

Lord of Life
Church

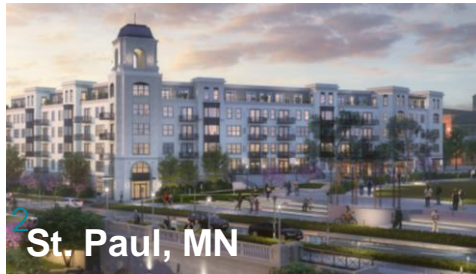
Master Planning Work Session

www.seniorpartners.com / 651-631-6186 / Roseville, MN



About Lord of Life Lutheran Church

- ❖ Christian not-for-profit religious organization
 - ***Vision: As a family of believers, living boldly to put our faith into action, rooted in our local community.***
- ❖ Founded in 1973, moved to its current location in 1992.
- ❖ Highly engaged in community enrichment and outreach activities.
 - In a second phase, a purpose build three-basketball court gymnasium was added to support community engagement.
- ❖ Current membership of approximately 500
- ❖ Seeking opportunities to increase community engagement by maximizing the church's physical property and leveraging the existing building (65,000+ sf)
- ❖ In early 2010's, a 6.5 acre parcel was sold and developed into Stoney River AL/MC and zoned as R-3: High Density Residential.



About Presbyterian Homes & Services

- ❖ Christian not-for-profit organization
 - ***Mission: Honor God by enriching the lives and touching the hearts of older adults.***
- ❖ Founded in 1955. Based in Roseville, MN.
- ❖ 7,400+ Employees
- ❖ 10,000+ units in operation. Very long-term owners.
- ❖ Own 64 Communities in 4 states, primarily in Minnesota.
- ❖ Philosophy of total population care, focusing on full-continuum/closed architecture of healthcare offerings within a hub-and-spoke operating model.
- ❖ Develop/Own/Operate housing across the income spectrum (low/moderate/high income).



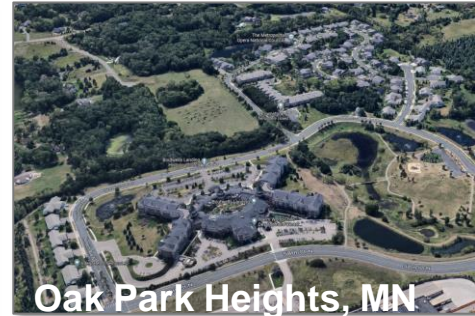
About Senior Housing Partners

- ❖ Wholly-owned subsidiary of PHS, fully integrated team of real estate market research, development, design, and marketing professionals.
- ❖ Supports PHS as well as 3rd party non-profit partners
- ❖ Development History: \$3.5B, 100+ Communities, 13,000+ units
- ❖ Current: 21 communities, in 8 states, under construction or in development, totaling \$1.3B in development costs and 3,000+ units.



Current Communities

- PHS owns and operates communities with a variety of design characteristics appropriate to the setting, including single family homes, townhomes, brownstones, low-rise, mid-rise, master planned communities. PHS has developed several “church anchored” developments and “mixed-density” master developments.
- We work carefully to maximize incorporation of neighborhood feedback, natural features, and smart, long-term design principles.



Master Development Goals

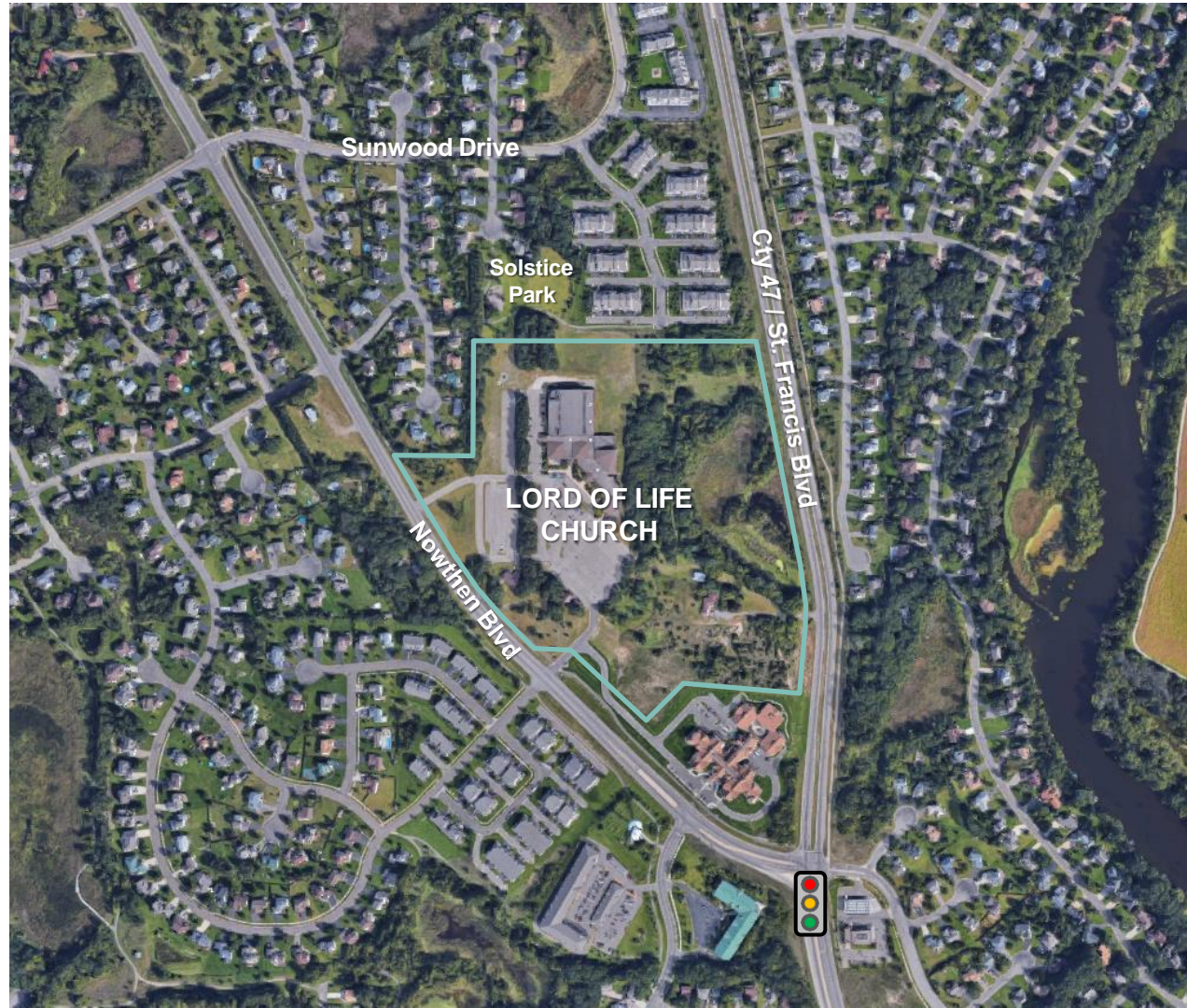
- Work with the city and neighborhood to maximize a community asset (Lord of Life Church)
- Maximize access to green space and access to trails
- Re-orient current zoning to create site appropriate buffers with adjacent neighbors.
- Re-orient traffic flows away from residential areas to signalized intersections
- Current site is a mixture of R-3, R-2, and R-1 zoning.
- Future land use guidance (Comprehensive Plan 2040) is High Density Residential & Public/Institutional.
- Concept - Develop site as a housing focused PUD, maximizing greenspace and use of existing natural features and infrastructure on the site
- Build low-transient housing uses that fosters high community engagement/investment
 - Cottages/Twinhomes (HOA Managed)
 - 55+ Housing (5+ Year average Length of Stay)
 - Intergenerational Housing (All-Age/55+)
 - Target a mix of incomes and affordability
- Timing: Housing would be built in phases over several years. No construction start timeline has been set while we work through community engagement.

Community Engagement / Development Process

- ❖ Emphasis on early feedback, iterative design development process
- ❖ Cross-functional stakeholder engagement
 - City Council
 - City Staff
 - Neighborhood Meetings
 - 1st Meeting Scheduled for 9/28 at 5:30 - 6:30 pm at LOL Church
 - Church Staff/Leadership
 - RGU's, watershed, etc
 - Others as needed

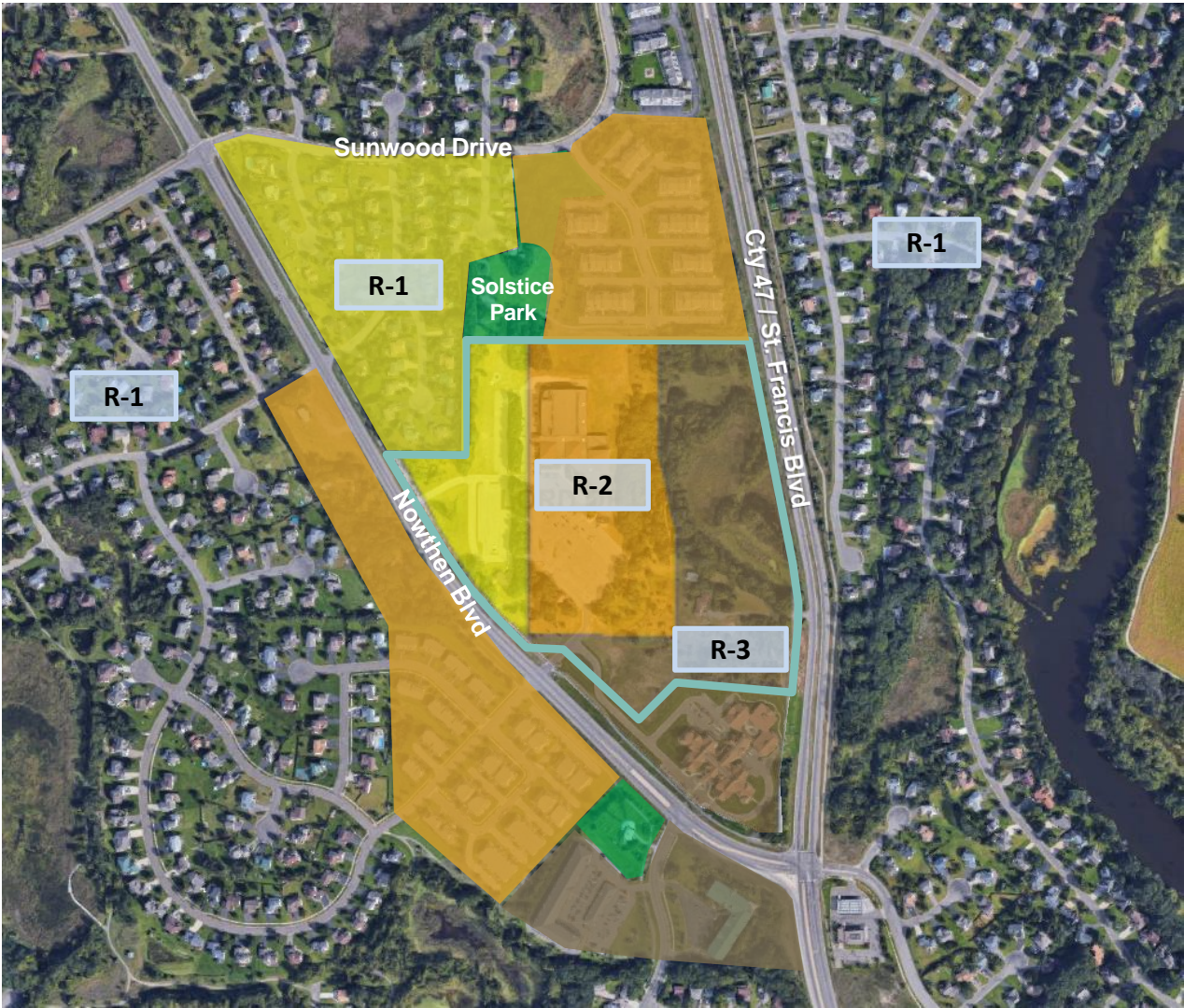
Current Site

- 35.5 Acres
- Site is currently zoned for a mixture of R-3, R-2, and R-1 (high, medium, and low density residential).
- Current property use is a Church
- Property is tax exempt.
- In early 2010's, a 6.5-acre parcel was sold and developed into Stoney River AL/MC and zoned as R-3: High Density Residential.
- Site contains 3.52 acres of wetlands.
- 2040 Comprehensive Plan Land Use guidance is High Density Residential and Public/Institutional



Current & Adjacent Zoning

| Zoning | Density |
|--------|------------------|
| R-1 | 4.0 DU per Acre |
| R-2 | 7.0 DU per Acre |
| R-3 | 15.0 DU per Acre |



Concept Product Types

Single Level Twin Homes and Villas



Senior and Intergenerational Apartments



High Quality Interior Design & Finishes



Site Amenities & Green Space



Community Economic Development



❖ City Benefits –

- Currently the entire church property is tax exempt.
 - The church is currently 30 years old and has at least 30 years of expected useful life remaining.
 - In lieu of the property remaining as-is (tax exempt) for the next 30+ years, the church would like to work with the City to review a structured tax increment financing program that phases the developable land onto the tax rolls over time while allowing financial relief to help support the development of senior (low city services impact) and mixed-income intergenerational housing.
 - As the available property is developed, over time, it will provide upwards of \$1.5-2.0M/year in RE taxes annually.
- Promotes opportunities for residents to age in place within the City of Ramsey
- As senior residents move into these properties from within Ramsey, they create new single family home ownership opportunities through the sale of their existing homes, often at a much more affordable price than new housing.
- Promotes sustainable development by utilizing existing infrastructure/amenities built by Lord of Life Church (Gymnasium/meeting spaces/curb cuts/utilities/parking lots/etc.)

❖ Existing & New Business Benefits -

- Mixed income housing provides for workforce stability and is an attractive marketing tool in soliciting new commercial development.
- Maximizes the opportunity for “Continuum of Care” by providing lower acuity senior housing adjacent to existing higher acuity senior housing (Stoney River).

❖ Neighborhood Benefits –

- Increases adjacent property values by permanently creating green space and low-density buffers, expansion of public parks, and building high-value villas/twin homes that may be used as appraisal comparable’s in sale transactions.