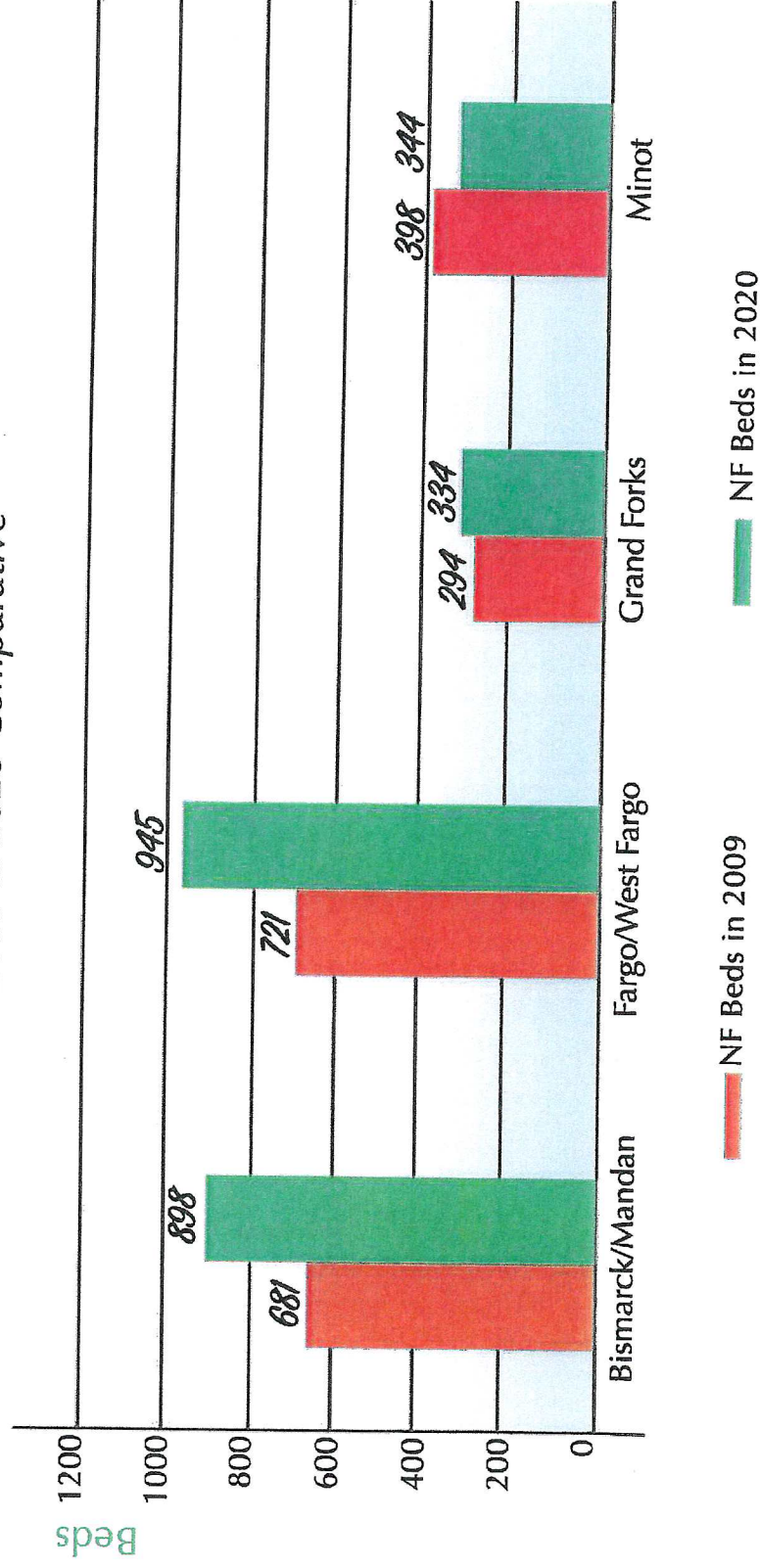
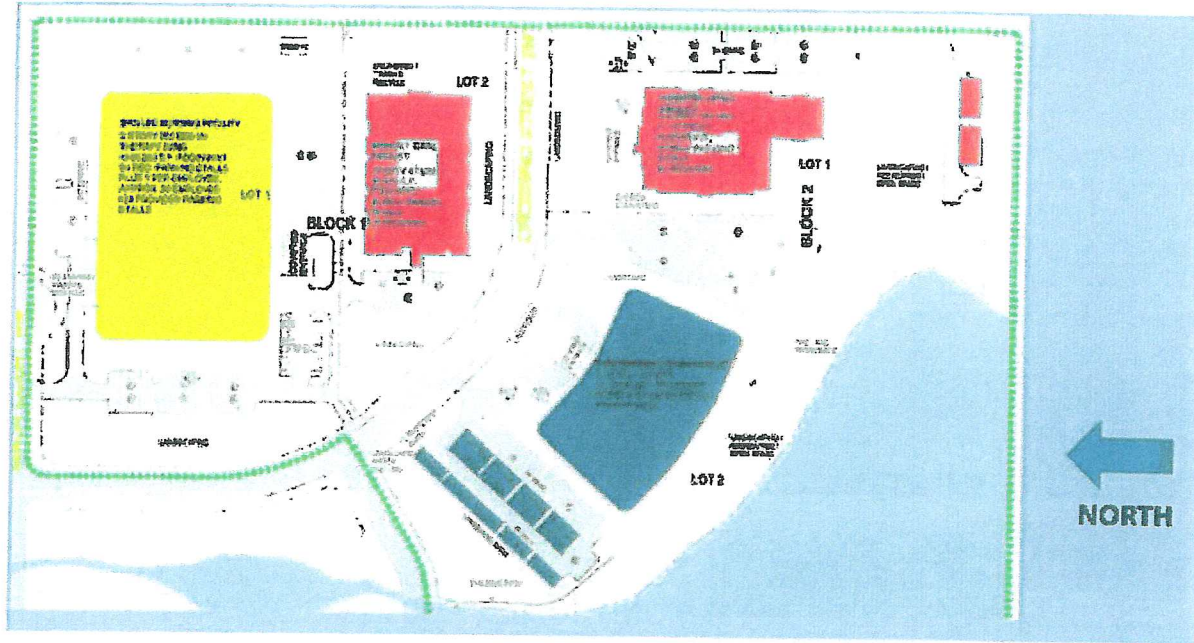


Licensed Nursing Facility Beds for the 4 Major Cities

2009 & 2020 Comparative



ENLARGED VIEW



Phase One.

ALF and MCU targeted for the fall of 2020.

The ALF and MCU are shown in red.

CRITERIA	ASSISTED LIVING FACILITY	MEMORY CARE UNIT
Legal Description/Size of Parcel	Lot 1, Block 2 4.745 acres	Lot 2, Block 1 2.614 acres
Proposed zoning	RM	RH
Existing Zoning	R3	R4
Max Building Height/Stories Allowed	45/3	45/3
Building Height/Stories Proposed	40/4	16/1
# Units	110	47
Max Units/Acre Density Allowed	16 units/AC	24 units/AC
Units/Acre Density Proposed	23.18 units/AC	17.98 units/AC
Required Parking	55/3 HC/1 VAN	24/2HC/1 VAN
Provided Parking	64/4 HC/1 VAN	25/2HC/1 VAN

Phase Two.

ILF shown in Blue. Projected completion late 2021.

CRITERIA	INDEPENDENT LIVING FACILITY
Legal Description/Size	Lot 2, Block 2 8.405 acres
Proposed Zoning	RH
Existing Zoning	R3

Max Building Height/Stories Allowed	45/3
Building Height/Stories Proposed	50/4
# Units	197 units
Max units/acre density allowed	24 units/AC
Units/acre density proposed	23.44 units/AC
Required Parking	247 + 99 demonstrated = 346
Provided Parking	178 (deficit of 69 spaces, demonstrated parking not addressed)

Phase Three.

SNF shown in yellow. Projected completion late summer 2022.

Twin homes are included in this phase. Staff does not consider the twin homes to be part of this PUD application. Insufficient information is provided to warrant approval.

CRITERIA	SKILLED NURSING FACILITY
Legal Description/Size	Lot, Block 1 6.591 acres
Proposed Zoning	RH
Existing Zoning	RH
Max Building Height/Stories Allowed	45/3
Building Height/Stories Proposed	TBD
# Units	200 beds
Max units/acre density allowed	24 units/AC
Units/acre density proposed	30.34 units/AC
Required Parking	84
Provided Parking	134 (50 more than required)

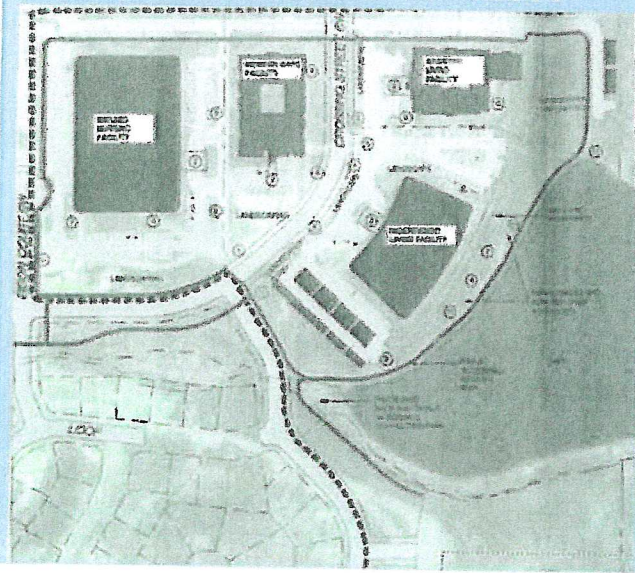
Phase Four.

Gated Retirement Twin Home Community. No information provided. Phase Four is considered a future phase by staff. Planning Commission and City Council approval will be required.

The highlighted areas in the tables represent areas of concern or discrepancies between what is proposed in the PUD application and what the development standards are in the zoning ordinance. It should be noted that a CCRC is somewhat unique as we attempt to apply development standards. This campus is intended to serve an elderly population, many of whom will not drive a vehicle, however, the parking requirements in the Minot ordinance for the ILF, for example, account for the elderly factor. Still, the number of spaces required and proposed are substantially different.

Proposed density is generally calculated based on the standard planning formula of dwelling units per acre. While this formula works well for most types of housing, some aspects of the CCRC do not fit the same

Amenities Plan



CONCEPTUAL PUD AMENITIES SITE PLAN SOUTHWEST CROSSING CCRC MINOT, ND

LIST OF AMENITIES AND OUTDOOR FEATURES

- ① WATER FEATURE
PICTURE B
- ② COVERED ENTRY
PICTURE C
- ③ MINI GOLF
PICTURE D
- ④ GAZEBO
PICTURE E
- ⑤ LANDSCAPED DRIVEWAY MEDIAN
PICTURE F AND I
- ⑥ HARDESCAPED COURTYARD, OUTDOOR KITCHEN
PICTURE G
- ⑦ LANDSCAPED COURTYARD
PICTURE H, J AND K
- ⑧ THERAPY COURTYARD
PICTURE L AND M
- ⑨ DOG WALKING PARK
- ⑩ GARDENED AREA
- ⑪ PICNIC TABLES AND BENCHES

Indoor amenities that will be included in the design are as follows:

- Automatic entrances with airlock vestibule (one double set for ALF, ILF, MCF, SNF)
- Ice Cream Parlor/Café (one each ALF, ILF, MCF, SNF)
- Central Dining Room (one each ALF, ILF, MCU, SNF)
- Private Dining Room by Special Reservation (one each ALF, ILF, MCU, SNF)
- Library and Newsprint Lounge (one each ALF, ILF, SNF)
- Gift and Convenience Shop (one each ALF, ILF, SNF)
- Beauty and barber Salon (one each ALF, ILF, MCU, SNF)
- Craft Room and Art Studio (one each ALF, ILF, MCU, SNF)
- Billiards Room (ILF)
- Game and Activity Rooms (one each ALF, ILF, MCU, SNF)
- Resident Computer Lab (one each ALF, ILF)
- Living Room (one each ALF, ILF, MCU, SNF)
- TV Lounges (ALF, ILF, MCU, SNF)
- Multi-Media Theater/Performing Arts Center and Meeting Room (one each ALF, ILF)
- Meeting Room with Event Kitchen (ILF)
- Home Health Center with Exam Room and Visiting Doctors Office (ILF)
- Inpatient/Outpatient PT and OT (SNF)
- Gymnasium Fitness Center (one each ALF, ILF)
- Indoor Swimming Pool with Swim Jet (ILF)
- Hot Tub/Spa (ILF)

Outdoor Amenities.

- Seventy-eight (78) Resident Garage Parking Spaces with Valet Parking Service
- Outdoor gazebo Lounge (LAF, ILF, MCF)
- Outdoor Fireplace (ILF)
- Doggie Park (ILF)
- Putting Green (ILF)
- Shuffleboard Court (ILF)

- Outdoor Barbecue Lounge (ILF)
- Arbor (ALF, ILF, MCU, SNF)
- Multiple Water Features (ALF, ILF, MCU, SNF)
- Walking Path Open to the Public with a Park Setting includes Picnic Tables and Benches (loos through all phases of the project).

In addition, the applications states;

All landscape and hardscape design and materials are to be submitted for approval as a condition of any permits issued. The pictures provided are examples of the level of landscaping that will be used in the design and construction. All street landscape buffers will meet or exceed Minot requirements including spacing and size of tree plantings. The run-off from impervious surfaces added will be handled on-site and be an integral part of the landscape design, providing any needed bio-swales, retention, or detention of run-off. These phases will be completely compatible with the existing design of the Southwest Crossing Development.

PHOTOS.



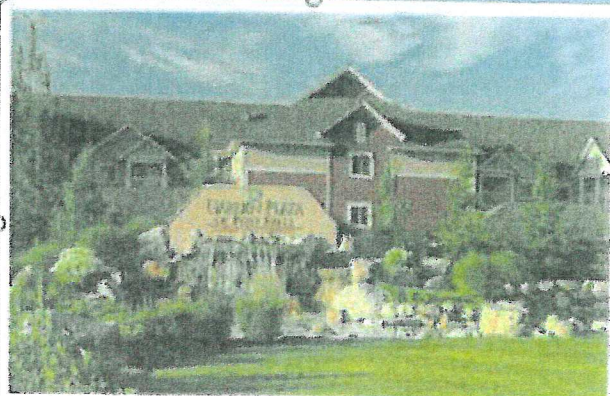
EXAMPLE OF COVERED DRIVE THROUGH



EXAMPLE OF COVERED DRIVE THROUGH



EXAMPLE OF TYPICAL BUILDING



EXAMPLE WATER FEATURE



Facility Name	County	Total number of licensed beds	Total number of beds occupied for week of 01-19-21	% Occupied
BASIC CARE				
Minot - Edgewood Memory Care South	Ward	28	22	79%
Minot - Edgewood Vista Memory Care BCF	Ward	22	18	82%
Minot - Edgewood Vista Minot Senior Living BCF	Ward	133	97	73%
Minot - Maple View Memory Care BCF	Ward	43	32	74%
Rugby - Haaland Estates BCF	Pierce	60	32	53%
Williston - Bethel Lutheran Nursing & Rehab Center BCF	Williams	19	5	26%
AVERAGE OCCUPANCY		305	206	68%
NURSING FACILITY				
Bottineau - Good Samaritan Society SNF	Bottineau	48	28	58%
Crosby - St. Luke's Sunrise Care Center SNF	Divide	35	26	74%
Dunseith - Community Nursing Home SNF	Rolette	28	22	79%
Minot - Trinity Homes SNF	Ward	230	113	49%
Minot - Minot Health and Rehab SNF	Ward	114	46	40%
Mohall - Good Samaritan Society SNF	Renville	51	32	63%
Rolette - Rolette Community Care Center SNF	Rolette	42	29	69%
Rugby - Heart of America Medical Center & LTC SNF	Pierce	55	35	64%
Stanley - Mountrail Bethel Home SNF	Mountrail	36	30	83%
Tioga - Tioga Medical Center LTC SNF	Williams	30	21	70%
Velva - Souris Valley Care Center SNF	McHenry	44	27	61%
Watford City - McKenzie Cty Healthcare Systems SNF	McKenzie	41	35	85%
Williston - Bethel Lutheran Nursing & Rehab Center SNF	Williams	150	107	71%
TOTAL	TOTAL	904	551	61%

New Town- Lakeside Community Living Ctr - AL/BC

Mountrail

19 units CLOSED 12-31-19