



# Northwest Area Process Advisory Committee

*December 11, 2018*

*Council Chambers, City Hall*

Mayor Rhonda Pownell, Committee Chair

Ben Martig, City Administrator

Mike Ericson, Interim Community Development Director

Nate Carlson, Economic Development Coordinator



# *“Why are we here?”*

- 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>
  - Council Vision by July 2018







## Appendix A




 Municipal Boundary


 Area of Interest

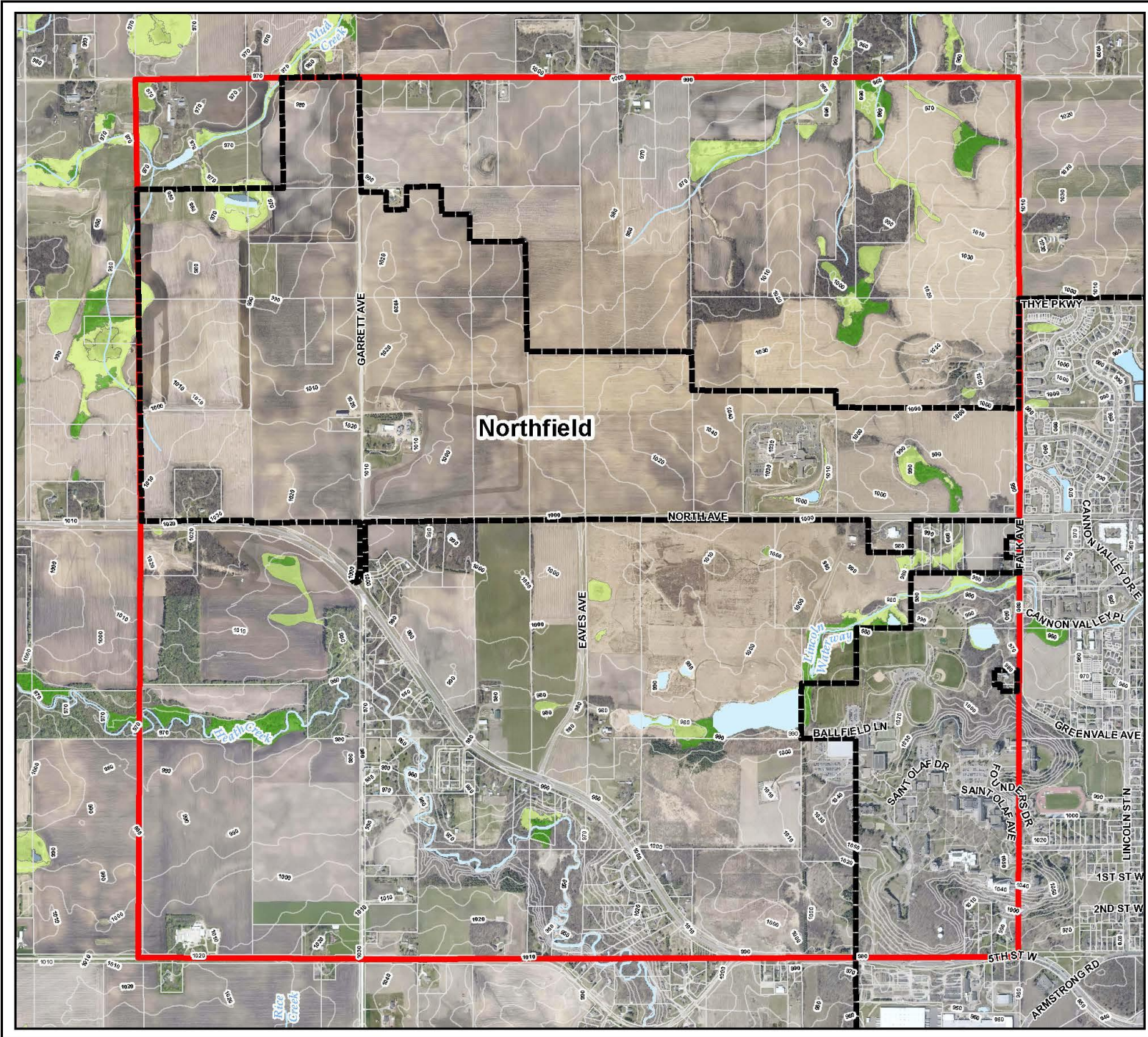
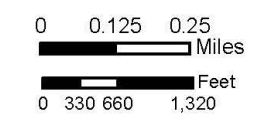
 2ft Contours

 Parcels

Freshwater  
 Emergent Wetland

Freshwater  
 Forested/Shrub  
Wetland

 Freshwater Pond/  
Creek



# *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 Timeline*

- **February 28, 2018:** Committee members met for the first time; City Staff presented historical information of the Northwest Area.
- **March 12, 2018:** The Committee developed eight questions to guide consultants' consideration of the area and directed staff to develop a Request For Proposal (RFP) for consultants based on the eight questions.
- **April 3, 2018:** The City Council approved these questions in the document titled "Northwest Area Process Advisory Committee Recommendation" on Motion #18-177.
- **May 11, 2018:** The due date for the RFP; two proposals were received.
- **May 21, 2018:** The Committee reviewed and scored the proposals before meeting and agreed the proposals did not align with the intent of the Committee's request and consequently denied both. Having failed to receive acceptable proposals, the Committee reconsidered its task and asked staff to schedule a series of several interview meetings with consulting agencies for feedback on the RFP.
- **Between July 25 and August 29, 2018,** the Committee heard from WSB & Associates, Northland Securities, Stantec, MSA Professional Services, Chris Zimmerman of Smart Growth America, and Dena Belzer of Strategic Economics. Much useful information and valuable perspective was shared with the Committee, which is summarized below.



# Values & Findings

- 500 acres in NW Area cannot be viewed in isolation
- Development should support and not draw business from Downtown
- 500 acres is too much land
- 2011 Master Plan not feasible in current economic and market climate
- New plan would need updated info
- Staff and policy makers should strive for “Vertical Certainty” with development



# *“Where do we go from here?”*

## Committee Recommendations

- Planning Documents should be reviewed
  - Analysis of citywide land use and infrastructure
  - Create and adopt a Future Land Use Map
- Sustainability
- Connecting the entire community



# *“Where do we go from here?”*

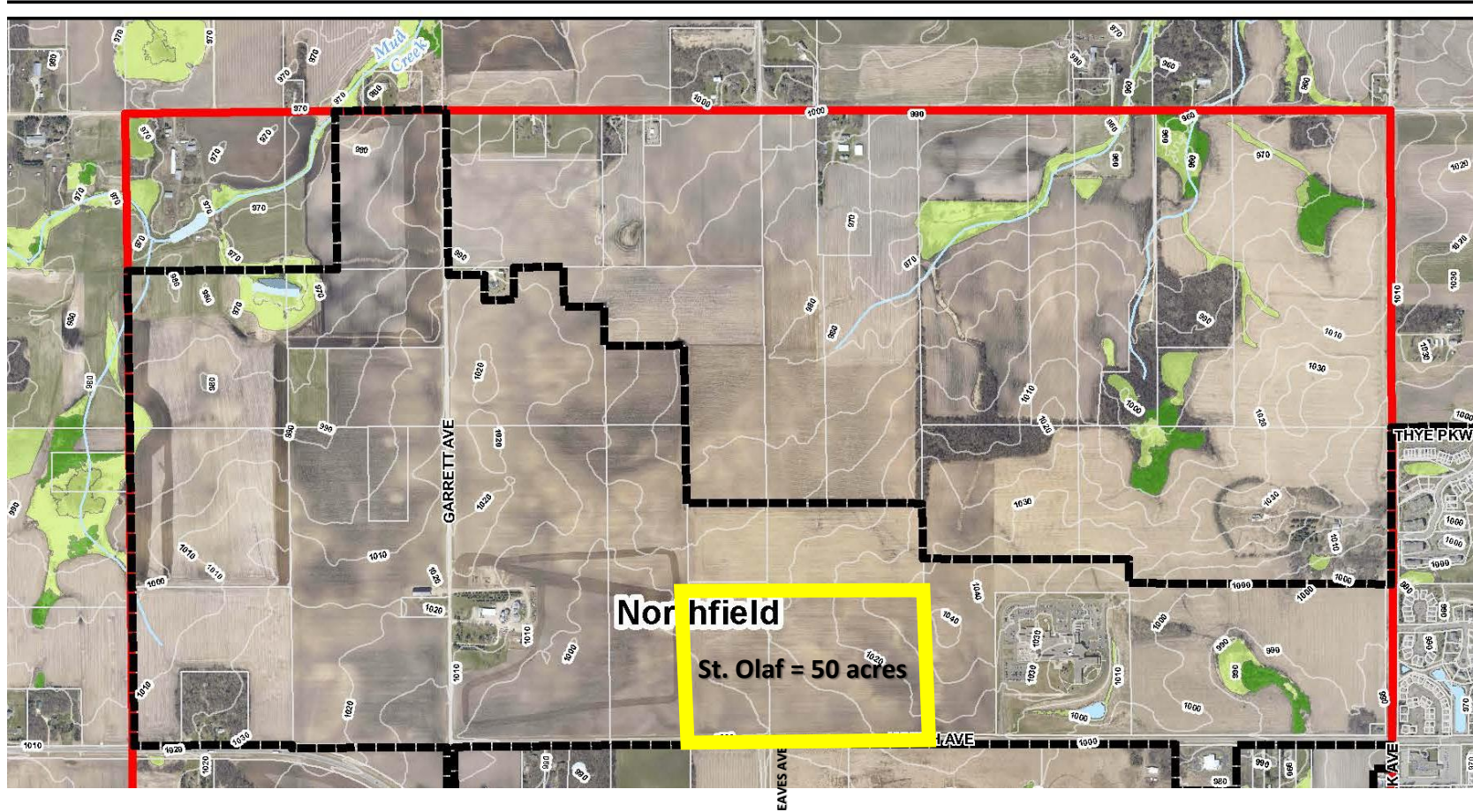
## Next Steps

- Committee recommendation to Narrow Scope
  - Committee recommends narrowing the scope to 1 property owner (St. Olaf)
  - 50 acres to the West (Industrial/Commercial)
  - Staff begins discussions with Hospital and St. Olaf on potential development
  - Establish zoning criteria with the City Council and relevant boards and commissions for potential developments following conversations with St. Olaf and the Hospital





# Committee Recommendation



## Process/Outcome

### **A. Yellow (priority start)**

- Small area plan
- Zoning


# Other Reference Slides

Following pages for reference in discussions



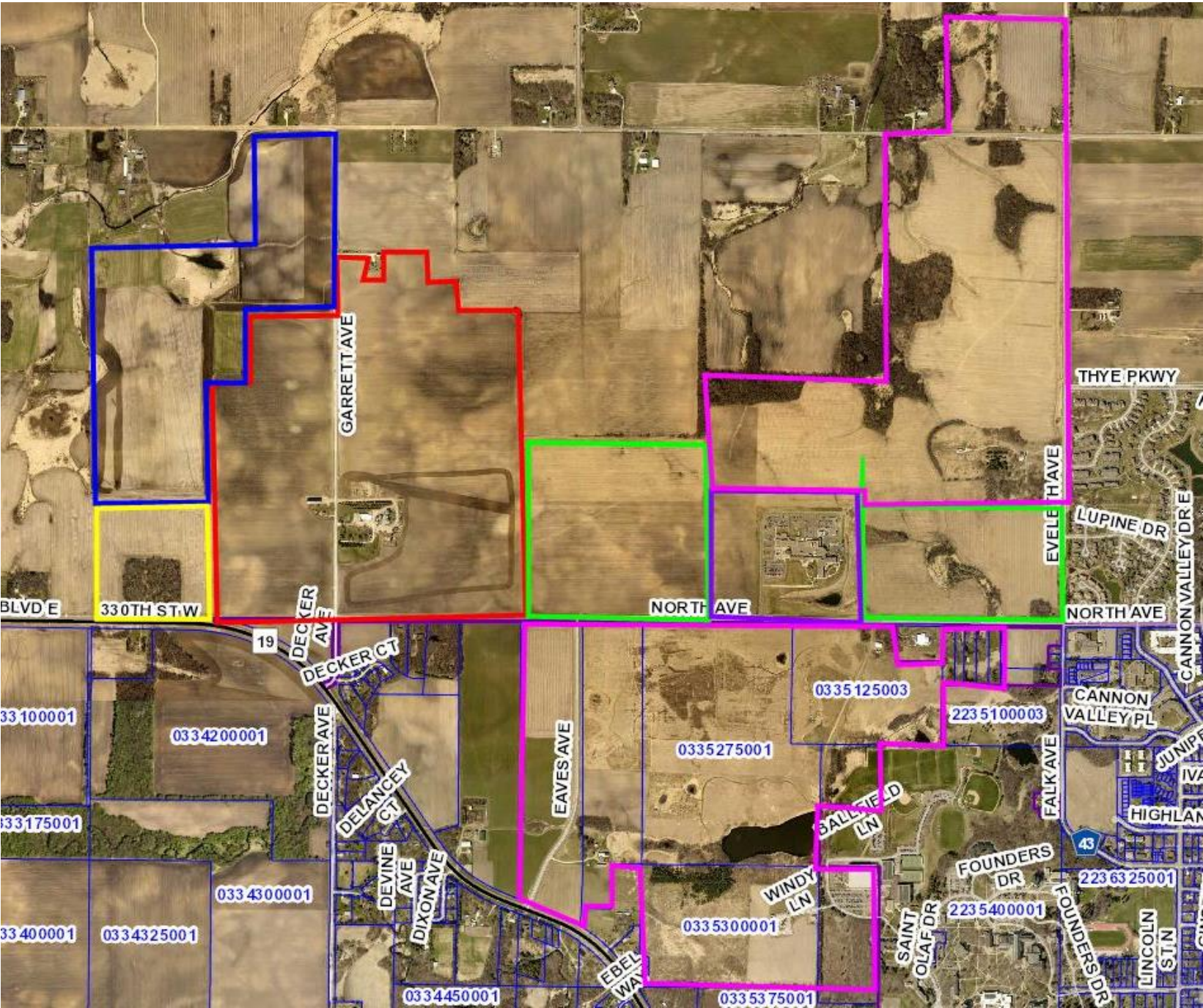
# Northwest Area Property Owners & Acreage

## City Limits

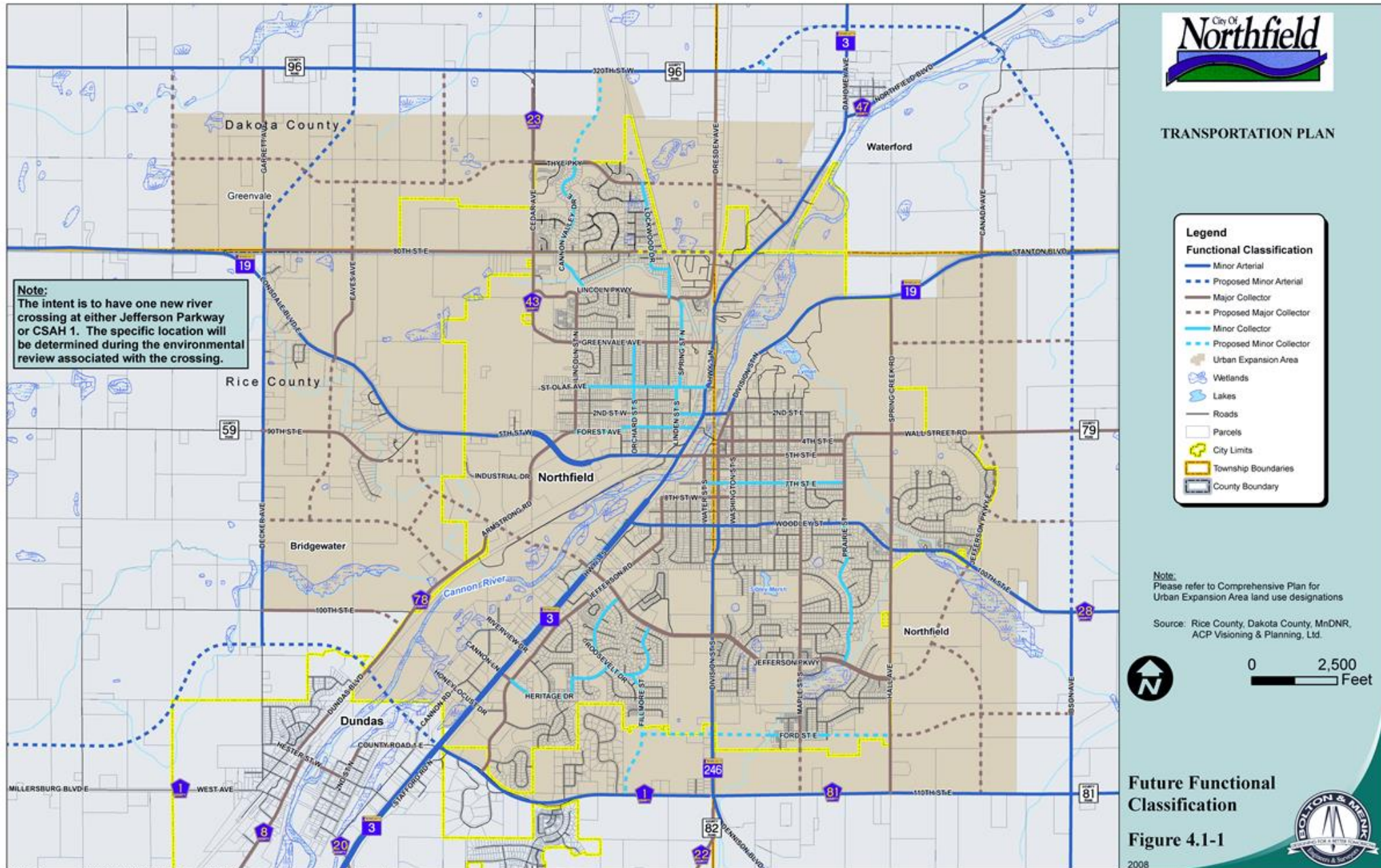
-  Sorem – 265 acres
-  Fink – 135 acres
-  Lysne – 40 acres
-  St. Olaf – 153 acres
-  Hospital – 58 acres

## Outside City Limits

-  St. Olaf – 604 acres





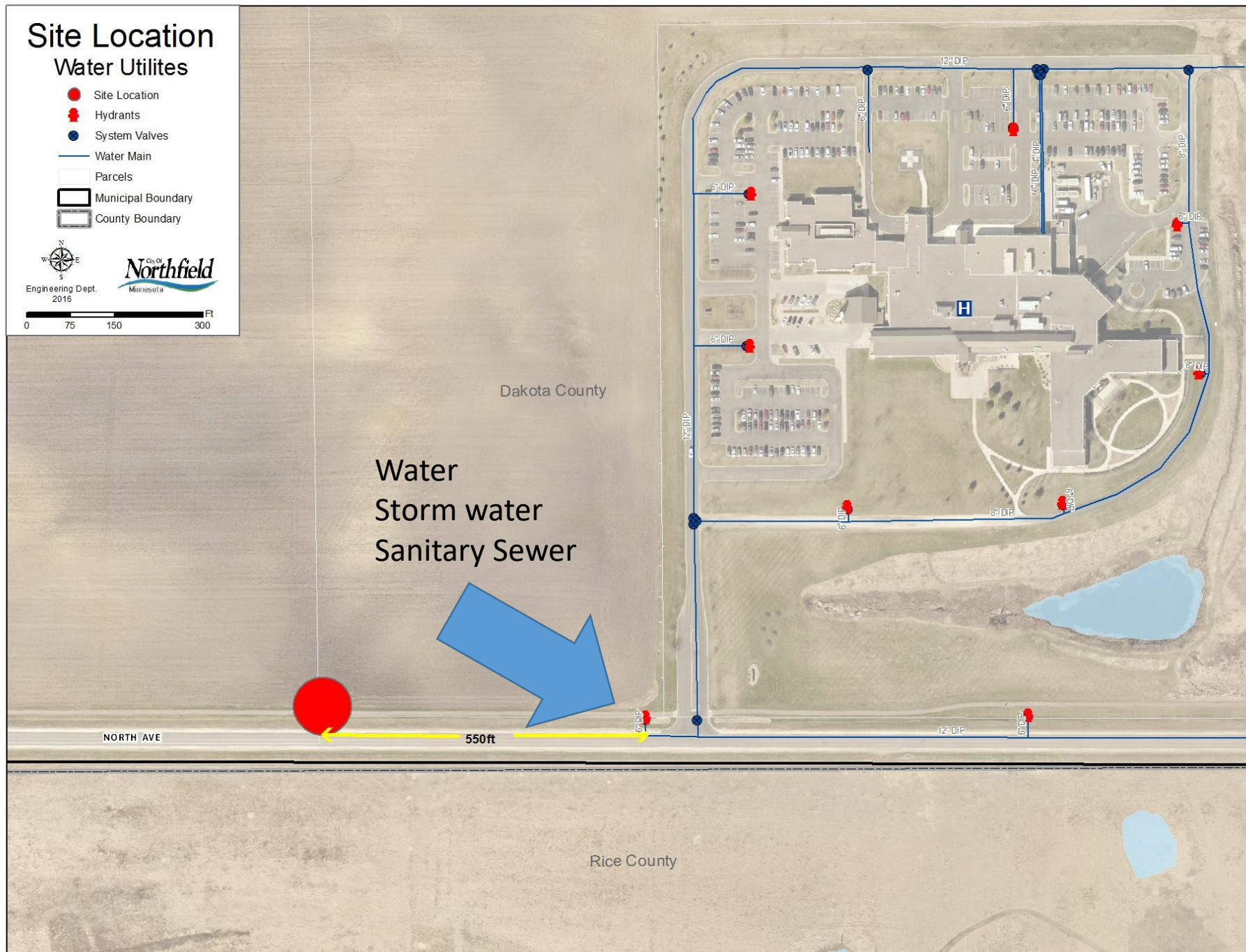
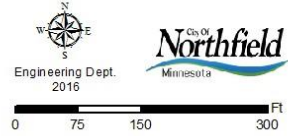




# Site Location

## Water Utilities

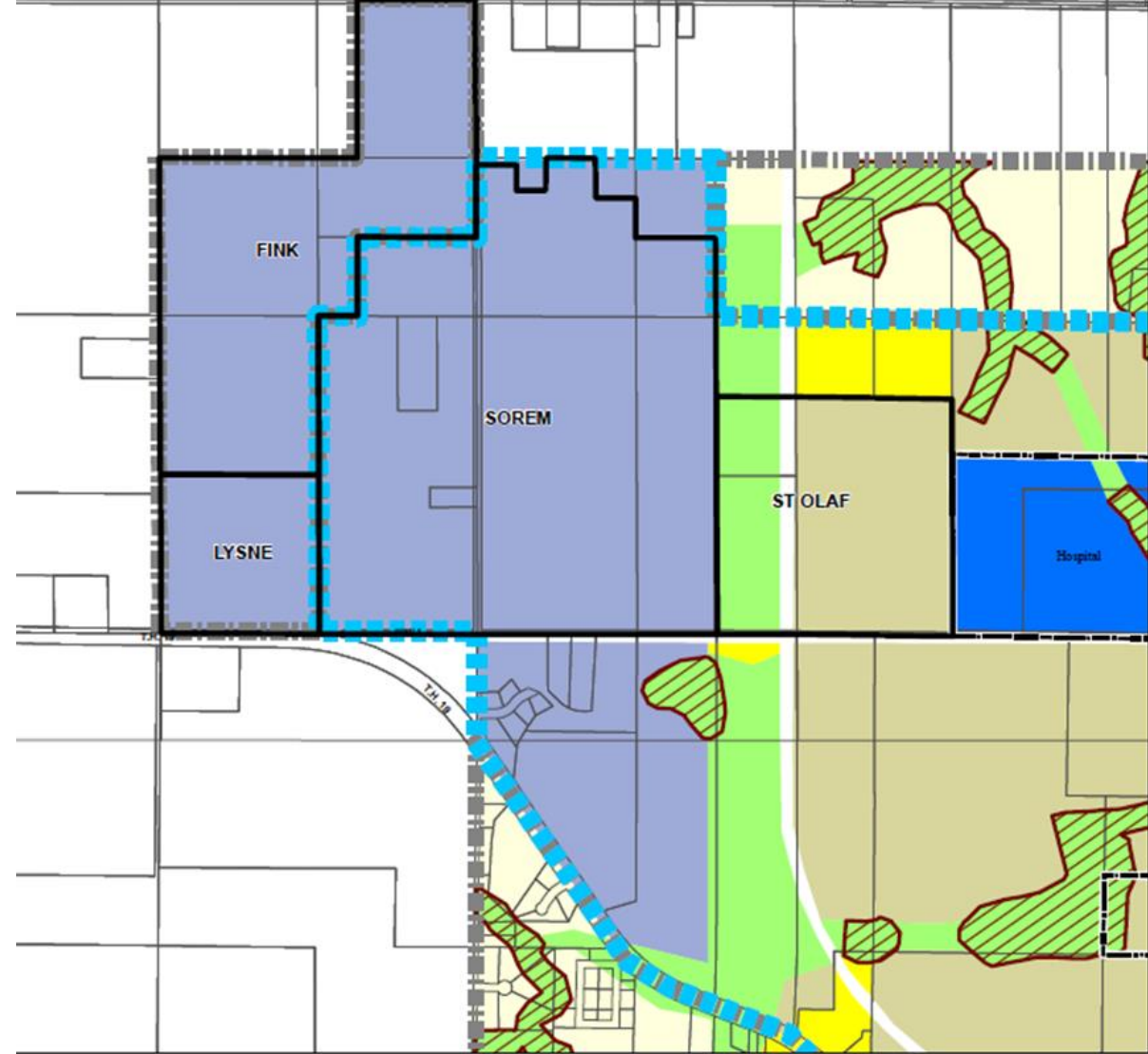
- Site Location
- Hydrants
- System Valves
- Water Main
- ▭ Parcels
- ▭ Municipal Boundary
- ▭ County Boundary



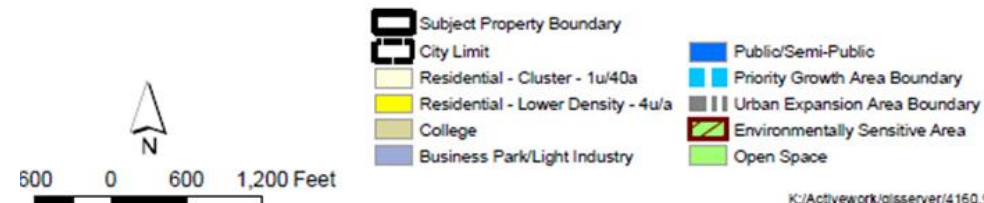


# Future Land Use

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



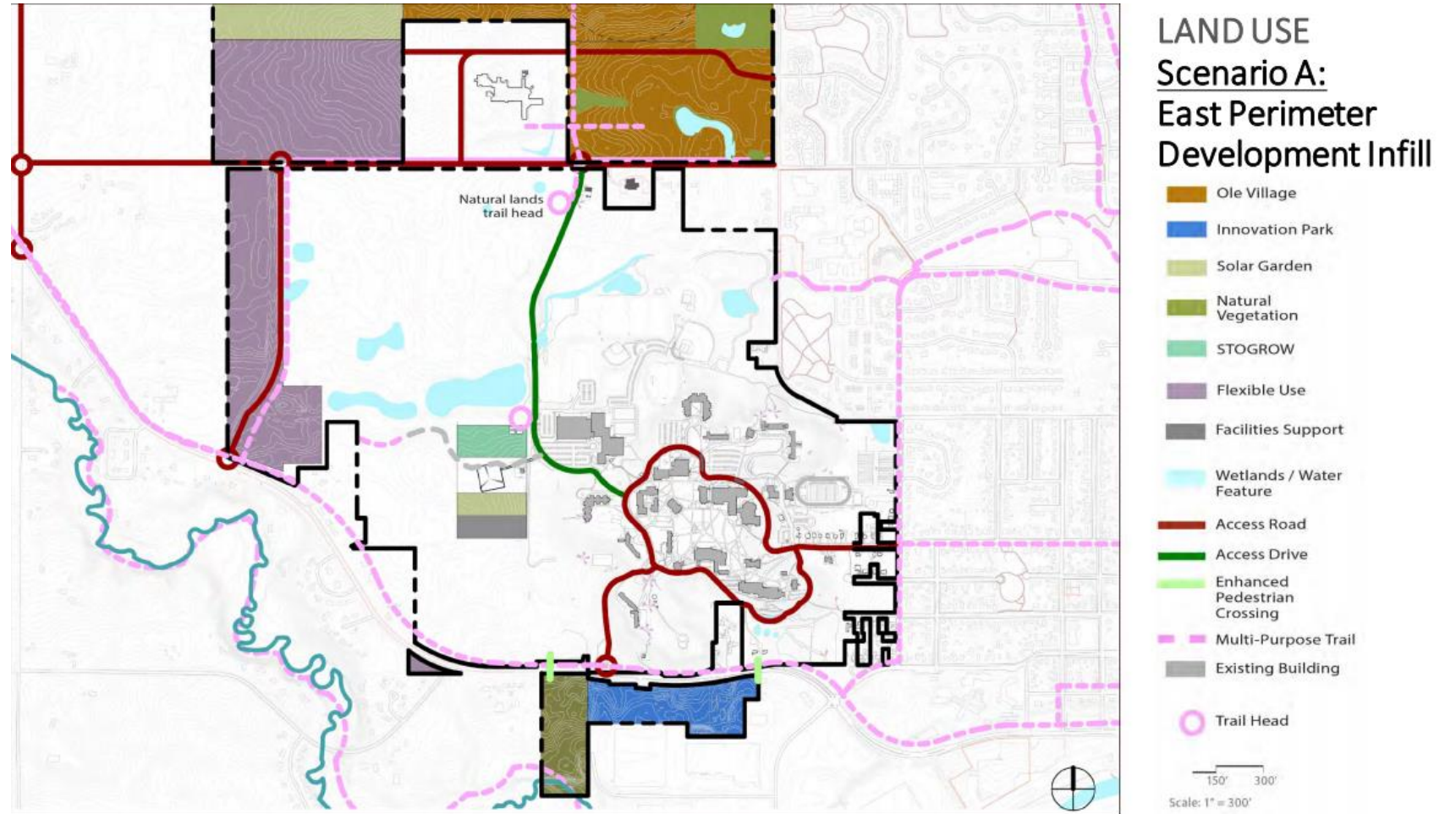
Alternative 2, Proposed Future Land Use: Annexation Requests  
Northfield, Minnesota



# 2016 St. Olaf Framework Land Use Drivers

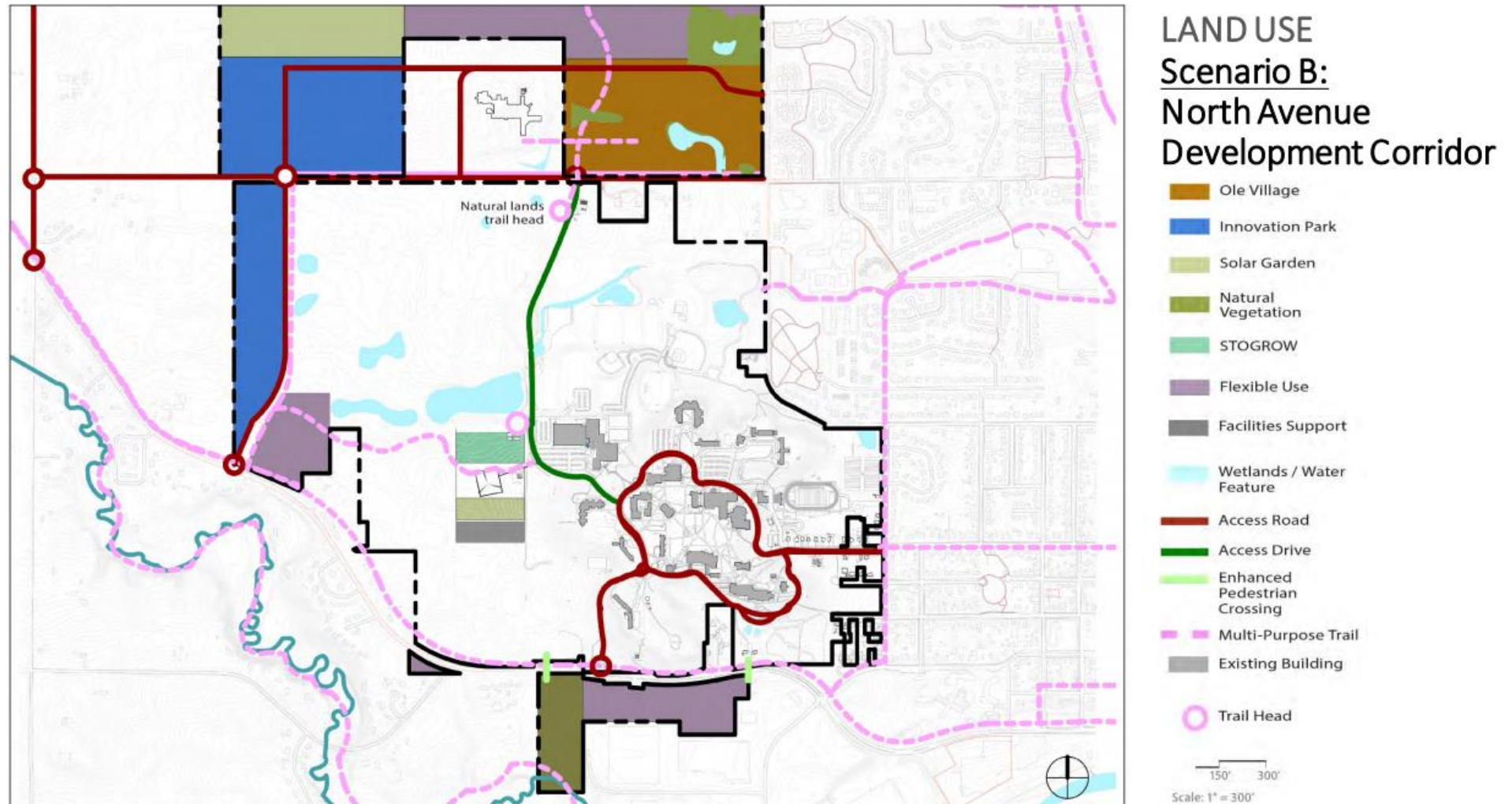
## Land Use Drivers + Opportunities

- 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



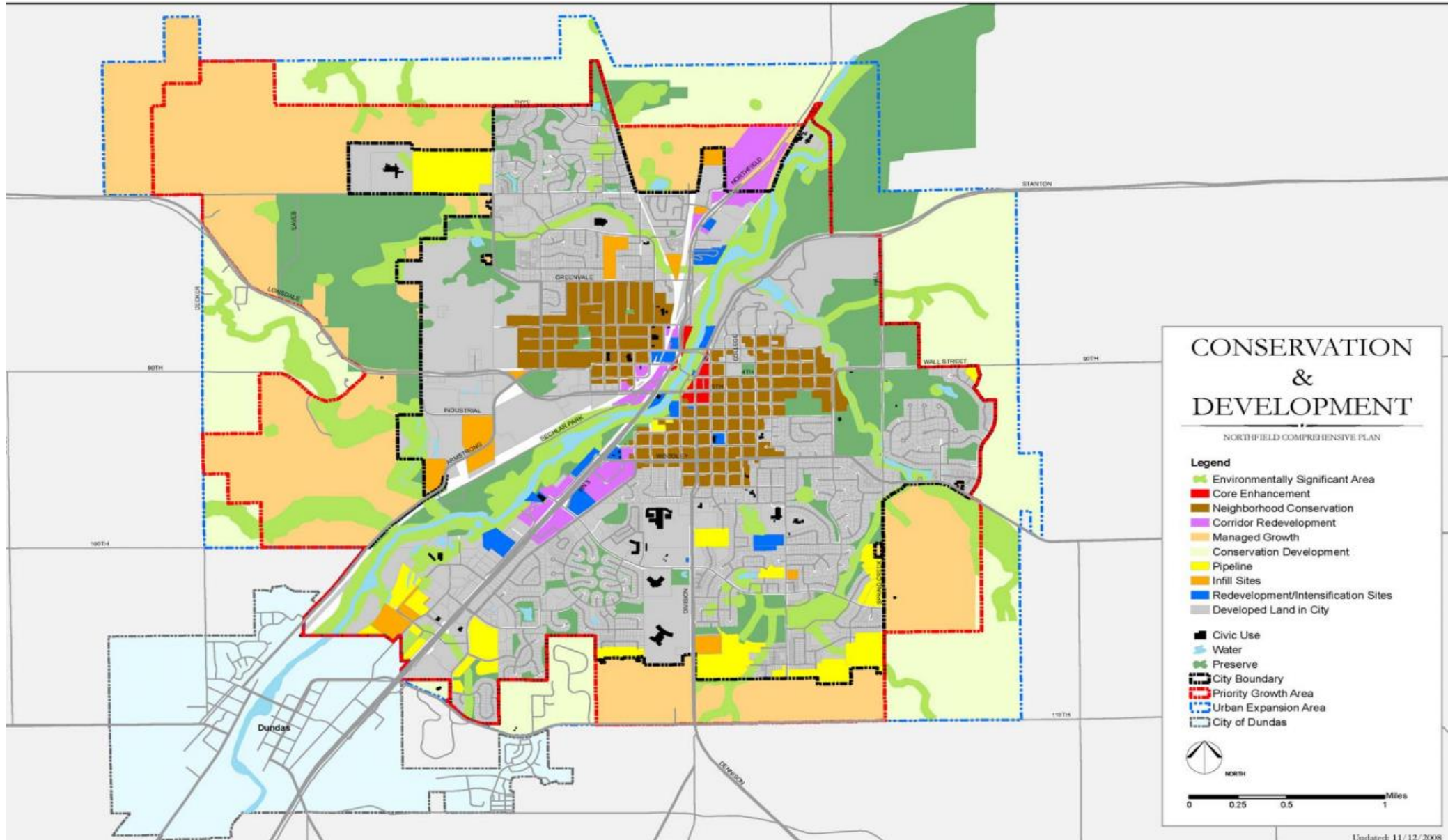


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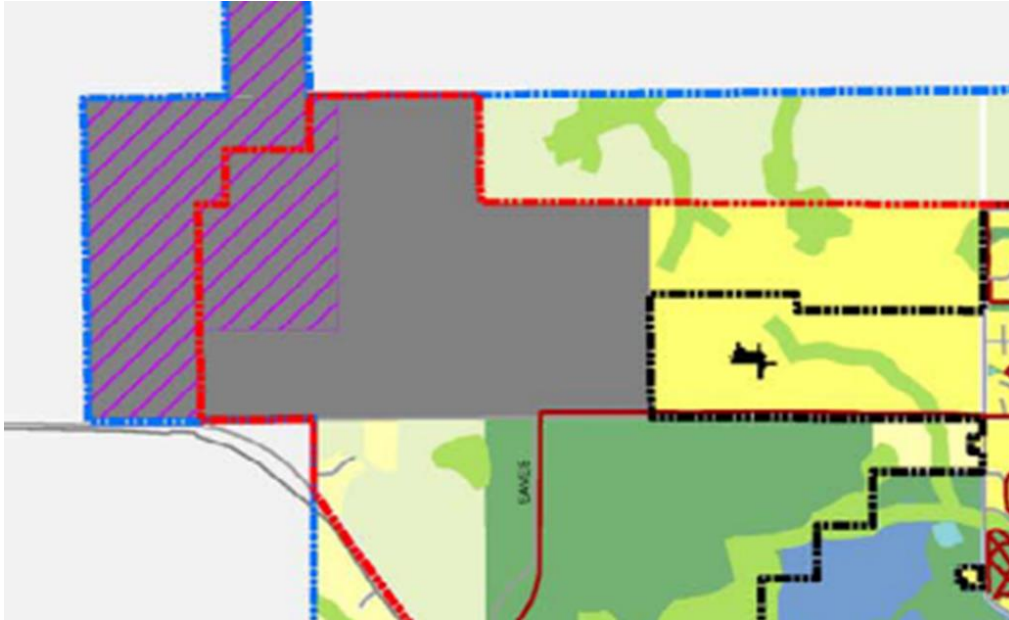


# Conservation & Development Framework Map

## Adopted November 2008



# Comprehensive Plan



Comprehensive Plan: Framework Map (2008)

- “District” Designation on West of Hospital site are typically of a single use; in this case composed of large business or industrial structures.
- “Neighborhood General I” residential designation on East of Hospital site.



# Updated City Zoning Map - 2018

