

Hermantown Data Center

August 17, 2026 Update

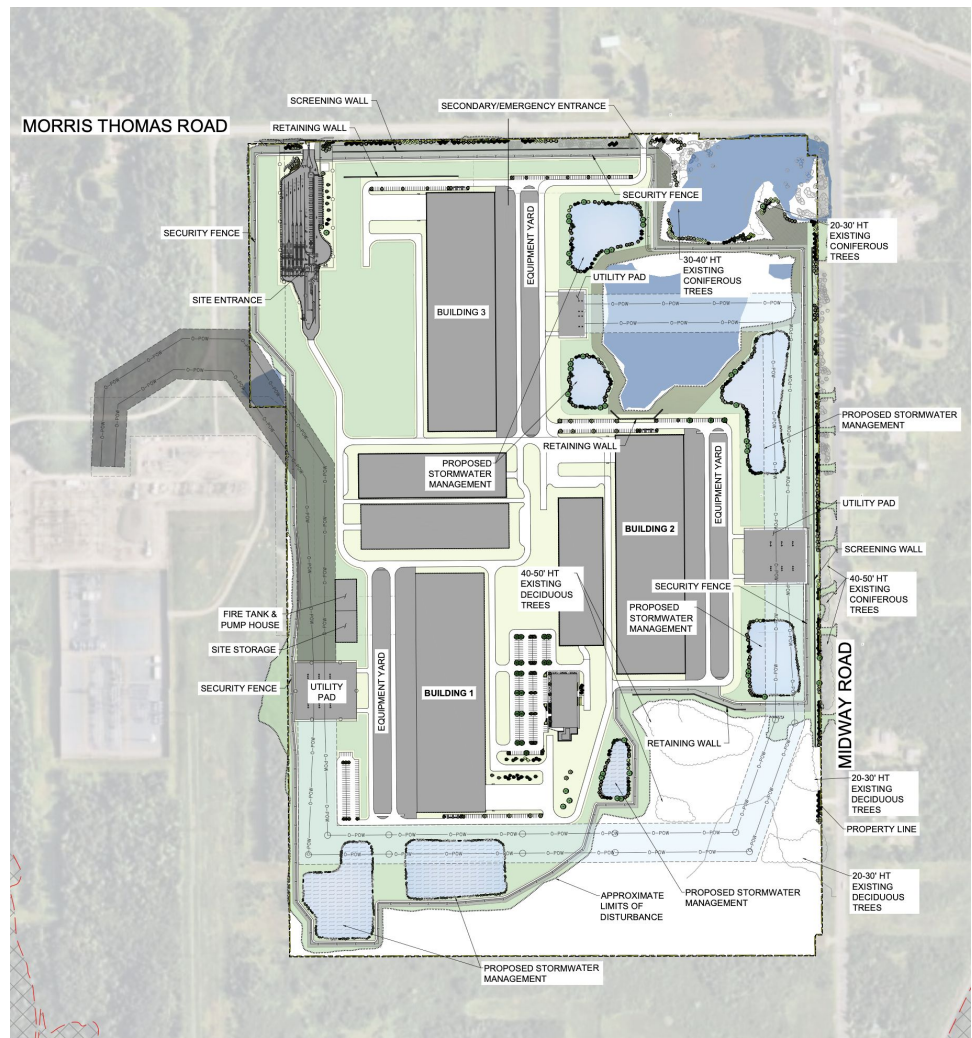
Tyler Huebner

Proposed Development

PROJECT OVERVIEW

The data center campus would span a total of 1.66 million square feet total and include:

- **Three data center buildings & three mechanical buildings**
- **One two-story office building & one auxiliary / fire pump house**
- **Supporting site improvements:** Parking, utilities, substations, transmission lines, stormwater management, and landscaping to support the facility.



AUAR vs Proposed Project Comparisons

	AUAR	Proposed Project
Building SF	1.80 mil square feet	↓ 1.66 mil square feet ✓
Wetland Impacts	32 Acres	↓ 19.7 Acres ✓
Impervious Surface Area	115 Acres	↓ 79.1 Acres ✓
Stormwater Green Infrastructure Area	15 Acres	↑ 19.2 Acres ✓
Number of Trees Planted	245 trees	↑ 661 trees ✓
Disturbed Acreage	195 Acres	↓ 180 Acres ✓

AUAR vs Proposed Project Comparisons

	AUAR	Proposed Project
Cooling Technology	Non-Evaporative Closed Loop System	Non-Evaporative Closed Loop System 
Domestic Daily Water Usage	50,000 gallons per day	50,000 gallons per day 
Construction Commission Water Demand (1x upon completion of construction)	6.8 million gallons (1.7 million gallons per building - up to 4 bldgs)	↓ 5.1 million gallons (1.7 million gallons per building - 3 bldgs) 
Monthly Cooling System Maintenance Water Demand	8,000 gallons (2,000 gallons per building, up to 4 buildings)	↓ 6,000 gallons (2,000 gallons per building, 3 buildings) 
Stormwater Best Management Practices	Infiltration, Water Reuse, Biofiltration, or Wet Sedimentation	7 biofiltration basins 