

# Defining Floor Area Ratio (FAR)

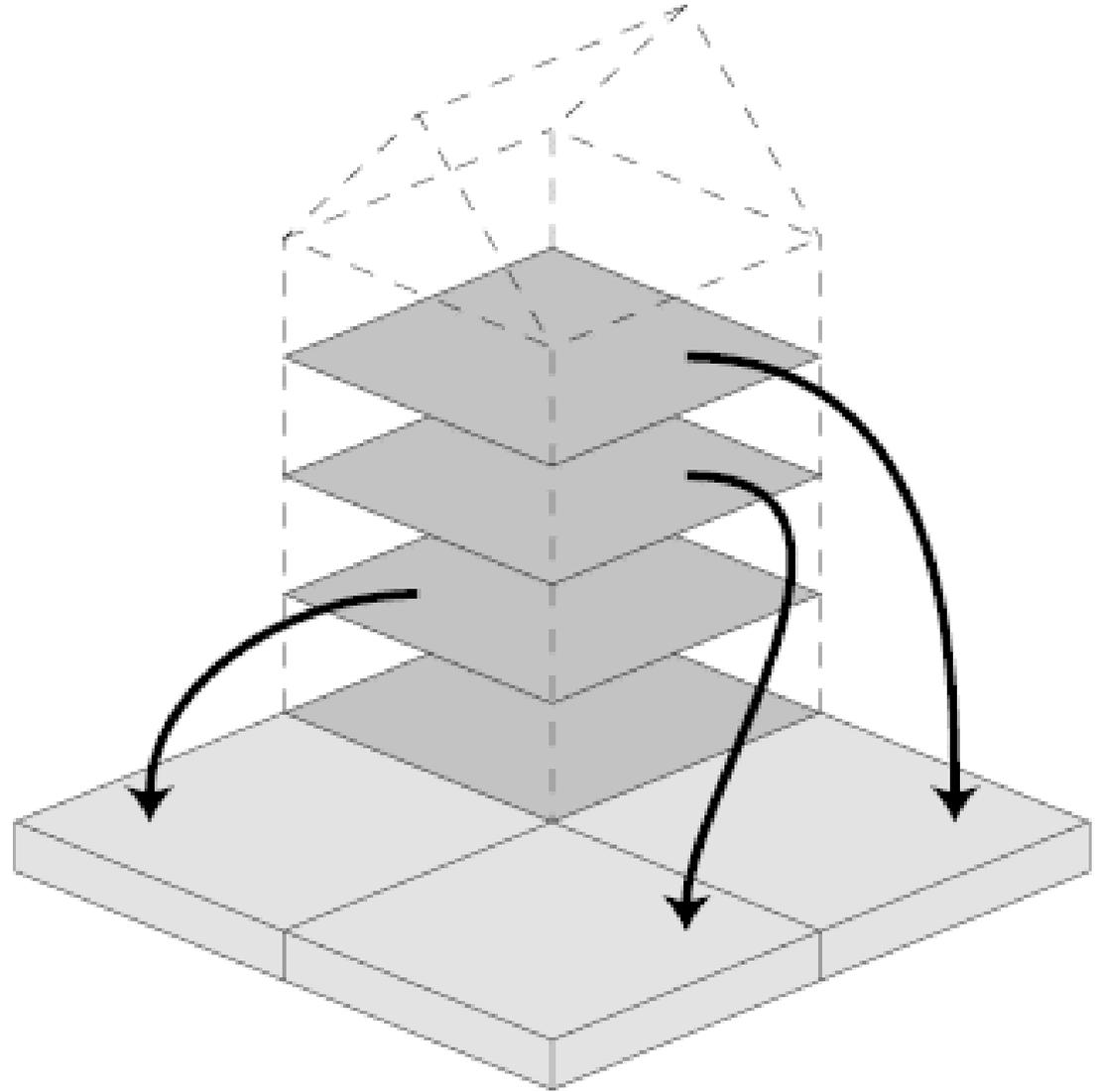
The illustration shows a 1.0 FAR.

FAR is calculated by dividing the gross building floor area by the site's land area. In this case, 1,000 square feet have been built onto a site of 1,000 square feet.

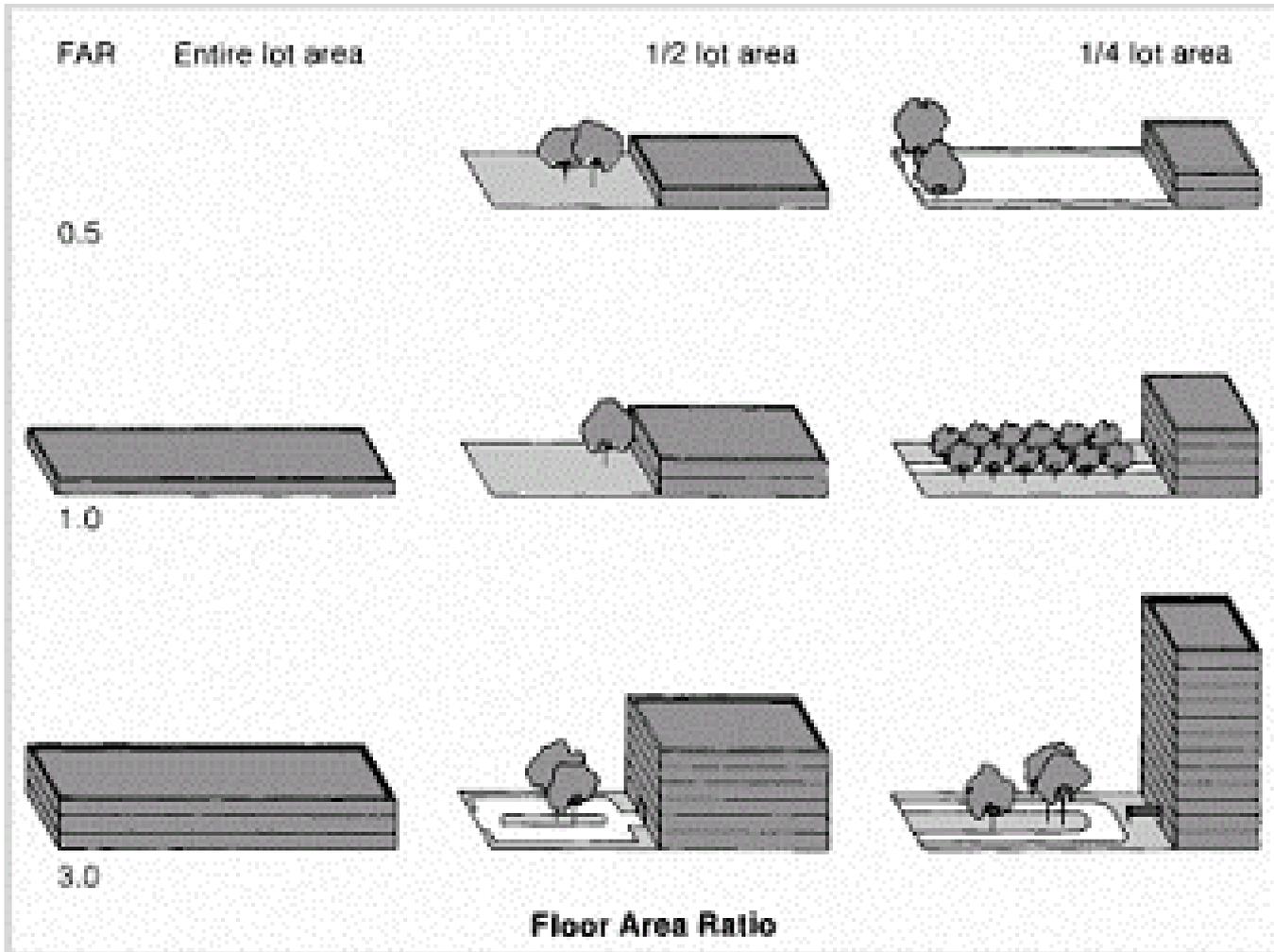
This illustration shows a four story building covering 1/4 of the site, resulting in a 1.0 FAR.

Four floors of 250 square feet each are built on a site of 1,000 square feet.

Source:  
<http://www.carfree.com/far.html>



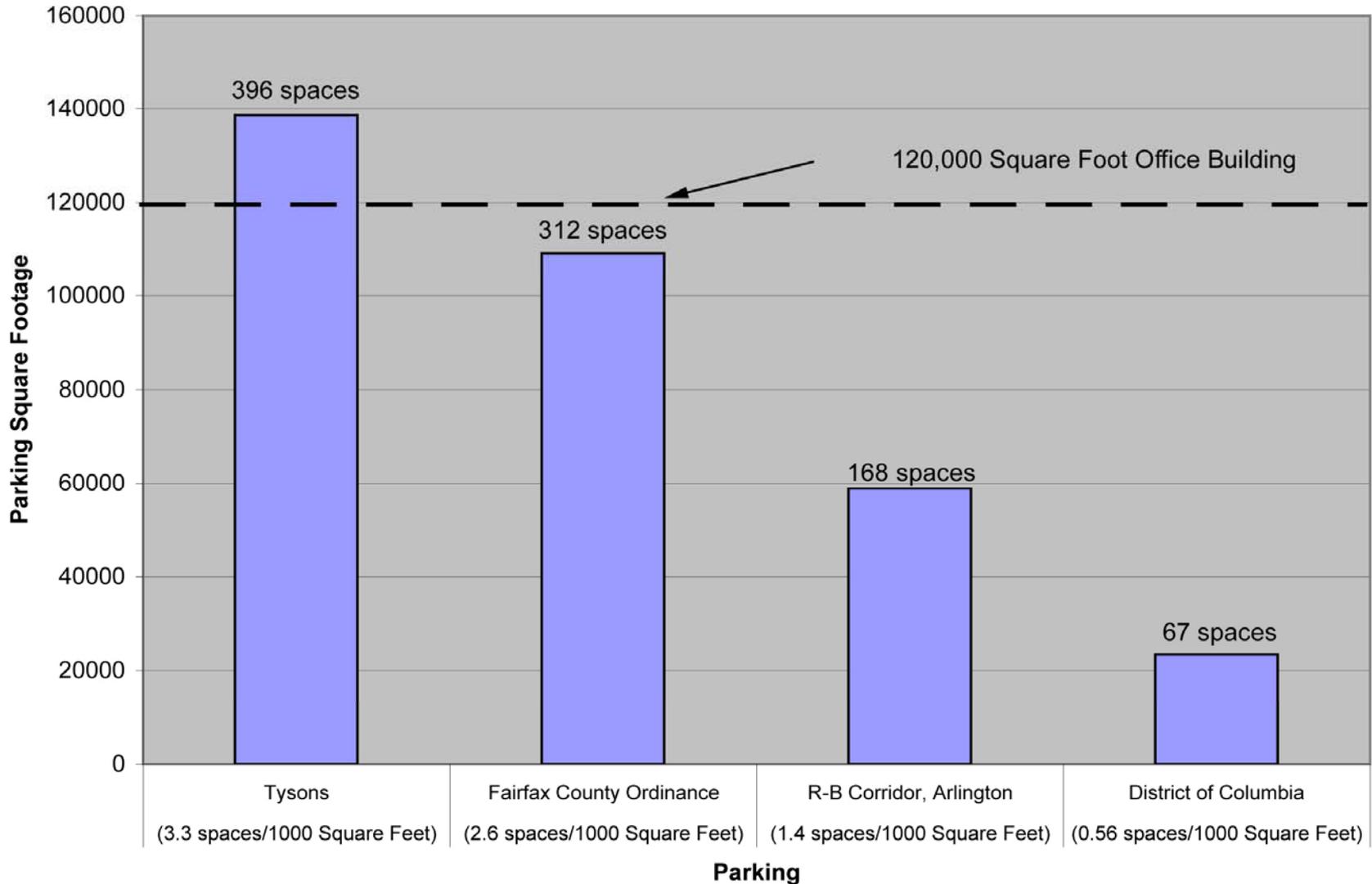
# Illustrations of Different Intensity of FAR



Source: <http://web.mit.edu/11.328j/www/Image33.gif>

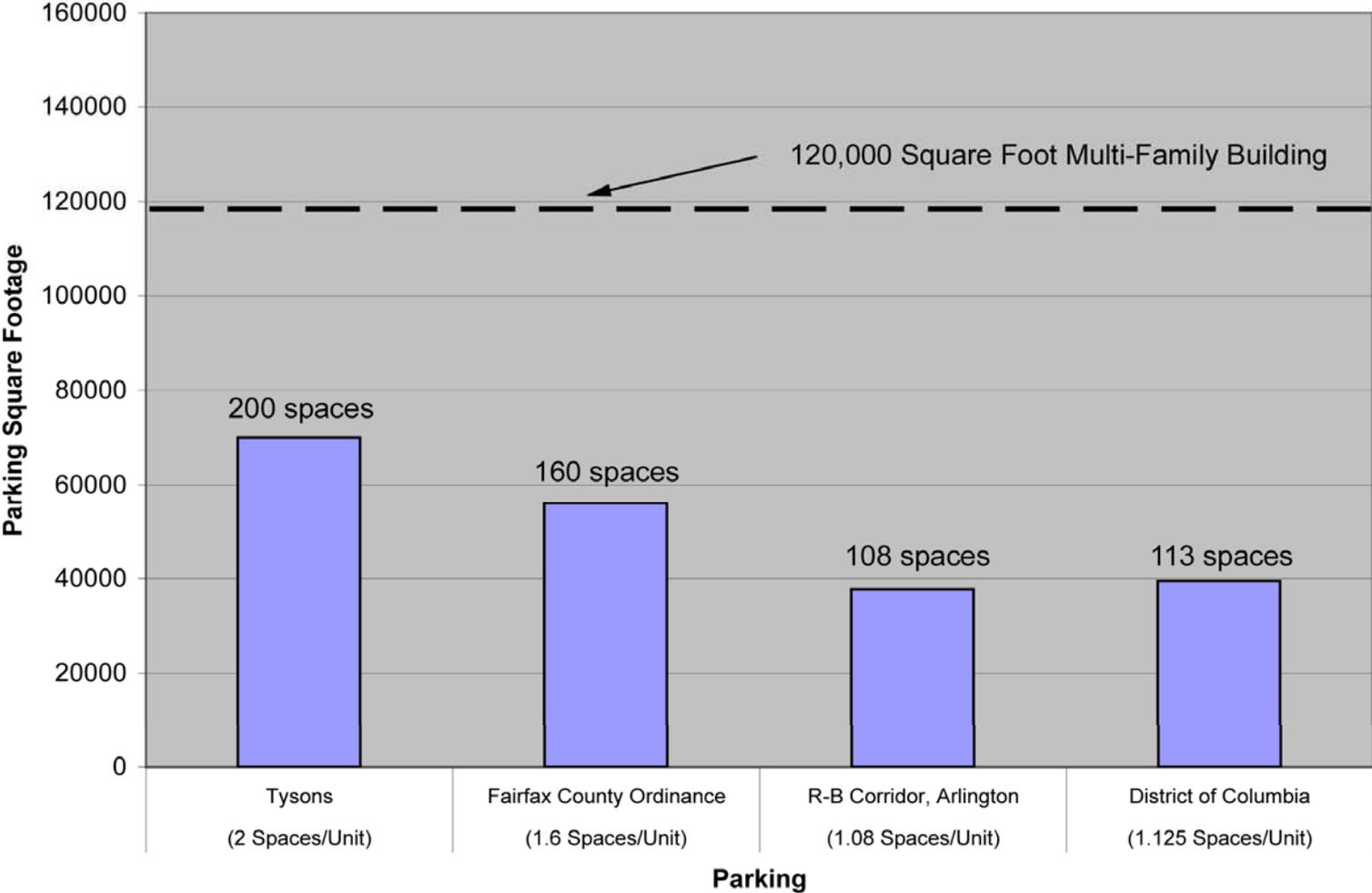
# Office Parking Comparisons: "Suburban to Urban Areas"

(Draft evaluation for 01/28/08 Tysons Land Use Task Force meeting)



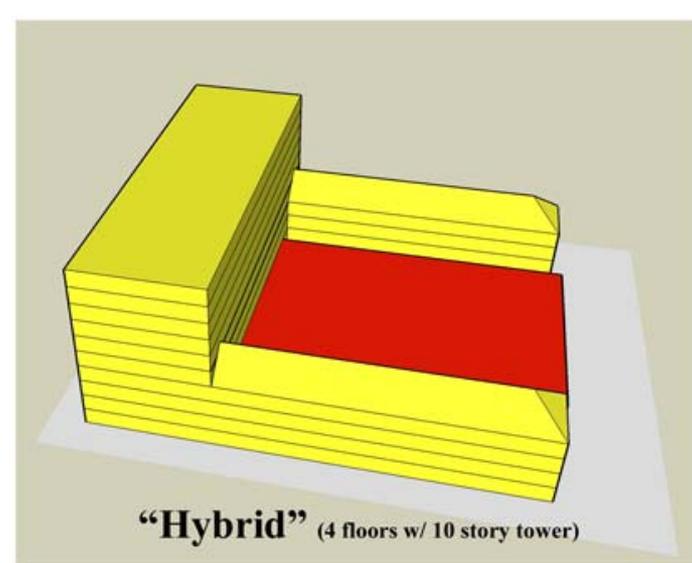
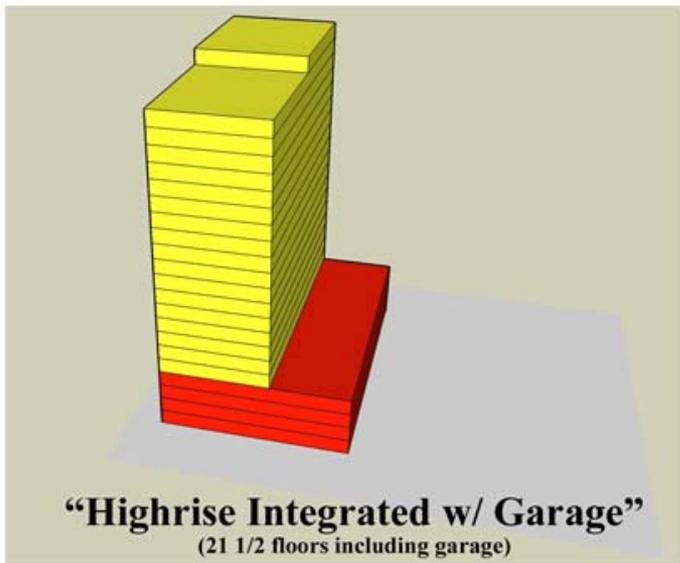
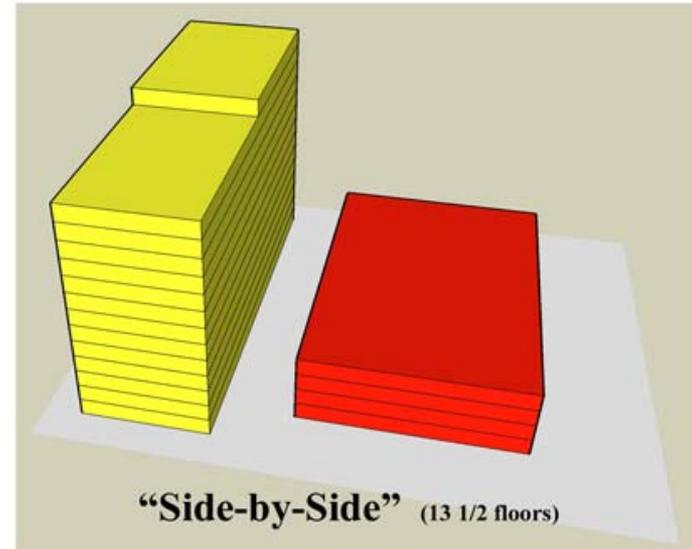
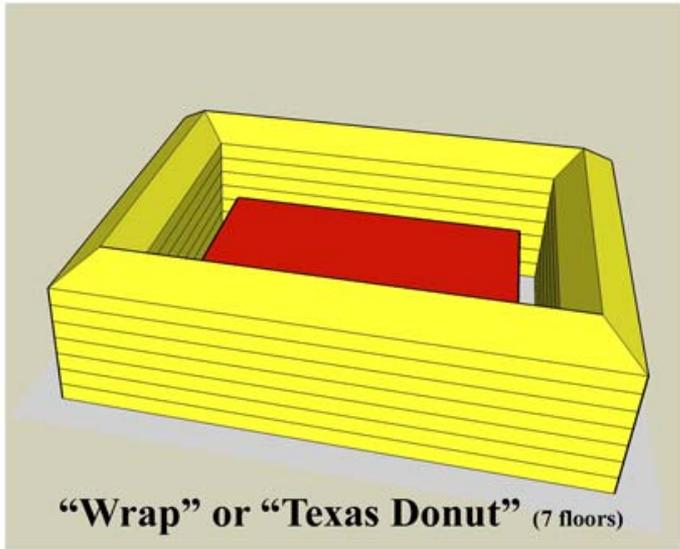
# Multi-Family Parking Comparisons: "Suburban to Urban Areas"

(Draft evaluation for 01/28/08 Tysons Land Use Task Force meeting)

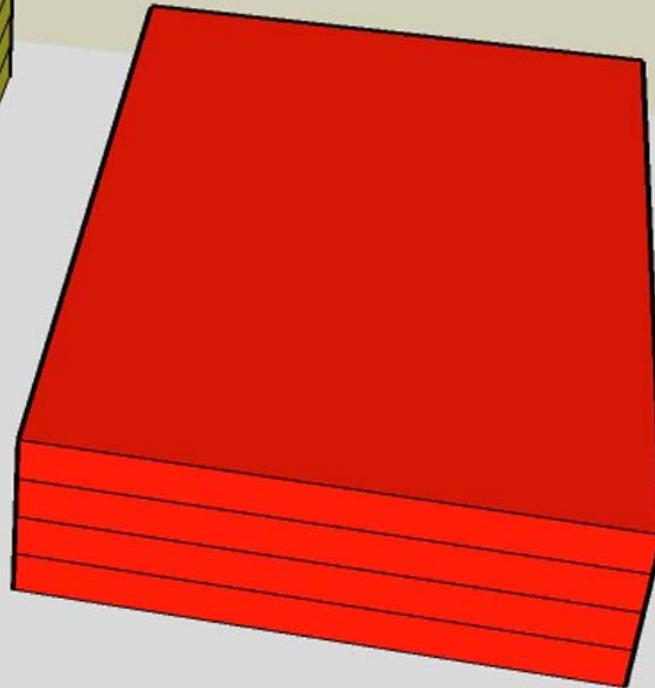
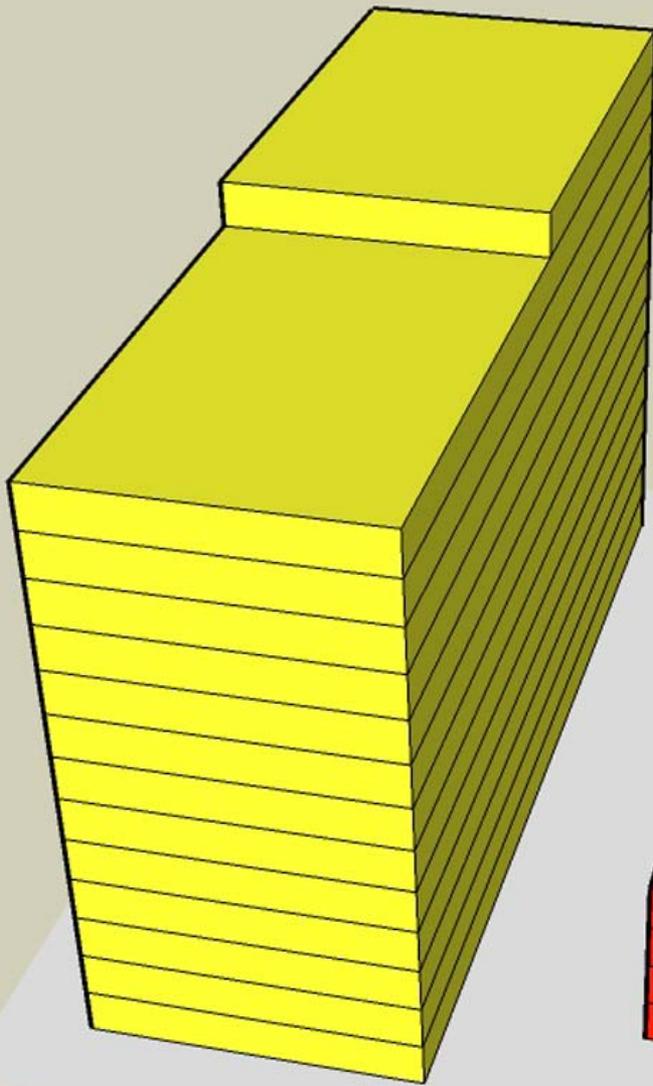


\*Note: 120,000 GFA building @ 1200 square feet/unit & parking square footage assumes 350 square feet/space

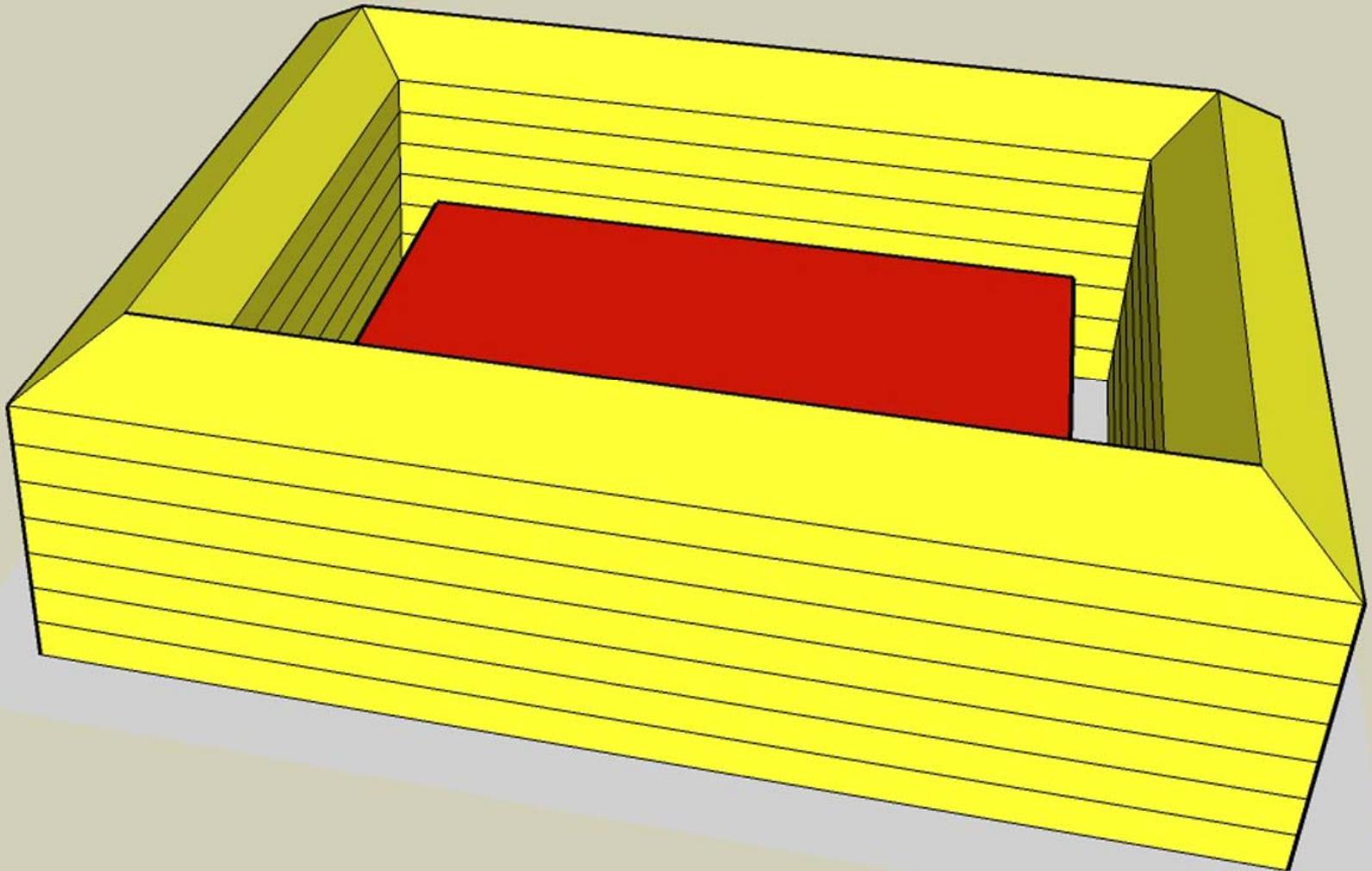
## Building Typology (intensity @ 2.5 FAR)



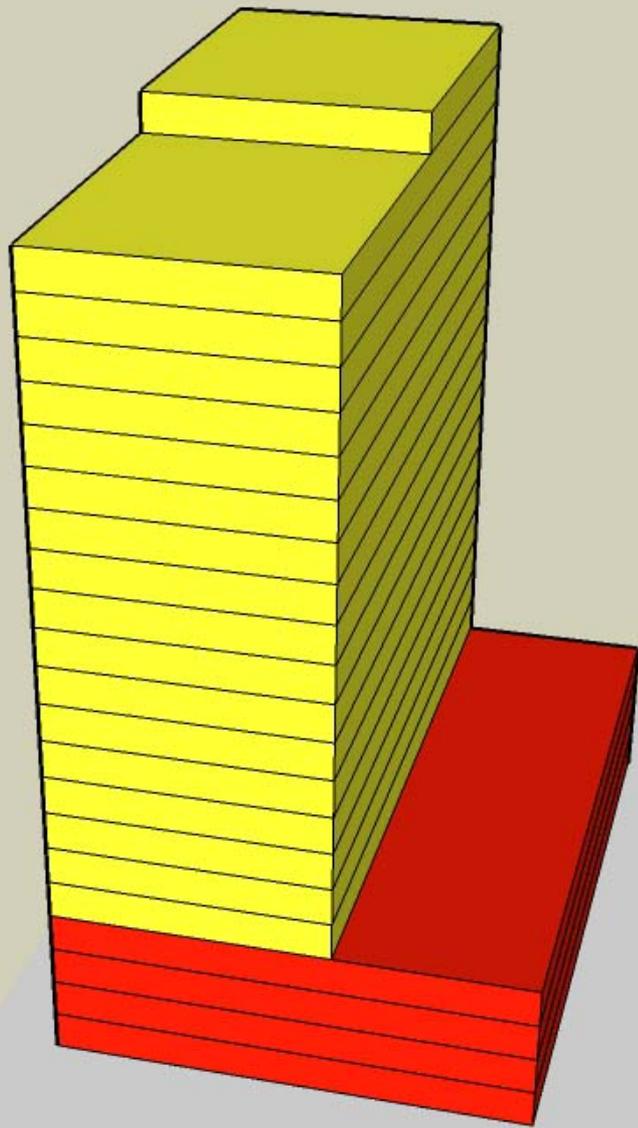
Note: All building types contain 175 dwelling units (@ 1200 sq ft/unit) on 1.9 acres with 1.25 parking spaces/unit resulting in 219 total parking spaces



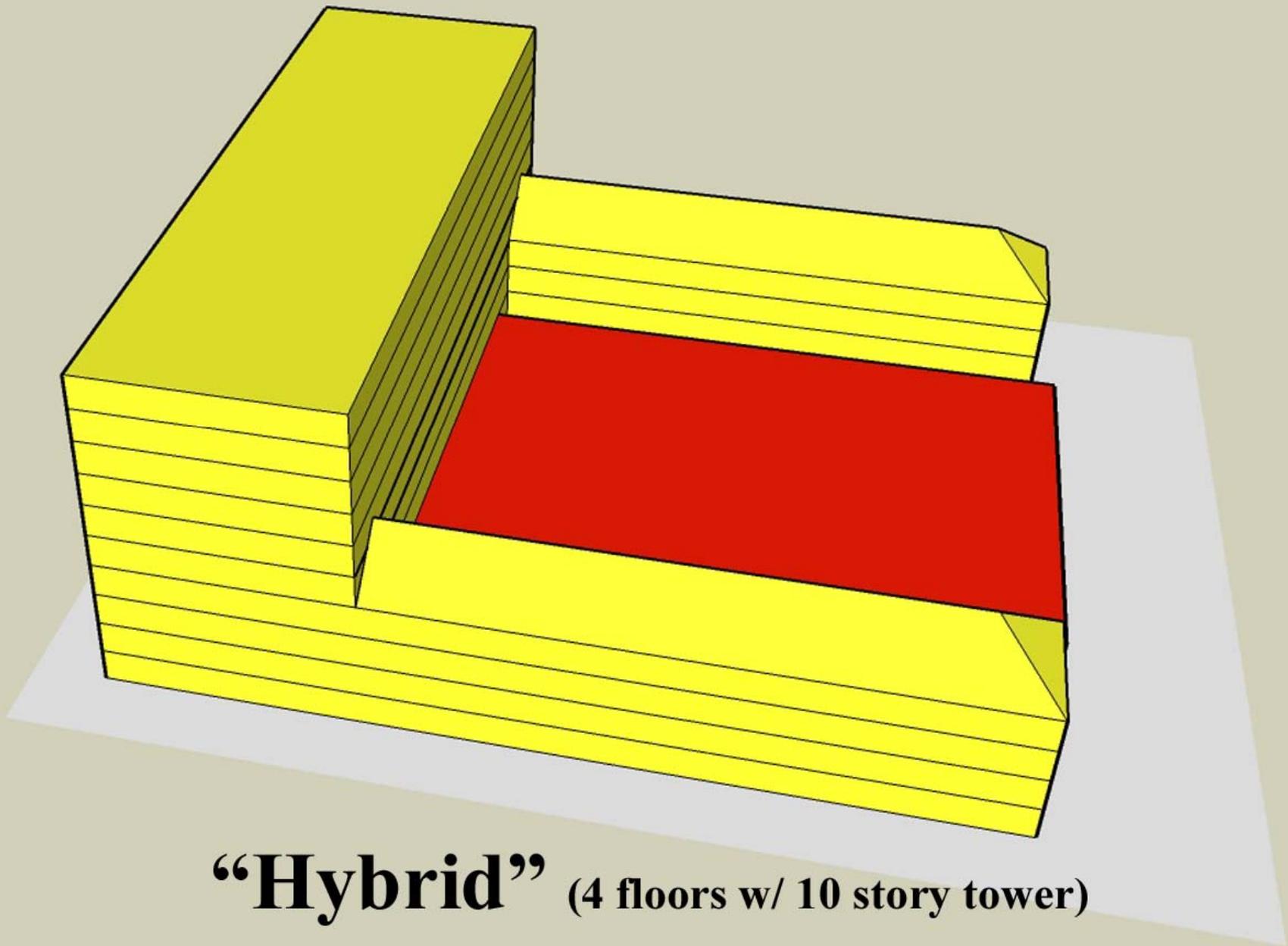
**“Side-by-Side”** (13 1/2 floors)



**“Wrap” or “Texas Donut”** (7 floors)

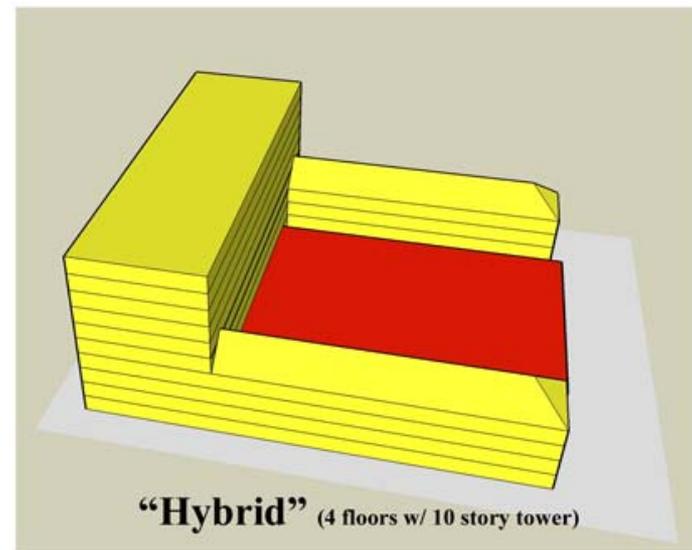
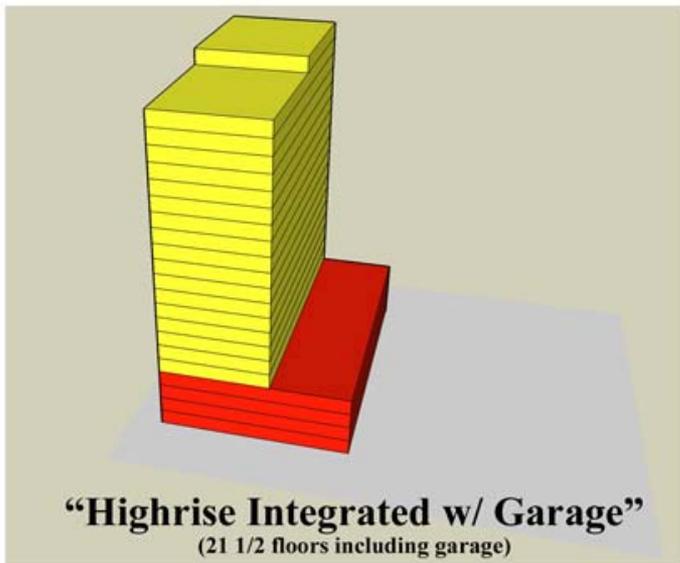
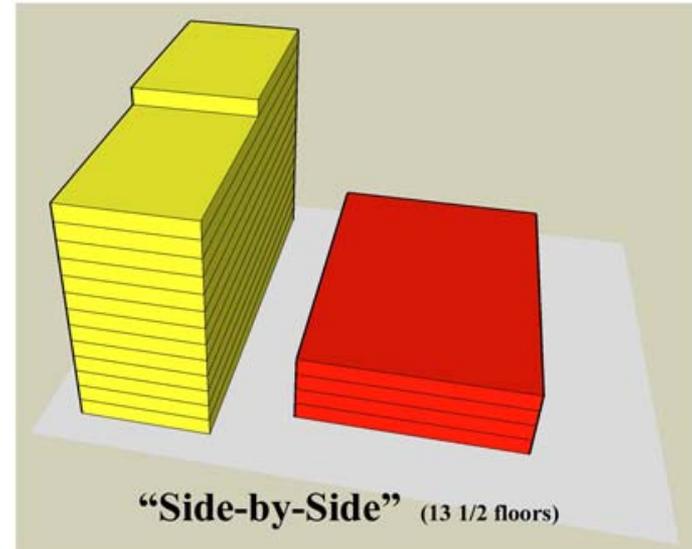
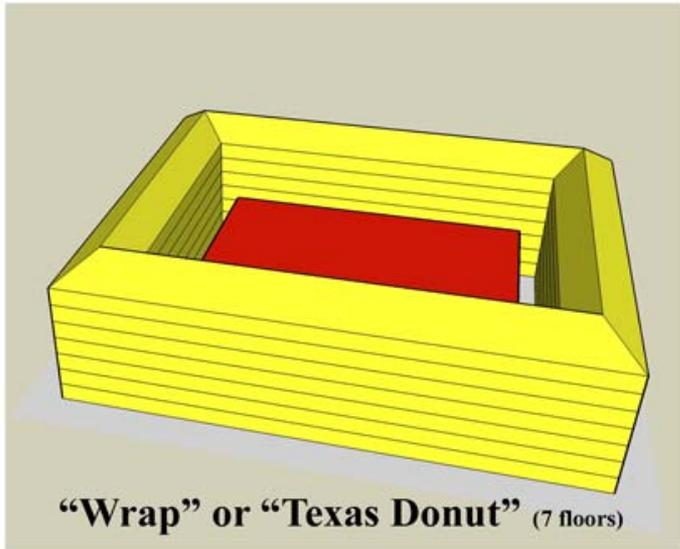


**“Highrise Integrated w/ Garage”**  
**(21 1/2 floors including garage)**



**“Hybrid”** (4 floors w/ 10 story tower)

## Building Typology (intensity @ 2.5 FAR)



Note: All building types contain 175 dwelling units (@ 1200 sq ft/unit) on 1.9 acres with 1.25 parking spaces/unit resulting in 219 total parking spaces

# Halstead Phase One & Two

## Near Dunn Loring Metro Station in Merrifield



**Example of Intensity at about 2.5 FAR  
with Public and Private Open Spaces  
as an integral component**

(Notes: Buildings have intensities ranging from 1.7 to over 3 FAR, heights range from 5 to 16 stories; site area is 14.6 acres.)

# Merrifield Town Center

## Intensity & Community Benefit



### Pedestrian Oriented Development Not Near Metro with Two Urban Parks

Notes: Over Intensity at 1.6 FAR (buildings range from 0.5 to over 3.0 FAR; building height ranges from 2 to 11 stories, Site Area is 25 acres)

