

**Northfield Master Plan Steering Committee
Meeting Summary – May 20, 2010
First National Bank**

MEMBERS PRESENT: Rick Estenson, Rhonda Pownell, Jim Pokorney, Tim Geary, Mike Berthelsen, Jay Jasnoch, Neil Lutsky, Erica Zweifel, Tracy Davis, Glen Castore, Pete Sandberg, Steve Engler

MEMBERS ABSENT: Scott Richardson, Chris Sawyer, John Klockeman

ALSO PRESENT: Jeff McMenimen (HKGi), Economic Development Director Jody Gunderson and Community Development Director Brian O'Connell

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

Northfield Steering Committee

Review Open House Community Input

Mr. McMenimen reviewed the comments received on the preliminary concept master plans from members of the community who attended the April 29th Public Open House, those who have submitted comments via the project website, and additional comments received via email (see attached comment summary memo).

Approximately 50 people signed the attendance sheet for the open house. 8 comment sheets were completed and submitted. Additionally, a few people submitted comments via website and email.

The discussion regarding each site included the following:

South Site

A large share of the comments received focused on the south site and environmental concerns regarding stormwater management within the Rice Creek watershed. Several comments suggested greater setbacks for development along the Rice Creek stream and increasing permeability within the Rice Creek watershed – with the goal to achieve 85-90% permeability within the watershed. Others suggested low impact stormwater management strategies be utilized on the south site to mitigate the potential impacts to the trout stream. Mr. McMenimen explained that these may include infiltration and bioretention ponds, constructed wetlands, raingardens, permeable paving systems, green roofs, and stormwater diversion techniques.

Many people on the Rice Creek Concerned Citizens Group attended the open house and commented on the plan options. They expressed concern regarding the past use of the adjacent lands to Rice Creek (Agriculture) and felt that if developed correctly and sensitively (utilizing best management practices), development on the south site could enhance the stream and trout habitat, but that measures must be taken to increase permeability, provide proper buffer space between development and the stream.

Mr. McMenimen handed out the Rice Creek Concerned Citizens Group Report and Recommendations (Nov. 13, 2009) to members of the Steering Committee along with additional informational materials regarding development near trout streams prepared by the Minnesota DNR.

Members of the steering committee questioned what the cost differential would be between standard stormwater management techniques and low impact techniques. Mr. McMenimen explained that low

impact stormwater management techniques may cost approximately 20% more than conventional techniques but that the long term benefits of these techniques may outweigh their initial capital costs.

Mr. O'Connell explained that an engineering consultant team has been preparing a stormwater ordinance on behalf of the City that would affect development on the south site. The draft report is due next week. HKGi will receive a draft report for review and compliance with the plan for the south site.

It was stated that core drilling should be done to determine groundwater depths and flows to inform the planning for the south site. Glen stated the township is proposing this measure occur within the next several months.

The Steering Committee feels the nature of the south site development and the land use mix may require the team to rethink the terms used to describe potential development on the south site. Rather than a "Business and Industrial Park", maybe it should be more appropriately termed "Business and Protection Plan"

North Site

On the north site people expressed a preference for the campus setting of open space and building organization, the health and wellness campus near the existing hospital, a small amount of workforce housing and support retail.

There is a concern that the retail uses proposed here may compete with downtown retail. Also concern expressed regarding housing in a business park setting.

While some preferred the ag-related industrial uses proposed in Concept C, others expressed concern about the ability to attract those businesses to the business park.

Some concern regarding the type of land use along Hwy 19 as one enters Northfield – particularly retail uses.

Many of the members of the Steering Committee felt concept B better represented the language in the Northfield Comprehensive Plan – smaller block sizes, sustainable development, affordable workforce housing.

Review Preliminary Cost Estimates

Mr. McMenimen handed out preliminary infrastructure cost estimates prepared for concepts A and B on both sites. The cost estimates project costs associated with street paving and utilities (water, sanitary and storm sewer), trails and sidewalks, lighting and signage, and landscaping. All of these items within the proposed rights of way. They include a 10% contingency due to the preliminary status of design and 25% soft costs (legal, engineering, design and administrative). They do not include off-site costs to bring utilities to the sites, small utilities (gas, telephone, electric, broadband communications, etc.), greywater collection or distribution systems, stormwater ponding, irrigation, grading beyond the road right of way, or wetland construction. Many of the items not included in the cost estimates are (typically) future developer costs. The unit costs are 2010 numbers.

The infrastructure costs estimated range from \$8,000,000 to \$11,500,000 on the south site and from \$19,500,000 to \$42,000,000 on the north site, depending on how much roadway is included in the estimate.

Many of the development costs would be born by the developer and occur in phases over 20 plus years.

The Steering Committee is interested in being able to see what the financial impact of each alternative might be to offset those costs.

Maximizing economic return is of critical concern.

Mr. McMenimen explained that Rusty Fifield (Northland Securities) will attend the June Steering Committee meeting to review potential strategies for funding and phasing these costs.

Discussion and Direction Concerning the Preferred Master Plan

Steering Committee members discussed and provided direction to HKGi for moving forward with preferred plans for each site. The recommendations for proceeding include elements from the various concepts, blending ideas into a preferred plan.

The committee feels strongly that the plans must be unique, support the comprehensive plan, be economically responsible and address the sensitivity of Rice Creek.

The following recommendations were discussed regarding each site master plan:

North Site

- Utilize Concept B for site organization
- Include a roundabout intersection at Hwy 19 and CR 23.
- Provide as direct a connection as possible to Hwy 19 from North Ave.
- Incorporate campus greens/quads into the plan.
- Require parking behind the buildings – not along the streets.
- Scale the housing back some from what Concept B proposes.
- Illustrate how trails connect to off-site trail systems.
- Provide a higher set of standards for development along Hwy 19 due to it's high visibility as a gateway into town.

South Site

- Utilize Concept B for site organization – the roadway connection between Decker and Armstrong is an important element to the plan for traffic distribution.
- Include Concept A land uses and locations.
- Provide options to the nature/education center land use (ie. corporate office park or conference center)
- Relocate the support retail uses to Decker Ave.
- Provide gateway concepts for both ends of the east/west parkway.

Next Meeting

June 17, 2010

Meeting adjourned at 8:30PM