

KINCORA - ZMAP 2008-0021
CAPITAL FACILITIES CONTRIBUTIONS

	<u>WITH A CDA</u>	<u>WITHOUT A CDA - NEW SCENARIO</u>
KINCORA CAPITAL FACILITIES IMPACT (\$23,758 x 1300 market rate units)	\$30,885,400	\$30,885,400
KINCORA PROFFERED CAPITAL FACILITY CREDIT	\$31,018,188	\$31,578,534
Fire and Rescue Site (\$650,000 x 5 acres)	\$ 3,250,000	\$ 3,250,000
Grading of Fire and Rescue Site	\$ 602,725	\$ 602,725
Internal Trails	\$ 935,484	\$ 935,484
15,180 LF within floodplain x \$11.27/LF		
1,124 LF boardwalk within floodplain x \$500/LF		
6,116 LF along Pacific Boulevard x \$27.78/LF		
1,170 LF along Gloucester Parkway x \$27.78/LF		
Northern Trail Connection to Potomac Heritage Trail	\$ 302,187	\$ 302,187
1,037 LF from north of Route 7 Bridge through No. Va. Justice Training Academy to existing terminus of Potomac Heritage Trail @ \$11.27		
365 LF Suspended Path on West Side of Bridge @ \$50 sq ft [10 ft wide]		
120 LF prefab bridge connecting Toll House to Kincora Tail System over Broad Run @ \$900/ft		
Southern Trail Connection to W & OD Trail along Pacific (West Side)	\$ 257,713	\$ 257,713
790 LF 20 ft wide ROW on off-site portion of Pacific @ \$650/acre		
790 LF along Pacific Boulevard over acquired ROW @ \$27.78/ft		
Trail Head Parking Spaces Within Kincora Village (45 Spaces @ \$10K per [@ 3 Locations])	\$ 450,000	\$ 450,000
Gloucester Pkwy Crossing of Broad Run/extension to Loudoun County Parkway (\$31,994,650 x 63% or \$23,758 x 872 market rate units)	\$20,156,630	\$20,716,976
Pacific Blvd Crossing of Broad Run/extension to Russell Branch Parkway (11,019,650 x 43%)	\$ 4,738,450	\$ 4,738,450
Heron Rookery Observation Platform	\$ 25,000	\$ 25,000
Broad Run Toll House Acquisition/Dedication	\$ 300,000	\$ 300,000