

**CITY OF FALLS CHURCH, VIRGINIA - COST/REVENUE IMPACT MODEL
NEW DEVELOPMENT - APPLICANT DATA INPUT SHEET**

NONRESIDENTIAL DEVELOPMENT WORKSHEET (APPLICATION SHEET)

Year => 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

Type of Development*

Phase I		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
100,000 SF or less (Bowling Center)	Enter # of Square Feet for Each Year =>				43,800												
Commercial/Shopping Center 100,000 SF or less (Retail)	Enter # of Square Feet for Each Year =>				28,450												
Office/Institutional 50,001-100,000 SF (Office)	Enter # of Square Feet for Each Year =>				95,470												
Hotel (180 rooms)	Enter # of Square Feet for Each Year =>				140,400												
Commercial/Shopping Center 100,000 SF or less (Bank)	Enter # of Square Feet for Each Year =>				3,580												
Phase II																	
Super Market	Enter # of Square Feet for Each Year =>						58,850										
Commercial/Shopping Center 100,000 SF or less (Retail)	Enter # of Square Feet for Each Year =>						13,450										

NONRESIDENTIAL DEVELOPMENT CHARACTERISTICS

Type of Development*	Average Assessed (Market Sales Price Value/SF)	Average Personal Property Value/SF	Estimated Trips/SF	SF/Employee	Estimated Loss Receipt SF	Estimated Sales/SF
Phase I						
Commercial/Shopping Center 100,000 SF or less (Bowling Center)	\$150					
Commercial/Shopping Center 100,000 SF or less (Retail)	\$225					
Office/Institutional 50,001-100,000 SF (Office)	\$250					
Hotel (180 rooms)	\$535					
Commercial/Shopping Center 100,000 SF or less (Bank)	\$225					
Phase II						
Super Market	\$225					
Commercial/Shopping Center 100,000 SF or less (Retail)	\$225					

NEW DEVELOPMENT PROFILE

(Select all non-residential use types that apply and enter each in Column A - Type of Development)

NON-RESIDENTIAL

Commercial/Shopping Center 100,000 SF or less

Commercial/Shopping Center 100,001-200,000 SF
Commercial/Shopping Center over 200,000 SF

Office/Institutional 50,000 SF or less
Office/Institutional 50,001-100,000 SF

Office/Institutional over 100,000 SF

- Business Campus
- General Light Industrial
- Medical-Small Professional/Dental Office
- Hospital
- Supermarket
- Drug Store
- Big Box Retail
- Gym/Health Club
- Hotel
- Extended Stay Hotel
- Assisted Living
- Other - Types Uses (Direct Enter)

ADDITIONAL INFORMATION FOR HOTELS ONLY!!!

# of Rooms	Average Room Rate	Vacancy Rate
180	\$ 160.00	18%

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NEW DEVELOPMENT - APPLICANT DATA INPUT SHEET**

RESIDENTIAL DEVELOPMENT WORKSHEET (APPLICATION SHEET)

Type of Housing Unit*	Phasing - Unit Delivery												
	Year =>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Phase I													
Active Adult Building													
1BR - 94 units	Enter # of Units for Each Year =>				94								
2BR - 40 units	Enter # of Units for Each Year =>				40								
Phase II													
Mid-Rise Apartments													
1BR - 288 units	Enter # of Units for Each Year =>						288						
2BR - 124 units	Enter # of Units for Each Year =>						124						
Townhouses													
2 level townhouses (5)	Enter # of Units for Each Year =>						5						
3 level townhouses (11)	Enter # of Units for Each Year =>						11						

RESIDENTIAL DEVELOPMENT CHARACTERISTICS

Type of Housing Unit*	Average Assessed (Market Sales Price) Value/Unit	Average Personal Property Value/Unit	Estimated # Trips/Unit	Est. # Persons per Household	Est. # One Bedrm Units	Est. # Two Bedrm Units	Est. # Three Bedrm Units
Phase I							
Active Adult Building							
1BR - 94 units	\$350,000						
2BR - 40 units	\$475,000						
Phase II							
Mid-Rise Apartments							
1BR - 288 units	\$288,750						
2BR - 124 units	\$385,000						
Townhouses							
2 level townhouses (5)	\$470,000						
3 level townhouses (11)	\$720,000						

NEW DEVELOPMENT PROFILE:

(Select all residential types that apply and enter enter each in Column A - Type of Housing Unit)

RESIDENTIAL:

- Single-Family Detached
- Townhouse - Owner Occupied
- Townhouse - Rental
- Mid-Rise Apartments
- Garden Apartments
- Condominiums
- High-Rise Condominiums
- Age-Restricted Housing
- Other - Types of Housing (Direct Enter)

2019 2020 2021 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
