

Hampton to Northern Hills Advisory Task Force – 2010

Specific Route Issues and Impacts (Homework)

- 1) With the knowledge that you currently have about the proposed routes for the Hampton to Rochester to La Crosse 345kV and 161kV transmission lines in your community, what specific land use planning route and/or sub-station issues and impacts need to be evaluated in the environmental impact statement for this project? If the issues are specific to a particular portion of one of the proposed routes, please identify the location.
- 2) To help organize your thoughts and our process, please identify your top four issues below and bring this document to the first meeting of the Advisory Task Force. We will use and collect the information at that meeting.
- 3) Your name: (optional) Karen Doll

City of Pine Island Economic Development Director

What is the land use planning issue?

What is the Impact? (Why is there an issue?)

Where, specifically, is it located? (What part of your township, city, or county? What part of a proposed route?)

Example A:

Issue: Wetlands

Impact: Destruction of wetlands during construction and future maintenance.

Where located: Section 16 & 15, T145N, R32W (Farden Twp.)

Examples

Example B:

Waterfowl flyways. Birds hitting lines or avoiding areas on Route 1: Locations are the north end of Moss Lake to just south of Pike Bay in section 3 of Wilkinson Twp. and between Twin Lake and Camp Lake in section 2 of Wilkinson Twp.

Example C:

Issue: Line is too close to houses in our area

Impact: Aesthetics - we don't want to look at transmission lines

Where located: South of Sucker Lake in Cass County, near and around the boat access.

1. What is the land use planning issue?

Issue: The proposed 'preferred' 345 kV line transects the City of Pine Island's future planned residential and commercial development areas.

Explanation - Pine Island's Comprehensive Plan officially adopted a Future Land Use Plan in 2005 projecting residential and commercial development for the next 20 years. Pine Island experienced marked growth in population of 44percent from 2000-2008, outpacing the state-wide growth of 7.5 percent.

Beginning this year, a 2,325 acre Master Planned Development known as Elk Run will be constructed within the City of Pine Island which includes a 250 acre BioBusiness Park, a healthy living community, commercial and residential development. The likelihood of the City outpacing the 2005 land use projections is realistic with the development of Elk Run. At full build-out, the BioBusiness Park and Commercial areas of Elk Run are projected to employ over 20,000 people. (See attached future land use map, proposed CAPX2020 route map, and Elk Run Master Development Plan)

What is the impact?

If the 345 kV transmission lines transect the City's planned residential and commercial growth areas, it will hinder and certainly alter future planned development of the City. Such changes will require a Comprehensive Plan amendment to accommodate the expected changes in future land use as a direct result of the 345 KV routing. The 345kV lines could have negative impacts on land values resulting in lower tax revenues for the local governing jurisdictions. The existence of lines within this area could push growth further out of the City, which would increase the City's cost to build additional infrastructure as the City expands because residents will not want to locate near the transmission lines for health and aesthetic reasons.

Areas of Concern:

Topography (the proposed routing of the 345 KV)

Scenic values.

Proximity to planned parks and open space.

Land use conflicts with potential adverse impacts on social and economic community well being

Where is it specifically located?

The areas of concern fall within the 5 – 20 years projected urban growth area surrounding the City. The proposed 'preferred' route cuts through future planned residential and commercial development areas on the north and east sides of the City.

2. What is the land use planning issue?

Issue: The 'preferred' 161 kV CAPX2020 route is proposed to go along U.S. 52 then veer south along Olmsted County Rd 31. The current routing of this line brings it very close to a proposed "Healthy Living facility" to the west and south of the Elk Run Bio-Science Park.

The premise behind this "Healthy Living Complex" is a self contained, environmentally responsible community with variety of housing options and an active life style. The routing of this 161 KV line as highlighted on the map presents a land use conflict due to its proximity to the future complex.

What is the impact?

If the 161 kV transmission line transects this area, it will alter future planned development of the "Healthy Living Complex". The 161kV lines could have negative impacts on land values. The area is ecologically sensitive, and aesthetic thereby causing concern for topography, scenic values, proximity to planned parks and open space, and land use conflicts with potential adverse impacts on social and economic community well being

Where is it specifically located?

The area of concern falls within the 5 – 20 years projected urban growth area on the south side of the City where County 31 intersects Highway 52.

3. What is the land use planning issue?

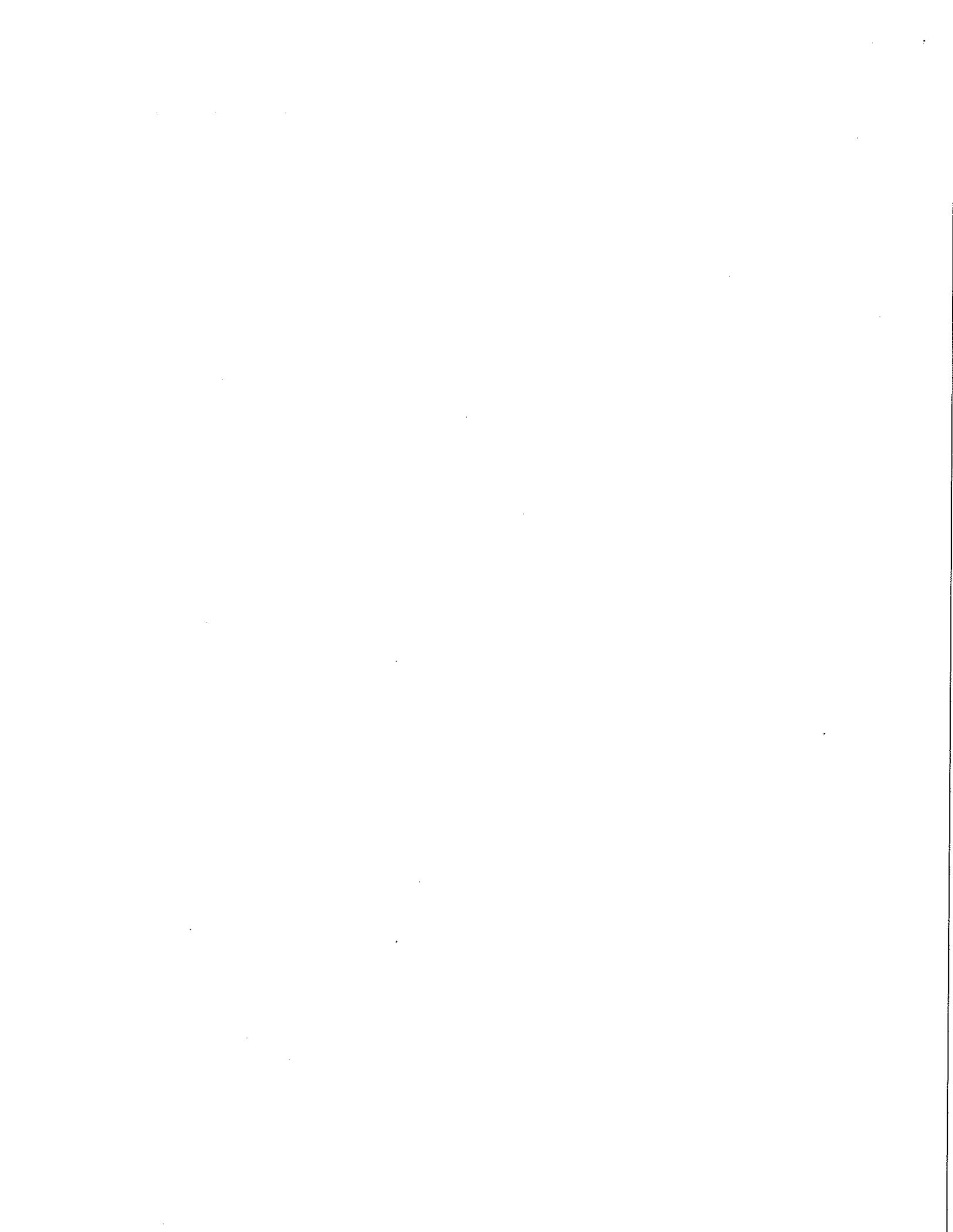
Issue: The 'alternate' 161 kV CAPX2020 route is proposed to transect an existing residential development as well as future planned residential growth areas on the west side of the City. A 345kV transmission line and a 69 kV transmission line already exist along the west side of the City in or near the same area.

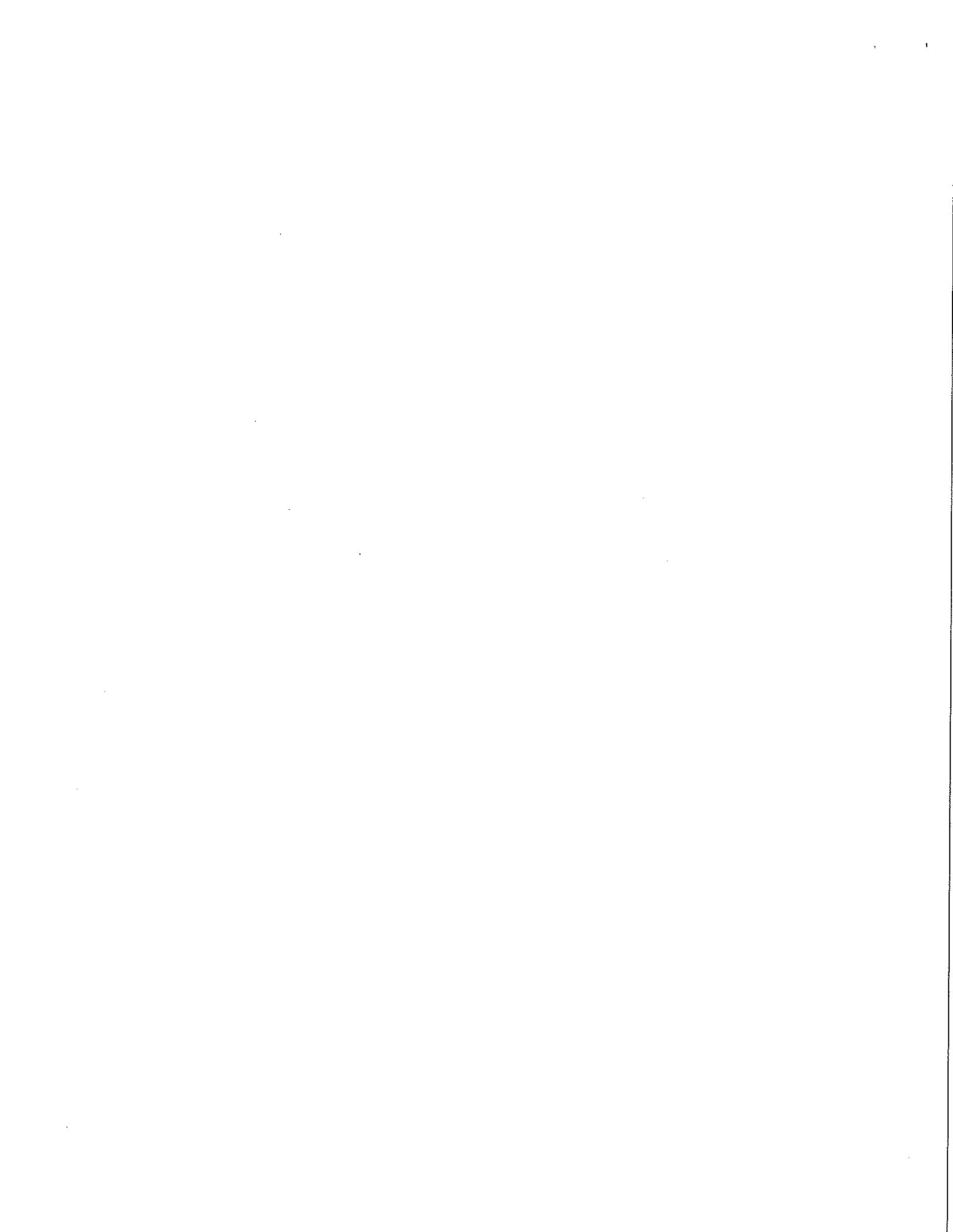
What is the impact?

As currently proposed, residents and land owners of this area would have dual structures to contend with if the alternate route would be utilized. This could have negative impacts on land values due land use conflicts with potential adverse impacts on social and economic community well being (ie. proximity to residences, scenic values, proximity to planned parks and open space, etc.)

Where is it specifically located?

The area of concern falls within the 5 – 20 years projected urban growth area along the west side of the City.



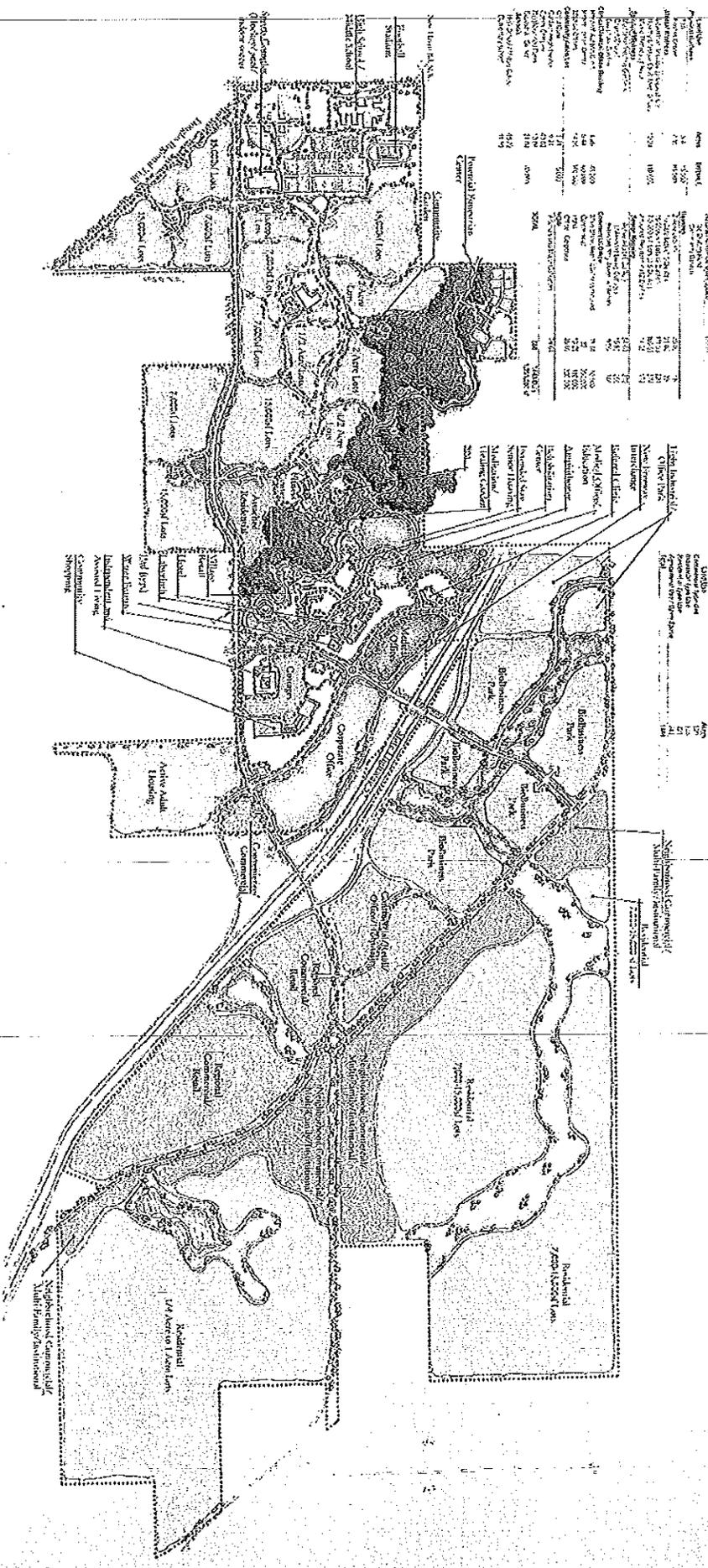


Development Summary - Elk Run West

Category	Area (Acres)	Units	Notes
Residential	2.4	150	
Commercial	1.2	100	
Industrial	0.5	50	
Public	0.2	0	
Open Space	1.0	0	
Total	5.3	300	

Development Summary - Elk Run East

Category	Area (Acres)	Units	Notes
Residential	3.5	210	
Commercial	1.5	120	
Industrial	0.8	80	
Public	0.3	0	
Open Space	1.2	0	
Total	7.3	410	

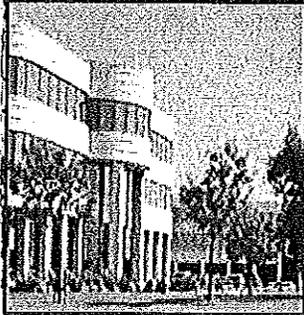


CONCEPT MASTER PLAN
ELK RUN
CLANSTED COUNTY, MINNESOTA

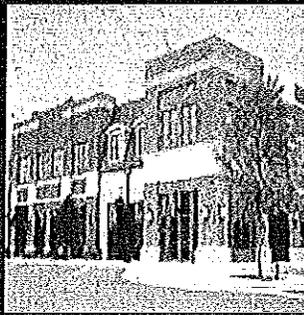
Prepared by: J. J. R. Engineering & Architecture, Inc.
 10000 Highway 101, Suite 100
 Minneapolis, MN 55425
 Date: 10/15/2011
 Scale: 1" = 100'

ELK RUN

PINE ISLAND, MINNESOTA



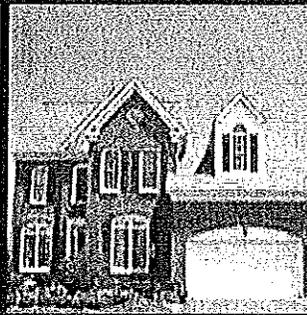
BIOBUSINESS PARK



COMMERCIAL



WELLNESS
COMMUNITY

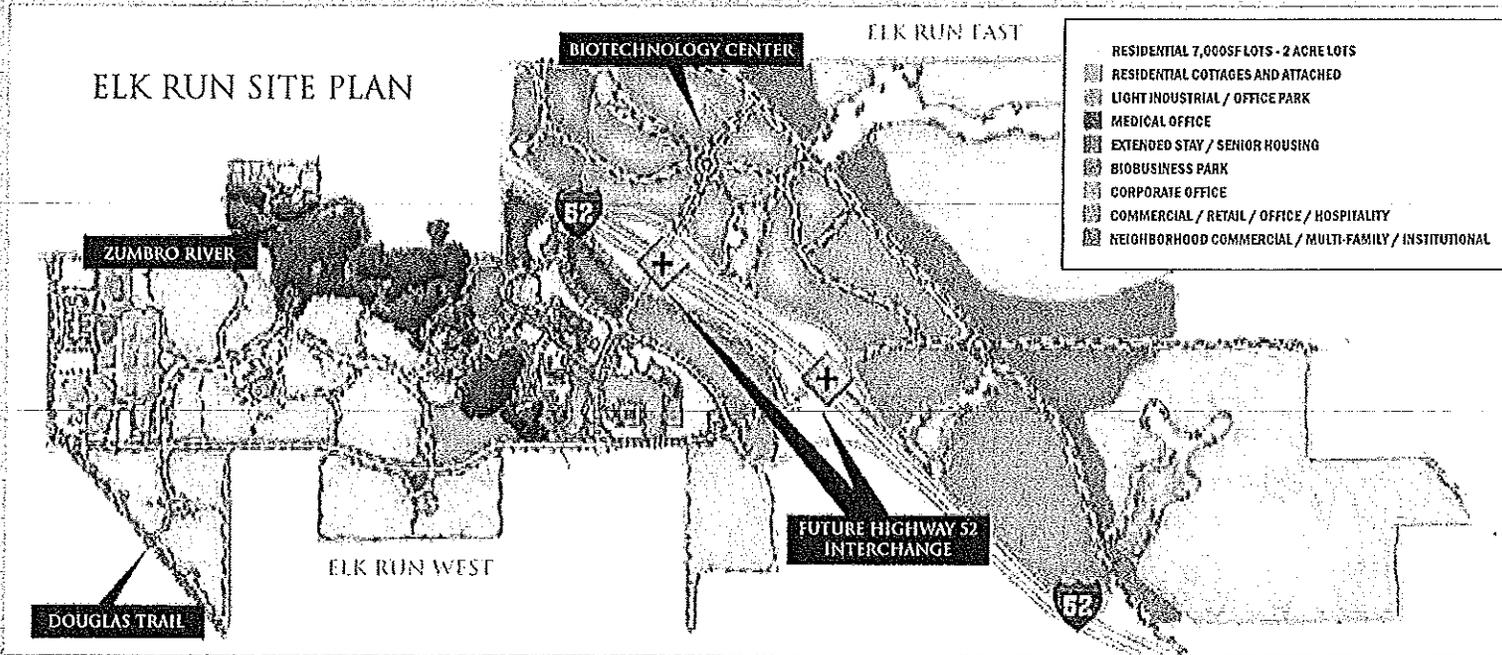


RESIDENTIAL



RECREATIONAL
& CULTURAL
AMENITIES

MASTER PLANNED DEVELOPMENT



OWNED AND DEVELOPED BY:

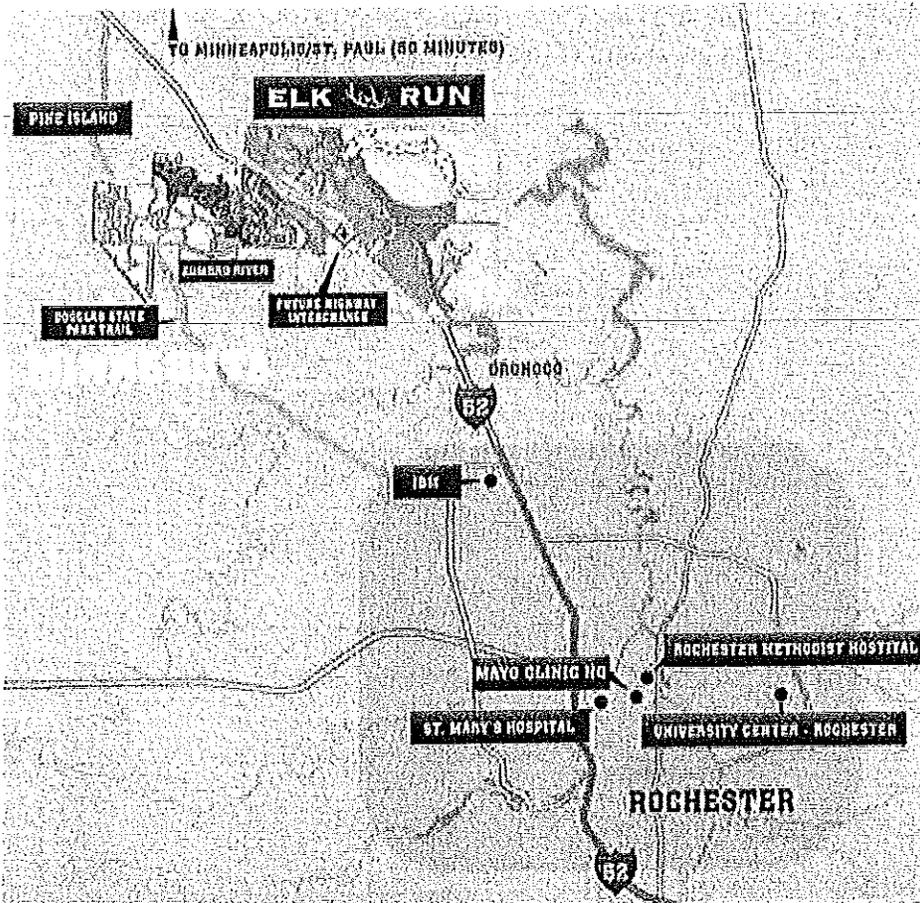
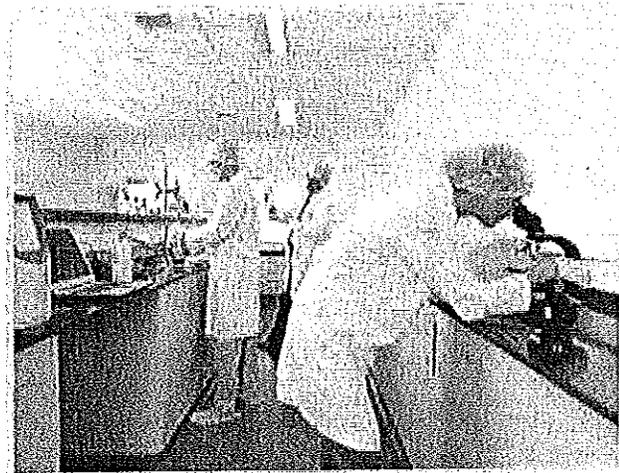


ABOUT ELK RUN

ELK RUN IS A NEW 2,325 ACRE MASTER PLANNED DEVELOPMENT IN BEAUTIFUL PINE ISLAND, MINNESOTA, FIFTEEN MINUTES FROM ROCHESTER, HOME OF THE MAYO CLINIC. ELK RUN WILL CONSIST OF A NEW BIOBUSINESS PARK WITH A BIOTECHNOLOGY CENTER, ALONG WITH A HEALTHY LIVING COMMUNITY AND OFFICE/WAREHOUSE, RETAIL, INSTITUTIONAL AND RESIDENTIAL COMPONENTS. THE BIOTECHNOLOGY CENTER AT ELK RUN IS COMMITTED TO THE DEVELOPMENT OF BIOTECH FIRMS AND SERVICES TO SUPPORT THE ECONOMIC DEVELOPMENT OF THE STATE AND REGION.

A MASTER PLANNED DEVELOPMENT

- ENCOMPASSING OVER 2,000 ACRES
- 200 ACRES OF BIOBUSINESS PARK
- 620 ACRES OF COMMERCIAL
- OVER 380 ACRES OF OPEN SPACE
- US-52 INTERCHANGE DESIGN COMPLETED AND APPROVED
- WELLNESS COMMUNITY ALONG THE ZUMBRO RIVER
- PLANNED TO BE AN ENVIRONMENTALLY PROGRESSIVE AND SUSTAINABLE URBAN COMMUNITY
- 2.5 MILES OF ZUMBRO RIVER FRONTAGE
- 2000 FEET OF DOUGLAS STATE TRAIL FRONTAGE

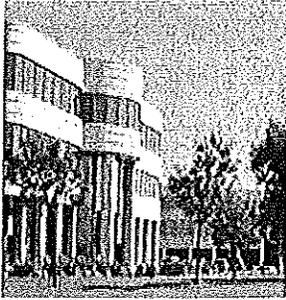


MINNESOTA BIOBUSINESS ECONOMY

- MINNESOTA'S BIOSCIENCE INITIATIVES INCLUDE DEVELOPING MINNESOTA BIOSCIENCE PARKS, IN CLOSE COLLABORATION WITH PUBLIC AND PRIVATE PARTNERS.
- THE MAYO CLINIC, THE UNIVERSITY OF MINNESOTA, IBM AND 3M ARE THE WORLD LEADERS IN HEALTH SCIENCES, GENOMICS, BIOTECHNOLOGY AND BIOSCIENCE.
- MINNESOTA'S GOVERNOR PAWLENTY WAS INSTRUMENTAL IN THE FORMATION OF THE MAYO CLINIC, UNIVERSITY OF MINNESOTA AND IBM BIO- SCIENCE PARTNERSHIP.
- "WE'RE SUPPORTING IT IN ANY WAY WE POSSIBLY CAN, BECAUSE WE SEE A REAL BENEFIT DOWN THE ROAD." DENIS CORTESE, M.D., PRESIDENT & CEO OF MAYO CLINIC, DISCUSSING ELK RUN. (Source: The Post-Bulletin, April 29, 2009)
- "MINNESOTA IS IN AN ENVIABLE POSITION TO GROW ITS BIOBUSINESS ECONOMY. WE HAVE A GREAT EDUCATIONAL SYSTEM, EDUCATED AND INFORMED EMPLOYEES WITH TREMENDOUS SKILLS, AND AN UNQUESTIONED WORK ETHIC." DALE WAHLSTROM, CHAIRMAN, BIOBUSINESS ALLIANCE OF MINNESOTA.

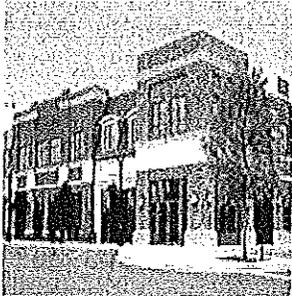
Source: Report of the Statewide BioBusiness Assessment Project of the BioBusiness Alliance of Minnesota, August 2006

PROJECT OUTLINE



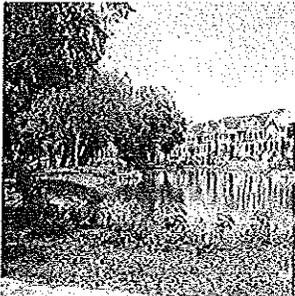
BIOBUSINESS PARK

- STATE-OF-THE-ART BIOTECHNOLOGY CENTER TO BE DESIGNED & CONSTRUCTED FOR LEED CERTIFICATION
- STRATEGIC ADVISORY BOARD INCLUDES THE BEST IN THE FIELD, REPRESENTING MAYO CLINIC, UNIVERSITY OF MINNESOTA AND THE PRIVATE SECTOR
- PROVIDING A FOUNDATION FOR DEVELOPING TECHNOLOGIES AND FIRMS AND TAKING PRODUCTS FROM PRE-CLINICAL SAFETY STUDIES TO COMMERCIALIZATION



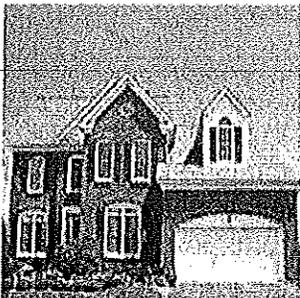
COMMERCIAL

- HOTELS AND EXTENDED STAY LODGING WITH MEETING AND CONFERENCE SPACE
- LIFE STYLE SHOPPING AND DINING WITH EXCELLENT FREEWAY ACCESS AND VISIBILITY
- CLASS A OFFICE SPACE TO BE DESIGNED & CONSTRUCTED FOR LEED CERTIFICATION



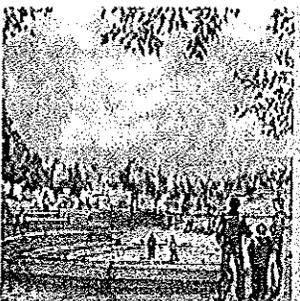
WELLNESS COMMUNITY

- COMBINING A VIBRANT NATURAL ENVIRONMENT WITH WORLD-CLASS HEALTH AND WELLNESS FEATURES
- HOSPITAL AND MEDICAL CLINIC
- EDUCATION OPPORTUNITIES: UNIVERSITY CAMPUS, K-12 SCHOOLS, CONTINUED ADULT LEARNING



RESIDENTIAL

- VARIETY OF HOUSING TYPES AND PRICE POINTS
- ACTIVE ADULT COMMUNITY AND ASSISTED LIVING RESIDENTIAL
- CUSTOM HOME LOTS FOR WALK-OUT BASEMENTS OVERLOOKING ELK HABITAT



RECREATIONAL & CULTURAL AMENITIES

- SPORTS COMPLEX (INDOOR/OUTDOOR SOCCER, HOCKEY, BASEBALL)
- WALKING & CROSS-COUNTRY SKIING TRAILS ALONG ZUMBRO RIVER
- FITNESS CENTER ■ REHABILITATION CENTER ■ MEDITATION / HEALING CENTER ■ SPA
- TWIN CITIES' ARTS & ENTERTAINMENT ATTRACTIONS WITHIN AN HOUR'S DRIVE

ELK RUN IS LOCATED ON HIGHWAY 52, IDEALLY SITUATED ON THE ROUTE BETWEEN ROCHESTER AND THE TWIN CITIES AND WITH CONVENIENT PROXIMITY TO MAYO CLINIC, IBM, UNIVERSITY OF MINNESOTA, BIOTECH INDUSTRY LEADERS, AND LOGISTICS AND TRANSPORTATION HUBS INCLUDING A FEDEX SORTING FACILITY AND INTERNATIONAL AIRPORTS. THE MINNESOTA DEPARTMENT OF TRANSPORTATION HAS PLANNED AND DESIGNED A NEW HIGHWAY INTERCHANGE AT ELK RUN. THE NEW INTERCHANGE WILL SERVICE PINE ISLAND AND THE IMMEDIATE AREA.



ROCHESTER, MN

ELK RUN IS PROUD TO CALL MINNESOTA HOME.



FUTURE HIGHWAY 52 INTERCHANGE

THE STATE BOASTS:

- COMPETITIVE LAND COSTS AND OCCUPANCY RATES
- FAVORABLE COST OF LIVING COMPARISONS TO BIOTECH INDUSTRY CENTERS ON THE EAST AND WEST COASTS
- AGGRESSIVE INCENTIVES AND INDUSTRY RESOURCES
- A HIGHLY SKILLED AND RELIABLE WORKFORCE
- A LONG-STANDING REPUTATION AS A CENTER OF INNOVATION AND INDUSTRY
- STATUS AS A CULTURED, EDUCATED STATE WITH A HIGH QUALITY OF LIFE

TOWER INVESTMENTS IS A FAMILY OWNED REAL ESTATE COMPANY WITH PROJECTS CURRENTLY IN 15 STATES. TOWER HAS ENGAGED LOCAL LAND PLANNING AND ENGINEERING PROFESSIONALS TO CAREFULLY DEVELOP THE PROPERTY. THE INFORMATION AND PHOTOS IN THIS BROCHURE ARE PRELIMINARY AND ARE FOR CONCEPTUAL PURPOSES ONLY.

PLEASE CONTACT JOHN PIERCE AT 800-886-6844.
WWW.ELKRUN.INFO | WWW.TOWERINVESTMENTS.COM



BIOTECHNOLOGY CENTER



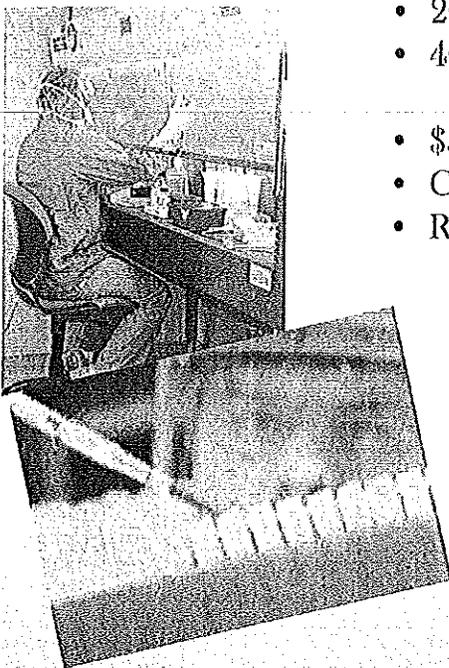
FILLING THE GAP FROM DISCOVERY TO MEDICINE

Located 15 minutes north of Rochester, MN, the Biotechnology Center at Elk Run is a non-profit organization committed to the development of biotechnology firms and services to support the economic development of the state and the region.

Our vision is to provide for cost-effective products and services, to provide a foundation for developing technologies and firms, to take products from pre-clinical safety studies to commercialization, and to complement public and private efforts to increase biotech industry in the region.

THE BIOTECHNOLOGY CENTER AT ELK RUN

- A Non-profit Development and Manufacturing Center
- Available for Research Institutions and Start-ups
- Built-to-Suit by Tower Investments
- Efficiently Managed for Low Costs
- Executive Suite Concept for Development/Quality/Regulatory Services
 - 40,000 SF Facility
 - 20 ISO Class Production Clean Rooms
 - 40 Total Operational Staff Expected with Technical/Scientific/Engineering Focus
 - \$5MM Estimated Value of Production
 - Cell/Protein/Tissue Therapeutic Platforms Supported
 - Research Program Funding Consultation



Programs and services will enable:

- Phase I Clinical Trials, Product Development and Manufacturing
- Phase II, III Support
- Supportive Technologies Development
- Early Phase Commercialization
- Development, Quality, Regulatory, CMC & Testing Support Services