

Appendix 1

DRAFT 4-25-08

Key Building and Demographic Characteristics of Revised Plan Crystal City Concept Plan

	<u>Existing</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2030</u>	<u>2040</u>	<u>2050</u>	<u>Net New</u> <u>2050</u>	<u>Buildout</u>	<u>Net New</u> <u>Buildout</u>	<u>Not Built</u> <u>by 2050</u>
Built Environment											
Total SF	24,737,098	24,737,098	26,224,953	29,852,329	31,973,394	35,266,261	38,297,193	13,560,095	39,792,177	15,055,079	1,494,984
Residential SF	9,339,021	9,339,021	10,114,721	12,205,927	13,432,027	14,613,927	16,134,327	6,795,306	16,890,502	7,551,481	756,175
Residential Units	9,339	9,339	10,115	12,206	13,432	14,614	16,134	6,795	16,891	7,551	756
Residential Units Occupied	8,405	8,405	9,103	10,985	12,089	13,153	14,521	6,116	15,201	7,551	
Office SF	10,797,705	10,797,705	11,376,760	12,921,145	12,303,251	13,812,808	15,254,908	4,457,203	16,073,254	5,275,549	818,346
Hotel SF	3,525,184	3,525,184	3,525,184	3,525,184	4,820,056	5,293,651	5,293,651	1,768,467	5,141,080	1,615,896	-152,571
Hotel Rooms	4,657	4,657	4,657	4,657	6,367	6,993	6,993	2,336	6,791	2,135	-201
Retail SF	847,823	847,823	980,923	980,923	1,229,050	1,371,845	1,440,277	592,454	1,513,311	665,488	73,034
Plinth Circulation SF	140,300	140,300	140,300	140,300	118,430	104,590	104,590	-35,710	104,590	-35,710	0
Service SF	87,065	87,065	87,065	78,850	70,580	69,440	69,440	-17,625	69,440	-17,625	0
Total Office & Residential SF	20,136,726	20,136,726	21,491,481	25,127,072	25,735,278	28,426,735	31,389,235	11,252,509	32,963,756	12,827,030	1,574,521
%Residential	0.46	0.46	0.47	0.49	0.52	0.51	0.51	0.05	0.51	0.05	
%Office	0.54	0.54	0.53	0.51	0.48	0.49	0.49	-0.05	0.49	-0.05	
Demographics											
Residents	13,112	15,129	16,386	19,774	21,760	23,675	26,138	13,026	27,363	14,251	
Office Employees	36,712	36,712	38,681	43,932	41,831	46,964	51,867	15,154	54,649	17,937	
Hotel Employees	1,863	1,863	1,863	1,863	2,547	2,797	2,797	934	2,717	854	
Daily Hotel Visitors	3,968	3,968	3,968	3,968	5,425	5,958	5,958	1,990	5,786	1,818	
Retail Employees	1,017	1,017	1,177	1,177	1,475	1,646	1,728	711	1,816	799	
Daytime Population	42,595	43,200	45,705	51,972	51,107	57,111	62,835	20,240	66,032	23,438	
Nighttime Population	18,011	20,028	21,285	24,673	28,458	31,031	33,494	15,483	34,507	16,496	

Source: AED, PRAT

Assumptions:

- 1000 sf = 1 Residential Unit¹
- 1.8 persons per future Residential Unit¹
- 1.56 persons per existing Residential Unit¹
- 250 sf Office = 1 Office Employee¹
- 757 sf = 1 Hotel Room²
- 1.2 guests per Hotel Room stay²
- 71 % occupancy per Hotel Room²
- 1 Hotel Employee per 2.5 Hotel Rooms¹

1: PRAT, AED
2: AED, ACVS Lodging Research 2006
3: AED

- 90 percent occupancy per Residential SF³
- 85 percent occupancy per Office SF³
- 70 % labor force participation rate¹
- 50 % of hotel employees present during daytime¹