

## **URBAN ACTIVE SITE SUBMISSION CRITERIA**

### **DEMOGRAPHIC BENCHMARKS: 3 MILE THESE BENCHMARKS SHOULD BE APPLIED TO ALL LAND SITES AND SALE / LEASE OPTIONS**

- |  |               |
|--|---------------|
| 1) Total Population  | 60,000        |
| If a site is located in a trade area that has a very high residential growth rate and a very low level of competition, UA will deviate from this total population benchmark. |               |
| 2) Median Household Income   | \$50,000.00 + |
| 3) Percentage White Collar   | 75%           |
| 4) Median Age  | 34            |
| 5) Education (some college or higher)  | 60%           |

### **SITE SPECIFICS: LAND PURCHASE**

- 1) Total acreage: 3.5 – 7 acres
  - \* Depending on site development requirements
- 2) Zoning: Health & Fitness operations is a permitted use or conditional use possibility
- 3) Location:
  - \* Easily accessible and near major roadway arteries
  - \* Can be a “retail” site or a site located in a Class A office development
  - \* Neighboring undeveloped parcels or existing businesses must not allow conflicting or offensive uses
  - \* High visibility is preferred but not necessary

### **LEASE OR PURCHASE OF EXISTING FACILITY**

In addition to the above:

- 1) Size: 42,000 – 60,000 square feet total
- 2) Sufficient parking: 250 – 360 parking spaces (6 per 1,000 S.F.)
- 3) Building Parameters:
  - \* Clear height: 25 +
  - \* Column spacing: 50’ clear span / 77’ in length to incorporate full court basketball
  - \* Prefer a stand-alone building
  - \* Well-maintained, first class facility

### **SITE SUBMISSION REQUIREMENTS ALL OF THE FOLLOWING WILL BE REQUIRED FOR SITE SUBMITTAL, BOTH IN HAND AND IN ELECTRONIC FORMAT**

- A) Physical Address
- B) Demographic Summary Report for 1-3-5 mile radius
- C) Map to include:
  1. Proposed Site, designated with a three mile ring.
  2. Area competition, existing and proposed.
- D) Site plans, renderings, topos, and a list of confirmed or potential co-tenants.
- E) Aerial photo of site, with labels of all competition and major retailers.
- F) Traffic counts for primary roadways associated with the site.