

**KINCORA VILLAGE CENTER
ZMAP 2008-0021**

SCENARIO 1 NO REZONING	SCENARIO 2 REZONING APPROVED CDA APPROVED	SCENARIO 3 REZONING APPROVED NO CDA - TYPICAL PHASING	SCENARIO 4 – NEW REZONING APPROVED NO CDA - GLOUCESTER EXPEDITED
Property subdivided and developed ad hoc with by-right flex industrial uses – <u>not keynote</u>	Property developed as a mixed-use employment center with unified design Class A office along Route 28	Property developed as a mixed-use employment center with unified design Class A office along Route 28	Property developed as a mixed-use employment center with unified design Class A office along Route 28
No Fire & Rescue site	Fire & Rescue site dedicated at no cost (\$3,250,000 value) Grading, utilities and access provided (\$497,720 value)	Fire & Rescue site dedicated at no cost (\$3,250,000 value) Grading, utilities and access provided (\$497,720 value)	Fire & Rescue site dedicated at no cost (\$3,250,000 value) Grading, utilities and access provided (\$497,720 value)
No right-of-way or funds for Gloucester or Pacific crossings	100% of Gloucester and Pacific, including off-site right-of-way, paid by Applicant Crossings constructed within 3± years of CDA creation	100% of Gloucester and Pacific, including off-site right-of-way, paid by Applicant Roads constructed when Kincora traffic demands Pacific crossing prior to Kincora Phase 2 (7± years) Gloucester crossing prior to Kincora Phase 3 (11± years)	40% of Gloucester by Applicant 60% of Gloucester with other funds (covered by net Kincora taxes) 100% of Pacific by Applicant Roads constructed when Kincora traffic demands or Gloucester sooner if County accelerates Applicant pays per unit/square foot to expedite Gloucester Gloucester 8± years (earlier with County debt financing) Pacific 7± years
No 162-acre public park with trails; no enhanced environmental protections	162-acre park dedicated to County with key trail connections and enhanced environmental protections	162-acre park dedicated to County with key trail connections and enhanced environmental protections	162-acre park dedicated to County with key trail connections and enhanced environmental protections
Projected \$41 million net fiscal positive (19 years)	Projected \$170 million net fiscal positive (19 years) + regional roads	Projected \$170 million net fiscal positive (19 years) + regional roads	Projected \$170 million net fiscal positive (19 years) + regional roads