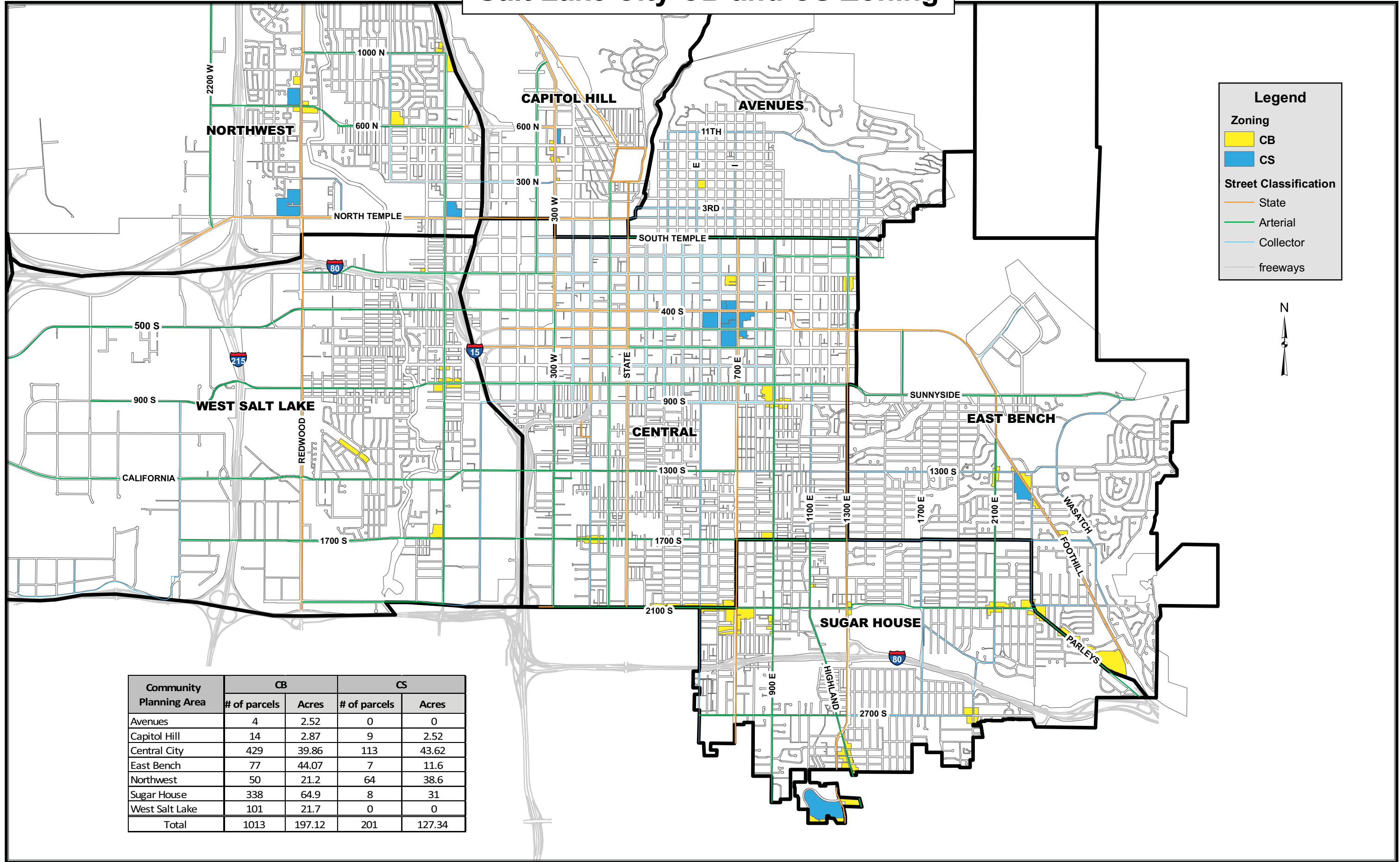


***Attachment F***

Map of CB and CS Zoning Districts

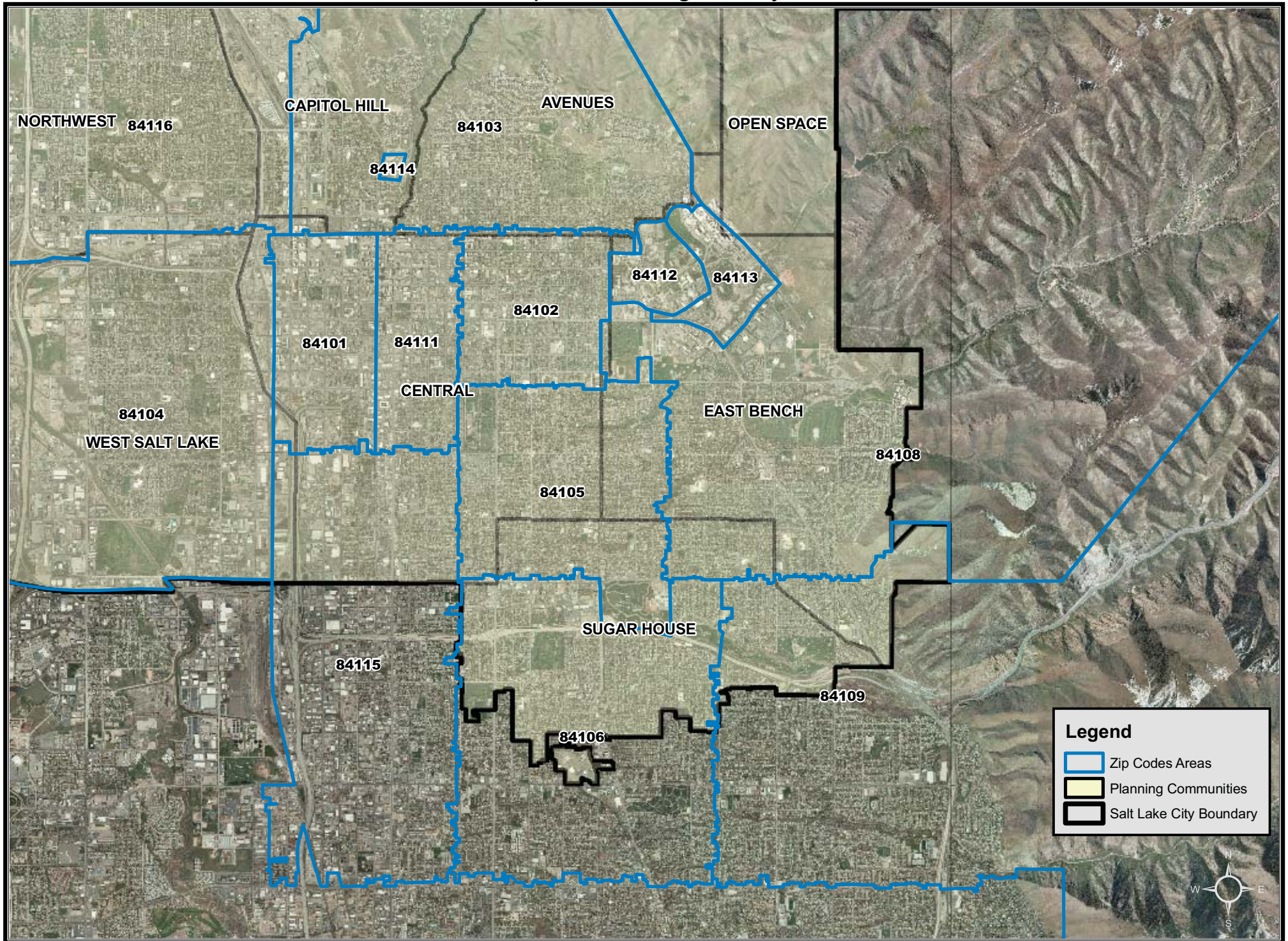
# Salt Lake City CB and CS Zoning



Community Planning Area	CB		CS	
	# of parcels	Acres	# of parcels	Acres
Avenues	4	2.52	0	0
Capitol Hill	14	2.87	9	2.52
Central City	429	39.86	113	43.62
East Bench	77	44.07	7	11.6
Northwest	50	21.2	64	38.6
Sugar House	338	64.9	8	31
West Salt Lake	101	21.7	0	0
<b>Total</b>	<b>1013</b>	<b>197.12</b>	<b>201</b>	<b>127.34</b>

***Attachment G***  
Capture/Leakage Analysis

# Capture/Leakage Study



84108 - County Comparison

FACTOR	VALUE	SOURCE
County Population	898,387	2000 Census
County Per Capita Income	20,190	2000 Census
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales
Bldg & Garden	763,660,042	
Gen Merchandise	2,099,367,050	
Food Stores	1,681,854,431	
Apparel & Access	640,346,951	
Furniture	767,322,917	
Misc.	1,516,248,789	
Trade Area Population	21,239	2000 Census - Zip Code 84108
Trade Area Per Cap Income	32,585	2000 Census - Zip Code 84108
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales (84108)
Bldg & Garden	2,000	
Gen Merchandise	0	
Food Stores	46,570,603	
Apparel & Access	7,962,080	
Furniture	1,250,000	
Misc.	18,280,628	
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income)
		$\$B\$12*(X/ \$B\$2)*(\$B\$13/ \$B\$3)$
		X=County sales by retail category
<b>Bldg &amp; Garden</b>		
Potential Sales	Actual Sales	Capture (Leakage)
29,137,486	2000	(29,135,486)
		99.9% leakage
<b>Gen Merchandise</b>		
Potential Sales	Actual Sales	Capture (Leakage)
80,101,452	0	(80,101,452)
		100% leakage
<b>Food Stores</b>		
Potential Sales	Actual Sales	Capture (Leakage)
64,171,238	46,570,603	(17,600,635)
		27% leakage
<b>Apparel &amp; Access</b>		
Potential Sales	Actual Sales	Capture (Leakage)
24,432,469	7,962,080	(16,470,389)
		67% leakage
<b>Furniture</b>		
Potential Sales	Actual Sales	Capture (Leakage)
29,277,243	1,250,000	(28,027,243)
		96% leakage
<b>Misc.</b>		
Potential Sales	Actual Sales	Capture (Leakage)
57,852,546	18,280,628	(39,571,918)
		68% leakage

**84108, 84112, 84113, 84102, 84105, 84106 - County Comparison**

<b>FACTOR</b>	<b>VALUE</b>	<b>SOURCE</b>
County Population	898,387	2000 Census
County Per Capita Income	20,190	2000 Census
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales
Bldg & Garden	763,660,042	
Gen Merchandise	2,099,367,050	
Food Stores	1,681,854,431	
Apparel & Access	640,346,951	
Furniture	767,322,917	
Misc.	1,516,248,789	
Trade Area Population	95,619	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106
Trade Area Per Cap Income	24,768	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales 84108, 84112, 84113, 84102, 84105, 84106
Bldg & Garden	9,815,764	
Gen Merchandise	41,500,000	
Food Stores	239,015,506	
Apparel & Access	73,925,499	
Furniture	53,863,705	
Misc.	139,576,493	
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income)
		$\$B\$12*(X/\$B\$2)*(\$B\$13/\$B\$3)$
		X=County sales by retail category
<b>Bldg &amp; Garden</b>		
Potential Sales	Actual Sales	Capture (Leakage)
99,709,245	9,815,764	(89,893,481)
		90% leakage
<b>Gen Merchandise</b>		
Potential Sales	Actual Sales	Capture (Leakage)
274,109,278	41,500,000	(232,609,278)
		85% leakage
<b>Food Stores</b>		
Potential Sales	Actual Sales	Capture (Leakage)
219,595,665	239,015,506	19,419,841
		Actual sales exceed potential sales
<b>Apparel &amp; Access</b>		
Potential Sales	Actual Sales	Capture (Leakage)
83,608,552	73,925,499	(9,683,053)
		12% leakage
<b>Furniture</b>		
Potential Sales	Actual Sales	Capture (Leakage)
100,187,497	53,863,705	(46,323,792)
		46% leakage
<b>Misc.</b>		
Potential Sales	Actual Sales	Capture (Leakage)
197,972,937	139,576,493	(58,396,444)
		29% leakage

**84108, 84112, 84113, 84102, 84105, 84106, 84109 - County Comparison**

<b>FACTOR</b>	<b>VALUE</b>	<b>SOURCE</b>
County Population	898,387	2000 Census
County Per Capita Income	20,190	2000 Census
County Sales (Retail Categories)		Utah State Tax Commission - 2009 Salt Lake County Taxable Sales
Bldg & Garden	763,660,042	
Gen Merchandise	2,099,367,050	
Food Stores	1,681,854,431	
Apparel & Access	640,346,951	
Furniture	767,322,917	
Misc.	1,516,248,789	
Trade Area Population	119,648	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106, 84109
Trade Area Per Cap Income	25,066	2000 Census - Zip Code 84108, 84112, 84113, 84102, 84105, 84106, 84109
Trade Area Sales		Utah State Tax Commission - 2009 Zip Code Level Sales 84108, 84112, 84113, 84102, 84105, 84106, 84109
Bldg & Garden	10,615,764	
Gen Merchandise	41,520,000	
Food Stores	315,966,401	
Apparel & Access	76,141,637	
Furniture	55,599,228	
Misc.	203,797,106	
	Potential Sales Formula	(Trade Area Population) X (County Sales/County Pop) X (Trade Area per Capita Income/County per Capita Income) $\$B\$12*(X/\$B\$2)*(\$B\$13/\$B\$3)$ X=County sales by retail category
<b>Bldg &amp; Garden</b>		
Potential Sales	Actual Sales	Capture (Leakage)
126,267,263	10,615,764	(115,651,499)
		92% leakage
<b>Gen Merchandise</b>		
Potential Sales	Actual Sales	Capture (Leakage)
347,119,553	41,520,000	(305,599,553)
		88% leakage
<b>Food Stores</b>		
Potential Sales	Actual Sales	Capture (Leakage)
278,085,987	315,966,401	37,880,414
		Actual sales exceed potential sales
<b>Apparel &amp; Access</b>		
Potential Sales	Actual Sales	Capture (Leakage)
105,878,078	76,141,637	(29,736,441)
		28% leakage
<b>Furniture</b>		
Potential Sales	Actual Sales	Capture (Leakage)
126,872,901	55,599,228	(71,273,673)
		56% leakage
<b>Misc.</b>		
Potential Sales	Actual Sales	Capture (Leakage)
250,703,945	203,797,106	(46,906,839)
		19% leakage