



NORTHFIELD 2045 Comprehensive Plan

**Northfield City Council
Progress report & discussion
February 11, 2025**

Presentation outline



- Changes since last draft
- Future land use map discussion
- Interventions map discussion
- Next steps

Changes since last draft



- More robust central chapters and implementation chapter
- Three central chapters → parallel structure
 - What we heard during the engagement process
 - A narrative addressing the topic areas (land use + transportation; housing + economic development; infrastructure + sustainability)
 - How the chapter addresses the core principles
 - Important definitions (generally industry terms)
 - Existing conditions
 - Analysis and changes people can expect to address that analysis and get us to the future state
 - Strategies and actions to guide us to the future state



Changes since last draft



- Reduced number of future land uses
 - Designed to reduce uncertainty
 - Regulations and further refinement during Land Development Code update
- Infrastructure chapter
- Implementation chapter refined
- Appendices defined

What do you mean by _____?

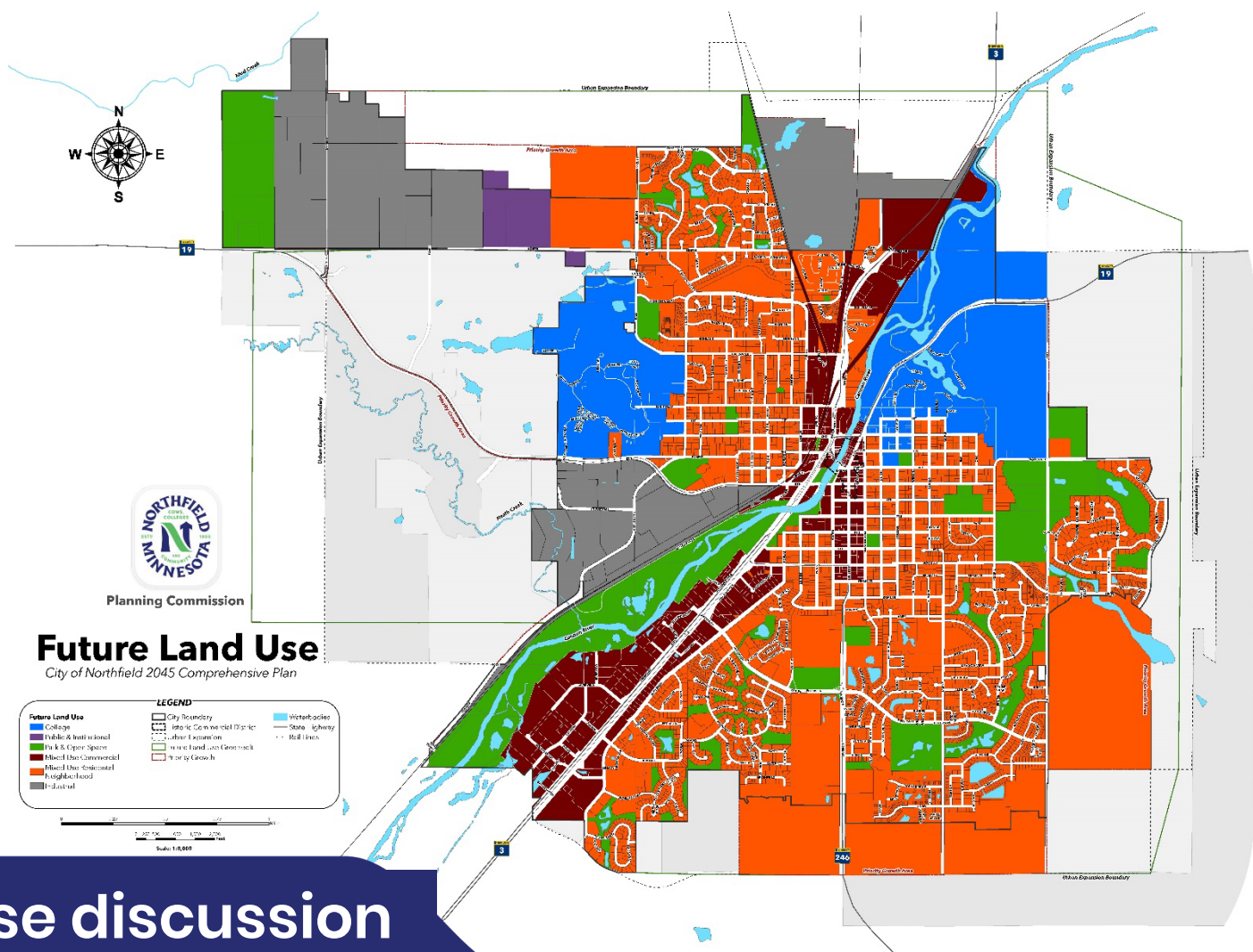


- Strategy: an approach to a desired outcome
 - Example: **Strategy 1: Plan for Accessibility**
- Outcome: what the result of that approach is in the future. The “end state.” Measurable.
 - Example: **The city has fewer underutilized and unprofitable properties and a wider mix of complementary uses including a range of housing types, connected by multiple transportation options.**
- Action: Ways to achieve the outcome
 - NOT a list of tasks to be completed by the city
 - Designed TO be flexible to address changing technology, information, etc.
 - Example: **Rewrite the land development code to address form, function and performance of buildings**



Questions to consider:

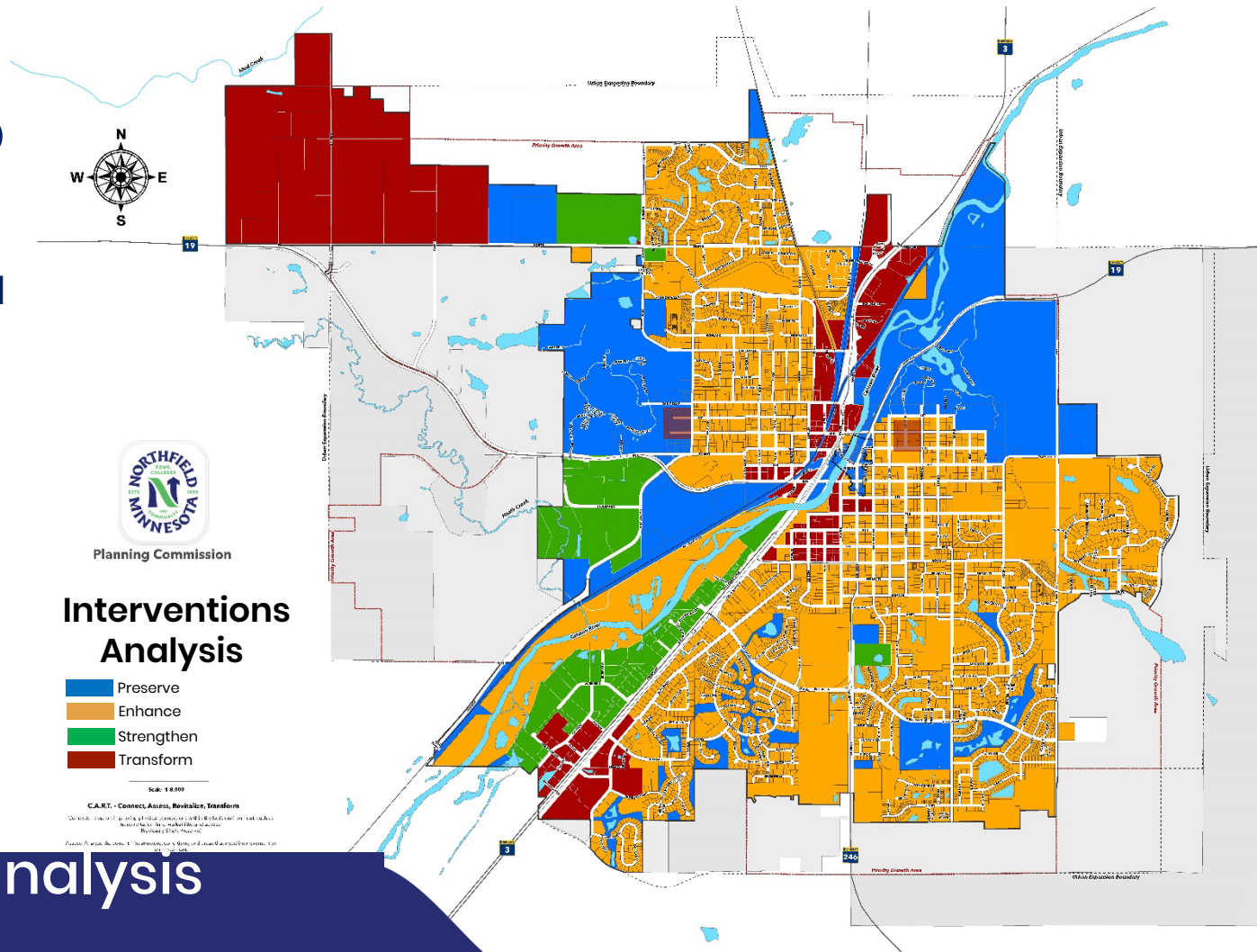
- Do you understand the intent and approach?
- What would you change?
- Do you want to show proposed land use for all areas in the urban expansion boundary?



Future land use discussion

Questions to consider:

- Do you understand the intent and approach?
- What would you change?



Interventions analysis
discussion

What is to come



- Glossary
- Interactive web-based version, including mapping
- Formatted printable version & quick summary guide
- Graphics, images, maps

Discussion



- Do the strategies, outcomes, and related actions move forward the things you hear are important to your constituents?
- Is there something you/your constituents say is important that is missing?
- Does the document read clearly enough that you could explain the purpose and intent of this comprehensive plan to a family member, constituent, future resident, or community partner?
- If not, can you share specific areas you find unhelpful or confusing?
- Is there enough in the materials provided here to decide on a planning commission recommendation, if/when one is made? If not, what is needed to help decide?

Next steps



- Online and print document formatting
- February 20, 2025: Planning Commission meeting
- City Council adoption



Northfield's Comprehensive Plan will guide the physical development of the city for the next 20 years. It is the city's shared vision, based on input gathered through public engagement. It defines what the community wants to be and reflects our values and priorities.

The 2045 Comprehensive Plan is not meant to sit on a shelf. It is meant for all community members to understand it and use it to create a place we want to live in, not just for ourselves but for future generations.



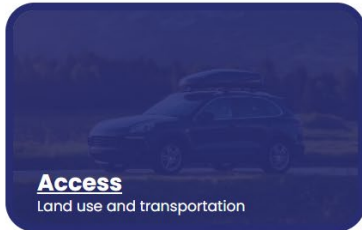
Introduction

How to use the plan, core principles, process, tools



Vision & Guiding Values

What we heard, decision-making framework



Access

Land use and transportation



Sustainable Economy

Housing and economic development



Infrastructure

Planning and maintaining utilities and infrastructure



Implementation

Connecting our guiding values to day-to-day decision



Glossary

Definition of terms used



What is a comprehensive plan

Overview of what is a comprehensive plan

Download the Northfield 2045 Comprehensive Plan (PDF) [\[link\]](#)

How we got here [\[link to current page with history, timelines, steering committee, engagement\]](#)



Dear Northfield, we dream of a town where WE FEEL CONNECTED



ACCESSIBILITY

Strategy 2: compact development

Growing more compactly advances Northfield's vision by preserving Northfield as a free-standing city, making development more cost effective, connecting people more equitably, and preserving valuable land and natural resources.

Guiding values



Outcomes

2 Introduction

A comprehensive plan is built on an aspirational vision representing the community's shared values. It must balance interests and provide clear guidance for decisions to move the city towards its vision. The comprehensive plan acts as a guide to decision making when the city is faced with new challenges, opportunities and questions that were not originally anticipated. While by nature an overarching document, it is not everything to everyone.

The plan is centered around the values we heard matter most to you in your community: equity, the environment, and the economy, including housing. The plan represents all of us, connected, in the community we share: each person, family, community, block, street, business, organization, and company. To make sure the city is resilient, we must attempt to tackle things we know and be prepared to adjust to the things we don't. This plan is designed to help us do that.

Housing

- Affordable housing for all ages and types of families is needed
- Housing that is affordable to those who work in Northfield is needed
- Housing is important for major employers to retain/attract employees
- Not enough affordable housing is in the most walkable areas of the city
- Build pathways to homeownership and generational wealth

Mobility

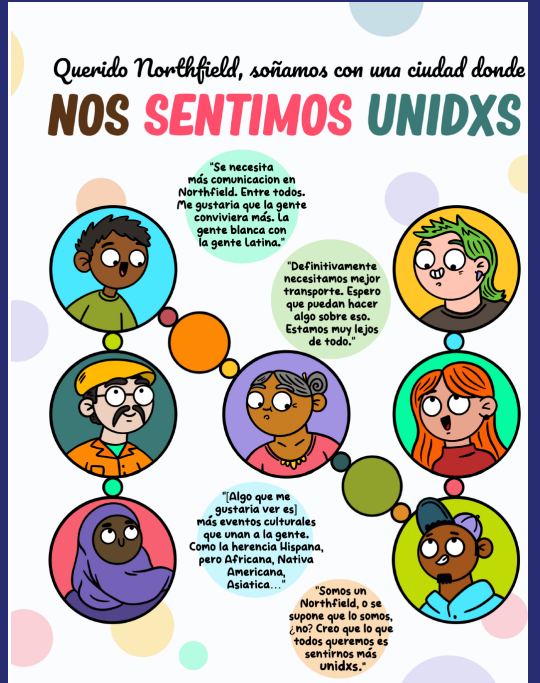
- Residents do not feel safe crossing highways
- Distances to destinations (work, shopping, services) are too long to allow for walking or biking safely
- Transit takes too long, is not direct, and does not operate at hours needed
- Challenges for disabled individuals in accessing employment due to transportation limitations
- Improved infrastructure is needed for sidewalks, paths, and safe crossings

For a complete summary of engagement activities and results from the comprehensive planning process, please refer to Appendix X.

Guiding values overview



Northfield will develop creative solutions to local challenges by working with the community, ensuring staff understand and have tools to implement best practices in their fields, and using consultants who understand Northfield and its values.



Thank you

Questions?

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