



# Northwest Area Land Use Consultant & Process Advisory Committee



# *Establishing the Committee*

- Process Advisory Committee
  - Northfield City Council Motion #2018-012
  - Tasked with providing recommendation on process forward with consulting services to City Council
  - Not tasked with defining land use
  - Committee Recommendation Submitted by April 17<sup>th</sup>



# *Strategic Objectives*

- Increase Tax Base & New Growth Plan
  - City Council Strategic Plan Objective and EDA Strategic Plan Objective
  - EDA Work Plan
    - Infill/Redevelopment Work
    - Workforce Development
    - Communication
- Future goals for the Northwest Area
  - Review history and major planning efforts



# *Committee Background Review*

- City Documents/Plans

- 1966 Comprehensive Plan
- 1997 Industrial Land Physical Site Analysis
- 1997 Economic, Demographic, and Social Indicators Analysis
- 2001 Comprehensive Plan
- 2006 Economic Development Plan – TIP
- 2008 Comprehensive Plan – City Council

*“There is a limited amount of land left within the city limits that is available for future growth.”*

*2008 Northfield Comp Plan Ch. 4.3*

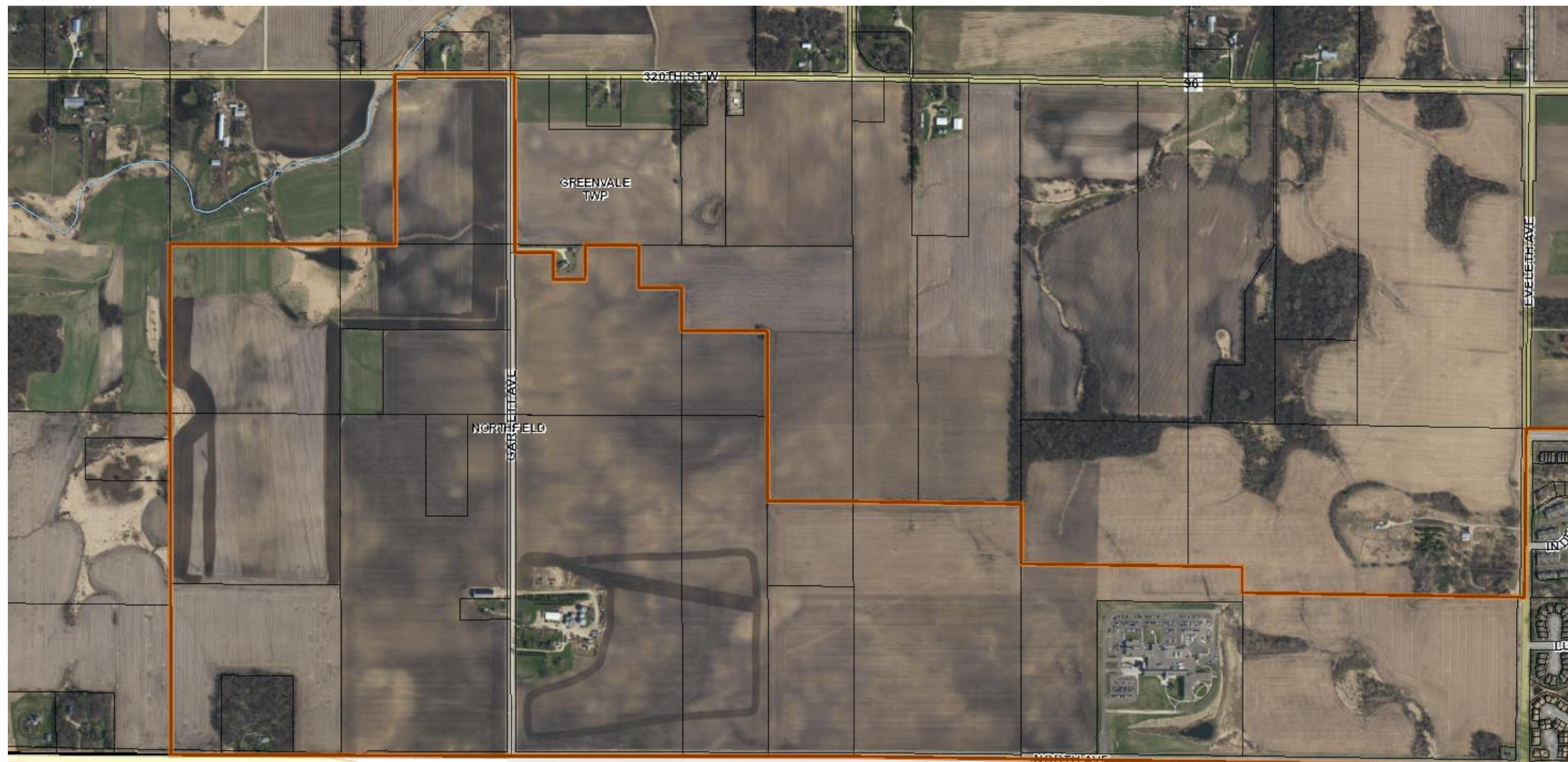
- All plans advise an increase in the tax base for Northfield
- Increase the availability of Industrial/Commercial Land
- Private Planning Documents – 2016 St. Olaf Framework
  - Establish Land Use Zones for Similar Functions (2.1 Planning Principles)



- Annexation Petition made in 2007 by NW land owners
  - Fink, Lysne & Sorem
    - Fink – 135 acres
    - Lysne – 40 acres
    - Sorem – 265 acres
    - St. Olaf – 90 acres (not interested in development at the time)
  - Initiated Business Park discussions
  - Planning Commission adopts Future Land Use map
    - June 2008 – Resolution 2008-062(b)
    - Business Park/Light Industrial
  - Annexation Approved – Resolution 2009-015



# Aerial Views



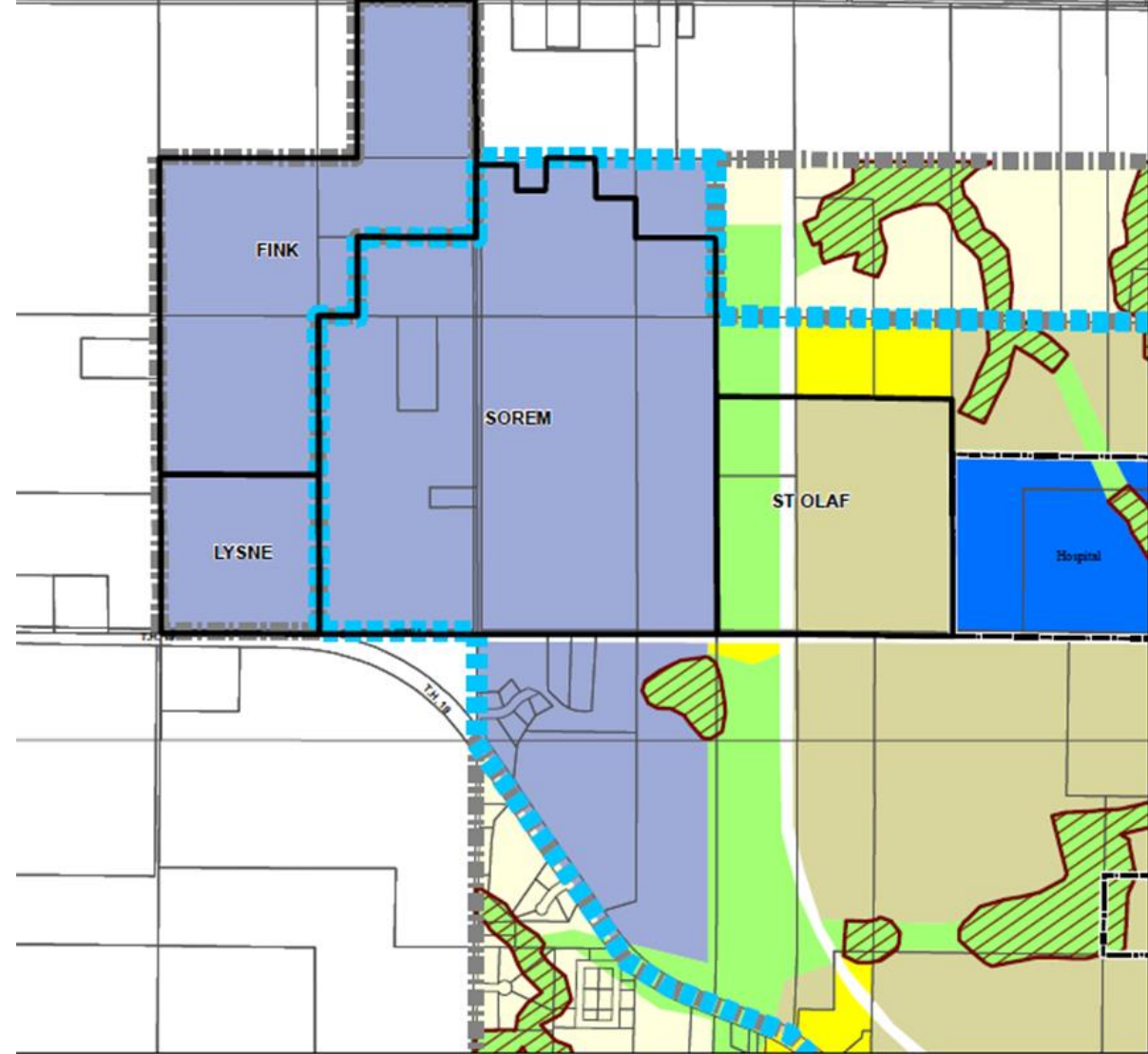


# Aerial Views

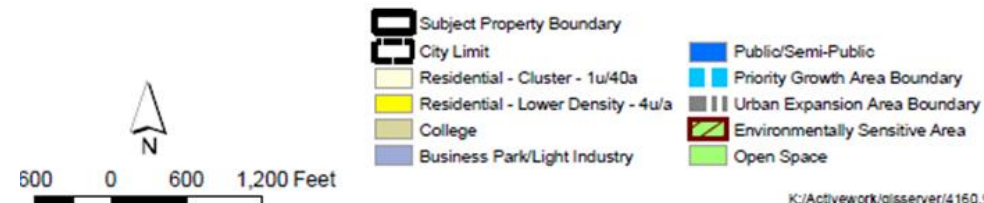


# Future Land Use

- Planning Commission & Council adopts Future Land Use map
  - June 2008 – Council Resolution 2008-062(b)
  - Business Park/Light Industrial



Alternative 2, Proposed Future Land Use: Annexation Requests  
Northfield, Minnesota

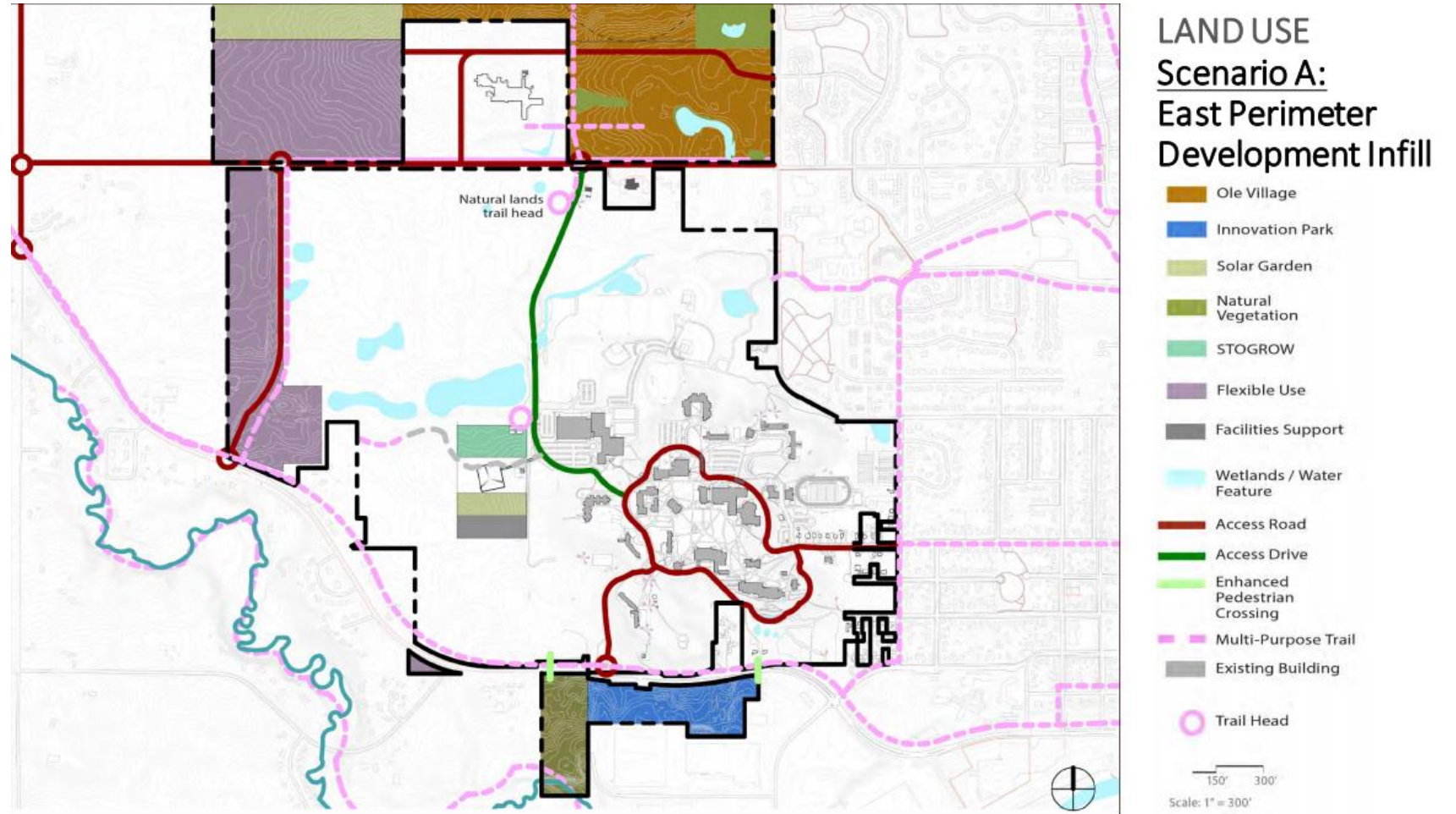




# 2016 St. Olaf Framework Land Use Drivers

## Land Use Drivers + Opportunities

- Solar Garden
- Sustainable Ag / STOGROW
- Natural Vegetation
- Ole Village
- Mixed Use Retail / Housing
- Innovation District
- Cedar Avenue Connector
- North Avenue Connector
- 2nd Street Connector
- Northfield Arts Corridor
- Natural Lands Trailhead
- Land Acquisition / Infill



# *Business Park Master Plan Development Initiated*

- Annexation completed February 17, 2009 (Res. #2009-15)
- Development and disbursement of Request For Proposal (RFP) for Master Plan
  - Requirements established for RFP responses (i.e. budget, sustainable outcomes, public financing, infrastructure, etc.) – 25 companies solicited
  - RFP submittal by Hoisington Koegler Group, Inc. (HKGi) – August 10, 2009
    - Tasked: Pre-design, Market Analysis, Strategic Visioning Charrette, Concept Plans, Master Plan and Development Standards, Implementation Standards, Approvals
    - Fees: \$250,000
- Committee established to work through RFP
  - Working group from September 2009 – February 2011
- Master Plan Since 2011



## *Relevant Action Since 2011*

- Zoning currently Agriculture.
- Solar Farm completion on St. Olaf Land
- Xcel Site Certified for 50 acres owned by St. Olaf
- 2018 Senior Housing development
- Council Strategic Plan (2018-2020)



# *PAC Recommendation*

- Hire a Consultant
  - Established questions to frame RFP
- Establish a Timeline
  - Selection of a consultant/facilitator – May 31, 2018
  - City Council, EDA and Planning Commission visioning process completed – July 31, 2018
  - Public review completed – September 30, 2018
  - City Council approval of shared vision – October 16, 2018
- Establish Decision Making Structure

The Northwest Area Process Advisory Committee will complete the following tasks prior to hiring the consultant:

- Solicit and review consultants
  - Invite an additional EDA Board member to participate on the Process Advisory Committee
  - Recommend financing options for consultant process
  - Recommend consultant to City Council
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