

**PROJECT SUMMARY PAGE**

Capital Impacts Model  
Fauquier County, Virginia



**SUMMARY OF PROJECT INPUTS**

|                     |                         |
|---------------------|-------------------------|
| <b>Project Name</b> | Arrington - Base Zoning |
|---------------------|-------------------------|

**Project Location Parameters**

|                                                        |       |
|--------------------------------------------------------|-------|
| <b>Location [Urban or Rural (Countywide for Avg.)]</b> | Urban |
|--------------------------------------------------------|-------|

**School or School Region**

|                             |                 |
|-----------------------------|-----------------|
| <b>Elementary Region</b>    | Central/Eastern |
| <b>Middle School Region</b> | Central/Eastern |
| <b>High School</b>          | Fauquier HS     |

|                       |                 |
|-----------------------|-----------------|
| <b>Library Region</b> | Central/Eastern |
|-----------------------|-----------------|

|                    |         |
|--------------------|---------|
| <b>Park Region</b> | Central |
|--------------------|---------|

|                                       |              |
|---------------------------------------|--------------|
| <b>Fire &amp; Rescue Service Area</b> | 01 Warrenton |
|---------------------------------------|--------------|

|                                      |                 |
|--------------------------------------|-----------------|
| <b>Environmental Services Region</b> | Central/Eastern |
|--------------------------------------|-----------------|

|                                         |          |
|-----------------------------------------|----------|
| <b>Water and Sewer Service District</b> | Bealeton |
|-----------------------------------------|----------|

**Number of Dwelling Units**

|                                        |     |
|----------------------------------------|-----|
| Single Family Detached                 | 217 |
| Single Family Detached: Age Restricted | 0   |
| Single Family Attached                 | 0   |
| Single Family Attached: Age Restricted | 0   |
| Multifamily                            | 0   |
| Mutifamily: Age Restricted             | 0   |

|                             |            |
|-----------------------------|------------|
| <b>TOTAL DWELLING UNITS</b> | <b>217</b> |
|-----------------------------|------------|

**Amount of Nonresidential Square Footage (Gross)**

|                           |   |
|---------------------------|---|
| Retail                    | 0 |
| Office and Other Services | 0 |
| Institutional             | 0 |
| Industrial                | 0 |

|                                            |          |
|--------------------------------------------|----------|
| <b>TOTAL NONRESIDENTIAL SQUARE FOOTAGE</b> | <b>0</b> |
|--------------------------------------------|----------|

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8/4/2023

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|---------------------|-------------------------|--|--|

**CAPITAL COST IMPACTS FOR DEVELOPMENT PROPOSAL**

|                                         | RESIDENTIAL    | NONRESIDENTIAL | TOTAL          |
|-----------------------------------------|----------------|----------------|----------------|
| <b>Housing Units</b>                    | 217.00         |                | <b>217.00</b>  |
| <b>Projected Population</b>             | 570.71         |                | <b>570.71</b>  |
| <i>Projected Students</i>               |                |                |                |
| Projected Elementary School Students    | 83.328         |                | 83.328         |
| Projected Middle School School Students | 38.626         |                | 38.626         |
| Projected High School Students          | 44.702         |                | 44.702         |
| <b>Projected Total Students</b>         | <b>166.656</b> |                | <b>166.656</b> |
| <b>Nonresidential Sq. Ft.</b>           |                | 0              | <b>0</b>       |
| <b>Projected Jobs</b>                   |                | 0              | <b>0</b>       |

| INFRASTRUCTURE CATEGORY          | Total for the Development Proposal |                |                    | CAPACITY TRIGGERED |                |                    |
|----------------------------------|------------------------------------|----------------|--------------------|--------------------|----------------|--------------------|
|                                  | RESIDENTIAL                        | NONRESIDENTIAL | TOTAL              | RESIDENTIAL        | NONRESIDENTIAL | TOTAL              |
| <b>SCHOOLS*</b>                  | \$6,327,453                        | \$0            | <b>\$6,327,453</b> | \$0                | \$0            | <b>\$0</b>         |
| <b>LIBRARIES</b>                 | \$217,440                          | \$0            | <b>\$217,440</b>   | \$217,440          | \$0            | <b>\$217,440</b>   |
| <b>PARKS AND RECREATION*</b>     | \$1,086,914                        | \$0            | <b>\$1,086,914</b> | \$893,421          | \$0            | <b>\$893,421</b>   |
| <b>GEN. GOVT</b>                 | \$137,855                          | \$0            | <b>\$137,855</b>   | \$137,855          | \$0            | <b>\$137,855</b>   |
| <b>SHERIFF*</b>                  | \$99,856                           | \$0            | <b>\$99,856</b>    | \$99,856           | \$0            | <b>\$99,856</b>    |
| <b>COURTS</b>                    | \$47,049                           | \$0            | <b>\$47,049</b>    | \$47,049           | \$0            | <b>\$47,049</b>    |
| <b>FIRE*</b>                     | \$147,802                          | \$0            | <b>\$147,802</b>   | \$0                | \$0            | <b>\$0</b>         |
| <b>ENV. SRVCS.</b>               | \$30,213                           | \$0            | <b>\$30,213</b>    | \$30,213           | \$0            | <b>\$30,213</b>    |
| <b>WATER</b>                     | \$60,723                           | \$0            | <b>\$60,723</b>    | \$60,723           | \$0            | <b>\$60,723</b>    |
| <b>SEWER</b>                     | \$0                                | \$0            | <b>\$0</b>         | \$0                | \$0            | <b>\$0</b>         |
| <b>GRAND TOTAL CAPITAL COSTS</b> | <b>\$8,155,305</b>                 | <b>\$0</b>     | <b>\$8,155,305</b> | <b>\$1,486,557</b> | <b>\$0</b>     | <b>\$1,486,557</b> |
| <b>*CASH PROFFER CATEGORIES</b>  | <b>\$7,662,025</b>                 | <b>\$0</b>     | <b>\$7,662,025</b> | <b>\$993,277</b>   | <b>\$0</b>     | <b>\$993,277</b>   |

\* Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.

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