

# Multi Generation Community Center



<b>Typical Size &amp; Program Elements</b>	10,000 to 20,000 square feet on 1 or 2 levels. Flexible space that can be used for a variety of community needs as needed, gallery space, history exhibit, 10-20 person meeting rooms, multi-purpose room for 100-200 people, all-ages programming for fitness, education, teens, & seniors, café.
<b>Competitive Landscape</b>	<b>Low</b> – similar services scattered at multiple sites in Edina
<b>Parking Demand</b>	<b>Moderate</b> – predictable usage with higher demands for special events
<b>Construction Costs</b>	<b>Low / Moderate</b>
<b>Operating Costs</b>	<b>Moderate</b> - Some existing staff can be retained with some new staff likely
<b>Potential Revenue Sources</b>	Long-term debt, sale of public land, philanthropic donations, user fees, rental fees; retail sales

# Fitness/Wellness Center



<b>Typical Size &amp; Program Elements</b>	20,000 to 60,000 square feet on 1 or 2 levels. Indoor multi-purpose court, cardio equipment, strength training, weight room, multiple rooms for fitness classes, indoor walking loop, lap pool, locker rooms.
<b>Competitive Landscape</b>	<b>High</b> – Six existing full-service fitness centers within 5-miles. An additional 10 smaller facilities also within 5-miles.
<b>Parking Demand</b>	<b>High</b> – dramatically high peaks in the early evening and weekends
<b>Construction Costs</b>	<b>Moderate / High</b>
<b>Operating Costs</b>	<b>High</b> - New staff and enterprise budget will be needed
<b>Potential Revenue Sources</b>	Long-term debt, sale of public land, some philanthropic support possible, monthly/daily user fees, rental fees