COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in 2021 in metropolitan Washington

June 2022

Metropolitan Washington
Council of Governments

COMMERCIAL CONSTRUCTION INDICATORS: 2021 DEVELOPMENT PROJECTS
June 2022

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

CREDITS
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EXECUTIVE SUMMARY

This report describes recent trends in the commercial real estate market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Commercial property records from the CoStar subscription database for buildings completed through the end of 2021 were analyzed to document the number, size, and location of new commercial buildings, as well as describe changes in vacancy rates across the region.

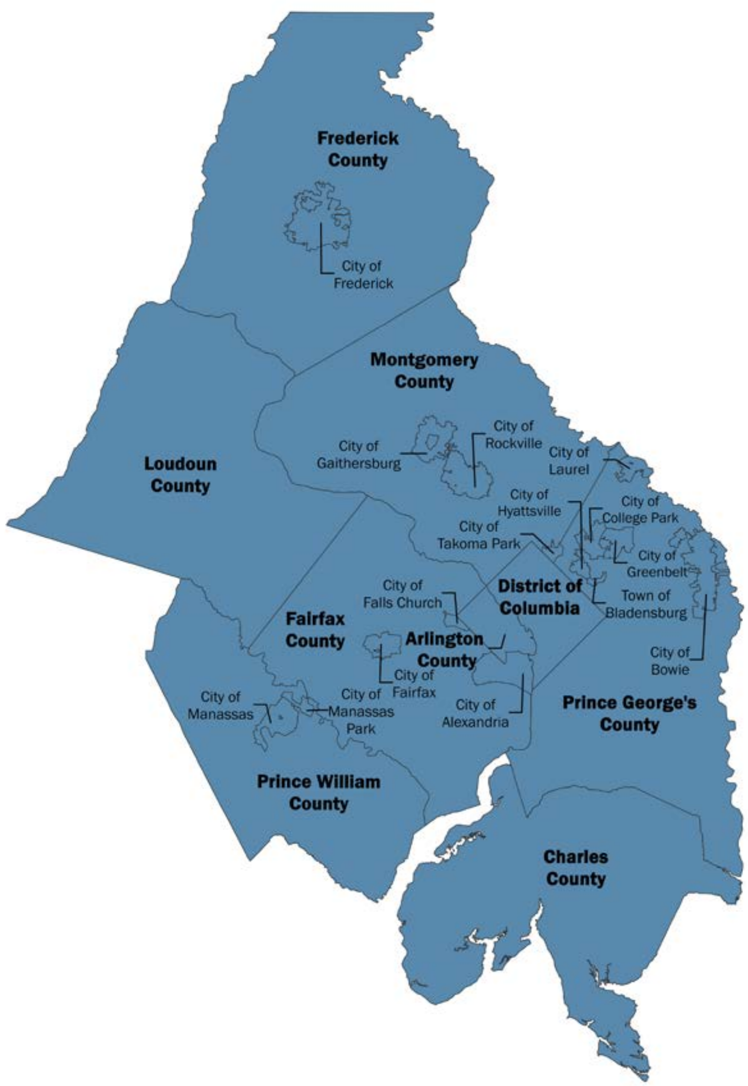
- New construction declined 34 percent from 2020 to 2021. In 2021, 132 new commercial buildings were completed, adding 9.6 million square feet of rentable space to the region.
- The overall regional vacancy rate was 11.3 percent at the end of 2021, the highest rate in six years. From 2009 through 2014, the region had a higher vacancy rate.
- The industrial/flex sector held the greatest share of commercial construction in 2021, creating 37 percent of the region's new space.
- About 25 percent of commercial space built in 2021 was within a High-Capacity Transit Station Area (HCT). These are 225 locations around Metrorail, commuter rail, light rail, bus rapid transit, and streetcar stations that offer opportunities for optimizing connectivity and creating more transit-oriented communities.
- With five new buildings and 598,319 square feet of new space in 2021, the Branch Ave Metrorail Station walkshed in Prince George's County was the fastest growing neighborhood in the region, accounting for about six percent of all regional commercial growth.
- Overall, 51 percent of new space was located within one of the region's 141 Activity Centers. This falls short of the 75 percent target for commercial construction set by the COG Board in the *Region Forward Vision*.

INTRODUCTION

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

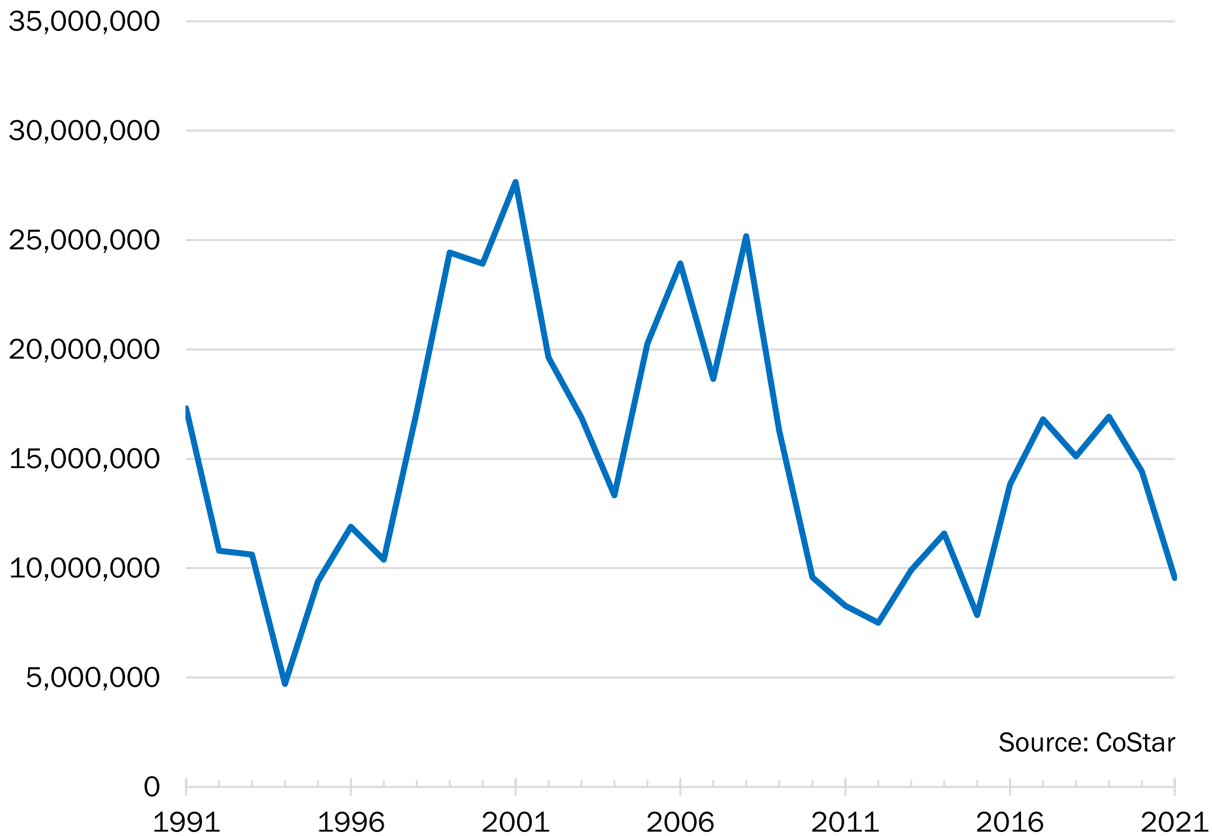
In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, as shown below in Figure 1 below.

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



Commercial construction in the metropolitan Washington region decreased by 34 percent in 2021. Last year, 132 new commercial buildings were completed, with 9.6 million square feet of combined space, a decline of about 4.9 million square feet from 2020.

Figure 2. Square Footage of Completed Commercial Construction, 1991 - 2021



The rate of new construction has declined for two consecutive years but still added more new space in 2021 than at the lowest point after the Great Recession (Figure 2). However, last year's construction total was nearer to that of the post-recession floor of 2012 than the heights of the construction rebound that occurred between 2017 and 2019.

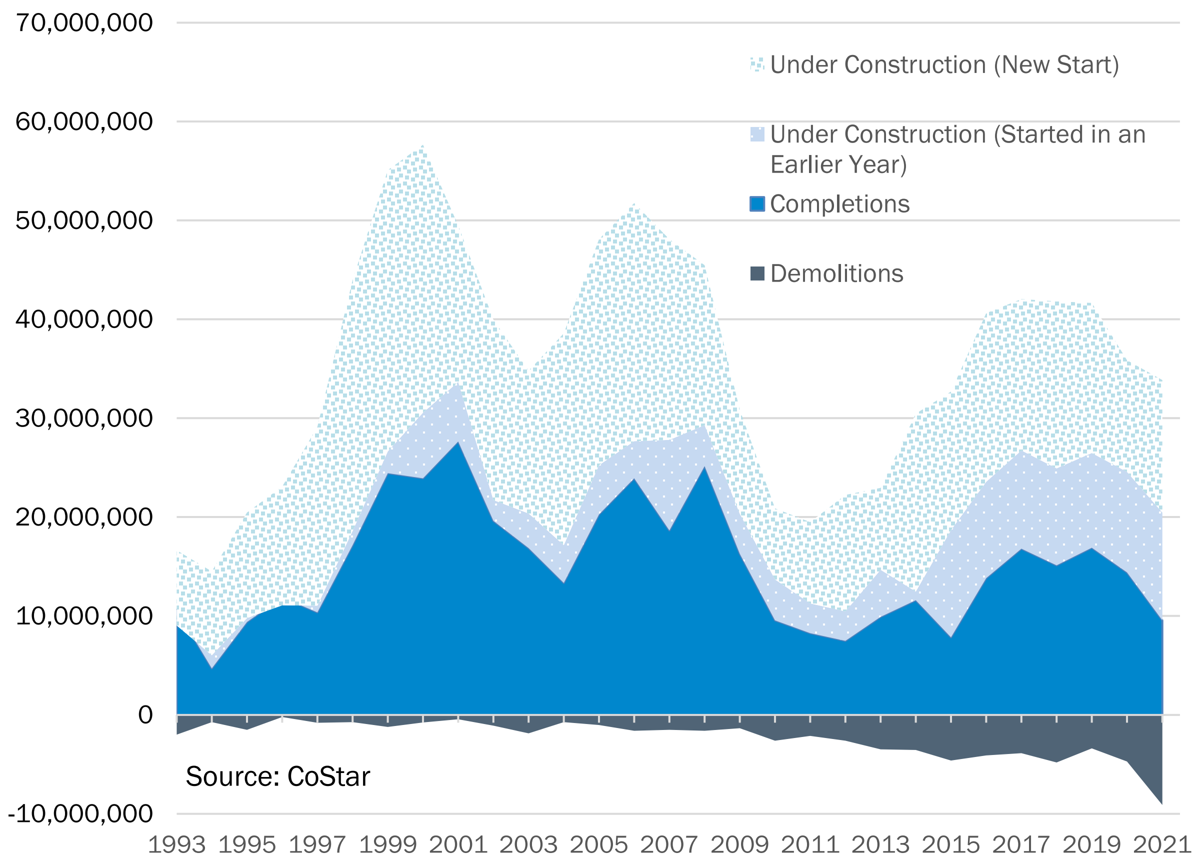
Office and hospitality space have been the most vulnerable to pandemic pressures, while the flex and industrial sectors have proven to be the most immune. Accordingly, regional construction has shifted slightly away from transit station areas and Activity Centers in the region's core and towards COG's outer jurisdictions.

Construction has slowed in the COG region, but the pre-pandemic trends have mostly prevailed—a soft market for new office space and a strong industrial/flex sector lead by data center construction. The hospitality sector has been hit the hardest, with new hotel construction cut in half compared with pre-pandemic levels.

The CoStar database listed a record 9.1 million square feet of commercial space demolitions in 2021, almost equally the total figure for new construction (Figure 3). These “demolished” properties are mostly redeveloped or repurposed older buildings, such as obsolete office or institutional spaces becoming new housing or mixed-use developments. With several high-profile conversion projects nearing completion, CoStar newly listed the past versions of these properties as demolished in 2021—including One Skyline Place in Fairfax County, and the former Walter Reed Army Medical Center, the former Fannie Mae headquarters, and the former US Citizenship and Immigration Services building in the District of Columbia. Just under half of all recent demolitions have occurred in the District of Columbia and more than three-quarters have been office buildings.

Over 13.4 million square feet of new commercial construction was started in 2021, and 10.9 million square feet was already under construction at the end of 2020.

Figure 3. Net Commercial Construction, 1993 - 2021



At the end of 2021, the overall regional vacancy rate for commercial space had risen to 10.3 percent. Vacancy rates remain high compared to both current national trends and historical regional trends, particularly in the office sector. However, other metropolitan areas had higher office vacancy rates at the end of 2021, including Atlanta, Chicago, Dallas, and Houston.[1]

[1] Q1 2022 U.S. Office Figures. CBRE, 2022.

The largest commercial project completed in 2021 was the four-story, 574,767 square foot Citizenship and Immigration Services Headquarters near the Branch Ave Metrorail station in Prince George's County. With five new buildings totaling 598,319 square feet, Branch Ave added more commercial space than any other transit station area.

Altogether, the region's ten largest projects in 2021, shown in Figure 4 below, make up 35 percent of the region's 9.6 million square feet of new commercial space.

Figure 4. Ten Largest Projects by Rentable Building Area in 2021

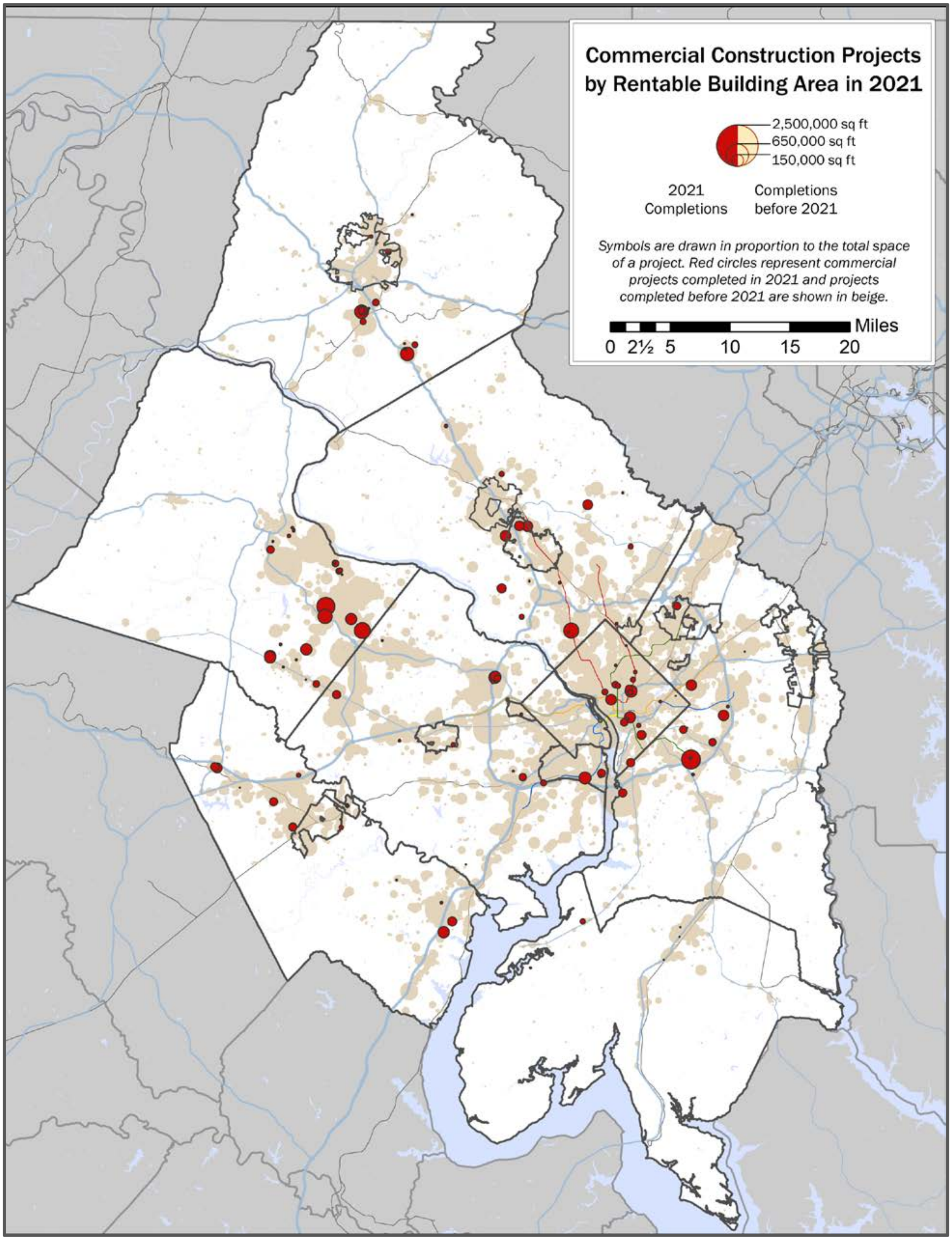
Project Name	Land Use	Street Address	Jurisdiction	Stories	RBA*
US Citizenship and Immigration Services HQ	Office	1 Capital Gateway Dr Camp Springs, MD	Prince George's County	4	574,767
Aligned Ashburn IAD02	Flex (Data Center)	21821 Uunet Dr Ashburn, VA	Loudoun County	3	513,000
22900 Platform Plaza	Flex (Data Center)	22900 Platform Plz Sterling, VA	Loudoun County	1	385,228
The Wilson	Office	7272 Wisconsin Ave Bethesda, MD	Montgomery County	23	362,643
Ashburn-Shellhorn Data Centers DS1	Flex (Data Center)	22291 Shellhorn Rd Ashburn, VA	Loudoun County	1	306,394
Kite Pharma	Industrial (Manufacturing)	Fingerboard Rd Urbana, MD	Frederick County	1	279,000
Building 3 Progress Labs at Center 85	Industrial (Warehouse)	4910 Executive Ct South Frederick, MD	Frederick County	1	276,000
Signal House	Office	1255 Union St NE Washington, DC	District of Columbia	10	236,204
The Watermark Hotel	Hotel	1825 Capital One Dr Tysons, VA	Fairfax County	10	213,265
Carlyle Crossing at Hoffman Town Center	Retail	2404 Mandeville Ln Alexandria, VA	City of Alexandria	2	210,000

*RBA = rentable building area

Source: CoStar

Figure 5 on the following page maps the location of projects completed in 2021. Existing units are shown in beige; new construction, shown in red, is dispersed around the region, with the exception of Fairfax and Arlington Counties, which received less new commercial space than in recent years.

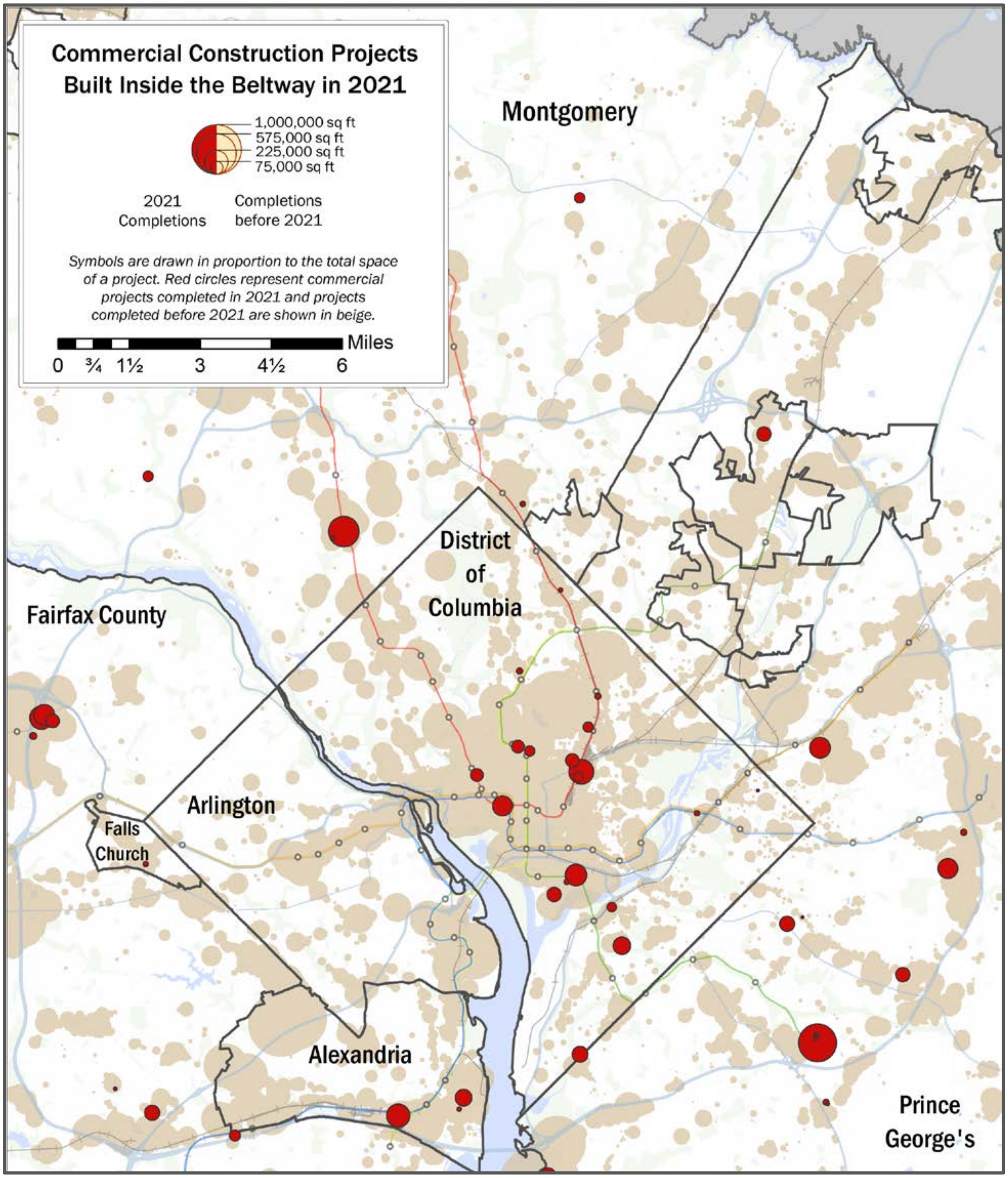
Figure 5



Source: CoStar

Figure 6 below shows construction within the Beltway. About 31 percent of regional construction in 2021 was located inside of I-495; historically, 44 percent of construction has been within the Beltway. About 59 percent of the 3.9 million square feet of space that was constructed inside the Beltway in 2021 was also within a half-mile walk of a Metrorail station, compared with only one percent for new construction outside of the Beltway.

Figure 6



Commercial Construction by State

The District of Columbia added 19 new commercial buildings and 1.3 million square feet of space in 2021, primarily in office buildings (Figure 7). Construction in the District declined by 48 percent when compared to 2021 (Figure 8). The vacancy rate in the District of Columbia was 12.9 percent at the end of 2021.

In 2021, 57 new buildings and 3.8 million square feet of rentable space were added to suburban Maryland jurisdictions (Figure 7). In suburban Maryland, commercial construction decreased by 25 percent from 2020 (Figure 8). At the end of 2021, the Maryland jurisdiction vacancy rate was 8.4 percent.

Northern Virginia jurisdictions added 56 new buildings and 4.5 million square feet of space in 2020, a decrease of 35 percent from 2020. The Virginian COG jurisdictions have led the region in construction for 37 of the last 39 years. The Northern Virginia vacancy rate was about 10.5 percent at the end of 2021.

Figure 7. 2021 Projects by Rentable Building Area

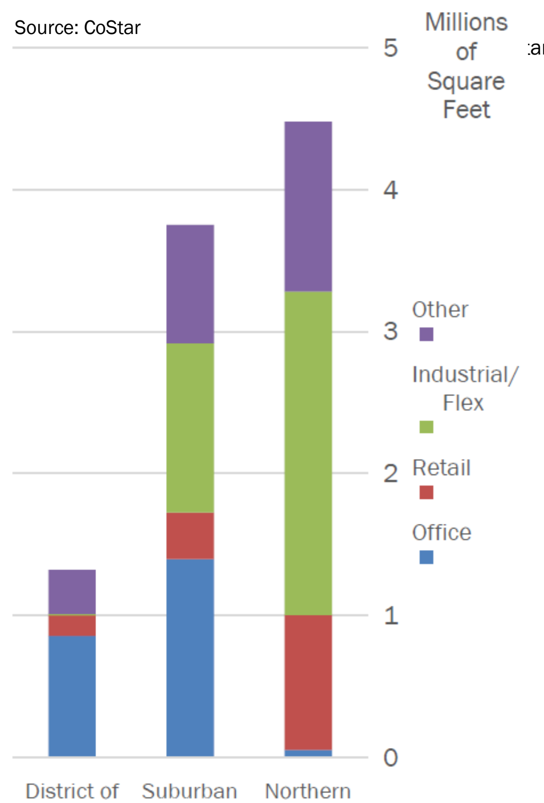
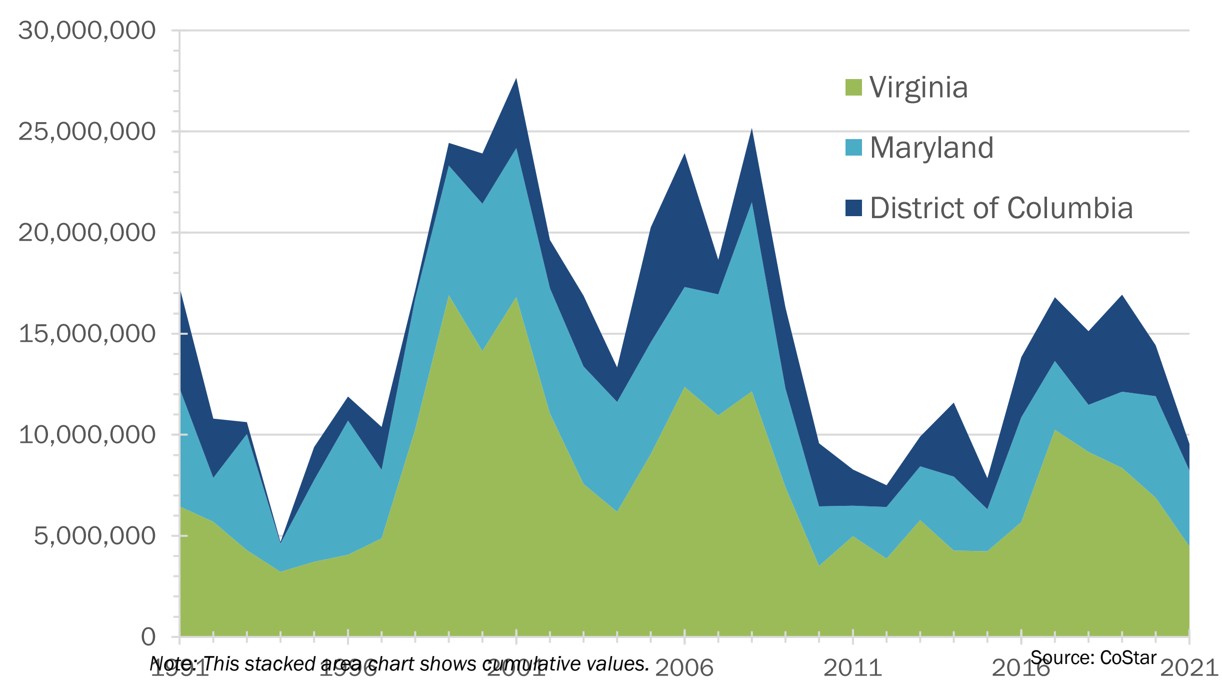


Figure 8. Square Footage of Completed Commercial Construction by State, 1991 - 2021



Commercial Construction by Regional "Ring"

COG groups jurisdictions into three "rings" for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 22 new buildings and 1.7 million square feet of new space in 2021—the lowest combined total for the three Central Jurisdictions in 25 years (Figure 9). Construction in Central Jurisdictions declined by 50 percent from 2020 (Figure 10). At the end of 2021, the vacancy rate for Central Jurisdictions was 13.8 percent.

In 2020, 46 new buildings and 3.4 million square feet of space were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George's Counties, Falls Church, and City of Fairfax (Figure 9). The total square footage of new space decreased by 48 percent from 2021 (Figure 10). The overall vacancy rate for Inner Jurisdictions was 10 percent at the end of 2021.

The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 64 buildings and 4.5 million square feet of space in 2021 (Figure 9). New construction declined by less than one percent from 2020 (Figure 10). At the end of 2021, the vacancy rate for Outer Jurisdictions was 4.9 percent.

Figure 9. 2021 Projects by Rentable Building Area

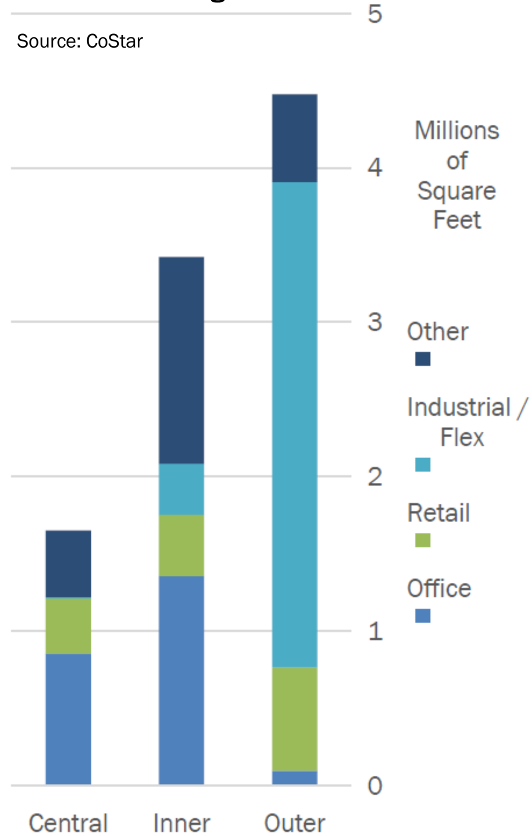
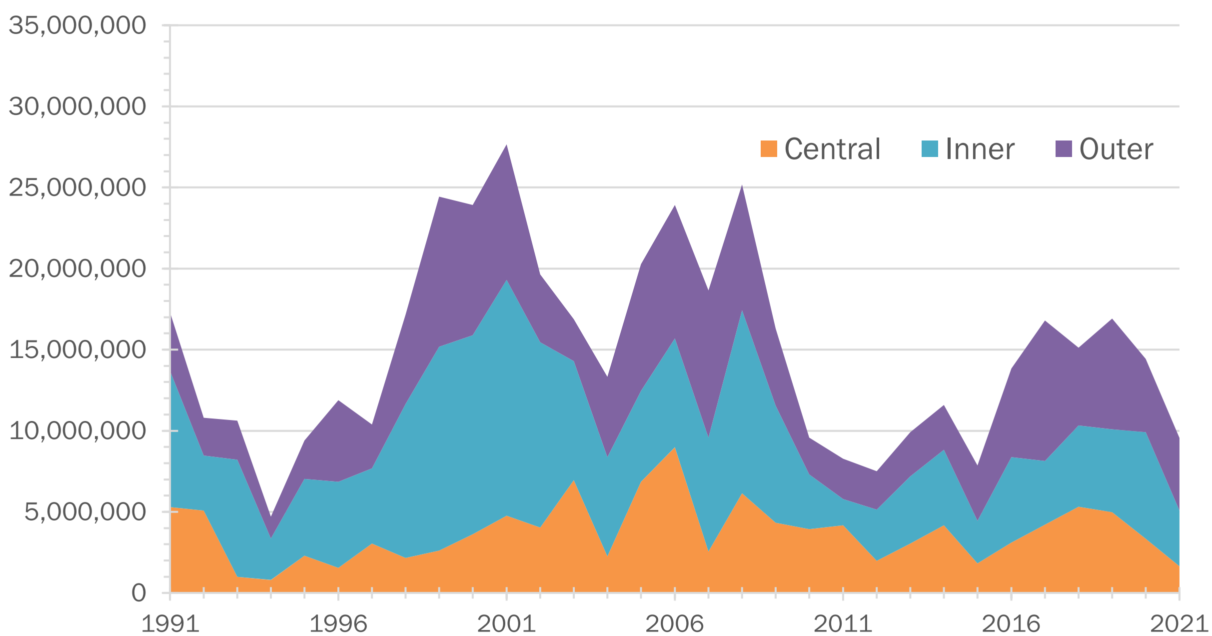


Figure 10. Square Footage of Completed Commercial Construction by Jurisdictional Groups, 1991 - 2021



Note: This stacked area chart shows cumulative values.

Source: CoStar

Commercial Construction by Jurisdiction

Loudoun County led the region in commercial construction, accounting for 26 percent of the region's new commercial space in 2021; over 82 percent of Loudoun's construction came from new data centers. Prince George's County had the second most construction, more than half of which came from new office space. Fairfax County had a significant decline in construction last year. Arlington County added no commercial space for the first time in 70 years and was the only county in the region to have no commercial construction in 2021.

Figure 11. Commercial Construction Totals for Each COG Member Jurisdiction

Jurisdiction	Built Prior to 2021			2021 Completions			Estimated 2021 Year End Vacancy Rate
	Buildings	RBA	Share	Buildings	RBA	Share	
District of Columbia	**7,978**	**259,011,652**	**22.1%**	**19**	**1,320,321**	**13.8%**	**12.9%**
Suburban Maryland Jurisdictions							
Charles	1,239	18,858,136	1.6%	5	64,035	0.7%	7.1%
Frederick	2,757	51,621,817	4.4%	19	1,058,462	11.1%	5.9%
City of Frederick	*1,349*	*21,607,550*	*1.8%*	*3*	*92,680*	*1.0%*	*8.1%*
Rest of County	*1,408*	*30,014,267*	*2.6%*	*16*	*965,782*	*10.1%*	*4.5%*
Montgomery	5,459	168,882,888	14.4%	17	1,304,479	13.7%	11.3%
Gaithersburg	*588*	*18,328,501*	*1.6%*	*1*	*2,500*	*0.0%*	*4.6%*
Rockville	*624*	*23,952,227*	*2.0%*	*2*	*309,966*	*3.2%*	*16.3%*
Takoma Park	*133*	*1,677,823*	*0.1%*	*0*	*0*	*0.0%*	*3.8%*
Rest of County	*4,114*	*124,924,337*	*10.6%*	*14*	*992,013*	*10.4%*	*11.5%*
Prince George's	6,683	157,943,034	13.5%	16	1,325,972	13.9%	6.2%
Bladensburg	*109*	*1,190,614*	*0.1%*	*0*	*0*	*0.0%*	*1.6%*
Bowie	*233*	*6,331,489*	*0.5%*	*0*	*0*	*0.0%*	*9.6%*
College Park	*264*	*5,122,402*	*0.4%*	*1*	*85,000*	*0.9%*	*6.3%*
Greenbelt	*105*	*5,259,485*	*0.4%*	*0*	*0*	*0.0%*	*16.6%*
Hyattsville	*240*	*4,198,002*	*0.4%*	*0*	*0*	*0.0%*	*10.7%*
Laurel	*386*	*5,487,002*	*0.5%*	*0*	*0*	*0.0%*	*5.9%*
Rest of County	*5,346*	*130,354,040*	*11.1%*	*15*	*1,240,972*	*13.0%*	*5.5%*
Maryland subtotal	**16,138**	**397,305,875**	**33.8%**	**57**	**3,752,948**	**39.3%**	**8.4%**
Northern Virginia Jurisdictions							
Alexandria	1,756	41,348,940	3.5%	3	331,300	3.5%	13.6%
Arlington	1,007	62,895,640	5.4%	0	0	0.0%	18.4%
Fairfax	5,304	229,482,542	19.5%	11	750,819	7.9%	12.5%
Fairfax City	504	9,429,442	0.8%	1	30,964	0.3%	7.3%
Falls Church	270	4,074,789	0.3%	1	12,000	0.1%	5.6%
Loudoun	2,504	96,360,763	8.2%	25	2,439,133	25.5%	4.6%
Manassas City	641	10,354,738	0.9%	1	1,500	0.0%	4.2%
Manassas Park	124	2,219,128	0.2%	3	55,200	0.6%	1.9%
Prince William	2,416	61,466,603	5.2%	11	858,392	9.0%	4.6%
Virginia subtotal	**14,526**	**517,632,585**	**44.1%**	**56**	**4,479,308**	**46.9%**	**10.5%**
COG Region Total	**38,642**	**1,173,950,112**	**100.0%**	**132**	**9,552,577**	**100.0%**	**10.3%**

Source: CoStar

Metrorail Station Walksheds

In 2021, 18 of the Washington Metropolitan Area Transit Authority's (WMATA) 91 Metrorail stations had at least one commercial construction project built within a half-mile walk from a station entrance, with 2.3 million square feet in 21 buildings (some projects were near more than one Metrorail station). New office space accounted for two-thirds of all new construction built in a Metrorail walkshed.

Located near the Branch Ave Metrorail station, the new headquarters for the US Citizenship and Immigration Service was the largest project built in 2021. (1 Capital Gateway Dr / CoStar)

Construction in station areas declined 56 percent from 2020. The share of total regional construction within a Metro station walkshed fell from 36 percent in 2020 to 24 percent in 2021.

The Branch Ave Metrorail station walkshed had the most construction in 2021 with 598,319 square feet of space from five buildings. The vacancy rate for buildings within a Metrorail walkshed was 14.6 percent at the end of 2021.

Activity Centers and High-Capacity Transit Station Walksheds

Activity Centers are locations that will accommodate the majority of the region's future growth. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. In 2013, the COG Board of Directors approved 141 Activity Centers for the region[2].

From 2020 to 2021, construction within Activity Centers declined by 50 percent. The Ashburn Station Activity Center had the most construction in 2021, from the three-story, 513,000 square-foot Aligned Ashburn IAD02 data center. The Branch Ave Metrorail station had significant construction in 2021, but the buildings were located just outside of the analysis boundary of the Branch Ave Activity Center.

COG's *Region Forward Vision* set a target for at least 75 percent of new commercial construction to be located within Activity Centers. In 2021, 51 percent of new construction was within an Activity Center. Since the *Region Forward Vision* was approved by the COG Board in 2010, 66 percent of commercial construction has been inside Activity Centers. The target was last met in 2012.

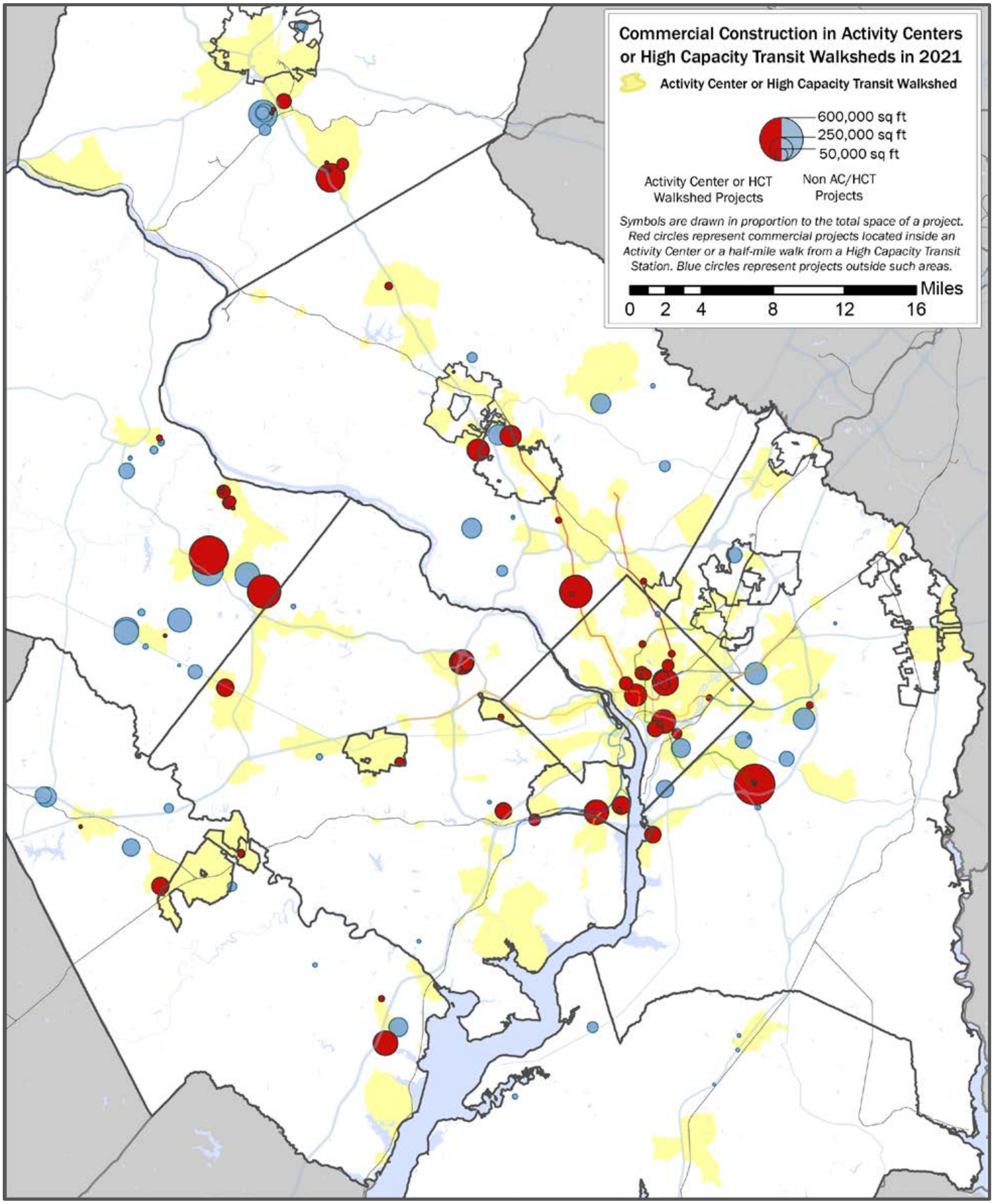
The Transportation Planning Board has identified 225 High-Capacity Transit Station Areas (HCTs) in the region—locations around Metrorail, commuter rail, light rail, bus rapid transit, and streetcar stations.[3] These areas offer opportunities for greater connectivity and creating more transit-oriented communities.

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

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

Last year, 25 percent of new commercial construction was located within an HCT. The 71 new projects completed within either an Activity Center or HCT are shown in Figure 12 below.

Figure 12



Source: CoStar, COG

Construction by Structure Type

The industrial and flex sectors had the most construction in 2021 and has increased its share of total regional construction over the past ten years. A significant part of the growth has come from data center space in Loudoun County.

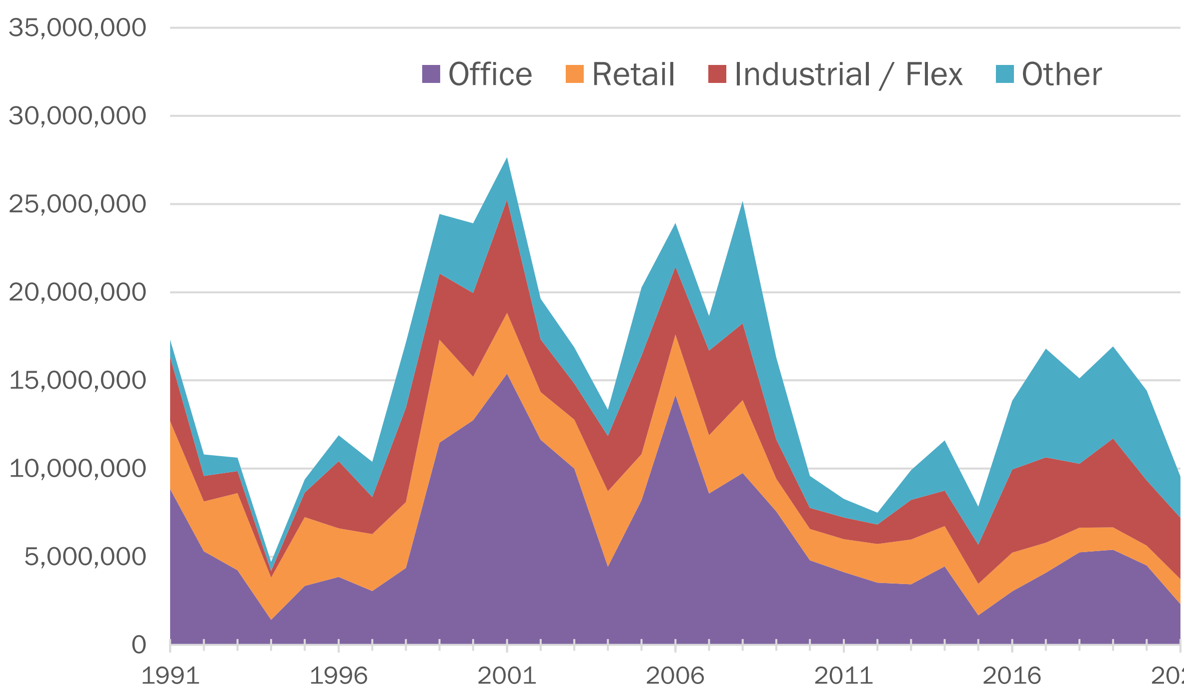
Office and retail construction have declined over that time but both segments have continued to deliver new space. Prior to 2020, the hospitality sector was one of the region's fastest growing, but it has been hit harder by the pandemic than any other sector with only half the total space completed in 2020 and 2021 as in the previous two years.

Figure 13. Table of Construction by Structure Type

Structure Type	Prior to 2021			2021		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share
Office	10,444	494,819,192	42.1%	17	2,307,937	24.2%
Retail	17,522	230,718,044	19.7%	67	1,421,817	14.9%
Industrial / Flex	6,596	243,833,604	20.8%	21	3,482,944	36.5%
Healthcare	370	34,900,309	3.0%	8	846,966	8.9%
Hospitality	678	77,083,866	6.6%	7	470,610	4.9%
Other	3,032	92,595,097	7.9%	12	1,022,303	10.7%
Total	38,642	1,173,950,112	100.0%	132	9,552,577	100.0%

Source: CoStar

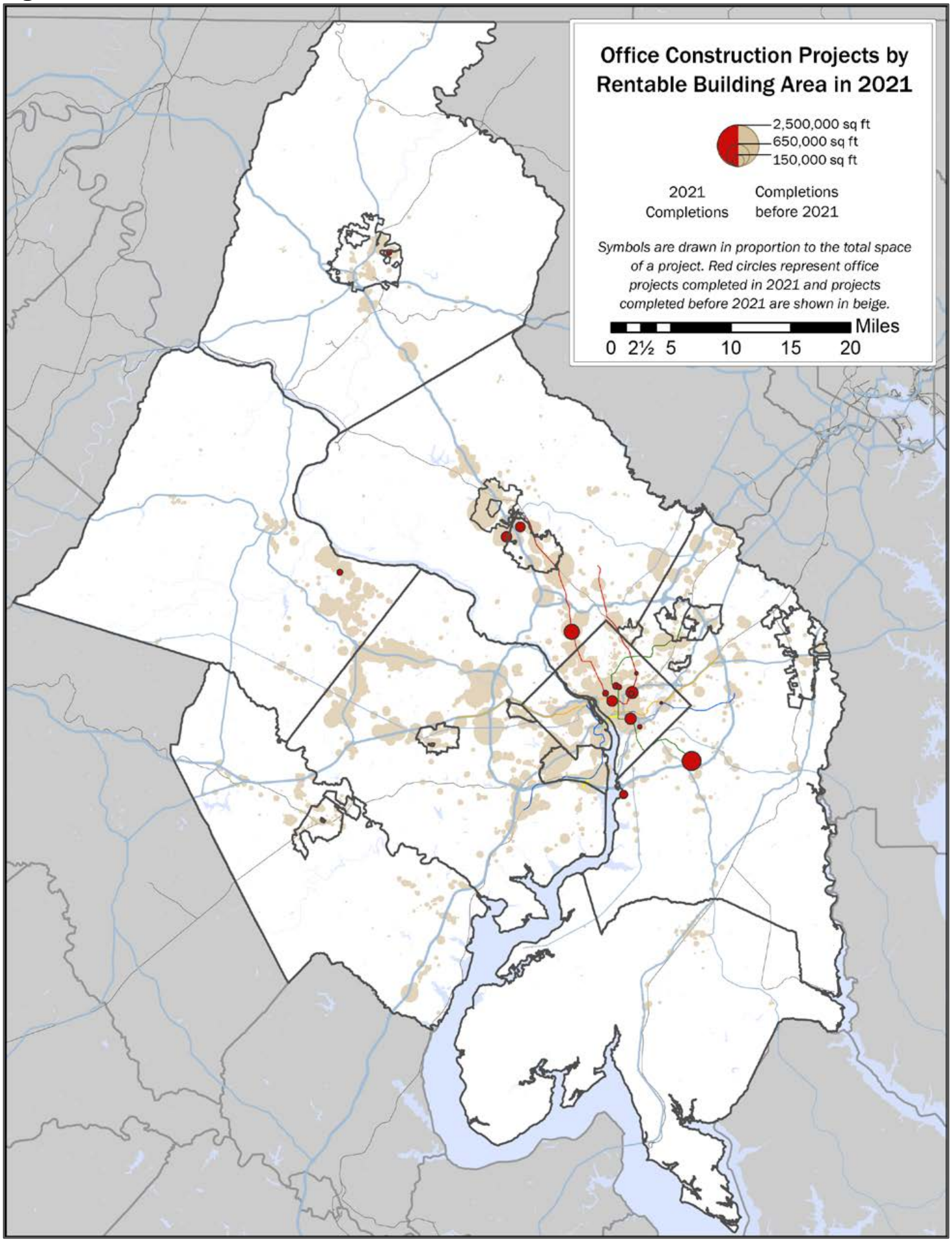
Figure 14. Square Footage of Completed Commercial Construction by Structure Type, 1991 - 2021



Source: CoStar

Note: This stacked area chart shows cumulative values.

Figure 15



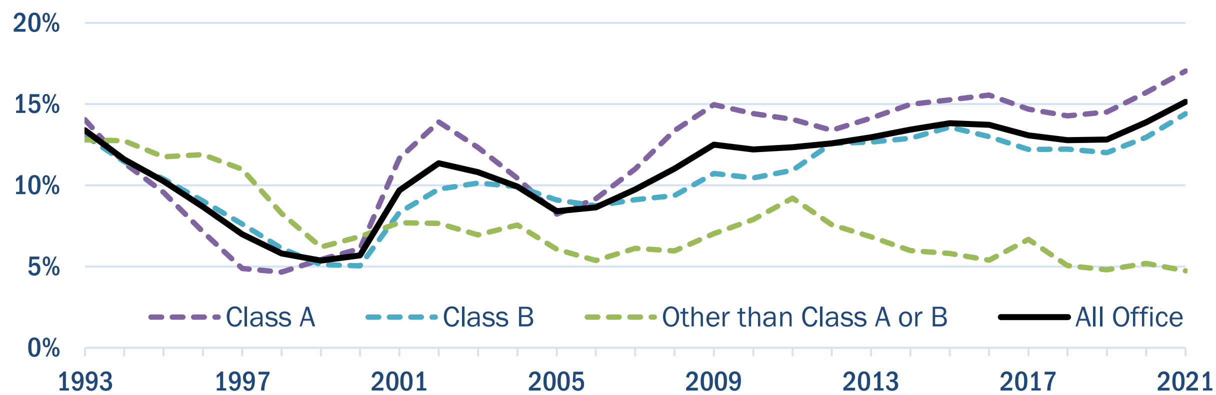
Source: CoStar

Office Construction

Construction of new office space fell for the third consecutive year, declining 49 percent from 2020 to 2021. Seventeen new office projects were completed in 2021, with a combined total of 2.3 million new square feet. The four-story, 574,767 square foot headquarters for the Citizenship and Immigration Services in Camp Springs, Prince George's County was the largest office project.

Figure 15 on the previous page shows 2021 office projects. Maryland jurisdictions accounted for 61 percent of new office space; the 1.4 million square feet of new office space from six buildings was the most office construction in the state since 2012. Two-thirds of the new suburban Maryland office space was sited within a half-mile walk of a Metro station.

Figure 16. Office Vacancy Rate in the COG Region, 1993 - 2021

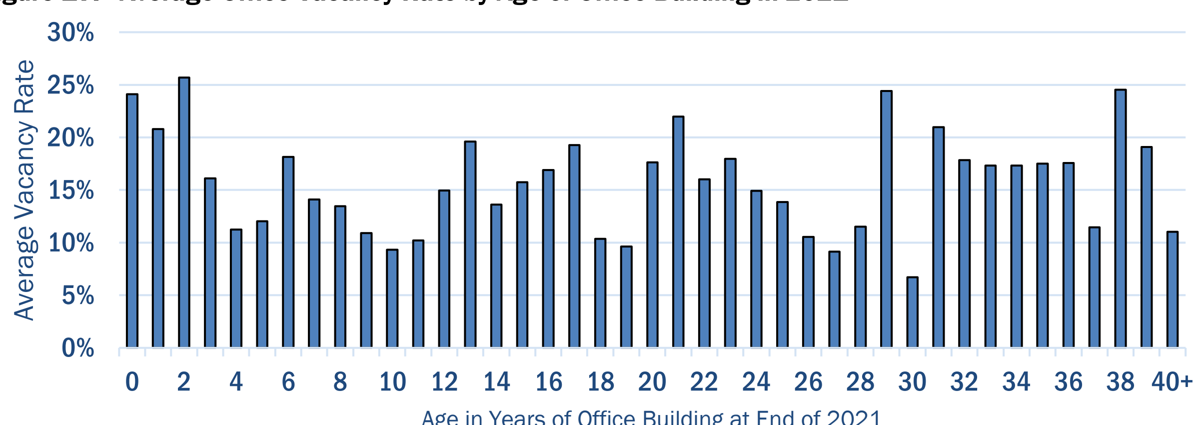


Source: CoStar

The region's already high office vacancy rate has increased modestly during the pandemic, as have rates across the country. The regional average vacancy rate for office space was 15.2 percent at the end of 2021, the highest recorded office vacancy for the region in the CoStar database (Figure 16). The City of Rockville (21.7%) and Arlington County (20.9%) had the highest office vacancy.

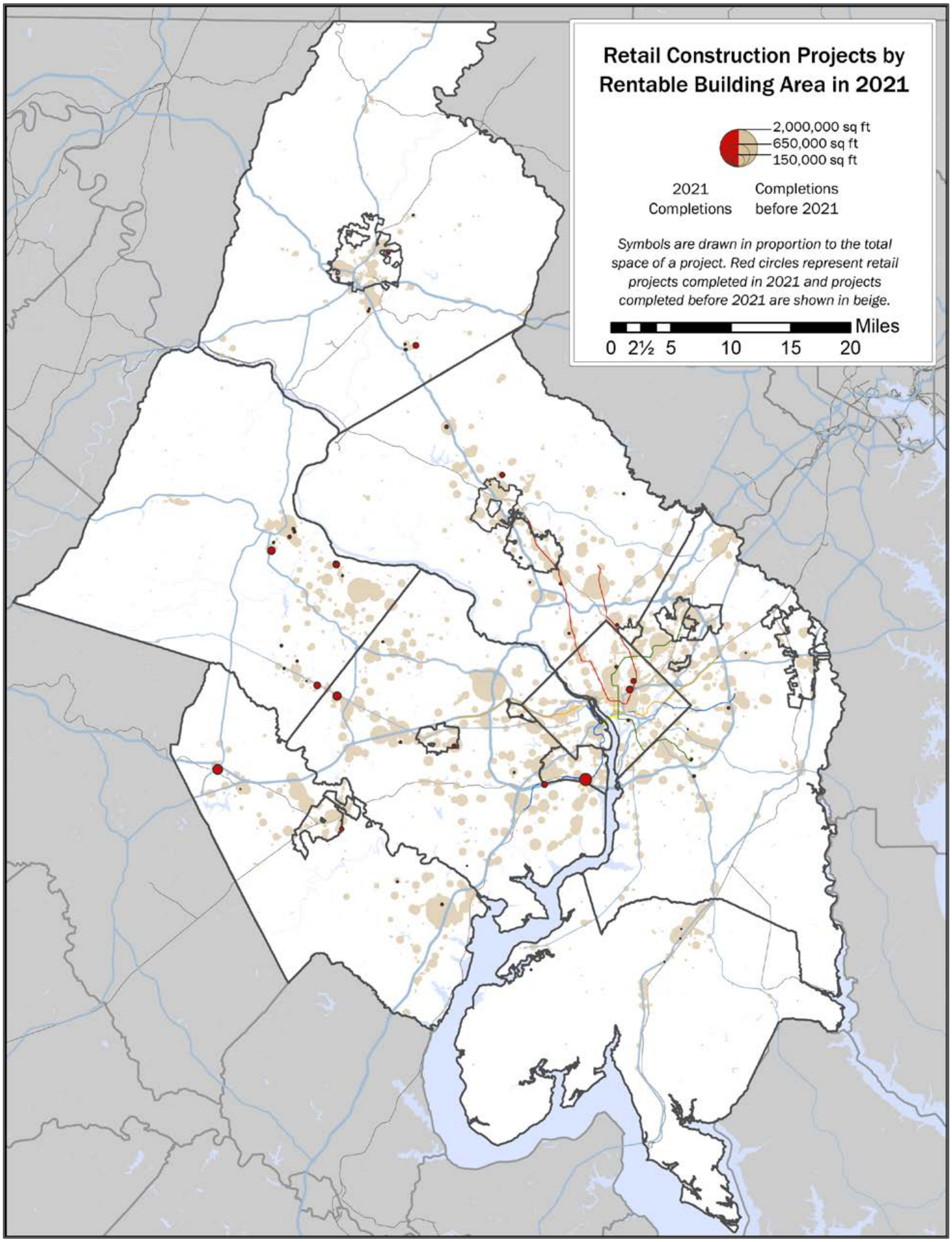
Vacancy has been highest in Northern Virginia and in buildings near Metrorail stations. Newer buildings have higher vacancy rates than older buildings, but the gap between newer and older buildings has narrowed in the past few years. (Figure 17).

Figure 17. Average Office Vacancy Rate by Age of Office Building in 2021



Source: CoStar

Figure 18



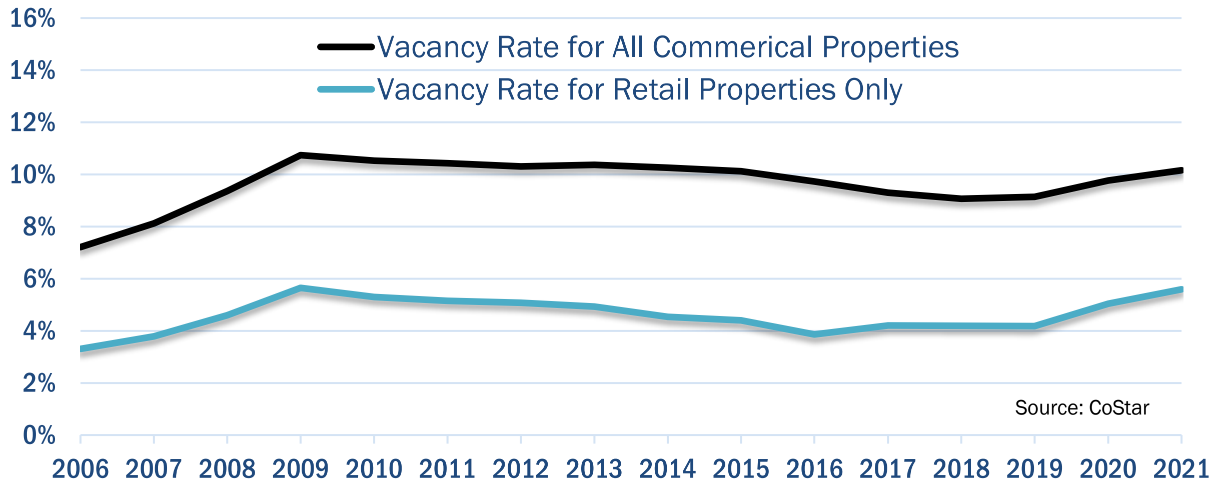
Source: CoStar

Retail Construction

Stand-alone retail construction grew by 26 percent from 2020 to 2021. Sixty-seven new retail projects were completed in 2021 with a combined total of 1,421,817 square feet. The largest project was the 210,000 square foot retail component of the Carlyle Crossing at Hoffman Town Center— a mixed-use, multi-family project in Alexandria, Virginia.

All major counties, excepting Arlington, had at least one new retail building in 2021. Outer jurisdictions accounted for 47 percent of stand-alone retail construction while only 22 percent of new stand-alone retail space was within a half-mile walk of a Metrorail station.

Figure 19. Retail Vacancy Rate in COG Region, 2006 - 2021



The overall regional vacancy rate for retail space was 5.2 percent at the end of 2021. New retail space has a significantly higher rate of vacancy than existing space (Figure 20), and it takes two to three years for the average new retail building to fall to that of the regional retail vacancy rate.

Figure 20. Average Retail Vacancy Rate by Age of Retail Building in 2021

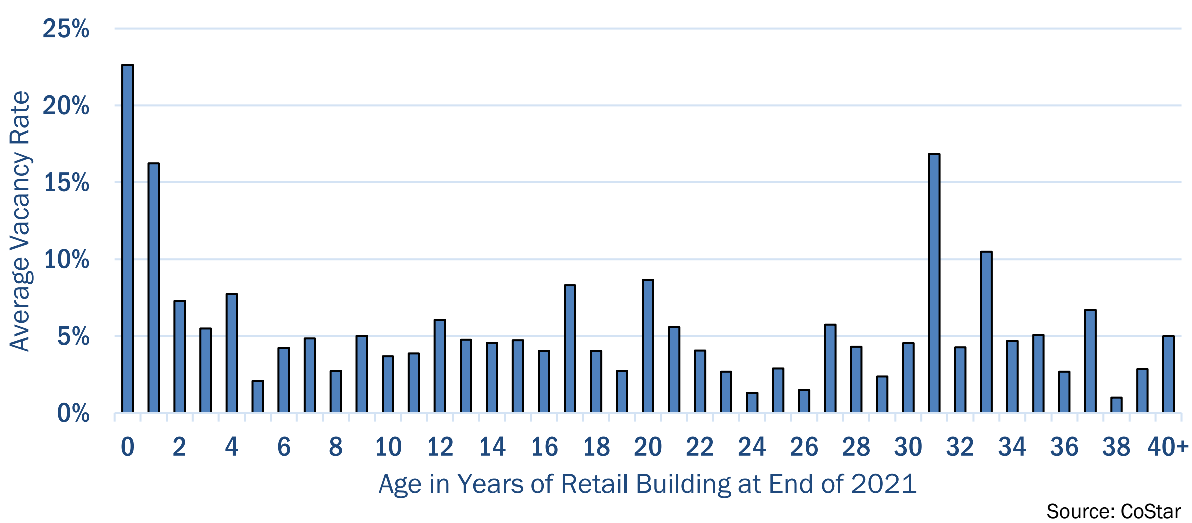
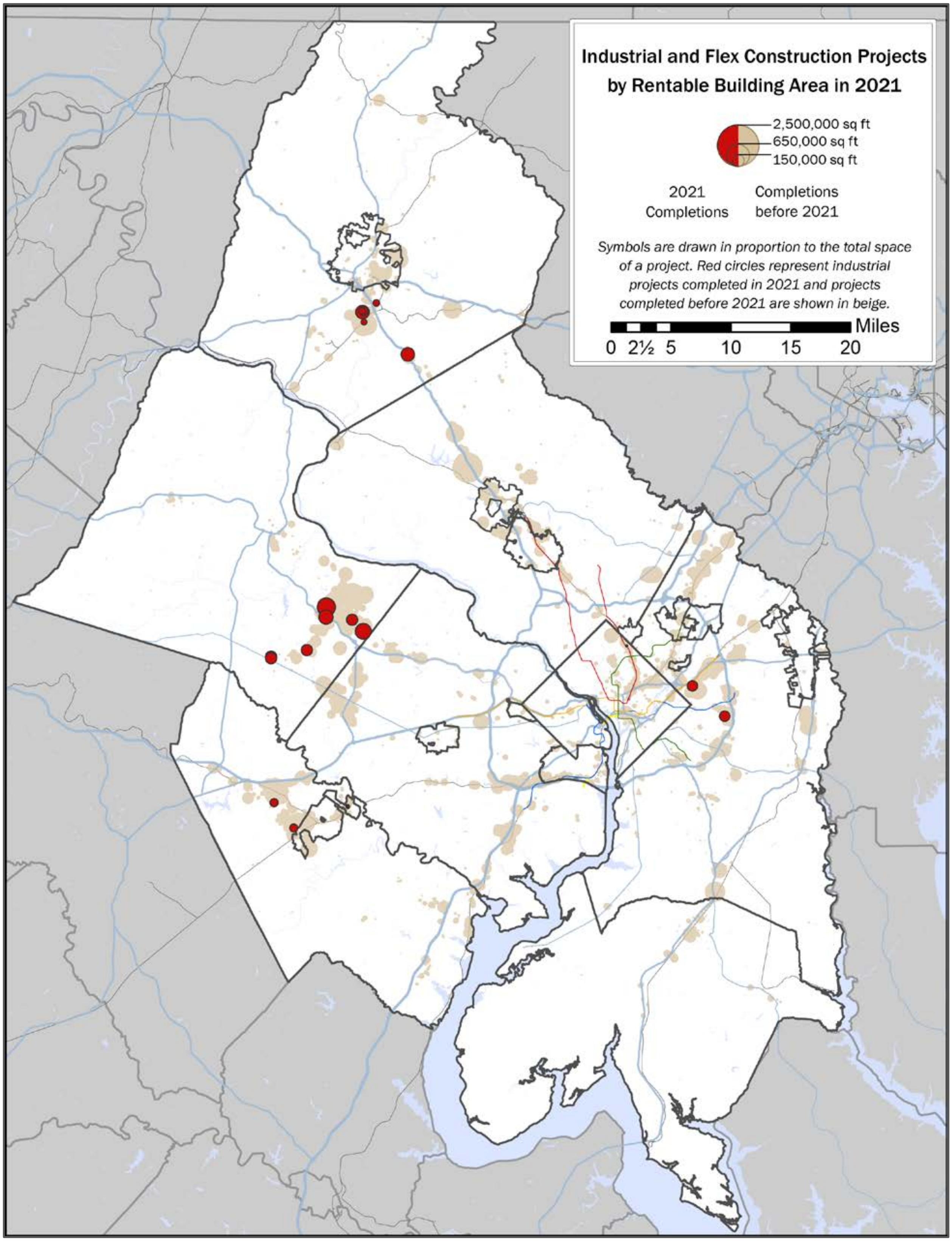


Figure 21

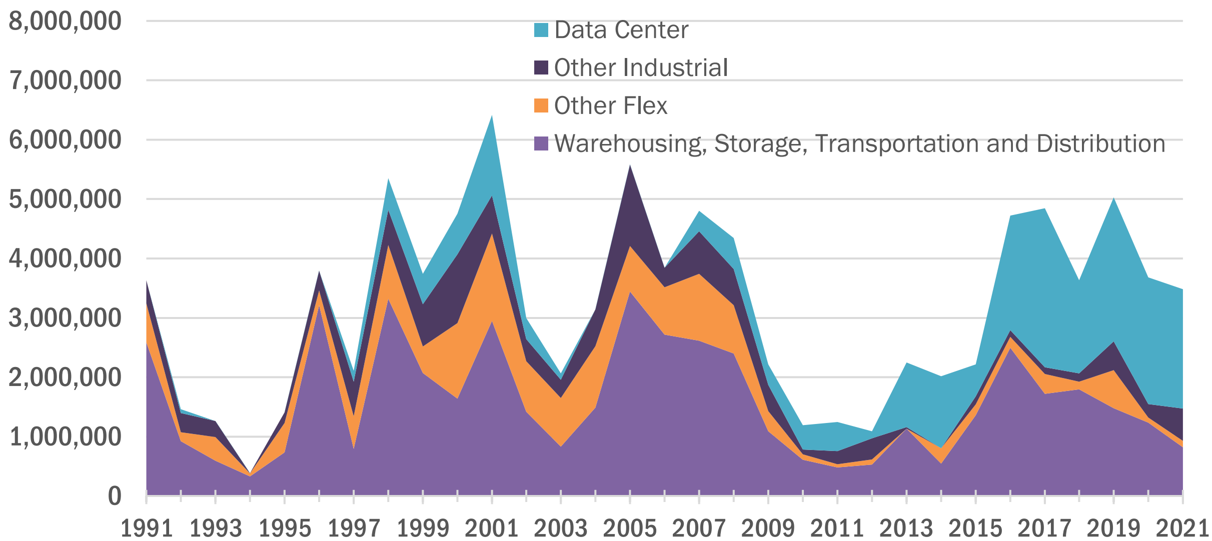


Source: CoStar

Industrial/Flex Construction

Construction of new industrial and flex space fell by five percent from 2020 to 2021. Just under 3.5 million square feet of industrial or flex space was completed in 2021, from 21 new buildings. The three-story, 513,000 square foot, Aligned Ashburn – IAD02 data center in Loudoun County was the largest industrial project.

Figure 22. Square Footage of Completed Industrial and Flex Construction by Space Use, 1991 - 2021

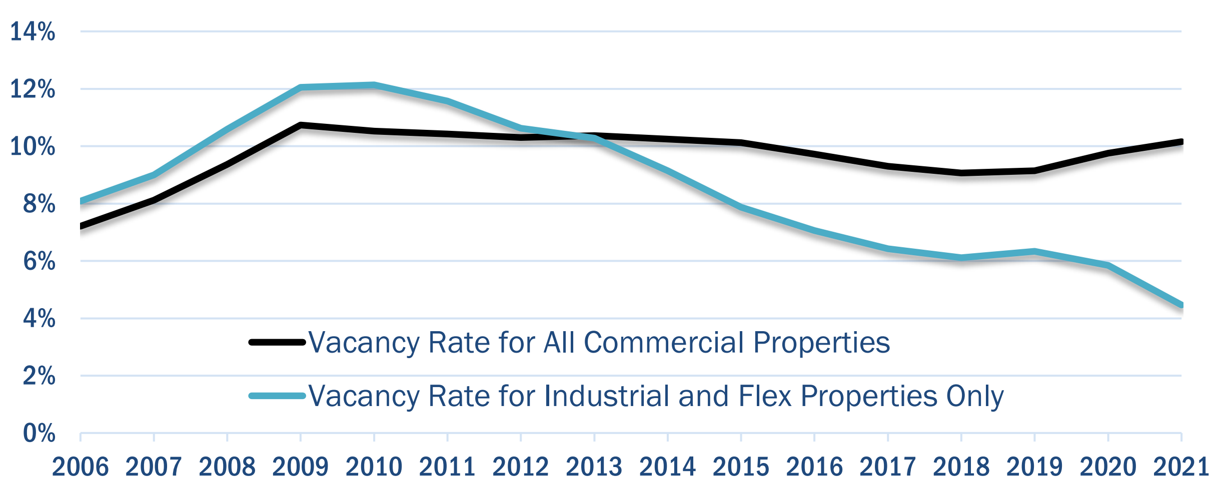


Source: CoStar

Data center construction represented 47 percent of all industrial and flex construction in 2021, followed by warehouses at 24 percent (Figure 22). Loudoun County has built 54 data centers over the past 10 years and the county's new data centers alone accounted for 42 percent of all new industrial and flex space over that period.

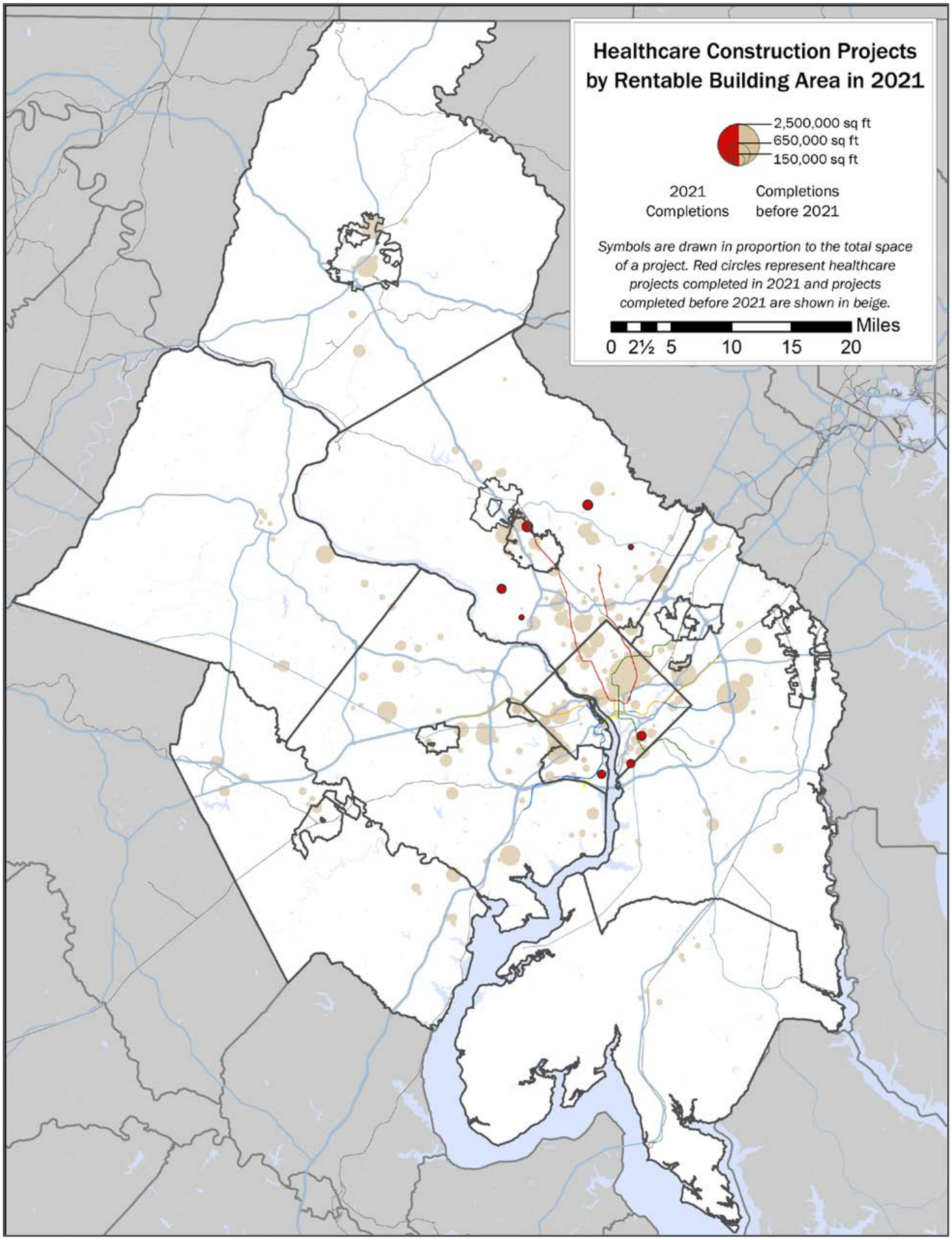
The regional vacancy rate for industrial/flex space was 4.2 percent at the end of 2021.

Figure 23. Vacancy Rate for Industrial and Flex Space, 2006 - 2021



Source: CoStar

Figure 24



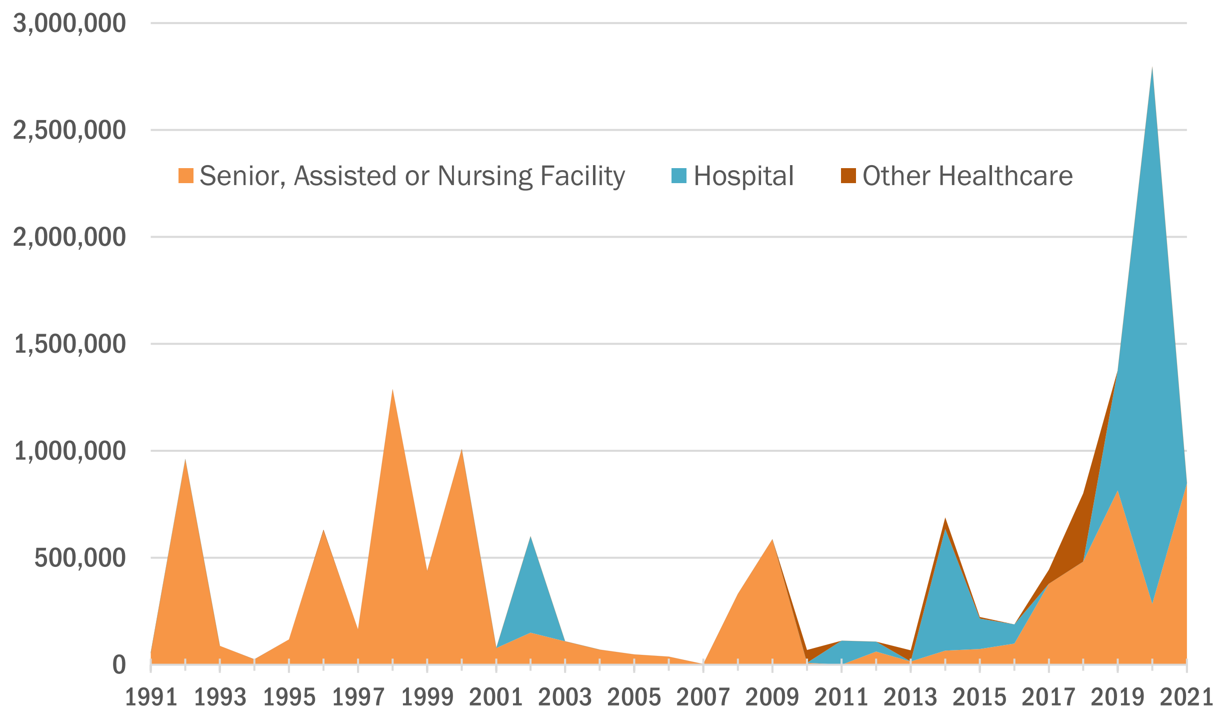
Source: CoStar

Healthcare Construction

Construction of new healthcare space declined 35 percent from 2020 to 2021. Eight healthcare buildings were completed in 2021, totaling 846,966 square feet of space.

Figure 24 on the previous page shows healthcare facilities completed in 2021. The largest healthcare project was the six-story, 159,966 square foot HarborChase assisted living community in the Rockville Montgomery College Activity Center in the City of Rockville.

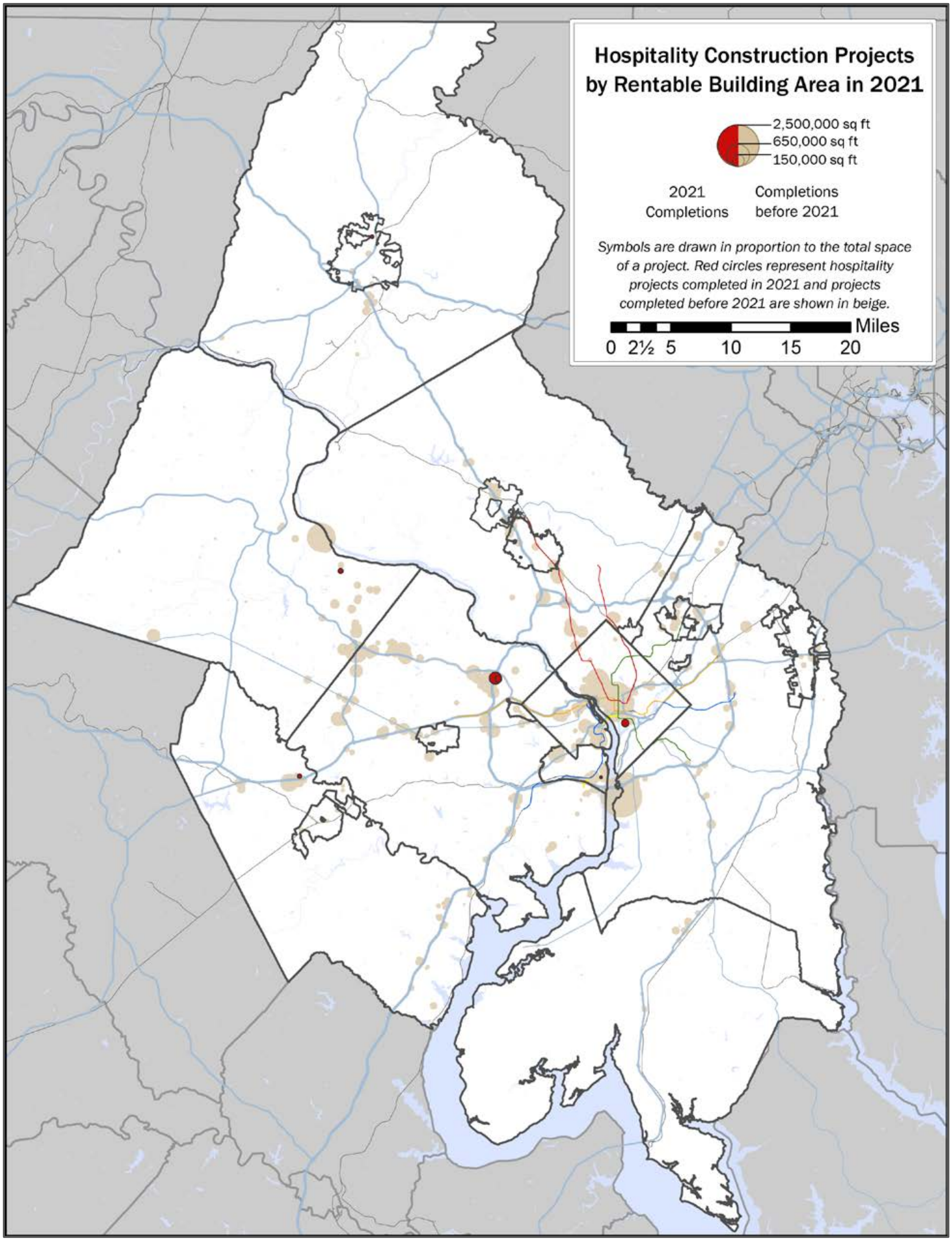
Figure 25. Square Footage of Healthcare Construction by Space Use, 1991 - 2021



Source: CoStar

Properties that specialize in assisted living or care for seniors have historically been the largest part of the healthcare sector. Over the past ten years, there has been an increase in hospitals and health center construciton, shown in blue in Figure 25. No hopsitals were built in 2021 but there are several currently under construction. Primary care and specialty doctor's offices that are located in office, retail or residential buildings are not included in the healthcare category.

Figure 26

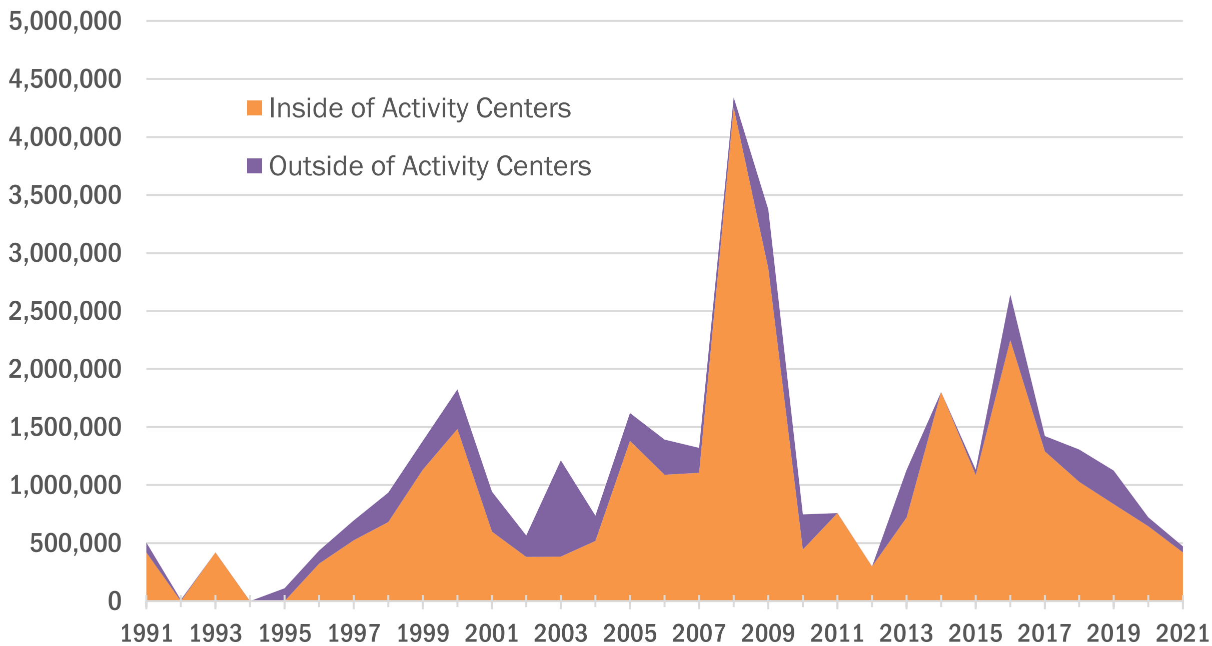


Source: CoStar

Hospitality Construction

Construction of new hospitality space declined 35 percent from 2020 to 2021. Figure 26 on the preceding page shows the seven new hospitality projects completed in 2021, adding 470,610 square feet of hospitality space. The ten-story, 300-room Watermark Hotel in the Tysons East Activity Center in Fairfax County was the largest hospitality project.

Figure 27. Square Footage of Completed Hospitality Construction in Activity Centers, 1991 - 2021



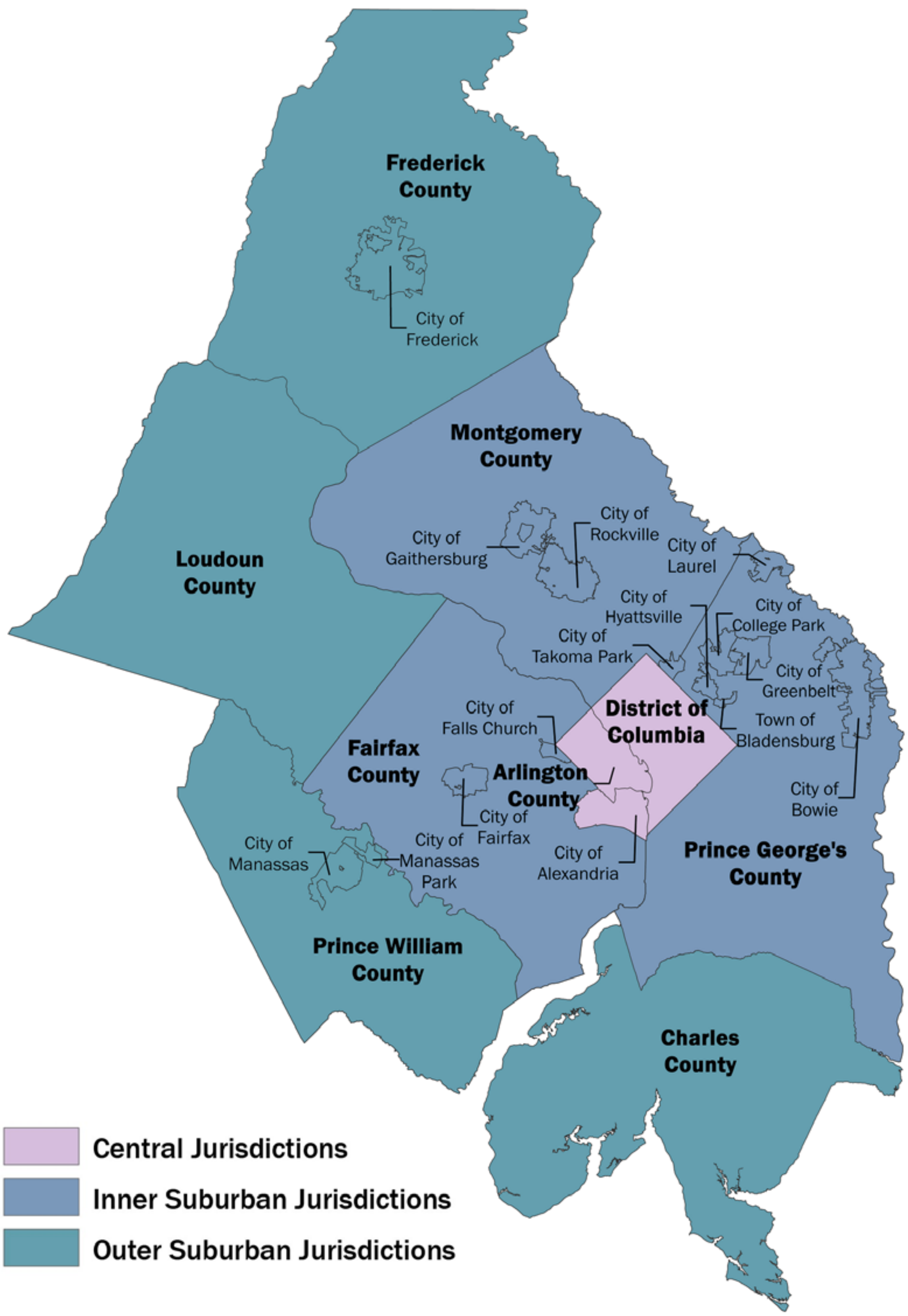
Source: CoStar

The hospitality construction in the region has declined for five consecutive years. The COVID-19 pandemic has severely impacted the hospitality sector across the US, but demand for hotel rooms is forecasted to surpass pre-pandemic levels in 2023[4].

A recovery in construction for the hospitality construction sector is likely to increase Activity Center construction. Figure 27 above shows total hospitality construction with space inside Activity Centers in orange. Since 2000, 83 percent of new hotel space has been built inside an Activity Center, surpassed only by office construction at 85 percent.

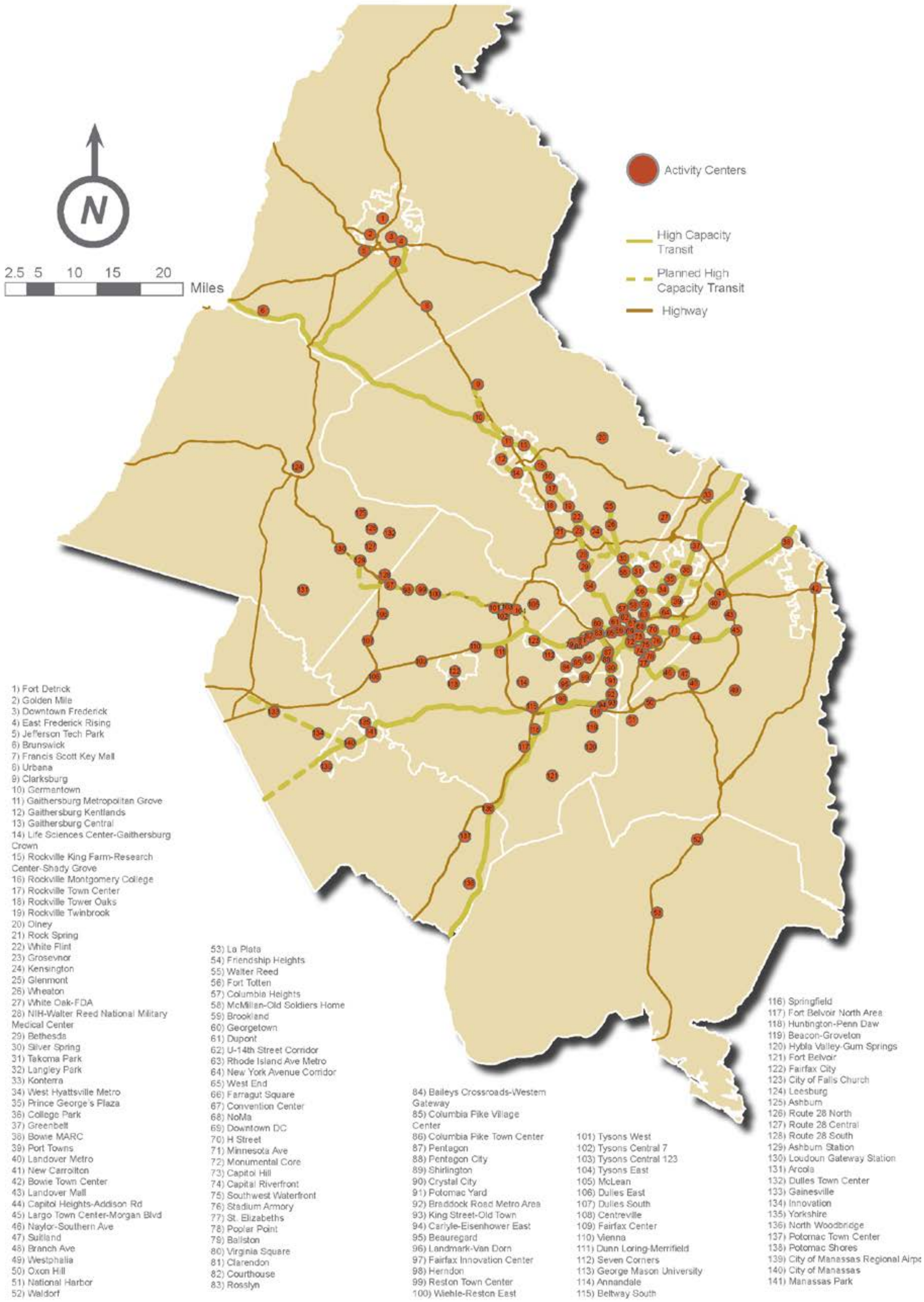
[4] Hotel Daily Room Demand Headed for All-Time High in 2023. Costar, 2022.

APPENDIX A. MAP OF REGIONAL "RING" JURISDICTIONAL GROUPINGS



APPENDIX B. REGIONAL ACTIVITY CENTERS MAP

Submitted to COG Board for Approval January 13, 2013



APPENDIX C. ACTIVITY CENTER TOTALS

Activity Center	Built Prior to 2021			2021 Completions			2021 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Annandale	191	2,717,169	0.2%	0	0	0.0%	13.1%	1.7%	0.0%
Arcola	27	1,532,583	0.1%	1	5,000	0.1%	18.4%	9.0%	0.0%
Ashburn	94	3,716,646	0.3%	6	180,473	1.9%	8.1%	8.3%	6.2%
Ashburn Station	84	8,508,859	0.7%	1	513,000	5.4%	7.0%	0.7%	0.3%
Baileys Crossroads-Western Gateway	177	6,500,604	0.6%	0	0	0.0%	33.6%	4.9%	0.0%
Ballston	67	10,598,624	0.9%	0	0	0.0%	21.7%	0.0%	0.0%
Beacon-Groveton	37	754,949	0.1%	0	0	0.0%	34.2%	0.0%	--
Beauregard	52	5,431,365	0.5%	0	0	0.0%	9.0%	0.0%	0.0%
Beltway South	103	6,036,045	0.5%	1	91,009	1.0%	24.8%	0.0%	7.4%
Bethesda	403	12,623,097	1.1%	2	370,243	3.9%	23.7%	4.8%	0.0%
Bowie MARC	1	9,222	0.0%	0	0	0.0%	--	--	--
Bowie Town Center	121	4,914,688	0.4%	0	0	0.0%	14.3%	7.4%	13.3%
Braddock Road Metro Area	445	6,440,046	0.5%	2	121,300	1.3%	15.9%	0.8%	0.0%
Branch Ave	33	1,293,549	0.1%	0	0	0.0%	2.4%	0.1%	69.7%
Brookland	189	2,321,846	0.2%	1	17,107	0.2%	3.1%	0.6%	3.9%
Brunswick	42	526,489	0.0%	0	0	0.0%	0.0%	7.9%	0.0%
Capitol Heights-Addison Rd	133	1,032,382	0.1%	0	0	0.0%	2.1%	1.3%	16.7%
Capitol Hill	295	6,074,244	0.5%	0	0	0.0%	7.6%	6.3%	0.0%
Capitol Riverfront	198	3,098,301	0.3%	1	188,890	2.0%	3.7%	9.4%	0.0%
Carlyle-Eisenhower East	101	6,674,328	0.6%	1	210,000	2.2%	12.0%	38.5%	0.0%
Centreville	82	2,572,366	0.2%	0	0	0.0%	17.4%	3.9%	--
City of Falls Church	282	4,280,648	0.4%	1	12,000	0.1%	5.9%	5.6%	0.0%
City of Manassas	581	8,264,206	0.7%	1	1,500	0.0%	3.9%	3.6%	3.3%
City of Manassas Regional Airport	74	2,307,376	0.2%	0	0	0.0%	4.9%	13.4%	1.0%
Clarendon	78	2,381,805	0.2%	0	0	0.0%	18.4%	10.2%	0.0%
Clarksburg	46	2,099,396	0.2%	1	18,916	0.2%	4.5%	0.2%	35.0%
College Park	29	2,029,818	0.2%	0	0	0.0%	10.8%	13.1%	0.8%
Columbia Heights	457	3,554,342	0.3%	0	0	0.0%	2.7%	2.3%	0.0%
Columbia Pike Town Center	56	1,313,235	0.1%	0	0	0.0%	7.8%	5.0%	--
Columbia Pike Village Center	35	354,649	0.0%	0	0	0.0%	0.0%	0.7%	--
Courthouse	62	5,146,560	0.4%	0	0	0.0%	24.1%	1.0%	--
Crystal City	94	15,574,465	1.3%	0	0	0.0%	21.4%	20.0%	0.0%

Activity Center	Built Prior to 2021			2021 Completions			2021 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Downtown DC	494	38,406,868	3.3%	0	0	1.0%	13.4%	14.2%	0.0%
Downtown Frederick	678	5,932,367	0.5%	0	0	0.0%	3.7%	5.6%	8.0%
Dulles East	80	7,773,781	0.6%	0	0	0.0%	8.6%	0.0%	8.1%
Dulles South	392	22,917,378	1.9%	1	103,616	1.3%	16.9%	1.4%	6.5%
Dulles Town Center	171	8,136,343	0.7%	0	0	4.0%	20.7%	7.2%	2.8%
Dunn Loring-Merrifield	276	14,938,097	1.4%	0	0	0.0%	14.7%	1.9%	4.4%
Dupont	700	18,802,093	1.6%	1	60,721	0.0%	18.4%	6.2%	0.0%
East Frederick Rising	204	3,800,808	0.3%	0	0	0.9%	1.6%	2.2%	1.4%
Fairfax Center	148	12,789,042	1.1%	0	0	0.0%	23.0%	1.5%	0.0%
Fairfax City	511	9,987,612	0.8%	1	30,964	1.0%	8.7%	3.0%	5.9%
Fairfax Innovation Center	46	6,550,950	0.6%	0	0	0.0%	29.0%	0.0%	0.0%
Farragut Square	450	67,119,456	5.6%	1	163,943	3.8%	17.7%	3.0%	--
Fort Belvoir	1	385,184	0.1%	0	0	0.0%	0.0%	0.0%	--
Fort Belvoir North Area	280	10,034,868	0.9%	0	0	0.0%	44.9%	0.5%	7.8%
Fort Detrick	33	501,598	0.1%	0	0	0.0%	0.8%	1.7%	--
Fort Totten	37	920,095	0.1%	0	0	0.0%	0.0%	15.2%	3.9%
Francis Scott Key Mall	328	10,164,542	0.9%	3	87,084	0.0%	13.0%	2.6%	7.3%
Friendship Heights	199	7,974,093	0.6%	0	0	2.2%	14.5%	8.0%	0.0%
Gainesville	106	3,354,876	0.3%	1	4,000	0.0%	19.3%	1.5%	1.5%
Gaithersburg Central	202	3,819,542	0.3%	0	0	0.0%	12.0%	3.4%	4.4%
Gaithersburg Kentlands	119	3,655,823	0.3%	0	0	0.0%	1.0%	2.7%	0.0%
Gaithersburg Metropolitan Grove	33	2,198,903	0.2%	1	2,500	0.0%	10.6%	0.0%	2.8%
George Mason University	2	339,133	0.0%	0	0	0.0%	--	--	--
Georgetown	326	3,696,871	0.3%	0	0	0.0%	12.0%	6.7%	--
Germantown	191	8,820,198	0.7%	0	0	1.6%	23.1%	0.9%	4.0%
Glenmont	19	282,683	0.0%	0	0	0.0%	--	0.0%	--
Golden Mile	162	3,316,595	0.3%	0	0	0.0%	37.8%	22.4%	2.0%
Greenbelt	15	150,309	0.0%	0	0	0.0%	0.0%	0.0%	0.0%
Grosvenor	0	0	0.0%	0	0	0.0%	--	--	--
H Street	295	1,730,813	0.2%	0	0	0.0%	0.0%	7.1%	0.0%
Herndon	103	8,924,547	0.8%	0	0	0.0%	19.8%	10.7%	9.6%
Huntington-Penn Daw	53	1,020,817	0.1%	0	0	0.0%	10.3%	0.7%	--
Hybla Valley-Gum Springs	66	1,505,630	0.1%	0	0	0.0%	0.0%	5.3%	0.0%
Innovation	42	2,599,711	0.2%	1	108,000	0.0%	5.3%	0.6%	8.0%
Jefferson Tech Park	36	495,127	0.0%	0	0	0.0%	23.0%	0.0%	0.0%
Kensington	209	2,383,126	0.2%	0	0	0.0%	5.4%	0.0%	9.0%

Activity Center	Built Prior to 2021			2021 Completions			2021 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
King Street-Old Town	594	8,045,609	0.7%	0	0	0.0%	13.3%	5.9%	0.0%
Konterra	46	3,323,294	0.3%	0	0	0.0%	18.8%	3.2%	0.4%
La Plata	170	2,065,609	0.2%	0	0	0.0%	4.2%	2.0%	7.5%
Landmark-Van Dorn	142	7,097,779	0.6%	0	0	0.0%	63.7%	29.3%	8.7%
Landover Mall	90	3,802,946	0.3%	0	0	0.0%	2.1%	9.2%	12.3%
Landover Metro	137	6,851,573	0.6%	0	0	0.0%	0.0%	4.5%	5.2%
Langley Park	58	1,091,153	0.1%	0	0	0.0%	4.8%	4.6%	--
Largo Town Center-Morgan Blvd	196	7,433,712	0.6%	1	15,031	0.2%	4.9%	4.7%	1.9%
Leesburg	456	5,460,610	0.5%	1	12,750	0.1%	4.0%	7.6%	0.0%
Life Sciences Center-Gaithersburg Crown	124	9,060,045	0.8%	1	174,640	1.8%	8.5%	0.7%	0.0%
Loudoun Gateway Station	4	756,303	0.1%	0	0	0.0%	--	0.0%	0.0%
Manassas Park	124	2,219,128	0.2%	3	55,200	0.6%	0.9%	0.0%	2.4%
McLean	178	2,638,062	0.2%	0	0	0.0%	8.0%	3.2%	0.0%
McMillan-Old Soldiers Home	62	3,926,307	0.3%	0	0	0.0%	0.6%	1.9%	--
Minnesota Ave	185	1,986,455	0.2%	1	13,200	0.1%	0.8%	5.5%	0.0%
Monumental Core	53	14,237,745	1.2%	0	0	0.0%	8.5%	0.0%	0.0%
National Harbor	22	5,615,948	0.5%	1	95,000	1.0%	16.8%	0.0%	--
Naylor-Southern Ave	60	1,058,695	0.1%	0	0	0.0%	0.0%	0.7%	0.0%
New Carrollton	170	5,481,893	0.5%	0	0	0.0%	10.7%	3.3%	1.3%
New York Avenue Corridor	263	5,974,724	0.5%	0	0	0.0%	0.0%	1.6%	2.9%
NIH-Walter Reed Nat'l Mil Medical Ctr	7	107,551	0.0%	0	0	0.0%	0.0%	0.0%	--
NoMa	477	16,256,330	1.4%	3	344,587	3.6%	8.4%	11.0%	0.4%
North Woodbridge	141	1,565,813	0.1%	0	0	0.0%	3.2%	0.7%	0.0%
Olney	110	1,732,135	0.1%	0	0	0.0%	8.8%	2.3%	0.0%
Oxon Hill	91	1,774,941	0.2%	0	0	0.0%	30.1%	0.1%	0.0%
Pentagon	1	218,240	0.0%	0	0	0.0%	--	--	--
Pentagon City	18	3,377,645	0.3%	0	0	0.0%	50.0%	0.3%	--
Poplar Point	198	1,726,306	0.1%	1	34,000	0.4%	1.0%	1.4%	0.0%
Port Towns	393	4,443,083	0.4%	0	0	0.0%	5.8%	3.5%	3.7%
Potomac Shores	18	420,308	0.0%	0	0	0.0%	34.2%	1.9%	0.0%
Potomac Town Center	108	5,436,568	0.5%	2	217,800	2.3%	4.2%	3.7%	20.8%
Potomac Yard	159	2,389,314	0.2%	0	0	0.0%	8.6%	0.8%	1.6%
Prince George's Plaza	36	2,887,816	0.2%	0	0	0.0%	15.6%	12.6%	--
Reston Town Center	110	12,884,134	1.1%	0	0	0.0%	15.0%	5.8%	0.0%
Rhode Island Ave Metro	142	2,460,080	0.2%	1	45,000	0.5%	63.7%	9.6%	12.8%
Rock Spring	61	7,639,858	0.7%	0	0	0.0%	18.5%	11.7%	--
Rockville King Farm-Research Ctr-Shady Grove	78	1,743,172	0.1%	0	0	0.0%	15.8%	3.1%	1.9%
Rockville Montgomery College	139	3,675,039	0.3%	1	159,966	1.7%	17.6%	1.8%	2.3%

Activity Center	Built Prior to 2021			2021 Completions			2021 Year End Vacancy Rate		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share	Office	Retail	Industrial/Flex
Rockville Tower Oaks	11	940,701	0.1%	0	0	0.0%	30.0%	0.0%	0.0%
Rockville Town Center	202	4,795,300	0.4%	0	0	0.0%	20.0%	4.1%	3.7%
Rockville Twinbrook	231	8,311,173	0.7%	0	0	0.0%	10.0%	10.5%	9.1%
Rosslyn	60	11,679,000	1.0%	0	0	0.0%	18.8%	0.0%	--
Route 28 Central	141	9,396,479	0.8%	0	0	0.0%	13.4%	0.8%	3.5%
Route 28 North	1	0	0.0%	0	0	0.0%	--	--	--
Route 28 South	118	5,413,869	0.5%	1	385,228	4.0%	26.5%	0.0%	0.8%
Seven Corners	70	2,480,309	0.2%	0	0	0.0%	16.7%	14.4%	--
Shirlington	16	992,557	0.1%	0	0	0.0%	13.9%	7.8%	--
Silver Spring	391	10,823,214	0.9%	1	13,164	0.1%	19.4%	3.8%	1.5%
Southwest Waterfront	67	4,654,366	0.4%	2	95,303	1.0%	22.5%	0.0%	5.9%
Springfield	129	5,889,401	0.5%	0	0	0.0%	6.2%	6.5%	3.0%
St. Elizabeth's	31	660,175	0.1%	0	0	0.0%	0.0%	0.0%	0.0%
Stadium Armory	110	1,187,939	0.1%	0	0	0.0%	3.3%	1.2%	0.0%
Suitland	85	694,602	0.1%	0	0	0.0%	4.9%	0.6%	46.3%
Takoma Park	105	1,031,617	0.1%	0	0	0.0%	5.0%	4.0%	4.2%
Tysons Central 123	140	17,973,253	1.5%	0	0	0.0%	17.3%	2.9%	--
Tysons Central 7	43	6,873,036	0.6%	0	0	0.0%	21.5%	4.8%	--
Tysons East	34	6,204,028	0.5%	4	477,670	5.0%	12.8%	0.0%	0.0%
Tysons West	94	6,259,485	0.5%	0	0	0.0%	24.9%	6.8%	2.5%
U-14th Street Corridor	586	6,857,168	0.6%	2	104,511	1.1%	4.3%	4.5%	0.0%
Urbana	95	1,691,606	0.1%	8	365,367	3.8%	0.9%	2.5%	0.0%
Vienna	2	459,186	0.0%	0	0	0.0%	2.8%	--	--
Virginia Square	52	2,102,740	0.2%	0	0	0.0%	23.5%	1.5%	0.0%
Waldorf	420	8,226,119	0.7%	0	0	0.0%	6.9%	9.7%	14.1%
Walter Reed	133	1,351,886	0.1%	0	0	0.0%	6.4%	1.7%	0.0%
West End	119	17,323,340	1.5%	0	0	0.0%	14.1%	1.0%	--
West Hyattsville Metro	62	806,462	0.1%	0	0	0.0%	3.8%	2.3%	0.0%
Westphalia	21	938,087	0.1%	0	0	0.0%	0.0%	0.0%	25.8%
Wheaton	188	3,385,731	0.3%	0	0	0.0%	9.5%	3.9%	0.0%
White Flint	162	7,580,240	0.6%	1	13,150	0.1%	17.0%	8.7%	8.5%
White Oak-FDA	119	6,217,544	0.5%	0	0	0.0%	19.1%	16.2%	3.4%
Wiehle-Reston East	136	9,922,339	0.8%	0	0	0.0%	22.1%	1.0%	1.5%
Yorkshire	101	915,598	0.1%	0	0	0.0%	1.4%	1.4%	17.7%
Inside of Activity Centers Total	*21,381*	*779,018,254*	*66.4%*	*64*	*4,911,833*	*51.4%*	*16.0%*	*5.7%*	*5.0%*
Outside of Activity Centers Total	*17,261*	*394,931,858*	*33.6%*	*68*	*4,640,744*	*48.6%*	*11.8%*	*4.4%*	*3.4%*
Regional Total	**38,642**	**1,173,950,112**	**100.0%**	**132**	**9,552,577**	**100.0%**	**15.2%**	**5.2%**	**4.2%**

Source: CoStar, COG

APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	2021 Year End Vacancy Rate
	Buildings	Square Feet	Share	Buildings	Square Feet	Share		
Addison Road-Seat Pleasant	24	221,850	0.0%	0	0	0.0%	81.0%	3.6%
Anacostia	53	666,568	0.1%	0	0	0.0%	38.4%	0.8%
Archives-Navy Mem-Penn Qtr	153	18,959,338	1.6%	0	0	0.0%	63.2%	11.8%
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ballston-MU	82	11,624,823	1.0%	0	0	0.0%	90.6%	20.9%
Benning Road	29	343,999	0.0%	0	0	0.0%	59.7%	0.0%
Bethesda	308	10,987,269	0.9%	2	370,243	3.9%	58.9%	19.6%
Braddock Road	59	879,554	0.1%	0	0	0.0%	72.9%	8.6%
Branch Ave	6	253,715	0.0%	5	598,319	6.3%	81.8%	2.9%
Brookland-CUA	109	1,233,479	0.1%	1	17,107	0.2%	27.0%	2.3%
Capitol Heights	67	485,374	0.0%	0	0	0.0%	18.0%	7.2%
Capitol South	108	2,032,933	0.2%	0	0	0.0%	15.9%	3.8%
Cheverly	19	140,068	0.0%	0	0	0.0%	9.3%	0.0%
Clarendon	139	3,242,367	0.3%	0	0	0.0%	71.1%	14.7%
Cleveland Park	37	380,723	0.0%	0	0	0.0%	0.0%	6.6%
College Park-Univ of Maryland	37	777,719	0.1%	0	0	0.0%	10.4%	4.9%
Columbia Heights	197	1,956,460	0.2%	0	0	0.0%	43.7%	3.1%
Congress Heights	13	264,582	0.0%	0	0	0.0%	80.0%	0.0%
Court House	88	6,056,883	0.5%	0	0	0.0%	83.3%	23.9%
Crystal City	73	10,146,751	0.9%	0	0	0.0%	56.5%	16.8%
Deanwood	68	685,940	0.1%	0	0	0.0%	19.3%	0.0%
Dunn Loring-Merrifield	22	1,240,086	0.1%	0	0	0.0%	75.1%	20.0%
Dupont Circle	626	28,420,390	2.4%	1	60,721	0.6%	39.1%	19.4%
East Falls Church	6	183,905	0.0%	0	0	0.0%	62.5%	0.0%
Eastern Market	322	2,448,811	0.2%	0	0	0.0%	18.2%	7.7%
Eisenhower Avenue	16	3,444,415	0.3%	1	210,000	2.2%	78.9%	22.3%
Farragut North	488	57,059,057	4.9%	1	60,721	0.6%	51.9%	18.7%
Farragut West	446	56,478,576	4.8%	1	60,721	0.6%	51.3%	16.3%
Federal Center SW	24	8,160,179	0.7%	0	0	0.0%	73.5%	4.7%
Federal Triangle	105	21,207,586	1.8%	1	163,943	1.7%	67.9%	15.5%
Foggy Bottom-GWU	155	21,601,266	1.8%	0	0	0.0%	58.2%	16.4%
Forest Glen	9	126,958	0.0%	0	0	0.0%	0.0%	2.8%
Fort Totten	19	333,300	0.0%	0	0	0.0%	46.5%	9.8%
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	94	5,827,885	0.5%	0	0	0.0%	54.2%	14.7%

Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	2021 Year End Vacancy Rate
	Buildings	Units	Share	Buildings	Units	Share		
Gallery Place-Chinatown	363	45,098,822	3.8%	1	163,943	1.7%	78.0%	14.7%
Georgia Ave-Petworth	221	1,437,700	0.1%	1	15,200	0.2%	18.2%	0.4%
Glenmont	17	252,991	0.0%	0	0	0.0%	35.4%	0.0%
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	39	4,474,443	0.4%	0	0	0.0%	18.4%	14.7%
Grosvenor-Strathmore	0	0	0.0%	0	0	0.0%	--	--
Huntington	12	181,186	0.0%	0	0	0.0%	9.4%	4.1%
Judiciary Square	267	22,507,378	1.9%	0	0	0.0%	70.4%	13.1%
King Street-Old Town	267	7,004,746	0.6%	0	0	0.0%	90.7%	9.6%
Landover	7	599,230	0.1%	0	0	0.0%	24.8%	4.2%
Largo Town Center	13	2,156,271	0.2%	0	0	0.0%	84.0%	5.1%
L'Enfant Plaza	42	13,225,715	1.1%	0	0	0.0%	69.3%	13.5%
McLean	20	4,601,130	0.4%	3	457,670	4.8%	36.9%	2.6%
McPherson Square	354	59,410,172	5.1%	1	163,943	1.7%	61.7%	17.3%
Medical Center	9	135,148	0.0%	0	0	0.0%	46.6%	1.4%
Metro Center	292	46,693,971	4.0%	1	163,943	1.7%	75.1%	14.8%
Minnesota Avenue	55	1,043,725	0.1%	0	0	0.0%	12.6%	0.2%
Morgan Boulevard	0	0	0.0%	0	0	0.0%	--	--
Mt Vernon Sq-7th St-Convention Ctr	375	14,988,253	1.3%	0	0	0.0%	71.4%	13.6%
Navy Yard-Ballpark	55	6,154,055	0.5%	2	202,193	2.1%	86.8%	13.0%
Naylor Road	21	249,247	0.0%	0	0	0.0%	0.0%	0.0%
New Carrollton	13	1,037,778	0.1%	0	0	0.0%	99.9%	4.6%
NOMA-Gallaudet	77	4,840,142	0.4%	1	38,191	0.4%	79.9%	3.8%
Pentagon	2	460,502	0.0%	0	0	0.0%	54.7%	0.0%
Pentagon City	20	3,922,418	0.3%	0	0	0.0%	93.2%	19.4%
Potomac Avenue	144	997,252	0.1%	0	0	0.0%	54.9%	1.4%
Prince George's Plaza	25	2,562,396	0.2%	0	0	0.0%	37.3%	15.6%
Rhode Island Ave-Brentwood	45	884,521	0.1%	0	0	0.0%	51.0%	12.6%
Rockville	111	3,439,312	0.3%	0	0	0.0%	64.4%	15.4%
Ronald Reagan Wash. National Airpt	2	2,514,706	0.2%	0	0	0.0%	0.0%	--
Rosslyn	54	11,559,038	1.0%	0	0	0.0%	61.0%	18.7%
Shady Grove	22	267,250	0.0%	0	0	0.0%	24.2%	2.5%
Shaw-Howard Univ	485	4,039,968	0.3%	2	104,511	1.1%	15.9%	6.7%
Silver Spring	150	8,087,157	0.7%	0	0	0.0%	66.0%	19.1%
Smithsonian	15	5,279,763	0.4%	0	0	0.0%	73.0%	22.4%
Southern Avenue	0	0	0.0%	0	0	0.0%	--	--
Spring Hill	84	5,583,210	0.5%	0	0	0.0%	0.5%	17.6%

Metrorail Station Half-Mile Walkshed	Built Prior to 2021			2021 Completions			Percent Built Since Station Opened	2021 Year End Vacancy Rate
	Buildings	Units	Share	Buildings	Units	Share		
Stadium-Armory	32	933,341	0.1%	0	0	0.0%	52.3%	2.9%
Suitland	9	44,940	0.0%	0	0	0.0%	0.0%	0.0%
Takoma	60	770,772	0.1%	0	0	0.0%	3.9%	3.1%
Tenleytown-AU	128	2,592,932	0.2%	0	0	0.0%	37.0%	5.3%
Twinbrook	78	2,749,248	0.2%	0	0	0.0%	54.8%	15.9%
Tysons Corner	30	6,783,007	0.6%	0	0	0.0%	19.1%	10.4%
U St/Afr-Amer Civil War Mem/Cardozo	429	5,462,484	0.5%	2	104,511	1.1%	15.0%	5.2%
Union Station	172	14,822,505	1.3%	0	0	0.0%	69.7%	8.9%
Van Dorn Street	23	841,842	0.1%	1	47,460	0.5%	5.3%	3.6%
Van Ness-UDC	26	1,707,919	0.1%	0	0	0.0%	57.3%	7.1%
Vienna-Fairfax-GMU	0	0	0.0%	0	0	0.0%	--	--
Virginia Square-GMU	102	4,844,349	0.4%	0	0	0.0%	82.2%	19.0%
Waterfront	24	1,717,154	0.1%	0	0	0.0%	85.3%	3.4%
West Falls Church-VT/UVA	3	215,656	0.0%	0	0	0.0%	0.0%	0.0%
West Hyattsville	40	383,024	0.0%	0	0	0.0%	8.5%	2.6%
Wheaton	177	2,017,992	0.2%	0	0	0.0%	28.5%	8.0%
White Flint	60	3,765,169	0.3%	0	0	0.0%	63.6%	7.6%
Wiehle-Reston East	39	3,077,564	0.3%	0	0	0.0%	19.6%	19.3%
Woodley Park-Zoo/Adams Morgan	45	1,224,801	0.1%	0	0	0.0%	6.5%	3.3%
DC Station Walkshed Totals	*4,027*	*203,475,620*	*17.3%*	*9*	*601,866*	*6.3%*	*58.4%*	*13.9%*
Maryland Station Walkshed Totals	*1,269*	*44,206,118*	*3.8%*	*7*	*968,562*	*10.1%*	*58.0%*	*14.3%*
Virginia Station Walkshed Totals	*1,015*	*84,650,807*	*7.2%*	*5*	*715,130*	*7.5%*	*57.5%*	*16.3%*
Inside Walkshed Total	*6,311*	*332,332,545*	*28.3%*	*21*	*2,285,558*	*23.9%*	*58.1%*	*14.6%*
Outside Walkshed Total	*32,331*	*841,617,567*	*71.7%*	*111*	*7,267,019*	*76.1%*	*70.9%*	*8.2%*
Regional Total	**38,642**	**1,173,950,112**	**100.0%**	**132**	**9,552,577**	**100.0%**	**69.1%**	**10.0%**

Source: CoStar, COG

Half-Mile Walkshed Geography Methodology

The geography used to calculate walkshed totals for Metrorail stations was created by Transportation Planning Board (TPB) staff in 2019. Station areas with more intersections, smaller blocks, and fewer barriers will have a walkshed with a larger total area. The largest theoretical area is .79 square miles—the area of a circle with a radius of 0.5 miles. Stations areas with higher construction totals could be the result of having more construction activity or having a more extensive half-mile walkshed (or both). The analysis was only performed on walksheds as they exist in 2019. The same 2019 vintage walkshed geography was used for looking at past construction. Therefore, the station area totals for previous years are for an area that may not have been accessible via a half-mile walk until a later time—or even had a station built yet. More information on walksheds can be found on the TPB News blog: Walksheds show planners how easily people can walk to transit.

APPENDIX E

Commercial Construction Definitions (adapted from CoStar Glossary[5])

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

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

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

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

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

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

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

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

[5] http://www.costar.com/about/costar-glossary

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

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

OTHER
Includes specialty projects (such as cemeteries, mausoleums, some correctional facilities, lodges and meeting halls, marinas, movie, radio and television studios, some police and fire stations, some post offices, some public libraries, radio and TV transmission facilities, recycling centers, religious facilities, private schools, shelters, sorority and fraternity houses, trailer/camper parks, water retention facilities, and vineyards) and sports and entertainment projects (such as amusement parks, stadiums, casinos, golf courses, stables, race tracks, swimming pools, theaters, and concert halls). Earlier versions of this report included parking decks in the count of specialty projects. This report does not include parking decks, resulting in slightly lower commercial construction totals than in previous reports.

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