

APPENDIX L:
Employment Estimates

Employment Estimating Worksheet

Western Land Area - Employment Estimates

Current Market Alternative (FAR up to .275)									Employment - Current Market		
PARCEL	Gross Area SF ¹	Gross Area (ac.)	Land Use	Coded as: ³	SF/Employee	Building SF at Buildout	2020 SF	2025 SF	Employment 2020	Employment 2025	Employment at Buildout
A	1,213,916	28	Light Industrial/flex	Flex Industrial	600	333,827	166,913	333,827	278	556	556
B	135,979	3	Retail	Retail	667	37,394	18,697	28,046	28	42	56
C	1,657,798	38	Warehouse Distribution	Other	840	455,894	227,947	341,921	271	407	543
D ²	997,084	23	Light Industrial/flex	Flex Industrial	600	274,198	137,099	205,649	228	343	457
E	1,161,094	27	Data Center	Data Center	3704	319,301	159,650	319,301	43	86	86
F	997,150	23	Data Center	Data Center	3704	274,216	137,108	274,216	37	74	74
G	2,185,656	50	Data Center	Data Center	3704	601,055	300,528	450,792	81	122	162
H	2,377,337	55	Data Center	Data Center	3704	653,768	326,884	490,326	88	132	177
I	701,918	16	Substation	--	-	-	-	-	-	-	-
J	3,501,653	80	Data Center	Data Center	3704	962,955	0	240,739	0	65	260
K	1,100,827	25	Warehouse Distribution	Other	840	302,727	0	151,364	0	180	360
L	1,421,739	33	Warehouse Distribution	Other	840	350,000	0	175,000	0	208	417
-	1,010,592	23	Internal Roadway/ROW	--	-	-	-	-	-	-	-
Totals	18,462,743	424				4,565,336	1,474,827	3,011,179	1,056	2,216	3,148

Note: Allowable FAR factors have been reduced to account for lower developable areas on parcels when necessary due to natural resource constraints.

¹ Gross Area SF is the entire parcel minus the ROW of the arterials (approx. 80').

² Parcel D assumes use of 8 acres not currently considered part of the WLA. The area is currently owned by MWAA, being leased.

³ Loudoun County Fiscal Impact Committee, 2015 Fiscal Impact Committee Guidelines, Gross Square Feet per Employee Assumptions, Table B-3, <https://lfportal.loudoun.gov/LFPortalinternet/0/doc/193921/Electronic.aspx>. (accessed 7/19/17)

Medium Density Alternative (FAR up to .4)									Employment - Medium Density		
PARCEL	Gross Area SF ¹	Gross Area (ac.)	Land Use	Coded as: ³	SF/Employee	Building SF at Buildout	2020 SF	2025 SF	Employment 2020	Employment 2025	Employment at Buildout
A	1,213,916	28	Light Industrial/flex	Flex Industrial	600	364,175	182,087	364,175	303	607	607
B	135,979	3	Retail	Retail	667	33,995	16,997	25,496	25	38	51
C	1,657,798	38	Warehouse Distribution	Other	840	663,119	331,560	497,339	395	592	789
D ²	997,084	23	Light Industrial/flex	Flex Industrial	600	299,125	149,563	224,344	249	374	499
E	1,161,094	27	Data Center (2 Story)	Data Center	3704	464,438	232,219	464,438	63	125	125
F	997,150	23	Data Center (2 Story)	Data Center	3704	398,860	199,430	398,860	54	108	108
G	2,185,656	50	Data Center (2 Story)	Data Center	3704	874,262	437,131	655,697	118	177	236
H	2,377,337	55	Data Center (2 Story)	Data Center	3704	950,935	475,467	713,201	128	193	257
I	701,918	16	Substation	--	-	-	-	-	-	-	-
J	3,501,653	80	Data Center (2 Story)	Data Center	3704	1,400,661	0	350,165	0	95	378
K	1,100,827	25	Warehouse Distribution	Other	840	440,331	0	110,083	0	131	524
L	1,421,739	33	Warehouse Distribution	Other	840	400,000	0	100,000	0	119	476
-	1,010,592	23	Internal Roadway/ROW	--	-	-	-	-	-	-	-
Totals	18,462,743	424				6,289,901	2,024,454	3,903,797	1,336	2,558	4,050

Note: Allowable FAR factors have been reduced to account for lower developable areas on parcels when necessary due to natural resource constraints.

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³ Loudoun County Fiscal Impact Committee, 2015 Fiscal Impact Committee Guidelines, Gross Square Feet per Employee Assumptions, Table B-3, <https://lfportal.loudoun.gov/LFPortalinternet/0/doc/193921/Electronic.aspx>. (accessed 7/19/17)

High Density Alternative (FAR up to .6)									Employment - High Density		
PARCEL	Gross Area SF ¹	Gross Area (ac.)	Land Use	Coded as: ³	SF /Employee	Building SF at Buildout	2020 SF	2025 SF	Employment 2020	Employment 2025	Employment at Buildout
A	1,213,916	28	Light Industrial/flex	Flex Industrial	600	485,566	242,783	485,566	405	809	809
B	135,979	3	Retail	Retail	667	33,995	16,997	25,496	25	38	51
C	1,657,798	38	Warehouse Distribution	Other	840	876,975	438,488	657,731	522	783	1,044
D ²	997,084	23	Light Industrial/flex	Flex Industrial	600	452,676	226,338	339,507	377	566	754
E	1,161,094	27	Data Center (2 Story)	Data Center	3704	696,656	348,328	696,656	94	188	188
F	997,150	23	Data Center (2 Story)	Data Center	3704	598,290	299,145	598,290	81	162	162
G	2,185,656	50	Data Center (2 Story)	Data Center	3704	1,311,394	655,697	983,545	177	266	354
H	2,377,337	55	Data Center (2 Story)	Data Center	3704	1,426,402	713,201	1,069,802	193	289	385
I	701,918	16	Substation	--	-	-	-	-			
J	3,501,653	80	Data Center (2 Story)	Data Center	3704	2,100,992	0	525,248	0	142	567
K	1,100,827	25	Warehouse Distribution	Other	840	440,331	0	110,083	0	131	524
L	1,421,739	33	Warehouse Distribution	Other	840	400,000	0	100,000	0	119	476
-	1,010,592	23	Internal Roadway/ROW	--	-	-	-	-			
Totals		424				8,823,277	2,940,977	5,591,925	1,874	3,492	5,315

Note: Allowable FAR factors have been reduced to account for lower developable areas on parcels when necessary due to natural resource constraints.

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*2015 Fiscal Impact Committee Guidelines: Demographic,
Economic, and Fiscal Assumptions and Forecasts, Table B-3*

Loudoun County Board of Supervisors
Fiscal Impact Committee
October 2015

Table B-3.
Gross Square Feet per Employee Assumptions

Year	High Density Office	Low Density Office	Flex/Industrial	Data Center	Retail	Other	Other: Non-Public	Other: Public	Heavy Industrial
2014*	225	241	600	3,704	667	840	840	840	700
2015	225	241	600	3,704	667	840	840	840	700
2016	225	241	600	3,704	667	840	840	840	700
2017	225	241	600	3,704	667	840	840	840	700
2018	225	241	600	3,704	667	840	840	840	700
2019	225	241	600	3,704	667	840	840	840	700
2020	220	235	600	3,704	667	840	840	840	700
2021-2025	220	235	600	3,704	667	840	840	840	700
2026-2030	230	246	600	3,704	667	840	840	840	700
2031-2035	235	251	600	3,704	667	840	840	840	700
2036-2040	235	251	600	3,704	667	840	840	840	700
2041-2045	235	251	600	3,704	667	840	840	840	700

* 2014 estimate

Notes:

- (1) The numbers in this table refer to new buildings (not the total stock of commercial buildings) and therefore reflect anticipated market trends.
- (2) Market data for commercial real estate is frequently given in terms of rentable square feet (RSF). To convert the rentable square feet to gross square feet (GSF), staff suggests a gross-up factor of ten percent and a vacancy factor of 7 percent. This is consistent with the methods used for recent studies performed for Loudoun County by consultants.
- (3) The gross-up factor accounts for parts of the building like major vertical penetrations (such as stairwells, elevators, and major shaft spaces) that are not counted in data that refer to RSF but are part of the total building square feet.
- (4) The vacancy factor accounts for the fact that there is always some turnover in the market for commercial space, where space is left vacant in the time between when one tenant moves out and another moves in. This vacancy rate is associated with a "base vacancy rate" or "background structural vacancy rate" that is typically lower than the actual vacancy rate at a given point in time.

<https://lportal.loudoun.gov/LFPortalinternet/0/doc/193921/Electronic.aspx>. (accessed 7/19/17)