

Agenda Item#10. St. Olaf Ground Lease update related to Northfield Hospital

November 21, 2017



Hospital Summary

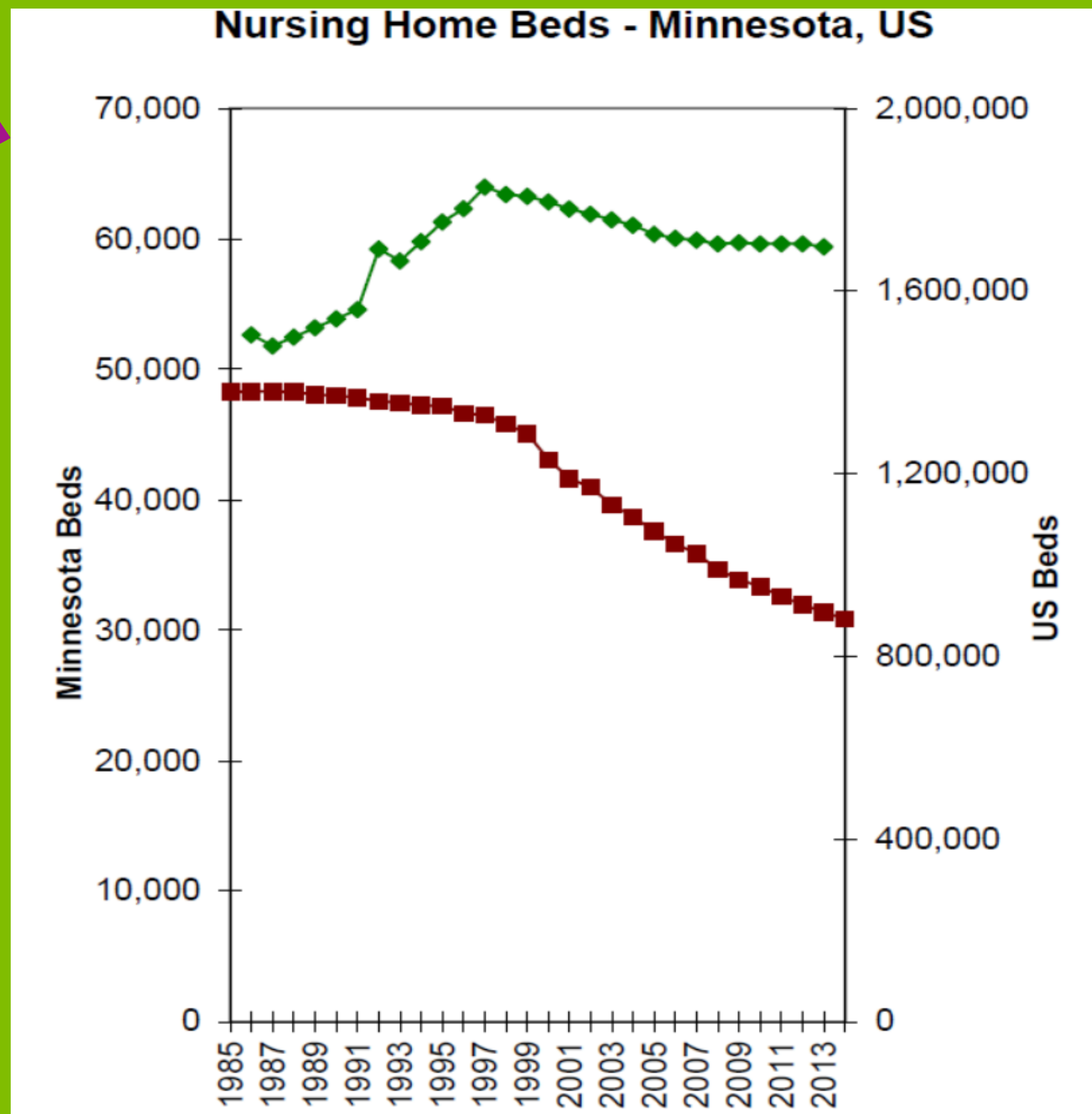
- NH&C Board has decided to maintain the Long Term Care Center and work with others to provide independent, assisted living and memory care services.
- A facility with memory care, assisted living, and independent living is proposed to be constructed next to the hospital campus.
- A new campus, owned by Yanik companies with services provided by Benedictine Health System.
- In accordance with requirements of the City hospital, the ground lease is under authority of City Council.

Senior Care Trends: Aging in Place

Shift from traditional nursing home services to a more home-like setting:

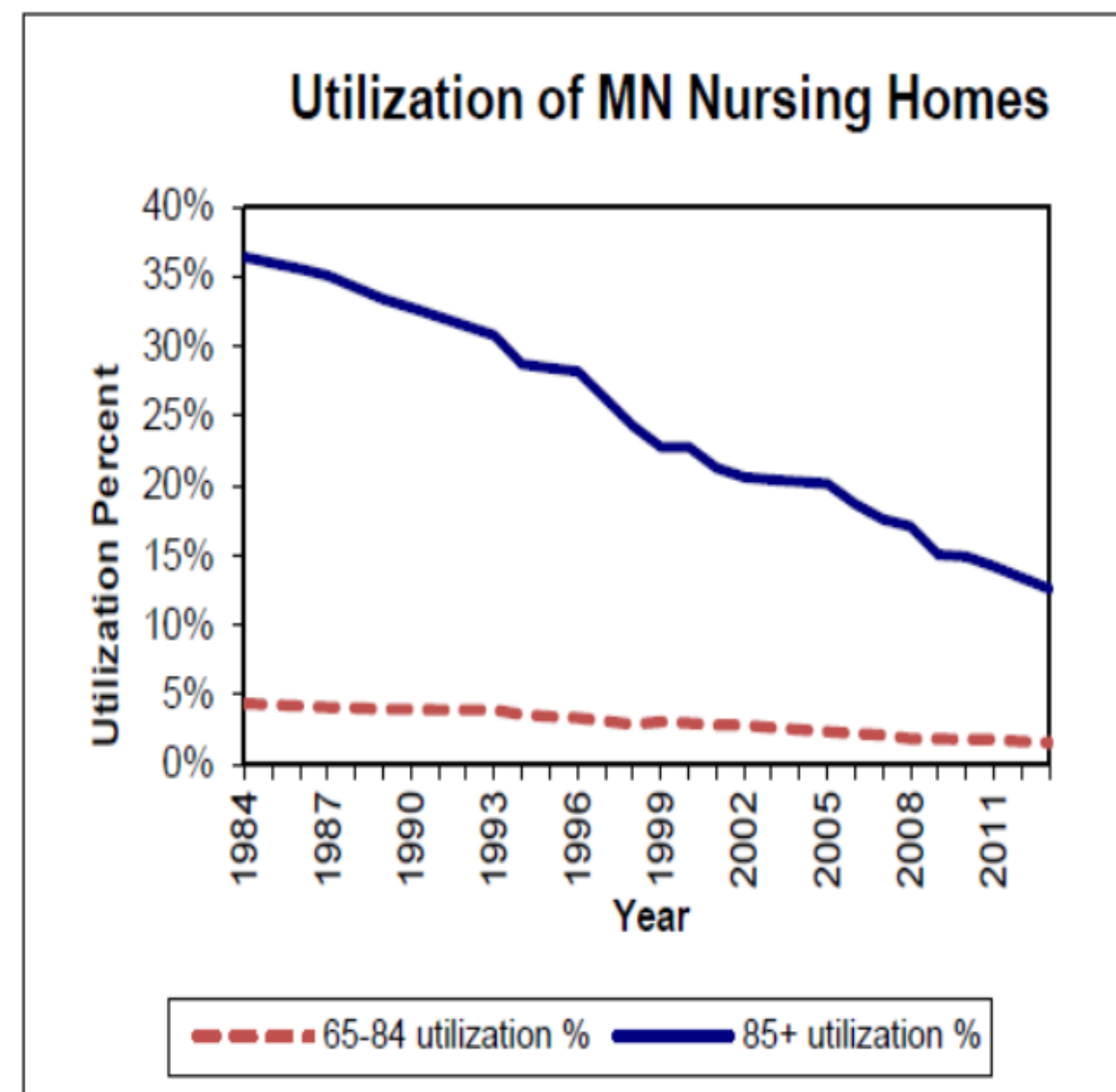
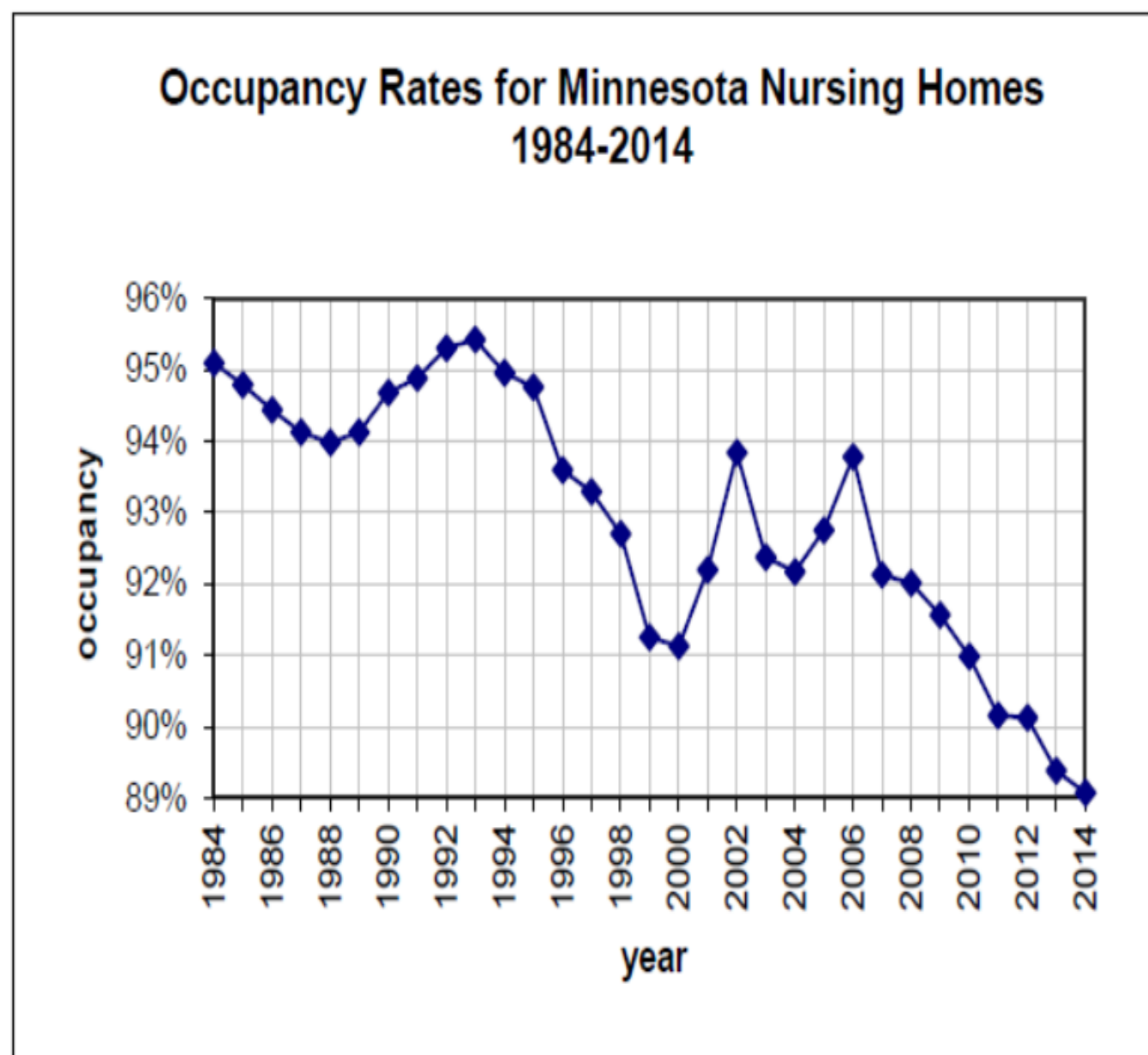
- Home with technology and support
- Housing with services
- Assisted living
- Memory care
- Enhanced Assisted Living

Fewer SNF Beds



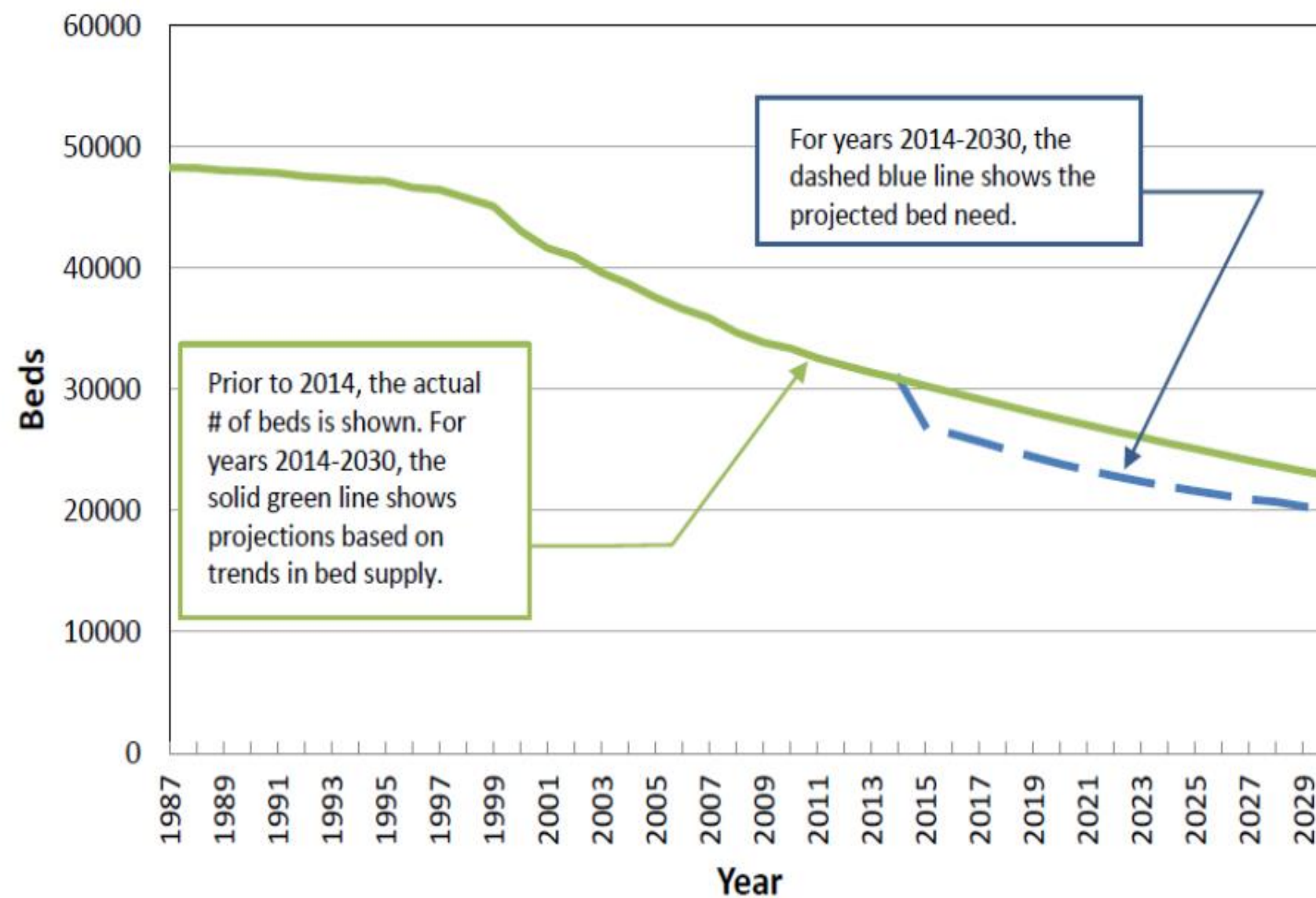
Lower SNF Utilization

Exhibit 33



Projected Lower SNF Demand

Projected NH Bed Supply and Need



Community Needs

Study indicates need for:

- 158 senior housing units

- 20 memory care units

- Ability to expand in 5-8 years

- Less need for long-term care beds

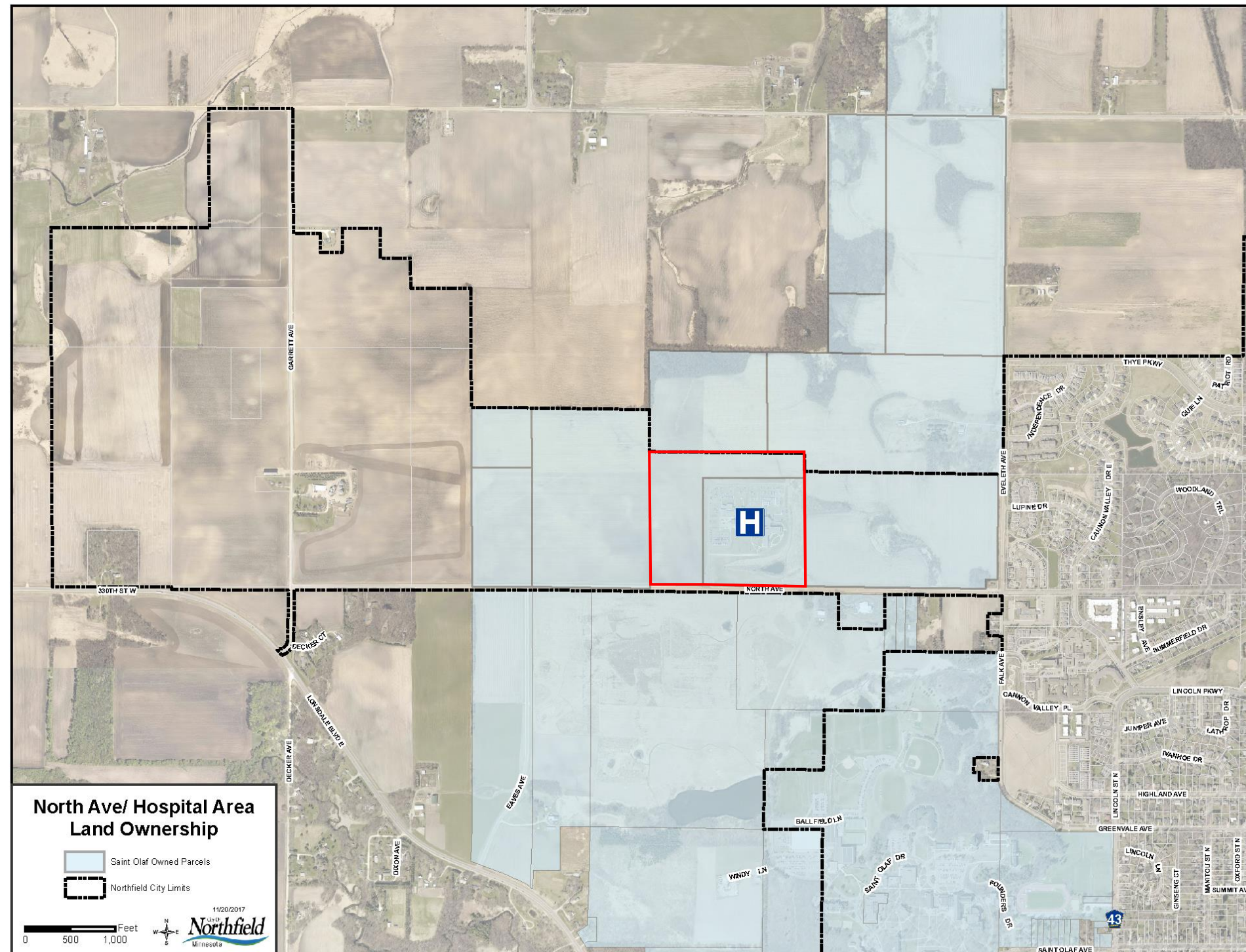
Focus groups identified:

- Waiting lists for senior housing (particularly for memory care)

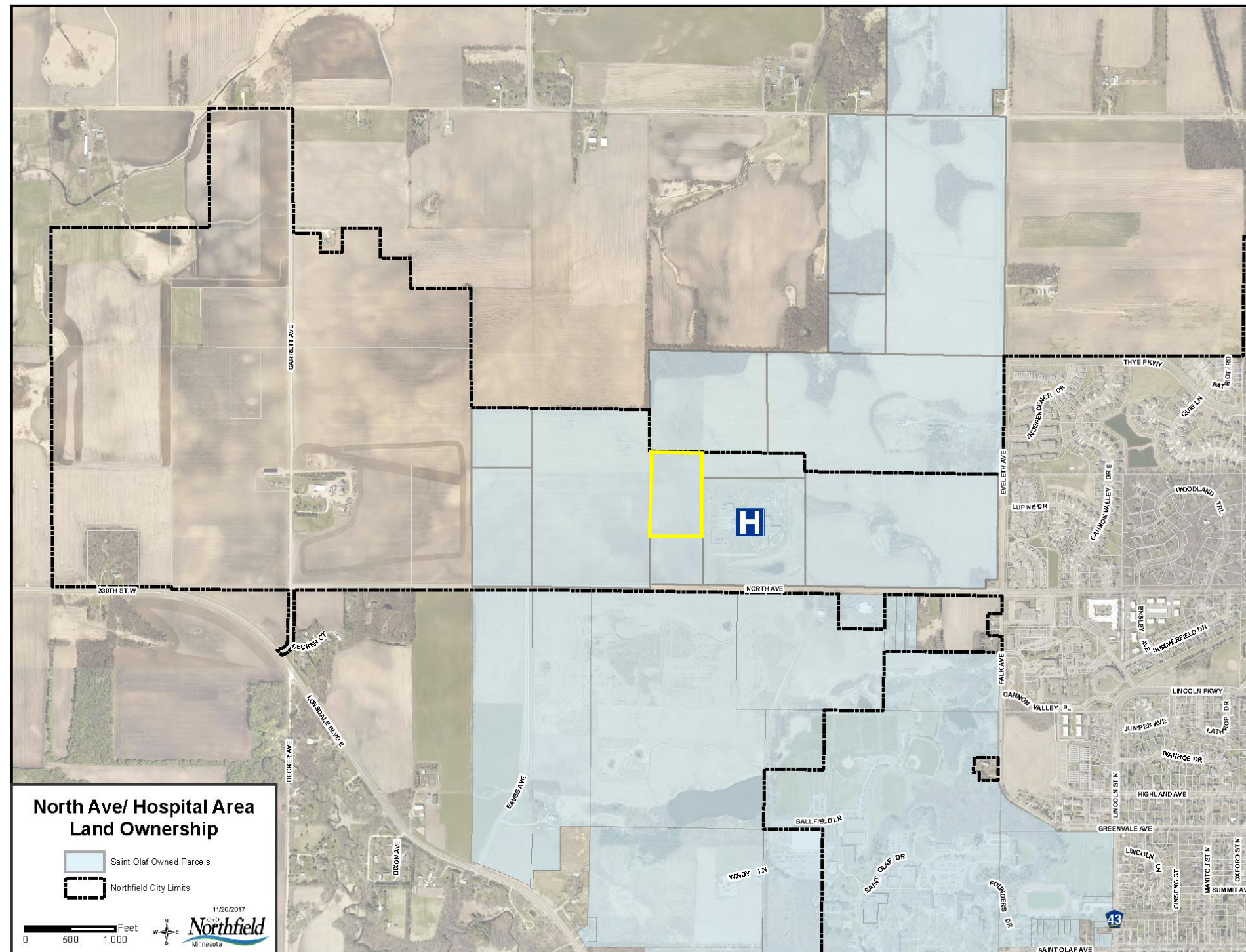
- Lack of options for those on financial assistance (MA)

- Concern regarding the loss of nursing home beds

St. Olaf Total Leased Property (in red)



St. Olaf Leased Property Proposed Amendment to Ground Lease (in yellow)



Underground Parking
and Deliveries

Town Center
12,000 sf - 1st Floor
AL/IL Housing
16 units - 2nd /3rd Floor

AL Memory Care
24 units - 1st Floor
AL/IL Housing
28 units - 2nd /3rd Floor

Memory Care Courtyard

Garden

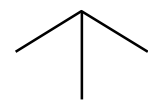
AL/IL Housing
27 units - 3 Floors

FUTURE
DEVELOPMENT
5.3 ACRES

6.3 ACRES

FUTURE
DEVELOPMENT
8.5 ACRES

FUTURE
DEVELOPMENT
7.2 ACRES



north

OVERALL SITE PLAN



POPE
ARCHITECTS

Northfield Senior Housing

Northfield, MN
08-29-2017



BENEDICTINE
Health System



Celebrating 25 Years
YANIK

Underground Parking
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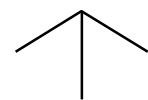
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north

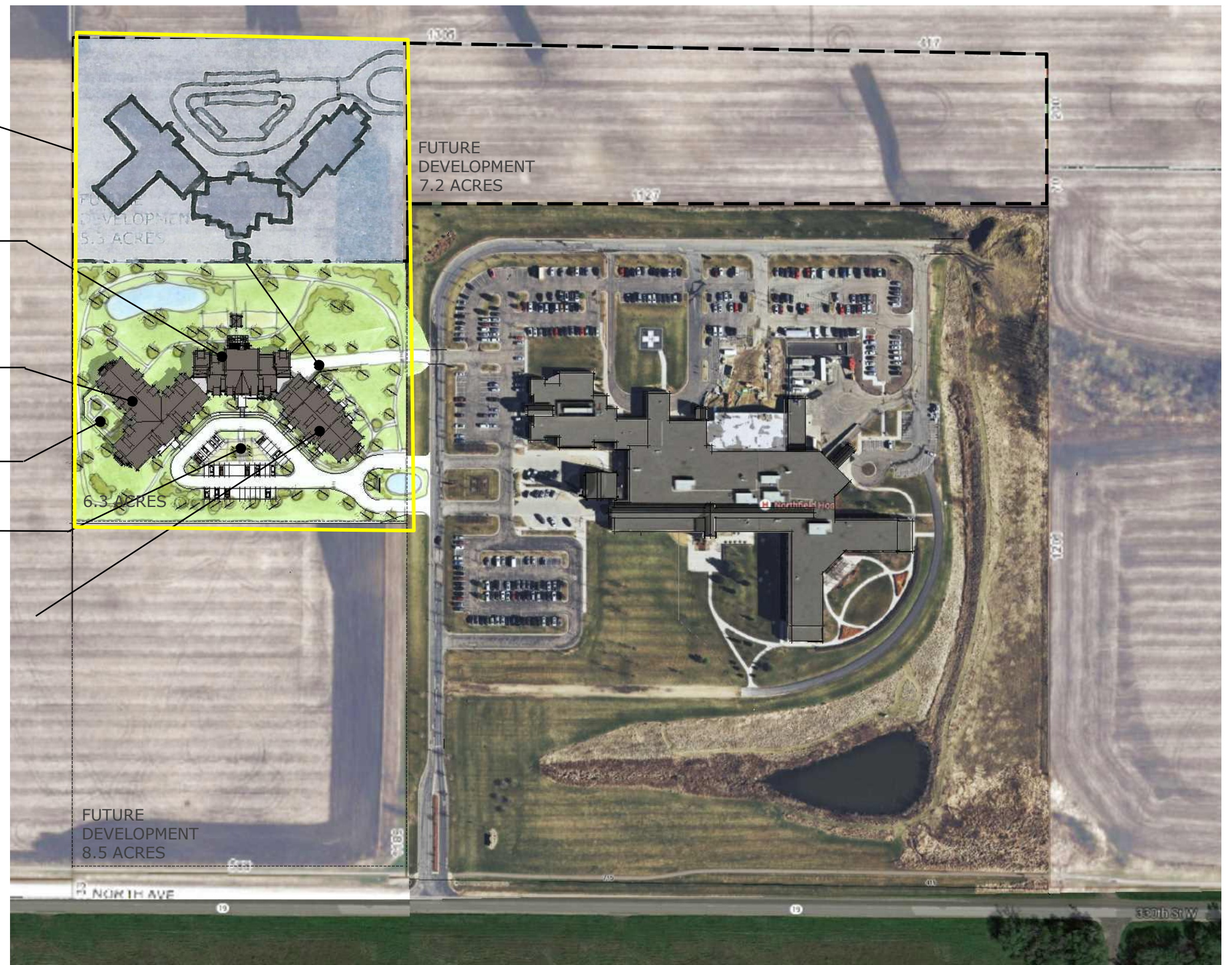
OVERALL SITE PLAN



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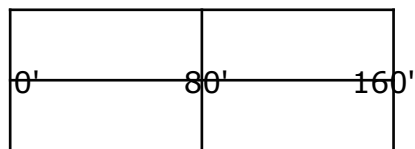
Celebrating 25 Years
YANIK





north

SITE PLAN



POPE
ARCHITECTS

Northfield Senior Housing

Northfield, MN
08-29-2017



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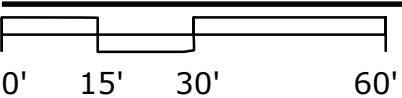


SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



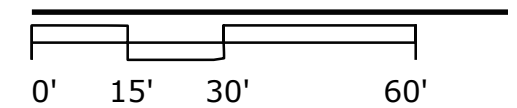


NORTH ELEVATION

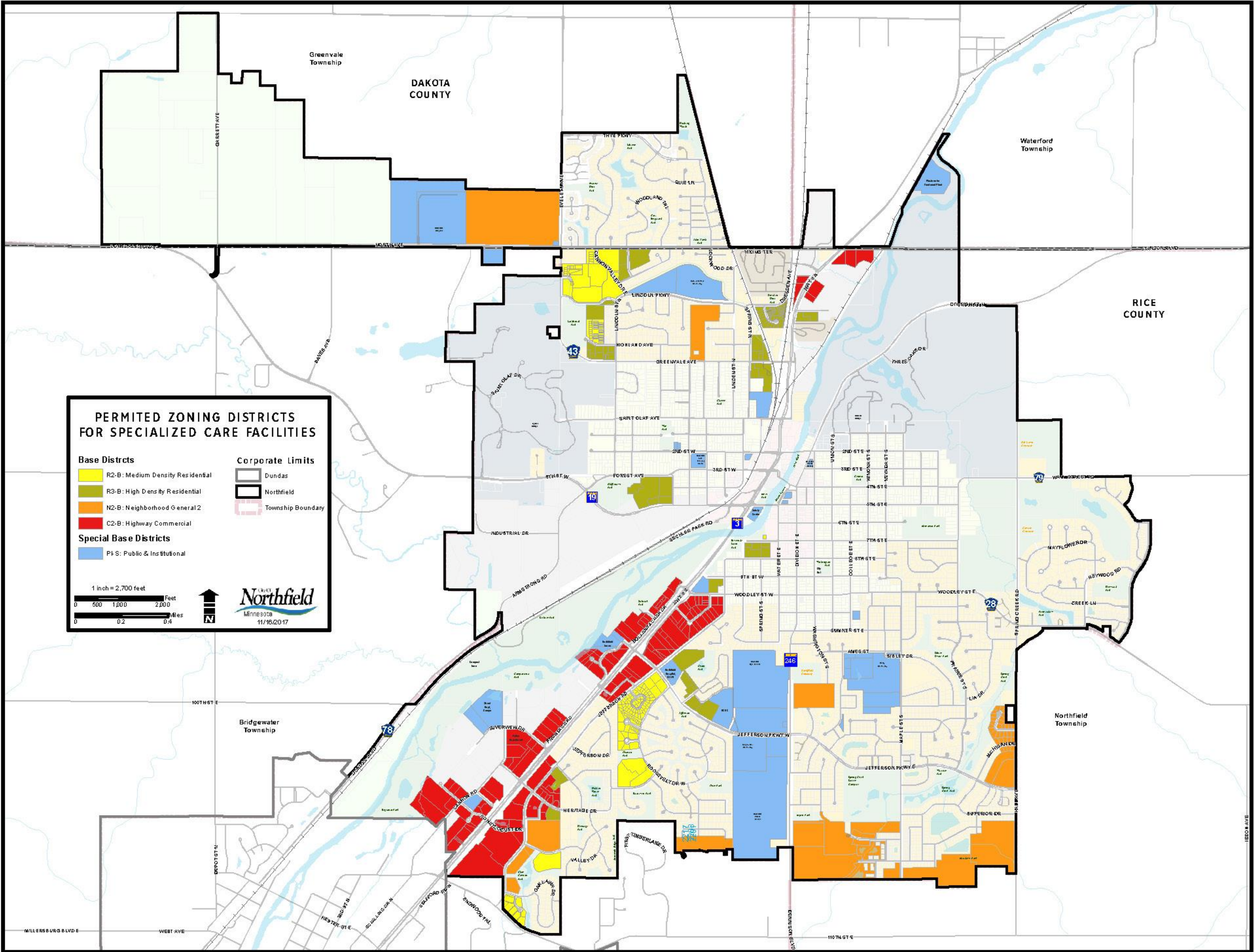


EAST ELEVATION

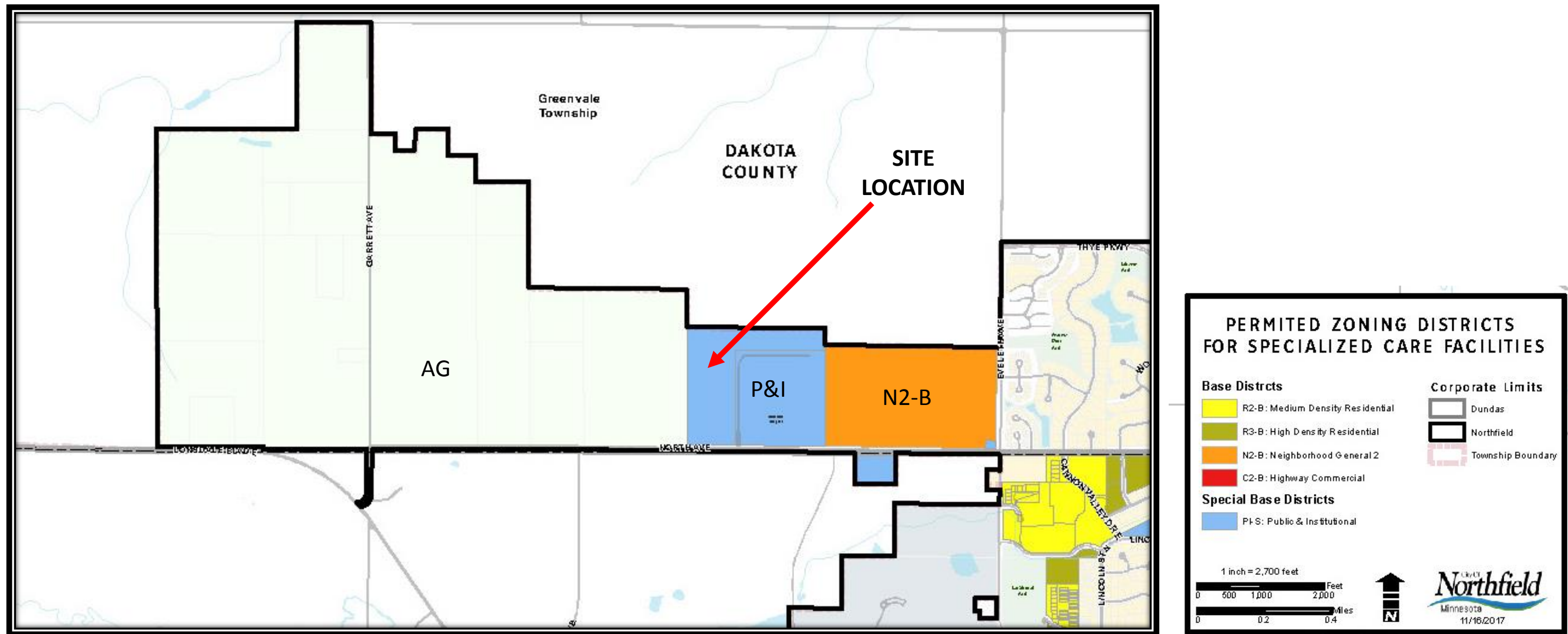
ELEVATIONS







Zoning (see site location)



**SITE
LOCATION**



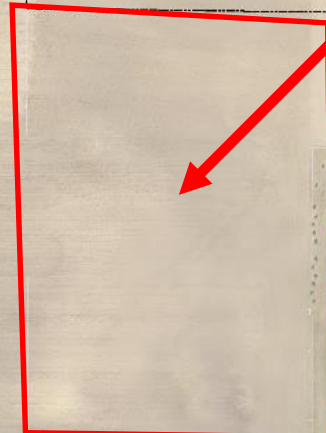
North Ave/ Hospital Area

— 2ft Contours



9/28/2017
City of
Northfield
Minnesota

SITE
LOCATION



EAVES AVE

NORTH AVE

EVELETH AVE

INDEPENDENCE DR

LUPINE DR

SHANTHORPE CT

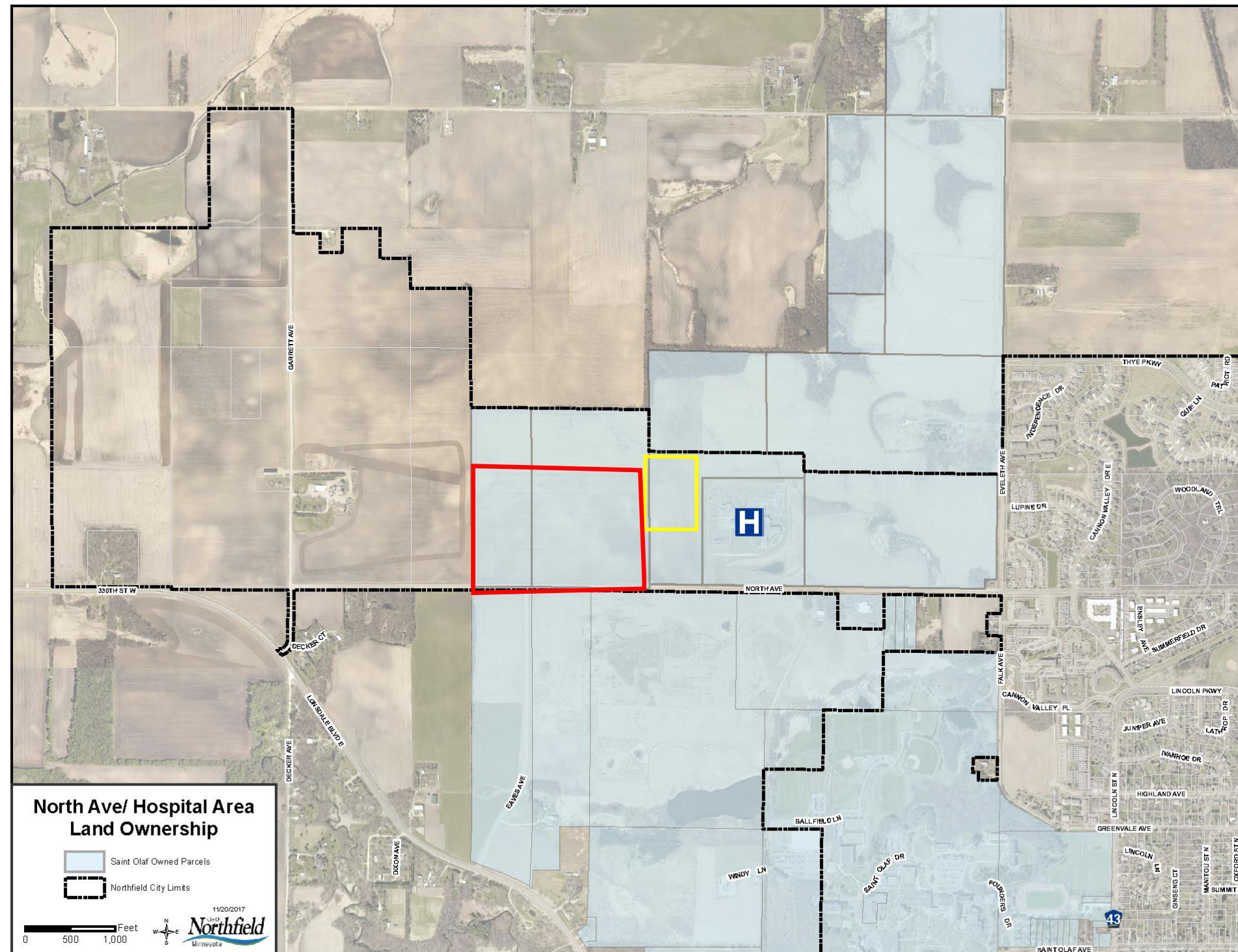
FALK AVE

CANNON VALLEY PL

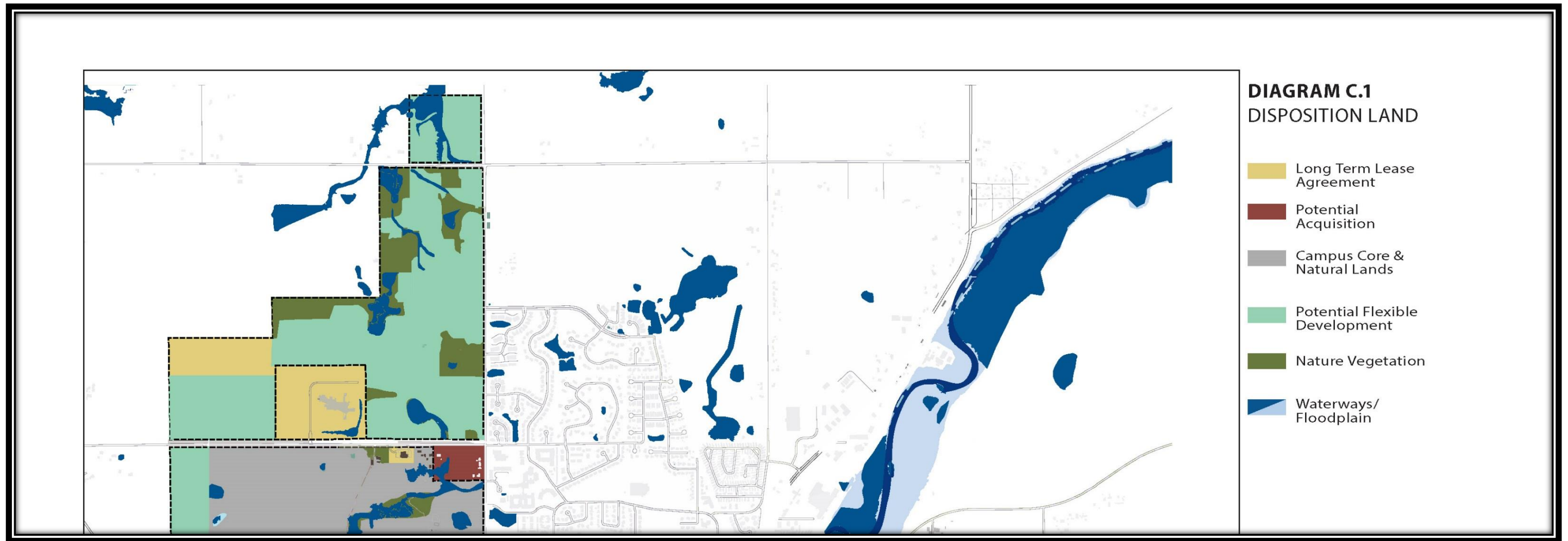
North Ave/ Hospital Area Utilities

- | | |
|----------------------------|--------------------------------|
| Stormwater Features | Water Main Features |
| Catch Basin | Valve |
| Inlet Flare | Hydrants |
| Manhole | Water Main |
| Outlet Flare | Sanitary Sewer Features |
| Skimmer | Manhole |
| Sump Catch Basin | Sanitary Line |
| Gravity Main | |
| Drain Tile | |

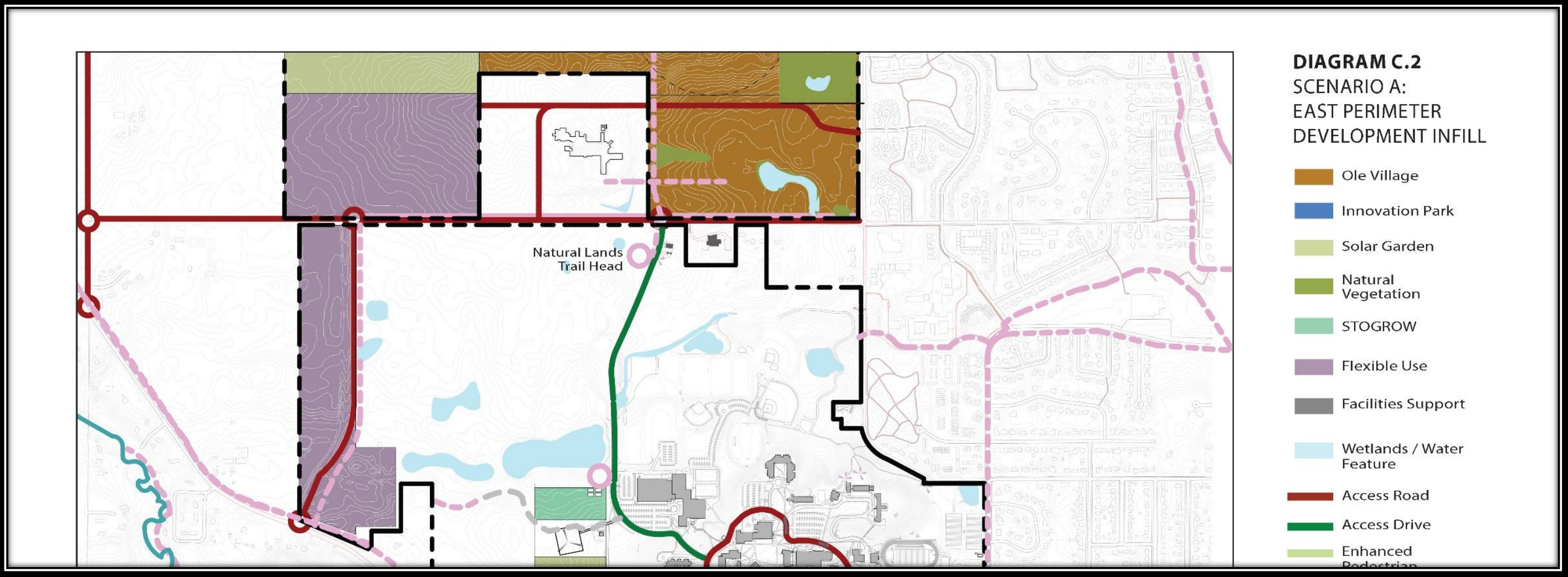
St. Olaf Amendment to Ground Lease (in yellow) & Xcel Energy Certified Site Program (in red)



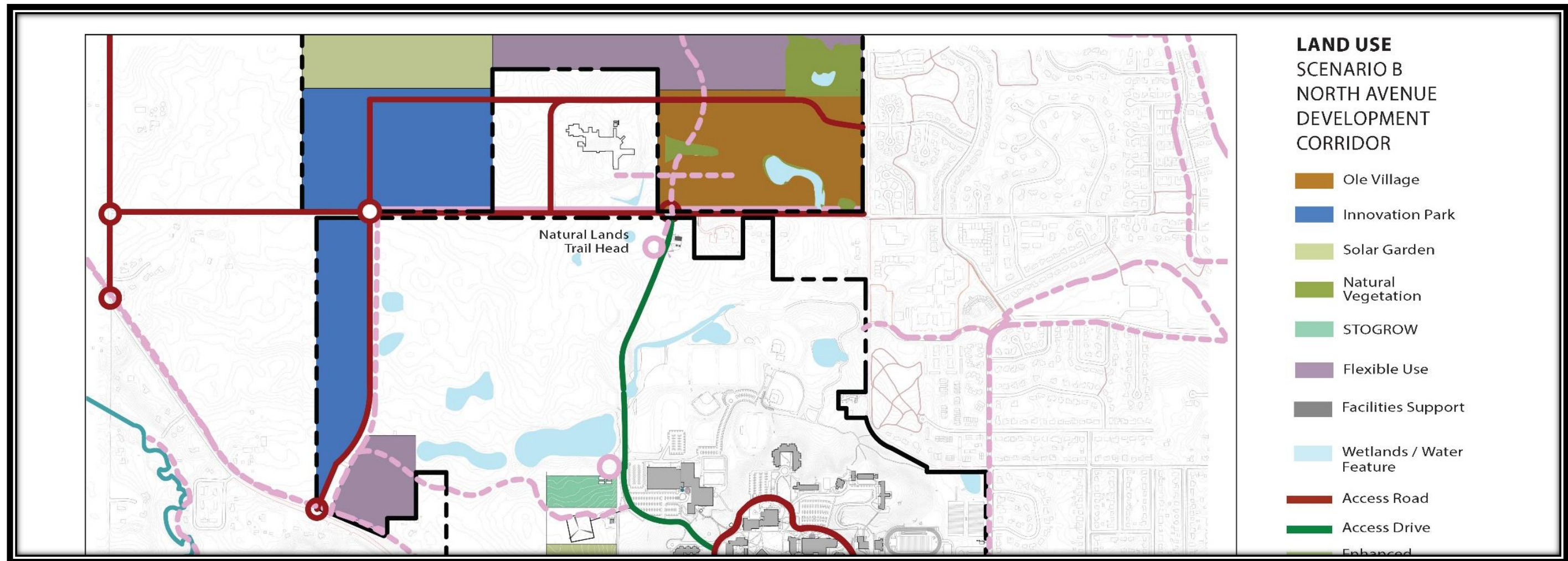
St. Olaf Framework Plan (October 2016)



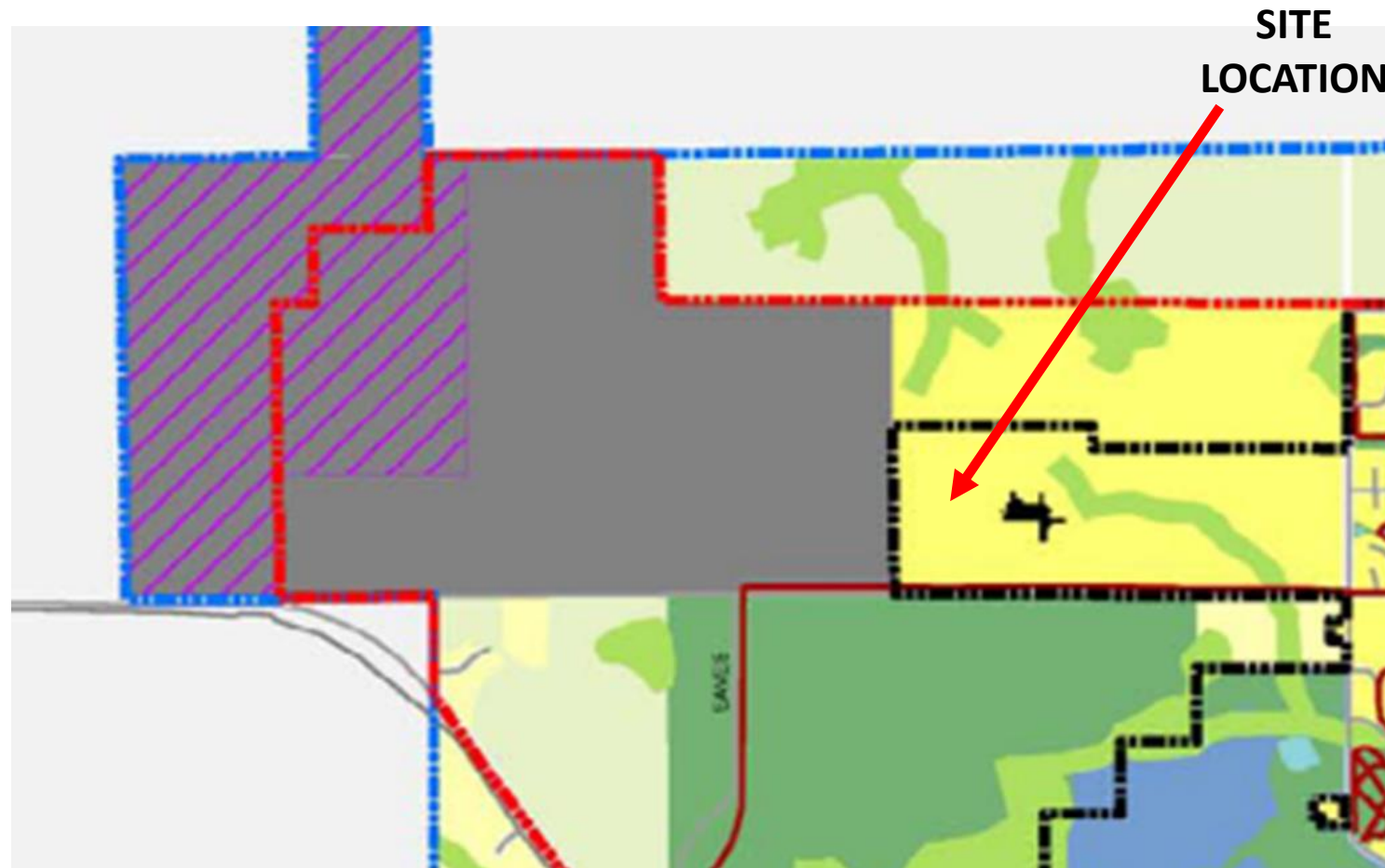
St. Olaf Framework Plan (October 2016)



St. Olaf Framework Plan (October 2016)



Comprehensive Plan



Comprehensive Plan: Framework Map (2008)

- “District” Designation on West of Hospital site are typically of a single use; in this case composed of large business or industrial structures.
- “Neighborhood General I” residential designation on East of Hospital site.

Strategic Plan (2018-2020)

- Economic Development: A Community That's Economically Thriving.
 - *New Growth Expansion Strategic Initiative.*
- Exploration of development planning is intended in the area.
- Process to be determined but will include: Planning Commission, City Council, Economic Development Authority.
- Review past concepts.
- Future site area concepts and goals.



Urban Growth and Expansion

The site lies within the Urban Expansion Area as identified in the 2008 Comprehensive Plan. The eastern 70% of the property is identified as being within the City's Priority Growth Area. In 2009, the City of Northfield annexed the site from Greenvale Township, primarily to accommodate future expansion of employment growth.

Tentative Timelines

- Update and background this evening.
- November 28, 6:00 p.m. City Council Informational Meeting at Northfield Hospital
- December 12th Council Meeting – consider ground lease which includes a provision for development agreement.
- January 9th Council worksession – review and discuss development agreement.
- January 16th Council meeting – consider development agreement.