

To:	Planning Commission	From:	Erin Perdu
	City of Northfield		Minneapolis
Project/File:	Northfield Comprehensive Plan	Date:	August 8, 2024

Reference: Monthly Comprehensive Plan Update**Progress Check:**

As reported last month, we continue to focus on plan writing so that we can stay on track with having a complete draft plan for review by the end of September. The Access chapter (linking land use and transportation) has been drafted and is being reviewed by staff. This is by far the “meatiest” chapter of the plan, and we are looking forward to sharing that with you and the Steering Committee soon. Other chapters underway include housing and economic development. We have also updated the transportation analysis document based on your feedback, with more data that tells the story of access and mobility in the city; I will share that along with the Access chapter.

In general, we are creating chapters that are as concise as possible and supplementing those chapters with the analysis documents. The analyses will be linked within the plan chapters, so that those readers wanting more detail can easily do a deeper dive into the rationale behind the recommendations. Recommendations in each chapter are broken down into strategies and actions.

Steering committee update

The steering committee met July 24th to discuss analyses other than STEP and an initial discussion of the Access strategies shared with you in the last monthly update. The committee also had a robust discussion around the role of the City’s comprehensive plan as the basis for the Capital Improvements Plan and 5-year Strategic Plan. The group also discussed Northfield’s role in the regional ecosystem, and how the comprehensive plan is an opportunity to think about City strategies that will also support the region.

The next steering committee meeting will focus on review and comment on the Access Chapter.

Engagement:

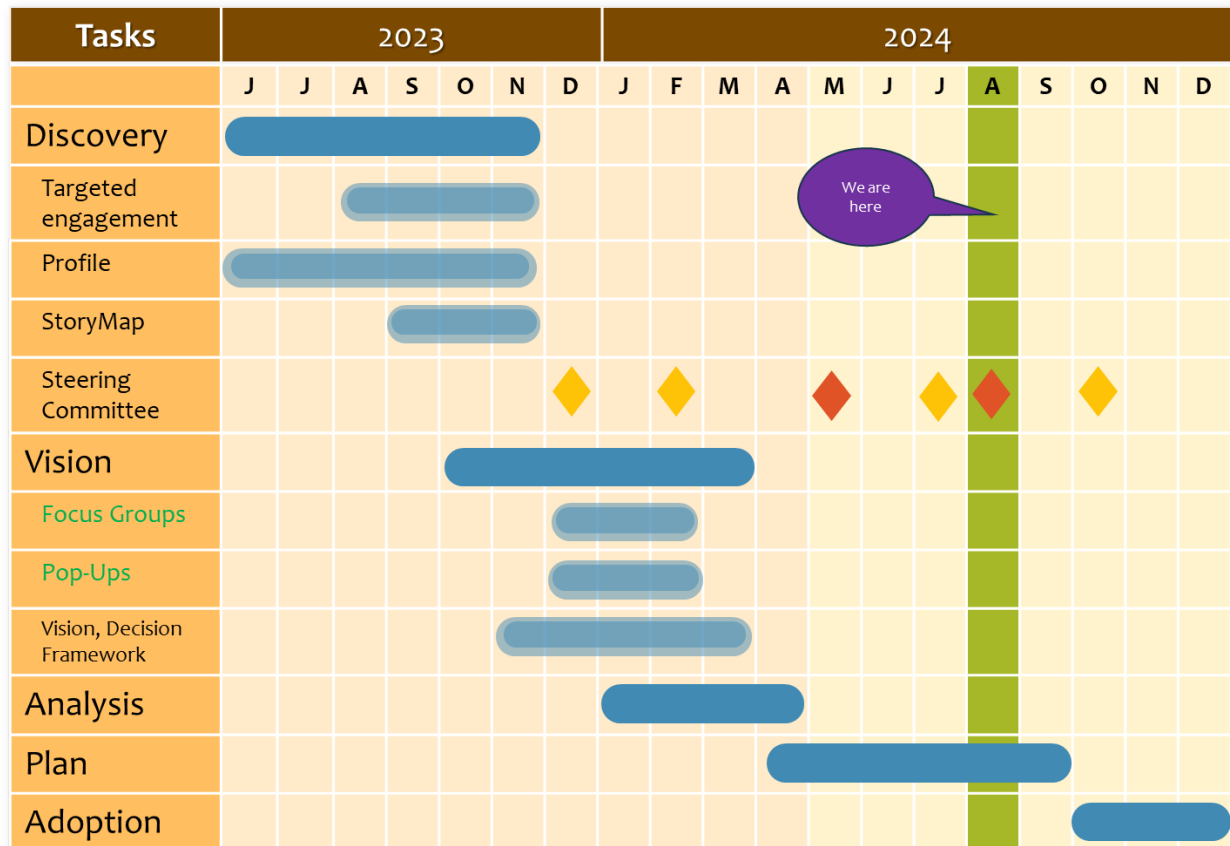
NEOO Partners completed several topic-focused engagement events geared toward getting input that will support our development of implementation actions in the Plan. The events included:

- Pop-up at Growing Up Healthy (7/9) – 15-20 participants, primarily Hispanic/Latino residents
- Booth at Third Thursdays (7/18) – 30-40 participants,
- Small group discussions (7/16 and 7/30) – 10 participants, including representatives from local colleges and universities, chamber of commerce, school district, Rice County, and others
- Open House on Crazy Days (7/25) – 10-15 participants.

Reference: Monthly Comprehensive Plan Update

The input received was generally consistent with themes we have heard throughout the process. During this round, we heard more about specific needs for small businesses, types of housing needed, how to improve pedestrian and bike facilities, and needs for recreational space.

Detailed notes from each of these events are attached.



Upcoming Work:

While drafting the chapters of the plan, we will be refining our strategies and actions based on the latest round of community input.

The Comprehensive Plan will be the main agenda item at the upcoming intergovernmental meeting on August 21st.

Reference: Monthly Comprehensive Plan Update

Respectfully,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink, appearing to read "Erin Perdu". The signature is fluid and cursive, with the first name "Erin" and last name "Perdu" clearly distinguishable.

Erin Perdu AICP
Project Manager
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Attachments: Notes and summaries from recent engagement events – NEOO Partners

Engagement Event Summary Template

Please fill out and send to powers@neoopartners.com within **72 hours** of the event. Thank you!

Lead team member	Asnat Ghebremedhin
Event Name:	Growing Up Healthy Pop-up
Event Date:	Tuesday, July 9th 2024
Event Location:	206 Dresden Ave, Northfield, MN 55057
Estimated # of participants::	15-20
How the event was promoted:	Event organized by Growing Up Healthy as a summer series community pop-up.

Event Summary

What was the tone/mood of participants?	An informal gathering to connect neighbors and provide caregivers an opportunity to meet with community organizations and get connected to resources, like free books for their families. It was a fun summer evening with families. The event was at a park where about a dozen kids played on the jungle gym while parents stopped by some of the information tables and Northfield Library's book-mobile. Pizza, games, and snacks were available.
What original ideas or assumptions have been proven to be true?	Community members attend the summer pop-up events. The adult residents near the park primarily speak Spanish.
To what extent were historically underrepresented populations represented during the process?	The event was attended primarily by Hispanic/Latino residents.
What new relationships were built during this engagement?	Jennifer of Growing Up Healthy provided extensive support translating our engagement questions and translating residents' feedback. NEOO connected with neighboring booths: - Mobile library - Northfield Community Education Center
If you collected demographic information, please add here: *Take a photo of the demographic information collected and include at the bottom of the page or include as email attachment.	N/A

What were the common themes that came from the information collected? (q's, comments you heard)	- Several respondents said that crossing Highway 3 was very dangerous. Especially at one intersection near Northfield Estates and the Dairy Queen towards the north side of town, the flashing pedestrian crossing lights are rarely respected by highway travelers. - Lighting along sidewalks is lacking in many areas across the city. The most repeated problem was a lack of lighting at the Dresden Hills Park specifically. Community members felt that they could not use the space in the evenings because of that. - Housing options are limited, especially for residents that rely on developments that accept ITIN numbers in place of SSN. The few places that do accept these charge high rent and are not maintained. Several residents mentioned cockroaches, falling walls, heating issues, and mold in the only housing available to them. - Housing Affordability was a common theme among participants. New housing developments that used TIF funding were not affordable to participants, stating a studio or 1 bedroom starting at \$1000/month. They also shared that the affordable housing options were not accessible due to obstacles such as requiring a SSN, paystubs when many families are paid in cash, and bank account information (which can't be attained without a SSN). - Need for more after school programs and youth support - Desires for recreation spaces where all ages can find things to do in close proximity (volleyball, play structure, picnic area, stage)
Did anything else stand out to you that you heard, observed, or learned?	Many participants live at Northfield Estates, a mobile home park. These folks reported several issues with accessibility to this park, as well as problems with general livability. Participants shared about a need for places and programming catered to teens where they can gather safely, such as volleyball courts or soccer fields. Additionally, this programming could help curb bullying that takes place.
To what extent do stakeholders support the goals and objectives of the project?	The participants seemed to be supportive of the work we were doing. The language barrier between ourselves and the participants made communication of this aspect difficult, though.
To what extent do stakeholders support the project outcomes?	N/A

What tools were used during this engagement process? (link any documents that describe an activity)	Marbles Activity Pinning areas on a map that residents thought should be prioritized for redevelopment/reinvestment Using sticker dots on a map to identify areas that are difficult to access (by walking, rolling, or driving) A board with general topics (Equity, Climate, Housing, Access, Mobility, etc) for people to comment on with post-it notes. The Economy section focused specifically on what kinds of small businesses residents would like to see.  Northfield Post-It Comments
Would you recommend attending this event again? Why?	Yes, lots of helpful information and resources were made available. People could talk to Growing Up Healthy staff and local hospital staff to gain support navigating health systems and finding the health support resources they need for their families - many of the staff spoke Spanish. Pizza was provided which was helpful since the event time overlapped with dinner time. With the event being located at a park, which attracted families with young kids, having a resource table to support early childhood education as well as a book mobile, offered age appropriate materials.
What improvements would you make??	Bringing materials in Spanish would be helpful in allowing folks to participate in a more streamlined manner. Providing resources for folks to follow up with feedback or stay up to date. Perhaps a QR code for follow up surveying/city's website on the Comprehensive 2045 plan, as well as contacts (phone numbers, emails) of people they can reach out to. Also, lots of mosquitos near the park - bring bug spray. Lastly, if engagement is taking place in the fall when the sun sets sooner, there is no lighting at the park.

Photos

Please send any event photos along with this summary to Denetrick at: powers@neoopartners.com. Thank you!

[Engagement Photos Link](#)

Jul 30, 2024 |

📅 Northfield Comprehensive Plan Update: Small Group Discus...

Attendees: Ted Jessup Denetrick Powers ezweifel@carleton.edu
joy.watson@ricecountymn.gov rohn@stolaf.edu ebailey@northfieldschools.org
janeb@northfieldchamber.com sara.folsted@ricecountymn.gov ~~Asnat Ghebremedhin~~
~~zoe@neoopartners.com~~ ~~lewis.christine@communityactioncenter.org~~
~~erin.perdu@stantec.com~~

Presentation

- Introductions (Attendees)
 - Denetrick Powers (NEOO - Co-founder, Director of Planning and Engagement)
 - Ted Jessup (NEOO - Planning and Engagement Intern)
 - Emery Bailey (Northfield - Housing Intern)
 - Matt Rohn (St Olaf - Retired Professor, longtime environmental activist)
 - Jane Bartho (Northfield Chamber - President and the Director of Tourism)
 - Erica Zweifel (Carleton College - Center for Community and Civic Engagement)
 - Sara Folsted (Rice County - County Administrator)
 - Joy Watson (Rice County - Director of Housing)
 - Erin Bailey (Northfield Public Schools)
- Project Overview
 - 2nd of 2 small group discussions
- Questions/comments about presentation
 - What do the letters represent on the Land Use / STEP map?
 - What is E1?
 - Neighborhood lacks parks and non-motorized vehicle connections
 - Viable for increased housing density via ADUs
 - On the transportation map, what do the green dotted lines represent?
 - Gaps in the network for bike and pedestrian travel
 - 600-800 new units in the next 5 years... Are those rentals or single homes?
 - Where is the mention of climate impacts? Is it built into each section, or does it have its own section?
 - Climate will have its own section in the final comprehensive plan. There will also be a standalone Climate Action Plan.
 - How are you factoring in flooding with higher frequency and intensity?
 - There are areas marked for higher investment that are directly in a floodplain. Why?
 - T1, T2, downtown historic district
 - Overlay with 10 year and 100 year floodplain map and lots of problems will emerge

- Is the comprehensive plan anticipating changes in flood insurance rates and accessibility for property owners?
- There is a perceived increase in non-profit employment rather than taxable industries. How are we planning to deal with that in order to increase our tax base?
 - Education and other non-profits have actually been dropping employment compared to for-profit, taxable industries.
- How are we planning to merge our plans for the increase in housing and increase in transportation accessibility?
- How are we incentivizing mixed-use development in Northfield?
 - There are a lot of empty upper floors in existing mixed-use properties.
 - Conversion is not affordable because the buildings are from the 1880s, but they would be very viable.
- “Out of the 18 communities my company builds in, Northfield is the most difficult.” - from a conversation between a commercial/residential developer and Jane Bartho
- From the county: What policies might be preventing increased density?
 - Northfield should review their internal processes to be more efficient.
 - Costs of construction are much higher in Northfield due to policy (policy not specified).
- Focus on communication strategies in the comprehensive plan.
- How do we increase engagement from young parents?
 - There is no child care offered by city for engagement meetings...

Discussion

- STEP Analysis
 - Do the priority areas match your own expectations for redevelopment and reinvestment in Northfield?
 - **Note the floodplain issue mentioned above by multiple participants.**
 - Yes, and... There are small parcels that can be redeveloped that the consultant should not lose sight of by doing large swaths of STEP areas.
 - Specifically not losing sight of neighborhood-serving commercial (Ole Store, hair salons)
 - Its hard to imagine what is meant by “Transform”, but not surprised by what is assigned to each section.
 - Allowing for mixed-use developments, especially for things like grocery stores, is crucial.
 - Tell us what interventions are necessary for both private development and in the public realm to revitalize these areas.
 - See notes in above question
- Economic Development

- What barriers have prevented you from gaining employment in the City of Northfield? Outside of Northfield?
 - Childcare access is a huge barrier, especially for infants and toddlers. Cost is less than the metro, but the availability is very minimal.
 - High-speed internet is not very accessible, especially for the type of workers that Northfield could be catering to.
 - Childcare is not factored into the comprehensive plan very much at all.
- What bridges (skills, connections or other) have supported you in gaining employment in the City of Northfield?
- What types of small businesses are missing from the City of Northfield? + What kinds of neighborhood-serving businesses are missing in the City of Northfield?
 - Childcare for infants and toddlers is missing.
 - Indoor child space (YMCA-style) that parents could utilize during winter months.
 - Childrens' museum (science, history)
 - There's been a loss of reuse and repair businesses in Northfield over the last few decades.
 - Pair with technical schools mentioned in several engagements??
 - Chamber is working with school districts to include technical programs, but there is extremely limited funding for starting such a program.
 - Parks!!!
 - Splash pads added in to parks, for climate concerns
- What are some of the challenges for entrepreneurs in Northfield?
 - Northfield has not advertised their Green Step climate action well enough. They should be bringing that synergy together to attract more businesses.
- How can the City of Northfield support small businesses and entrepreneurs?
 -
- Housing
 - What strategies should we consider to increase housing options in Northfield, particularly for a variety of incomes?
 - Inclusive zoning being built into your zoning and permitting process
 - Certain percentage of units have to be affordable or accept a voucher, or you have to put money into an affordable housing fund
 - TIF deals to increase affordable housing
 - Support for inclusive zoning being added into the zoning and permitting process. TIF is not affordable for a small town like

Northfield in the long-term. There is also not a strong process for regulating TIFF housing.

- TIFF allows the city to enforce energy efficiency standards to a degree higher than the state, which helps the city avoid future problems with climate change mitigation.
- Upfront cost of our environmental goals being mitigated for low-income residents
 - End of natural gas by 2050 (MN state precedent)
 - Solar is difficult to access because of the high upfront cost
- Lack of training for a local workforce that is skilled in carpentry, construction, electrical, plumbing
 - Ties back to decrease in reuse and repair culture
- What roles can community organizations and advocacy groups play in addressing the housing issues identified in the study?
 -
- How might public-private partnerships be leveraged to create more affordable housing options?
 - When the community orgs and advocates come together to strategize, developers are not at the table. There is a disconnect between who can move the work forward and who is actually having the conversations.
 - Convened by the Strive Together network
 - Follow-up on the HillCrest Model. Where do we go from here? What are the next steps to make this keep happening?
 - If the city moves forward with Amaeus Church development, it will need to readjust the city zoning codes and policies instead of wasting time on the variance process (see HillCrest).
- Transportation
 - Which of the following should the City of Northfield prioritize in their transportation investments and why?
 - a. Pedestrian infrastructure, like sidewalks and trails (1
 - b. Bike infrastructure like protected bike lanes (1
 - c. Mixed use development (destinations closer to where people live) (3
 - d. Parking management strategies (pricing, time restrictions, permit programs, etc) (
 - HWY 3 is the biggest issue
 - There's almost no lights on several streets
 - Increase access and connectivity of existing bikeways and the transit hub
 - Lowest cost solution to many of these problems would be a city-wide decreased speed limit.

- Decreasing clutter of signs and paint that accommodate bike lanes, just make the streets safer to bike on as they are.
- Food shelf at CAC
 - Not realistic for bike
 - People tend to walk from their communities on the north end of town
- Many students are staying on or near campus during the summer, but food services are not available on campus during the summer
- Parking ramp possibly beneficial, but parking management in general is not good for the downtown historic preservation
- Consistency is necessary for painted bike lanes
- Transit hub is a fantastic idea
- 5,000 of population commute from TC at least 4 times per year. Potentially more.

Jul 16, 2024 |

📅 Northfield Comprehensive Plan Update: Small Group Discus...

Attendees: Ted Jessup Denetrick Powers christis@stolaf.edu peggyp@smifoundation.org
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thilsabeck@mccdmn.org ~~e.bailey@northfieldschools.org~~ ~~erin.perdu@stantec.com~~

Presentation

- Introductions (Attendees)
 - Denetrick Powers (NEOO)
 - Ted Jessup (NEOO)
 - Mikayla Schmidt (City of Northfield, City Planner)
 - Sian Christie (St Olaf, Business and Management Professor)
 - Sinda Nichols (Carleton College, ...)
 - Tyler Hilsabeck (MCCD, ...)
 - Mathias Hughey (City of Northfield, Associate City Planner)
 - Peggy Paul (Southern Minnesota Initiative Foundation, ...)
- Project Overview
 - 1st of 2 small group discussions
 - Next will be on July 30th
 - Upcoming Events
 - Third Thursdays on July 18
 - Crazy Daze on July 25
- Questions about presentation
 - What are the intentions with the growth areas? Specifically the circles?
 - Is there variation in the S1 Section of the STEP Land Use map? Why is that?

Discussion

- STEP Analysis
 - Do the priority areas match your own expectations for redevelopment and reinvestment in Northfield?
 - Is T4 where the hospital is?
 - The little green box is the hospital, the rest is an annexed area called the Northwest Development Area
 - What is meant by each of the terms in STEP? The lack of clarity makes participants unable to make any determinations.
 - What is happening in the S1 area?
 - That neighborhood lacks curb, gutter, and sidewalks.
 - Noted for NOAH preservation
 - What is in S2? What does Strengthen mean in this area?
 - What happens in the St Olaf properties there?

- Tell us what interventions are necessary for both private development and in the public realm to revitalize these areas.
 - Need a broader tax base to afford all these aspirations that we have. Part of the equation is that we have colleges and hospitals, which are non-profits that do not contribute to the tax base.
 - Most of the typical comments or concerns in Northfield are that the building permit processes are bureaucratic. Need to cut down on bureaucracy and increase incentives in order to increase the tax base for these changes.
 - Utilize the universities and the outgoing students.
 - Solid cultural center that should be used as a potential draw for people to move to Northfield.
- Economic Development
 - What barriers have prevented you from gaining employment in the City of Northfield? Outside of Northfield?
 - People have jobs in Northfield, but can't afford to live there. Which means there are a lot of people commuting from MSP to work at Carleton.
 - Needs investment in the trades at the public schools in Northfield. Lots of expectations to go to university. Sister towns are doing a better job of that than Northfield.
 - Small town nearby has a college that teaches students how to build guitars. Very niche, but the niche draws in students from all over.
 - Increasing focus on Ag-related jobs
 - Very difficult to find office space for folks who are self employed.
 - Could use more physical spaces for entrepreneurs; or some coworking spaces
 - St Peter, MN is doing well at increasing diversity (Northfield should follow suit)
 - What bridges (skills, connections or other) have supported you in gaining employment in the City of Northfield?
 - Most people at the universities are drawn to Northfield because they got jobs at the universities.
 - 1 respondent moved here because family had moved here previously. Anticipated having to commute to MSP, but got job at the City.
 - What types of small businesses are missing from the City of Northfield? + What kinds of neighborhood-serving businesses are missing in the City of Northfield?
 - Why aren't there businesses more geared towards college students?
 - Struck by why we don't have restaurants, but specifically why we don't have satellite restaurants from MSP (Lu's Sandwiches for example)

- More diverse food options for the international student community
 - Ole Store? More opportunity for things like that
 - Situating small businesses within residential areas
 - What are some the challenges for entrepreneurs in Northfield?
 - Access to capital is the largest challenge for new businesses
 - Understanding loan processes and bank language
 - Access to commercial kitchens is minimal
 - Example of Jonny Pops business coming from commercial kitchen access at St Olaf
 - How can the City of Northfield support small businesses and entrepreneurs?
 - Technical assistance
- Housing
 - What strategies should we consider to increase housing options in Northfield, particularly for a variety of incomes?
 - Minimal housing that is affordable.
 - Lack of entry-level housing options for employees at the universities.
 - Life in Northfield is more walkable than it is in Minneapolis.
 - Could do a better job of selling the walkability of Northfield, using infill housing and increased density to support that and add housing
 - Are students leaving Northfield immediately after graduation? (NEOO insert)
 - People don't really have an intention of staying in Northfield.
 - Those who do want to stay are unable to find a place to rent that isn't student housing.
 - MSP is one of the best places in the country for new graduates, so many people are just drawn up to the Metro.
 - Older generations often went to college in Northfield.
 - What role can community organizations and advocacy groups play in addressing the housing issues identified in the study?
 - Increasing education about density options
 - Is it socioeconomic bias or character change worries? (NEOO)
 - Fear of what kind of people live in rentals. 8-plex next to a single family homes is going to look bad. Fear of difference.
 - "We don't want to be Lakeville" (sprawling, 3 car garage, 80s and 90s design)
 - How might public-private partnerships be leveraged to create more affordable housing options?
 - Possibility of intergenerational housing with college students and senior citizens
- Transportation

- Which of the following should the City of Northfield prioritize in their transportation investments and why?
 - e. Pedestrian infrastructure, like sidewalks and trails (2)
 - f. Bike infrastructure like protected bike lanes (1)
 - g. Mixed use development (destinations closer to where people live) (2)
 - h. Parking management strategies (pricing, time restrictions, permit programs, etc) (1)
 - Bike lanes have become a very bad word in Northfield. Almost a conspiracy theory around how much bike lanes cost. One person recommended not using bike lanes in public engagement language.
 - Bike lanes are always controversial
- What destinations are inaccessible to you or difficult to get to in Northfield?
 - Cub Food and Target difficult to access unless you have a car
 - Credit Union in south part of town
 - Dundas Dome, YMCA, Dukes games, Aldi
 - Crossing Highway 3 is extremely dangerous
 - Difficulty getting to the Twin Cities and to MSP airport from Northfield

Engagement Event Summary Template

Please fill out and send to powers@neoopartners.com within **72 hours** of the event. Thank you!

Lead team member	Denetrick Powers
Event Name:	Third Thursdays
Event Date:	Thursday, July 18th, 2024
Event Location:	Downtown Northfield, MN (Division St)
Estimated # of participants::	30-40
How the event was promoted:	Event organized by Friends of Downtown Northfield.

Event Summary

What was the tone/mood of participants?	Participants approached the tent with curiosity and showed excitement at the prospect of having input on the comprehensive plan. The event overall was very laid back with live music and local vendors, so the mood was already quite relaxed and happy.
What original ideas or assumptions have been proven to be true?	N/A
To what extent were historically underrepresented populations represented during the process?	There were quite a few (~10) senior residents of Northfield who stopped by. They cited needs for greater housing affordability and mobility support. Compared to past engagements, there was a very limited number of Spanish-speaking or immigrant households represented at the Third Thursday event.
What new relationships were built during this engagement?	We had two conversations with an organizer (Derek Meyers) for the Third Thursdays event, who also owns a brewery further south on Division St. More broadly, participants seemed excited that we would be continuing to show up to future Northfield summer events and that the engagement process is ongoing.
If you collected demographic information, please add here: *Take a photo of the demographic information collected and include at the bottom of the page or include as email attachment.	N/A

What were the common themes that came from the information collected? (q's, comments you heard)	- Residents are looking for a wider variety of housing stock at a more affordable price. Specifically, the focus was on affordable apartments, condos, and small starter homes. Mixed-use development was on the minds of residents before they even read through all of our materials. - More small business spaces and incubator areas were requested - MN3 is a significant barrier to mobility. Many residents talked about the highway physically cutting off the northwest section of town from the rest.
Did anything else stand out to you that you heard, observed, or learned?	- One participant had complaints about the protected bike lanes with concrete curbs on Maple St, citing difficulties turning as both a pedestrian and a cyclist.
To what extent do stakeholders support the goals and objectives of the project?	
To what extent do stakeholders support the project outcomes?	N/A

What tools were used during this engagement process? (link any documents that describe an activity)	Marbles Activity Using sticker dots on a map to identify areas that are difficult to access (by walking, rolling, or driving) A board with general topics (Equity, Climate, Housing, Access, Mobility, etc) for people to comment on with post-it notes. The Economy section focused specifically on what kinds of small businesses residents would like to see. 📌 Northfield Post-It Comments
Would you recommend attending this event again? Why?	We would recommend attending this event again. Our tabling gave residents something interactive to do while they were relaxing. Most other tables were focused on sales, so we stood out and drew several people in. The Third Thursday event drew in people of all ages and abilities and was centrally located, which are all very important to representative engagements.
What improvements would you make??	Our marble activity asking participants to prioritize areas of funding requires more detailed explanation and oversight from NEOO staff. This led to the activity being underutilized or misused. We should reconsider how we use this tool, or if we should continue using it at these events.



Photos

*Please send any event photos along with this summary to Denetrick at: **powers@neoopartners.com**.*

Thank you!

Engagement Event Summary Template

Please fill out and send to powers@neoopartners.com within **72 hours** of the event. Thank you!

Lead team member	Denetrick Powers
Event Name:	Crazy Daze
Event Date:	Thursday, July 25, 2024
Event Location:	Northfield Public Library
Estimated # of participants::	10-15
How the event was promoted:	The city had information on our presentation at their booth on the main street of Crazy Daze, which sent people to see us in the Library.

Event Summary

What was the tone/mood of participants?	Participants were mostly semi-interested or apathetic towards the plan updates. The most engaged stated that they had been active in the comprehensive planning already.
What original ideas or assumptions have been proven to be true?	
To what extent were historically underrepresented populations represented during the process?	More senior participants than at previous events.
What new relationships were built during this engagement?	NA
If you collected demographic information, please add here: *Take a photo of the demographic information collected and include at the bottom of the page or include as email attachment.	NA
What were the common themes that came from the information collected? (q's, comments you heard)	- People were concerned with decisions being made around cyclist accommodations. Specifically, there were a few repeated complaints about the curb/concrete separated bike lanes on Maple St. - One participant felt that the city was being used as an experiment for several different kinds of bikeways. He cited 3-4 different kinds of markings for bike lanes that he has come across within city limits, saying it is very confusing for both drivers and cyclists.

	- There was mention of one bike lane being marked by a double yellow line, which was causing drivers to try to drive in the bike lane after making a right turn onto that street - There were some concerns about the clearing of trees to make way for the bike path on the east side of town - Three residents wanted the city to focus on higher density rather than sprawling/winding suburb style developments. One person supported the idea of rezoning to allow for multiple small, single-family homes to be built on a single lot (he believed this would increase housing availability and affordability for young families w/o changing the character of historic Northfield.
Did anything else stand out to you that you heard, observed, or learned?	- Older residents said they weren't too concerned with participating as they didn't anticipate living to 2045. - This should be addressed, as many comments had to do with accessibility for the elderly and disabled. - Some residents were confused about the timeline for the comprehensive plan, saying that they felt like it had been going on for several years now.
To what extent do stakeholders support the goals and objectives of the project?	NA
To what extent do stakeholders support the project outcomes?	N/A

What tools were used during this engagement process? (link any documents that describe an activity)	Marbles Activity (changed to 1 marble per person instead of 3) Using sticker dots on a map to identify areas that are difficult to access (by walking, rolling, or driving) A board with general topics (Equity, Climate, Housing, Access, Mobility, etc) for people to comment on with post-it notes. The Economy section focused specifically on what kinds of small businesses residents would like to see.  Northfield Post-It Comments
Would you recommend attending this event again? Why?	Crazy Daze seemed busy and brought in a lot of people, but the library was not high traffic. Those that came through the library largely did not want to engage with us for very long. If we attend Crazy Daze again, it would be more beneficial to get a space on the main road with other booths.



What improvements would you make??	Change of location is the primary change to make for this event in the future.
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Photos

*Please send any event photos along with this summary to Denetrick at: **powers@neoopartners.com**.*

Thank you!