

MStrohfus@GREnergy.com

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.

CAPITAL IMPROVEMENT ANALYSIS

Planning Analysis



COORDINATING WITH CITY VISION

One of the primary benefits of the Capital Improvements Program is the coordination of the City's public infrastructure/roadway investments with the future goals/objectives of the 2015 Comprehensive Plan. Chapter 11 of the 2015 Comprehensive Plan states that the City should review and update the CIP as needed to reflect recommendations of the Comprehensive Plan." Priorities may include an adequate transportation system in the growing areas of the community, adequate and up-to-date city buildings, downtown redevelopment funds, and multi-use trail facilities.

The coordination of the City's future vision with its public investments offers a mutual benefit to both efforts. First, public investment can foster the implementation of the Comprehensive Plan by guiding future growth and development through the provision of the services needed to accommodate urban growth. Secondly, the guidance of the Comprehensive Plan is essential to determining the design and location of public improvements.

The Comprehensive Plan is one of many planning efforts the City undertakes to guide City staff and policy makers in making decisions about the physical development of the City. Many of these planning efforts result in documents that are not only reviewed, but in some occasions adopted by the Planning Commission. Elements of those plans often become programmed into the Capital Improvements Program.

A few of the City plans that have been reviewed and/or adopted by the Planning Commission include:

- St. Cloud Comprehensive Plan
- Park Master Plan
- St. Cloud Regional Arts Plan
- Plum Creek Regional Master Plan (River Bluffs)
- 2030 St. Cloud Bikeway and Pedestrian Plan
- Southside Neighborhood University Master Plan
- Lake George Master Plan
- St. Cloud Natural Areas Inventory and Planning Framework
- Neenah Creek Regional Park Master Plan
- Highway 10 and 23 Interregional Corridor Study in the City of St. Cloud
- St. Cloud Regional Airport Master Plan

Other planning projects focused on infrastructure and environmental systems. Though these plans are more technical in nature, they are a very important undertaking in their right, as they also guide future decisions and recommendations by the City. St. Cloud Comprehensive Plan

- Sanitary Sewer Interceptor System Assessment
- Minnesota State Transportation Improvement Program
- Biosolids Master Plan
- University Drive Corridor Project
- Federal Aviation Administration - Airport Statutes & Regulations

DEPICTING CIP PROJECTS WITH LAND USE & GROWTH PATTERNS

This section offers graphics depicting the relationship of the Capital Improvements Program projects with the land use and growth pattern objectives of the Comprehensive Plan. The following is a brief description of these graphics:

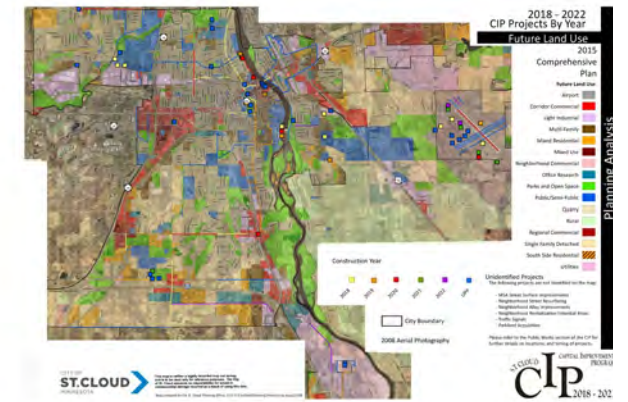
CIP Projects by Year - Map

This graphic details all projects included in the 2023-2028 CIP. Categorized by construction year, projects are designated colors, then mapped and labeled with project number. Unprogrammed Priority Projects are included as well. This graphic offers a general indication of the distribution and number of upcoming improvements.



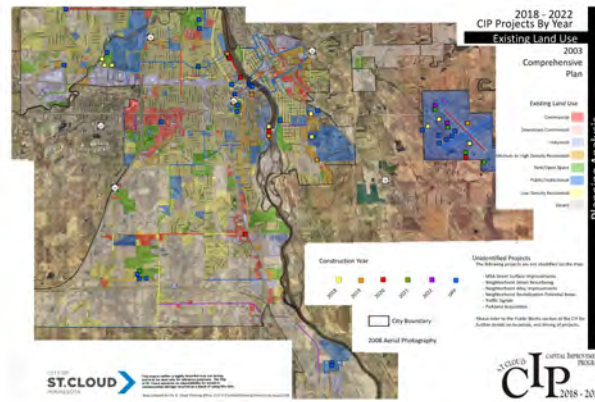
Future Land Use - Map

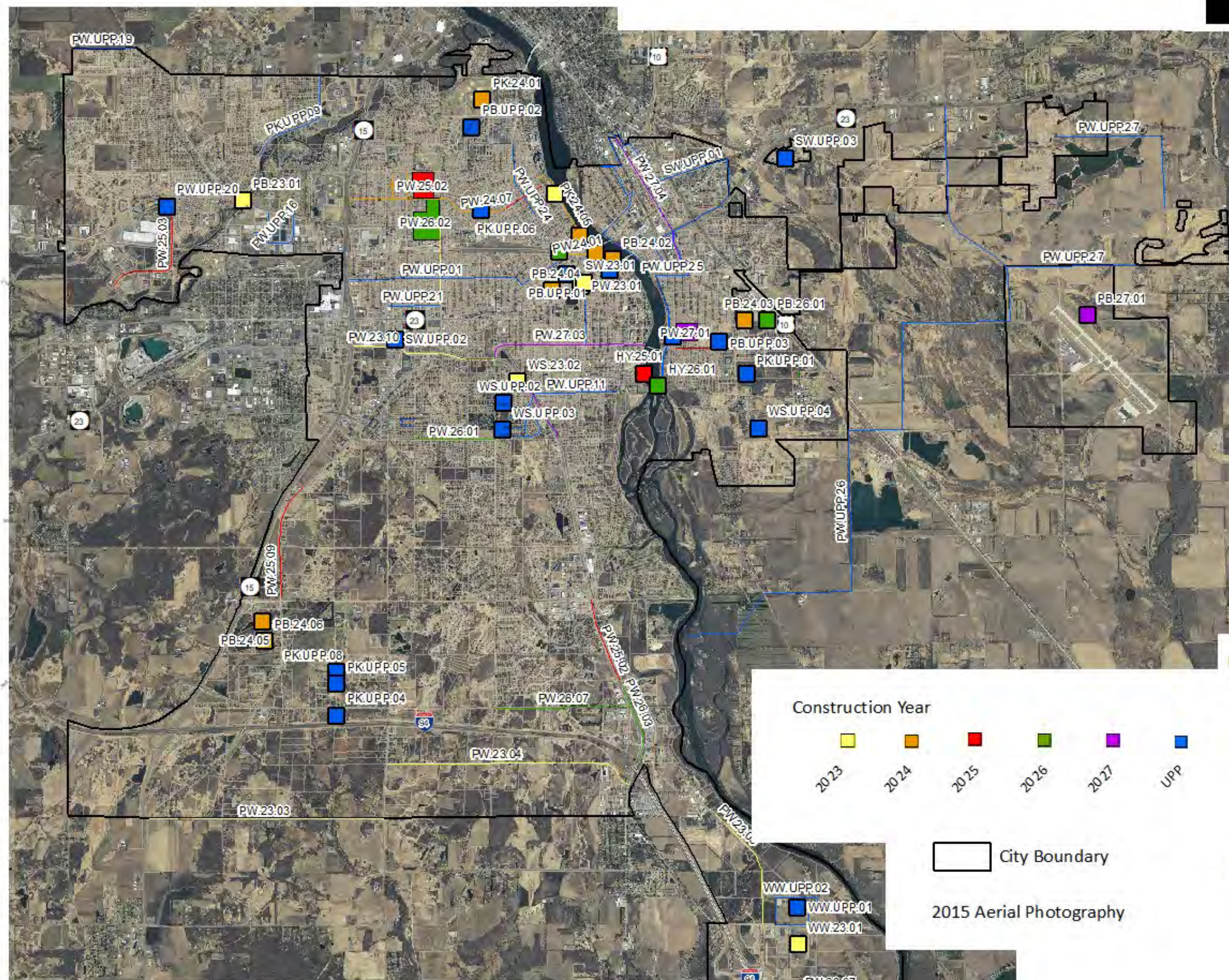
This graphic depicts the relationship of public street and infrastructure improvements to the expected land uses served by those projects. The Comprehensive Plan's future land use designations are based in part upon the capacity and location of roadway and municipal water and sewer services. This graphic is also utilized by the City to determine the appropriate size of those improvements during final design.



Existing Land Use - Map

This graphic offers a comparison of the public investment in existing urbanized areas versus those servicing new growth and development. The existing land use data is from the 2015 Comprehensive Plan and does not accurately reflect the urban growth existing in 2019. However, this graphic offers a general assessment of public infrastructure and roadway improvements serving new or existing uses.





Construction Year



City Boundary

2015 Aerial Photography

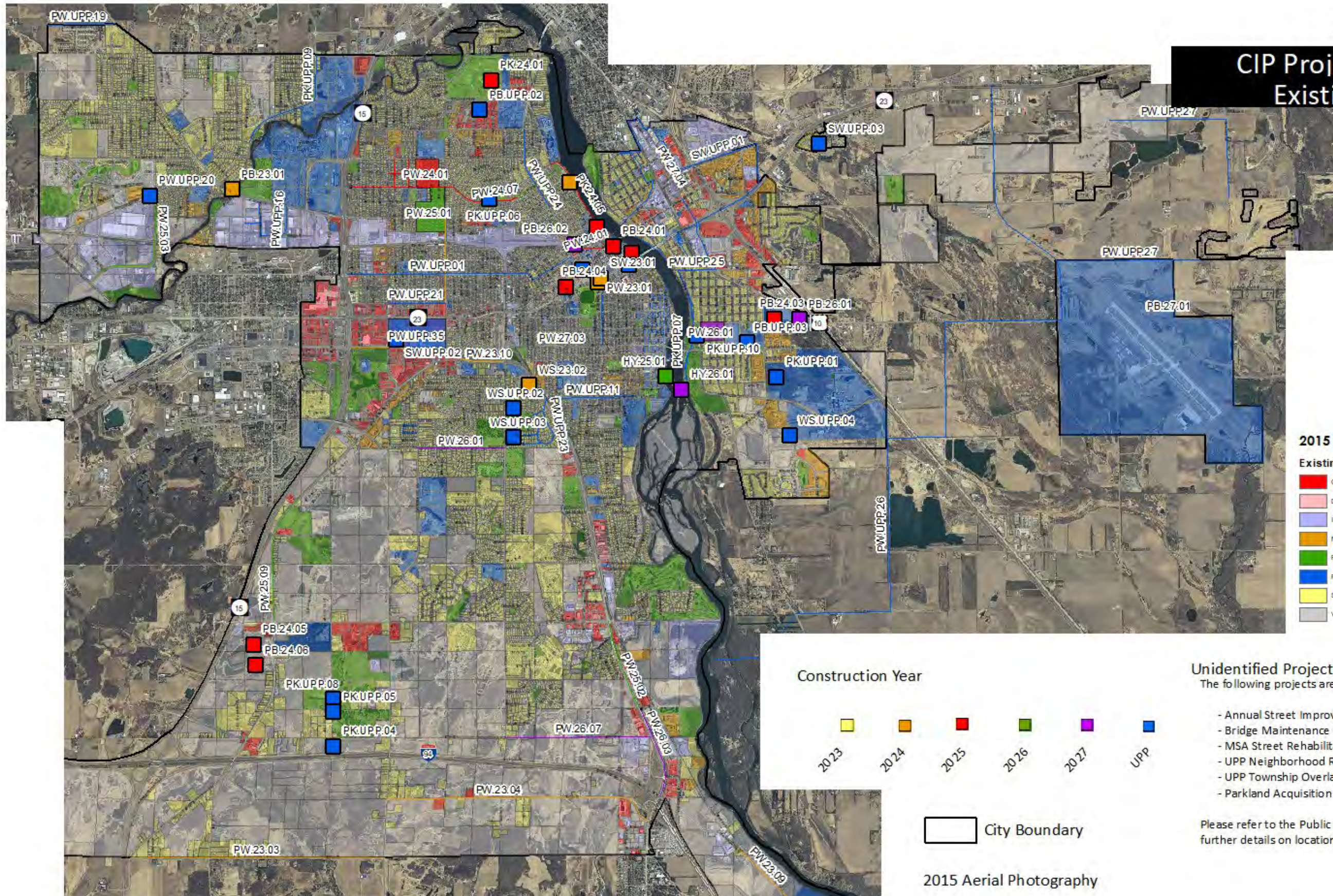
Unidentified Projects

The following projects are not identified on the map:

- Annual Street Improvements
- Bridge Maintenance Repairs
- MSA Street Rehabilitation in CBD Area
- UPP Neighborhood Revitalization Areas
- Township Overlay Projects
- South Ground Storage Reservoir Projects
- Parkland Acquisition

Please refer to the Public Works section of the CIP for further details on locations, and timing of projects.

CIP Projects by Year Existing Land Use



**2015 Comprehensive Plan
Existing Land Use**

- Commercial
- Downtown Commercial
- Industrial
- Medium to High Density Residential
- Park/Open Space
- Public/Institutional
- Single Family
- Vacant

Construction Year



City Boundary

2015 Aerial Photography

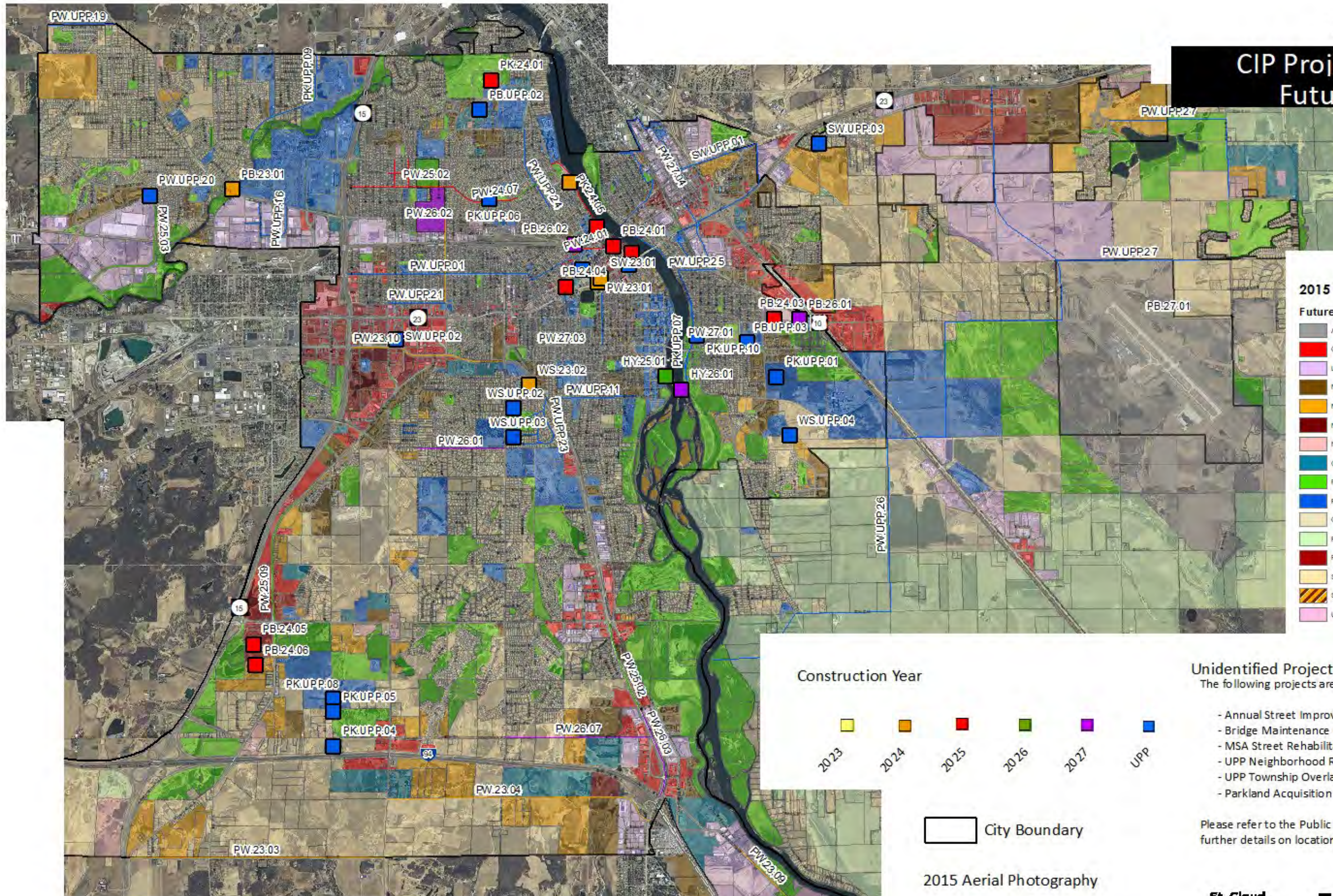
Unidentified Projects

The following projects are not identified on the map:

- Annual Street Improvements
- Bridge Maintenance Repairs
- MSA Street Rehabilitation in CBD Area
- UPP Neighborhood Revitalization Areas
- UPP Township Overlay Projects
- Parkland Acquisition

Please refer to the Public Works section of the CIP for further details on locations, and timing of projects.

CIP Projects by Year Future Land Use



- 2015 Comprehensive Plan
Future Land Use**
- Airport
 - Corridor Commercial
 - Light Industrial
 - Multi-Family
 - Mixed Residential
 - Mixed Use
 - Neighborhood Commercial
 - Office Research
 - Parks & Open Space
 - Public/Semi Public
 - Quarry
 - Rural
 - Regional Commercial
 - Single Family Detached
 - South Side Residential
 - Utilities

Construction Year



City Boundary

2015 Aerial Photography

Unidentified Projects

The following projects are not identified on the map:

- Annual Street Improvements
- Bridge Maintenance Repairs
- MSA Street Rehabilitation in CBD Area
- UPP Neighborhood Revitalization Areas
- UPP Township Overlay Projects
- Parkland Acquisition

Please refer to the Public Works section of the CIP for further details on locations, and timing of projects.

BNSF Response to Project Requests

From: [Villegas, Patricia](#)
To: [Strohfus, Mark GRE-MG](#)
Subject: RE: GRE ST-WS Rebuild - Transmission line crossing of BNSF Rail
Date: Tuesday, March 28, 2023 2:00:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[BNSF_UAP_02062023.pdf](#)

This email was sent by an external sender. Opening attachments or clicking links from untrusted sources may cause damage to you and Great River Energy.

Hi Mark,

Please see BNSF comments below:

This portion of the BNSF system is currently leased to, and operated by, Northern Lines Railway, Inc. Questions about projects and operations should be directed to them. However, as owner of the property and infrastructure, BNSF always acts to preserve current and future railroad operations along the corridor. Utility projects impacting the line will need to follow the BNSF Utility Accommodation Policy

Thank you,

BNSF Rail Permitting website: <https://bnsf.railpermitting.com>
Website assistance phone number: 1-785-228-3235

Patricia Villegas
Director, Permits
JLL
2650 Lou Menk Drive – MOB2
Fort Worth, TX 76131
817-352-1008
patricia.villegas@jll.com



From: Strohfus, Mark GRE-MG <MStrohfu@GREnergy.com>
Sent: Friday, March 24, 2023 11:28 AM
To: Villegas, Patricia <Patricia.Villegas@jll.com>
Subject: [EXTERNAL] RE: GRE ST-WS Rebuild - Transmission line crossing of BNSF Rail

Caution: Message from external sender

They need to complete a "cumulative impacts analysis" of all project in the vicinity of our transmission line project.

From: Villegas, Patricia <Patricia.Villegas@jll.com>
Sent: Friday, March 24, 2023 10:55 AM
To: Strohfus, Mark GRE-MG <MStrohfu@GREnergy.com>
Subject: RE: GRE ST-WS Rebuild - Transmission line crossing of BNSF Rail

This email was sent by an external sender. Opening attachments or clicking links from untrusted sources may cause damage to you and Great River Energy.

Hi Mark,

Thanks for the info, can you advise why the Dept of Commerce would like to know if BNSF plans on expanding their rail line? What effect would that have on the proposed line?

Thank you,

BNSF Rail Permitting website: <https://bnsf.railpermitting.com>
Website assistance phone number: 1-785-228-3235

Patricia Villegas
Director, Permits
JLL
2650 Lou Menk Drive – MOB1
Fort Worth, TX 76131
817-352-1008
patricia.villegas@jll.com

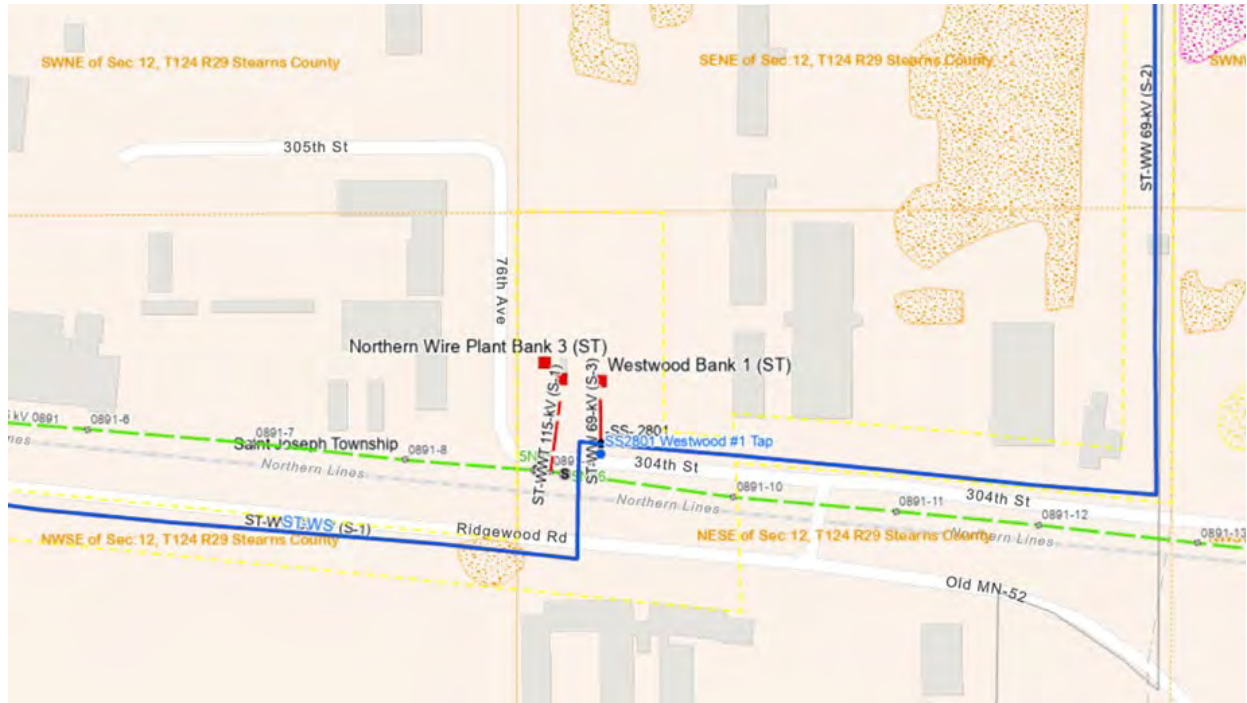
From: Strohfus, Mark GRE-MG <MStrohfus@GREnergy.com>
Sent: Friday, March 24, 2023 9:40 AM
To: Villegas, Patricia <Patricia.Villegas@jll.com>
Subject: [EXTERNAL] GRE ST-WS Rebuild - Transmission line crossing of BNSF Rail

Caution: Message from external sender

Good Morning Patricia,

Great River Energy is in the progress of getting a route permit from the Minnesota Public Utilities Commission for the rebuilding of an existing 69kV transmission line to 115kV. The existing line currently crosses BNSF tracks in the NESE Sec 12 T124 R29 in Stearns County, MN.

The Minnesota Department of Commerce has requested that we ask if BNSF has any plans to expand its rail line in this area. If you're not the correct person to answer this question, can you direct me to somebody who can?



After the route permit is issued, Great River Energy will work on the transmission line design. I will work with you on the license for the crossing once we have a near-final design.

Let me know if you have any questions at this time.

Thank You,
Mark Strohfus
Project Manager, Transmission Permitting
12300 Elm Creek Boulevard
Maple Grove, MN 5536-4718
D: 763-445-5210
C: 612-961-9820
MStrohfus@GREnergy.com

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.



[One of the 2023 World's Most Ethical Companies®](#)

Jones Lang LaSalle

For more information about how JLL processes your personal data, please click [here](#)

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.

NOTICE TO RECIPIENT: The information contained in this message from Great River Energy and any attachments are confidential and intended only for the named recipient(s). If you have received this message in error, you are prohibited from copying, distributing or using the information. Please contact the sender immediately by return email and delete the original message.

DR01-3 Response Transmittal

From: [Strohfus, Mark GRE-MG](#)
To: [Ness, Jenna \(COMM\)](#)
Cc: [MacAlister, Jamie \(COMM\)](#)
Subject: Data Request DR01-3 Shapefiles - Data requests for St. Joe 115 kV upgrade
Date: Monday, March 27, 2023 11:06:00 AM
Attachments: [GRETransmissionProjectArea.zip](#)
[NumberedRoutes.zip](#)
[ProjectRoute.zip](#)
[GRE Comment letter St. Joe + St. Cloud \(003\).pdf](#)

Jenna,

This email provides our responses to DR01-3.

DR01-3: Please provide shapefiles for the existing non-project GRE and non-GRE transmission lines, substations, numbered project route segments, and similar shapefiles that were used to generate the maps in the application. We have the proposed centerline and updated route width, but not the project detail in maps included in the application. Jenna may have additional requests, but this should be a good start. She does not need non-project shapefiles such as zoning, soils, etc. It would be helpful to provide current and future planned City or MNDoT right-of-way shapefiles that are within the project if you have them.

Attached are the requested shapefiles as follows:

1. GRE existing transmission lines – GRETransmissionProjectArea.zip
2. Shapefiles for the numbered route width segments – NumberedRoutes.zip
3. The original route – ProjectRoute.zip

As we discussed, GRE cannot provide shapefiles for other utilities (e.g., Xcel).

We do not have any shapefiles for any city or state projects at this time. I will be reaching out to the other entities and if they have any projects planned, I will request shapefiles. The City of St. Joseph provided some diagrams of road cross section designs in a November 1, 2022 letter, which is attached (GRE Comment letter_St, Joe + St. Cloud.pdf).

Let me know if there is anything else that you need.

Thanks,

Mark Strohfus

Project Manager, Transmission Permitting

12300 Elm Creek Boulevard
Maple Grove, MN 5536-4718

D: 763-445-5210

C: 612-961-9820

MStrohfus@GREnergy.com