

West Henderson Facilities for inclusion in PFNA - Exhibit D

Public Facility	Description	Acreage	Estimated Total Cost	Possible West Henderson PFNA	Commercial 3160 AC	Residential 3310 AC	
Civic Facilities				Total Developable 6470 AC	Per Acre		notes
Central Community Park and Fire Station	Multi-gen type facility with a fire station site. Envisioned as large civic site, about 15 ac facilities and 35 ac park.	50 acres	\$36,625,000	\$36,625,000.00	\$2,105.87	\$7,354.10	3310 acres of residential pays for the recreation and park portion (\$23 M), all acreage share in the cost of City Hall annex and Fire Station (\$13.625M) 5,628,368 RCT or other
Emergency Services and Public Safety							
Police Station	typical PD substation like North Sub.	7.5 acres	\$17,500,000	\$17,500,000.00	\$2,704.79	\$2,704.79	all share
Parks							
Mountain Park***	875 acres, mostly natural	50	\$30,000,000	\$0.00	0.00	\$0.00	future SNPLMA?
Sloan Gateway park***	32 acre park part natural space	32	\$6,000,000	\$0.00	0.00	\$0.00	future SNPLMA?
2- 5 ac neighborhood park		10	\$625,000	\$6,250,000.00	0.00	\$1,397.28	only residential at 74% funded in year 1
7- 10 ac neighborhood park		70	\$600,000	\$42,000,000.00	0.00	\$9,389.73	only residential at 74% funded in year 1
Sports Complex	Baseball/Multi purpose fields	60	\$500,000	\$30,000,000.00	0.00	\$6,706.95	only residential at 74% funded in year 1
	Total's		\$193,750,000.00	\$132,375,000.00	\$4,810.66	\$27,552.85	per acre
			grand total	west Henderson	commercial	residential	

Residential cost per unit = cost per acre * 3310 acres/30,400 units
 With RCT at \$1000 per unit

\$3,000.00	per unit
\$2,000.00	per unit

\$0.75	per sq foot	gross cost
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