

Rossmoor Walnut Creek
Capital Improvements Plan

For the Golden Rain Foundation

els architecture urban design

Potential Project Timeline

New project groupings

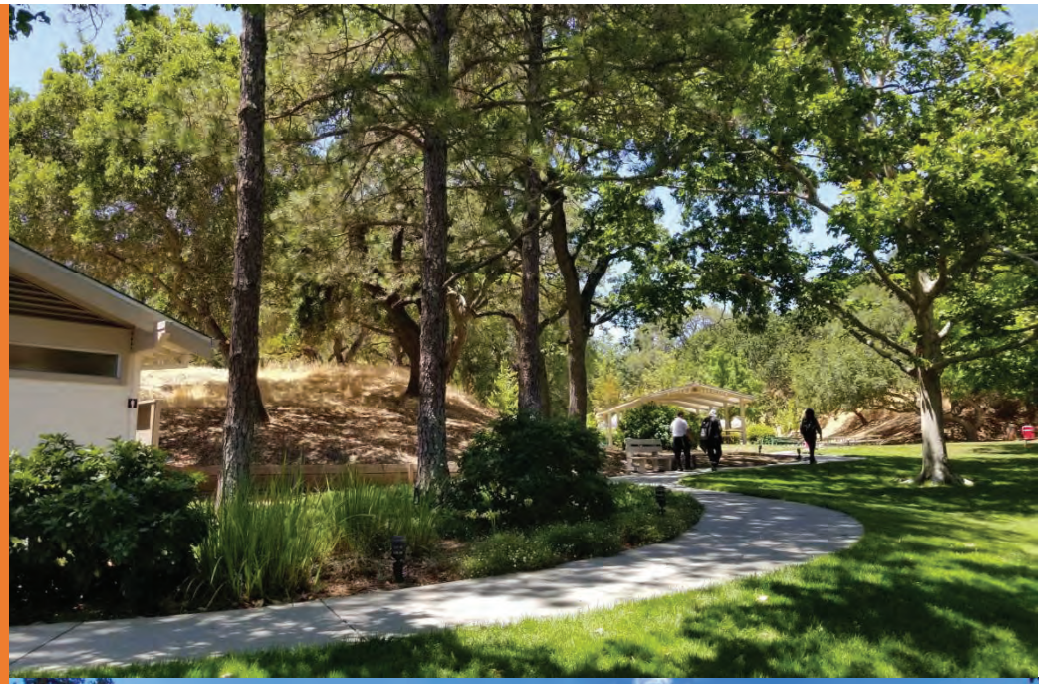
- Maintenance Projects
- Wish List Projects

Immediate Term: next 2 years
Near Term: next 3-6 years
Long Term: next 7-10 years and beyond

Maintenance Projects

(not included in Capital Improvements project projections)

- Golf Course Crossings Repairs
- Golf Course Crossings Replacement
- Access Control System
- RV Dump Station
- Sportsmen's Park & Bocce Court Improvements

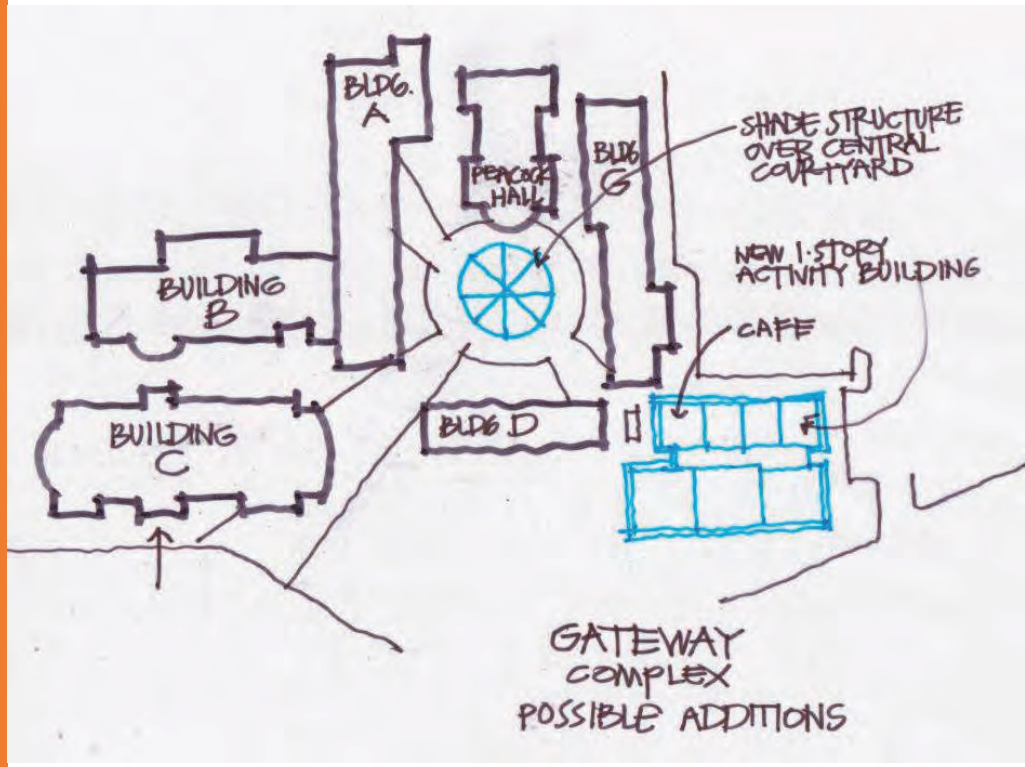


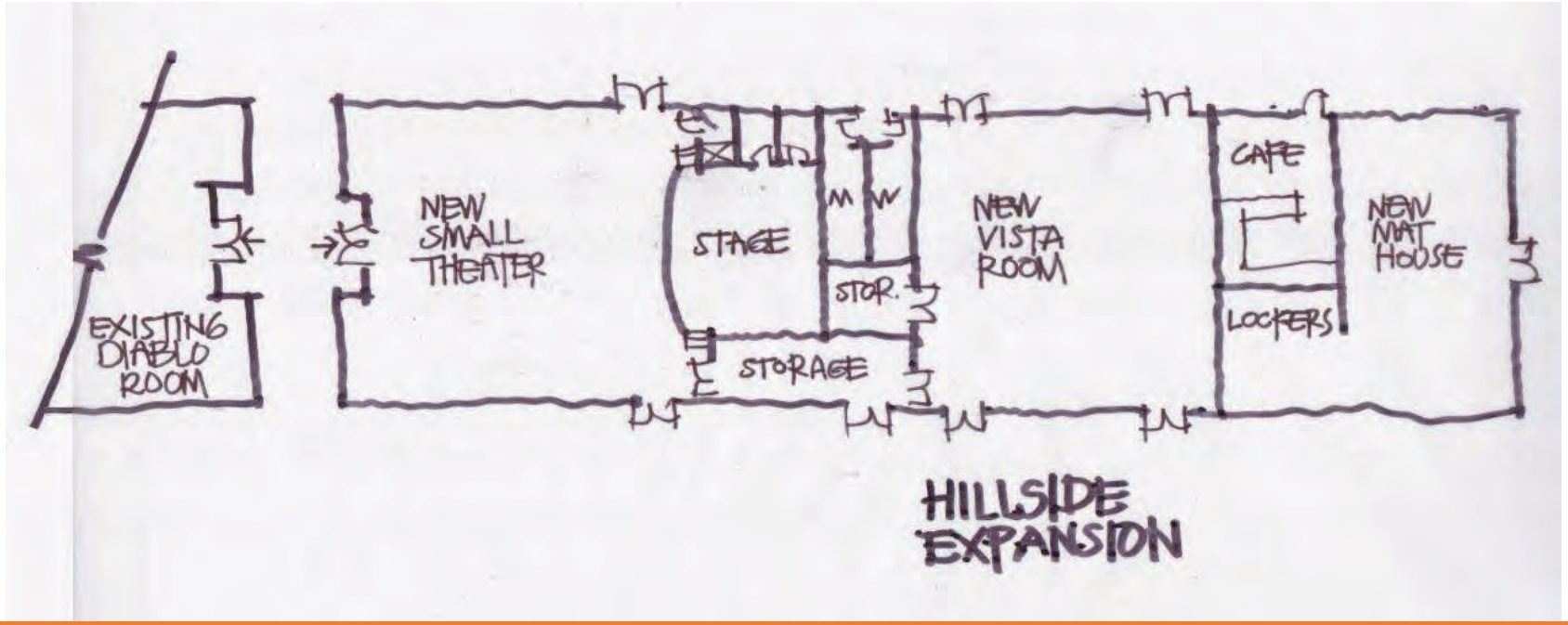


Gateway Town Square

- Provide new shade structure in the Peacock Plaza (Immediate Need)

- Replace Buildings E, F, and H with a new one-story building (Long Term)
  - Café
  - Small and large class/activity rooms
  - Smaller billiards room





Hillside Complex

- New single-story building with small theater, meeting room, and Mat House wing (Long Term)





Hillside Pool & Playground

- Building B Pool and Locker Room renovation (Near Term)
- New playground for grandkids next to the pool (Long Term)

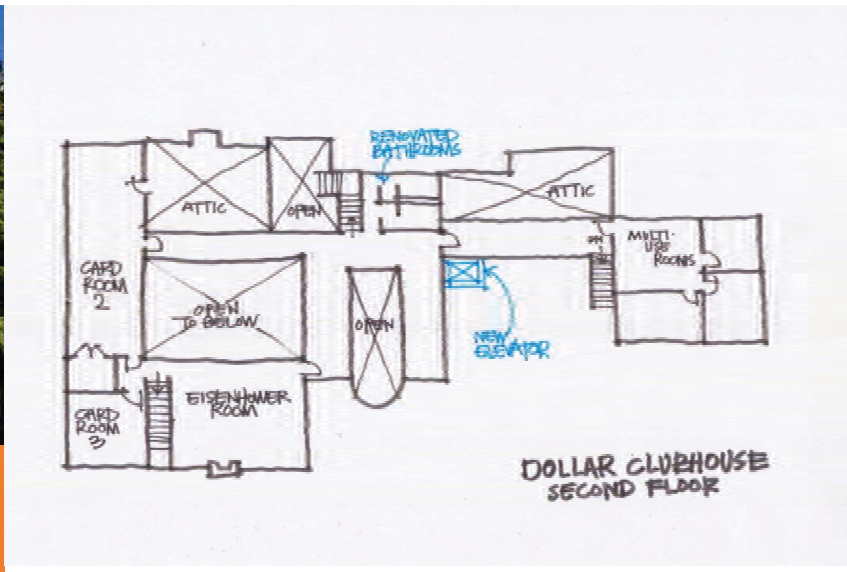


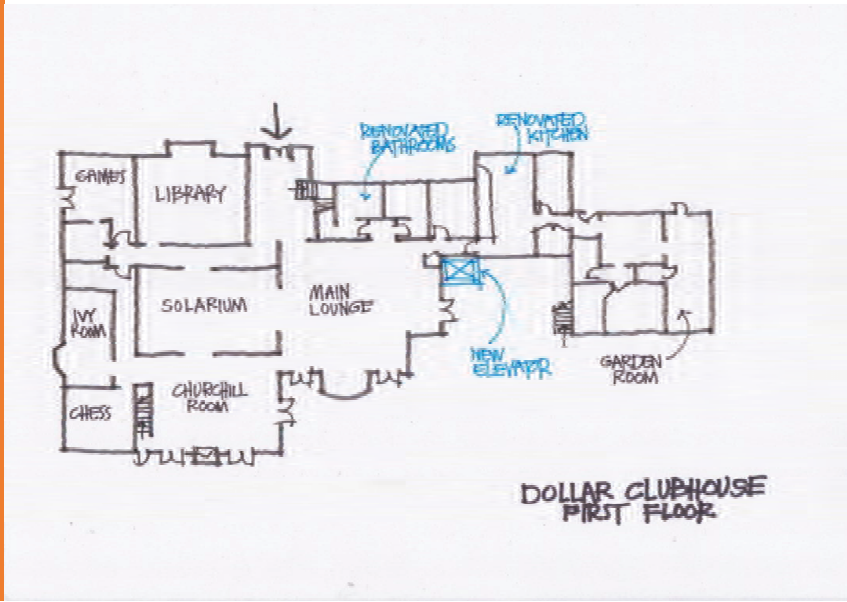




Dollar Clubhouse

- Interior restrooms renovation (Near Term)
- Clubhouse and grounds accessibility renovations with new elevator (Near Term)
- Complete renovation: seismic upgrade, mechanical, kitchen, & interior finishes (Near Term)



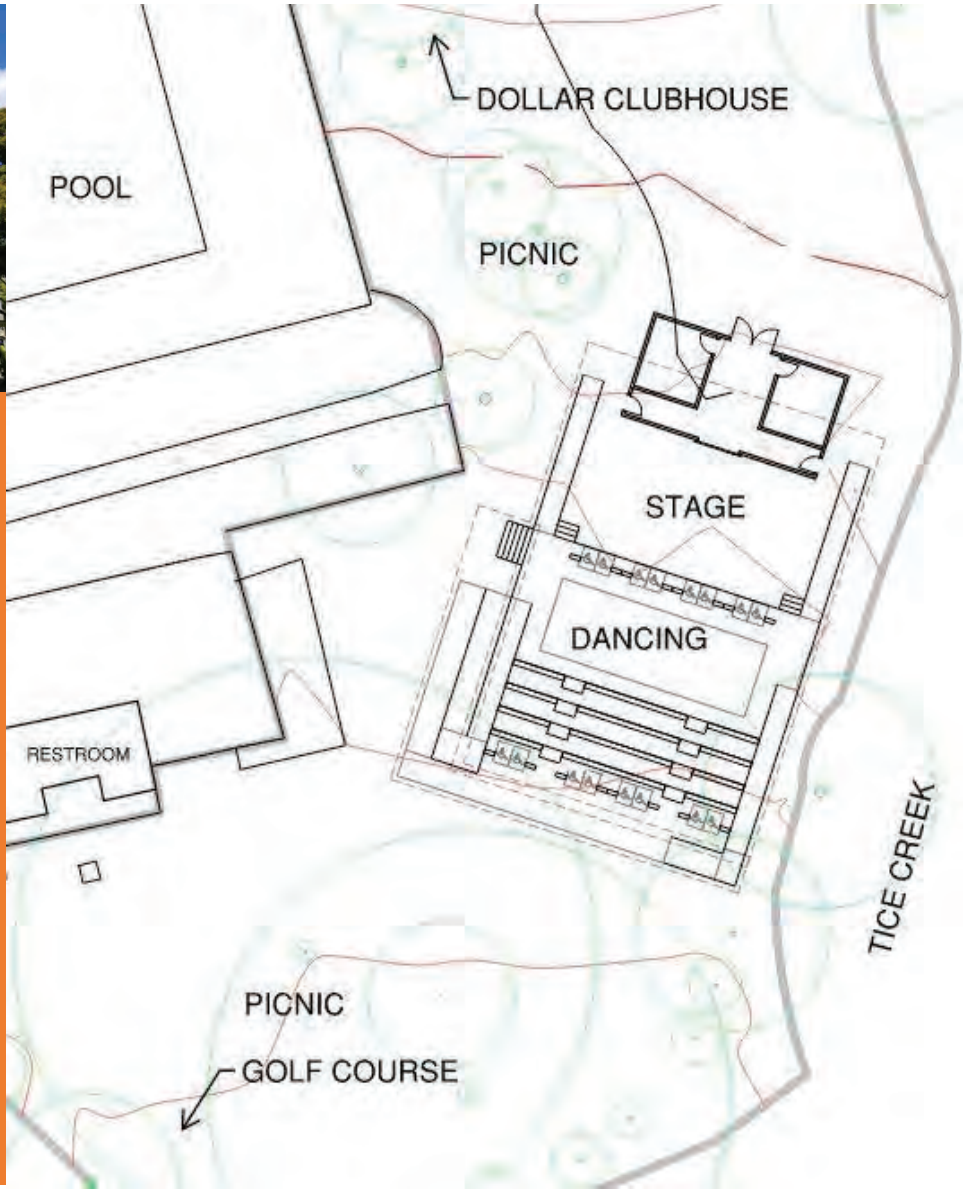






Amphitheater at Dollar

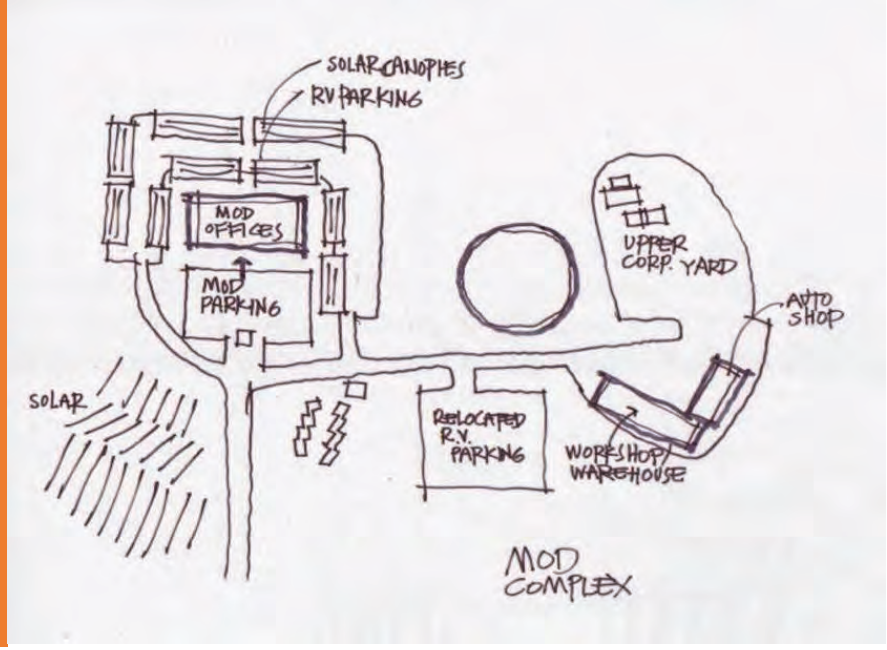
Outdoor amphitheater with fixed stage
(Long Term)



Mutual Operations Dept.

- Replace existing building with two separate facilities
- Administrative offices at existing site and parking (Near Term)
- Warehouse and vehicle maintenance building at RV lot (Near Term)





Potential Project Timeline

Immediate Need: next 2 years
- Peacock Plaza shade structure
- Gateway studio Phase 2 renovations
- Dollar Clubhouse restrooms renovation
- Dollar Clubhouse and grounds accessibility
- Dollar Clubhouse complete renovation
- Pickleball at Creekside
- Walking paths (phased installation)

Near Term: next 3 – 6 years
- Water reclamation plant
- New MOD offices
- New MOD garage / warehouse
- Fireside Kitchen renovation
- Hillside Pool Building renovation

Long Term: next 7-10 years and beyond
- Gateway building replacement
- Upper Hillside Playground
- Hillside East Wing and Mat House replacement
- Dollar amphitheater
- Additional exit from Rossmoor
- Lawn bowling shade structures
- Entry monument

Maintenance Projects List
- Golf Course Crossings Repairs
- Golf Course Crossings Replacement
- Access Control System
- RV Dump Station
- Sportsmen’s Park and Bocce Court Improvements