

Floor area ratio (F.A.R) definition and diagrams.

The underlying zoning district of the Snelling Midway Site is T4, traditional neighborhood. The T4 zoning district has a minimum floor area ratio of 1.0 for lots over 25,000 square feet in light rail station areas. Below is the floor area ratio zoning code definition and diagrams illustrating floor area ratios.

Floor area ratio Saint Paul zoning code definition:

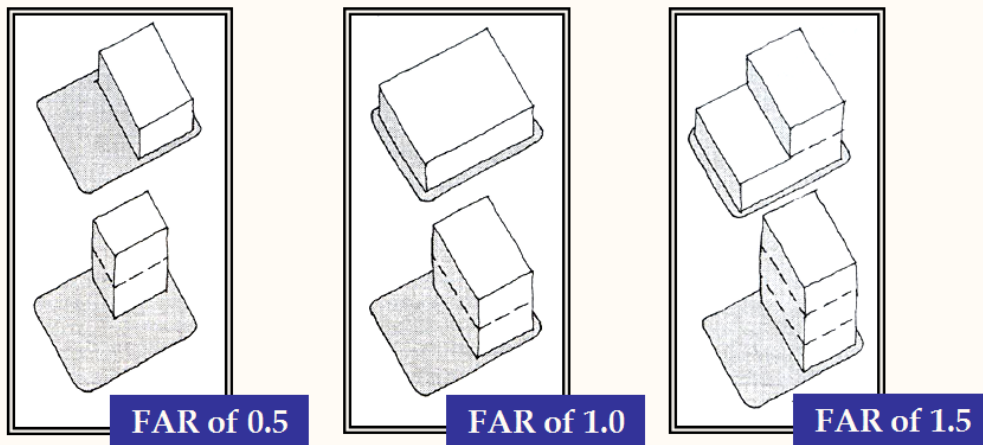
Floor area ratio (F.A.R.) The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.

F.A.R Diagrams:

FLOOR AREA RATIO (FAR): DEFINED

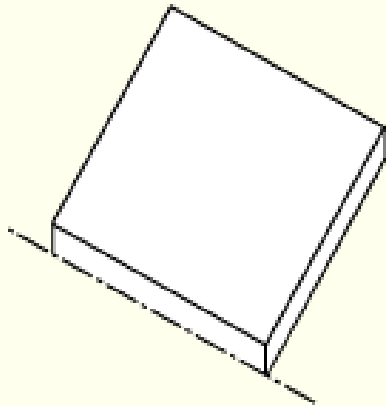
Floor Area Ratio (FAR) is a measure of development density. Higher FARs equate to more dense development of a parcel.

$$\text{Floor Area Ratio} = \frac{\text{Building Space Square Footage}}{\text{Land Square Footage}}$$

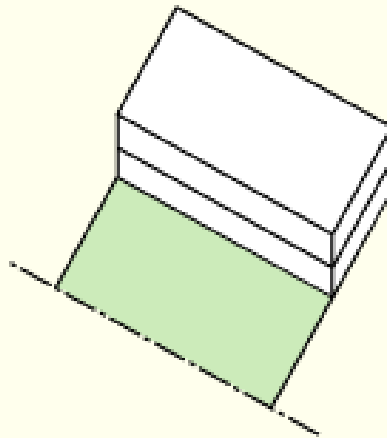


Floor Area Ratio (FAR)

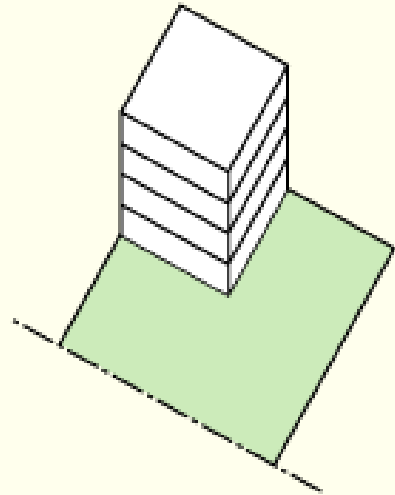
1:1 Ratio



1 story
(100% lot coverage)



2 stories
(50% lot coverage)



4 stories
(25% lot coverage)

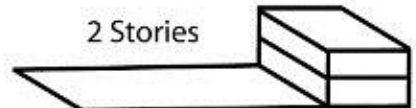
Exhibit 23.84A.012 A

Floor Area Ratio

0.5 FAR

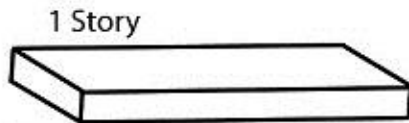


1 Story

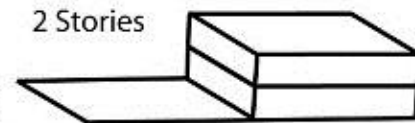


2 Stories

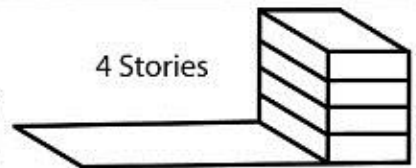
1.0 FAR



1 Story

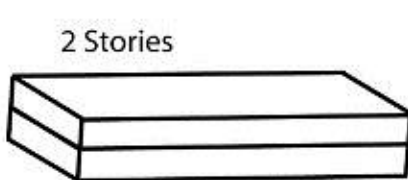


2 Stories

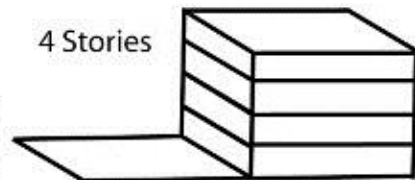


4 Stories

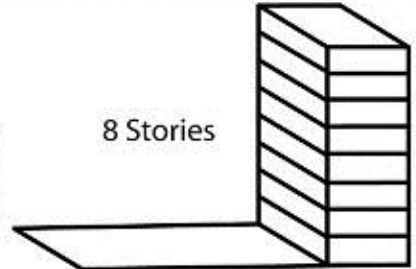
2.0 FAR



2 Stories



4 Stories



8 Stories

Entire Lot Area

Half Lot Area

Quarter Lot Area

Snelling-Midway F.A.R calculations

Block A

- Lot area is roughly 81,900 sq. ft.
- 350,000 sq. ft. of office and 79,600 sq. ft. of retail are proposed for this block.
- 429,000 sq. ft. of commercial development / lot area of 81,900 sq. ft. = **5.2 floor area ratio.**

Block B

- Lot area is roughly 81,900 sq. ft.
- 300,000 sq. ft. of office and 93,000 sq. ft. of retail are proposed for this block.
- 393,000 sq. ft. of commercial development / lot area of 81,900 sq. ft. = **4.7 floor area ratio.**

Block C

- Lot area is roughly 80,000 sq. ft.
- 350,000 sq. ft. of office and 43,700 sq. ft. of retail are proposed for this block.
- 393,000 sq. ft. of commercial development / lot area of 80,000 sq. ft. = **4.9 floor area ratio.**

Block E

- Lot area is roughly 81,900 sq. ft.
- 60,300 square feet of retail and 310 residential units are proposed for this block.
- Proposed residential units are 1,100 sq. ft.
- 401,300 sq. ft. of retail and residential development / lot area of 81,900 sq. ft. = **4.9 floor area ratio.**

Block F

- Lot area is roughly 81,900 sq. ft.
- 65,900 sq. ft. of retail and 310 residential units are proposed for this block.
- Proposed residential units are 1,100 sq. ft.
- 406,900 sq. ft. of retail and residential development / lot area of 81,900 sq. ft. = **5.0 floor area ratio.**

Block G

- Lot area is roughly 81,600 sq. ft.
- 62,500 sq. ft. of retail and 400 hotel rooms are proposed for this block.
- Proposed hotel rooms are 625 sq. ft.
- Proposed conference center is 25,000 sq. ft.
- 337,500 sq. ft. of retail and hotel and conference center development / lot area of 81,600 sq. ft. = **4.1 floor area ratio.**

