

Site Scanner

3311 BROADWAY ST NE, MINNEAPOLIS, MN, 55413

Coordinates 44.999556, -93.215671 Report ID 79dfbc58-f0a5-4f8b-9756-a6f9c92d5b05
Created 2026-10-04T01:32:33.177Z

1 FRANCHISE UTILITY

NORTHERN STATES POWER CO - MINNESOTA

most likely — not confirmed

Ambiguous. This point falls inside 2 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
CITY OF ST PAUL - (NE)	not recorded	not recorded	1,255

Ownership type	INVESTOR OWNED
Holding company	XCEL ENERGY INC
Control area	MISO
Customers	1,538,707
Data year	2022

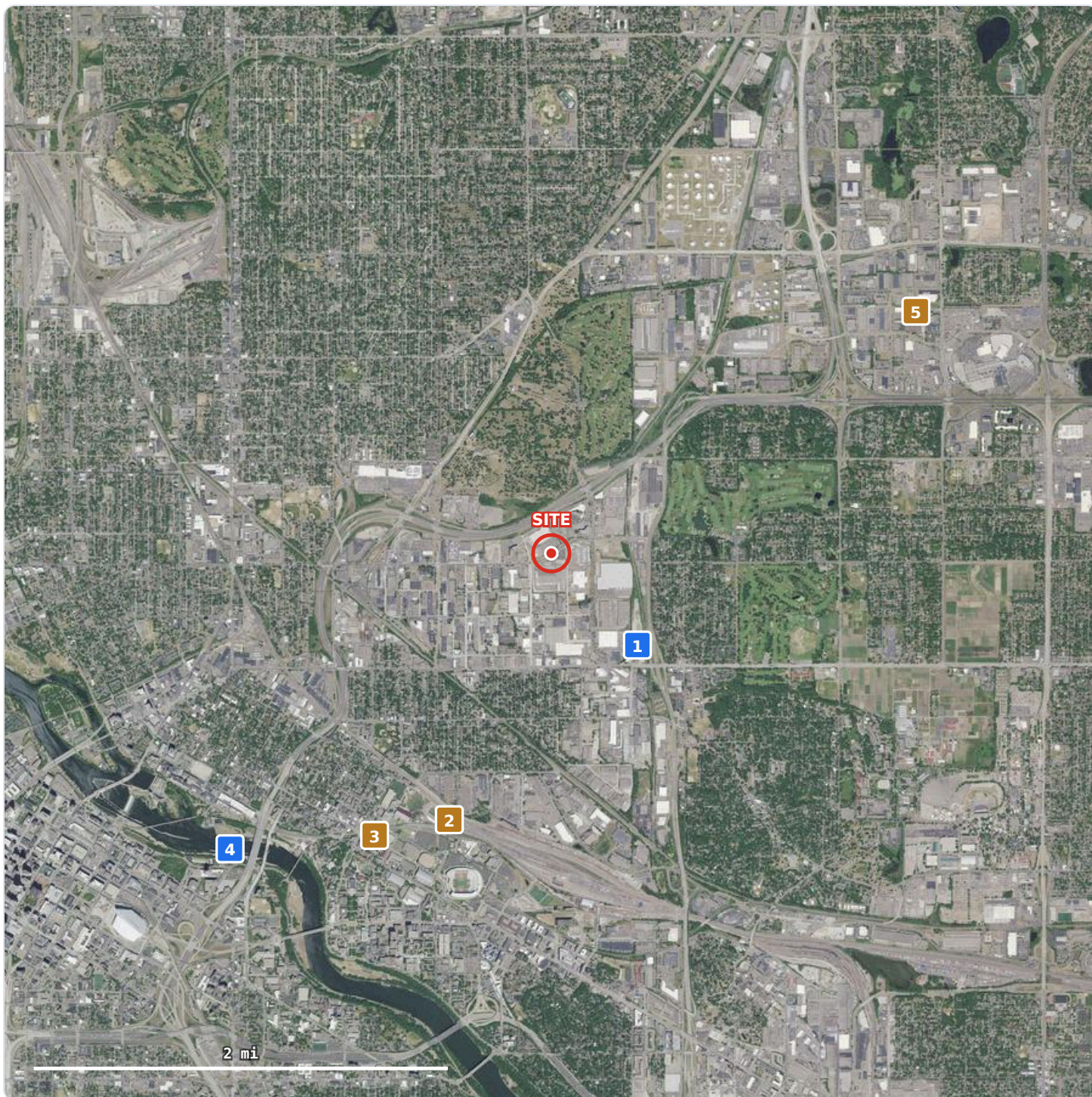
Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.61 mi	345 kV	7	TERMINAL SAINT PAUL, MN	utility substation
2	1.38 mi	115 kV	2	unnamed in source data * MINNEAPOLIS, MN	unidentified terminal facility
3	1.61 mi	not recorded	n/r	unnamed in source data * MINNEAPOLIS, MN	unattributed facility

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
4	2.11 mi	<i>not recorded</i>	<i>n/r</i>	SAF HYDROELECTRIC LLC MINNEAPOLIS, MN	utility substation
5	2.11 mi	115 kV	2	ROSE PLACE * SAINT PAUL, MN	named terminal facility

n/r = not recorded in source data · search radius 10 miles



- | | |
|--|---|
| 1 TERMINAL · 0.61 mi · 345 kV | 2 unnamed record · 1.38 mi · 115 kV |
| 3 unnamed record · 1.61 mi · kV n/r | 4 SAF HYDROELECTRIC LLC · 2.11 mi · kV n/r |
| 5 ROSE PLACE · 2.11 mi · 115 kV | |

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.
- **unattributed facility** — The source dataset records no name, no voltage, and no line count for this facility — it was observed but not identified. Utility-owned assets are generally documented in public filings and system maps; customer-owned on-site substations typically are not. Treat this as likely private until verified.
- **named terminal facility** — Named facility with only 2 line connections. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 2 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 2 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Twin Cities

HUC-8 07010206

Source: USGS Watershed Boundary Dataset (WBD) ·
retrieved 2026-09-26

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 27053C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved
2026-09-26

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in Hennepin County · Minneapolis city.

6 other instruments recorded within 25 miles (5 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23

<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

Franchise utility is ambiguous: 2 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

2 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Minneapolis, MN active

Matched to the Census geography **Minneapolis city**, which contains this point · sectors: data centers · adopted 2026-06-25 · current end 2026-11-21 · ID mn-minneapolis-2026

STATUS AS RECORDED

Active as of 2026-09-23; Ordinance No. 2026-016 (Minneapolis Code Sec. 597.40) runs through November 21, 2026 (or earlier, upon completion of the city's study and adoption of permanent regulations). The related permanent zoning-code amendment process is ongoing: a City Planning Commission public hearing is tentatively scheduled for October 13, 2026, a City Council Business, Housing & Zoning Committee hearing for November 5, 2026, and a full Council vote for November 12, 2026, all ahead of the moratorium's November 21, 2026 end date.

LEGAL BASIS AS RECORDED

Ordinance No. 2026-016, adding Chapter 597 to Title 21 (Interim Ordinances) of the Minneapolis Code of Ordinances ('Providing for a Moratorium on the Establishment, Re-establishment, or Expansion of Data Centers'), adopted June 25, 2026 under Minn. Stat. Sec. 462.355, subd. 4 and Chapter 529, Article VII of the zoning code; originating from Legislative File 2026-00446; Council gave initial (8-5) approval May 22, 2026 following a June 16, 2026 public hearing.

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Plymouth, MN	City	active	data centers	2026-09-08	n/r	12.3 mi
Eagan, MN	City	active	data centers, crypto mining	2026-02-17	n/r	12.8 mi
Inver Grove Heights, MN	City	active	data centers	2026-06-26	2027-06-26	13.5 mi
Woodbury, MN	City	proposed	data centers	n/r	n/r	14.8 mi
City of Apple Valley, MN	City	active	data centers	2026-07-09	n/r	18.5 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — MN

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
2025 1st Special Session HF 16 / Chapter 12	enacted	utility large load restriction	Created a statewide data-center regulatory package. Key provisions include water preapplication review for data centers proposing more than 100,000,000 gallons per year of consumptive use, permit conditions for large water appropriation projects, utility tariff provisions for very large customers, an annual qualified large-scale data center fee based on peak MW, and modified sales and use tax exemptions.

12 state-policy actions tracked for MN in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 28 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.

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