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Summit Orthopedics plans to break ground in spring on this 65,000-square-foot surgery and treatment center on the southwest corner of Pilot Knob Road and Interstate 494 in Eagan.  
(Submitted rendering: Pope Architects)

## Summit Orthopedics plans Eagan surgery and treatment center

By: Brian Johnson November 3, 2015 5:25 pm 0

Less than two years after opening a new orthopedic care facility in Vadnais Heights, Woodbury-based [Summit Orthopedics](#) plans to break ground this spring on a 65,000-square-foot surgery and treatment center in Eagan.

Summit, working with developer [MSP Commercial](#) of Eagan, says the new center will offer a full range of orthopedic treatment services, as well as operating rooms and "care suites" for patients requiring overnight stays.

The new center is scheduled to open in early 2017, though some hurdles remain. The 4.2-acre site is zoned for a hotel, which will require a planned development amendment, and construction on the complicated topography promises to be an adventure.

The project's location at the southwest corner of Pilot Knob Road and Interstate 494 was once approved for a hotel, which is fitting because one of the clinic's big selling points is the "hotel-level" amenities in the care suites.

Much like the suites within Summit's new Vadnais Heights center at 3580 Arcade St. S., care suites will offer Wi-Fi capability, lounge seating, concierge services and "dramatically reduced infection rates" compared with traditional hospitals, Summit says.

Summit's announcement comes just a few days after Bloomington-based HealthPartners said it plans to build a 75,000-square-foot TRIA orthopedic clinic within the CityPlace development at Interstate 94 and Radio Drive in Woodbury.

More such projects are likely on the way, as demand for orthopedic services is on the rise.

"The underlying demographics of the U.S. are such that people are living longer," Adam Berry, Summit's CEO, said in an interview. "They need joints replaced and they are much more active today, and have a desire to get back to active lifestyles."

Moreover, local clinics such as Summit are seeing more business from out-of-state clients, who come from parts of the nation where orthopedic procedures are more expensive, he said.

Summit unveiled plans for the clinic at the same time it announced a merger with the Bloomington-based Institute for Low Back and Neck Care. Together, the health care providers have about 720 employees.

Berry said the new Eagan facility has been in the works "for the better part of two years," but the merger "allowed us to be able to do a little more on the campus" and "build it to its full extent."

Berry declined to say how much Summit will invest in the new building. But the building will be similar to the Vadnais Heights center, which opened in February 2014.

Summit invested about \$15 million for "internal components" in the Vadnais Heights building, Berry said. Finance & Commerce reported in 2013 that it was a \$20 million project.

Berry said he likes the Eagan location because it has good visibility, it's near the airport – for those out-of-state patients – and it's across the street from Summit's new Minnesota Occupational Health facility.

Summit is working with St. Paul-based [Pope Architects](#) and [RJM Construction](#) of Minneapolis on design and construction.

Eagan-based [MSP Commercial](#), which specializes in developing health care properties, will own the new building in Eagan and Summit will sign a long-term lease.

[Alex Young](#), president of MSP Commercial, said the construction site's heavy vegetation, difficult topography and surrounding uses make for a challenging project.

"Of the 30 or so ground-up projects I have developed, this is definitely one of the most challenging," he said. The review process with the city is just starting, Young said.

Jon Hohenstein, Eagan's community development director, said the site is zoned for a hotel. The city approved plans for a hotel at the site more than 10 years ago, but the project never went forward.

Summit and MSP Commercial have applied for a planned development amendment to allow for the clinic, Hohenstein said. The Planning Commission is scheduled to consider the request at its Nov. 24 meeting, followed by City Council review in December.

Summit has 17 clinics and specialty service centers throughout the metro area, according to its website.

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