

FLOOR AREA RATIOS

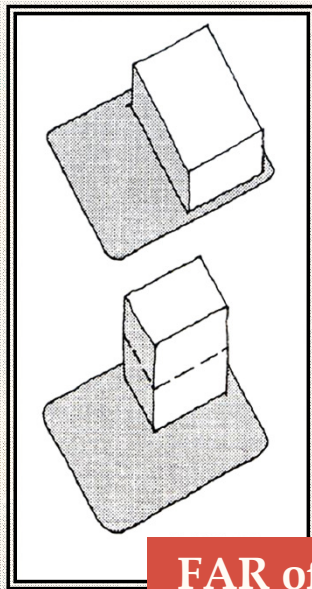
Examples of Existing Properties Along University Avenue



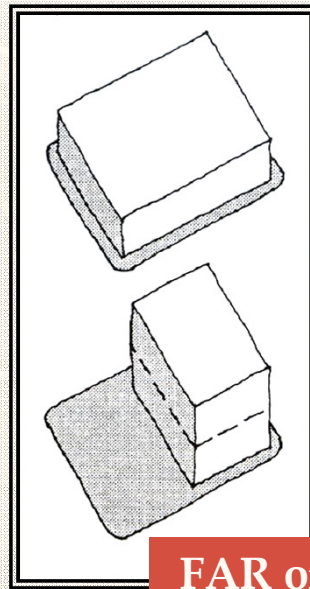
FLOOR AREA RATIO (FAR): DEFINED

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

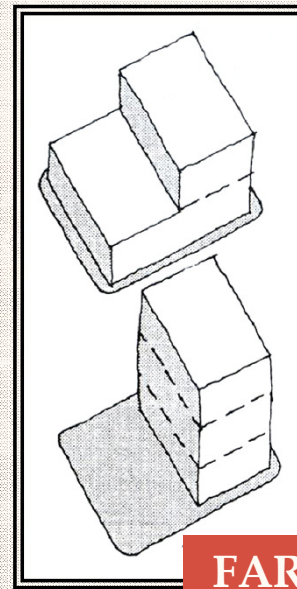
$$\text{Floor Area Ratio} = \frac{\text{Building Space Square Footage}}{\text{Land Square Footage}}$$



FAR of 0.5



FAR of 1.0



FAR of 1.5

Source: Met Council Diagram

CASE STUDIES



W. E. MOWREY CO.

1435 University Avenue

Floor Area Ratio (FAR): 2.12



MENARD'S

Prior & University Avenues

Floor Area Ratio (FAR): .51

CASE STUDIES



WESTERN BANK

663 University Avenue

Floor Area Ratio (FAR): .38



CVS PHARMACY

Snelling & University Avenues

Floor Area Ratio (FAR): .36

CASE STUDIES



AUTO ZONE

1075 University Avenue

Floor Area Ratio (FAR): .19



NE BLOCK AT UNIVERSITY & SNELLING

Floor Area Ratio (FAR): 1.36

CASE STUDIES



MIDWAY BOOKS

Snelling & University Avenues

Floor Area Ratio (FAR): 2.86



TARGET

Hamline & University Avenues

Floor Area Ratio (FAR): .37

CASE STUDIES



HAMLIN STATION

Hamline & University Avenues

Floor Area Ratio (FAR): 2.1



FROGTOWN SQUARE

Dale & University Avenues

Floor Area Ratio (FAR): 1.0