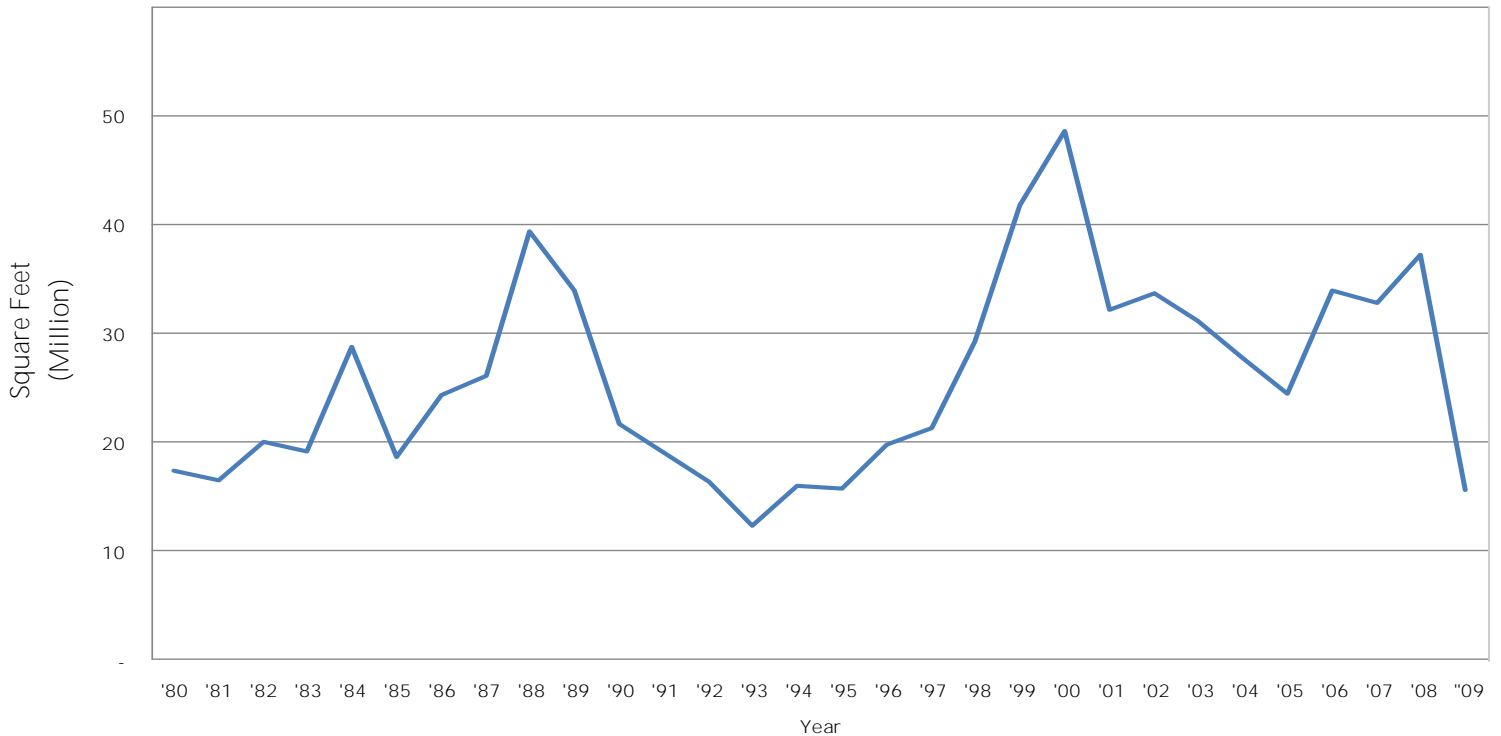




Commercial Construction Indicators

2009

Commercial Construction Starts 1980-2009



Construction Highlights in 2009

- In 2009, 250 commercial construction projects were initiated in the Washington region adding more than 15.5 million square feet of new commercial space, valued at more than \$4.3 billion.
- Between 2008 and 2009 the volume of new commercial construction dropped by more than 60% and 21.8 million square feet of construction. This was the second lowest commercial construction square footage since 1980.
- In 2009, 24% of all commercial construction square footage was associated with the Department of Defense.
- The largest project was the Mark Center in Alexandria at 1.7 million square feet.

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Commercial Construction at a Glance

- **Second Lowest Commercial Construction Production Since 1980**

In 2009 commercial construction declined from 2008 by more than 21 million square feet for a total of 15.6 million square feet. This represents the second lowest year of production since 1980.

- **Smaller Percentage of Projects Completed in Regional Activity Centers**

In 2009 39.7 percent of all commercial construction occurred within Regional Activity Centers. This figure represents a 13.3 percent decline from 2008. The 2009 decline is particularly significant because it falls outside of the historically normal 40-50 percent of commercial construction that locates in Activity Centers annually.

- **Construction Near Metrorail Stations Declined**

Only 21 projects representing 12.4 percent of all commercial construction by square feet were sited within a half mile of a Metrorail station in 2009. These results demonstrate a significant decline from 2008 where 36 percent of all commercial construction square footage was located within a half mile from a metro station.

- **Outer Jurisdictions Captured Largest Share of Commercial Construction**

Collectively, outer jurisdictions led regional commercial construction with 37 percent of all projects in the metropolitan Washington region. The central jurisdiction was second with 32 percent. While inner jurisdictions produced 31 **percent of the region's commercial construction** in 2009.

- **Northern Virginia Led Regional Commercial Construction in 2009**

Northern Virginia produced more than 9.2 million square feet of commercial construction. While suburban Maryland and the District of Columbia produced 4.7 and 1.6 million square feet respectively.

- **Office Development was the Leading Segment of the Commercial Construction Market**

Office development in 2009 held the greatest share of commercial construction, creating **32 percent of the region's new commercial space**. Office development alone created 5.8 million square feet of new commercial space in the region.

- **Department of Defense Investments Strengthen Regional Development**

More than 3.8 million square feet or 24 percent of all commercial construction in 2009 was Defense related including 4 of the top 10 largest projects.

Definition of Jurisdiction Groups

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

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

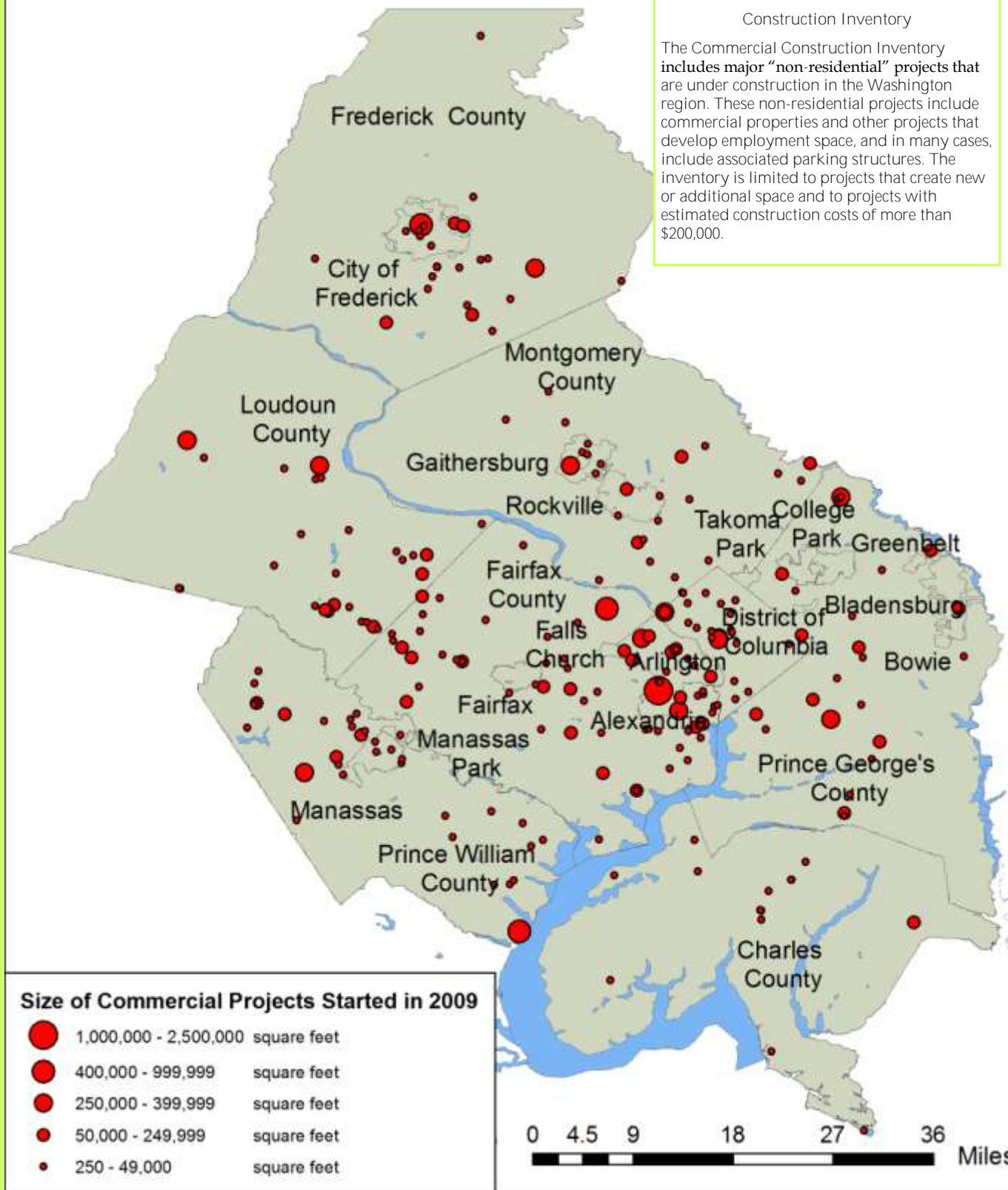
Outer Suburban Jurisdictions- Charles and Frederick Counties and the City of Frederick in Maryland; Loudoun and Prince William

Regional Numbers and Trends

About COG's Commercial

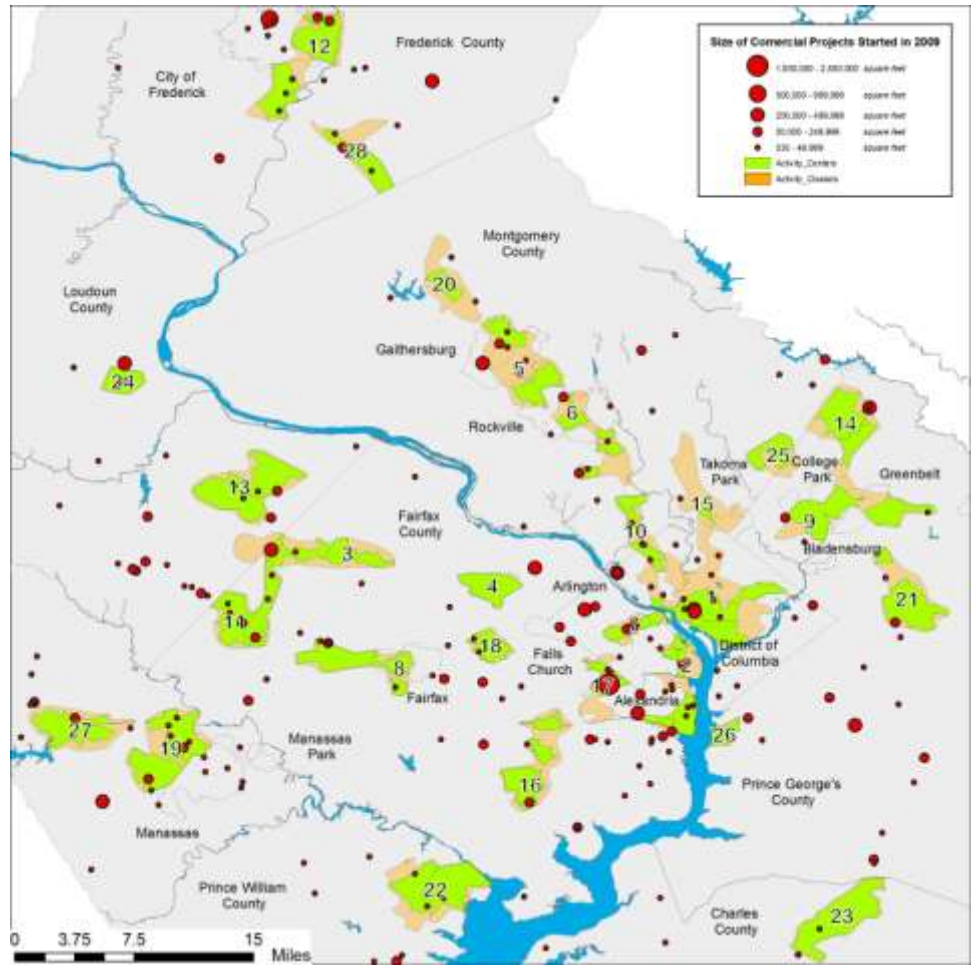
Construction Inventory

The Commercial Construction Inventory includes major "non-residential" projects that are under construction in the Washington region. These non-residential projects include commercial 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 and to projects with estimated construction costs of more than \$200,000.

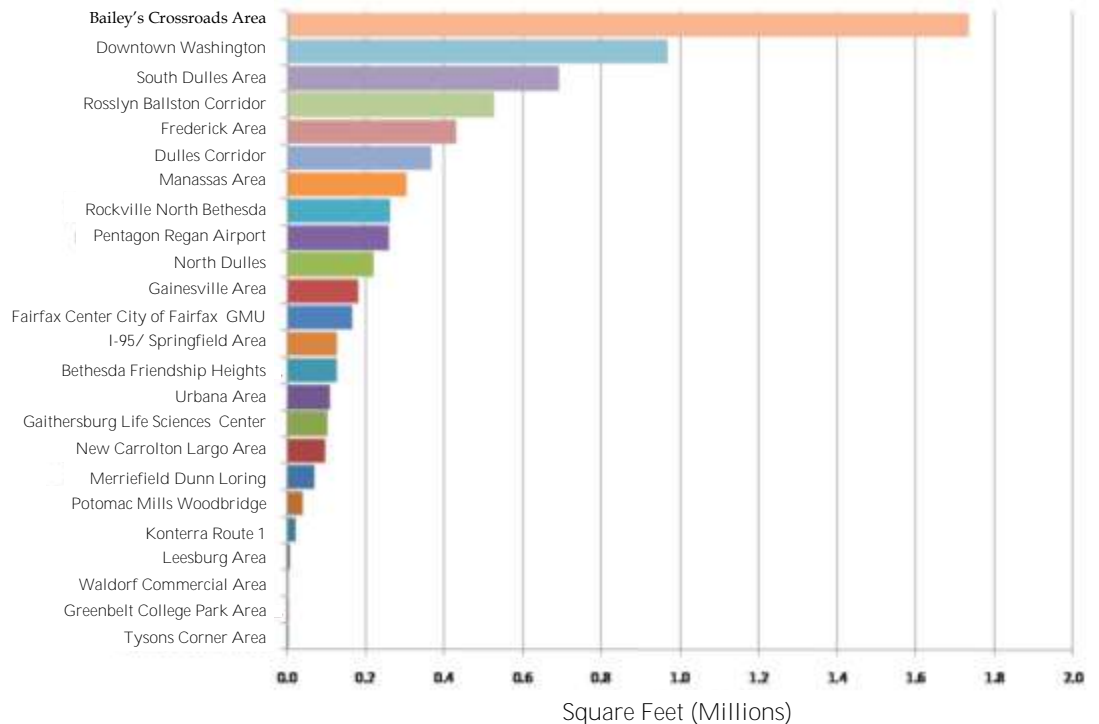


Regional Activity Centers and Clusters

Name	Map ID
Downtown Washington	1
Pentagon Regan Airport Alexandria Area	2
Dulles Corridor	3
Tysons Corner	4
Gaithersburg Life Sciences Center	5
Rockville North Bethesda	6
Rosslyn Ballston Corridor	7
Fairfax Center City of Fairfax GMU	8
Greenbelt College Park Area	9
Bethesda Friendship Heights Area	10
South Dulles Area	11
Frederick Area	12
North Dulles Area	13
Konterra Route 1 Area	14
Silver Spring Takoma Park Wheaton	15
I-95 Springfield Area	16
Bailey's Crossroads Area	17
Merrifield Dunn Loring	18
Manassas Area	19
Germantown Clarksburg	20
New Carrollton Largo Area	21
Potomac Mills Woodbridge Area	22
Waldorf Commercial	23
Leesburg Area	24
White Oak Area	25
National Harbor	26
Gainesville Area	27
Urbana Area	28



2009 Commercial Construction Projects by Regional Activity Cluster



Regional Activity Centers and Clusters

Region Forward

Accessibility Target: Beginning in 2012, capture 75% of the square footage of new commercial construction in Regional Activity Centers

Background

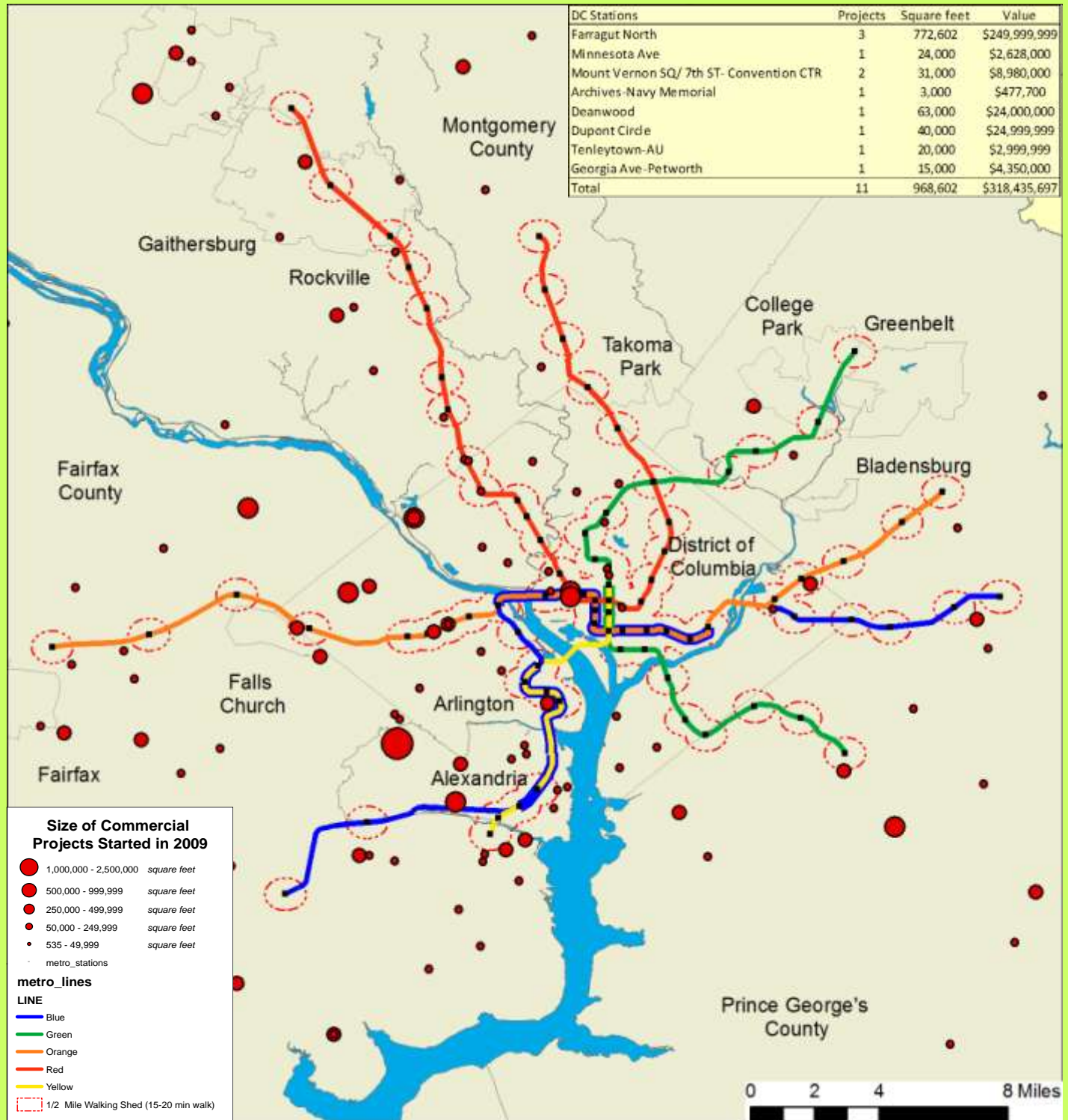
Region Forward is the COG Board adopted vision for the region. Region Forward identifies goals and sets performance measures designed to guide local and regional policy. This report will measure regional progress towards locating commercial construction in regional activity centers.

Commercial Construction in the Washington Region, 2009 by Regional Activity Center				
ID Regional Activity Center	2009			
	Projects	Square Feet	Value	Percent of Regional Commercial Construction
DC Core				
1 Downtown Washington	6	806,602	\$259,457,699	
Subtotal	6	806,602	\$259,457,699	5.2%
Mixed Use Centers				
6 Eisenhower Avenue	1	244,000	\$18,000,000	
7 Downtown Alexandria	3	23,077	\$2,012,507	
8 Ballston/Virginia Square	1	244,000	\$18,000,000	
9 Clarendon Court House	2	282,299	\$11,000,000	
10 Crystal City	1	111,222	\$15,000,000	
13 Friendship Heights	2	69,653	\$6,999,999	
14 Bailey's Crossroads/Skyline	2	35,444	\$1,550,000	
15 Bethesda CBD	1	45,000	\$4,999,999	
Subtotal	13	1,054,695	\$77,562,505	6.8%
Employment Centers				
20 Herndon	1	117,000	\$3,000,000	
21 Merrifield/ Dunn Loring	2	69,574	\$11,149,999	
22 Tysons Corner	1	1,110	\$325,000	
26 Rock Spring Park	1	7,053	\$961,606	
Subtotal	5	194,737	\$15,436,605	1.3%
Suburban Employment Centers				
26 Beaugard Street	1	1,700,000	\$1,000,000,000	
28 Waldorf Commercial	1	4,317	\$749,999	
30 Dulles Corner	1	250,000	\$14,999,999	
31 Dulles East	3	551,104	\$23,399,999	
32 Dulles West	4	141,612	\$107,500,000	
33 Fairfax Center	1	3,750	\$499,999	
34 I-95 Corridor/Engineer Proving Ground	1	117,000	\$9,999,999	
35 Springfield	1	10,000	\$9,360,081	
36 City of Fairfax-GMU	1	26,624	\$5,659,000	
37 Mid. BS/355 Evergreen Point	5	58,971	\$6,477,677	
38 Downtown Leesburg	2	7,326	\$750,000	
39 Corporate Dulles	2	157,244	\$6,749,999	
41 north Frederick Avenue	1	22,200	\$10,516,000	
50 Potomac Mills	2	36,000	\$3,500,000	
Subtotal	26	3,086,148	\$1,200,162,752	19.8%
Emerging Employment Centers				
51 Airport/ Monocacy Blvd	2	370,000	\$254,140,000	
52 Urbana	1	20,000	\$360,000	
53 Route28 North	2	63,000	\$7,999,998	
54 Largo Center	1	95,000	\$6,000,000	
56 Bull Run-Sidley Area	6	77,215	\$6,920,000	
57 Innovation	2	225,220	\$10,650,000	
58 Gainesville	1	180,000	\$1,500,000	
59 Woodbridge	1	3,000	\$639,962	
Subtotal	16	1,033,435	\$288,209,960	6.6%
Inside Regional Activity Centers	66	6,175,617	\$1,840,829,521	39.7%
Outside Regional Activity Centers	184	9,390,348	\$2,511,426,040	60.3%
Regional total	250	15,565,965	\$4,352,255,561	100.0%

2009 had a large reduction in commercial construction in Activity Centers.

- 39.7% of commercial construction by square feet in 2009 was captured in Activity Centers while in 2008 53.1% of commercial construction square footage was located in Activity Centers
- The Activity Center with the most development in 2009 was Beaugard Street at 1.7 million square feet and only 1 project, the Mark Center. In 2008 the most productive Activity Center was Downtown Washington which added more than 4 million square feet of commercial space from 11 projects.

Metrorail Station Areas



DC Stations	Projects	Square feet	Value
Farragut North	3	772,602	\$249,999,999
Minnesota Ave	1	24,000	\$2,628,000
Mount Vernon Sq/ 7th ST- Convention CTR	2	31,000	\$8,980,000
Archives- Navy Memorial	1	3,000	\$477,700
Deanwood	1	63,000	\$24,000,000
Dupont Circle	1	40,000	\$24,999,999
Tenleytown-AU	1	20,000	\$2,999,999
Georgia Ave- Petworth	1	15,000	\$4,350,000
Total	11	968,602	\$318,435,697

Size of Commercial Projects Started in 2009

- 1,000,000 - 2,500,000 square feet
- 500,000 - 999,999 square feet
- 250,000 - 499,999 square feet
- 50,000 - 249,999 square feet
- 535 - 49,999 square feet
- metro_stations

metro_lines

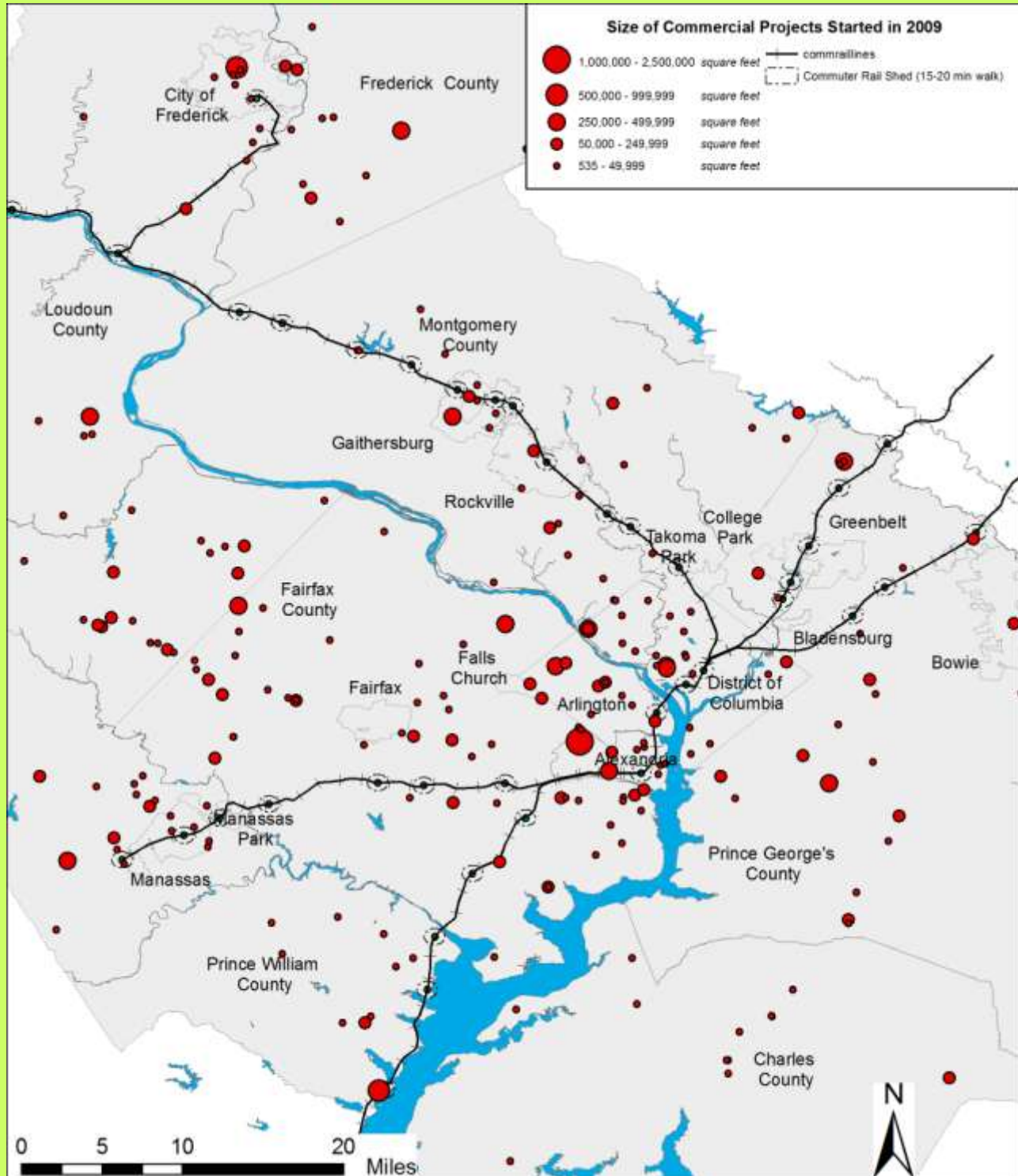
LINE

- Blue
- Green
- Orange
- Red
- Yellow
- 1/2 Mile Walking Shed (15-20 min walk)

VA Stations	Projects	Square feet	Value
Clarendon	3	526,299	\$29,000,000
East Falls Church	1	209,930	\$6,850,000
Crystal City	1	111,222	\$15,000,000
Braddock Road	1	11,764	\$1,000,000
Total	6	859,215	\$51,850,000

MD Stations	Projects	Square feet	Value
Bethesda	1	45,000	\$4,999,999
Friendship Heights	2	60,971	\$5,500,000
Twinbrook	1	6,057	\$656,627
Total	4	112,028	\$11,156,626

Commuter Rail Station Areas



VA Commuter Rail	Projects	Square Feet	Value
Quantico VRE	1	718,854	\$315,000,000
Broad Run / Airport VRE	1	11,260	\$4,145,000
Totals	2	730,114	\$319,145,000

MD Stations	Projects	Square Feet	Value
Frederick MARC	1	1,447	\$749,999
Boyd's MARC	1	2,200	\$400,000
Bowie State	1	123,000	\$34,000,000
Riverdale MARC	1	8,050	\$2,999,999
Totals	4	134,697	\$38,149,998

Metrorail and Commuter Rail Station Areas

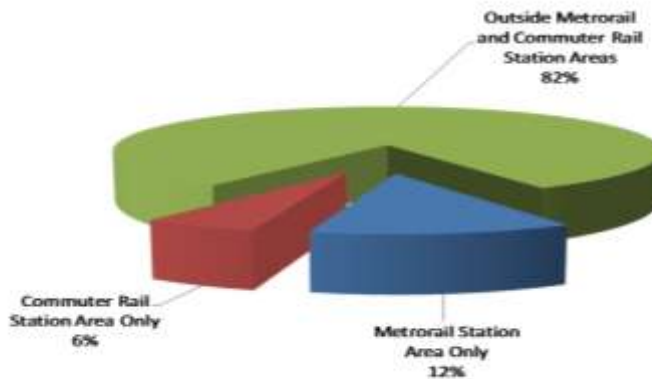
Metrorail Station Areas

- Twenty-one projects were constructed within one half mile of Metrorail stations in 2009 adding 1.9 million square feet of new space. This level of construction represented an 86 percent reduction in square footage from 2008 when 56 projects and 13.3 million square feet were started.
- These projects accounted for 12 percent of regional commercial construction in 2009.

Commuter Rail Station Areas

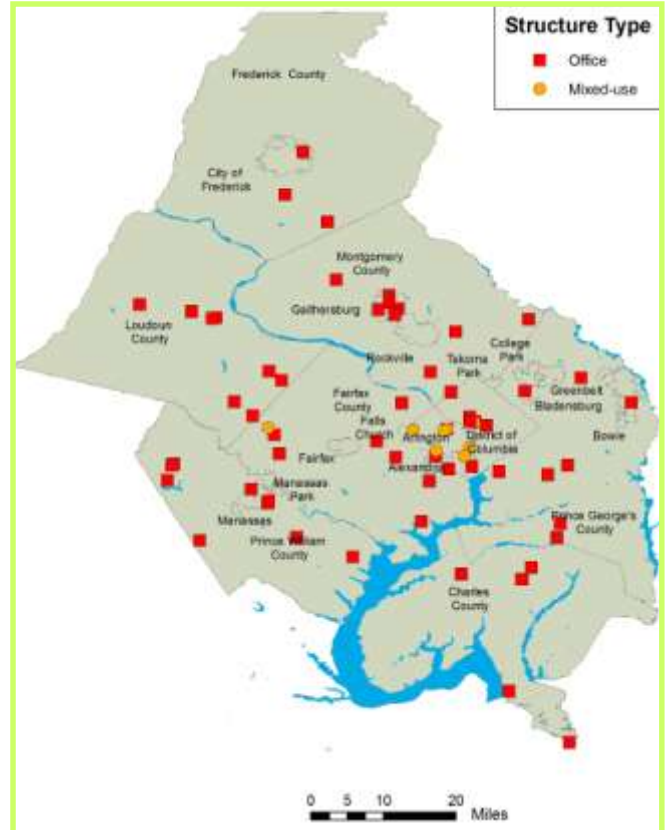
- Six projects were constructed within one half mile of commuter rail stations in 2009, adding more than 860,000 square feet. This level of construction represents an 85 percent reduction from 2008 when 27 projects and 5.5 million square feet of square feet were started.
- These commercial construction projects accounted for 6 percent of all new commercial space in 2009, resulting in a 13 percent reduction in percentage of total added square footage.

2009 Commercial Construction Projects in Metrorail and Commuter Rail Station Areas



Metrorail and Commuter Rail Station Area	Projects	Square Feet	Value	Percentage of Regional Commercial Construction
Metrorail Station Area Total	21	1,939,845	\$381,442,323	12%
Outside Metrorail Station Area Total	229	13,626,120	\$3,970,704,938	88%
Regional Total	250	15,565,965	\$4,352,255,561	
Commuter Rail Station Area Total	6	864,811	\$357,294,998	6%
Outside Commuter Rail Station Area Total	244	14,701,154	\$3,994,852,263	94%
Regional Total	250	15,565,965	\$4,352,255,561	
Metrorail and Commuter Rail Station area total	27	2,804,656	\$738,737,321	18%
Outside Metrorail and Commuter Rail Station areas total	223	12,761,309	\$3,613,518,240	82%
Regional Total	250	15,565,965	\$4,352,255,561	100%

Commercial Construction by Structure Type



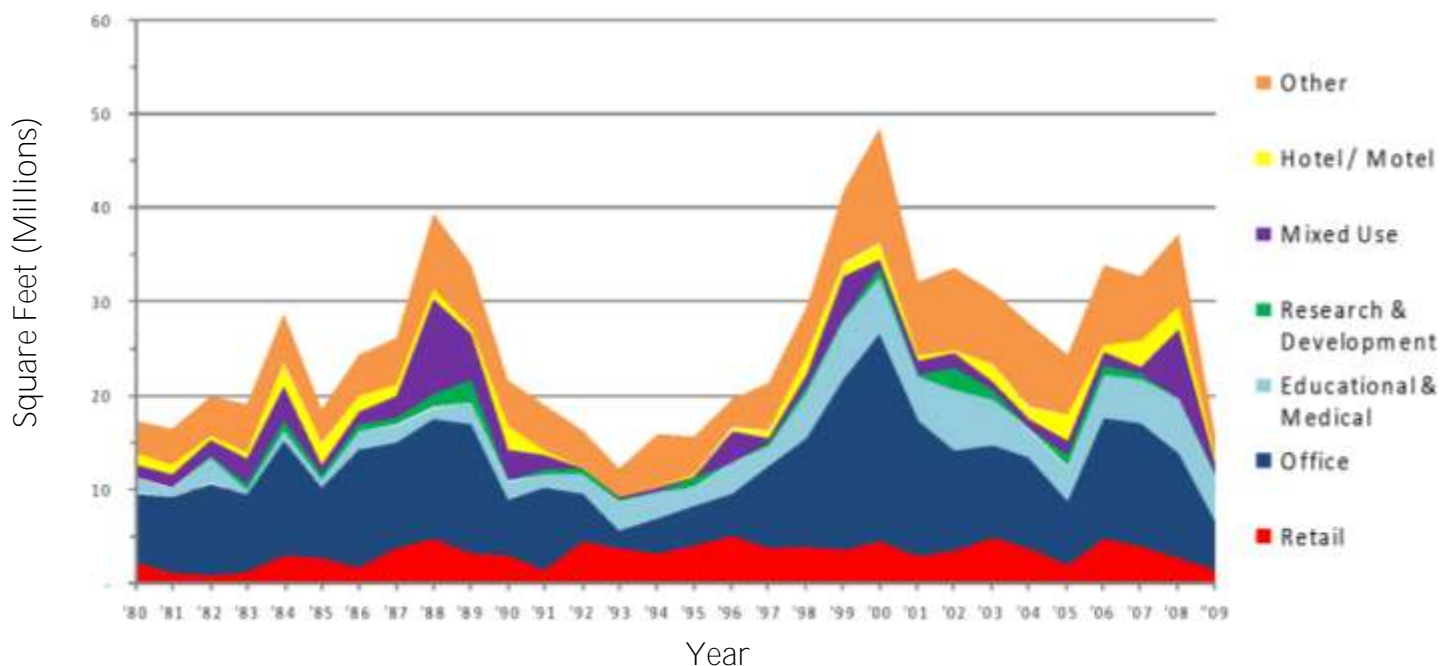
Commercial Construction by Structure Type

Key Trends

- In 2009, Office projects continued to produce the largest amount of commercial construction square footage with more than 5 million square feet. However, when compared to 2008 office construction volume dropped by 54% of square footage.
- Educational and Medical construction were the most stable building types between 2008 and 2009 only suffering an 11% reduction of square footage.
- Mixed-use and hotel/motel construction were the least stable experiencing reductions of 86 percent and 82 percent of square feet respectively.

Commercial Construction Starts 1980-2009

Total Square Feet by Structure Type and Year



Commercial Construction Starts 2009 and 2008

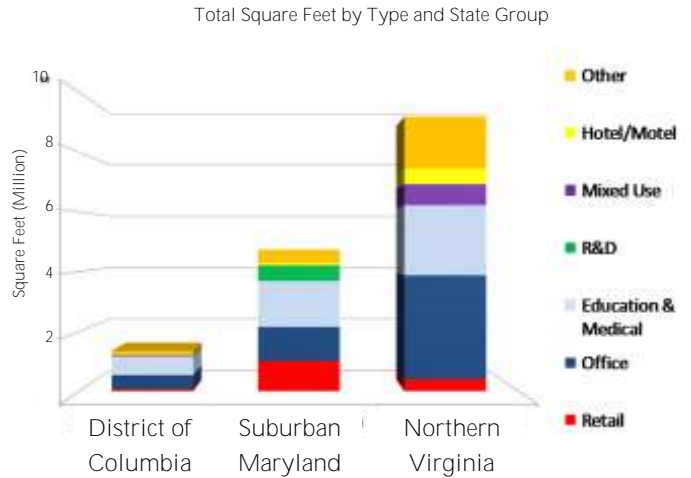
	2009			2008		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	53	1,478,331	\$198,894,254	75	2,690,846	\$361,663,175
Office	63	5,084,978	\$1,713,730,545	104	11,130,719	\$2,352,112,441
Educational & Medical	57	4,517,764	\$1,407,240,432	64	5,822,303	\$1,569,130,578
R & D	3	522,600	\$310,574,418	2	87,000	\$51,999,999
Mixed-Use	9	1,055,462	\$103,349,999	26	7,365,703	\$694,789,571
Hotel/Motel	4	605,647	\$44,999,996	22	2,384,854	\$238,601,273
Other	62	2,312,593	\$573,477,916	109	7,812,977	\$1,081,370,750
Total	250	15,565,965	\$4,352,255,561	402	37,294,402	\$6,349,667,787

Commercial Construction by State Group

State Trends

- The District of Columbia added 21 new projects and more than 1.6 million square feet of new space in 2009. The District's total square footage of new commercial space declined by more than 84 percent from 2008.
- Suburban Maryland added 91 new projects in 2009, totaling more than 4.7 million square feet. Suburban Maryland saw a 58 percent reduction in commercial construction for 2009 over 2008.
- Northern Virginia added 138 projects and more than 9.2 million square feet of new commercial space in 2009, representing a 43 percent decrease from 2008.

Commercial Construction Starts 2009



Commercial Construction in the Washington Region 2008-2009 by Jurisdiction

	2009			2008		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District Of Columbia	21	1,655,645	\$492,734,716	35	9,771,919	\$1,239,892,251
Suburban Maryland *						
Charles county	14	293,065	\$74,537,703	15	337,297	\$45,289,669
Frederick County*	26	1,946,721	\$917,493,474	39	2,034,393	\$323,328,668
City of Frederick*	15	1,484,929	\$859,088,429	17	1,046,780	\$137,546,803
Montgomery county*	28	1,194,753	\$222,236,886	58	5,212,364	\$1,185,090,434
City of Gaithersburg*	5	470,026	\$80,882,999	7	576,784	\$20,943,779
City of Rockville*	5	171,477	\$60,655,998	14	1,820,755	\$257,170,350
City of Takoma Park*	0	0	\$0	3	33,385	\$11,129,999
Prince Georges County*	23	1,271,783	\$327,466,753	51	3,722,317	\$608,630,108
City of Bowie*	2	202,939	\$49,924,760	3	55,533	\$7,845,101
City of College Park*	1	200,000	\$79,000,000	7	401,577	\$127,063,263
City of Greenbelt*	0	0	\$0	2	45,300	\$15,499,998
Town of Bladensburg*	0	0	\$0	0	0	\$0
subtotal	91	4,706,322	\$1,541,734,816	163	11,306,371	\$2,162,338,879
Northern Virginia						
Arlington Virginia	10	1,237,503	\$138,901,034	11	1,652,187	\$273,931,416
City of Alexandria	9	2,103,290	\$1,089,467,861	10	755,513	\$73,458,469
Fairfax County	49	2,297,769	\$396,674,285	55	7,418,104	\$1,787,922,980
City of Fairfax	1	25,000	\$2,999,999	1	12,000	\$288,064
City of Falls Church	0	0	\$0	1	43,300	\$20,000,000
Loudoun County	29	1,560,250	\$209,086,673	39	3,618,528	\$477,499,282
City of Manassas	3	57,310	\$9,927,225	3	92,280	\$11,663,000
City of Manassas Park	0	0	\$0	0	0	\$0
Prince William County	37	1,922,876	\$470,728,952	84	2,624,200	\$302,673,626
subtotal	138	9,203,998	\$2,317,786,029	204	16,216,112	\$2,947,436,837
Regional total	250	15,565,965	\$4,352,255,561	402	37,294,402	\$6,349,667,787

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

Commercial Construction by Jurisdictional Group

Central Jurisdictions

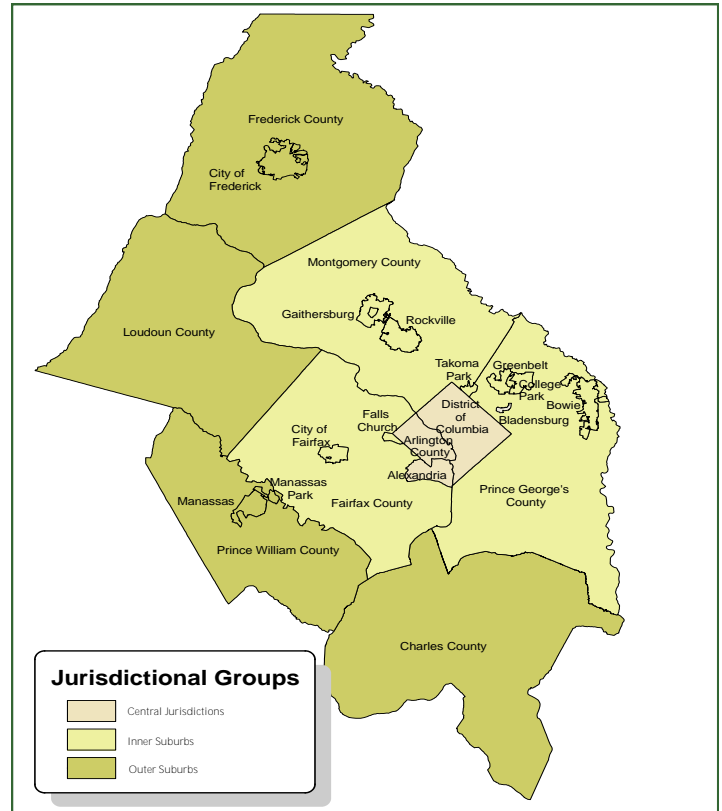
The Central Jurisdiction captured 32 percent of the region's commercial construction in 2009. These jurisdiction added 40 new projects and more than 4.9 million square feet. Comparatively, 2008 produced 59 percent more commercial construction in these jurisdictions.

Inner Suburbs

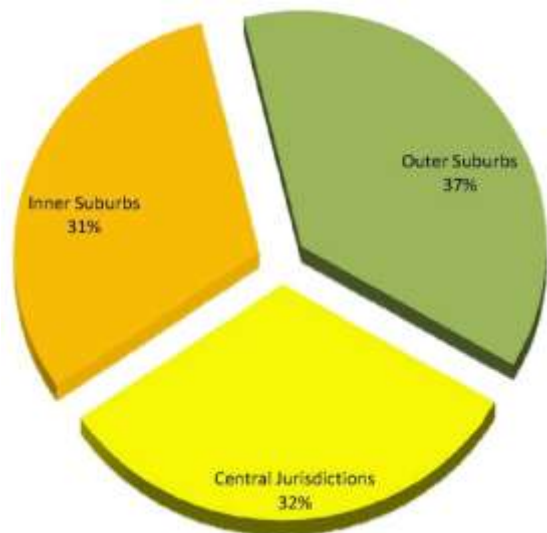
The inner suburbs added 101 projects and over 4.7 million square feet of new space in 2009. These jurisdictions generated 31 percent of the region's commercial construction activity. However, this represents a 70 percent reduction in square footage from 2008.

Outer Suburbs

The Outer Suburbs added 109 new projects totaling more than 5.8 million square feet of additional space. The space developed in these jurisdiction accounted for 37 percent of the region's total development. These jurisdictions only suffered a 33 percent reduction in commercial construction square footage from 2008.

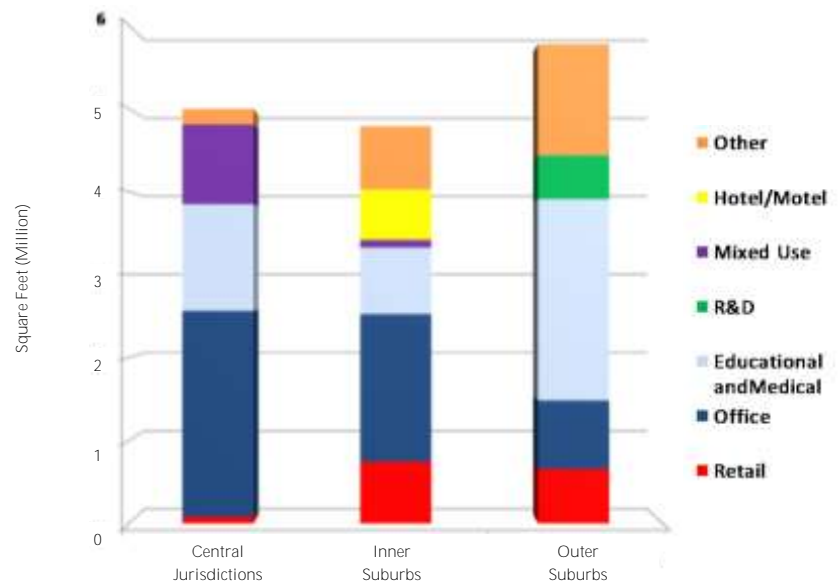


2009 Commercial Construction by Jurisdiction



Commercial Construction Starts, 2009

Total Square Feet by Structure Type and Jurisdiction



Commercial Construction by State

Key Findings

- Virginia produced the most commercial construction by number of projects, square feet, and value.
- The Mark Center in Alexandria was the largest commercial construction project of 2009 at 1.7 million square feet.
- The Cities of Frederick, Bowie, and Alexandria were the only jurisdictions to experience an increase of commercial construction square footage from 2008.
- The District of Columbia and the City of Rockville suffered the greatest declines in commercial construction from 2008, with 83 and 91 percent reductions respectively.

Commercial Construction in the Washington Region 2008-2009 by Jurisdiction

	2009			2008		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District Of Columbia	21	1,655,645	\$492,734,716	35	9,771,919	\$1,239,892,251
Suburban Maryland *						
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Town of Bladensburg*	0	0	\$0	0	0	\$0
subtotal	91	4,706,322	\$1,541,734,816	163	11,306,371	\$2,162,338,879
Northern Virginia						
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Fairfax County	49	2,297,769	\$396,674,285	55	7,418,104	\$1,787,922,980
City of Fairfax	1	25,000	\$2,999,999	1	12,000	\$288,064
City of Falls Church	0	0	\$0	1	43,300	\$20,000,000
Loudoun County	29	1,560,250	\$209,086,673	39	3,618,528	\$477,499,282
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subtotal	138	9,203,998	\$2,317,786,029	204	16,216,112	\$2,947,436,837
Regional total	250	15,565,965	\$4,352,255,561	402	37,294,402	\$6,349,667,787

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

2009 Commercial Construction within Jurisdictions

City of Alexandria

- Nine new commercial construction projects added 2.1 million square feet of new space to the City of Alexandria in 2009.
- The new construction is more than twice the amount produced in each of the previous two years.
- The largest building was the Mark Center / Washington Army Headquarters Building at 1.7 million square feet.
- The Mark Center was also the largest project started in the region during 2009.



2009 Commercial Construction within Jurisdictions

Arlington County

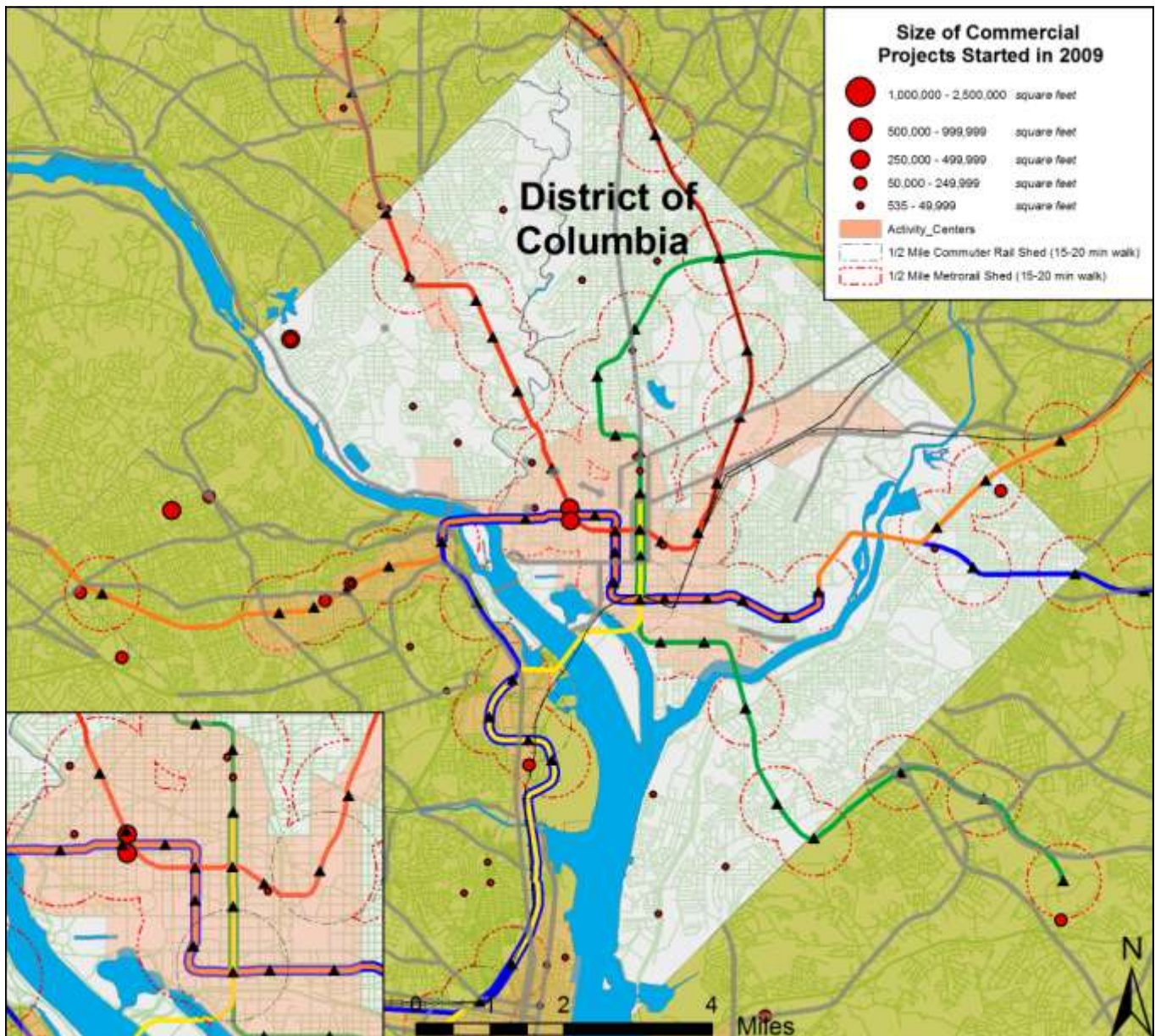
- Ten commercial construction projects added 1.2 million square feet of new space to Arlington County in 2009. This growth represents a slight decline from 2008, but still demonstrates a very significant increase compared to 2007.
- The two largest projects in the county were both educational. The largest was Yorktown High School and the second largest was the George Mason University School of Public Policy.



2009 Commercial Construction within Jurisdictions

District of Columbia

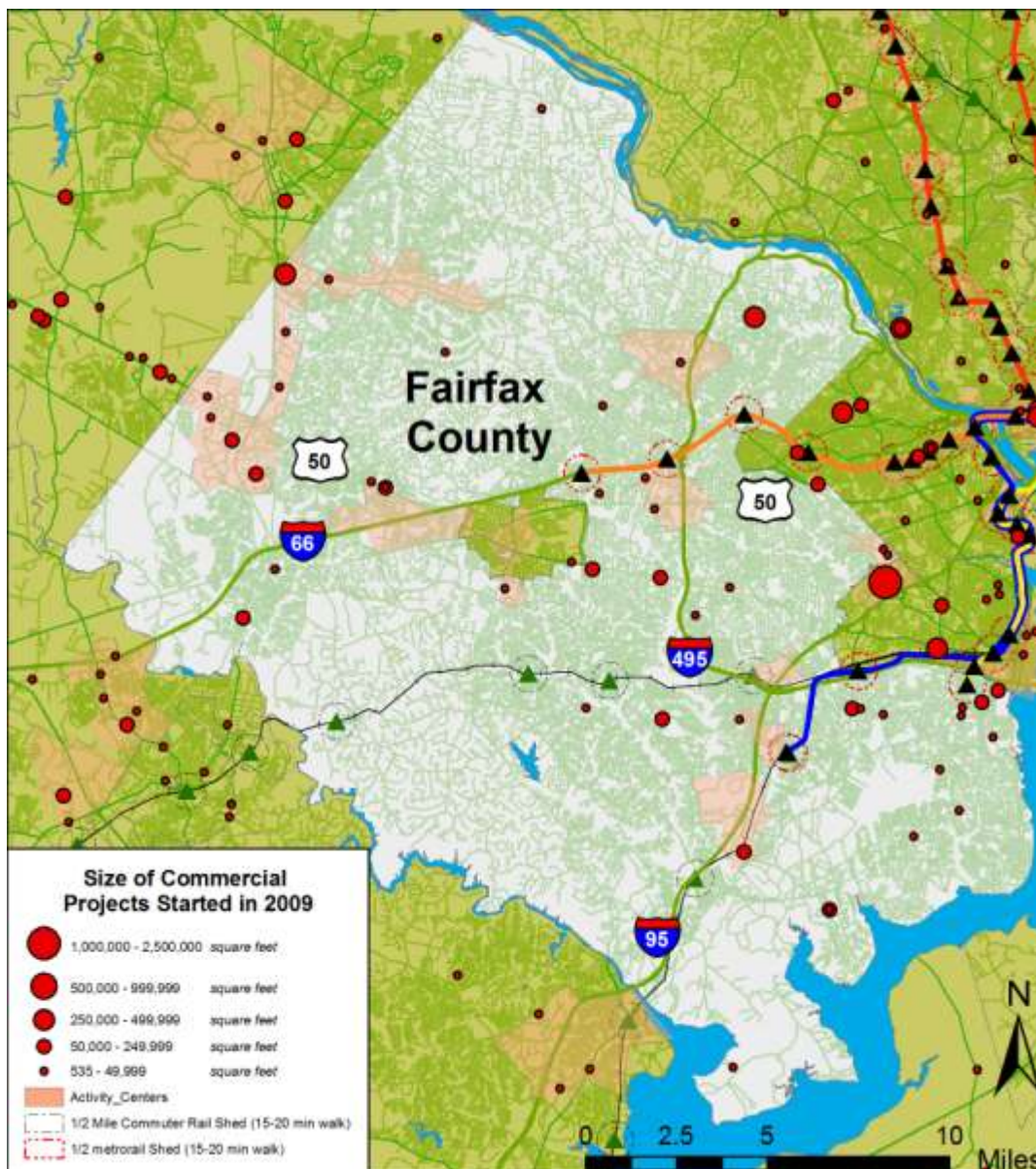
- The District of Columbia added 21 new projects and more than 1.6 million square feet of space in 2009.
- This level of new construction represents a significant decline from 2008 when the District saw more than 9.7 million square feet across 35 projects.
- Mixed use projects declined from 2008 when 8 projects were mixed use totaling 5.6 million square feet to a single 350,000 square foot project.



2009 Commercial Construction within Jurisdictions

Fairfax County

- Fairfax County added 49 new commercial construction projects in 2009 totaling nearly 2.3 million square feet.
- The amount of new construction in Fairfax county decreased by nearly 30 percent from 2008 levels.
- Office construction still represented the largest portion of square footage of space in Fairfax County.
- The largest project in 2009 was Dulles Discovery Phase II at 427,129 square feet. In comparison the largest Fairfax County office project in 2008 was the National Geospatial Intelligence Campus at 2.4 million square feet.



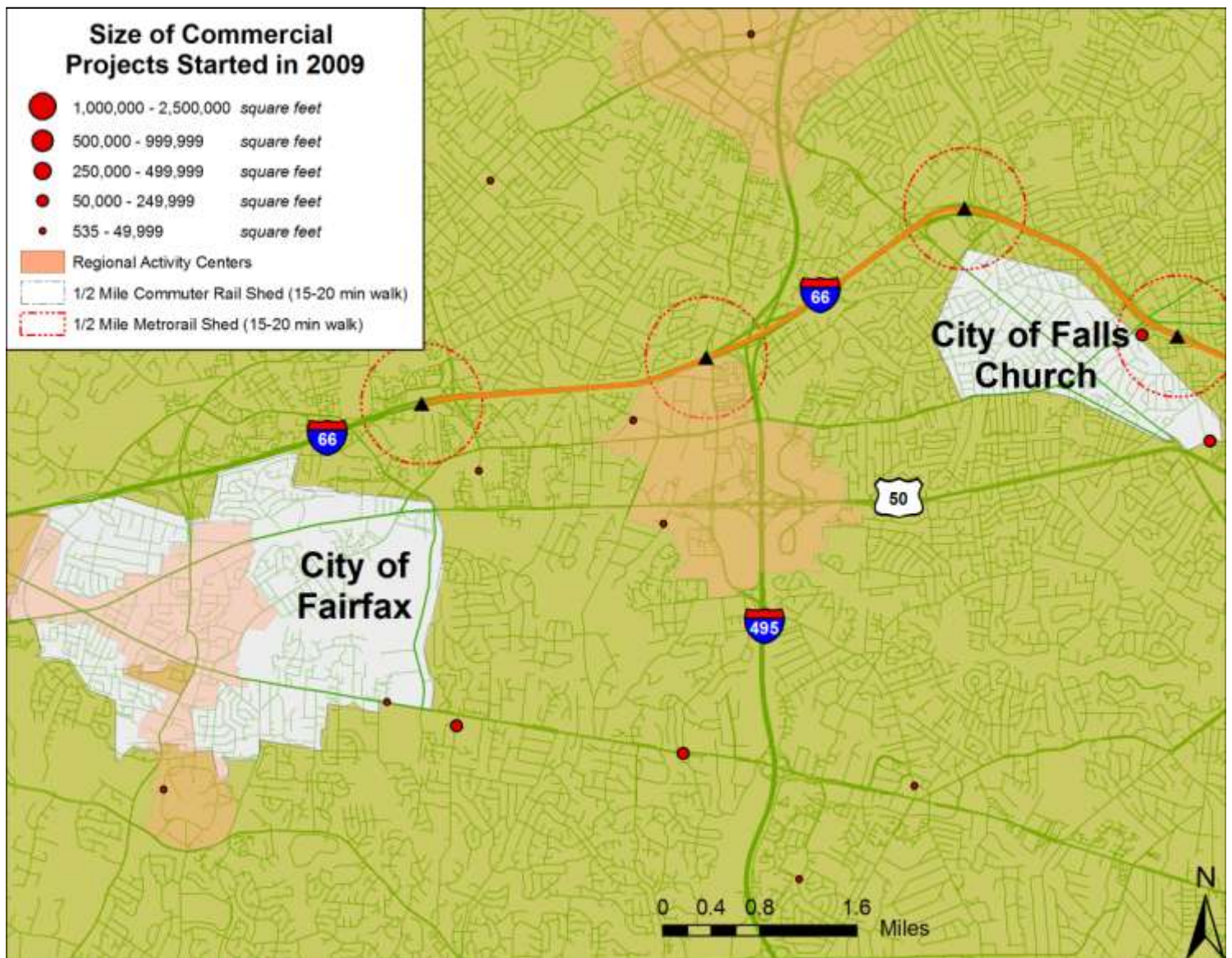
2009 Commercial Construction within Jurisdictions

City of Fairfax

- The City of Fairfax had one project in 2009 which added 10,929 square feet of new space.

City of Falls Church

- There were no major commercial construction projects in 2009 in Falls Church.



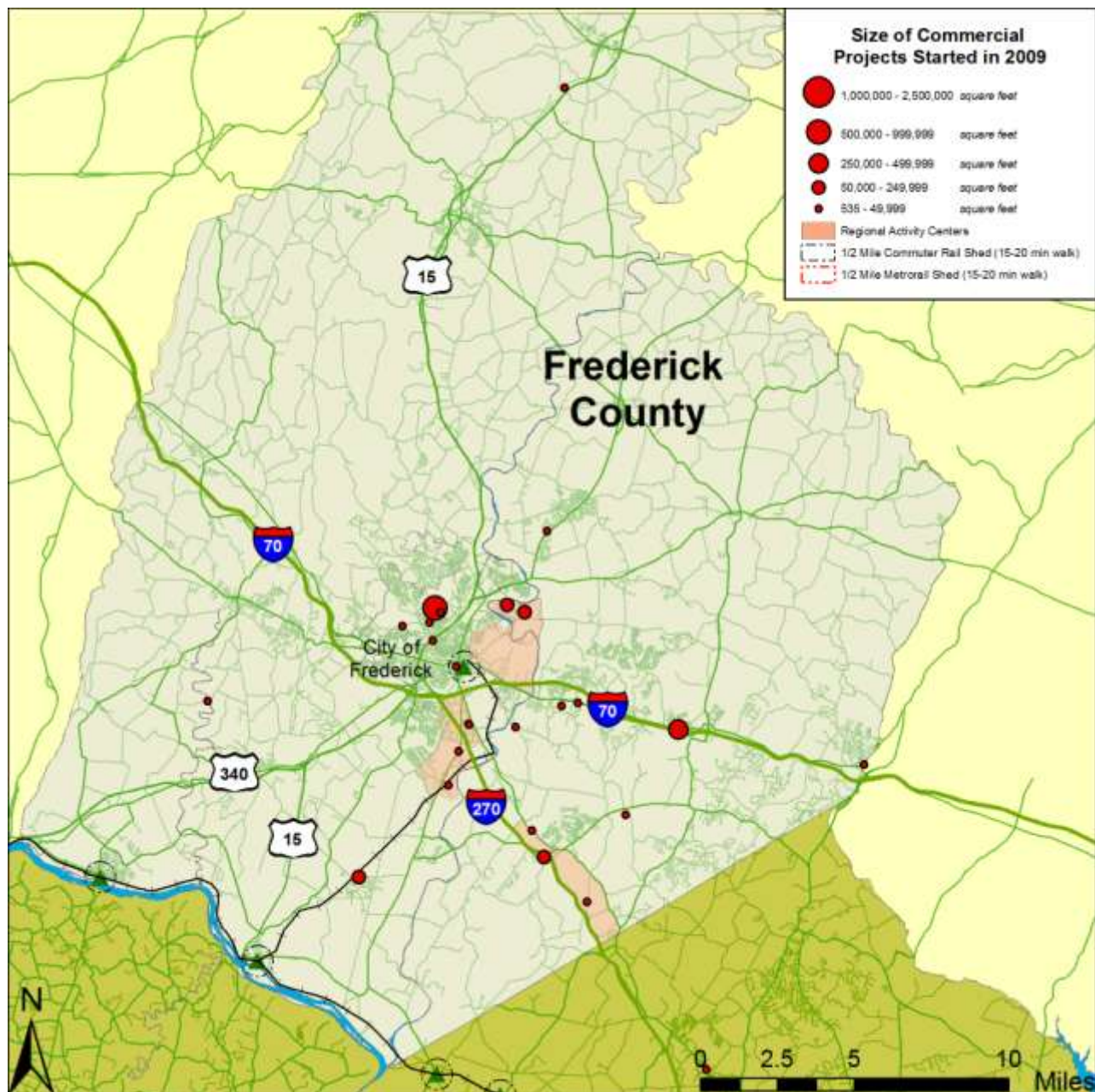
2009 Commercial Construction within Jurisdictions

Frederick County

- Frederick County had 26 new commercial construction projects in 2009 that added more than 1.9 million square feet of new commercial space.

City of Frederick

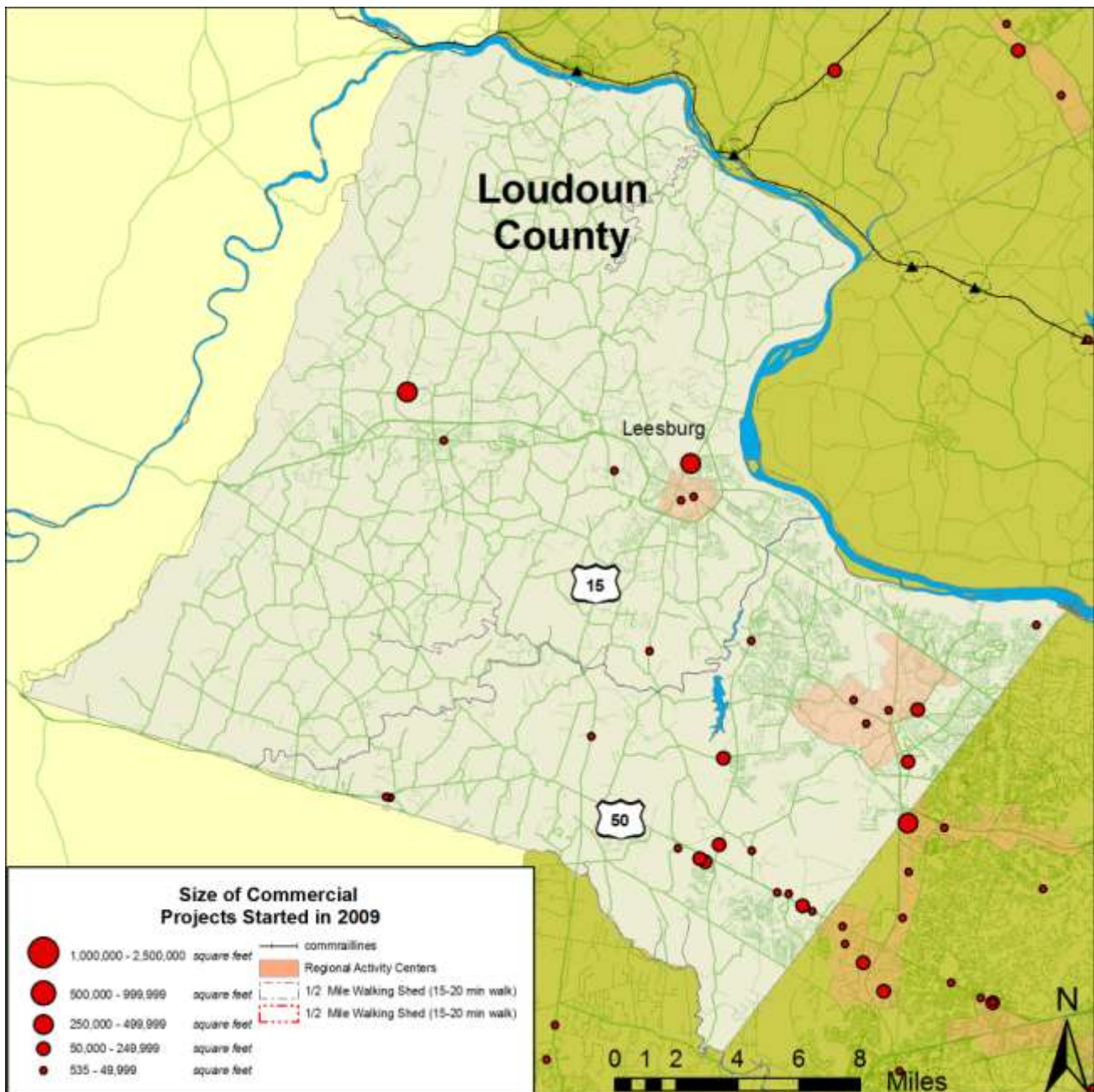
- Of the 26 projects in Frederick County, 15 were in the City of Frederick adding more than 1.4 million square feet of commercial space to the City. Notable projects include an 865,000 square foot addition to the USMRID facility at Fort Detrick which was the largest project in Frederick County, and the 330,000 square foot National Cancer Institute Advanced Technology Building.



2009 Commercial Construction within Jurisdictions

Loudoun County

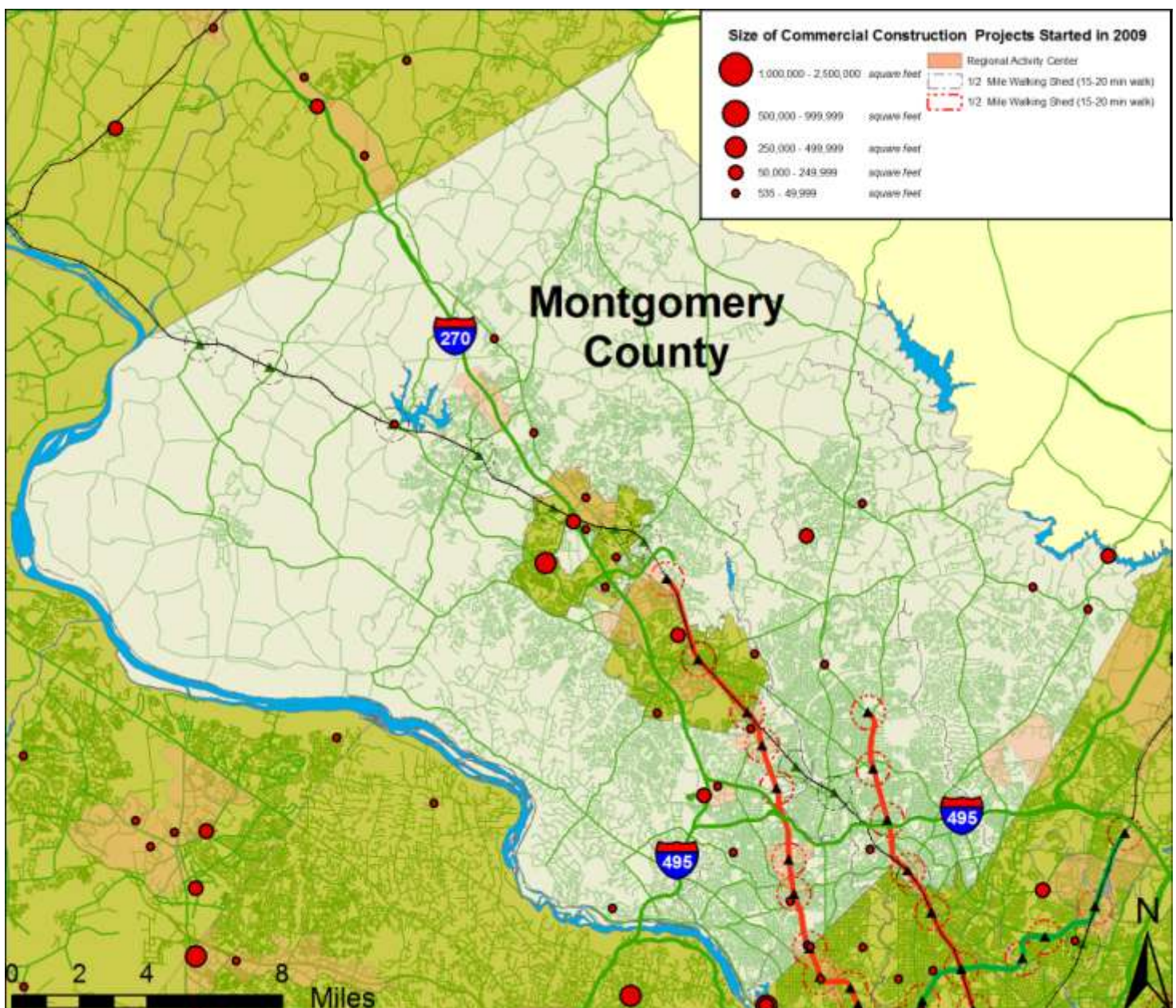
- Loudoun County saw 29 commercial construction projects in 2009 that added more than 1.5 million square feet of new space.
- The two largest projects in the county were Tuscarora High School and Woodgrove High School both of which are more than 270,000 square feet.
- The county saw a 59 percent decline in commercial construction from 2008.



2009 Commercial Construction within Jurisdictions

Montgomery County

- Montgomery County had 28 commercial construction projects in 2009 that added more than 1.9 million square feet of new space. This volume of construction represents a 64 percent decrease from 2008.
- The MedImmune office building was the largest project in 2009 adding more than 390,000 square feet of space with an approximate value of 50 million dollars.



2009 Commercial Construction within Jurisdictions

City of Gaithersburg

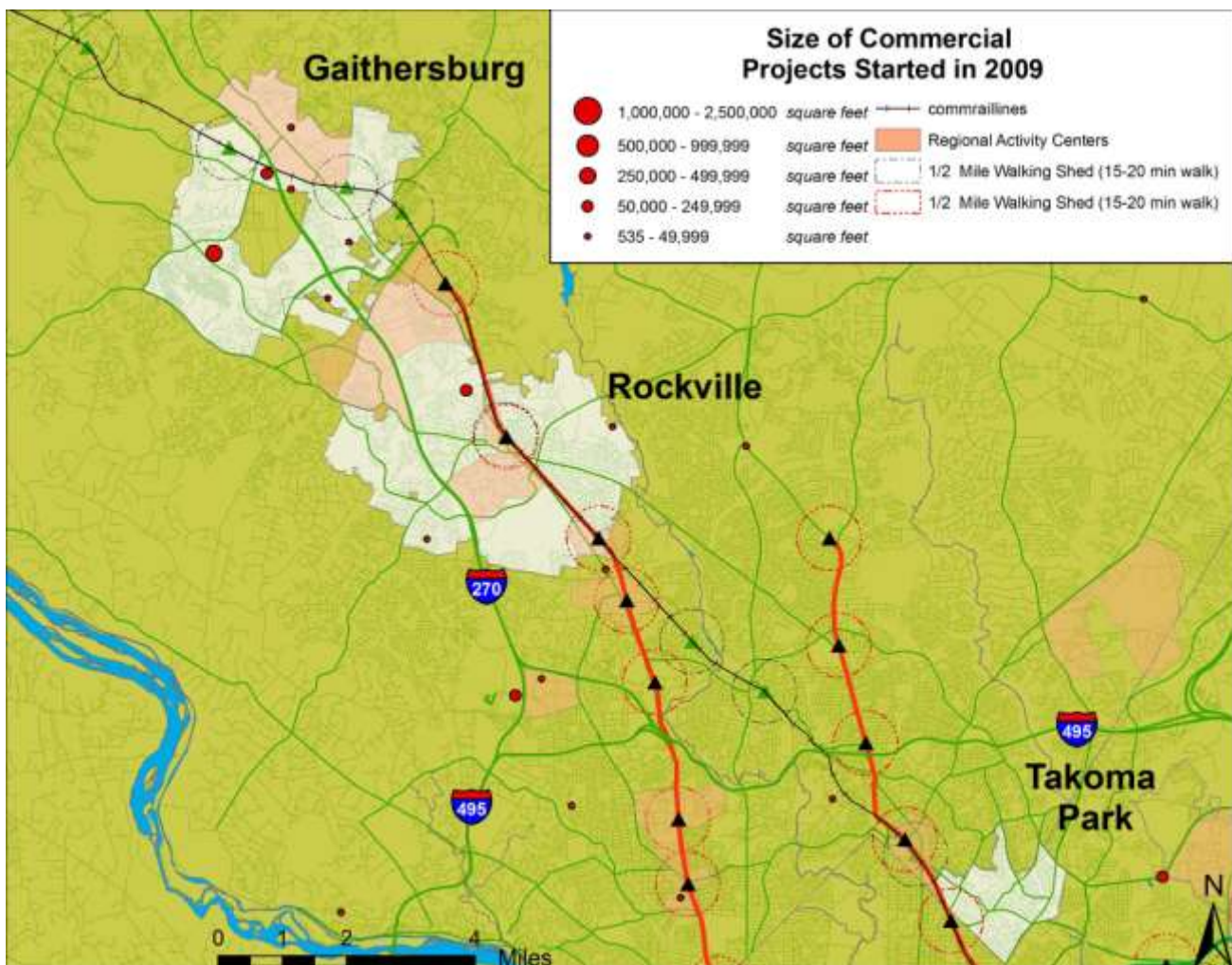
- Five commercial construction projects added 470,026 square feet of space to the City of Gaithersburg in 2009. The largest project was the MedImune Office at more than 390,000 square feet.

City of Rockville

- Five commercial construction projects added more than 171,000 square feet of space to the City of Rockville in 2009. This level of construction represents a nearly 90 percent decline from 2008.
- The largest project was the New Science Center Montgomery College Rockville Campus at more than 130,000 square feet.

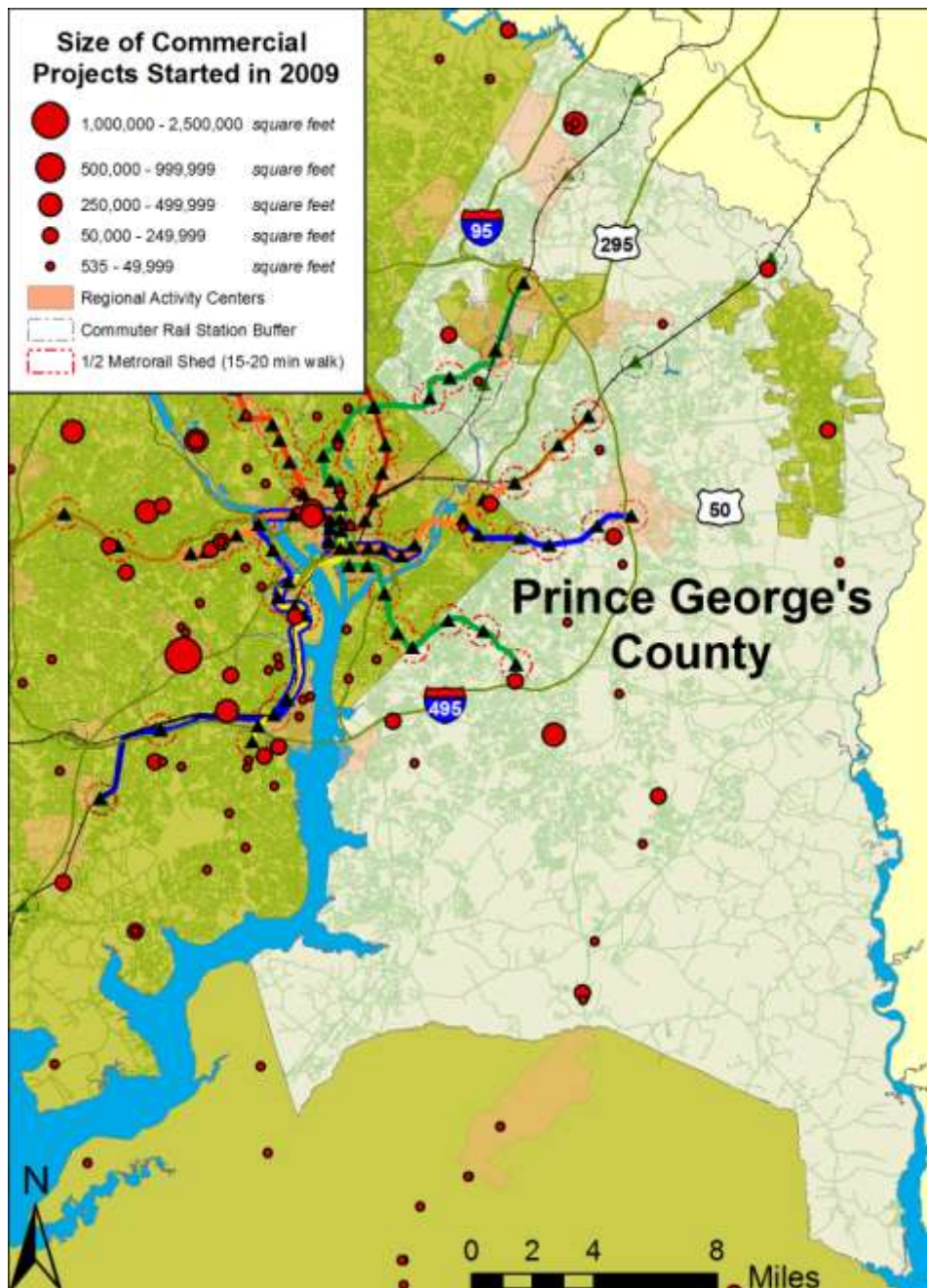
City of Takoma Park

- Takoma Park added no major commercial construction projects in 2009.



Prince George's County

- Prince George's County added 23 new commercial construction projects in 2009 with more than 1.2 million square feet of space, a decrease of 68 percent from 2008.
- The BRAC Relocation Administration Headquarters totaling 390,000 square feet was the largest project in 2009.



2009 Commercial Construction within Jurisdictions

City of Bowie

- Two commercial construction projects were started in the City of Bowie in 2009. They added 202,939 square feet of new space. The largest project was the Fine and Performing Arts Center at Bowie State University

City of College Park

- The Oakland Hall Dormitory at the University of Maryland added 200,000 square feet to the city and was the only commercial construction project in 2009.

City of Greenbelt

- No major commercial construction projects started in the City of Greenbelt in 2009.

Town of Bladensburg

- No major commercial construction projects started in the Town of Bladensburg in 2009.



2009 Commercial Construction within Jurisdictions

Prince William County

- Prince William County added 37 commercial construction projects in 2009 and more than 1.9 million square feet, a decrease of 17 percent from 2008. The largest project was the Military Department of Investigation Agency building at 718,854 square feet.

City of Manassas

- Three commercial construction projects added 57,310 square feet of space.

City of Manassas Park

- No major commercial construction projects started in the City of Manassas Park in 2009.



Commercial Construction within Jurisdictions

	2009			
	Projects	Value	Square Feet	
City of Alexandria	Other	1	\$3,455,354	14,613
	Educational/Medical	2	\$25,667,507	59,313
	Mixed-use	2	\$4,000,000	7,600
	Office	3	\$1,056,000,000	2,015,764
	Retail	1	\$345,000	6,000
	Subtotal	9	\$1,089,467,861	2,103,290
Arlington County	Other	3	\$22,495,034	37,550
	Educational/Medical	3	\$83,556,000	596,502
	Mixed-use	4	\$32,850,000	603,451
	Subtotal	10	\$138,901,034	1,237,503
City of Bowie*	Office	1	\$15,924,760	79,939
	Retail	1	\$34,000,000	123,000
	Subtotal	2	\$49,924,760	202,939
Charles County	Other	1	\$2,500,000	19,800
	Educational/Medical	1	\$1,462,500	6,000
	Office	6	\$7,725,785	59,153
	Retail	4	\$2,275,000	15,512
	Research/Development	2	\$60,574,418	192,600
	Subtotal	14	\$74,537,703	293,065
City of College Park*	Educational and Medical	1	\$79,000,000	200,000
	Subtotal	1	\$79,000,000	200,000
District of Columbia	Other	6	\$42,629,023	135,350
	Educational/Medical	9	\$164,627,996	632,040
	Mixed-use	1	\$49,999,999	350,000
	Office	4	\$225,477,699	465,602
	Retail	1	\$9,999,999	72,653
	Subtotal	21	\$492,734,716	1,655,645
Fairfax County	Other	10	\$63,363,485	442,476
	Educational/Medical	15	\$128,031,806	328,396
	Mixed-use	1	\$13,000,000	83,482
	Office	8	\$135,099,998	763,364
	Retail	11	\$18,678,999	144,775
	Hotel/Motel	3	\$34,999,997	524,347
	Industrial/Retail	1	\$3,500,000	10,929
	Subtotal	49	\$396,674,285	2,297,769
City of Fairfax	Retail	1	\$2,999,999	25,000
	Subtotal	1	\$2,999,999	25,000
Frederick County*	Other	8	\$14,771,927	69,031
	Educational/Medical	6	\$600,993,873	1,059,368
	Office	3	\$5,499,999	71,800
	Retail	8	\$46,227,675	416,522
	Research/Development	1	\$250,000,000	330,000
	Subtotal	26	\$917,493,474	1,946,721

Commercial Construction within Jurisdictions

		2009		
		Projects	Value	Square Feet
City of Frederick*	Other	5	\$4,425,727	30,207
	Educational and Medical	3	\$585,045,025	957,500
	office	1	\$4,140,000	40,000
	Retail	5	\$15,477,677	127,222
	R & D	1	\$250,000,000	330,000
	Subtotal	15	\$859,088,429	1,484,929
City of Gaithersburg*	Educational and Medical	1	\$30,000,000	50,000
	office	4	\$50,882,999	420,026
	Subtotal	5	\$80,882,999	470,026
Loudoun County	Other	9	\$19,630,997	165,396
	Educational/Medical	7	\$151,509,679	844,700
	Office	10	\$31,449,998	478,827
	Retail	3	\$6,495,999	71,327
	Subtotal	29	\$209,086,673	1,560,250
City of Manassas	Other	1	\$8,327,225	33,900
	Retail	2	\$1,600,000	23,410
	Subtotal	3	\$9,927,225	57,310
Montgomery County *	Other	6	\$30,305,872	153,594
	Educational/Medical	5	\$85,522,074	208,369
	Office	9	\$66,552,314	473,706
	Retail	8	\$39,856,626	359,084
	Subtotal	28	\$222,236,886	1,194,753
Prince George's County *	Other	5	\$26,492,000	170,700
	Educational/Medical	4	\$90,149,998	263,728
	Office	9	\$153,374,758	539,435
	Retail	4	\$47,449,998	216,620
	Hotel/Motel	1	\$9,999,999	81,300
	Subtotal	23	\$327,466,753	1,271,783
Prince William County	Other	11	\$339,494,999	1,058,773
	Educational/Medical	5	\$75,718,999	519,348
	Office	11	\$32,549,995	217,327
	Retail	10	\$22,964,959	127,428
	Subtotal	37	\$470,728,952	1,922,876
City of Rockville*	Other	2	\$5,190,372	14,474
	Educational and Medical	1	\$30,000,000	150,946
	Retail	1	\$656,627	6,057
	Subtotal	4	\$35,846,999	822,047
Region	Other	61	\$573,465,916	2,301,183
	Educational/Medical	57	\$1,407,240,432	4,517,764
	Mixed-use	9	\$103,349,999	1,055,462
	Retail	53	\$198,894,254	1,478,331
	Office	63	\$1,713,730,546	5,084,978
	R & D	3	\$310,574,418	522,600
	Hotel/Motel	4	\$44,999,996	605,647
	Total	250	\$4,352,255,561	15,565,965

*Maryland Cities are included in County Totals

** Jurisdictions that did not have Commercial Construction projects that met the parameters of this report are not included in this table

Commercial Construction Indicators Report



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 in the level of commercial construction activity in the region during the previous year. The report provides detail by jurisdiction, structure type, relationship to Metrorail stations and more.

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 include associated parking structures.

In this report, the "Washington region" refers to the areas 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, Takoma Park, and the Town of Bladensburg; and the Virginia suburbs of Arlington, Fairfax, Loudoun, and Prince William Counties, and the Cities of Alexandria, Fairfax, Falls Church, Manassas, and Manassas Park.



Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002-4239

Commercial Construction Definitions:

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 under construction

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

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

Structure Type:

Retail: Any building to be used exclusively for commercial retail 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 offices, hospital, or clinic.

Mixed Use: Any project that combines the use of properties in a large-scale development. These projects are either 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, industrial, or residential space.

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

Square Feet: The total gross square footage of a building. In some projects this figure may include parking. The figure does not include lot acreage.

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.

This report includes data for previous construction. The Revisions incorporate projects noted as under construction in earlier reports that were later dropped or deferred.