

September 16, 2021

To: City of Glendale Planning Department
5850 West Glendale Avenue
Glendale, Arizona 85301

RE: Conditional Use Permit for outdoor exercise area- Project Narrative
Glendale Plaza
4307 W Glendale Ave.
SWC of N 43rd Ave. and W Glendale Ave. ("Site")
APN: 146-26-146

This project narrative is submitted in conjunction with an application for a Conditional Use Permit (CUP) to allow an outdoor exercise area adjacent to a Health Club. Appendix A providing responses to the pre-application comments by City of Glendale staff is part of this narrative.

The Site, is an existing shopping center of approximately 6.775 acres in size. The proposed outdoor exercise area is located at the southwest corner of the Site, where an existing truck loading dock currently is located. A modernization of the center is currently under an Administrative Design Review. Part of this modernization is a proposed Health Club within Buildings B & C located at the southwest corner of the Site. Building B is a remodel of an existing building and Building C is a building expansion of Building B. The purpose of this CUP request is to allow an exterior exercise area, a vital component to the Health Club operation.

The outdoor exercise area will be located at the rear of Building C. 44th Ave. is located to the west, Lamar Road is located to the south, and Buildings B & C are located to the north and east, respectively. The outdoor exercise area is appropriately located adjacent to existing roadways at the rear of the Health Club building, thereby having no negative impacts on any surrounding areas and/or the shopping center operations.

The enclosed area will be approximately 35'-0" wide x 75'-6" long or approximately 2,645 S.F. It will be enclosed with a decorative metal fence of 2" x 2" square posts and a 2" x 2" welded wire mesh. The posts and wire mesh will be painted as indicated the exterior elevations provided as part of the submittal package. The exercise area will not have a roof, but there will be a fabric shade canopy installed just below the top of the metal fence. The area will be accessed from the inside of the Health Club, however, for safety purposes it will be provided with an emergency exit-only gate to the outside.

The outdoor exercise area is an incentive for patrons of the Health Club, to add an enhanced exercise experience. It allows for a more "natural" exercise environment, which is very attractive to health-conscious individuals. Given the temperate nature of the local climate for three of the four weather seasons of the year, it can be used almost year-round. The outdoor exercise area will not have any classes, nor any loud speakers (no music). It will have weights and artificial turf a sled lane, tire flip and similar independent activities. It is not used for functional training, CrossFit training or other trainer led activities. The Health Club will be open 24 hours a day, 7 days a week,



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Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



however, the hours of operation of outdoor exercise area will be limited to 6:00 AM to Midnight.

Mitigation measures:

As discussed in the paragraph above, the outdoor exercise area will not host any training classes or any functional training, nor will it have any loud speakers. This will help keep noise to a minimum. Although not complete opaque, the metal fence and the fabric roof covering will provide a comfortable level of screening.

The proposed hours of operation of the outdoor exercise area will be 6:00 AM to Midnight.

Additionally, a landscape screen has been added surrounding the outdoor exercise area.

We believe this outdoor exercise area is a significant part of the health club experience and will add to the overall success of the health club and the shopping center in general. The success of the shopping center will be beneficial to the community and the City of Glendale in general, and revitalize this shopping center with a sustainable and viable use.

We look forward to working with the City of Glendale to allow this outdoor exercise area as part of the Health Club construction.

Regards,

Luis Aguilar

RCAA Architects, Inc

A handwritten signature in black ink, appearing to read 'Luis Aguilar', with a long horizontal stroke extending to the right.

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