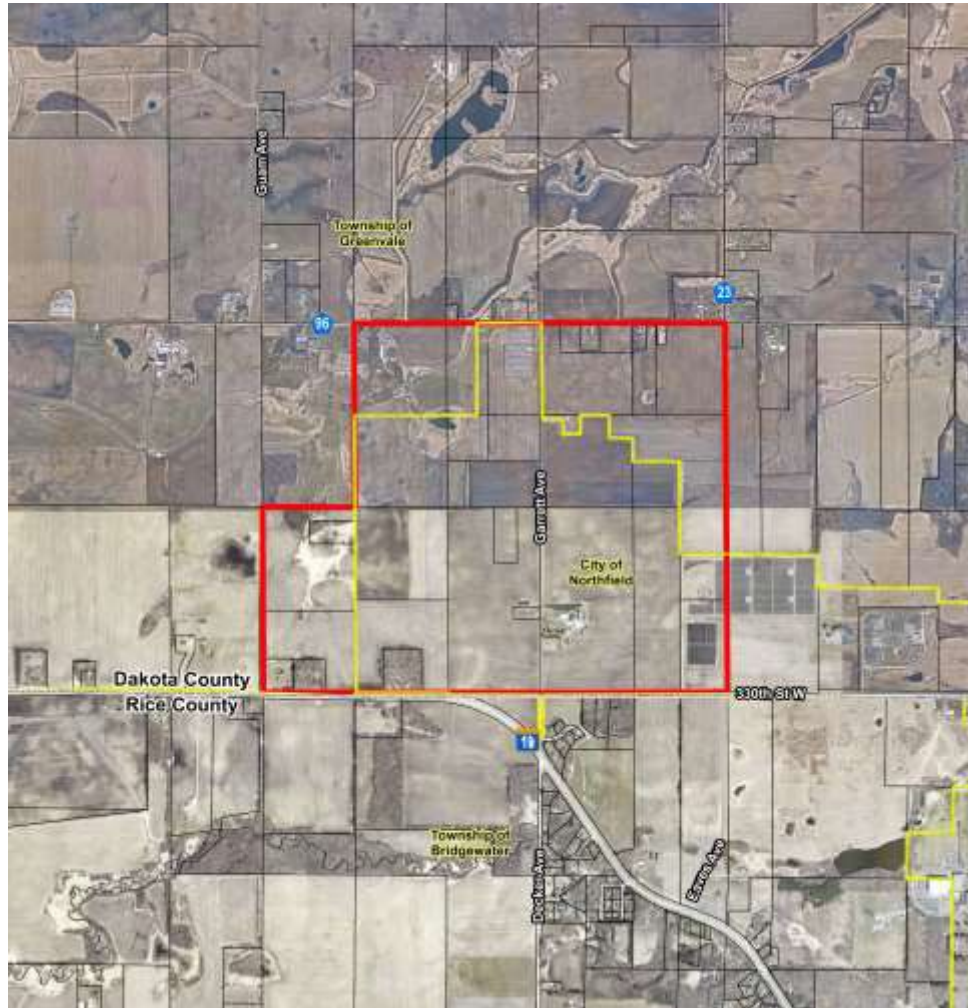







# Northwest Development Area Final Alternative Urban Area- wide Review (AUAR)



# AUAR Boundary



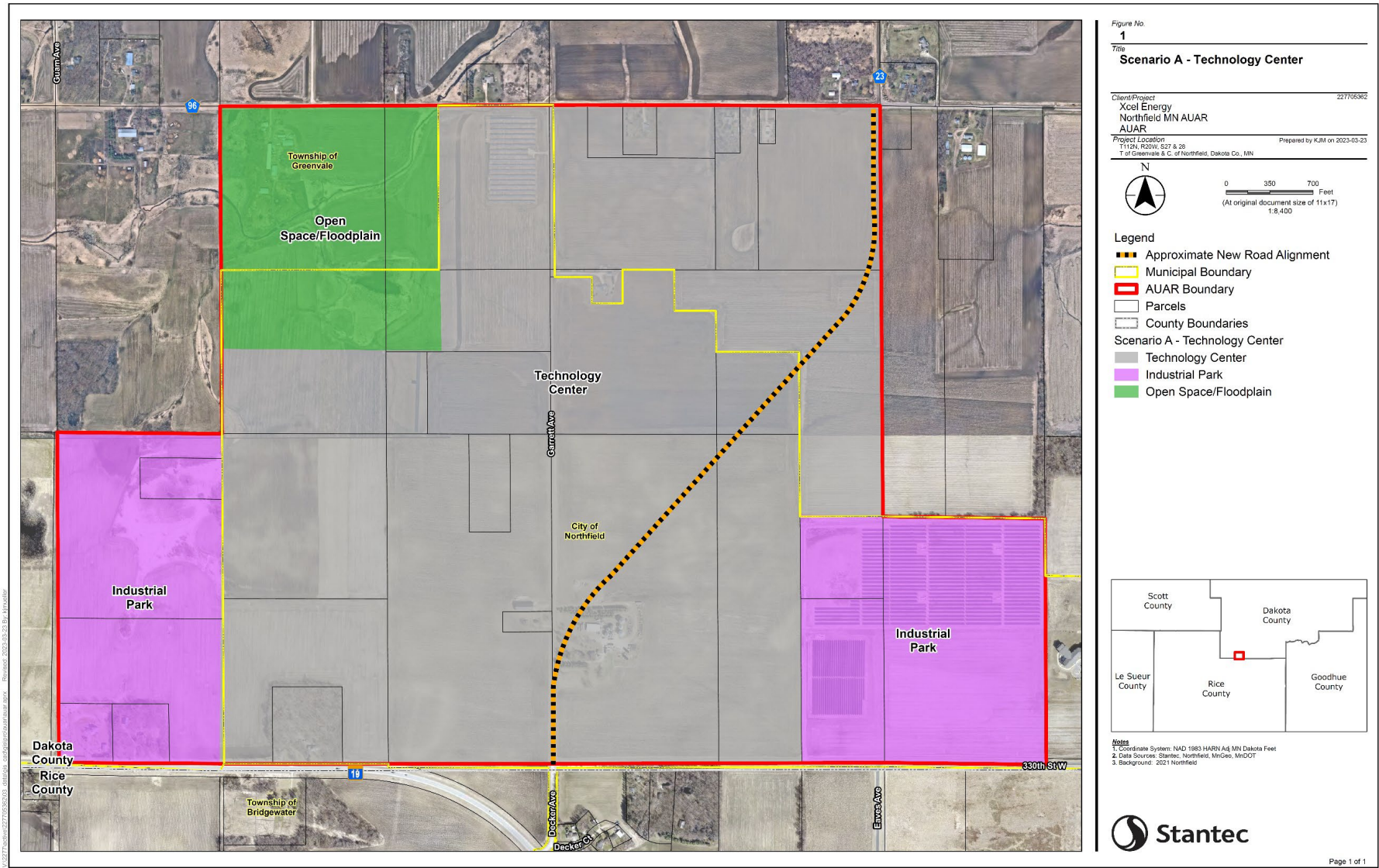
## Legend

-  Municipal Boundary
-  AUAR Boundary
-  Parcels



# Development Scenario A

## Technology Center





# Development Scenario B

## Industrial Park

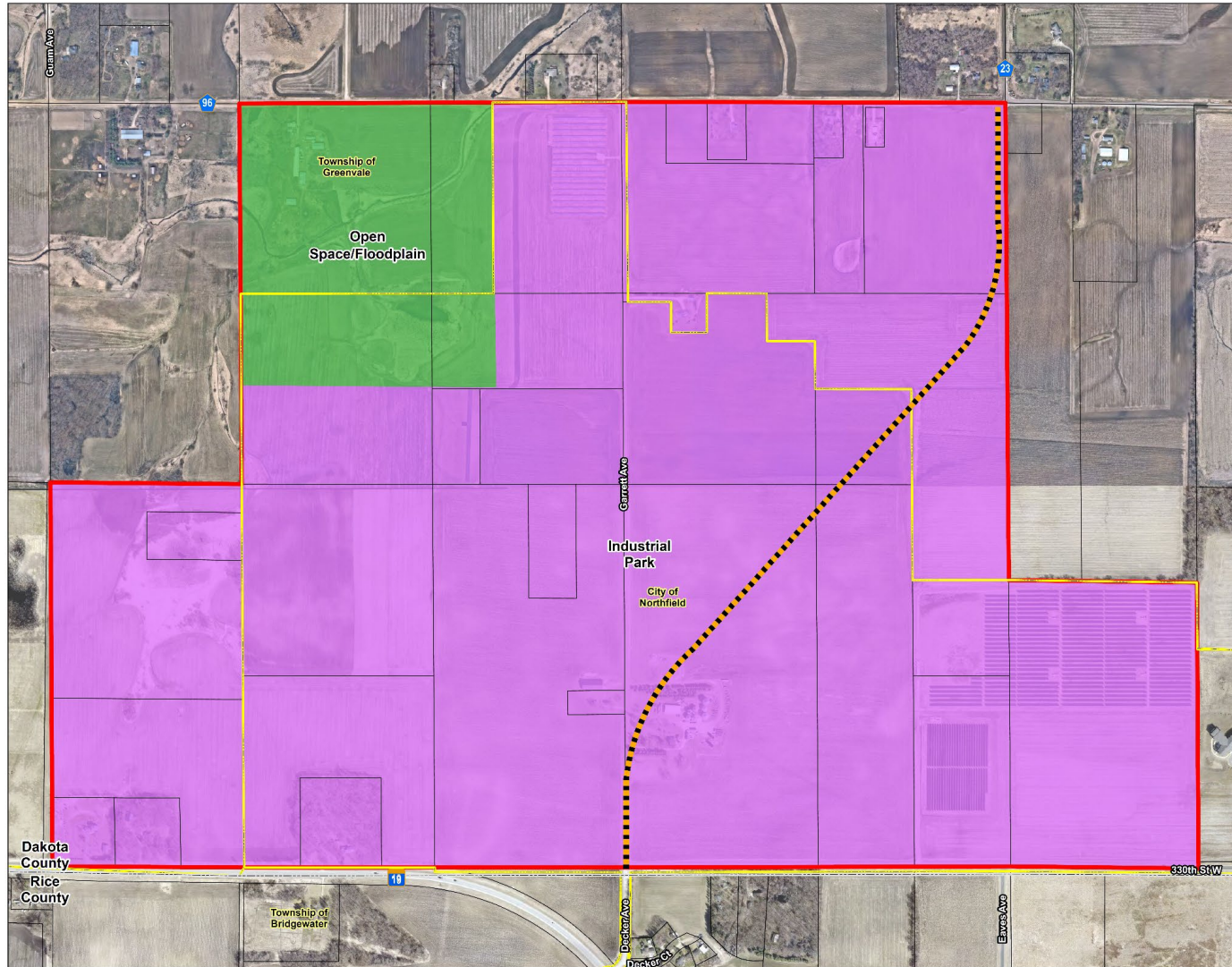


Figure No.

2

Title

**Scenario B - Industrial Park**

Client/Project

Xcel Energy  
Northfield MN AUAR  
AUAR

227705362

Project Location

1112th, RD2W, S27 & 28  
T of Greenvale & C. of Northfield, Dakota Co., MN

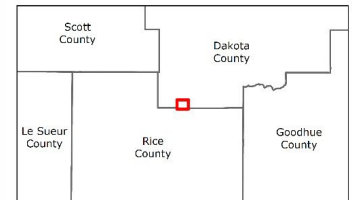
Prepared by KJM on 2023-03-23



0 350 700 Feet  
(At original document size of 11x17)  
1:8,400

Legend

- Approximate New Road Alignment
- Municipal Boundary
- AUAR Boundary
- Parcels
- County Boundaries
- Scenario B - Industrial Park
- Open Space/Floodplain



Notes

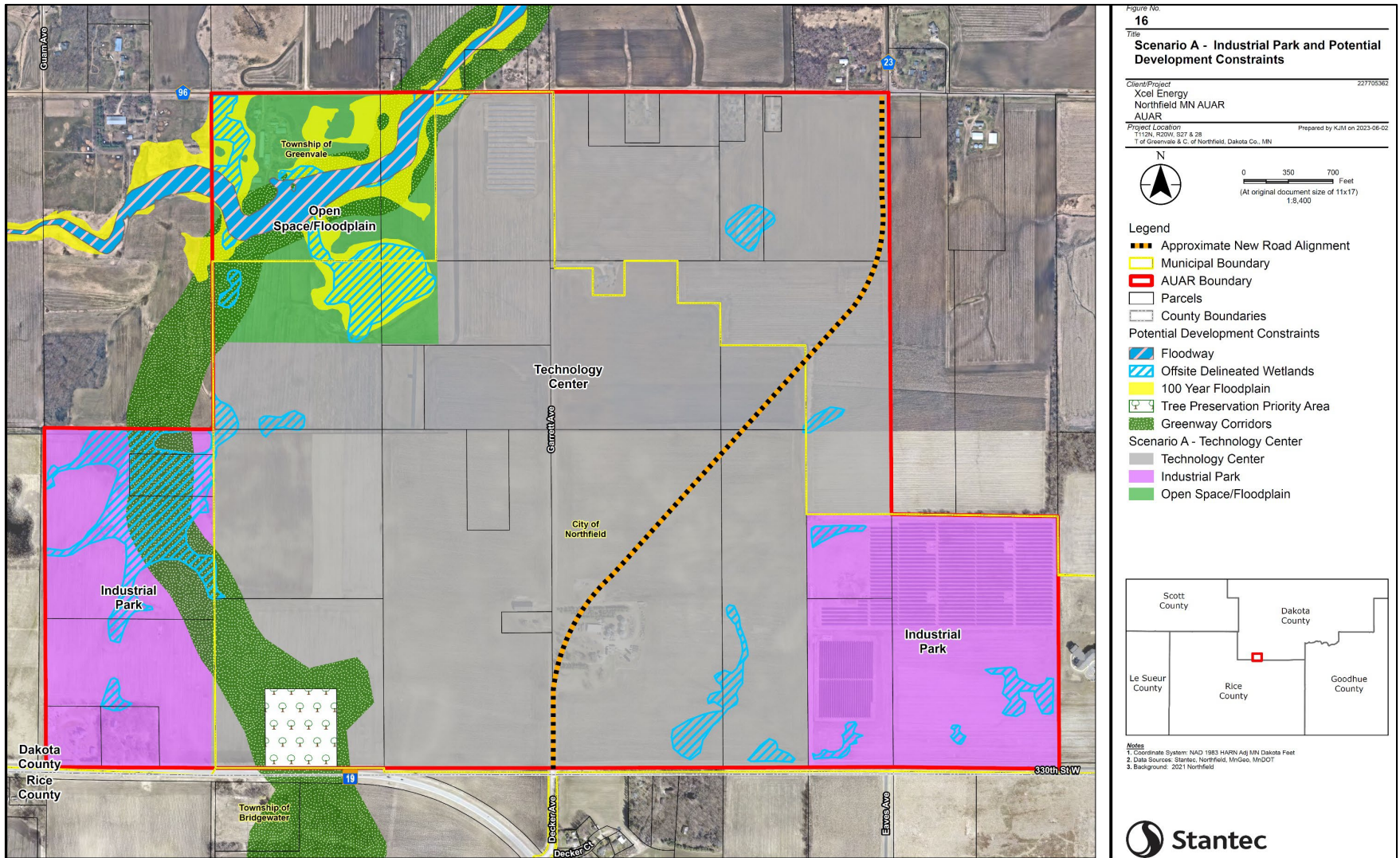
1. Coordinate System: NAD 1983 HARN A48 MN Dakota Feet
2. Data Source: Stantec, Northfield, MnGIS, MnDOT
3. Background: 2021 Northfield





# Development Scenario A

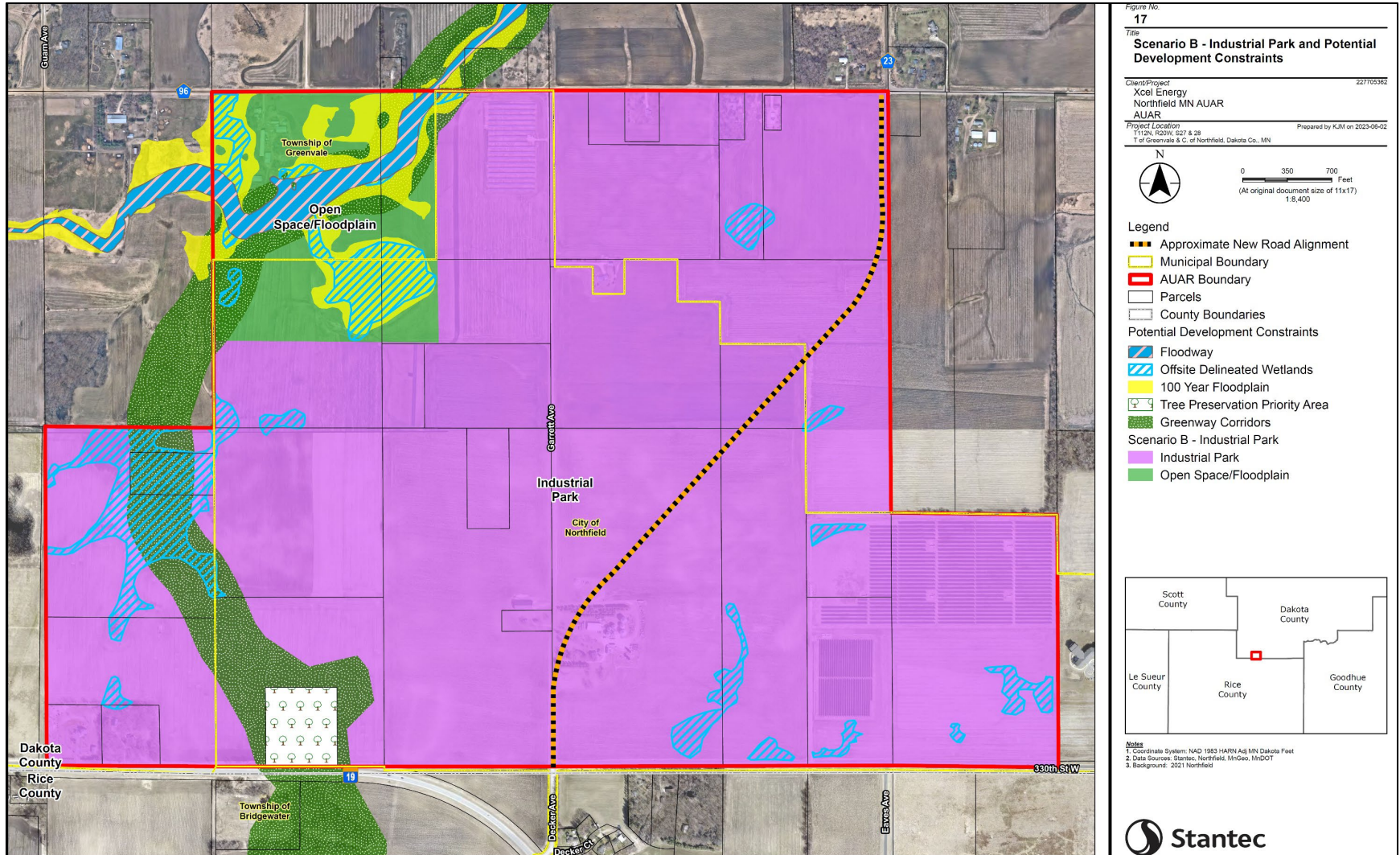
## Technology Center – Potential Constraints





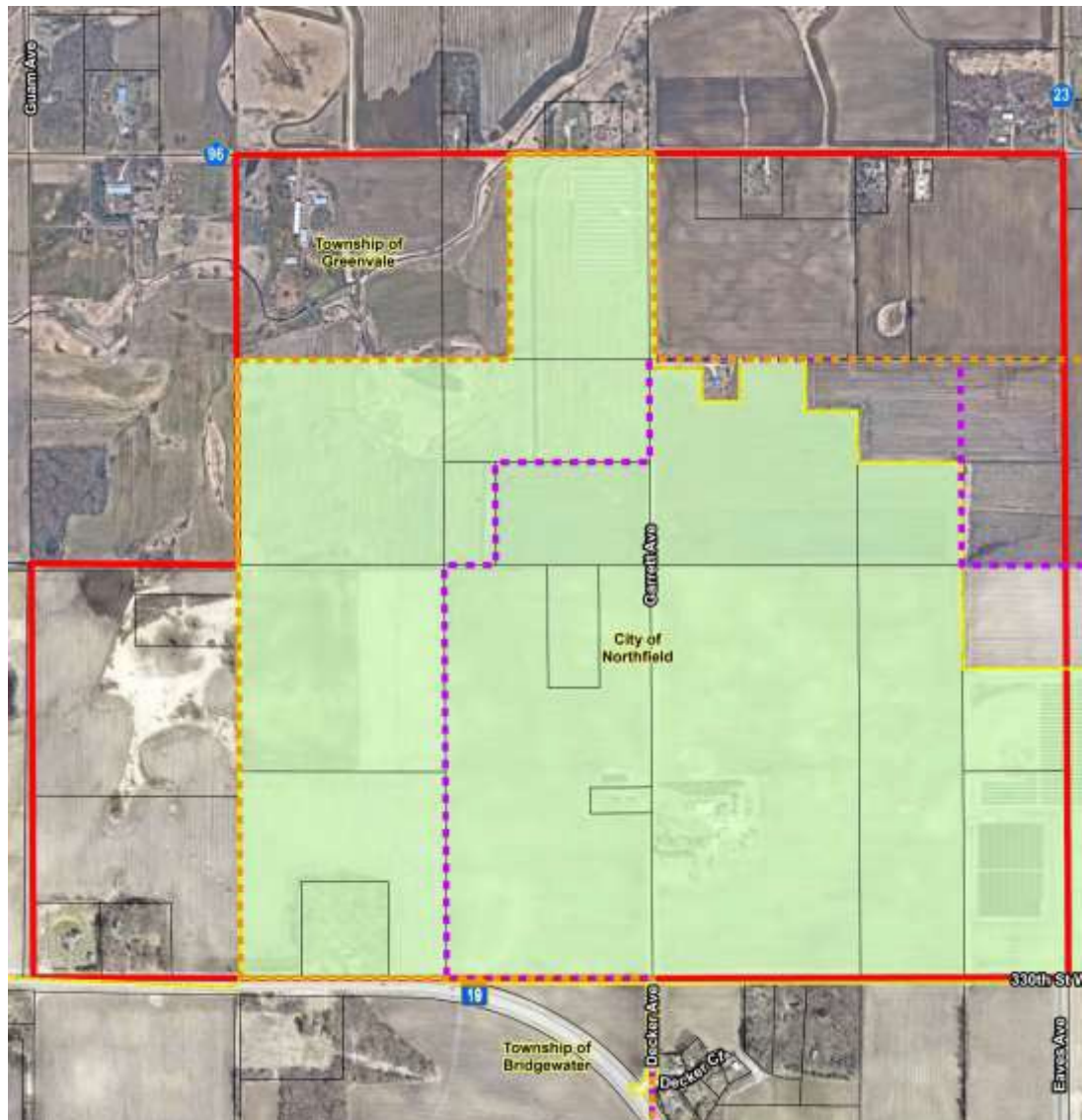
# Development Scenario B

## Industrial Park – Potential Constraints





# Zoning

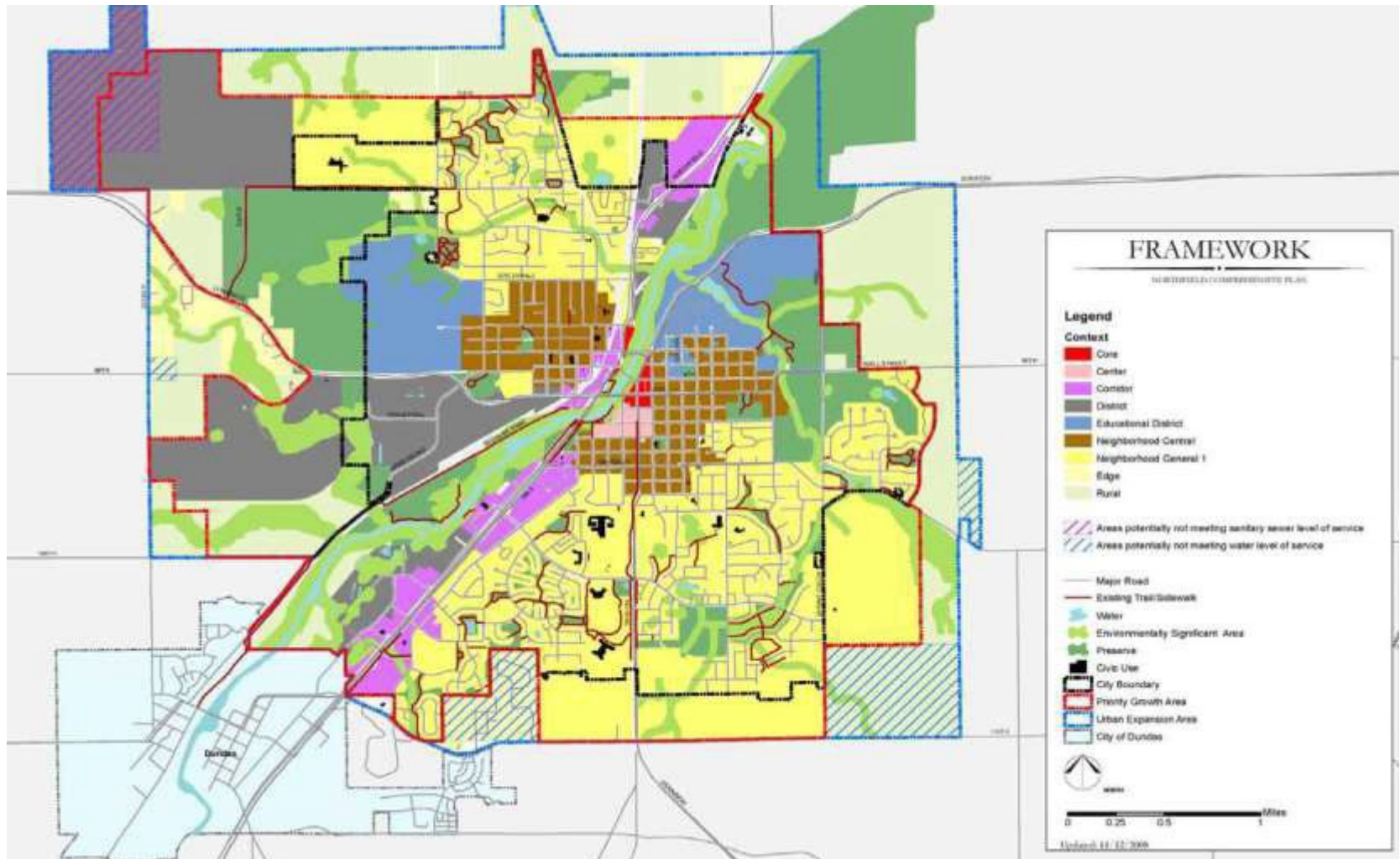


## Legend

- Municipal Boundary
- AUAR Boundary
- Parcels
- Urban Expansion Area
- Priority Growth Area
- Northfield Zoning
- A-S: Agricultural



# Northfield Framework Plan



**District:** Districts are generally special use areas found within the city. The districts within Northfield are typically of a single use; in this case composed of large business or industrial structures. Districts are located along collectors and arterial roadways.



[illegible]

- Legend**
- Proposed Functional Class**
- Proposed Major Collector
  - Proposed Minor Arterial
- Federal Functional Class in Minnesota**
- Principal Arterial - Other
  - Minor Arterial
  - Major Collector
  - Local
- AUAR Boundary**



# Annual Average Daily Traffic (AADT) Volumes

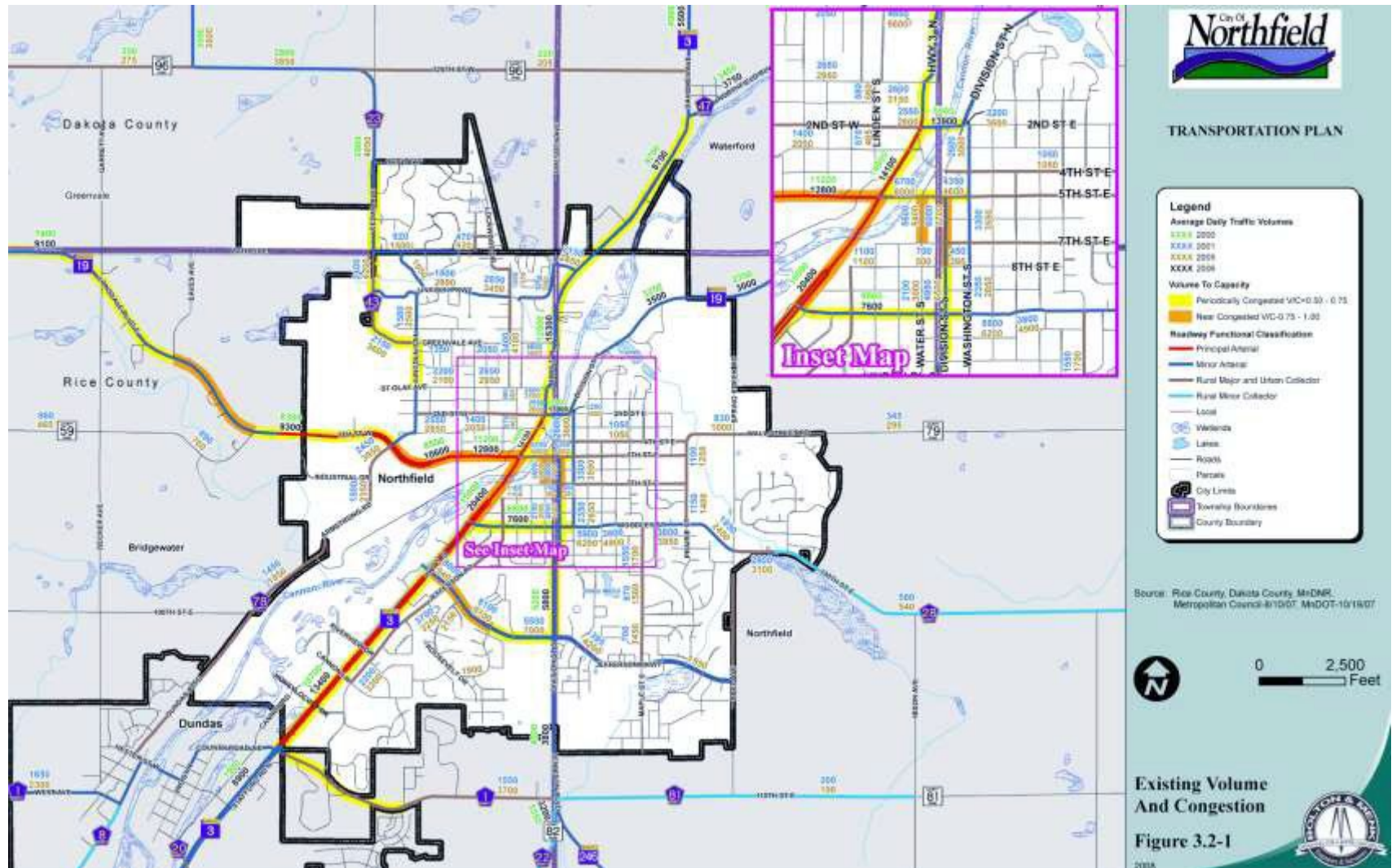


## Legend

- Annual Average Daily Traffic Segments
- AUAR Boundary

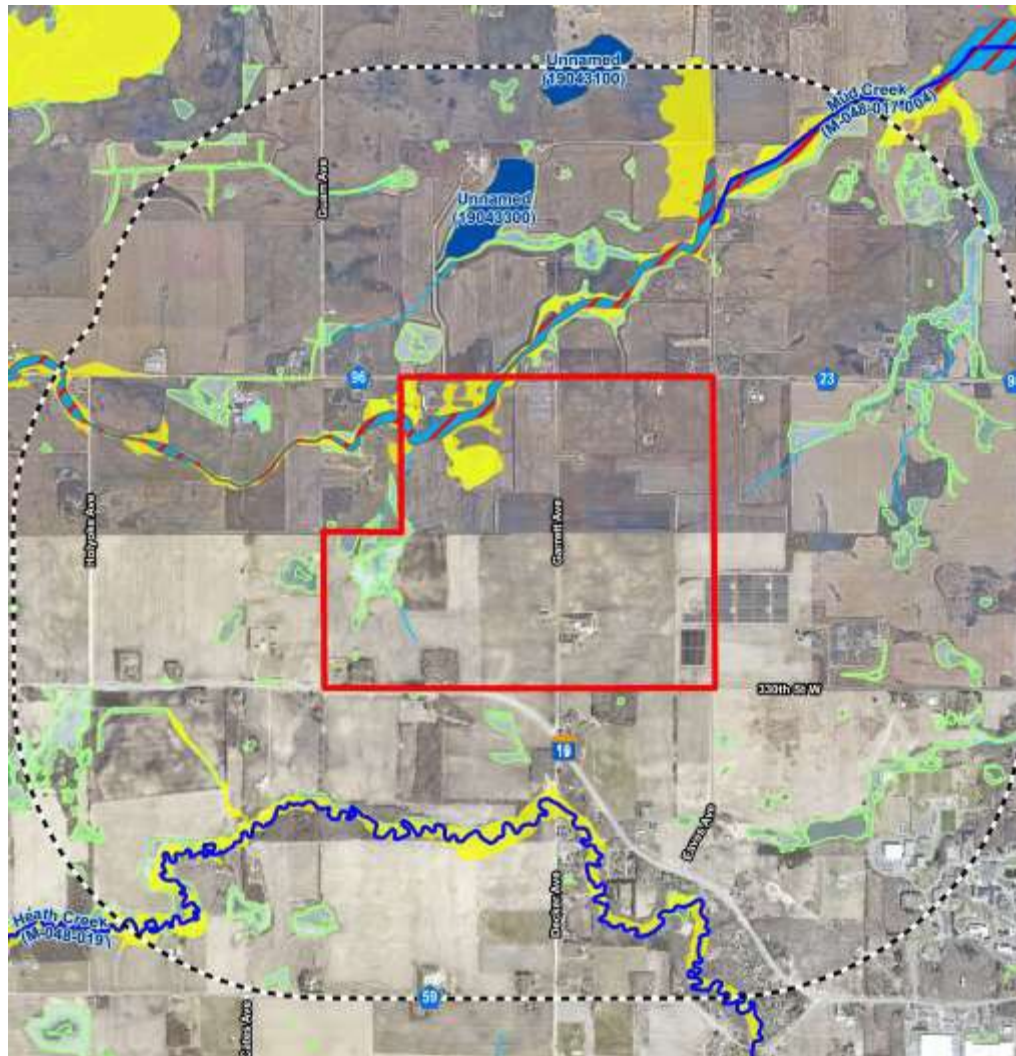


# Existing Volume and Congestion





# Water Resources



## Legend

- AUAR Boundary
- 1 Mile Buffer
- National Wetlands Inventory Feature
- Minnesota Public Waters Delineations**
  - Public Watercourses**
    - Public Water Watercourse
    - Public Ditch/Altered Natural Watercourse
  - Public Waters Basins
- National Hydrography Dataset**
  - Stream
  - Waterbody
- FEMA Floodplain Data**
  - Floodway
  - 100 Year Floodplain



# Site Location

## Water Utilites

- Site Location
- Hydrants
- System Valves

— Water Main

▭ Parcels

▭ Municipal Boundary

▭ County Boundary



Engineering Dept.  
2016

City of  
**Northfield**  
Minnesota

0 75 150 300 Ft

Dakota County

NORTH AVE

550ft

Rice County



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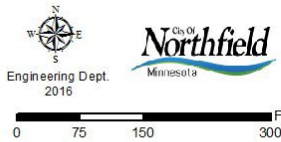
12" DIP



# Site Location

## Sanitary Sewer

- Site Location
- Sanitary Structures
- Sanitary Gravity Main
- Parcels
- Municipal Boundary
- County Boundary

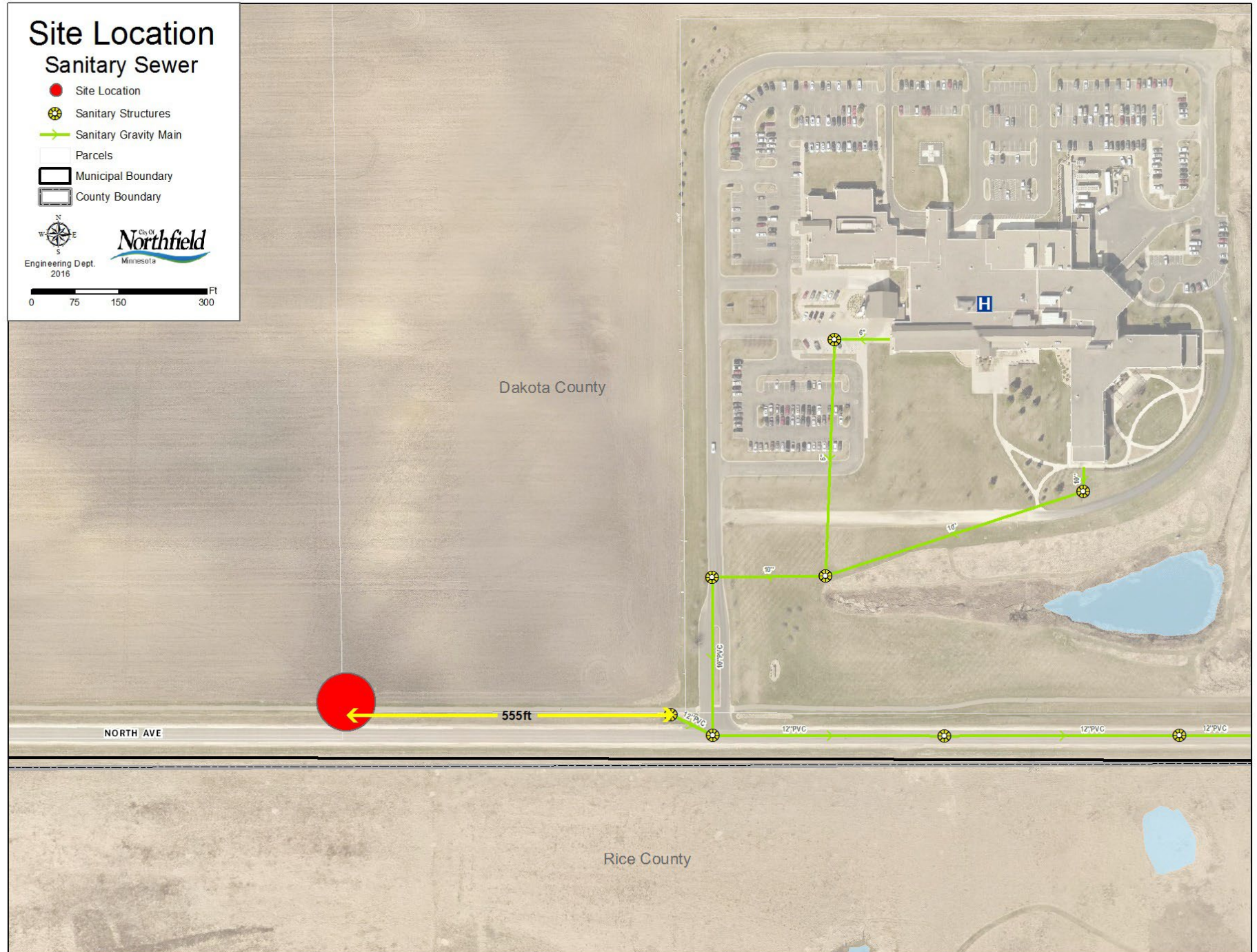


Dakota County

NORTH AVE

555ft

Rice County

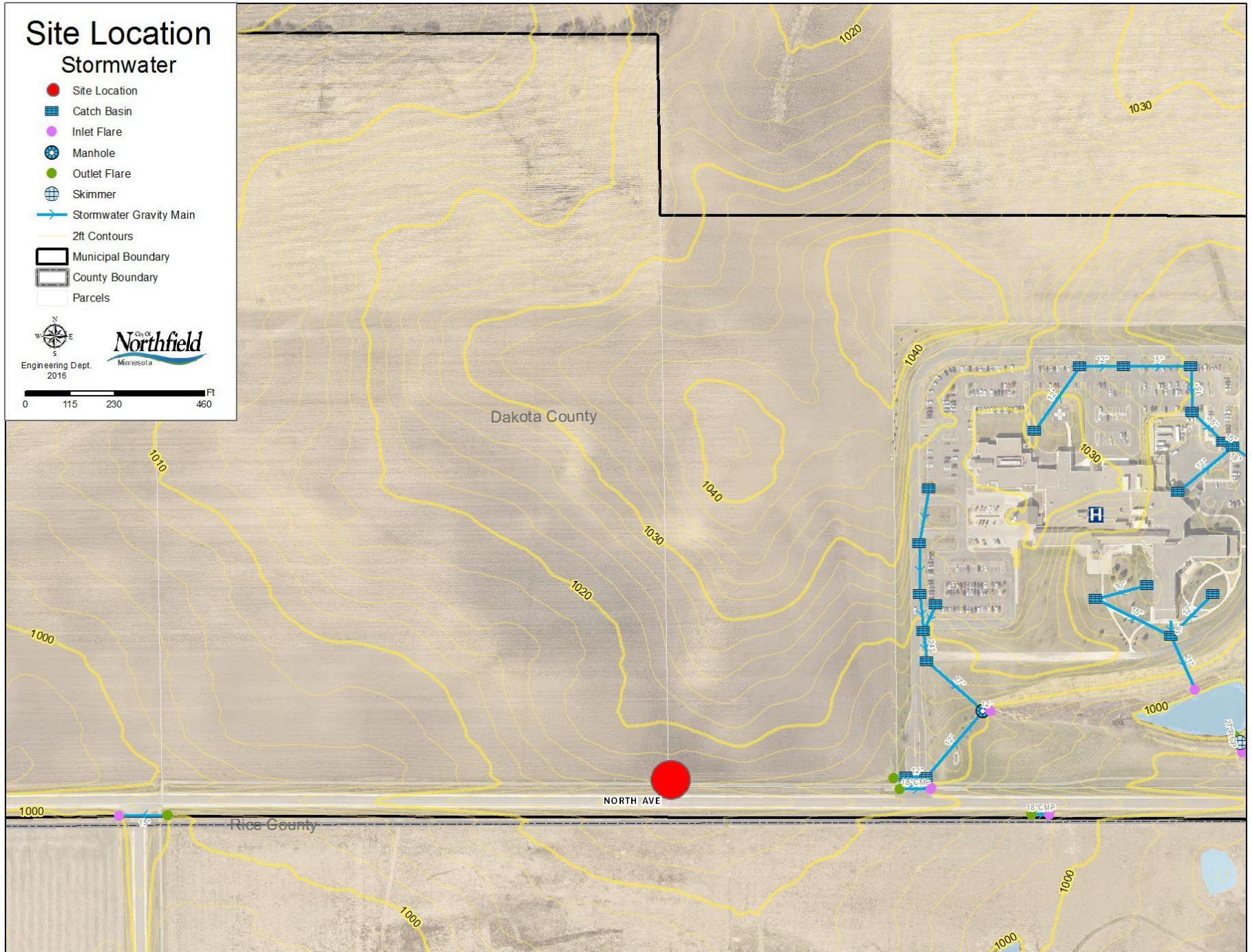
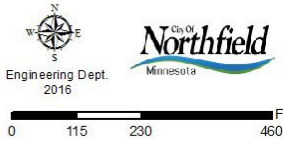




# Site Location

## Stormwater

- Site Location
- Catch Basin
- Inlet Flare
- Manhole
- Outlet Flare
- Skimmer
- Stormwater Gravity Main
- 2ft Contours
- Municipal Boundary
- County Boundary
- Parcels







# CORPORATE ECONOMIC DEVELOPMENT

December 12<sup>th</sup> 2023



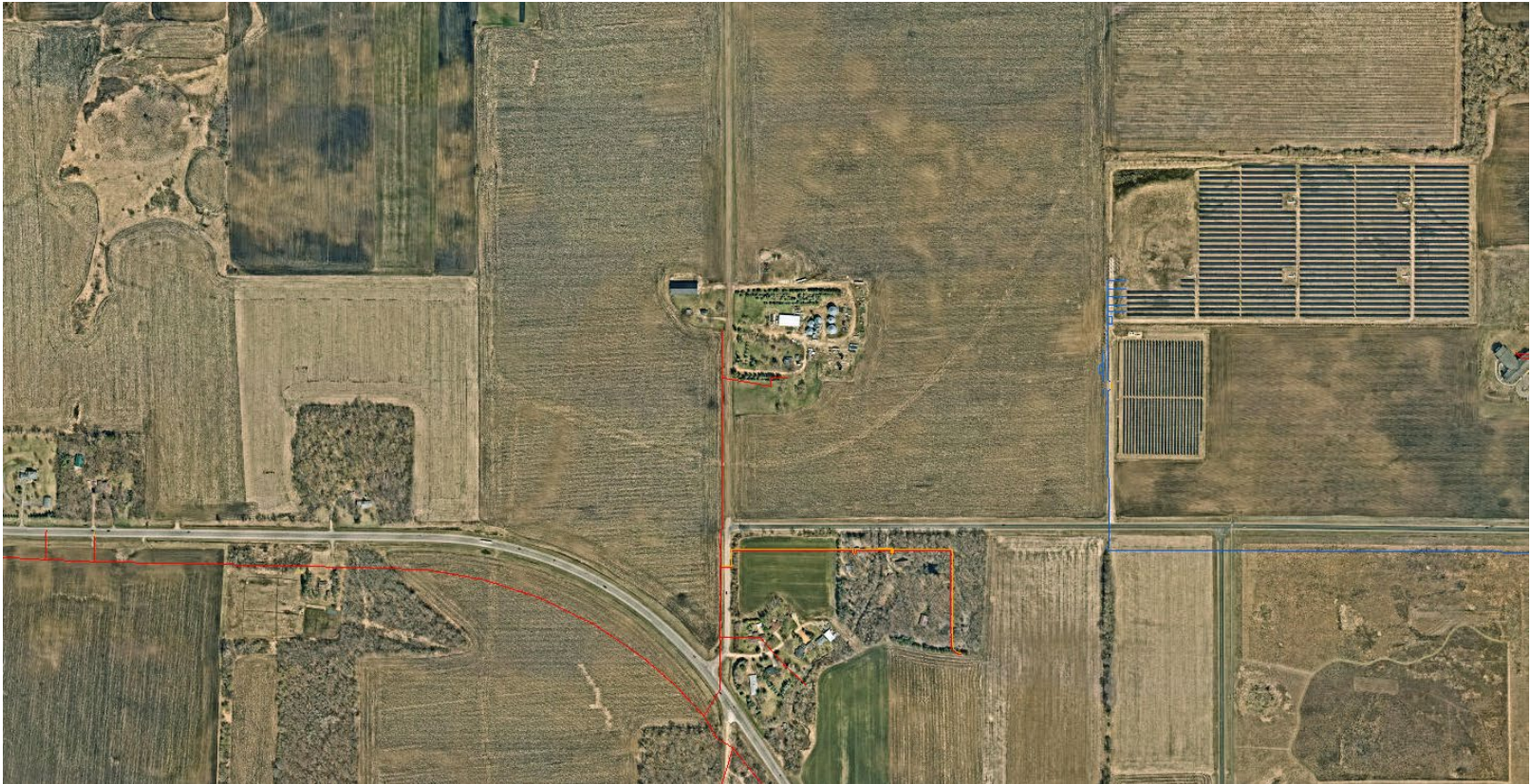


# Electric Infrastructure - Transmission





## Electric Infrastructure - Distribution





# Gas Infrastructure

