

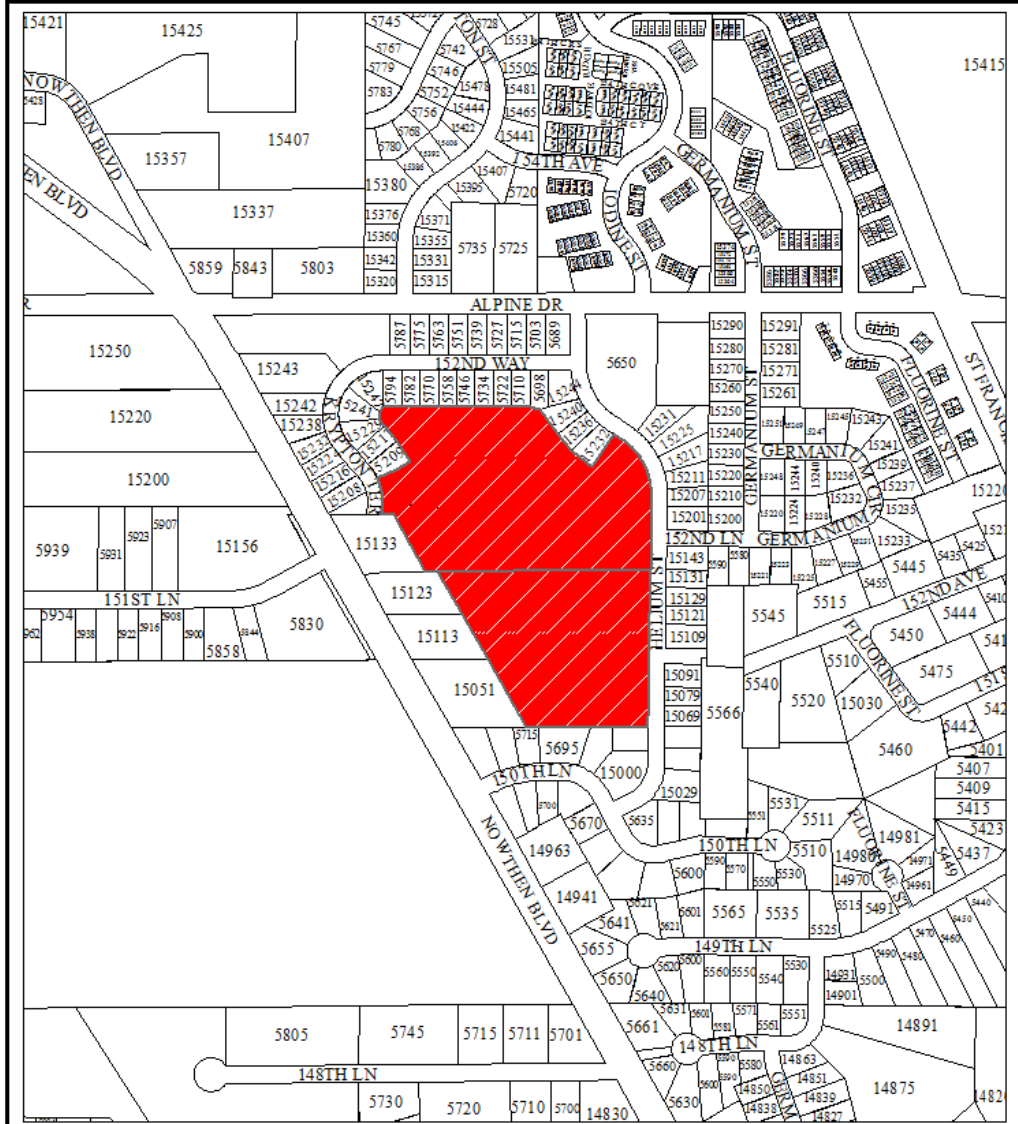
FORMER MUNICIPAL CENTER/FIRE STATION #2

Open House

April 18, 2013

PURPOSE

- Identified as Potential Surplus City Owned Property
 - Site of current Fire Station #2
 - Approximately 20 acres
 - Site larger than current needs
- Zoning Amendment necessary for future non-public uses
 - Included in process is Comprehensive Plan Amendment
- Approached by Connexus Energy to consider as Data Center
 - Development/Developer not identified
 - Shovel Ready Certification
- Proactively engage the surrounding community before any official process
 - Are these appropriate uses for this parcel?



Former Municipal Center
Fire Station #2

Legend
 Site
 Parcels



0 625 1,250 Feet



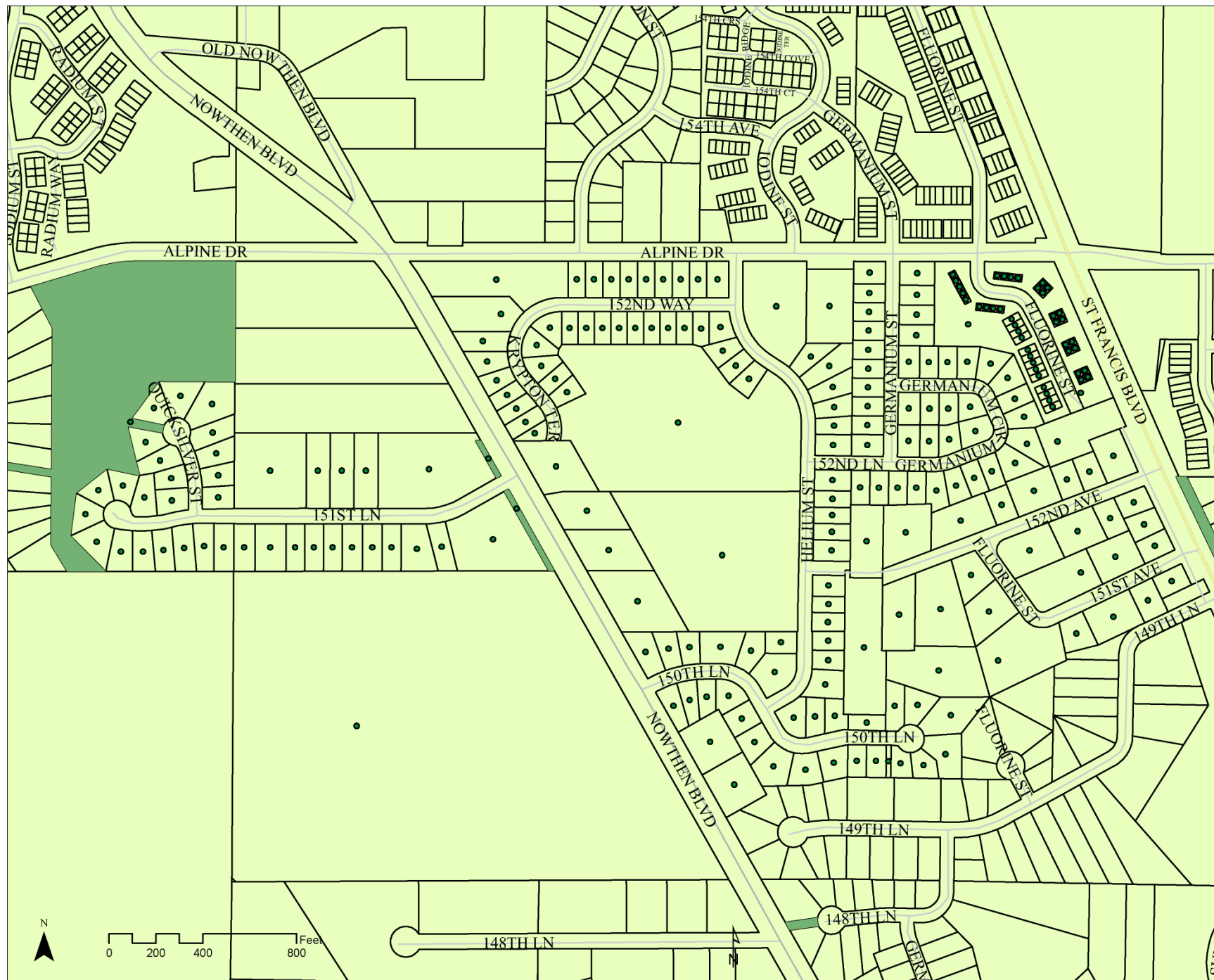


**Former
Municipal Center**
*Land Use Open House
Attendees*

● Invited

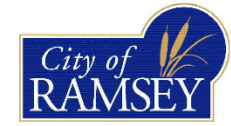
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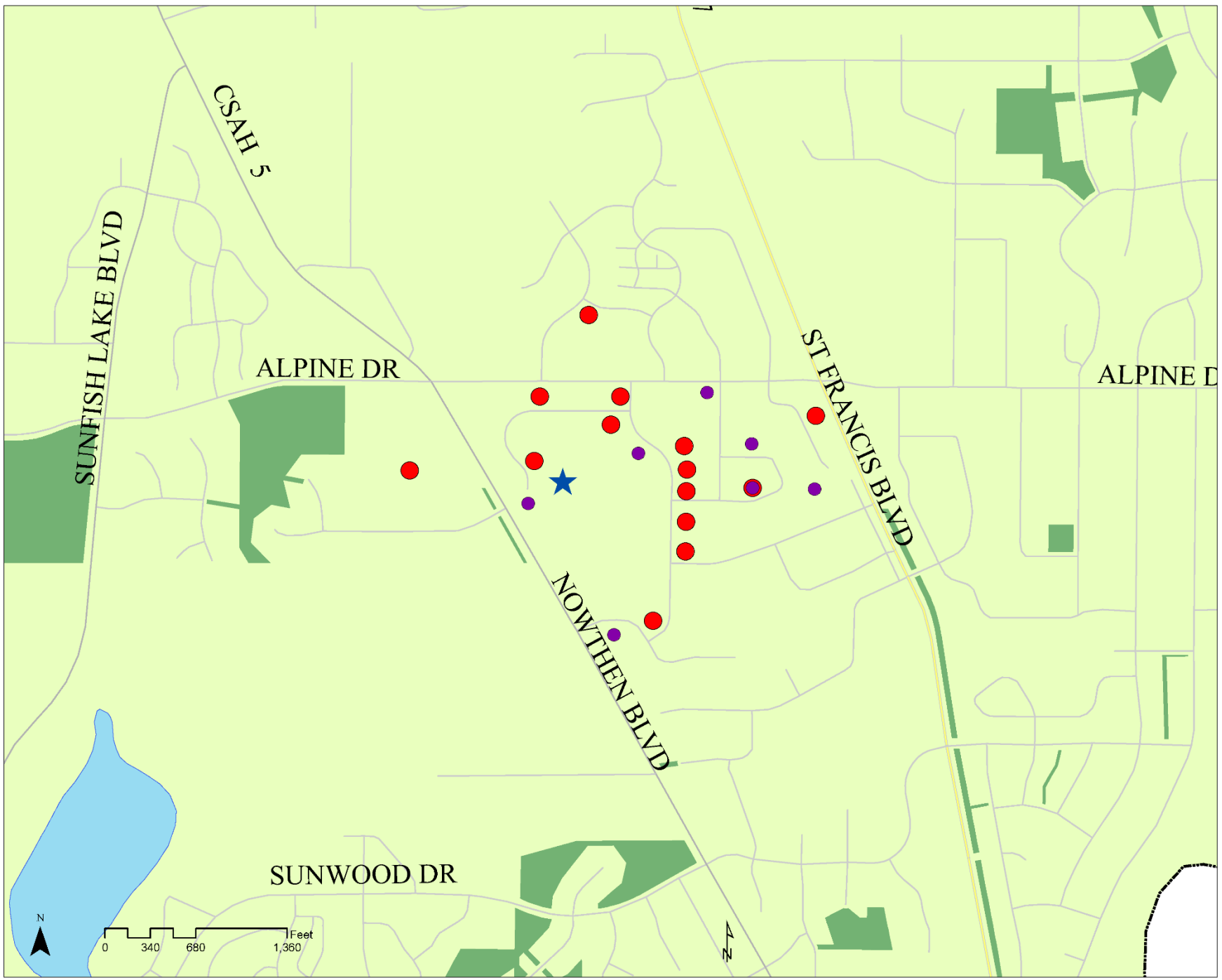
NOTIFICATION

- US Standard Mail to surrounding properties
- 'In The News' section of City website



**Former
Municipal Center**
*Land Use Open House
Attendees*

-  Former Municipal Center
-  Submitted Comments
-  Attended Open House



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WEATHER IMPACT

- Date of Winter Storm Warning
- School Cancellations
- Website Notification
 - Staff available to host Open House as scheduled
 - Consider Second Open House if necessary
 - Based on responses from process, is second offering necessary?
 - Review Next Steps first

FORMAT

MEETING AGENDA

Project: Former Municipal Center Land Use

Meeting Date: April 18, 2013

Facilitator: Community Development (Tim Gladhill)

Place/Room: Council Chambers

6:00 p.m. to 7:00 p.m.	<u>Open House Small Group Stations Open</u> City Staff will be available to provide background, answer questions, and take comments.	Small Group Stations
7:00 p.m. to 7:30 p.m. (or when comments complete)	<u>Presentation and Comment Period</u> City Staff will present background on project and options for zoning tools.	Council Chambers
Immediately following Presentation and Comment Period	<u>Open House Small Group Stations Open</u> City Staff will be available to provide background, answer questions, and take comments.	Small Group Stations

COMMENT FORMAT

- Variety of Options to Comment
 - Verbal (Small Group)
 - Verbal (Large Group)
 - Written Comment Sheet
 - Email
 - Phone
 - Mail
- Interested Parties and Individuals may still comment

MEETING COMMENT SHEET

Project:	Former Municipal Center Land Use Open House	Meeting Date:	April 18, 2013
		Place/Room:	Council Chambers

Question #1: General Comments

	Residential Concept	Data Center Concept
General Comments:	<ul style="list-style-type: none"> I would prefer residential housing over a data center. The additional residential traffic does not concern me. Appropriate. Prefers residential. Must be single family to continue the concept of community. Only single-family homes! I would rather have homes than data center. Would prefer residential over data center. The growth in the last 1-2 years has been huge. Why stop now? It's a great place to live. It would still have a neighborhood feel. My preference would be residential-single family or public space/park. Seems to be the better option. Creates more tax dollars without decreasing existing surrounding home values. This option makes the most sense. The property is already surrounded by houses. This makes sense, entire community agrees. 	<ul style="list-style-type: none"> There is nothing in terms of beam, trees, or barriers that would make me feel that this option is the best for the neighborhood. Spot zoning vs. Bill's which would benefit the neighborhood. Noise. Property values. Eye sore! Brings down property value. Doesn't make sense in an island surrounded by single-family homes. In danger of 'spot-zoning'. Only financial purpose for City. Eye sore. Drop property value. Loud. Lots of traffic in neighborhood & in front of the school. Pollution, water safety. Is it fenced? Danger for kids outside. Stop signs speed limits. I will not send my daughter to Ramsey Elementary if the data center goes in. This will no longer be a neighborhood if the data center goes in. I would rather have homes so the kids have a safe area and for the school. Noise, pollution-water. <u>Not</u> a neighborhood anymore. Noise, traffic, pollution. What benefits do we as home owners gain from this? Spot zoning, totally. I am concerned with damage to my property, specifically value and noise. Lower property value. I didn't buy a home in a residential area to have my kids grow up around warehouses. Air conditioner noises. If the City wants a data center, work with the owner of the property in the NE corner of Alpine/47. North of Bill's is for sale. "Do not want it in proposed location!" Will definitely depreciate surrounding home values. Eye and ear sore. Not appropriate for the area. Very concerned w/ noise pollution, air pollution and decreased property value. It makes [no] sense to put an industrial building in the middle of a residential area. Doesn't flow with surrounding properties. Noise <u>will</u> be an issue. Traffic more of it... Lights will be an issue.

Question #3: How will this use impact your property?

	Residential Concept	Data Center Concept
How will this use impact your property?	<ul style="list-style-type: none"> I feel that this is the only positive option that would preserve my property value. I am speaking in terms of single family homes, not high density housing. [Increased] property value. Consistent with use of the rest of the neighborhood. Increase of traffic and takes away the neighborhood sledding hill. Need traffic light near school. Increase in traffic in neighborhood and in front of school. Drop property value. Need stop signs and speed limits. People <u>speed</u> all the time in neighborhood. This will bring more people into Ramsey. It will boost the economy and will help businesses in Ramsey. Boost the economy and brings more people into the area for families instead of businesses! Better for Ramsey School. Build growth for the community & also city. Positively! Increase value/protect value. We picked our house location based on the land being used for school/park. Would not have moved had light industrial been the plan. I see no way that this will affect it. We will have increased traffic in the area, but it is still the most logical use of this property. Positively. This makes sense! 	<ul style="list-style-type: none"> I feel that due to the existing residential this is a poor choice for a data center and imposes a burden on the residents in terms of noise, potential noise 24 hours a day, and the fact that it would be one or two large structures that would be all I would see out of my living room window. [Increased] traffic in residential area. [Decreased] property value. Decrease value. Brings property values down. Not enough buffering! Uncharacteristic of the basic guide of city planning! Loud generators 24/7. House value decreases. Huge eye sore. We will <u>move</u>-called realtor already. Will have to keep kids out of front yard. Loud. Most people in the area will move. Housing will go down and I am concerned that the data center will attract the wrong people. In 20 years the data center won't be needed anymore. Lower the value of the home. Noise, pollution. Will lower the value of my home. Eye sore. Negatively. Property value [decreases]. Lower property value. Noise. Visual. No sense of neighborhood. I moved to Ramsey to get away from warehouses. Just bought a home 1 yr. ago. This could only decrease property value. Noise/light pollution. HVAC equipment noise 24/7. No doubt this will dramatically decrease all surrounding home values. We will suffer decreased property value, excess noise, pollution and in general a less desirable place to live. Negatively. Property value. Lack of community. Noise. Total eyesore.

Question #2: What could the City provide from a zoning perspective to make this an acceptable use?

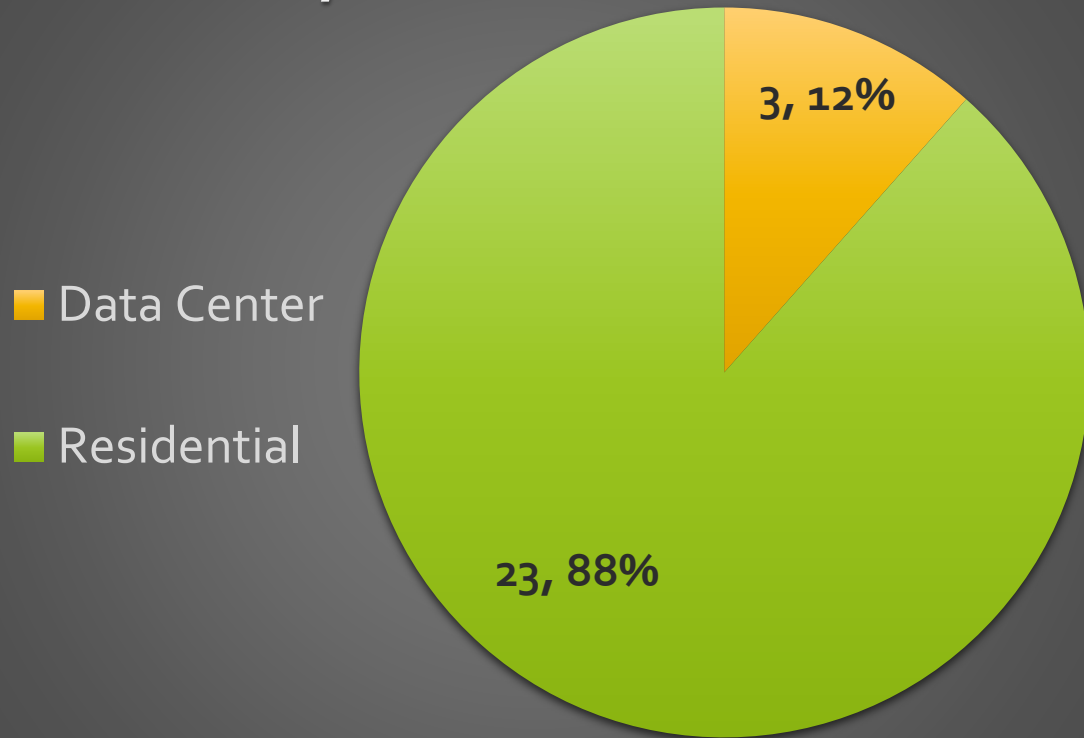
	Residential Concept	Data Center Concept
What could the City provide from a zoning perspective to make this an acceptable use?	<ul style="list-style-type: none"> Zone it for residential so that we are not faced with this issue again. A small park for the additional residents to use. Must remain single family. Small park and or gym for neighborhood use. We need lights at the school. We have tried crossing at times and have had state troopers not even stop! Build homes. Building homes. Park, splash pad. Consider a small park as part of project. More single family homes with possible a park. Will not decrease our property value. 	<ul style="list-style-type: none"> I cannot think of anything that would make me comfortable with this option. I am concerned that my property value would decrease by a large amount. Nothing! You can buy my property back! Buy the land across from Bill's on St. Francis & Alpine instead! Nothing, not acceptable for a growing neighborhood. Not put it in!! Unrelated and unrealistic spot data center. This is a residential area! The main reason we moved to Ramsey! If this happen[s]-10 yr hold/reduction on property taxes -privately funded park from data center owners - must have fences around holding ponds to keep kids out. If this is the only solution for I am not in favor of any data center this close to my property. <u>Absolutely nothing.</u> Nothing. This idea doesn't make sense from any angle.

DATA ANALYSIS AND NEXT STEPS

- Patrick Brama, Assistant to the City Administrator
 - Project Manager for this case

RESULTS

Breakdown, Total



Phone/Voicemail/Email

- Opposed to a data center 9
- Opposed to residential 3*(2)

Open House

- Opposed to a data center 14*(18)
- Opposed to residential 0

Total

- Opposed to a data center 23*(28)
- Opposed to residential 3*(2)

GENERAL FEEDBACK

- General opposition to data center concept
- Preference to single-family concept
- **Common Inquiries:**
 - School
 - Park
 - Renovate Fire Station #2 in place
 - Other available sites

COMMON RESPONSES

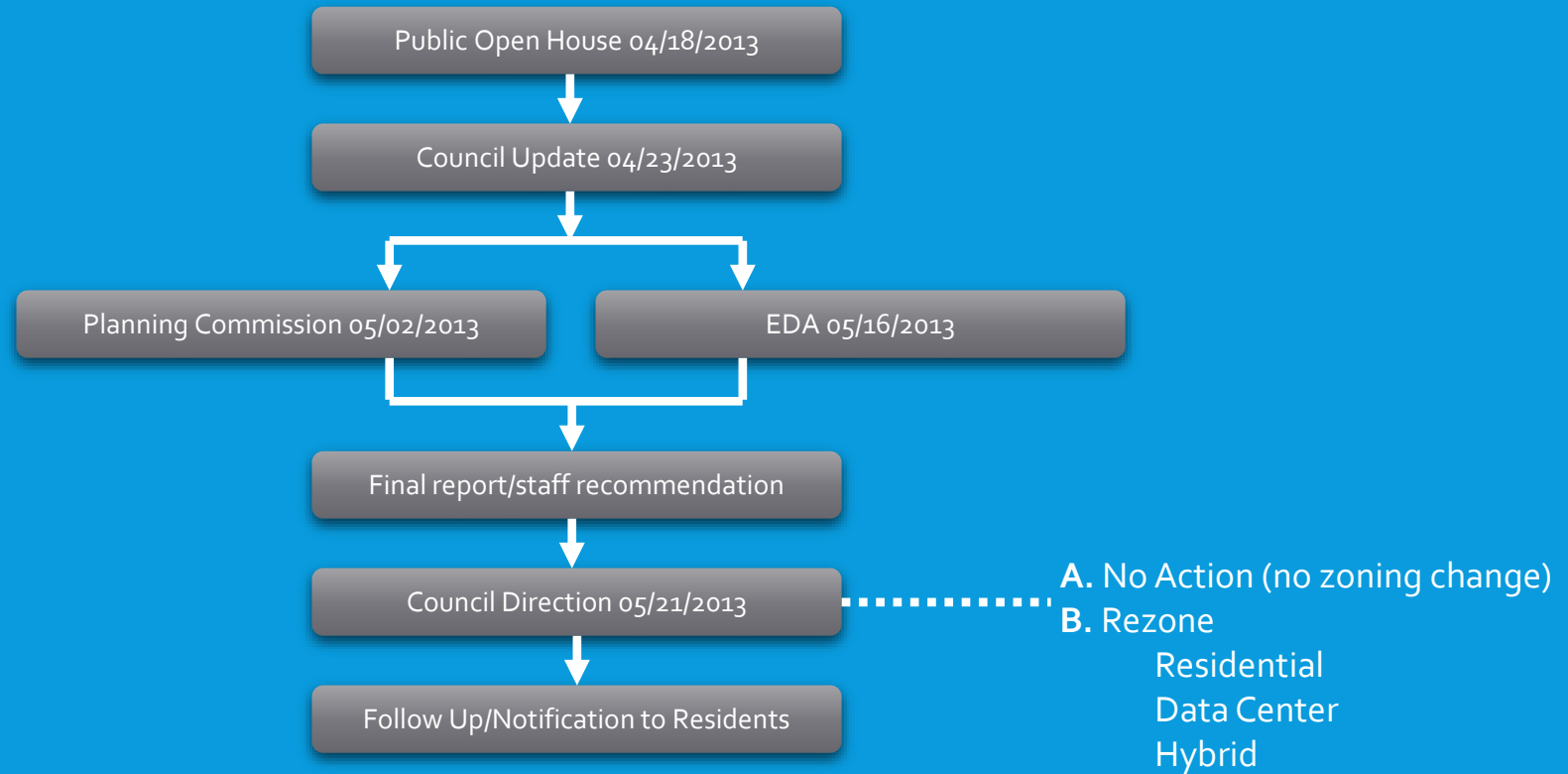
Opposed to a Data Center Development

- Decrease in property values is a major concern
- The presence/view of a data center is very undesirable
- Data Center use does not fit the character of surrounding properties (is this spot zoning?)
- Noise is a major concern (generators and air conditioners)
- Long term risk and potential reuse of property is a major concern

Acceptance of a Data Center Development

- Traffic impacts of a residential development are undesirable
- A residential development would reduce the privacy of surrounding property owners (hours of operation)

NEXT STEPS



SUMMARY

- Staff recommends a second Open House is not necessary based on feedback
 - Appears to be sufficient statistics to complete final report
- Advisory Board Review
 - May 2, 2013 – Planning Commission
 - May 16, 2013 – Economic Development Authority
- City Council Review
 - May 21/28, 2013
- *Please note: there is not a development proposal nor Zoning/Comprehensive Plan Amendment under review at this time*
 - Review Public Input
 - Staff was directed to by the EDA and CC to engage surrounding property owners regarding the future development (rezoning) of the subject property.

PUBLIC VERSION: CONTACT INFORMATION HIDDEN

EMAIL: 01

Good Afternoon,

I am contacting you on behalf of a letter I received from the city regarding Old Municipal Center Complex off of Nowthen Blvd and the possibility of building a data center on this subject property. I will be unable to make the open house meeting, but wanted to address a few concerns/inquiries I have.

My knowledge of data centers is fairly more extensive than the average consumer as my employer treats data centers, specifically the cooling towers which are imperative to data center operation. My concerns surround where the cooling towers will be placed and the treatment of those towers.

In some situations, the cooling towers can be placed at ground level surrounded by concrete parameters or inside the facility itself, which would render my concern invalid if this is the case. However, should the cooling towers be placed on the roof of the data center and be improperly treated, the risk of Legionella and Legionnaire's disease, though minimal since it is rare, would be a concern that I have. This disease has the potential to be lethal and can be carried over small distances by wind if the cooling tower(s) is placed on the roof of the building – putting the surrounding homes at risk for exposure. If properly treated, the risk can be monitored and diminished substantially. However, with some facilities that are newly built, the belief is that since the cooling towers are new, they will not need to be treated. This is a falsehood. All cooling towers should have some level of water management, new or old.

I am not opposed to the data center project, but I do urge you to address these two issues with the firm that may be building this facility on the subject property should this project move forward for the safety of the current residents.

Thank you for your time, and should you have any information or questions, please do not hesitate to let me know. I can be reached at the below information, or on my mobile phone at 763-221-2479.

EMAIL: 02

Good afternoon Patrick,

My first comment regarding the subject property notice is that there is a major error in all the drawings and photos. They all fail to show the extension of 152nd Avenue to Helium Street. That has a major impact on what to do with the property in question.

The idea of housing in that area would put an unbelievable amount of pressure on the 152nd Avenue entry onto Hwy 47. There is a stop sign on 152nd at the frontage road which nobody coming down 152nd stops for now. I can see traffic backing up from 47 totally blocking the intersection at the frontage road. I see cars now pulling out into traffic on 47 when they shouldn't even be thinking about it. It would get much worse after they have waited to get to the highway. Besides that, home coming traffic would all have to use the south entrance to the frontage road which isn't wide enough to handle that kind of traffic. When someone parks a vehicle on the roadway now it barely leaves room to get by. Sometimes vehicles park on both sides which really makes it difficult.

I am definitely in favor of the data center plans. There would be lots fewer vehicles and they would all be contained in the development area. The photos show an attractive campus for the data centers.

Unfortunately I won't be able to attend the April 18th meeting. We will be out of town.

EMAIL: 03

x

Hi Patrick,

We received the letter about the property known as the Former Municipal Center Complex and its possible future development. We will not be able to make it to the open house, so we are sending an email.

Our opinion and what we would strongly support and recommend is for the land to be used for public use, specifically a park, and a nice park that is. When we go to other cities, we see that they have beautiful, colorful, big parks in actual neighborhoods. We've always wished there was a great park that Ramsey was known for.

For example, Eden Prairie has many trails and parks. Brooklyn Center, Brooklyn Park, and Maple Grove have many parks. Andover is known for the park on Bunker Lake. What about Ramsey? Ramsey is like a city for business, buildings, and warehouses.

We would even prefer residential homes over a data center. There are other lands where a data center can be at in Ramsey, not in this neighborhood please. The neighborhood is surrounded by homes and town homes. A park would fit right in the neighborhood, not quiet industrial development or a data center. It just doesn't go together. Put the data center elsewhere where it would fit in with other big buildings.

There are many children living in the area. We see children walking around every day and see many school bus stops around our area. We think a park would be great for the community and children here.

There is no close park nearby. We would love a park within walking distance for the neighborhood children as well as our children.

EMAIL: 04

TO: City of Ramsey

As a 27 year Ramsey resident, I am appalled to hear that the City is contemplating putting an industrial “data center” in a neighborhood of residential property and in my backyard. I cannot believe that one of you would be happy with this type of development in your backyards!!!! We have lived with the City Hall being behind us for as long as we have lived there. However, after discussing this matter with an appraiser, we have been told that a data center will have a much stronger negative impact on our property. A public building like the Ramsey City Hall that only operates 8:00 to 4:30 every day (and basically not at all now) and other than an occasional fire truck or police car, is generally quiet at night is much different than an industrial data center (or whatever other industrial use it would be in the event of the data center becoming “obsolete”). He compared it to 1 train track by your property and now they want to slap 3 train tracks in with more traffic, more noise pollution, etc. Obviously, he said, it will have an impact on the values of the property and lifestyles of the people in the affected neighborhood. This is a building that the City admits will have “noise pollution” issues. See City Council Work Session on February 26, 2013. “Council member Backous (thank you Randy for bringing that up) noted the buildings will require a lot of cooling, which can include fan noise, and asked how sound will be dampened. Management Analyst Brama agreed that noise pollution will be a major component that needs to be addressed through the planning process.” That certainly does not sound like any guarantee that noise would not be a factor. Values would be impacted significantly not only by the noise pollution, the eyesore of the building, but there would also be an increase of traffic on County Road 5 and an entrance next to my property of 30-80 employees, delivery trucks, etc. on a road that is already probably running at capacity.

The appraiser, who is familiar with the area, also stated that there are plenty of opportunities in the City of Ramsey for industrial type buildings. He also stated if this was a private developer asking to do this, the City would laugh them out of the meeting, but because the City owns it and wants to make a ton of money off of the sale of it so they can pay for their fire department, this seems to be okay. This is a dramatic change in use versus the residential area that surrounds the property. There is no other industrial use like that along the entire corridor of County Road 5 other than the school (which is more public than industrial, as was the City Hall), which has been there for 30 years. There is especially no industrial in the middle of a residential area. We have plenty of industrial sites in the City of Ramsey that I can see!!

He said to show him one published article that states that high intensity property next to a low density property (residential) will not have an impact on the residential. My own research also indicates that data centers should be located in non-residential areas. “Locations should be away from residential neighborhoods or other individuals that may be sensitive to noise.” Noise for these climate controlled buildings includes exhaust fan noise, diesel engines running generators in the occasion of a power outage, increased traffic, especially with a road around the perimeter of the building that would bring the traffic next to the residential areas.

My visit to the Elk River facility portrayed in the letter sent to us, shows a much different scenario there. This building is primarily in an industrial area. Everything to the east of the building is industrial (i.e. the Sherburne County Courthouse, Metal Craft business warehouse, Allina Medical Facility, and another warehouse next to this building that has gated access. Houses nearest to it are on a small golf course (Pinewood) and are across a County Road from the building. It is certainly not surrounded by residential property. Not to mention that it is one very huge building, with small pine trees that are about 20 feet apart from each other which could hardly be considered a buffer by any means. And I don't believe that there would be any amount of trees that would buffer your property from the eyesore and the noise pollution of this building.

In addition, a person that I know that lives in Elk River about a ½ of a mile from the data center says her husband can hear the mechanicals (air conditioners and generators) running in the middle of the night. The Ramsey “data center” would be a heck of a lot closer than that to the surrounding residential properties (many of which have just moved into the neighborhood). The Brooklyn Park facility is also a much different scenario. It is on a main highway and is in the middle of nowhere.

I am very concerned with the impact a data center would have on the value of my property and the properties surrounding this area. From my count, there would be at least 46 properties that would be immediately adjacent or looking at the building, with an additional 15 or so that would also be immediately across the street from the adjacent houses with a large majority of them in a new residential development that Ramsey had the influence on where that was built. Many (if not all of them) were shown a drawing, which I have seen, that said there could be a “future middle school” in this location. Ball fields and close location to your kid’s school is a lot different proposal than a huge, industrial, noise polluting warehouse. If one of you voting on this proposal would like to buy our house and live next to the data center, please feel free to contact us. It would be great to get out before our house loses all of its value!!

We cannot attend the open house meeting on April 18th, 2013, due to travel arrangements. Believe me, if I could be there, I would! I have heard that there are other people in the neighborhood riled up about this, so hopefully they will make a presence. I may try to remind them to do that.

EMAIL: 05

Hi Patrick,

I am writing to you in regards to this evenings meeting on the proposed Data Center on County Road 5 in Ramsey. I am unable to attend this meeting but still want my opinion heard.

We purchased our home in 2002 on the premise that this was a residential area and a great place to raise a family. With the elementary school only blocks away from our home, and plans for a middle school on the opposite side of Cty Rd. 5 this was the ideal neighborhood for us. I do NOT approve of re-zoning, or 'spot zoning' of this property!

"Spot Zoning" - the illegal singling out of a small parcel of land within the limits of an area zoned for particular uses and permitting other uses for that parcel for the special benefit of its owners and to the detriment of the other owners in the area and not as a part of a scheme to benefit the entire area. (<http://www.merriam-webster.com/dictionary/spot%20zoning>)

I am appalled to see that the city is even considering putting an industrial building in the middle of a residential neighborhood. This is completely inappropriate! From the research I've done on Data Centers I have learned that they take a considerable amount of electricity to run as well as keep cool. I've learned that backup generators used in a power outage typically run on diesel fuel which in turn adds air pollution to our area. Also, I have heard that Data centers put off a considerable amount of noise pollution. In addition to all of this we are all very well aware that this will drop our property values considerably. A residential neighborhood is NOT the place for an industrial building. The proposed site literally has houses around the entire perimeter- and houses are still being built! If the city believes a data center is necessary they need to look into areas that are NOT residential. There is an industrial park on Sunwood- wouldn't looking at an area like that, or an area near highway 10 make more sense?

If Ramsey goes forward with such an absurd plan it will show that Ramsey is NOT a family orientated community- but a community of greed- selling property to make a quick buck with no regard to the families it will negatively effect. To the city this may seem like the ideal plan to generate revenue- but again, this is inappropriate. Property values will fall, families will move out of the area, and ultimately the city of Ramsey will suffer the consequences of such a ridiculous plan. I have already heard of several neighbors meeting with relators as they WILL NOT live near such a property. Additionally, I have heard others talking of simply walking away from their homes and letting them go into foreclosure as they know they will never recover the loss of value to their homes. We all know what happens to an area overcome with foreclosures. The city of Ramsey does not need this! I know personally I will begin planning to sell my home if this plan is not rejected and taken off the table immediately! I live in a great neighborhood, with great neighbors, but that will all be over if this plan moves forward. I will not only leave my current home but I will leave Ramsey completely- I do not want to live in a city that has such ill-regard for the families living here.

Thank you for your time and please let me know what has been decided after this evenings meeting, as I will want to move forward with my plans as well.

EMAIL: 06

Dear Patrick (and City Council members),

As a new resident of Ramsey, and having just moved into the Meadow Creek neighborhood, I was upset at learning that the proposed use for the fire station property is to build a data center. We were informed when shopping for and purchasing a new house in the area that the City's plans for the fire station were a middle school or residential properties. I strongly prefer and support both of those options to the proposed data center.

It is also my understanding that the proposed re-zoning of the fire station property meets the definition of "spot zoning" (see League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, pp. 35-36). It also seems reasonable to expect that the value of my property will significantly diminish if a data center is built. As per state regulations, "substantial diminution of value of property may be considered a form of regulatory taking of private property without compensation. In these rare instances, a property owner may be entitled to compensation for damages related to a legislative rezoning" (League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, p. 36). It is hard for me to imagine that city council members would support an illegal practice and face potential legal action over their decision.

It also seems that the primary motivation for supporting this proposal is the funding solution for a new fire station. While on the surface this may seem to justify the re-zoning (i.e., furtherance of public welfare), it is difficult to see how reduced residential property values and the lowered quality of life (significant noise and traffic that will be generated by the data center and the eye sore that the building will be) for those in the neighborhood living next to the data center are in the public welfare. I highly doubt any of the city council members would like to have a data center in their backyard for the same reasons of lowered property values and reduced quality of life. It is also hard to imagine how residential zoning isn't preferable and supportive of the public welfare, particularly over the long term.

We were very excited to move into Ramsey, and were excited about establishing Ramsey as our new community. In less than a week of living here, we are confronted with the possibility of facing reduced property values due to the significant noise and traffic that will be generated by the data center and the eye sore that the building will be in the neighborhood. I therefore ask city council members to vote against the proposed data center and consider zoning the property as residential.

EMAIL: 07

Good Afternoon Mr. Brama,

I am unable to attend the meeting this evening regarding the absurd planning of placing a data center in the middle of a residential neighborhood.

Obviously I am against such an idiotic idea. I chose to live in Ramsey because of the NEIGHBORHOOD not to live next to a warehouse or any other type of facility. There is not one resident in this area who believes this to be a good idea. If such planning proceeds you can be assured that we will fight this with every legal means necessary.

Please feel free to take these plans and place them next to your house or the house of any other "decision maker" in our city. What would you do then? Would you enjoy the fact that your property values would drop significantly or that families would be leaving this city in droves in a "get out while you can" mentality? That is exactly what is going to happen.

The only logical plan is to build additional residential housing in what is a RESIDENTIAL neighborhood.

PHONE CALL/MESSAGE: 01

Against a data center due to the long term risk and diminishing effect on property values.

PHONE CALL/MESSAGE: 02

Lives just NE of the site. Does not want a data center. Desires a park—thinks the area is underserved. Would choose residential over data center.

PHONE CALL/MESSAGE: 03

For a data center over residential in general. However, does have concerns about noise; and would like to learn more before making a decision.

PHONE CALL/MESSAGE: 04

Called on behalf of his son who lives on east side of Helium facing the site. His son is opposed to a data center and would be in favor of a residential development.

MEETING COMMENTS

Project: Former Municipal Center Land
Use Open House

Meeting Date: April 18, 2013

Place/Room: Council Chambers

Open House Comments from Chamber Station:

- Could the Fire Station be renovated? [Response provided by Fire Marshal]
- Concerned with tax rate.
- Desire for fencing around Stormwater ponds.
- Concerned with the timing of traffic signals/lights. Mentioned intersection of Alpine Drive and Sunfish Lake Boulevard as an example. [Mentioned Anoka County Highway Department 2014 Improvement Project at Alpine Drive and Nowthen Boulevard].
- Requested traffic signal/stop light at Sunwood Drive and Nowthen Boulevard.
- Concerned with electric capacity. Would the addition of a data center lead to intermittent power outages?
- Requested that the City consider all or a portion of the parcel for public park. [Encouraged respondent to discuss with Park Superintendent and/or Parks and Recreation Commission].
- Stated that single-family residential will result in higher tax revenue when compared to data center.
- Requested that City review the parcel at the northeast intersection of Alpine Drive and Saint Francis Boulevard. [Area located north of Bill's Superette].
- Noted safety concerns of pedestrians crossing Nowthen Boulevard. [Multiple locations].
- Requested tax relief for 20-30 years if data center is developed.
- Noted that air conditional units on rooftops are more concerning than backup generators.



Public Comment Period-Following Presentation:

- ❖ Is it important to notify school across the street?
 - The school has been informed as has the Anoka County Highway Department
- ❖ Does school get a chance to comment?
 - Yes
- ❖ Why not a park?
 - Very dangerous crossing Nowthen Boulevard
- ❖ Is the City working on budgeting for a fire station other than data center?
 - CIP, grant funding and general levy.
- ❖ Sure seems like spot zoning with residential all around, irrational, inconsistent and devalues properties.
- ❖ Is it Council's vote that determines this? Can Councilmember Riley voice his thoughts?
 - Flattering that City was approached for a data center
 - If in his backyard he would be OK, especially due to setbacks.
 - Definitely concern about future use with building
- ❖ Why not the Ken Niles site? Similar size, at the highway and already commercial.
- ❖ Who decides if it is spot zoning?
 - State Statue 462.357
- ❖ Is the City willing to put moratorium on property tax increases for 10-15 years?
- ❖ Picked residential site due to it being a park/school, never would have built there if this concept was known.
- ❖ School District and principal have stated they have not had plans for a school here for years. Now, why haven't builders/realtors been informed of this?
- ❖ Residential seems most logical.
 - Just because it has good points for a data center, it could also be viewed as a good location for other uses like homes.
- ❖ It's air conditioning, not generators that we raise concerns.
- ❖ Trees won't provide screening for 10-15 years.
- ❖ Spot zoning again seems to be an issue
- ❖ What benefit is there for the residents of the neighborhood?

MEETING COMMENT SHEET

Project: Former Municipal Center Land Use Open House

Meeting Date: April 18, 2013

Place/Room: Council Chambers

Question #1: General Comments

	Residential Concept	Data Center Concept
General Comments:	<ul style="list-style-type: none"> I would prefer residential housing over a data center. The additional residential traffic does not concern me. Appropriate. Prefers residential. Must be single family to continue the concept of community. Only single-family homes! I would rather have homes than data center. Would prefer residential over data center. The growth in the last 1-2 years has been huge. Why stop now? It's a great place to live. It would still have a neighborhood feel. My preference would be residential-single family or public space/park. Seems to be the better option. Creates more tax dollars without decreasing existing surrounding home values. This option makes the most sense. The property is already surrounded by houses. This makes sense, entire community agrees. 	<ul style="list-style-type: none"> There is nothing in terms of berm, trees, or barriers that would make me feel that this option is the best for the neighborhood. Spot zoning vs. Bill's which would benefit the neighborhood. Noise. Property values. Eye sore! Brings down property value. Doesn't make sense in an island surrounded by single-family homes. In danger of 'spot-zoning'. Only financial purpose for City. Eye sore. Drop property value. Loud. Lots of traffic in neighborhood & in front of the school. Pollution, water safety. Is it fenced? Danger for kids outside. Stop signs speed limits. I will not send my daughter to Ramsey Elementary if the data center goes in. This will no longer be a neighborhood if the data center goes in. I would rather have homes so the kids have a safe area and for the school. Noise, pollution-water. <u>Not</u> a neighborhood anymore. Noise, traffic, pollution. What benefits do we as home owners gain from this? Spot zoning, totally. I am concerned with damage to my property, specifically value and noise. Lower property value. I didn't buy a home in a residential area to have my kids grow up around warehouses. Air conditioner noises. If the City wants a data center, work with the owner of the property in the NE corner of Alpine/47. North of Bill's is for sale. *Do not want it in proposed location! Will definitely depreciate surrounding home values. Eye and ear sore. Not appropriate for the area. Very concerned w/ noise pollution, air pollution and decreased property value. It makes [no] sense to put an industrial building in the middle of a residential area. Doesn't flow with surrounding properties. Noise <u>will</u> be an issue. Traffic more of it... Lights will be an issue.

Question #2: What could the City provide from a zoning perspective to make this an acceptable use?

	Residential Concept	Data Center Concept
<p>What could the City provide from a zoning perspective to make this an acceptable use?</p>	<ul style="list-style-type: none"> • Zone it for residential so that we are not faced with this issue again. • A small park for the additional residents to use. Must remain single family. • Small park and or gym for neighborhood use. We need lights at the school. We have tried crossing at times and have had state troopers not even stop! • Build homes. • Building homes. • Park, splash pad. • Consider a small park as part of project. • More single family homes with possible a park. • Will not decrease our property value. 	<ul style="list-style-type: none"> • I cannot think of anything that would make me comfortable with this option. I am concerned that my property value would decrease by a large amount. • Nothing! You can buy my property back! Buy the land across from Bill's on St. Francis & Alpine instead! • Nothing, not acceptable for a growing neighborhood. • Not put it in!! • Unrelated and unrealistic spot data center. This is a residential area! The main reason we moved to Ramsey! • If this happen[s] -10 yr hold/reduction on property taxes –privately funded park from data center owners – must have fences around holding ponds to keep kids out. • If this is the only solution for. I am not in favor of any data center this close to my property. • <u>Absolutely nothing.</u> • Nothing. This idea doesn't make sense from any angle.

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Question #3: How will this use impact your property?

	Residential Concept	Data Center Concept
<p>How will this use impact your property?</p>	<ul style="list-style-type: none"> • I feel that this is the only positive option that would preserve my property value. I am speaking in terms of single family homes, not high density housing. • [Increased] property value. Consistent with use of the rest of the neighborhood. • Increase of traffic and takes away the neighborhood sledding hill. Need traffic light near school. • Increase in traffic in neighborhood and in front of school. Drop property value. Need stop signs and speed limits. People <u>speed</u> all the time in neighborhood. • This will bring more people into Ramsey. It will boost the economy and will help businesses in Ramsey. • Boost the economy and brings more people into the area for families instead of businesses! Better for Ramsey School. • Build growth for the community & also city. Positively! • Increase value/protect value. We picked our house location based on the land being used for school/park. Would not have moved had light industrial been the plan. • I see no way that this will affect it. • We will have increased traffic in the area, but it is still the most logical use of this property. • Positively. This makes sense! 	<ul style="list-style-type: none"> • I feel that due to the existing residential this is a poor choice for a data center and imposes a burden on the residents in terms of noise, potential noise 24 hours a day, and the fact that it would be one or two large structures that would be all I would see out of my living room window. • [Increased] traffic in residential area. [Decreased] property value. • Decrease value. • Brings property values down. Not enough buffering! Uncharacteristic of the basic guide of city planning! Loud generators 24/7. • House value decreases. Huge eye sore. We will <u>move</u>-called realtor already. Will have to keep kids out of front yard. Loud. • Most people in the area will move. Housing will go down and I am concerned that the data center will attract the wrong people. In 20 years the data center won't be needed anymore. • Lower the value of the home. Noise, pollution. • Will lower the value of my home. • Eye sore. Negatively. Property value [decreases]. • Lower property value. Noise. Visual. No sense of neighborhood. I moved to Ramsey to get away from warehouses. Just bought a home 1 yr. ago. • This could only decrease property value. Noise/light pollution. HVAC equipment noise 24/7. • No doubt this will dramatically decrease all surrounding home values. • We will suffer decreased property value, excess noise, pollution and in general a less desirable place to live. • Negatively. Property value. Lack of community. Noise. Total eyesore.