

PROFILE 2013

A Supplemental Factsheet - Updated Residential and Hotel Conversion Factors

MULTIFAMILY RESIDENTIAL UNIT AND HOTEL ROOM CONVERSION FACTORS

As a complimentary piece to Profile 2013, the Planning Division periodically releases supplemental factsheets on highly valued statistical elements and trends. This supplemental factsheet focuses on multifamily residential unit and hotel room Gross Floor Area (GFA) conversion factors.

GFA is defined as the sum of the area of the horizontal surface of several floors of a building measured from the exterior faces of exterior walls. In various planning and zoning processes, a conversion factor is needed to convert between the estimated number of residential units or hotel rooms and/or the estimated residential or hotel GFA of the project. These conversion factors are primarily used in generating estimates of existing and forecasted development.

Using site plan summaries and various county data sources, a list of recent and proposed multifamily residential and hotel projects were generated and analyzed to obtain their residential unit, hotel room counts, and residential or hotel GFAs.

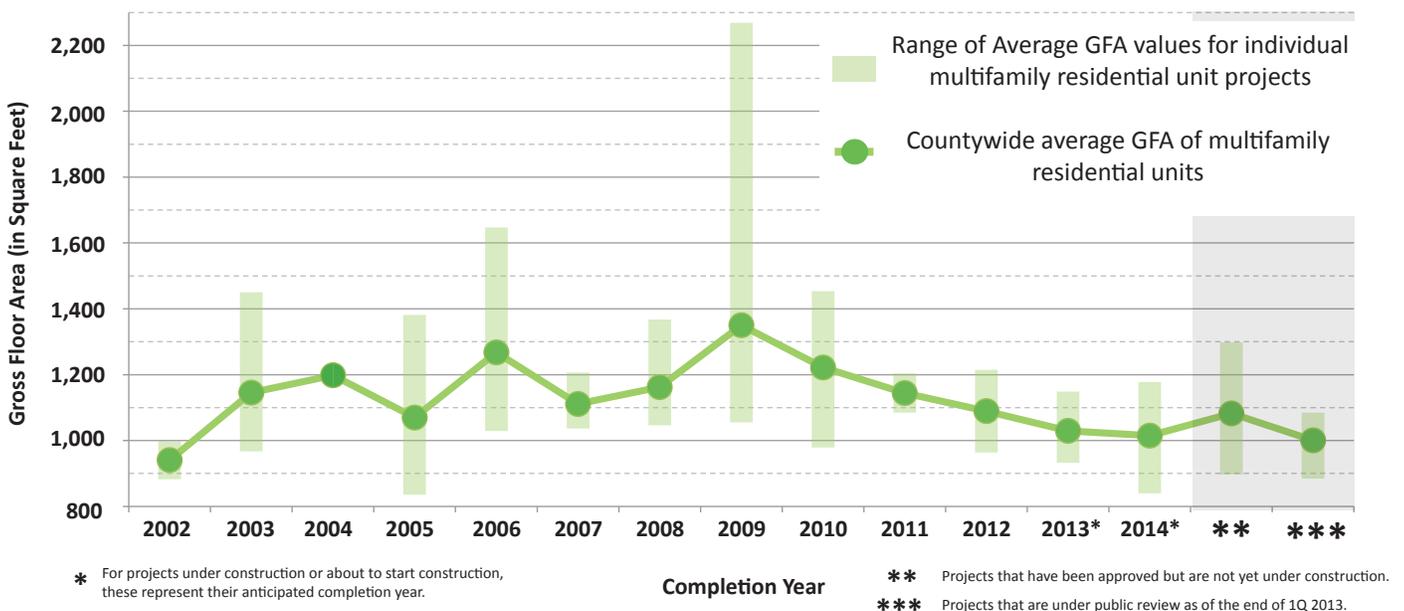
MULTIFAMILY RESIDENTIAL UNITS

A multifamily residential unit to residential GFA conversion factor relies on the countywide average GFA of a multifamily residential unit. For an individual project this can be defined as the total residential GFA divided by the number of residential units. Taking the mean of these individual project averages produces an average GFA of a multifamily residential unit for the sample.

Residential GFA excludes any retail space but includes common building spaces such as hallways, lobbies, and amenity rooms. Figure 1 shows the range of average GFA values of multifamily residential units by completion year for a selected sample of individual multifamily projects. The green dot represents the mean of all the individual project averages for each completion year. Since 2002, the countywide average GFA of multifamily residential units in the sample has averaged slightly more than 1,100 square feet.

Given the bedroom mix, location in the county, and ownership type, the average GFA of multifamily

Figure 1: AVERAGE GROSS FLOOR AREA (GFA) PER MULTIFAMILY RESIDENTIAL UNIT BY PROJECT BY COMPLETION YEAR



Source: Site Plan Summaries, Development Tracking Database, Real Estate Assessments Database, and Administrative Change Database.

residential units has a variable range, with a minimum individual project ratio of 836 SF and a maximum individual project ratio of 2,269 SF. The average ratio peaked in 2009, with the completion of Turnberry Towers, and generally declined between 2009 and 2013.

While the countywide average GFA of multifamily residential units has shown a decline between 2009 and 2012, the trend is not yet consistent enough to modify assumptions. Given currently available data, the Planning Division uses 1,100 SF per unit as a multifamily residential unit conversion factor.

HOTEL ROOM ASSUMPTIONS

A hotel room to hotel GFA conversion factor relies on the average GFA per hotel room. For an individual building this can be defined as the total hotel GFA divided by the number of hotel rooms. For hotel buildings, the hotel GFA excludes any retail space, but includes common building spaces such as hallways, lobbies, amenity spaces, and conference facilities. Hotel Room GFA assumptions are primarily dependent on the hotel type (limited service, full service, or vertical

mixed-use) and the amount of amenity and conference space.

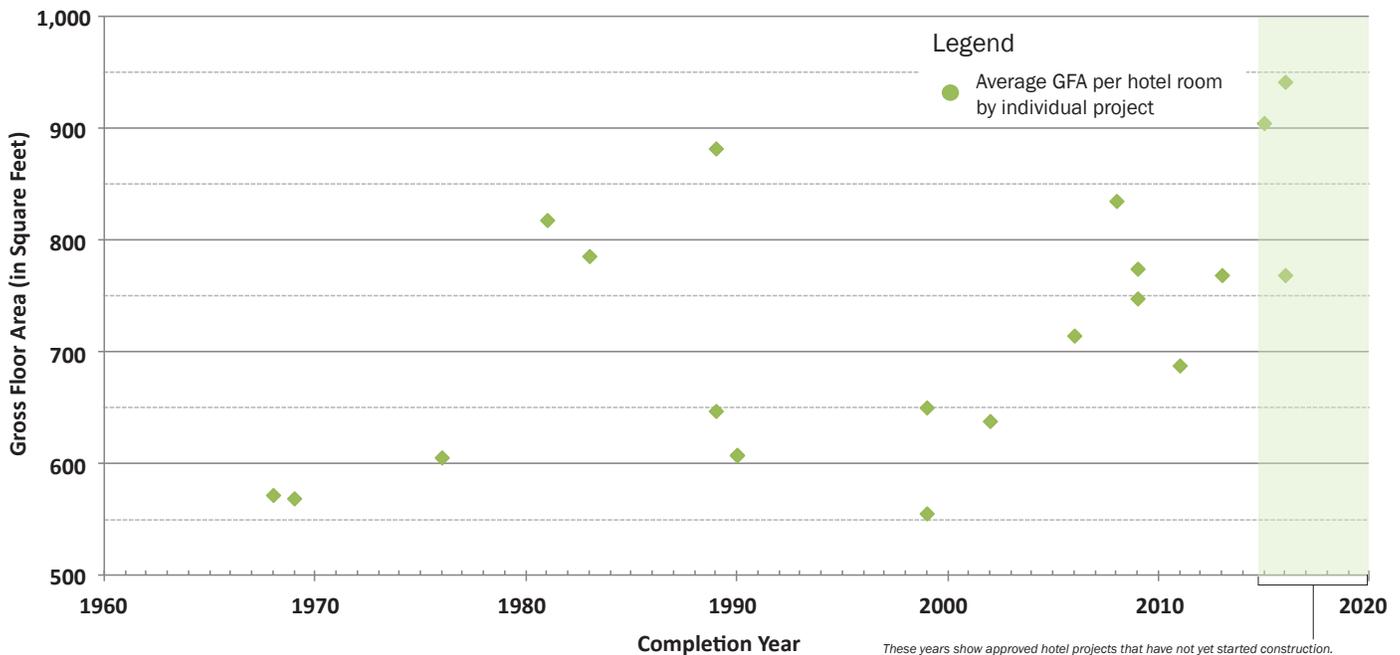
Figure 2 shows the average GFA per hotel room by individual project by completion year for a sample of hotel projects. Since 1968, the average GFA per hotel room by individual project for the sample has averaged over 700 GFA per room. Unit size averages vary due to type, amount of conference space, and whether not the hotel is part of a vertical mixed use project. Given currently available data, the Planning Division uses 725 SF per unit for both the existing estimate and the forecast assumption for hotel room GFA assumptions.

How are these assumptions used?

These assumptions are used in converting residential units and hotel rooms to GFA to conduct use mix estimates in specific subareas of the County and in Arlington's contribution to the MWCOG Cooperative Forecasting process to convert between GFA and units/rooms. They are also used as a starting point for density conversions as part of the Site Plan Process.

Other planning related processes or policies may utilize different residential unit and hotel room GFA assumptions. This includes but is not limited to Policy Guidance for Transfer of Development Rights.

Figure 2: AVERAGE GROSS FLOOR AREA (GFA) PER HOTEL ROOM BY INDIVIDUAL PROJECT BY COMPLETION YEAR



Source: Site Plan Summaries, Development Tracking Database, Real Estate Assessments Database, and Administrative Change Database.

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