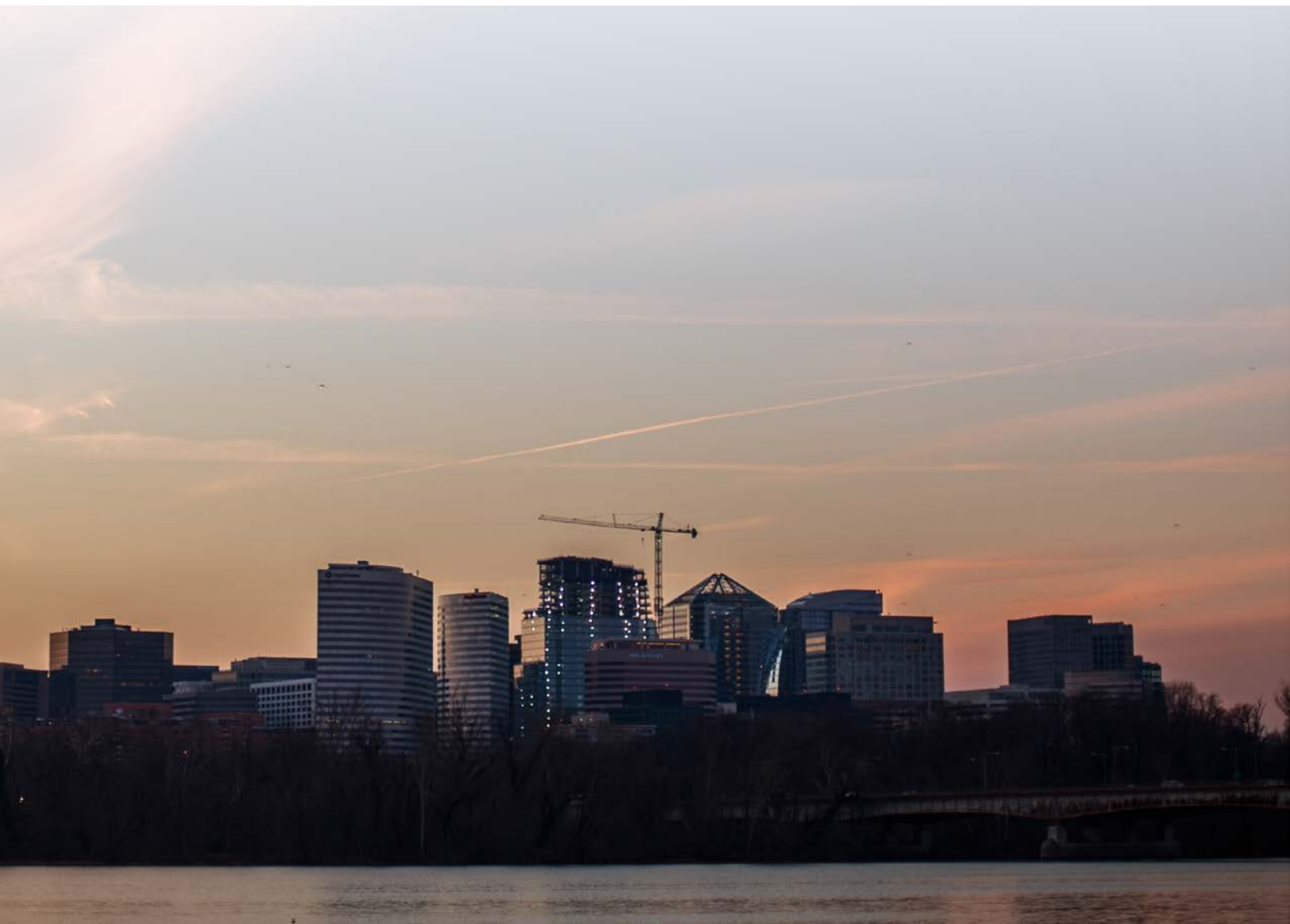


COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in metropolitan Washington

2017 Edition



Metropolitan Washington
Council of Governments

COMMERCIAL CONSTRUCTION INDICATORS 2017

Published on April 2018

ABOUT COG

The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia. COG's membership is comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress.

CREDITS

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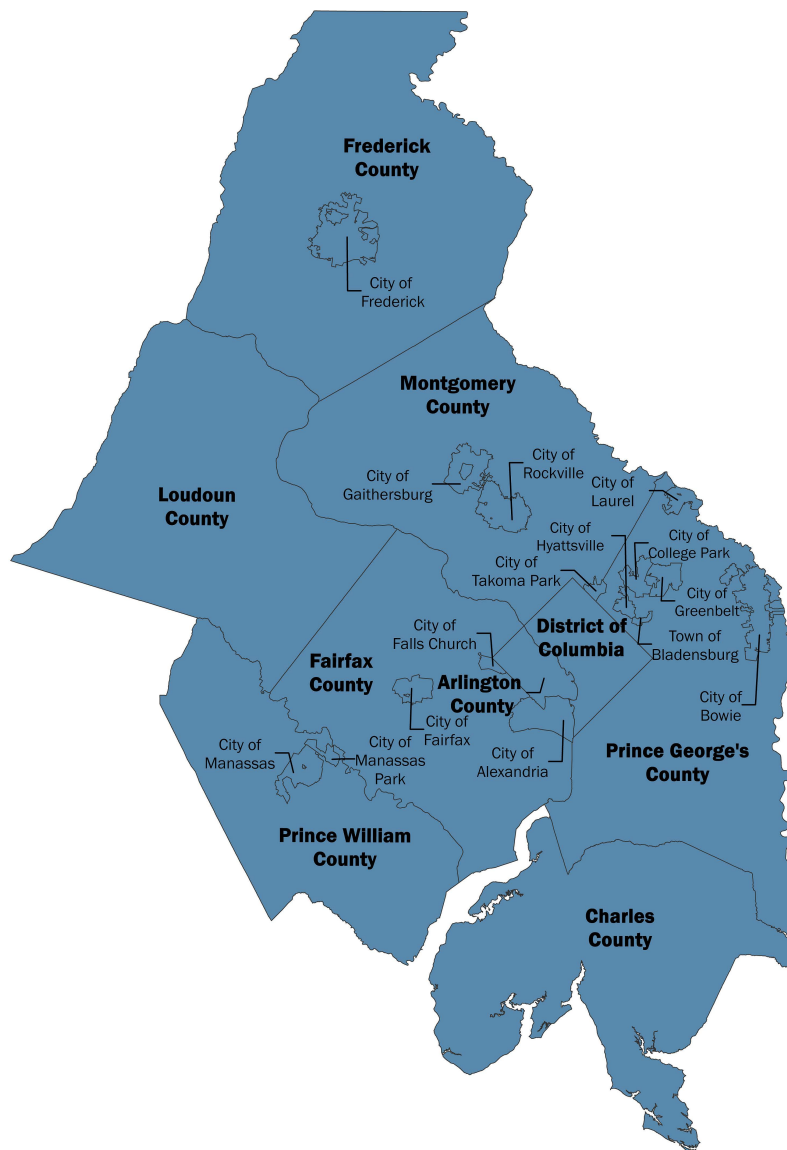
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ABOUT COG'S COMMERCIAL CONSTRUCTION INVENTORY

The Commercial Construction Inventory focuses on “non-residential” projects that have been completed in metropolitan Washington. These include office, retail, industrial, flex, healthcare, religious, educational, utility, and some government properties and other projects that develop employment space, and in many cases, include associated parking structures. The inventory is limited to projects that create new or additional space. Metropolitan Washington Council of Governments (COG) staff compiled this report by analyzing commercial property records from the CoStar subscription database (www.costar.com).

In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, shown below.

Figure 1. COG represents 24 local governments in the multi-state metropolitan Washington region.



Commercial Construction at a Glance

Commercial construction in the metropolitan Washington region declined by seven percent in 2017, as the commercial real estate sector continues a tepid recovery from the recession. Last year, 144 new commercial buildings were erected totaling 12.7 million square feet of space, a decline of almost one million square feet from 2016.

Northern Virginia accounted for more than half of all new construction with 7.9 million square feet of commercial space in 2017. Suburban Maryland and the District of Columbia added 2.5 and 2.3 million square feet respectively.

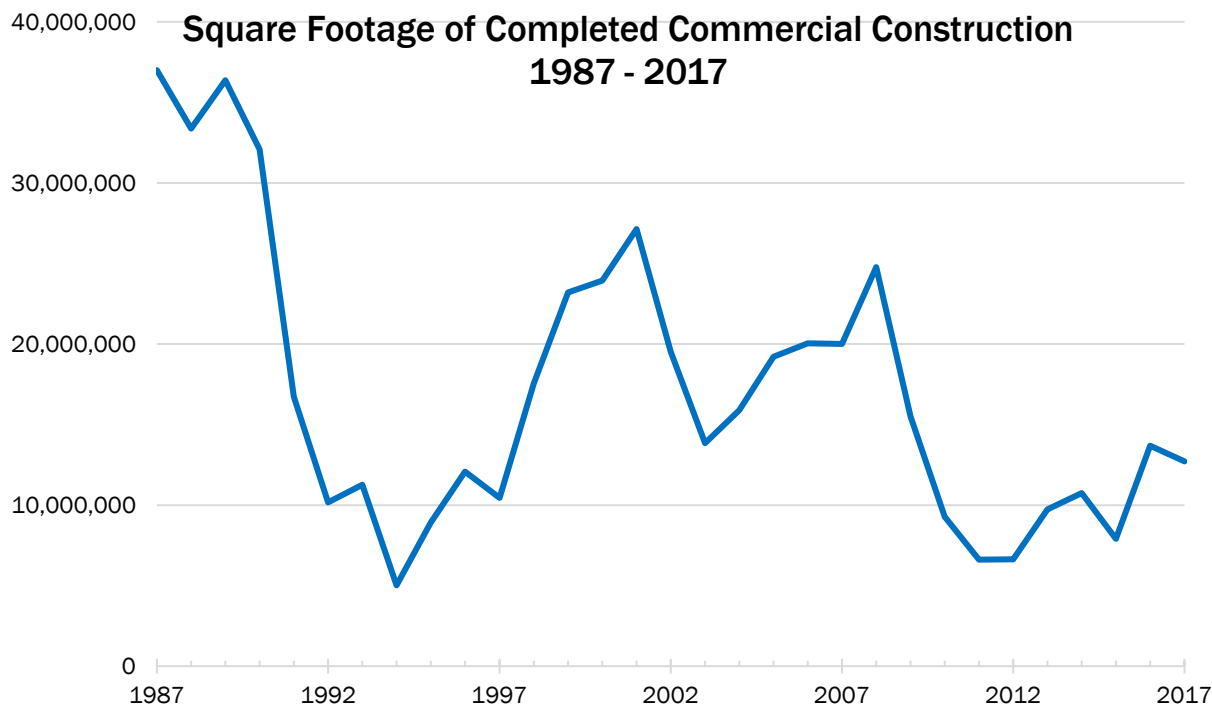
Outer suburban jurisdictions led regional commercial construction with 44 percent of new projects in the metropolitan Washington region. Central jurisdictions built 33 percent of new space while 23 percent of area construction was in the region's inner suburban jurisdictions.

Figure 2. Definition of Jurisdiction Groups

Central Jurisdictions - The District of Columbia, Arlington County, and the City of Alexandria in Virginia
Inner Suburban Jurisdictions - Montgomery and Prince George's Counties, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Hyattsville, Laurel, Rockville and Takoma Park in Maryland, Fairfax County and the Cities of Fairfax and Falls Church in Virginia.
Outer Suburban Jurisdictions - Charles and Frederick Counties and the City of Frederick in Maryland; Loudoun and Prince William Counties, and the Cities of Manassas and Manassas Park in Virginia.

From 2016 to 2017, commercial construction within Activity Centers declined 16 percent. In 2017, 52 percent of all commercial construction occurred within Activity Centers. Historically, between 65 to 75 percent of construction has been in such communities.

Figure 3



Source: CoStar, COG

Thirty buildings representing 38 percent of all regional commercial construction by square feet were sited within a half-mile of a Metrorail station in 2017. Construction in station areas increased 72 percent from 2016.

The office sector held the greatest share of commercial construction in 2017, creating 32 percent of the region's new space. The 4.8 million square feet of office space—83 percent of which was sited within a half-mile of a Metro station—is the most since 2014 but still less than half of the pre-recession peak. Five of the ten largest projects by square feet were office buildings, including the new National Science Foundation's headquarters in a 14-story, 700,000 square foot tower next to the Eisenhower Ave Metro station in Alexandria. The largest project in the region last year was the 2.3 million square foot and 778-megawatt Panda Stonewall natural gas combined-cycle power plant constructed south of Leesburg in Loudoun County. Construction of retail, industrial/flex, health care and hospitality space all declined from 2016; retail construction in 2017 was at its lowest rate since 1957.

The overall regional vacancy rate for commercial space was 10.2 percent at the end of 2017, a slight decline from the previous year; vacancy rates still remain high compared to both current national trends and regional historical trends.

Figure 4. Ten Largest Projects by Rentable Building Area from 2013 to 2016

Project Name	Year	Land Use	Street Address	Jurisdiction	Stories	RBA
Marriott Marquis	2014	Hotel	901 Massachusetts Ave NW, Washington, DC	District of Columbia	14	1,262,000
MGM National Harbor	2016	Hotel Casino	1 National Harbor Blvd, Oxon Hill, MD	Prince George's	24	945,288
Inova Women and Children's Hospital	2016	Hospital	3300 Gallows Rd, Falls Church, VA	Fairfax County	11	660,000
Costco Distribution Center	2016	Industrial (Distribution)	5151 Intercoastal Ct, Monrovia, MD	Frederick	1	600,000
1812 North Moore	2013	Office	1812 N Moore St, Arlington, VA	Arlington County	35	539,552
Tysons Tower	2014	Office	7900 Tysons One Pl, McLean, VA	Fairfax County	22	528,290
NIAID	2014	Office	5601 Fishers Ln, Rockville, MD	Montgomery County	10	490,998
601 Mass Ave	2015	Office	601 Massachusetts Ave NW, Washington, DC	District of Columbia	11	478,883
The Corporate Office Centre @ Tysons II	2016	Office	1775 Tysons Blvd, McLean, VA	Fairfax County	18	476,913
NPR HQ	2013	Office	1111 N Capitol St NE, Washington, DC	District of Columbia	7	450,000

Source: CoStar, COG

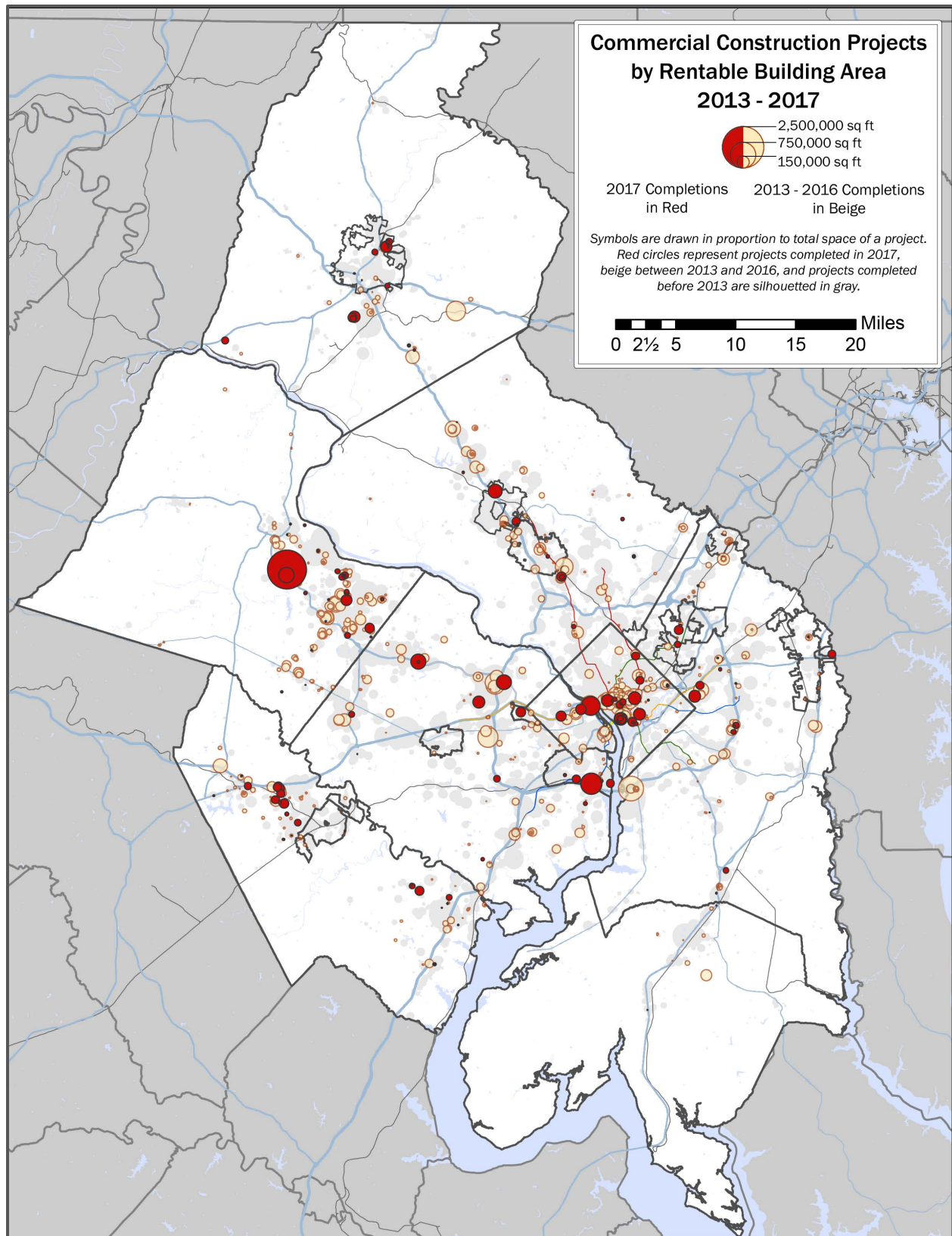
Figure 5. Ten Largest Projects by Rentable Building Area in 2017

Project Name	Land Use	Street Address	Jurisdiction	Stories	RBA*
Stonewall Generating Station	Natural Gas Power Plant	20077 Gant, Leesburg, VA	Loudoun	1	2,280,802
2415 Eisenhower Ave	Office	2415 Eisenhower Ave, Alexandria, VA	Alexandria	14	700,000
CEB Tower at Central Place	Office	1201 Wilson Blvd, Arlington, VA	Arlington	31	552,781
Stonewall Secure Business Park	Utility Sub-Station	Energy Park Dr, Ashburn, VA	Loudoun	1	375,000
1900 Reston Metro Plaza	Office	1900 Reston Metro Plz, Reston, VA	Fairfax County	16	368,413
MITRE 4	Office	7598 Colshire Dr, McLean, VA	Fairfax County	14	340,000
Fed-Ex Distribution Center	Distribution Center	800 N Frederick Ave, Gaithersburg, MD	Montgomery	1	330,000
The Wharf Intercontinental	Hotel	801 Wharf St SW, Washington, DC	District of Columbia	12	249,532
ULine NoMa	Office / Retail Mixed Use	1140 3rd St NE, Washington, DC	District of Columbia	5	244,000
800 Maine at the Wharf	Office	800 Maine Ave SW, Washington, DC	District of Columbia	11	241,450

*The ten largest projects combine to make up 44% of the region's 12.9 million square feet of combined new rentable building area

Source: CoStar, COG

Figure 6



Source: CoStar, COG

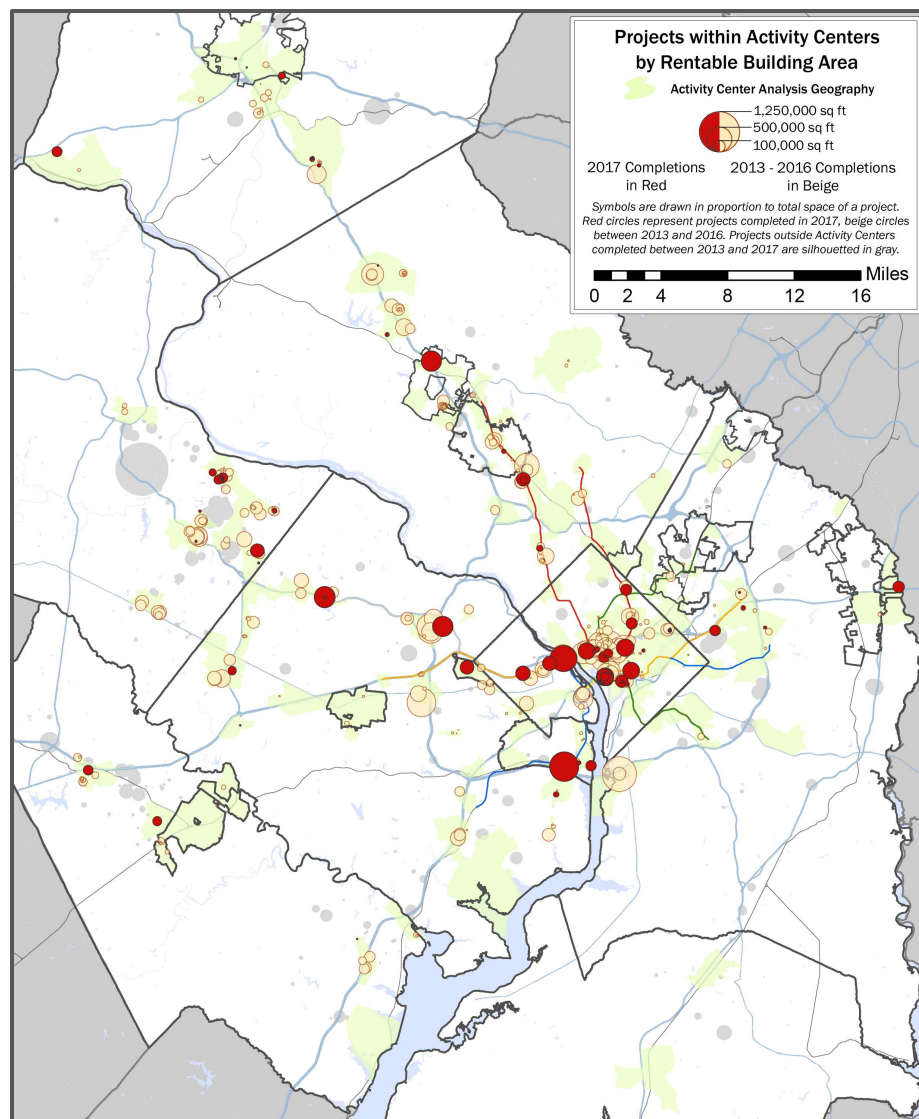
Activity Centers

Activity Centers are locations that will accommodate the majority of the region's future growth. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. In 2013, the COG Board of Directors approved 141 Activity Centers for the region.

From 2013 through 2016, 68 percent of all construction measured by square feet was in Activity Centers; in 2017, the share fell to 52 percent, the lowest for Activity Center neighborhoods since 1976. Much of this decline is attributable to fewer new retail and office buildings in recent years, as Activity Centers are suitable for those land uses. In 2017, 80 percent of new office and retail space was situated in Activity Centers, which is in line with historic averages.

District of Columbia's Monumental Core Activity Center had the most construction in 2017, from six buildings and one million square feet of space. From 2013 to 2016, 17 buildings and 4.1 million square feet were completed in the Downtown DC Activity Center, making it the region's leader.

Figure 7



Source: CoStar, COG

Figure 8 Activity Centers Totals

Activity Center	Built Prior to 2017			2017 Completions			Est. 2017 Year End Vacancy Rate		
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	Office	Retail	Industrial / Flex
Annandale	178	2,610,875	0.2%	0	0	0.0%	13.2%	2.1%	0.0%
Arcola	11	740,394	0.1%	0	0	0.0%	24.0%	0.0%	0.0%
Ashburn	61	3,057,146	0.3%	7	239,568	1.9%	7.1%	1.0%	9.5%
Ashburn Station	72	6,092,714	0.6%	2	12,134	0.1%	14.7%	3.1%	6.2%
Baileys Crossroads-Western Gateway	172	7,154,656	0.7%	0	0	0.0%	36.7%	2.7%	1.7%
Ballston	75	9,675,727	0.9%	1	166,767	1.3%	25.7%	3.5%	0.0%
Beacon-Groveton	41	885,644	0.1%	0	0	0.0%	54.9%	0.3%	0.0%
Beauregard	55	4,550,753	0.4%	0	0	0.0%	34.8%	4.1%	0.0%
Beltway South	106	6,476,011	0.6%	0	0	0.0%	14.3%	3.4%	4.9%
Bethesda	457	12,844,175	1.2%	1	32,000	0.3%	11.8%	4.7%	12.3%
Bowie MARC	1	9,222	0.0%	0	0	0.0%	--	--	--
Bowie Town Center	103	4,369,182	0.4%	1	103,000	0.8%	16.6%	1.4%	10.2%
Braddock Road Metro Area	380	6,691,794	0.6%	0	0	0.0%	9.8%	3.2%	3.0%
Branch Ave	32	1,357,665	0.1%	0	0	0.0%	30.0%	0.4%	0.0%
Brookland	188	2,087,151	0.2%	1	112,000	0.9%	0.5%	3.8%	0.0%
Brunswick	33	280,490	0.0%	1	79,113	0.6%	41.6%	30.7%	0.0%
Capitol Heights-Addison Rd	106	682,420	0.1%	0	0	0.0%	0.0%	6.7%	0.0%
Capitol Hill	271	5,641,139	0.5%	1	234,920	1.8%	9.6%	3.7%	0.0%
Capitol Riverfront	202	3,317,068	0.3%	1	17,000	0.1%	0.9%	3.9%	0.0%
Carlyle-Eisenhower East	100	7,053,692	0.6%	1	700,000	5.5%	19.2%	11.9%	0.8%
Centreville	71	2,262,096	0.2%	1	2,640	0.0%	6.4%	1.3%	--
City of Falls Church	286	4,067,486	0.4%	1	155,000	1.2%	8.2%	2.0%	8.4%
City of Manassas	338	5,901,549	0.5%	0	0	0.0%	6.6%	5.1%	3.9%
City of Manassas Regional Airport	45	1,757,317	0.2%	0	0	0.0%	16.0%	0.0%	1.3%
Clarendon	89	2,456,214	0.2%	0	0	0.0%	21.5%	1.9%	0.0%
Clarksburg	35	1,975,209	0.2%	1	2,304	0.0%	12.4%	0.4%	39.2%
College Park	28	1,832,754	0.2%	0	0	0.0%	5.8%	2.8%	0.0%
Columbia Heights	455	3,388,109	0.3%	0	0	0.0%	6.3%	6.1%	0.0%
Columbia Pike Town Center	52	1,296,774	0.1%	0	0	0.0%	3.6%	4.5%	--
Columbia Pike Village Center	32	243,945	0.0%	0	0	0.0%	2.0%	0.0%	--
Courthouse	83	5,194,051	0.5%	1	175,000	1.4%	11.2%	0.0%	--
Crystal City	101	17,611,721	1.6%	0	0	0.0%	20.5%	2.5%	0.0%
Downtown DC	548	34,688,023	3.2%	3	170,399	1.3%	9.7%	2.7%	0.0%
Downtown Frederick	578	5,039,713	0.5%	1	2,340	0.0%	6.3%	5.9%	14.0%
Dulles East	73	6,477,106	0.6%	0	0	0.0%	11.7%	4.5%	19.5%
Dulles South	341	20,767,151	1.9%	1	60,000	0.5%	15.6%	1.8%	8.7%
Dulles Town Center	155	6,921,644	0.6%	1	19,310	0.2%	20.4%	4.4%	8.2%
Dunn Loring-Merrifield	286	15,939,635	1.4%	0	0	0.0%	14.6%	2.0%	6.6%
Dupont	695	20,282,381	1.8%	0	0	0.0%	7.7%	6.3%	0.0%
East Frederick Rising	174	3,244,721	0.3%	0	0	0.0%	5.4%	2.0%	7.8%
Fairfax Center	130	12,229,754	1.1%	0	0	0.0%	25.4%	1.7%	4.4%
Fairfax City	285	7,276,862	0.7%	0	0	0.0%	12.9%	4.7%	1.4%
Fairfax Innovation Center	48	6,903,088	0.6%	0	0	0.0%	22.6%	0.0%	0.0%
Farragut Square	501	69,796,160	6.3%	2	44,000	0.3%	11.6%	4.1%	--
Fort Belvoir	6	646,352	0.1%	0	0	0.0%	--	--	--
Fort Belvoir North Area	274	9,898,063	0.9%	0	0	0.0%	49.0%	0.0%	10.5%
Fort Detrick	28	604,922	0.1%	0	0	0.0%	1.0%	0.8%	--
Fort Totten	42	1,026,366	0.1%	1	107,000	0.8%	0.0%	18.8%	1.4%
Francis Scott Key Mall	309	9,679,084	0.9%	1	43,000	0.3%	16.5%	2.5%	10.0%
Friendship Heights	193	7,763,200	0.7%	0	0	0.0%	9.7%	3.2%	0.0%
Gainesville	92	3,055,651	0.3%	1	79,999	0.6%	2.0%	2.0%	11.3%
Gaithersburg Central	184	3,653,233	0.3%	0	0	0.0%	10.1%	7.9%	14.5%
Gaithersburg Kentlands	107	3,358,922	0.3%	0	0	0.0%	0.9%	16.1%	0.0%
Gaithersburg Metropolitan Grove	36	2,955,861	0.3%	1	330,000	2.6%	5.5%	0.0%	6.5%
George Mason University	0	0	0.0%	0	0	0.0%	--	--	--
Georgetown	298	3,357,091	0.3%	0	0	0.0%	4.8%	5.7%	--
Germantown	168	7,398,670	0.7%	1	13,225	0.1%	14.6%	1.8%	8.1%
Glenmont	19	755,425	0.1%	0	0	0.0%	--	1.1%	--
Golden Mile	142	3,162,272	0.3%	1	5,600	0.0%	2.4%	24.1%	8.1%
Greenbelt	13	141,700	0.0%	0	0	0.0%	0.0%	0.0%	0.0%
Grosvenor	2	85,338	0.0%	0	0	0.0%	--	0.0%	--
H Street	296	1,946,810	0.2%	1	9,500	0.1%	1.6%	9.5%	1.4%
Herndon	105	9,162,585	0.8%	0	0	0.0%	21.0%	7.4%	14.1%
Huntington-Penn Daw	58	1,245,714	0.1%	1	25,312	0.2%	3.3%	1.0%	--
Hybla Valley-Gum Springs	58	1,630,290	0.1%	0	0	0.0%	48.1%	5.0%	0.0%
Innovation	29	2,185,915	0.2%	1	73,500	0.6%	5.6%	4.6%	7.2%
Jefferson Tech Park	29	439,508	0.0%	0	0	0.0%	0.0%	0.0%	4.1%
Kensington	180	2,104,018	0.2%	0	0	0.0%	7.6%	1.1%	7.9%
King Street-Old Town	493	7,969,846	0.7%	2	115,967	0.9%	12.3%	3.7%	1.5%
Konterra	37	2,605,725	0.2%	0	0	0.0%	10.0%	2.0%	9.7%
La Plata	147	1,868,001	0.2%	0	0	0.0%	4.4%	1.4%	18.5%

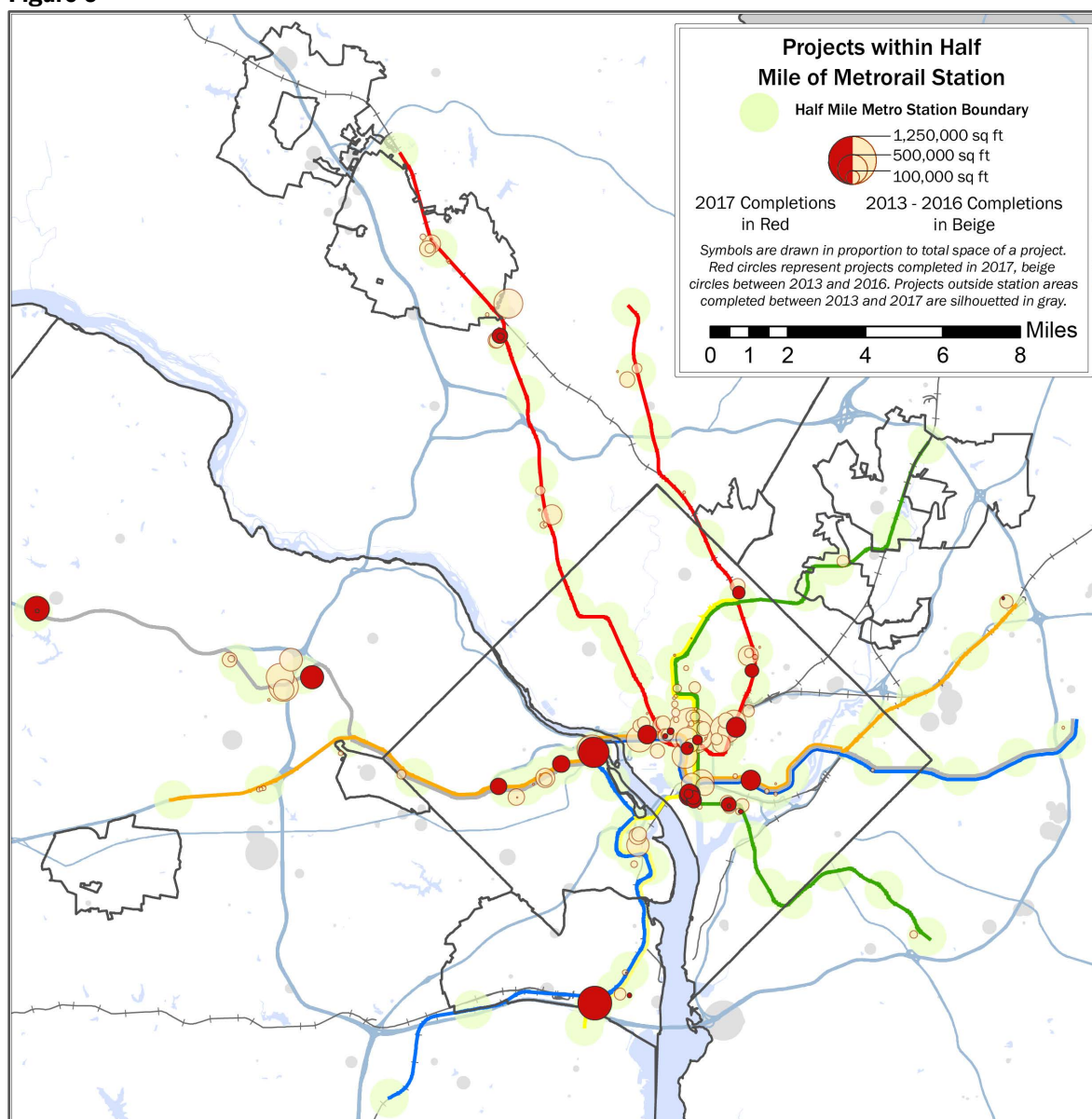
Activity Center	Built Prior to 2017			2017 Completions			Est. 2017 Year End Vacancy Rate		
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	Office	Retail	Industrial / Flex
Landmark-Van Dorn	148	7,381,144	0.7%	0	0	0.0%	67.8%	2.4%	8.9%
Landover Mall	69	3,624,412	0.3%	1	8,518	0.1%	9.3%	12.3%	7.6%
Landover Metro	129	6,912,698	0.6%	2	117,180	0.9%	0.0%	5.6%	4.6%
Langley Park	55	1,033,388	0.1%	0	0	0.0%	29.1%	2.5%	--
Largo Town Center-Morgan Blvd	192	5,891,905	0.5%	0	0	0.0%	3.7%	1.0%	6.5%
Leesburg	397	5,139,756	0.5%	0	0	0.0%	5.2%	1.8%	0.0%
Life Sciences Center-Gaithersburg Crown	109	9,252,521	0.8%	0	0	0.0%	8.7%	2.0%	4.9%
Loudoun Gateway Station	4	704,393	0.1%	0	0	0.0%	--	0.0%	0.0%
Manassas Park	64	1,441,311	0.1%	0	0	0.0%	5.5%	11.6%	3.6%
McLean	172	2,483,700	0.2%	0	0	0.0%	8.3%	1.7%	0.0%
McMillan-Old Soldiers Home	65	3,499,900	0.3%	0	0	0.0%	0.0%	3.5%	--
Minnesota Ave	185	1,462,408	0.1%	0	0	0.0%	0.8%	4.6%	0.9%
Monumental Core	49	12,995,311	1.2%	6	1,004,982	7.9%	10.9%	0.0%	0.0%
National Harbor	15	4,752,544	0.4%	0	0	0.0%	4.8%	1.9%	--
Naylor-Southern Ave	58	1,079,171	0.1%	0	0	0.0%	0.0%	1.4%	0.0%
New Carrollton	152	5,461,640	0.5%	1	4,875	0.0%	18.0%	2.5%	6.6%
New York Avenue Corridor	247	5,470,870	0.5%	4	32,088	0.3%	11.4%	3.3%	5.2%
NIH-Walter Reed Nat'l Military Medical Ctr	3	40,621	0.0%	0	0	0.0%	0.0%	--	--
NoMa	510	15,865,667	1.4%	1	244,000	1.9%	11.4%	15.8%	0.5%
North Woodbridge	123	1,450,270	0.1%	0	0	0.0%	7.7%	6.8%	0.0%
Olney	83	1,523,662	0.1%	0	0	0.0%	5.2%	1.6%	0.0%
Oxon Hill	85	1,834,190	0.2%	0	0	0.0%	14.5%	0.3%	0.0%
Pentagon	0	0	0.0%	0	0	0.0%	--	--	--
Pentagon City	18	3,982,297	0.4%	0	0	0.0%	0.0%	0.5%	0.0%
Poplar Point	192	1,618,493	0.1%	0	0	0.0%	3.1%	3.0%	0.0%
Port Towns	357	4,043,760	0.4%	0	0	0.0%	5.5%	3.2%	4.1%
Potomac Shores	14	392,278	0.0%	0	0	0.0%	11.1%	2.0%	0.0%
Potomac Town Center	88	4,788,007	0.4%	1	4,250	0.0%	4.3%	1.6%	0.0%
Potomac Yard	153	2,384,450	0.2%	0	0	0.0%	0.0%	4.3%	0.0%
Prince George's Plaza	33	3,625,662	0.3%	0	0	0.0%	19.3%	1.6%	--
Reston Town Center	101	12,891,997	1.2%	0	0	0.0%	9.0%	1.8%	0.6%
Rhode Island Ave Metro	141	2,776,965	0.3%	0	0	0.0%	65.9%	12.0%	6.7%
Rock Spring	53	6,943,673	0.6%	0	0	0.0%	19.7%	1.3%	--
Rockville King Farm-Research Ctr-Shady Grove	49	1,472,676	0.1%	0	0	0.0%	35.5%	1.2%	0.6%
Rockville Montgomery College	123	3,415,328	0.3%	0	0	0.0%	17.0%	4.8%	9.5%
Rockville Tower Oaks	10	877,341	0.1%	0	0	0.0%	25.6%	--	0.0%
Rockville Town Center	176	4,584,170	0.4%	0	0	0.0%	9.2%	3.9%	10.0%
Rockville Twinbrook	238	8,646,541	0.8%	1	21,000	0.2%	9.8%	6.1%	10.7%
Rosslyn	74	12,255,875	1.1%	1	552,781	4.3%	29.8%	6.3%	--
Route 28 Central	131	7,527,467	0.7%	0	0	0.0%	10.2%	2.7%	4.2%
Route 28 North	0	0	0.0%	0	0	0.0%	--	--	--
Route 28 South	111	4,801,612	0.4%	2	153,937	1.2%	24.4%	1.4%	3.9%
Seven Corners	60	2,394,642	0.2%	0	0	0.0%	7.9%	0.5%	--
Shirlington	9	871,652	0.1%	0	0	0.0%	13.1%	1.7%	--
Silver Spring	401	12,125,182	1.1%	0	0	0.0%	11.8%	2.6%	1.6%
Southwest Waterfront	105	5,277,447	0.5%	2	132,999	1.0%	37.6%	19.1%	0.0%
Springfield	131	5,517,977	0.5%	0	0	0.0%	16.9%	1.2%	14.3%
St. Elizabeth's	29	392,984	0.0%	0	0	0.0%	0.0%	0.0%	0.0%
Stadium Armory	113	1,068,711	0.1%	0	0	0.0%	8.2%	1.4%	1.5%
Suitland	78	697,977	0.1%	0	0	0.0%	40.5%	2.0%	0.0%
Takoma Park	83	863,318	0.1%	0	0	0.0%	7.8%	0.2%	0.0%
Tysons Central 123	147	19,384,055	1.8%	0	0	0.0%	18.8%	0.5%	--
Tysons Central 7	43	6,572,623	0.6%	0	0	0.0%	16.1%	0.0%	--
Tysons East	51	5,476,816	0.5%	1	340,000	2.7%	26.3%	0.0%	0.0%
Tysons West	87	6,336,890	0.6%	0	0	0.0%	23.5%	2.3%	5.1%
U-14th Street Corridor	593	6,089,660	0.6%	0	0	0.0%	2.9%	3.0%	0.0%
Urbana	67	1,075,680	0.1%	4	46,335	0.4%	5.0%	5.7%	0.0%
Vienna	2	420,825	0.0%	0	0	0.0%	11.0%	--	--
Virginia Square	62	2,596,869	0.2%	0	0	0.0%	8.1%	0.0%	0.0%
Waldorf	350	7,353,723	0.7%	0	0	0.0%	5.1%	4.8%	25.8%
Walter Reed	124	1,179,540	0.1%	0	0	0.0%	5.2%	8.9%	0.0%
West End	118	16,657,901	1.5%	1	222,771	1.8%	7.7%	0.0%	--
West Hyattsville Metro	60	1,089,154	0.1%	0	0	0.0%	1.9%	2.0%	0.0%
Westphalia	16	835,104	0.1%	0	0	0.0%	0.0%	0.0%	29.7%
Wheaton	173	3,333,224	0.3%	0	0	0.0%	23.1%	2.6%	0.0%
White Flint	159	8,149,800	0.7%	2	188,000	1.5%	14.1%	7.0%	11.8%
White Oak-FDA	100	4,714,809	0.4%	0	0	0.0%	8.4%	0.0%	9.8%
Wiehle-Reston East	148	9,620,930	0.9%	2	378,974	3.0%	16.1%	5.2%	3.3%
Yorkshire	77	677,251	0.1%	0	0	0.0%	26.5%	6.6%	11.0%
Inside of Activity Centers Total	19,780	748,936,761	68.1%	72	6,583,288	51.8%	14.3%	3.8%	7.6%
Outside of Activity Centers Total	14,904	350,664,955	31.9%	72	6,133,400	48.2%	13.9%	4.9%	7.2%
Regional Total	34,684	1,099,601,716	100.0%	144	12,716,688	100.0%	14.2%	4.3%	7.4%

Metrorail Station Areas

Since 2013, 54 of the Washington Metropolitan Area Transit Authority's 91 Metrorail stations have had at least one project sited within a half-mile of a station entrance. The Mt Vernon Square-7th St-Convention Center station area has had the most construction in the past five years with seven buildings and 2.3 million square feet of new space. The overall vacancy rate for buildings within a half-mile of a station was 11.9 percent at the end of 2017.

Between 2013 and 2016, 118 commercial buildings and 14.6 million square feet of rentable space were completed in Metrorail station areas, accounting for 35 percent of all square footage of construction during that time. Metro station area's share of construction increased to 38 percent in 2017, with 30 projects totaling 4.8 million square feet.

Figure 9



Source: CoStar, COG

Figure 10. Metrorail Station Totals

Metrorail Station Area	2013 -2016 Completions			2017 Completions			State
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	
Ballston-MU	3	176,258	0.4%	1	166,767	1.3%	VA
Benning Road	1	12,032	0.0%	0	0	0.0%	DC
Bethesda	4	271,514	0.6%	0	0	0.0%	MD
Braddock Road	2	23,000	0.1%	0	0	0.0%	VA
Branch Ave	1	38,000	0.1%	0	0	0.0%	MD
Brookland-CUA	4	318,500	0.8%	0	0	0.0%	DC
Capitol South	1	16,258	0.0%	0	0	0.0%	DC
Clarendon	3	309,707	0.7%	0	0	0.0%	VA
Columbia Heights	2	19,062	0.0%	0	0	0.0%	DC
Court House	1	93,000	0.2%	1	175,000	1.4%	VA
Crystal City	2	333,898	0.8%	0	0	0.0%	VA
Dunn Loring-Merrifield	3	44,255	0.1%	0	0	0.0%	VA
Dupont Circle	2	103,605	0.2%	0	0	0.0%	DC
East Falls Church	1	52,988	0.1%	0	0	0.0%	VA
Eastern Market	1	9,755	0.0%	1	234,920	1.8%	DC
Eisenhower Avenue	0	0	0.0%	1	700,000	5.5%	VA
Farragut North	3	426,467	1.0%	1	15,000	0.1%	DC
Farragut West	1	124,226	0.3%	1	222,771	1.8%	DC
Federal Center SW	1	196,343	0.5%	0	0	0.0%	DC
Federal Triangle	1	379,015	0.9%	0	0	0.0%	DC
Foggy Bottom-GWU	3	627,956	1.5%	0	0	0.0%	DC
Fort Totten	1	130,000	0.3%	1	107,000	0.8%	DC
Gallery Pl-Chinatown	5	537,974	1.3%	2	76,126	0.6%	DC
Georgia Ave-Petworth	1	2,226	0.0%	0	0	0.0%	DC
King St-Old Town	1	87,855	0.2%	1	14,732	0.1%	VA
Largo Town Center	1	6,500	0.0%	0	0	0.0%	MD
L'Enfant Plaza	2	598,173	1.4%	4	739,982	5.8%	DC
McLean	1	296,257	0.7%	1	340,000	2.7%	VA
McPherson Square	2	112,527	0.3%	1	29,000	0.2%	DC
Medical Center	1	50,000	0.1%	0	0	0.0%	MD
Metro Center	2	575,941	1.4%	1	94,273	0.7%	DC
Mt Vernon Sq 7th St-Convention Center	7	2,341,219	5.6%	0	0	0.0%	DC
Navy Yard-Ballpark	4	370,000	0.9%	3	149,999	1.2%	DC
New Carrollton	1	110,000	0.3%	1	4,875	0.0%	MD
NoMa-Gallaudet	6	1,365,213	3.2%	1	244,000	1.9%	DC
Pentagon	2	322,000	0.8%	0	0	0.0%	VA
Potomac Ave	3	29,046	0.1%	0	0	0.0%	DC
Prince George's Plaza	1	83,000	0.2%	0	0	0.0%	MD
Rhode Island Ave-Brentwood	0	0	0.0%	1	112,000	0.9%	DC
Rockville	7	460,407	1.1%	0	0	0.0%	MD
Rosslyn	1	539,552	1.3%	1	552,781	4.3%	VA
Shaw-Howard U	1	6,000	0.0%	0	0	0.0%	DC
Silver Spring	1	4,978	0.0%	0	0	0.0%	MD
Spring Hill	2	165,662	0.4%	0	0	0.0%	VA
Twinbrook	2	500,348	1.2%	0	0	0.0%	MD
Tysons Corner	4	1,279,716	3.0%	0	0	0.0%	VA
U St/Afr-Amer Civil War Memorial/Cardozo	6	218,495	0.5%	0	0	0.0%	DC
Union Station	2	293,140	0.7%	0	0	0.0%	DC
Virginia Square-GMU	1	4,000	0.0%	0	0	0.0%	VA
Waterfront	1	15,000	0.0%	2	265,000	2.1%	DC
West Falls Church-VT/UVA	1	16,867	0.0%	0	0	0.0%	VA
Wheaton	3	212,080	0.5%	0	0	0.0%	MD
White Flint	4	326,800	0.8%	2	188,000	1.5%	MD
Wiehle-Reston East	1	8,255	0.0%	2	378,974	3.0%	VA
DC Metrorail Station Area Totals	63	8,828,173	21.0%	19	2,290,071	18.0%	DC
Maryland Metrorail Station Area Totals	26	2,063,627	4.9%	3	192,875	1.5%	MD
Virginia Metrorail Station Area Totals	29	3,753,270	8.9%	8	2,328,254	18.3%	VA
Inside Metrorail Station Areas Total	118	14,645,070	34.8%	30	4,811,200	37.8%	--
Outside Metrorail Station Areas Total	502	27,439,536	65.2%	114	7,905,488	62.2%	--
Regional Total	620	42,084,606	100.0%	144	12,716,688	100.0%	--

Note: Station areas with no construction between 2013 and 2017 are omitted

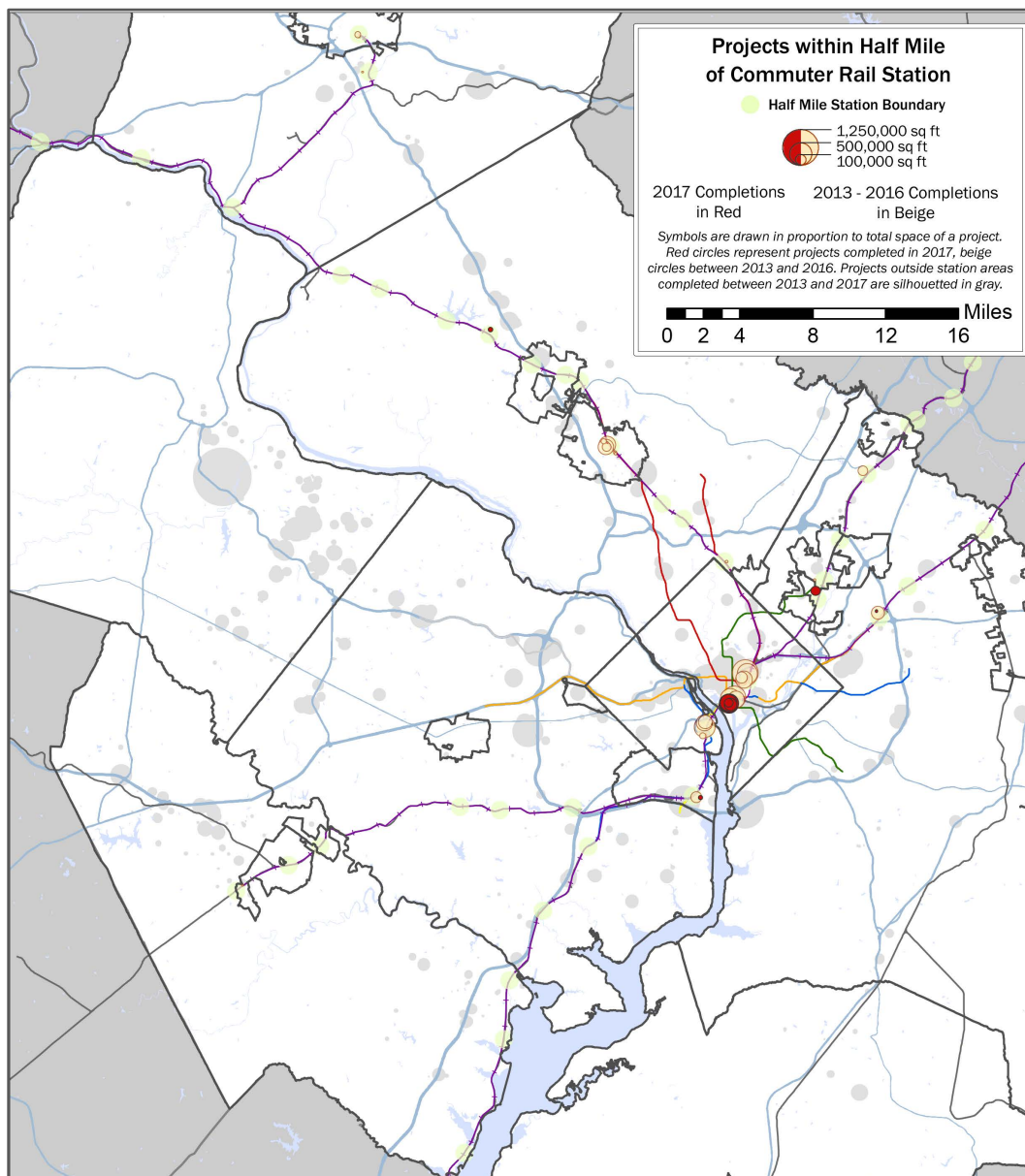
Source: CoStar, COG

Commuter Rail Station Areas

Most of the construction near Maryland's MARC or Virginia's VRE stations occurred at those that also had a Metrorail station. From 2013 to 2016, 26 projects with 3.3 million square feet of space were completed within a half-mile of a commuter rail station. However, only five of those projects, totaling 103,943 square feet, were in station areas that weren't also serviced by Metrorail. Muirkirk MARC was the station with the largest such project.

In 2017, commuter rail station areas received 954,210 square feet of new space from ten projects. There were two projects outside of Metro station areas: the 61,396-square foot, mixed-use Riverdale Park Station project near the Riverdale MARC station and a 13,225-square foot strip mall CVS pharmacy near Germantown MARC station.

Figure 11



Source: CoStar, COG

Commercial Construction by Structure Type

The office sector experienced the largest increase in new space from 2016 to 2017 and was the category with the most construction. Atypical land uses, such as utilities and entertainment venues, also grew substantially. The flex/industrial, health care, hospitality and retail markets all experience significant declines in new space from last year. Retail has fallen to the lowest rate of construction in 60 years.

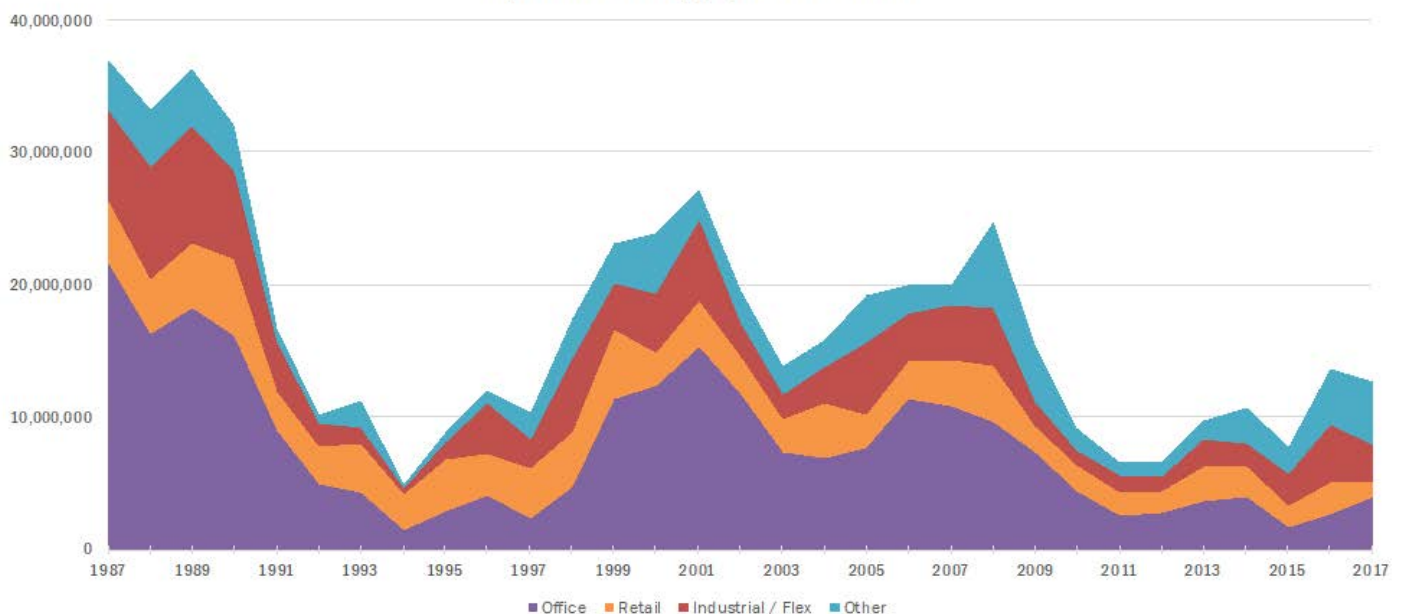
Figure 12. Square Foot of New Construction by Structure Type

Structure Type	2013 - 2016			2017		
	Buildings	Square Feet	Percent of Total	Buildings	Square Feet	Percent of Total
Office	110	12,192,620	29.0%	24	4,034,649	31.7%
Retail	325	8,790,383	20.9%	66	1,249,336	9.8%
Industrial / Flex	102	10,646,776	25.3%	27	2,641,471	20.8%
Health Care	18	2,285,173	5.4%	3	276,283	2.2%
Hospitality	32	6,004,222	14.3%	10	1,130,505	8.9%
Other	33	2,165,432	5.1%	14	3,384,444	26.6%

Source: CoStar, COG

Figure 13

**Square Footage of Completed Commercial Construction
by Structure Type, 1987 - 2017**



Note: This stacked area chart shows cumulative values

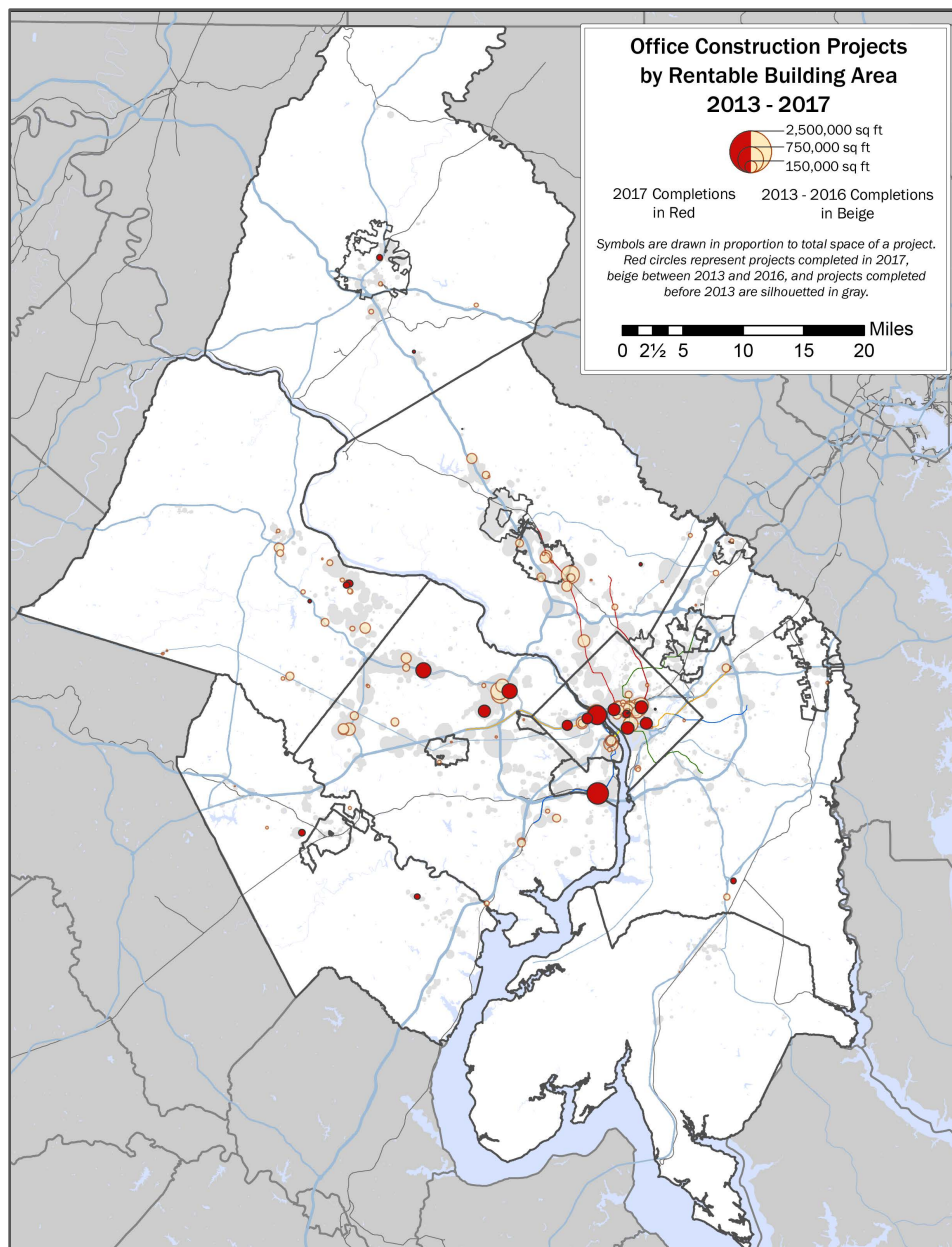
Source: CoStar, COG

Office Construction

Construction of new office space increased by 50 percent from 2016 to 2017, the second straight year of growth in the sector. Twenty-four new office projects were completed in 2017 with a combined total of four million new square feet of rentable space. The overall regional vacancy rate for office space was 14.2 percent at the end of 2017. Although there is some variance in the performance of the office market around the region—with the District of Columbia and Metro station areas fairing slightly better than the rest of the region—office vacancy rates in all major jurisdictions and analysis areas are at or above the national average.

The National Science Foundation's new headquarters, a 14-story, 700,000 square foot building near the Eisenhower Avenue Metro station in Alexandria was the largest office project in 2017.

Figure 14

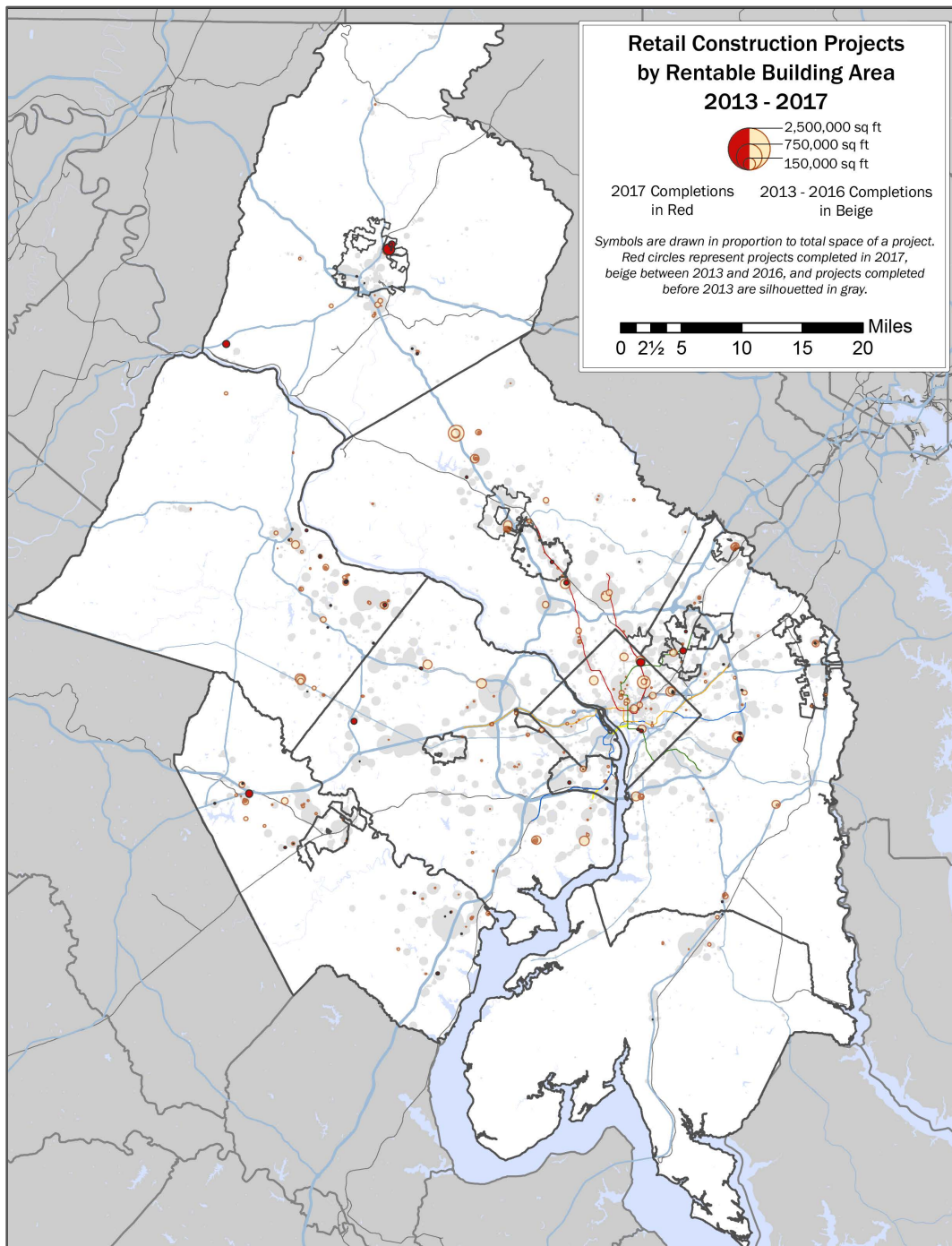


Source: CoStar, COG

Retail Construction

Construction of new retail space declined by 49 percent from 2016 to 2017. Sixty-six new retail projects were completed in 2017 with a combined total of 1.2 million new square feet of rentable space. A single-story, 190,000 square foot Walmart Supercenter Frederick, Maryland was the largest retail project. The overall regional vacancy rate for retail space was 4.3 percent at the end of 2017.

Figure 15

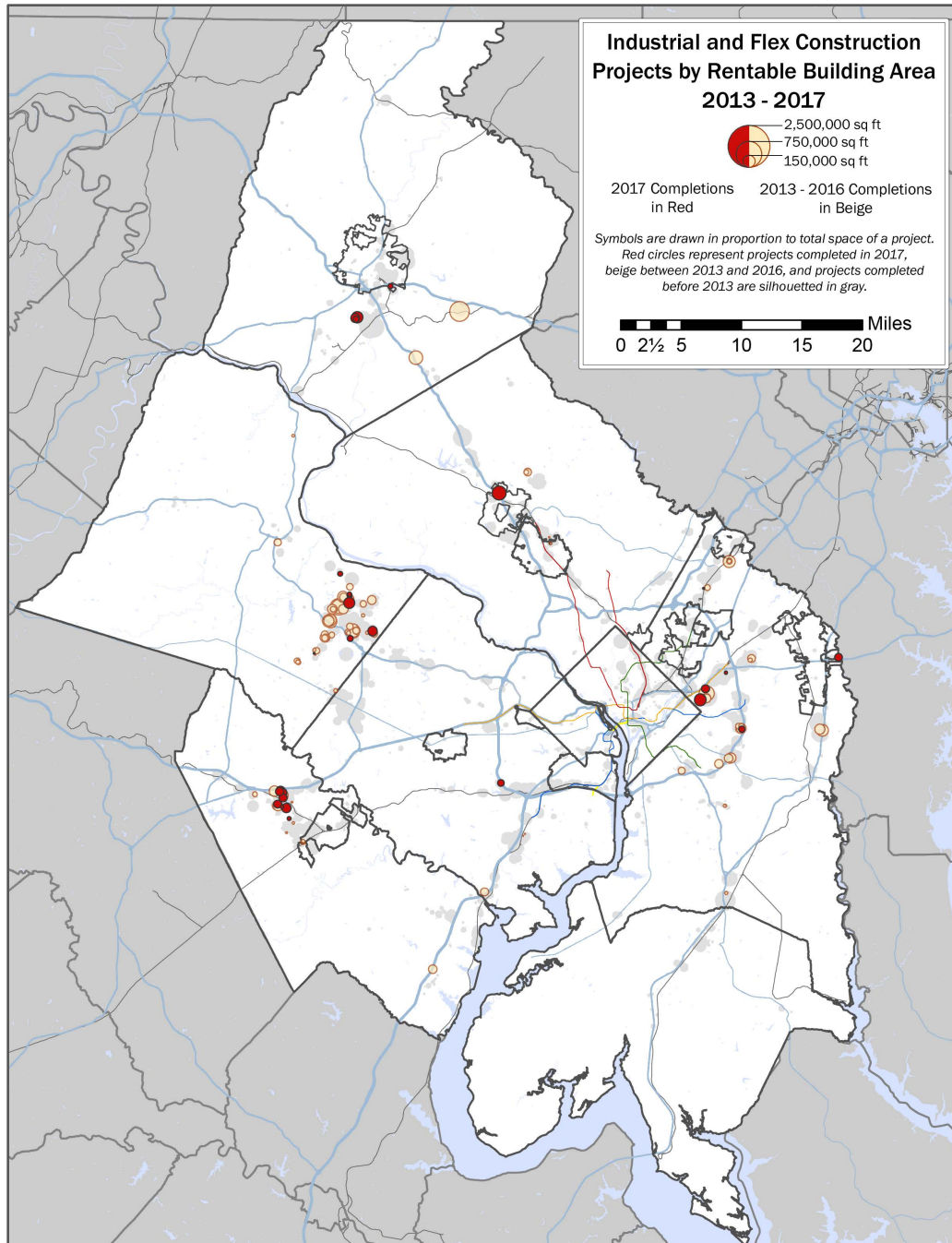


Source: CoStar, COG

Industrial/Flex Construction

Construction of new industrial or flex space declined by 39 percent from 2016 to 2017. In 2017, 2.6 million square feet of industrial or flex space was completed from 27 projects. The single-story, 330,000 square foot, FedEx Distribution Center in the Gaithersburg Metropolitan Grove Activity Center in Montgomery County was the largest single project. The overall regional vacancy rate for industrial/flex space was 7.4 percent at the end of 2017.

Figure 16

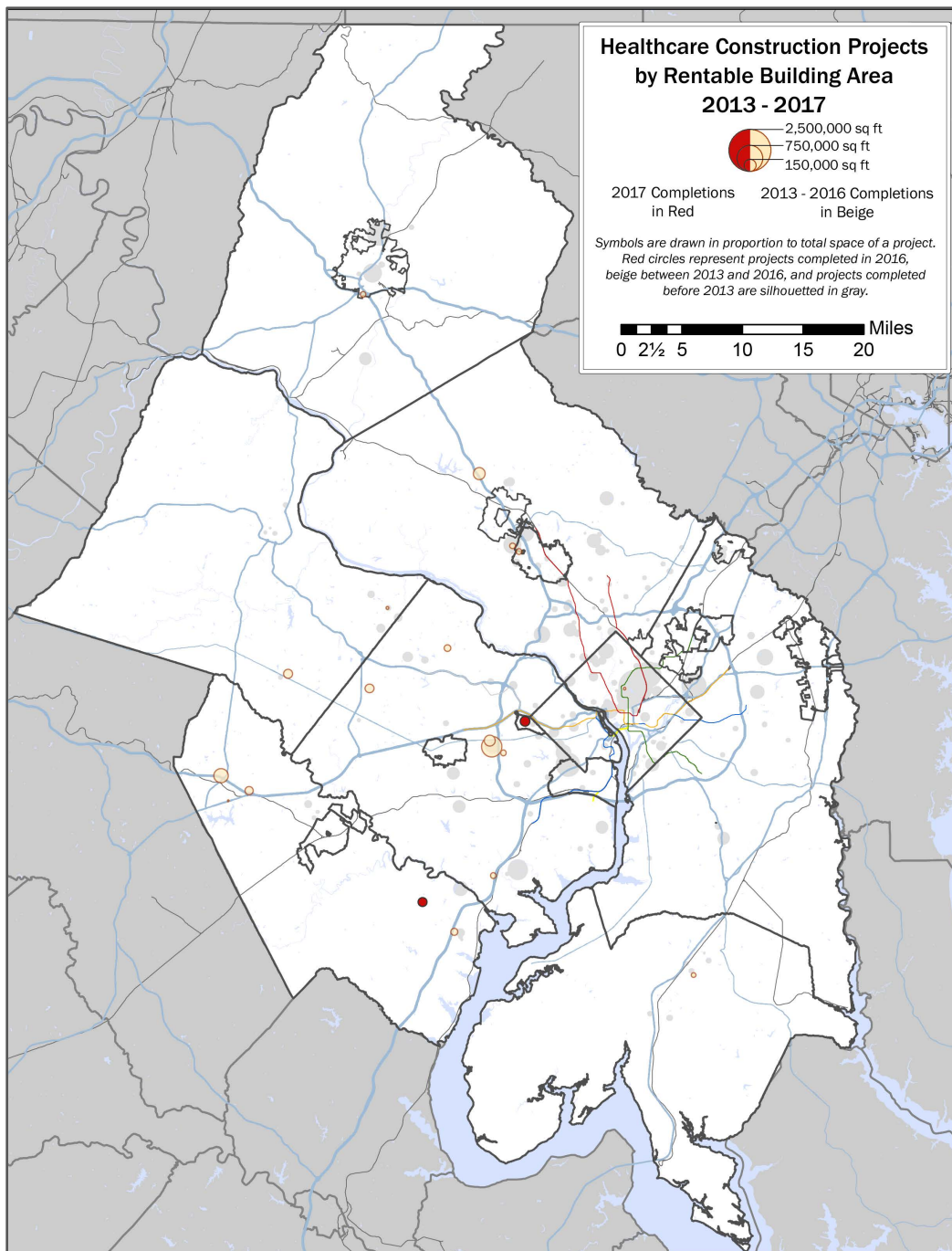


Source: CoStar, COG

Healthcare Construction

Construction of new healthcare space declined by 73 percent from 2016 to 2017. Three new healthcare projects were completed in 2017, totaling 276,283 square feet of space. The Kensington, a single-story, 155,000 square foot assisted living residence in the City of Falls Church, Virginia was the largest healthcare project in 2017.

Figure 17

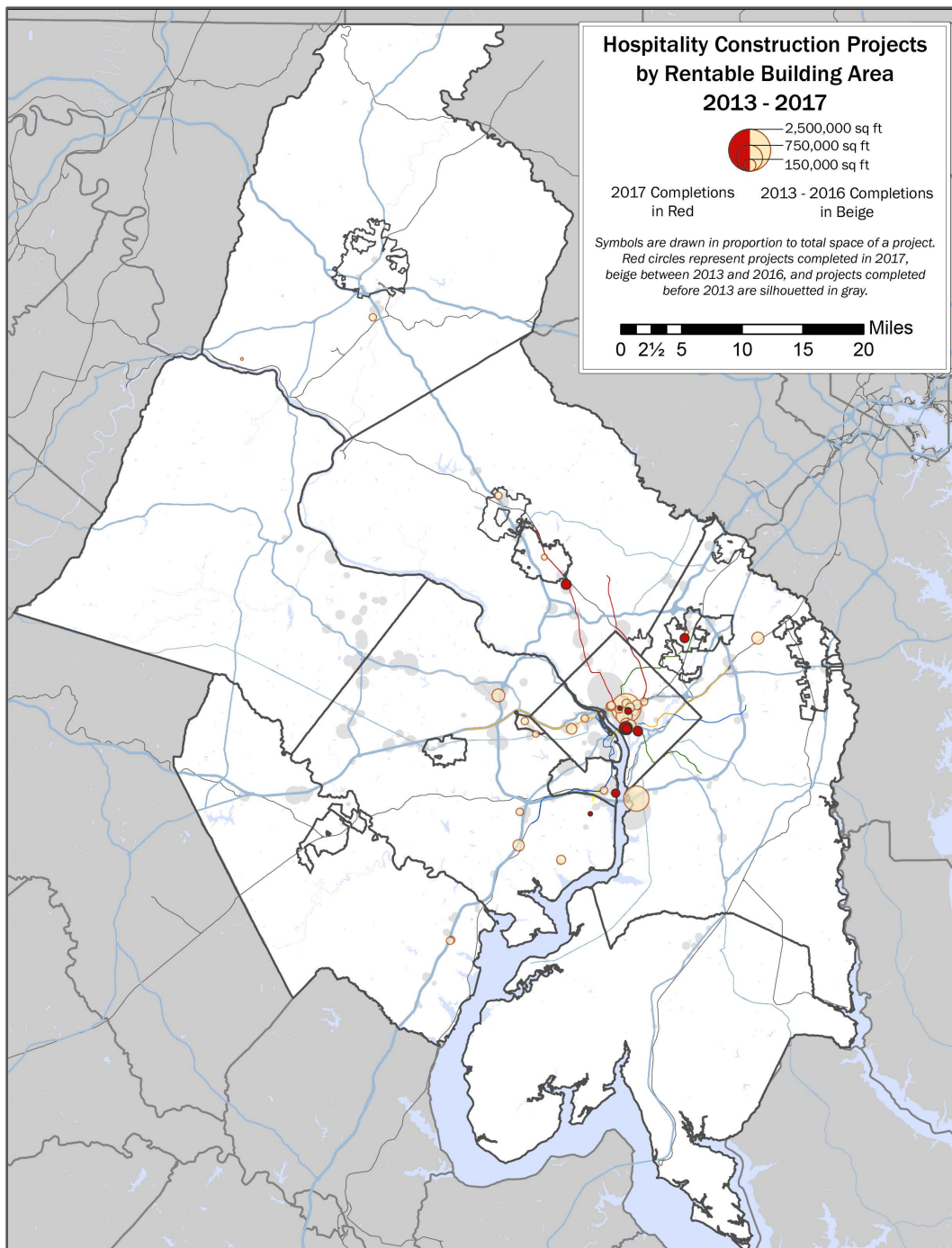


Source: CoStar, COG

Hospitality Construction

Construction of new hospitality space decreased by 51 percent from 2016 to 2017. Ten new hospitality projects were completed in 2017 with a combined total of 1.1 million new square feet of rentable space. The Wharf Intercontinental, a 12-story, 249,532 square foot hotel in the Monumental Core Activity Center in the District of Columbia was the largest project in 2017.

Figure 18



Source: CoStar, COG

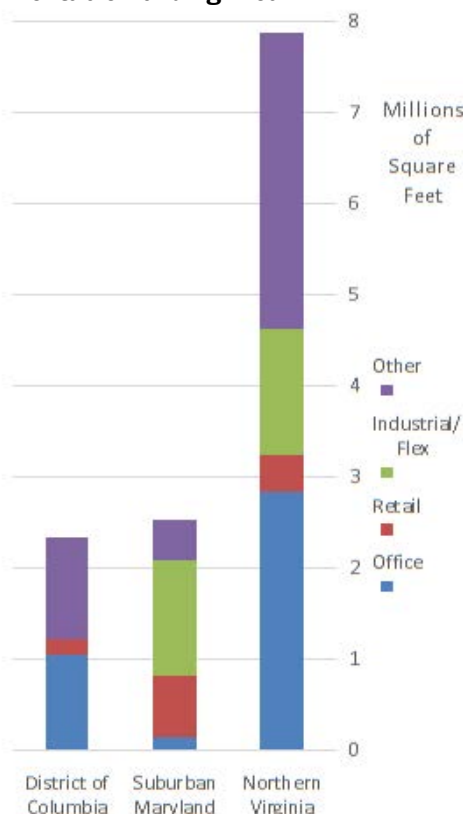
Commercial Construction by State

The District of Columbia added 24 new buildings and about 2.3 million square feet of new space in 2017, primarily in the office or hospitality sectors. Total square footage of new commercial space in the District declined by three percent from 2016. The vacancy rate in the District of Columbia was about 9.8 percent at the end of 2017.

In 2017, 49 new buildings and about 2.5 million square feet of new space were added to suburban Maryland jurisdictions. In suburban Maryland, total square footage of new commercial space declined by about 51 percent from 2016. At the end of 2017, the Maryland jurisdiction vacancy rate was 9.1 percent.

Northern Virginia jurisdictions added 71 new buildings and about 7.9 million square feet of new space in 2017, an increase of 28 percent from 2016. Since 2013, Virginia jurisdictions have accounted for half of all regional construction. The Northern Virginia vacancy rate was about 11.2 percent at the end of 2017.

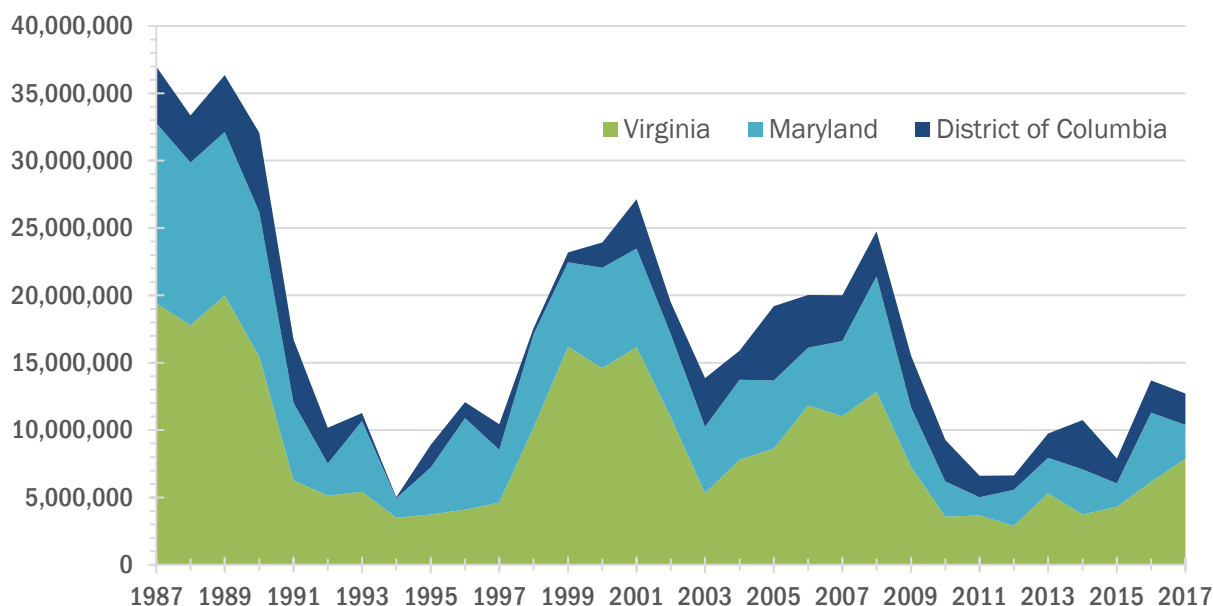
Figure 19. 2017 Projects by Rentable Building Area



Source: CoStar, COG

Figure 20

Square Footage of Completed Commercial Construction by State, 1987 - 2017



Note: This stacked area chart shows cumulative values

Source: CoStar, COG

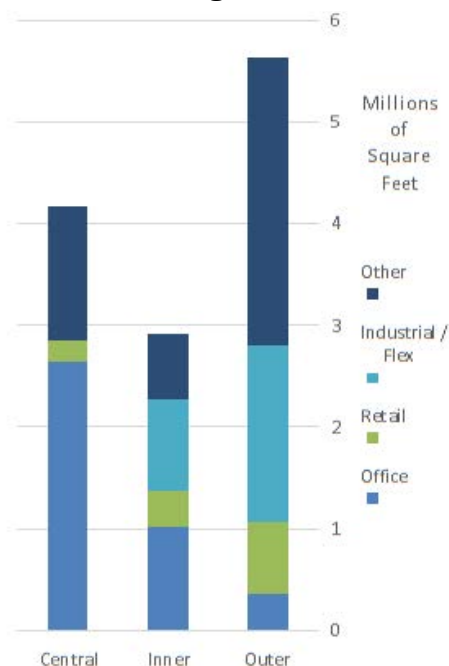
Commercial Construction by Regional “Ring”

COG groups jurisdictions into three “rings” for analysis purposes. The Central jurisdictions—DC, Alexandria and Arlington—added 32 new commercial buildings and about 4.2 million square feet of new space in 2017. Total square footage of new commercial space in Central Jurisdictions increased by 65 percent from 2016. At the end of 2017, the vacancy rate for Central jurisdictions was 11.7 percent.

In 2017, 41 new buildings and about 2.9 million square feet of space were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George’s County counties, Falls Church, and City of Fairfax. Total square footage of new commercial space declined by 51 percent from 2016. The overall regional vacancy rate for Inner Jurisdictions was 10.7 percent at the end of 2017.

The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 71 buildings and 5.6 million square feet of space in 2017. New commercial increased by eight percent from 2016. At the end of 2017, the vacancy rate for Outer Jurisdictions was 6.5 percent.

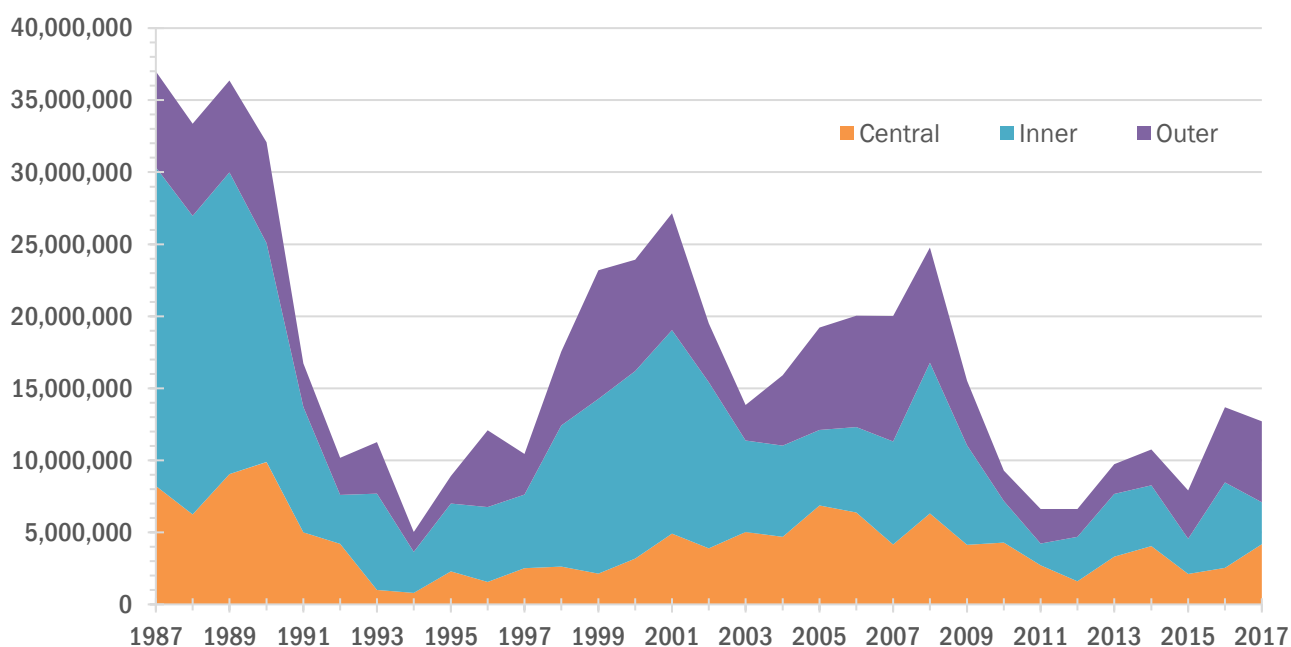
Figure 21. 2017 Projects by Rentable Building Area



Source: CoStar, COG

Figure 22

Square Footage of Completed Commercial Construction by Jurisdictional Groups, 1987 - 2017



Note: This stacked area chart shows cumulative values

Source: CoStar, COG

Commercial Construction by Jurisdiction

For the third straight year, Loudoun County led the region in commercial construction, accounting for 28 percent of new commercial space in 2017. The District of Columbia was the jurisdiction with the most commercial construction between 2013 and 2016, with 23 percent of new space during the period. Fairfax and Montgomery Counties continue a recent trend of hosting lower shares of regional construction than in prior years. Historically, the two jurisdictions accounted for about a third of regional construction; their share fell to 14 percent in 2017. Bladensburg, Greenbelt, Manassas Park and Takoma Park are the only COG member jurisdictions with no commercial construction in the past five years.

Figure 23. Commercial Construction Totals for Each COG Member Jurisdiction

Jurisdiction	Built Prior to 2013			2013-2016 Completions			2017 Completions			Estimated 2017 Year
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	End Vacancy Rate
District of Columbia	7,930	245,782,996	23.2%	84	9,709,981	23.1%	24	2,331,659	18.3%	9.8%
Suburban Maryland Jurisdictions										
Charles	1,031	16,428,217	1.6%	10	308,631	0.7%	2	4,286	0.0%	8.0%
Frederick	2,287	44,216,530	4.2%	33	1,688,786	4.0%	16	888,624	7.0%	7.4%
City of Frederick	1,167	21,394,112	2.0%	8	230,136	0.5%	7	375,877	3.0%	8.3%
Rest of County	1,120	22,822,418	2.2%	25	1,458,650	3.5%	9	512,747	4.0%	6.6%
Montgomery	4,687	154,648,390	14.6%	87	4,970,241	11.8%	14	769,396	6.1%	10.2%
Gaithersburg	514	18,987,359	1.8%	15	511,580	1.2%	1	330,000	2.6%	7.3%
Rockville	559	22,771,104	2.2%	14	735,553	1.7%	4	55,700	0.4%	15.1%
Takoma Park	105	1,161,244	0.1%	0	0	0.0%	0	0	0.0%	2.5%
Rest of County	3,509	111,728,683	10.6%	58	3,723,108	8.8%	9	383,696	3.0%	9.7%
Prince George's	5,882	142,205,712	13.4%	102	5,894,611	14.0%	17	863,306	6.8%	8.7%
Bladensburg	99	1,142,630	0.1%	0	0	0.0%	0	0	0.0%	1.1%
Bowie	214	6,487,376	0.6%	7	150,303	0.4%	2	109,156	0.9%	6.7%
College Park	243	4,186,352	0.4%	3	36,450	0.1%	2	135,000	1.1%	7.7%
Greenbelt	89	4,589,201	0.4%	0	0	0.0%	0	0	0.0%	15.5%
Hyattsville	222	5,061,442	0.5%	2	84,587	0.2%	0	0	0.0%	8.2%
Laurel	349	5,890,783	0.6%	16	420,113	1.0%	0	0	0.0%	9.6%
Rest of County	4,666	114,847,928	10.9%	74	5,203,158	12.4%	13	619,150	4.9%	8.6%
Maryland subtotal	13,887	357,498,849	33.8%	232	12,862,269	30.6%	49	2,525,612	19.9%	9.1%
Northern Virginia Jurisdictions										
Alexandria	1,556	40,695,423	3.8%	9	192,731	0.5%	5	941,223	7.4%	13.3%
Arlington	999	60,258,980	5.7%	17	2,105,403	5.0%	3	894,548	7.0%	18.1%
Fairfax	4,809	217,523,893	20.6%	72	5,906,946	14.0%	9	1,125,818	8.9%	12.5%
Fairfax City	284	7,349,019	0.7%	3	35,328	0.1%	0	0	0.0%	9.4%
Falls Church	273	3,814,353	0.4%	3	137,800	0.3%	1	155,000	1.2%	5.6%
Loudoun	1,928	67,221,133	6.4%	126	8,479,757	20.1%	27	3,519,653	27.7%	6.6%
Manassas City	375	7,545,316	0.7%	6	109,690	0.3%	0	0	0.0%	4.7%
Manassas Park	64	1,441,311	0.1%	0	0	0.0%	0	0	0.0%	5.6%
Prince William	1,959	48,385,837	4.6%	68	2,544,701	6.0%	26	1,223,175	9.6%	5.5%
Virginia subtotal	12,247	454,235,265	43.0%	304	19,512,356	46.4%	71	7,859,417	61.8%	11.2%
COG Region Total	34,064	1,057,517,110	100.0%	620	42,084,606	100.0%	144	12,716,688	100.0%	10.2%

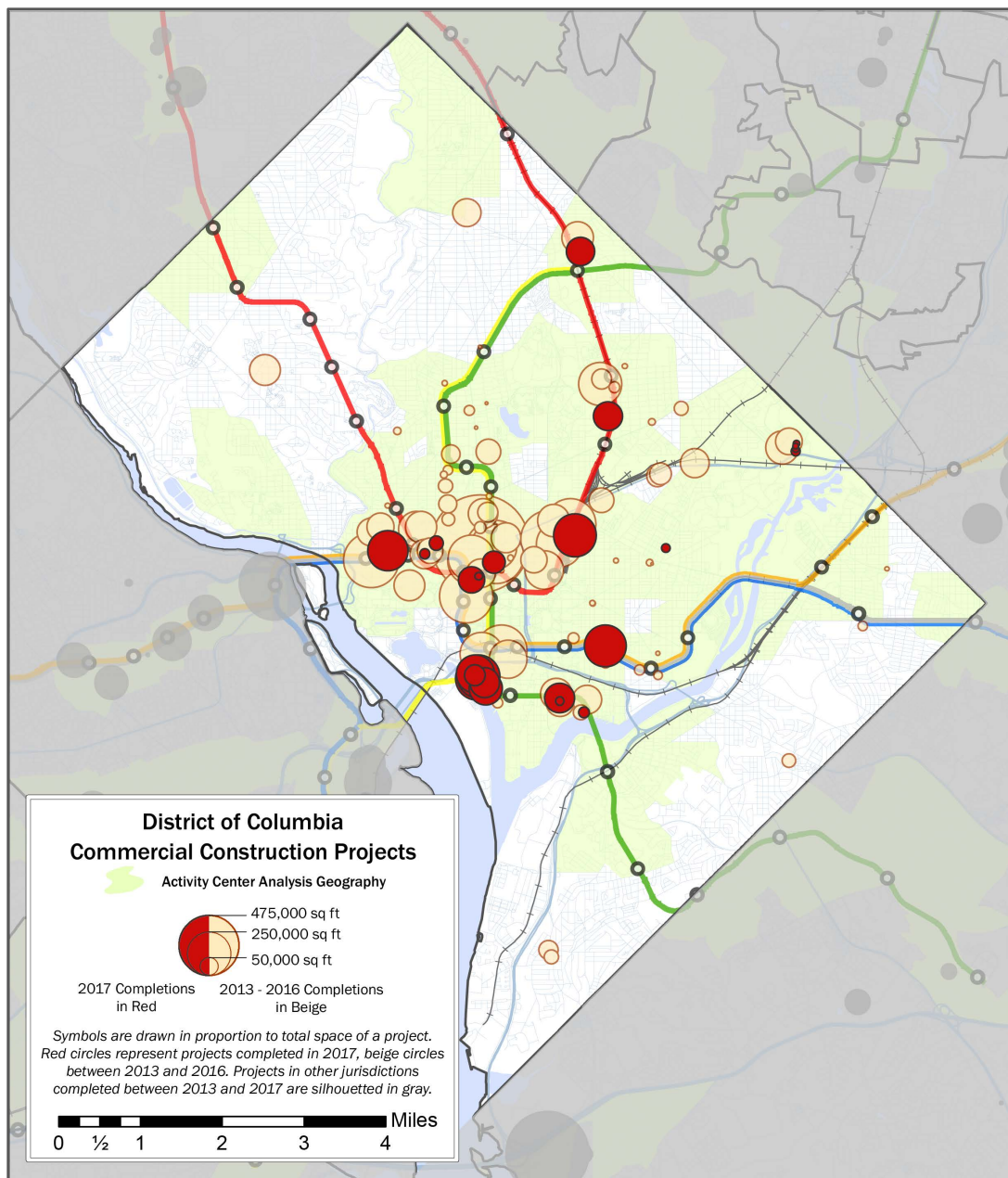
Source: CoStar, COG

District of Columbia

Construction of new commercial space declined by three percent from 2016 to 2017. In 2017, 24 new buildings were completed, with a combined total of 2.3 million new square feet of rentable space. The overall vacancy rate for the District was 9.8 percent at the end of 2017.

The largest project was the twelve-story, 249,532 square foot Wharf Intercontinental hotel in the Monumental Core Activity Center. Office space accounted for a little over half of the District's new construction in 2017, while hotels represented 35 percent. Fifty-five percent of all hospitality space added to the region since 2013 has been built in the District.

Figure 24

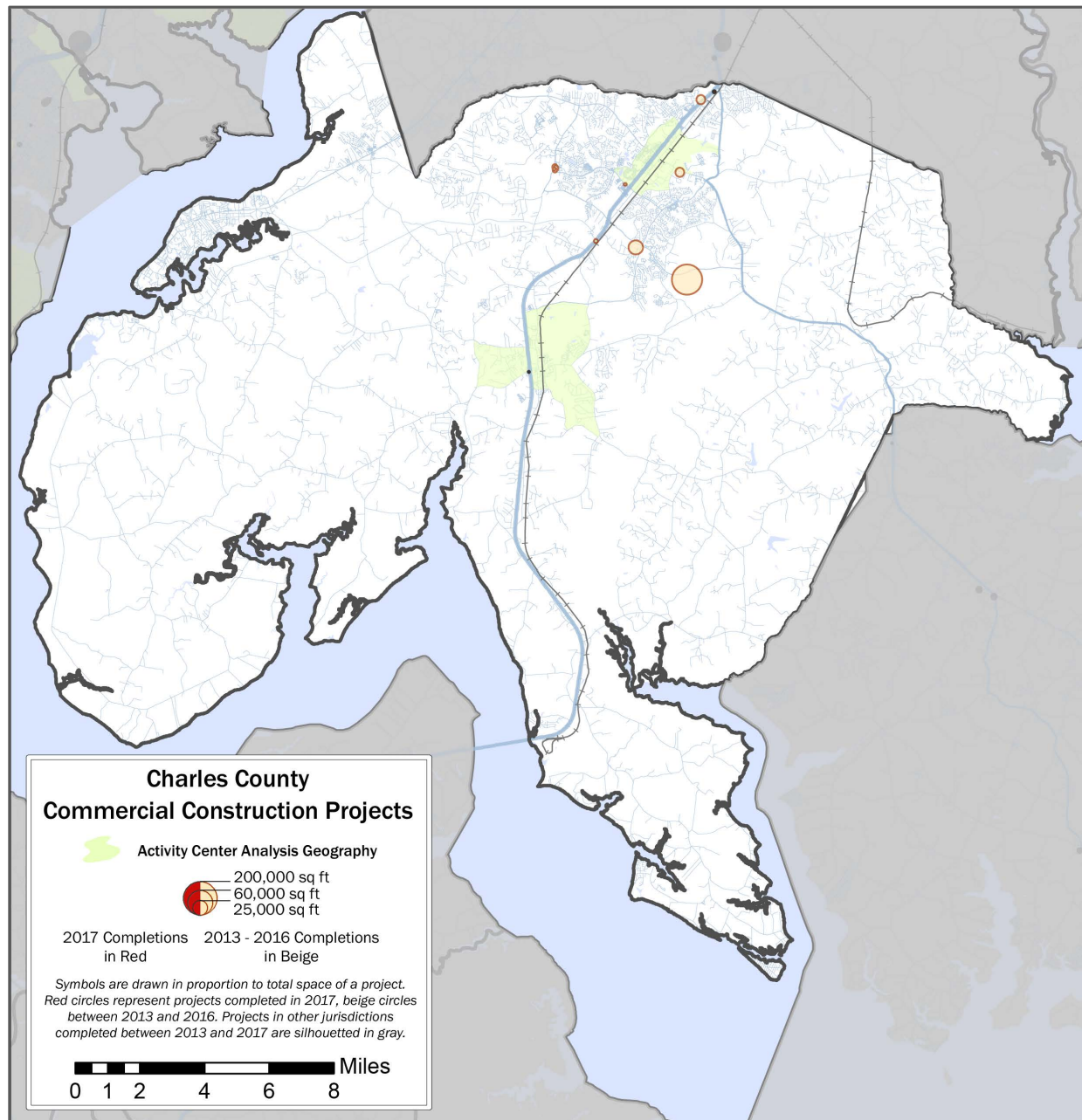


Source: CoStar, COG

Charles County

There were two commercial buildings constructed in Charles County in 2017, both along Crain Highway: a 2,786-square foot Krispy Kreme shop in Waldorf and a 1,500-square foot Sonic fast food restaurant in La Plata. From 2013 to 2016, Charles County represented less than one percent of all regional construction with 10 buildings and 308,631 square feet of space. The vacancy rate was 8.0 percent at the end of 2017.

Figure 25

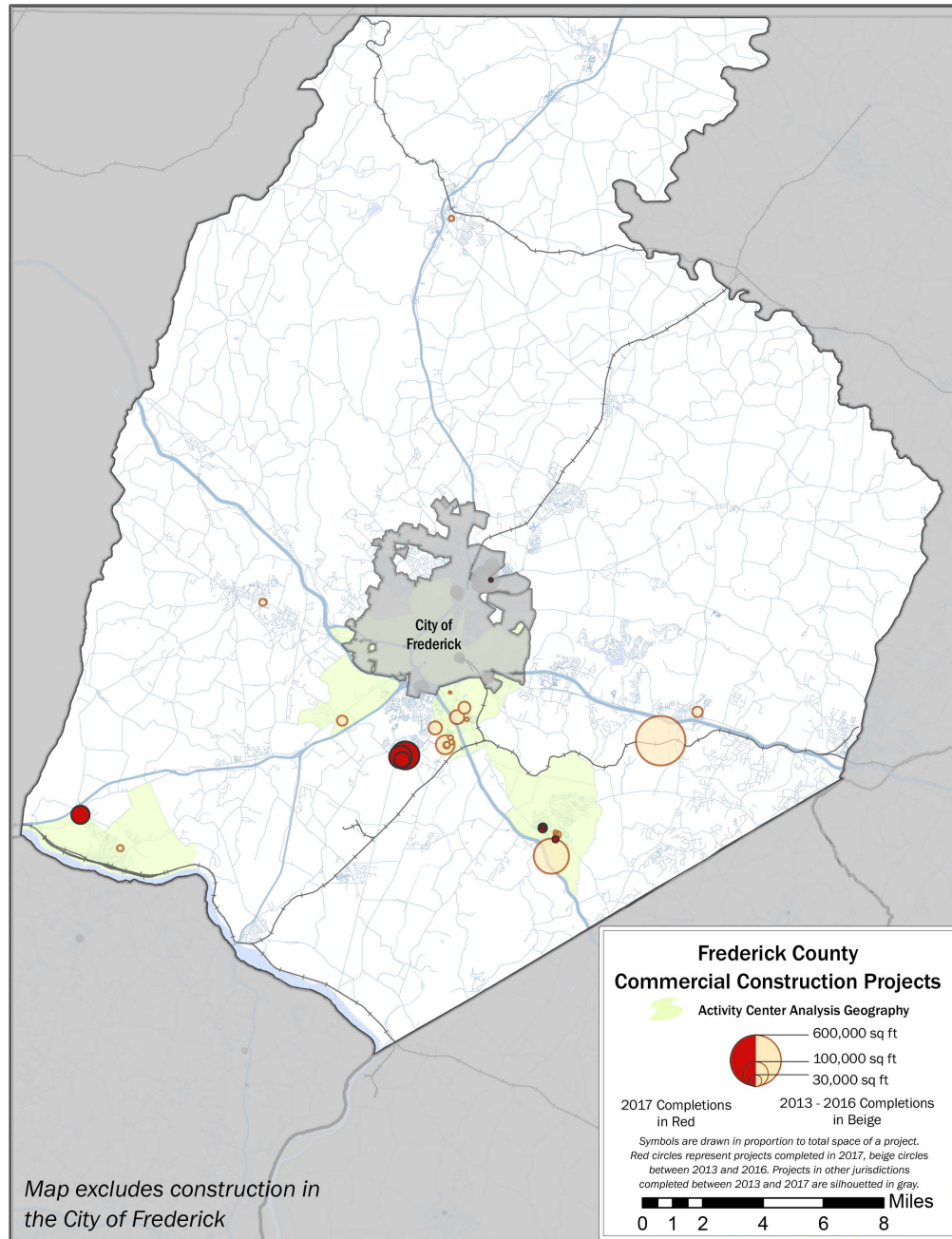


Source: CoStar, COG

Frederick County

Construction of new commercial space in Frederick County declined 37 percent from 2016 to 2017. Sixteen buildings with 888,624 square feet of new space were completed in 2017. The largest project was 192,000 square foot, single-story warehouse at the Wedgewood West Industrial Park. The overall vacancy rate for the county was 7.4 percent at the end of 2017, with the areas outside of the City of Frederick having a lower rate of 6.6 percent, the lowest among the Maryland counties.

Figure 26

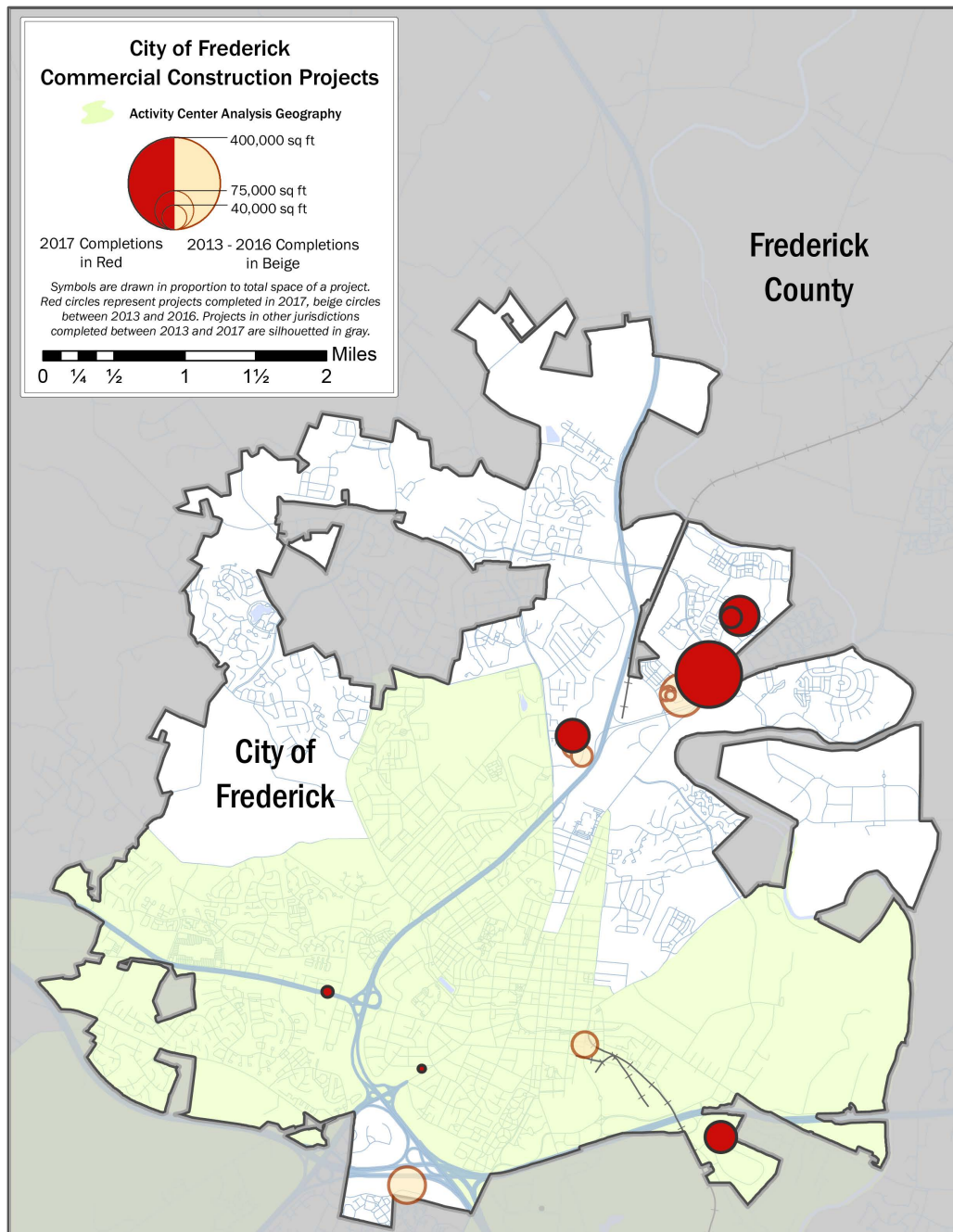


Source: CoStar, COG

City of Frederick

Seven buildings with 375,877 square feet of space were completed in the City of Frederick in 2017. Between 2013 and 2016, 230,136 square feet of new space was completed from 8 buildings. The largest project was a single-story, 190,000 square foot Walmart Supercenter. The overall vacancy rate in the city was 8.3 percent at the end of 2017.

Figure 27

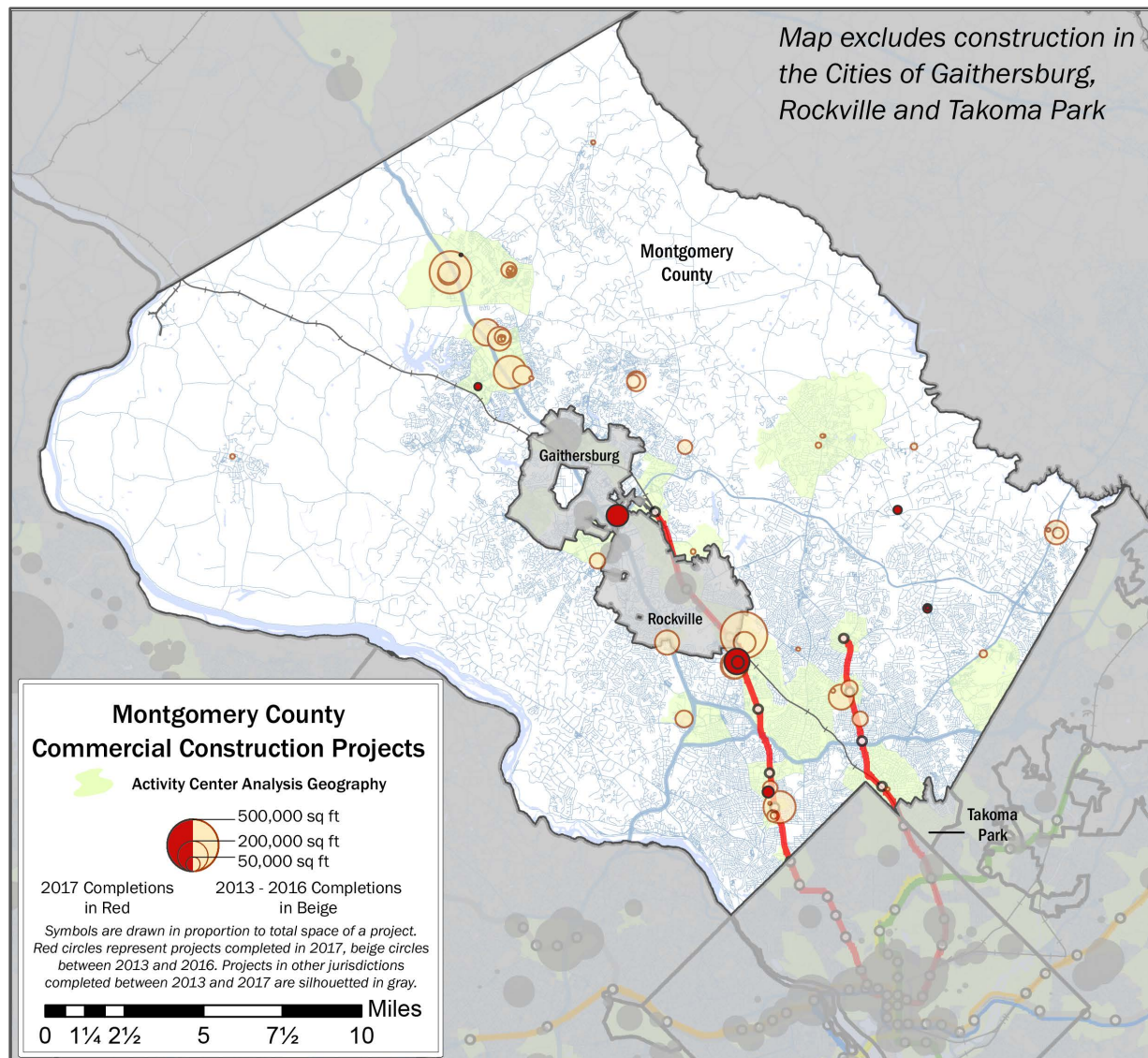


Source: CoStar, COG

Montgomery County

Construction of new commercial space in Montgomery County declined by 72 percent from 2016 to 2017. 769,396 square feet of new space was completed from 14 buildings in 2017. The largest project was a single-story 330,000 square foot FedEx Distribution Center in the Gaithersburg Metropolitan Grove Activity Center. The overall vacancy rate for the county was 10.2 percent, the highest among the four Maryland counties.

Figure 28

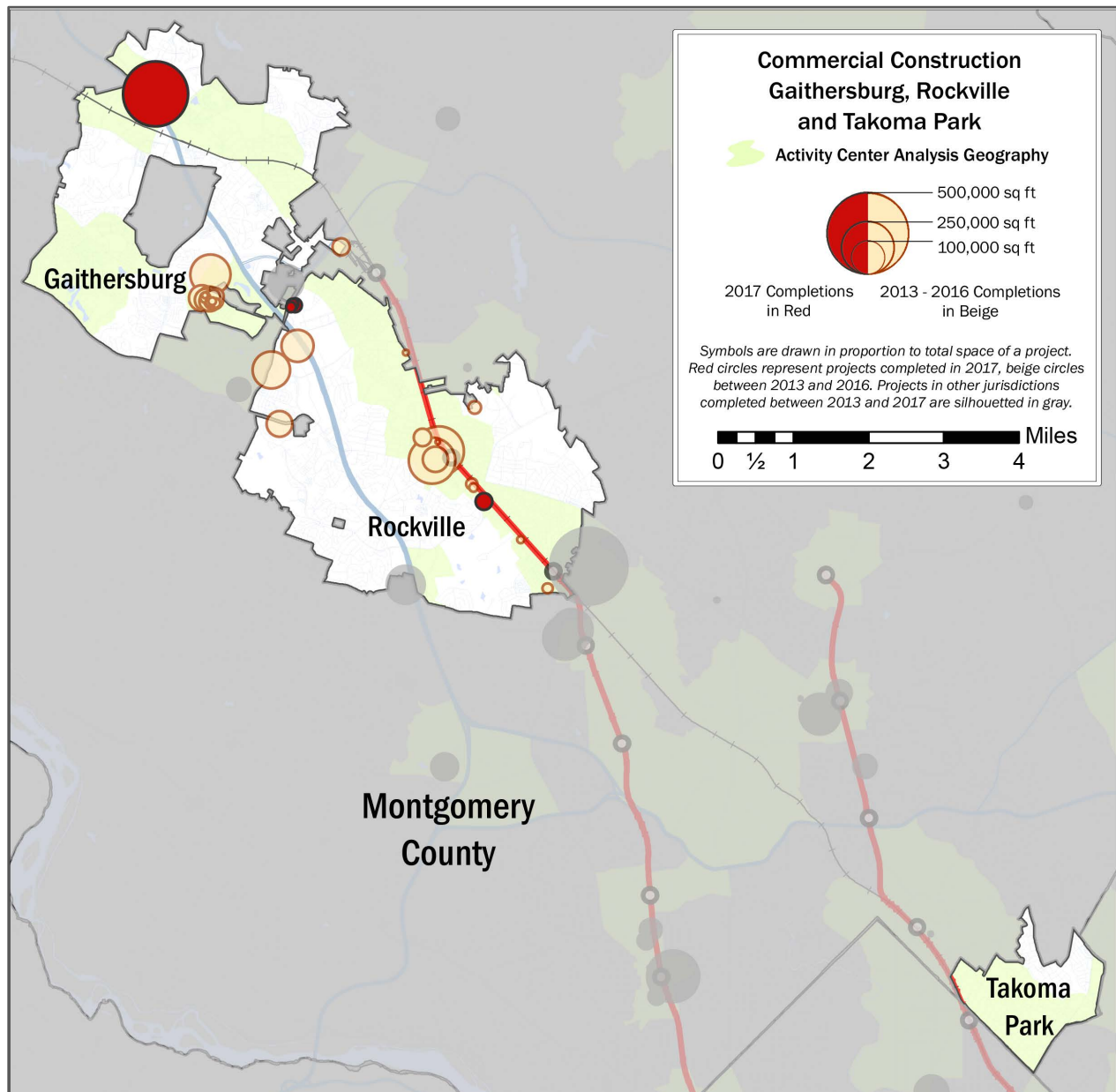


Source: CoStar, COG

Cities of Gaithersburg, Rockville, and Takoma Park

In 2017, four commercial buildings—all retail—were completed in Rockville, totaling 888,624 square feet. The largest was a 21,000-square foot auto dealership in the Rockville Twinbrook Activity Center. The 330,000-square foot FedEx Distribution Center was the only new project in Gaithersburg. No commercial projects have been built in Takoma Park since 2012. Rockville's vacancy rate was 15.1 percent, the rate in Gaithersburg was 10.3 percent and, in Takoma Park, 2.5 percent.

Figure 29

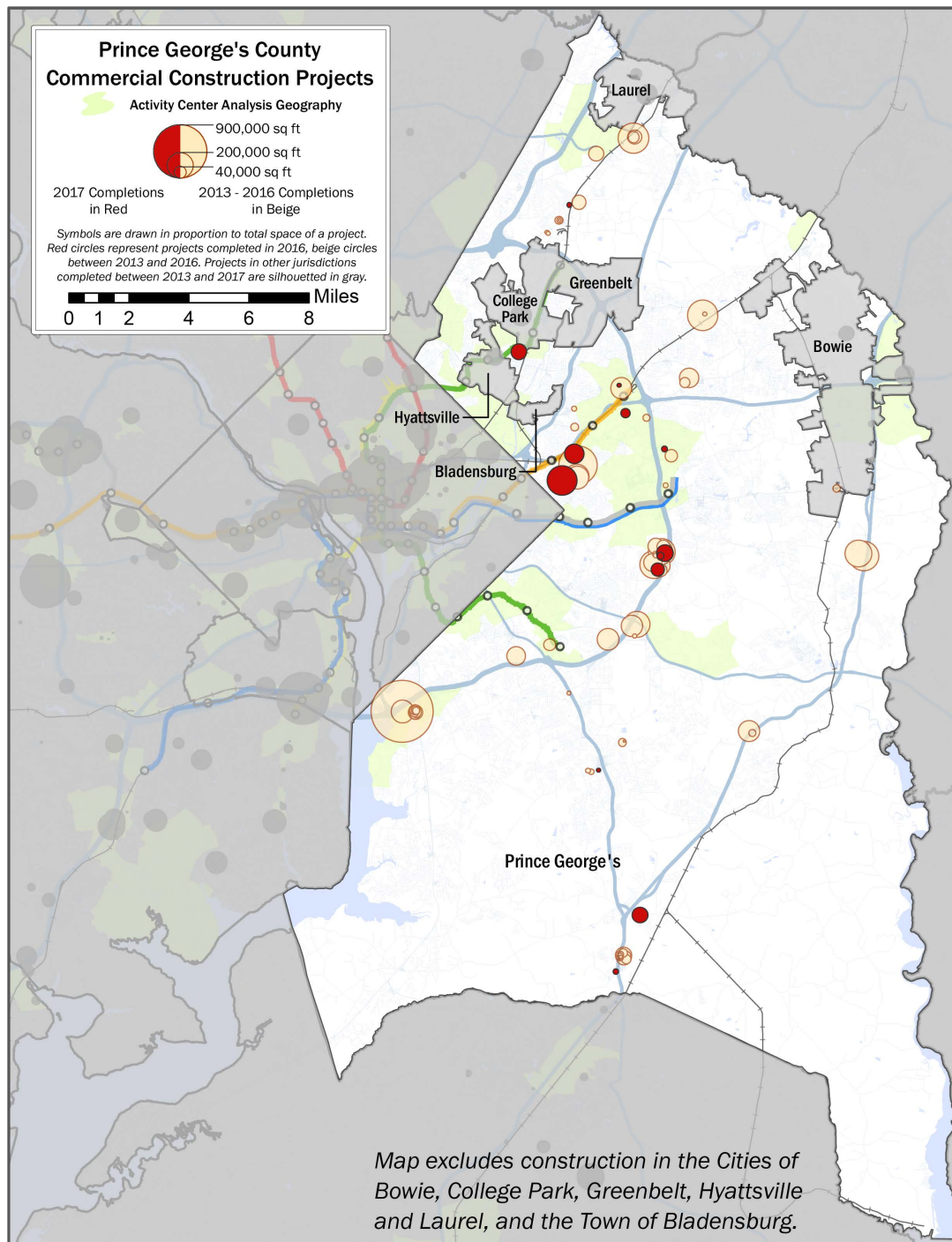


Source: CoStar, COG

Prince George's County

Construction of commercial space in Prince George's County declined by 74 percent from 2016 to 2017. In 2017, 17 buildings were completed, adding 863,306 square feet of new space. The largest was the single-story, 216,000 square foot Washington Gateway Logistics Center in Landover. The overall vacancy rate for the county was 8.7 percent.

Figure 30

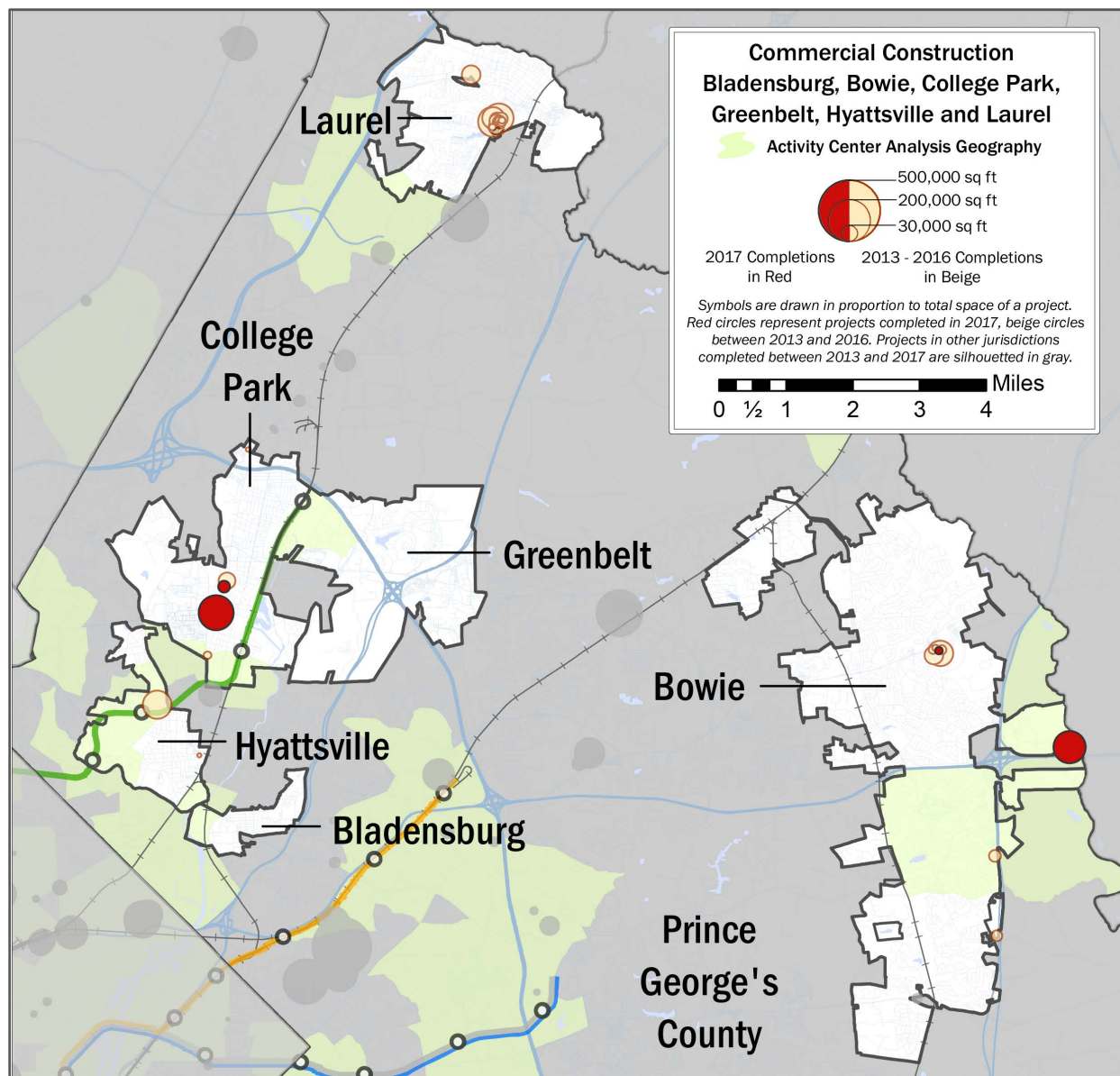


Source: CoStar, COG

Bladensburg, Bowie, College Park, Greenbelt, Hyattsville, and Laurel

In 2017, two buildings were completed in the City of Bowie, adding 109,156 square feet of space. The largest was a two-story, 103,000 square foot warehouse in the Bowie Town Center Activity Center. Two projects totaling 135,000 square feet were completed in College Park, led by the six-story, 120,000 square foot Hotel at the University of Maryland. No projects were completed in Bladensburg, Greenbelt, Hyattsville or Laurel in 2017. Bladensburg has the lowest vacancy rate—at 1.1 percent—among all COG members.

Figure 31



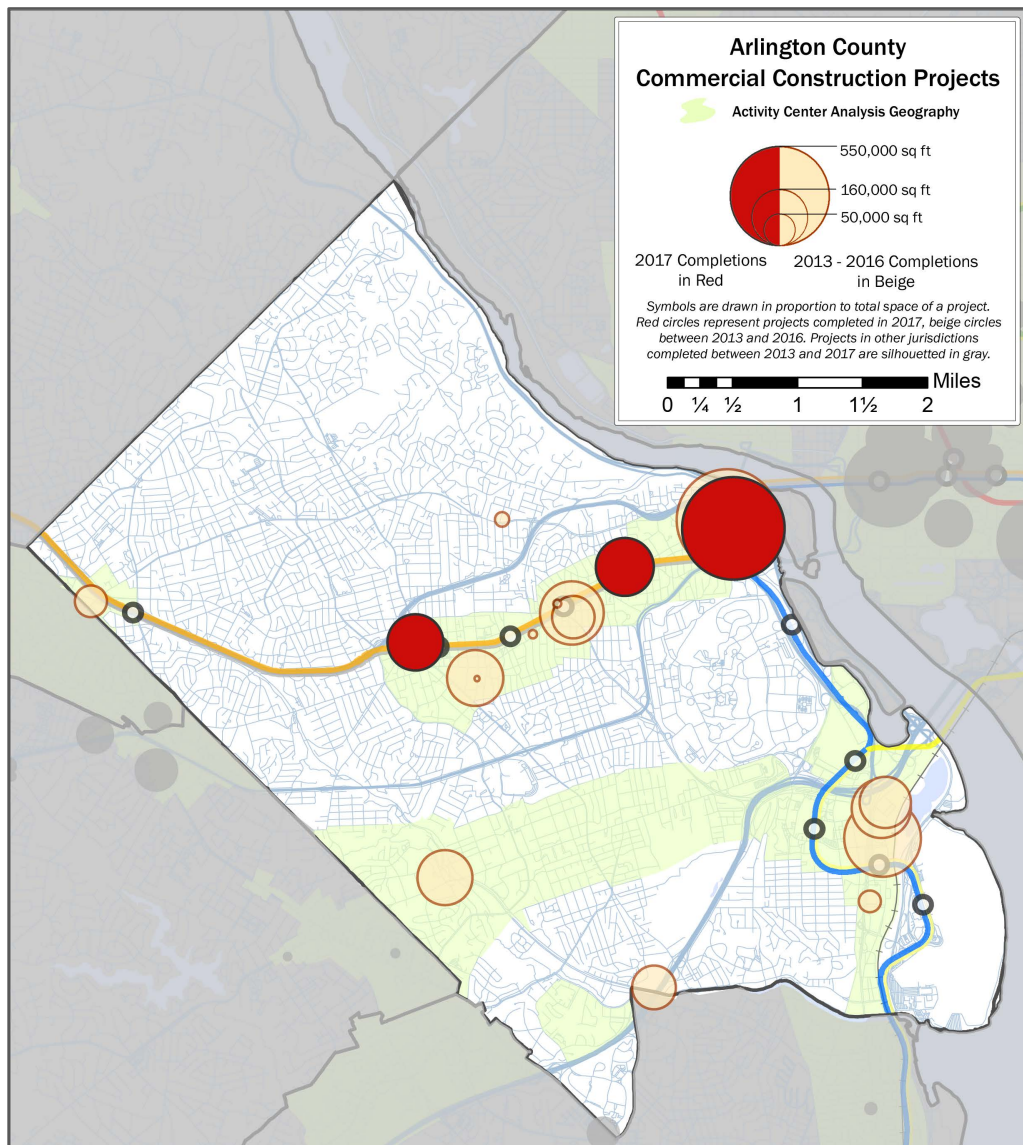
Source: CoStar, COG

Arlington County

Construction of new commercial space increased by 658 percent from 2016 to 2017. Three projects—each an office building—were completed in 2017. Their combined total of 888,624 square feet of rentable space is greater than in the previous three years combined. The largest new project was the 31-story, 552,781 square foot CEB Tower next to the Rosslyn Metrorail station. The building is the second tallest commercial building in the region. Nine of the fourteen tallest commercial buildings in the region—including the four tallest—are all within walking distance of the Rosslyn station.

The overall vacancy rate for Arlington was 18.1 percent at the end of 2017—the highest among all COG jurisdictions. The office vacancy rate was 20.6 percent.

Figure 32

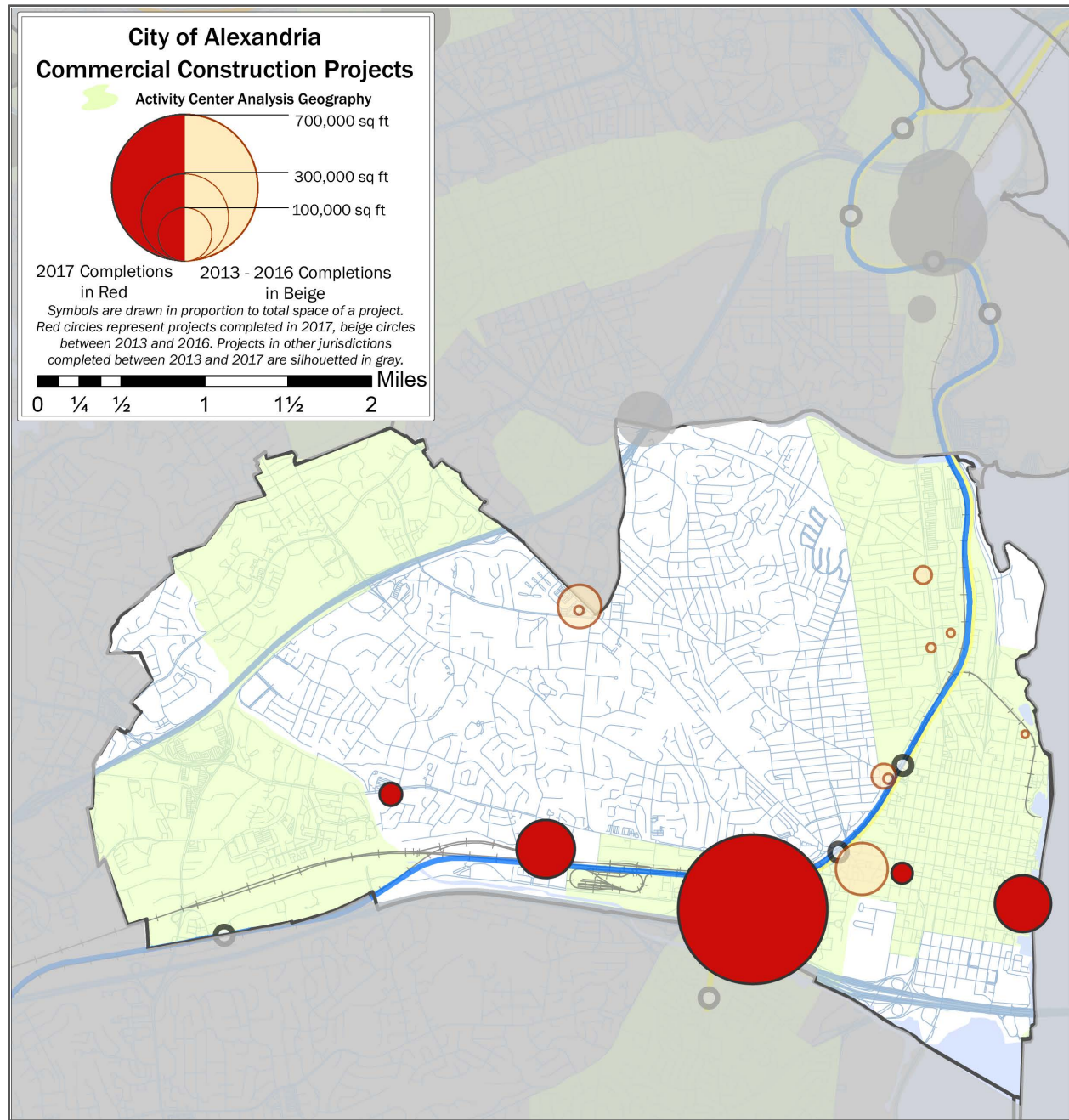


Source: CoStar, COG

City of Alexandria

From 2016 to 2017, Alexandria's commercial construction increased by 8,864 percent. Five projects and 941,223 square feet of space were added in 2017. The largest was a 14-story, 700,000 square foot office building next to the Eisenhower Avenue Metrorail station. The overall vacancy rate for Alexandria was 13.3 percent at the end of 2017.

Figure 33

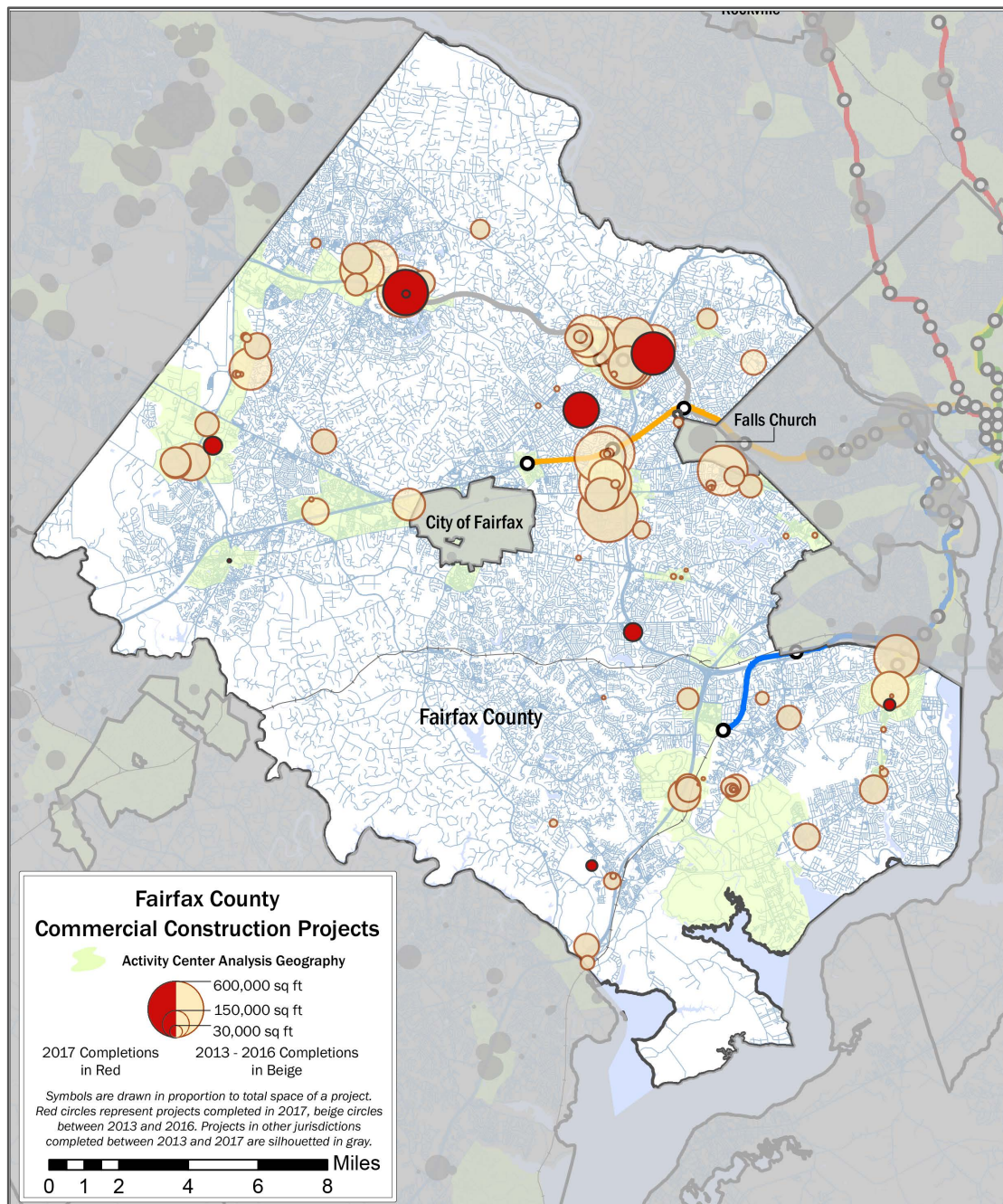


Source: CoStar, COG

Fairfax County

Construction of new commercial space declined 37 percent from 2016 to 2017. Nine projects were completed in 2017, totaling 1.1 million square feet of rentable space. The largest new project in 2017 was the 16-story, 368,413 square foot 1900 Reston Metro Plaza office building near the Wiehle-Reston East Metro station. The overall vacancy rate for Fairfax County was 12.5 percent at the end of 2017.

Figure 34

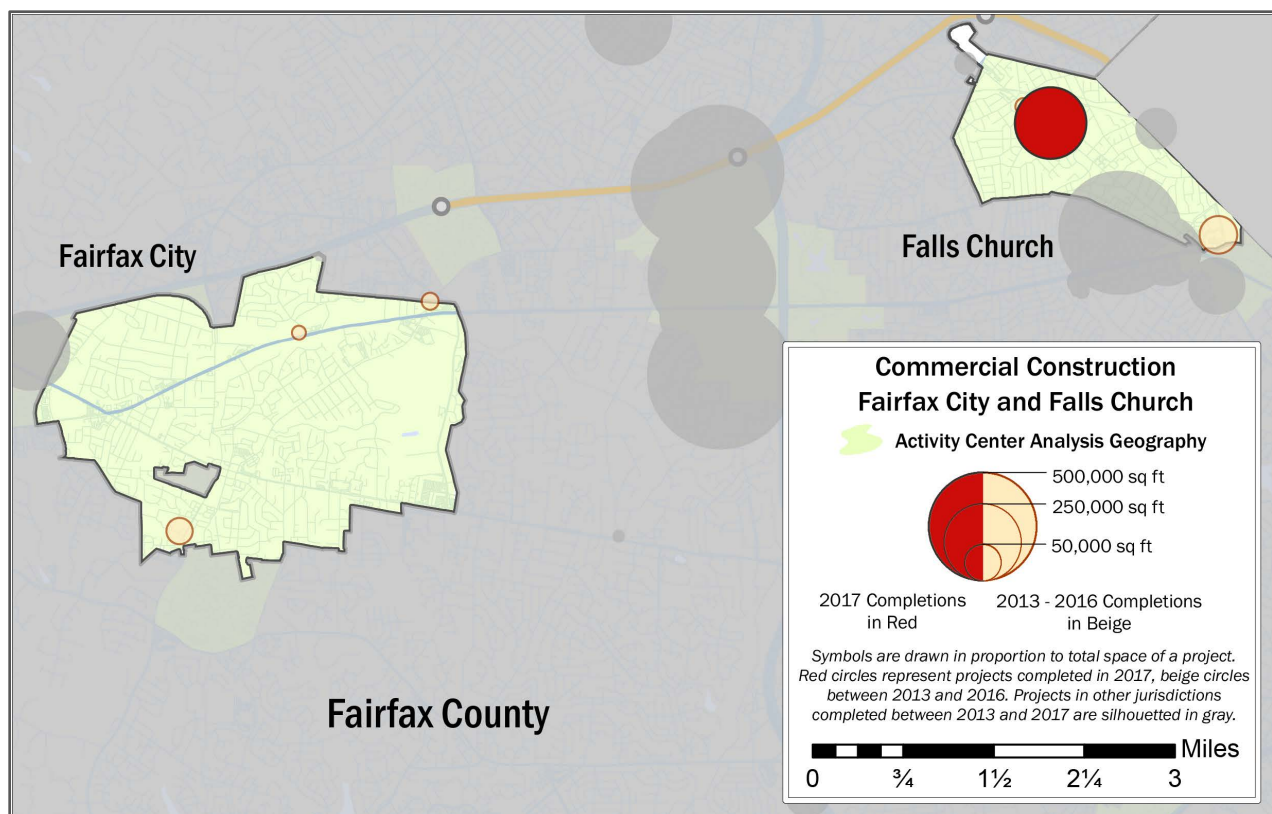


Source: CoStar, COG

Cities of Fairfax and Falls Church

The sole commercial project completed in the City of Falls Church in 2017 was the single-story, 155,000 square foot Kensington assisted living residence. No new commercial buildings were built in the City of Fairfax in 2017. At the end of 2017, the overall vacancy rate was 9.4 percent for the City of Fairfax, and 5.6 percent for the City of Falls Church.

Figure 35



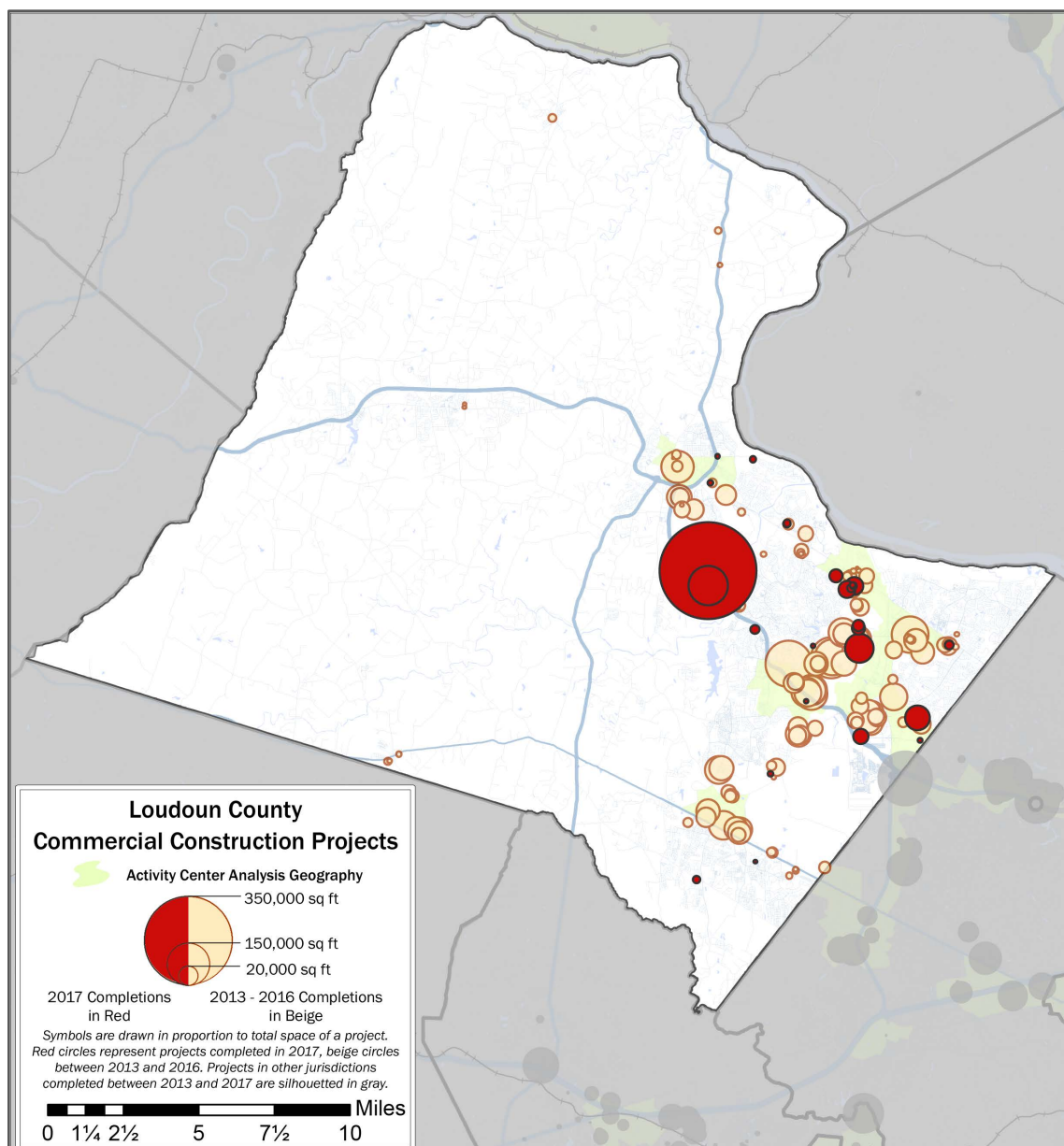
Source: CoStar, COG

Loudoun County

Construction of new commercial space in Loudoun County increased by four percent from 2016 to 2017. Twenty-seven new projects were completed in 2017 with a combined total of 3.5 million new square feet of rentable space. Loudoun experienced the most commercial construction in the region and accounted for 28 percent of all new space in 2017. The overall vacancy rate for the county was 6.6 percent at the end of 2017.

The largest new project from 2017—and the largest project in the whole region—was the 2.3 million square foot and 778-megawatt Panda Stonewall natural gas combined-cycle power plant constructed south of Leesburg in Loudoun County.

Figure 36



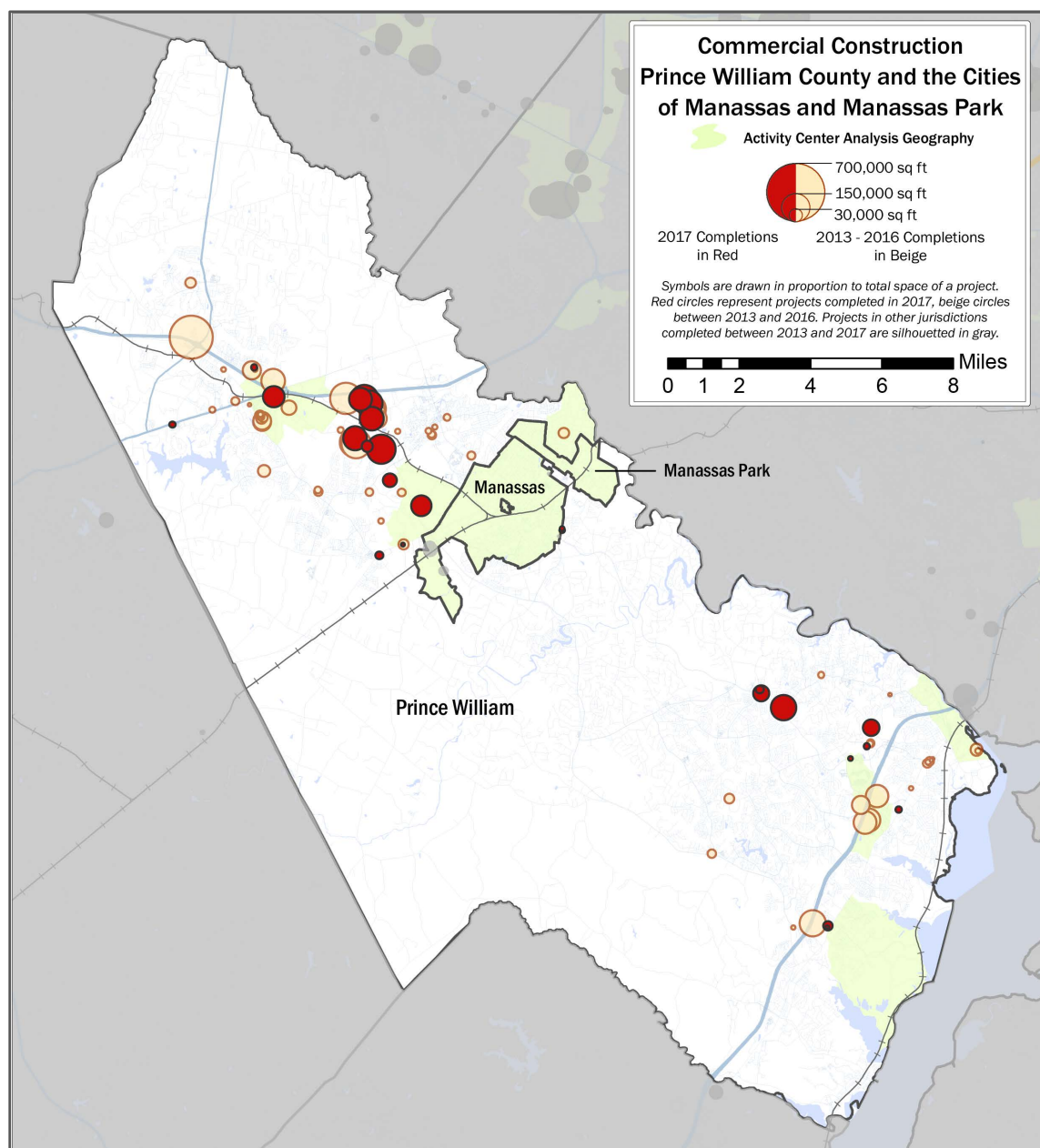
Source: CoStar, COG

Prince William County, Manassas, and Manassas Park

In Prince William County, construction of new commercial space increased 63 percent from 2016 to 2017. Twenty-six projects, with 1.2 million square feet of space, were completed in 2017. The largest project in 2017 was 150,000 square foot data center. At the end of 2017, the vacancy rate in Prince William County was 5.5 percent.

No commercial construction projects were built in the City of Manassas in 2017 and no projects have been completed in Manassas Park since 2010. At the end of 2016, the vacancy rate stood at 4.7 percent in the City of Manassas and at 5.6 percent in Manassas Park.

Figure 37



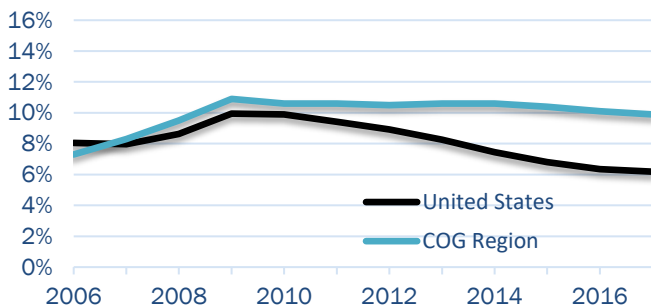
Source: CoStar, COG

Vacancy Rates

At the end of 2017, Washington market had the highest vacancy rate for commercial space among the top 142 markets in the United States. Regional vacancy rates in the retail and industrial/flex markets have fallen to pre-recession levels but the office rate remain high, despite some modest improvement over the past two years. Only the Houston, Dallas and Phoenix markets had higher office vacancy rates at the end of 2017.

Figure 38

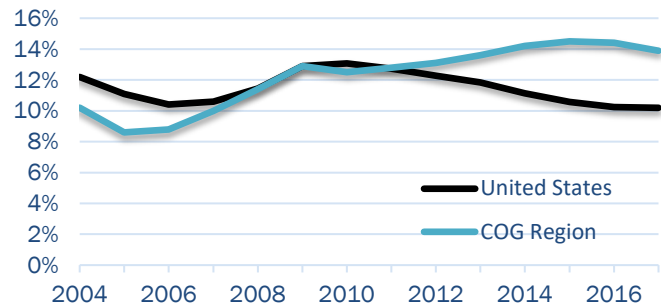
**Vacancy Rate for Commercial Space
2006 - 2017**



Source: CoStar, COG

Figure 39

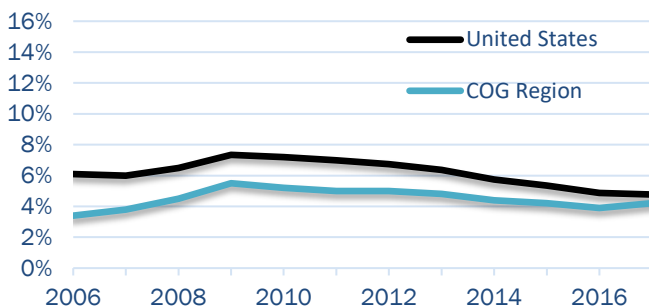
**Vacancy Rate for Office Space
2004 - 2017**



Source: CoStar, COG

Figure 40

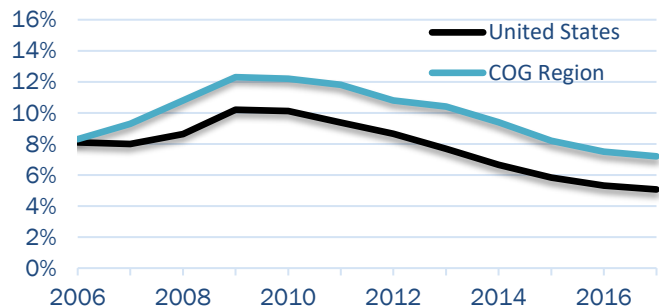
**Vacancy Rate for Retail Space
2006 - 2017**



Source: CoStar, COG

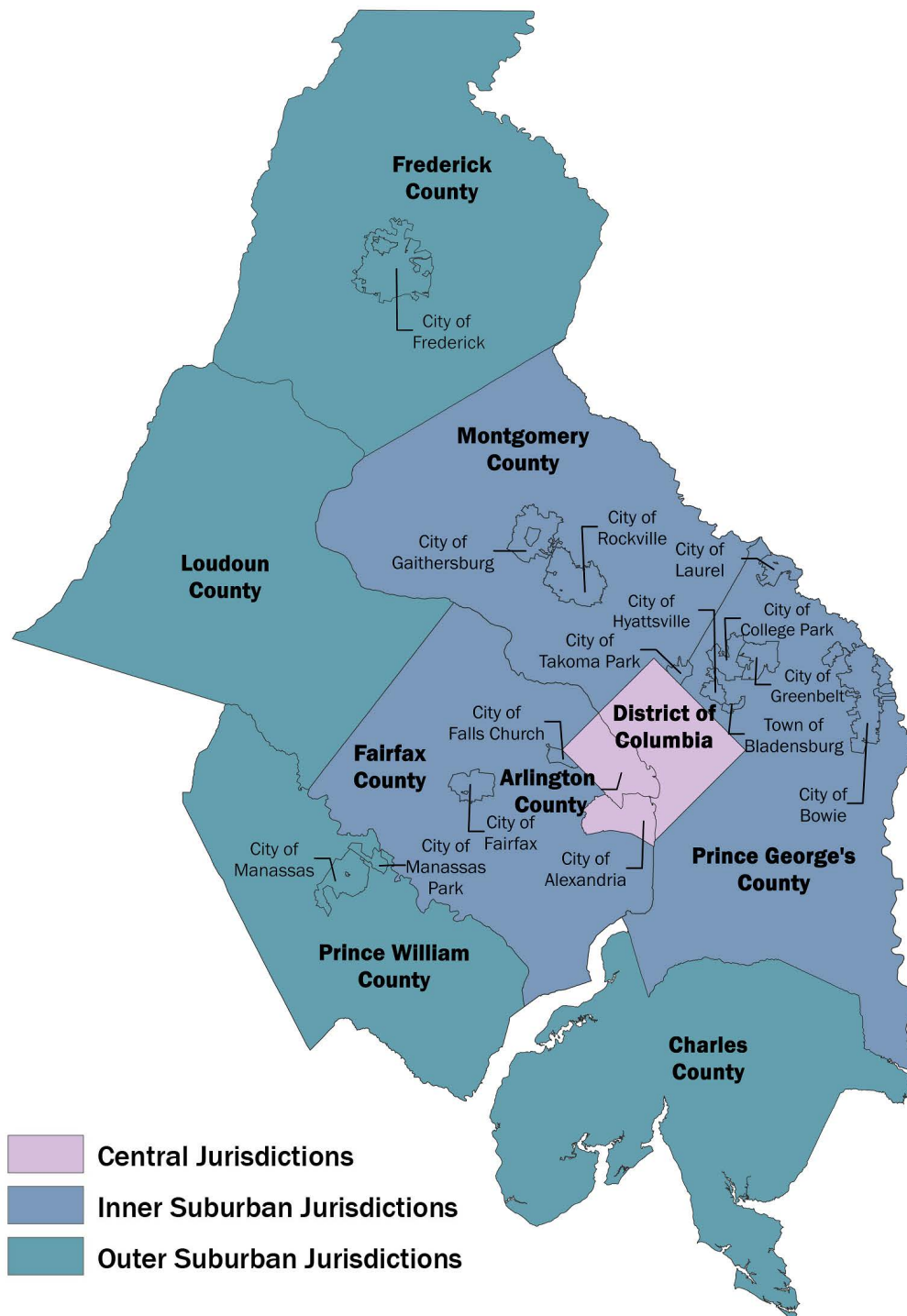
Figure 41

**Vacancy Rate for Industrial and Flex Space
2006 - 2017**



Source: CoStar, COG

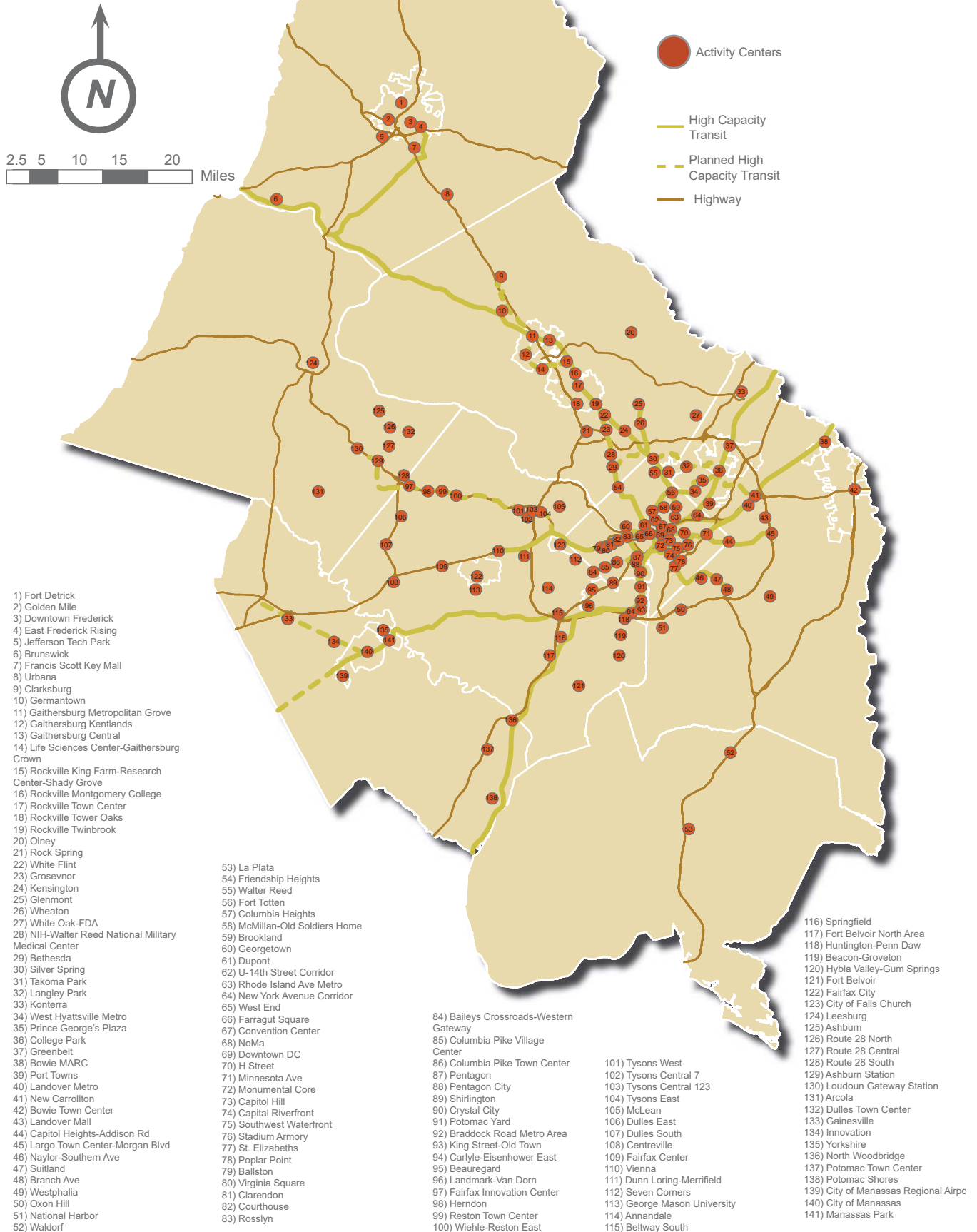
APPENDIX A. MAP OF REGIONAL “RING” JURISDICTIONAL GROUPINGS



Regional Activity Centers Map

Submitted to COG Board for Approval January 13, 2013

APPENDIX B



APPENDIX C

Commercial Construction Definitions

COMMERCIAL CONSTRUCTION PROJECT

A property with one or more completed buildings that allocates the majority of usable space to one of the following categories: office, retail, industrial, flex, hospitality, health care, specialty, or sports and entertainment. Some government owned buildings are excluded from the CoStar dataset. Mixed-use buildings with a residential primary use are also excluded.

COMPLETION

Projects with buildings that are completed and are ready for occupancy. A certificate of occupancy has been received.

SQUARE FEET OF RENTABLE BUILDING AREA

The usable area of a project and its associated share of the common areas. Typically, rents are based on this area. It is the space the tenant will occupy in addition to the associated common areas of the building such as the lobby, hallways, bathrooms, equipment rooms, etc.

VACANCY RATE

Expressed as a percentage, the vacancy rate identifies the amount of unoccupied space in an area divided by the total rentable building area. In this report, the general commercial construction rate applies to all buildings in the flex, industrial, office or retail categories, but excludes hospitality, health care, specialty, and sports and entertainment projects.

Structure Type (definitions taken from the [CoStar Glossary](#)¹)

All buildings in the CoStar database are assigned a structure type. Mixed-use buildings are assigned based upon a project's primary use. Retail space located in an office building is categorized as office space, while retail or office space located within an apartment building is excluded from this report.

FLEX

Designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. At least half of the rentable area of the building must be used as office space. Flex buildings typically have ceiling heights under 18', with light industrial zoning. Flex buildings have also been called incubators, tech, and showrooms.

HEALTH CARE

Includes assisted living, congregate senior housing, continued care retirement communities, hospitals, rehabilitation centers, and skilled nursing facilities.

HOSPITALITY

Includes all types of lodging facilities including hotels and motels. Hotels are facilities that offer lodging accommodations and a wide range of other services, e.g., restaurants, casinos, convention facilities, meeting rooms, recreational facilities, and commercial shops.

¹ <http://www.costar.com/about/costar-glossary>

INDUSTRIAL

Adapted for a combination of uses such as assemblage, processing, and/or manufacturing products from raw materials or fabricated parts. Additional uses include warehousing, distribution, self-storage, and maintenance facilities.

OFFICE

Primary intended use is to house employees of companies that produce a product or service primarily for support services such as administration, accounting, marketing, information processing and dissemination, consulting, human resources management, financial and insurance services, educational and medical services, and other professional services. Government-owned and operated office buildings are generally excluded.

OTHER

Includes specialty projects (*such as cemeteries, mausoleums, some correctional facilities, lodges and meeting halls, marinas, movie, radio and television studios, some police and fire stations, some post offices, some public libraries, radio and TV transmission facilities, recycling centers, religious facilities, private schools, shelters, sorority and fraternity houses, trailer/camper parks, water retention facilities, and vineyards*) and sports and entertainment projects (*such as amusement parks, stadiums, casinos, golf courses, stables, race tracks, swimming pools, theaters, and concert halls*).

RETAIL

Primary intended use is to promote, distribute or sell products and services to the public. Retail buildings can be used for various sales opportunities, including, but not limited to, stand-alone (convenience stores to department stores), store fronts, strip centers (no anchors), neighborhood, community, regional, and super-regional malls, power centers, factory outlet centers, and fashion or specialty centers.



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