

Development Scenarios Comparison Chart

IMPORTANT NOTE: Information displayed below includes estimations only; and is subject to change.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 190,000 square foot or two (2) 90,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	16-24 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Compatible	Compatible with appropriate transitions and zoning regulations
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Low (estimated 64-96) based on 12-24 employees, 4 trips per
Weekend traffic per day	Medium	Very Low
Minimum Setbacks Distances (from your property line)	10-30'	200' (175' Eastern Border) (pending comp. plan and zoning amendment as proposed)
Screening or berming to block view of neighboring use.	---	Required (vegetation and/or berming)
Noise and light pollution risk	<u>VARIABLE</u> Depends on individual property owners.	<u>LOW</u> Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties. For example, a 55dB restriction and proper location/screening of all equipment.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	<u>MINOR</u> Provides an incomplete funding solution for a new fire station (15 year bond).	<u>SIGNIFICANT</u> Provides a significant funding solution for a new fire station (15 year bond).
Market Failure Risk: development fails and a new user steps forward	<u>LOW</u> If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	<u>SHORT TERM: LOW</u> There is a strong interest in the market today to use the subject property for a data center. <u>LONG TERM: UNKNOWN</u> Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different low impact user (office, warehouse, etc.).
Open Space	---	The City is proposing dedication of public open space to be a requirement for a data center user. See concept map.