

**COMMERCIAL CONSTRUCTION INDICATORS
2003 ANNUAL SUMMARY**

JULY 14, 2004

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
DEPARTMENT OF HUMAN SERVICES, PLANNING, AND PUBLIC SAFETY**



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TITLE: **Commercial Construction Indicators
2003 Annual Summary**

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AGENCY: The **Metropolitan Washington Council of Governments (COG)** is the regional organization of the Washington area's major local governments and their elected officials. COG works toward solutions to such regional problems as growth, transportation, inadequate housing, air pollution, water supply, water quality, and economic development. COG serves as the metropolitan planning organization for the Washington region.

**REPORT
ABSTRACT:** This report provides information on the number, location, structure type, size, and estimated construction costs of new commercial development projects in the Washington region during 2002 and 2003.

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SUMMARY

- In 2003, **524** commercial construction projects were initiated in the Washington region. These projects **added more than 31.1 million square feet** of space, valued at nearly **\$3.6 billion**.
- Between 2002 and 2003, the level of new construction decreased more than 2.5 million square feet, **a decrease of seven percent**. This marks the seventh greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2003, private firms started 74 percent of the new square footage in the region while federal, state, and local governments started 26 percent of the new space.
- **Office** development in 2003 held the greatest share of commercial construction, creating 31 percent of the region's new commercial space. This sector of construction added more than 9.8 million square feet to the region's total. All but two commercial structure types experienced decreases from 2002. Increases were noted in **retail** and **hotel/motel** construction, which grew 1.4 and 1.6 million square feet respectively. **Retail** construction represented the greatest amount of space added for this sector in any given year since 1980.
- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably retail space. Northern Virginia added 244 projects and nearly 14.2 million square feet of new space in 2003. Northern Virginia saw a net decrease of 11 percent in new commercial space from 2002 to 2003, but experienced growth in retail, R & D, and hotel/motel space. **Suburban Maryland** added 230 new projects in 2003, totaling more than 10.8 million square feet. Suburban Maryland saw a four percent decline in new commercial space compared to the previous year, but experienced increases in retail, office and hotel/motel projects. The **District of Columbia** added 50 new projects and more than 6.1 million square feet of new space in 2003. The District's overall square footage of new commercial space decreased six percent from the previous year, but experienced a rise in hotel/motel and 'other' structure types.
- The **central jurisdictions** captured nearly 29 percent of the region's commercial development in 2003. These jurisdictions added 80 new projects and nearly 9.0 million square feet of new space, a 31 percent decrease from the previous year. The **inner suburbs** added 209 projects and more than 12.3 million square feet of space in 2002. These jurisdictions held a 40 percent share of the region's commercial construction activity, compared to 43 percent in 2002. In the **outer suburbs**, 235 new projects were started, totaling more than 9.8 million square feet of additional space, an increase of 65 percent from the previous year. The new space constituted 32 percent of the region's development, compared to 18 percent in 2002.
- A total of 75 commercial construction projects, accounting for more than 9.8 million square feet of space, were started in **Metrorail station** areas in 2003. The new space was 32

percent of the region's construction activity, compared to 46 percent in 2002. Twenty-nine new commercial projects, totaling nearly 2.8 million square feet, began construction in **commuter rail station** areas in 2003. The new space represents nine percent of the region's new commercial development, compared to 23 percent in 2002.

- A total of 159 commercial construction projects, contributing nearly 13.4 million square feet of space, were started in **Regional Activity Centers** in 2003. The new space accounts for 43 percent of the region's new construction activity, compared with 46 percent in 2002. A total of 212 commercial projects and more than 17.2 million square feet of space began construction in Regional Activity Clusters in 2003. The development represents 55 percent of the region's new commercial construction activity, compared with 54 percent in 2002.

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ABOUT COG'S COMMERCIAL CONSTRUCTION INVENTORY

Each year, the Metropolitan Washington Council of Governments (COG) releases a summary of the findings from its Commercial Construction Inventory. This report provides information on the level of commercial construction activity in the region during the previous year. The report provides details by jurisdiction, structure type, relationship to Metrorail stations, and more.

Definition of Terms

The Commercial Construction Inventory includes major "non-residential" projects that are under construction in the Washington region. The inventory only includes projects with estimated construction costs of more than \$200,000. The inventory includes both commercial properties and other projects that add employment space, and in many cases, includes associated parking structures. The inventory is limited to those projects that will produce new or additional space. See also Appendices C and D.

In this report, the "Washington region" refers to the area surrounding the city of Washington, D.C. The Washington region comprises the following jurisdictions: the District of Columbia; the Maryland suburbs of Charles, Frederick, Montgomery, and Prince George's Counties, and the Cities of Bowie, College Park, Frederick, Gaithersburg, Greenbelt, Rockville, and Takoma Park; and the Virginia suburbs of Arlington, Fairfax, Loudoun, and Prince William Counties, and the Cities of Alexandria, Fairfax, Falls Church, Manassas, and Manassas Park.¹

This report also presents information for the following jurisdictional groups:

Central Jurisdictions - The District of Columbia; and, in Virginia, Arlington County, and the City of Alexandria.

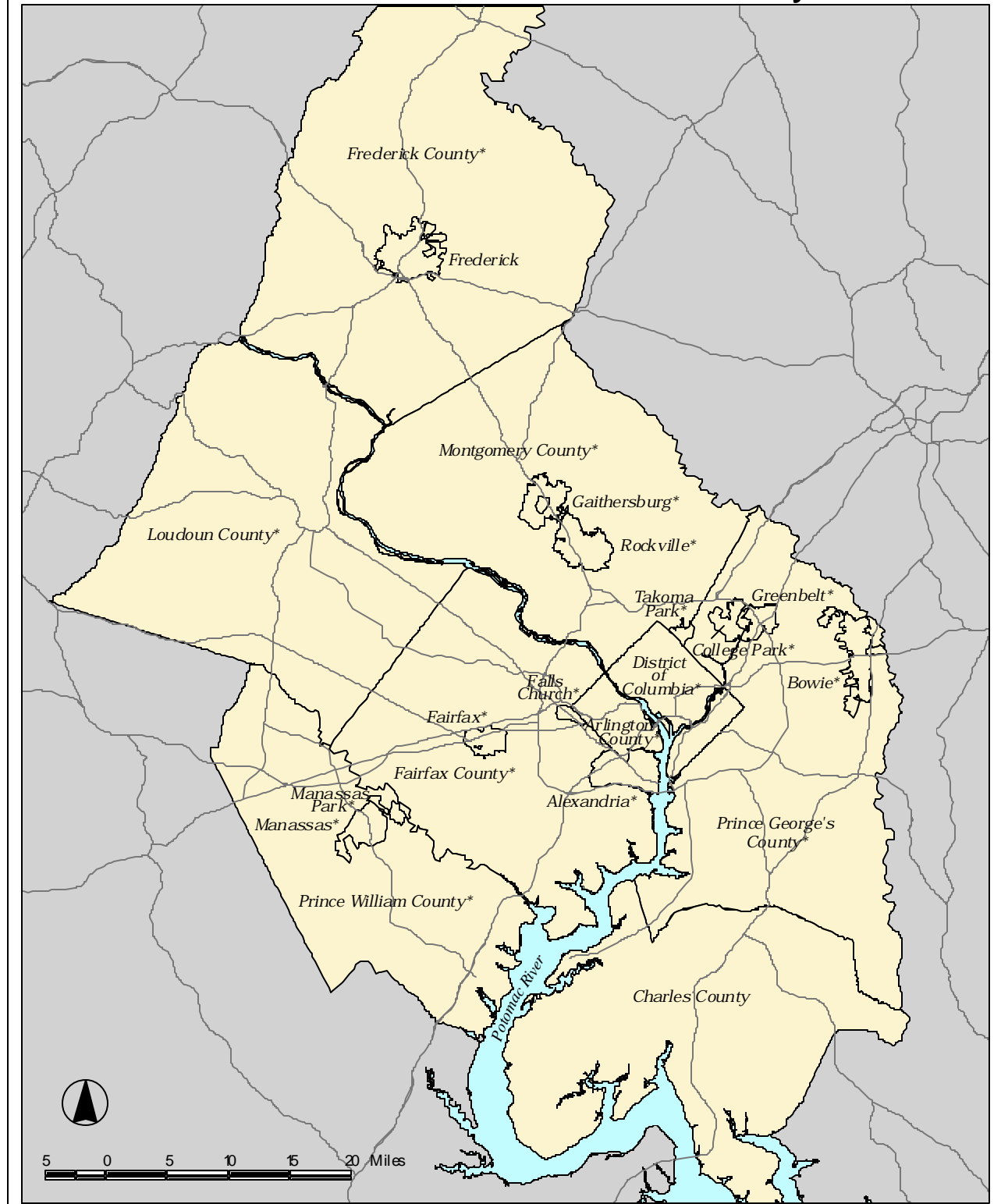
Inner Suburban Jurisdictions - In Maryland, Montgomery and Prince George's Counties, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Rockville and Takoma Park; and, in Virginia, Fairfax County, and the Cities of Fairfax and Falls Church.

Outer Suburban Jurisdictions - In Maryland, Charles and Frederick Counties, and the City of Frederick; and, in Virginia, Loudoun and Prince William Counties, and the Cities of Manassas and Manassas Park.

¹ This definition of the Washington region differs from the Office of Management and Budget 1993 definition of the Washington Primary Metropolitan Statistical Area (PMSA) and from their 2003 definition of the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area (MSA).



Jurisdictions Included in the Commercial Construction Inventory

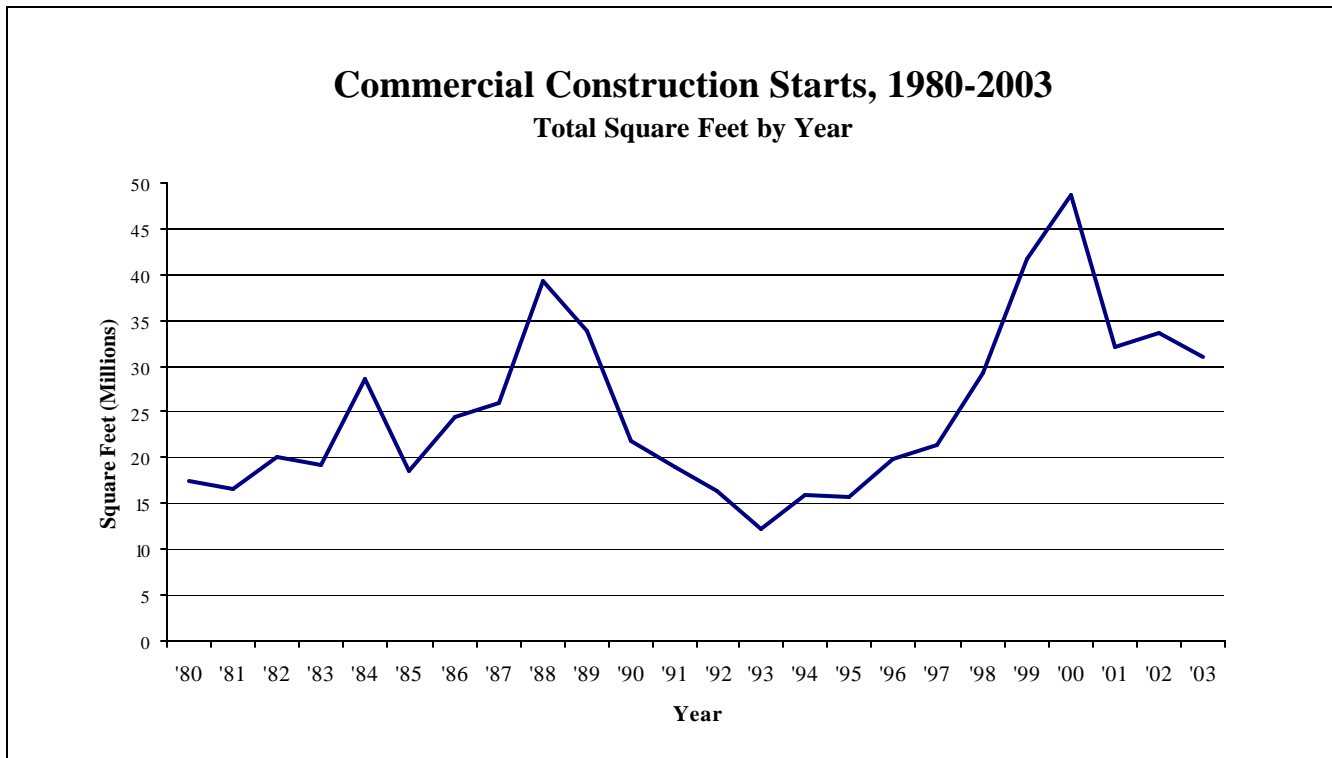


Source: Metropolitan Washington Council of Governments

*Members of the Metropolitan Washington Council of Governments

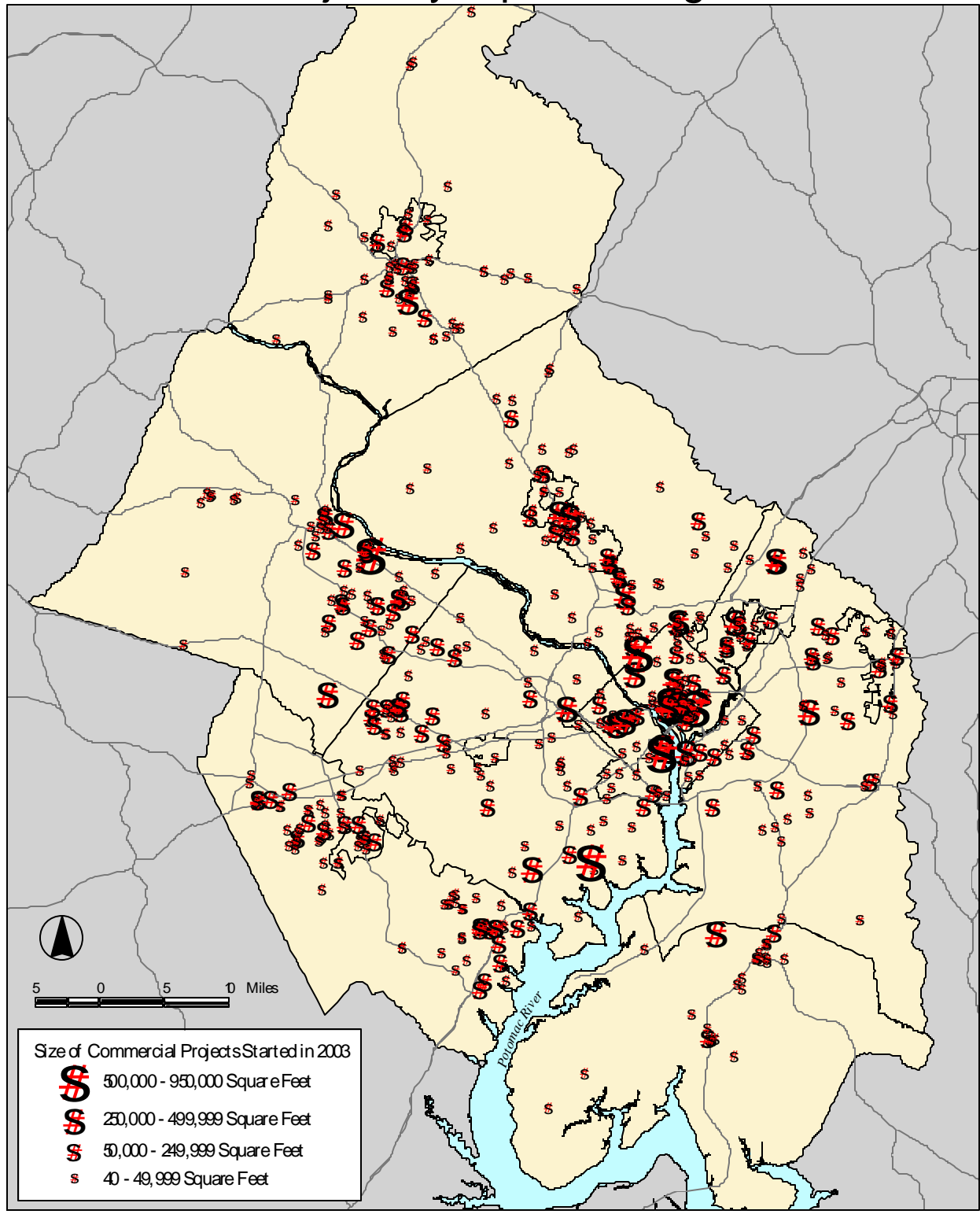
REGIONAL NUMBERS AND TRENDS

- In 2003, **524** commercial construction projects were initiated in the Washington region. These projects **added more than 31.1 million square feet** of space, valued at nearly **\$3.6 billion**.
- Between 2002 and 2003, the level of new construction decreased more than 2.5 million square feet, **a decrease of seven percent**. This marks the seventh greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2003, private firms started 74 percent of the new square footage in the region while federal, state, and local governments started 26 percent of the new space.
- Several large commercial projects started construction throughout the region in 2003. **Station Place** (Phases 2 & 3) constituted the largest project started in the region. It added 950,000 square feet of office space in the District of Columbia. The **Howard Hughes Medical Research Campus** added 760,000 square feet of R & D space in Loudoun County. Other significant projects include the **Chevy Chase Center** in Montgomery County, **One Potomac Yard** in Arlington County, and an addition to the **Andrew T. McNamara Defense Threat Reduction Center** at Fort Belvoir in Fairfax County.





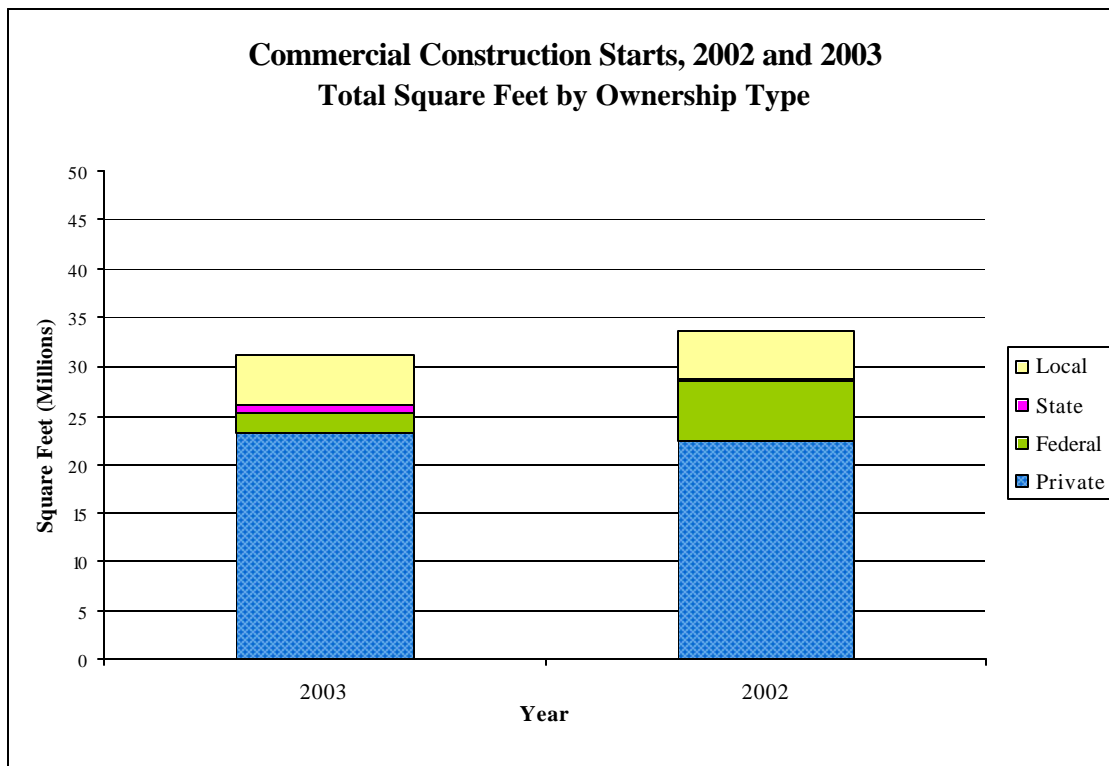
2003 Commercial Construction Projects by Square Footage



Source: Metropolitan Washington Council of Governments

2003 Commercial Construction by Ownership Type

- **Private** firms added 74 percent of the commercial construction space in the region in 2003. The percentage of new construction by private firms increased from 67 percent in 2002.
- **Government** agencies started 26 percent of the region’s new space in 2003, a 29 percent decrease in new construction from 2002. Of this construction, federal entities began 28 percent; state entities began ten percent; and, local governments began 62 percent, typically building schools.
- The largest government-initiated project was an addition to the **Andrew T. McNamara Defense Threat Reduction Center** at Fort Belvoir, which added nearly 622,000 square feet of new space in Fairfax County.



Commercial Construction in the Washington Region, 2002 and 2003 by Ownership Type

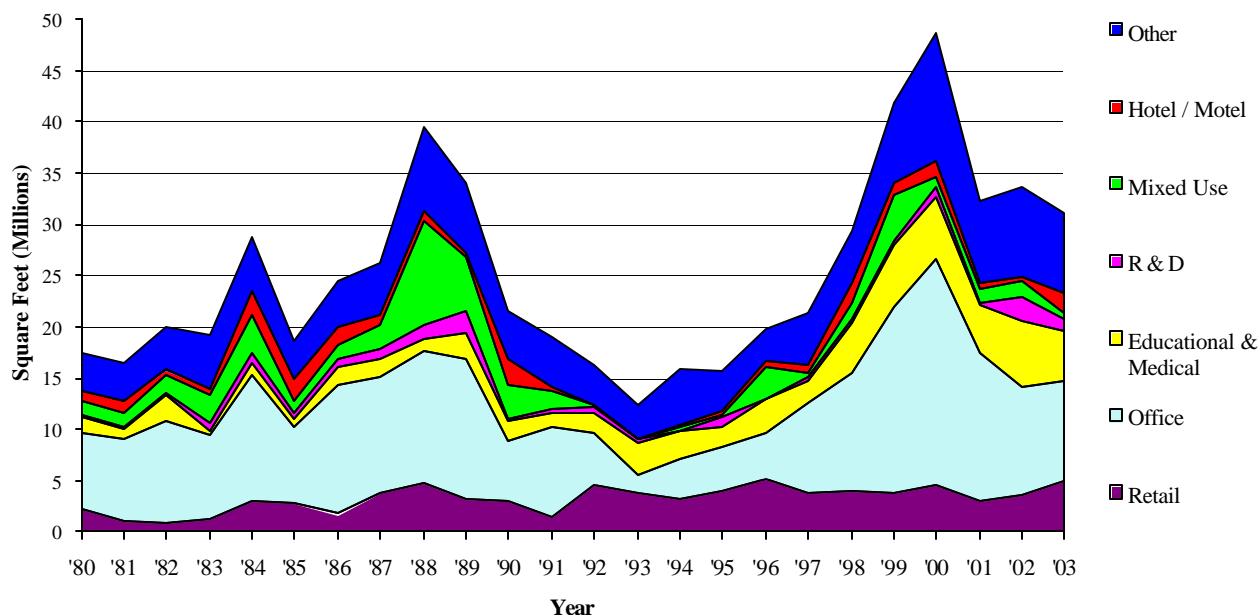
	2003			2002		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Private	424	23,184,748	\$2,308,306,452	420	22,486,573	\$2,087,310,338
Federal	17	2,205,440	\$299,832,735	17	6,163,598	\$951,681,773
State	6	810,800	\$110,343,934	3	189,768	\$30,827,100
Local	77	4,929,256	\$864,174,447	70	4,799,797	\$592,367,881
Government Total	100	7,945,496	\$1,274,351,115	90	11,153,163	\$1,574,876,754
Total	524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

COMMERCIAL CONSTRUCTION BY STRUCTURE TYPE AND YEAR

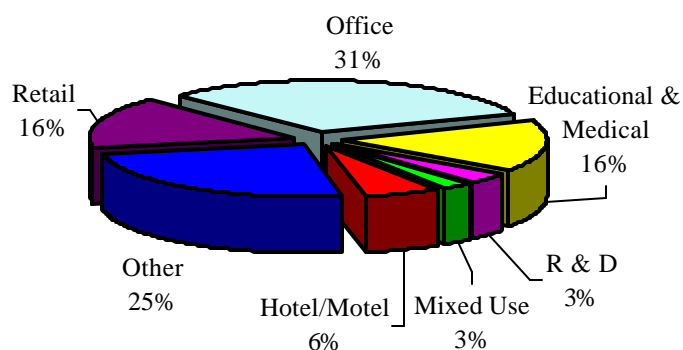
- As in recent years, **office** development in 2003 held the greatest share of commercial construction, creating 31 percent of the region's new commercial space. This sector of construction added more than 9.8 million square feet to the region's total.
- All but two commercial structure types experienced decreases in the construction of new space from 2002. Increases were noted in **retail** and **hotel/motel** construction, which grew 1.4 and 1.6 million square feet respectively. **Retail** construction represented the greatest amount of space added for this sector in any given year since 1980.

Commercial Construction Starts, 1980-2003

Total Square Feet by Structure Type and Year

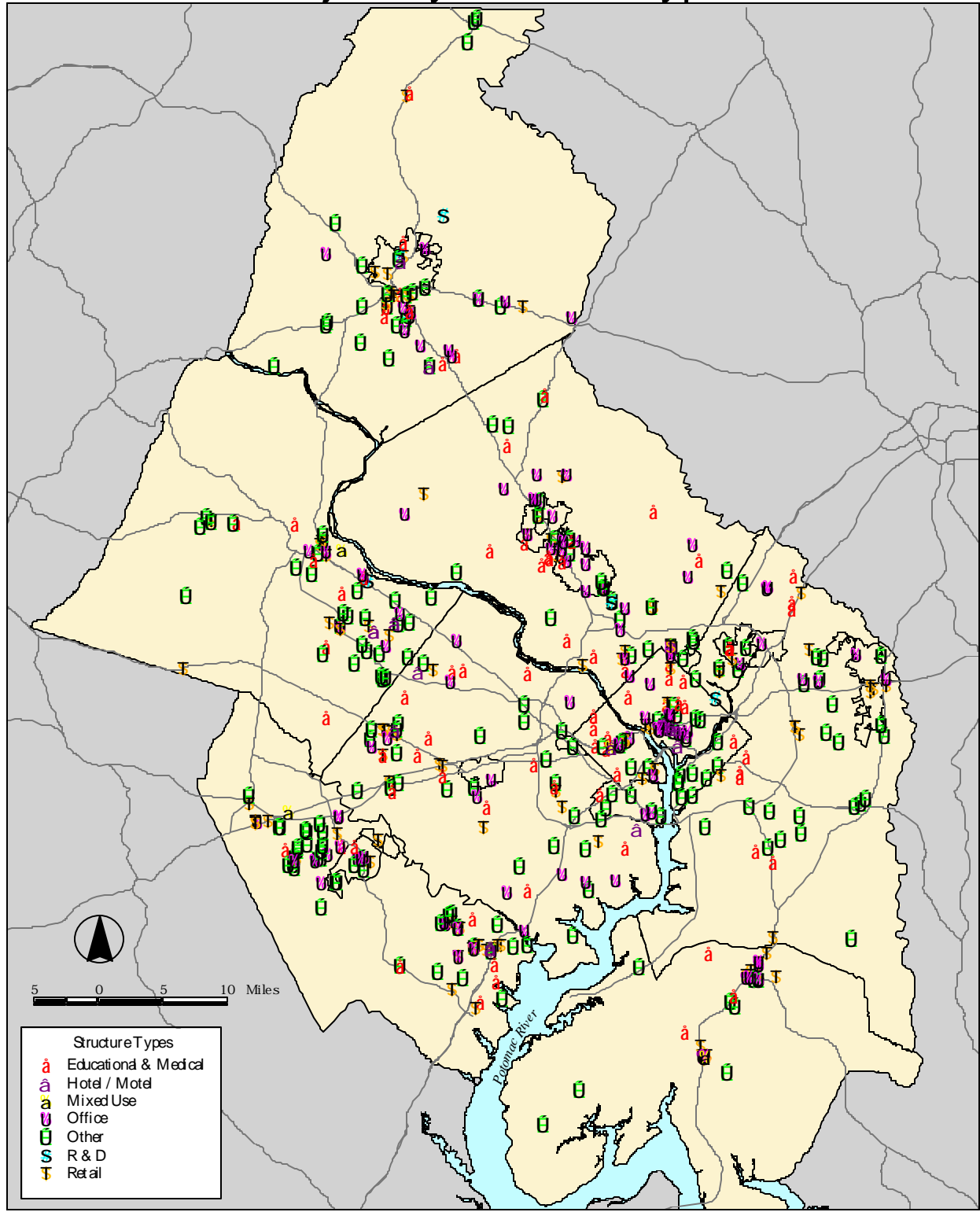


2003 Commercial Construction Projects by Structure Type

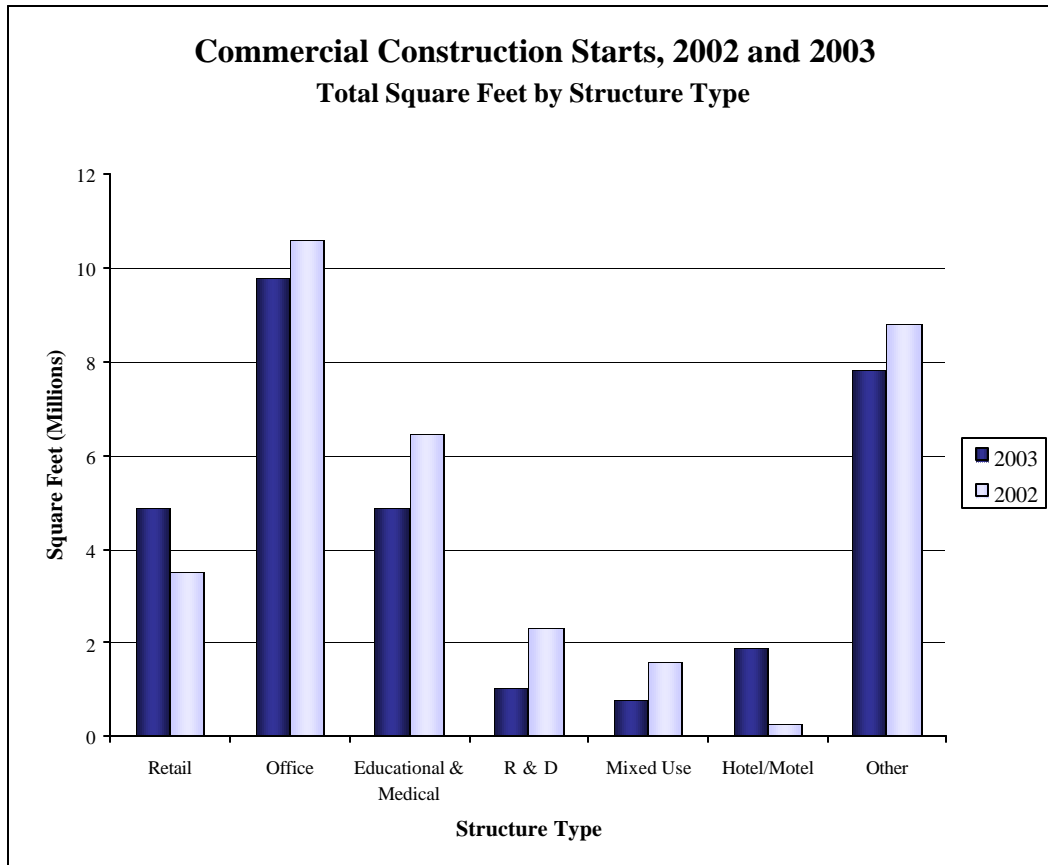




2003 Commercial Construction Projects by Structure Type



Source: Metropolitan Washington Council of Governments



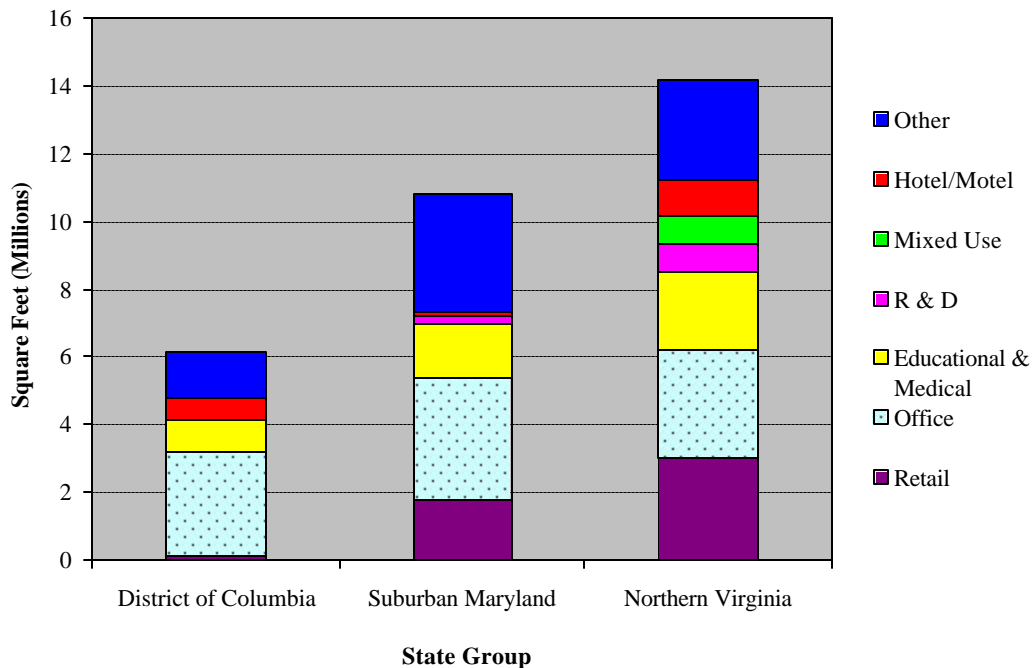
**Commercial Construction Starts, 2002 and 2003
by Structure Type**

	2003			2002		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	107	4,900,485	\$331,356,207	93	3,507,318	\$305,971,936
Office	108	9,806,191	\$1,014,917,581	96	10,624,423	\$1,105,386,411
Educational & Medical	81	4,885,509	\$789,922,826	86	6,477,466	\$886,009,204
R & D	7	1,050,735	\$244,050,000	12	2,334,056	\$229,688,999
Mixed Use	4	791,368	\$64,992,999	8	1,597,399	\$140,013,999
Hotel/Motel	17	1,886,437	\$188,665,098	5	281,395	\$18,564,035
Other	200	7,809,519	\$948,752,857	210	8,817,679	\$976,552,510
Total	524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

2003 COMMERCIAL CONSTRUCTION BY STATE GROUP

- The **District of Columbia** added 50 new projects and more than 6.1 million square feet of new space in 2003. The District’s overall square footage of new commercial space decreased six percent from the previous year, but experienced a rise in hotel/motel and ‘other’ space (please see Appendix C for definition). The District held a 20 percent share of the region’s new commercial space and 31 percent of the new office space.
- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably retail space. Northern Virginia added 244 projects and nearly 14.2 million square feet of new space in 2003. Northern Virginia saw a net decrease of 11 percent in new commercial space from 2002 to 2003, but experienced growth in retail, R & D, and hotel/motel space. Projects in Northern Virginia constituted 46 percent of the new commercial space in the region and 32 percent of the new office space.
- **Suburban Maryland** added 230 new projects in 2003, totaling more than 10.8 million square feet. Suburban Maryland saw a four percent decline in new commercial space compared to the previous year, but experienced increases in retail, office and hotel/motel projects. Projects in suburban Maryland composed 35 percent of all new commercial space in the region and 37 percent of the new office space.

Commercial Construction Starts, 2003
Total Square Feet by Structure Type and State Group



Commercial Construction Starts, 2002 and 2003

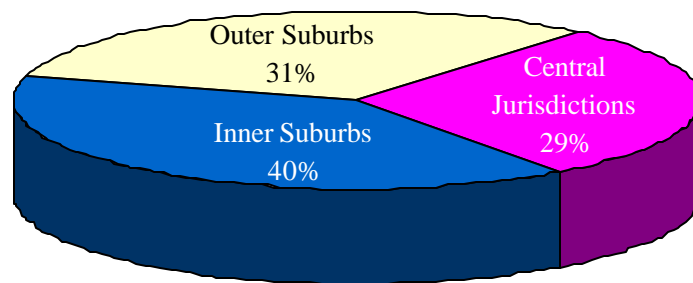
by Structure Type and State Group

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	Retail	4	124,295	\$15,750,151	6	623,643	\$107,319,999
	Office	14	3,039,648	\$477,249,999	12	3,213,261	\$444,739,573
	Educational & Medical	9	952,702	\$142,172,523	11	1,009,800	\$204,184,265
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	478,551	\$60,000,000
	Hotel/Motel	4	692,158	\$96,000,000	0	0	\$0
	Other	19	1,304,760	\$343,708,999	14	1,193,605	\$410,737,720
	Subtotal	50	6,113,563	\$1,074,881,671	44	6,518,860	\$1,226,981,556
Suburban Maryland	Retail	51	1,753,027	\$135,690,921	41	1,320,098	\$106,904,196
	Office	54	3,593,568	\$229,559,777	40	1,398,423	\$124,621,838
	Educational & Medical	35	1,624,270	\$273,189,477	34	1,698,786	\$216,807,888
	R & D	5	204,635	\$24,050,000	12	2,334,056	\$229,688,999
	Mixed Use	1	4,368	\$493,000	3	293,348	\$20,860,000
	Hotel/Motel	3	141,914	\$11,250,000	1	38,500	\$4,000,000
	Other	81	3,510,968	\$345,732,649	100	4,148,685	\$272,468,679
	Subtotal	230	10,832,750	\$1,019,965,823	231	11,231,896	\$975,351,597
Northern Virginia	Retail	52	3,023,163	\$179,915,136	46	1,563,577	\$91,747,741
	Office	40	3,172,975	\$308,107,805	44	6,012,739	\$536,025,001
	Educational & Medical	37	2,308,537	\$374,560,826	41	3,768,880	\$465,017,051
	R & D	2	846,100	\$220,000,000	0	0	\$0
	Mixed Use	3	787,000	\$64,499,999	4	825,500	\$59,154,000
	Hotel/Motel	10	1,052,365	\$81,415,099	4	242,895	\$14,564,035
	Other	100	2,993,791	\$259,311,209	96	3,475,389	\$293,346,112
	Subtotal	244	14,183,931	\$1,487,810,074	235	15,888,980	\$1,459,853,939
Region	Retail	107	4,900,485	\$331,356,207	93	3,507,318	\$305,971,936
	Office	108	9,806,191	\$1,014,917,581	96	10,624,423	\$1,105,386,411
	Educational & Medical	81	4,885,509	\$789,922,826	86	6,477,466	\$886,009,204
	R & D	7	1,050,735	\$244,050,000	12	2,334,056	\$229,688,999
	Mixed Use	4	791,368	\$64,992,999	8	1,597,399	\$140,013,999
	Hotel/Motel	17	1,886,437	\$188,665,098	5	281,395	\$18,564,035
	Other	200	7,809,519	\$948,752,857	210	8,817,679	\$976,552,510
	Total	524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

2003 COMMERCIAL CONSTRUCTION BY JURISDICTIONAL GROUP

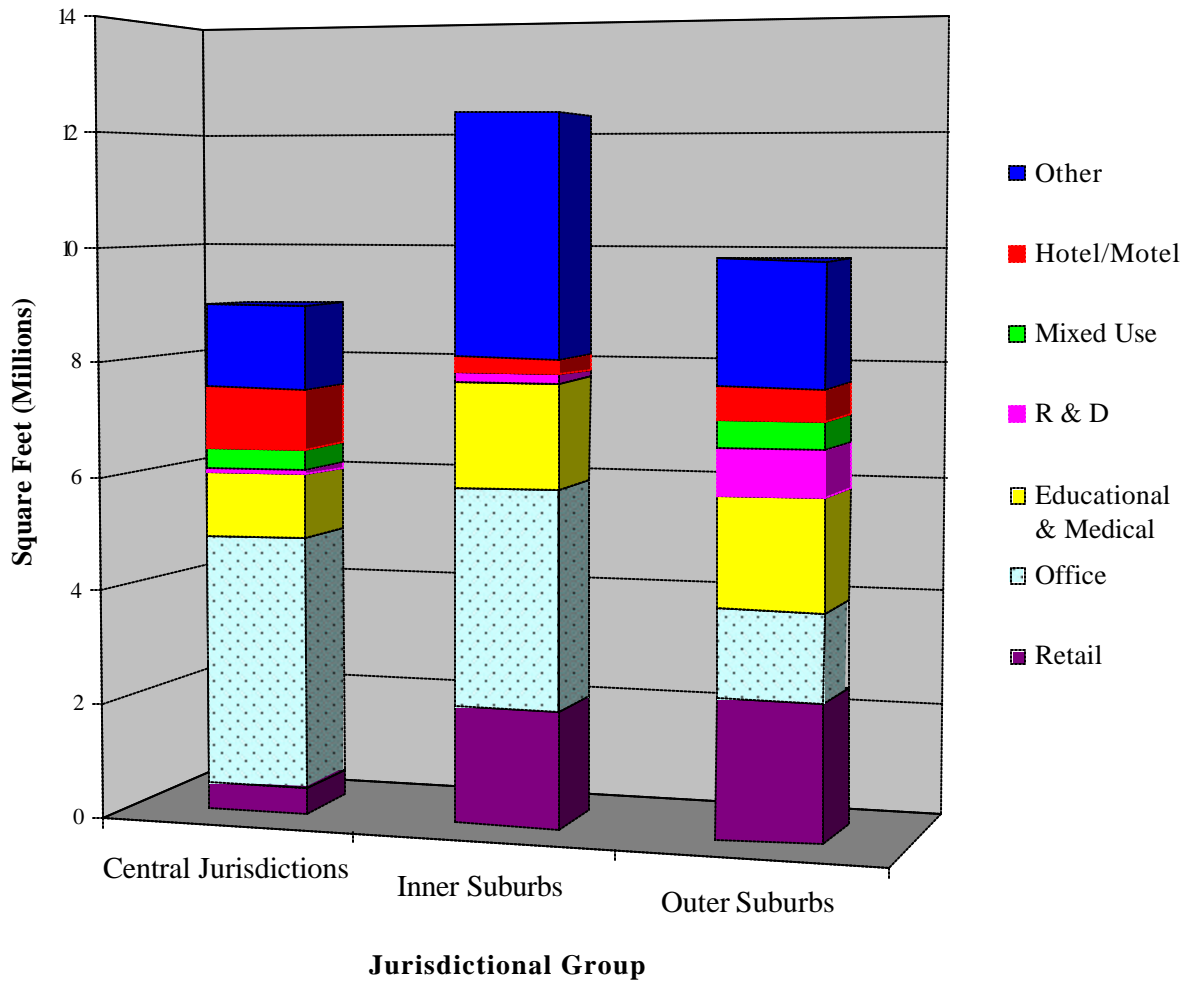
- The **central jurisdictions** composed of the District, Alexandria, and Arlington County, captured nearly 29 percent of the region's commercial development in 2003. These jurisdictions added 80 new projects and nearly 9.0 million square feet of new space, a 31 percent decrease from the previous year. The central jurisdictions led the region in office development with a 45 percent share of the region's new office space. In 2002, 39 percent of the region's new commercial construction and 70 percent of the region's office development occurred in the central jurisdictions.
- The **inner suburbs** of Fairfax, Montgomery, and Prince George's counties (and cities therein), held a 40 percent share of the region's commercial construction activity in 2003. These jurisdictions added 209 projects and more than 12.3 million square feet of space. Thirty-nine percent of the region's new office occurred in the inner suburbs. The inner suburbs experienced an increase in office projects, nearly doubling the amount of office space from the previous year. In 2002, the inner suburbs held a 43 percent share of the region's new commercial construction and 18 percent of the region's office construction.
- In the **outer suburbs** of Charles, Frederick, Loudoun, and Prince William counties (and cities therein), 235 new projects were started, totaling more than 9.8 million square feet of additional space. The new space constituted 31 percent of the region's development; 16 percent of the region's new office development occurred in the outer suburbs. The outer suburbs experienced a 27 percent increase in office development from the previous year. In 2002, the outer suburbs held 18 percent share of new development and 11 percent share of the region's new office space.

**2003 Commercial Construction
by Jurisdictional Group**



Commercial Construction Starts, 2003

Total Square Feet by Structure Type and Jurisdictional Group



Commercial Construction in the Washington Region, 2002 and 2003
by Jurisdictional Group

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Central Jurisdictions	Retail	9	453,118	\$46,228,150	7	629,217	\$108,019,999
	Office	19	4,428,648	\$636,437,848	16	7,468,023	\$843,187,098
	Educational & Medical	16	1,127,732	\$179,379,523	15	2,153,800	\$334,184,265
	R & D	1	86,100	\$70,000,000	0	0	\$0
	Mixed Use	1	335,000	\$37,000,000	2	1,028,551	\$97,500,000
	Hotel/Motel	5	1,072,158	\$133,499,999	0	0	\$0
	Other	29	1,485,122	\$367,871,106	21	1,800,105	\$467,593,220
Subtotal		80	8,987,878	\$1,470,416,626	61	13,079,696	\$1,850,484,580
Inner Suburbs	Retail	44	2,037,693	\$167,132,927	49	1,680,817	\$124,179,192
	Office	46	3,842,978	\$297,163,787	42	1,947,791	\$196,569,836
	Educational & Medical	38	1,819,304	\$332,007,879	40	2,479,547	\$331,491,809
	R & D	2	163,000	\$14,000,000	11	2,326,056	\$227,688,999
	Mixed Use	0	0	\$0	6	568,848	\$42,514,000
	Hotel/Motel	4	255,000	\$21,499,999	3	198,139	\$12,564,035
	Other	75	4,192,199	\$399,552,788	108	5,384,323	\$395,538,653
Subtotal		209	12,310,174	\$1,231,357,380	259	14,585,521	\$1,330,546,523
Outer Suburbs	Retail	54	2,409,674	\$117,995,130	37	1,197,284	\$73,772,745
	Office	43	1,534,565	\$81,315,946	38	1,208,609	\$65,629,477
	Educational & Medical	27	1,938,473	\$278,535,425	31	1,844,119	\$220,333,130
	R & D	4	801,635	\$160,050,000	1	8,000	\$2,000,000
	Mixed Use	3	456,368	\$27,992,999	0	0	\$0
	Hotel/Motel	8	559,279	\$33,665,100	2	83,256	\$6,000,000
	Other	96	2,132,198	\$181,328,963	81	1,633,251	\$113,420,637
Subtotal		235	9,832,192	\$880,883,562	190	5,974,519	\$481,155,988
Region	Retail	107	4,900,485	331,356,207	93	3,507,318	305,971,936
	Office	108	9,806,191	1,014,917,581	96	10,624,423	1,105,386,411
	Educational & Medical	81	4,885,509	789,922,826	86	6,477,466	886,009,204
	R & D	7	1,050,735	244,050,000	12	2,334,056	229,688,999
	Mixed Use	4	791,368	64,992,999	8	1,597,399	140,013,999
	Hotel/Motel	17	1,886,437	188,665,098	5	281,395	18,564,035
	Other	200	7,809,519	948,752,857	210	8,817,679	976,552,510
Total		524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

2003 COMMERCIAL CONSTRUCTION WITHIN JURISDICTIONS

- The **District of Columbia**, with 50 new projects and more than 6.1 million square feet of new development, led the region in new commercial construction space in 2003. **Montgomery County** added 81 new projects and nearly 4.3 million square feet of new space. **Loudoun County** had more than 4.2 million square feet of new space and **Prince George's County** added more than 4.0 million square feet of new commercial development.

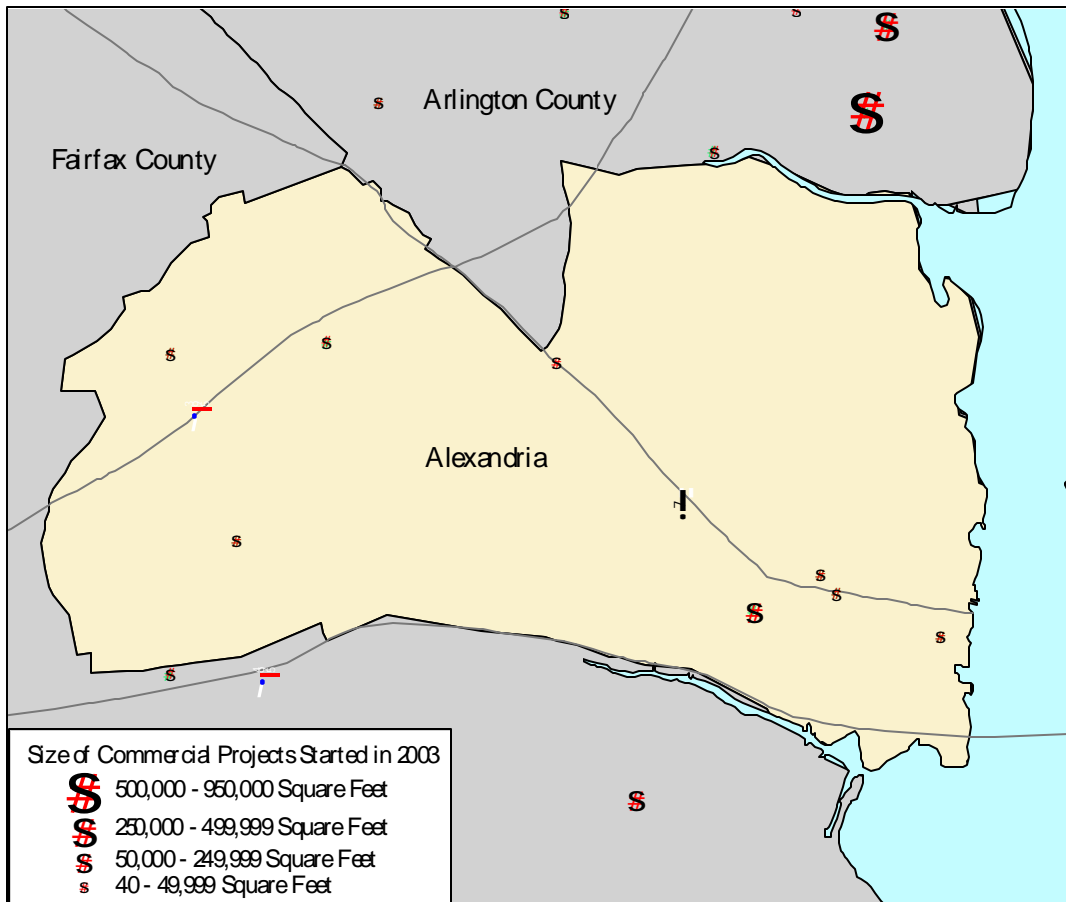
Commercial Construction in the Washington Region, 2002 and 2003 by Jurisdiction

	2003			2002		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	50	6,113,563	\$1,074,881,671	44	6,518,860	\$1,226,981,556
Suburban Maryland*						
Charles County	31	849,033	\$91,630,977	19	249,777	\$14,296,681
Frederick County*	58	1,656,847	\$111,482,560	42	948,061	\$84,907,557
City of Frederick*	10	259,120	\$23,698,278	19	502,680	\$42,933,156
Montgomery County*	81	4,292,261	\$408,460,110	127	7,908,651	\$635,856,834
City of Gaithersburg*	9	363,859	\$34,075,000	12	739,423	\$73,231,800
City of Rockville*	16	924,230	\$62,586,404	13	812,857	\$69,507,668
City of Takoma Park *	1	19,700	\$2,000,000	1	98,038	\$10,000,000
Prince George's County*	60	4,034,609	\$408,392,177	43	2,125,407	\$240,290,526
City of Bowie*	8	406,801	\$15,871,950	5	102,807	\$6,367,999
City of College Park*	5	725,303	\$63,800,000	0	0	\$0
City of Greenbelt*	1	88,000	\$5,750,000	0	0	\$0
Subtotal	230	10,832,750	\$1,019,965,823	231	11,231,896	\$975,351,597
Northern Virginia						
Arlington County	21	2,698,760	\$367,421,998	9	2,248,000	\$239,207,000
City of Alexandria	8	168,355	\$27,237,957	8	4,312,836	\$384,296,025
Fairfax County	67	3,983,504	\$414,130,094	85	4,472,477	\$442,911,165
City of Fairfax	1	4,000	\$625,000	3	63,486	\$9,987,999
City of Falls Church	1	3,000	\$625,000	1	15,500	\$1,500,000
Loudoun County	59	4,224,583	\$438,278,322	69	2,490,593	\$179,642,118
City of Manassas	9	360,315	\$68,269,100	5	235,116	\$5,801,500
City of Manassas Park	0	0	\$0	0	0	\$0
Prince William County	78	2,741,414	\$171,222,604	55	2,050,972	\$196,508,133
Subtotal	244	14,183,931	\$1,487,810,074	235	15,888,980	\$1,459,853,939
Regional Total*	524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

*NOTE: Starts in Maryland cities are included in appropriate county totals.

CITY OF ALEXANDRIA

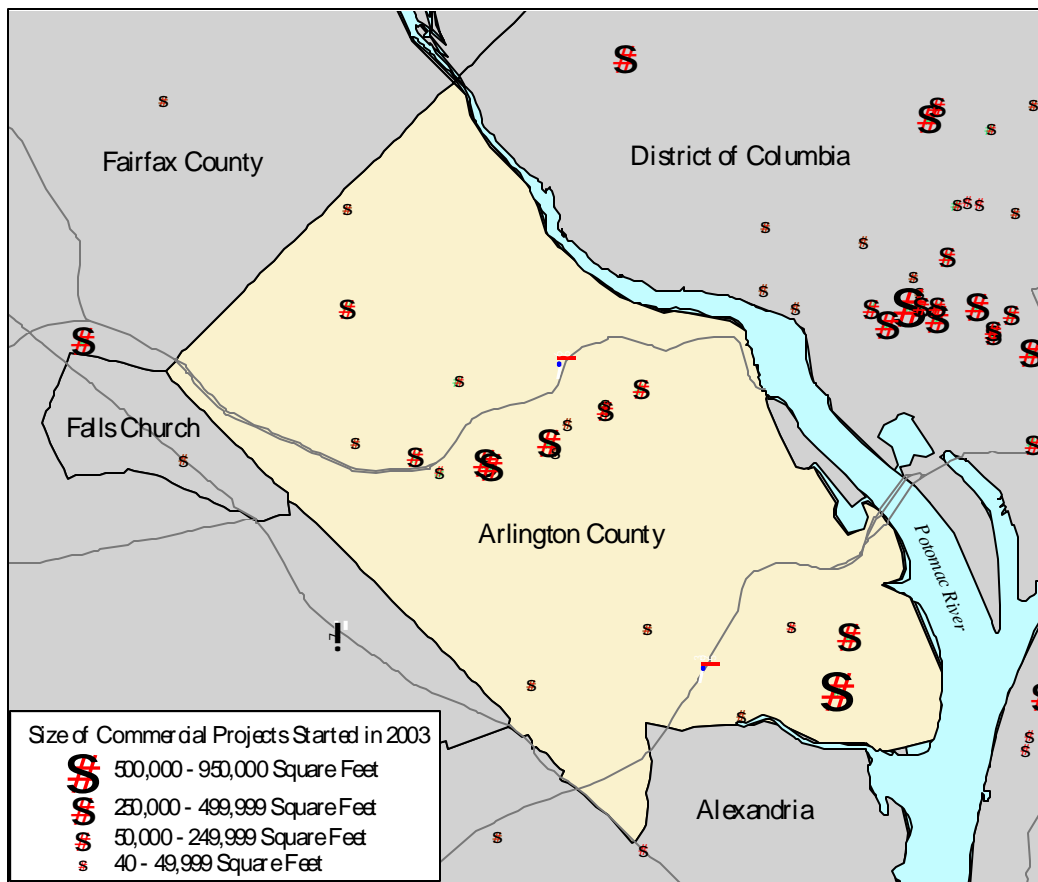
- Eight new commercial construction projects added **more than 168,000 square feet** of new space to the City of Alexandria in 2003. The amount of development was significantly lower than the previous year, largely due to the construction of the United States Patent and Trademark Office, which occurred in 2002.
- **Office projects** constituted nearly 71 percent Alexandria's newly developed space.
- A **six-story office building** with underground parking garage at 2051 Jamieson Avenue added 80,000 square feet of office development in the City of Alexandria. A **four-story office building** at 124 S. West Street added an additional 39,000 square feet of new development.



Source: Metropolitan Washington Council of Governments

ARLINGTON COUNTY

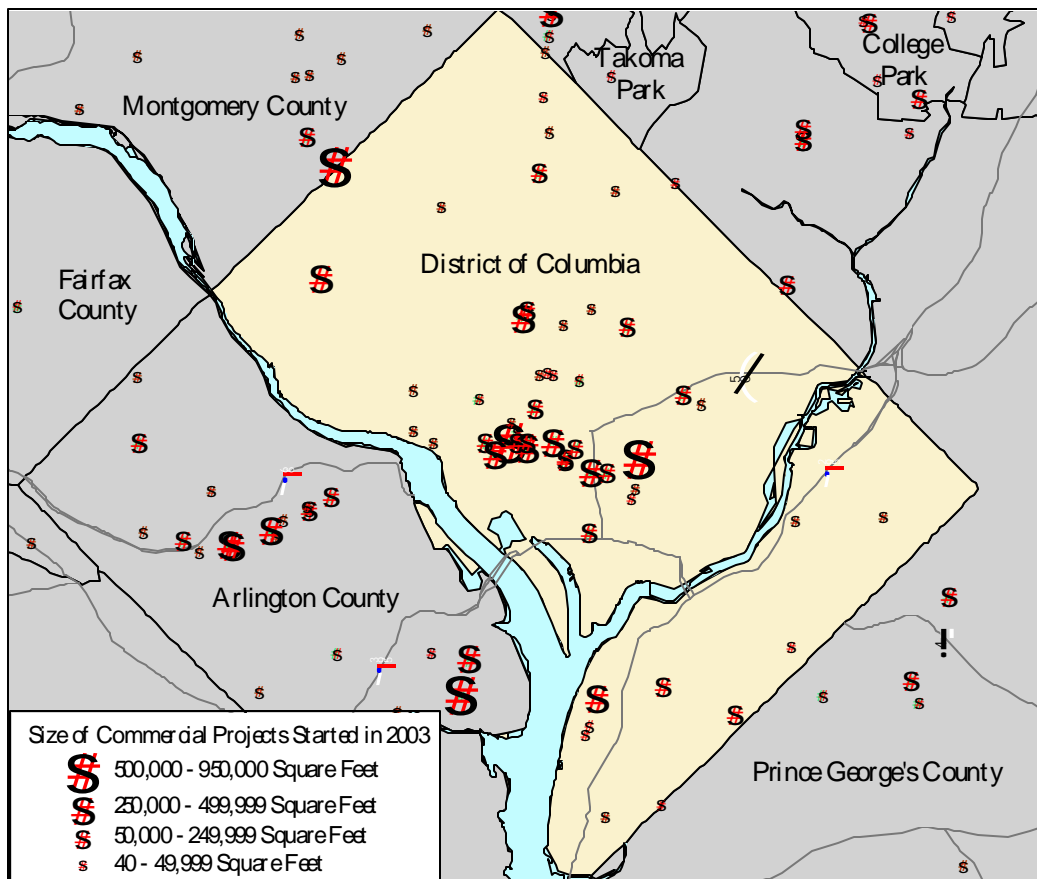
- Twenty-one commercial construction projects added **nearly 2.7 million square feet** of space in Arlington County. The amount of new development increased 20 percent from the previous year.
- **Office** and **hotel/motel projects** captured 47 percent and 14 percent of new square footage added in Arlington County in 2003. Significant projects include **One Potomac Yard** with 642,000 square feet of office space, the **FDIC office building** (Phase 2) with 415,000 square feet of office space, and the **Arlington Gateway Hotel** with 380,000 square feet of space.



Source: Metropolitan Washington Council of Governments

DISTRICT OF COLUMBIA

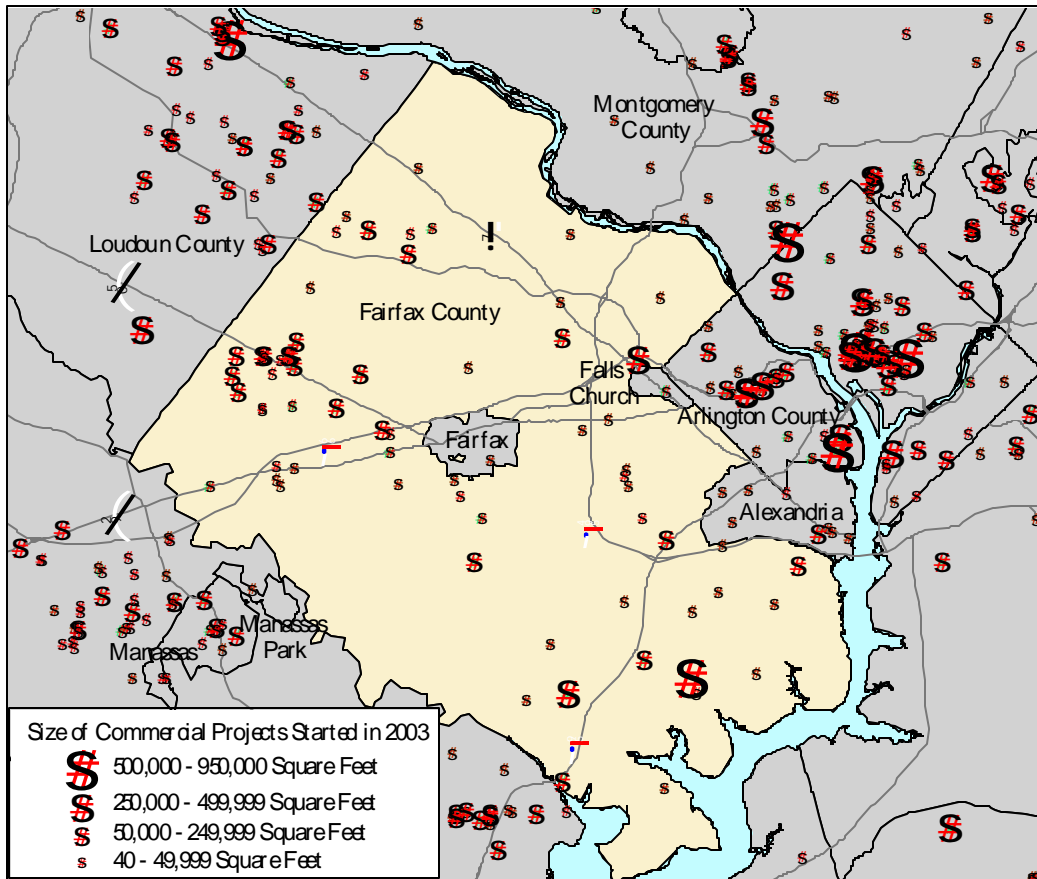
- The District of Columbia added 50 new projects and **more than 6.1 million square feet** of space in 2003. The District saw a rise in hotel/motel and other development, but experienced a six percent decrease in commercial development from the previous year.
- **Office projects** continued to dominate the amount of new space added in the District, constituting half of the District's development. The **Station Place** office complex (Phase 2 & 3) was the largest new project in the District with 950,000 square feet of space.
- Other significant projects in the District in 2003 included the **1700 K Street Office Building** and underground parking with 534,000 square feet of space and an addition to the **Defense Intelligence Analysis Center** at Bolling Air Force Base with approximately 430,000 square feet of space.



Source: Metropolitan Washington Council of Governments

FAIRFAX COUNTY

- Fairfax County added 67 new commercial construction projects and **nearly 4.0** million square feet of space in 2003. While the amount of square footage developed in Fairfax County declined 11 percent from the previous year, increases were noted in the retail and office sectors, which rose 18 and 52 percent respectively.
- Office and other space constituted the majority of the newly constructed space. The addition to **Andrew T. McNamara Defense Threat Reduction Center** and parking garage was the largest new project in the jurisdiction. The project added 622,000 square feet of office space to Fairfax County.
- Other significant projects include the **South County High School** with 386,000 square feet of space, the **West Falls Church Parking Garage** with 372,000 square feet of space, and the **Sallie Mae Headquarters 2** with 228,000 square feet of space.



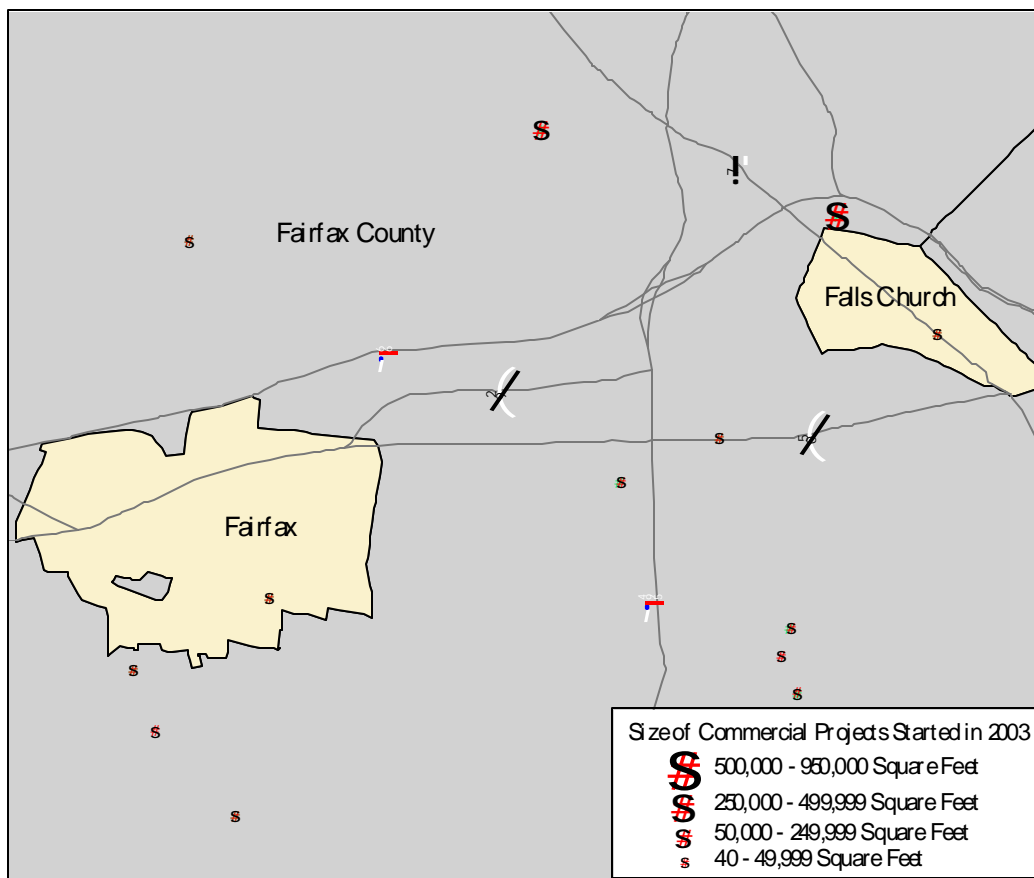
Source: Metropolitan Washington Council of Governments

CITY OF FAIRFAX

- One construction project, the **Potomac Bank of Virginia** added **more than 4,000 square feet** of new space in the City of Fairfax in 2003.

CITY OF FALLS CHURCH

- One construction project, the **Falls Church Presbyterian Fellowship Hall** added 3,000 square feet of retail space in the City of Falls Church in 2003.



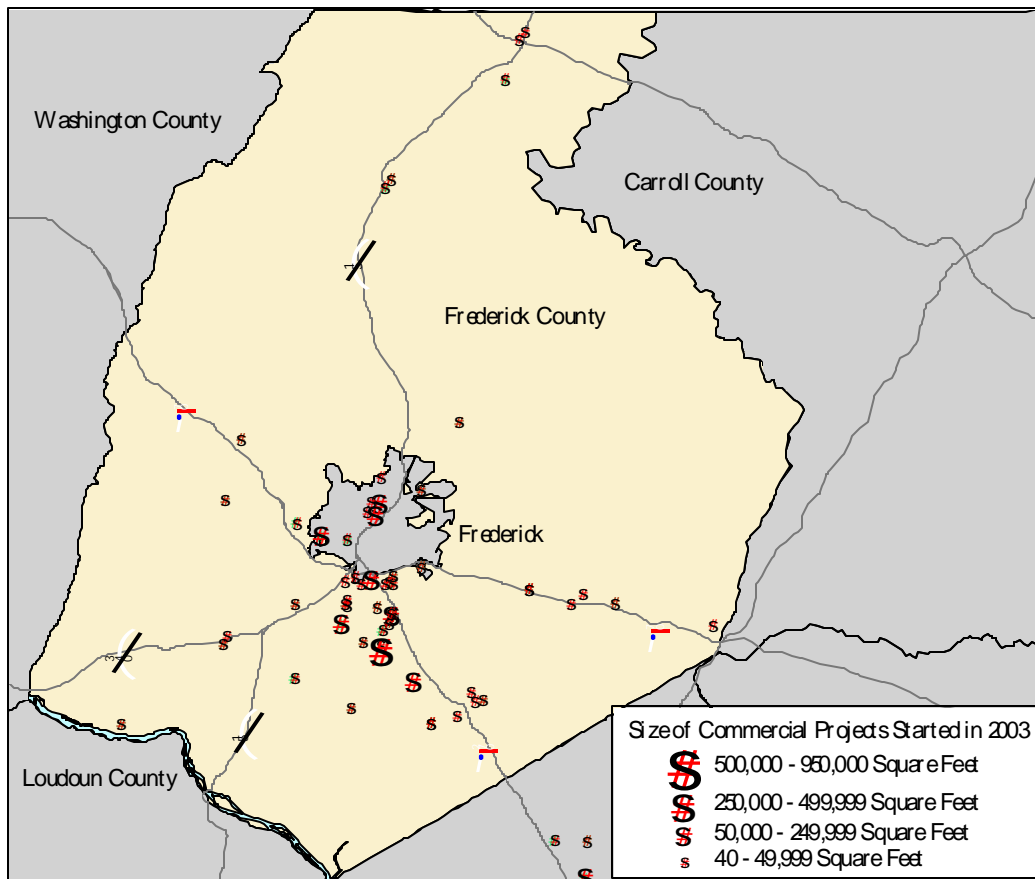
Source: Metropolitan Washington Council of Governments

FREDERICK COUNTY

- Fifty-eight commercial construction projects were started in Frederick County in 2003. These projects added **nearly 1.7 million square feet** of new space, a 75 percent increase from 2002. Forty-five percent of the development in Frederick County was office space. The largest project was the **Wedgewood IV Business Park** with 417,000 square feet of space.

CITY OF FREDERICK

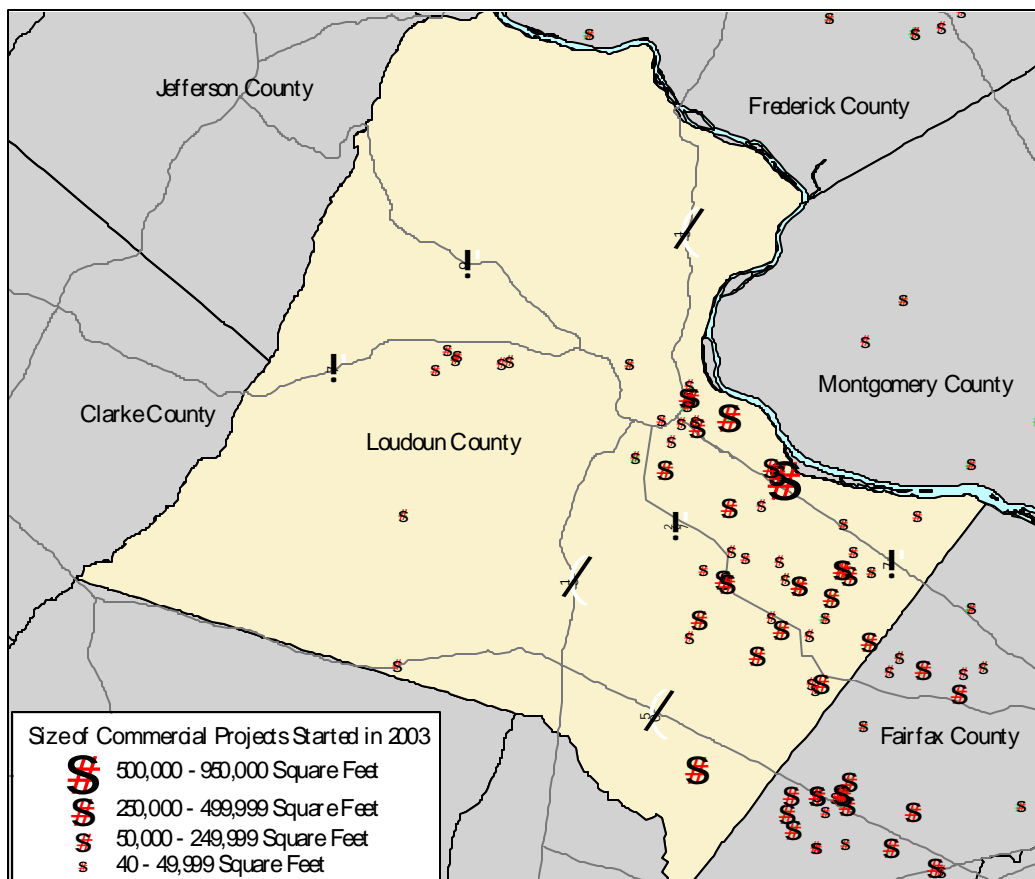
- Ten projects began in the City of Frederick in 2003. These projects added **nearly 192,000 square feet** of space, a 62 percent decline from 2002.
- Notable projects included the **Fort Detrick Mini-Mall** with 75,000 square feet of space, and the **Wingate Inn** with 70,000 square feet of space.



Source: Metropolitan Washington Council of Governments

LOUDOUN COUNTY

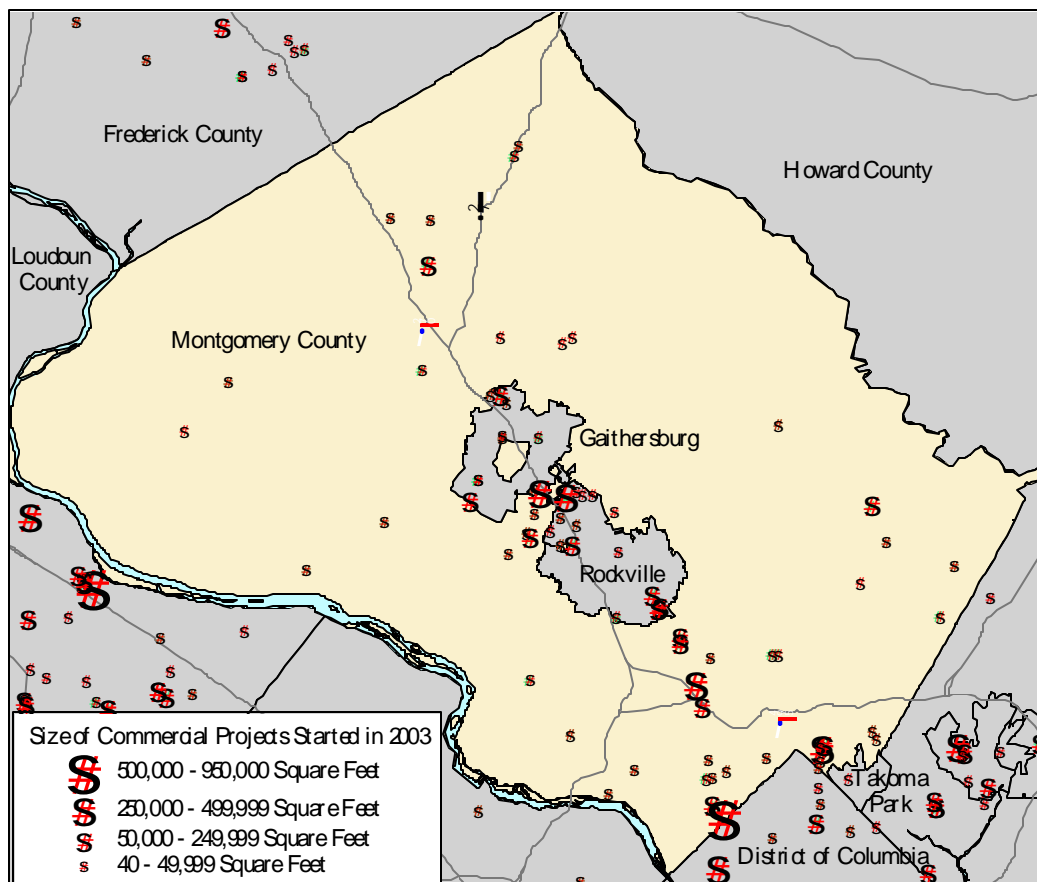
- In 2003, Loudoun County added 59 projects creating **more than 4.2 million square feet** of space, an increase of 70 percent from the previous year.
- The **Howard Hughes Medical Institute Research Campus** was the largest project in Loudoun County. It added 760,000 square feet of R & D space.
- Other significant projects include the **Potomac Station Marketplace**, which added 385,000 square feet of office and retail space, and **Freedom High School** and **Briar Woods High School**, which added 251,000 and 246,000 square feet respectively.



Source: Metropolitan Washington Council of Governments

MONTGOMERY COUNTY

- Montgomery County added 81 commercial construction projects and **nearly 4.3 million square feet** in 2003. While Montgomery County produced the region's second largest amount of new development in 2003, this new space represented a 46 percent decrease from the preceding year.
- The **Chevy Chase Center** (including underground parking garage) was the largest project in Montgomery County. It added 662,000 square feet of new office and retail space. Other noteworthy projects include the **Northwest Parking Garage** (Phase 2) at the National Institutes of Health with 310,000 square feet of new space, and the **Washingtonian Center Parking Facility IV & Loews Marquee** with 300,000 square feet of new space.



Source: Metropolitan Washington Council of Governments

CITY OF GAITHERSBURG

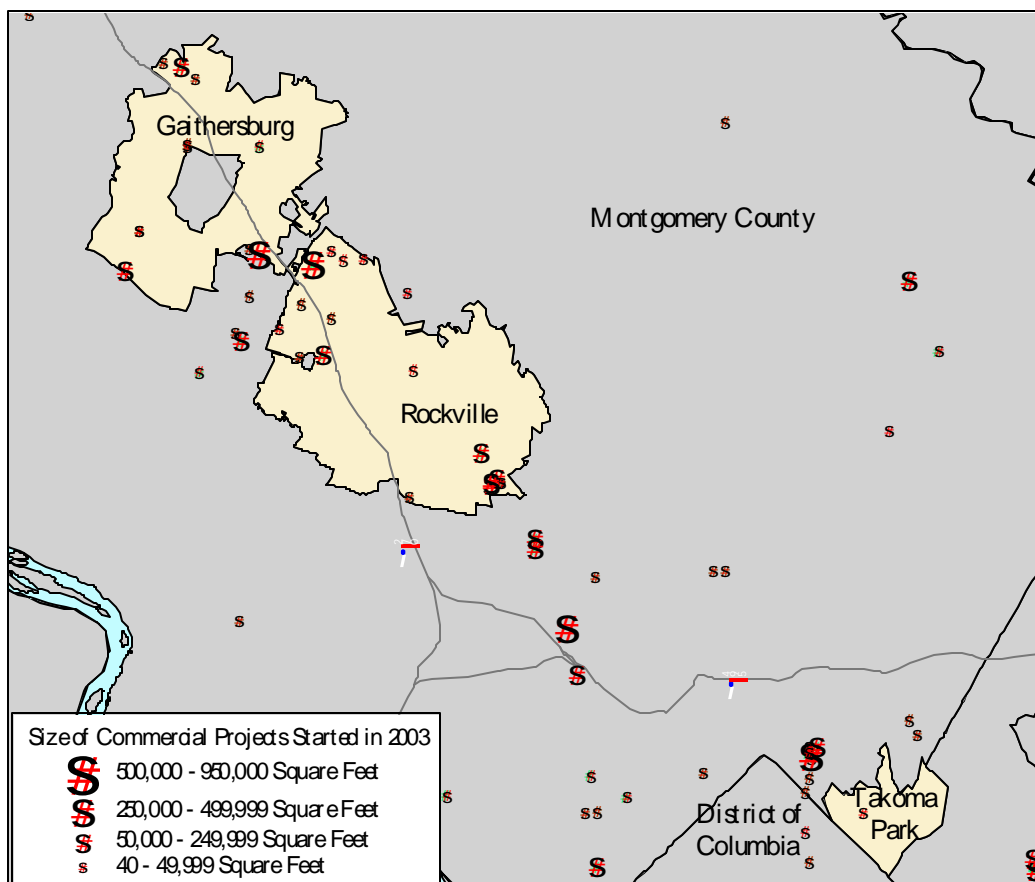
- Nine commercial construction projects added **nearly 364,000 square feet** of space to the City of Gaithersburg in 2003. The largest project was the **Quince Orchard Middle School #2** with more than 160,000 square feet of space.

CITY OF ROCKVILLE

- Sixteen commercial construction projects added **more than 924,000 square feet** of space to the City of Rockville in 2003. **Market Square** was the largest project, adding more than **269,000 square feet** of office space.

CITY OF TAKOMA PARK

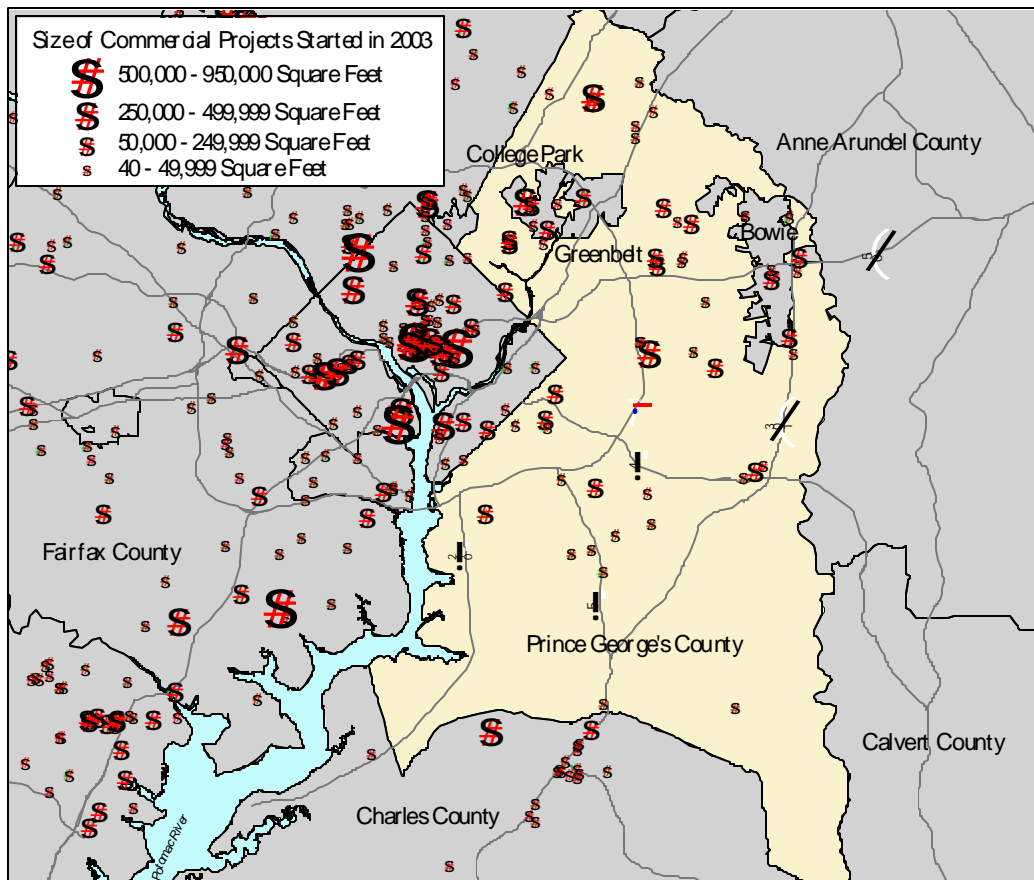
- One construction project, the **Takoma Park Community Center** and garage, added nearly 20,000 square feet of new space in the City of Takoma Park in 2003.



Source: Metropolitan Washington Council of Governments

PRINCE GEORGE'S COUNTY

- Prince George's County added 60 new commercial construction projects in 2003 with **more than 4.0 million square feet** of space, an increase of 90 percent from the previous year. Increases in retail, office, and other space contributed to the total amount of new development which occurred in Prince George's County.
- The largest project was the **Boulevard at the Capital Centre Retail Complex**. It added 490,000 square feet of space.
- Other notable projects include an **Office Building at Konterra** with nearly 264,000 square feet of space and the **New Sanctuary at the First Baptist Church of Glenarden** with 189,000 square feet of space.



Source: Metropolitan Washington Council of Governments

CITY OF BOWIE

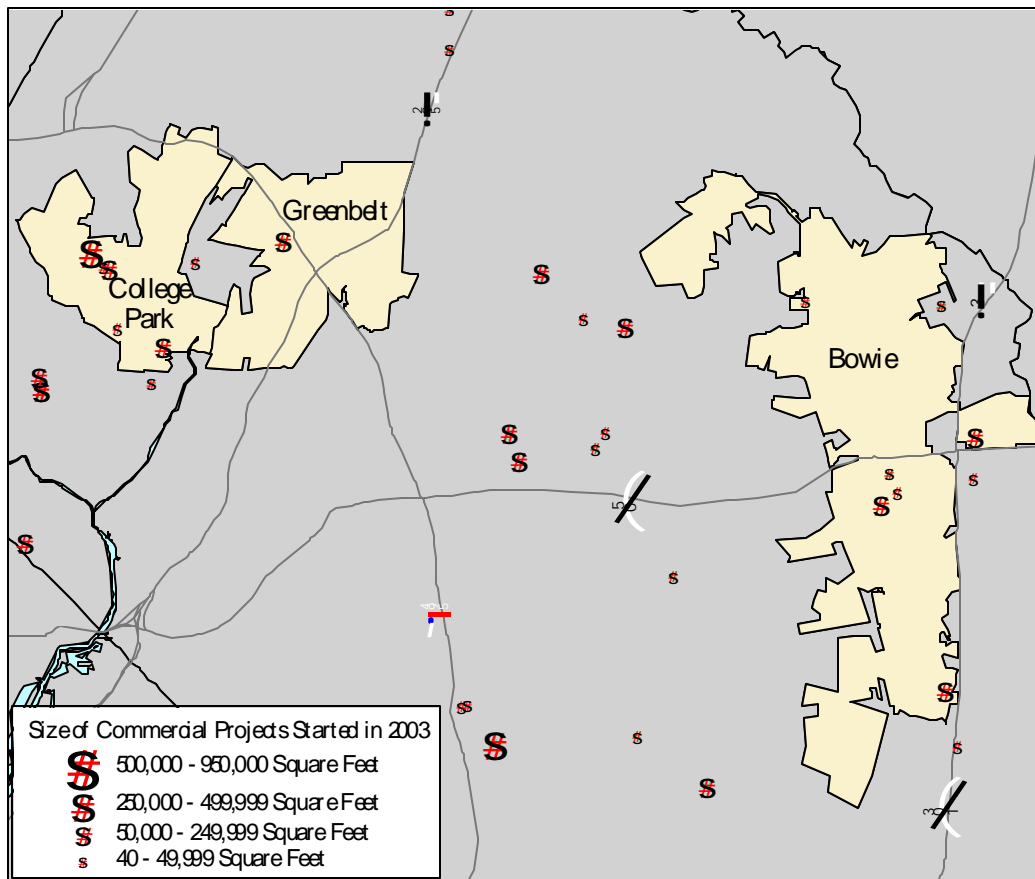
- Eight commercial construction projects were started in the City of Bowie in 2003. They added **nearly 407,000 square feet** of new space. The largest project was the **EZ Storage in South Bowie**, adding nearly 134,000 square feet of space.

CITY OF COLLEGE PARK

- Five commercial construction projects were started in the City of College Park in 2003. They added **more than 725,000 square feet** of new space. The largest project was the **Parking Garage #5 at the University of Maryland**, adding 430,000 square feet of space.

CITY OF GREENBELT

- One commercial construction project, the **Patriot Business Park office buildings**, contributed 88,000 square feet of new office space in the City of Greenbelt in 2003.



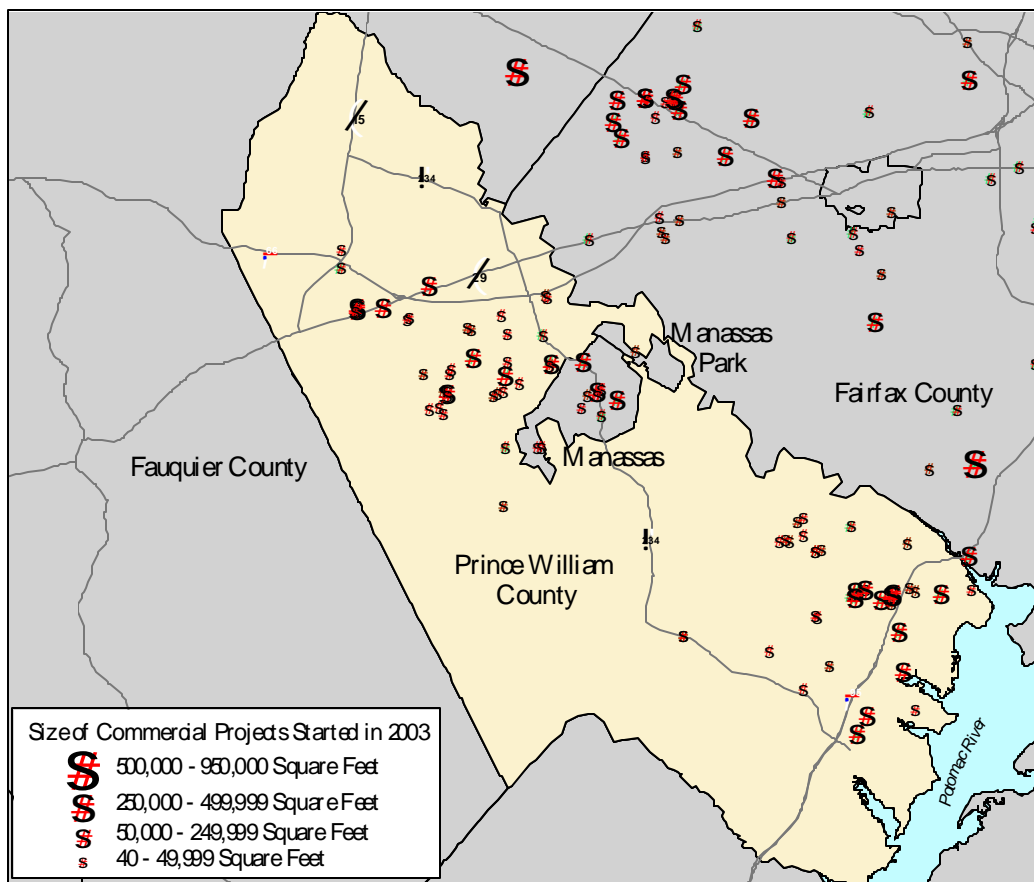
Source: Metropolitan Washington Council of Governments

PRINCE WILLIAM COUNTY

- Prince William County added 78 commercial construction projects in 2003, and **more than 2.7 million square feet**, an increase of 34 percent from the preceding year.
- An addition to the **Potomac Hospital** was the largest project, each adding **nearly 179,000 square feet** of new space.
- Other significant projects include a **Target** with more than 174,000 square feet and a **Wal-Mart** with more than 157,000 square feet of space. New retail development constituted 37 percent of the county's construction in 2003.

CITIES OF MANASSAS AND MANASSAS PARK

- In the City of Manassas, nine projects added **more than 360,000 square feet** of new space. The largest project was **Signal Hill II** which added **nearly 111,000 square feet** of retail development to the city. There were no commercial construction projects started in Manassas Park.



Source: Metropolitan Washington Council of Governments

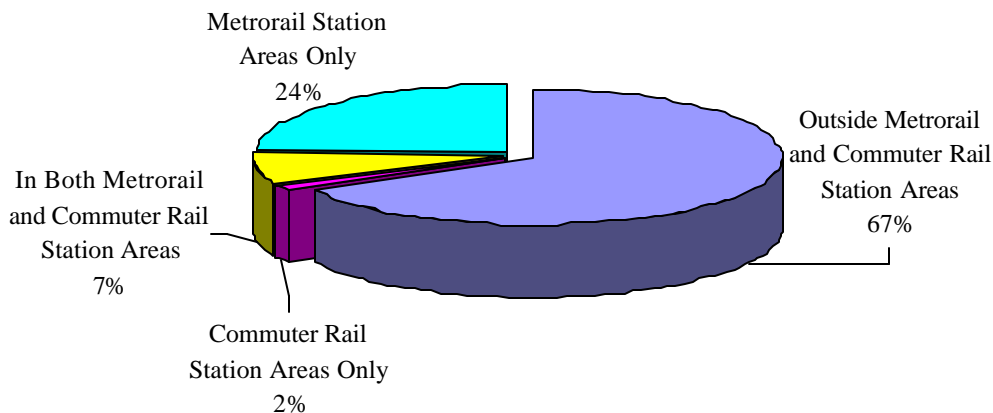
METRORAIL STATION AREAS²

- **Seventy-five** commercial construction projects, accounting for more than 19.8 million square feet of space, were started in Metrorail station areas in 2003.
- These projects accounted for **32 percent of the region's total construction**, compared with 46 percent in 2002.
- Construction around the **Union Station** area in the District of Columbia resulted in more than 1.0 million square feet of new space. The **Farragut North** station area, also in the District, experienced a significant amount of new space, adding more than 784,000 square feet of space. The **Ballston** station area in Arlington County added 715,000 square feet of space.

COMMUTER RAIL STATION AREAS³

- **Twenty-nine** commercial construction projects, totaling nearly 2.8 million square feet of space, were started in Commuter Rail Station Areas in 2003. These projects account for nine percent of the region's total construction, compared with 23 percent in 2002.
- Construction around the Union Station area in the District of Columbia resulted in more than 1.0 million square feet of space. The Silver Spring station area in Montgomery County gained nearly 455,000 square feet of space, while the Muirkirk station area in Prince George's County added more than 318,000 square feet of space.

2003 Commercial Construction Projects in Metrorail and Commuter Rail Station Areas



²Metrorail station area is defined as the ½ mile radius surrounding each Metrorail station.

³Commuter Rail Station Areas are defined as the ½ mile radius surrounding each MARC and VRE station in the region.

Commercial Construction in the Washington Region, 2003

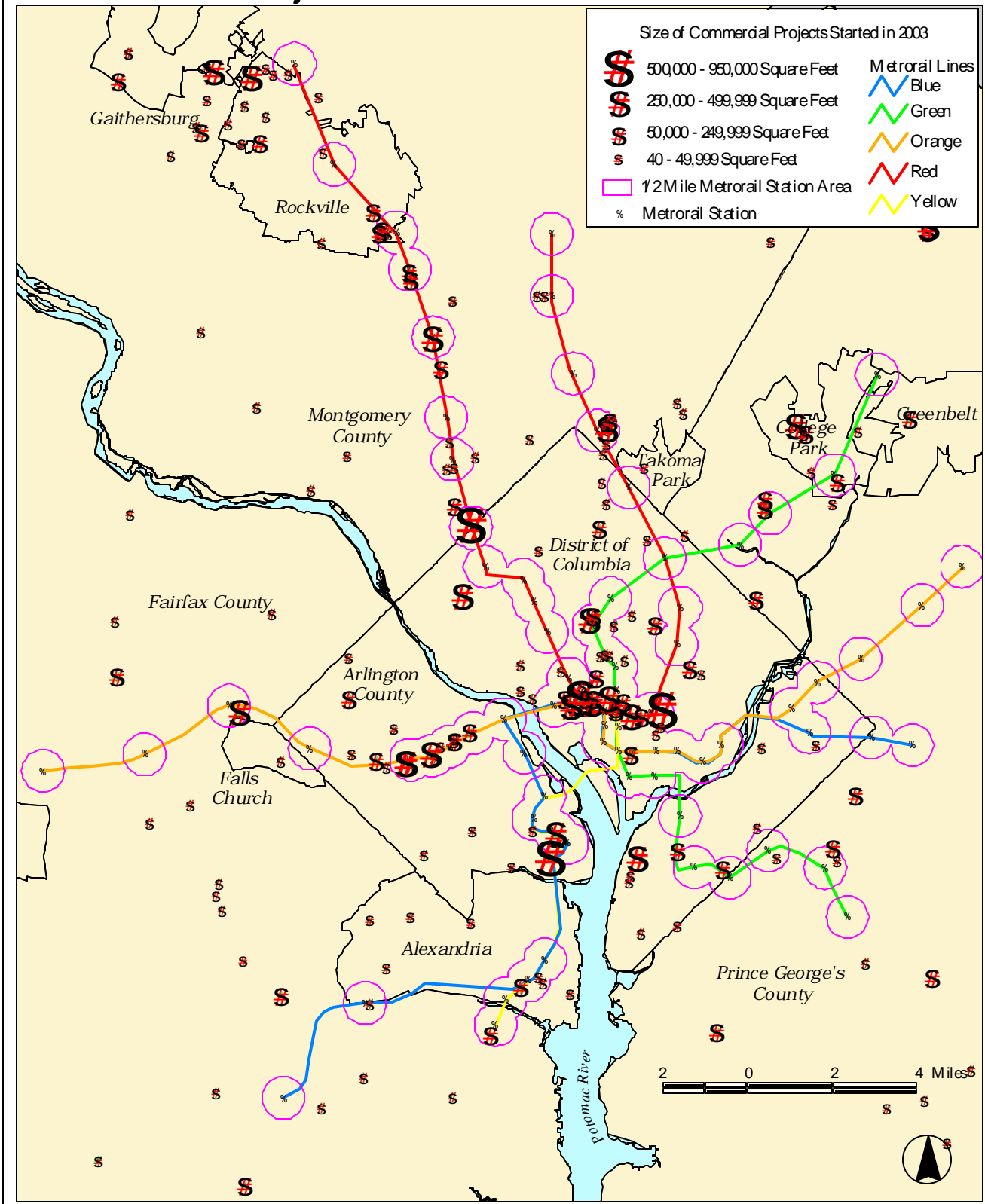
by Metrorail Station Areas*

Station Name	2003			
	Projects	Square Feet	Value	Percent of Regional Commercial Construction
BALLSTON	2	715,000	\$74,500,000	
BENNING ROAD	1	5,344	\$432,250	
BETHESDA	3	21,096	\$2,725,000	
CAPITOL SOUTH	1	42,000	\$9,500,000	
CLARENDON	4	178,473	\$81,349,000	
COLLEGE PARK - U OF MD	1	112,416	\$5,300,000	
COLUMBIA HEIGHTS	3	436,888	\$63,652,000	
COURT HOUSE	1	213,000	\$37,500,000	
CRYSTAL CITY	1	250,000	\$20,000,000	
DUPONT CIRCLE	1	9,000	\$25,000,000	
FARRAGUT NORTH	4	784,460	\$66,500,000	
FARRAGUT WEST	2	473,584	\$132,500,000	
FEDERAL CENTER SW	1	235,900	\$20,000,000	
FRIENDSHIP HEIGHTS	1	662,000	\$70,000,000	
GALLERY PL - CHINATOWN	3	548,258	\$79,000,000	
GROSVENOR - STRATHMORE	1	310,000	\$13,045,000	
HUNTINGTON	1	50,000	\$4,000,000	
JUDICIARY SQUARE	1	300,000	\$90,000,000	
KING STREET	3	143,256	\$22,917,750	
MCPHERSON SQUARE	2	368,808	\$48,000,000	
MOUNT VERNON SQUARE	1	270,000	\$50,000,000	
NAYLOR ROAD	1	2,000	\$400,000	
PENTAGON CITY	1	17,000	\$3,800,000	
PRINCE GEORGE'S PLAZA	3	382,763	\$26,499,999	
ROCKVILLE	1	3,962	\$695,000	
SHADY GROVE	1	43,500	\$3,915,000	
SHAW - HOWARD UNIVERSITY	1	3,091	\$200,000	
SILVER SPRING	8	451,752	\$30,781,949	
SOUTHERN AVE	1	77,824	\$15,000,000	
SUITLAND	2	77,427	\$12,600,000	
TWINBROOK	4	374,918	\$19,376,000	
U STREET - CARDOZO	3	86,200	\$8,435,108	
UNION STATION	3	1,050,000	\$144,500,000	
VAN DORN STREET	1	6,419	\$700,000	
VIRGINIA SQUARE	2	422,167	\$49,332,000	
WEST FALLS CHURCH	1	372,000	\$12,202,230	
WHEATON	2	20,154	\$1,973,760	
WHITE FLINT	2	320,000	\$52,000,000	
Metrorail Station Area Total	75	9,840,660	\$ 1,298,332,041	32%
Outside Metrorail Station Area Total	449	21,289,584	\$2,284,325,527	68%
Regional Total	524	31,130,244	\$ 3,582,657,567	
<i>2002 Metrorail Station Area Total</i>	<i>72</i>	<i>15,449,541</i>	<i>\$ 1,953,280,150</i>	
<i>2002 - 2003 Change</i>	<i>3</i>	<i>-5,608,881</i>	<i>-\$654,948,110</i>	<i>-36%</i>

*Metrorail Station Area is defined as one-half mile radius around each station.



2003 Commercial Construction Projects in Metrorail Station Areas



Source: Metropolitan Washington Council of Governments

Commercial Construction in the Washington Region, 2003

by Commuter Rail Station Areas*

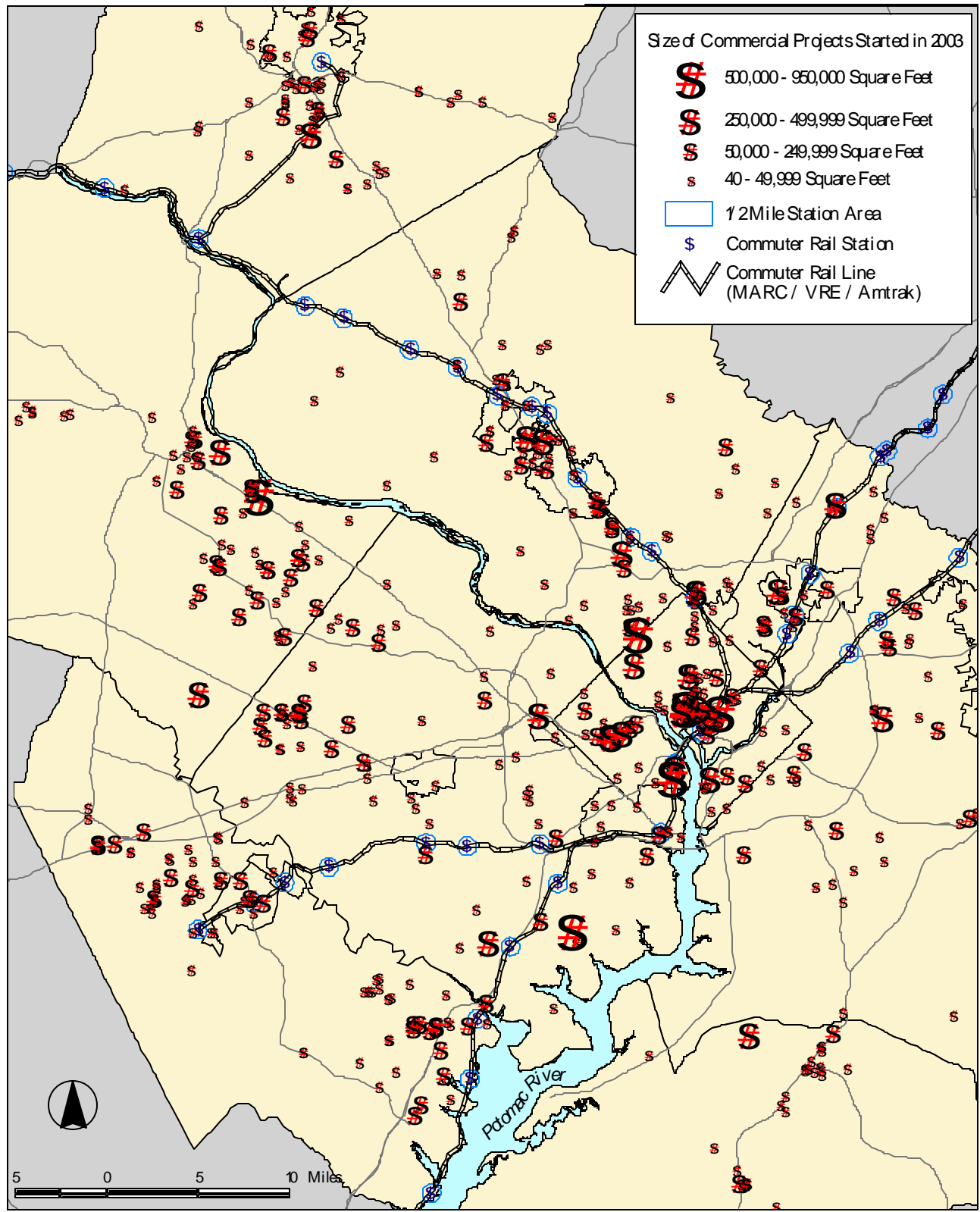
Station Name	2003			
	Projects	Square Feet	Value	Percent of Regional Commercial Construction
ALEXANDRIA** - (VRE)	3	143,256	\$22,917,750	
BROADRUN / AIRPORT - (VRE)	1	3,338	\$700,000	
COLLEGE PARK** - (MARC)	1	112,416	\$5,300,000	
CRYSTAL CITY** - (VRE)	1	250,000	\$20,000,000	
GAITHERSBURG - (MARC)	1	14,400	\$1,650,000	
GARRETT PARK - (MARC)	1	18,077	\$1,627,000	
GERMANTOWN - (MARC)	1	8,400	\$1,400,000	
L'ENFANT PLAZA** - (VRE)	1	235,900	\$20,000,000	
MANASSAS - (VRE)	4	141,248	\$22,773,033	
MUIRKIRK - (MARC)	2	318,050	\$9,500,000	
ROCKVILLE** - (MARC)	1	3,962	\$695,000	
SILVER SPRING** - (MARC)	9	454,632	\$31,088,949	
UNION STATION** - (MARC / VRE)	3	1,050,000	\$144,500,000	
Commuter Rail Station Area Total	29	2,753,679	\$282,151,730	9%
Outside Commuter Rail Station Area Total	495	28,376,565	\$3,300,505,837	91%
Regional Total	524	31,130,244	\$3,582,657,567	
<i>2002 Commuter Rail Station Area Total</i>	<i>31</i>	<i>7,695,506</i>	<i>\$695,572,911</i>	
<i>2002 - 2003 Change</i>	<i>-2</i>	<i>-4,941,827</i>	<i>-\$413,421,181</i>	<i>-64%</i>
Metrorail and Commuter Rail Station Area Total	85	10,344,173	\$1,335,982,073	33%
Outside Metrorail and Commuter Rail Station Area Total	439	20,786,071	\$2,246,675,494	67%
Regional Total	524	31,130,244	\$3,582,657,567	

*Commuter Rail Station Area is defined as one-half mile radius around each MARC or VRE station.

**Metrorail Station in close proximity to Commuter Rail Station



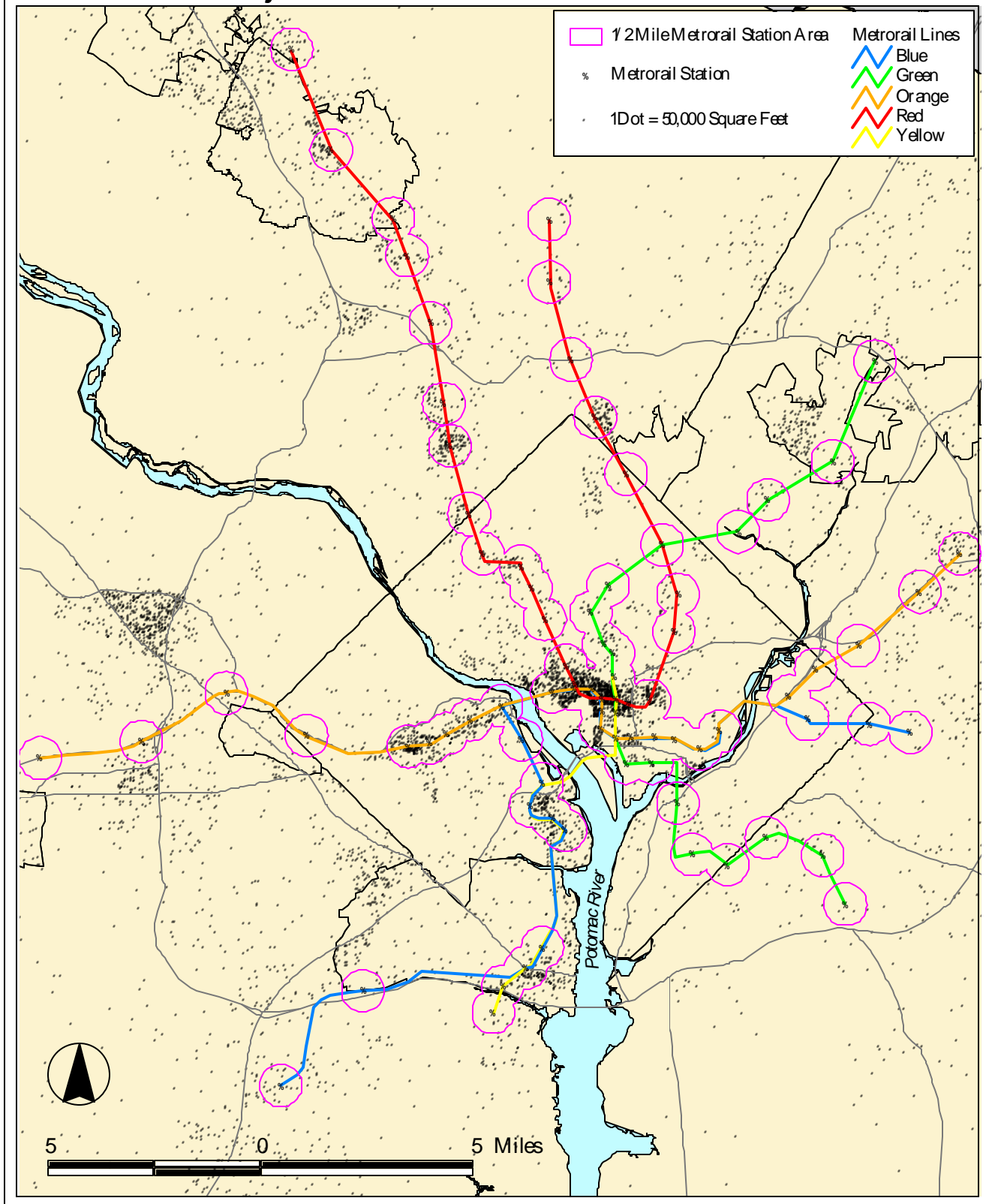
2003 Commercial Construction Projects in Commuter Rail Station Areas



Source: Metropolitan Washington Council of Governments



1980 - 2003 Commercial Construction Projects in Metrorail Station Areas



REGIONAL ACTIVITY CENTERS AND CLUSTERS

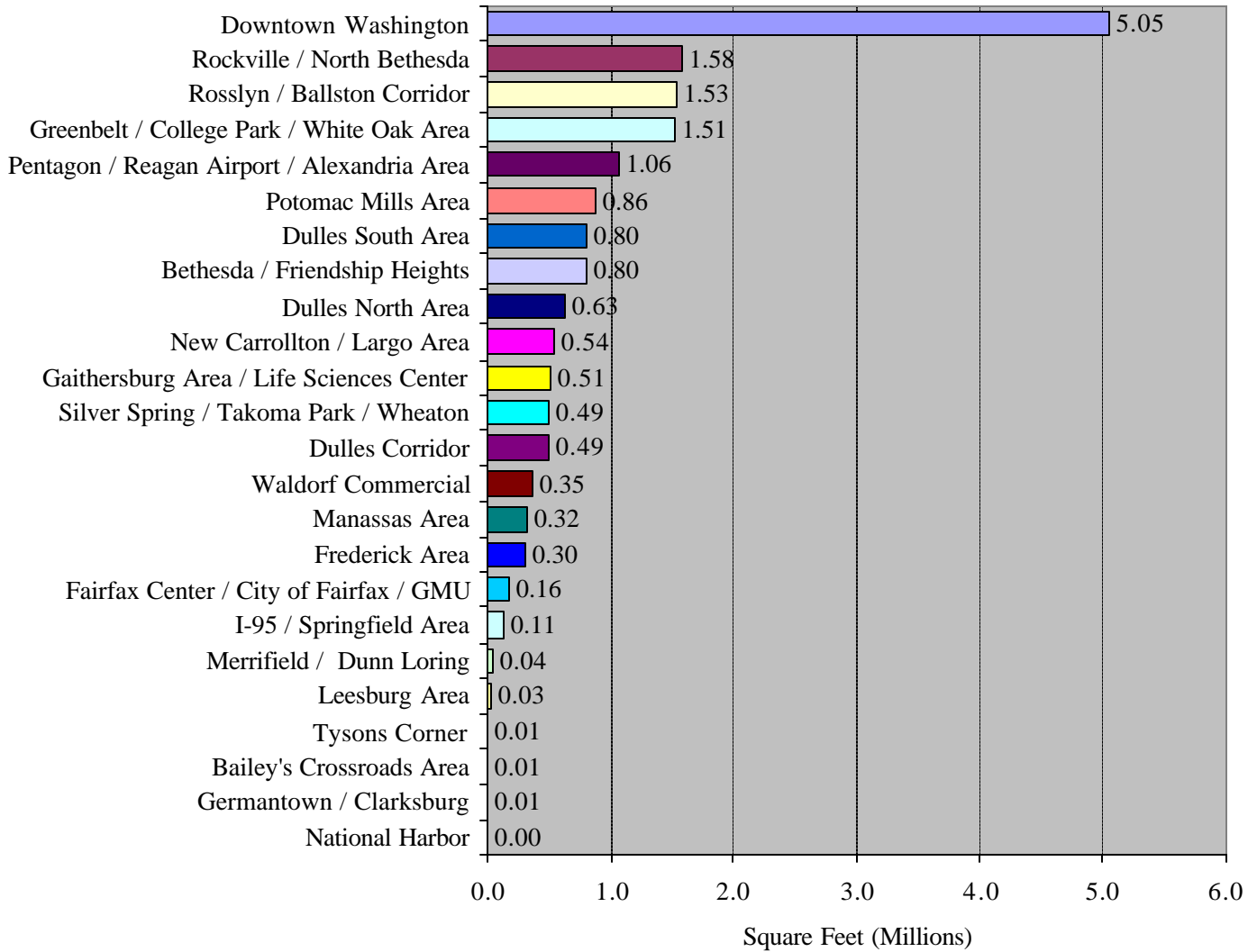
- A total of 159 commercial construction projects, contributing nearly 13.4 million square feet of space, were started in **Regional Activity Centers** in 2003. The new space accounts for 43 percent of the region's new construction activity, compared with 46 percent in 2002. The DC Core captured the largest share of new commercial development, with 24 projects and **more than 3.9 million square feet** of space.
- A total of 212 commercial projects and more than 17.2 million square feet of space began construction in **Regional Activity Clusters** in 2003. The development represents 55 percent of the region's new commercial construction activity, compared with 54 percent in 2002. Downtown Washington received the greatest amount of space, with 36 projects and **more than 5.0 million square feet** of space.

Commercial Construction in the Washington Region, 2003

by Regional Activity Cluster

ID Regional Activity Cluster	2003			Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
1 Downtown Washington	36	5,048,155	\$845,604,422	
2 Pentagon / Reagan Airport / Alexandria Area	7	1,057,552	\$101,037,957	
3 Rockville / North Bethesda	19	1,582,358	\$128,946,114	
4 Dulles Corridor	4	487,800	\$59,058,298	
5 Tysons Corner	1	12,000	\$875,000	
6 Greenbelt / College Park / White Oak Area	14	1,509,088	\$163,233,232	
7 Rosslyn / Ballston Corridor	9	1,528,640	\$242,680,999	
8 Bethesda / Friendship Heights	6	797,096	\$88,225,000	
9 Gaithersburg Area / Life Sciences Center	9	508,973	\$62,263,000	
10 Dulles North Area	13	631,594	\$36,979,734	
11 Fairfax Center / City of Fairfax / GMU	5	162,957	\$35,489,999	
12 Silver Spring / Takoma Park / Wheaton	12	494,486	\$35,062,708	
13 I-95 / Springfield Area	2	113,848	\$5,625,000	
14 Dulles South Area	14	802,428	\$50,844,999	
15 Frederick Area	15	299,851	\$21,958,580	
16 Manassas Area	10	316,562	\$18,772,000	
17 Merrifield / Dunn Loring	2	42,950	\$18,200,000	
18 Bailey's Crossroads Area	2	11,870	\$1,320,000	
19 New Carrollton / Largo Area	3	541,661	\$39,874,999	
20 Germantown / Clarksburg	1	8,400	\$1,400,000	
21 Potomac Mills Area	11	863,326	\$36,975,100	
22 Waldorf Commercial	16	354,434	\$26,472,998	
23 Leesburg Area	1	25,584	\$2,000,000	
24 National Harbor	0	0	\$0	
Inside Regional Activity Clusters	212	17,201,613	\$2,022,900,135	55.3%
Outside of Regional Activity Clusters	312	13,928,631	\$1,559,757,433	44.7%
Regional Total	524	31,130,244	\$3,582,657,567	100.0%
<i>2002 Regional Activity Clusters Total</i>	<i>214</i>	<i>18,288,934</i>	<i>\$2,184,419,660</i>	<i>54.4%</i>
<i>2002 - 2003 Change</i>	<i>-2</i>	<i>-1,087,321</i>	<i>-\$161,519,526</i>	<i>-5.9%</i>

2003 Commercial Construction Projects by Regional Activity Cluster



Commercial Construction in the Washington Region, 2003

by Regional Activity Center

		2003			
ID	Regional Activity Center	Projects	Square Feet	Value	Percent of Regional Commercial Construction
DC CORE					
1	Downtown Washington	20	3,572,458	\$535,935,107	
2	Federal Center/Southwest	1	235,900	\$20,000,000	
3	Georgetown	1	1,172	\$373,250	
4	Monumental Core	1	42,000	\$9,500,000	
5	New York Avenue	1	62,119	\$32,000,000	
Subtotal		24	3,913,649	\$597,808,356	12.6%
MIXED-USE CENTERS					
6	Eisenhower Avenue	0	0	\$0	
7	Downtown Alexandria	3	68,552	\$7,800,108	
8	Ballston	0	0	\$0	
9	Clarendon	4	178,473	\$81,349,000	
10	Court House	1	213,000	\$37,500,000	
11	Crystal City	2	892,000	\$72,320,000	
12	Pentagon City	1	17,000	\$3,800,000	
13	Rosslyn	0	0	\$0	
14	Virginia Square	2	422,167	\$49,332,000	
15	Friendship Heights/Tenleytown	1	662,000	\$70,000,000	
16	Bailey's Crossroads/Skyline	0	0	\$0	
17	Bethesda CBD	3	21,096	\$2,725,000	
18	Silver Spring CBD	9	454,632	\$31,088,949	
19	White Flint	2	320,000	\$52,000,000	
20	Twinbrook	4	374,918	\$19,376,000	
Subtotal		32	3,623,838	\$427,291,054	11.6%
EMPLOYMENT CENTERS					
21	Tysons Corner	1	12,000	\$875,000	
22	The Pentagon	0	0	\$0	
23	Herndon	0	0	\$0	
24	Merrifield/Dunn Loring	1	38,950	\$18,000,000	
25	Reston East	0	0	\$0	
26	Reston West	1	228,000	\$20,487,500	
27	National Institutes of Health	0	0	\$0	
28	Rock Spring Park	0	0	\$0	
29	Shady Grove/King Farm/Life Sciences	9	468,103	\$39,196,715	
Subtotal		12	747,053	\$78,559,214	2.4%

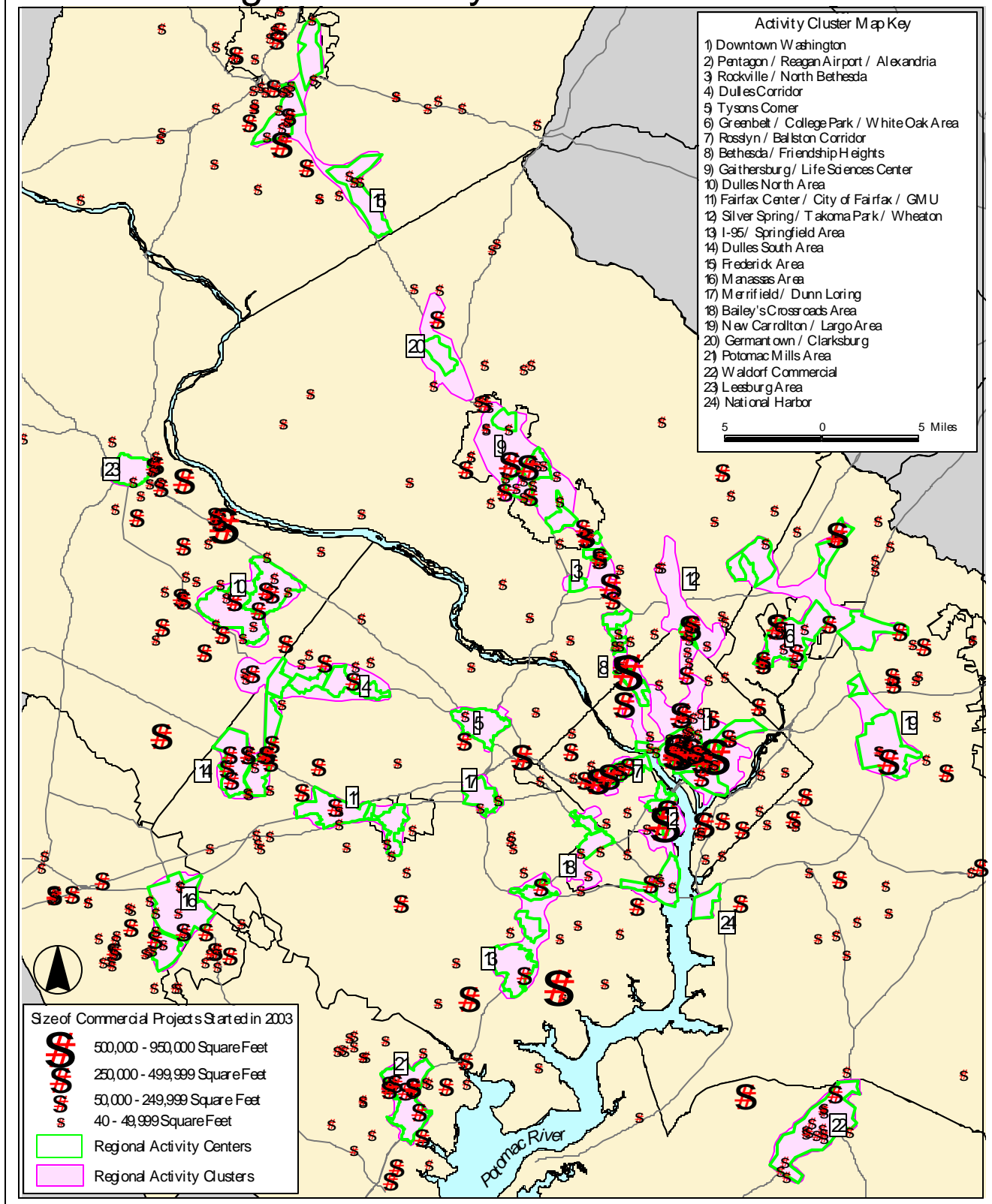
Commercial Construction in the Washington Region, 2003

by Regional Activity Center

		2003			
ID	Regional Activity Center	Projects	Square Feet	Value	Percent of Regional Commercial Construction
SUBURBAN EMPLOYMENT CENTERS					
30	Beauregard Street	1	4,160	\$450,000	
31	Waldorf Commercial	15	350,384	\$26,022,998	
32	Beltway South	1	54,448	\$3,500,000	
33	Dulles Corner	0	0	\$0	
34	Dulles East	3	130,135	\$6,550,000	
35	Dulles West	8	520,293	\$38,049,999	
36	Fairfax Center	2	134,149	\$29,000,000	
37	I-95 Corridor/Engineer Proving Grounds	1	59,400	\$2,125,000	
38	Springfield	0	0	\$0	
39	City of Fairfax-GMU	1	3,550	\$600,000	
40	Downtown Leesburg	1	25,584	\$2,000,000	
41	Germantown	0	0	\$0	
42	North Frederick Avenue	1	14,400	\$1,650,000	
43	White Oak	1	5,000	\$275,000	
44	US 1/Green Line	8	883,572	\$131,458,234	
45	Greenbelt NASA	1	58,000	\$2,000,000	
46	New Carrollton/Transit Triangle	0	0	\$0	
47	Route 1	2	318,050	\$9,500,000	
48	Innovation	3	111,106	\$3,857,000	
49	Rockville Town Center	1	3,962	\$695,000	
Subtotal		50	2,676,193	\$257,733,228	8.6%
EMERGING EMPLOYMENT CENTERS					
50	Airport/Monocacy Boulevard	0	0	\$0	
51	Md 85/355 Evergreen Point	10	236,570	\$16,416,820	
52	Urbana	2	13,146	\$1,250,000	
53	28 North	5	331,270	\$21,358,850	
54	Corporate Dulles	4	239,404	\$12,460,276	
55	Largo Center Circle	3	541,661	\$39,874,999	
56	National Harbor	0	0	\$0	
57	Bull Run-Sudley Area	6	174,374	\$13,515,000	
58	Potomac Mills	11	863,326	\$36,975,100	
Subtotal		41	2,399,751	\$141,851,045	7.7%
Inside Regional Activity Centers		159	13,360,484	\$1,503,242,897	42.9%
Outside Regional Activity Centers		365	17,769,760	\$2,079,414,671	57.1%
Regional Total		524	31,130,244	\$3,582,657,567	100.0%
2002 Regional Activity Centers Total					
		154	15,370,543	\$1,964,180,451	45.7%
2002 - 2003 Change					
		5	-2,010,059	-\$460,937,555	-13.1%



2003 Commercial Construction Projects in Regional Activity Centers and Clusters



Source: Metropolitan Washington Council of Governments

Appendices

A - Jurisdictional Details

B - Commercial Construction 1980-2003, Total Square Feet by Structure Type

C - Definitions

D - Description of COG Commercial Construction Inventory

E – State and Local Government Economic Development Offices

**Appendix A - Commercial Construction Starts 2002 and 2003,
Details by Jurisdiction and Structure Type**

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Arlington County	Retail	4	321,623	\$29,603,000	0	0	\$0.00
	Office	3	1,270,000	\$138,720,000	1	335,000	\$37,000,000.00
	Educational & Medical	6	170,870	\$36,757,000	3	1,084,000	\$114,500,000.00
	R & D	1	86,100	\$70,000,000	0	0	\$0
	Mixed Use	1	335,000	\$37,000,000	1	550,000	\$37,500,000
	Hotel/Motel	1	380,000	\$37,500,000	0	0	\$0
	Other	5	135,167	\$17,842,000	4	279,000	\$50,207,000.00
Subtotal		21	2,698,760	\$367,421,998	9	2,248,000	\$239,207,000
City of Alexandria	Retail	0	0	\$0	1	5,574	\$700,000
	Office	2	119,000	\$20,467,850	3	3,919,762	\$361,447,525
	Educational & Medical	1	4,160	\$450,000	1	60,000	\$15,500,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	5	45,195	\$6,320,108	3	327,500	\$6,648,500
Subtotal		8	168,355	\$27,237,957	8	4,312,836	\$384,296,025
City of Bowie*	Retail	4	128,097	\$4,816,950	2	35,099	\$1,790,000
	Office	2	140,010	\$8,155,000	1	940	\$578,000
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	2	66,768	\$3,999,999
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	2	138,694	\$2,900,000	0	0	\$0
Subtotal		8	406,801	\$15,871,950	5	102,807	\$6,367,999
Charles County	Retail	10	268,264	\$15,378,979	3	50,280	\$3,125,000
	Office	9	155,033	\$13,518,000	2	26,404	\$925,000
	Educational & Medical	3	326,978	\$50,376,000	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	4,368	\$493,000	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	8	94,390	\$11,865,000	14	173,093	\$10,246,681
Subtotal		31	849,033	\$91,630,977	19	249,777	\$14,296,681
City of College Park*	Retail	1	13,087	\$1,200,000	0	0	\$0
	Office	1	112,416	\$5,300,000	0	0	\$0
	Educational & Medical	2	169,800	\$41,300,000	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	1	430,000	\$16,000,000	0	0	\$0
Subtotal		5	725,303	\$63,800,000	0	0	\$0
District of Columbia	Retail	4	124,295	\$15,750,151	6	623,643	\$107,319,999
	Office	14	3,039,648	\$477,249,999	12	3,213,261	\$444,739,573
	Educational & Medical	9	952,702	\$142,172,523	11	1,009,800	\$204,184,265
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	478,551	\$60,000,000
	Hotel/Motel	4	692,158	\$96,000,000	0	0	\$0
	Other	19	1,304,760	\$343,708,999	14	1,193,605	\$410,737,720
Subtotal		50	6,113,563	\$1,074,881,671	44	6,518,860	\$1,226,981,556

**Appendix A - Commercial Construction Starts 2002 and 2003,
Details by Jurisdiction and Structure Type**

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Falls Church	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	15,500	\$1,500,000
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	1	3,000	\$625,000	0	0	\$0
	Subtotal	1	3,000	\$625,000	1	15,500	\$1,500,000
City of Fairfax	Retail	0	0	\$0	0	0	\$0
	Office	1	4,000	\$625,000	1	23,000	\$4,000,000
	Educational & Medical	0	0	\$0	1	37,286	\$5,363,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	1	3,200	\$625,000
	Subtotal	1	4,000	\$625,000	3	63,486	\$9,987,999
Fairfax County	Retail	15	827,262	\$66,195,983	19	701,274	\$46,909,995
	Office	11	1,145,866	\$103,706,499	11	754,887	\$80,447,999
	Educational & Medical	14	755,155	\$141,797,135	11	931,975	\$134,030,998
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	2	260,000	\$20,154,000
	Hotel/Motel	3	188,000	\$14,000,000	3	198,139	\$12,564,035
	Other	24	1,067,221	\$88,430,478	39	1,626,202	\$148,804,139
	Subtotal	67	3,983,504	\$414,130,094	85	4,472,477	\$442,911,165
Frederick County*	Retail	11	267,132	\$18,499,999	8	290,275	\$26,509,999
	Office	11	745,423	\$23,209,489	8	202,115	\$11,575,000
	Educational & Medical	8	233,143	\$32,602,734	6	188,500	\$24,710,077
	R & D	3	41,635	\$10,050,000	1	8,000	\$2,000,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	2	74,914	\$3,750,000	1	38,500	\$4,000,000
	Other	23	294,600	\$23,370,338	18	220,671	\$16,112,483
	Subtotal	58	1,656,847	\$111,482,560	42	948,061	\$84,907,557
City of Frederick*	Retail	4	142,380	\$9,064,999	1	2,200	\$225,000
	Office	1	2,520	\$300,000	4	174,000	\$9,775,000
	Educational & Medical	1	3,540	\$858,000	5	185,900	\$24,097,377
	R & D	1	16,500	\$6,900,000	1	8,000	\$2,000,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	1	2,520	\$300,000	0	0	\$0
	Other	2	24,180	\$3,075,279	8	132,580	\$6,835,780
	Subtotal	10	191,640	\$20,498,278	19	502,680	\$42,933,156
City of Gaithersburg*	Retail	2	33,541	\$3,000,000	2	8,923	\$4,350,000
	Office	4	154,111	\$7,050,000	7	273,150	\$25,359,800
	Educational & Medical	1	160,287	\$22,575,000	0	0	\$0
	R & D	0	0	\$0	1	381,000	\$40,000,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	2	15,920	\$1,450,000	2	76,350	\$3,522,000
	Subtotal	9	363,859	\$34,075,000	12	739,423	\$73,231,800

**Appendix A - Commercial Construction Starts 2002 and 2003,
Details by Jurisdiction and Structure Type**

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Greenbelt*	Retail	0	0	\$0	0	0	\$0
	Office	1	88,000	\$5,750,000	0	0	\$0
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	0	0	\$0
	Subtotal	1	88,000	\$5,750,000	0	0	\$0
Loudoun County	Retail	10	742,146	\$31,158,849	18	370,258	\$17,187,749
	Office	7	210,380	\$17,895,240	14	759,459	\$38,199,998
	Educational & Medical	8	876,998	\$114,407,692	16	823,079	\$84,734,353
	R & D	1	760,000	\$150,000,000	0	0	\$0
	Mixed Use	1	385,000	\$20,000,000	0	0	\$0
	Hotel/Motel	4	331,142	\$19,900,000	0	0	\$0
	Other	28	918,917	\$84,916,542	21	537,797	\$39,520,018
	Subtotal	59	4,224,583	\$438,278,322	69	2,490,593	\$179,642,118
City of Manassas	Retail	1	110,640	\$5,500,000	1	95,000	\$3,000,000
	Office	3	90,400	\$9,366,300	1	17,584	\$211,000
	Educational & Medical	1	53,000	\$47,500,000	1	31,000	\$1,711,700
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	4	106,275	\$5,902,800	2	91,532	\$878,800
	Subtotal	9	360,315	\$68,269,100	5	235,116	\$5,801,500
City of Manassas Park	Retail	0	0	0	0	0	0
	Office	0	0	0	0	0	0
	Educational & Medical	0	0	0	0	0	0
	R & D	0	0	0	0	0	0
	Mixed Use	0	0	0	0	0	0
	Hotel/Motel	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Subtotal	0	0	\$0	0	0	\$0
Montgomery County*	Retail	16	186,580	\$25,144,997	21	433,444	\$33,281,700
	Office	26	1,874,186	\$155,842,289	25	943,544	\$87,643,839
	Educational & Medical	14	611,444	\$106,053,745	21	861,431	\$94,155,211
	R & D	1	90,000	\$5,000,000	8	2,205,288	\$216,345,000
	Mixed Use	0	0	0	2	239,348	\$16,000,000
	Hotel/Motel	1	67,000	\$7,500,000	0	0	0
	Other	23	1,463,051	\$108,919,080	50	3,225,596	\$188,431,086
	Subtotal	81	4,292,261	\$408,460,110	127	7,908,651	\$635,856,834
Prince George's County*	Retail	14	1,031,051	\$76,666,947	9	546,099	\$43,987,498
	Office	8	818,926	\$36,990,000	5	226,360	\$24,478,000
	Educational & Medical	10	452,705	\$84,156,999	7	648,855	\$97,942,600
	R & D	1	73,000	\$9,000,000	3	120,768	\$11,343,999
	Mixed Use	0	0	\$0	1	54,000	4860000
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	27	1,658,927	\$201,578,232	18	529,325	\$57,678,429
	Subtotal	60	4,034,609	\$408,392,177	43	2,125,407	\$240,290,526

**Appendix A - Commercial Construction Starts 2002 and 2003,
Details by Jurisdiction and Structure Type**

		2003			2002		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Prince William County	Retail	22	1,021,492	\$47,457,304	7	391,471	\$23,949,998
	Office	13	333,329	\$17,326,917	13	203,047	\$14,718,480
	Educational & Medical	7	448,354	\$33,649,000	8	801,540	\$109,177,000
	R & D	0	0	\$0	0	0	0
	Mixed Use	1	67,000	\$7,500,000	0	0	0
	Hotel/Motel	2	153,223	\$10,015,100	1	44,756	\$2,000,000
	Other	33	718,016	\$55,274,284	26	610,158	\$46,662,656
	Subtotal	78	2,741,414	\$171,222,604	55	2,050,972	\$196,508,133
City of Rockville*	Retail	2	67,600	\$12,949,999	0	0	\$0
	Office	7	477,590	\$39,990,290	0	0	\$0
	Educational & Medical	2	18,673	\$1,388,745	2	331,037	\$41,105,878
	R & D	0	0	\$0	1	73,000	7495000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	0
	Other	5	360,367	\$8,257,370	10	408,820	\$20,906,790
	Subtotal	16	924,230	\$62,586,404	13	812,857	\$69,507,668
City of Takoma Park*	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	1	98,038	\$10,000,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	1	19,700	\$2,000,000	0	0	\$0
	Subtotal	1	19,700	\$2,000,000	1	98,038	\$10,000,000
Region	Retail	107	4,900,485	\$331,356,207	93	3,507,318	\$305,971,936
	Office	108	9,806,191	\$1,014,917,581	96	10,624,423	\$1,105,386,411
	Educational & Medical	81	4,885,509	\$789,922,826	86	6,477,466	\$886,009,204
	R & D	7	1,050,735	\$244,050,000	12	2,334,056	\$229,688,999
	Mixed Use	4	791,368	\$64,992,999	8	1,597,399	\$140,013,999
	Hotel/Motel	17	1,886,437	\$188,665,098	5	281,395	\$18,564,035
	Other	200	7,809,519	\$948,752,857	210	8,817,679	\$976,552,510
	Total	524	31,130,244	\$3,582,657,567	510	33,639,736	\$3,662,187,091

* NOTE: Starts in Maryland cities are included in appropriate county totals.

Appendix B - Commercial Construction Starts, 1980 - 2003

Total Square Feet by Structure Type and Year

Year	Retail	Office	Educational & Medical	R & D	Mixed Use	Hotel / Motel	Other	Total
1980	2,304,003	7,397,164	1,571,913	112,111	1,365,676	1,069,799	3,553,205	17,373,871
1981	1,095,893	8,040,499	926,845	100,325	1,425,906	1,113,604	3,820,361	16,523,433
1982	796,145	9,930,303	2,642,150	138,279	1,833,084	441,579	4,276,863	20,058,403
1983	1,225,848	8,234,716	418,687	684,600	2,683,471	752,350	5,162,606	19,162,278
1984	3,062,380	12,202,798	1,101,456	1,002,386	3,736,500	2,350,435	5,278,503	28,734,458
1985	2,813,582	7,437,566	818,405	604,509	1,027,410	2,254,656	3,627,257	18,583,385
1986	1,713,582	12,551,191	1,876,125	809,480	1,294,772	1,821,078	4,306,180	24,372,408
1987	3,775,247	11,337,923	1,733,207	896,090	2,350,100	1,082,200	4,966,367	26,141,134
1988	4,750,515	12,774,984	1,227,877	1,360,428	10,260,623	960,009	8,103,334	39,437,770
1989	3,219,806	13,738,431	2,359,277	2,305,011	5,094,053	450,000	6,801,971	33,968,549
1990	3,048,300	5,883,452	1,877,621	163,250	3,331,289	2,459,019	4,873,642	21,636,573
1991	1,459,219	8,818,764	1,387,133	368,760	1,735,000	372,446	4,879,314	19,020,636
1992	4,558,439	5,062,406	2,028,017	522,050	130,000	75,000	3,972,616	16,348,528
1993	3,773,265	1,842,158	3,003,218	351,066	149,704	4,000	3,158,218	12,281,629
1994	3,164,329	3,865,274	2,693,460	42,200	440,515	114,080	5,635,270	15,955,128
1995	4,056,099	4,247,493	1,955,258	997,674	28,000	429,539	3,946,517	15,660,580
1996	5,165,638	4,473,567	3,237,192	8,842	3,272,450	412,263	3,154,155	19,724,107
1997	3,740,113	8,886,399	1,983,630	407,191	462,304	799,153	4,987,670	21,266,460
1998	3,937,382	11,506,109	4,886,786	510,033	1,369,819	2,014,918	5,099,316	29,324,363
1999	3,671,301	18,186,822	6,175,987	282,733	4,487,204	1,229,715	7,754,349	41,788,111
2000	4,541,747	22,088,999	6,020,497	1,031,129	907,976	1,625,803	12,419,171	48,635,322
2001	2,959,770	14,484,658	4,658,865	144,562	1,476,863	561,072	7,905,512	32,191,302
2002	3,507,318	10,624,423	6,477,466	2,334,056	1,597,399	281,395	8,817,679	33,639,736
2003	4,900,485	9,806,191	4,885,509	1,050,735	791,368	1,886,437	7,809,519	31,130,244
Total	77,240,406	223,616,099	61,061,072	15,176,765	50,460,118	22,674,113	126,500,076	571,828,164

APPENDIX C - Commercial Construction Definitions

1. PROJECT: Any non-residential project with estimated construction costs of \$200,000 or more reported by McGraw-Hill Construction, or local government planning and economic development offices as being placed under construction.

2. START: Any project placed under construction or the demolition of an existing building for redevelopment of the site.

3. COMMERCIAL CONSTRUCTION: All non-residential development initiated in the Washington metropolitan region. This includes office buildings as well as other structure types listed below that create new employment space.

4. STRUCTURE TYPE

Retail: Any building to be used exclusively for retail commercial purposes, including shopping centers, shopping malls, restaurants, and theaters.

Educational/Medical: Any facility to be used for educational or medical services such as a school, research building of a college or university, medical office, hospital, or clinic.

Office: Any building that will provide office space or serve an administrative function for public or local government use. This category often includes buildings that contain small amounts of street access retail without mixed-use or special zoning.

Mixed Use: Any project that combines uses in a large-scale development. These projects are in parcels zoned for mixed use or have received a

special exception to existing zoning. A mixed-use project would be any combination of office, retail, hotel, or residential space.

Research and Development: Separate facilities for research and development purposes distinguished from warehouse, manufacturing, distribution, or medical services facilities.

Hotel/Motel: Any hotel or motel facility. Does not include tourist homes or other residential buildings.

Other: Warehouses, recreational buildings (both private and school-related), gas stations, churches, funeral homes, childcare centers, and other miscellaneous non-residential buildings. This category also includes non-office institutional buildings such as libraries and courts.

5. SQUARE FEET: The total gross square footage of a building. In some projects, this figure may include parking. This figure does not include lot acreage.

6. CONSTRUCTION COST: The total *estimated* cost for construction to complete the building. This figure does not include "soft" costs for site location, engineering, architectural services, or site acquisition.

Note that this report includes revised data for previous construction. The revisions incorporate projects noted as under contract or under construction in earlier reports that were later dropped or deferred.

APPENDIX D - Description of COG Commercial Construction Inventory

The Metropolitan Washington Council of Governments (COG) maintains a Commercial Construction Inventory (CCI) of major commercial projects under construction in the region. COG codes the projects to their street addresses and produces summary tabulations and maps based on the information annually.

The inventory uses project data provided by McGraw – Hill Construction and by economic development and planning staffs of local governments. The inventory can be used to analyze construction activity in the region and in smaller geographic areas. The information is a barometer of commercial development in the Washington metropolitan area.

REVIEW AND TECHNICAL DOCUMENTATION

What COG puts into the file:

Upon receipt of project data records from McGraw – Hill Construction and local governments, COG screens the records and places projects that will produce new commercial space, additional commercial space, or a reuse of commercial space into the inventory file. Examples of the project types include new construction, renovation of an older building for a new use, or the expansion of or addition to existing facilities. All projects included in the file have an estimated construction cost of \$200,000 or more.

Review of Data:

COG provides significant oversight and review of the data received to ensure accuracy. COG staff compares inventory records to records from other sources to verify the existence and details of the projects submitted and to learn of any omitted projects. COG then distributes draft tables to local government economic development and planning offices. We benefit from the expertise of local staff members who are aware of building activity and permits issued for construction. This step helps ensure the accuracy of the data and is another method by which we learn of omitted projects.

For every project larger than 100,000 square feet

or value greater than \$5 million, COG contacts a representative of the project. These representatives include general contractors, architecture and engineering firms, or the development firm. COG verifies the structure type, location, general cost, and square footage of each of these large projects with a representative.

Only after completing these review procedures will COG prepare summary tables by jurisdiction and structure type. COG staff continually update the inventory to reflect any new information that will improve the accuracy of the file, typically notification that a project is merely one phase of a multi-phase project.

What COG does NOT put into the file:

The Commercial Construction Inventory does not include cosmetic renovation projects, upgrading of existing machinery, installation of heating, air conditioning, or elevators, or modifications of space for fire, code, or disability requirements. The file does not include stationary machine housing facilities such as generator housing or pump buildings. The file does not include "non-buildings" such as parks, nursery property, playing fields, or bridges, and other non-structural projects such as awnings and window glazing.

COG discards any records that do not match the criteria outlined above. In addition, if a project has neither county code nor location information or if it has numerous facilities throughout the Washington region without any sites selected at the time of the project report, COG does not enter the project into the file.

PROJECT TYPE CODES

The CCI provides summary information for 18 different types of projects among 11 major groups. They are:

1. Retail
 - Miscellaneous Retail: Includes stores, personal services, movie theaters, restaurants, clubs (Elks, etc.), or other commercial/retail establishments with less

than 100,000 square feet.

- Shopping Centers/Malls: Does NOT include individual stores within a shopping center.
- Large Retail Development: Single, freestanding buildings such as department or discount stores with more than 100,000 square feet.

2. Educational Facilities

All public and private schools, colleges, training centers, childcare centers, and facilities associated with education buildings.

3. Medical Buildings

Hospitals, clinics, convalescent centers, treatment centers, medical offices, and other buildings.

4. Public Facilities

- Public Service/Public Safety: State and local non-office projects such as police, fire, and emergency rescue facilities, libraries, museums, and park buildings. This category also includes post offices and courts.
- Public Office and State/Local: State and local office buildings separate from other public facilities listed above.

5. Office Buildings

- Private Office Buildings: All private offices and banks.
- Federal Government Office Buildings: All federal office or mixed-use construction.
- Mixed-Use: All mixed-use development projects (e.g., office, hotel, retail, residential, motel, or any combination).
- Research and Development (R & D): All research and/or development facilities for testing or laboratory use, or a combination of office and R & D use.

6. Religious and Interment

Includes all religious, funeral homes, and

associated structures.

7. Hotels/Motels

Could include a mixed use of hotel/motel with any other use (except if the dominant type of use is office).

8. Transportation Facilities

All bus, rail, and air transportation terminals, and any facility engaged in truck/bus repair or production including heavy equipment production and repair. This category does not include Metrorail stations, auto service stations, or auto repair facilities.

9. Manufacturing

Manufacturing plants and assembly facilities such as nurseries. It does not include public works or warehouse facilities.

10. Warehouses

All warehouses and retail storage space. May also include structures in which warehouse space predominates but is combined with another type of space.

11. Gas/Service Stations

All commercial automobile service and gas stations. Truck/bus and other heavy machinery stations are covered under the transportation category.

OTHER CLASSIFICATIONS

The CCI distinguishes between private, federal, state, and local government ownership.

DATA CONTAINED IN THE CCI

The CCI includes the gross floor area (square footage) of the project and construction cost. The construction cost may include costs associated with planning and design, but does not include land cost. **All construction costs are estimates.**

GEOCODING

COG codes all projects in the CCI to their street locations or nearest approximate addresses. Since postal service areas often disregard jurisdictional boundaries, COG codes the projects to their actual physical locations, not their mailing addresses. For example, a firm may have a Falls Church address, but actually be located in Fairfax County. Through its geocoding process, the CCI identifies the appropriate jurisdiction in which each project is located.

WHY THE COMMERCIAL CONSTRUCTION INVENTORY IS DIFFERENT FROM OTHER PUBLISHED SOURCES

The CCI is a highly restricted file. Unlike a permit file, which includes all types of facility construction, the CCI is concerned with structures most often associated with employment or business activity. The COG staff screen thousands of records received each year from F.W. Dodge and local government staffs. COG staff also catalogue projects that relate to providing space for employment or are associated with business. The primary purpose of the CCI is to focus on major non-residential development activity as it relates to employment growth and business development.

To further distinguish the CCI from local government permit activity, the following list describes building types included in local permit listings but **NOT** in the CCI:

- Facilities that serve a utility purpose or public works projects that do not provide space for employees. These include
 - power stations,
 - heating plants,
 - water supply and treatment buildings,
 - incinerators,
 - landfills,
 - outdoor swimming pools,
 - grandstands, and
 - oil derricks.
- Buildings for the storage of equipment and materials, including
 - boat houses (marina service areas are included) and
 - parking storage for private equipment, not service.
- Structures that are being upgraded or renovated, but are not adding or altering the use of space. Such renovation work includes
 - heating, ventilation, and air conditioning (HVAC),
 - elevator replacement,
 - improvements for persons with disabilities,
 - electrical repair, and
 - cosmetic improvement.
- Non-building structures such as
 - bridges,
 - lighting,
 - structure improvements,
 - sewer projects,
 - Metrorail station/rail line construction,
 - bus shelters, and
 - playing fields.

APPENDIX E – State and Local Government Economic Development Offices

CITY OF ALEXANDRIA, VIRGINIA

Alexandria Economic
Development Partnership, Inc.
1729 King Street, Suite 410
Alexandria, VA 22314
(703) 739-3820
(703) 739-1384 (fax)
www.alexecon.org (Web)
alexecon@erols.com (e-mail)

ARLINGTON COUNTY, VIRGINIA

Department of Economic Development
1100 North Glebe Road, Suite 1500
Arlington, VA 22201
(703) 228-0808
(703) 228-0804 (fax)
www.arlingtonvirginiausa.com (Web)
info@arlingtonvirginiausa.com (e-mail)

CITY OF BOWIE, MARYLAND

Department of Planning
and Economic Development
2614 Kenhill Drive
Bowie, MD 20715
(301) 809-3047
(301) 809-2315 (fax)
www.cityofbowie.org (Web)
jhking@cityofbowie.org (e-mail)

CALVERT COUNTY, MARYLAND

Department of Economic Development
Courthouse
Prince Frederick, MD 20678
(410) 535-4583
(410) 535-4585 (fax)
www.ecalvert.com (Web)
cced@co.cal.md.us (e-mail)

CHARLES COUNTY, MARYLAND

Economic Development Commission
8730 Mitchell Road
P.O. Box 910
La Plata, MD 20646
(301) 934-7633
(301) 934-7656 (fax)
www.ccbiz.org (Web)

CITY OF COLLEGE PARK, MARYLAND

Planning, Community, and Economic Development
4500 Knox Road
College Park, MD 20740
(301) 277-3445
(301) 887-0558 (fax)
www.ci.college-park.md.us (Web)
csale@ci.college-park.md.us (e-mail)

DISTRICT OF COLUMBIA

Office of the Deputy Mayor for Planning and
Economic Development
John A. Wilson Building
1350 Pennsylvania Avenue, N.W., Suite 317
Washington, DC 20004
(202) 727-6365
(202) 727-6703 (fax)
www.dcbiz.dc.gov (Web)
dmped.eom@dc.gov (e-mail)

FAIRFAX COUNTY, VIRGINIA

Economic Development Authority
8300 Boone Boulevard, Suite 450
Vienna, VA 22182
(703) 790-0600
(703) 893-1269 (fax)
www.fairfaxcountyyeda.org (Web)

CITY OF FAIRFAX, VIRGINIA

Office of Economic Development
10455 Armstrong Street
Fairfax, VA 22030
(703) 385-7862
(703) 385-7811 (fax)
www.ci.fairfax.va.us (Web)
eberner@fairfaxva.gov (e-mail)

CITY OF FALLS CHURCH, VIRGINIA

Economic Development Authority
300 Park Avenue, Third Floor, East Wing
Falls Church, VA 22046
(703) 248-5491
(703) 248-5103 (fax)
www.ci.falls-church.va.us/government/eda/ (Web)
econdev@ci.falls-church.va.us (e-mail)

FREDERICK COUNTY, MARYLAND

Office of Economic Development
Frederick County Business & Employment Center
5340 Spectrum Drive, Suite A
Frederick, MD 21703
(301) 694-1058
(301) 631-2340 (fax)
www.discoverfrederickmd.com (Web)
info@discoverfrederickmd.com (e-mail)

CITY OF GAITHERSBURG, MARYLAND

Office of Economic Development
City Hall
31 S. Summit Avenue
Gaithersburg, MD 20877
(301) 258-6310
(301) 948-6149 (fax)
www.gaithersburgmd.gov (Web)
ttomasello@gaitersburgmd.gov (e-mail)

CITY OF GREENBELT, MARYLAND

Department of Planning and Community
Development
25 Crescent Road
Greenbelt, MD 20770
(301) 345-5417
(301) 345-5418
www.ci.greenbelt.md.us (Web)
thruby@ci.greenbelt.md.us (e-mail)

LOUDOUN COUNTY, VIRGINIA

Department of Economic
Development
1 Harrison Street, SE – 5th Floor
P.O. Box 7000
Leesburg, VA 20177
(703) 777-0426
(703) 771-5363 (fax)
www.loudoun.gov/business (Web)
good4biz@loudoun.gov (e-mail)

CITY OF MANASSAS, VIRGINIA

Office of Community & Economic Development
9027 Center Street
Manassas, VA 20110
(703) 257-8297
(703) 257-5117 (fax)
www.manassasbusiness.org (Web)
dsandlin@ci.manassas.va.us (e-mail)

CITY OF MANASSAS PARK, VIRGINIA

Economic Development
City Hall
One Park Center
Manassas Park, VA 20111
(703) 335-8813
(703) 335-0053 (fax)
www.cityofmanassaspark.us (Web)
dreynal@cityofmanassaspark.us (e-mail)

MONTGOMERY COUNTY, MARYLAND

Department of Economic Development
101 Monroe Street, Suite 1500
Rockville, MD 20850
(240) 777-2000
(240) 777-2001 (fax)
www.montgomerycountymd.gov (Web)
arnetta.quarles@montgomerycountymd.gov (e-mail)

PRINCE GEORGE'S COUNTY, MARYLAND

Economic Development Corporation
4640 Forbes Boulevard, Suite 200
Lanham, MD 20706
(301) 429-3044
(301) 429- 8762 (fax)
www.pgcedc.com (Web)
info@pgcedc.com (e-mail)

PRINCE WILLIAM COUNTY, VIRGINIA

Department of Economic Development
10530 Linden Lake Plaza, Suite 105
Manassas, VA 20109
(703) 392-0330
(703) 392-0302 (fax)
www.pwcecondev.org (Web)
econdev@pwcgov.org (e-mail)

CITY OF ROCKVILLE, MARYLAND

Rockville Economic Development, Inc.
95 Monroe Street
Rockville, MD 20850
(301) 315-8096
(301) 315-8097 (fax)
www.rockvilleredi.org (Web)
info@RockvilleREDI.org (e-mail)

SPOTSYLVANIA COUNTY, VIRGINIA

Department of Economic Development
4704 Southpoint Parkway
Fredericksburg, VA 22407-2657
(540) 891-2602
(540) 891-2605 (fax)
www.spotsylvania.org (Web)
spotsyed@aol.com (e-mail)

STAFFORD COUNTY, VIRGINIA Department of

Economic Development
1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555
(540) 658-8681
(540) 658-6651 (fax)
www.co.stafford.va.us/econdev/ (Web)
economicdev@co.stafford.va.us (e-mail)

CITY OF TAKOMA PARK, MARYLAND

Economic and Community Development
7500 Maple Avenue
Takoma Park, MD 20912
(301) 891-7224
(301) 270-4568 (fax)
www.cityoftakomapark.org/ecd/ (Web)
SaraD@takomagov.org (e-mail)

STATE OF MARYLAND

Department of Business and Economic
Development
217 East Redwood Street
Baltimore, MD 21202
(410) 767-6300
(410) 333-6792 (fax)
www.choosemaryland.org (Web)

COMMONWEALTH OF VIRGINIA

Virginia Economic Development Partnership
8300 Boone Boulevard, Suite 450
Vienna, VA 22182
(703) 506-1032
(703) 506-1033 (fax)
www.exportvirginia.org (Web)
infonova@yesvirginia.org (e-mail)

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1725 I Street, N.W., Suite 200
Washington, DC 20006
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