

**Keen, Shelley**

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**From:** Terry Scanlan [TScanlan@spfwater.com]  
**Sent:** Friday, July 24, 2009 10:30 AM  
**To:** Keen, Shelley  
**Subject:** Dry Creek Ranch 63-32423  
**Attachments:** revised\_density\_calcs-2009-01-27.pdf

Shelley –

In response to your question regarding the 32% reduction, that percentage refers to a reduction in net density. The original net density, with 4300 dwelling units, was 8.6 units per acre. The revised net density, with 3500 dwelling units, is 5.9 units per acre. The reduction in density from 8.6 to 5.9 is approximately 32% (i.e.,  $(8.6-5.9)/8.6 = 0.314$ ). I have attached a table with actual unit counts, acres, etc. for the original and modified projects. Let me know if you have any additional questions.

Terry M. Scanlan, P.E., P.G.  
SPF Water Engineering, LLC  
300 East Mallard Drive, Suite 350  
Boise, ID 83706  
208-383-4140 office  
208-383-4156 fax

7/24/2009

**Dry Creek Ranch Density Calculations**

January 30, 2009

LAND USE DISTRICT	GROSS AREA		ASSUMED % FOR NON-RESIDENTIAL USES <sup>1</sup>		ESTIMATED NET RESIDENTIAL AREA		GROSS DENSITY RANGE		NET DENSITY RANGE		DENSITY TARGET		UNIT COUNT		
	ACRES		%		ACRES		UNITS / ACRE		UNITS / ACRE		UNITS / ACRE		TOTAL UNITS		
	Original	Modified	Original	Modified	Original	Modified	Original	Modified	Original	Modified	Original	Modified	Original	Modified	CHANGE
S.F. Equestrian	75.1	111.7	15%	15%	63.8	95.0	1-4	-	-	-	2.0	2.0	150	190	40
S.F. Low Hillside	214.8	284.3	20%	20%	171.8	227.4	3-5	-	-	-	4.0	4.4	859	1,001	142
S.F. Low	36.4	42.4	20%	20%	30.7	33.9	3-6	-	-	-	4.0	5.5	153	167	34
S.F. Medium Hillside	66.4	72.4	23%	25%	51.1	54.3	4-8	-	-	-	6.0	6.5	388	353	(45)
S.F. Medium	115.8	121.7	23%	25%	89.2	91.3	4-9	-	-	-	7.0	7.5	870	685	(125)
S.F. High Hillside	32.9	36.6	25%	30%	24.7	25.6	9-15	-	-	-	10.0	9.5	329	244	(85)
S.F. High	14.3	40.9	25%	30%	10.7	28.6	9-20	-	-	-	12.0	12.0	171	343	172
Multi Family	46.2	21.2	20%	25%	36.6	15.9	20-40	-	-	-	20.0	20.0	964	318	(646)
Village Center	39.3	39.7	60%	70%	15.7	11.9	8-15	-	-	-	12.0	11.5	471	137	(334)
Mixed Use	33.0	32.8	80%	85%	6.6	4.9	20-40	-	-	-	0.0	9.0	0	44	44
Commercial	13.4	13.4	100%	100%	0.0	0.0	-	-	-	-	-	-	-	-	-
Institutional	104.1	104.2	100%	100%	0.0	0.0	-	-	-	-	-	-	-	-	-
Parks	108.6	91.3	100%	100%	0.0	0.0	-	-	-	-	-	-	-	-	-
Utilities	11.9	11.9	100%	100%	0.0	0.0	-	-	-	-	-	-	-	-	-
Conservation	498.4	390.0	100%	100%	0.0	0.0	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>1,414.6</b>	<b>1,414.6</b>	<b>-</b>	<b>-</b>	<b>503.0</b>	<b>589.0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.6</b>	<b>5.9</b>	<b>4,305</b>	<b>3,502</b>	<b>(803)</b>

<sup>1</sup> Non-residential uses include areas used for open space, parks, roadways, utilities, etc.

<sup>2</sup> Unit projection was originally taken using gross acreage and gross density.

<sup>3</sup> Unit projection is now based on net acreage and net density.

**The resultant comparison of density ranges.**

LAND USE DISTRICT	GROSS DENSITY RANGE		NET DENSITY RANGE	
	UNITS / ACRE		UNITS / ACRE	
	Original	Modified	Original	Modified
S.F. Equestrian	1-4	0.8-2.6	1.1-4.7	1-3
S.F. Low Hillside	3-5	2.4-4.0	3.7-6.3	3-5
S.F. Low	3-6	2.4-4.8	3.7-7.5	3-6
S.F. Medium Hillside	4-8	3.0-5.3	5.2-10.4	4-7
S.F. Medium	4-9	3.0-6.0	5.2-11.7	4-8
S.F. High Hillside	9-15	5.6-7.7	12.0-20.0	8-11
S.F. High	9-20	6.3-8.4	12.0-26.7	9-12
Multi Family	20-40	15.0-30.0	25.0-50.0	20-40
Village Center	8-15	2.4-3.6	20.0-37.5	8-12
Mixed Use	20-40	1.2-1.8	N/A	8-12