

Updates to Employment – Space Conversion Factors & SIC (NAICS) – Land Use Conversion

Cooperative Forecasting and Data Subcommittee

December 9, 2014

Employment –Space Conversion Factors

- Also known as Employment Density Factors

Ratios used to convert rentable building area to an estimate of employees in a building

- Square feet per employee
- Employees per 1,000 sq. ft.
- Employees per unit
 - Employees per hotel room, Employees per gas station, etc.

- Current committee documents

[Round 7.0 Jurisdictional Forecasting Methodologies, MWCOG, 2006](#)

(posted to subcommittee documents on March 2, 2010)

[Employment Density Study, Summary Report, for the Southern California Association of Governments, 2001](#)

(posted to subcommittee documents on October 6, 2009)

Square Feet per Employee

Building Type	Alexandria	Arlington	Fairfax County	Loudoun	Prince William	Montgomery	Prince George's	SCAG mean	SCAG median		
Office	286	250	300		300		250				
Urban/high density						385			225	311	300
Suburban/low density						455			250	288	466
Medical									400		
Government Office				250					261	627	
Other Institutional				500							
Hospitals			650	300				210			
Veterinary Hospitals				400							
Retail	500	450	400		450	400	400	344	585		
Fast Food Restaurant				909						50	
Restaurants - not fast food				150						150	
Hotels				1,300		1,300				1,152	1,804
Indoor Recreation Facilities				500							
Regional Retail										857	1,023
Industrial		650	450		800	450		439 / 814	924 / 1,225		
Heavy Industrial				500							
Light Industrial or Warehouse				833							
Auto Repair				400							
R & D / Flex Space				350						350	344
Other		650	400	840		500	425				

Employees per Unit

Building Type	Alexandria	Arlington	Fairfax County
Hotel (per room)	0.6	1	
Gas Station / Carwash			10
House of Worship			5