

Northfield Master Plan Steering Committee
Meeting Summary – March 18, 2010
First National Bank

MEMBERS PRESENT: Rick Estenson, Rhonda Pownell, Jim Pokorney, Tim Geary, Mike Berthelsen, Scott Richardson, Jay Jasnoch, Christopher Sawyer, Neil Lutsky, Erica Zweifel, Tracy Davis, John Klockeman, Glen Castore

MEMBERS ABSENT: Pete Sandberg

ALSO PRESENT: EDA Board Member's Steve Engler and Victor Summa, Jeff McMenimen, Mark Koegler, Economic Development Manager Jody Gunderson, Community Development Director Brian O'Connell and other interested persons

The meeting was called to order at 6:05 p.m.

Northfield Steering Committee

Introduction

- General comment from steering committee members regarding the sensitivity of the south site and public apprehension about its development. Important to communicate to the public at the April Open House that we understand the south site annexation discussions are occurring but no decisions have been made yet. Planning for the south site is being conducted along with the north site in a comprehensive and coordinated manner.
- Jeff mentioned that the public meeting date might change due to conflict with Chamber of Commerce Meeting on April 29th. Discuss later in meeting.

Concept Review

- Jeff reviewed the concepts:
 - General Comments
 - Each of the three concepts presented tonight illustrate a sensitive approach to the significant environmental systems (Rice Creek, Heath Creek) inherent to the south site – providing significant open space (over 40%) and buffer setbacks from each creek.
 - Each concept builds on the concept developed in December during the visioning charette.
 - Each concept explores various ways to plan for roads, open space and development parcels.
 - Plan A
 - Cluster of uses – creates entry/exit challenges.
 - Minimize industrial uses (light industrial) and locate along Decker Ave.
 - Office and employment uses are organized in a business park setting, maximizing views to open space.
 - Continuous system of open space – uninterrupted by roadways.

- Nature center, arboretum or conference center located at the confluence of the two creek systems to minimize impacts of development on hydrological systems
- Medium density residential (townhomes) located to transition between existing residential uses along 90th St. East and located along 100th Street East.
- Significant open space and connections
- Extensive pedestrian and bicycle circulation system
- Wildlife corridor connecting the two creek corridors
- Infrastructure challenge to be efficient – minimizes roadway cost
- Uses funnel out to Armstrong and Decker
- Central uses could be flipped but as shown, east side is more sensitive land area and it relates to St. Olaf corridor that extends to the north.
- 700 residential units
- 207 acres of open space
- ROW 20 acres
- Could this site contain an environmental education center

Development Summary – Plan A

Office/Employment	84.25 ac (19%)	918,000 sf
Light Industrial	16 ac. (3.5%)	175,000 sf
Residential (townhomes)	58.2 ac (13%)	700 units
Nature Center/Arboretum or Conf Center	65 ac (14.5%)	
Open Space	207 ac (46%)	
Right of Way	20 ac (4.5%)	

○ Plan B

- Focus on corporate office park uses
- Balance of office and light industrial uses
- Light industrial use located along Decker Ave. and off 90th St. East.
- Office and employment uses are organized in a business park setting, maximizing views to open space.
- Signature corporate campus located at the confluence of the two creek systems
- Civic use located along Armstrong at east entry to site.
- Minimal amount of medium density residential (townhomes) located along 100th Street East.
- Parkway extends through the site. Parkway runs east west from Armstrong to Decker. Planted median area in parkway road.
- Keep roadways to minimum while providing access to all parcels.
- New connection north to Hwy 19 – crosses Heath Creek.
- Extensive pedestrian and bicycle circulation system
- Not sure how the road extension to the north would intersect highway 19 given the future Hwy 19 and Hwy 23 intersection changes.
- Significant open space and connections
- Narrower wildlife corridor connecting the two creek corridors
- Civic use at entrance – environmental education center?
- South residential site could be commercial but feels more like a residential site due to proximity to open space
- Narrowed down wildlife crossing

- Why is north/south road needed? (Tracy) May not be needed, transportation planning can be considered. Remove for now and confirm whether this road connection to Hwy 19 is necessary based on traffic counts. (Look at transportation plan)

Development Summary

Office/Employment	104.5 ac (23%)	1,138,000 sf
Light Industrial	90 ac. (20%)	980,000 sf
Residential (townhomes)	29.5 ac (6.5%)	350 units
Civic	4.5 ac (1%)	
Open Space	195 ac (43%)	
Right of Way	26 ac (5.7%)	

○ Plan C

- Parkway runs through site Balanced mix of uses – leaning toward employment
- Light industrial use located along Decker Ave.
- Office and employment uses are organized to maximize views to open space.
- Residential also north of office area – existing neighborhood abuts residential
- Residential uses provide positive transition between existing residential uses
- Small lot single family use against existing single family residential
- Medium density residential (townhomes) located along 100th Street East.
- Small support retail at entry off of Armstrong (5 acre site)
- Entry site is important – could set the tone for the whole site.
- *Another example – Castle Rock residential community center*
- Parking issues need to be addressed – needs to be addressed in public presentation – open house
- Significant open space and connections
- Narrower wildlife corridor connecting the two creek corridors
- Parkway runs east west from Armstrong to Decker.
- Loop roads provide access to all parcels.
- New connection north to Hwy 19 – crosses Heath Creek.
- Extensive pedestrian and bicycle circulation system

Development Summary

Office/Employment	82 ac (18%)	890,000 sf
Light Industrial	52 ac. (11.5%)	560,000 sf
Residential (townhomes)	53 ac (11.5%)	630 units
Single Family Residential	15 ac (3%)	80 lots
Retail	5 ac (1%)	40,000 sf
Open Space	198 ac (44%)	
Right of Way	45 ac (10%)	

General Comments

- High value site will command high amenity users – users won't want to see a sea of parking outside of their window. Consider parking ramps to condense parking on site. Market forces may determine whether parking can be structured at this site.
- Open house presentation should differentiate characteristics between sites.
- Keep in mind that the south site is not the only industrial development site in Northfield. (Tracy). Maybe the south site can host a special set of users/tenants due to it's high amenity base.

- Should one of the concepts show a different type of use on the south? Committee has interest in showing something different – could be small office uses. (Brian will get us a copy of the Dundas comp plan – probably shows residential)
- Residential needs to be integral to the whole concept. Residential should be supportive of the business park.
- B and C are similar --- A is different due to open space and lack of connections. Mesh B and C for purposes of open house. On A, consider connection of roads to islands of development or put in larger road loops and keep separation.
- Have site analysis maps and opportunities and constraints maps at open house to help people understand the topography, hydrology, vegetation and other controlling factors on each site.
- A – put office on south, rework road to add loops
- B – loop in lieu of cul-de-sac, eliminate north connection to TH 19, civic use at entry.
- Add a graphic scale and north arrow to each plan for open house
- Prepare some site sections for each scheme.

Discussion of April Meetings

- Next steering committee is on April 15th at City Hall. Also meeting with property owners the same day.
 - Meeting with City Council on April 20th
 - Public Open House planned from 6 to 8:30 on April 29th at Community Resource Bank (same site as Charette)
 - Open house purpose/methods:
 - Present concepts to attendees
 - Comment forms to collect input
 - Interactive ways – dot exercises or post-it notes
 - Survey to go on web site
 - Next open house in August can be problematic. Consider the date after labor day – earliest 15th or 22nd.
 - Publish open house on web sites (Northfield.org)
 - Adjourned at 8:05
- view of the schedule, the meeting was adjourned at 8:15 p.m.