

FAR 1.0 vs. 22 & 18.87 Residences/Acre Density Analysis
 (Based on varied residence sizes and residence/acre amounts)

ANALYSIS ASSUMPTIONS	
FAR	1.0
SF/Acre	43,560
Residential Efficiency (Net Sellable Res/Gross Res)	80%
Commercial Program-GSF	85,000
Max. Residential Units/Acre	22

OPTION A: Site Area (Acres)	17	BELOW FAR DENSITY		BELOW FAR DENSITY		BELOW FAR DENSITY	
FAR MAXIMUM DENSITY		22 UNITS/ACRE - 850 SF/UNIT		22 UNITS/ACRE - 1,000 SF/UNIT		22 UNITS/ACRE - 1,100 SF/UNIT ^[a]	
Gross Developable Area	740,520	Max. Residential Units	374	Max. Residential Units	374	Max. Residential Units	374
Less: Ground Floor Parking	(56,225)	Avg. Residence Size	850	Avg. Residence Size	1,000	Avg. Residence Size	1,100
Less: Commercial Program	(85,000)						
Gross Residential Area	599,295						
Reduce for Res. Efficiency	80%						
Net Sellable Residential Area	479,436	Net Sellable Res'l Area	317,900	Net Sellable Res'l Area	374,000	Net Sellable Res'l Area	411,400
		VARIANCE FROM FAR	161,536	VARIANCE FROM FAR	105,436	VARIANCE FROM FAR	68,036
		Units per FAR	564	Units per FAR	479	Units per FAR	436
		Add'l Units per FAR	190	Add'l Units per FAR	105	Add'l Units per FAR	62

OPTION B: Site Area (Acres)	17	BELOW FAR DENSITY		BELOW FAR DENSITY		BELOW FAR DENSITY	
FAR MAXIMUM DENSITY		18.87 UNITS/ACRE ^[b] - 850 SF/UNIT		18.87 UNITS/ACRE ^[b] - 1,000 SF/UNIT		18.87 UNITS/ACRE ^[b] - 1,100 SF/UNIT ^[a]	
Gross Developable Area	740,520	Max. Residential Units	321	Max. Residential Units	321	Max. Residential Units	321
Less: Ground Floor Parking	(56,225)	Avg. Residence Size	850	Avg. Residence Size	1,000	Avg. Residence Size	1,100
Less: Commercial Program	(85,000)						
Gross Residential Area	599,295						
Reduce for Res. Efficiency	80%						
Net Sellable Residential Area	479,436	Net Sellable Res'l Area	272,672	Net Sellable Res'l Area	320,790	Net Sellable Res'l Area	352,869
		VARIANCE FROM FAR	206,765	VARIANCE FROM FAR	158,646	VARIANCE FROM FAR	126,567
		Units per FAR	564	Units per FAR	479	Units per FAR	436
		Add'l Units per FAR	243	Add'l Units per FAR	159	Add'l Units per FAR	115

OPTION C: Site Area (Acres)	17	BELOW FAR DENSITY		BELOW FAR DENSITY		BELOW FAR DENSITY	
FAR MAXIMUM DENSITY		22 UNITS/ACRE - 850 SF/UNIT		22 UNITS/ACRE - 1,000 SF/UNIT		22 UNITS/ACRE - 1,100 SF/UNIT ^[a]	
Gross Developable Area	740,520	Max. Residential Units	374	Max. Residential Units	374	Max. Residential Units	374
Less: Ground Floor Parking ^[c]	-	Avg. Residence Size	850	Avg. Residence Size	1,000	Avg. Residence Size	1,100
Less: Commercial Program ^[d]	Varies	Less: Commercial Program ^[d]	(91,500)	Less: Commercial Program ^[d]	(79,350)	Less: Commercial Program ^[d]	(72,750)
Gross Residential Area	Varies	Gross Residential Area	649,020	Gross Residential Area	661,170	Gross Residential Area	667,770
Reduce for Res. Efficiency	80%						
Net Sellable Residential Area	Varies	Net Sellable Res'l Area	317,900	Net Sellable Res'l Area	374,000	Net Sellable Res'l Area	411,400
		FAR Sellable Res'l Area	519,216	FAR Sellable Res'l Area	528,936	FAR Sellable Res'l Area	534,216
		VARIANCE FROM FAR	201,316	VARIANCE FROM FAR	154,936	VARIANCE FROM FAR	122,816
		Units per FAR	610	Units per FAR	529	Units per FAR	485
		Add'l Units per FAR	236	Add'l Units per FAR	155	Add'l Units per FAR	111

^[a] Average Residential Size per SilverStar presentation to Deschutes County Planning Commission November 8, 2006.

^[b] Units/Acre density per Deschutes County Planning Commission maximum density condition of 500 units per 26.5 acre site plan.

^[c] Current Text Amendment language exempts below-grade parking from FAR determination (18.108.055 I.3.a). SilverStar has testified that parking will be below-grade.

^[d] Current Text Amendment language requires only 150/sf of commercial space per residence (18.108.055 L.3). The 85,000/sf minimum requirement was from previous text amendment language that has been dropped (the Deschutes County Planning Commission increased this minimum in its conditions for approval to 120,000/sf). The amount shown is calculated using the current Text Amendment language.