

Montgomery County – Round 7.0

Estimating Number of Employees in a Building

Park and Planning uses the following square feet per employee ratios to estimate the employment capacity of non-residential buildings.

50	fast food restaurants	400	office - medical
150	restaurants - not fast food	400	retail
210	hospitals	450	auto repair
225	office - down county	450	industrial or warehouse (not mini-warehouses)
250	office - remainder of county	500	other
350	R & D or flex space	1300	hotels

Information on office vacancy is obtained from the CoStar Group. The amount of vacant office space is tabulated by traffic analysis zone. The amount of vacant space is converted to potential employment capacity using the office factors above. The employment capacity of vacant office space is then subtracted from the office employment estimate for the current year and added to the office pipeline as a source for potential new jobs.

Fairfax County – Round 7.0

**Attachment II
Non-residential Employment Factors**

Land Use Code	Description	GFA sq ft/Employee
	Group Quarters	
71	Rooming and boarding houses	500
75	Religious quarters	500
76	Nursing homes	500
79	Other group quarters NEC (except military and correctional)	500
81	Motel without restaurant and/or other commercial amenities	1300
82	Motel with restaurant and/or other commercial amenities	1300
83	Hotel without restaurant and/or other commercial amenities	1300
84	Hotel with restaurant and/or other commercial amenities	1300
85	Tourist home	1300
89	Other Transient Lodging, NEC	1300
	Industrial Production	
111	Planned industrial park	450
112	Industrial conglomeration	450
121	Durable manufacturing	450
126	Durable manufacturing (where in a condominium devl.)	450
127	Durable manufacturing (where in a cluster devl.)	450
131	Nondurable manufacturing	450
135	Printing and publishing	450

136	Nondurable manufacturing (where in a condo devl.)	450
137	Nondurable manufacturing (where in a cluster devl.)	450
140	Research and testing, where not in office building or office park	350
146	Research and testing (where in condo devl.)	350
147	Research and testing (where in cluster devl.)	350
160	Contract construction	450
166	Contract construction (where in condo devl.)	450
167	Contract construction (where in cluster devl.)	450
190	Other industrial NEC	450
	Transportation, Communication and Utilities (Non-office)	
214	Motor freight transportation	450
215	Street and highway right-of-way	450
216	Auto parking	0
218	Marine terminals	0
219	Other transportation NEC	450
231	Telephone and telegraph	450
232	Radio and television	450
239	Other communications, NEC	450
211	Railroad	450
212	Rail rapid transit	450
213	Bus	450
217	Air	450
221	Utilities, Electric	450
222	Utilities, Gas	450
223	Utilities, Water	450
224	Utilities, Sewage	450
225	Utilities, Solid waste disposal	450
226	Pipeline rights-of-way and pressure control stations, NEC	450
229	Other Utilities	450
	Warehousing and Wholesale (Business Oriented Activity)	
150	Wholesale, warehousing and storage	450
151	Mini-warehouses	450
156	Wholesale, warehousing and storage (where in a condo devl.)	450
157	Wholesale, warehousing and storage (where in a cluster devl.)	450
	Retail Trade	
311	Neighborhood shopping center	400
312	Specialty shopping center	400
313	Community shopping center	400
314	Regional shopping center	400
315	Super regional shopping center	400
316	Promotional shopping center	400
317	Town shopping center	400
318	Condo shopping center	400
320	Building materials, hardware, farm equipment	400
331	Department stores	400
332	Discount stores	400
333	Variety or junior department stores	400
334	Apparel and accessories	400

335	Furniture, house furnishings	400
336	Drug stores	400
337	Condo retail	400
341	Supermarket	400
342	Supermarket plus general merchandise	400
343	Convenience grocery	400
349	Other food NEC (including fruit, meat, fish, etc.)	400
351	Restaurant with alcohol includes a wide range of buildings with a high ratio	150
352	Restaurant without alcohol typified by a high ratio of seats to the building	150
353	Carry-out Kitchen distinguishing characteristic is that there are not seats	150
354	Carry-out with seating generally a fast food operation where the food is partially ready before	150
359	Other eating and drinking NEC	150
361	Motor vehicle sales (new and used)	400
362	Gasoline and service station	10 EMP
363	Gasoline sale only	10 EMP
364	Gasoline sales and car wash	10 EMP
365	Service station out of operation, but not yet converted to another use.	400
369	Other automotive, marine, aircraft, and accessories NEC	400
390	Other retail NEC	400
520	Personal services	400
530	Motor vehicle repair when provided separately from motor vehicle sales deal	400
540	Other repair services	400
550	Veterinary hospitals	400
590	Other consumer and business service land uses NEC	400
821	Private recreation facilities INDOOR	500
Office Buildings and Selected Services		
410	Office Park	300
421	General low rise office	300
422	Medical and/or dental low rise office	300
425	Condominium office (general, low rise)	300
426	Condominium office (medical and/or dental, low rise)	300
427	Cluster office (general, low rise)	300
428	Cluster office (medical and/or dental, low rise)	300
429	Converted residential office (ex-dwellings which have been totally converted)	300
431	General medium or high rise office	300
432	Medical and/or dental medium or high rise office	300
433	Government leased medium or high rise office	300
435	Condominium office (general, medium or high rise)	300
436	Condominium office (medical and/or dental, medium or high rise)	300
490	Other office NEC	300
510	Finance, insurance, real estate and professional services	300
620	Hospital and health facilities (except nursing homes)	300
Government Services and Institutional (other than office buildings)		
423	Government leased low rise office	250

424	Government owned low rise office	250
434	Government owned medium or high rise office	250
610	Cemeteries	0
630	Post offices	500
640	Police Stations	500
650	Fire and rescue stations	500
660	Correctional institutions	500
670	Military institutions	500
680	Welfare and charitable services	500
690	Other public and quasi public service land uses NEC	500
710	Churches, synagogues	5 EMP
720	Civic, social, fraternal, professional, business associations	500
730	Libraries	500
740	Permanent exhibitions	500
751	Nursery schools	500
752	Public elementary, intermediate, secondary, high and special class schools	500
753	Private schools	500
754	College, universities	500
755	Special training schools	500
759	Other educational services NEC	500
760	Places of public assembly	500
Culture and Recreation		
92	Private open space with a planned development or subdivision	0
93	Private open space, not in a planned development or subdivision	0
790	Other cultural and entertainment service and uses NEC	500
811	Private recreation facilities and parks OUTDOOR (except for homeowner association)	500
812	Commercial recreation facilities and parks OUTDOOR open to the public	500
813	Government owned open to public with or without fee OUTDOOR	500
822	Commercial recreation facilities and parks INDOOR open to public	500
823	Government owned open to public with out without fee INDOOR	500
831	Private golf course	500
832	Commercial golf course	500
833	Government owned golf course	500
841	OUTDOOR swimming pools (except homeowners association pools)	500
842	INDOOR swimming pools (except homeowners association pools)	500
850	Boating Marinas	0
851	Condominium Boat slips	0
950	Permanent conservation areas	0
Resource Production		
910	Agriculture activities and related services	0
920	Forestry activities and related services	0
930	Horticultural activities	0
941	Sand and gravel quarrying	0
949	Other resource production and extraction	0

City of Alexandria – Round 7.0

In Alexandria, the conversion of square feet to employment is derived by using the following conversion factors. For each 1,000 gross sq. ft. of office space there will be 3.5 employees, for each 1,000 gross sq. ft. of retail space there will be 2 employees and for each hotel room there will be 0.6 employees. The conversion rates for offices and hotels come from surveys conducted by the City of Alexandria. The retail conversion rate is from the Institute of Transportation Engineers’ trip generation data.

Loudoun County – Round 7.0

Employment projections were based on an analysis that projected commercial, industrial and institutional space based on projects that were under construction or in the pipeline. Employment factors derived by Loudoun County’s Fiscal Impact Committee were used where applicable:

- High Density Office:
2.6 employees per 1,000 SF
- Low Density Office:
2.2 employees per 1,000 SF
- Retail:
1.1 employees per 1,000 SF
- Light Industrial:
1.2 employees per 1,000 SF
- Heavy Industrial:
2.0 employees per 1,000 SF
- Other:
1.19 employees per 1,000 SF

For other projects, such as schools, employment estimates were derived from program capacity projections. Dulles Airport employment estimates were gathered from discussions with Metropolitan Washington Airports Authority (MWAA) regarding employment growth anticipated due to current and projected airport expansion plans. Home-based employment activity was extrapolated from population estimates using current Loudoun County Commissioner of the Revenue information.

Prince William County – Round 7.0

The bottom-up approach for employment also involved the gathering of information on the location and square footage of newly constructed commercial developments from 2000 through 2004. The square footages were then converted to employment using conversion factors specific to the type of industry. The conversion factors are listed in the table below.

Employment Space Conversion Factors	
	Conversion Factor
Industrial	800 sq.ft./employee

Retail	450 sq.ft./employee
Office	300 sq.ft./employee
Other	No standard

These conversion factors were used as general guidelines, but in some cases they may have been customized. For example, a movie complex is assumed to generate fewer employees than your average retail of 1 employee per 450 square feet, because most of the space in a movie theatre is used for seating. Another example would be high tech industrial data centers. Such data centers employ fewer employees than most industrial establishments. Therefore, establishments such as these would have customized conversion factors.

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