

5th & Washington Municipal Liquor Store Project

Opportunity statement

The City of Northfield seek proposals from developers for the city-owned parcels at the corner of 5th and Washington streets.

Today, the one-acre site serves as a free parking lot. The City of Northfield is interested in maximizing the use and value of the site by partnering with a private developer to deliver a mixed-use project.



northfieldmn.gov/5thWashington





Northfield development vision

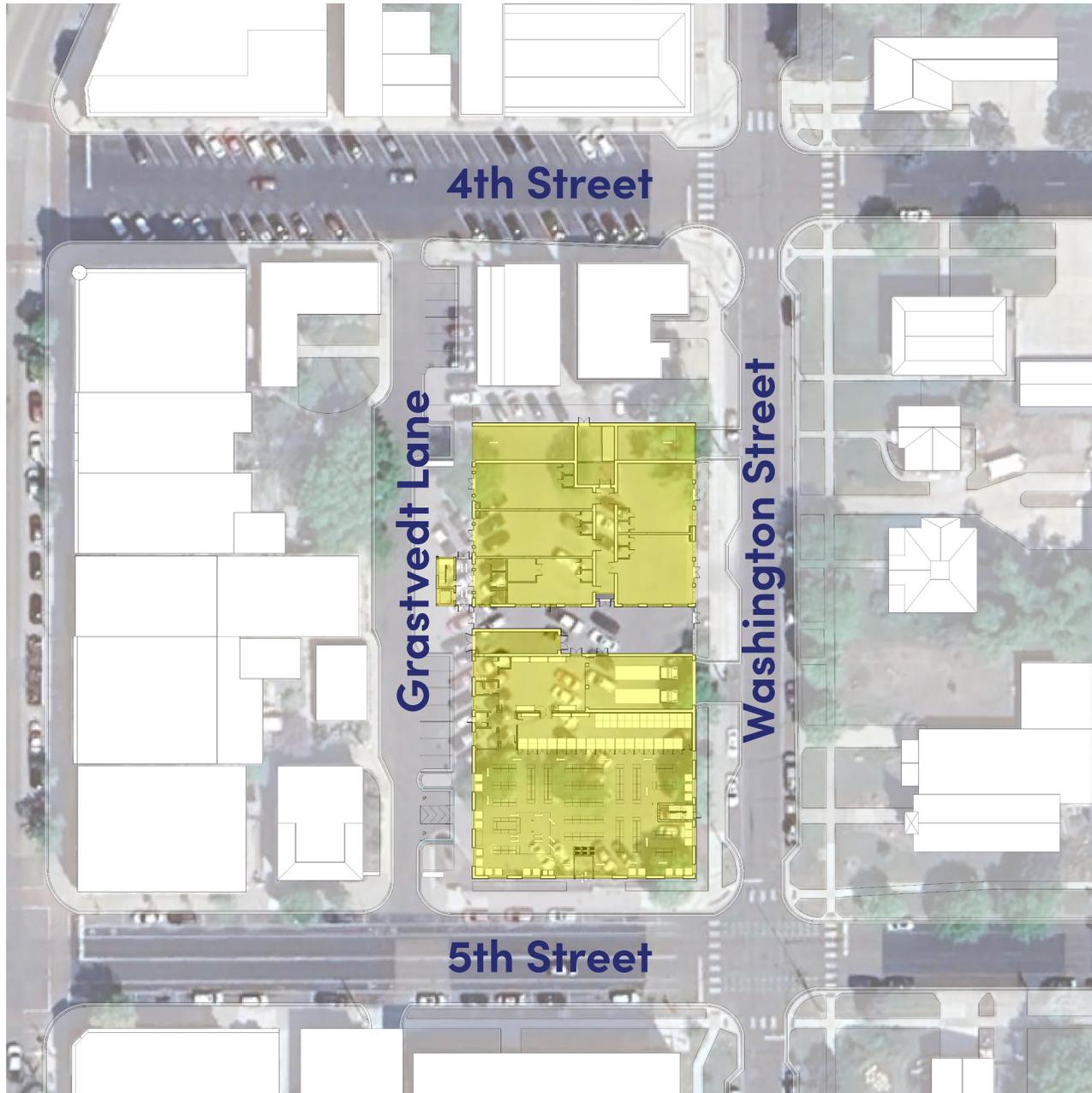
Northfield seeks an experienced and qualified developer to collaborate on this rare infill site adjacent to our historic downtown. Proposals must support:

1. Architecture that complements and strengthens the historic district.
2. The City of Northfield's Sustainable Building Policy.
3. A partnership built on mutual respect and commitment to public transparency and accountability.
4. Address a known gap in the existing retail, housing and/or office markets.
5. Accessible, safe, green public spaces that prioritize people over vehicles and minimize potential vehicle-pedestrian conflicts.
6. Catalyze an effective and convenient parking solution for the downtown district that can incorporate opportunities for multi-modal enhancements.
7. Sufficient structured parking meeting the needs of proposed housing, retail and office uses, including 125 replacement public parking stalls, that limits congestion in the public rights of way. Below grade parking is feasible and encouraged, as is ensuring future adaptive reuse of parking levels.

Primary project components

The 5th and Washington redevelopment project must incorporate:

1. The Northfield Municipal Liquor Store as the primary ground floor tenant and must accommodate for its best use:
 - ~12,000 square feet
 - Walk-in cooler with a minimum of 30 cooler doors
 - Loading dock that can accommodate two delivery trucks simultaneously
 - Ample on-street parking for short-term use
2. A central feature of the development must incorporate the roadway known as "Grastvedt Lane" as a safe and inviting public space prioritizing people's safe movement between the retail and residential uses to the east and west adjacent to the lane. The ideal project will incorporate attractive landscapes, shade trees, seating and/or event space, traffic calming features, and complement the city's pedestrian and bicycle connectivity plans.
3. Housing and/or employment opportunities that grow the tax base. Market demand suggests feasibility of commercial uses on the ground floor and residential and/or office uses on the upper floors.
4. Public restrooms meeting the updated standards for accessibility set by the State of Minnesota.
5. Interior storage for the block's existing refuse and recycling containers.
6. Cohesive planning for commercial deliveries.



Submission requirements

Letter of interest

The City of Northfield seeks responses in the form of a letter of interest. Letters must include a brief narrative clearly demonstrating developer alignment with the stated principles and expectations and a description of how the development team will work with the community to ensure the project addresses any public concerns. Letters should not exceed four pages (two pages double-sided).

Project team

The letter of interest must clearly and accurately demonstrate the capabilities, knowledge, experience and capacity of the development team to meet the requirements. Letters should describe or list two or more development projects of similar nature or scale completed within the last five years.

Financial capacity

The City of Northfield is only interested in working with developers that have the financial capacity to complete this project within 18 to 24 months. The letter of interest should outline the development team's timeline, access to capital, and commitment to completion of the project.



City policies for development

Affordability

The City desires more housing opportunities. Proposals that include housing components that meet local needs for 1+ bedroom units and/or include affordable ownership opportunities are encouraged. Proposals that incorporate innovative building methods and/or ownership models are welcome as well.

Public assistance

The City of Northfield does not intend to provide a subsidy for the private components of the development unless the project demonstrates clear, significant community benefits. A community benefits agreement may be required.

Sustainability

The Northfield Sustainable Building Policy ensures that new developments align with the city's climate action goals. Northfield is committed to achieving 100% carbon-free electricity by 2030 and becoming a 100% carbon-free community by 2040. Developers must adhere to sustainable building practices, emphasizing energy efficiency, renewable energy integration, and reduced greenhouse gas emissions.

Key requirements include meeting recognized sustainability standards, incorporating energy-efficient systems, and using low-carbon construction materials wherever possible. Projects are encouraged to explore on-site renewable energy options like solar power and geothermal energy to integrate climate-resilient design principles.

Developers working with Northfield play a critical role in supporting the city's vision for sustainability and climate action. Collaboration ensures projects align with local goals while creating modern, efficient, and future-ready buildings.

Disclaimer

The City of Northfield shall reserve the right to explore any and all partnership opportunities. References will be required prior to final selection.

Until an agreement is approved and executed with the City Council there will be no expectation on the part of any party of any exclusivity to working with a single developer.

Deadline

Submissions will be accepted January 20, 2025 through February 28, 2025.

Developer questions due February 3, 2025.



Applying
northfieldmn.gov/5thWashington

