

ITEM: Presentation on a proposed concept for a future Lakeview Hospital and Medical Facilities in the Village area

REQUESTED BY: Bruce Maus, Representing Lakeview Hospital

SUBMITTED BY: Susan Hoyt, City Administrator

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**SUMMARY AND ACTION REQUESTED:** The city council is being asked to receive and respond to a proposed concept for a future hospital and medical facilities in Lake Elmo at Highway 5 and Manning Avenue on property currently owned by the Screamon family. The city council is not being asked to approve the concept or to articulate any details. This proposal is in the area identified as the new Village. The property, approximately 25 acres, is currently used for agriculture and is designated for residential use in the future in the composite land use map accepted by the city council in April, 2007. The plan includes a hospital and two medical office buildings to be built sometime after 2017. The office buildings are subject to property taxes; the hospital is not. The proposal can be fit on this property within the constraints of the restrictions associated with the fly zones over the property from the Lake Elmo Airport and with the understanding that a green buffer will be part of any development plan.

#### ADDITIONAL INFORMATION

- Lakeview Hospital is negotiating with the landowners, the Screamons.
- Lakeview Hospital has no plans to use this location for ten or more years.
- The Village Alternative Urban Area wide (AUAR) environmental study will evaluate at least two development scenarios of the Village. If the city council believes that the Lakeview concept is worth exploring as one option for the Village on this property, the city council will want to have it evaluated in the AUAR process. Again, no decisions need to be made about whether or not this is ultimately the best fit for this site, but the AUAR will look at transportation and other potential impacts from this land use in this location and suggest mitigation of it. The Lakeview proposal could be an option in any scenario with housing units ranging from 600 to 1,600 units.
- If the city council wants to include the Lakeview proposal in the AUAR evaluation, the city council should direct the staff to address this in the options that will be presented to the city council on February 4 at the workshop. The staff also recommends that Lakeview be asked to cover any additional costs of the AUAR for adding this alternative.

#### RECOMMENDATION

Determine if the city council wants to explore the Lakeview proposal as one option on the property. If it does, the staff recommends that this be incorporated into the development scenarios that are being developed for consideration now. If it is not done so now, and the city council decides this option has value to evaluate, the AUAR process will require re-opening once it is underway, which adds time and expense. Again, evaluating the option does not commit the city to approving this land use.

*Suggested motion for consideration*

*Move to incorporate the concept for the proposed Lakeview Hospital and medical facilities as an option in the development scenarios for the Village AUAR that will be considered and that Lakeview Hospital cover any costs in advance that are associated with adding this option to the development scenarios.*

ORDER OF BUSINESS

Introduction	Susan Hoyt, City Administrator
Presentation	Bruce Maus, Representing Lakeview Hospital
Questions from the Council	Mayor & Council Members
Questions/Comments from the public	Mayor facilitates
Call for a Motion (if desired)	Mayor facilitates
Discussion	Mayor facilitates
Action on Motion	Council

ATTACHMENTS (3):

1. Letter from Bruce Maus, Lakeview Hospital
2. Concept plan for Lakeview Hospital and Medical Buildings
3. Detail