COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in 2022 in metropolitan Washington

June 2023

Metropolitan Washington
Council of Governments

COMMERCIAL CONSTRUCTION INDICATORS: 2022 DEVELOPMENT PROJECTS
June 15, 2023

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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.

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EXECUTIVE SUMMARY

This report describes recent trends in the commercial real estate market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Commercial property records from the CoStar subscription database for buildings completed through the end of 2022 were analyzed to document the number, size, and location of new commercial buildings, as well as describe changes in vacancy rates across the region.

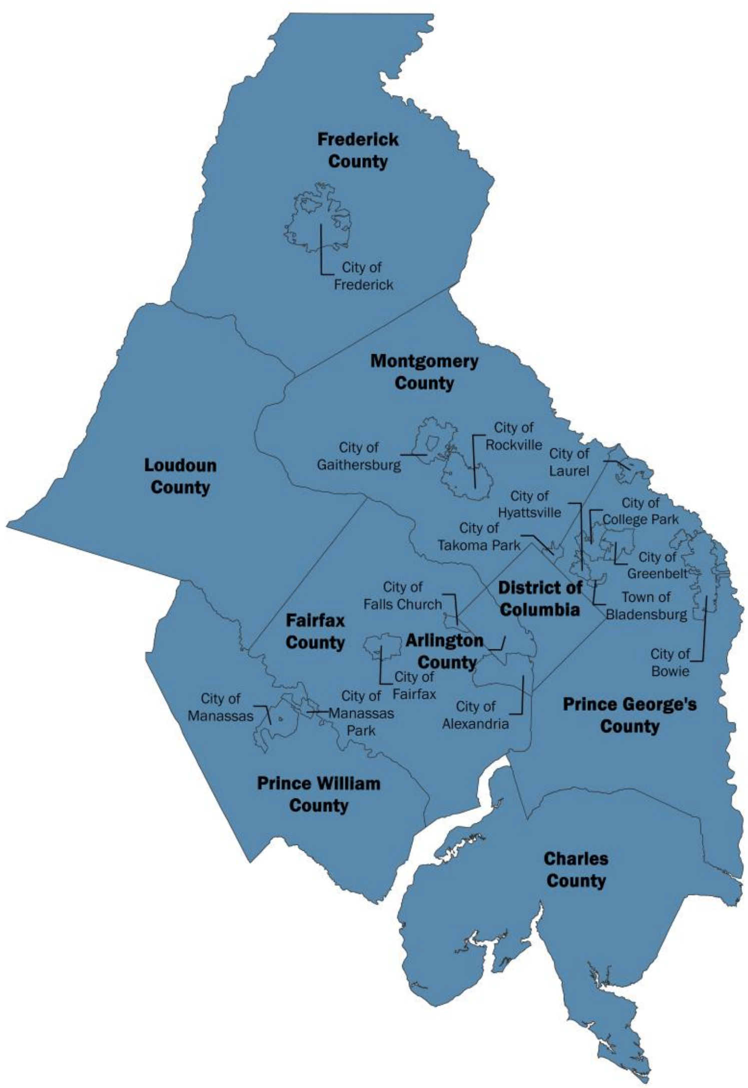
- New construction increased 24 percent from 2021 to 2022. In 2022, 148 new commercial buildings were completed, adding 13.2 million square feet of rentable space to the region.
- The overall regional vacancy rate was 10.6 percent at the end of 2022, the highest rate in 11 years. Office vacancies have risen significantly since the pandemic and the office vacancy rate is now higher than any other year in the database, at 15.9 percent.
- The industrial/flex sector held the greatest share of commercial construction in 2022, creating 36 percent of the region's new space.
- About 48 percent of commercial space built in 2022 was within a High-Capacity Transit Station Area (HCT). These are locations around Metrorail, commuter rail, light rail, bus rapid transit, and streetcar stations that offer opportunities for optimizing connectivity and creating more transit-oriented communities.
- Overall, 65 percent of new space was located within one of the region's 141 Activity Centers. This falls short of the 75 percent target for commercial construction set by the COG Board in the *Region Forward Vision*.
- With four new buildings and 1,676,287 square feet of new space in 2022, the Bethesda Activity Center in Montgomery County was the fastest growing neighborhood in the region, accounting for about 13 percent of all regional commercial growth.

INTRODUCTION

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.

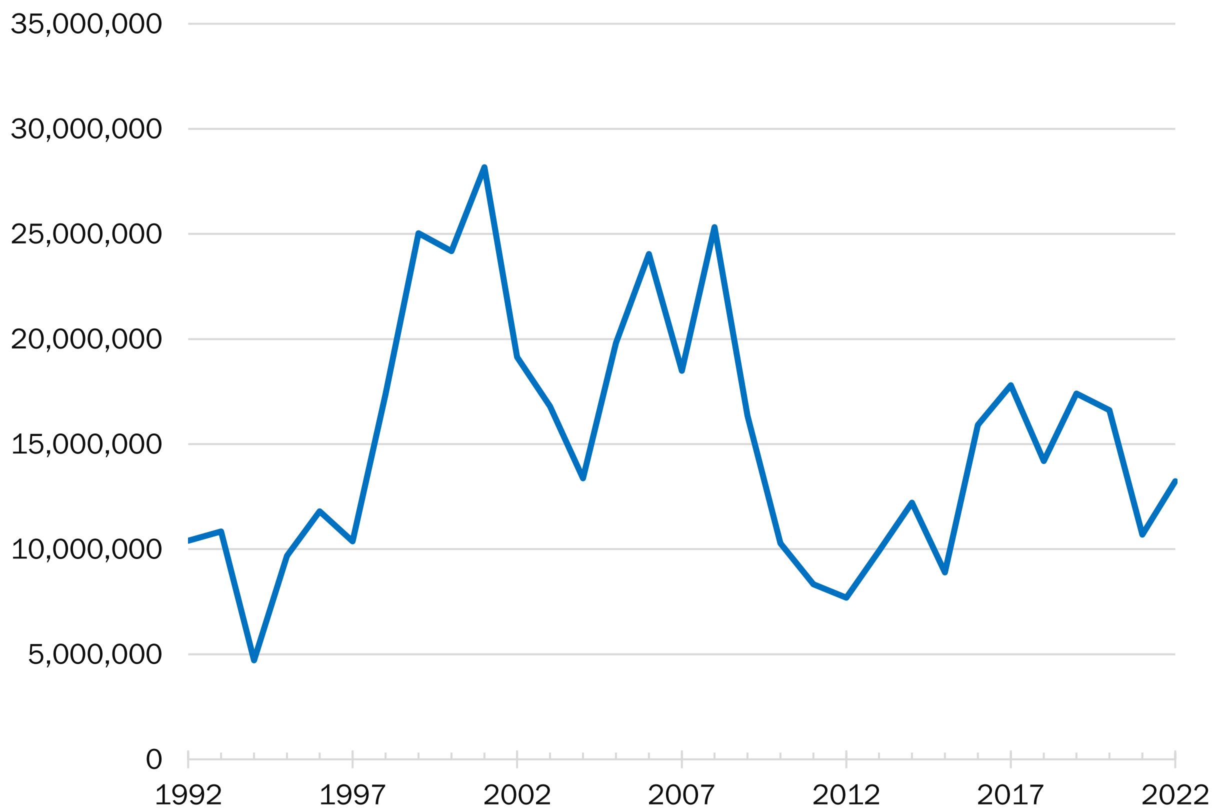
In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, as shown below in Figure 1 below.

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



Commercial construction in the metropolitan Washington region increased by 24 percent in 2022. Last year, 148 new commercial buildings were completed, with 13.2 million square feet of combined space, an increase of about 2.6 million square feet from 2021.

Figure 2. Square Footage of Completed Commercial Construction, 1992 - 2022



Source: CoStar, COG

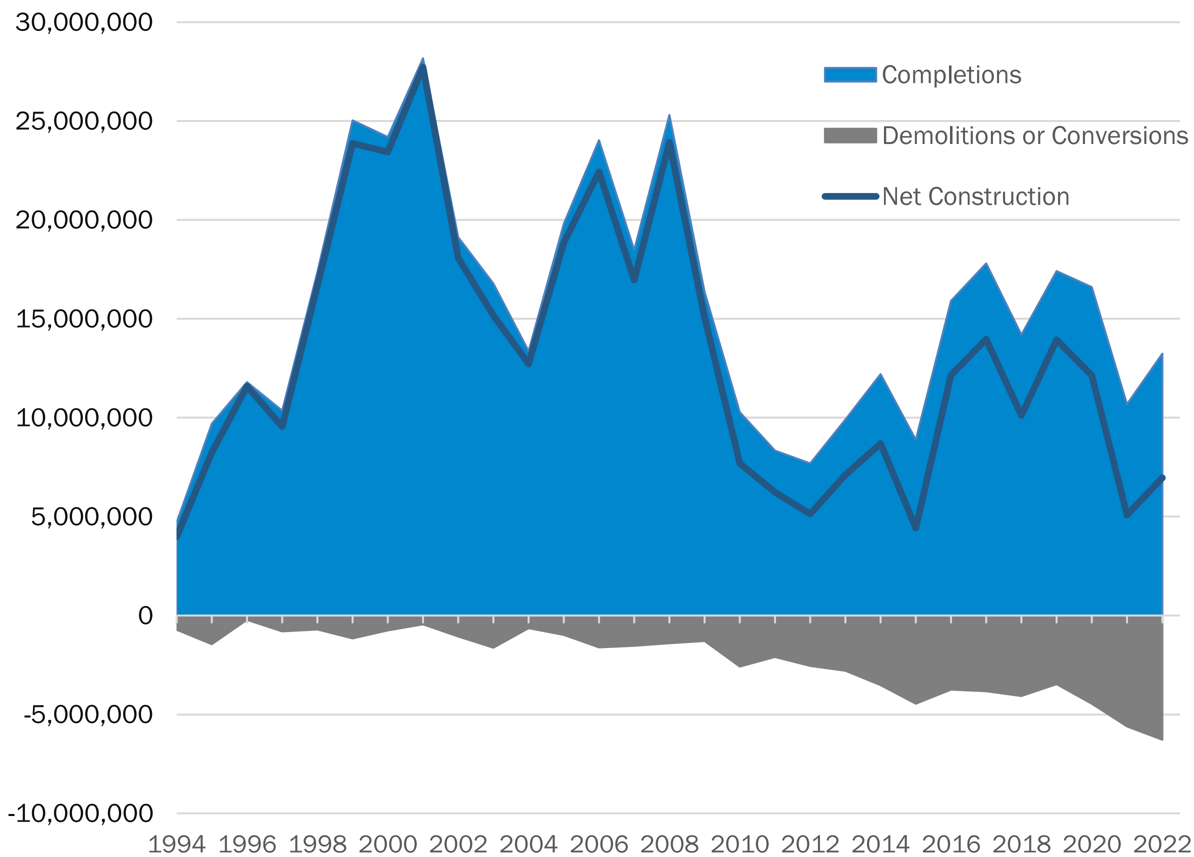
The rate of new construction has rebounded after two consecutive years of decline but is still below the already tepid pre-pandemic pace of construction (Figure 2). However, the pace of construction in 2022 was higher than that during the early 2010s, when the region was recovering from the Great Recession and contending with federal budget sequestration.

The Central Jurisdictions of the District of Columbia, Arlington and Alexandria have seen the largest declines in construction since the pandemic, although all jurisdictions have been impacted. The Maryland jurisdictions have fared relatively well since 2020, with increases in office and hospitality space in Montgomery County and increases in industrial space in Prince George's and Frederick Counties.

Commercial construction is growing again after weathering the pandemic and despite a transition towards teleworking. Increasing office vacancy rates indicate that the office sector may become the biggest challenge for the commercial real estate sector in the coming years.

Over the past decade, the COG region has seen an increase in the number of commercial properties being demolished or converted to new uses. The CoStar database lists about 25 million square feet of commercial space being either demolished or converted to a new use between the beginning of 2019 and the end of 2022. (Figure 3). Over half of this disused commercial space was in former office buildings. However, hotel properties were more likely to be converted to a new use than office buildings. While only 16 percent of the total abandoned space was in hospitality properties, hotels made up 52 percent of the space with plans for conversion. Examples include the Marriott Wardman Park and the Fairfax at Embassy Row in the District of Columbia, and the Virginian Suites in Arlington, all of which were recently closed with plans to convert the buildings to residential use.

Figure 3. Net Commercial Construction, 1994 - 2022



Source: CoStar

At the end of 2022, the overall regional vacancy rate for commercial space had risen to 10.6 percent. Vacancy rates remain high compared to both current national trends and historical regional trends, particularly in the office sector. According to CoStar data, Dallas, Houston, and the Bay Area were the only major metropolitan areas with higher office vacancy rates than the DC area at the end of 2022.[1]

[1] United States Office National Report. CoStar, 2023.

The largest commercial project completed in 2022 was the new 21-story, 785,000 headquarters for Marriott International near the Bethesda Metrorail station in Montgomery County. With four new buildings—two office towers and two hotels—totaling 1,676,287 square feet, Bethesda added more commercial space than any other transit station area.

Altogether, the region's ten largest projects in 2022, shown in Figure 4 below, make up 34 percent of the region's 13.2 million square feet of new commercial space.

Figure 4. Ten Largest Projects by Rentable Building Area in 2022

Project Name	Land Use	Street Address	Jurisdiction	Stories	RBA*
Marriott International Headquarters	Office	7750 Wisconsin Ave, Bethesda, MD	Montgomery County	21	785,000
2000 Opportunity Way at RTC Next	Office	2000 Opportunity Way, Reston, VA	Fairfax County	28	643,987
2100 Penn	Office	2100 Pennsylvania Ave NW, Washington, DC	District of Columbia	11	482,000
Marriott Bethesda Downtown	Hotel	7707 Woodmont Ave, Bethesda, MD	Montgomery County	12	435,884
1950 Opportunity Way at RTC Next	Office	1950 Opportunity Way, Reston, VA	Fairfax County	20	418,000
Tysons Central	Office	1750 Tysons Central St, Vienna, VA	Fairfax County	25	387,556
Institute for Defense Analyses Headquarters	Office	701 E Glebe Rd, Alexandria, VA	City of Alexandria	8	370,000
Avocet Tower	Office	7373 Wisconsin Ave, Bethesda, MD	Montgomery County	23	368,519
Kroger Food Distribution Facility	Industrial (Distribution)	7106 Geoffrey Way, Frederick, MD	Frederick County	1	335,000
Chemonics Headquarters	Office	1275 New Jersey Ave SE, Washington, DC	District of Columbia	11	330,000

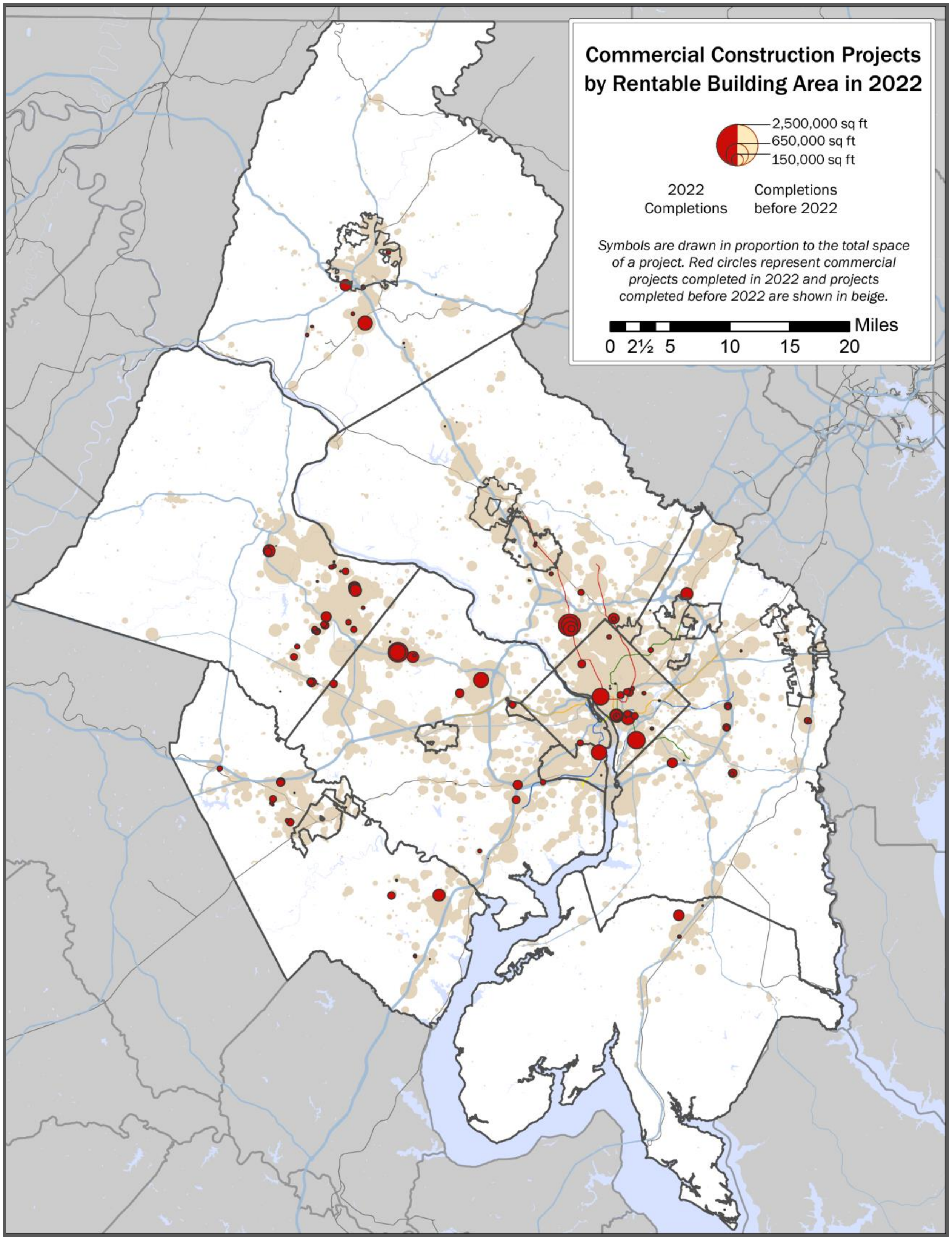
*RBA = rentable building area

Source: CoStar

Figure 5 on the following page maps the location of projects completed in 2022. Existing units are shown in beige; new construction, shown in red, is dispersed around the region, with all major jurisdictions in the region receiving at least one project last year.

Many of the new properties located in the region's core were office buildings or hotels built near Metrorail stations. Completed projects towards the periphery of the region tended to be industrial buildings near highways, with data centers tending to be in Virginia, and those related to warehousing and distribution in Maryland.

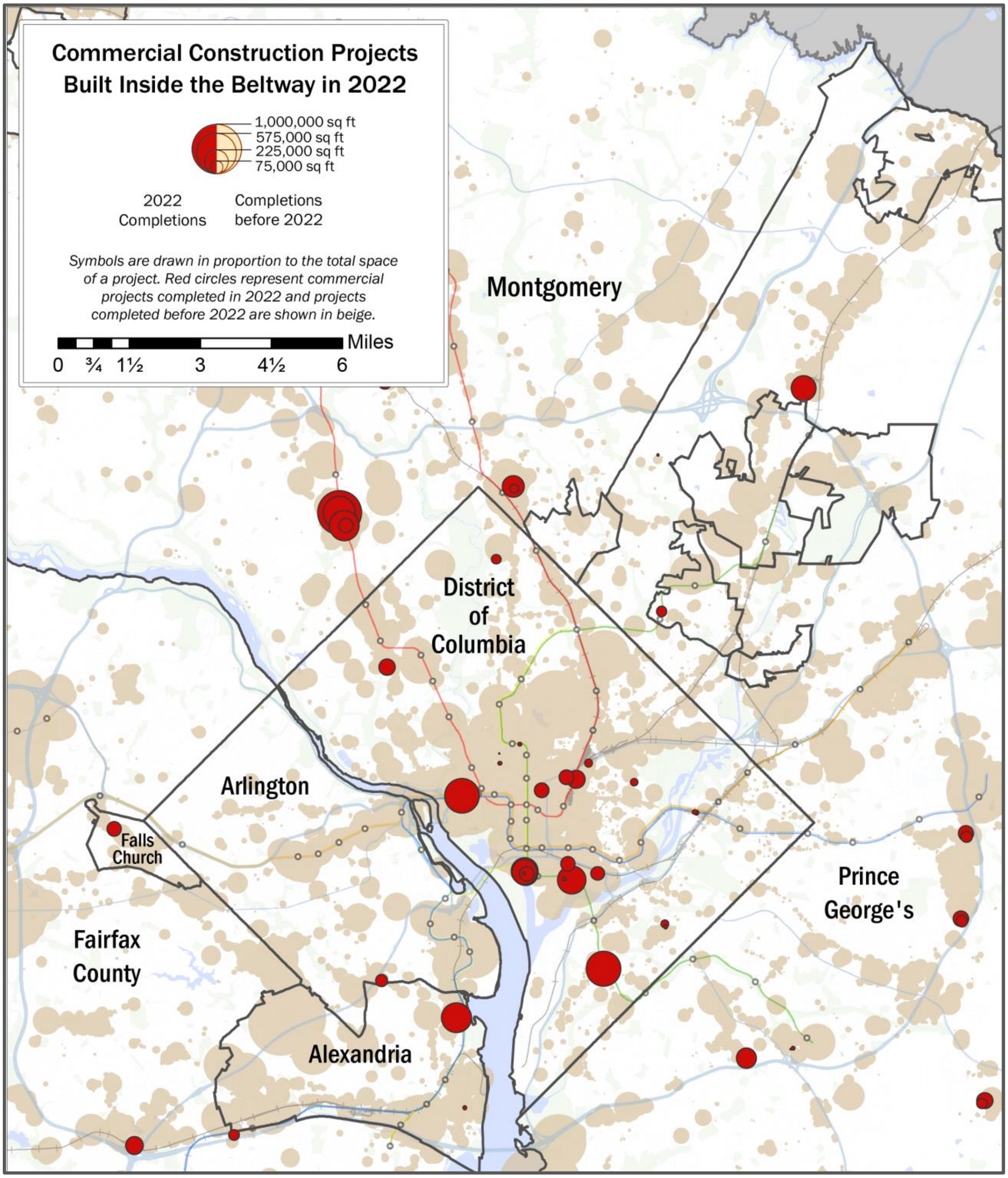
Figure 5



Source: CoStar

Figure 6 below shows construction within the Beltway. About 43 percent of regional construction in 2022 was located inside of I-495, the same share as has historically been within the Beltway. About 73 percent of the 5.8 million square feet of space that was constructed inside the Beltway in 2022 was also within a half-mile walk of a Metrorail station, compared with only 23 percent for new construction outside of the Beltway.

Figure 6



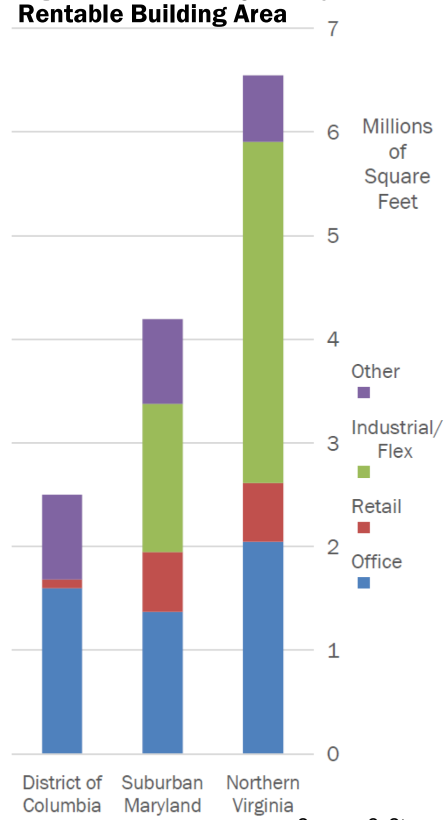
Source: CoStar

The District of Columbia added 24 new commercial buildings and 2.5 million square feet of space in 2022, primarily in office buildings (Figure 7). Construction in the District grew by 93 percent when compared to 2021 (Figure 8). The vacancy rate in the District of Columbia was 14.1 percent at the end of 2022.

In 2022, 49 new buildings and 4.2 million square feet of rentable space were added to suburban Maryland jurisdictions (Figure 7). In suburban Maryland, commercial construction increased by 17 percent from 2021 (Figure 8). At the end of 2022, the Maryland jurisdiction vacancy rate was 8.5 percent.

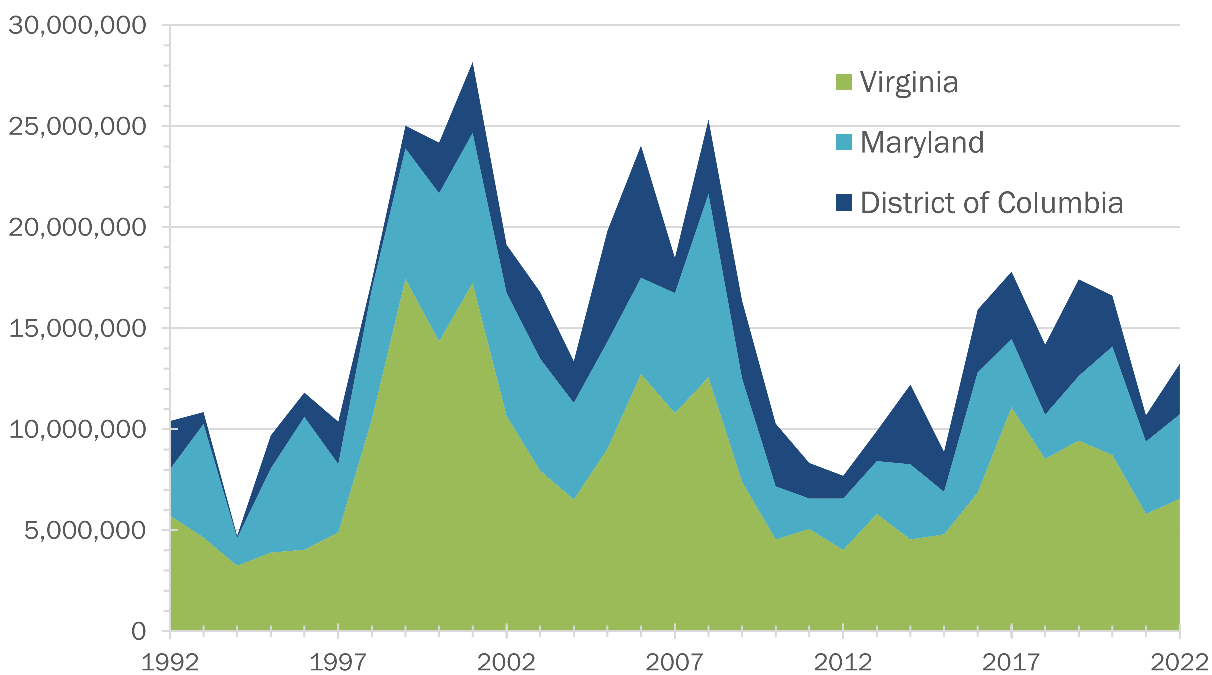
Northern Virginia jurisdictions added 75 new buildings and 6.5 million square feet of space in 2022, an increase of 13 percent from 2021. The Virginian COG jurisdictions have led the region in construction for 26 consecutive years. The Northern Virginia vacancy rate was 10.6 percent at the end of 2022.

Figure 7. 2022 Projects by Rentable Building Area



Source: CoStar

Figure 8. Square Footage of Completed Commercial Construction by State, 1992 - 2022



Note: This stacked area chart shows cumulative values.

Source: CoStar

Commercial Construction by Regional "Ring"

COG groups jurisdictions into three "rings" for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 27 new buildings and 2.9 million square feet of new space in 2022—an increase of 64 percent from 2021, but still well below the Central Jurisdiction average (Figure 10). At the end of 2022, the vacancy rate for Central Jurisdictions was 12.7 percent.

In 2022, 48 new buildings and 5.6 million square feet of space were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George's Counties, Falls Church, and City of Fairfax (Figure 9). The total square footage of new space increased 56 percent from 2021 (Figure 10). The overall vacancy rate for Inner Jurisdictions was 10.4 percent at the end of 2022.

The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 73 buildings and 4.7 million square feet of space in 2022 (Figure 9). New construction declined by 11 percent from 2021 (Figure 10). At the end of 2022, the vacancy rate for Outer Jurisdictions was 6.4 percent.

Figure 9. 2022 Projects by Rentable Building Area

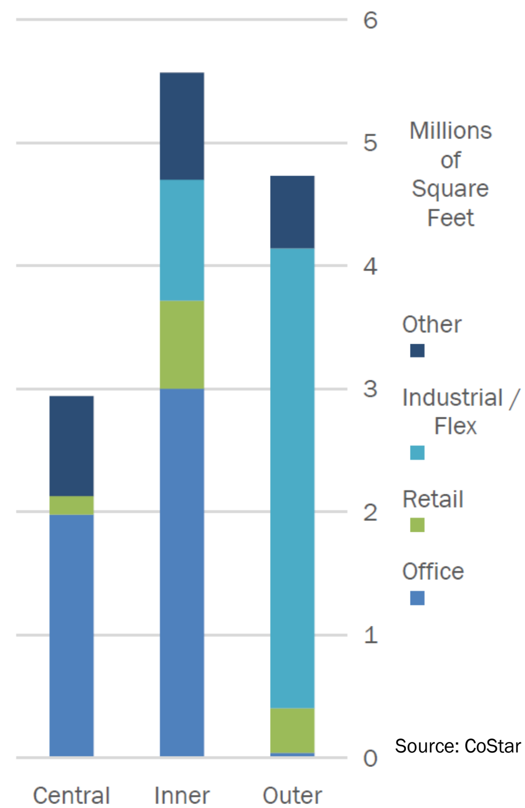
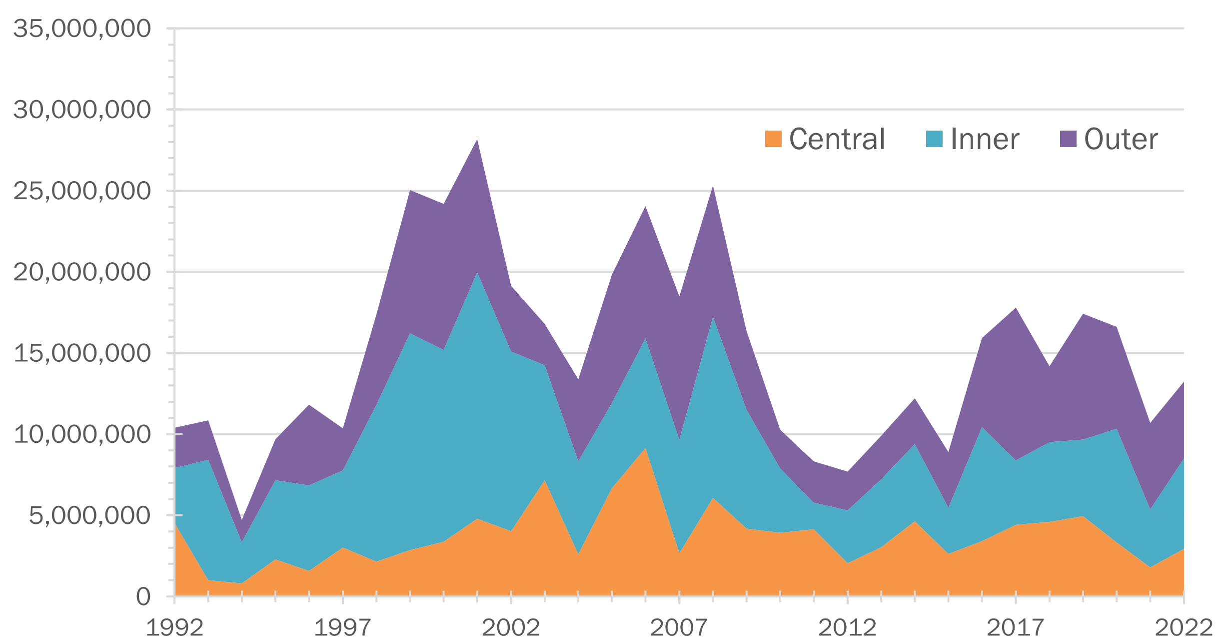


Figure 10. Square Footage of Completed Commercial Construction by Jurisdictional Groups, 1992 - 2022



Note: This stacked area chart shows cumulative values.

Source: CoStar

Commercial Construction by Jurisdiction

Loudoun County led the region in commercial construction, accounting for one-fifth of the region's new commercial space in 2022; more than half of Loudoun's construction total came from its eight new data centers. The District of Columbia had the second most construction, almost all of which came from new office or hospitality space.

The office vacancy rates in the District of Columbia, Montgomery County and Arlington County have increased the most since the beginning of the pandemic. But several jurisdictions have had drops in vacant space, with Frederick and Prince George's County seeing the most improvement.

Figure 11. Commercial Construction Totals for Each COG Member Jurisdiction

Jurisdiction	Built Prior to 2022			2022 Completions			Estimated 2022 Year End Vacancy Rate
	Buildings	RBA	Share	Buildings	RBA	Share	
District of Columbia	**8,008**	**262,603,861**	**22.0%**	**24**	**2,499,661**	**18.9%**	**14.1%**
Suburban Maryland Jurisdictions							
Charles	1,252	19,035,428	1.6%	5	241,998	1.8%	5.3%
Frederick	2,806	53,242,887	4.5%	12	735,656	5.6%	6.3%
City of Frederick	*1,408*	*24,169,993*	*2.0%*	*2*	*46,480*	*0.4%*	*7.1%*
Rest of County	*1,398*	*29,072,894*	*2.4%*	*10*	*689,176*	*5.2%*	*5.7%*
Montgomery	5,535	172,292,599	14.4%	15	2,086,458	15.8%	11.6%
Gaithersburg	*599*	*19,431,668*	*1.6%*	*1*	*4,649*	*0.0%*	*7.2%*
Rockville	*637*	*24,757,244*	*2.1%*	*2*	*43,403*	*0.3%*	*15.8%*
Takoma Park	*130*	*1,658,065*	*0.1%*	*0*	*0*	*0.0%*	*0.8%*
Rest of County	*4,169*	*126,445,622*	*10.6%*	*12*	*2,038,406*	*15.4%*	*11.5%*
Prince George's	6,137	147,889,518	12.4%	17	1,128,887	8.5%	6.3%
Bladensburg	*100*	*1,138,473*	*0.1%*	*0*	*0*	*0.0%*	*2.1%*
Bowie	*229*	*6,232,461*	*0.5%*	*2*	*25,003*	*0.2%*	*6.6%*
College Park	*234*	*4,565,008*	*0.4%*	*0*	*0*	*0.0%*	*7.1%*
Greenbelt	*101*	*5,249,339*	*0.4%*	*0*	*0*	*0.0%*	*21.5%*
Hyattsville	*228*	*4,101,811*	*0.3%*	*1*	*48,000*	*0.4%*	*11.7%*
Laurel	*380*	*5,517,838*	*0.5%*	*0*	*0*	*0.0%*	*5.2%*
Rest of County	*4,865*	*121,084,588*	*10.1%*	*14*	*1,055,884*	*8.0%*	*5.5%*
Maryland subtotal	**15,730**	**392,460,432**	**32.9%**	**49**	**4,192,999**	**31.7%**	**8.5%**
Northern Virginia Jurisdictions							
Alexandria	1,762	43,719,433	3.7%	2	377,560	2.9%	13.0%
Arlington	1,014	63,366,480	5.3%	1	63,854	0.5%	19.5%
Fairfax	5,394	238,728,373	20.0%	14	2,251,553	17.0%	13.0%
Fairfax City	512	9,613,953	0.8%	1	7,000	0.1%	7.5%
Falls Church	266	4,006,092	0.3%	1	94,681	0.7%	4.9%
Loudoun	2,576	102,355,440	8.6%	37	2,677,092	20.2%	4.2%
Manassas City	644	10,983,151	0.9%	0	0	0.0%	2.9%
Manassas Park	129	2,337,418	0.2%	1	6,500	0.0%	3.0%
Prince William	2,451	63,312,734	5.3%	18	1,067,297	8.1%	4.5%
Virginia subtotal	**14,748**	**538,423,074**	**45.1%**	**75**	**6,545,537**	**49.4%**	**10.6%**
COG Region Total	**38,486**	**1,193,487,367**	**100.0%**	**148**	**13,238,197**	**100.0%**	**10.6%**

Source: CoStar

Metrorail Station Walksheds

In 2022, 19 of the Washington Metropolitan Area Transit Authority's (WMATA) 97 Metrorail stations had at least one commercial construction project built within a half-mile walk from a station entrance, with 5.9 million square feet in 29 buildings (some projects were near more than one Metrorail station). New office space accounted for almost three-quarters of all new construction built in a Metrorail walkshed.

The twin office towers on across from the Reston Town Center Metro station are the second and fifth largest projects completed in 2022 and give the station's walkshed the second highest construction total for the year, after Bethesda station. (2000 Opportunity Way - RTC Next – Tower A / CoStar)

Construction in station areas increased 119 percent from 2021. The share of total regional construction within a Metro station walkshed jumped from 25 percent in 2021 to 44 percent in 2022—the highest-ever share of annual commercial construction for Metrorail walksheds.

The Bethesda Metrorail station walkshed had the most construction in 2022, followed by the Reston Town Center and Waterfront stations. The vacancy rate for buildings within a Metrorail walkshed was 14.9 percent at the end of 2022.

Activity Centers and High-Capacity Transit Station Walksheds

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[2].

From 2021 to 2022, construction within Activity Centers grew by 51 percent. The Bethesda Activity Center had the most construction in 2022, including the 21-story, 1,513,000 square-foot Marriot International Headquarters office building.

COG's *Region Forward Vision* set a target for at least 75 percent of new commercial construction to be located within Activity Centers. In 2022, 65 percent of new construction was within an Activity Center. Since the *Region Forward Vision* was approved by the COG Board in 2010, 66 percent of commercial construction has been inside Activity Centers. The target was last met in 2012.

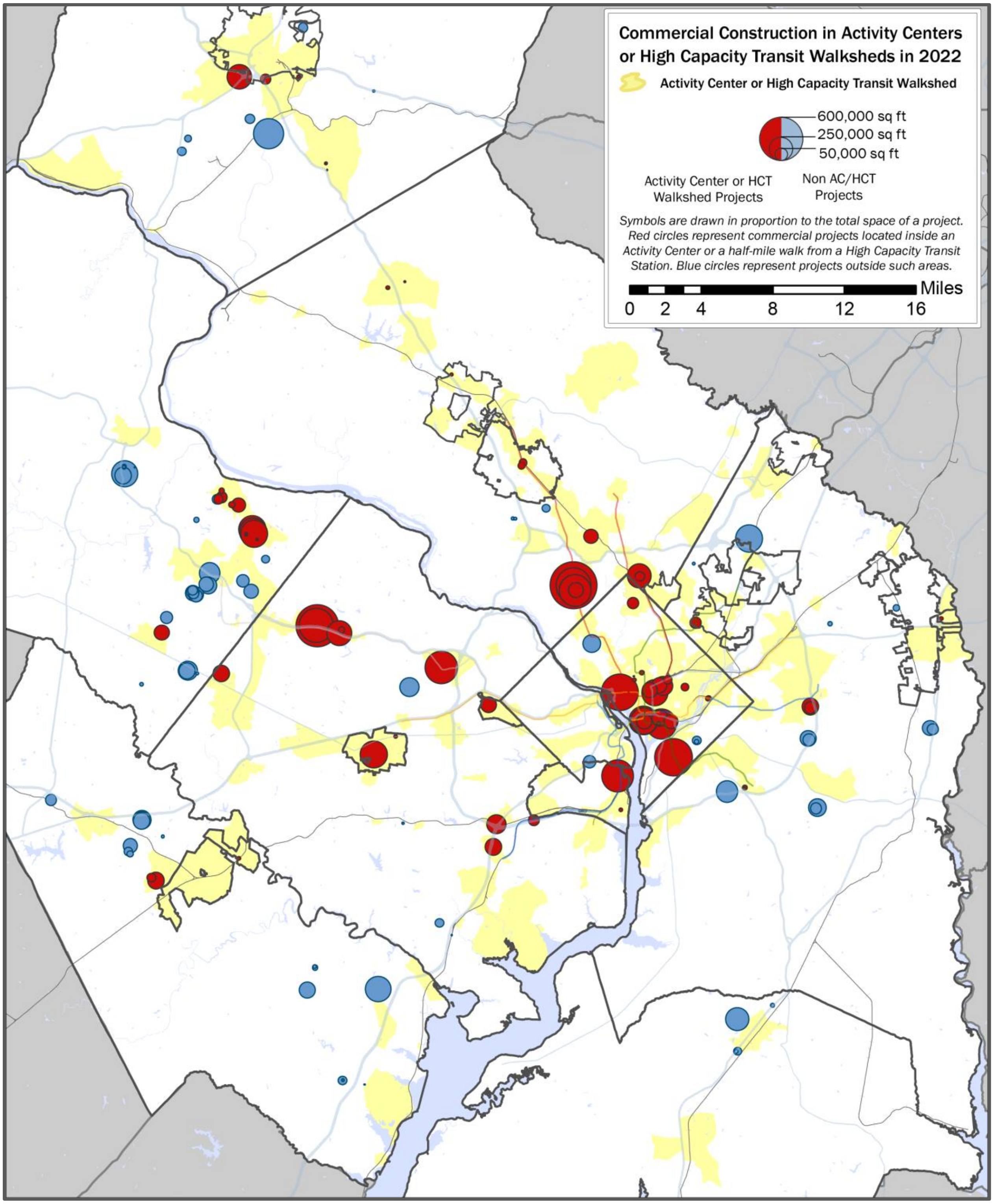
The Transportation Planning Board has identified 244 High-Capacity Transit Station Areas (HCTs) in the region—locations around Metrorail, commuter rail, light rail, bus rapid transit, and streetcar stations.[3] These areas offer opportunities for greater connectivity and creating more transit-oriented communities.

[2] See Appendix B for a map of Activity Centers and Appendix C for Activity Center construction totals.

[3] See Appendix D for Metrorail station area construction totals and an explanation of how the walkshed geography was calculated.

Last year, 48 percent of new commercial construction was located within an HCT. The 72 new projects completed within either an Activity Center or HCT are shown in Figure 12 below.

Figure 12



Source: CoStar, COG

Construction by Structure Type

The office sector was the category with the most construction in 2022, leading the region for the first time since 2018. The second most new space come from the industrial/flex sector, with a significant part of the growth coming from data center space in Loudoun County.

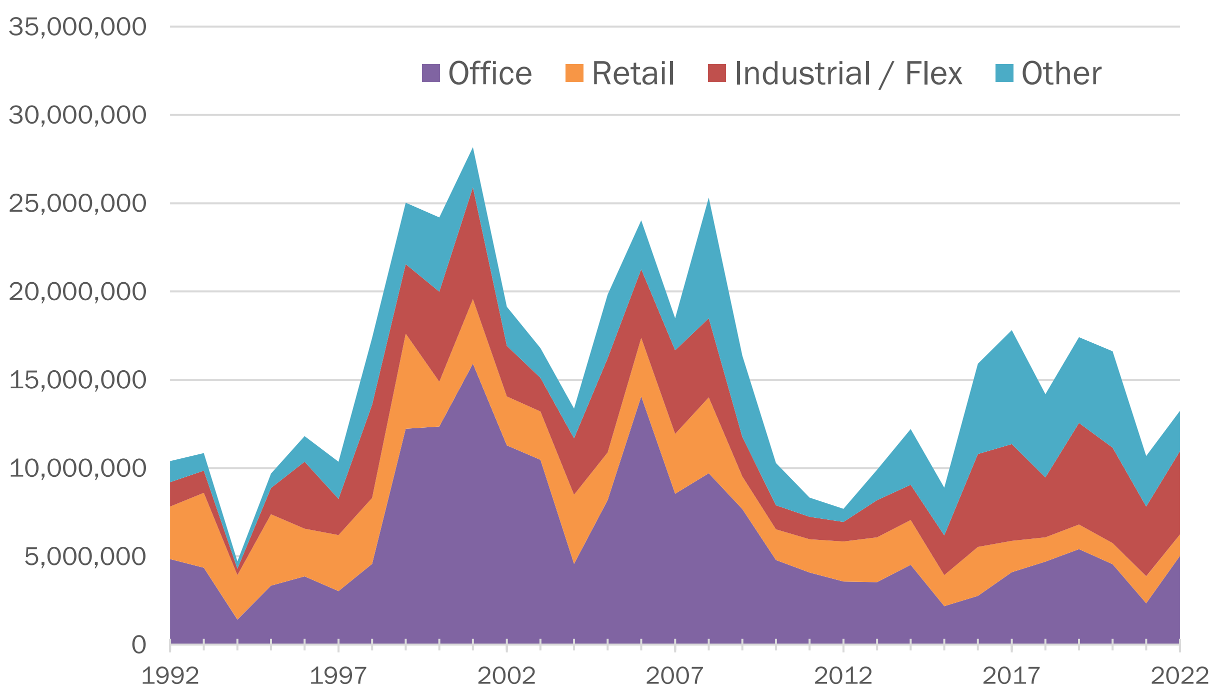
The retail sector has declined considerably over that time but has continued to deliver new space. With multiple new hotels in the District of Columbia and Montgomery County, the hospitality sector had a bounce back year of construction that was the second highest in the last twelve years.

Figure 13. Table of Construction by Structure Type

Structure Type	Prior to 2022			2022		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share
Office	10,443	498,756,508	41.8%	21	5,020,204	37.9%
Retail	17,649	233,568,655	19.6%	58	1,226,809	9.3%
Industrial / Flex	6,642	251,883,896	21.1%	48	4,717,422	35.6%
Healthcare	463	47,584,619	4.0%	5	656,980	5.0%
Hospitality	676	78,067,865	6.5%	10	1,339,869	10.1%
Other	2,613	83,625,824	7.0%	6	276,913	2.1%
Total	38,486	1,193,487,367	100.0%	148	13,238,197	100.0%

Source: CoStar

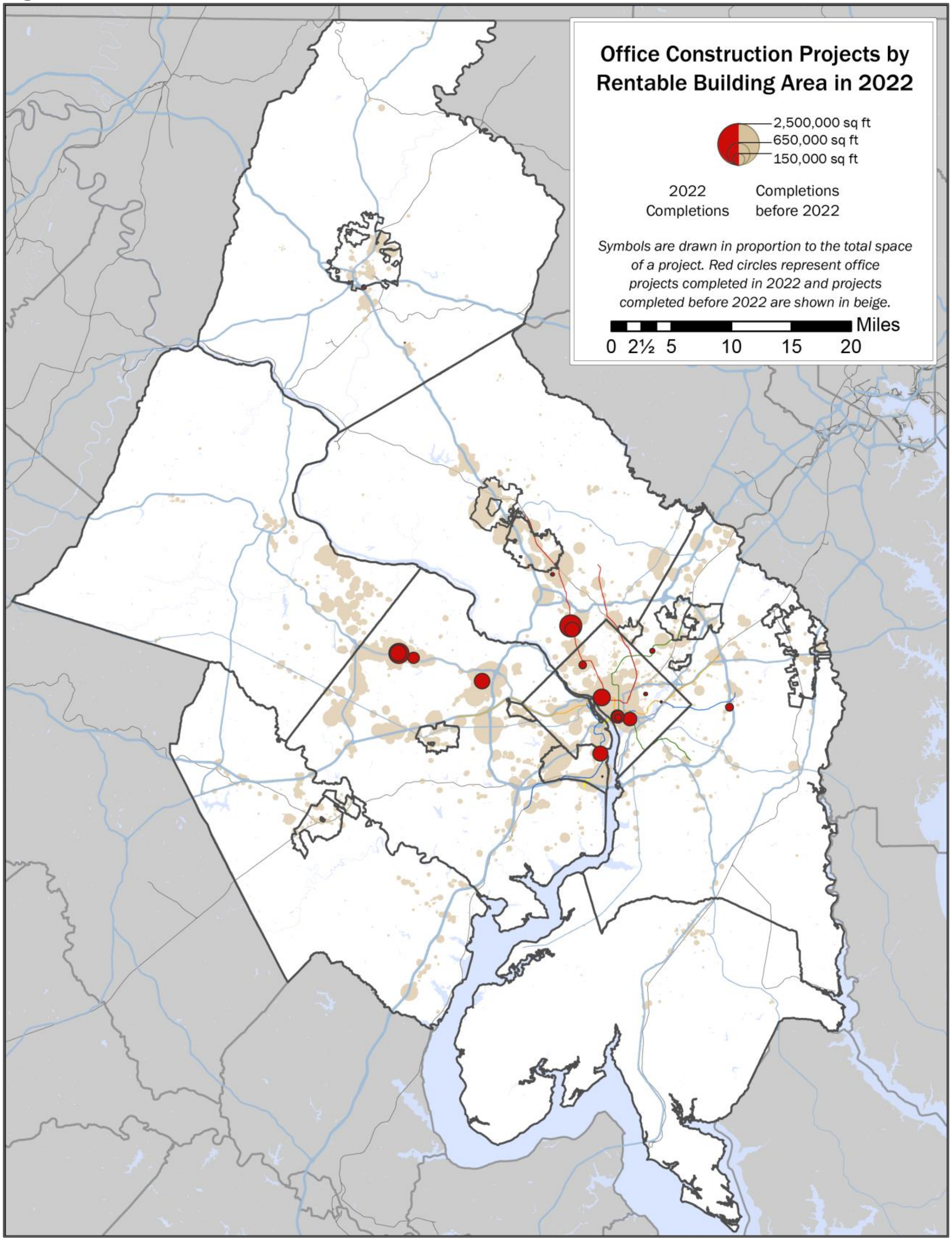
Figure 14. Square Footage of Completed Commercial Construction by Structure Type, 1992 - 2022



Note: This stacked area chart shows cumulative values.

Source: CoStar

Figure 15



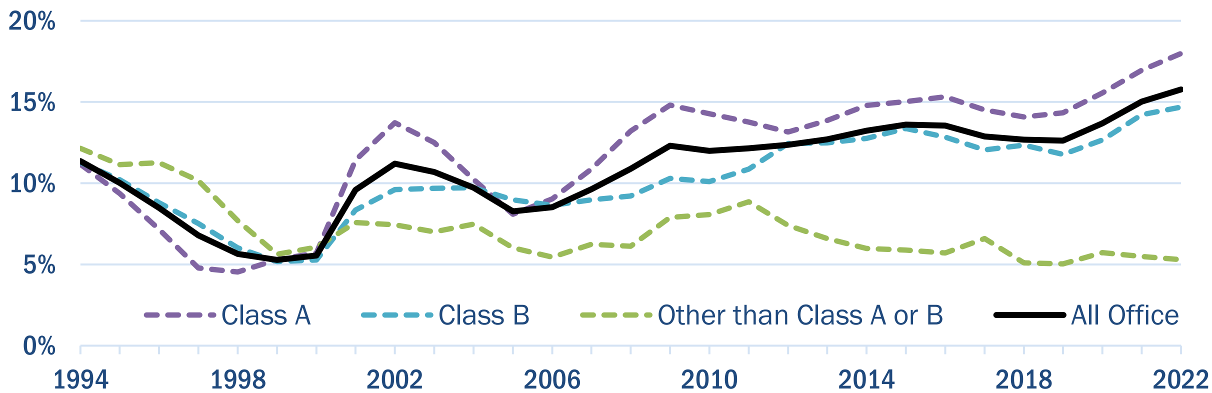
Source: CoStar

Office Construction

Construction of new office space increased 115 percent from 2021 to 2022, to the second highest total since 2009. A combined total of 5.0 million new square feet was added in 2022, from 21 new buildings. The 21-story, 1,574,767 square foot headquarters for Marriott International in Bethesda, Montgomery County was the largest office project.

Figure 15 on the previous page shows 2022 office projects. The District of Columbia had 1.6 million square feet of space—the most new office space of any jurisdiction. Office construction declined in Maryland jurisdictions by five percent; however, Maryland has been the only state in the COG region with an increase in annualized office construction since the beginning of the pandemic.

Figure 16. Office Vacancy Rate in the COG Region, 1994 - 2022

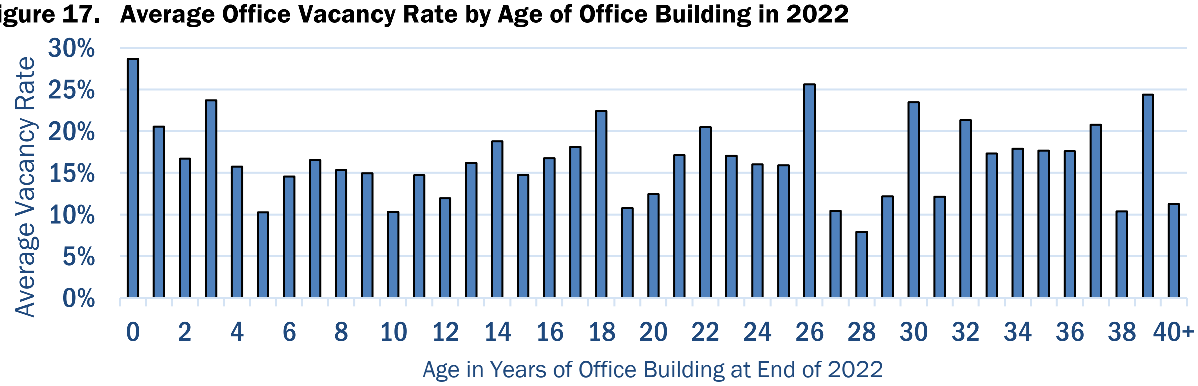


Source: CoStar

The region's already high office vacancy rate has increased since 2019, as have rates across the country. The regional average vacancy rate for office space was 15.9 percent at the end of 2022, the highest recorded office vacancy for the region in the CoStar database (Figure 16). Arlington County (17.4%) and the cities of Greenbelt (22.7%), Rockville (18.9%), and Hyattsville (18.2%) were the COG jurisdictions with the highest office vacancy rate at the end of 2022.

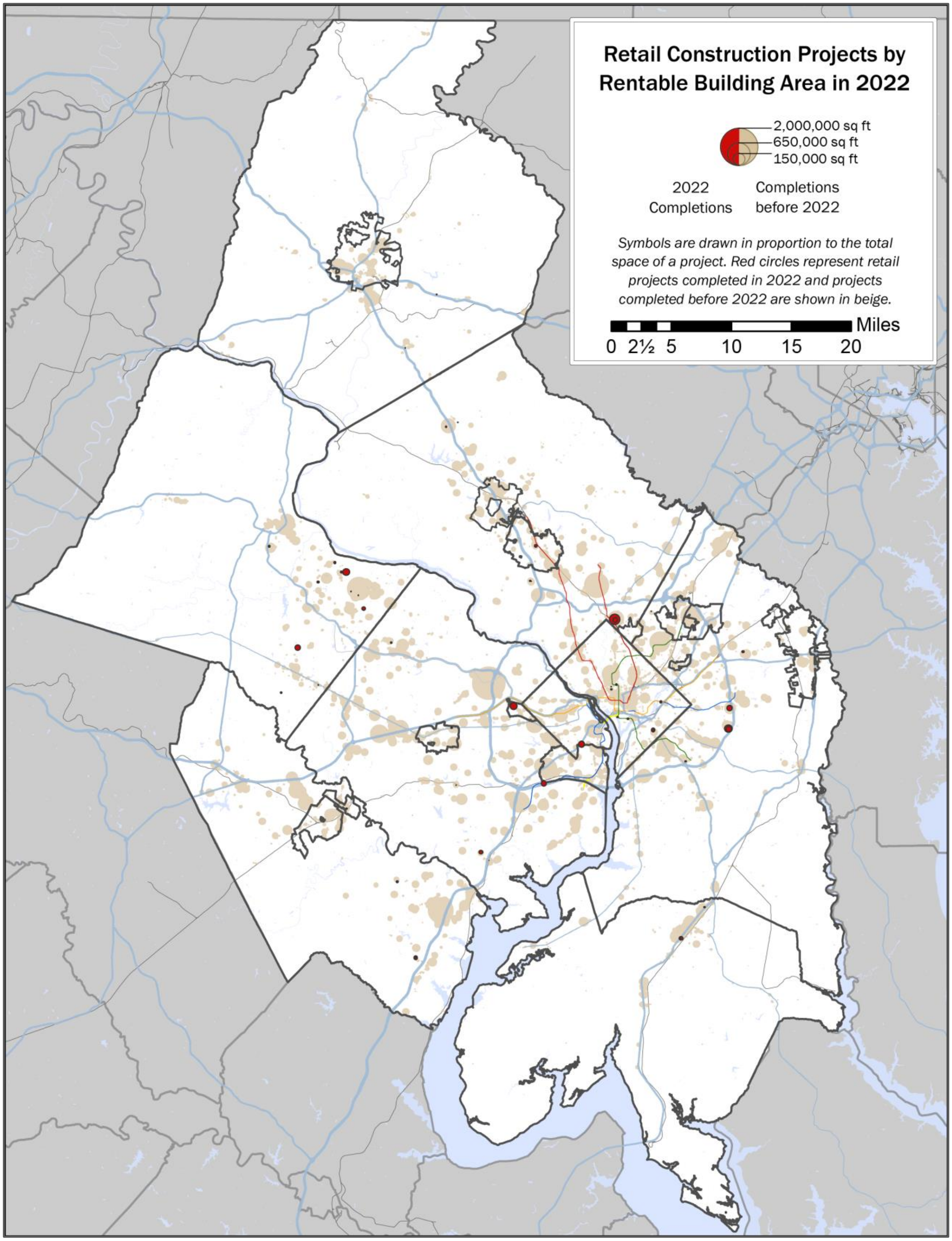
Office vacancies have been highest in Class A Space (18.0%), Northern Virginia (15.1%), and in buildings near Metrorail stations (17.5%). In recent years, newer buildings had higher vacancy rates than older buildings, but the gap between newer and older buildings has narrowed significantly since the beginning of the pandemic. (Figure 17).

Figure 17. Average Office Vacancy Rate by Age of Office Building in 2022



Source: CoStar

Figure 18



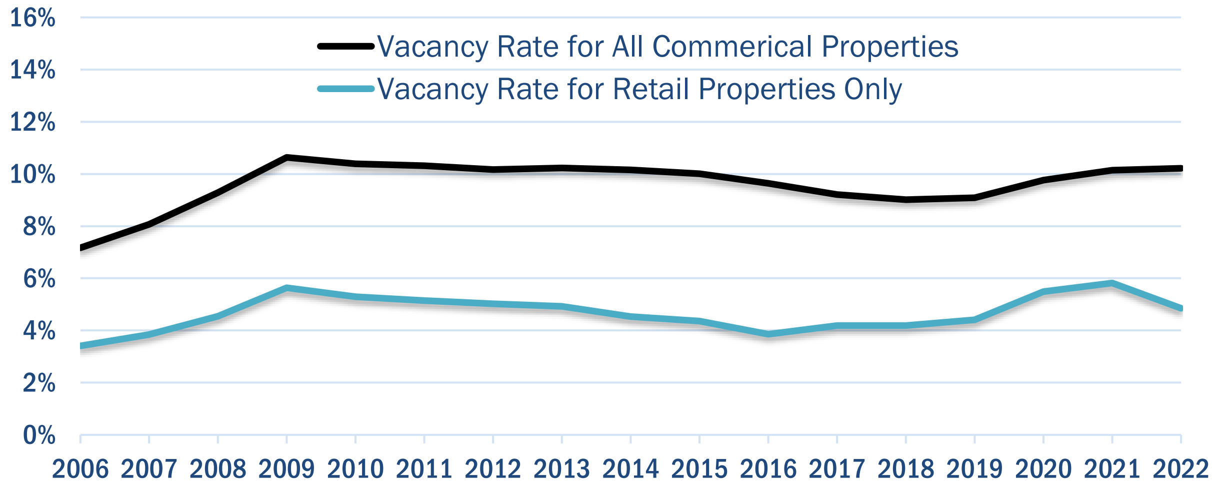
Source: CoStar

Retail Construction

Stand-alone retail construction fell by 20 percent from 2021 to 2022. Fifty-eight new retail projects were completed in 2022 with a combined total of 1.2 million square feet. The largest project was the 94,681 square foot retail component of the Founder's Row mixed-use development in Falls Church.

All major jurisdictions, excepting the City of Alexandria, had at least one new retail building in 2022. Half of stand-alone retail construction in 2022 was in an Activity Center while only 27 percent of new stand-alone retail space was within a half-mile walk of a Metrorail station.

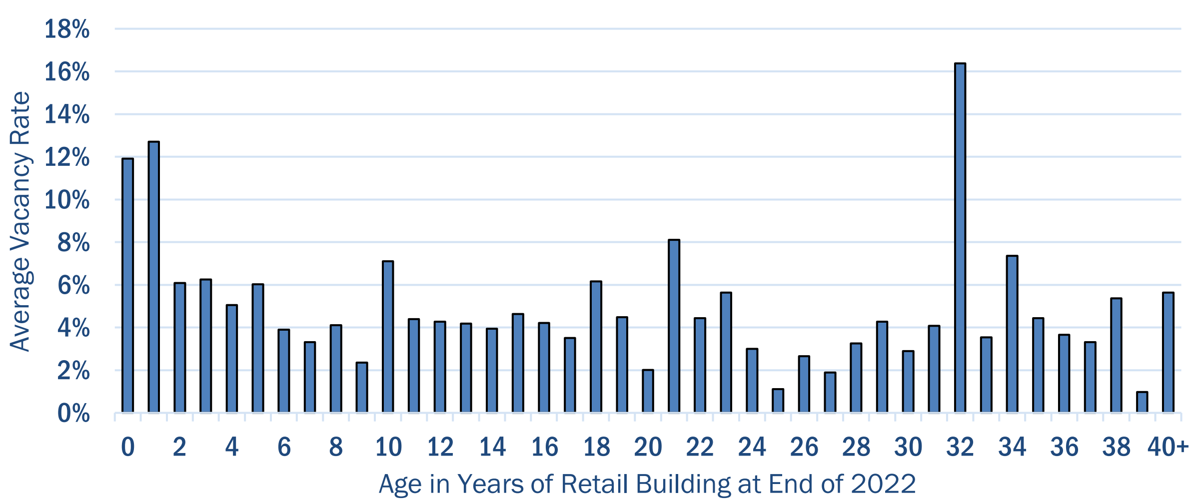
Figure 19. Retail Vacancy Rate in COG Region, 2006 - 2022



Source: CoStar

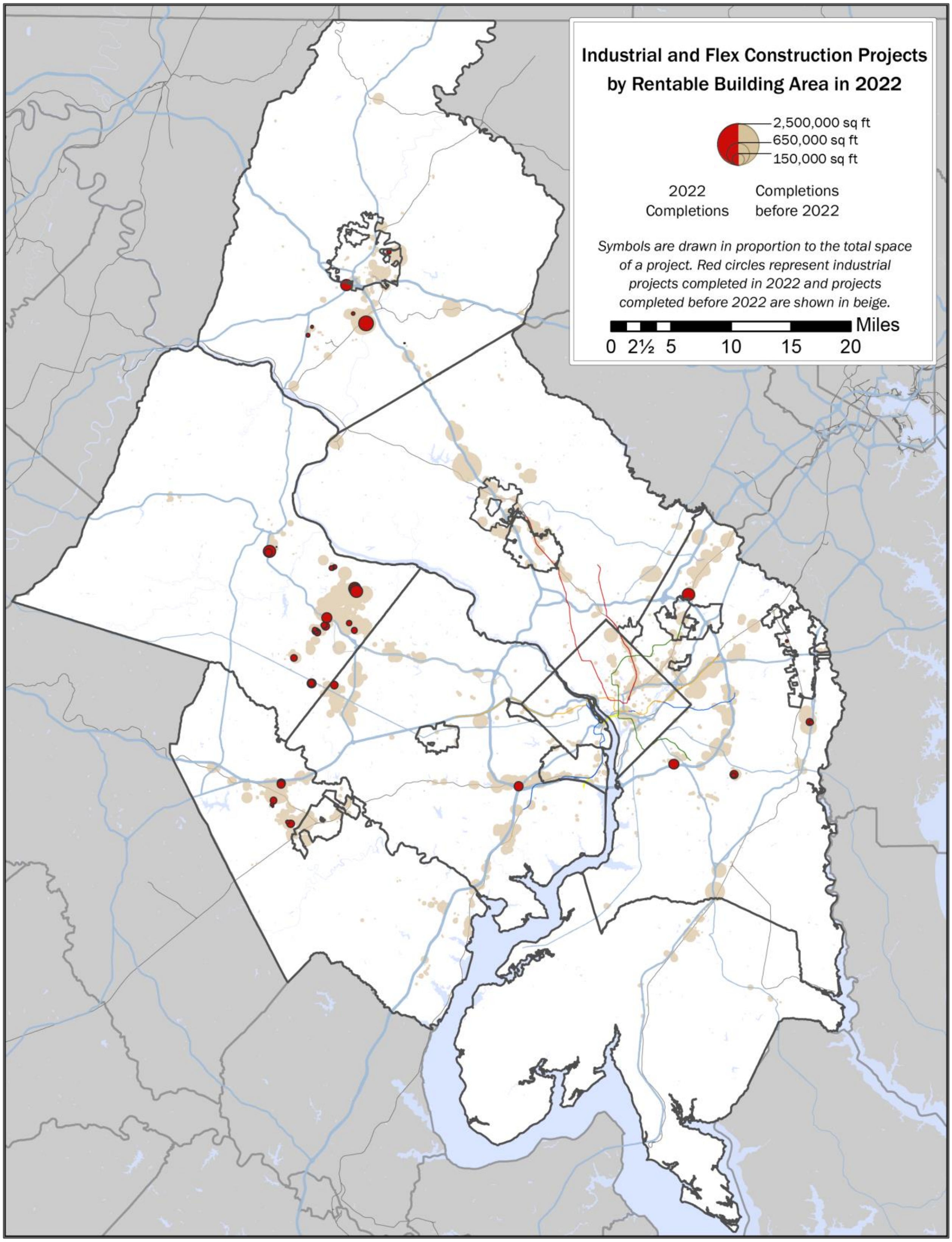
The overall regional vacancy rate for retail space was 5.1 percent at the end of 2022. Retail vacancies have dropped since the beginning of the pandemic. Retail properties built within the last two years has about twice as high a vacancy rate as older retail space (Figure 20).

Figure 20. Average Retail Vacancy Rate by Age of Retail Building in 2022



Source: CoStar

Figure 21

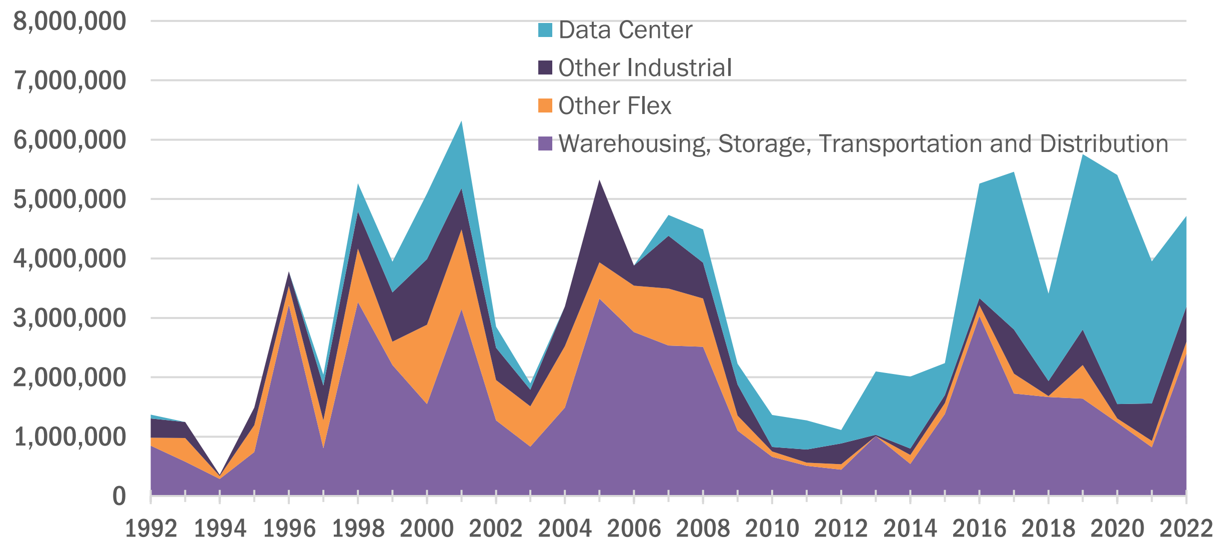


Source: CoStar

Industrial/Flex Construction

Construction of new industrial and flex space increased 19 percent from 2021 to 2022. About 4.7 million square feet of industrial or flex space was completed in 2022, from 48 new buildings. The single-story, 335,000 square foot Kroger Food Distribution Facility in Frederick County was the largest industrial project.

Figure 22. Square Footage of Completed Industrial and Flex Construction by Space Use, 1992 - 2022

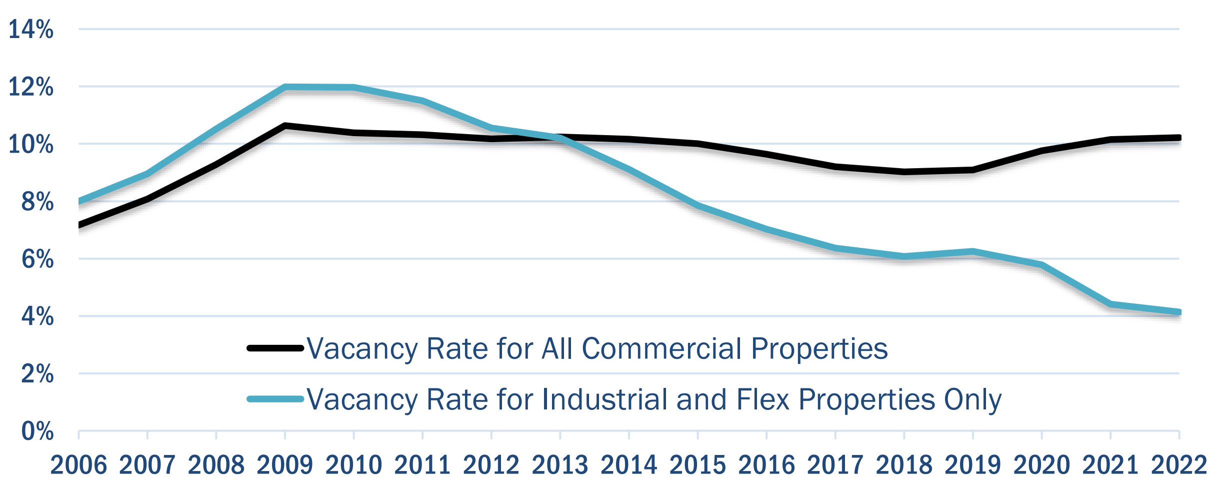


Source: CoStar

Warehousing and distribution facilities represented 51 percent of all industrial and flex construction in 2022, followed by data centers at 32 percent (Figure 22). Loudoun County accounted for more than half of all industrial / flex space in 2022, led by data center construction. Since 2013, 49 different data centers have been built in Loudoun County.

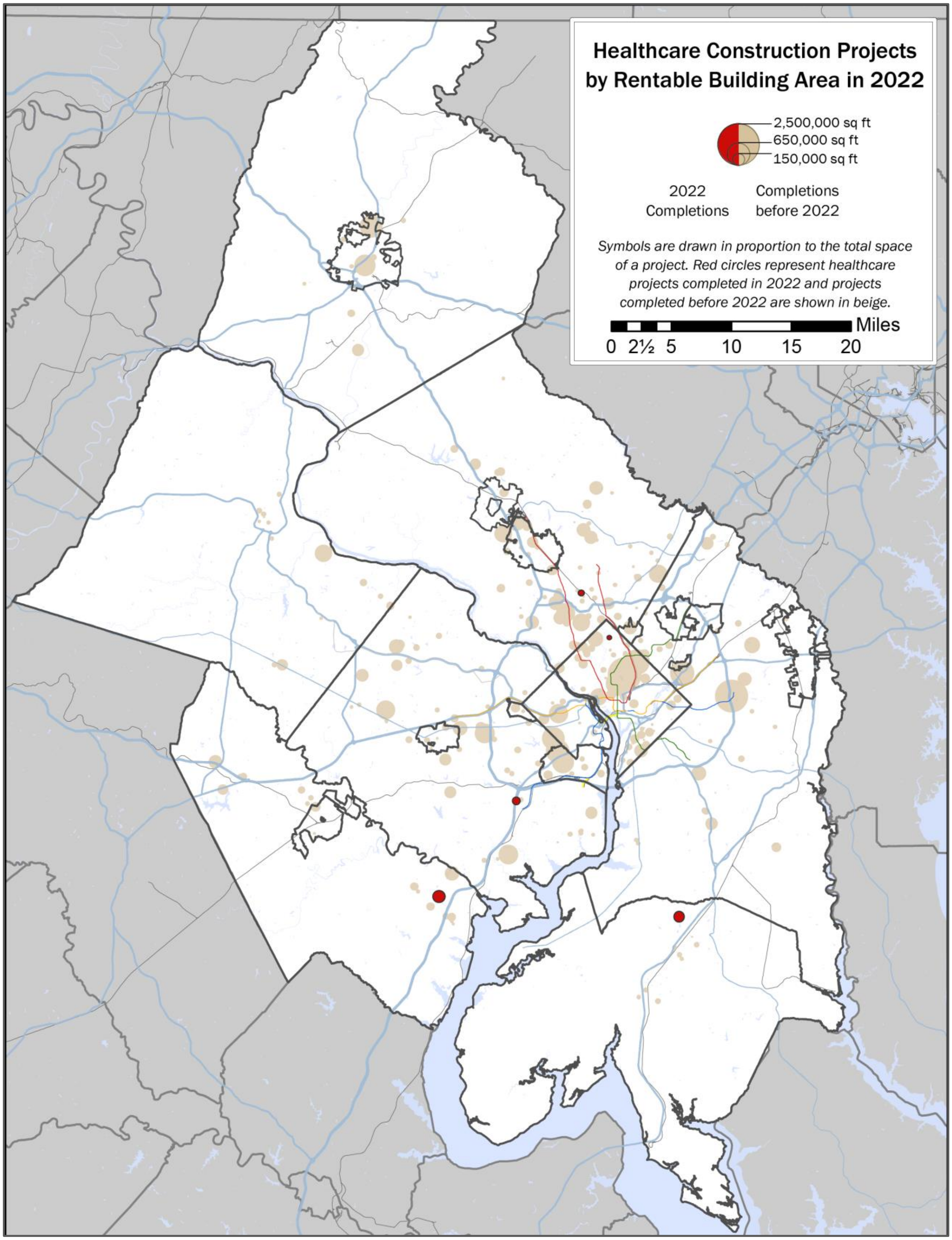
The regional vacancy rate for industrial/flex space was 4.3 percent at the end of 2022. Vacancies have fallen for nine consecutive years.

Figure 23. Vacancy Rate for Industrial and Flex Space, 2006 - 2022



Source: CoStar

Figure 24



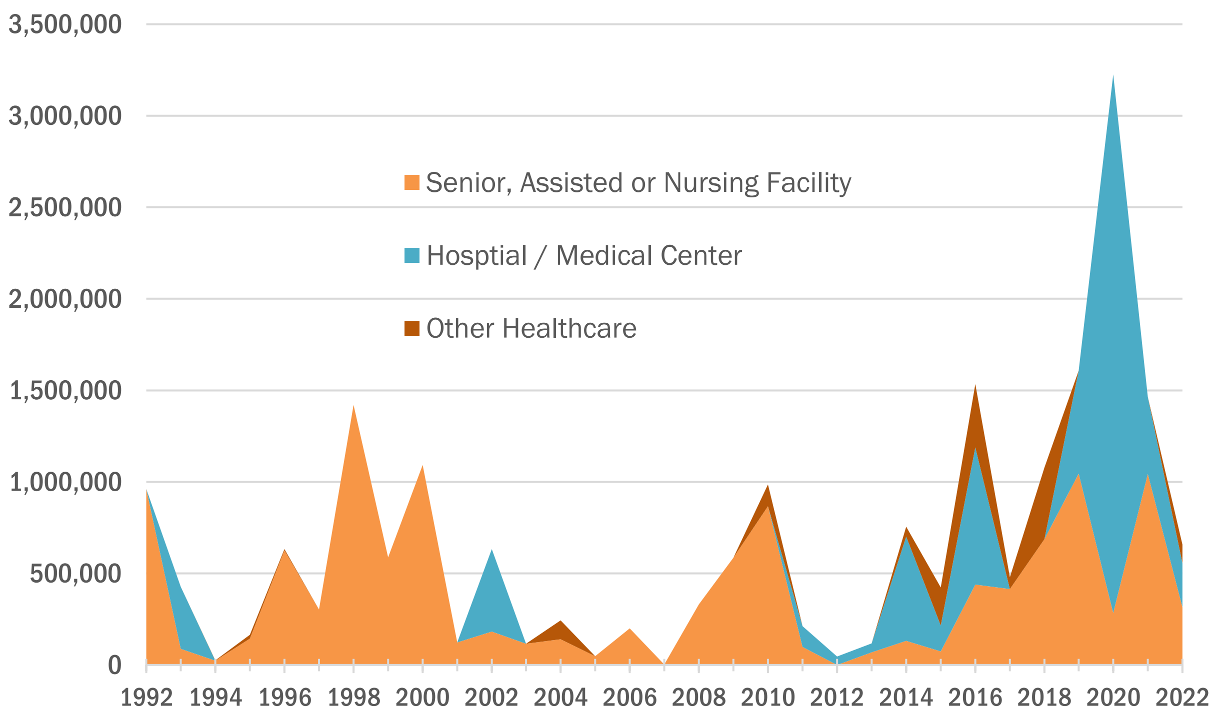
Source: CoStar

Healthcare Construction

Construction of new healthcare space declined 55 percent from 2021 to 2022. Five healthcare buildings were completed in 2022, totaling 656,980 square feet of space.

Figure 24 on the previous page shows healthcare facilities completed in 2022. The largest healthcare project was the five-story, 241,357 square foot Kaiser Permenante Canton Hill Medical Center in the Woodbridge, Prince William County. Over the past decade, Arlington County has been the only major member-jurisdiction to not add at least one new healthcare building.

Figure 25. Square Footage of Healthcare Construction by Space Use, 1992 - 2022

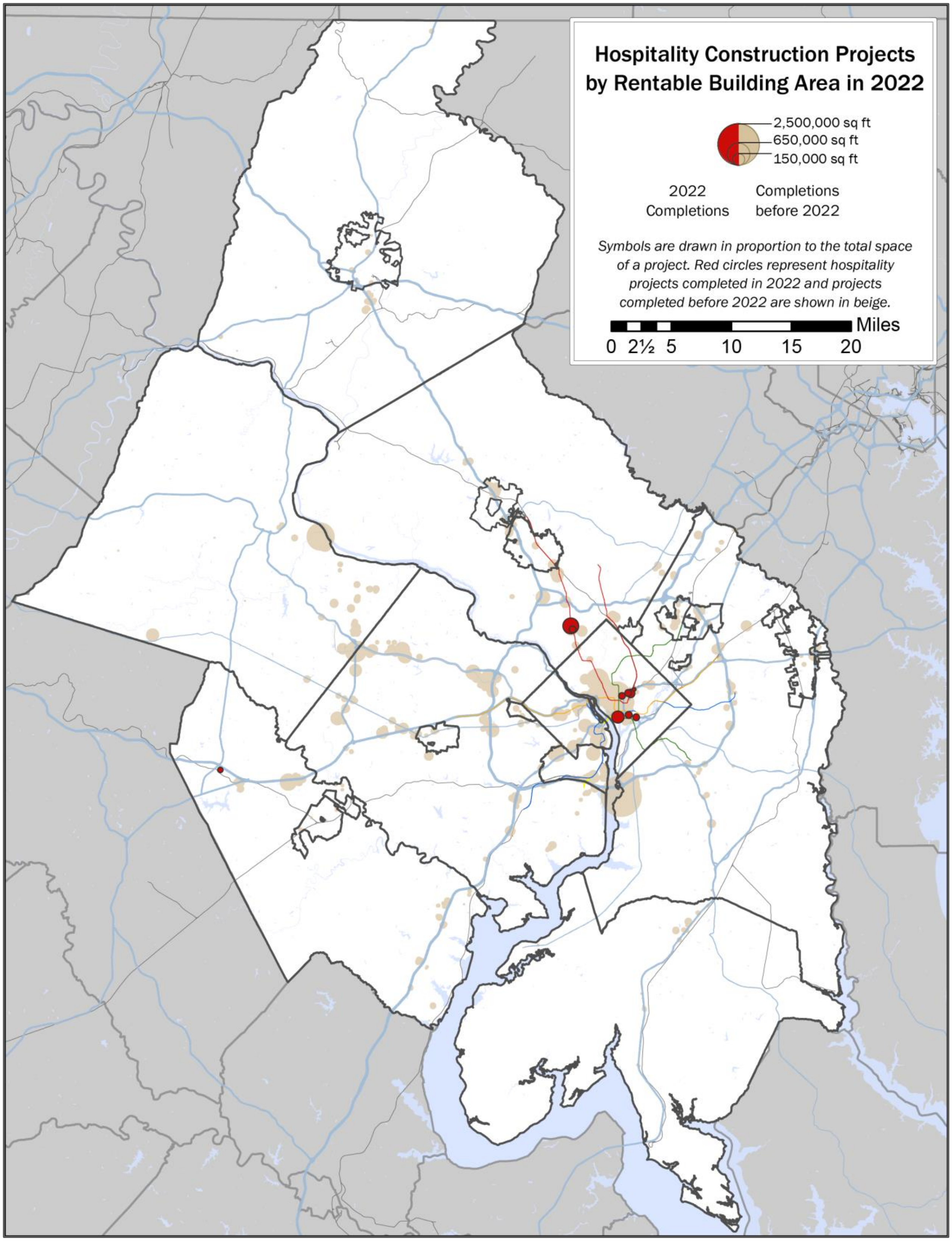


Source: CoStar

Properties that specialize in assisted living or care for seniors have historically been the largest part of the healthcare sector. Over the past ten years, there has been an increase in hospitals and health center construciton, shown in blue in Figure 25.

Primary care and specialty doctor’s offices that are located in office, retail or residential buildings are not included in the healthcare category. Medical or pharmaceutical research and manufacturing buildings are also excluded from the healthcare category, and are included in either the office or industrial total.

Figure 26

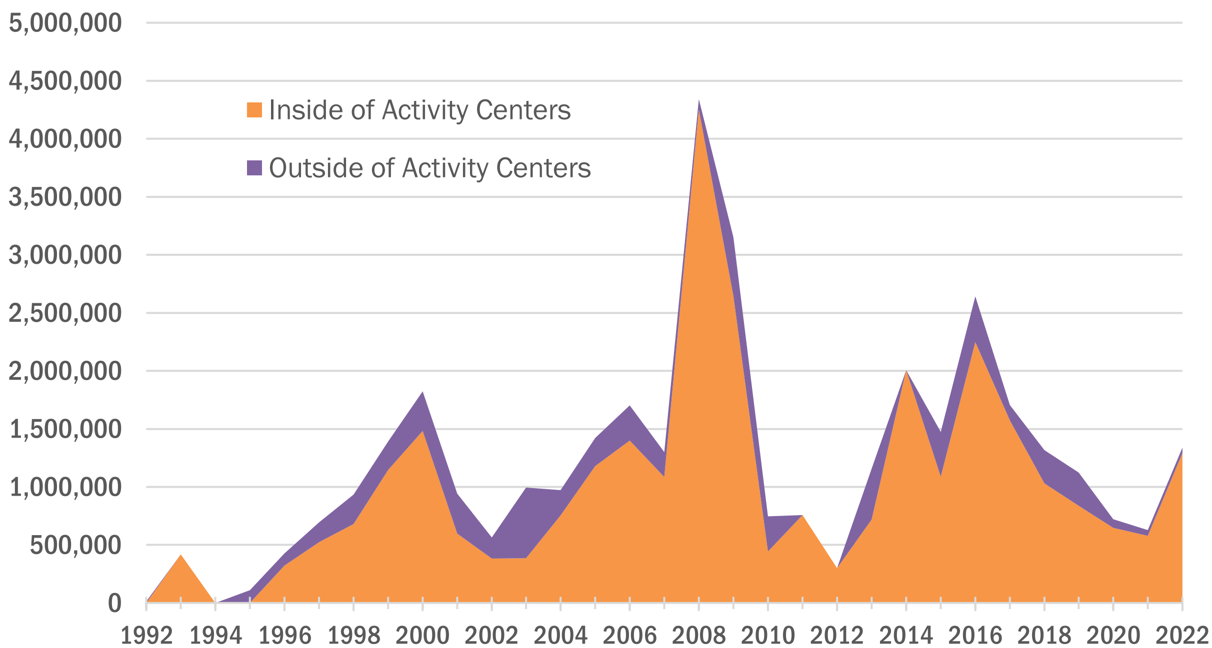


Source: CoStar

Hospitality Construction

Hospitality construction in the region rebounded after declining for five consecutive years, growing by 113 percent from 2021 to 2022. Figure 26 on the preceding page shows the ten new hospitality projects completed in 2022, adding 1.3 million square feet of hospitality space. The twelve-story, 245-room Marriott Bethesda Downtown hotel in Montgomery County was the largest hospitality project. The District of Columbia added the most new hospitality space in 2022, with 769,570 square feet from 7 new buildings.

Figure 27. Square Footage of Completed Hospitality Construction in Activity Centers, 1992 - 2022

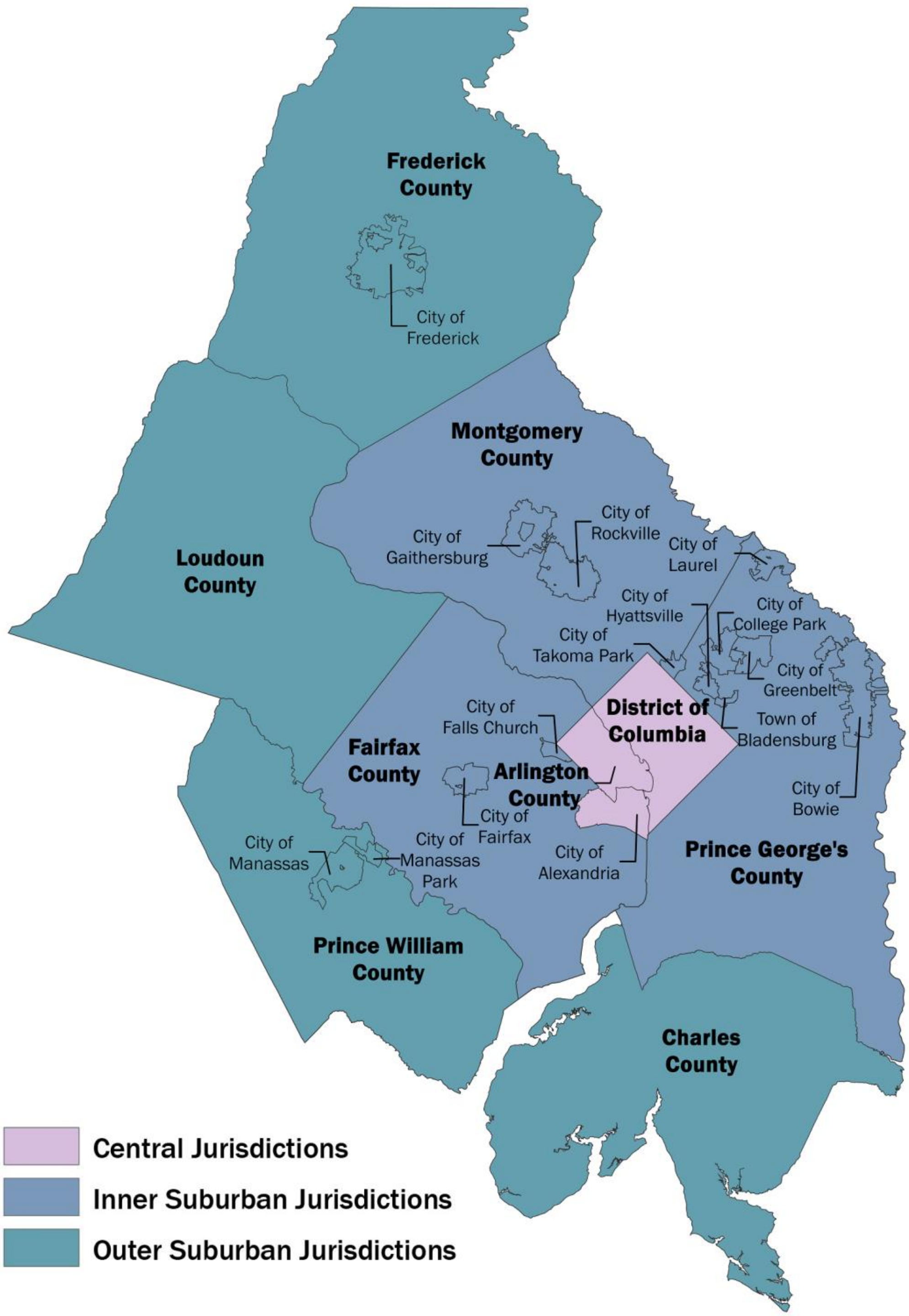


Source: CoStar

Hotel construction is highly concentrated in Activity Centers. The Farragut Square Activity Center has the most hospitality space, hosting 31 hospitality buildings with a combined 6.5 million square feet of space. National Harbor leads Maryland Activity Centers with 5.2 million square feet, while Crystal City has the most square footage in Virginia Activity Centers at 3.3 million.

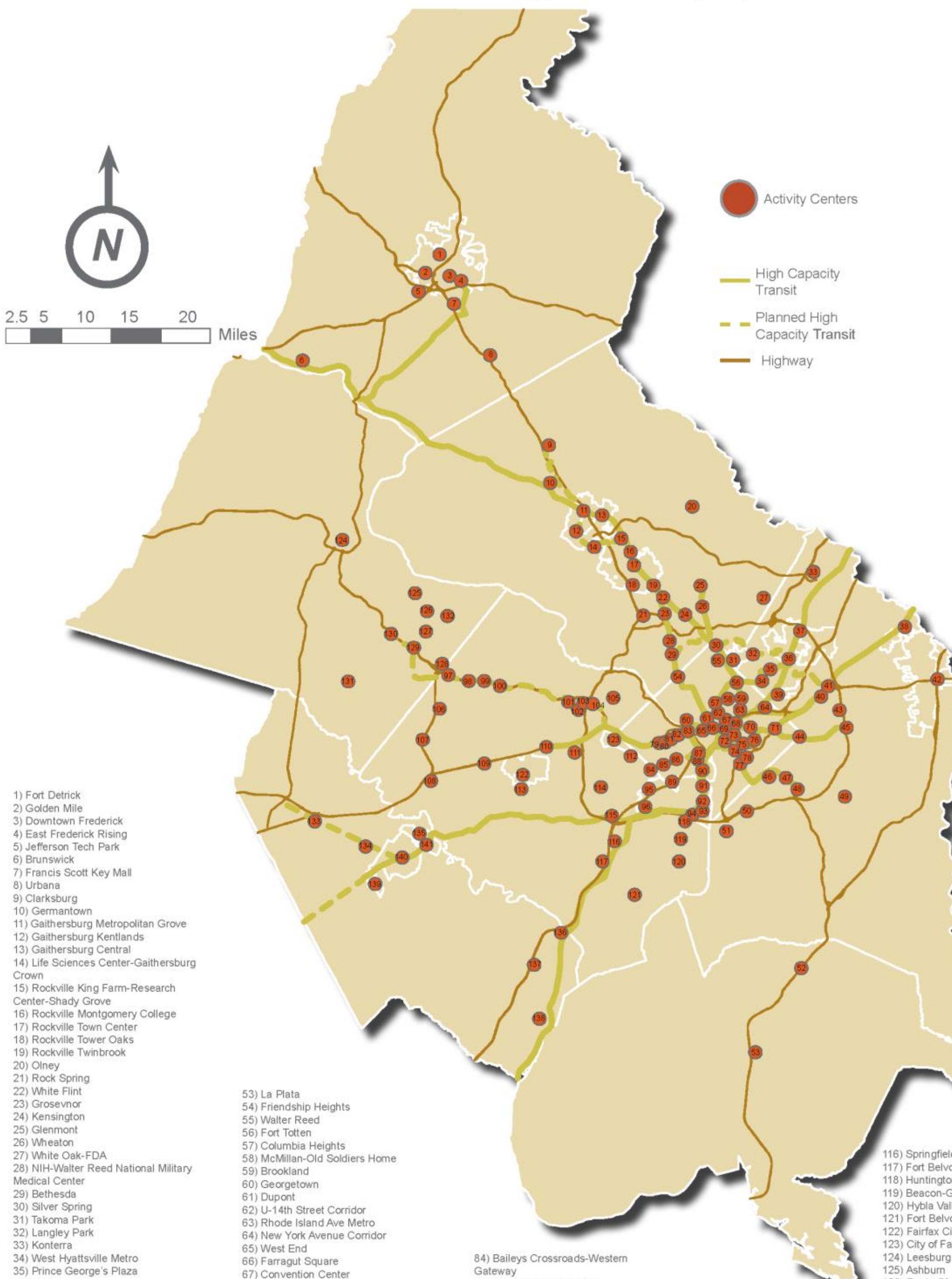
Figure 27 above shows total hospitality construction with space inside Activity Centers in orange. Over the past five years, 82 percent of new hotel space has been built inside an Activity Center, surpassed only by office construction at 94 percent.

APPENDIX A. MAP OF REGIONAL "RING" JURISDICTIONAL GROUPINGS



APPENDIX B. REGIONAL ACTIVITY CENTERS MAP

Submitted to COG Board for Approval January 13, 2013



1) Fort Detrick
2) Golden Mile
3) Downtown Frederick
4) East Frederick Rising
5) Jefferson Tech Park
6) Brunswick
7) Francis Scott Key Mall
8) Urbana
9) Clarksburg
10) Germantown
11) Gaithersburg Metropolitan Grove
12) Gaithersburg Kentlands
13) Gaithersburg Central
14) Life Sciences Center-Gaithersburg Crown
15) Rockville King Farm-Research Center-Shady Grove
16) Rockville Montgomery College
17) Rockville Town Center
18) Rockville Tower Oaks
19) Rockville Twinbrook
20) Olney
21) Rock Spring
22) White Flint
23) Grosevnor
24) Kensington
25) Glenmont
26) Wheaton
27) White Oak-FDA
28) NIH-Walter Reed National Military Medical Center
29) Bethesda
30) Silver Spring
31) Takoma Park
32) Langley Park
33) Konterra
34) West Hyattsville Metro
35) Prince George's Plaza
36) College Park
37) Greenbelt
38) Bowie MARC
39) Port Towns
40) Landover Metro
41) New Carrollton
42) Bowie Town Center
43) Landover Mall
44) Capitol Heights-Addison Rd
45) Largo Town Center-Morgan Blvd
46) Naylor-Southern Ave
47) Suitland
48) Branch Ave
49) Westphalia
50) Oxon Hill
51) National Harbor
52) Waldorf
53) La Plata
54) Friendship Heights
55) Walter Reed
56) Fort Totten
57) Columbia Heights
58) McMillan-Old Soldiers Home
59) Brookland
60) Georgetown
61) Dupont
62) U-14th Street Corridor
63) Rhode Island Ave Metro
64) New York Avenue Corridor
65) West End
66) Farragut Square
67) Convention Center
68) NoMa
69) Downtown DC
70) H Street
71) Minnesota Ave
72) Monumental Core
73) Capitol Hill
74) Capital Riverfront
75) Southwest Waterfront
76) Stadium Armory
77) St. Elizabeths
78) Poplar Point
79) Ballston
80) Virginia Square
81) Clarendon
82) Courthouse
83) Rosslyn
84) Baileys Crossroads-Western Gateway
85) Columbia Pike Village Center
86) Columbia Pike Town Center
87) Pentagon
88) Pentagon City
89) Shirlington
90) Crystal City
91) Potomac Yard
92) Braddock Road Metro Area
93) King Street-Old Town
94) Carlyle-Eisenhower East
95) Beauregard
96) Landmark-Van Dorn
97) Fairfax Innovation Center
98) Herndon
99) Reston Town Center
100) Wiehle-Reston East
101) Tysons West
102) Tysons Central 7
103) Tysons Central 123
104) Tysons East
105) McLean
106) Dulles East
107) Dulles South
108) Centreville
109) Fairfax Center
110) Vienna
111) Dunn Loring-Merrifield
112) Seven Corners
113) George Mason University
114) Annandale
115) Beltway South
116) Springfield
117) Fort Belvoir North Area
118) Huntington-Penn Daw
119) Beacon-Groveton
120) Hybla Valley-Gum Springs
121) Fort Belvoir
122) Fairfax City
123) City of Falls Church
124) Leesburg
125) Ashburn
126) Route 28 North
127) Route 28 Central
128) Route 28 South
129) Ashburn Station
130) Loudoun Gateway Station
131) Arcola
132) Dulles Town Center
133) Gainesville
134) Innovation
135) Yorkshire
136) North Woodbridge
137) Potomac Town Center
138) Potomac Shores
139) City of Manassas Regional Airpc
140) City of Manassas
141) Manassas Park

APPENDIX C. ACTIVITY CENTER TOTALS

Activity Center	Built Prior to 2022			2022 Completions			2022 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Annandale	189	2,896,097	0.2%	0	0	0.0%	12.5%	2.4%	0.0%
Arcola	27	1,519,185	0.1%	1	85,000	0.6%	23.4%	9.3%	0.0%
Ashburn	102	4,055,089	0.3%	5	191,968	1.5%	8.4%	3.6%	2.8%
Ashburn Station	91	9,883,990	0.8%	0	0	0.0%	7.2%	12.8%	0.0%
Baileys Crossroads-Western Gateway	180	7,265,674	0.6%	0	0	0.0%	31.9%	4.7%	0.0%
Ballston	68	10,271,596	0.9%	0	0	0.0%	25.2%	4.4%	0.0%
Beacon-Groveton	37	754,949	0.1%	0	0	0.0%	40.5%	0.0%	--
Beauregard	52	5,457,159	0.5%	0	0	0.0%	11.3%	0.0%	0.0%
Beltway South	105	6,224,948	0.5%	1	138,460	1.0%	17.2%	0.0%	10.5%
Bethesda	405	13,082,719	1.1%	4	1,676,287	12.7%	25.4%	5.2%	0.0%
Bowie MARC	0	0	0.0%	0	0	0.0%	--	--	--
Bowie Town Center	119	4,627,586	0.4%	1	8,125	0.1%	9.2%	6.6%	9.1%
Braddock Road Metro Area	444	6,674,216	0.6%	0	0	0.0%	14.2%	0.7%	6.1%
Branch Ave	30	1,248,661	0.1%	2	11,825	0.1%	0.0%	1.1%	69.7%
Brookland	189	2,381,410	0.2%	0	0	0.0%	3.1%	0.6%	0.0%
Brunswick	44	546,809	0.0%	0	0	0.0%	0.0%	5.5%	0.0%
Capitol Heights-Addison Rd	119	981,272	0.1%	0	0	0.0%	0.0%	1.7%	0.0%
Capitol Hill	301	6,133,137	0.5%	0	0	0.0%	9.4%	3.8%	0.0%
Capitol Riverfront	209	3,518,140	0.3%	2	410,000	3.1%	7.8%	7.0%	0.0%
Carlyle-Eisenhower East	103	7,510,945	0.6%	0	0	0.0%	11.4%	15.2%	0.0%
Centreville	82	2,576,931	0.2%	0	0	0.0%	17.4%	3.5%	--
City of Falls Church	274	4,184,698	0.4%	1	94,681	0.7%	6.1%	4.0%	0.0%
City of Manassas	583	8,285,767	0.7%	0	0	0.0%	2.0%	4.4%	1.9%
City of Manassas Regional Airport	75	2,914,228	0.2%	0	0	0.0%	4.0%	6.5%	0.0%
Clarendon	78	2,380,377	0.2%	0	0	0.0%	14.3%	13.3%	0.0%
Clarksburg	47	2,122,225	0.2%	2	11,200	0.1%	4.5%	0.2%	34.6%
College Park	25	1,981,408	0.2%	0	0	0.0%	8.5%	14.2%	2.6%
Columbia Heights	459	3,369,606	0.3%	0	0	0.0%	2.6%	2.5%	0.0%
Columbia Pike Town Center	56	1,324,246	0.1%	0	0	0.0%	7.1%	8.4%	--
Columbia Pike Village Center	35	354,649	0.0%	0	0	0.0%	9.7%	0.0%	--
Courthouse	62	5,126,290	0.4%	0	0	0.0%	24.5%	2.0%	--
Crystal City	93	15,698,221	1.3%	0	0	0.0%	22.5%	0.0%	0.0%

Activity Center	Built Prior to 2022			2022 Completions			2022 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Downtown DC	488	38,308,732	3.3%	1	88,827	1.0%	14.4%	11.8%	0.0%
Downtown Frederick	681	5,952,788	0.5%	0	0	0.0%	3.0%	5.3%	6.8%
Dulles East	81	8,080,920	0.6%	0	0	0.0%	7.9%	0.0%	4.9%
Dulles South	394	23,272,083	1.9%	1	105,000	1.3%	17.0%	0.2%	5.1%
Dulles Town Center	170	7,749,521	0.7%	4	795,192	4.0%	16.7%	13.8%	1.9%
Dunn Loring-Merrifield	280	16,351,455	1.4%	0	0	0.0%	14.0%	1.1%	4.4%
Dupont	699	19,021,612	1.6%	0	0	0.0%	17.3%	4.2%	0.0%
East Frederick Rising	203	3,827,065	0.3%	0	0	0.9%	0.6%	1.9%	0.8%
Fairfax Center	151	12,909,467	1.1%	0	0	0.0%	21.8%	5.9%	0.0%
Fairfax City	517	10,064,754	0.8%	1	7,000	1.0%	9.4%	2.9%	3.9%
Fairfax Innovation Center	46	6,346,011	0.6%	0	0	0.0%	26.1%	0.0%	0.0%
Farragut Square	451	68,135,662	5.6%	0	0	3.8%	19.5%	5.5%	--
Fort Belvoir	11	1,018,317	0.1%	0	0	0.0%	0.0%	0.0%	--
Fort Belvoir North Area	280	10,204,875	0.9%	0	0	0.0%	42.3%	0.5%	8.6%
Fort Detrick	33	501,598	0.1%	0	0	0.0%	0.0%	2.8%	--
Fort Totten	37	930,427	0.1%	0	0	0.0%	0.0%	14.6%	1.9%
Francis Scott Key Mall	333	10,271,039	0.9%	2	47,948	0.0%	13.6%	2.1%	7.3%
Friendship Heights	200	8,222,891	0.6%	0	0	2.2%	14.5%	8.4%	0.0%
Gainesville	107	3,330,769	0.3%	0	0	0.0%	19.8%	0.4%	11.1%
Gaithersburg Central	206	4,102,401	0.3%	0	0	0.0%	9.7%	24.5%	3.2%
Gaithersburg Kentlands	119	3,684,280	0.3%	0	0	0.0%	0.5%	1.9%	0.0%
Gaithersburg Metropolitan Grove	34	2,205,211	0.2%	1	4,649	0.0%	9.6%	0.0%	2.9%
George Mason University	2	339,133	0.0%	0	0	0.0%	--	--	--
Georgetown	327	3,512,561	0.3%	0	0	0.0%	12.2%	7.6%	--
Germantown	191	8,773,065	0.7%	0	0	1.6%	20.7%	0.9%	7.3%
Glenmont	20	292,123	0.0%	0	0	0.0%	--	0.0%	--
Golden Mile	163	3,338,601	0.3%	0	0	0.0%	36.3%	21.8%	0.0%
Greenbelt	15	150,761	0.0%	0	0	0.0%	0.0%	0.0%	0.0%
Grosvenor	0	0	0.0%	0	0	0.0%	--	--	--
H Street	293	1,691,696	0.2%	1	25,446	0.0%	13.8%	2.5%	0.0%
Herndon	103	8,963,713	0.8%	0	0	0.0%	21.1%	10.6%	9.7%
Huntington-Penn Daw	53	1,048,456	0.1%	0	0	0.0%	15.3%	0.5%	--
Hybla Valley-Gum Springs	66	1,505,630	0.1%	0	0	0.0%	0.0%	5.8%	0.0%
Innovation	47	2,943,842	0.2%	2	138,000	0.0%	4.5%	0.6%	7.0%
Jefferson Tech Park	37	501,971	0.0%	1	216,028	0.0%	7.6%	0.0%	35.9%
Kensington	208	2,317,995	0.2%	1	77,000	0.0%	6.4%	1.8%	7.8%

Activity Center	Built Prior to 2022			2022 Completions			2022 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
King Street-Old Town	592	8,056,022	0.7%	1	7,560	0.0%	13.6%	4.8%	0.0%
Konterra	45	3,233,398	0.3%	0	0	0.0%	15.9%	1.4%	0.0%
La Plata	171	2,070,869	0.2%	0	0	0.0%	1.5%	2.0%	0.0%
Landmark-Van Dorn	142	7,153,272	0.6%	0	0	0.0%	64.1%	28.5%	6.6%
Landover Mall	72	3,444,493	0.3%	0	0	0.0%	2.0%	11.5%	2.9%
Landover Metro	129	6,750,203	0.6%	0	0	0.0%	1.8%	4.8%	2.8%
Langley Park	55	1,039,084	0.1%	0	0	0.0%	4.5%	3.2%	--
Largo Town Center-Morgan Blvd	186	7,297,900	0.6%	2	155,836	1.2%	3.1%	0.3%	2.4%
Leesburg	463	5,579,304	0.5%	0	0	0.0%	4.4%	4.7%	0.0%
Life Sciences Center-Gaithersburg Crown	126	9,201,258	0.8%	0	0	0.0%	12.3%	0.0%	0.0%
Loudoun Gateway Station	4	671,211	0.1%	0	0	0.0%	--	0.0%	0.0%
Manassas Park	129	2,337,418	0.2%	1	6,500	0.0%	1.0%	1.2%	3.3%
McLean	180	2,669,206	0.2%	0	0	0.0%	8.0%	2.4%	0.0%
McMillan-Old Soldiers Home	62	3,842,894	0.3%	0	0	0.0%	0.7%	0.9%	--
Minnesota Ave	183	1,640,214	0.1%	2	23,987	0.2%	2.8%	5.5%	0.0%
Monumental Core	54	14,330,327	1.2%	4	895,890	6.8%	10.5%	26.7%	0.0%
National Harbor	22	5,706,638	0.5%	0	0	0.0%	16.8%	0.0%	--
Naylor-Southern Ave	58	961,702	0.1%	0	0	0.0%	0.0%	5.4%	0.0%
New Carrollton	155	5,278,697	0.4%	0	0	0.0%	17.1%	3.2%	3.4%
New York Avenue Corridor	263	5,892,784	0.5%	0	0	0.0%	1.4%	1.9%	5.2%
NIH-Walter Reed Nat'l Mil Medical Ctr	8	683,551	0.1%	0	0	0.0%	0.0%	0.0%	--
NoMa	478	16,691,271	1.4%	3	252,400	1.9%	8.9%	8.4%	0.4%
North Woodbridge	141	1,553,959	0.1%	0	0	0.0%	1.5%	0.7%	0.0%
Olney	113	1,792,571	0.2%	0	0	0.0%	8.3%	2.0%	0.0%
Oxon Hill	84	1,662,897	0.1%	0	0	0.0%	26.9%	0.4%	0.0%
Pentagon	1	218,240	0.0%	0	0	0.0%	--	--	--
Pentagon City	18	3,441,267	0.3%	0	0	0.0%	47.8%	8.1%	--
Poplar Point	194	1,707,450	0.1%	0	0	0.0%	0.8%	1.8%	0.0%
Port Towns	366	3,815,711	0.3%	0	0	0.0%	1.4%	3.1%	7.8%
Potomac Shores	18	420,308	0.0%	0	0	0.0%	32.6%	1.8%	0.0%
Potomac Town Center	110	5,732,673	0.5%	0	0	0.0%	19.2%	2.7%	22.5%
Potomac Yard	161	2,341,615	0.2%	1	370,000	2.8%	5.0%	3.9%	0.5%
Prince George's Plaza	33	2,826,382	0.2%	0	0	0.0%	17.9%	12.8%	--
Reston Town Center	116	14,065,594	1.2%	2	1,061,987	8.0%	18.1%	5.8%	0.0%
Rhode Island Ave Metro	143	2,517,126	0.2%	0	0	0.0%	64.2%	10.4%	11.6%
Rock Spring	60	7,119,413	0.6%	0	0	0.0%	21.9%	11.9%	--
Rockville King Farm-Research Ctr-Shady Grove	79	1,748,867	0.1%	0	0	0.0%	6.1%	2.1%	0.4%
Rockville Montgomery College	138	3,696,506	0.3%	0	0	0.0%	7.0%	1.5%	2.3%

Activity Center	Built Prior to 2022			2022 Completions			2022 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Rockville Tower Oaks	11	941,070	0.1%	0	0	0.0%	24.0%	0.0%	0.0%
Rockville Town Center	204	4,854,437	0.4%	2	43,403	0.3%	21.5%	5.5%	12.2%
Rockville Twinbrook	233	8,382,113	0.7%	0	0	0.0%	10.5%	2.2%	9.5%
Rosslyn	62	11,948,496	1.0%	0	0	0.0%	19.8%	0.0%	--
Route 28 Central	148	10,313,819	0.9%	0	0	0.0%	12.7%	1.2%	2.4%
Route 28 North	1	0	0.0%	2	7,000	0.1%	--	42.9%	--
Route 28 South	122	5,807,707	0.5%	0	0	0.0%	13.2%	0.0%	2.0%
Seven Corners	69	2,565,197	0.2%	0	0	0.0%	14.4%	14.7%	--
Shirlington	17	1,302,243	0.1%	0	0	0.0%	18.7%	1.4%	--
Silver Spring	384	10,883,306	0.9%	2	237,639	1.8%	17.3%	2.3%	0.0%
Southwest Waterfront	67	4,804,625	0.4%	2	99,406	0.8%	24.5%	0.0%	0.0%
Springfield	130	5,901,949	0.5%	1	100,000	0.8%	5.6%	5.2%	3.2%
St. Elizabeth's	31	661,758	0.1%	0	0	0.0%	0.0%	0.0%	0.0%
Stadium Armory	110	1,191,829	0.1%	0	0	0.0%	2.3%	0.0%	0.0%
Suitland	74	639,230	0.1%	0	0	0.0%	2.0%	0.6%	0.0%
Takoma Park	105	1,029,217	0.1%	0	0	0.0%	0.6%	1.6%	0.0%
Tysons Central 123	140	18,194,861	1.5%	0	0	0.0%	16.6%	2.1%	--
Tysons Central 7	43	6,879,359	0.6%	1	387,556	2.9%	26.4%	4.0%	--
Tysons East	37	6,257,608	0.5%	0	0	0.0%	17.5%	0.0%	0.0%
Tysons West	92	6,283,605	0.5%	0	0	0.0%	28.0%	6.5%	3.2%
U-14th Street Corridor	589	7,086,851	0.6%	3	19,500	0.1%	2.9%	4.4%	0.0%
Urbana	103	2,071,102	0.2%	3	10,200	0.1%	0.2%	1.3%	0.0%
Vienna	3	589,127	0.0%	0	0	0.0%	76.3%	--	--
Virginia Square	52	2,102,711	0.2%	0	0	0.0%	21.5%	2.4%	0.0%
Waldorf	421	8,236,111	0.7%	0	0	0.0%	4.9%	8.2%	9.5%
Walter Reed	136	1,381,674	0.1%	1	45,000	0.3%	1.4%	1.1%	0.0%
West End	120	17,270,107	1.4%	1	482,000	3.6%	14.9%	11.6%	--
West Hyattsville Metro	59	638,382	0.1%	1	48,000	0.4%	2.2%	3.4%	0.0%
Westphalia	18	906,065	0.1%	0	0	0.0%	0.0%	0.0%	25.8%
Wheaton	189	3,442,344	0.3%	0	0	0.0%	11.1%	2.5%	0.0%
White Flint	164	7,659,676	0.6%	0	0	0.0%	16.5%	3.0%	6.0%
White Oak-FDA	118	6,503,993	0.5%	0	0	0.0%	21.3%	17.2%	3.5%
Wiehle-Reston East	131	9,705,239	0.8%	2	238,150	1.8%	24.5%	0.0%	1.6%
Yorkshire	101	915,598	0.1%	0	0	0.0%	0.0%	1.3%	11.1%
Inside of Activity Centers Total	*21,365*	*791,767,357*	*66.3%*	*71*	*8,624,650*	*65.1%*	*16.7%*	*5.8%*	*4.9%*
Outside of Activity Centers Total	*17,121*	*401,720,010*	*33.7%*	*77*	*4,613,547*	*34.9%*	*12.2%*	*4.2%*	*3.8%*
Regional Total	**38,486**	**1,193,487,367**	**100.0%**	**148**	**13,238,197**	**100.0%**	**15.9%**	**5.1%**	**4.3%**

Source: CoStar, COG

APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	2022 Year End Vacancy Rate
	Buildings	Square Feet	Share	Buildings	Square Feet	Share		
Addison Road-Seat Pleasant	24	228,030	0.0%	0	0	0.0%	78.9%	2.1%
Anacostia	50	624,963	0.1%	0	0	0.0%	41.0%	0.3%
Archives-Navy Memorial-Penn Qtr	152	18,896,477	1.6%	0	0	0.0%	63.8%	12.6%
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ashburn	13	750,770	0.1%	0	0	0.0%	0.0%	4.9%
Ballston-MU	83	11,297,795	0.9%	0	0	0.0%	90.4%	23.8%
Benning Road	29	344,619	0.0%	0	0	0.0%	60.8%	0.0%
Bethesda	311	11,454,094	1.0%	4	1,676,287	12.7%	64.8%	21.6%
Braddock Road	59	879,554	0.1%	0	0	0.0%	72.9%	10.0%
Branch Ave	10	814,034	0.1%	1	9,500	0.1%	81.1%	2.2%
Brookland-CUA	108	1,216,002	0.1%	0	0	0.0%	27.7%	2.4%
Capitol Heights	59	443,291	0.0%	0	0	0.0%	19.7%	1.3%
Capitol South	110	2,045,073	0.2%	1	91,406	0.7%	23.1%	4.0%
Cheverly	18	137,750	0.0%	0	0	0.0%	9.4%	0.0%
Clarendon	138	3,233,534	0.3%	0	0	0.0%	71.3%	12.6%
Cleveland Park	38	1,032,517	0.1%	0	0	0.0%	63.0%	73.2%
College Park-U of MD	30	733,395	0.1%	0	0	0.0%	11.0%	2.6%
Columbia Heights	200	1,969,503	0.2%	0	0	0.0%	43.4%	3.4%
Congress Heights	13	265,021	0.0%	0	0	0.0%	80.0%	0.0%
Court House	89	6,047,277	0.5%	0	0	0.0%	83.3%	23.2%
Crystal City	73	10,357,091	0.9%	0	0	0.0%	56.3%	17.8%
Deanwood	65	582,547	0.0%	0	0	0.0%	6.1%	0.0%
Downtown Largo	12	2,155,840	0.2%	0	0	0.0%	84.0%	3.0%
Dunn Loring-Merrifield	22	1,270,601	0.1%	0	0	0.0%	75.7%	19.3%
Dupont Circle	624	28,552,193	2.4%	0	0	0.0%	39.2%	18.9%
East Falls Church	6	183,905	0.0%	0	0	0.0%	62.5%	0.0%
Eastern Market	330	2,487,690	0.2%	0	0	0.0%	18.3%	7.0%
Eisenhower Avenue	18	4,137,969	0.3%	0	0	0.0%	81.9%	16.3%
Farragut North	488	57,706,850	4.8%	0	0	0.0%	51.7%	19.7%
Farragut West	446	57,177,708	4.8%	1	482,000	3.6%	51.7%	17.5%
Federal Center SW	25	8,249,105	0.7%	0	0	0.0%	73.3%	6.0%
Federal Triangle	105	21,310,206	1.8%	0	0	0.0%	68.4%	18.4%
Foggy Bottom-GWU	154	21,483,811	1.8%	1	482,000	3.6%	59.0%	19.3%
Forest Glen	9	107,650	0.0%	0	0	0.0%	0.0%	4.1%
Fort Totten	19	333,300	0.0%	0	0	0.0%	46.5%	9.5%
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	95	6,030,996	0.5%	0	0	0.0%	52.3%	14.8%

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	2022 Year End Vacancy Rate
	Buildings	Units	Share	Buildings	Units	Share		
Gallery Pl-Chinatown	361	45,287,596	3.8%	1	88,827	0.7%	78.4%	16.5%
Georgia Ave-Petworth	221	1,444,917	0.1%	0	0	0.0%	16.3%	1.1%
Glenmont	18	262,431	0.0%	0	0	0.0%	34.2%	0.0%
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	82	5,588,896	0.5%	0	0	0.0%	2.8%	19.7%
Grosvenor-Strathmore	0	0	0.0%	0	0	0.0%	--	--
Herndon	25	1,553,187	0.1%	0	0	0.0%	0.0%	24.5%
Huntington	12	181,186	0.0%	0	0	0.0%	9.4%	6.2%
Hyattsville Crossing	25	2,540,891	0.2%	0	0	0.0%	37.5%	17.0%
Innovation Center	12	1,424,458	0.1%	0	0	0.0%	0.0%	25.9%
Judiciary Square	261	22,274,516	1.9%	1	88,827	0.7%	71.6%	15.0%
King St-Old Town	267	7,129,463	0.6%	0	0	0.0%	90.9%	9.2%
Landover	6	548,856	0.0%	0	0	0.0%	17.9%	10.0%
L'Enfant Plaza	42	13,299,354	1.1%	0	0	0.0%	69.4%	13.7%
Loudoun Gateway	10	753,316	0.1%	0	0	0.0%	0.0%	1.0%
McLean	22	4,621,155	0.4%	0	0	0.0%	40.4%	6.5%
McPherson Square	357	60,410,073	5.1%	0	0	0.0%	61.5%	19.4%
Medical Center	10	711,148	0.1%	0	0	0.0%	8.9%	1.4%
Metro Center	294	47,328,864	4.0%	0	0	0.0%	74.8%	16.2%
Minnesota Ave	55	703,645	0.1%	0	0	0.0%	23.6%	0.7%
Morgan Boulevard	0	0	0.0%	0	0	0.0%	--	--
Mt Vernon Sq-7th St-Convention Ctr	374	15,131,901	1.3%	0	0	0.0%	71.0%	16.1%
Navy Yard-Ballpark	59	6,636,548	0.6%	3	429,406	3.2%	88.4%	13.8%
Naylor Road	21	249,247	0.0%	0	0	0.0%	0.0%	15.3%
New Carrollton	13	1,041,502	0.1%	0	0	0.0%	99.9%	14.5%
NoMa-Gallaudet U	79	4,967,394	0.4%	2	222,400	1.7%	79.4%	3.3%
North Bethesda	59	3,812,502	0.3%	0	0	0.0%	62.8%	7.4%
Pentagon	2	460,502	0.0%	0	0	0.0%	54.7%	0.0%
Pentagon City	20	3,986,040	0.3%	0	0	0.0%	93.3%	23.1%
Potomac Ave	144	1,003,164	0.1%	0	0	0.0%	55.5%	2.8%
Reston Town Center	18	2,157,749	0.2%	2	1,061,987	8.0%	33.0%	7.2%
Rhode Island Ave-Brentwood	44	885,385	0.1%	0	0	0.0%	51.0%	13.4%
Rockville	111	3,503,282	0.3%	2	43,403	0.3%	64.6%	18.1%
Ronald Reagan Wash. Natl Airport	2	2,514,706	0.2%	0	0	0.0%	0.0%	--
Rosslyn	56	11,832,956	1.0%	0	0	0.0%	60.8%	19.8%
Shady Grove	22	267,250	0.0%	0	0	0.0%	24.2%	0.7%
Shaw-Howard U	487	4,198,594	0.4%	1	9,000	0.1%	13.3%	4.9%
Silver Spring	148	8,230,499	0.7%	2	237,639	1.8%	67.4%	16.7%

Metrorail Station Half-Mile Walkshed	Built Prior to 2022			2022 Completions			Percent Built Since Station Opened	2022 Year End Vacancy Rate
	Buildings	Units	Share	Buildings	Units	Share		
Smithsonian	16	5,300,192	0.4%	0	0	0.0%	68.4%	22.1%
Southern Avenue	0	0	0.0%	0	0	0.0%	--	--
Spring Hill	39	4,474,618	0.4%	1	387,556	2.9%	24.9%	12.9%
Stadium-Armory	32	933,341	0.1%	0	0	0.0%	52.3%	0.0%
Suitland	8	39,657	0.0%	0	0	0.0%	0.0%	0.0%
Takoma	56	598,705	0.1%	0	0	0.0%	4.8%	7.0%
Tenleytown-AU	129	2,670,594	0.2%	0	0	0.0%	36.0%	5.4%
Twinbrook	79	2,792,329	0.2%	0	0	0.0%	54.6%	15.8%
Tysons	29	6,829,426	0.6%	0	0	0.0%	19.0%	10.1%
U Street/African-Amer Civil War Memorial/Cardozo	431	5,686,309	0.5%	2	11,000	0.1%	12.9%	4.1%
Union Station	172	14,802,587	1.2%	0	0	0.0%	69.6%	9.9%
Van Dorn Street	24	863,024	0.1%	1	50,000	0.4%	10.7%	3.4%
Van Ness-UDC	26	1,987,149	0.2%	0	0	0.0%	58.4%	36.4%
Vienna/Fairfax-GMU	1	129,941	0.0%	0	0	0.0%	100.0%	--
Virginia Square-GMU	103	4,298,172	0.4%	0	0	0.0%	80.0%	17.7%
Washington Dulles Int'l Airport	0	0	0.0%	0	0	0.0%	--	--
Waterfront	24	1,717,154	0.1%	4	895,890	6.8%	90.3%	3.4%
West Falls Church-VT	3	215,656	0.0%	0	0	0.0%	0.0%	0.0%
West Hyattsville	38	298,824	0.0%	1	48,000	0.4%	23.3%	2.9%
Wheaton	178	2,074,605	0.2%	0	0	0.0%	29.8%	7.8%
Wiehle-Reston East	38	3,016,574	0.3%	2	238,150	1.8%	25.8%	20.7%
Woodley Pk-Zoo/Adams Morgan	46	1,233,114	0.1%	0	0	0.0%	6.5%	3.9%
DC Station Walkshed Totals	*4,093*	*206,661,774*	*17.3%*	*13*	*2,129,523*	*16.1%*	*58.5%*	*15.4%*
Maryland Station Walkshed Totals	*1,310*	*46,645,337*	*3.9%*	*10*	*2,014,829*	*15.2%*	*58.4%*	*15.6%*
Virginia Station Walkshed Totals	*1,113*	*94,038,035*	*7.9%*	*6*	*1,737,693*	*13.1%*	*54.0%*	*17.2%*
Inside Walkshed Total	*6,516*	*347,345,146*	*29.1%*	*29*	*5,882,045*	*44.4%*	*58.1%*	*15.9%*
Outside Walkshed Total	*31,970*	*846,142,221*	*70.9%*	*119*	*7,356,152*	*55.6%*	*71.7%*	*8.4%*
Regional Total	**38,486**	**1,193,487,367**	**100.0%**	**148**	**13,238,197**	**100.0%**	**69.8%**	**10.6%**

Source: CoStar, COG

Half-Mile Walkshed Geography Methodology

The geography used to calculate walkshed totals for Metrorail stations was created by Transportation Planning Board (TPB) staff in 2019. Station areas with more intersections, smaller blocks, and fewer barriers have walksheds with larger total areas. The largest theoretical area is .79 square miles—the area of a circle with a radius of 0.5 miles. Stations areas with higher construction totals could be the result of more construction activity or having a more extensive half-mile walkshed (or both). The analysis was originally performed on walksheds as they existed in 2019 but has since been updated to for newly added stations, such as Phase 2 of the Silver Line in Northern Virginia. More information on walksheds can be found on the TPB News blog: Walksheds show planners how easily people can walk to transit.

APPENDIX E

Commercial Construction Definitions (adapted from CoStar Glossary[4])

COMMERCIAL CONSTRUCTION PROJECT
A property with one or more completed buildings that allocates the majority of usable space to one the following categories: office, retail, industrial, flex, hospitality, healthcare, 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, healthcare, specialty, and sports and entertainment projects.

STRUCTURE TYPE (DEFINITIONS FROM THE COSTAR GLOSSARY)
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.

[4] 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). Earlier versions of this report included parking decks in the count of specialty projects. This report does not include parking decks, resulting in slightly lower commercial construction totals than in previous reports.

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.