

From: [Amy Goerwitz](#)
To: [Mikayla Schmidt](#)
Subject: DENY NC-F zoning amendment for 1000 Division Street
Date: Wednesday, June 07, 2023 2:51:44 PM

CAUTION: This email originated from outside of the organization.

Dear Northfield Planning Commission Members,

I live just a block west of 1000 Division Street and recently received a Public Hearing Notice about the possibility of a NC-F zoning map amendment for that property.

While in general I agree that improving the property is a good idea and I have no problem with higher-density housing near me, I am concerned that the Neighborhood Center Floating District (NC-F) zoning does not have a minimum parking requirement, meaning that any new housing could be built without any onsite parking, requiring its residents to park on the street.

1000 Division Street is located on the southwest corner of Division and Woodley Streets, one of the busiest residential intersections in town, where the main north-south artery (Division) meets the main east-west artery (Woodley). It is also the intersection where Highway 246 makes a 90 degree turn, and as such sees a lot of commercial traffic including all the large farm equipment being rented from the Minnesota Ag Group and Minnesota Machinery Co (both on Highway 3 north of town) by many farmers south of town.

Additionally, many Northfield School District parents use this intersection multiple times a day when dropping off and picking up their kids from the three nearby schools on Division Street South and it is part of a key route to the high school that is used by many of our town's newest and least experienced drivers, our high school students.

I have lived on Woodley Street for 21 years now and walk or drive by this intersection several times every day. If this property is developed without onsite parking, it will create the following issues--

- ***Make the intersection less safe for drivers***—Parked cars will effectively narrow the roadways, making it more difficult to maneuver on them. While parking is technically legal on Woodley Street, most people intuitively will not park on this street. For example, without me telling them what to do, when guests visit me they will either park in my driveway or around the corner on a side street. People are often surprised to learn that it is okay to park on Woodley Street.
- ***Reduce visibility at the intersection***—Cars parked near the intersection will block sight lines for turning cars and pedestrians, and will also make it more difficult for trucks and other large vehicles to turn.
- ***Make Woodley and Division streets even less safe for bicycles***—Most cyclists already avoid Woodley and Division Streets as much as possible because of the number of cars on them and the speed that the cars are driving, and neighborhood children are told to bike on the sidewalk if they absolutely have to bike on Woodley. The more cars there are parked on Woodley and Division Street, the more obstacles there will be for cyclists to go around and the higher chance that a car door might open in front of them or a car pulls out unexpectedly.
- ***Block neighbors' curb space***—Depending on the number of units in the new development, there may not be enough curb space to fit the residents' cars along the 1000 Division Street property lines. Right now there is room for 6-8 cars parked on the

street by the property. Any additional cars, either from the residents or their guests, will spill over onto neighbors' front curbs, making it more difficult for the neighbors to get in and out of their own driveways and onto the busy street.

Since my understanding is that there is no way to add any conditions or stipulations to a NC-F zone designation, I respectfully request that you deny this amendment. If a developer is allowed to build without providing onsite parking, it will narrow a vital Northfield intersection and make our town less safe for everyone. Please keep our town safe.

Thank you,

Amy Goerwitz