

APPENDIX B DATA TABLES AND SPREADSHEETS FOR FISCAL ANALYSIS MODEL

TABLE I-A DESCRIPTION OF PLAN ALTERNATIVES									
	Alternative 1 (Current Patterns)			Alternative 2 (Centers and Corridors)			Alternative 3 (Central City)		
	City of Spokane	JPA	Proposed Additions to the UGA	City of Spokane	JPA	Proposed Additions to the UGA	City of Spokane	JPA	Proposed Additions to the UGA
Housing Units									
a. Single-Family Units	12,604	8,405	7,325	10,354	6,199	4,825	11,391	6,202	4,840
b. Multifamily Units	6,179	2,251	668	12,330	1,413	268	10,368	1,407	274
c. Total Units	18,783	10,656	7,993	22,684	7,612	5,093	21,759	7,609	5,114
Population									
a. SF	31,510	21,013	18,313	25,885	15,498	12,063	28,478	15,505	12,100
b. MF-Downtown	600	N/A	N/A	2,400	N/A	N/A	4,800	N/A	N/A
c. MF- Other	9,086	3,602	1,069	16,528	2,261	429	10,189	2,251	438
d. Total Population	41,196	24,614	19,381	44,813	17,758	12,491	43,466	17,756	12,538
Employees									
a. Industrial	6,246	1,315	687	6,156	1,433	659	6,156	1,433	659
b. Retail	7,536	183	376	7,563	167	341	7,563	167	341
c. Office	5,537	91	298	5,618	77	279	5,618	77	279
d. Hotel/Motel	996	168	89	996	168	89	996	168	89
e. Total Employees	20,315	1,757	1,450	20,333	1,845	1,368	20,333	1,845	1,368

TABLE I-B DEVELOPMENT ASSUMPTIONS			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
City of Spokane			
a. Single-Family Residential (unit #s)	12,604	10,354	11,391
b. Multifamily Residential (unit #s)	6,179	12,330	10,368
c. Hotel/Motel (room #s)	996	996	996
d. Industrial Space-800 sq. ft per employee (1,000s)	4,997	4,925	4,925
e. Retail Space-500 sq. ft. per employee (1,000s)	3,768	3,782	3,782
f. Office Space-350 square feet per employee (1,000s)	1,938	1,966	1,966
Joint Planning Areas			
a. Single-Family Residential (unit #s)	8,405	6,199	6,202
b. Multifamily Residential (room #s)	2,251	1,413	1,407
c. Hotel/Motel (room #s)	168	168	168
d. Industrial Space-800 sq. ft per employee (1,000s)	1,052	1,146	1,146
e. Retail Space-500 sq. ft. per employee (1,000s)	92	84	84
f. Office Space-350 square feet per employee (1,000s)	32	27	27
Proposed Additions to the UGA			
a. Single-Family Residential (unit #s)	7,325	4,825	4,840
b. Multifamily Residential (unit #s)	668	268	274
c. Hotel/Motel (room #s)	89	89	89
d. Industrial Space-800 sq. ft per employee (1,000s)	550	527	527
e. Retail Space-500 sq. ft. per employee (1,000s)	188	171	171
f. Office Space-350 square feet per employee (1,000s)	104	98	98
Total Development Per Alternative			
a. Single-Family Residential	28,334	21,378	22,433
b. Multifamily Residential	9,098	14,011	12,049
c. Hotel/Motel	1,253	1,253	1,253
d. Industrial Space	6,598	6,598	6,598
e. Retail Space	4,048	4,036	4,036
f. Office Space	2,074	2,091	2,091

TABLE I-C CONSTRUCTION COSTS BY TYPE OF LAND USE (\$1,000S)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
City of Spokane			
a. Single-Family Residential (\$60,000 per unit)	\$756,240	\$621,240	\$683,460
b. Multifamily Residential (\$30,000 per unit)	\$185,370	\$369,900	\$311,040
c. Hotel/Motel (\$48,750 per room)	\$48,555	\$48,555	\$48,555
d. Industrial Space (\$58.65 per square foot)	\$293,062	\$288,840	\$288,840
e. Retail Space (\$55 per square foot)	\$207,240	\$207,983	\$207,983
f. Office Space (\$62.89 per square foot)	\$121,878	\$123,661	\$123,661
Total Construction Costs (\$1,000s)	\$1,612,345	\$1,660,178	\$1,663,538
Joint Planning Areas			
a. Single-Family Residential (\$60,000 per unit)	\$504,300	\$371,940	\$372,120
b. Multifamily Residential (\$30,000 per unit)	\$67,530	\$42,390	\$42,210
c. Hotel/Motel (\$48,750 per room)	\$8,190	\$8,190	\$8,190
d. Industrial Space (\$58.65 per square foot)	\$61,700	\$67,236	\$67,236
e. Retail Space (\$55 per square foot)	\$5,033	\$4,593	\$4,593
f. Office Space (\$62.89 per square foot)	\$2,003	\$1,695	\$1,695
Total Construction Costs (\$1,000s)	\$648,755	\$496,044	\$496,044
Proposed Additions to the UGA			
a. Single-Family Residential (\$60,000 per unit)	\$439,500	\$289,500	\$290,400
b. Multifamily Residential (\$30,000 per unit)	\$20,040	\$8,040	\$8,220
c. Hotel/Motel (\$48,750 per room)	\$4,339	\$4,339	\$4,339
d. Industrial Space (\$58.65 per square foot)	\$32,234	\$30,920	\$30,920
e. Retail Space (\$55 per square foot)	\$10,340	\$9,378	\$9,378
f. Office Space (\$62.89 per square foot)	\$6,559	\$6,141	\$6,141
Total Construction Costs (\$1,000s)	\$513,012	\$348,318	\$349,398
Total Construction Costs Per Alternative			
a. Single-Family Residential (\$60,000 per unit)	\$1,700,040	\$1,282,680	\$1,345,980
b. Multifamily Residential (\$30,000 per unit)	\$272,940	\$420,330	\$361,470
c. Hotel/Motel (\$48,750 per room)	\$61,084	\$61,084	\$61,084
d. Industrial Space (\$58.65 per square foot)	\$386,996	\$386,996	\$386,996
e. Retail Space (\$55 per square foot)	\$222,613	\$221,953	\$221,953
f. Office Space (\$62.89 per square foot)	\$130,440	\$131,497	\$131,497
Total Construction Costs (\$1,000s)	\$2,774,113	\$2,504,539	\$2,508,979

TABLE I-D ASSESSED VALUE BY TYPE OF LAND USE (\$1,000S)			
	Alternative 1 (Current Patterns/ No Action)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
City of Spokane			
a. Single-Family Residential (\$90,000 per unit)	\$1,134,360	\$931,860	\$1,025,190
b. Multifamily Residential (\$40,000 per unit)	\$247,160	\$493,200	\$414,720
c. Hotel/Motel (\$65,000 per room)	\$64,740	\$64,740	\$64,740
d. Industrial Space (\$78.03 per square foot)	\$389,900	\$384,282	\$384,282
e. Retail Space (\$70 per square foot)	\$263,760	\$264,705	\$264,705
f. Office Space (\$83.64 per square foot)	\$162,090	\$164,461	\$164,461
g. Total Increase in Assessed Value (\$1,000s)	\$2,262,010	\$2,303,248	\$2,318,098
Joint Planning Areas			
a. Single-Family Residential (\$120,000 per unit)	\$1,008,600	\$743,880	\$744,240
b. Multifamily Residential (\$45,000 per unit)	\$101,295	\$63,585	\$63,315
c. Hotel/Motel (\$65,000 per room)	\$10,920	\$10,920	\$10,920
d. Industrial Space (\$85 per square foot)	\$89,420	\$97,444	\$97,444
e. Retail Space (\$100 per square foot)	\$9,150	\$8,350	\$8,350
f. Office Space (\$62.89 per square foot)	\$2,003	\$1,695	\$1,695
g. Total Increase in Assessed Value (\$1,000s)	\$1,221,388	\$925,874	\$925,964
Proposed Additions to the UGA			
a. Single-Family Residential (\$120,000 per unit)	\$879,000	\$579,000	\$580,800
b. Multifamily Residential (\$45,000 per unit)	\$30,060	\$12,060	\$12,330
c. Hotel/Motel (\$65,000 per room)	\$5,785	\$5,785	\$5,785
d. Industrial Space (\$85 per square foot)	\$46,716	\$44,812	\$44,812
e. Retail Space (\$100 per square foot)	\$18,800	\$17,050	\$17,050
f. Office Space (\$62.89 per square foot)	\$6,559	\$6,141	\$6,141
g. Total Increase in Assessed Value (\$1,000s)	\$986,920	\$664,848	\$666,918
Total Assessed Value Per Alternative			
a. Single-Family Residential	\$3,021,960	\$2,254,740	\$2,350,230
b. Multifamily Residential	\$378,515	\$568,845	\$490,365
c. Hotel/Motel	\$81,445	\$81,445	\$81,445
d. Industrial Space	\$526,036	\$526,538	\$526,538
e. Retail Space	\$291,710	\$290,105	\$290,105
f. Office Space	\$170,653	\$172,297	\$172,297
g. Total Increase in Assessed Value (\$1,000s)	\$4,470,319	\$3,893,971	\$3,910,981

TABLE II-1A ONE-TIME CONSTRUCTION PERIOD REVENUE (CITY OF SPOKANE)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Construction Costs (\$1,000s)			
a. Total Construction Cost	\$1,612,345	\$1,660,178	\$1,663,538
b. Sales Tax Rate (2000)	0.0084	0.0084	0.0084
c. Construction Tax Revenue	\$13,544	\$13,945	\$13,974
Permit Fee Revenues			
1. Building Permits			
a. Residential Permits (SF and MF)	12,851	10,847	11,806
b. Commercial Permits	363	361	361
c. Total Number of Building Permits	13,214	11,208	12,167
2. Total Building Permit Fee (\$1,000s)			
a. Single-Family	\$6,421	\$5,275	\$5,803
b. Multifamily	\$5,759	\$11,492	\$9,663
c. Downtown Hotel	\$124	\$124	\$124
d. Regular Hotel	\$0	\$0	\$0
e. Industrial	\$984	\$970	\$970
f. Retail	\$584	\$586	\$586
g. Office	\$400	\$406	\$406
h. Total Building Permit Fee (\$1,000s)	\$14,271	\$18,852	\$17,551
3. Plan Review Fee			
Total Plan Review Fee (\$1,000s)	\$5,103	\$8,825	\$7,636
4. Mechanical, Plumbing, and Electrical Fee			
a. Number of Permits (3 x building permits)	39,642	33,625	36,501
b. Minimum Fee	\$35	\$35	\$35
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$1,387	\$1,177	\$1,278
5. Processing Fees			
a. Processing Fee Per Permit	\$25	\$25	\$25
b. Total Processing Fee (\$1,000s)	\$330	\$280	\$304
6. Total Fee Revenue			
a. Total Building Permit Fee (\$1,000s)	\$14,271	\$18,852	\$17,551
b. Total Plan Review Fee (\$1,000s)	\$5,103	\$8,825	\$7,636
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$1,387	\$1,177	\$1,278
d. Total Processing Fee (\$1,000s)	\$330	\$280	\$304
e. Total Permit Fee Revenues (\$1,000s)	\$21,092	\$29,134	\$26,769
Total One-Time Construction Period Revenue	\$34,636	\$43,079	\$40,743
Real Estate Excise Tax (.0025 x Total Assessed Value)	\$5,655	\$5,758	\$5,795

TABLE II-1B ONE-TIME CONSTRUCTION PERIOD REVENUE (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Construction Costs (\$1,000s)			
a. Total Construction Cost	\$648,755	\$496,044	\$496,044
b. Sales Tax Rate (2000)	0.0084	0.0084	0.0084
c. Construction Tax Revenue	\$5,450	\$4,167	\$4,167
Permit Fee Revenues			
1. Building Permits			
a. Residential Permits (SF and MF)	8,495	6,256	6,258
b. Commercial Permits	49	52	52
c. Total Number of Building Permits	8,544	6,307	6,310
2. Total Building Permit Fee (\$1,000s)			
a. Single-Family	\$4,282	\$3,158	\$3,160
b. Multifamily	\$2,098	\$1,317	\$1,311
c. Downtown Hotel	\$0	\$1	\$2
d. Regular Hotel	\$21	\$21	\$21
e. Industrial	\$207	\$226	\$226
f. Retail	\$14	\$13	\$13
g. Office	\$7	\$6	\$6
h. Total Building Permit Fee (\$1,000s)	\$6,629	\$4,741	\$4,738
3. Plan Review Fee			
Total Plan Review Fee (\$1,000s)	\$1,525	\$1,029	\$1,026
4. Mechanical, Plumbing, and Electrical Fee			
a. Number of Permits (3 x Number of Building Permits)	25,631	18,922	18,931
b. Minimum Fee	\$35	\$35	\$35
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$897	\$662	\$663
5. Processing Fees			
a. Processing Fee Per Permit	\$25	\$25	\$25
b. Total Processing Fee (\$1,000s)	\$214	\$158	\$158
6. Total Fee Revenue			
a. Total Building Permit Fee (\$1,000s)	\$6,629	\$4,741	\$4,738
b. Total Plan Review Fee (\$1,000s)	\$1,525	\$1,029	\$1,026
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$897	\$662	\$663
d. Total Processing Fee (\$1,000s)	\$210	\$158	\$158
e. Total Permit Fee Revenues (\$1,000s)	\$9,262	\$6,590	\$6,584
Total One-Time Construction Period Revenue	\$14,711	\$10,757	\$10,751
Real Estate Excise Tax (.0025 x Total Assessed Value)	\$3,053	\$2,315	\$2,315

**TABLE II-1C ONE-TIME CONSTRUCTION PERIOD REVENUE
(PROPOSED ADDITIONS TO THE CITY'S UGA)**

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Construction Costs (\$1,000s)			
a. Total Construction Cost	\$513,012	\$348,321	\$349,398
b. Sales Tax Rate (2000)	0.0084	0.0084	0.0084
c. Construction Tax Revenue	\$4,309	\$2,926	\$2,935
Permit Fee Revenues			
1. Building Permits			
a. Residential Permits (SF and MF)	7,352	4,836	4,851
b. Commercial Permits	32	30	30
c. Total Number of Building Permits	7,383	4,866	4,881
2. Total Building Permit Fee (\$1,000s)			
a. Single-Family	\$3,732	\$2,458	\$2,466
b. Multifamily	\$623	\$250	\$255
c. Downtown Hotel	\$0	\$1	\$2
d. Regular Hotel	\$11	\$11	\$11
e. Industrial	\$108	\$104	\$104
f. Retail	\$29	\$26	\$26
g. Office	\$22	\$20	\$20
h. Total Building Permit Fee (\$1,000s)	\$4,524	\$2,870	\$2,885
3. Plan Review Fee			
Total Plan Review Fee (\$1,000s)	\$515	\$268	\$272
4. Mechanical, Plumbing, and Electrical Fee			
a. Number of Permits (3 x Number of Building Permits)	22,150	14,598	14,643
b. Minimum Fee	\$35	\$35	\$35
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$775	\$511	\$513
5. Processing Fees			
a. Processing Fee Per Permit	\$25	\$25	\$25
b. Total Processing Fee (\$1,000s)	\$185	\$122	\$1,313
6. Total Fee Revenue			
a. Total Building Permit Fee (\$1,000s)	\$4,524	\$2,870	\$2,885
b. Total Plan Review Fee (\$1,000s)	\$515	\$268	\$272
c. Total Mechanical, Plumbing, and Electrical Fee (\$1,000s)	\$775	\$511	\$513
d. Total Processing Fee (\$1,000s)	\$185	\$122	\$1,313
e. Total Permit Fee Revenues (\$1,000s)	\$5,999	\$3,771	\$4,983
Total One-Time Construction Period Revenue	\$10,309	\$6,697	\$7,918
Real Estate Excise Tax (.0025 x Total Assessed Value)	\$2,467	\$1,662	\$1,667

TABLE II-2A ESTIMATED ANNUAL REVENUE (CITY OF SPOKANE)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Annual Sales Tax Revenue			
a. Retail	\$828,244	\$831,212	\$831,212
b. Office	\$55,259	\$56,068	\$56,068
c. Industrial	\$53,572	\$52,800	\$52,800
d. Total Annual Sales Revenue	\$937,075	\$940,079	\$940,079
e. Total Annual Sales Tax Revenue (.0084 sales tax)	\$7,871	\$7,897	\$7,897
Real and Personal Property Tax			
1. Real Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$2,262,010	\$2,303,248	\$2,318,098
2. Personal Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$113,101	\$115,162	\$115,905
3. Total Real and Personal Taxes			
a. Total Real and Personal Tax Base	\$2,375,111	\$2,418,411	\$2,434,003
b. Regular Property Tax Levy Rate	\$3.4036	\$3.4036	\$3.4036
c. Total Property Tax Revenues	\$8,084	\$8,231	\$8,284
Utility Tax Revenue			
1. Utility Tax Payments by Type of Land Use (\$1,000s)			
a. Single-Family (2,400 per unit)	\$30,250	\$24,850	\$27,338
b. Multifamily (\$1,800 per unit)	\$11,122	\$22,194	\$18,662
c. Retail (\$3 per square foot)	\$11,304	\$11,345	\$11,345
d. Office (\$4 per square foot)	\$7,752	\$7,865	\$7,865
e. Industrial (\$2 per square foot)	\$9,994	\$9,850	\$9,850
2. Utility Tax Rate	0.11	0.11	0.11
3. Total Utility Tax Revenue	\$7,746	\$8,371	\$8,257
Intergovernmental Revenue			
1. Per Capita Intergovernmental Revenue	\$17	\$17	\$17
2. Estimated Increase in Population	41,196	44,813	43,466
3. Total Intergovernmental Revenue (\$1,000s of dollars)	\$700	\$762	\$739
Park User Fee Revenue			
1. Per Capita Park User Fee Revenue	\$12	\$12	\$12
2. Estimated Increase in Population	41,196	44,813	43,466
3. Total Park User Fee Revenue (\$1,000s)	\$494	\$538	\$522

TABLE II-2B ESTIMATED ANNUAL REVENUE (CITY OF SPOKANE)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Admissions Tax Revenue			
1. Per Capita Admissions Revenue (2000)	\$5	\$5	\$5
2. Estimated Increase in Population	41,196	44,813	43,466
3. Total Admissions Tax Revenue (1,000s)	\$206	\$224	\$217
Business Tax and Licenses			
1. Number of Employees (Office, Retail, Industrial, Hotel)	20,315	20,333	20,333
2. Average Tax Per Employee	\$31	\$31	\$31
3. Total Business Tax and Licenses (\$1,000s)	\$630	\$630	\$630
Miscellaneous Revenue			
1. Total Primary Revenue	\$25,732	\$26,653	\$26,546
2. Percentage of Total Primary Revenue	0.34	0.34	0.34
3. Total Miscellaneous Revenue (\$1,000s)	\$8,749	\$9,062	\$9,026
Total Revenue			
1. Total Annual Sales Tax Revenue (\$1,000s)	\$7,871	\$7,897	\$7,897
2. Total Property Tax Revenue (\$1,000s)	\$8,084	\$8,231	\$8,284
3. Total Utility Tax Revenue (\$1,000s)	\$7,746	\$8,371	\$8,257
4. Total Intergovernmental Revenue (\$1,000s)	\$700	\$762	\$739
5. Total Park User Fee Revenue (\$1,000s)	\$494	\$538	\$522
6. Total Admissions Tax Revenue (\$1,000s)	\$206	\$224	\$217
7. Total Business Tax and Licenses (\$1,000s)	\$630	\$630	\$630
8. Total Miscellaneous Revenue (\$1,000s)	\$8,749	\$9,062	\$9,026
9. Total Estimated Annual Revenue (\$1,000s)	\$34,481	\$35,715	\$35,571

TABLE II-2C ESTIMATED ANNUAL REVENUE (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Annual Sales Tax Revenue			
a. Retail	\$20,113	\$18,354	\$18,354
b. Office	\$908	\$768	\$768
c. Industrial	\$11,279	\$12,291	\$12,291
d. Total Annual Sales Revenue	\$32,300	\$31,413	\$31,413
e. Total Annual Sales Tax Revenue	\$271	\$264	\$264
Real and Personal Property Tax			
1. Real Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$1,221,388	\$925,874	\$925,964
2. Personal Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$61,069	\$46,294	\$46,298
3. Total Real and Personal Taxes			
a. Total Real and Personal Tax Base	\$1,282,457	\$972,168	\$972,262
b. Regular Property Tax Levy Rate	\$3.4036	\$3.4036	\$3.4036
c. Total Property Tax Revenues	\$4,365	\$3,309	\$3,309
Utility Tax Revenue			
1. Utility Tax Payments by Type of Land Use (\$1,000s)			
a. Single-Family (2,400 per unit)	\$20,172	\$14,878	\$14,885
b. Multifamily (\$1,800 per unit)	\$5,402	\$2,543	\$2,533
c. Retail (\$3 per square foot)	\$275	\$251	\$251
d. Office (\$4 per square foot)	\$127	\$108	\$108
e. Industrial (\$2 per square foot)	\$2,104	\$2,293	\$2,293
2. Utility Tax Rate	0.11	0.11	0.11
3. Total Utility Tax Revenue (\$1,000s)	\$3,089	\$2,208	\$2,208
Intergovernmental Revenue			
1. Per Capita Intergovernmental Revenue	\$17	\$17	\$17
2. Estimated Increase in Population	24,614	17,758	17,756
3. Total Intergovernmental Revenue (\$1,000s of dollars)	\$418	\$302	\$302
Park User Fee Revenue			
1. Per Capita Park User Fee Revenue	\$12	\$12	\$12
2. Estimated Increase in Population	24,614	17,758	17,756
3. Total Park User Fee Revenue (\$1,000s)	\$295	\$213	\$213

TABLE II-2D ESTIMATED ANNUAL REVENUE (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Admissions Tax Revenue			
1. Per Capita Admissions Revenue (2000)	\$5	\$5	\$5
2. Estimated Increase in Population	24,614	17,758	17,756
3. Total Admissions Tax Revenue (1,000s)	\$123	\$89	\$89
Business Tax and Licenses			
1. Number of Employees (Office, Retail, Industrial, Hotel)	1,757	1,845	1,845
2. Average Tax Per Employee	\$31	\$31	\$31
3. Total Business Tax and Licenses (\$1,000s)	\$54	\$57	\$57
Miscellaneous Revenue			
1. Total Primary Revenue	\$8,616	\$6,442	\$6,442
2. Percentage of Total Primary Revenue	0.34	0.34	0.34
3. Total Miscellaneous Revenue (\$1,000s)	\$2,930	\$2,190	\$2,190
Total Revenue			
1. Total Annual Sales Tax Revenue (\$1,000s)	\$271	\$264	\$264
2. Total Property Tax Revenue (\$1,000s)	\$4,365	\$3,309	\$3,309
3. Total Utility Tax Revenue (\$1,000s)	\$3,089	\$2,208	\$2,208
4. Total Intergovernmental Revenue (\$1,000s)	\$418	\$302	\$302
5. Total Park User Fee Revenue(\$1,000s)	\$295	\$213	\$213
6. Total Admissions Tax Revenue (\$1,000s)	\$123	\$89	\$89
7. Total Business Tax and Licenses (\$1,000s)	\$54	\$57	\$57
8. Total Miscellaneous Revenue (\$1,000s)	\$2,930	\$2,190	\$2,190
9. Total Estimated Annual Revenue (\$1,000s)	\$11,546	\$8,632	\$8,632

TABLE II-2E ESTIMATED ANNUAL REVENUE (PROPOSED ADDITIONS TO THE CITY'S UGA)

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Sales Tax (\$1,000s)			
1. Annual Sales Tax Revenue			
a. Retail	\$41,324	\$37,478	\$37,478
b. Office	\$2,974	\$2,784	\$2,784
c. Industrial	\$5,892	\$5,652	\$5,652
d. Total Annual Sales Revenue	\$50,191	\$45,914	\$45,914
e. Total Annual Sales Tax Revenue	\$422	\$386	\$386
Real and Personal Property Tax			
1. Real Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$986,920	\$664,848	\$666,918
2. Personal Property Tax Base			
a. Increase in Assessed Value (\$1,000s)	\$49,346	\$33,242	\$33,346
3. Total Real and Personal Taxes			
a. Total Real and Personal Tax Base	\$1,036,266	\$698,091	\$700,264
b. Regular Property Tax Levy Rate	\$3.4036	\$3.4036	\$3.4036
c. Total Property Tax Revenues	\$3,527	\$2,376	\$2,383
Utility Tax Revenue			
1. Utility Tax Payments by Type of Land Use (\$1,000s)			
a. Single-Family (2,400 per unit)	\$17,580	\$11,580	\$11,616
b. Multifamily (\$1,800 per unit)	\$1,202	\$482	\$493
c. Retail (\$3 per square foot)	\$564	\$512	\$512
d. Office (\$4 per square foot)	\$417	\$391	\$391
e. Industrial (\$2 per square foot)	\$1,099	\$1,054	\$1,054
2. Utility Tax Rate	0.11	0.11	0.11
3. Total Utility Tax Revenue (\$1,000s)	\$2,295	\$1,542	\$1,547
Intergovernmental Revenue			
1. Per Capita Intergovernmental Revenue	\$17	\$17	\$17
2. Estimated Increase in Population	19,381	12,491	12,538
3. Total Intergovernmental Revenue (\$1,000s of dollars)	\$329	\$212	\$213
Park User Fee Revenue			
1. Per Capita Park User Fee Revenue	\$12	\$12	\$12
2. Estimated Increase in Population	19,381	12,491	12,538
3. Total Park User Fee Revenue (\$1,000s)	\$233	\$150	\$150

TABLE II-2F ESTIMATED ANNUAL REVENUE (PROPOSED ADDITIONS TO THE CITY'S UGA)

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Admissions Tax Revenue			
1. Per Capita Admissions Revenue (2000)	\$5	\$5	\$5
2. Estimated Increase in Population	19,381	12,491	12,538
3. Total Admissions Tax Revenue (1,000s)	\$97	\$62	\$63
Business Tax and Licenses			
1. Number of Employees	1,450	1,368	1,368
2. Average Tax Per Employee	\$31	\$31	\$31
3. Total Business Tax and Licenses (\$1,000s)	\$45	\$42	\$42
Miscellaneous Revenue			
1. Total Primary Revenue	\$6,947	\$4,771	\$4,785
2. Percentage of Total Primary Revenue	0.34	0.34	0.34
3. Total Miscellaneous Revenue (\$1,000s)	\$2,362	\$1,622	\$1,627
Total Revenue			
1. Total Annual Sales Tax Revenue (\$1,000s)	\$422	\$386	\$386
2. Total Property Tax Revenue(\$1,000s)	\$3,527	\$2,376	\$2,383
3. Total Utility Tax Revenue (\$1,000s)	\$2,295	\$1,542	\$1,547
4. Total Intergovernmental Revenue (\$1,000s)	\$329	\$212	\$213
5. Total Park User Fee Revenue (\$1,000s)	\$233	\$150	\$150
6. Total Admissions Tax Revenue (\$1,000s)	\$97	\$62	\$63
7. Total Business Tax and Licenses (\$1,000s)	\$45	\$42	\$42
8. Total Miscellaneous Revenue (\$1,000s)	\$2,362	\$1,622	\$1,627
9. Total Estimated Annual Revenue (\$1,000s)	\$9,310	\$6,393	\$6,412

TABLE III-A ESTIMATED ANNUAL EXPENDITURES (CITY OF SPOKANE)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
ESTIMATED MUNICIPAL EXPENDITURES			
Police Services			
1. Additional Officers Needed			
a. Estimated Increase in Population	41,196	44,813	43,466
b. Number of Additional Officers Needed	112	85	73
2. Cost Per Officer			
a. Number of Additional Officers Needed	112	85	73
b. Cost Per Officer (\$1,000s)	\$112	\$112	\$112
c. Total Police Service Expenditures (\$1,000s)	\$12,544	\$9,520	\$8,176
Criminal Justice (1,000s)			
1. Percentage of Police Expenditures	0.17	0.17	0.17
2. Total Police Service Expenditures	\$12,544	\$9,520	\$8,176
3. Total Criminal Justice Expenditures (\$1,000s)	\$2,132	\$1,618	\$1,390
Fire Suppression and EMS Services			
1. Estimated Increase in Service Calls			
a. Service Calls Per 1,000 Population (1999)	112	112	112
b. Estimated Increase in Population	41,196	44,813	43,466
c. Estimated Increase in Service Calls	4,614	5,019	4,868
2. Additional Uniformed Personnel			
a. Estimated Increase in Service Calls	4,614	5,019	4,868
b. Uniformed Personnel Per Service Call	0.015	0.015	0.015
c. Additional Uniformed Personnel	69	75	73
3. Cost for Uniformed Personnel			
a. Costs Per Uniformed Personnel (\$1,000s)	\$87	\$87	\$87
b. Additional Uniformed Personnel	69	75	73
c. Total Additional Fire Suppression and EMS Expenditures (\$1,000s)	\$6,021	\$6,550	\$6,353
Parks and Recreation Fund			
1. Percentage of General Fund	0.081	0.081	0.081
2. Total Parks and Recreation Fund Expenditures (\$1,000s of Dollars)	\$2,793	\$2,893	\$2,881

TABLE III-B ESTIMATED ANNUAL EXPENDITURES (CITY OF SPOKANE)			
Street Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Street Fund Expenditures (\$1,000s)	\$2,414	\$2,500	\$2,490
Library Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Library Fund Expenditures (\$1,000s)	\$2,414	\$2,500	\$2,490
General Expenditures (\$1,000s)			
1. Total Police, Criminal Justice, Fire Suppression and EMS, Park and Recreation Fund, Street Fund, and Library Fund Expenditures	\$28,318	\$25,581	\$23,780
2. Percentage of Above Government Expenditures	0.40	0.40	0.40
3. Total General Expenditures (\$1,000s)	\$11,327	\$10,233	\$9,512
Summary of Expenditures			
1. Police Service Expenditures (\$1,000s)	\$12,544	\$9,520	\$8,176
2. Criminal Justice (\$1,000s)	\$2,132	\$1,618	\$1,390
3. EMS and Fire Protection Expenditures(\$1,000s)	\$6,021	\$6,550	\$6,353
4. Park and Recreation Fund Expenditures (\$1,000s)	\$2,793	\$2,893	\$2,881
5. Street Fund Expenditures (\$1,000s)	\$2,414	\$2,500	\$2,490
6. Library Fund Expenditures (\$1,000s)	\$2,414	\$2,500	\$2,490
7. General Expenditures (\$1,000s)	\$11,327	\$10,233	\$9,512
8. Total Expenditures (\$1,000s)	\$39,645	\$35,814	\$33,292

TABLE III-C ESTIMATED ANNUAL EXPENDITURES (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
ESTIMATED MUNICIPAL EXPENDITURES			
Police Services			
1. Additional Officers Needed			
a. Estimated Increase in Population	24,614	17,758	17,756
b. Number of Additional Officers Needed	17	8	9
2. Cost Per Officer			
a. Number of Additional Officers Needed	17	8	9
b. Cost Per Officer (\$1,000s)	\$112	\$112	\$112
c. Total Police Service Expenditures (\$1,000s)	\$1,904	\$896	\$1,008
Criminal Justice (1,000s)			
1. Percentage of Police Expenditures	0.17	0.17	0.17
2. Total Police Service Expenditures	\$1,904	\$896	\$1,008
3. Total Criminal Justice Expenditures (\$1,000s)	\$324	\$152	\$171
Fire Suppression and EMS Services			
1. Estimated Increase in Service Calls			
a. Service Calls Per 1,000 Population (1999)	112	112	112
b. Estimated Increase in Population	24,614	17,758	17,756
c. Estimated Increase in Service Calls	2,757	1,989	1,989
2. Additional Uniformed Personnel			
a. Estimated Increase in Service Calls	2,757	1,989	1,989
b. Uniformed Personnel Per Service Call	0.015	0.015	0.015
c. Additional Uniformed Personnel	41	30	30
3. Cost for Uniformed Personnel			
a. Costs Per Uniformed Personnel (\$1,000s)	\$87	\$87	\$87
b. Additional Uniformed Personnel	41	30	30
c. Total Additional Fire Suppression and EMS Expenditures (\$1,000s)	\$3,598	\$2,596	\$2,595
Parks and Recreation Fund			
1. Percentage of General Fund	0.081	0.081	0.081
2. Total Parks and Recreation Fund Expenditures (\$1,000s of Dollars)	\$935	\$699	\$699

TABLE III-D ESTIMATED ANNUAL EXPENDITURES (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Street Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Street Fund Expenditures (\$1,000s)	\$808	\$604	\$604
Library Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Library Fund Expenditures (\$1,000s)	\$808	\$604	\$604
General Expenditures (\$1,000s)			
1. Total Primary Government Expenditures (Police, Criminal Justice, Fire Suppression and EMS, Park and Recreation Fund, Street Fund, and Library Fund Expenditures)	\$8,377	\$5,552	\$5,682
2. Percentage of Primary Government Expenditures	0.40	0.40	0.40
3. Total General Expenditures (\$1,000s)	\$3,351	\$2,220	\$2,273
Summary of Expenditures			
1. Police Service Expenditures (\$1,000s)	\$1,904	\$896	\$1,008
2. Criminal Justice (\$1,000s)	\$324	\$152	\$171
3. EMS and Fire Protection Expenditures (\$1,000s)	\$3,598	\$2,596	\$2,595
4. Park and Recreation Fund Expenditures (\$1,000s)	\$935	\$699	\$699
5. Street Fund Expenditures (\$1,000s)	\$808	\$604	\$604
6. Library Fund Expenditures (\$1,000s)	\$808	\$604	\$604
7. General Expenditures (\$1,000s)	\$3,351	\$2,220	\$2,273
8. Total Expenditures (\$1,000s)	\$11,728	\$7,771	\$7,955

TABLE III-E ESTIMATED ANNUAL EXPENDITURES (PROPOSED ADDITIONS TO THE CITY'S UGA)

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
ESTIMATED MUNICIPAL EXPENDITURES			
Police Services			
1. Additional Officers Needed			
a. Estimated Increase in Population	19,381	12,491	12,538
b. Number of Additional Officers Needed	10	7	9
2. Cost Per Officer			
a. Number of Additional Officers Needed	10	7.0	9
b. Cost Per Officer (\$1,000s)	\$112	\$112	\$112
c. Total Police Service Expenditures (\$1,000s)	\$1,120	\$784	\$1,008
Criminal Justice (1,000s)			
1. Percentage of Police Expenditures	0.17	0.17	0.17
2. Total Police Service Expenditures	\$1,120	\$784	\$1,008
3. Total Criminal Justice Expenditures (\$1,000s)	\$190	\$133	\$171
Fire Suppression and EMS Services			
1. Estimated Increase in Service Calls			
a. Service Calls Per 1,000 Population (1999)	112	112	112
b. Estimated Increase in Population	19,381	12,491	12,538
c. Estimated Increase in Service Calls	2,171	1,399	1,404
2. Additional Uniformed Personnel			
a. Estimated Increase in Service Calls	2,171	1,399	1,404
b. Uniformed Personnel Per Service Call	0.015	0.015	0.015
c. Additional Uniformed Personnel	33	21	21
3. Cost for Uniformed Personnel			
a. Costs Per Uniformed Personnel (\$1,000s)	\$87	\$87	\$87
b. Additional Uniformed Personnel	33	21	21
c. Total Additional Fire Suppression and EMS Expenditures (\$1,000s)	\$2,833	\$1,653	\$2,262
Parks and Recreation Fund			
1. Percentage of General Fund	0.081	0.081	0.081
2. Total Parks and Recreation Fund Expenditures (\$1,000s of Dollars)	\$754	\$518	\$519

TABLE III-F ESTIMATED ANNUAL EXPENDITURES (PROPOSED ADDITIONS TO THE CITY'S UGA)

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Street Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Street Fund Expenditures (\$1,000s)	\$652	\$448	\$449
Library Fund (\$1,000s)			
1. Percentage of General Fund	0.07	0.07	0.07
2. Total Library Fund Expenditures (\$1,000s)	\$652	\$448	\$449
General Expenditures (\$1,000s)			
1. Total Primary Government Expenditures (Police, Criminal Justice, Fire Suppression and EMS, Park and Recreation Fund, Street Fund, and Library Fund Expenditures)	\$6,201	\$3,983	\$4,858
2. Percentage of Primary Government Expenditures	0.40	0.40	0.40
3. Total General Expenditures (\$1,000s)	\$3,207	\$2,062	\$2,703
Summary of Expenditures			
1. Police Service Expenditures (\$1,000s)	\$1,120	\$784	\$1,008
2. Criminal Justice (\$1,000s)	\$190	\$133	\$171
3. EMS and Fire Protection Expenditures (\$1,000s)	\$2,833	\$1,653	\$2,262
4. Park and Recreation Fund Expenditures (\$1,000s)	\$754	\$518	\$519
5. Street Fund Expenditures (\$1,000s)	\$652	\$448	\$449
6. Library Fund Expenditures (\$1,000s)	\$652	\$448	\$449
7. General Expenditures (\$1,000s)	\$3,207	\$2,062	\$2,703
8. Total Expenditures (\$1,000s)	\$9,407	\$6,045	\$7,561

TABLE IV-A NET FISCAL SURPLUS AND SPECIAL FUNDS (CITY OF SPOKANE)

	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Summary of Expenditures and Revenues			
1. Revenues (\$1,000s)	\$34,481	\$35,715	\$35,571
2. Expenditures (\$1,000s)	\$39,645	\$35,814	\$33,292
3. Net Fiscal Surplus (\$1,000s)	-\$5,164	-\$99	\$2,279
Special Funds			
1. Hotel/Motel Fund (\$65 per room per day x 2%)	\$473	\$473	\$473
2. Parks and Recreation Fund (User Fees + General Fund Contribution)	\$3,287	\$3,431	\$3,403
3. Street Fund (General Fund Contribution + (1.17 x General Fund contribution))	\$5,238	\$5,425	\$5,403
4. Increase in Debt Capacity (2.25% of Assessed Value)	\$50,895	\$51,823	\$52,157

TABLE IV-B NET FISCAL SURPLUS AND SPECIAL FUNDS (JOINT PLANNING AREAS)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Summary of Expenditures and Revenues			
1. Revenues (\$1,000s)	\$11,546	\$8,632	\$8,632
2. Expenditures (\$1,000s)	\$11,728	\$7,771	\$7,955
3. Net Fiscal Surplus (\$1,000s)	-\$182	\$861	\$677
Special Funds			
1. Hotel/Motel Fund (\$65 per room per day x 2%)	\$80	\$80	\$80
2. Parks and Recreation Fund (User Fees + General Fund Contribution)	\$1,231	\$912	\$912
3. Street Fund (General Fund Contribution + (1.17 x General Fund contribution))	\$1,754	\$1,311	\$1,311
4. Increase in Debt Capacity (2.25% of Assessed Value)	\$27,481	\$20,832	\$20,834

TABLE IV-C NET FISCAL SURPLUS AND SPECIAL FUNDS(PROPOSED ADDITIONS TO THE CITY'S UGA)			
	Alternative 1 (Current Patterns)	Alternative 2 (Centers and Corridors)	Alternative 3 (Central City)
Summary of Expenditures and Revenues			
1. Revenues(\$1,000s)	\$9,310	\$6,393	\$6,412
2. Expenditures (\$1,000s)	\$9,407	\$6,045	\$7,561
3. Net Fiscal Surplus (\$1,000s)	-\$98	\$348	-\$1,149
Special Funds			
1. Hotel/Motel Fund (\$65 per room per day x 2%)	\$42	\$42	\$42
2. Parks and Recreation Fund (User Fees + General Fund Contribution)	\$987	\$668	\$670
3. Street Fund (General Fund Contribution + (1.17 x General Fund contribution))	\$1,414	\$971	\$974
4. Increase in Debt Capacity (2.25% of Assessed Value)	\$22,206	\$14,959	\$15,006