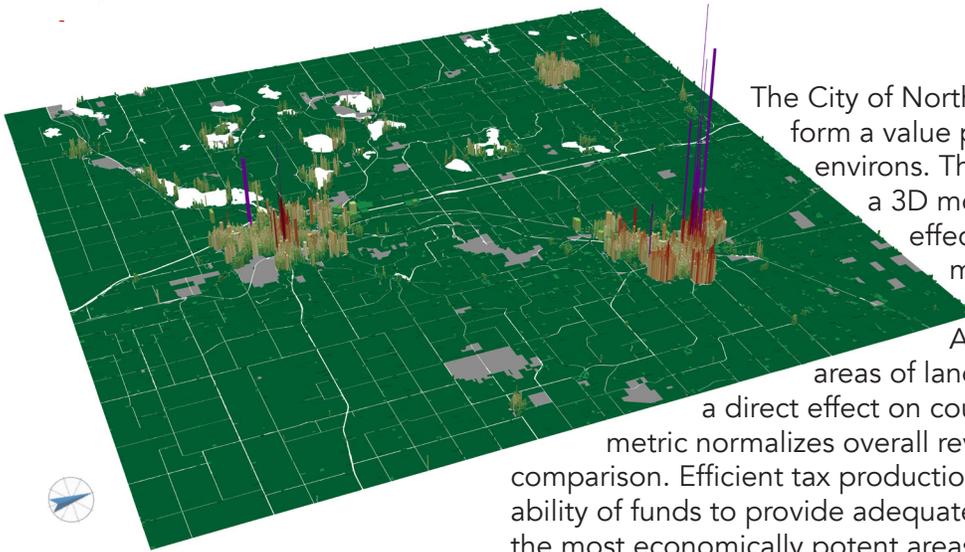


NORTHFIELD, MN

VALUE PER ACRE ANALYSIS

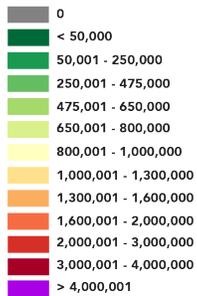
URBAN3



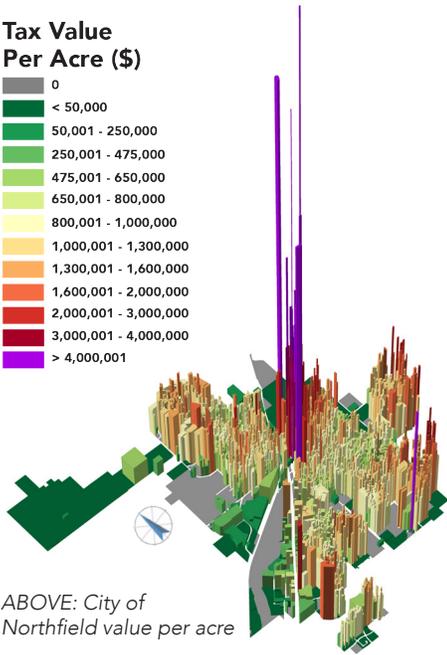
ABOVE: Rice County and part of Dakota County value per acre

The City of Northfield contracted Urban3 to perform a value per acre analysis of Northfield and its environs. The goal of the project was to develop a 3D model that measured the economic effect of land uses. Urban3's analytic method focuses on the "per acre" metric as a unit of productivity. After all, cities and counties are finite areas of land, and how that land is used has a direct effect on county and municipal coffers. This metric normalizes overall revenues and tax values into a direct comparison. Efficient tax production has a direct impact on the availability of funds to provide adequate public services. Our work illustrates the most economically potent areas of the community.

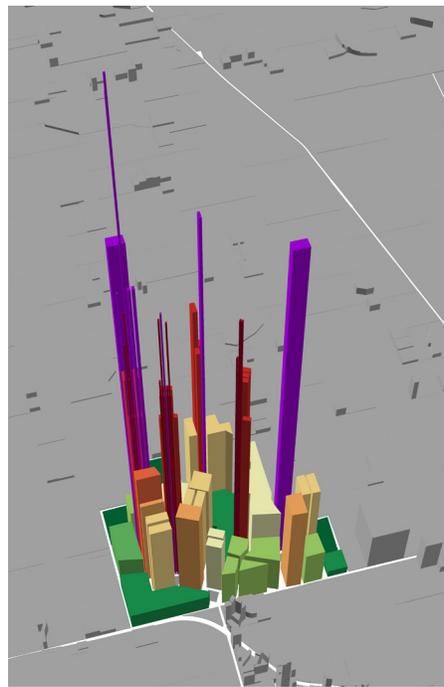
Tax Value Per Acre (\$)



ABOVE: City of Northfield value per acre



Downtown has a concentration of high value per acre properties which means Downtown is more productive than suburban and rural areas. The design of buildings influences tax value productivity. Buildings with smaller footprints, multiple stories, mixed use, and minimal parking are significantly more productive than single-use one-story buildings with sprawling parking lots. Parking lowers productivity by increasing land consumed, without increasing value. Designing compact projects with less parking would increase the value per acre of the properties.



ABOVE: A scenario with mixed-use creates red and purple spikes. The demand for big-box commercial is still met, but the mixed-use and multifamily properties help cover the cost of the infrastructure for the less productive properties.

Urban3 also created different development scenarios for the North Site. As it is, the North Site does not produce much value and has low infrastructure costs. Adding industry and commercial uses produces more value, but requires more infrastructure investment. Adding residential to the mix only adds to infrastructure costs, without increasing value enough to cover the cost. Adding mixed-use creates tax value that almost outpaces infrastructure costs. Only when an entire walkable town center is built does tax value production exceed infrastructure cost. The fiscally-sound town center scenario is unrealistic for Northfield at the present. Urban3 suggests the City focus on taking advantage of existing land assets and develop infill projects.

COMMUNITY STATS

Highest VPA: Holland Building \$13.4M
Big box VPA: Faribo West Mall \$253K

Total County taxable value: \$6.6B
Total County taxable acres: 327,458

Vacant city land with North Site: 1,487 acres (32% of city land)

Vacant city land without North Site: 1,051 acres (25% of city land)