

Development Density along University Avenue

University UNITED July 18, 2006

PROJECT	SITE AREA (acres)	BUILDING SIZE (sq.ft.)	PARKING STALLS	JOBS (FTE) ¹ / HOUSING UNITS	JOB DENSITY (jobs/acre)	FLOOR TO AREA RATIO ²	HOUSING DENSITY (units/acre)
WILDER FOUNDATION	3.2	99,136	375	350	109	0.71*	
RONDO LIBRARY/ DALE ST. APTS.	1.27	165,000		30/100	24	3.0	79
CVS PHARMACY	0.97	15,192	48	30	31	0.36	
ALDI'S	1.24	15,179	61	12	10	0.28	
SUPERTARGET	15.24	187,000	640	300	20	0.28	
MENARDS	10.7	200,000	387	225	21	0.51	
EMERALD GARDENS AND 808 BERRY	7		328 (just Emerald Gardens)	471 units			70

¹Full Time Equivalent (FTE)—estimated with retailers because of large percentage of part-time workers

² Definitions found in Section 60.207.f of the St. Paul Zoning Code:

Floor area ratio (FAR) The total area of all buildings or structures on a zoning lot divided by the area of said lot.

Floor area. The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, or space used for off-street parking or loading, breezeways, and enclosed and unenclosed porches, elevator or stair bulkheads and accessory structures.

*Structured parking excluded in FAR calculation. Also, Wilder opted to build a private greenspace.

