

**City of Alexandria
Infill Task Force
January 17, 2008**

Preliminary Concepts for Consideration by the Task Force

Floor Area Ratio (FAR)

- Explore changing the definition of floor area. Options to consider include:
 - NO DEDUCTIONS: Use a gross rather than a net measure of floor area, but keep the basement exclusion
 - DEDUCT ONLY SPECIFIC UNOCCUPIABLE AREAS: Delete the reference to “all space with a headroom of seven feet six inches or more”
 - DEDUCT ONLY SPECIFIC UNOCCUPIABLE AREAS AND AREAS BELOW CERTAIN HEIGHT IN ATTIC: Identify ceiling height for deductible areas in the attic
- Reduce allowable exposure of basement deduction to 3 feet instead of 4 feet as an alternative to the threshold height legislation
- Study building volume as an alternative to the use of FAR to control bulk