



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 17th



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

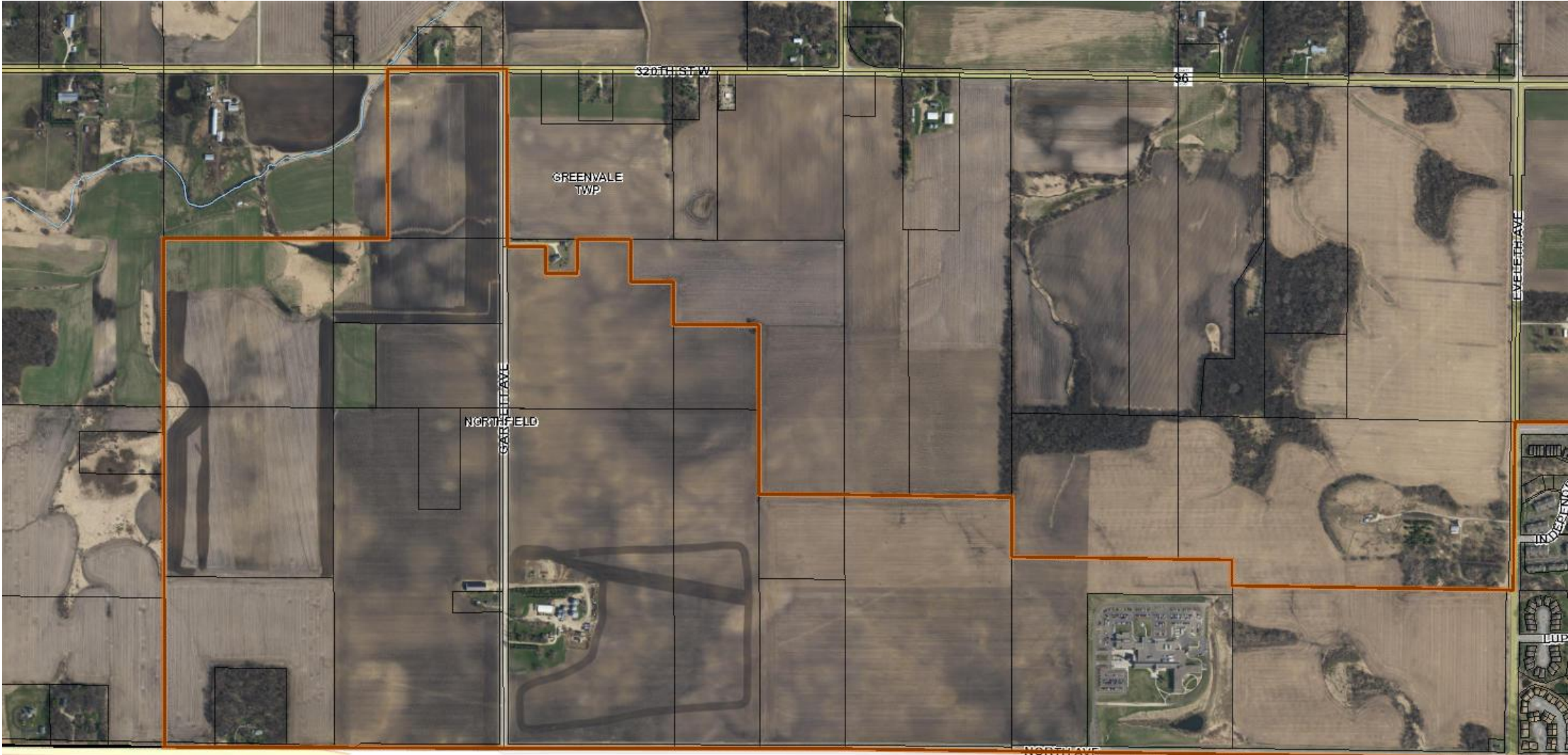
- All plans advise an increase in the tax base for Northfield
- Increase the availability of Industrial/Commercial Land
- Private Planning Documents – 2016 St. Olaf Framework
 - Establish Land Use Zones for Similar Functions (2.1 Planning Principles)



- 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

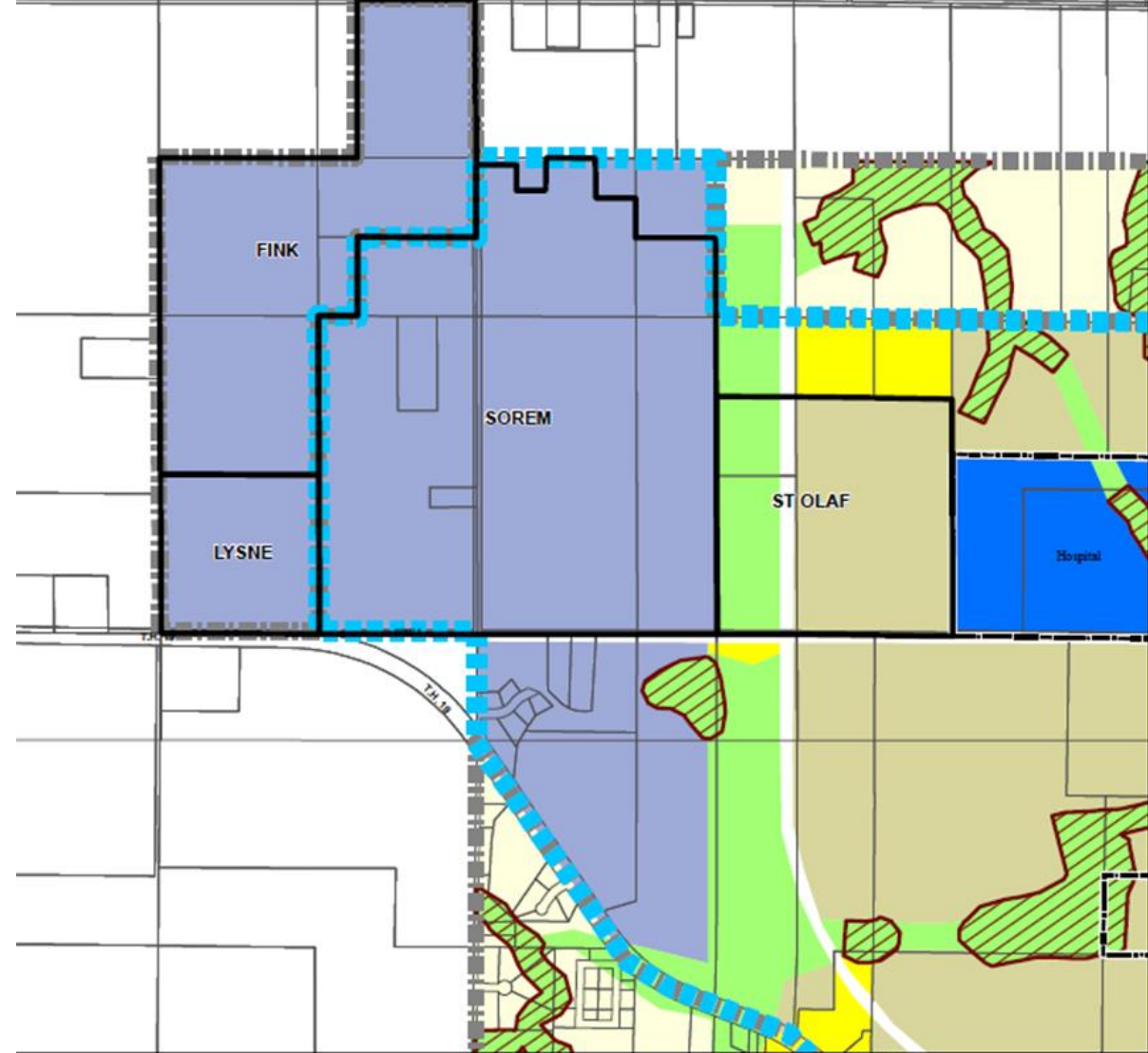


Aerial Views

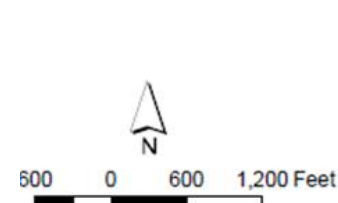


Future Land Use

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



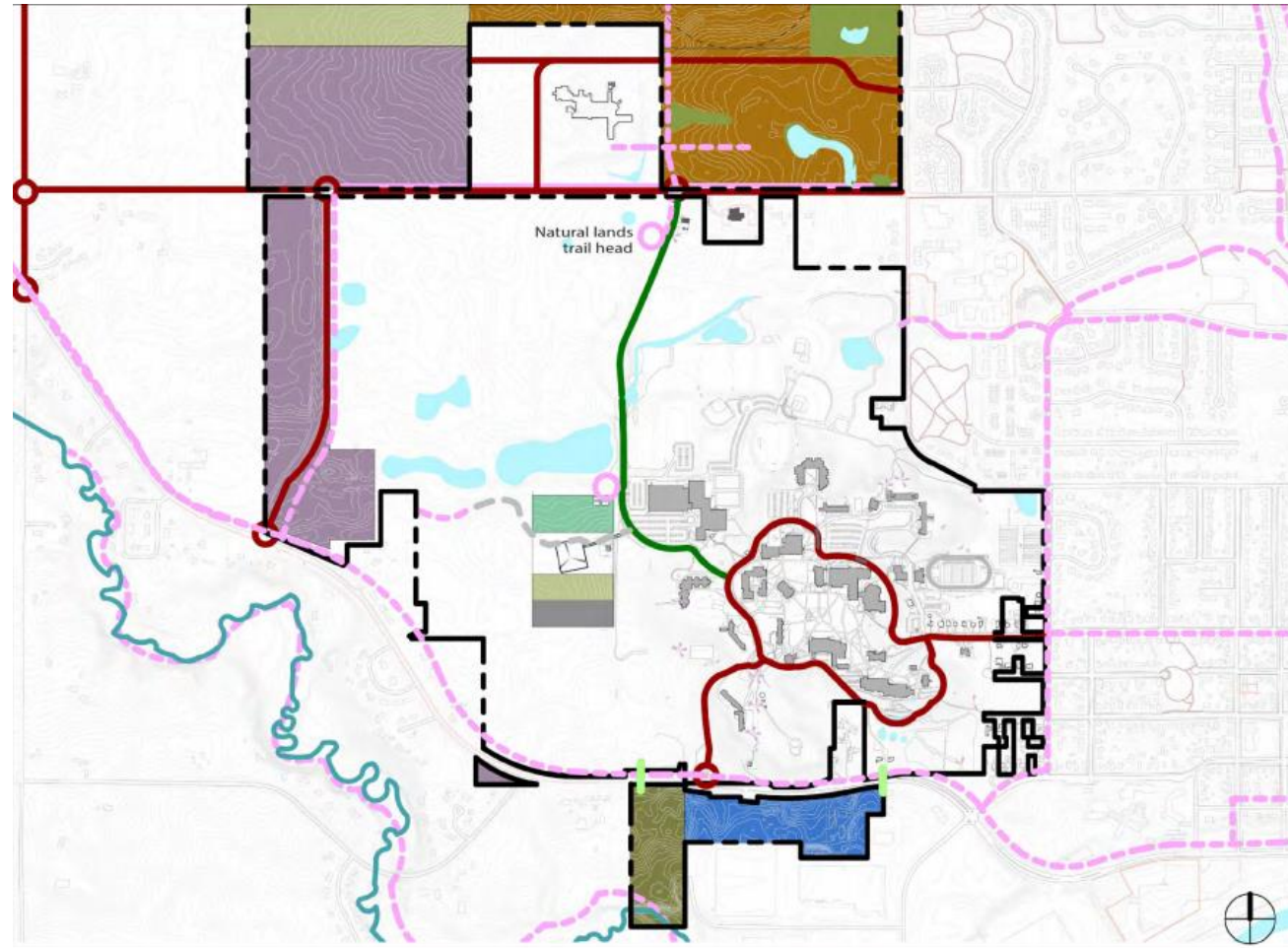
Alternative 2, Proposed Future Land Use: Annexation Requests
Northfield, Minnesota



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



LAND USE Scenario A: East Perimeter Development Infill

- Ole Village
- Innovation Park
- Solar Garden
- Natural Vegetation
- STOGROW
- Flexible Use
- Facilities Support
- Wetlands / Water Feature
- Access Road
- Access Drive
- Enhanced Pedestrian Crossing
- Multi-Purpose Trail
- Existing Building
- Trail Head

Scale: 1" = 300'

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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