



NORTHFIELD 2045

Comprehensive Plan

City Council
Progress report
April 1, 2025

Agenda



- Background
- General policy direction and approach
- Next steps



Background: what is a Comprehensive Plan?



- Tool described in state statute for orderly and economic development of a municipality, township or county.
- 20 year horizon
- Ideally updated every 10 years



**Comprehensive plans set a 20-year
vision for the future development of a
community**

Background: schedule



2008

Comprehensive
Plan adopted

Fall 2023

Initiate update

2011

Update to Land
Development
Code

Complete plan
Spring 2025

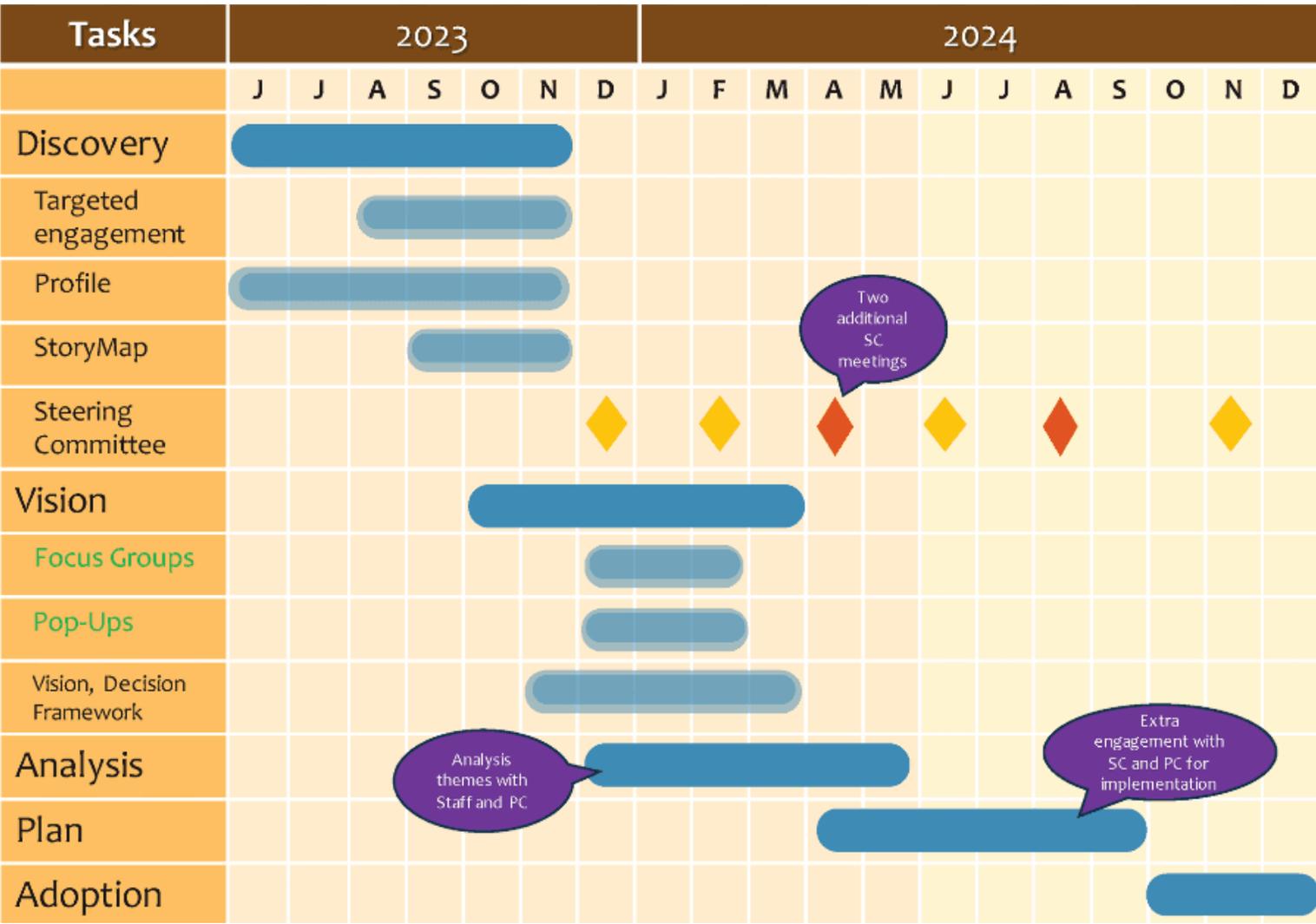




2025

- Refine text
- Refine maps
- Engage boards

- Adopt




**Plan
Ingredients**



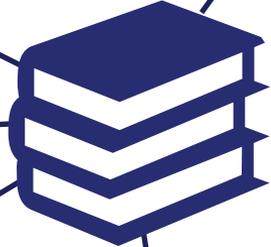
Framed plan project
Charged with
developing plan and
recommending to
Council



Plan developed
from engagement
Steering Committee
reviewed plan



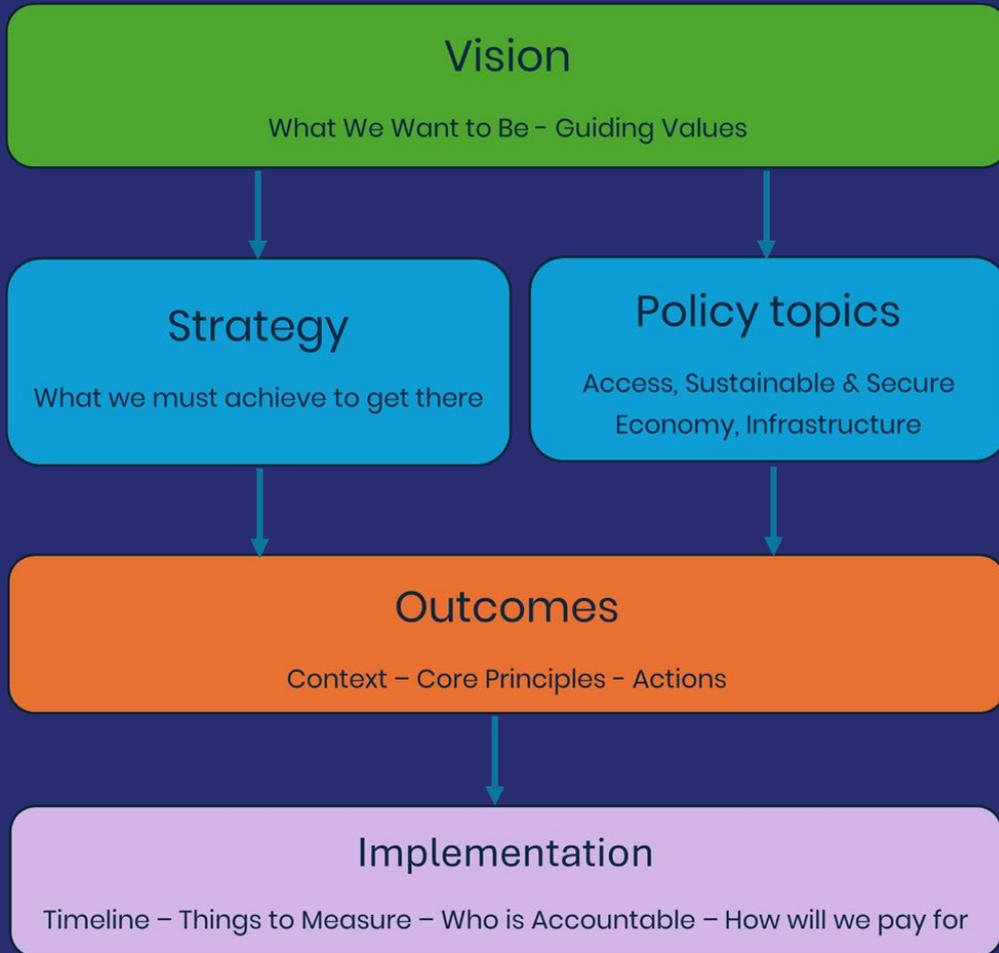
Background &
analysis
Community
engagement



Housing + Education
analysis
Housing solutions
teams + HCI



Housing needs
analysis
Tax capacity
analysis





General policy direction



- **Stronger focus on:**
 - equity,
 - sustainability/climate action,
 - economic success
- **Shorter, simpler, and focused on outcomes**
- **Incorporates existing plans and sets stage for more planning**

General policy direction



Chapter 2: Vision and Guiding Values

- Form the foundation of the plan
- Developed directly from community input
- Refined by the Steering Committee and Planning Commission



Vision



Northfield is a welcoming city, providing equitable access to a high quality of life.

Guiding Values



- **Emphasize equity**
- **Find creative solutions to local problems**
- **Foster resilience**
- **Foster human connections.**
- **Be economically responsible and sustainable**
- **Promote safe and stable housing**
- **Provide mobility options**



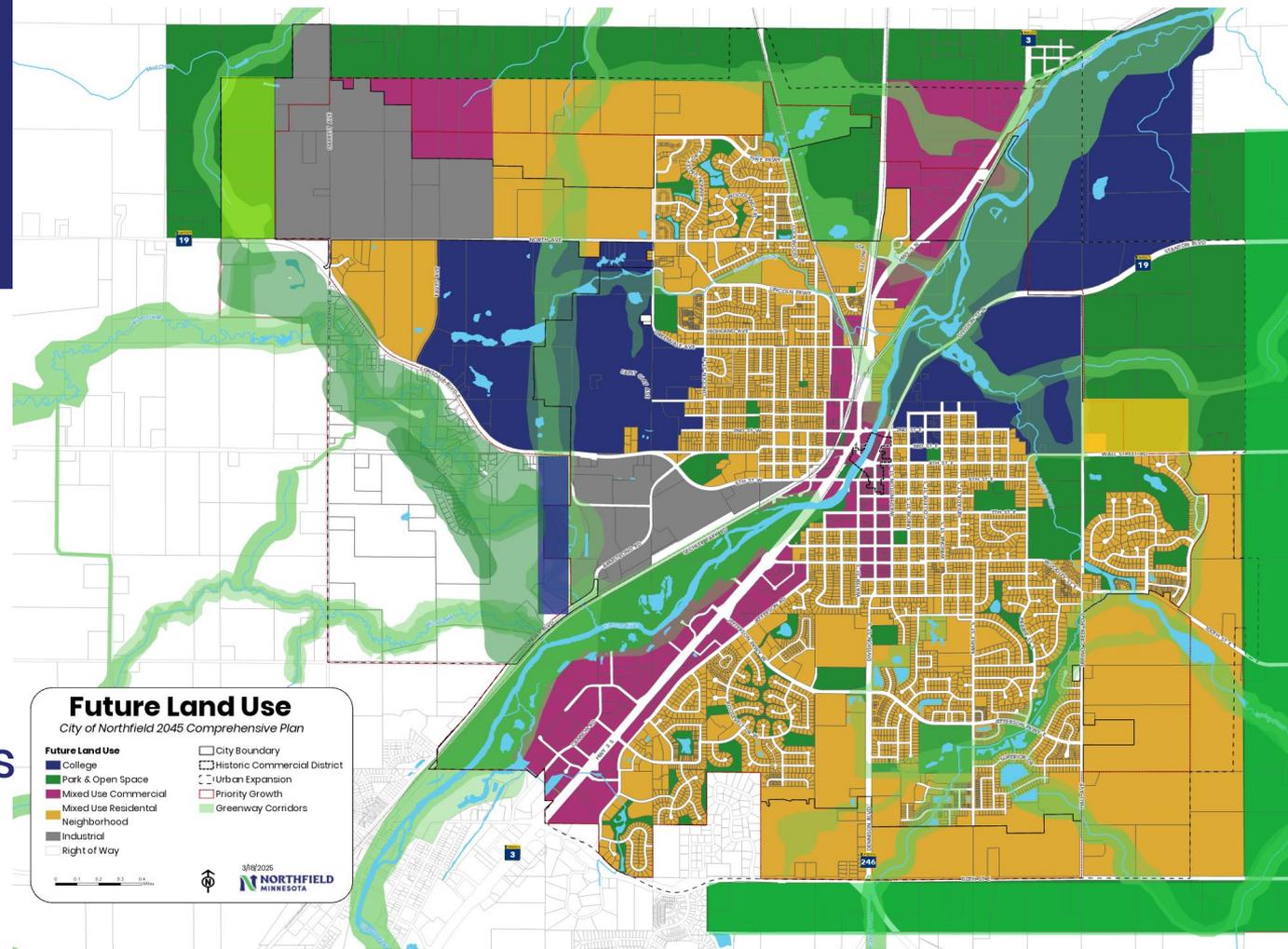
General policy direction



- **Chapter 3: Connects land use and transportation**
 - Plan for accessibility
 - Prioritize compact development
 - Target areas of underinvestment
 - Design for resiliency and sustainability

Future land use

- Land use is not the same as zoning
- Shows future development patterns
- Defined campus boundaries





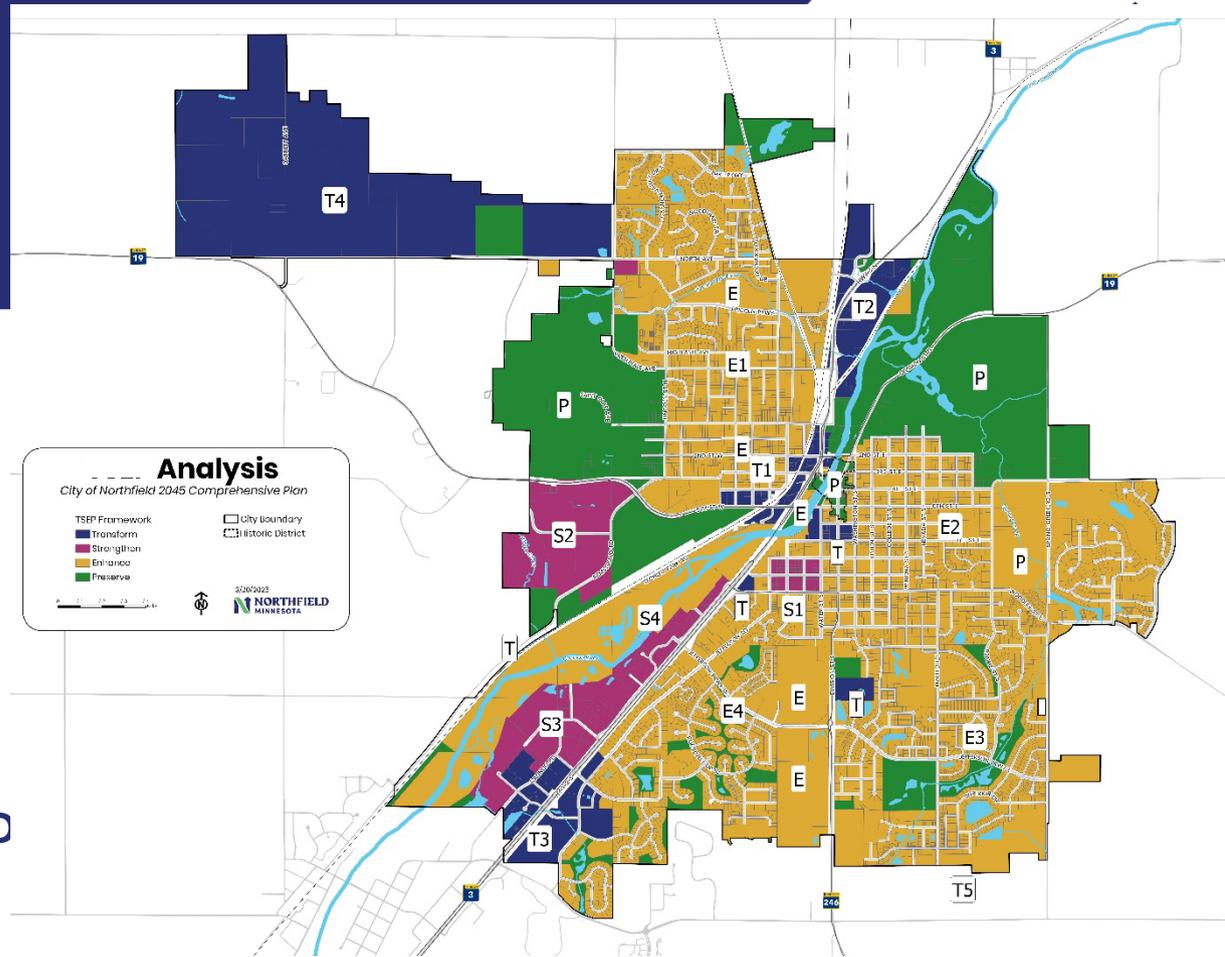
General policy direction



- **Chapter 4: Connects housing and economic development**
 - Providing housing which is affordable
 - Supporting business and jobs
 - Improving tax base diversity

Interventions analysis

- Links economic and housing development
- Show where public investment may be needed
- Demonstrate the intensity/significance of potential investment



General policy direction



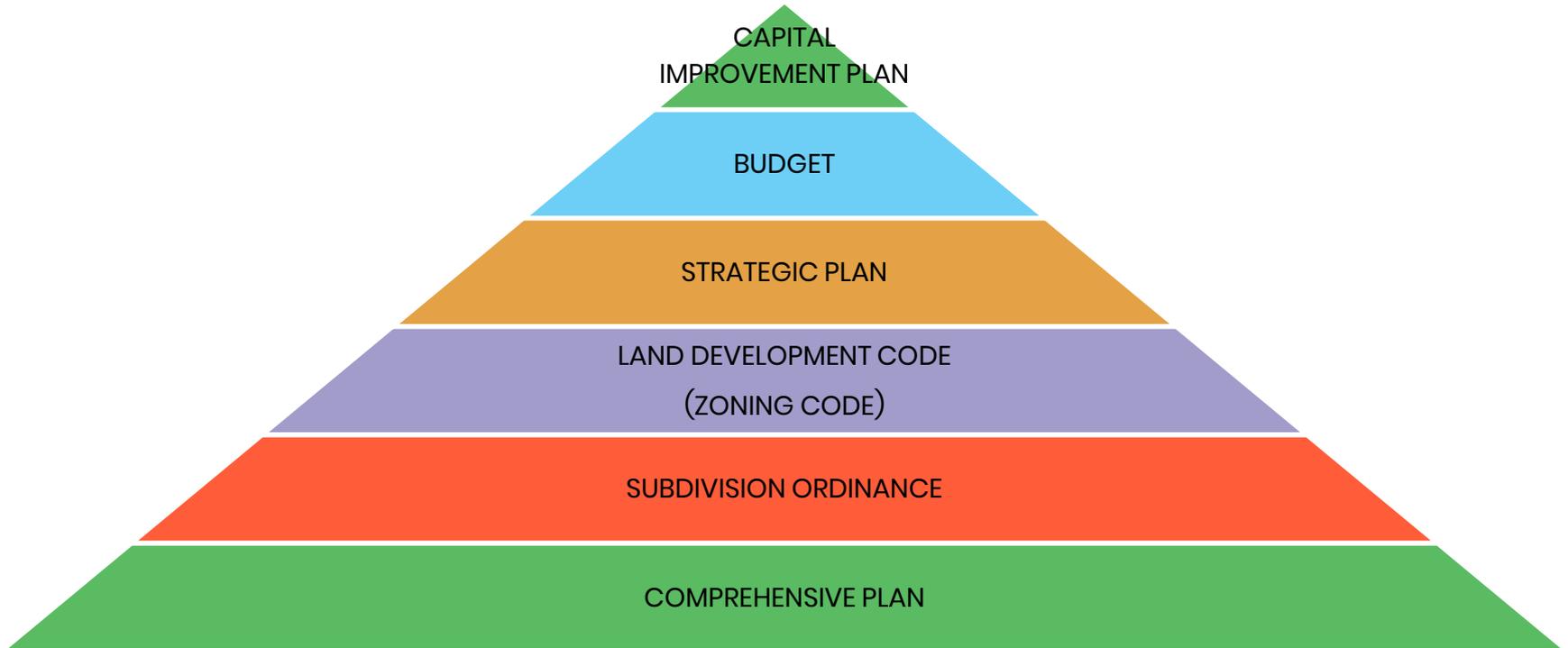
- **Chapter 5: Connecting municipal services and sustainability**
 - Sets the stage for updating future water/wastewater planning
 - Sets the stage for updating future transportation planning
 - Sets the stage for additional sustainability work

Chapter 6: Implementation



- Describes how the plan will be accomplished
- Dovetails with the strategic plan
- Connects actions and goals to achieve outcomes

Everything fits together



Next steps



- Finalize text and graphics, including maps
- Produce draft printable document & website
- Strategic plan workshops in April
- Planning Commission meeting April 17, 2025
- City Council meeting May/June
- Produce online document and two-page translated “summary”

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



56 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.

Querido Northfield, soñamos con una ciudad donde NOS SENTIMOS UNIDXS



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



Thank you

Questions?

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