

West Midway Jobs/Acre, block analysis



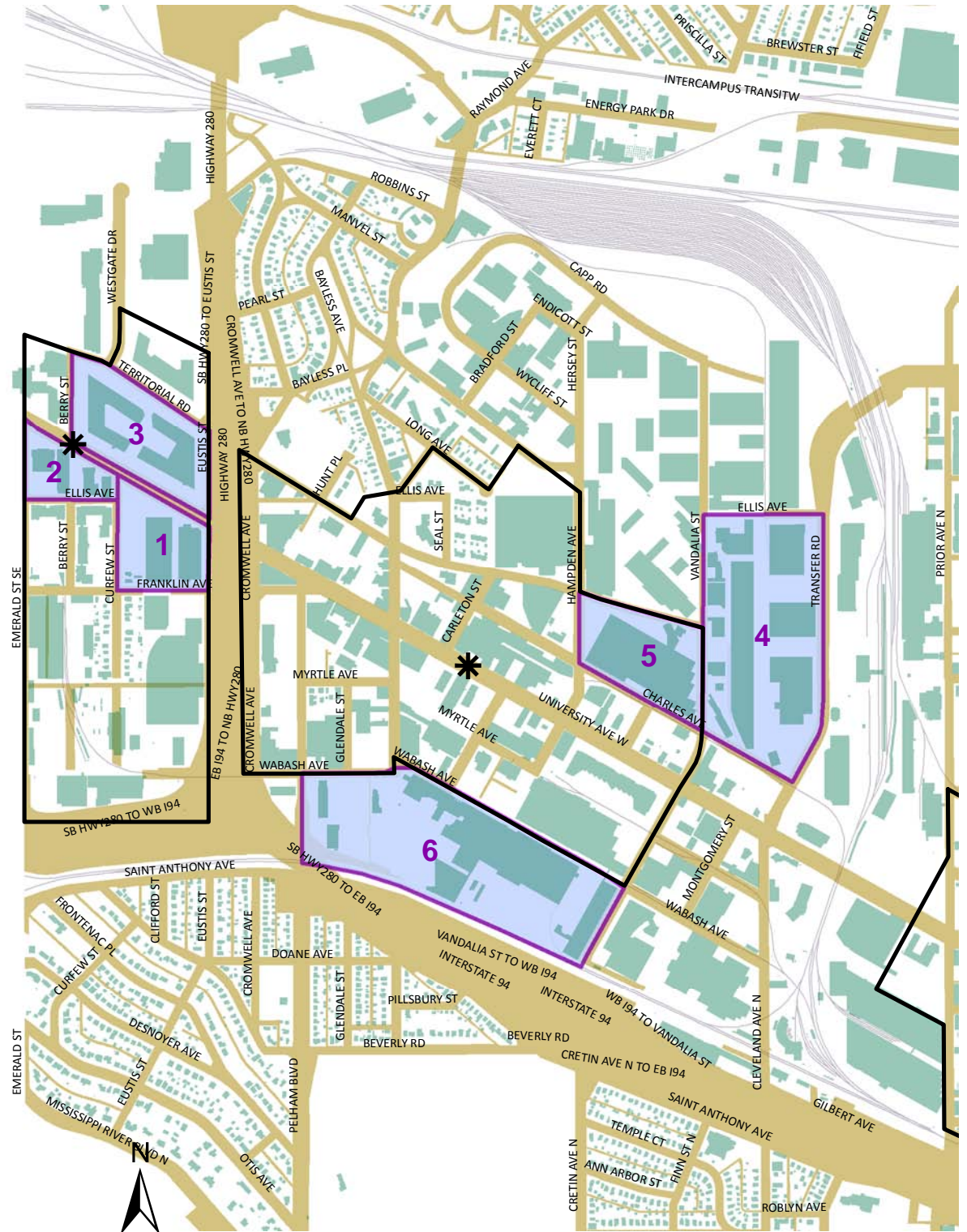
Jobs per acre, blocks analyzed*

- LRT stations
- Right-of-way
- Station Area Plan boundaries
- Building footprints
- Blocks analyzed for job density (numbered)

***Note:** A jobs per acre calculation by parcel was not possible because much of the firm-specific data from Dunn & Bradstreet was spatially located at the nearest point on a street centerline, and could not be successfully matched to a specific parcel.



Source: Saint Paul PED; Dunn & Bradstreet data



West Midway Employment Density, by blocks

(key findings below)

#	Block description	Block location	Prototype land uses / built form	# businesses	Sample businesses	Total built-out square footage	acres in block	# jobs in block	jobs per acre	Estimated Floor Area Ratio (non-residential only)
1	Court International	University, Eustis, Franklin, Curfew	Office, surface parking, deck parking (Office uses and parking uses - according to Ramsey County Land Use Codes)	89	Upper Midwest Organ; On Assignment Staffing Svcs; Big Bros Big Sisters of MN; MN Gastroenterology PA; Regional Multiple Listing Services	448,283	9.67	1,447	150	1.1
2	Metro condos / MN Geological Survey	University, Curfew, Ellis, Emerald	Offices, multifamily housing, vacant commercial parcel, deck parking (Commercial vacant land; office; condo/coop; other residential; small (under 10K sf detached retail); commercial warehouse uses - according to Ramsey County Land Use Codes)	14	Wackenhut Corp; MN Geological Survey; Trust for Public Land; Camp Fire USA	63,604	5.60	555	99	0.3
3	Westgate Business Center	University, Eustis, Territorial, Berry	One (Two-?)-story office/light industrial buildings, surface parking ("Flex Industrial Center" according to Ramsey County Land Use Codes)	11	Synovis Life Technologies Inc; Healthpartners Inc; Innovative Furniture Solutions; Protatek International Inc	171,981	14.99	888	59	0.3
4	Office/warehouse predominant block	Charles, Transfer, Ellis, Vandalia	One-story office/warehouse buildings with loading docks, surface parking (Commercial warehouse, and Railroad real property (MN Commercial Railway) - according to Ramsey County Land Use Codes)	28	Aspect Automation LLC; Remmele Engineering; Midway Training Services LLC; Stericycle Inc; Browning-Ferris Industries	507,149	34.12	577	17	0.3
5	Warehouse predominant block	Charles, Vandalia, Territorial, Hampden	One warehouse building with large footprint (MSP Industrial Park), including loading docks, and small ancillary office building on north (Commercial warehouse - according to Ramsey County Land Use Codes)	8	Bro-Tex Co. Inc; Superior Third-Party Logistics; Trademark Transportation Inc.;	398,832	12.48	167	13	0.7
6	Manufacturing predominant block	Wabash, Vandalia, Pelham, and I-94 frontage	(Foundries and Heavy Manufacturing Plants; Manufacturing and Assembly - Light; Industrial Vacant Land; Commercial Truck Terminals - according to Ramsey County Land Use Codes)	6	Rock-Tenn, Co; Root River Valley Transfer; Johnson Security, Inc.;	744,146*	38.49	633	16	0.4

*Rock-Tenn facility at 2250 Wabash Ave = 728,335 sf based on Ramsey Co Tax Records

Key findings:

*Block 1 (Court Int'l block) has the highest job density of all blocks analyzed (as well as the highest job density in the West Midway study area) of 150 jobs/acre.

*Block 2 (MN Geological Survey) is not yet fully developed and includes housing, but still has a high job density of 99 jobs/acre.

*Block 3 - the Westgate light industrial/office business center - has a fairly high job density of about 60 jobs/acre, which is about four times as intense as blocks dominated by office/warehouse, warehouse, and manufacturing uses.

*Despite Block 3 (Westgate center) having a much higher job density, it is developed at a similar FAR (0.3) as the predominantly office/warehouse and warehouse blocks.

*Blocks 4-6 (office/warehouse predominant, warehouse predominant, and manufacturing predominant) have similar job densities.