

**Attachment 5 - Open Space Preservation Program Analysis**  
**ZMAP 2008-0021, Kincora Village Center**

Based on the Open Space Proffer Guidelines of the Revised General Plan, the Board of Supervisors anticipates evidence of participation in the Open Space Preservation Program to achieve higher densities in mixed-use communities proposed for development in the Suburban Policy Area. The Plan states that "5% of all residential units associated with densities above 4.0 dwelling units/acre should result from the acquisition of an equivalent number of open space easements." The Plan provides guidelines for the location and types of open space desired to be provided or purchased with cash in lieu on a per unit basis (Revised General Plan, Chapter 11, Open Space Guidelines). For high density residential neighborhoods, 0.05 easements is anticipated for every dwelling unit over a density of 4.0 du/acre.

1. Number of Units Permitted at 4.0 du/acre  
 $45.00 \text{ acres} \times 4 = 180$

2. Number of Units Subject to Open Space Proffer Guidelines  
 $1400 - 180 = 1220$

3. Exempt Affordable Dwelling Units  
 $1220 - 0 = 1220$

4. 5% of Units over 4.0 du/acre  
 $1220 \times 0.05 = 61$

5. Total Units Linked to Open Space Preservation = **61**

6. Accepted Contribution Range: \$3,800 to \$5,000 per Easement

**\$231,800 to \$305,000**