



7550 Sunwood Drive NW • Ramsey, Minnesota 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
[www.cityoframsey.com](http://www.cityoframsey.com)

May 29, 2013

Name, Name  
Address  
City, MN

Resident Name:

You are being contacted regarding the property known as the *Former Municipal Center Complex* described below. The City is in the process of considering the future development of the Subject Property.

*Old Municipal Center Complex*: (the "Subject Property"): 15153 Nowthen Boulevard, two parcels, PID 23-32-25-41-0019 and 23-32-25-41-0018, 21.28 acres, City of Ramsey ownership.

The purpose of this correspondence is to provide the following information.

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The City Council encourages residents to attend meetings, provide additional feedback and ask questions.

Please visit the City's website for more information on the future development of the Subject Property; including the revised data center site plans: [www.cityoframsey.com/formerrmc](http://www.cityoframsey.com/formerrmc)

If you would like assistance, or have questions, I am available to help.

Best regards,

Patrick J. Brama  
Assistant to the City Administrator, City of Ramsey

OFFICE: (763) 433-9903 EMAIL: [pbrama@ci.ramsey.mn.us](mailto:pbrama@ci.ramsey.mn.us)  
ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303  
WEBSITE: [www.cityoframsey.com](http://www.cityoframsey.com)

## **FACT SHEET 1: Development Background Information**

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The City of Ramsey completed a municipal owned land inventory exercise in in early 2012. The purpose of this exercise was to identify a list of surplus City owned properties no longer needed for current or future City functions. The City reviews said list of surplus properties for consideration of sale. The ultimate goal of this process is to reduce the number tax exempt properties in the City of Ramsey.

The Subject Property was identified as unneeded for current and future City functions; and therefore has been determined surplus City owned land. The Subject Property is currently zoned Public/Quasi Public; and will need to be rezoned in order to allow for future development.

Generally, two options are being considered for the future development of the Subject Property: a data center development and a single family residential development. The City is targeting a data center development.

Historically, the City anticipated developing the Subject Property as either the Ramsey Municipal Center Complex or a middle school. Both proposed uses are no longer being pursued by the City. Anoka Hennepin School District does not have interest in utilizing the Subject Property now or in the foreseeable future and the City relocated the Ramsey Municipal Center to The COR in 2006.

## **FACT SHEET 2: *Open House/Public Input Process Feedback***

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On March 27, 2013 the City notified 250 surrounding property owners of the development scenarios being considered (data center and residential). Said property owners were invited to attend a public open house on April 18. Below is a summary of input received:

Public comments were received from open house attendees; as well as non-attendees. In total, the City received twenty-six (26) public comments. Of those, twenty-four (24) opposed a data center development and two (2) were in favor of a data center development.

Staff received a public petition in opposition of a data center development, and in support of a residential development, from surrounding property owners, on April 26. Said petition included sixty-nine (69) signatures.

General public inquiries included, but were not limited to, the use of the Subject Property as a school, park, or renovated Fire Station #2; and, inquiries as to whether a data center could be sited elsewhere in the community.

Public comments in opposition of a data center included: concerns with decreased property values, presence and view of data center being undesirable, compatibility with the character of surrounding properties, noise, and long term risk/potential re-use of the site.

For those in favor of a data center development, common public comments included concern with the high traffic impact of a residential development; as well as, concerns that a residential development would reduce the privacy of surrounding property owners (compared to the low impact and hours of operation of a data center).

### **FACT SHEET 3: *Mitigated Data Center Concept Maps***

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Upon receiving feedback from the public open house process, the City revised and updated the proposed data center site concept maps. The purpose of revising the proposed site maps was to respond to inquiries/concerns raised by surrounding property owners; and to provide the City Council with a 'mitigated' version of the data center site concepts.

*In summary the revised site concept maps include the following changes:*

- Establishment of public open space (programming to be determined)
- Increased building setbacks from 125' to 200' (175' on eastern property line)
- Establishment of noise restrictions (55 decibels maximum). 55dB is often compared to office noise, normal conversation, living room in suburban area, typical business office, library, moderate sound and a quiet house.
- Requirement to enclose all generators, mechanical equipment, water tanks, etc.
- Requirement to place all air conditioning units near the center of buildings
- Maximum building height, 25' clear ceilings
- Required screening: berming, plantings, larger setbacks.
- Required quality building materials/design
- City confirmation of various details:
  - One data center (regardless of size) will employ an estimated 8-12 people. Therefore two data centers will employ an estimated 16-24 people total.
  - A data center development will create an estimated 48 vehicle trips per day to Nowthen Boulevard only; versus a residential development (estimated 480 vehicle trips per day to Helium Street).
  - Data centers are a 24/7 operation. However, data centers do not warrant full staffing on site during nights and weekends. Typically, there may only be one person on site during nights and weekends (inside of building).
  - Data center generators do not run 24/7. Generators run 1-2 times per month for testing. Additionally, generators are turned on for severe weather events.

**FACT SHEET 4: *Economic Development Authority (EDA)***  
*Review/Recommendation*

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The EDA is a recommendation making board that oversees the City's economic development functions. The primary goal of the EDA is to create jobs and tax base for the community. On May 16 the EDA reviewed information collected from the April public input meeting and the revised data center site concepts and feasibility study. The EDA had the following comments to provide the City Council:

- Considering the revised data center site plan, the EDA is in favor of pursuing a comprehensive plan and zoning amendment to allow for a data center user.
- The EDA is also in favor of the residential site plan concept; and would support pursuing a comprehensive plan and zoning amendment to allow for said use. However, the EDA would recommend the City pursue a data center user first.
- The mitigated data center site plans address most concerns raised during the public input process.
- The EDA believes the updated data center concepts are in line with Council and EDA goals; and, provide a financial solution for Fire Station #2; and, are more beneficial for the community as a whole; and, have a low impact on surrounding property owners (when compared to other business users).
- *One* EDA member is opposed to moving forward with a data center development.

## **FACT SHEET 5: *Development/Process Timeline***

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At this point, the Subject Property is zoned Public/Public Quasi Public. In order to allow for either proposed use, data center or residential, the Subject Property must be rezoned. Said process includes a Comprehensive Plan Amendment and a Zoning Amendment. It is the final decision of the City Council to move forward with rezoning the Subject Property; and for what use.

Upon receiving direction from the City Council to rezone the Subject Property (data center or residential), the City's Planning Commission will conduct another public input session.

The City has not, and will not, work directly with any users interested in the Subject Property until the City Council provides direction on rezoning.

### *Proposed Timeline (subject to change\*)*

1. City Council Direction: Consider submitting an application to the Planning Commission to amend the City's Comprehensive Plan and rezone the Subject Property.
  - 06/11/2013 7:00 p.m., Council Chambers
  - With this step, the City Council will provide direction on what Permitted, Conditional, and Accessory Uses shall be included in the proposed Zoning Amendment to be forwarded to the Planning Commission.
  
2. Planning Commission Review: Public Hearing
  - Timing to be determined: likely July 11
  - With this step, the Planning Commission will review the Council's application to amend the Comprehensive Plan and rezone the Subject Property.
  - Includes a formal public hearing
  - The Planning Commission will provide a formal recommendation to the City Council.
  - The primary objective of the Planning commission is to *advise* the City Council on land use concerns.
  
3. City Council Adoption/Introduction
  - Timing to be determined: likely late July/early August
  - Includes Comprehensive Plan Amendment resolution adoption; and, Zoning Amendment introduction.
  
4. City Council Adoption
  - Timing to be determined: likely mid/late August
  - Includes Zoning Amendment adoption.

\*NOTE: the Council may choose to change the date of any meeting listed above. For the most up to date meeting information, please visit the City's website:

[www.cityoframsey.com/formerrmc](http://www.cityoframsey.com/formerrmc)