



11 June 2020

Dear Members of the Northfield Planning Commission,

The Community Action Center (CAC) is pleased to present the attached site plan which will be the basis for our civil engineering scope of work. We hope to address your questions or concerns before freezing the plan to engage in that effort. This site plan accommodates the same number of units (17) that you saw previously via two fourplexes, one triplex and three duplexes.

Updates to the CAC site plan since our January 16 presentation include:

- Sheldahl agreed to donate the parcel on the west side of the site. This will now become part of the CAC-owned property and need to be rezoned. It is highlighted on the attached site plan.
- The property owner to the north has *not* agreed to sell, so this site plan proposes a cul-de-sac designed to accommodate potential future extension of the road.
- The fourplex is shown on an 80 foot wide lot in order to optimize the overall site plan layout. This may require an LDC variance, but it is a better fit and matches the width of the triplex and duplex lots.
- To meet LDC requirements, this site plan shows each building on its own, separate lot rather than combined into a single lot.
- Lots 4 and 5 are reserved for a play space, potential solar PV panel array, or future housing.
- Parking has shifted from previous site plans and is now adjacent to each structure.

In addition to increasing affordable housing in Northfield, the project goals incorporate consideration of environmental impacts. Since January, the CAC construction advisory team has been engaged in a design study that focuses on minimizing the buildings' energy footprint. This site plan has thus been informed by the broader design study, balancing energy efficiency and solar heat gain with other priorities such as social connectivity and architectural best practices. The study targets ways to increase building envelope performance in order to reduce the amount of energy required to meet annual heating and cooling demands. A lower energy footprint, in turn, increases the potential to provide some or all of that energy from renewable sources and reduces utility costs for both the CAC and its occupants for years to come. This is why we chose to preserve lots 4 and 5 as a potential location for a future ground-mounted photovoltaic solar array.

We look forward to further discussion at the upcoming Planning Commission meeting.

Sincerely,

Scott Wopata, Executive Director