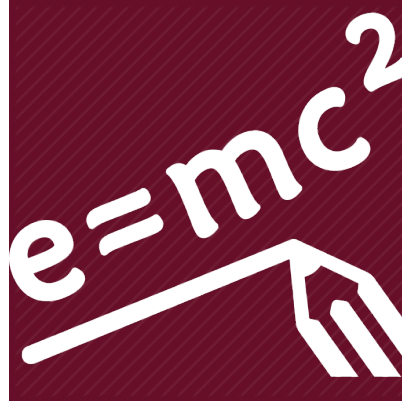


# **Visualizing Development Density / Intensity**

Mount Vernon District SSPA Task Force  
September 7, 2021

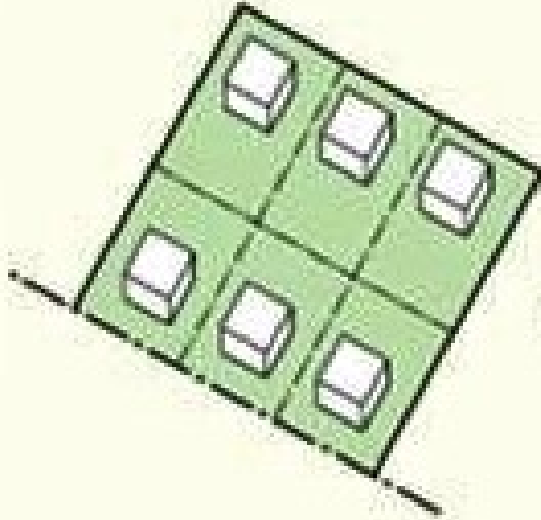
# Planning Terms



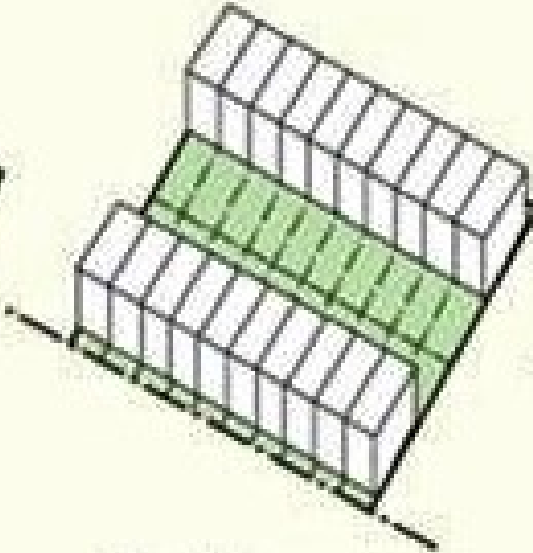
Density, Intensity and F.A.R.

Terms used to talk about “**how much**” development.  
Do not tell you about what development will look like  
(the form of development)

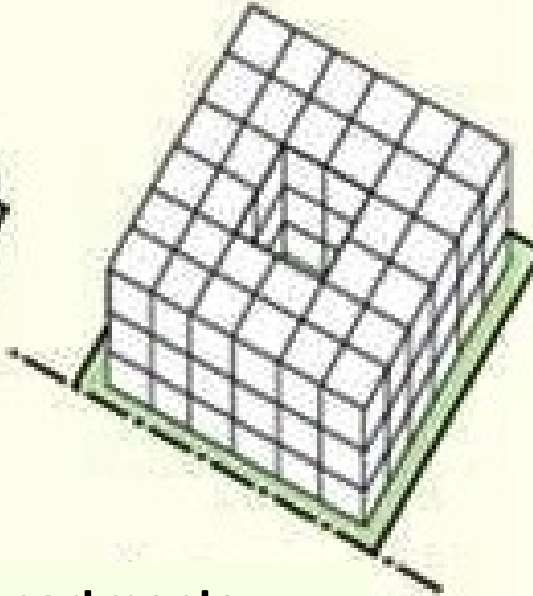
# Residential Use Density



**Single Family Homes**  
(6 du/ac)



**Townhomes**  
(20 du/ac )



**Apartments**  
(96 du/ac)

**These are generic examples of how residential development could be achieved at three different density levels on a 1-acre parcel.**

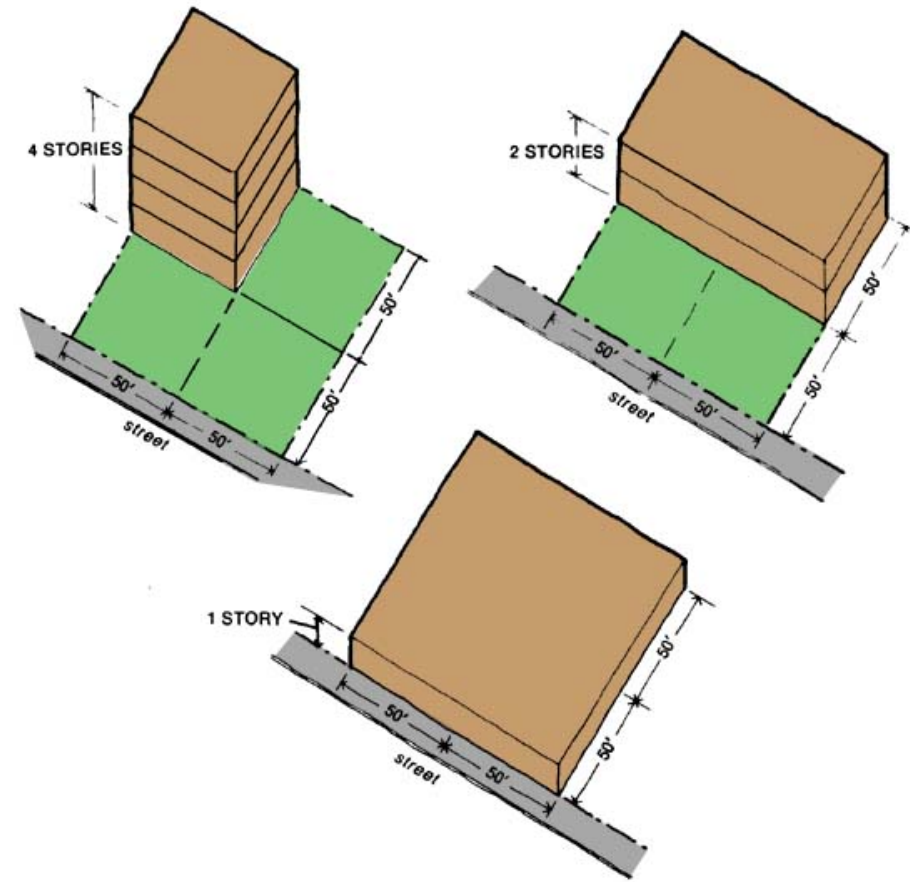
# Nonresidential Use Intensity = Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

$$\frac{\text{FLOOR AREA (sq. ft.)}}{\text{LAND AREA (sq. ft.)}}$$








**EXAMPLE:**

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



# Density/ Intensity Matrix: Richmond Highway Examples

Example Density/  
Intensity Chart

CATEGORY	LAND USE	AVG. DENSITY/FAR	EXAMPLES	
Low Density	Single Family Detached	2 - 3 du/ac 4-5 du/ac		
Medium Density	Townhomes	8-12 du/ac 16-20 du/ac		
Medium Density	Low-Rise Multifamily (3-4 story)	12-25 du/ac 20-30 du/ac		
<b>CBC Density</b>  Medium-High Density	Mid-Rise Multifamily (4-5 stories) Mid-Rise Multifamily w/Podium (6-7 stories)	40-80 Du/ac		

# Detailed Mount Vernon District Case Studies



# Residential – Lower Density

## 2-3 du/ac

### Sunup Way

Sunup Way, Alexandria, VA

- 14 Single Family Detached Homes
- 5.02 acres, Zoned R-3
- Open Space:
  - Conventional lots, no requirement
  - Cluster lots, 50 percent
- Planning Area: MV7 Mount Vernon Planning Sector
- Land Use Recommendation: Residential 2-3 du/ac
- Year Built: 2012

#### Building type:

- Single Family Detached

#### Parking type:

- Individual 1-car garages





# Residential – Lower Density

## 4-5 du/ac

### Village at Gum Springs

Fordson Road, Alexandria, VA

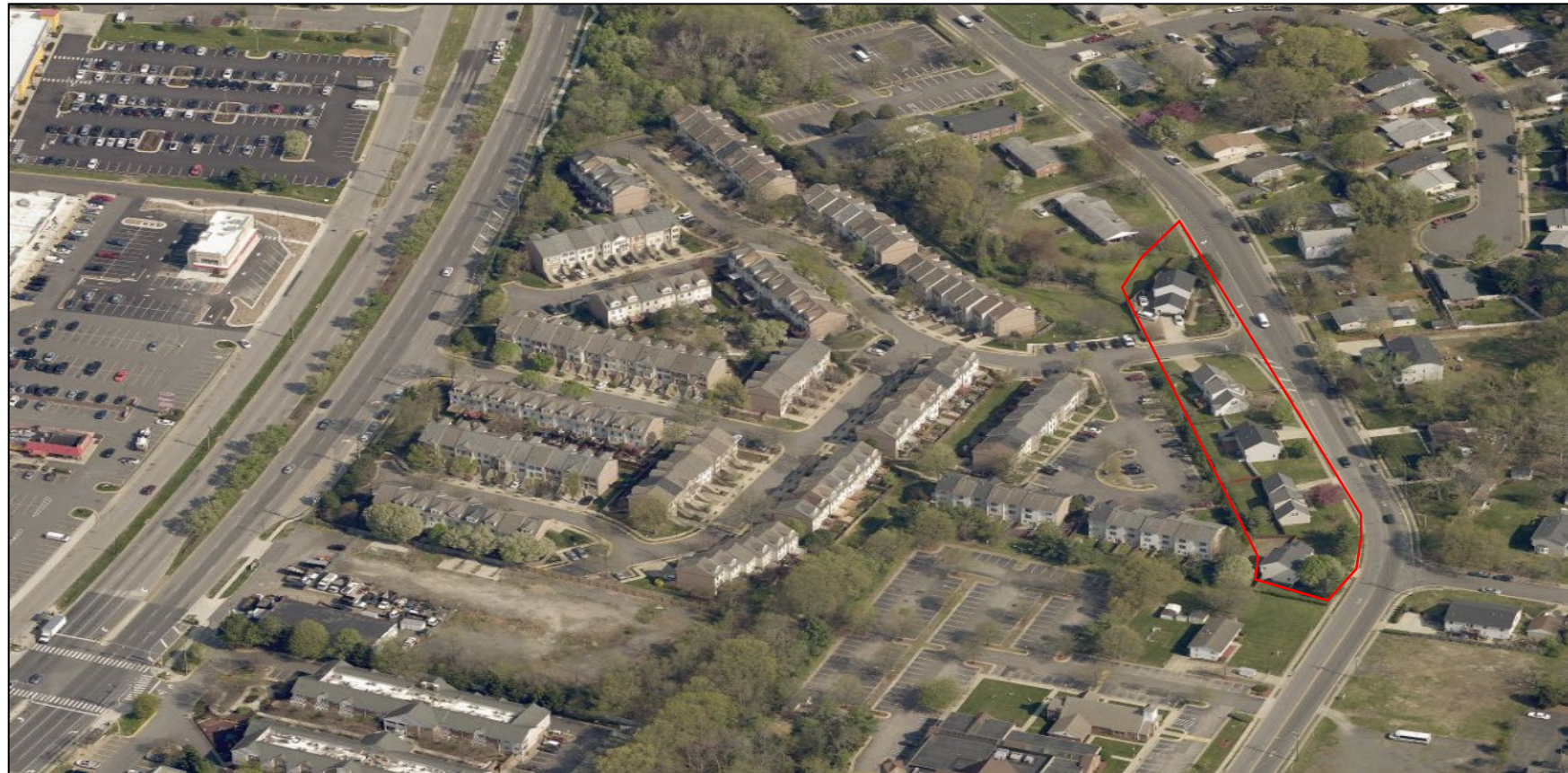
- 5 Single Family Detached Homes
- 11.58 acres, Zoned R-4
- Open Space:
  - Conventional lots, no requirement
  - Cluster lots, 25 percent
- Planning Area: Hybla Valley/Gum Springs CBC
- Land Use Recommendation: Residential 4-5 du/ac
- Year Built: 1995

#### Building type:

- Single Family Detached

#### Parking type:

- Individual 1-car garages





# Residential – Lower Density

## 5 du/ac

### Talbot Farm

Talbot Farm Drive, Alexandria, VA

- 24 Single Family Detached Clustered Homes
- 5.47 acres, Zoned PDH-5
- Open Space: 35 percent
- Planning Area: Woodlawn CBC
- Land Use Recommendation: Mixed Uses
- Year Built: 2004

#### Building type:

- Single Family Detached

#### Parking type:

- Individual 2-car garages





# Residential Medium Density 6.1 du/ac

## Vernon Heights

Central Avenue, Alexandria, VA

- 31 Single Family Detached Homes and 16 Single Family Attached Homes (47 total du)
- 7.72 acres, Zoned PDH-8
- Opens Space: 25 percent
- Planning Area: MV7-Mount Vernon Planning Sector
- Land Use Recommendation: Residential use at 5-8 du/ac
- Year Built: 2006

### Building type:

- Single Family Detached and Attached

### Parking type:

- Individual 2-car garages





# Residential – Medium Density

## 7.6 du/ac

### Mount Zephyr Commons

Sonia Court, Alexandria, VA

- 38 Single Family Detached Homes
- 5 acres, Zoned PDH-8
- Opens Space: 25 percent
- Planning Area: MV7-Mount Vernon Planning Sector
- Land Use Recommendation: Residential use at 5-8 du/ac
- Year Built: 2003

#### Building type:

- Single Family Detached

#### Parking type:

- Individual 2-car garages





# Residential – Medium Density

## 10.96 du/ac

### Roxbury of Mount Vernon

Roxbury Drive, Alexandria, VA

- 82 Single Family Attached Homes
- 7.48 acres, Zoned R-12
- Open Space: 25 percent
- Planning Area: MV8-Woodlawn Planning Sector
- Land Use Recommendation: Residential use at 12-16 du/ac
- Year Built: 1988

#### Building type:

- Single Family Attached

#### Parking type:

- Surface





# Residential – Medium Density

## 12.43 du/ac

### Parkside at Mount Vernon

Shannon Green Way, Alexandria, VA

- 38 Single Family Detached Homes (3.05 du/ac), 117 Single Family Attached Homes (9.61 du/ac) (155 total du)
- 25.86 acres, Zoned PDH-12
- Open Space: 30 percent
- Planning Area: MV7-Mount Vernon Planning Sector
- Land Use Recommendation: Residential use at 8-12 du/ac
- Year Built: 2000

#### Building type:

- Single Family Detached, Single Family Attached

#### Parking type:

- Individual 1 (SFA) and 2-car (SFD) garages





# Residential – Medium Density

## 13.14 du/ac

### Skyview Park

Skyview Drive, Alexandria, VA

- 13 Single Family Detached Homes and 140 Single Family Attached Homes and 36 2-Over-2 Single Family Attached Homes (189 total du)
- 14.23 acres, Zoned PDH-16
- Open Space: 35 percent
- Planning Area: MV8-Woodlawn Planning Sector
- Land Use Recommendation: Residential use at 2-3 du/ac, Option for 14-16 du/ac
- Year Built: 2004

#### Building type:

- Single Detached and Traditional Townhomes and 2-Over-2 Townhomes

#### Parking type:

- SFD individual 2-car garages, SFA front and rear loaded garages, surface parking





# Residential – Medium Density

## 15.79 du/ac

### Village at Gum Springs

Richmond Highway, Alexandria, VA

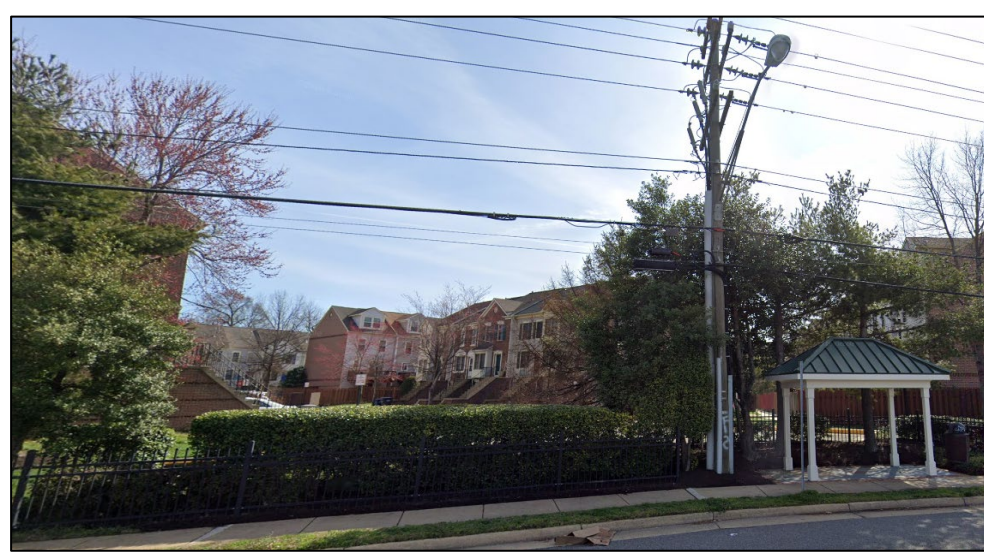
- 160 Single Family Attached Homes
- 11.58 acres, Zoned R-20
- Open Space: 30 percent
- Planning Area: Hybla Valley/Gum Springs CBC
- Land Use Recommendation: Residential use at 16-20 du/ac
- Year Built: 1992

#### Building type:

- Townhomes

#### Parking type:

- Surface parking





# Residential – Medium Density

## 20.76 du/ac w/out 12-AC Park

### North Hill

Dart Drive, Alexandria, VA

- 196 Single Family Attached Homes and 279 Multifamily Homes (475 total du)
- 34.88 acres, Zoned PDH-20
- Open Space: 35 percent
- Planning Area: SNA between Beacon/Groveton and Hybla Valley/Gum Springs CBCs
- Land Use Recommendation: Public park w/Option for up to 279 Multifamily Workforce & Affordable units and up to 196 townhomes w/limited community-serving uses and approximately 11-acre park

Building type: Townhome, Low-rise Multifamily

Parking type: 2-car garages, surface parking





# Residential – High Density

## 25.49 du/ac

### Mount Vernon Gateway

Buckman Road, Alexandria, VA

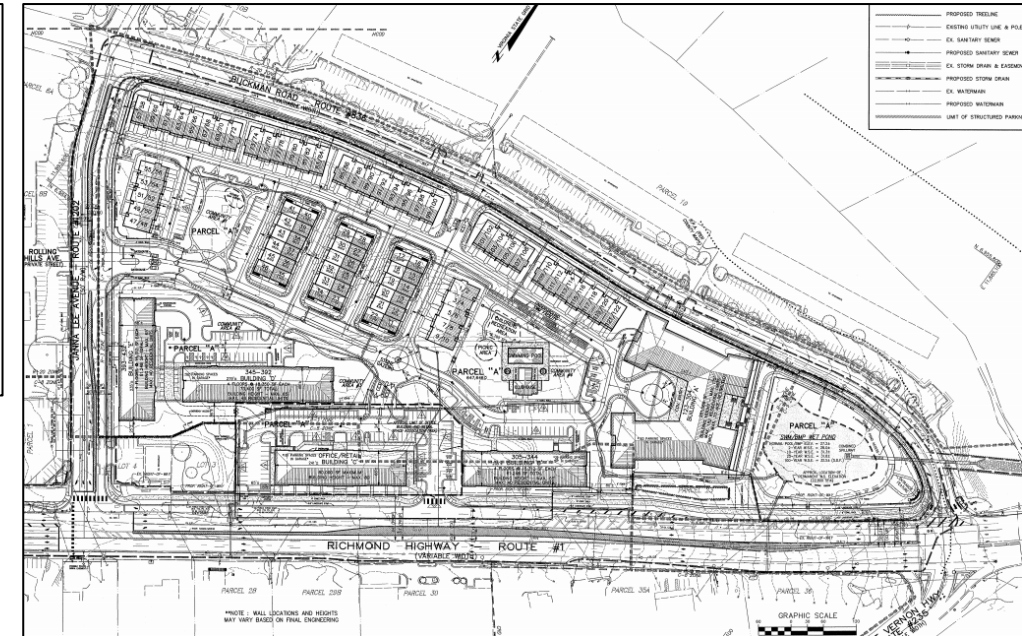
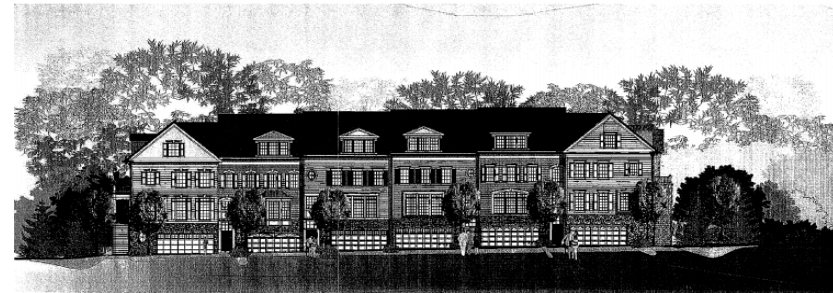
- 432 Multifamily Homes, 122 Single Family Attached Homes
- 80,000 SF office/retail
- 16.95 acres, Zoned PDH-30
- Open Space: 45 percent
- Planning Area: SNA #4 between Hybla Valley/Gum Springs and South County Center CBCs
- Option for residential use at 20-30 du/ac with up to 350 multifamily units and up to 225 townhomes.

#### Building type:

- Townhomes, 2 over 2 stacked townhomes, multifamily units

#### Parking type:

- 2-car garages, structured parking, surface parking





# Residential – Medium Density w/Retail 47 du/ac (1.3 FAR)

## Belvoir Square

9142 Richmond Hwy., Fort Belvoir, VA

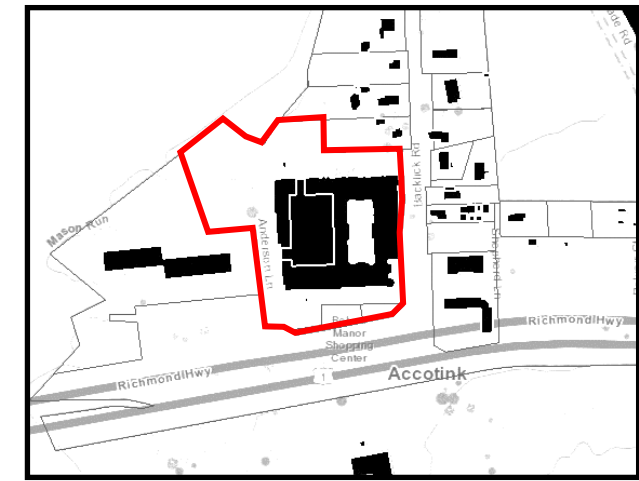
- Mid-Rise Multifamily Residential w/ground-floor retail/commercial
- 6.0 acres, Zoned PRM (RZ 2012-MV-007)
- 283 Mid-rise multi-family units
- 25,000 sf retail/commercial
- Residential Density: 47 du/ac (w/affordable bonus)
- 30% Open Space
- Planning Area: Ft. Belvoir Community Planning Sector
- Land Use Recommendation: Residential Mixed-Use Option 30-40 du/ac
- Year Built: 2017

### Building type:

- Mid-rise multifamily
- 5 stories (60' max height)

### Parking type:

- Wrapped internal parking structure





# Residential – High Density

## 72 du/ac (1.7 FAR)

### The Shelby

6200 North Kings Hwy., Alexandria, VA

- Mid-Rise Multifamily Residential
- 3.4 acres, Zoned PRM (RZ 2011-LE-016)
- 245 multifamily units
- 28% Open Space
- Planning Area: Penn Daw Community Business Center
- Land Use Recommendation: Residential Mixed-Use Option to 1.4 FAR
- Year Built: 2014

#### Building type:

- 3-4-story multifamily building (50' max. height)

#### Parking type:

- “Wrapped” structured parking
- Some on-street parking on Poag St.

