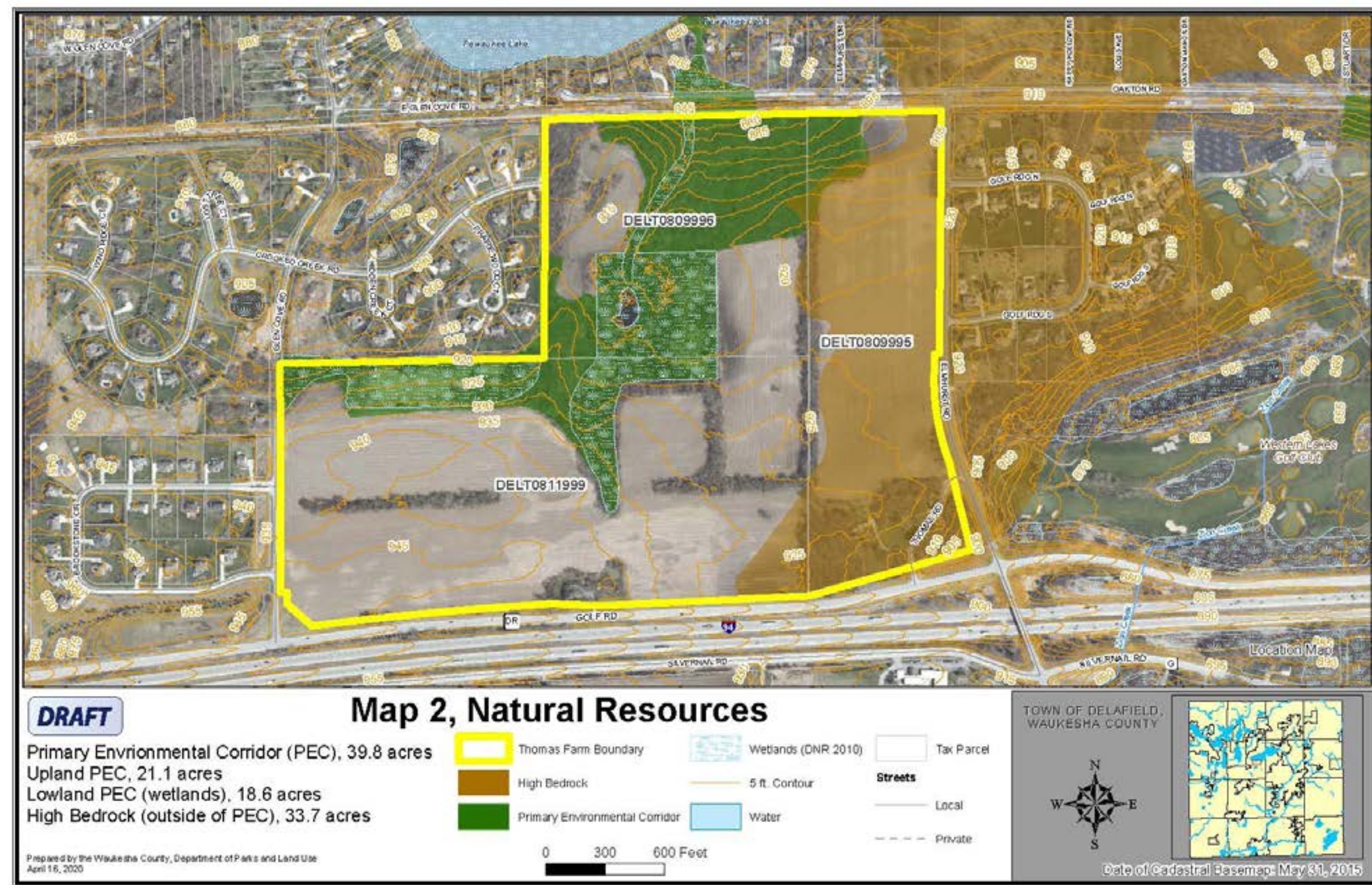
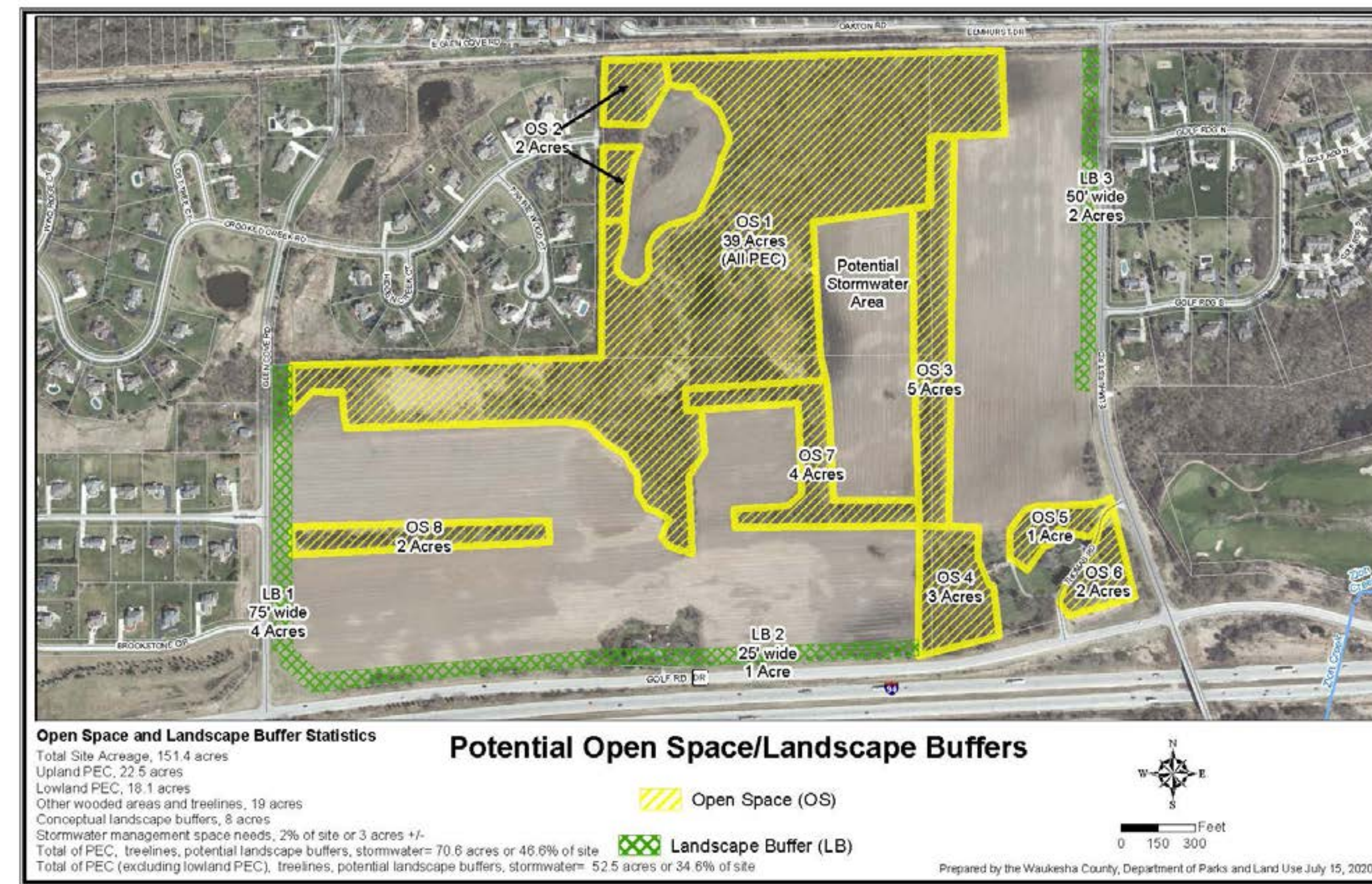


OPEN SPACE

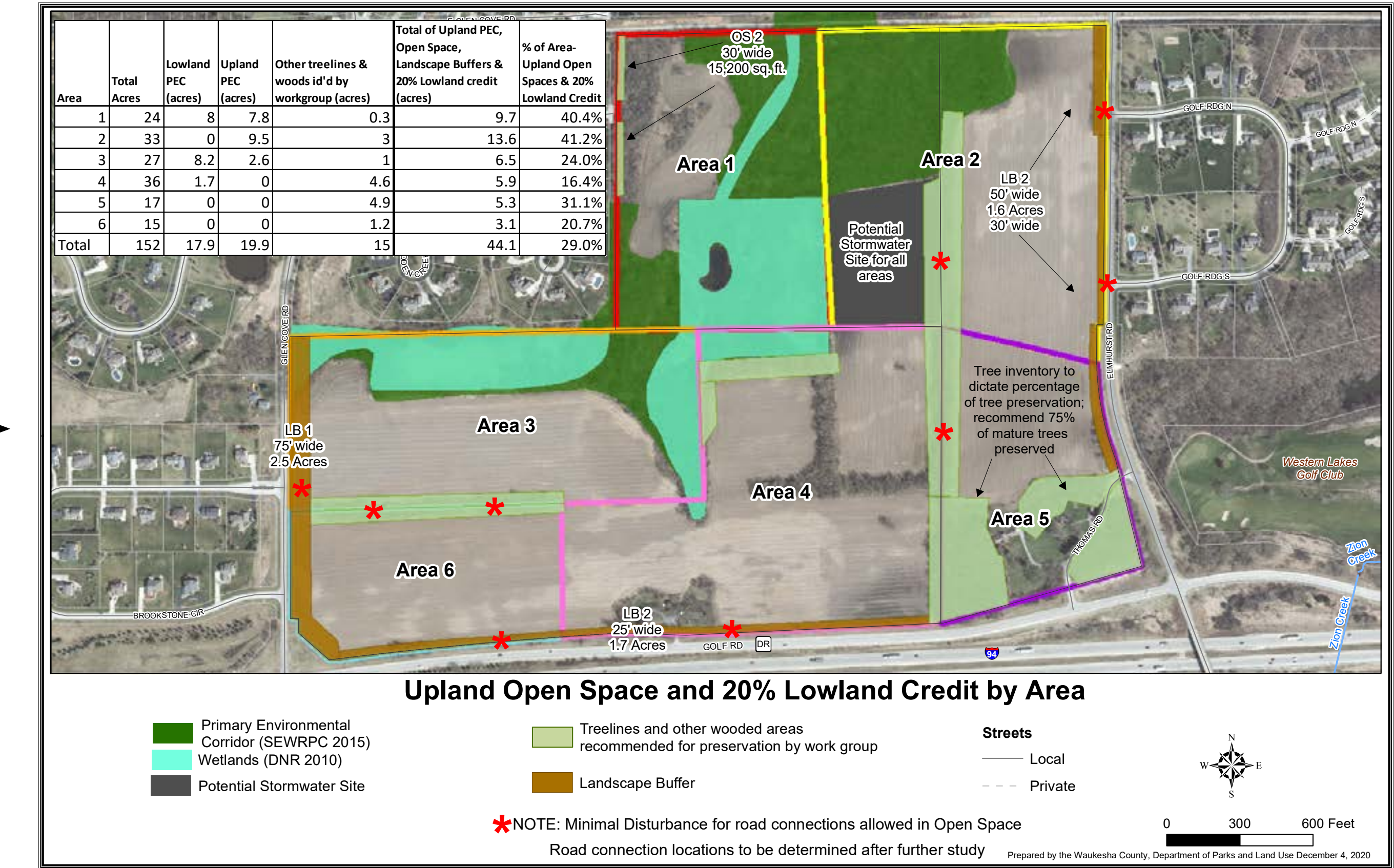
INVENTORY



ANALYSIS



FINAL RECOMMENDATIONS



All PEC and Wetlands to be preserved. Other treelines, woods, and landscape buffers to be preserved as identified above.

Density and Open Space - Neighborhood Examples

Development	Development type	Units per Acre	Square feet or Acres/Unit	Open Space %	Lots/units
Golf Ridge (includes condos)	Mixed single family, condos	0.7	1.4	26	16 lots, 20 condo units
High Point Estates	Single family	0.8	1.2	25	25
High Ridge	Single family	0.5	1.8	47	49
High Ridge East	Single family	0.6	1.8	37	25
High Ridge Condos	Condominiums	2.9	15,246 s.f./unit	Common elements-see aerial	36
High Ridge East No. 1	Single family	0.7	1.4	38	22
Oakton Beach & Tennis Club Apartments	Apartment	1.9	23,086 s.f./unit	86	66
Average of above		1.2	1.4	43.2	

Average Open Space by Use Type - Select Area Examples

Use	Site Size (acres)	Average Building Footprint (%)	Average Open Space (%)
Light Industrial	8.6	24.5	45.3
Office	6.2	15.3	40.8
Senior	17.9	25.8	52.7
Multi-Family	15.8	18.2	58.3

Open Space Threshold Recommendations

On-site Preliminary Open Space Recommendations	
*Assumes all EC areas and other designated OS areas are preserved	
Single family	30%
Office	35%
Multi-family ≤ 4 units per acre	40%
Senior	45%
Multi-family > 4 but not exceeding 6 units per acre	45%

*Authorize transfer of open space credits from Area 2 to Area 3

