

Determining Floor to Area Ratio (FAR)

Attributes of Existing Business District Types

Attributes	Central Business District	Compact Suburban Business District	Fragmented Suburban Business District	Dispersed Suburban Business District
Development density	High	Medium	Low	Very low
Floor/area ratio	5.0 and above	2.5 and above	0.5 to 2.5	Up to 0.5
Building coverage	75 percent or more of lot area	50 percent or more of lot area	25 to 50 percent of lot area	Up to 25 percent of lot area
Lot area	Less than one acre	Less than one acre	Greater than one acre	Generally exceeds ten acres
Street layout	Grid	Grid	Superblock	Superblock
Land value	Very High	High	Medium	Low
Spatial separation between buildings	Very low	Low	High	Very high
Buildings dominate space?	Yes, buildings built to street alignment	Yes, buildings built to street alignment	No, buildings set back from road and separated by surface parking lots	No, buildings set back from road; often one to two stories in height in campus/park setting
Parking cost	Subject to charge	Subject to charge	Free	Free
Dominant parking type	Garages (restricted access)	Garages (restricted access)	Surface parking (restricted access)	Surface parking (unrestricted access)
Quality of transit service	Citywide, frequent	District-centric, less frequent	Local, infrequent	Local, very infrequent
Pedestrian orientation and quality of public domain	Very strong, encourages pedestrian activity	Strong, encourages pedestrian activity	Weak, often no pedestrian linkages; encourages patrons to drive to adjoining developments	Very weak, developments far apart and not within walking distance
Dependence on cars for access	Low	Moderate	High	Very high
Choice in mode of transit	Very good	Good	Poor	Very poor
Examples	Downtown, Washington, D.C.	Rosslyn, Arlington County, Virginia	Tysons Corner, Fairfax County, Virginia	College Boulevard-Overland Park, Kansas City, Kansas

Source: Geoffrey Booth, Urban Land Institute, 2001.

Land-Use Characteristics of Major Retail Shopping Center Types

Type of Center	Population Range	Typical GLA	Range of Acres	FAR Range	Floor Area Per Acre	Maximum GLA
Neighborhood	3,000-40,000	50,000	3-10	0.23	10,019	100,000
Community	40,000-150,000	150,000	10-30	0.23	10,019	450,000
Regional	150,000+	450,000	10-60	0.34-0.69	30,056	900,000
Super Regional	300,000+	900,000	15-100+	0.34-0.77	33,541	2,000,000

[Source: Nelson, Arthur C. Planner's Estimating Guide: Projecting Land-Use and Facility Needs. 2004].