court standards and preferences of tennis players. It would have views of tennis courts and Glorietta Bay.
- Court #8: a two-level “L” shaped structure, partially below ground, that would not obstruct views for residents (it would be below the existing pool wall height). This would become a pool/fitness center complex. The upper level workout area would have views of the pool and ocean. Court #7 may be retained for tennis.
- Courts #7 and #8: a one-level structure, large enough to accommodate L&R offices and group activities room. This is similar to the one proposed in the Peridian study

(master plan renovation), but would not include tennis courts and fences on top of the building.

- Roeder Pavilion: This building is thought to be underutilized and could accommodate airy fitness rooms with views. The lower level of this building is currently being evaluated for group exercise classes, locker rooms and spa amenities.

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 fitness center. A survey of homeowners in the summer of 2005 found that 73% of owners use the health club. This facility is second only to the pools at 87%. We welcome inputs from tennis players and swimmers as we believe the fitness center should be closely integrated with tennis and swimming activities.

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 yes or no, as they did in the vote on the master plan renovation program. If six of the associations vote yes, the project would move ahead.