

City of Baxter
Land Use Application Form (Page 3 continued)

Project Narrative

Essentia Health wishes to expand their present operations in Baxter by repurposing the vacant Camping World building, located at 14275 Edgewood Drive, Baxter, MN. Essentia Health intends to remodel approximately 67,980 s.f. of the existing 110,459 s.f. available with this building into a musculoskeletal center which will include services such as diagnostics, treatment, expanded and enhanced imaging, therapy, rheumatology, pain and assorted support. The remodel project will provide approximately 42,479 s.f. of vacant space for future growth. The existing parking area will be reconfigured to provide clear wayfinding, vehicular and pedestrian safety, a pharmacy drive-through and upgrades to the existing landscaping that will align with the City of Baxter's requirements and Essentia Health's intent for landscaping to provide an enhanced environment of wellness for visitors while beautifying an existing development within the community.

To accommodate this project, Essentia Health requests to modify an existing PUD for this property through a PUD General Plan and a PUD Final Plan application. Flexibility afforded by the amended PUD is requested to allow for repurposing the site and building, and to accommodate the pharmacy drive-through. The building exterior will be enhanced with new materials to reflect the local vernacular and incorporate Essentia Health's high standards for their exterior building aesthetics. The existing pylon signage will be refaced to include Essentia Health's branding and there will be signage on the building to identify the main entrance, pharmacy drive-through and assist with wayfinding.

The planning and design process to date has included several review meetings with City staff to develop an appropriate approach to repurposing an existing vacant site and building. These meetings included discussions regarding previous PUD approvals, site access agreements, number of employees, hours of operation, site circulation, exterior building aesthetics, landscaping upgrades and maintaining pedestrian connectivity that align with local and regional initiatives put forth by the City of Baxter. Essentia Health is aware of the existing access easements and are noted on the ALTA Survey that is included as part of this application.