

CVS Charrette: December 30, 2003
Transit-Oriented Development Guidelines

Current CVS Proposal:

CVS is proposing to tear down existing Dakota Bank Building and Diamond Lake Furniture store on the northwest corner of Snelling and University. They seek to vacate the existing alleyway between the two buildings and consolidate the lot, to total 45,600 square feet. They would build a one-story building of 13,013 square feet, approximately 27 feet tall. A total of 51 parking spots are provided.

Transit-Oriented Development Criteria (Developed by Met Council):

Pedestrian Friendly
Transit Friendly
Building facing street and transit stops
Mix of Uses
Frontage (75% facing street)
Setbacks (0 to 10 feet)
Transparency (40% of façade with windows, doors, or display windows)
Floor Area Ratio (FAR: building square footage divided by lot square footage)

Transparency: Proposed vs. TOD

University Avenue Elevation:

Approximately 136 feet long x 27 feet tall x 0% glass = 0 transparency
Approximately 136 feet long x 27 feet tall x 40% = 1,468 square feet glass
appropriate

Snelling Avenue Elevation:

Approximately 104 feet long x 27 feet tall x 40 % = 1,123 square feet glass
appropriate
Has approximately 620 square feet of glass.

Floor Area Ratio: Proposed vs. TOD

Building square footage	<u>13,013</u>	
Lot square footage	45,600	FAR = .289

FAR should be 1.5 or 2, or a building of from 68,400 square feet to 91,000 square feet.

Currently 70% of this site is parking or undeveloped space, and 30% is building footprint.