

**A P P E N D I X F**

ASSUMPTIONS FOR IMPLAN  
ANALYSIS





## Appendix F: Assumptions for IMPLAN Analysis

### INDUSTRIAL PARK

		<u>Job Density</u>	<u>Estimated # of Jobs</u>	<u>IMPLAN Sector</u>
Office/R&D Space (a)	2,054,000 sqft	300 sqft per job	6,847	
<i>Legal Services</i>			839	367
<i>Accounting and Bookkeeping Services</i>			624	368
<i>Architectural and Engineering Services</i>			1,833	369
<i>Specialized Design Services</i>			119	370
<i>Custom Computer Programming Services</i>			732	371
<i>Computer System Design Services</i>			727	372
<i>Other Computer Related Services</i>			44	373
<i>Management, Scientific, and Consulting Services</i>			681	374
<i>Environmental and Other Technical Consulting Services</i>			616	375
<i>Scientific R&amp;D Services</i>			242	376
<i>Advertising and Related Services</i>			302	377
<i>All Other Misc Professional and Technical Services</i>			88	380
Total			6,847	

### GREEN DEVELOPMENT

		<u>Job Density</u>	<u>Estimated # of Jobs</u>	<u>IMPLAN Sector</u>
Retail	94,530 sqft	350 sqft per job	270	
<i>Food and Beverage Stores (b)</i>			68	324
<i>Food and Drinking Places</i>			68	413
<i>Personal Care Services</i>			68	419
<i>Dry Cleaning/Laundry Services</i>			68	421
Office/R&D Space (a)	458,580 sqft	300 sqft per job	1,529	
<i>Legal Services</i>			187	367
<i>Accounting and Bookkeeping Services</i>			139	368
<i>Architectural and Engineering Services</i>			409	369
<i>Specialized Design Services</i>			27	370
<i>Custom Computer Programming Services</i>			163	371
<i>Computer System Design Services</i>			162	372
<i>Other Computer Related Services</i>			10	373
<i>Management, Scientific, and Consulting Services</i>			152	374
<i>Environmental and Other Technical Consulting Services</i>			138	375
<i>Scientific R&amp;D Services</i>			54	376
<i>Advertising and Related Services</i>			67	377
<i>All Other Misc Professional and Technical Services</i>			20	380
Regional Parklands	13 acres	3 acres per job	4	406
Religious Institutions	21,000 sqft	5,000 sqft per job	4	423
Hotel	300 rooms	0.35 jobs per room	105	411
Plant Nursery	66,000 sqft	5,000 sqft per job	13	6
Total			1,925	

		<u>Average Household Income (c)</u>	<u>Total HH Income</u>	<u>IMPLAN Sector</u>
Housing	340 units	\$90,000 per household	\$30,600,000	12004

### WILDLIFE PARK

		<u>Estimated # of Jobs</u>	<u>IMPLAN Sector</u>
Wildlife Park, including gift shop and restaurant		32	406
Lodging		8	411
Total		40	