General Comments

We appreciate and value your thoughts on Northfield's Business and Industrial Park Concept Plans. Should you wish to comment further or complete and submit this comment form electronically, please go to **www.northfield-businesspark.com**. Additionally, you may mail the form to either address below.

For more information, contact:

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Hoisington Koegler Group, Inc.
123 north third street, suite 100
Minneapolis, Minnesota 55401
Phone: 612-252-7130

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801 Washington Street
Northfield, MN 55057-2598
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Business & Industrial Park Master Plan

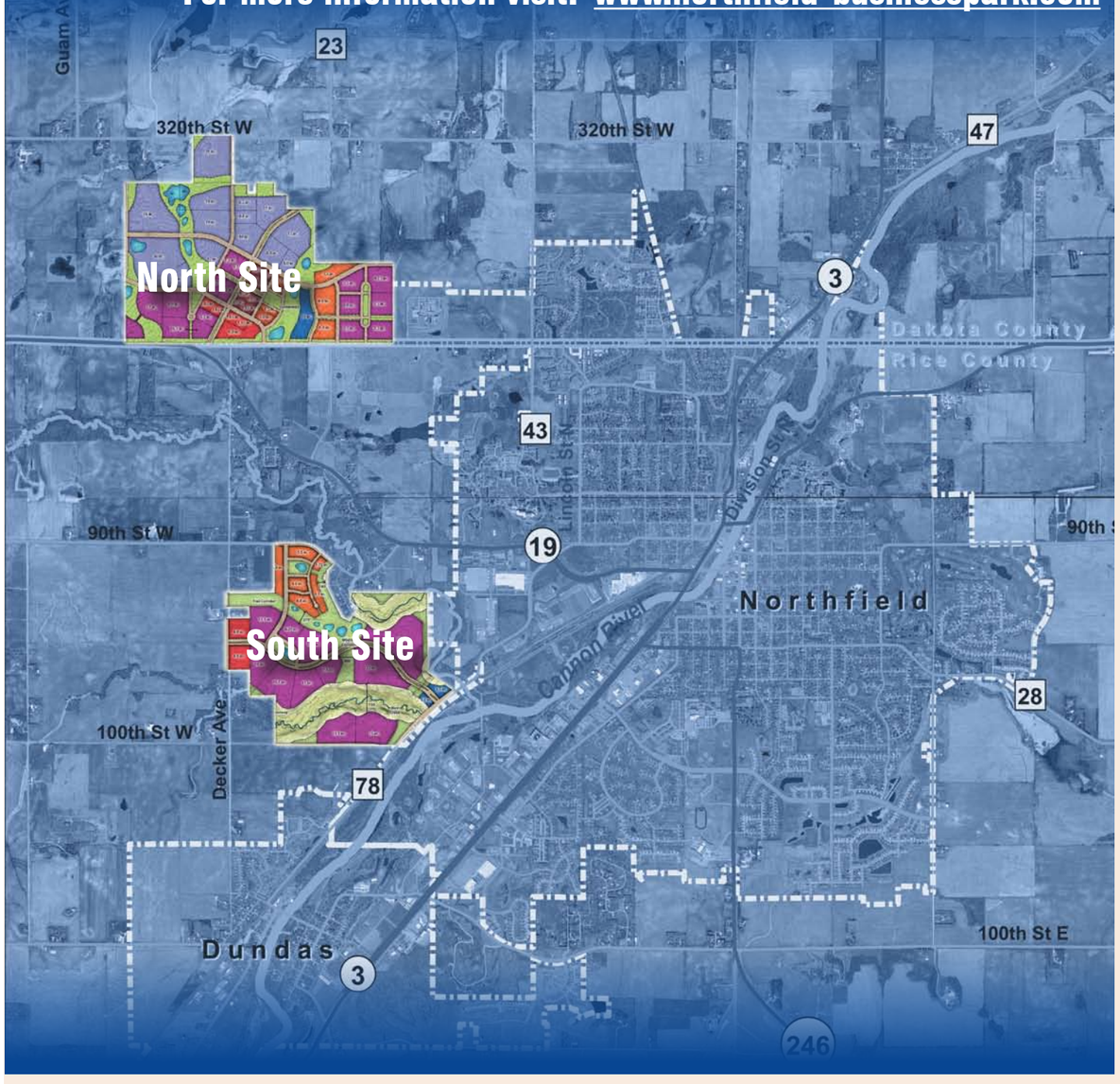
Open House Participant Comments

Hoisington Koegler Group Inc. - Design Workshop - Northland Securities - EcoDEEP

City Of Northfield

MSA Professional Services - ProLogis

For more information visit: www.northfield-businesspark.com



South Site - Preferred Plan

Parcel Plan

Land Use Summary

Development: 208 acres
Open Space: 207 acres
Right of Way: 35 acres
Total: 450 acres
Job Creation: 4,500 jobs
Tax Revenue Generation:
$ 4.4 million annually
Site Permeability:
65 - 70% permeable

Land Use

- Focus on corporate office park uses
- Retail uses located along Decker Avenue
- Civic use located along Armstrong Road
- Townhomes located to transition business park with existing residential

Please list any comments, concerns, or considerations about the South Site Parcel Plan.

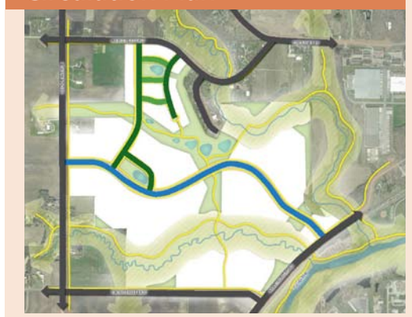
Open Space Plan

Open Space

- Protect and restore stream corridors
- Comply with stormwater ordinance criteria
- Significant open space and connections
- Wildlife habitat and movement corridors

Please list any comments, concerns, or considerations about the South Site Open Space Plan.

Circulation Plan



Circulation

- Planted median/parkway connects Decker Ave and Armstrong Road
- Median serves stormwater collection needs
- “Complete streets” system – auto, ped, bike, transit
- Comprehensive trail system

Please list any comments, concerns, or considerations about the South Site Circulation Plan.

North Site - Preferred Plan

Parcel Plan

Land Use Summary

Development: 380 acres
Open Space: 80 acres
Right of Way: 70 acres
Total: 530 acres
Job Creation: 5,100 jobs
Tax Revenue Generation:
$5.6 million annually
Site Permeability:
35 - 40% permeable

Land Use

- Greater mix of land uses
- Greatest mix of uses located at the center of the project along CR23
- Larger scale industrial uses located north and west
- Health and wellness campus located near Northfield Hospital
- Includes workforce and lifecycle housing
- Corporate office uses located along Hwy 19

Please list any comments, concerns, or considerations about the North Site Parcel Plan.

Open Space Plan

Open Space

- Development organized around public greens and greenways
- Comprehensive open space system connected to regional system
- Regional stormwater system

Please list any comments, concerns, or considerations about the North Site Open Space Plan.

Circulation Plan

Circulation

- Proposed CR 23 – major north/south arterial
- Proposed roundabout at Hwy 19/CR 23
- “Complete streets” system – auto, ped, bike, transit
- Comprehensive trail system

Please list any comments, concerns, or considerations about the North Site Circulation Plan.