

## Development Scenarios Comparison Chart

*Information displayed below are unofficial estimations only.*

	Residential Development	Data Center Development
<b>Maximum Size</b>	47 Single Family Homes	One (1) 170,000 square foot or two (2) 65,000 square foot buildings
<b>Residential Population</b>	Approximately 150 persons	---
<b>Employees</b>	---	24-48 persons
<b>Based on zoning, does this scenario fit the character of surrounding properties?</b>	Good Fit. Very compatible	Acceptable. Compatible with appropriate transitions, landuse regulations.
<b>Traffic</b>		
<b>Primary entrance</b>	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
<b>Road type</b>	Public	Private
<b>Weekday traffic per day</b>	Medium (estimated 470) based on 10 trips per household	Medium (estimated 48-96) based on 12-24 employees, 4 trips per
<b>Weekend traffic per day</b>	Medium (estimated 470) based on 10 trips per household	Very Low (estimated 8-16) based on 2-4 employees, 4 trips per
<b>Minimum Setbacks Distances (from your property line)</b>	10-30 feet	Various, 175'-250' (pending zoning amendment) (minimum 290' to adjacent homes)
<b>Screening or berming to block view of neighboring use.</b>	---	Residential Required (vegetation and/or berming)
<b>Noise and light pollution risk</b>	<u>VARIABLE</u> Depends on individual property owners.	<u>PRESENT</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.
<b>Effect on overall tax levy for the City; and ability to contribute to a new fire station.</b>	<u>MINOR</u> See feasibility study.	<u>SIGNIFICANT</u> See feasibility study.
<b>Market Failure Risk: development fails and a new user steps forward</b>	<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 (FAIR)</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 user (i.e. office).