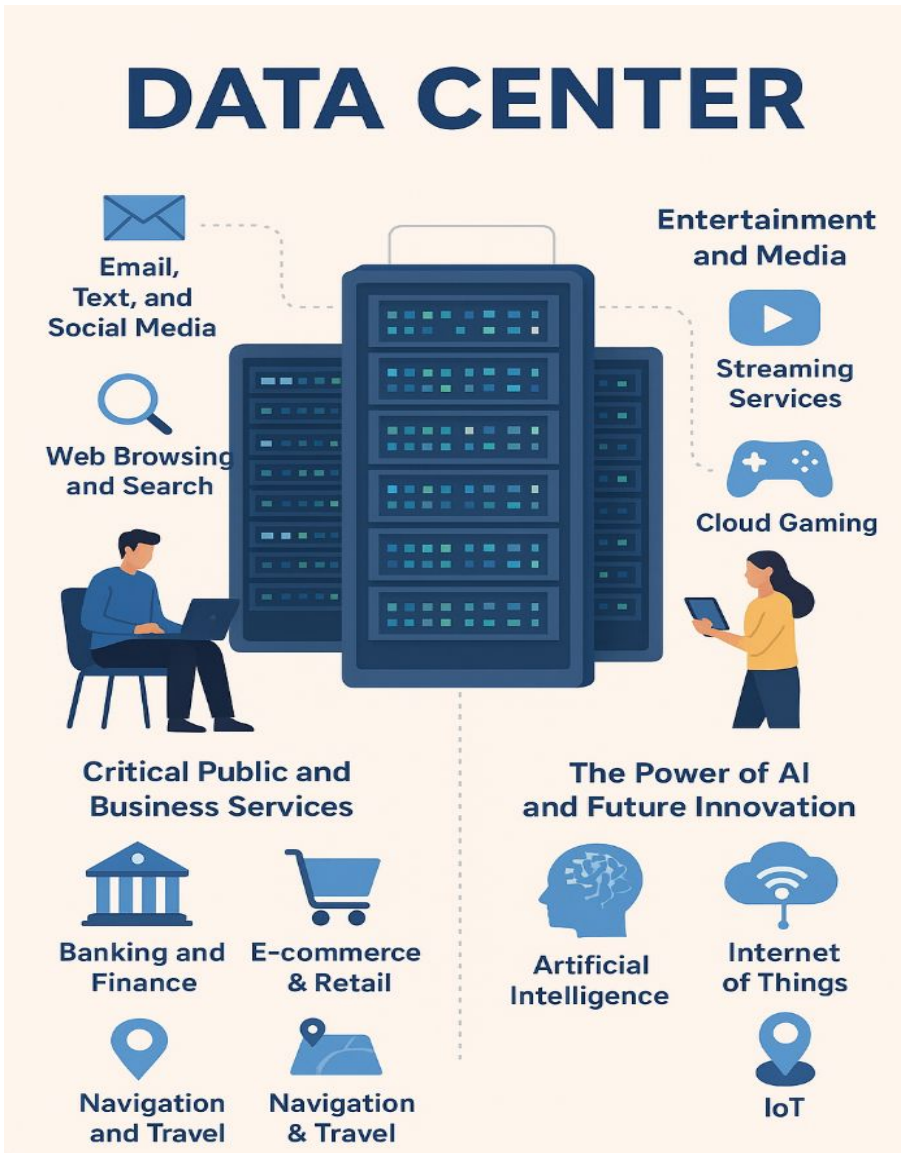


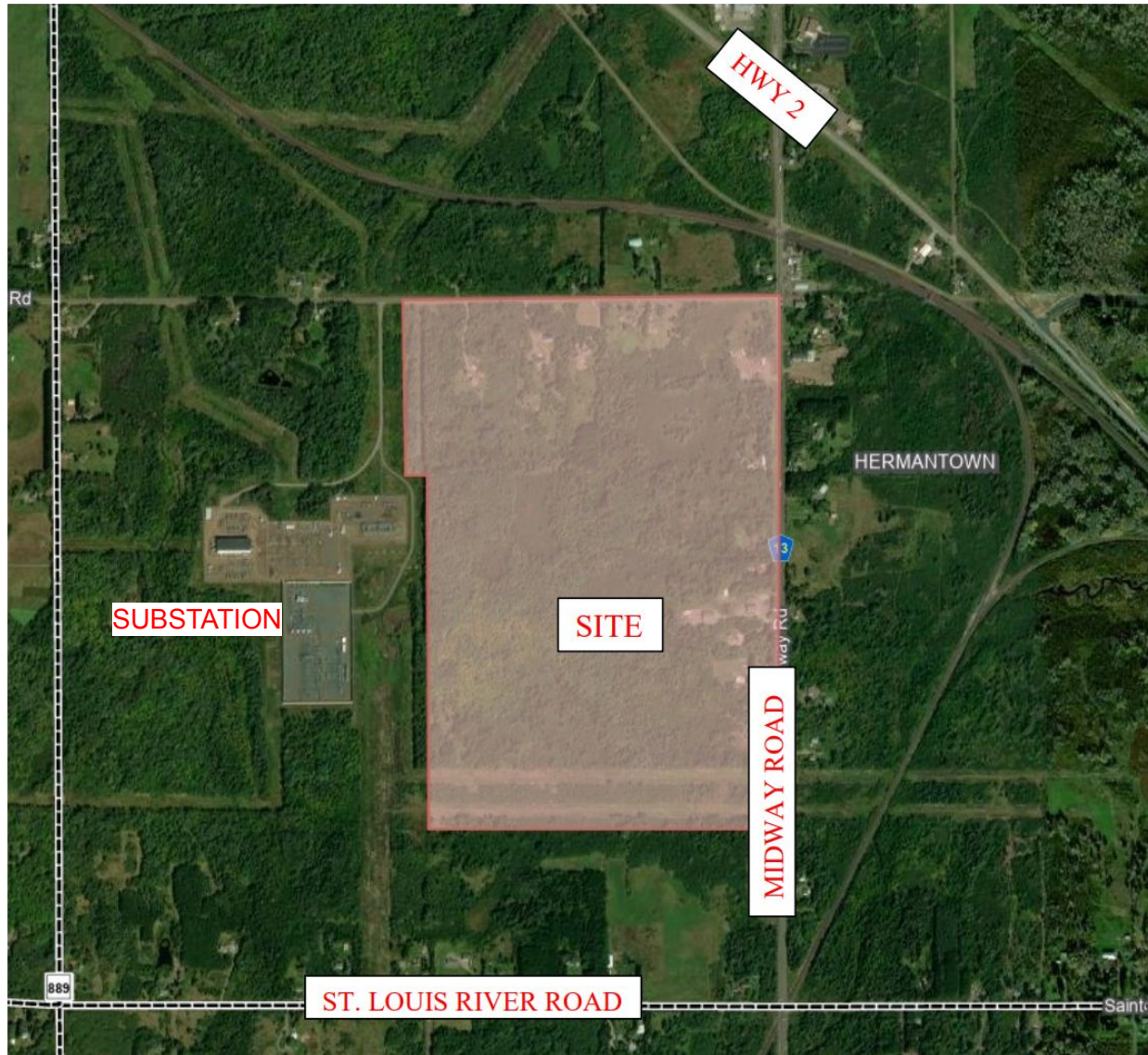
# **Hermantown Industrial**

City Council Meeting  
October 20, 2025


# What is a Data Center?



# Site Context



# Site Studies

- Wetland Delineation
  - Threatened & Endangered Species Review
  - Cultural & Archaeological Survey
  - Tree Survey
  - Phase I Environmental Site Assessment
  - Noise Assessment
- 
- A decorative graphic in the bottom right corner of the slide. It consists of two overlapping, rounded shapes. The upper shape is a vibrant red, and the lower shape is a light teal or mint green. Both shapes have a soft, organic, cloud-like edge.



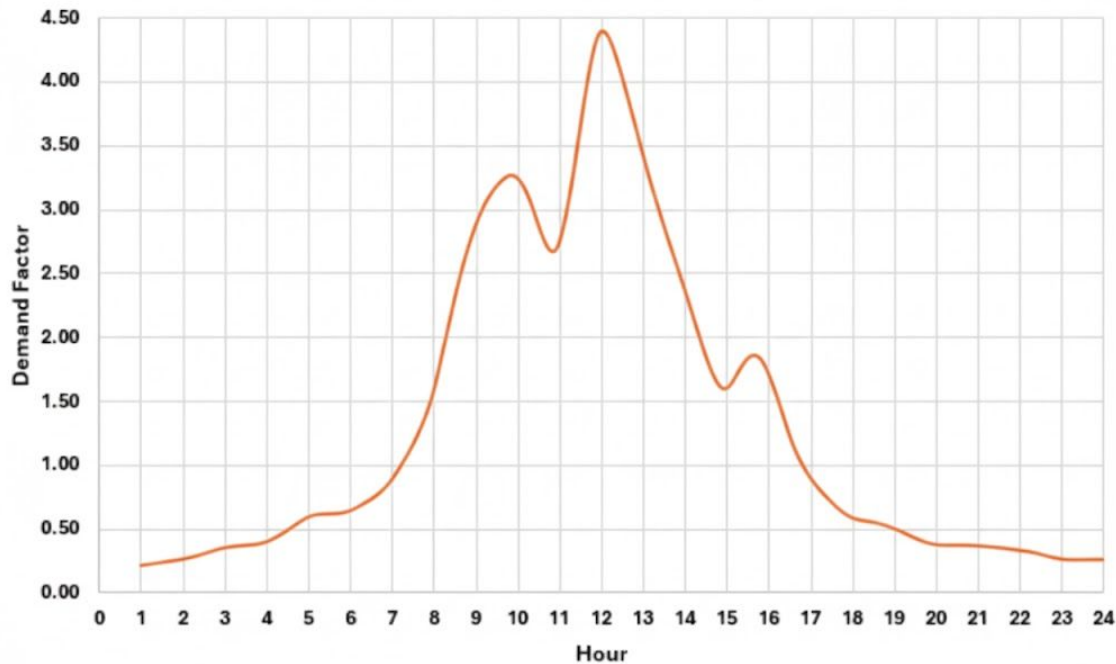
# Site Plan



## **BLM Zoning Standards**

<u>Type</u>	<u>Req'd</u>	<u>Proposed</u>
Min Lot Area	None	234 Acres
Lot Width	100 Feet	+/- 2900 feet
Front Yard (Building)	20 Feet	+/- 220 Feet
Rear Yard (Building)	20 Feet	+/- 825 Feet
Side Yard (Building)	20 Feet	+/- 200 Feet
Lot Coverage (Max)	35%	13.1%

# Water Use



- Data Center Buildings will not require water for cooling.
- Campus will consist of the following domestic uses:
  - Restrooms
  - Kitchens/Cafeterias
  - Laundry
  - Showers
  - Irrigation
- Average Daily Use anticipated to be ~ 30,000 to 50,000 gallons/day at full campus build-out (Approximately 2-5% of City's water system capacity)

# Traffic

## Agency / Stakeholder Coordination

- City of Hermantown
- Saint Louis County
- MnDOT - District 1

## Traffic Impacts

- Operational Traffic
  - 1,920 Daily Trips (AM PM Peak = 290) at full campus build-out
  - Comparable to a Medium Size Department Store
  - 25-50% of typical industrial manufacturing or warehousing building
- Construction Traffic
  - Historical industry peak
    - AM Peak = 360 Trips
    - PM Peak = 390 Trips

## Project Roadway Improvements:

- Morris Thomas Road and Site Access
- Midway Road (CSAH 13) and Morris Thomas Road (CSAH 56)
- US Highway 2 and St. Louis River Road

# Acoustics



Kimley»Horn

## Common Environmental Noise Levels

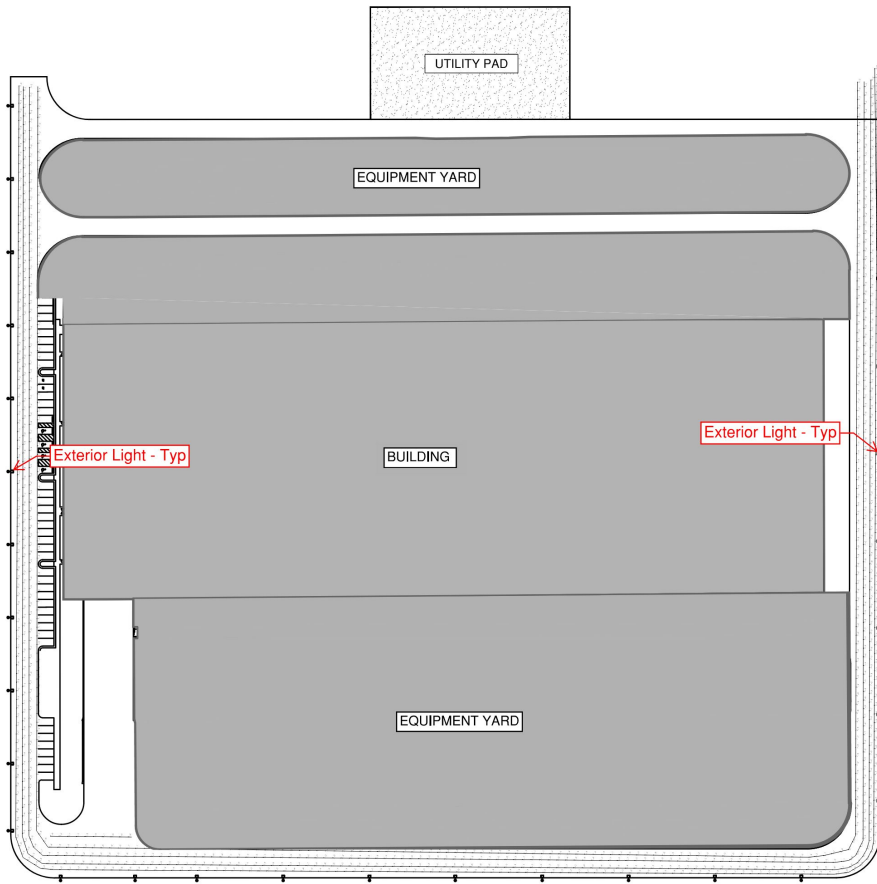
Noise Source	dB(A)* Noise Level	Response	Times As Loud
Jet Engine	140	Harmfully loud	128
	135		
	130		64
Police Siren	125	Painfully loud	
	120		32
Rock Band	115	Regular exposure over 1 minute risks permanent hearing loss	16
	110		
	105		
Garbage Truck	100	Very loud	8
	95		
Motorcycle	90	Annoying	4
	85		
Drilling	80	Annoying - interferes with conversation	2
	75		
Vacuum Cleaner	70	Moderately loud	1 (Reference Level)
	65		
Air Conditioner	60	Comfortable	1/2
	55		
	50		1/4
Refrigerator	45	Quiet	
	40		1/8
	35		
Whisper	30	Very quiet	
	25		
	20		
Rustling Leaves	15	Just audible	
	10		
Normal Breathing	5	Threshold of hearing	
	0		

\* Typical A-weighted sound levels in decibels.  
\* "A" weighting approximates the frequency response of the human ear.

- Compliance with the Minnesota Pollution Control Agency Noise Standards:
  - Daytime: 60dBA
  - Nighttime: 50dBA
- Project Screening and Sound Reduction Strategies:
  - Midway Road: Earthen Berm + Screening Wall
  - Morris Thomas Road: Screening Wall



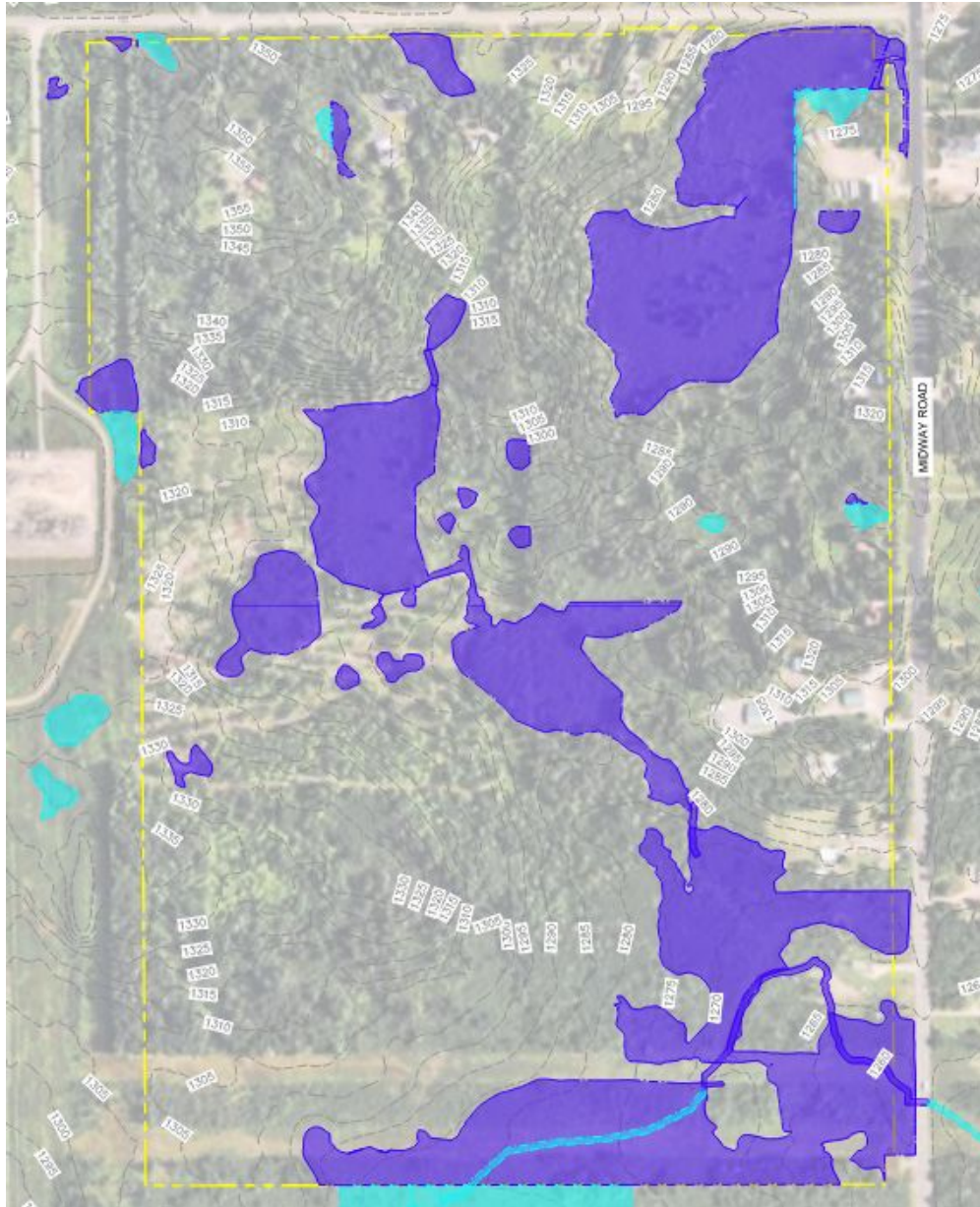
# Lighting



## Compliance with Lighting Performance Standards

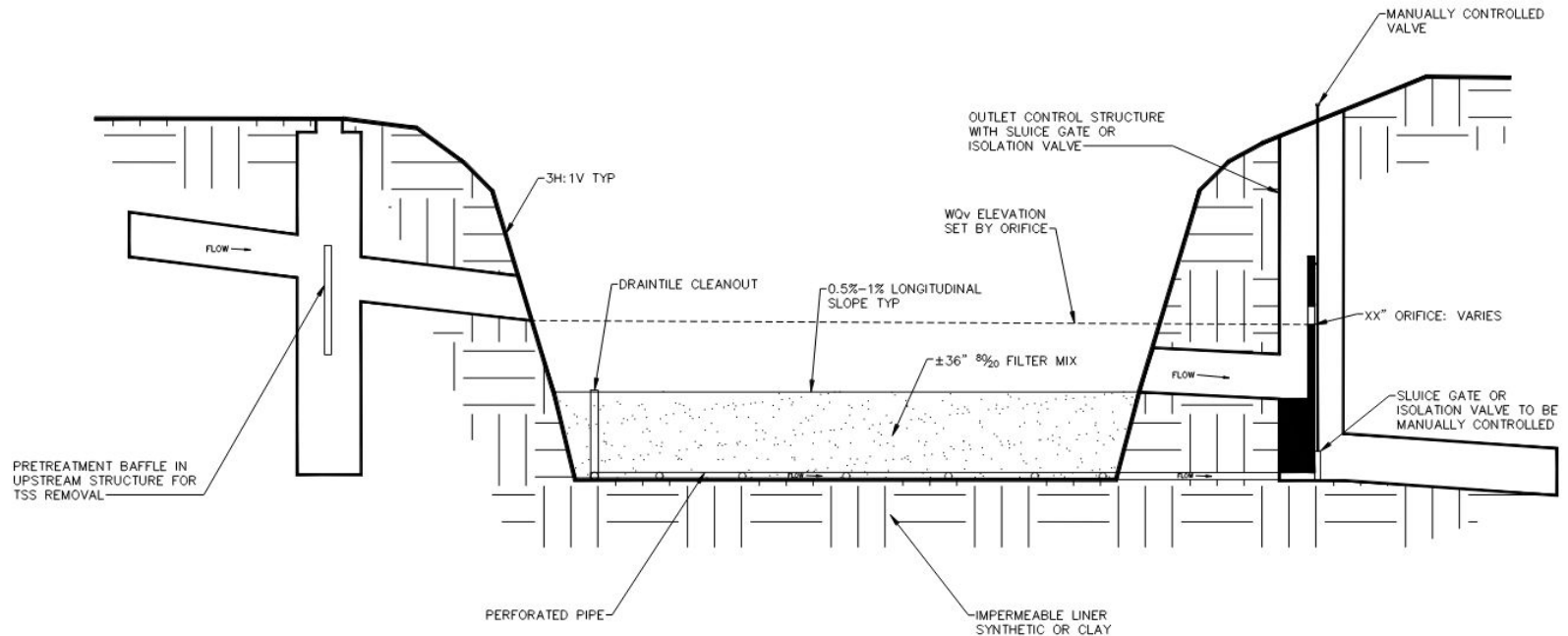
- No Light Pollution: Light fixtures directed downward and away from property lines
- Pole Heights: Maximum 30 feet
- Project Lighting Design:
  - a. Average Light at Property Lines: 0.0 foot-candles
  - b. Average Light in Parking Areas: 1-2 foot-candles
- For Context:
  - a. Outdoor Vehicle Sales Lots: 10-40 foot-candles
  - b. Commercial Parking Lots & Garages: 1-5 foot-candles
  - c. Full Moon in Rural Area: 0.01 foot-candles

# Wetlands



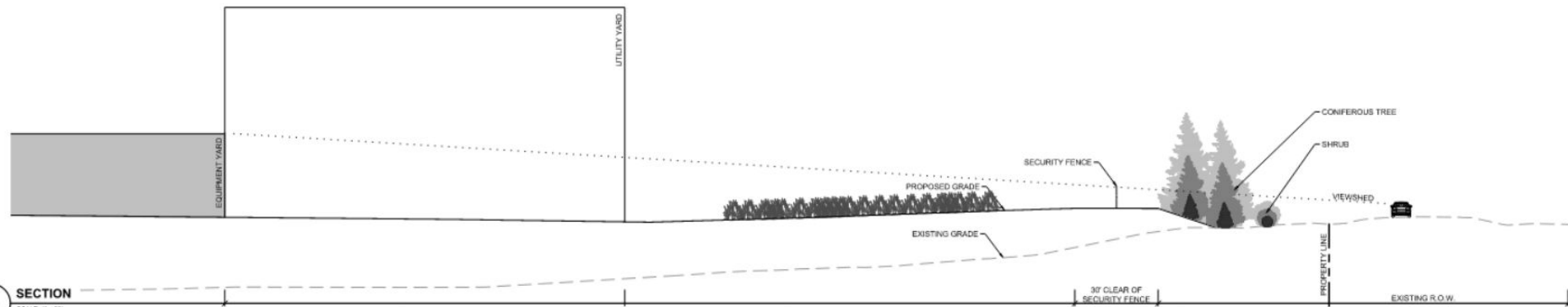
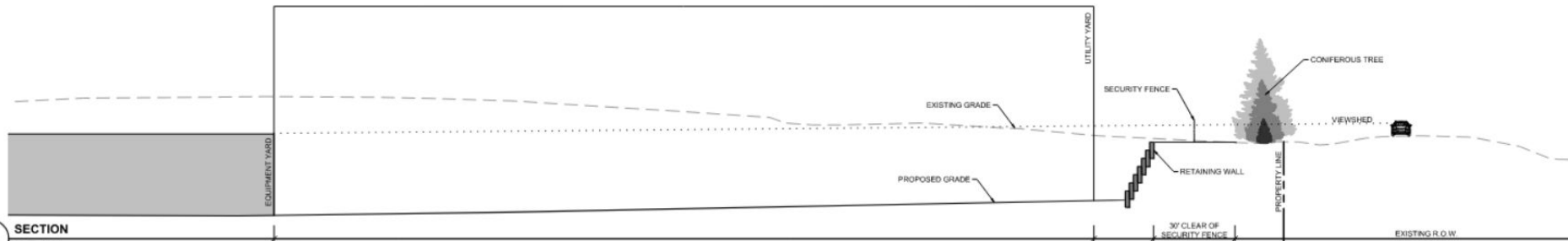
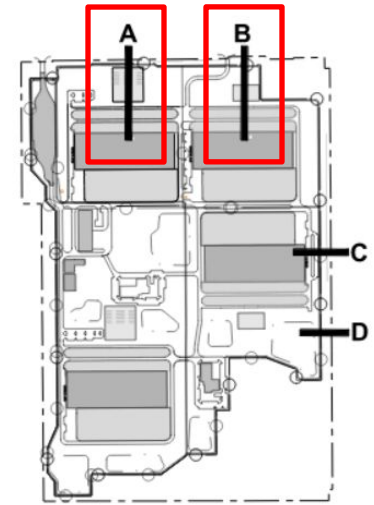
- Field wetland delineations completed
- Met with Technical Evaluation Panel (TEP)
  - City
  - County
  - BWSR
  - MnDNR
- Wetland Permitting will comply with Wetland Conservation Act (WCA) and USACE
- Preservation and protection of the wetland complex and trout stream in the southeast corner of the site

# Stormwater Management



- Compliance with City of Hermantown and Minnesota Pollution Control Agency Standards
  - Rate Control (2-, 10-, 100-Year, 24-Hour Storm Events)
  - Volume (1" over Proposed Impervious Surface Coverage)
  - No Net Increase in Total Suspended Solids or Total Phosphorus
- 8 Biofiltration basins to satisfy design requirements providing:
  - Temperature mitigation
  - Water Quality
  - Rate Control
  - Wetland Protection

# Landscape Sections



# Landscape Sections

