



## MEMORANDUM

DATE: December 18, 2025

To: Planning Commission

CC: Mathias Hughey, Associate City Planner

From: Mikayla Schmidt, City Planner/Interim Community Development Director

RE: "Supplemental Agenda Background Memo" for December 18, 2025 No. 1.

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### **Summary Report:**

The following is an update on agenda items as supplemental background agenda information.

Item #2. Updated PowerPoint for the Proposed Text Amendments to 5.2.6 Parks, Trails and Open Space Dedication in Chapter 34 – Land Development Code.



## Strategy 1: Implement blue-green infrastructure planning and natural asset management

Northfield integrates blue-green infrastructure and other natural asset management into land use planning, capital improvements, and infrastructure decisions.

### Guiding values



### Outcome

1. Northfield integrates blue-green infrastructure into land use planning, capital improvements, and infrastructure decisions.
2. Northfield evaluates public land management practices (parks, open space, public right-of-way, public buildings) to identify natural assets and plan how to manage, plant and improve these areas to infiltrate stormwater, improve habitat, mitigate climate threats and increase climate resilience.
3. Northfield establishes a timeline and interim goals to implement the REAP, Meadows Park plan, and Greenway Corridors plan to preserve natural assets, create a system of green and blue infrastructure, and build long-term management of natural systems into city plans.

### Actions

1. Require planting native plants on public land to reduce area of turf grass, increase stormwater infiltration, and improve habitat.
2. Continue planning to remove the Ames Mill Dam, improve Cannon River water quality, and expand recreational use of the river for community and economic development benefits.
3. Use the strategic planning process to identify near term goals, metrics and actions for REAP, Greenways Corridor plan, and integrated blue-green infrastructure plan.
4. Work with Xcel Energy and other utilities to strategically bury power lines to eliminate aggressive tree trimming and improve the health and appearance of boulevard trees.

## STRATEGIC PLAN SUMMARY 2025-2028 City of Northfield

Strategic Priority	Desired Outcome	Key Outcome Indicator	Target	Strategic Initiatives
<b>Improve Financial Strength</b>  <i>A financially responsible organization</i>	Increased Commercial-Industrial tax base	- Net new C/I Valuation - C/I Permit Valuation (new)	- \$50M net increase-C/I valuation 2025-2028 - \$50M net increase-C/I permit valuation 2025-2028	a) Develop and implement Northwest Area Shovel Ready and Recruitment Plan b) Strategies to develop high potential CI properties c) Create a Revenue Diversification Program (new & updates) d) Implement a coordinated 2-year Budget and Aligned Financial Management Plan e) 5-year Financial Management Alignment with Service Level Strategy.
	Increased revenue diversification	Change in \$ value of new non-tax/non-intergovernmental revenue	10% increase in non-tax/non-intergovernmental revenue 2025-2028	
	Taxation responsive to community needs & expectations	- Annual tax levy - Annual tax rate	Tax levy at or below ___% over Estimated Market Value (EMV) growth	
<b>Increase Housing Availability</b>  <i>Addressing the City's affordable housing needs</i>	Expanded availability of single-family housing	# of single-family housing units added annually	Add 50 single-family homes annually through 12/2028	a) Develop and implement single-family home expansion strategy & recruitment plan b) Implement new and existing housing stabilization programs c) Create a strategy to reduce homeownership disparity d) Create development subsidy standards and policy e) Create a plan for publicly owned high priority redevelopment sites
	Expanded availability of multi-family housing	# of multi-family housing units added annually	Add 50 multi-family homes annually through 12/2028	
	Preservation of housing quality and affordability	- # of Naturally Occurring Affordable Housing (NOAH) units preserved	30 NOAH units preserved/rehabbed by end 2028	
<b>Achieve Infrastructure Sustainability</b>  <i>Infrastructure that supports community needs</i>	A flood resistant community	- Flood plan adoption - Flood plan implementation	Flood plan fully implemented by 2028	a) Implement downtown flood improvements b) Implement neighborhood flood improvements c) Implement City-wide pedestrian crossing improvement plan d) Create Pedestrian and Biking Crossing Improvement Plan for TH-3 e) Create a safe street for all plan f) Create a dam removal strategy
	Improved pedestrian safety	- #_ of upgraded pedestrian crossings installed - #_ of pedestrian plan improvements completed	- 10 new pedestrian crossings installed 2025-2028 - TH3 pedestrian & biking plan improvements completed by 12/2028 - Safe Streets for All Plan complete 12/2028	
	Dam-free river	Dam removal decision	Dam removal completed by 12/2029	
<b>Enhance Service Delivery</b>  <i>A community that cares about its residents</i>	Capacity to meet desired service levels	# of capacity improvements implemented	Full implementation of critical capacity-building measures across Administrative Services, PD, and Streets & Parks by 2028	a) Identify long-term service delivery needs b) Defined service levels in core services c) Review & update Communications Plan d) Develop a survey framework e) Create a downtown managed parking plan
	Community input guides service improvements	Completion of a city-wide quality of life survey	Conduct a city-wide community survey every other year starting in 2026	
	Downtown parking needs are met	- Managed parking plan adoption - Parking need assessment	Comprehensive downtown managed parking solution in place by 12/2026	





# Northfield Parks & Recreation CIP Study

City of Northfield, MN | December 2022

## THE 2020 RIVERFRONT ENHANCEMENT ACTION PLAN

# NORTHFIELD'S CANNON RIVER REGIONAL PARK EXPERIENCE



### ESTABLISH

ESTABLISH NORTHFIELD'S CANNON RIVER REGIONAL PARK



Investment in the form of creating a comprehensive opportunity to establish a new regional park experience along the Cannon River. The plan will include an extensive trail network and recreational amenities, including picnic tables, playground equipment, and a new amphitheater. The project will be completed in phases over a 10-year period.

1

### 2 ENHANCE - ACTIVATE YOUR RIVERFRONT PARKS

Investment in the form of activating and enhancing existing parks along the Cannon River. The plan will include an extensive trail network and recreational amenities, including picnic tables, playground equipment, and a new amphitheater. The project will be completed in phases over a 10-year period.



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2

### COMPLETE

COMPLETE YOUR LOCAL + REGIONAL TRAIL SYSTEM



Investment in the form of completing the local and regional trail system. The plan will include an extensive trail network and recreational amenities, including picnic tables, playground equipment, and a new amphitheater. The project will be completed in phases over a 10-year period.

3

### 4 EXPLORE AMES MILL DAM RECONSTRUCTION OPTIONS

Investment in the form of exploring reconstruction options for the Ames Mill Dam. The plan will include an extensive trail network and recreational amenities, including picnic tables, playground equipment, and a new amphitheater. The project will be completed in phases over a 10-year period.



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4

### PROMOTE

PROMOTE ECONOMIC DEVELOPMENT + TOURISM OPPORTUNITIES



Investment in the form of promoting economic development and tourism opportunities. The plan will include an extensive trail network and recreational amenities, including picnic tables, playground equipment, and a new amphitheater. The project will be completed in phases over a 10-year period.

5

JLG Architects  
1000 West 8th Street, 8th Floor  
Northfield, MN 55401

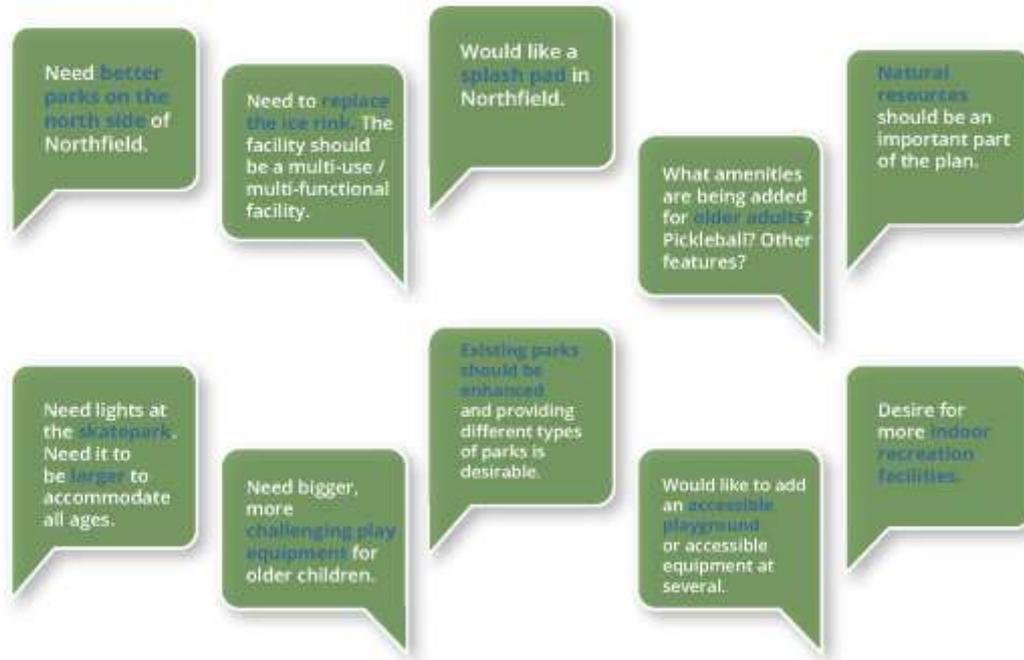


Damon Farber  
1000 West 8th Street, Suite 7050  
Northfield, MN 55415



INVESTING IN NORTHFIELD PUBLIC PLACES  
match vision + CIP phasing + available funding

FIGURE 3: COMMUNITY FEEDBACK



COMMUNITY EVENTS - WHAT WE HEARD

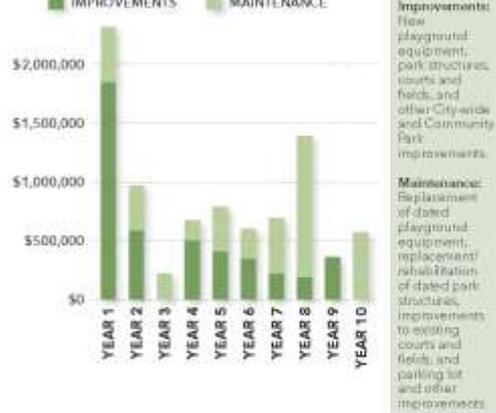
Common themes that were heard at the community engagement events included those highlighted at left.



Community Open House at Icefall Pond on September 26, 2022

CIP AT A GLANCE

PARKS 10 YEAR OUTLOOK



RIVERFRONT ENHANCEMENT ACTION PLAN 10 YEAR OUTLOOK



OVERALL PLAN SPENDING SUMMARY

10 YEAR TOTAL  
**\$77,177,150**  
10 YEAR AVERAGE  
**\$7,717,715**

SPENDING SUMMARY BREAKDOWN

PARK IMPROVEMENTS  
10 YEAR TOTAL  
**\$4,481,500**

PARKS MAINTENANCE  
10 YEAR TOTAL  
**\$4,103,500**

RIVERFRONT ENHANCED ACTION PLAN IMPROVEMENTS  
10 YEAR TOTAL  
**\$15,819,500**

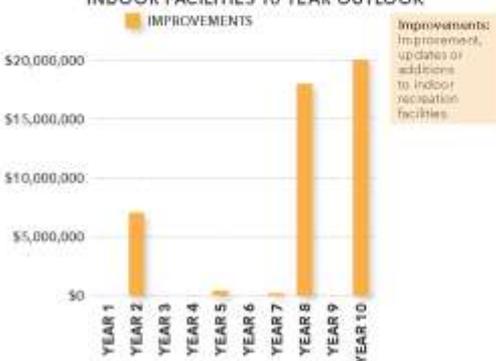
RIVERFRONT ENHANCED ACTION PLAN MAINTENANCE  
10 YEAR TOTAL  
**\$3,348,000**

INDOOR FACILITIES  
10 YEAR TOTAL  
**\$45,375,000**

TRAIL IMPROVEMENTS  
10 YEAR TOTAL  
**\$2,578,000**

TRAIL MAINTENANCE  
10 YEAR TOTAL  
**\$1,471,650**

INDOOR FACILITIES 10 YEAR OUTLOOK



TRAILS 10 YEAR OUTLOOK



CIP AT A GLANCE

The infographics on this page break down the annual expenditures over the next 10 years in seven major categories:

- Park Maintenance (light green bars)
- Park Improvements (dark green bars)
- Riverfront Enhancement Maintenance (light blue bars)
- Riverfront Enhancement Improvements (dark blue bars)
- Pool/Indoor Facility Improvements (yellow bars)
- Trail Maintenance (light red bars)
- Trail Improvements (dark red bars)

A brief summary of items included and total costs are also provided.

FIVE-YEAR AND TEN-YEAR SUMMARY TOTALS

The spending summary for years 1 - 5, shows a higher investment in park and trail maintenance and improvements along with the Riverfront Enhancement Action Plan. Indoor facility investments are higher in later years due to the timeframe needed to conduct studies and design along with funding.

Years 1 - 5 Breakdown:	
Trails Maintenance & Improvements	\$2,420,210
Parks Maintenance & Improvements	\$4,969,000
Riverfront Enhancement Action Plan	\$13,188,500
Indoor Facilities	\$7,300,000
<b>Years 1 - 5 Total</b>	<b>\$27,877,710</b>

Years 6 - 10 Breakdown:	
Trails Maintenance & Improvements	\$1,629,440
Parks Maintenance & Improvements	\$3,616,000
Riverfront Enhancement Action Plan	\$5,979,000
Indoor Facilities	\$38,075,000
<b>Years 6 - 10 Total</b>	<b>\$48,299,440</b>

Additional detail is provided on the following pages.

# 2026-2030

## Capital Improvement Plan



Source	Project #	Priority	2026	2027	2028	2029	2030	Total
Replace acoustic ceiling tiles	NCRC-2026-003	2		75,000				75,000
Replace FiftyNorth entry and lobby carpet	NCRC-2025-03	3		21,000				21,000
Replace Pool Deck	NCRC-2525-02	3		34,000				34,000
Replace VCT tile	NCRC-2024-05	2		65,000				65,000
<b>NCRC Fund Total</b>			<b>0</b>	<b>879,000</b>	<b>171,000</b>	<b>154,000</b>	<b>1,246,000</b>	<b>2,450,000</b>

### Other

Mill Towns Trail-Prairie Street to Woodley Street	E-2026-005	1	750,000					750,000
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	E-2026-007	2	1,900,000					1,900,000
TH 19 Trail	E-2028-004	1			1,250,387			1,250,387
<b>Other Total</b>			<b>2,650,000</b>	<b>0</b>	<b>1,250,387</b>	<b>0</b>	<b>0</b>	<b>3,900,387</b>

### Park Fund

Central Park Playground Replacement	P-2026-002	2	185,000					185,000
Dresden Hill Park Playground Replacement	P-2026-001	2	300,000					300,000
Heritage Park Playground Replacement	P-2028-001	2			285,000			285,000
Oddfellows Park Playground & Gazebo Replacement	P-2027-001	2		415,000				415,000
Riverside Lions (7th St) Playground Replacement	P-2025-001	2	450,000					450,000
Riverside Lions (8th St) Playground Replacement	P-2029-002	2				200,000		200,000
Riverside Pickleball Court Fence	P-2026-005	3	40,000					40,000
Sechler Park Trail (MTST)	E-2026-011	2	100,000					100,000
Sibley Swale Park Improvements	P-2027-003	2		500,000				500,000
Tyler Park Playground Replacement	P-2029-001	2				175,000		175,000
Washington Park Playground Replacement	P-2028-002	2			217,500			217,500
Way Park Playground Replacement	P-2030-001	2					250,000	250,000
<b>Park Fund Total</b>			<b>1,075,000</b>	<b>915,000</b>	<b>502,500</b>	<b>375,000</b>	<b>250,000</b>	<b>3,117,500</b>

### Revenue Bond

Meter Replacement	W-2027-001	2		3,900,000				3,900,000
NW Area Water Tower	W-2026-001	2	3,000,000					3,000,000
<b>Revenue Bond Total</b>			<b>3,000,000</b>	<b>3,900,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,900,000</b>

### Rice County

Armstrong Road Reconstruction	E-2028-008	2			723,374			723,374
<b>Rice County Total</b>			<b>0</b>	<b>0</b>	<b>723,374</b>	<b>0</b>	<b>0</b>	<b>723,374</b>

### Stormwater Fund

2026 Mill and Overlay Project	E-2026-001	2	63,170					63,170
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# DIRECTED TO EXPLORE OPTIONS FOR PROJECT FUNDING

## NORTHFIELD CAPITAL IMPROVEMENTS PLAN

City of Northfield Capital Improvement Plan for Parks, Open Space, Trails and Recreation Facilities

**PRIORITY INITIATIVES**

Location or Area	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
<b>RIVERFRONT PARK MAINTENANCE</b>											
Replacement of dated playground equipment to serve a wider age range and address accessibility											
Thameside Lakes (planned) 11	\$ 300,000										\$ 300,000
Thameside Lakes (planned) 11											\$ 300,000
Replacement/stabilization of dated park structures (gazebos, pavilions or warming houses)											
Northfield Harbor, 20th Street, ADA				\$ 1,080,000							\$ 1,080,000
Northfield Aquatics replacement				\$ 115,000							\$ 115,000
Improvements to existing courts, fields and parks (baseball/softball, soccer, football)											
Northfield outdoor park / lights by 1st Avenue				\$ 850,000							\$ 850,000
<b>Lighting and other improvements</b>											
Thameside Lakes trail lighting				\$ 290,000							\$ 290,000
Northfield Parking lot Maintenance				\$ 800,000							\$ 800,000
Northfield Baseball Spectator deck				\$ 32,000			\$ 32,000		\$ 32,000		\$ 96,000
Northfield replace field lights with LED				\$ 140,000			\$ 140,000		\$ 140,000		\$ 280,000
<b>Total investment by year</b>	<b>\$ 880,000</b>	<b>\$ -</b>	<b>\$ 182,000</b>	<b>\$ 1,472,000</b>	<b>\$ 1,032,000</b>	<b>\$ -</b>	<b>\$ 182,000</b>	<b>\$ -</b>	<b>\$ 882,000</b>	<b>\$ -</b>	<b>\$ 3,448,000</b>
<b>RIVERFRONT ENHANCEMENT ACTION PLAN PARK IMPROVEMENTS</b>											
Implement Riverfront Enhancement Action Plan											
Northfield Square Phase 1 - Design	\$ 300,000										\$ 300,000
Northfield Square Phase 2 - Construct		\$ 4,000,000									\$ 4,000,000
Green Park implementation (1)				\$ 1,117,000							\$ 1,117,000
Public Park implementation (2)							\$ 4,313,000				\$ 4,313,000
Thameside Lakes Plaza Street/Recreation	\$ 1,000,000										\$ 1,000,000
Thameside Lakes Splash Pad	\$ 1,000,000										\$ 1,000,000
Thameside Lakes Plaza implementation (3)							\$ 287,500				\$ 287,500
Northfield Phase 1 implementation (4)				\$ 3,500,000							\$ 3,500,000
Northfield Phase 2 implementation (5)							\$ 1,825,000				\$ 1,825,000
<b>Total investment by year</b>	<b>\$ 2,300,000</b>	<b>\$ 4,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 1,117,000</b>	<b>\$ 297,500</b>	<b>\$ 4,313,000</b>	<b>\$ -</b>	<b>\$ 5,409,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,937,500</b>

FIND WAYS TO INTEGRATE PARK IMPROVEMENTS WITH OTHER CITY PROJECTS/BUDGETS SUCH AS STREETS, UTILITIES, SIGNAGE, LIGHTING, PUBLIC ART, RIVER ECOLOGY, AND OTHERS.

**AND  
AGGRESSIVELY  
PURSUE ALL  
CO-FUNDING  
OPTIONS**

## VARIOUS PARK + TRAIL FUNDING GRANTS

PARK + TRAIL DEDICATION FEES

LOCAL OPTION SALES TAX

PHILANTHROPIC GIVING

ADVOCACY PARTNER INITIATIVES

VOLUNTEER EVENTS + FUNDRAISERS

## NORTHFIELD PROJECT FUNDING – potential sources research

City Staff Initiative begun in April 2025

## FOCUS OF THIS PRESENTATION + DISCUSSION

Consider revising current Northfield park and trail dedication fees

## NORTHFIELD PARK PROJECT FUNDING

exploring potential funding sources

## Section 2: Statute and Case Law

### **STATUTORY LAW - MINNESOTA STATUTES SECTION 462.358**

The enabling legislation permitting municipalities to require parkland dedication or a cash equivalent for park acquisition and development is set forth in Minnesota Statutes Section 462.358 Subd. 2b. and 2c. as follows:

#### *Subd. 2b. Dedication.*

*(a) The regulations may require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section [471.191](#), playgrounds, trails, wetlands, or open space. The requirement must be imposed by ordinance or under the procedures established in section [462.353](#), subdivision 4a.*

*(b) If a municipality adopts the ordinance or proceeds under section [462.353](#), subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan subject to the terms and conditions in this paragraph and paragraphs (c) to (i).*

*(c) The municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid that is, no later than at the time of final approval or under the city's adopted comprehensive plan, to be served by municipal sanitary sewer and water service or community septic and private well as authorized by state law. For purposes of redevelopment on developed land, the municipality may choose to accept a cash fee based on fair market value of the land no later than the time of final approval.*

*(d) In establishing the portion to be dedicated or preserved or the cash fee, the regulations shall give due consideration to the open space, recreational, or common areas and facilities open to the public that the applicant proposes to reserve for the subdivision.*

# STATE STATUTE – SUMMARY OF KEY TALKING POINTS

## 1. Land Dedication or Fee Requirement

- Cities may require developers to dedicate a reasonable portion of land for public use, such as parks, playgrounds, or open spaces.
- As an alternative, developers may pay a fee in lieu of land dedication.

## 2. Use of Fees

- Fees collected under this provision must be used exclusively for the acquisition, development, or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open spaces.
- These funds cannot be used for ongoing operation or maintenance.

## 3. Nexus and Proportionality

- There must be a clear connection between the fees or land dedication requirements and the municipal purposes they serve.
- The amount of land or fees required must be proportional to the impact of the proposed development.

## SUMMARY OF STATE STATUTE

Minnesota State Statute provides the basis

5.2.6 Parks, Trails, and Open Space Dedication. (A) Purpose, Nexus, and Proportionality (1) Purpose. These requirements are established for the purpose of assisting with the implementation of the Parks, Open Space and Trail System Plan of the City of Northfield by providing for the orderly development of recreation areas and the conservation of natural resources and scenic beauty in the city. The Parks, Open Space and Trail System Plan promotes a balanced and systematic approach to acquiring park and open space resources that include active park facilities, an interconnected trail system, areas of natural and ecological significance emphasizing the Cannon River corridor that is available to residents of the city and the broader region. As a means to accomplish these goals, each developer shall be required to dedicate land, or at the discretion of the city, pay an equivalent cash payment in lieu of land dedication for parks and open space acquisition and development.

(K) Dedication or Cash-in-Lieu of Requirements. The city may elect to accept a cash payment in lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space purposes. In such cases the applicant shall be required to make such payment to the city's dedicated park fund based on the Estimated Market Value as indicated in the records of the County Assessor that is equivalent to a land dedication requirement as follows: (1) Residential Development.

**CURRENT NORTHFIELD CODE SEEMS TO BE BASED ON ASSESSED RAW LAND VALUE**

Dwelling Units per Net Acre	Percent of Land Dedication Equivalent
0 to <a href="#">3.9</a>	16
4.0 to 7.9	13
8.0 or more	10

**NORTHFIELD CODE – CURRENT LANGUAGE**

generally fees assessed based on raw land value

City	2019 Residential (Per Unit)	2020 Residential (Per Unit)	2019 Non-Residential	2020 Non-Residential
Andover	\$3,415	\$3,475	\$10,246 / Acre or 10% of FMV, whichever is less	\$10,424 / Acre or 10% of FMV, whichever is less
Apple Valley	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional
Blaine	\$4,320	\$4,449	\$8,704 / Acre	\$8,704 / Acre
Bloomington	\$5,700	\$5,700	\$585 / 1,000 Sq. Ft.	\$585 / 1,000 Sq. Ft.
Brooklyn Center	\$0 / Acre	\$0 / Acre	\$0	\$0
Brooklyn Park	\$4,800	\$4,600	\$8,000 / Acre	\$8,000 / Acre
Burnsville	\$2,717	\$2,717	\$17,500 / Acre	\$17,500 / Acre
Chanhassen	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$12,500 / Acre	\$12,500 / Acre
Champlin	\$4,370	\$4,370	\$8,323 / Acre	\$8,323 / Acre
Cottage Grove	\$3,400	\$3,400	\$6,000 / Acre	\$6,000 / Acre
Eagan	\$3,579	\$3,722	\$939 / 1,000 Sq. Ft.	\$977 / 1,000 Sq. Ft.
Eden Prairie	\$6,500	\$6,500	\$11,500 / Acre	\$11,500 / Acre
Falcon Heights	8%	8%	10% FMV	10% FMV
Fridley	\$1,500	\$1,500	\$.023 / SF	\$.023 / SF
Golden Valley	6%	6%	6% FMV	6% FMV
Inver Grove Hights	\$2,850	\$2,850	\$7,000 / Acre	\$7,000 / Acre
Lakeville	Low Density: \$4,294, Medium Density: \$2,922, High Density: \$2,240	Low Density: \$4,509, Medium Density: \$3,068, High Density: \$2,352	\$7,693 / Acre	\$7,693 / Acre
Little Canada	\$3,500	\$3,500	7% FMV or 10% of Land	7% FMV or 10% of Land
Maple Grove	\$4,262	\$4,177	\$11,000 / Acre	\$11,000 / Acre
Maplewood	\$3,540	\$3,540	9% FMV	9% FMV
Moundsview	\$3,500	\$3,500	10% FMV	10% FMV
Oakdale	\$2,886	\$2,886	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.
Plymouth	\$8,000	\$8,000	\$8,000 / Acre	\$8,000 / Acre
Richfield	\$0	\$0	\$0	\$0
Roseville	\$4,000	\$4,000	10% FMV	10% FMV
Shakopee	\$5,340	\$5,340	\$9,500 / Acre	\$9,500 / Acre
Shoreview	4%	4%	10% FMV	10% FMV
St. Louis Park	\$1,500	\$1,500	5% FMV	5% FMV
Woodbury	\$3,500	\$3,500	\$6,000 / Acre	\$6,000 / Acre
<b>Average</b>	<b>\$3,319</b>	<b>\$3,329</b>		

## WHAT OTHER CITIES ARE DOING park dedication rate comparison chart

## Option to consider: Parkland Dedication Ordinance

Goal 1h below encourages the city to explore adoption of a Parkland Dedication Ordinance. This concept was introduced in the 2020 Parks and Trails System Master Plan. Excerpts from that recommendation are included below.

### Why a Parkland Dedication Ordinance?

A Parkland Dedication Ordinance can provide much needed capital funding for parks and open space. Upon adoption of such an ordinance, a city may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for conservation purposes or for public use as parks, playgrounds, trails, wetlands, or open space, and that the city may alternatively accept an equivalent amount in cash.

In order to continue to provide residents of Owatonna with park and recreation, it is recommended that the City explore using park dedication land or fee equivalents. When land develops with residential homes, there will be a need for park land to accommodate these new residents. It should be noted that this funding source only works if new developments are occurring in Owatonna as the fees cannot be used to replace or maintain existing facilities.

The 2020 Parks and Trails System Master Plan included examples from comparable communities, which is excerpted below for ideas on how this ordinance may be administered.

CITY	POPULATION	PARK DEDICATION FEE / LAND DEDICATION FEE OR BOTH	PARK DEDICATION FEE	LAND DEDICATION AMOUNT	ADDITIONAL NOTES
Bemidji	15,366	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 1 acre per 25 units, Nonresidential = 4% of gross area, Mixed Use = 4% of gross area	No wetlands, floodplains, drainage ways. Some private rec land may receive 20% credit
Faribault	23,750	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	No wetlands, ponding, drainage-ways.
New Ulm	13,238	Yes, both	\$340 per lot/unit (R1/R2); \$1,040 per lot, \$340 per unit (R3); \$265-\$2,185 (COMM/IND)	675 sf per unit (R1,R2,R3)	Land must not be drainage-way, floodplain or ponding. Land must be grading with 6" topsoil and seeded prior to dedication.
Northfield	20,084	Yes, both	Cash in lieu must be equivalent to land dedication costs. Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 16%; 4-7.9 units/acre = 13%; 8+ units/acre = 10%	Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 12% of net land area; 4-7.9 units/acre = 9% of net land area; 8+ units/acre = 6% of net land area	Commercial sites can be waived if affordable housing, tax revenue or greater benefit to the City. Land must be suitable, no steep slope, above OHW, graded and 4" topsoil.
Waseca	8,978	Yes, both	Residential = \$420/unit; Multi-Family = \$250-300/unit	Residential = 8-14%; Multifamily=20-45%, Mobile Homes = 13%	Fees are based upon \$15,000 per acre assumed land costs. Land must be graded and suitable 50% for fields, less than 2% grade.
Willmar	19,628	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	City may waive if affordable housing or greater benefit to city. Private open space credit up to 25%.
Owatonna	25,794	No			

## COMPARATIVE RESEARCH OF NEARBY CITIES

Owatonna, Minnesota – similar staff directive

**City of Ramsey**

2024 Commercial/Industrial Development Fee Calculator (Estimate)

	Units	Unit Type	Unit Price	Total	Notes
<b>Park Dedication and Trail Development</b>					
Park Dedication					
Commercial	<input type="text"/>	per acre	\$5,100		\$0
Industrial	<input type="text"/>	per acre	\$4,375		\$0
Trail Development	<input type="text"/>	per acre	\$1,300		\$0
<b>Subtotal Park and Trail Development</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Water and Sewer Fees</b>					
Water Trunk (Connection)	<input type="text"/>	per acre	\$7,343		\$0
Water (Lateral Benefit)	<input type="text"/>	per acre	\$7,781		\$0
Sanitary Sewer Trunk (Connection)					
Sanitary Sewer (Lateral Benefit)					
<b>Subtotal Water and Sewer Fees</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Stormwater Management Fees</b>					
Stormwater Management					
<b>Subtotal Stormwater Management</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Tree Removal Restitution</b>					
Restitution					
<b>Tree Removal Restitution Subtotal</b>					\$0

**GRAND TOTAL FOR DEVELOPMENT FEES**

	Units	Unit Type	Unit Price	Total	Notes
<b>Sureties and Inspection Fees - Calculated at time of</b>					
Performance Surety (returned when complete)					
Engineering Inspection Fee					

	Units	Unit Type	Unit Price	Total	Notes
<b>Sewer Accessibility Charges (SAC) &amp; Water Access</b>					
Accessibility Charge (WAC)					
Accessibility Charge (SAC)*					

\* Subject to Metropolitan Council Environmental S  
**GRAND TOTAL FOR SAC & WAC**

**City of Ramsey**

2024 Residential Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
<b>Park Dedication and Trail Development</b>					
Park Dedication					
0-12 Units per acre, or	<input type="text"/>	per unit	\$4,500		\$0
12-19 Units per acre, or	<input type="text"/>	per unit	\$4,163.00		\$0 7.5% Density Bonus
20+ Units per acre, or	<input type="text"/>	per unit	\$3,825		\$0 15% Density Bonus
Assisted Living	<input type="text"/>	per acre	\$5,100		\$0
Trail Development					
Residential	<input type="text"/>	per unit	\$1,500		\$0
<b>Subtotal Park and Trail Development</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Water and Sewer Fees</b>					
Water Trunk (Connection)	<input type="text"/>	per unit	\$2,009		\$0
Water (Lateral Benefit)	<input type="text"/>	per unit	\$6,954		\$0
Sanitary Sewer Trunk (Connection)	<input type="text"/>	per unit	\$1,349		\$0
Sanitary Sewer (Lateral Benefit)	<input type="text"/>	per unit	\$5,418		\$0
<b>Subtotal Water and Sewer Fees</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Stormwater Management Fees</b>					
Stormwater Management	<input type="text"/>	per unit	\$534		\$0
<b>Subtotal Stormwater Management</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Street Signs</b>					
Street Signs	<input type="text"/>	per sign	\$265		\$0
<b>Street Sign Subtotal</b>					\$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Tree Removal Restitution</b>					
Restitution	<input type="text"/>	inches removed	\$125		\$0 inches beyond 300% preservation threshold
<b>Tree Removal Restitution Subtotal</b>					\$0

**GRAND TOTAL FOR DEVELOPMENT FEES** \$0

	Units	Unit Type	Unit Price	Total	Notes
<b>Sureties and Inspection Fees</b>					
Performance Surety (returned when complete)	<input type="text"/>	cost of improvement	125%		\$0 Cash or Letter of Credit
Engineering Inspection Fee	<input type="text"/>	cost of improvement	5%		\$0 Cash Escrow

	Units	Unit Type	Unit Price	Total	Notes
<b>Sewer Accessibility Charges (SAC) &amp; Water Accessibility Charges (WAC) - Collected with Building Permit</b>					
Accessibility Charge (WAC)	<input type="text"/>	per SAC Unit	\$1,481		\$0 Collected with Building Permit
Accessibility Charge (SAC)	<input type="text"/>	per SAC Unit	\$2,485		\$0 Collected with Building Permit

**GRAND TOTAL FOR SAC & WAC** \$0

**COMPARATIVE RESEARCH OF NEARBY CITIES**

form currently used in Ramsey, Minnesota



# DEVELOPER REACTION TO PARK DEDICATION FEES

The reaction from developers to park dedication fees is mixed; while some developers accept them as a cost of doing business, others challenge them as an unfair regulation that harms project feasibility and housing affordability. Reasons for developers' opposition include:

**Financial burden and higher costs:** Park fees are an additional expense that can make a project less profitable and sometimes even unfeasible. This is especially true for projects in high-cost, built-out cities, where fees are layered onto already-high land and construction costs.

**Questionable "nexus" to the specific development:** Some developers object that their project creates no new demand for parks and that the fees are an arbitrary tax. This has led to court challenges, arguing that fees are only proper when there is a "direct link" between the subdivision and the need for more parks.

**Erosion of housing affordability:** Developers argue that park fees, along with other impact fees, add to the cost of new housing and are ultimately passed on to the buyer or renter. This can increase the price of new homes and reduce affordability.

**Slowing or stalling development:** Faced with additional costs and reduced profitability, some developers may postpone or cancel projects, which can hurt local economic growth and worsen housing shortages.

**Unclear spending and proportionality:** Developers sometimes challenge how fees are calculated and where the money is spent. Legal precedents, including some from the U.S. Supreme Court, mandate that fees be "roughly proportional" to the development's impact. However, some developers argue that municipalities often fail to make these individualized determinations, instead using a one-size-fits-all formula.

## SUMMARY OF DEVELOPER REACTION

support + challenges + outcomes

## **TO ADDRESS DEVELOPER CONCERNS, CITIES HAVE EXPLORED ALTERNATIVE ARRANGEMENTS:**

**Donating land instead of cash:** Some ordinances allow developers to dedicate a portion of their land to the city for park use instead of paying a fee. This is often an option for large suburban subdivisions but less common in dense, urban infill projects where available land is scarce.

**On-site private parks with public access:** In some cases, developers can receive credit toward their park fee by providing publicly accessible open space on their private property. This can take the form of plazas or green spaces.

**Flexible fee structures:** Cities have made some concessions by adjusting fee calculations based on property type, density, or location. For example, some cities have lower fees for downtown high-density developments or for certain affordable housing projects.

**Targeted spending zones:** Some regulations ensure that fees collected from a specific development must be spent on parks in the same geographic area. This provides a more direct link between a developer's contribution and a nearby community benefit.

It is important to note that developers' objections are often in conflict with city planners and park boards, who view these fees as an essential tool to ensure that new development is accompanied by the necessary public infrastructure. From a city's perspective, park fees are a way to fund growth responsibly; provide crucial funding for infrastructure improvements; and reflect increased demand for quality public space to serve a growing population.

**SUMMARY OF CITY RESPONSE**  
**options + flexibility + collaboration**

## **STAFF RECOMMENDATIONS [FIRST DRAFT]:**

Staff supports a recommendation to City Council to modify the Land Development Code [Section 5.2.6 Parks, Trails, and Open Space Dedication] changing the calculation for residential and non-residential park and trail dedication fees.

Staff recommends a combined park and trail dedication fee for residential development per the following calculation:

Total Northfield park acreage **564** divided by total city population **26,500** [includes colleges] = **.0213 Acres** of parkland per person

Multiplied by average persons per household unit **2.4** = **.05 Acres** per household unit

Multiplied by fair market value of vacant land **\$54,700** =  
Park and Trail Dedication Fee per household unit **\$2,735**

**... adjusted to \$2,500 per unit as a reasonable place to start with this amended approach to park and trail dedication fees.**

[Note: fair market value is an average based on Rice County property values listed for these Northfield properties: Bluffview, Harvest Hills, Festler Farms, MnDot Site, Northwest Quadrant]

Staff recommends a combined park and trail dedication fee for non-residential development per the following calculation:

A flat fee of **\$10,000** per acre or **10%** of fair market value – whichever is less.

The Planning Commission and City Council will review rates annually and consider additional increases as appropriate.