

PARKING REQUIREMENTS:

Pursuant to City of Scottsdale *Code of Ordinances, Appendix B – Basic Zoning Ordinance, Article IX. – Parking and Loading Requirements, Sec. 9.103.B. – Requirement in the Downtown Area*, each use of land in the Downtown Area shall provide the number of parking spaces indicated for that use in Table 9.103.B.:

Land Use	Parking Requirement
Fitness studio (no larger than 3,000 gross square feet)	A. One (1) space per three hundred (300) square feet of gross floor area.
Retail, personal care services, dry cleaners, and tattoo parlors	A. In a Type 1 area, one (1) space per five hundred (500) square feet of gross floor area

PARKING CALCULATIONS:

Our proposed fitness studio suite at 7045 E 3rd Ave is approx. 2,668 gross square feet within a 11,405 gross square foot building, and the building is located in a Type 1 area.

7045 E 3RD AVE	
6,621.90	1st Fl Suite A
2,114.70	2nd Fl Suite D
1,756.10	1st Fl Suite B - PVOLVE
911.80	1st Fl Suite C - PVOLVE
11,404.50	Gross Square Feet
8,736.60	Personal Care Use
2,667.90	Fitness and Retail Use
11,404.50	Gross Square Feet
<i>Personal Care Services</i>	
1/500 gsf	
8,737	gsf
17	spaces required
<i>Fitness Studio</i>	
1/300 gsf	
2,668	gsf
9	spaces required
26	Total Spaces Required

PARKING SURVEY:

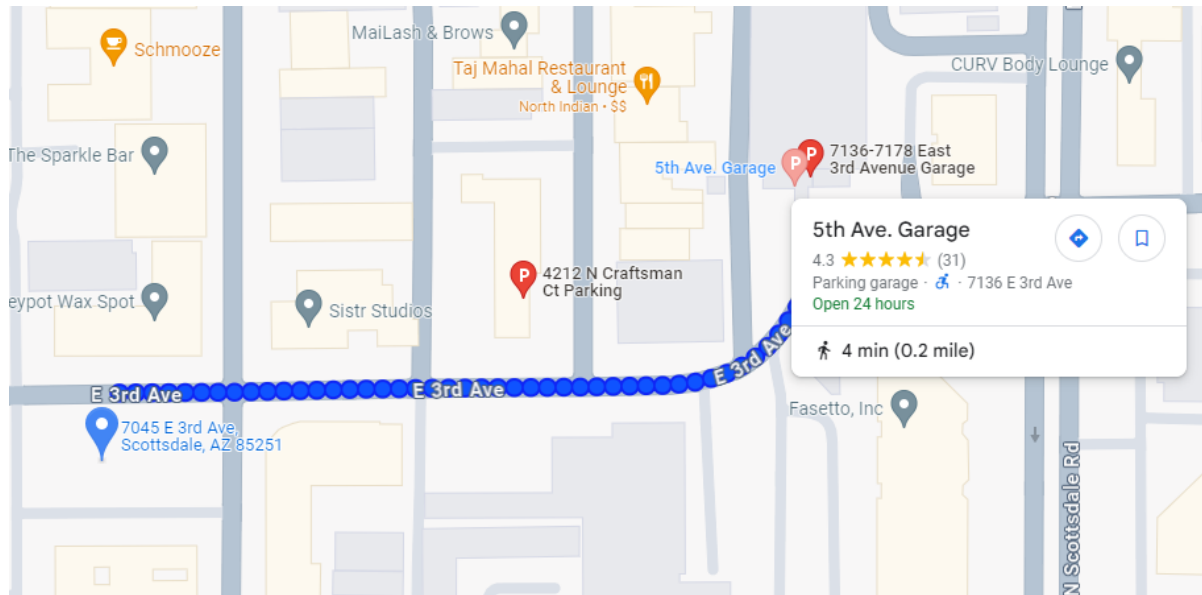
The proposed location offers both on-site private and on-street public parking (see Site Plan submitted with application package). While the majority of the required parking is satisfied with the existing 18 on-site parking spaces, the remaining required balance of 8 parking spaces can be met with available on-street public parking.

To ensure the remaining required parking could be satisfied with on-street spaces, we conducted a Parking Demand Survey using the Institute of Transportation Engineers survey form and process guidance. The detailed Parking Demand Survey Form has been included in our application package, and we've included a summary of our findings below:

- Observed parking for a total of 7 days between Thursday, May 30, 2024 and Sunday, June 9, 2024.
- We observed parking during time periods we anticipate will be high traffic if our proposed use is allowed.
- The highest number of occupied on-street parking at the time of observation was 7 spaces out of 14 spaces available within 10 ft of the building. Lowest number of occupied on-street parking was 2 out of 14 spaces available within 10 ft of the building.
- The highest number of occupied on-site parking was 11 (including employee designated spaces) out of 18 available. The lowest number was zero (occurred on Sunday when surrounding businesses were closed all day).
- The average number of occupied on-street and on-site parking spaces was 5 each during the observation period.

Based on our observations, there were 10 available on-street parking spaces on average (within 10 ft of the building) during the observation period. Additionally, there were 13 available on-site parking spaces on average during the observation period. The results of the Parking Demand Survey indicate the balance of the required parking would be satisfied through on-street parking.

In addition to the on-site and adjacent street parking, free public parking is available 24 hours a day at the 5th Ave Garage located 0.2 miles east of our proposed location, or approximately a 4-minute walk. The parking garage provides 620 covered spaces, including 5 handicap spaces.



OCCUPANCY:

The proposed building and use is categorized as Group B occupancy with a maximum of 1 person for every 50 square feet. Given the proposed studio is at 2,668 square feet, the maximum occupancy would be 54 persons.

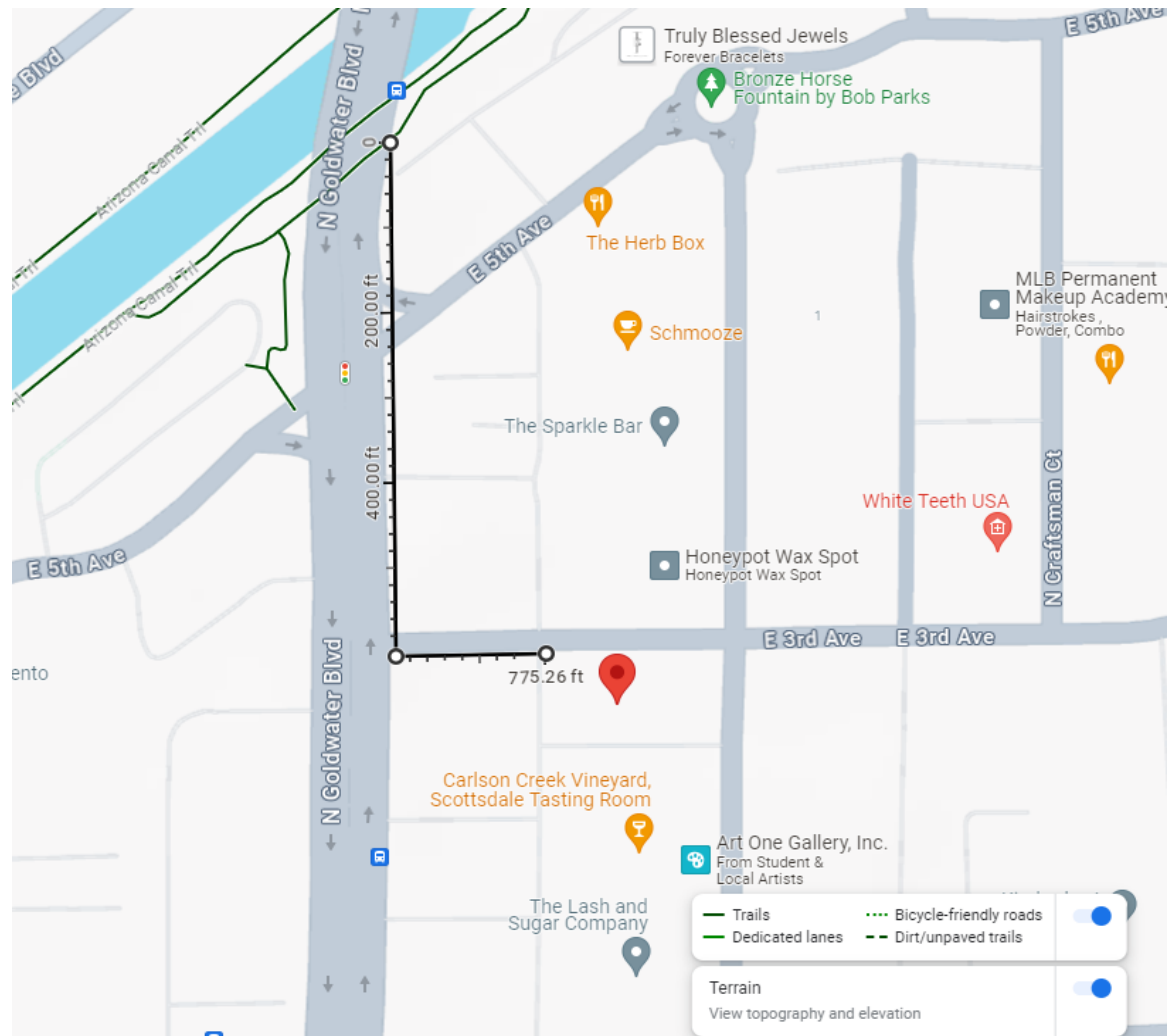
However, we expect less than half of that occupancy during our peak hours as our group classes will only allow for a maximum of 21 participants and 1 instructor per class. The reception and retail area will have 1-2 employees at any given time, which brings our expected maximum occupancy to 24 persons (47% of the allowed occupancy) during peak hours. We can predict the peak occupancy with confidence as we control the class schedule. Additionally, we estimate the average length of stay of a typical customer to be approximately 1.5 hours, which takes into consideration the class length of 55 minutes and post workout activities.

ALTERNATIVE TRANSPORTATION:

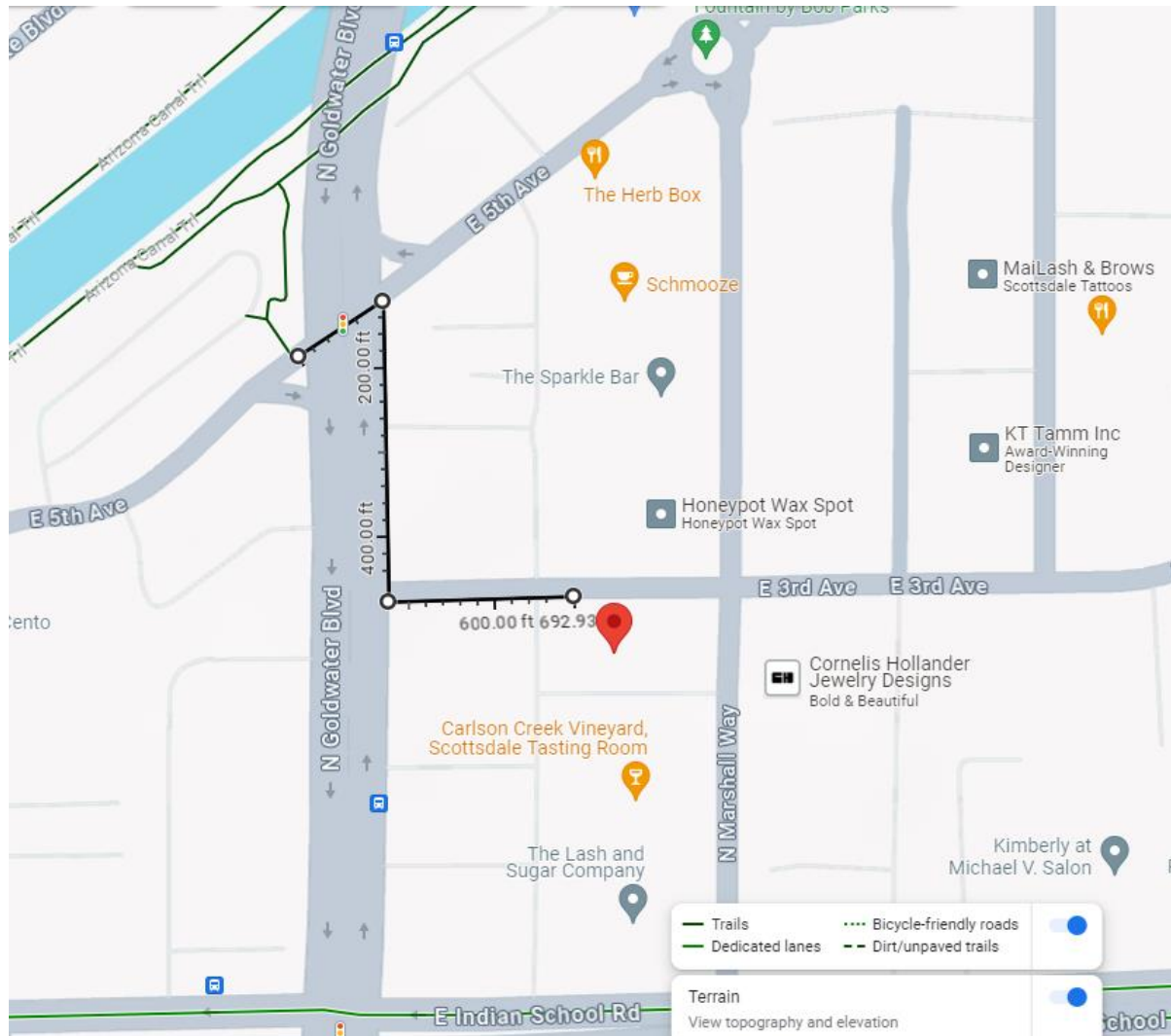
We anticipate many of our patrons will elect to walk or bike to our location given the close proximity to walking and biking paths, designated bike lanes and Downtown Trolley stops. Given our proposed use is centered around health and well-being, we will encourage our patrons to walk or bike whenever possible. There are existing bike racks within 50 ft of the building able to safely accommodate at least 10 bicycles.

To demonstrate the walkability of our location, we measured the distance between our building and the surrounding walking and biking paths, Arizona Canal Trail access and Downtown Trolley access:

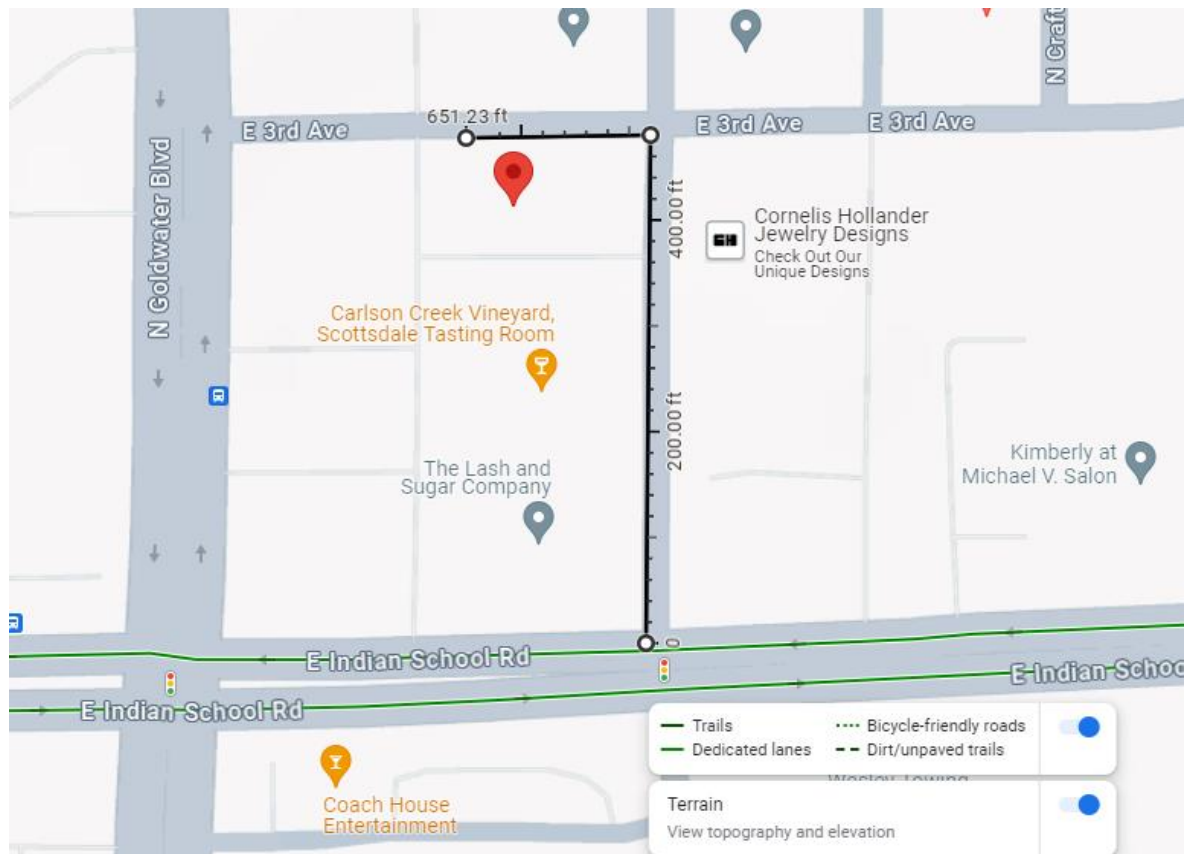
~775 feet from Arizona Canal Trail



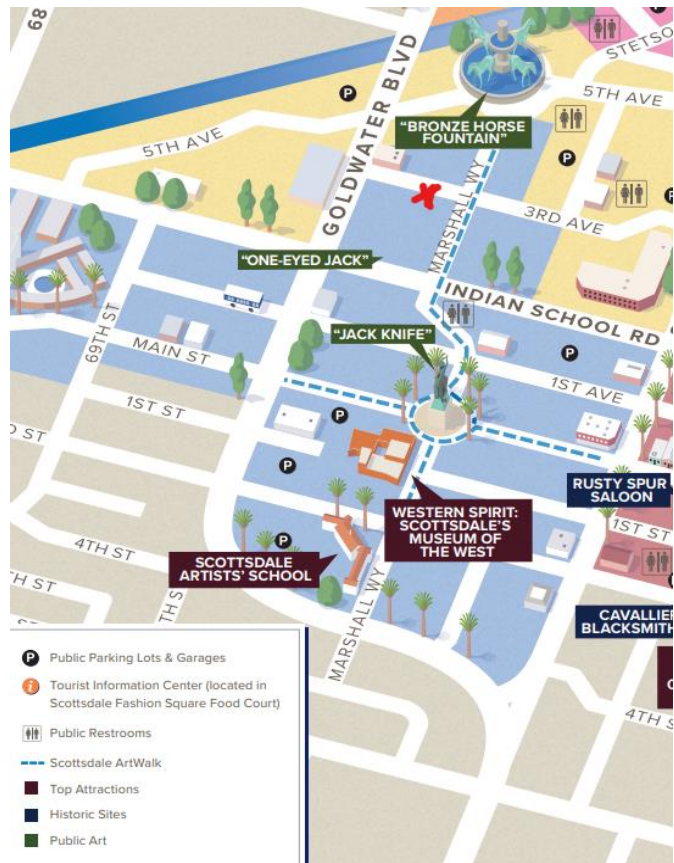
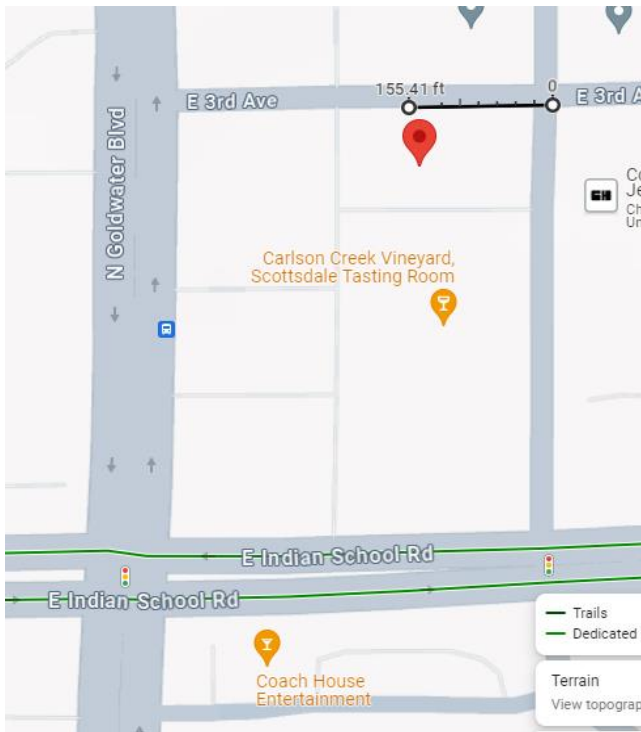
~700 feet from bike path (noted in green)



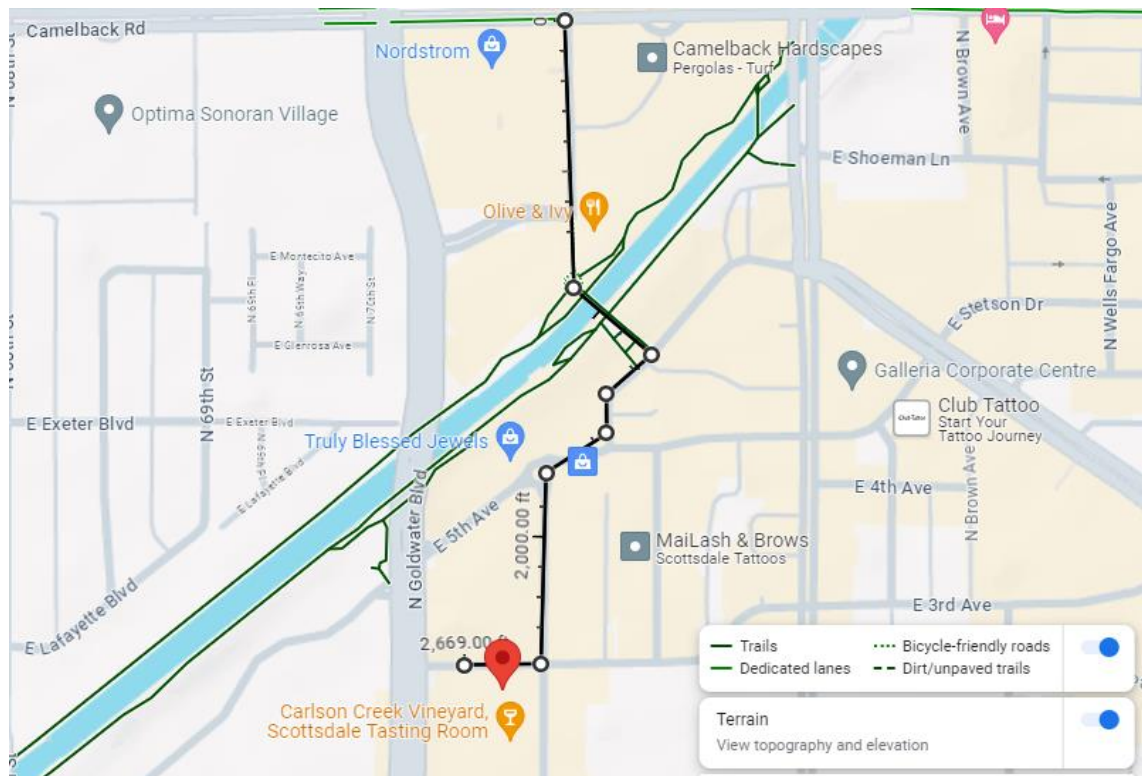
~650 feet from Indian School dedicated bike lane (noted in green)



~150 feet from Old Town Art Walk path (noted as blue dash line)



~0.50 mile from Downtown Trolley stop at Fashion Square Mall



Trolley Details

- Trolley service is free
 - Trolleys run on a 20-minute frequency
 - Trolleys operate Monday – Friday from 5:45 a.m. to 7:45 p.m.
- (See route information for route times & schedules)

Scottsdale - 68th St/Camelback (68CM)

