

Brisbane Baylands Development Alternatives

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Comparison of Number of New Jobs Expected per Use

USE	DSP	DSP-Variant	CPP	CPP-Variant	Plan. Comm. Approved	CREBL Alternative
Hotels & Conference	369 Rooms (184 Jobs) [1]	719 Rooms (359 Jobs) [1]	1,990 Rooms (995 Jobs) [1]	1,500 Rooms (750 Jobs) [1]		
Retail & Mixed Use	566,300 SF (566 Jobs) [2]	283,400 SF (283 Jobs) [2]	2,209,500 SF (2,209 Jobs) [2]	2,209,500 SF (2,209 Jobs) [2]	*	173,800 SF (174 jobs) [2]
Research & Development	3,328,300 SF (11,094 Jobs) [3]	2,599,200 SF (8,664 Jobs) [3]	2,007,000 SF (6,690 Jobs) [3]	1,672,200 SF (5,574 Jobs) [3]	*	654,900 SF (2,183 jobs) [3]
Office & Institutional	2,762,000 SF (18,415 Jobs) [4]	2,363,100 SF (15,154 Jobs) [4]	992,700 SF (6,618 Jobs) [4]	992,700 SF (6,618 Jobs) [4]	*	
Entertainment / Civic / Cultural	28,200 SF (28 Jobs) [5]	1,066,500 SF (1,066 Jobs) [5]	1,074,500 SF (1,074 Jobs) [5]	1,074,500 SF (1,074 Jobs) [5]	*	
Existing Industrial	142,500 SF (Jobs No Change [6])	142,500 SF (Jobs No Change [6])	402,500 SF (Jobs No Change [6])	142,500 SF (Jobs No Change [6])	402,500 SF (Jobs No Change [6])	402,500 SF (Jobs No Change [6])
New Industrial			66,600 SF (66 Jobs) [7]	66,600 SF (66 Jobs) [7]		
Existing Resource & Recovery				260,000 SF (Jobs No Change [6])	260,000 SF (Jobs No Change [6])	260,000 SF (Jobs No Change [6])
Expanded / Rebuilt Resource & Recovery				751,000 SF (751 jobs) [8]		751,000 SF (751 jobs) [8]
Utility-Scale Renewable Energy Generation				# Jobs Indeterminate	*	# Jobs Indeterminate
					* Up To 2,200,000 +/- SF Office, R&D, Retail (9,778 Jobs) [9]	
Estimated Total New Jobs Expected for all Uses	30,287	25,526	17,652	17,042	9,778	3,108
Estimated Number of Housing Units Needed to Accommodate All New Employees	20,258 [10]	17,017 [10]	11,768 [10]	11,361 [10]	6519 [10]	2,072 [10]
Number of Housing Units Included in the Proposal	3,950 Units	3,950 Units	0 Units	0 Units	0 Units	0 Units

Rules of Thumb for Rough Numbr of New Jobs Estimates & Jobs per Household

[1] 0.5 Jobs per Room

[2] 1 Job per 1,000 SF

[3] 1 Job per 300 SF

[4] 1 Job per 150 SF **

[5] 1 Job per 1,000 SF

[6] No new jobs for existing facilities

[7] 1 Job per 1,000 SF

[8] 1 Job per 1,000 SF

[9] 1 Job per 225 SF (average between office & R&D uses)

[10] 1.5 jobs per household

** NAIOP Research Foundation, the Commercial Real Estate Development Association

(Office Building = 1 job per 176-151 SF of Office space)

<http://www.naiop.org/en/E-Library/Perspectives/Changes-in-Average-Square-Feet-per-Worker.aspx>

** Building Design + Construction Magazine

(Office Building = 1 job per 150 SF of office space)

<http://www.bdcnetwork.com/corenet-office-space-worker-shrinks-150-sf>