

City of Falls Church Fiscal Impact Model Input Data

(please fill in yellow cells that apply and attach any other requested information)

DATE of these numbers:

RESIDENTIAL TYPE:

	Assessable Value of residential unit type	% of residential use	# of units	# of SF
Single Family Detached				
Townhouse - Owner Occupied				
Townhouse - Rental				
Garden Apartments				
Mid-Rise Apartments - studios			35	17,500
Mid-Rise Apartments - 1 bedrooms			153	105,825
Mid-Rise Apartments - 1 bedroom + den			44	37,400
Mid-Rise Apartments - 2 bedrooms			85	99,875
Mid-Rise Apartments - 2 bedrooms + den			15	18,750
Mid-Rise Apartments - 3 bedrooms			0	0
Condominiums - Studio unit				
Condominiums - 1 bedroom unit				
Condominiums - 1 bedroom with den unit				
Condominiums - 2 bedroom unit				
Condominiums - 2 bedroom with den unit				
Condominiums - 3 bedroom unit				
High-Rise Condominiums				
Age-Restricted Housing				
Affordable Housing Units - Studios			9	4,500
Affordable Housing Units - 2-bedrooms			9	18,575
All Other Housing Types (fill in)				
Total GROSS SF of Residential Use				352,800
Total Project % of Residential Use				

NON-RESIDENTIAL TYPE:

	# of SF	% of commercial use	Assessable Value per SF	Sales per SF
Retail 50,000 SF or less (generates sales taxes)	3,400	5%		
Retail 50,001 SF or more (generates sales taxes)				
Retail service (generates low or no sales taxes)				
Office / Inst 50,000 SF or less				
Office / Inst 50,001 SF or more				
Bank with Drive Thru				
Medical-Dental Office				
Theater	5,000	7%		
Supermarket	56,600	81%		
Drug Store				
Big Box Retail				
Quality Restaurant	2,000	3%		
High-Turnover (Sit-down) Restaurant	3,000	4%		
Gym/Health Club				
Hotel (# of rooms)			Average Daily Rate here	Number of rooms here
Extended Stay Hotel (# of Rms.)			Average Daily Rate here	Number of rooms here
Gasoline/Service Station				
Other use (fill in)				
Total GROSS SF of Commercial Use	70,000			
Total Project % Commercial Use	17%			

Total GROSS Project SF = 422,800

Efficiency % for Residential:
 Avg. gross SF of residential units:
 Avg. net SF of residential units:

Please also attach info on:
 Unit type per bedroom/bathroom/den count
 Square ft. of each unit type
 Projected rent for each unit type

See attached in Sheet 2
 See attached in Sheet 2
 \$2.85/SF

of Beds
 Assisted Living: 0

Project Name:

City Staff Use Only:
 Net Fiscal Impact Result:
 \$