

DRAFT 9/27/18

Figure 1. Project Summary Scenario Comparison (2020-2040 ONLY)

	Current Land Use Plan	Scenario 1	Scenario 2
Residential Units			
SINGLE-FAMILY DETACHED	1,929	1,779	1,689
SINGLE-FAMILY ATTACHED	1,018	1,391	1,375
MULTIFAMILY	907	658	777
TOTAL UNITS	3,854	3,828	3,840
POPULATION	9,216	9,216	9,216
TOTAL ENROLLMENT	1,296	1,230	1,239
OFFICE SF	413,555	413,555	413,555
RETAIL SF	205,174	205,174	205,174
INDUSTRIAL SF	1,405,951	1,405,951	1,405,951
TOTAL SF	2,024,680	2,024,680	2,024,680
JOBS	2,616	2,616	2,616

Figure 2. Net Fiscal Impact: 20-Year Cumulative Results

20-Year Total Net Fiscal Impact Comp Plan: Isle of Wight County, Virginia, Fiscal Impact Analysis			
Category	SCENARIO		
	Current Land Use Plan	Scenario 1	Scenario 2
<i>Grand Total</i>			
TOTAL REVENUES	\$186,654,704	\$185,687,823	\$183,537,692
TOTAL EXPENDITURES	\$194,419,974	\$188,558,035	\$189,344,182
NET FISCAL IMPACT	(\$7,765,270)	(\$2,870,213)	(\$5,806,491)
20-Year Total Net Fiscal Impact Comp Plan: Isle of Wight County, Virginia, Fiscal Impact Analysis			
Category	SCENARIO		
	Current Land Use Plan	Scenario 1	Scenario 2
<i>Operating</i>			
Operating Revenues	\$186,654,704	\$185,687,823	\$183,537,692
Operating Expenditures	\$138,427,650	\$134,925,591	\$135,410,919
OPERATING NET FISCAL IMPACT	\$48,227,053	\$50,762,232	\$48,126,773
<i>Capital</i>			
Capital Revenues	\$0	\$0	\$0
Capital Expenditures	\$55,992,323	\$53,632,445	\$53,933,264
CAPITAL NET FISCAL IMPACT	(\$55,992,323)	(\$53,632,445)	(\$53,933,264)
GRAND TOTAL NET FISCAL IMPACT	(\$7,765,270)	(\$2,870,213)	(\$5,806,491)

Figure 3. Capital Impact: Cumulative Need and Total Capital Expenditures over 20 Years

20-Year Cumulative Total Capital Needs and Costs Comp Plan: Isle of Wight County, Virginia, Fiscal Impact Analysis														
Category	SCENARIO													
	Current Land Use Plan				Scenario 1				Scenario 2					
	Unit of Measure	Demand	Capacity Needed	Cost (\$000s)*	Unit of Measure	Demand	Capacity Needed	Cost (\$000s)*	Unit of Measure	Demand	Capacity Needed	Cost (\$000s)*		
EDUCATION	Elementary School	Seat	714.5	714.5	\$23,094,091	Seat	675.5	675.5	\$21,834,014	Seat	686.0	686.0	\$22,172,757	
	Middle School	Seat	178.9	178.9	\$4,877,371	Seat	172.4	172.4	\$4,700,009	Seat	171.0	171.0	\$4,660,770	
	High School	Seat	402.6	402.6	\$15,355,026	Seat	381.9	381.9	\$14,566,042	Seat	382.0	382.0	\$14,571,004	
	School Buses	\$			\$1,953,000	\$			\$1,860,000	\$			\$1,860,000	
	School Admin Facilities	\$			\$144,368	\$			\$136,996	\$			\$138,017	
	School Fleet Bus Garage Addition	\$			\$108,276	\$			\$102,747	\$			\$103,513	
GEN GOVT	General Government	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	
	Court Facility	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	
	Capital Maintenance (Growth Share)	\$			\$0	\$			\$0	\$			\$0	
PARKS & REC / CULTURAL	Improved Park Land	Acre	47.4	47.4	\$319,970	Acre	47.4	47.4	\$319,970	Acre	47.4	47.4	\$319,970	
	Improved Park Improvements	Acre	47.4	47.4	\$2,599,758	Acre	47.4	47.4	\$2,599,758	Acre	47.4	47.4	\$2,599,758	
	Recreation Facilities	Sq. Ft.	1,149.3	1,149.3	\$461,050	Sq. Ft.	1,149.3	1,149.3	\$461,050	Sq. Ft.	1,149.3	1,149.3	\$461,050	
	Trails	\$			\$0	\$			\$0	\$			\$0	
	Vehicles/Equipment	Vehicle	n/a	0.0	\$0	Vehicle	n/a	0.0	\$0	Vehicle	n/a	0.0	\$0	
SHERIFF	Sheriff Buildings	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	Sq. Ft.	n/a	0.0	\$0	
	Animal Control	Sq. Ft.	0.0	0.0	\$0	Sq. Ft.	0.0	0.0	\$0	Sq. Ft.	0.0	0.0	\$0	
	Sheriff Vehicles/Equipment	Vehicle	12.3	12.0	\$629,912	Vehicle	12.3	12.0	\$629,912	Vehicle	12.3	12.0	\$629,912	
	E-911 Comm System	\$			\$1,419,822	\$			\$1,419,822	\$			\$1,419,822	
FIRE & RESCUE	Fire Stations & Rescue Stations	Sq. Ft.	16,525.9	1.0	\$1,574,360	Sq. Ft.	16,525.9	1.0	\$1,574,360	Sq. Ft.	16,525.9	1.0	\$1,574,360	
	Fire Apparatus/Equipment	Vehicle		1.0	\$229,654	Vehicle		1.0	\$229,654	Vehicle		1.0	\$229,654	
	Rescue Apparatus/Equipment	Vehicle		1.0	\$98,939	Vehicle		1.0	\$98,939	Vehicle		1.0	\$98,939	
TRANSP.	Transportation Projects	\$			\$2,622,726	\$			\$2,595,171	\$			\$2,589,736	
TOTAL				\$55,488,323	TOTAL				\$53,128,445	TOTAL				\$53,429,264

* Reflects cumulative capital costs from the project over the 20-year projection period, including principal and interest.