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Project Name: Xcel Energy Hiawatha 115 kV Transmission Line Project

Docket number: E002/TL-09-38

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Impact: 1. Loss of potential green space between Portland Ave and Oakland Ave. The people at MidtownGreenway.org have proposed an 'art park' for the same location.
2. Property Values in the area will decrease due to the presence of the industrial look/feel of the electrical substation between Portland/Oakland.
3. Health effects of putting a substation so close to high-occupancy housing (much of which is low income).
4. Loss of potential multi-unit residential development between Portland and Oakland.
5. increase of criminal activity (graffiti) around the electrical substations.
6. Xcel is mostly interested in supplying power to meet load requirements for Peak demand, which is typically on hot days in the summer due to Air Conditioning demands. I did not see any suggestions in their documents to reduce peak demand such as painting commercial roofs white or creating 'green roofs' similar to those on the Target Center and Down town library.
7. Xcel mentions that Photovoltaic (PV) power is too expensive to be an option for the amount of power that is needed by the south Minneapolis area. However they fail to mention that PV prices have decreased almost 30% in the past 2 years, and are projected to continue to fall for the foreseeable future. If the cost reductions continue at the current pace, PV electricity generation would be competitive with, or less expensive than Coal in less than 10 years.
8. Xcel does not mention any alternatives for storing electricity locally (ie. large battery banks). This is an emerging technology, but is being used widely in Europe.

Mitigation: 1. Xcel should look for more ways to work with large electricity users in the area to reduce their peak electrical demand.

2. Xcel should give more incentives (rebates and credits) for residential and business customers to reduce their daily and peak demand.
3. Xcel should look for more options for local power generation (Solar, small natural gas generators used at major electricity users such as Wells Fargo, and Abbot).
4. Xcel should re-run their cost estimates for solar power options to include cost reductions in PV power that will occur as the technology improves.

Placing the Midtown electrical substation on the Wells Fargo property, on their mostly un-used parking lot near 35W would be preferable to the current plan to place the substation on the greenway between Portland and Oakland because that parking lot is not a residential area, and is not a prime area for future residential development as stated in the Midtown Greenway Land use plan on file with the city of Minneapolis.

The power lines (if needed) should be buried underground.

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This information has also been entered into a centralized database for future analysis.

For questions about the database or the functioning of this tool, contact:

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