



## Legislation Details (With Text)

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**Attachments:** 1. ISG Concept 2, 2. ISG Concept 3, 3. Koester Land Swap Proposal - Concept 12

Date	Ver.	Action By	Action	Result
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**DATE:** November 9, 2017

**TO:** Members of the Housing & Redevelopment Authority

**FROM:** Janine Atchison, Housing Coordinator

Southbridge Development Concept Plans

### SUMMARY AND ACTION REQUESTED:

Review concept plans created by ISG Engineering for HRA owned 11.3-acre tract of land at Southbridge.

### BACKGROUND:

Vern & Joan Koester made a proposal for a “land swap” at the September 14, 2017 HRA meeting. The HRA expressed interest in the proposal and requested to schedule a work session to discuss the proposal further. At the September 25, 2017 work session, Community Development Director Chris Heineman reported on the original Arcon Development Plan and existing utility structure for the Southbridge site. His report included the Northfield Transportation Plan, Northfield Parks, Open Space and Trail System Plan, and floodplain information as they relate to the Southbridge Subdivision area.

At the work session Jenny Larson, Executive Director, Three Rivers Community Action Agency (TRCA) spoke of the discussions with the HRA staff to expand the Spring Creek Townhomes with additional workforce housing units. Larson stated that building 24-36 townhomes would be most cost effective and provide the greatest return on investment. TRCA would also consider participating in a plan to build single-family homes on the HRA owned Southbridge site. The HRA directed staff to prepare proposals for Engineering/Consultant services to provide concept plans for the land that demonstrates connectivity and continuity of the proposed neighborhood.

The Board voted to accept the proposal from ISG Engineering at the October 12 HRA meeting. Staff, along with Leah Hall from three Rivers Community Action Agency, met with Civil Engineer Reese Sudtelgte from ISG to review the project.

## ANALYSIS:

Staff received two concept plans with the following descriptions from Mr. Sudtelgte.

- Concept 2
  - Creates 32 total townhome units (4-six unit buildings & 1-eight unit building) & 31 single-family lots.
  - Allows for approximately 25' between all townhomes.
  - The trail location is shown along the existing ponds. This follows the previous plan based on the Spring Creek Townhomes Final Plat.
- Concept 3
  - Creates 34 total townhome units (3-six unit buildings & 2-eight unit buildings), 13 twin-home lots & 14 single-family lots.
  - The western townhomes would only have approximately 13' between the buildings. To help mitigate this, we have shown the buildings offset from one another.
  - The extension of Southbridge Dr. is shifted further north - this creates some wasted lot space near Lot 1 Block 2.
  - Shows the trail travelling through the rear setback of the western townhome lot as discussed during last week's meeting.
- General - Both Concepts
  - Included a parking lot in the city lot west of the existing townhomes. (Currently showing 30 stalls, could add more/less based on expected need)

Both of the concept plans show a connection of Southbridge Drive to the proposed Koester subdivision. The connection of Southbridge Drive to the proposed subdivision would result in the loss of 1-2 developable lots, however this has been compensated for by giving up two of the lots previously offered by the developer.

It should be noted that each of the concept plans utilizes two outlots owned by the City of Northfield. Although the HRA does not own this land, it was logical to include the lots in the concept plan for future development of the area.