

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

November 21, 2017



# Hospital Summary

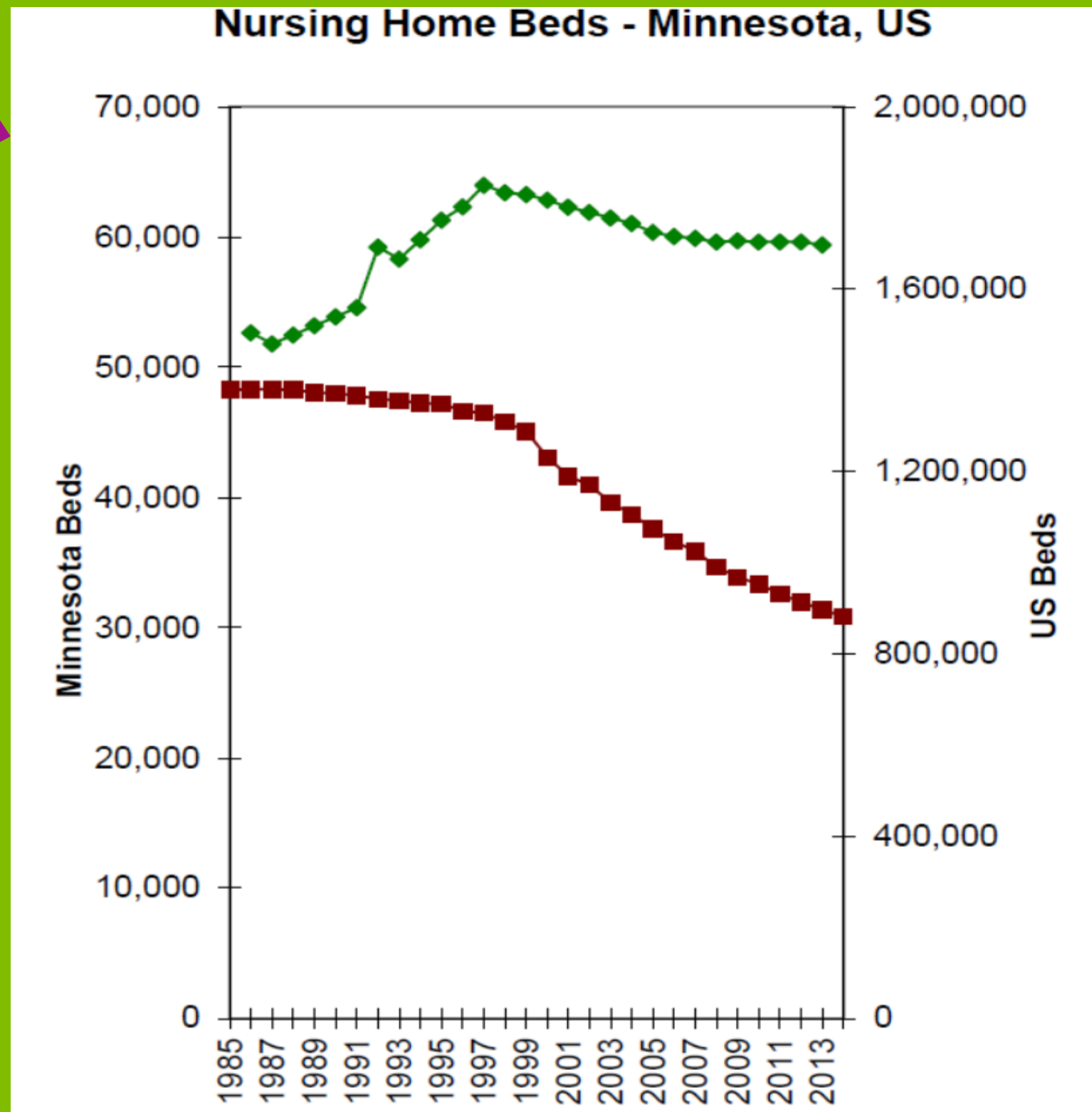
- NH&C Board has decided to maintain the Long Term Care Center and work with others to provide independent, assisted living and memory care services.
- A facility with memory care, assisted living, and independent living is proposed to be constructed next to the hospital campus.
- A new campus, owned 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:

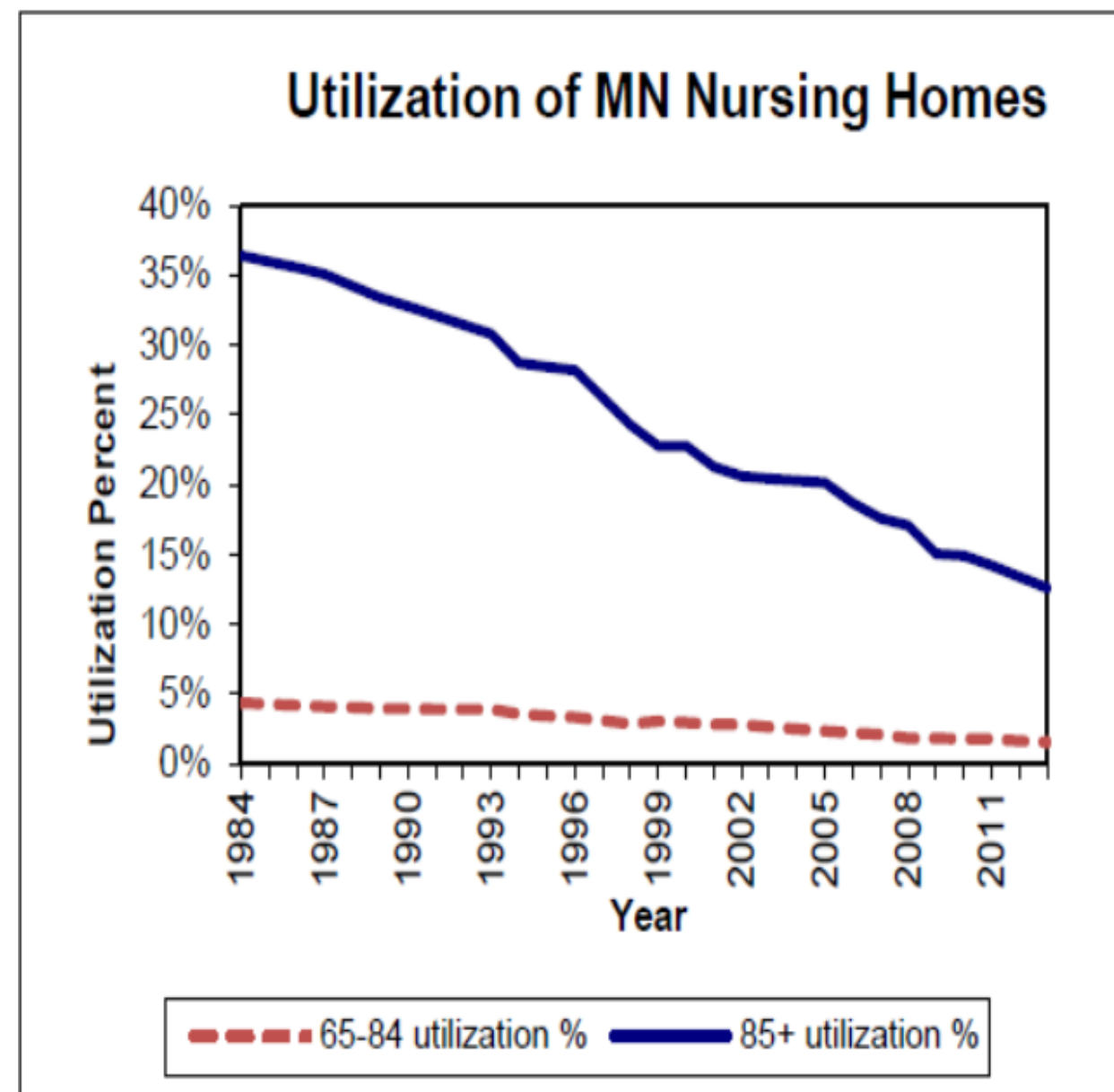
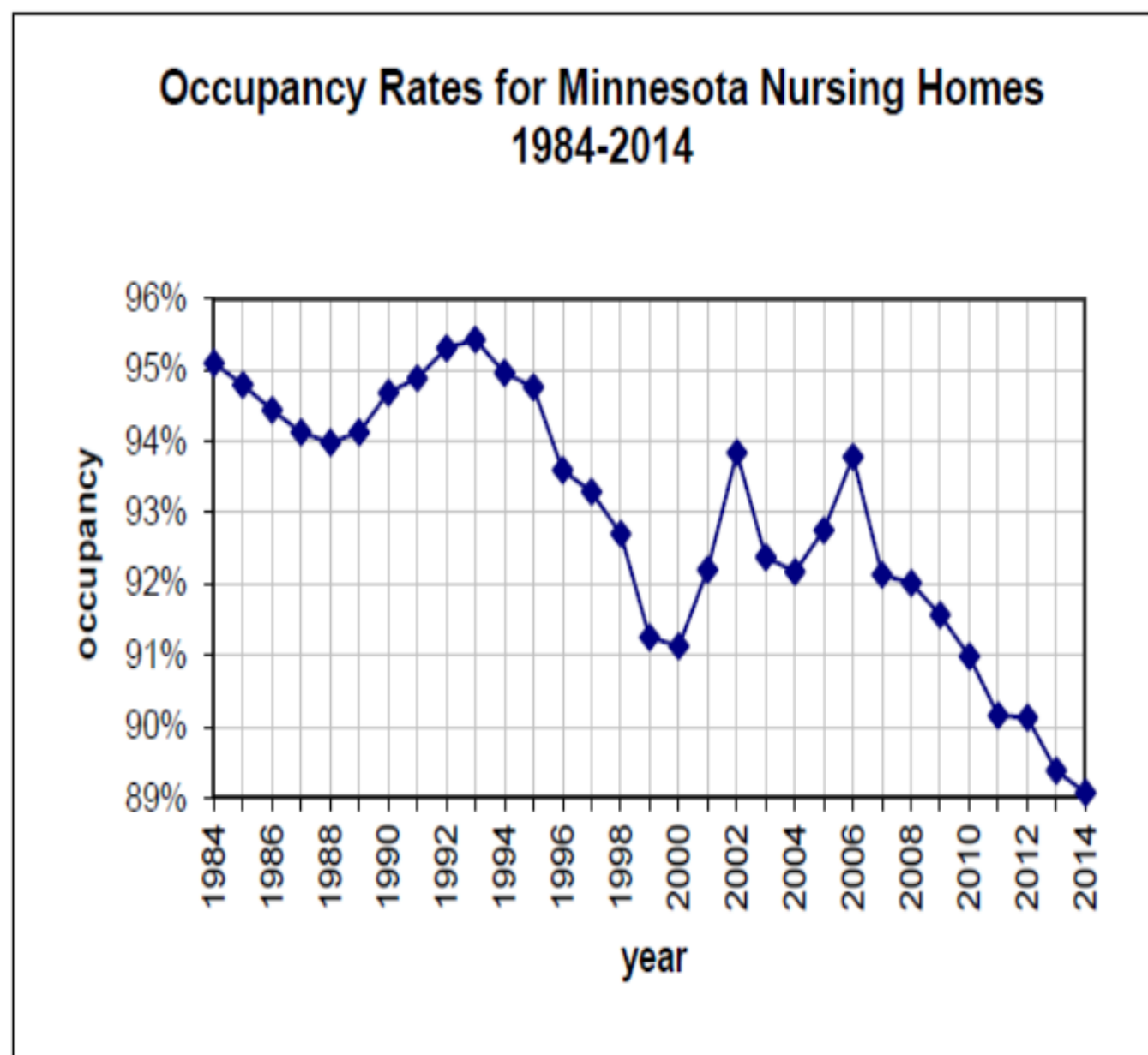
- Home with technology and support
- Housing with services
- Assisted living
- Memory care
- Enhanced Assisted Living

# Fewer SNF Beds



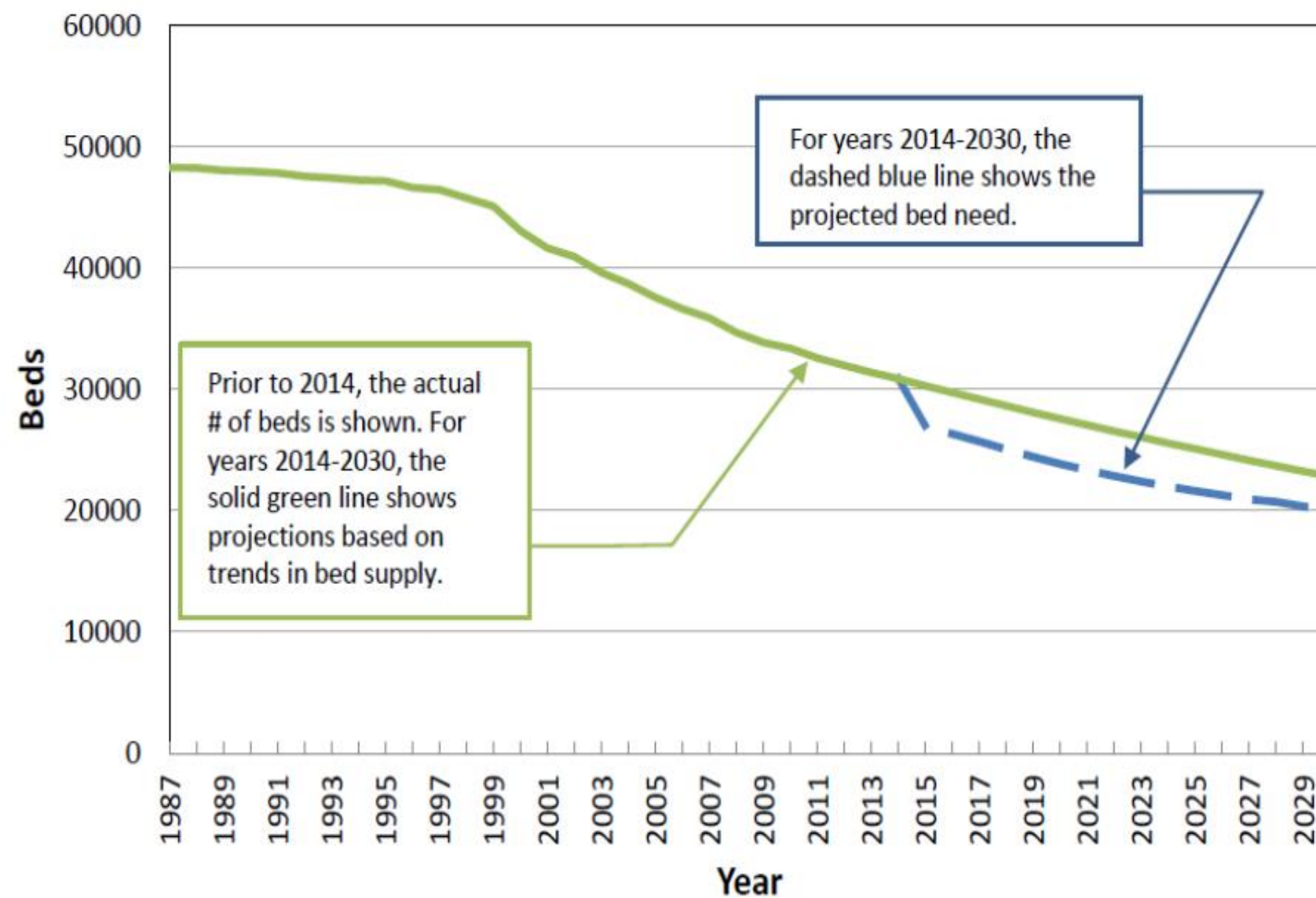
# Lower SNF Utilization

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:*

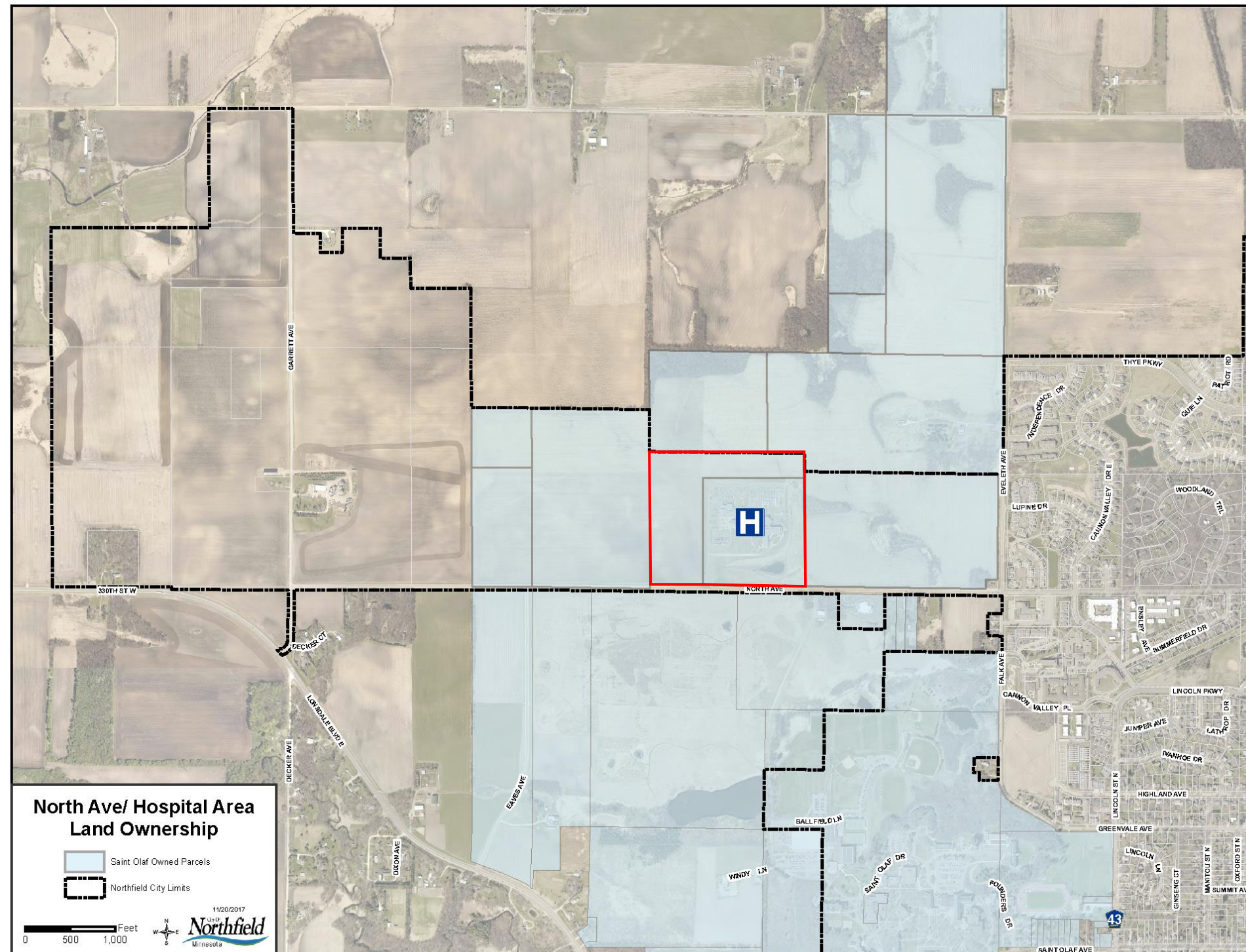
- Waiting lists for senior housing (particularly for memory care)

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

- Concern regarding the loss of nursing home beds

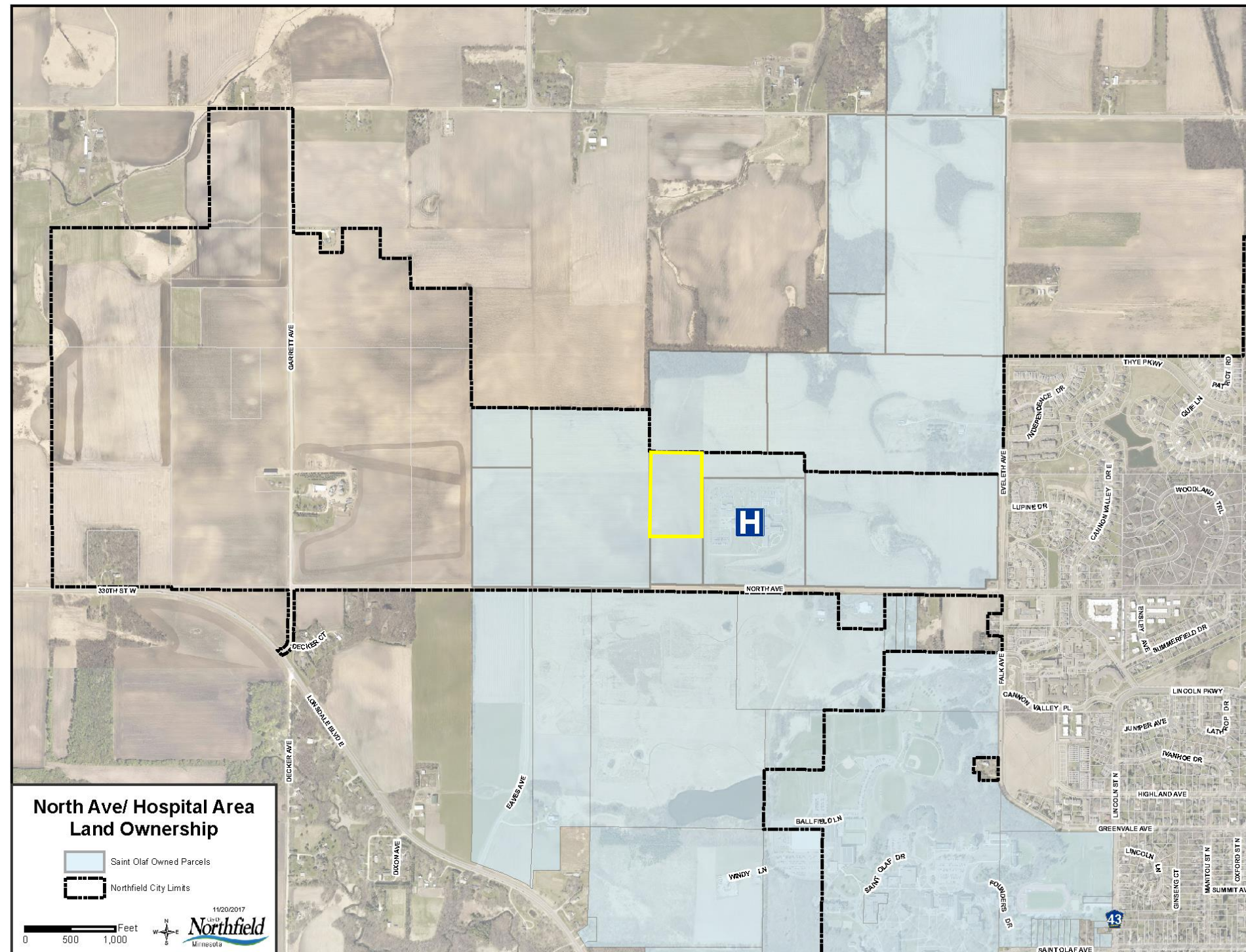


# St. Olaf Total Leased Property (in red)





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

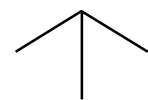
**AL/IL Housing**  
27 units - 3 Floors

FUTURE  
DEVELOPMENT  
5.3 ACRES

6.3 ACRES

FUTURE  
DEVELOPMENT  
8.5 ACRES

FUTURE  
DEVELOPMENT  
7.2 ACRES



north

## OVERALL SITE PLAN





Underground Parking  
and Deliveries

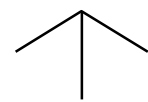
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north

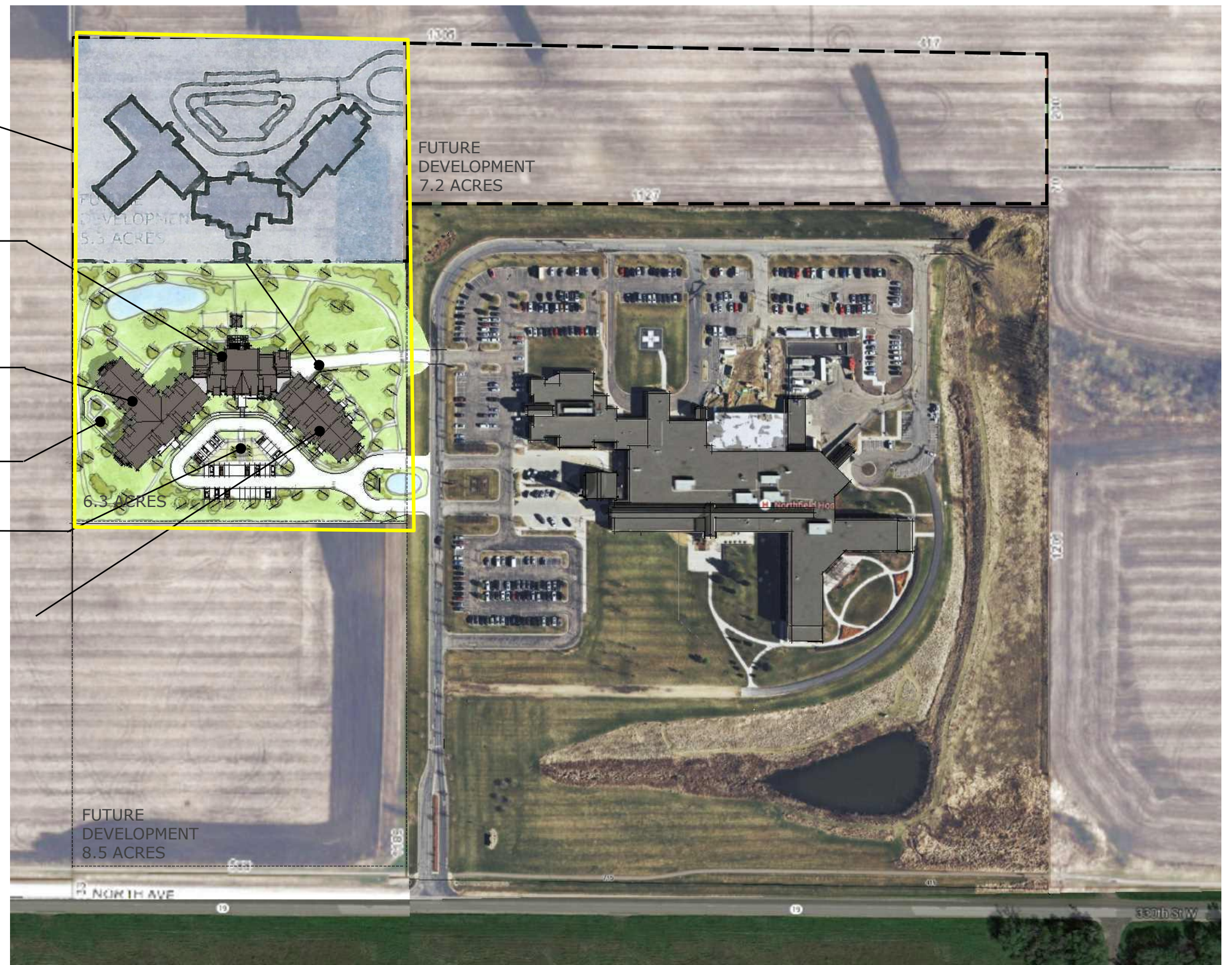
## OVERALL SITE PLAN



**POPE**  
ARCHITECTS

## Northfield Senior Housing

Northfield, MN  
08-29-2017



BENEDICTINE  
Health System



Celebrating 25 Years  
**YANIK**



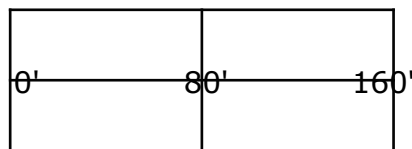






north

## SITE PLAN



**POPE**  
ARCHITECTS

## Northfield Senior Housing

Northfield, MN  
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BENEDICTINE  
Health System



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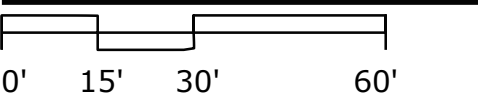


SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



**Northfield  
Senior Housing**

Northfield, MN  
08-29-2017



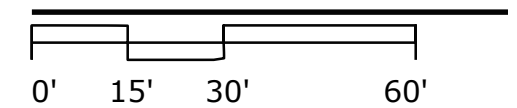


NORTH ELEVATION



EAST ELEVATION

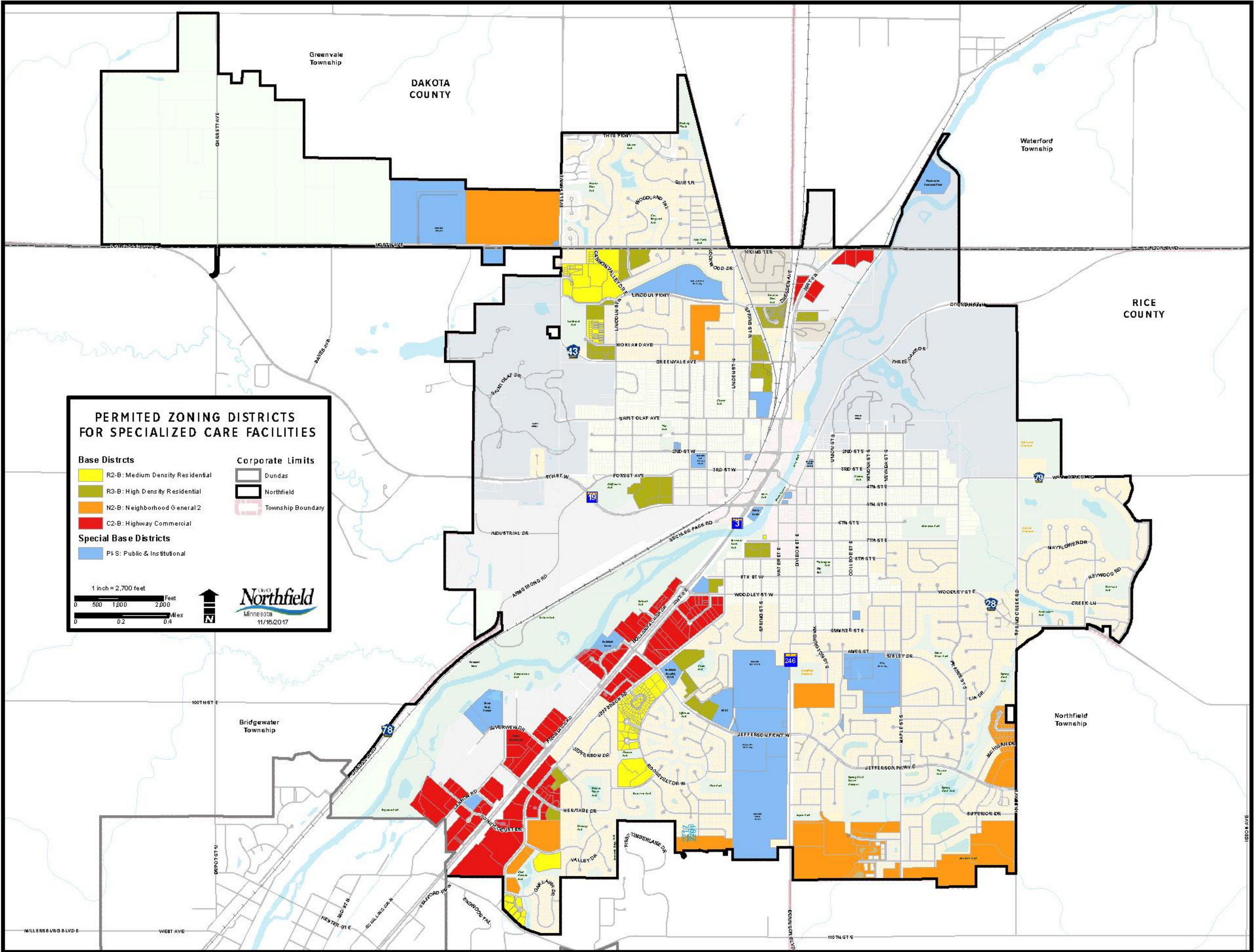
## ELEVATIONS



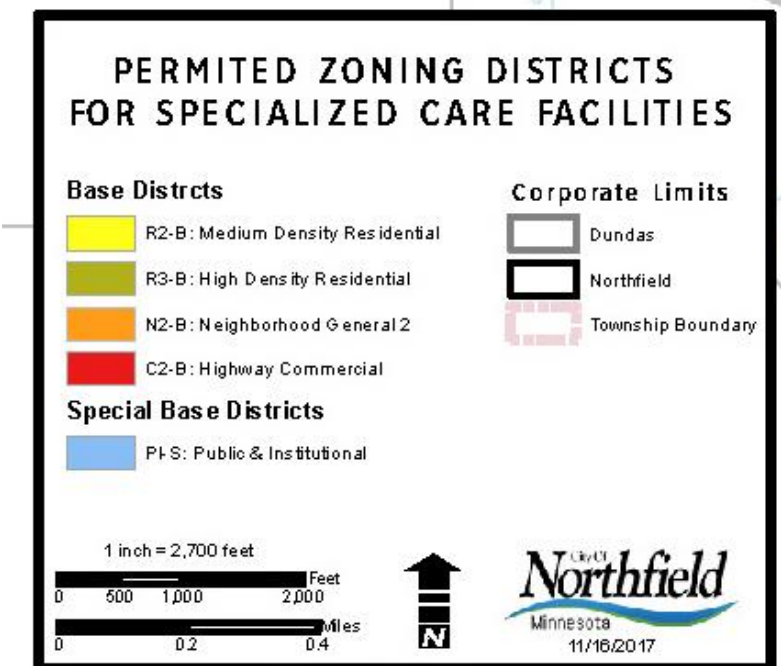
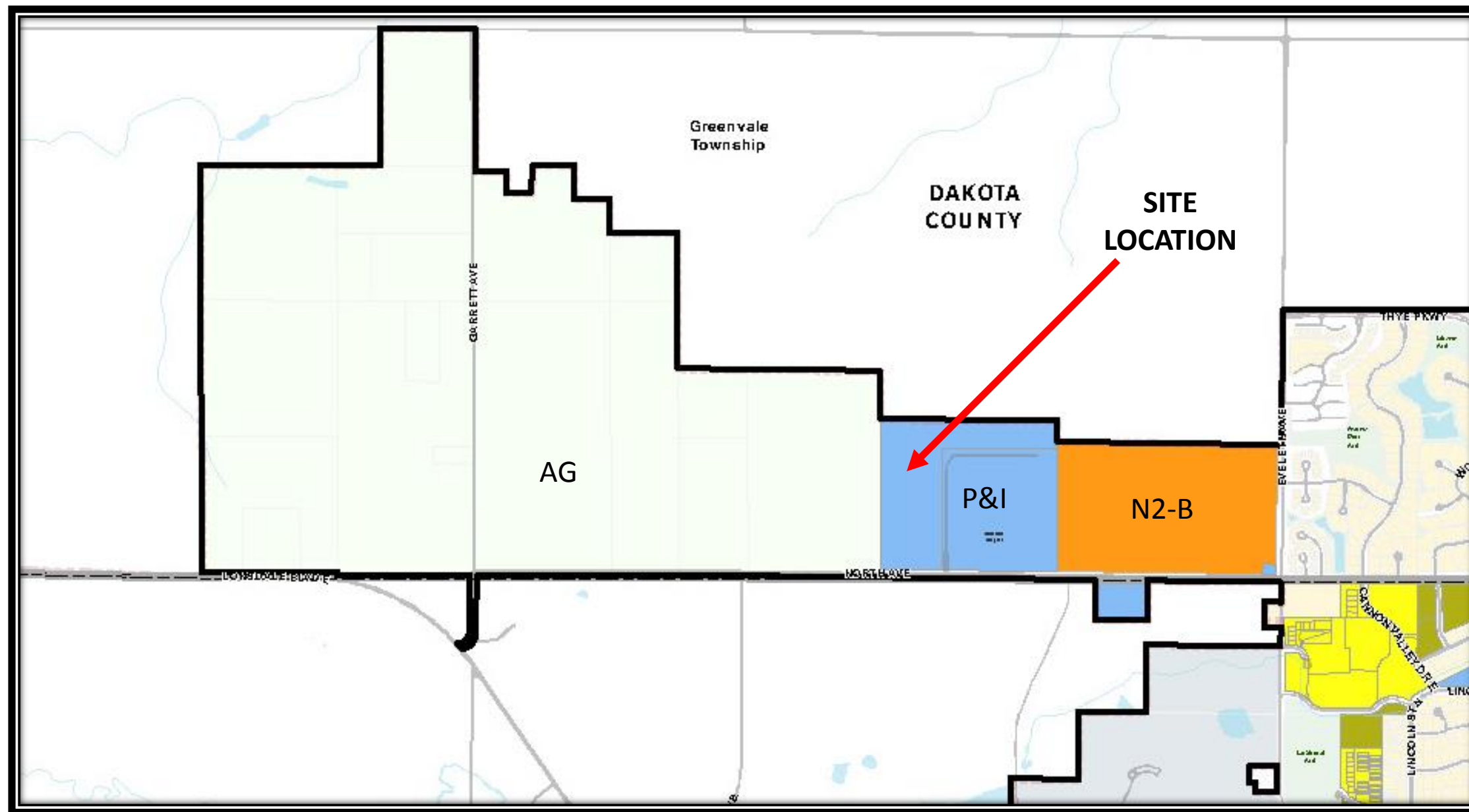








# Zoning (see site location)





**SITE  
LOCATION**



**North Ave/ Hospital Area**

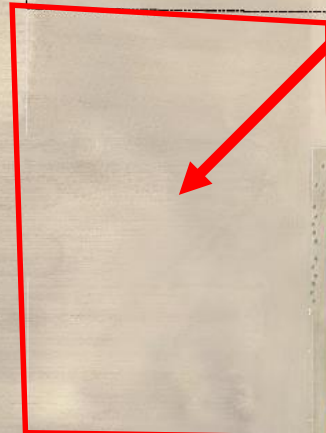
— 2ft Contours



9/28/2017  
City of  
**Northfield**  
Minnesota



SITE  
LOCATION



EAVES AVE

NORTH AVE

EVELETH AVE

INDEPENDENCE DR

LUPINE DR

SHANTHORPE CT

FALK AVE

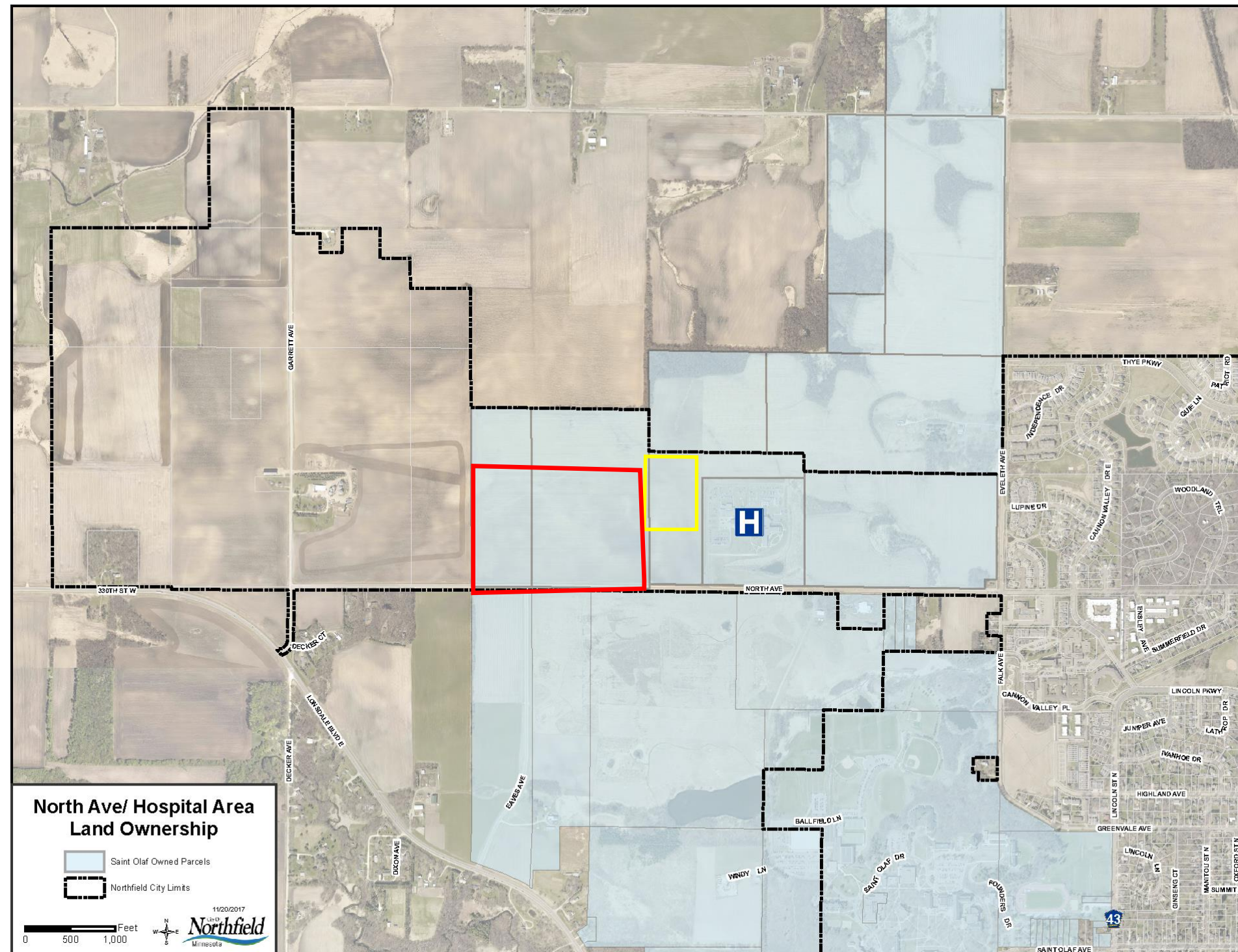
CANNON VALLEY PL

# North Ave/ Hospital Area Utilities

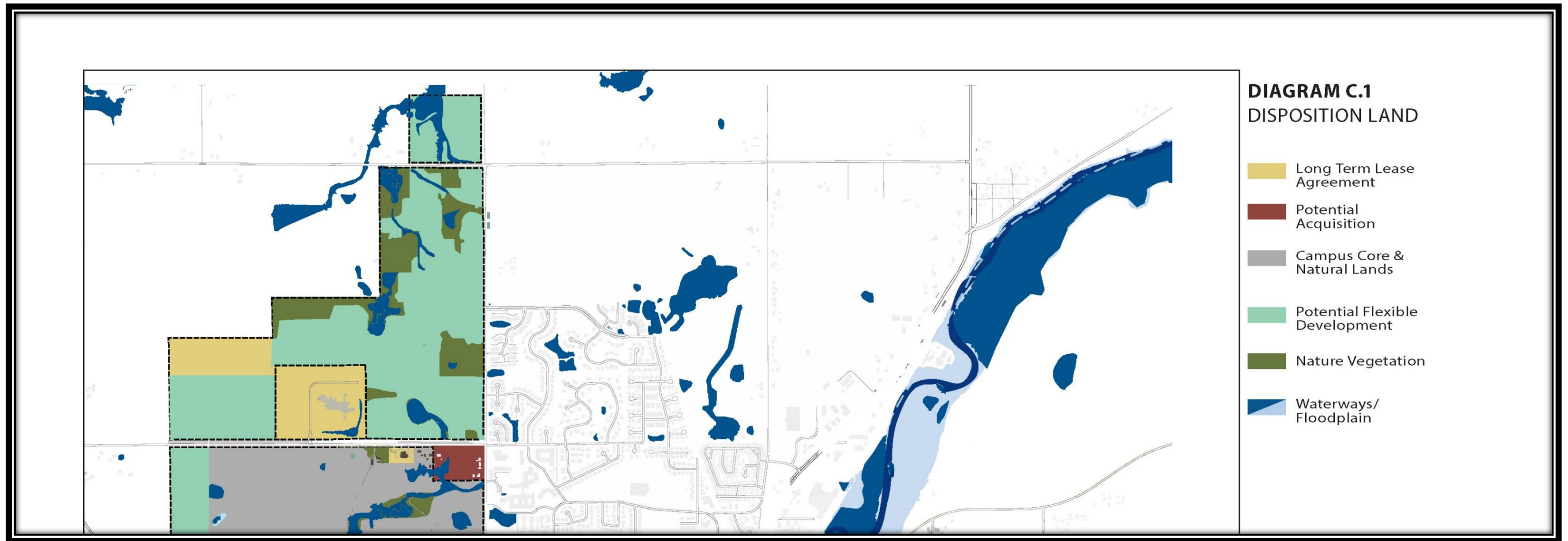
- |                            |                                |
|----------------------------|--------------------------------|
| <b>Stormwater Features</b> | <b>Water Main Features</b>     |
| Catch Basin                | Valve                          |
| Inlet Flare                | Hydrants                       |
| Manhole                    | Water Main                     |
| Outlet Flare               | <b>Sanitary Sewer Features</b> |
| 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)

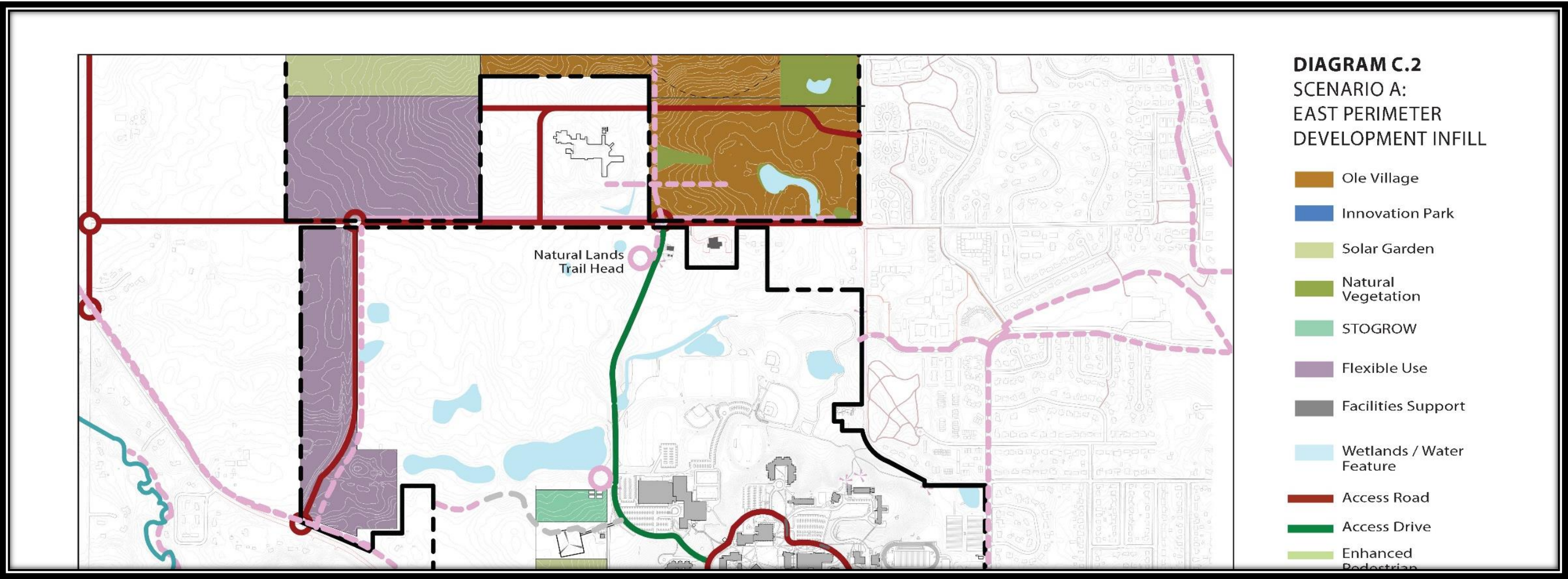


# St. Olaf Framework Plan (October 2016)



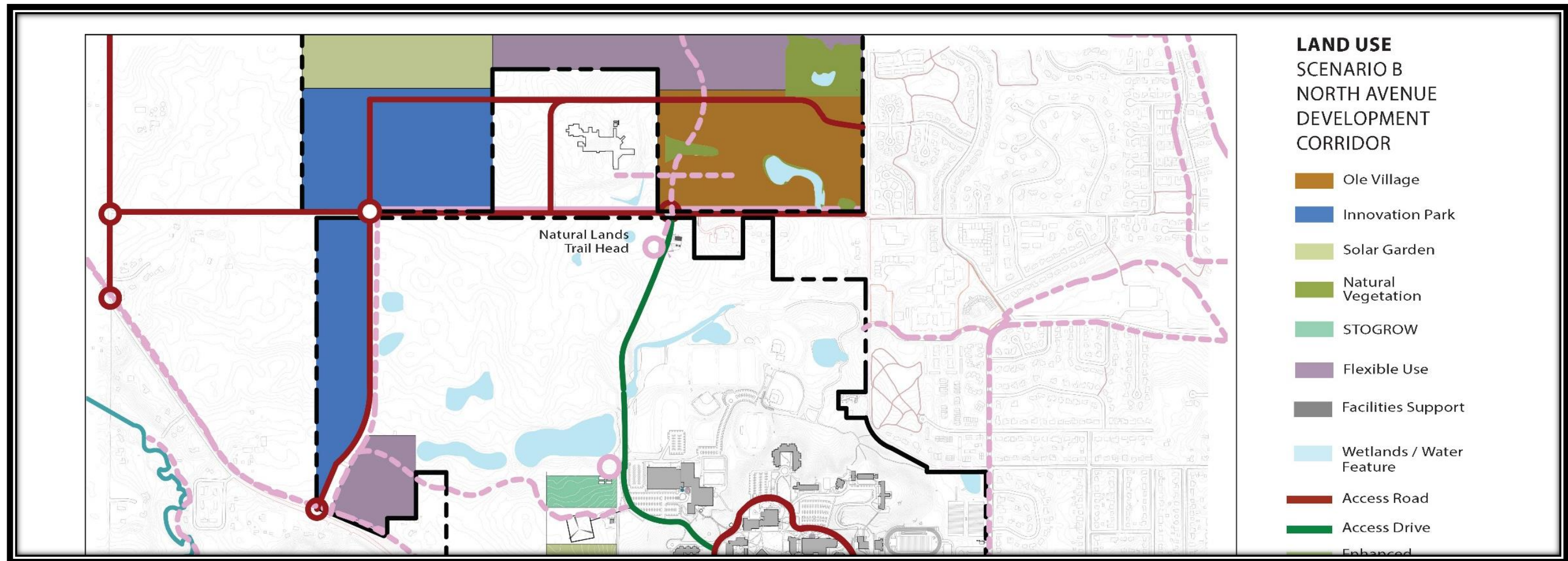


# St. Olaf Framework Plan (October 2016)

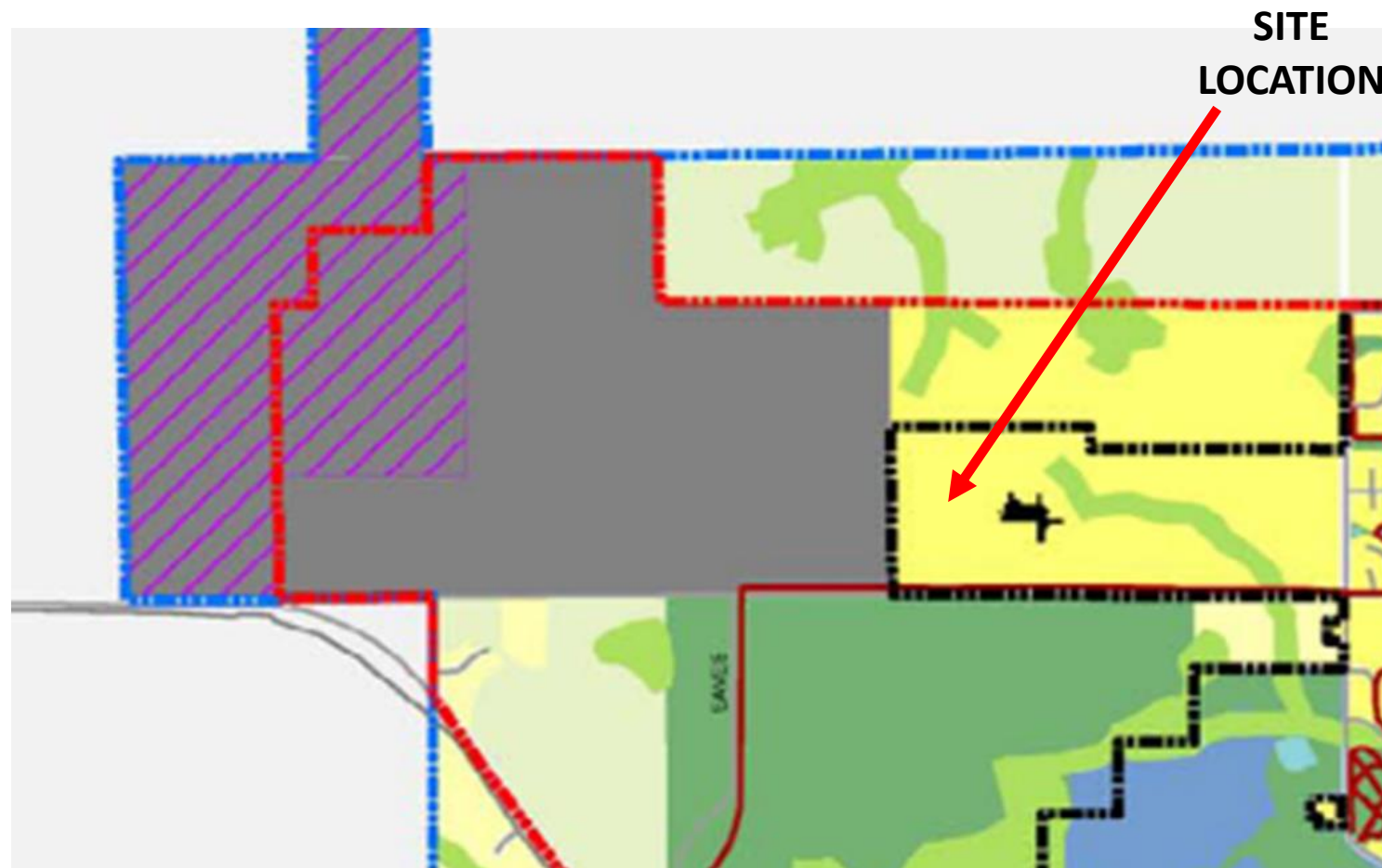




# St. Olaf Framework Plan (October 2016)



# 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 12<sup>th</sup> Council Meeting – consider ground lease which includes a provision for development agreement.
- January 9<sup>th</sup> Council worksession – review and discuss development agreement.
- January 16<sup>th</sup> Council meeting – consider development agreement.