

Commercial Construction Indicators

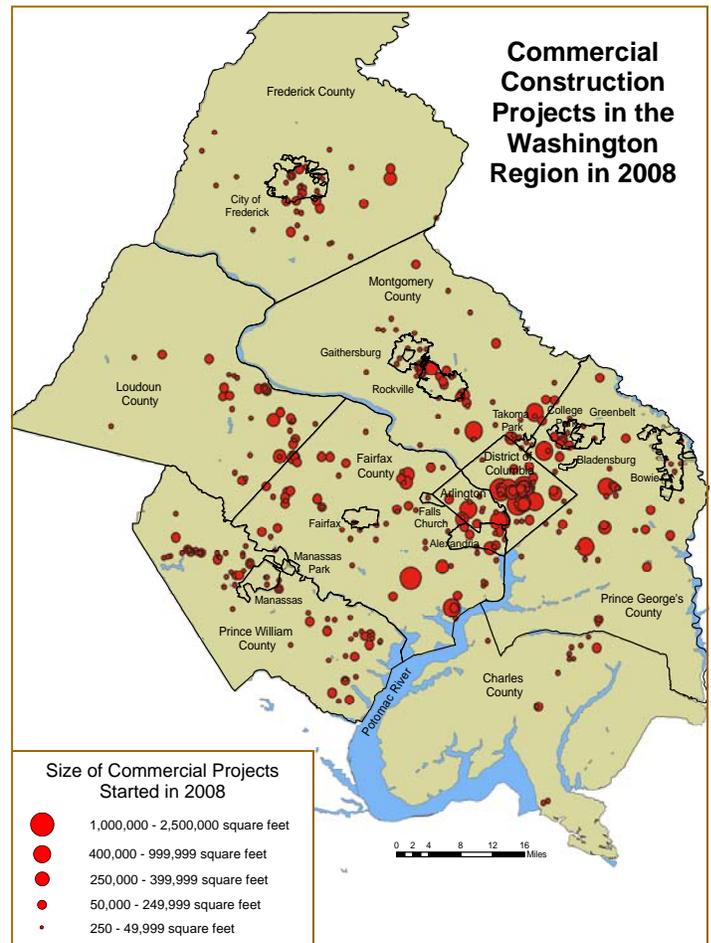
2008



Metropolitan Washington Council of Governments

Construction Highlights in 2008

- ◆ In 2008, **402** commercial construction projects were initiated in the Washington region. These projects **added more than 37.3 million square feet** of space, valued at more than **\$6.3 billion**.
- ◆ Between 2007 and 2008, the level of new construction increased nearly 4.5 million square feet, or **14 percent**. This year's totals mark the fourth greatest amount of commercial construction started since 1980.
- ◆ Two of the largest commercial construction starts were BRAC related projects, the **National Geospatial Intelligence Campus** in Fairfax County and the **Bethesda Naval Medical Center**. Together they made up 3.3 million square feet and an estimated cost of \$1.8 billion or 29 percent of the region's estimated commercial construction costs for 2008.



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Commercial Construction Starts, 1980-2008

Total Square Feet by Year



Total Square Feet by Year

Commercial Construction at a Glance

◆ **BRAC Projects bolster new Commercial Construction Activity in 2008**

Facilities at the Bethesda Naval Medical Center, Fort Detrick, and Fort Belvoir added about 4.7 million square feet at an estimated cost of over \$2 billion, accounting for nearly one-third of the region's commercial construction costs.

Government agencies started 27 percent of the region's new space in 2008, a four percent increase from 2007. Of this construction, federal entities began fifteen percent; state entities began one percent; and local governments began eleven percent, mostly to build schools.

The largest project initiated by the Federal government was the National Geospatial Intelligence Campus at the Engineering Proving Ground in Fairfax County, which added 2.4 million square feet of new space at an estimated cost of \$1.2 billion.

◆ **Mixed-use development shows major gains: Accounts for 20% of the region's new Commercial Construction space.**

Mixed-use development in 2008 held the third largest share of commercial construction, creating 20 percent of the region's new commercial space. Construction in this sector added 7.3 million square feet and the region saw a one-year increase of 1,012% from 2007. Office development continued to dominate the share of the region's new commercial construction in 2008 with 11.1 million square feet, a decrease from 2007 by 16 percent.

◆ **Thirty-six percent of new commercial construction was located in Metrorail Station Areas***

A total of 56 commercial construction projects, accounting for more than 13.3 million square feet of space, broke ground in Metrorail station areas in 2008. The new space amounted to 36 percent of the region's construction activity, compared to 21 percent in 2007. Forty-eight percent of the development in Metrorail station areas was mixed-use development. Twenty-seven new commercial projects, totaling over 5.4 million square feet, began construction in commuter rail station areas in 2008.

Definition of Jurisdictional 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 Counties, and the Cities of Manassas and Manassas Park in Virginia.

◆ **Commercial Construction activity increases in Central and Inner Jurisdictions, decreases in outer Jurisdictions**

The Central and Inner Suburban Jurisdictions saw an 87 percent and 17 percent increase, respectively, in the number of square feet of new commercial construction since 2007. In 2008, Outer Suburban Jurisdictions showed a 23 percent decrease in commercial construction starts from 2007. Central Jurisdictions captured one-third of new commercial construction starts while Inner Jurisdictions had 44 percent of the region's commercial construction activity

◆ **Regional Activity Centers capture slightly more than half of new commercial space**

A total of 148 commercial construction projects, contributing more than 19.8 million square feet of space, were started in Regional Activity Centers in 2008. The new space in these centers account for nearly 53 percent of the region's new construction activity, compared with 47 percent in 2007. Commercial Construction in Activity Centers peaked two years ago at 58 percent. Historically since 2001 Activity Centers account for between 40 and 50 percent of commercial construction.

◆ **Northern Virginia led the region in Commercial Construction in 2008**

Northern Virginia led the region in the construction of new commercial space, most notably in Office space. Northern Virginia added 204 projects and more than 16.2 million square feet of new space in 2008. Northern Virginia saw a 20 percent decrease in the number of projects and a 7 percent decrease in total amount of square feet from 2007. Suburban Maryland added 163 new projects in 2008, totaling more than 11.3 million square feet. Suburban Maryland saw a one-year increase of eight percent in new commercial space, while mixed-use development grew considerably, adding 1.1 million square feet. Additionally, office space showed a major one-year decrease of 54 percent adding 1.6 million square feet of new space, down from 3.6 million in 2007. The District of Columbia added 35 new projects and over 9.7 million square feet of new space in 2008. The District's overall square footage of new commercial space increased 101 percent from the previous year's construction with a 4 percent rise in office space and a 1,094% increase in mixed-use space.

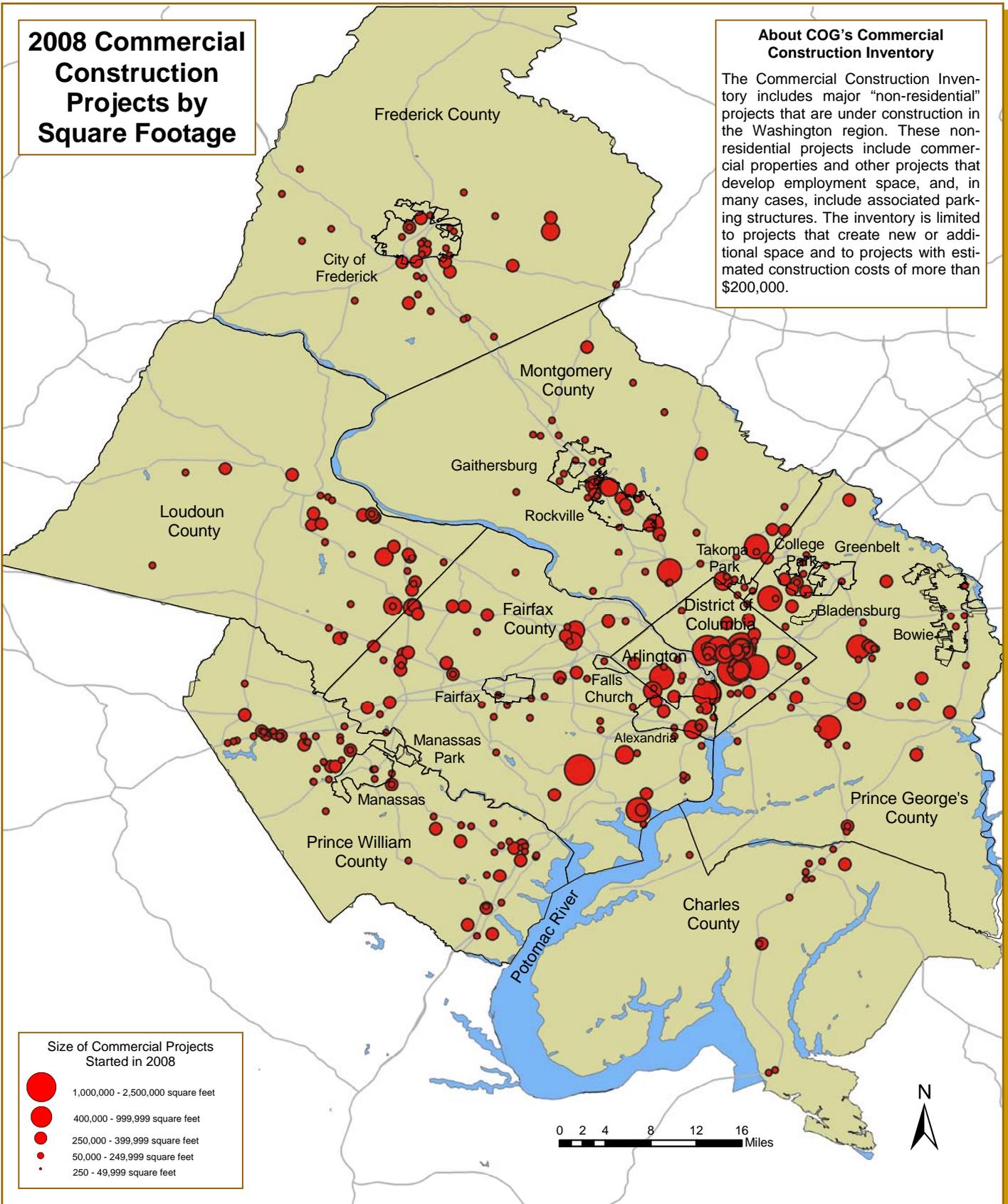
* Metrorail station area is defined as the 1/2 mile radius surrounding each Metrorail station.

Regional Numbers and Trends

2008 Commercial Construction Projects by Square Footage

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.



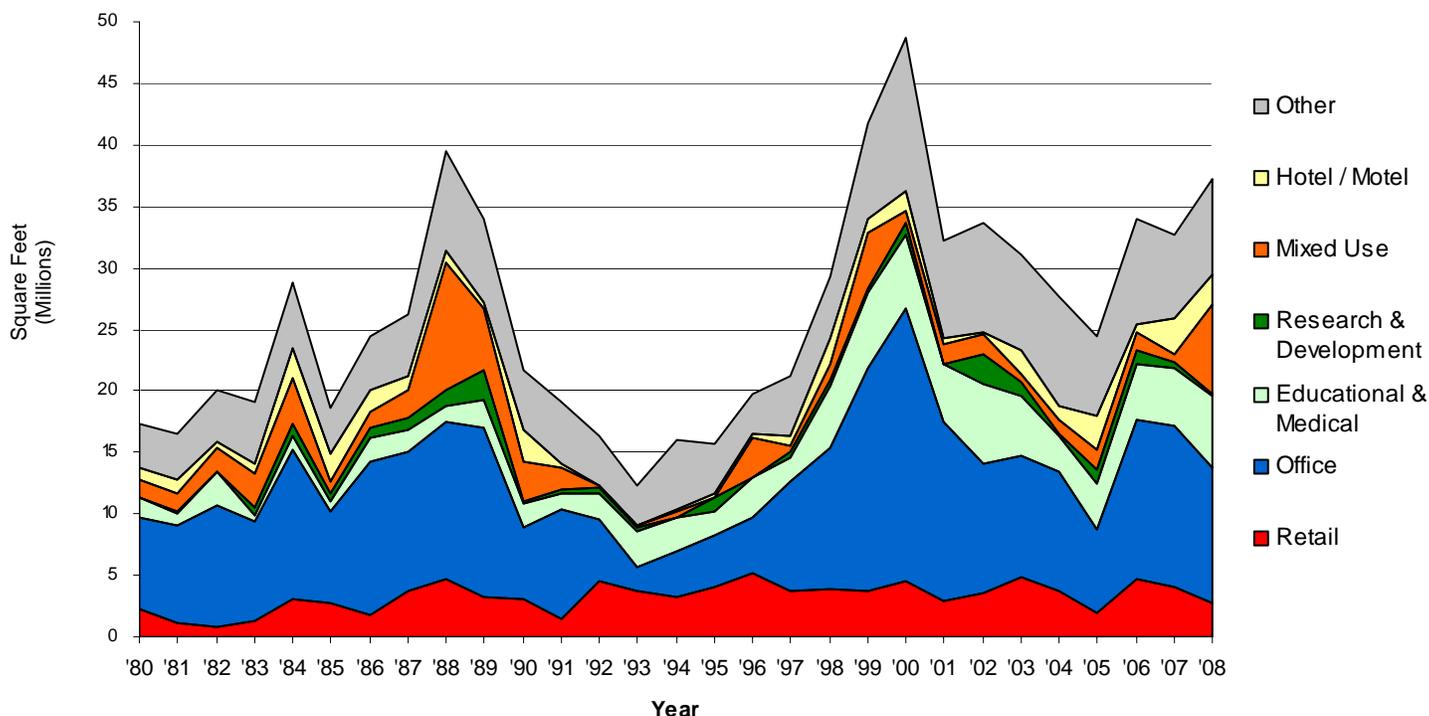
Commercial Construction by Structure Type

- ◆ As in recent years, **Office development** held the greatest share of commercial construction in 2008, creating 30 percent of the region's new commercial space. This sector of construction added over 11.1 million square feet to the region's total.
- ◆ The largest office project started in 2008 was the 2,419,000 square foot National Geospatial Intelligence Campus in Fairfax County.
- ◆ Four of the seven commercial structure types experienced decreases from 2007. However, **Mixed-use** construction saw the biggest increase, with an additional 6.7 million square feet in 2008, followed by **Educational & Medical** with 1.1 million square feet. **Retail** and **Office** decreased by 1.2 million square feet and 2.0 million square feet, respectively, from the previous year.

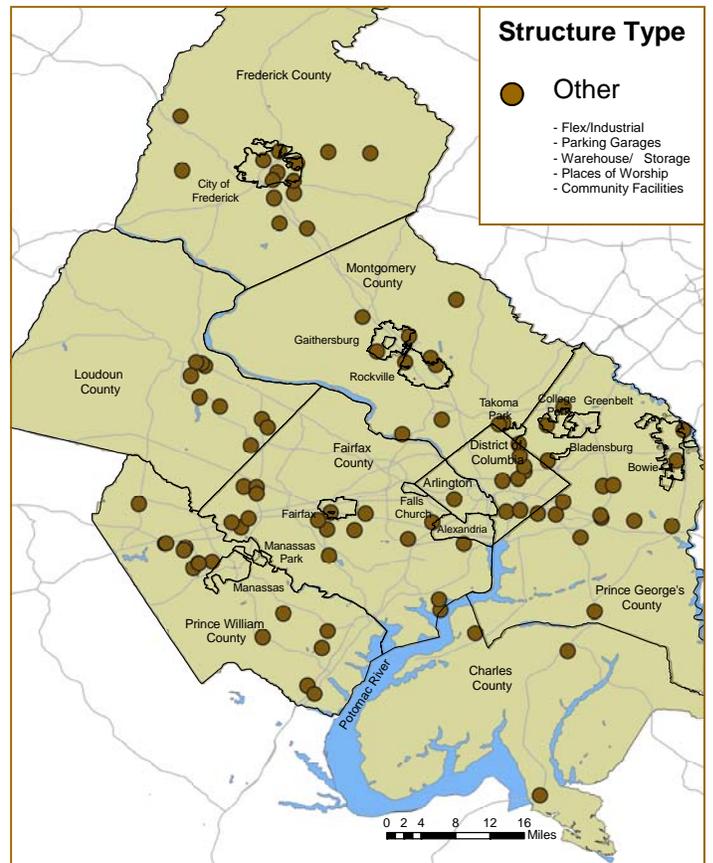
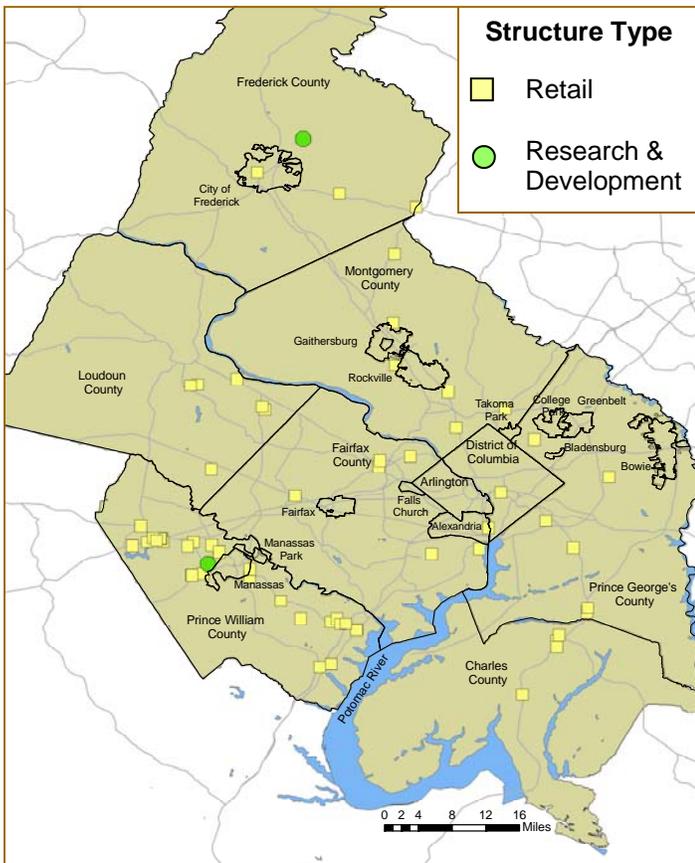
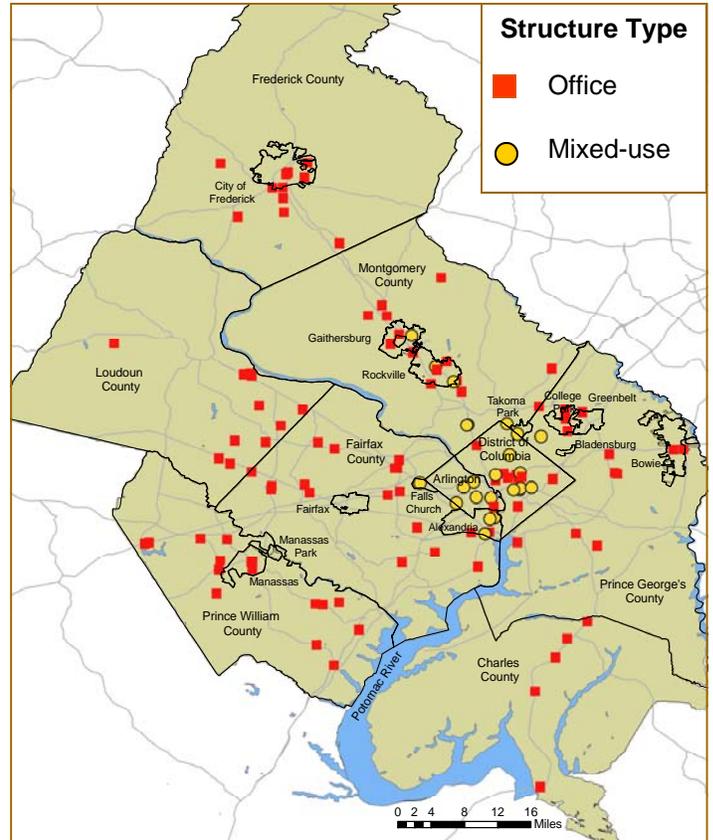
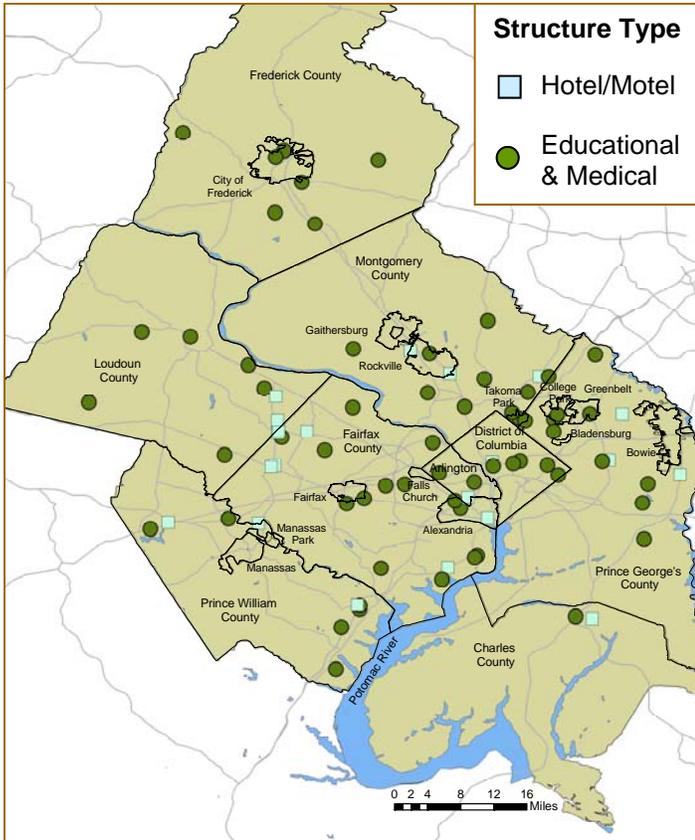
Commercial Construction Starts, 2007 and 2008
by Structure Type

	2008			2007		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	75	2,690,846	\$361,663,175	113	3,969,837	\$428,603,760
Office	104	11,130,719	\$2,352,112,441	117	13,173,160	\$1,801,920,040
Educational & Medical	64	5,822,303	\$1,569,130,758	69	4,652,447	\$1,533,451,690
R & D	2	87,000	\$51,999,999	3	592,400	\$176,596,972
Mixed-use	26	7,365,703	\$694,789,571	10	662,219	\$253,918,969
Hotel/Motel	22	2,384,854	\$238,601,273	24	2,859,956	\$539,874,234
Other	109	7,812,977	\$1,081,370,750	137	6,848,532	\$900,597,150
Total	402	37,294,402	\$6,349,667,967	473	32,758,551	\$5,634,962,815

Commercial Construction Starts, 1980-2008
Total Square Feet by Structure Type and Year



Commercial Construction by Structure Type



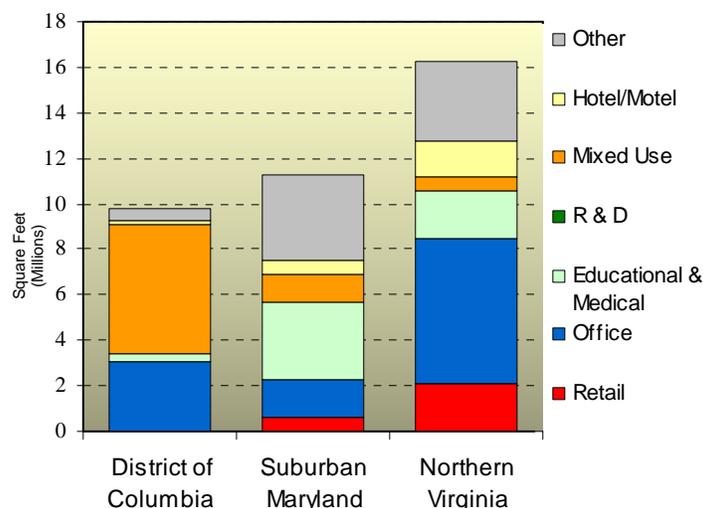
Commercial Construction by State Group

The **District of Columbia** added **35 new projects** and over **9.7 million square feet** of new space in 2008. The District's overall square footage of new commercial space nearly doubled from 2007 with 5.1 million additional square feet of mixed-use construction projects.

Suburban Maryland added **163 new projects** in 2008, totaling more than **11.3 million square feet**. Suburban Maryland saw an eight percent increase in new commercial space compared to the previous year. The largest increase was in Education & Medical projects, bolstered by Bethesda Naval Medical Center.

Northern Virginia led the region in the construction of new commercial space, most notably in the Office category. Northern Virginia added **204 projects** and more than **16.2 million square feet** of new space in 2008. Northern Virginia saw a **net decrease of seven percent** in new commercial space from 2007 to 2008.

Commercial Construction Starts, 2008
Total Square Feet by Structure Type and State Group



Commercial Construction Starts, 2007 and 2008
by Structure Type and State Group

		2008			2007		
		Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	Retail	1	4,000	\$90,000,000	2	70,000	\$25,749,998
	Office	12	3,075,680	\$475,519,670	12	2,953,499	\$417,115,998
	Educational & Medical	5	346,600	\$74,999,998	8	430,554	\$131,703,000
	R & D	0	-	\$0	0	0	\$0
	Mixed Use	8	5,631,200	\$457,999,998	5	471,800	\$185,315,998
	Hotel/Motel	1	188,000	\$14,999,999	2	312,000	\$44,589,246
	Other	8	526,439	\$126,372,586	7	624,100	\$126,449,996
Subtotal	35	9,771,919	\$1,239,892,251	36	4,861,953	\$930,924,236	
Suburban Maryland	Retail	19	602,076	\$76,374,987	45	1,476,022	\$180,109,454
	Office	44	1,677,509	\$240,471,556	36	3,652,282	\$611,154,210
	Educational & Medical	31	3,392,969	\$1,163,409,992	30	937,895	\$283,231,581
	R & D	1	35,000	\$9,999,999	1	481,000	\$115,000,000
	Mixed Use	9	1,182,226	\$153,624,887	3	47,000	\$10,499,998
	Hotel/Motel	8	625,920	\$70,249,995	13	1,553,550	\$261,284,992
	Other	51	3,790,671	\$448,207,463	55	2,315,388	\$281,019,659
Subtotal	163	11,306,371	\$2,162,338,879	183	10,463,137	\$1,742,299,894	
Northern Virginia	Retail	55	2,084,770	\$195,288,188	66	2,423,815	\$222,744,308
	Office	48	6,377,530	\$1,636,121,215	69	6,567,379	\$773,649,832
	Educational & Medical	28	2,082,734	\$330,720,768	31	3,283,998	\$1,118,517,109
	R & D	1	52,000	\$42,000,000	2	111,400	\$61,596,972
	Mixed Use	9	552,277	\$83,164,686	2	143,419	\$58,102,973
	Hotel/Motel	13	1,570,934	\$153,351,279	9	994,406	\$233,999,996
	Other	50	3,495,867	\$506,790,701	75	3,909,044	\$493,127,495
Subtotal	204	16,216,112	\$2,947,436,837	254	17,433,461	\$2,961,738,685	
Region	Retail	75	2,690,846	\$361,663,175	113	3,969,837	\$428,603,760
	Office	104	11,130,719	\$2,352,112,441	117	13,173,160	\$1,801,920,040
	Educational & Medical	64	5,822,303	\$1,569,130,758	69	4,652,447	\$1,533,451,690
	R & D	2	87,000	\$51,999,999	3	592,400	\$176,596,972
	Mixed Use	26	7,365,703	\$694,789,571	10	662,219	\$253,918,969
	Hotel/Motel	22	2,384,854	\$238,601,273	24	2,859,956	\$539,874,234
	Other	109	7,812,977	\$1,081,370,750	137	6,848,532	\$900,597,150
	Total	402	37,294,402	\$6,349,667,967	473	32,758,551	\$5,634,962,815

Commercial Construction by Jurisdictional Group

Central Jurisdictions

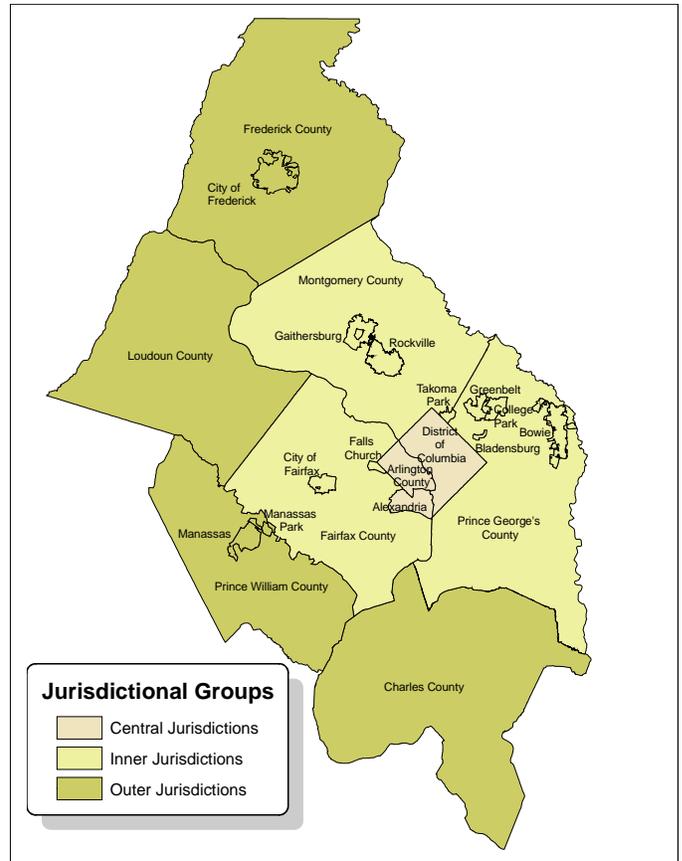
The **Central Jurisdictions**, comprised of the **District of Columbia, City of Alexandria, and Arlington County**, captured 33 percent of the region's commercial development in 2008. These jurisdictions added **56 new projects** and more than **12.1 million square feet** of new space, a **87 percent increase** from the previous year. The central jurisdictions accounted for 83 percent of the new mixed-use development in the region and a 32 percent share of new office construction.

Inner Suburbs

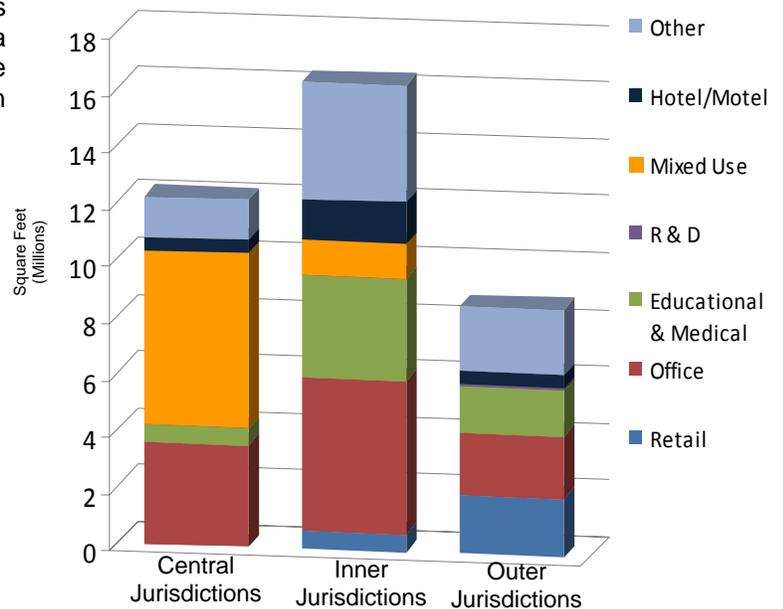
The **Inner Suburbs**, consisting of **Fairfax, Montgomery, and Prince George's counties** (and cities therein) added **166 projects** and over **16.4 million square feet** of space in 2008. These jurisdictions held a 44 percent share of the region's commercial construction activity, compared to 40 percent in 2007. Nearly half of the region's new office construction occurred in the inner suburbs, which is consistent with previous years. The remainder of the region's mixed-use development, approximately 17 percent, occurred in the inner suburbs an increase of over 1.1 million additional square feet from 2007.

Outer Suburbs

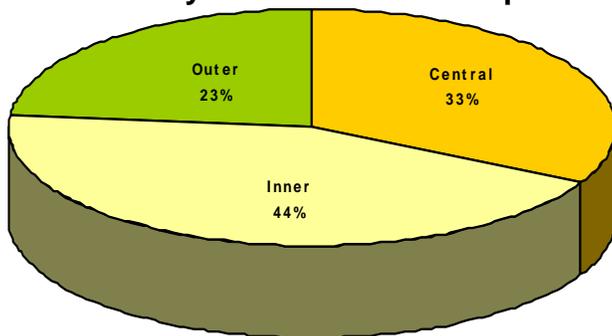
In the **Outer Suburbs** of **Charles, Frederick, Loudoun, and Prince William counties** (and cities therein), **180 new projects** were started, totaling more than **8.6 million square feet** of additional space, an decrease of 2.0 million square feet from the previous year. The outer suburbs experienced a **19 percent decrease in commercial construction starts** from 2007. The total new space constituted 23 percent of the region's overall development in 2008. About 19 percent of the region's new office development occurred in the outer suburbs, a decrease from 2007. The outer suburbs contained the only Research & Development projects in the region during 2008.



Commercial Construction Starts, 2008
Total Square Feet by Structure Type and Jurisdiction



2008 Commercial Construction by Jurisdictional Group



2008 Commercial Construction within Jurisdictions

- ◆ **The District of Columbia**, with 35 new projects and over **9.7 million square feet** of new development, led the region in new commercial construction space in 2008. **Fairfax County** added 54 new projects and over **7.4 million square feet** of new space, followed by **Montgomery County** with **5.2 million square feet** of new space and **Prince George's County** with **3.7 million square feet** of new commercial development. The **City of College Park** experienced a 217 percent increase from 2007, the largest percentage increase in the region.

Commercial Construction in the Washington Region, 2007 and 2008 by Jurisdiction

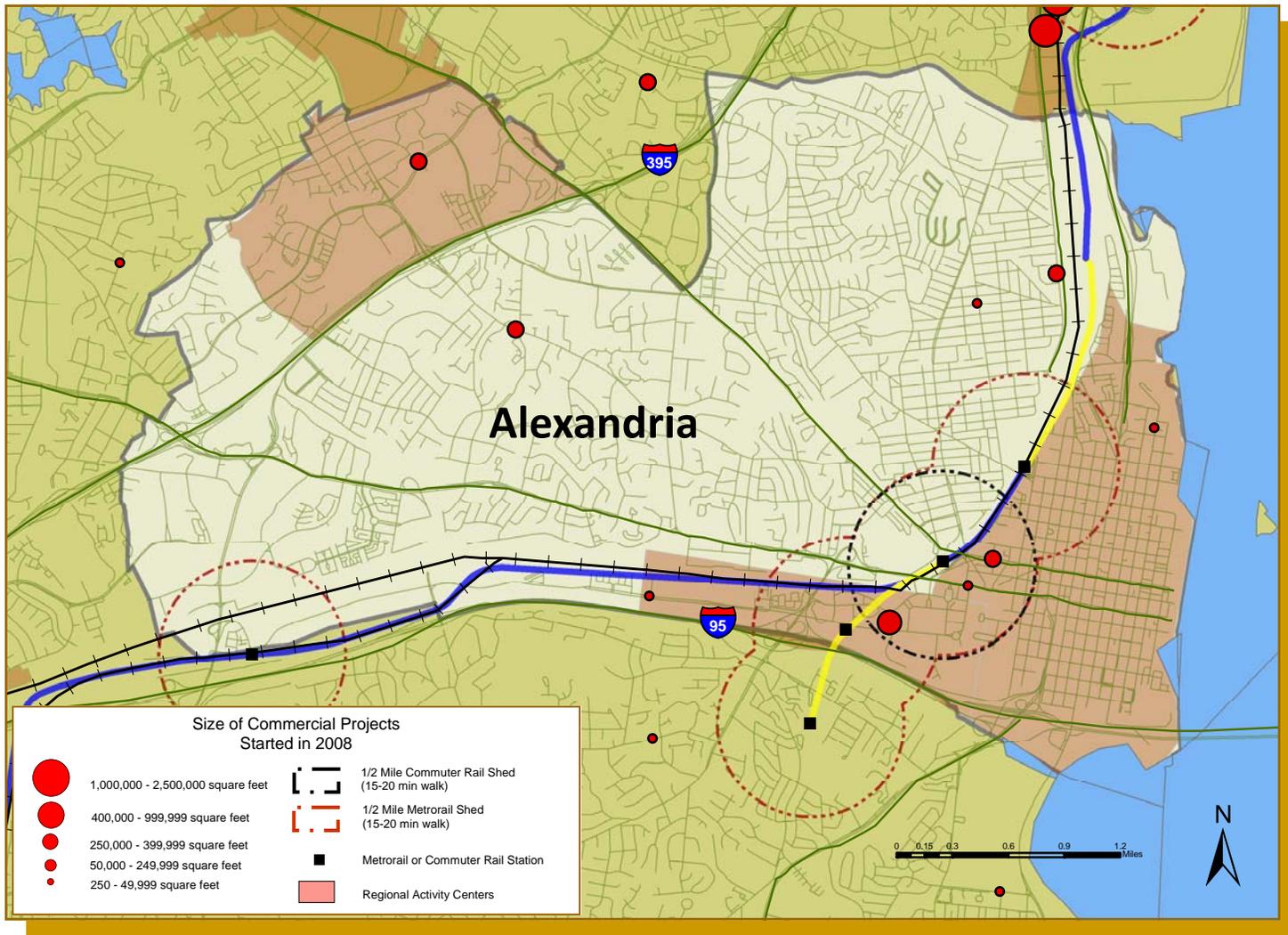
	2008			2007		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	35	9,771,919	\$1,239,892,251	36	4,861,953	\$930,924,236
Suburban Maryland*						
Charles County	15	337,297	\$45,289,669	22	753,790	\$127,070,328
Frederick County*	39	2,034,393	\$323,328,668	18	962,153	\$101,925,329
City of Frederick*	17	1,046,780	\$137,546,803	8	519,513	\$74,521,958
Montgomery County*	58	5,212,364	\$1,185,090,434	83	4,743,518	\$938,236,411
City of Gaithersburg*	7	576,784	\$20,943,779	9	176,978	\$23,454,524
City of Rockville*	14	1,820,755	\$257,170,350	13	623,671	\$148,731,950
City of Takoma Park *	3	33,385	\$11,129,999	0	0	\$0
Prince George's County*	51	3,722,317	\$608,630,108	60	4,003,676	\$575,067,826
City of Bowie*	3	55,533	\$7,845,101	4	189,351	\$24,233,795
City of College Park*	7	401,577	\$127,063,263	3	126,500	\$25,649,999
City of Greenbelt*	2	45,300	\$15,499,998	4	106,340	\$20,749,996
Town of Bladensburg*	0	0	\$0	0	0	\$0
Subtotal	163	11,306,371	\$2,162,338,879	183	10,463,137	\$1,742,299,894
Northern Virginia						
Arlington County	11	1,652,187	\$273,931,416	15	652,561	\$145,723,939
City of Alexandria	10	755,513	\$73,458,469	11	977,102	\$197,423,130
Fairfax County	55	7,418,104	\$1,787,922,980	63	6,621,567	\$1,298,566,810
City of Fairfax	1	12,000	\$288,064	2	139,000	\$19,999,999
City of Falls Church	1	43,300	\$20,000,000	0	0	\$0
Loudoun County	39	3,618,528	\$477,499,282	65	3,682,756	\$603,078,972
City of Manassas	3	92,280	\$11,663,000	16	662,248	\$39,589,660
City of Manassas Park	0	0	\$0	0	0	\$0
Prince William County	84	2,624,200	\$302,673,626	82	4,698,227	\$657,356,175
Subtotal	204	16,216,112	\$2,947,436,837	254	17,433,461	\$2,961,738,685
Regional Total*	402	37,294,402	\$6,349,667,967	473	32,758,551	\$5,634,962,815

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

2008 Commercial Construction within Jurisdictions

CITY OF ALEXANDRIA

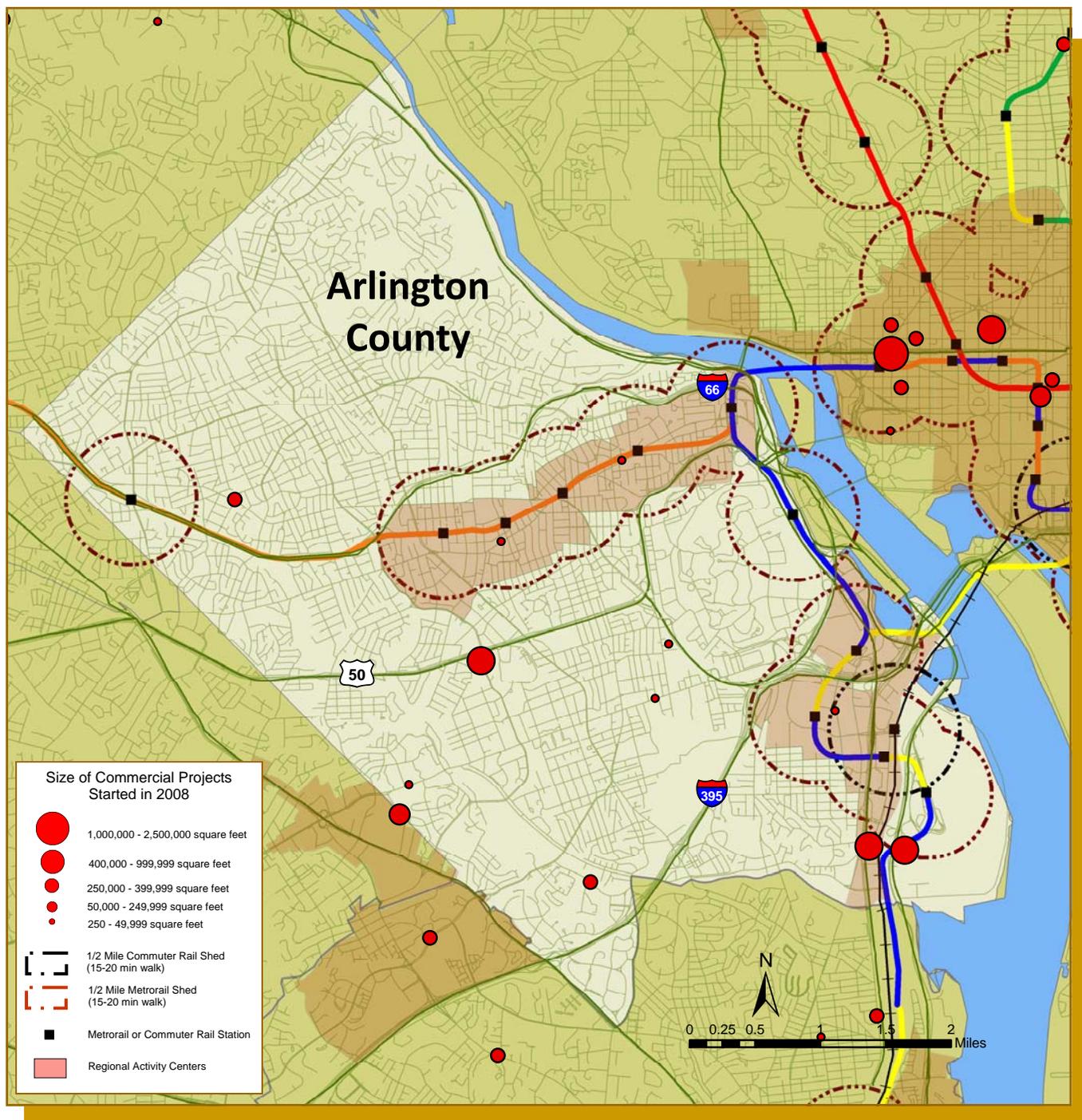
- ◆ Ten new commercial construction projects added **more than 755,513 square feet** of new space to the City of Alexandria in 2008. The amount is below the 977,102 square feet of new space added in 2007.
- ◆ The mixed-use office building at **2318 Mill Road** was the largest project in the city, adding over 250,000 square feet of space.
- ◆ The mixed-use **Fire Station at Potomac Yard** containing residential, retail, and a new fire station at Potomac Yards added nearly 168,630 square feet of space.



2008 Commercial Construction within Jurisdictions

ARLINGTON COUNTY

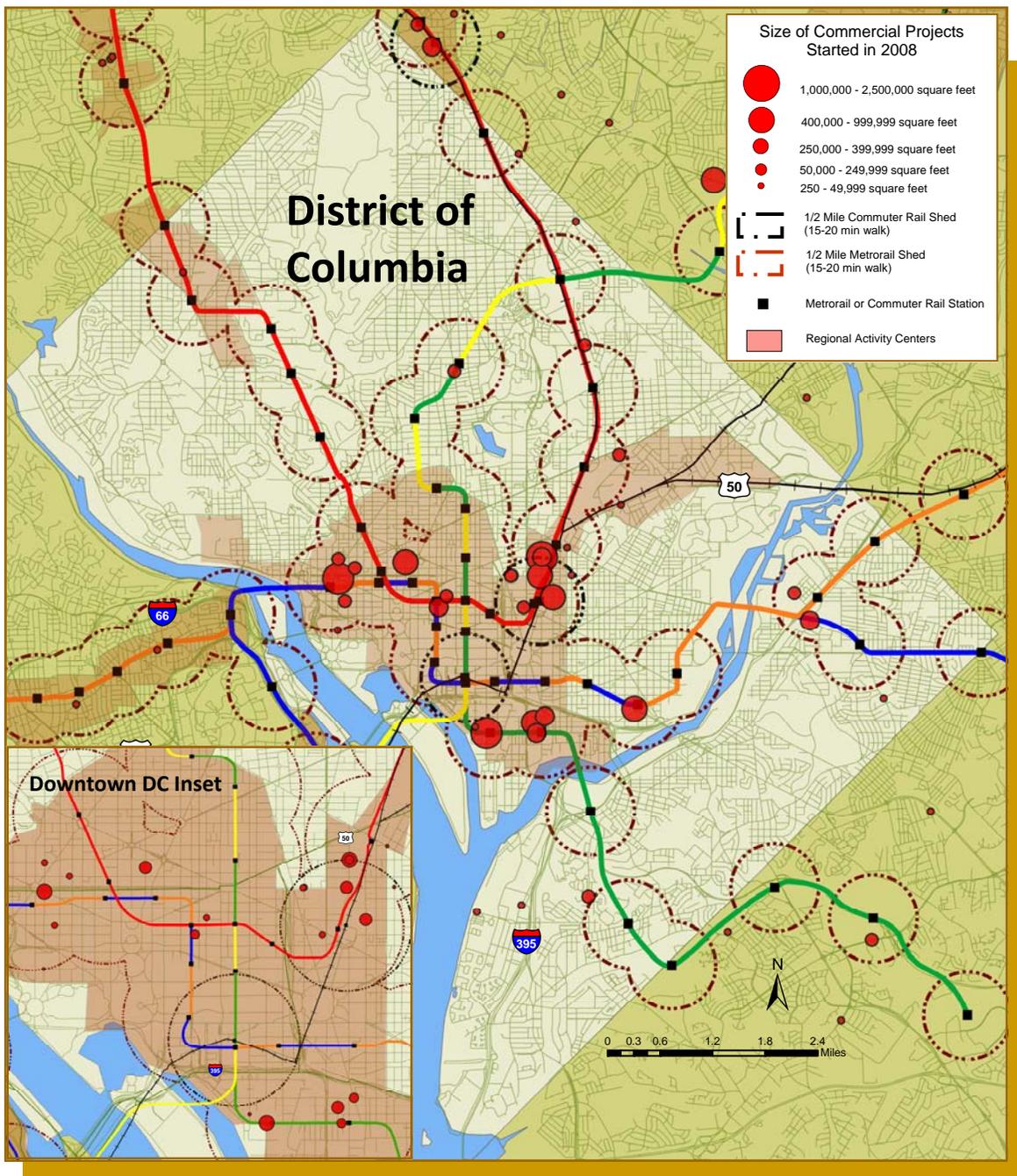
- ◆ Eleven commercial construction projects added just over **1.6 million square feet** of space in Arlington County. The amount of new development increased by approximately 1 million square feet or 77 percent from the previous year.
- ◆ Significant projects include **Army National Guard Readiness Center** with 422,000 square feet and the **Potomac Yard Land Bay Offices** with 445,000 square feet.



2008 Commercial Construction within Jurisdictions

DISTRICT OF COLUMBIA

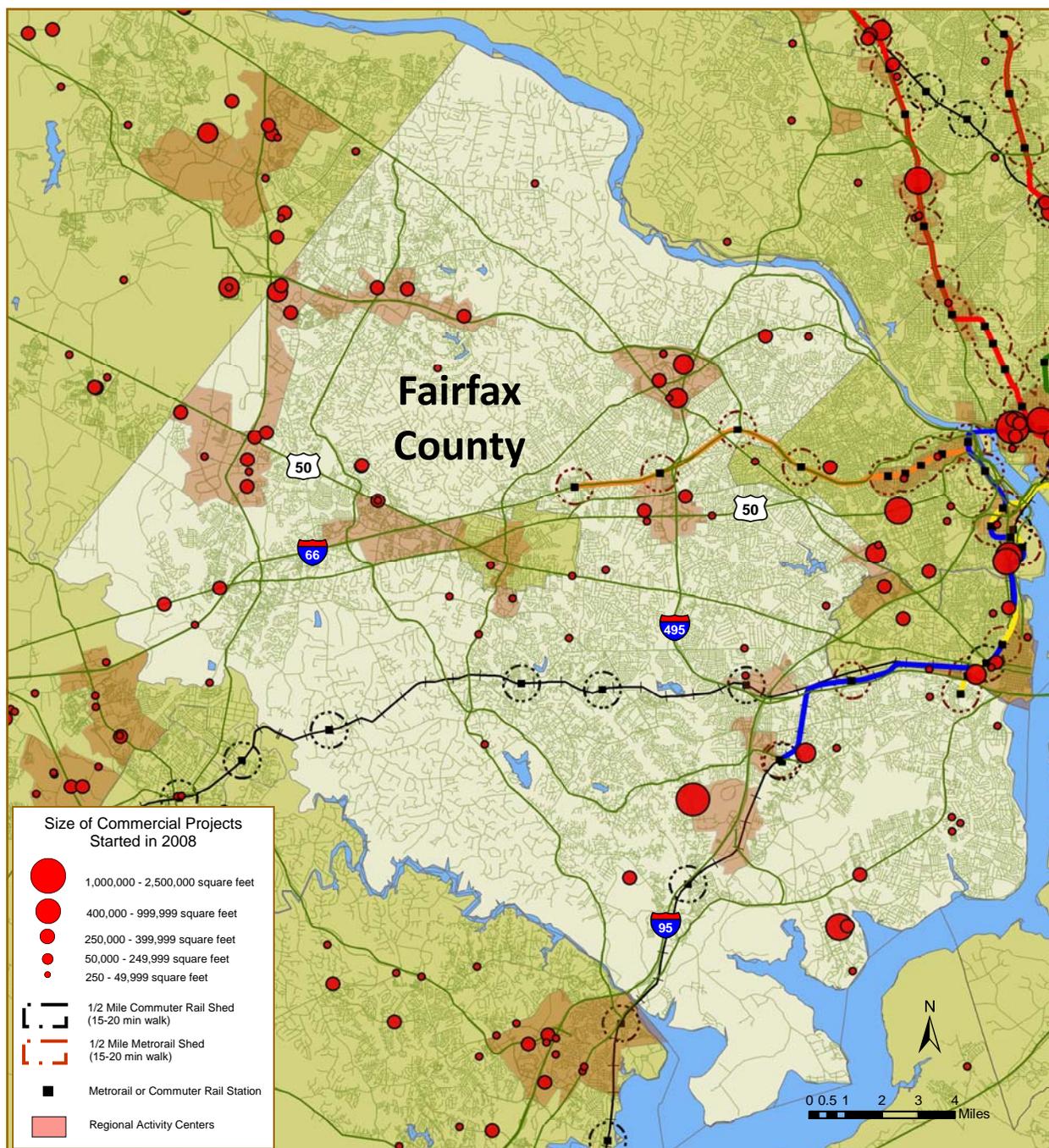
- ◆ The District of Columbia added 35 new projects and **more than 9.7 million square feet** of space in 2008 with three of the top five largest projects in the region. Constitution Square, a 1.75 million square feet, mixed use project, located between Union Station and New York Ave, was the second-largest regional project
- ◆ **Mixed-use projects** dominated the amount of new space added in the District, constituting nearly 58 percent of the District's development. The **Waterfront Station**, a redeveloped site in Southwest, was one of the largest and most valuable projects, with one million square feet of new mixed-use office and retail.
- ◆ Other significant projects can be found near Union Station and New York Ave Metrorail stations. These included the new mixed-use **Constitution Square** and the new office building at **90 K Street NE**.



2008 Commercial Construction within Jurisdictions

FAIRFAX COUNTY

- ◆ Fairfax County added 54 new commercial construction projects and more than **7.4 million square feet** of space in 2008. The amount of new construction in Fairfax County increased 12 percent from the previous year.
- ◆ Office space once again was the largest category of new construction. The **National Geospatial Intelligence Campus**, located at the Engineering Proving Ground was the largest project in the region, adding 2.4 million square feet of office space to Fairfax County with an estimated cost of \$1.2 billion.
- ◆ Another significant project includes **the Metro Park Office Building** in Alexandria area of the county, added about 250,000 square feet of office space.



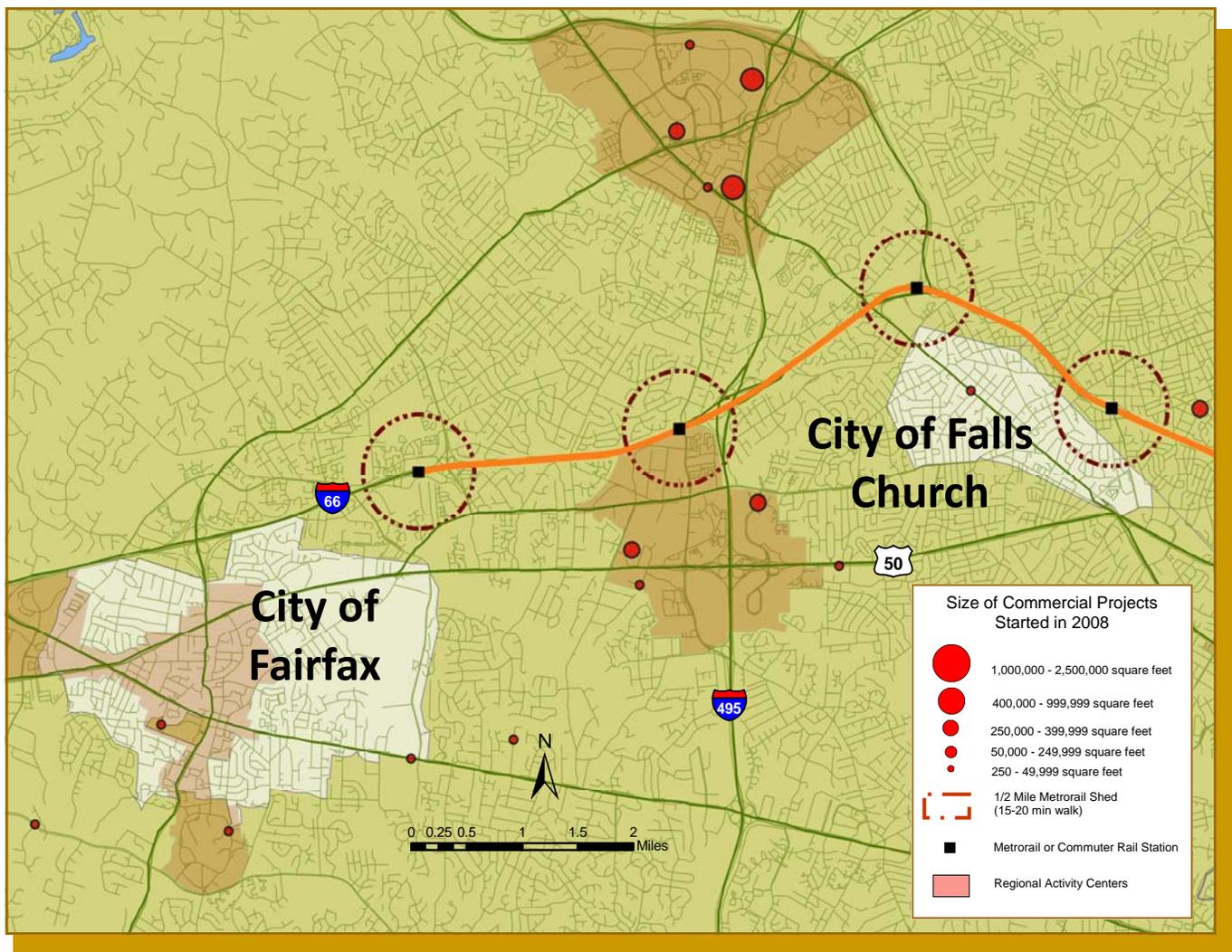
2008 Commercial Construction within Jurisdictions

CITY OF FAIRFAX

- ◆ One project, a Woodson High School sheet metal shop, added approximately **12,000 square feet** of new space in the City of Fairfax.

CITY OF FALLS CHURCH

- ◆ One project, at 800 W. Broad Street, added **43,300 square feet** of new mixed-use space in the City of Falls Church.



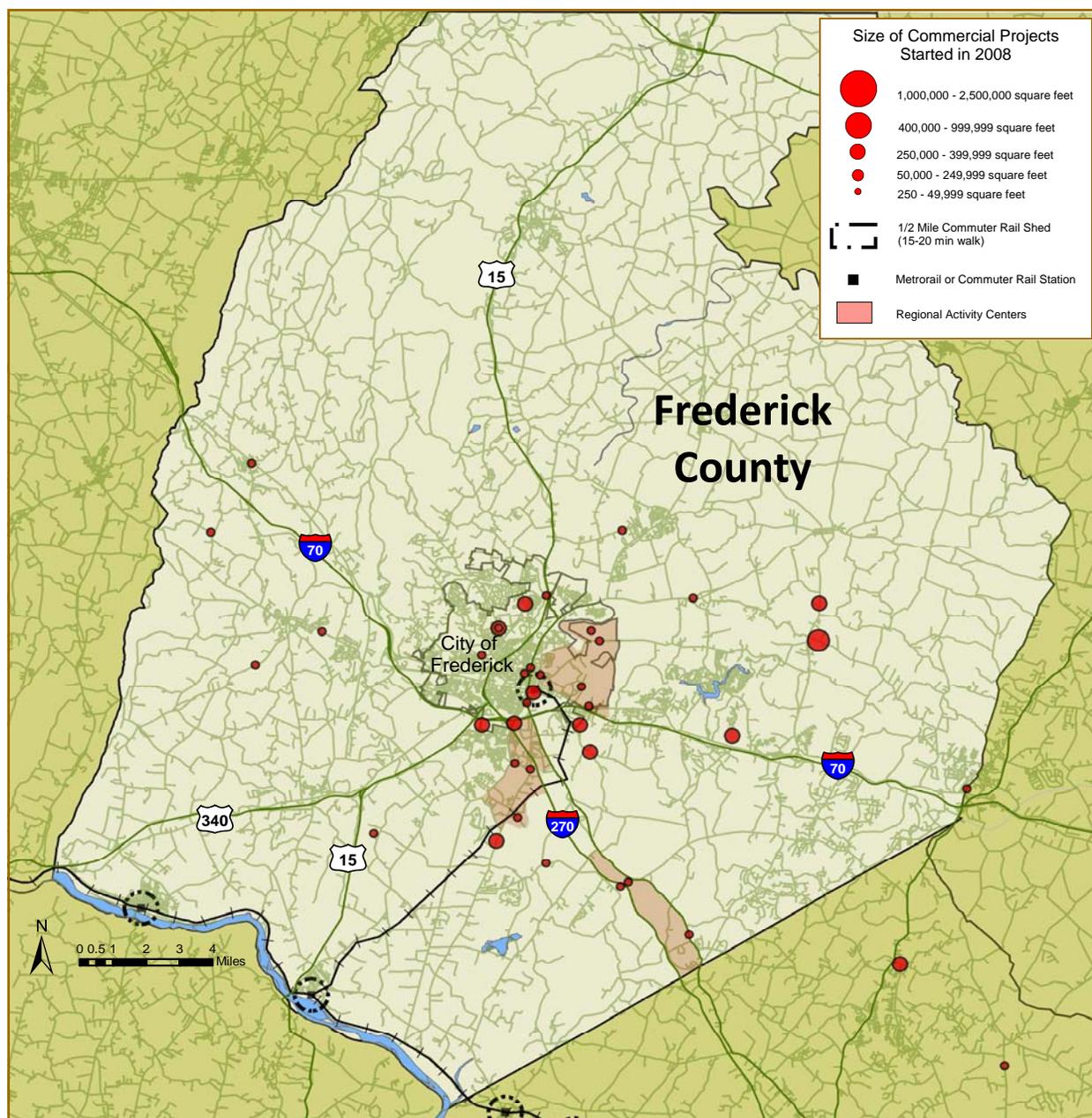
2008 Commercial Construction within Jurisdictions

FREDERICK COUNTY

- ◆ Thirty-nine commercial construction projects started in Frederick County in 2008. These projects added **two million square feet** of new space. The largest projects in the county (outside the City of Frederick) were **Linganore High School** (250,000 square feet) and a 120,000 square foot **Storage Facility/Warehouse** located at 8349 Reichs Ford Road.

CITY OF FREDERICK

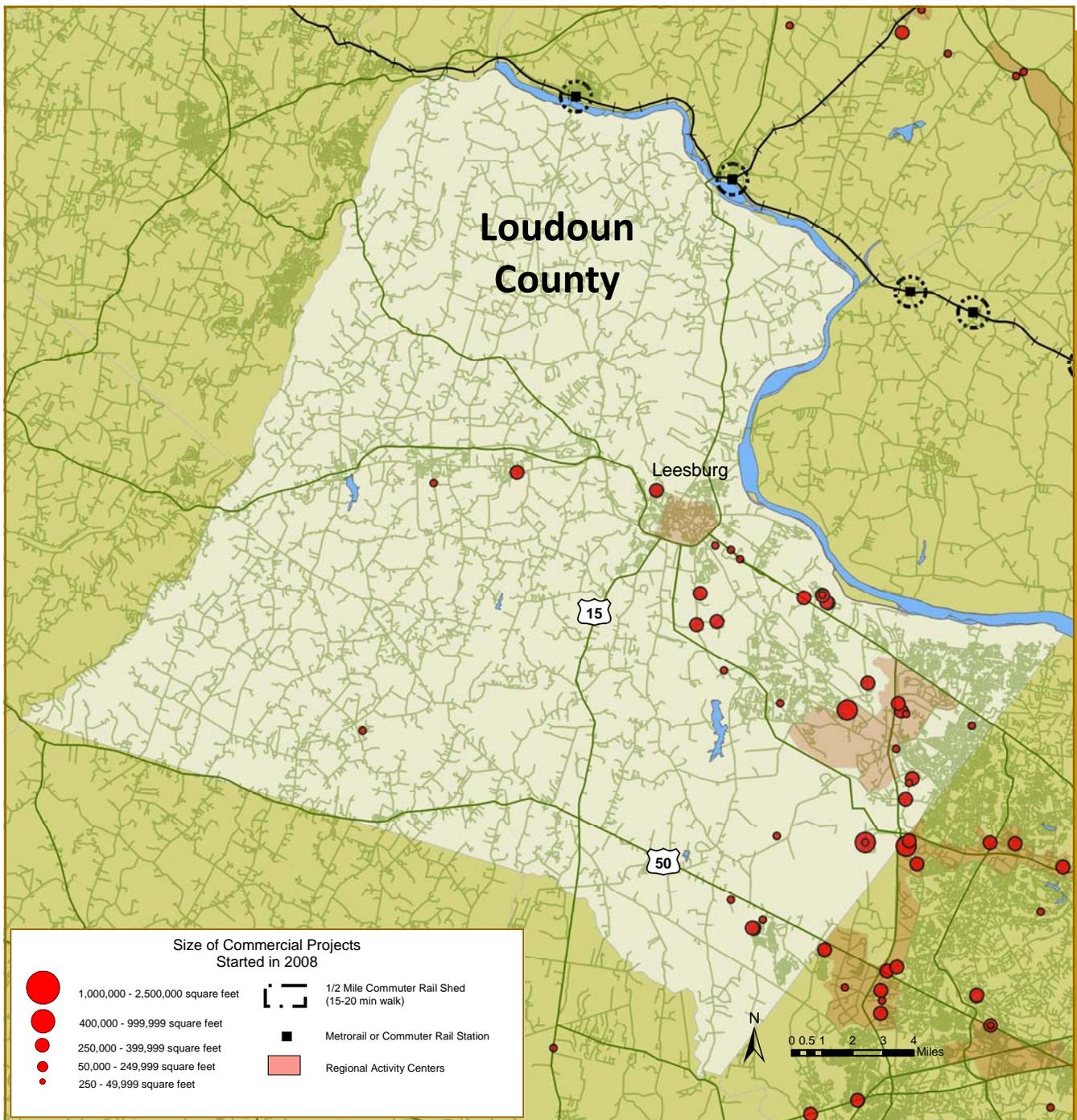
- ◆ Seventeen projects began in the City of Frederick in 2008. These projects added **one million square feet** of space. Notable projects included expanded facilities on Fort Detrick, the **USAMRIID Sterilization Plant** with 200,000 square feet of space, and the **US Military Command Medical and Health Facilities** projects, together added an estimated 360,000 square feet.



2008 Commercial Construction within Jurisdictions

LOUDOUN COUNTY

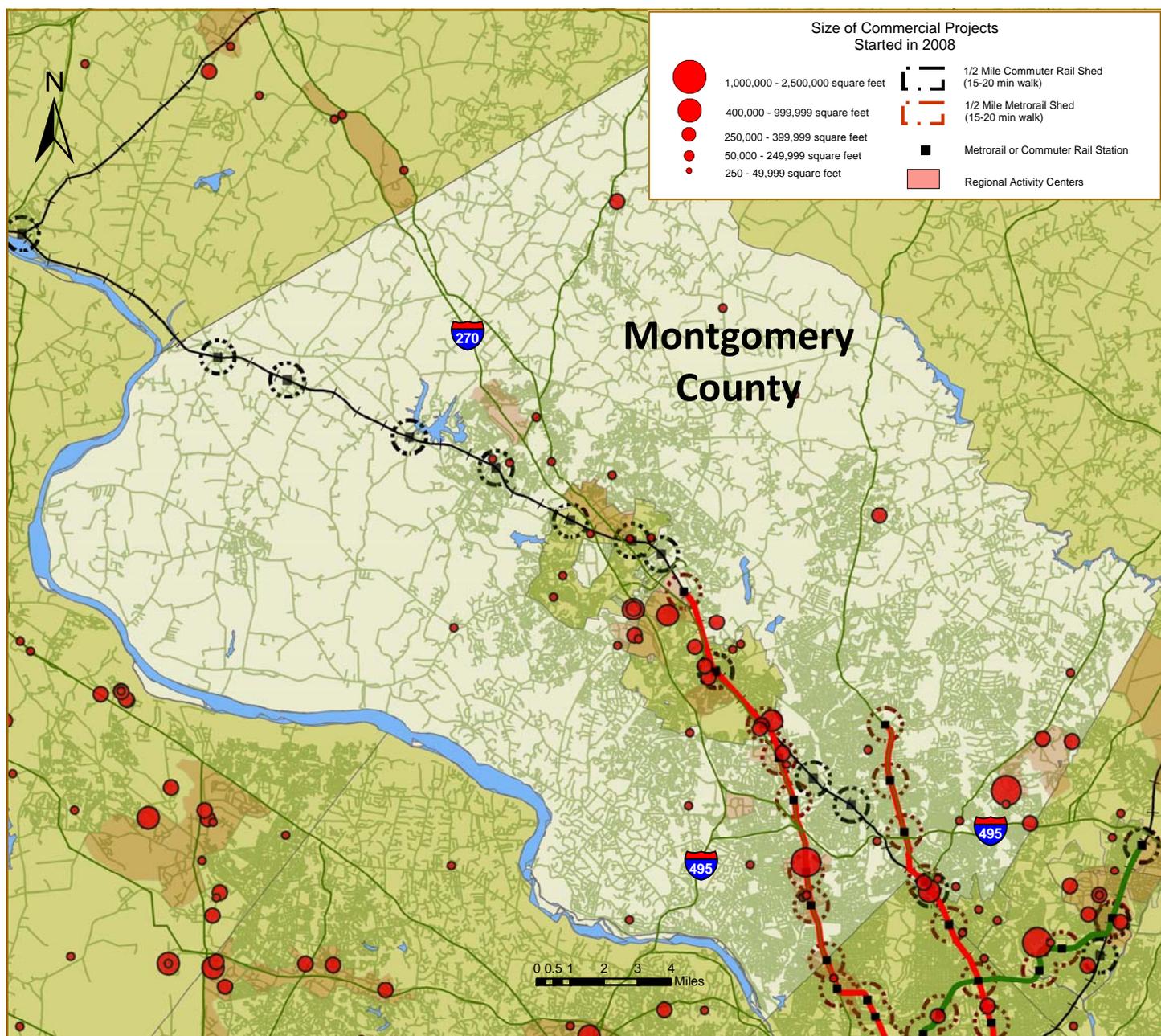
- ◆ In 2008, Loudoun County added 39 projects creating **more than 3.6 million square feet** of space, a two percent decrease from the previous year.
- ◆ The largest projects in Loudoun County were the **International Arrivals Building** expansion near Dulles, which added 398,000 square feet, and the **Ashburn Corporate Center** office space, which added 323,384 square feet.



2008 Commercial Construction within Jurisdictions

MONTGOMERY COUNTY

- ◆ Montgomery County added 58 commercial construction projects and **more than 5.2 million square feet** in 2008. This amount of construction represented a ten percent decrease from the preceding year.
- ◆ The largest commercial construction project in the county was the **Bethesda National Naval Medical Center** expansion, adding 957,012 square feet of Educational & Medical space at a cost of approximately \$641 million. Other noteworthy projects include the **Silver Spring Transit Center** project adding 234,850 square feet of space.



2008 Commercial Construction within Jurisdictions

CITY OF GAITHERSBURG

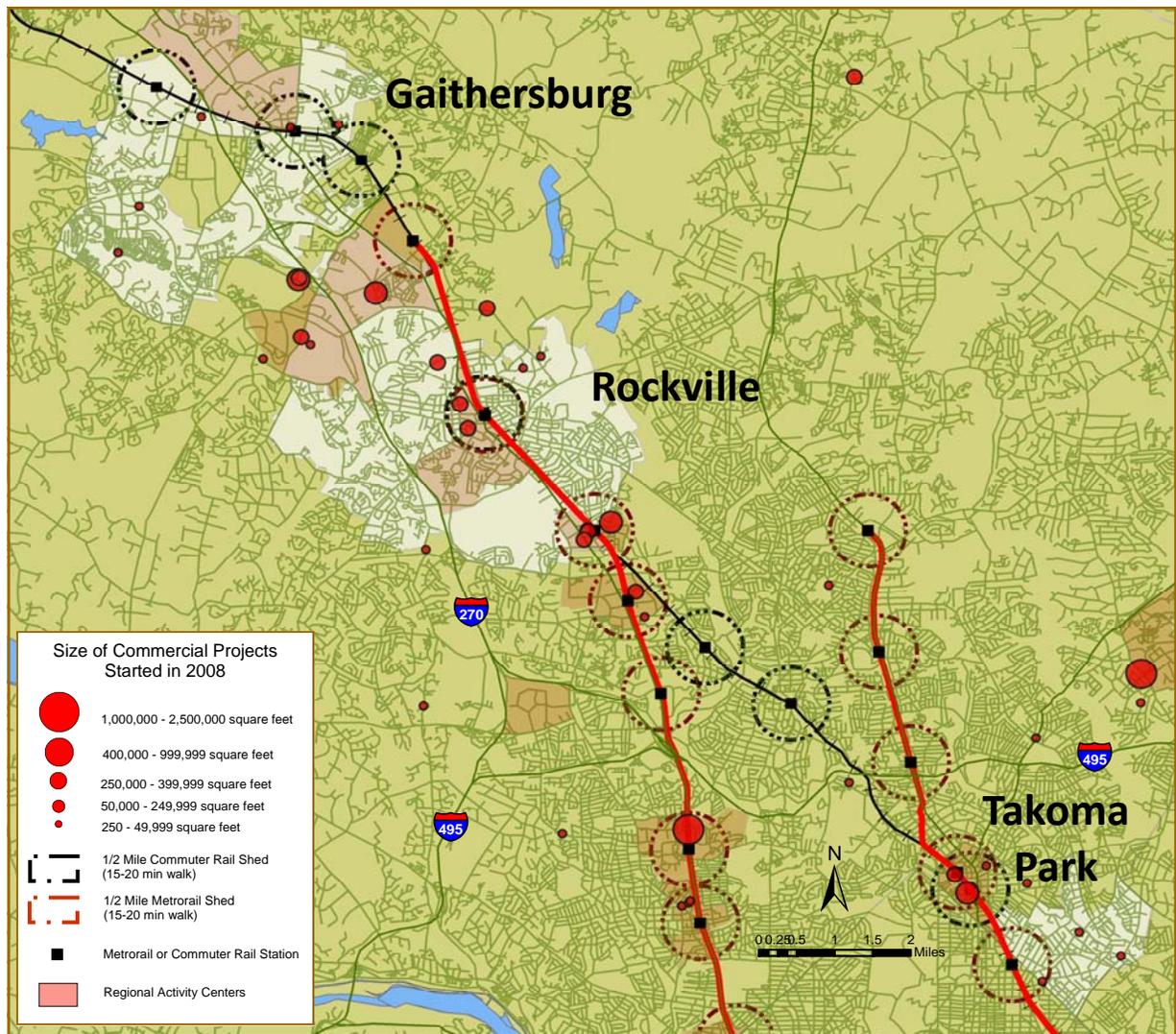
- ◆ Seven commercial construction projects added **576,784 square feet** of space to the City of Gaithersburg in 2008. The largest office project was the **Washingtonian South** office building with 196,864 square feet of space.

CITY OF ROCKVILLE

- ◆ Fourteen commercial construction projects added more than **1.8 million square feet** of space to the City of Rockville in 2008. The Twinbrook Place Meljay Partners project was the largest project, adding more than 333,414 square feet of office space. The **Rockville District Court** building and the **Twinbrook Commons** mixed-use buildings added 167,072 square feet and 322,761 square feet of space, respectively.

CITY OF TAKOMA PARK

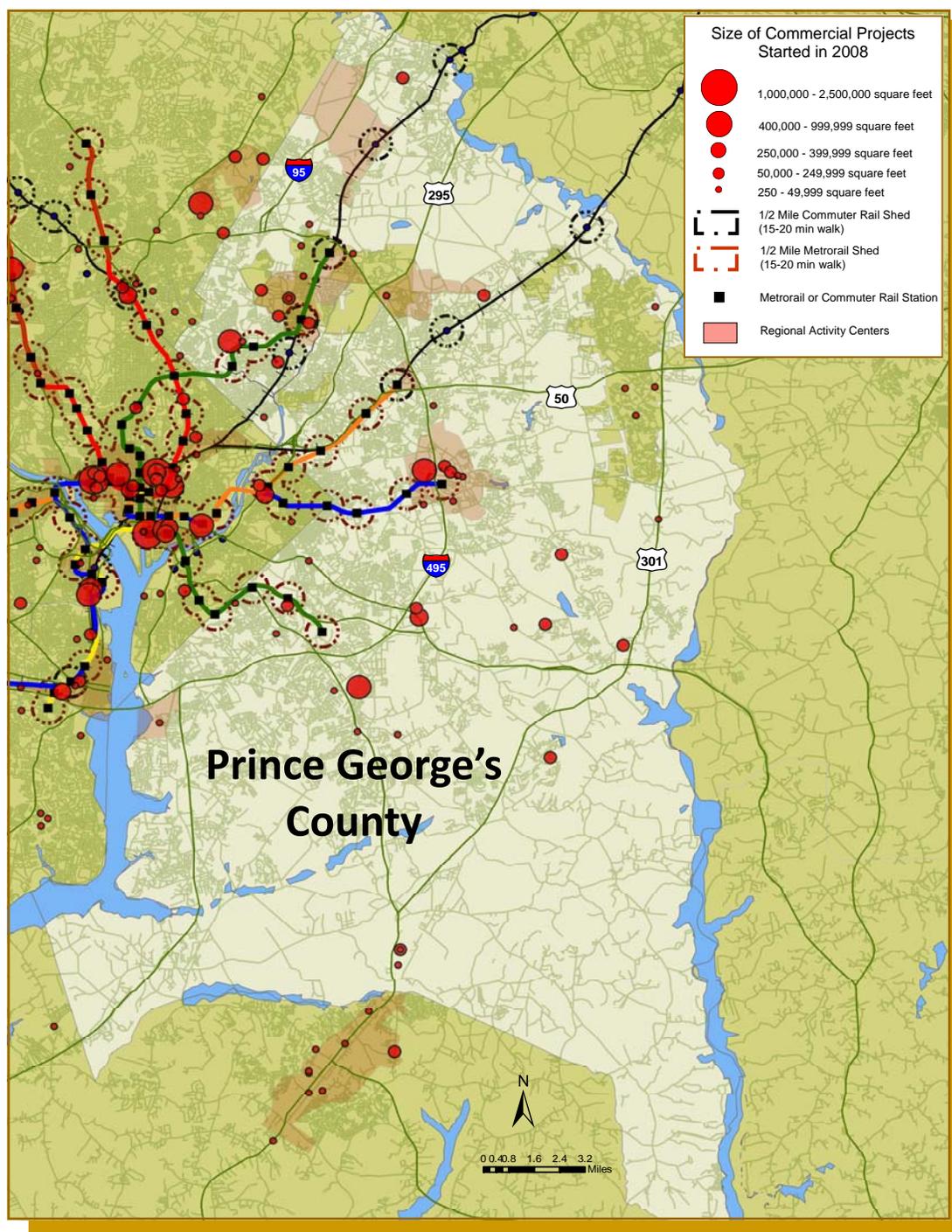
- ◆ Three commercial construction projects added **33,385 square feet** of space to the City of Takoma Park. The largest, **Gilbert and Wood**, a mixed-use project, added 20,100 square feet on Laurel and Eastern Ave.



2008 Commercial Construction within Jurisdictions

PRINCE GEORGE'S COUNTY

- ◆ Prince George's County added 51 new commercial construction projects in 2008 with more than **3.7 million square feet** of space, a decrease of seven percent from the previous year.
- ◆ The largest projects were the mixed-use **Post Park** project and the **Jericho Senior Living Center** both in Hyattsville, adding 466,700 and 401,000 square feet, respectively.



2008 Commercial Construction within Jurisdictions

CITY OF BOWIE

- ◆ Three commercial construction projects were started in the City of Bowie in 2008. They added **55,533 square feet** of new space. The largest project was the new **Northview Fire Station**, which added **350,000 square feet** of space.

CITY OF COLLEGE PARK

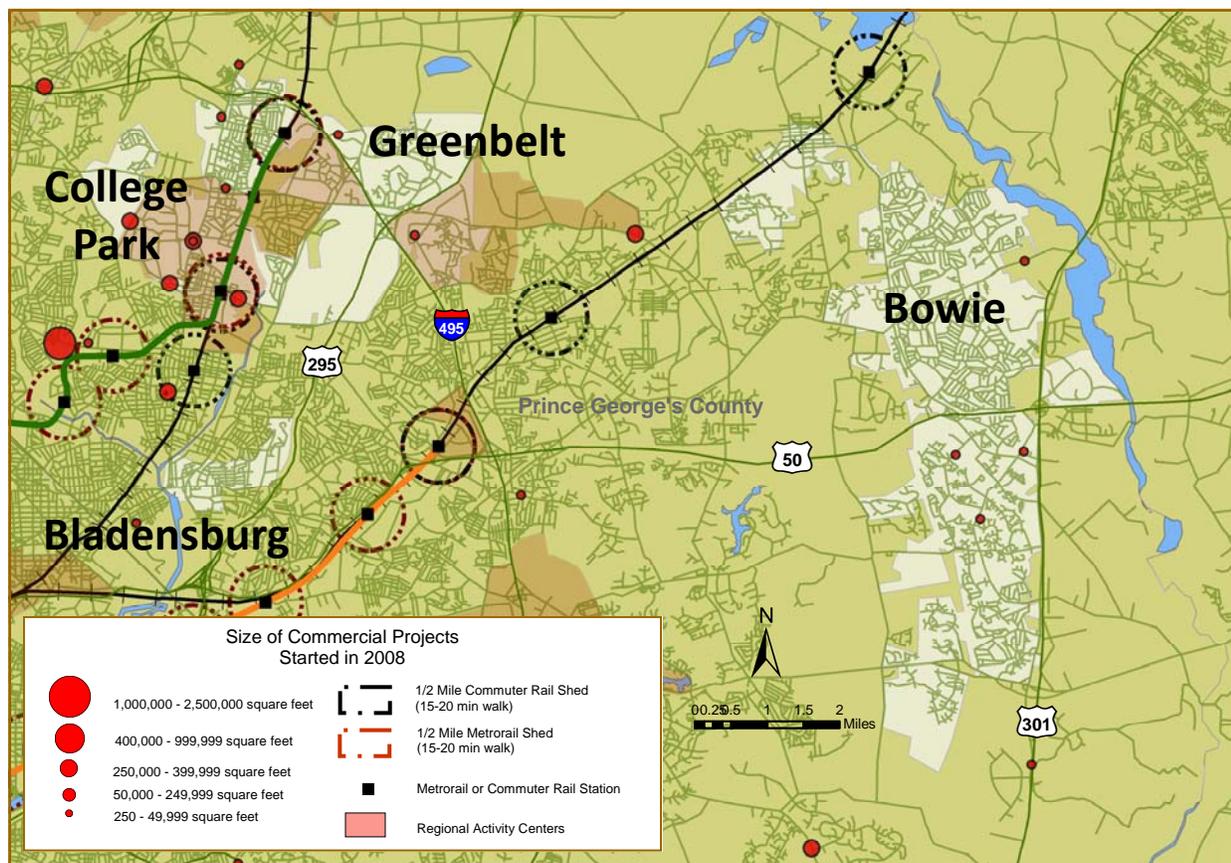
- ◆ Seven commercial construction projects were started in the City of College Park in 2008. They added **401,577 square feet** of new space. The largest project was the **M-Square Office Building**, adding **120,000 square feet** of space.

CITY OF GREENBELT

- ◆ Two commercial construction projects started in the City of Greenbelt in 2008, adding 45,300 square feet of space. The largest project **Maryland Trade Center - Greenbelt Ambulatory Care Center** added 42,300 square feet of Educational & Medical space.

TOWN OF BLADENSBURG

- ◆ No major commercial construction projects started in the Town of Bladensburg in 2008.



2008 Commercial Construction within Jurisdictions

PRINCE WILLIAM COUNTY

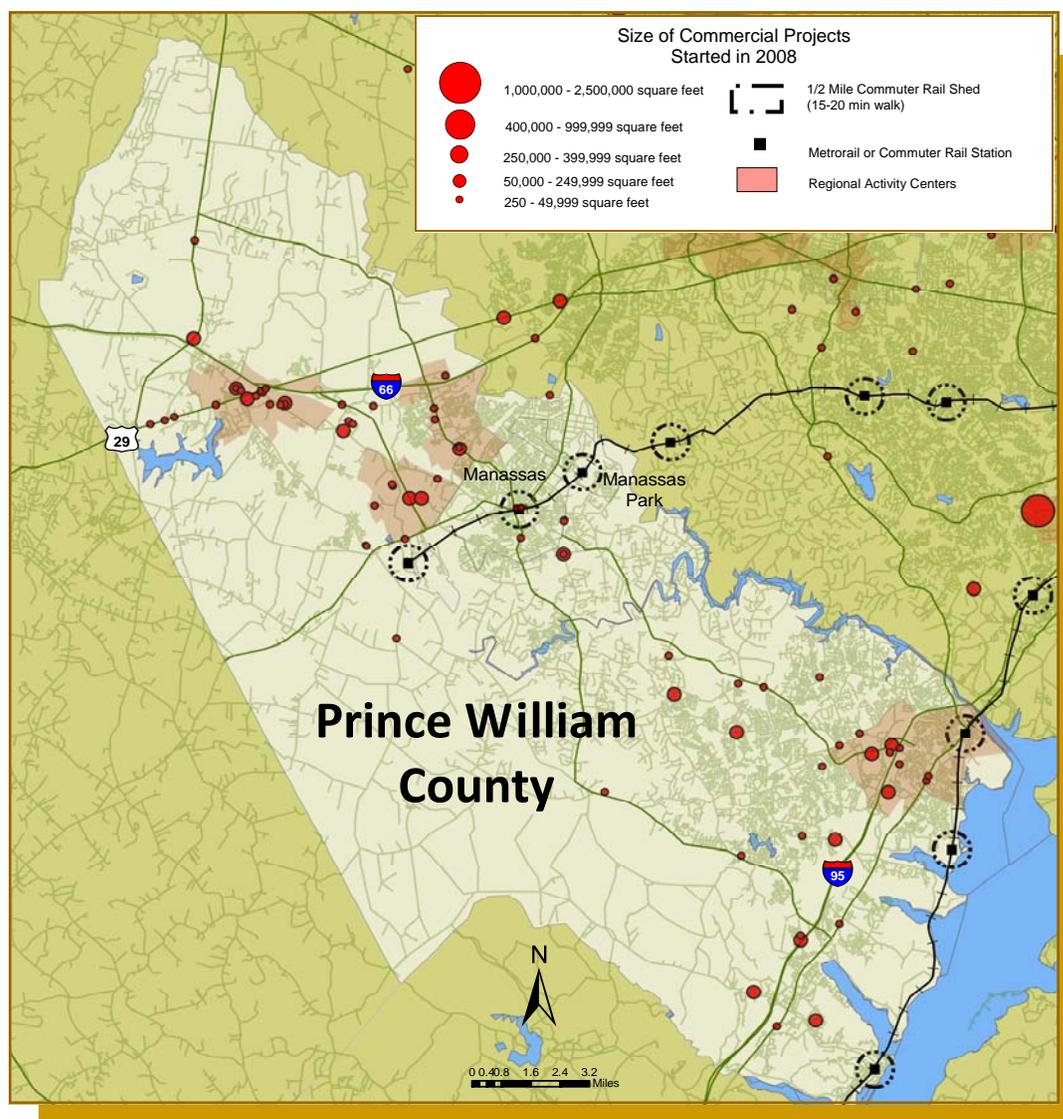
- ◆ Prince William County added 84 commercial construction projects in 2008 and more than **2.6 million square feet**, a decrease of 44 percent from the preceding year.
- ◆ A **Walmart Super Center** store was the largest project in 2008, adding **212,790 square feet** of space. A new **FBI Office Building** and a **Regional Biomedical Research Laboratory** opened with 200,000 square feet and 5,200 square feet, respectively.

CITY OF MANASSAS

- ◆ Three commercial construction projects added **92,280 square feet** of space, with the largest project, **Prince William Association of Realtors**, adding 15,778 square feet of office space.

CITY OF MANASSAS PARK

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



Metrorail and Commuter Rail Station Areas

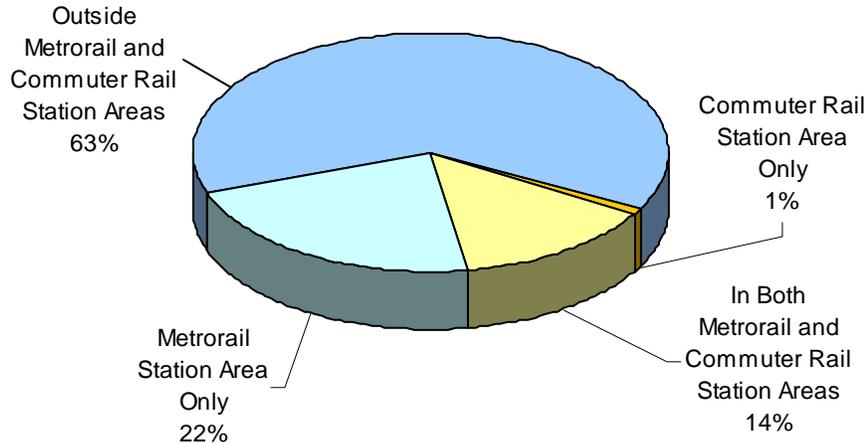
METRORAIL STATION AREAS

- ◆ **Fifty-six projects** totaling more than **13.3 million square feet** of space were started in Metrorail station areas in 2008. Metrorail station areas are defined as the half-mile radius surrounding each station.
- ◆ These projects accounted for **36 percent of the region's total construction**, compared with 18 percent in 2007.
- ◆ Construction between **New York Ave and Union Station** in the District of Columbia resulted in **approximately 3.8 million square feet** of new space. The **Waterfront and Navy Yard** area, also in the District of Columbia, experienced the second greatest amount of construction activity, adding **two million square feet** of space. The **Twinbrook** station area in the City of Rockville and Montgomery County added **865,047 square feet** of space.

COMMUTER RAIL STATION AREAS

- ◆ **Twenty-seven** commercial construction projects, totaling over **5.4 million square feet** of space, were started in Commuter Rail Station Areas in 2008. Commuter rail station areas are defined as the half-mile radius surrounding each station. These projects account for 15 percent of the region's total construction, the same percent as in 2007.
- ◆ Construction around **Union Station** resulted in nearly 3.7 million square feet of space. The **Silver Spring** station area gained more than 554,850 square feet of space, while the **Alexandria Station** area added 399,470 square feet of space.

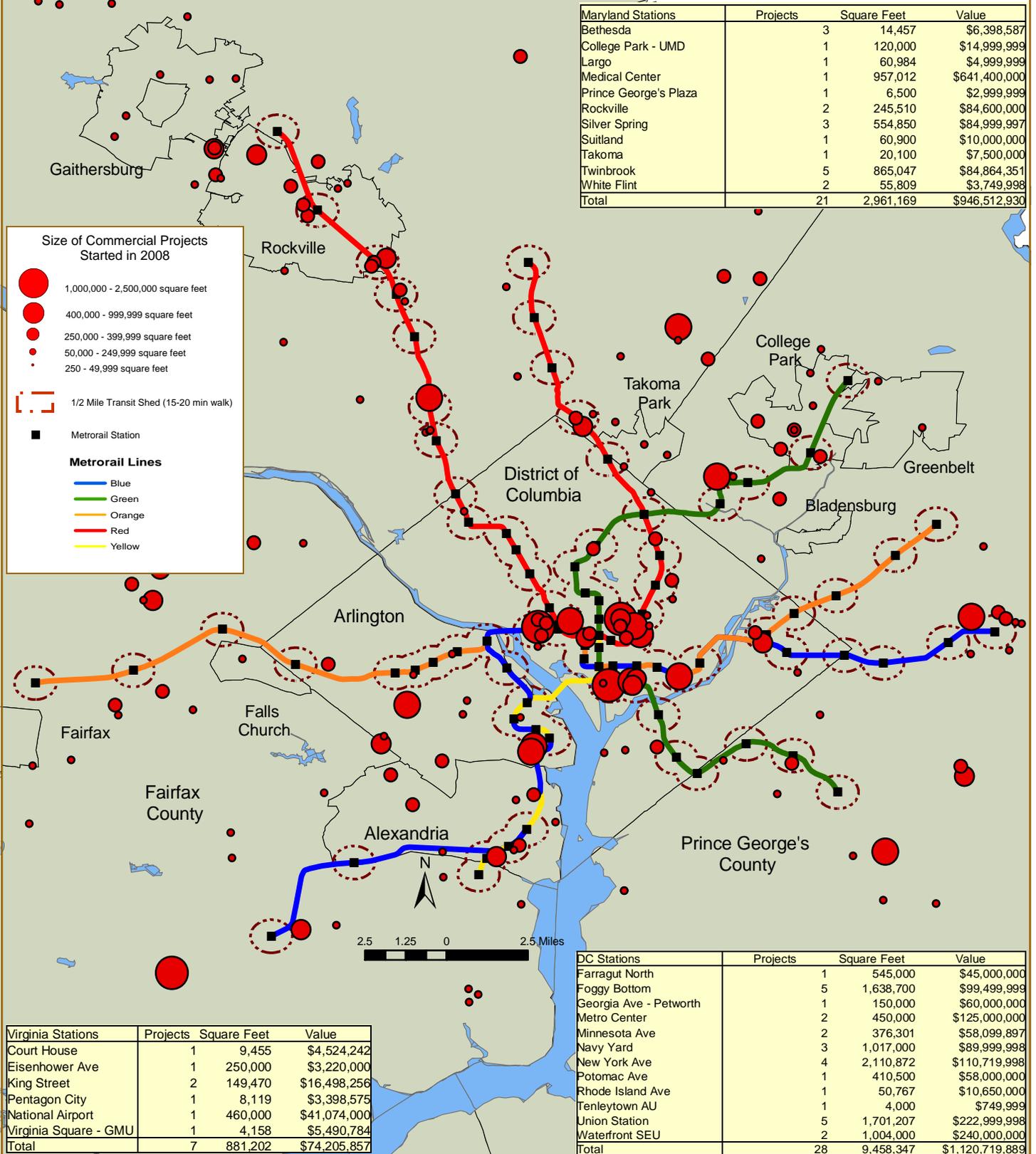
2008 Commercial Construction Projects in Metrorail & Commuter Rail Station Areas



Commercial Construction in the Washington Region in Metrorail and Commuter Rail Station Areas				Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
Metrorail Station Area Total	56	13,300,718	\$2,141,438,676	36%
Outside Metrorail Station Area Total	346	23,993,684	\$4,208,229,291	64%
Regional Total	402	37,294,402	\$6,349,667,967	
Commuter Rail Station Area Total	27	5,462,305	\$585,213,873	15%
Outside Commuter Rail Station Area Total	375	31,832,097	\$5,764,454,094	85%
Regional Total	402	37,294,402	\$6,349,667,967	
Metrorail and Commuter Rail Station Area Total	66	13,762,495	\$2,726,652,549	36.9%
Outside Metrorail and Commuter Rail Station Area Total	319	23,531,907	\$3,623,015,418	63.1%
Regional Total	402	37,294,402	\$6,349,667,967	

Metrorail Station Areas

2008 Commercial Construction Projects in Metrorail Station Areas



Maryland Stations	Projects	Square Feet	Value
Bethesda	3	14,457	\$6,398,587
College Park - UMD	1	120,000	\$14,999,999
Largo	1	60,984	\$4,999,999
Medical Center	1	957,012	\$641,400,000
Prince George's Plaza	1	6,500	\$2,999,999
Rockville	2	245,510	\$84,600,000
Silver Spring	3	554,850	\$84,999,997
Suitland	1	60,900	\$10,000,000
Takoma	1	20,100	\$7,500,000
Twinbrook	5	865,047	\$84,864,351
White Flint	2	55,809	\$3,749,998
Total	21	2,961,169	\$946,512,930

Size of Commercial Projects Started in 2008

- 1,000,000 - 2,500,000 square feet
- 400,000 - 999,999 square feet
- 250,000 - 399,999 square feet
- 50,000 - 249,999 square feet
- 250 - 49,999 square feet

 1/2 Mile Transit Shed (15-20 min walk)

Metrorail Station

Metrorail Lines

- Blue
- Green
- Orange
- Red
- Yellow

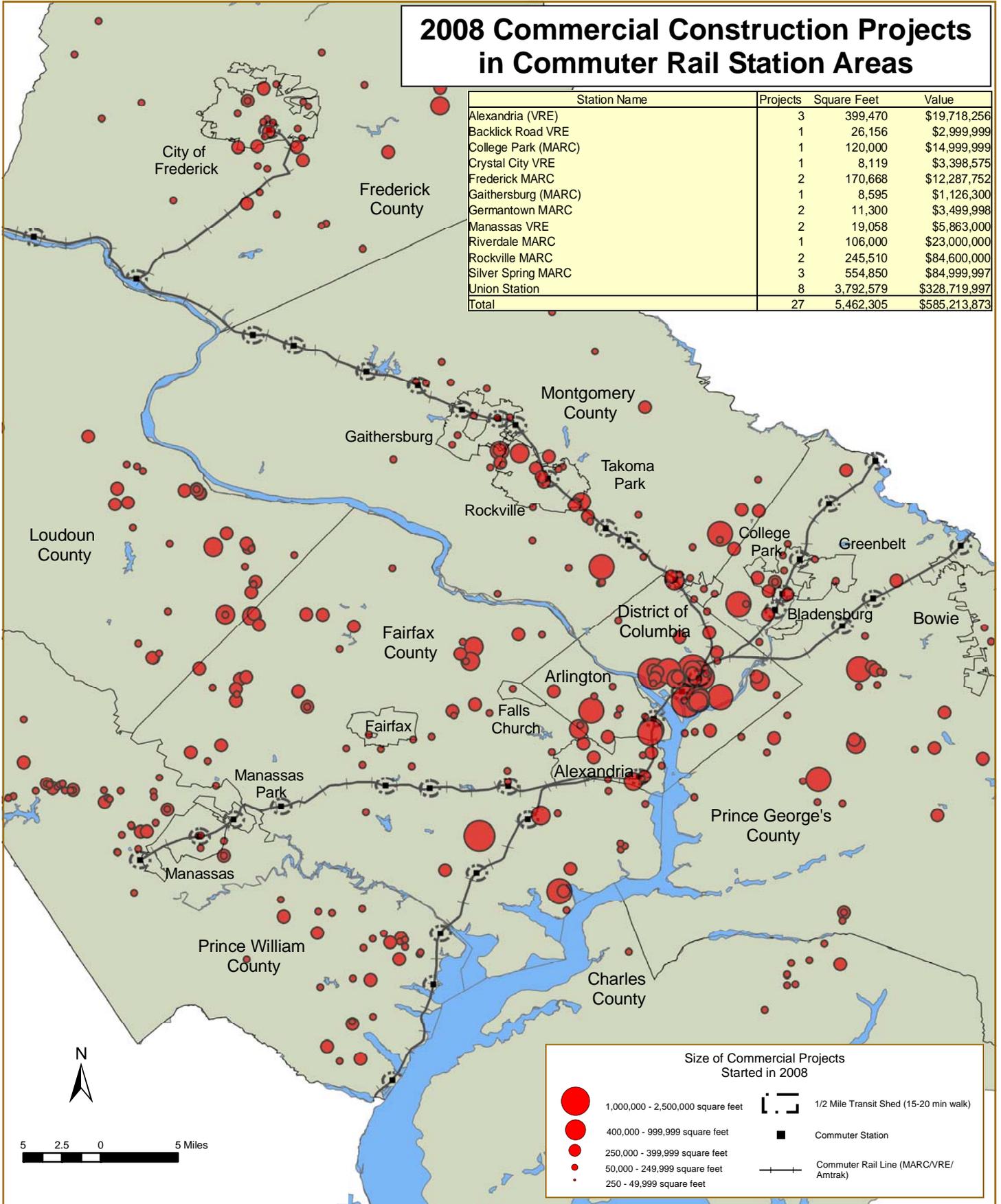
Virginia Stations	Projects	Square Feet	Value
Court House	1	9,455	\$4,524,242
Eisenhower Ave	1	250,000	\$3,220,000
King Street	2	149,470	\$16,498,256
Pentagon City	1	8,119	\$3,398,575
National Airport	1	460,000	\$41,074,000
Virginia Square - GMU	1	4,158	\$5,490,784
Total	7	881,202	\$74,205,857

DC Stations	Projects	Square Feet	Value
Farragut North	1	545,000	\$45,000,000
Foggy Bottom	5	1,638,700	\$99,499,999
Georgia Ave - Petworth	1	150,000	\$60,000,000
Metro Center	2	450,000	\$125,000,000
Minnesota Ave	2	376,301	\$58,099,897
Navy Yard	3	1,017,000	\$89,999,998
New York Ave	4	2,110,872	\$110,719,998
Potomac Ave	1	410,500	\$58,000,000
Rhode Island Ave	1	50,767	\$10,650,000
Tenleytown AU	1	4,000	\$749,999
Union Station	5	1,701,207	\$222,999,998
Waterfront SEU	2	1,004,000	\$240,000,000
Total	28	9,458,347	\$1,120,719,889

Commuter Rail Station Areas

2008 Commercial Construction Projects in Commuter Rail Station Areas

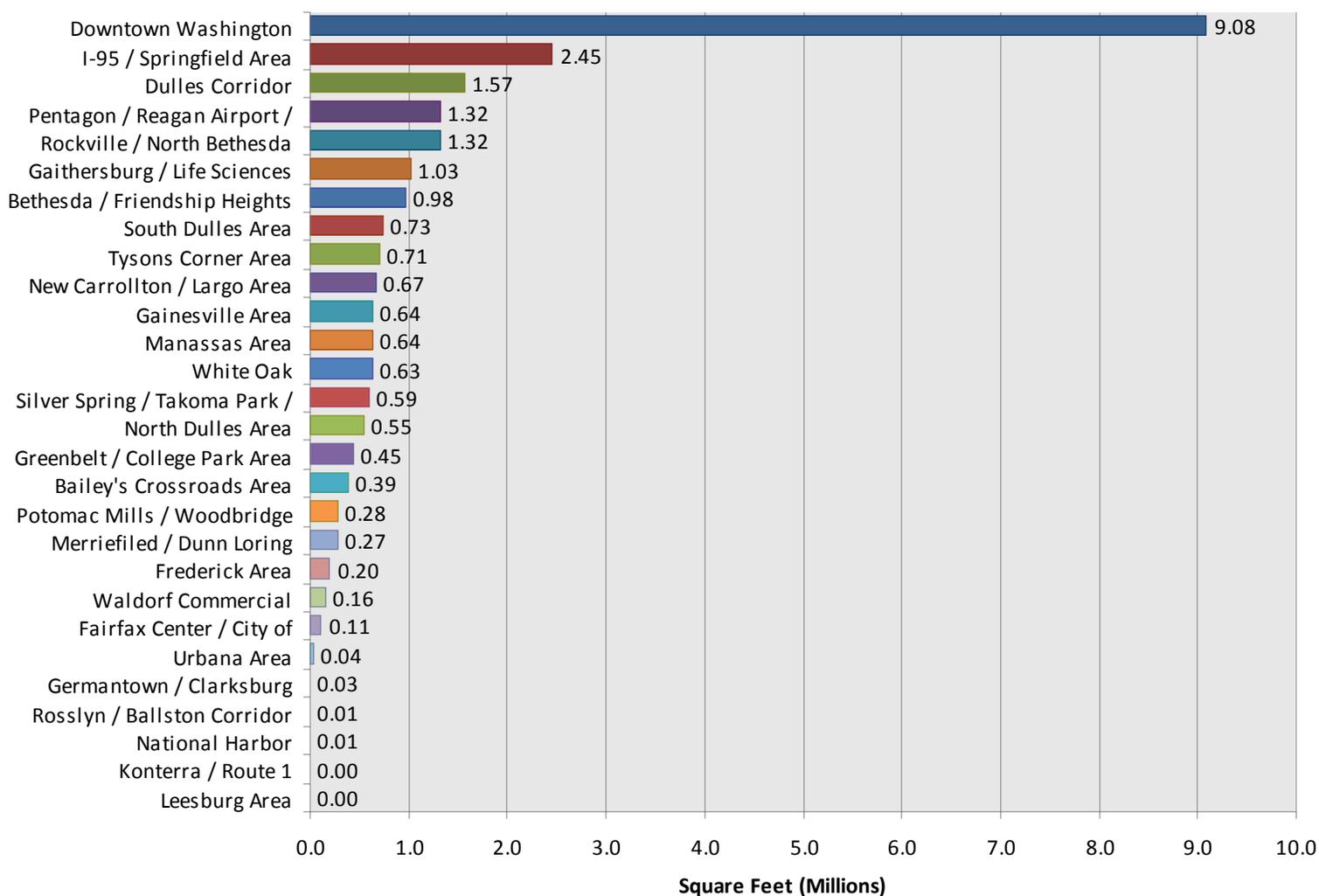
Station Name	Projects	Square Feet	Value
Alexandria (VRE)	3	399,470	\$19,718,256
Backlick Road VRE	1	26,156	\$2,999,999
College Park (MARC)	1	120,000	\$14,999,999
Crystal City VRE	1	8,119	\$3,398,575
Frederick MARC	2	170,668	\$12,287,752
Gaithersburg (MARC)	1	8,595	\$1,126,300
Germantown MARC	2	11,300	\$3,499,998
Manassas VRE	2	19,058	\$5,863,000
Riverdale MARC	1	106,000	\$23,000,000
Rockville MARC	2	245,510	\$84,600,000
Silver Spring MARC	3	554,850	\$84,999,997
Union Station	8	3,792,579	\$328,719,997
Total	27	5,462,305	\$585,213,873



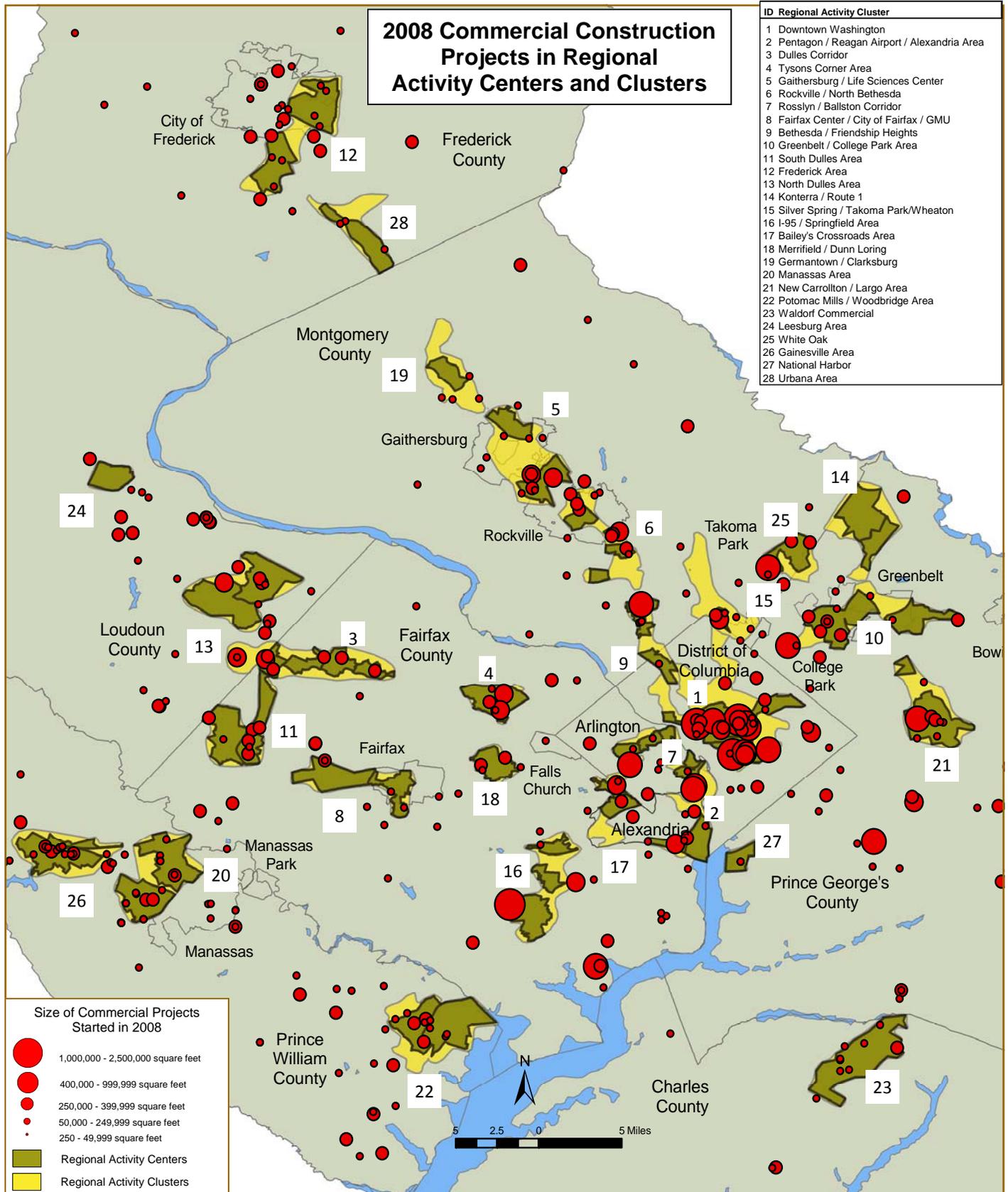
Regional Activity Centers and Clusters

- ◆ A total of **148 commercial projects**, contributing more than **19.8 million square feet** of space, were started in **Regional Activity Centers** in 2008. The new space accounts for 53.1 percent of the region's new construction activity, compared with 48 percent in 2007. The **Downtown Washington** activity center captured the largest share of new commercial development, with 26 projects and more than 9 million square feet of space. **I-95 / Springfield Area** had the second highest amount of space with one project, the **2.4 million square feet National Geospatial Intelligence Campus**.
- ◆ A total of **191 commercial projects** and nearly **24.8 million square feet** of space began construction in **Regional Activity Clusters** in 2008. The development represents over 66 percent or two-thirds of the region's new commercial construction activity, compared with 63 percent in 2007. **Downtown Washington** received the greatest amount of space, with 26 projects and **over 9 million square feet** of space.

2008 Commercial Construction Projects by Regional Activity Cluster



Regional Activity Centers and Clusters



Regional Activity Centers and Clusters

Commercial Construction in the Washington Region, 2008 by Regional Activity Center

ID	Regional Activity Center	2008			Percent of Regional Commercial Construction
		Projects	Square Feet	Value	
DC CORE					
1	Downtown Washington	11	4,121,361	\$441,499,998	
2	Federal Center/Southwest/Navy Yard	5	2,021,000	\$329,999,998	
3	Georgetown	0	0	\$0	
4	Monumental Core	0	0	\$0	
5	New York Avenue	3	75,267	\$16,392,585	
	Subtotal	19	6,217,628	\$787,892,581	16.7%
MIXED-USE CENTERS					
6	Eisenhower Avenue	2	253,500	\$3,443,465	
7	Downtown Alexandria	3	151,685	\$27,348,256	
8	Ballston/Virginia Square	1	4,158	\$5,490,784	
9	Clarendon/Court House	1	9,455	\$4,524,242	
10	Crystal City	2	905,000	\$91,074,000	
11	Pentagon City	1	8,119	\$3,398,575	
12	Rosslyn	0	0	\$0	
13	Friendship Heights	1	4,000	\$749,999	
14	Bailey's Crossroads/Skyline	1	300,600	\$14,999,999	
15	Bethesda CBD	3	14,457	\$6,398,587	
16	Silver Spring CBD	3	554,850	\$84,999,997	
17	White Flint	2	55,809	\$3,749,998	
18	Twinbrook	5	865,047	\$84,864,351	
	Subtotal	25	3,126,680	\$331,042,253	8.4%
EMPLOYMENT CENTERS					
19	The Pentagon	1	8,119	\$3,398,575	
20	Herndon	1	115,000	\$16,000,000	
21	Merrifield/Dunn Loring	3	273,776	\$40,500,000	
22	Reston East	1	171,649	\$20,000,000	
23	Reston West	1	235,000	\$9,999,999	
24	Tysons Corner	5	710,000	\$78,684,997	
25	National Institutes of Health	1	957,012	\$641,400,000	
26	Rock Spring Park	0	0	\$0	
	Subtotal	13	2,470,556	\$809,983,571	6.6%
SUBURBAN EMPLOYMENT CENTERS					
27	Beauregard Street	1	77,000	\$19,100,000	
28	Waldorf Commercial	8	148,946	\$25,140,671	
29	Beltway South	0	0	\$0	
30	Dulles Corner	3	650,000	\$47,748,998	
31	Dulles East	6	578,747	\$59,499,999	
32	Dulles West	2	155,600	\$8,999,999	
33	Fairfax Center	0	0	\$0	
34	I-95 Corridor/Engineer Proving Ground	1	2,419,000	\$1,200,000,000	
35	Springfield	0	0	\$0	
36	City of Fairfax-GMU	2	18,000	\$4,762,999	
37	Md. 85/355 Evergreen Point	4	143,000	\$30,129,998	
38	Downtown Leesburg	0	0	\$0	
39	Corporate Dulles	1	323,384	\$24,999,999	
40	Germantown	0	0	\$0	
41	North Frederick Avenue	1	8,595	\$1,126,300	
42	Rockville Town Center	1	78,438	\$14,600,000	
43	Shady Grove/King Farm/Life Sciences Center	3	466,198	\$31,447,000	
44	White Oak	1	67,850	\$4,999,999	
45	US 1 Green Line	5	344,165	\$115,013,264	
46	Greenbelt	2	122,300	\$24,999,998	
47	New Carrollton	0	0	\$0	
48	Route 1	0	0	\$0	
49	Konterra	0	0	\$0	
50	Potomac Mills	4	212,852	\$21,645,435	
	Subtotal	45	5,814,075	\$1,634,214,659	15.6%
EMERGING EMPLOYMENT CENTERS					
51	Airport/Monocacy Blvd.	5	56,698	\$5,608,999	
52	Urbana	1	30,000	\$4,600,000	
53	Route 28 North	3	223,292	\$20,749,997	
54	Largo Center	7	651,819	\$94,249,994	
55	National Harbor	2	8,250	\$800,000	
56	Bull Run - Sudley Area	6	292,547	\$27,258,450	
57	Innovation	10	343,959	\$77,494,999	
58	Gainesville	12	578,550	\$36,744,996	
59	Woodbridge	0	0	\$0	
	Subtotal	46	2,185,115	\$267,507,435	5.9%
	Inside Regional Activity Centers	148	19,814,054	\$3,830,640,499	53.1%
	Outside Regional Activity Centers	254	17,480,348	\$2,519,027,468	46.9%
	Regional Total	402	37,294,402	\$6,349,667,967	100.0%

Regional Activity Centers and Clusters

Commercial Construction in the Washington Region, 2008
by Regional Activity Cluster

ID	Regional Activity Cluster	2008			Percent of Regional Commercial Construction
		Projects	Square Feet	Value	
1	Downtown Washington	26	9,083,046	\$1,062,612,579	24.4%
2	Pentagon / Reagan Airport / Alexandria Area	8	1,318,304	\$125,264,296	3.5%
3	Dulles Corridor	8	1,571,364	\$184,567,272	4.2%
4	Tysons Corner Area	5	710,000	\$78,684,997	1.9%
5	Gaithersburg / Life Sciences Center	8	1,025,632	\$50,653,778	2.8%
6	Rockville / North Bethesda	11	1,316,366	\$226,073,349	3.5%
7	Rosslyn / Ballston Corridor	2	13,613	\$10,015,026	0.0%
8	Fairfax Center / City of Fairfax / GMU	4	113,000	\$18,162,999	0.3%
9	Bethesda / Friendship Heights	5	975,469	\$648,548,586	2.6%
10	Greenbelt / College Park Area	9	449,377	\$144,813,261	1.2%
11	South Dulles Area	8	734,347	\$68,499,998	2.0%
12	Frederick Area	9	199,698	\$35,738,997	0.5%
13	North Dulles Area	5	550,193	\$46,549,996	1.5%
14	Konterra / Route 1	0	0	\$0	0.0%
15	Silver Spring / Takoma Park/Wheaton	5	591,935	\$95,629,996	1.6%
16	I-95 / Springfield Area	2	2,445,156	\$1,202,999,999	6.6%
17	Bailey's Crossroads Area	3	385,144	\$54,135,277	1.0%
18	Merrifield / Dunn Loring	3	273,776	\$40,500,000	0.7%
19	Germantown / Clarksburg	2	26,300	\$7,309,999	0.1%
20	Manassas Area	16	636,506	\$104,753,449	1.7%
21	New Carrollton / Largo Area	8	666,819	\$98,743,994	1.8%
22	Potomac Mills / Woodbridge Area	10	279,845	\$30,860,397	0.8%
23	Waldorf Commercial	9	159,946	\$28,140,670	0.4%
24	Leesburg Area	0	0	\$0	0.0%
25	White Oak	3	631,438	\$43,432,998	1.7%
26	Gainesville Area	17	643,352	\$45,394,996	1.7%
27	National Harbor	2	8,250	\$800,000	0.0%
28	Urbana Area	3	39,853	\$5,500,000	0.1%
Inside Regional Activity Clusters		191	24,848,729	\$4,458,386,909	66.6%
Outside of Regional Activity Clusters		238	12,090,217	\$2,445,733,860	32.4%
Regional Total		402	37,294,402	\$6,349,667,967	

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 being placed under construction.

START: Any project placed 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 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 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 ex-

isting 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: Flex buildings, parking garages 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.

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.

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 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.

Commercial Construction Indicators Report

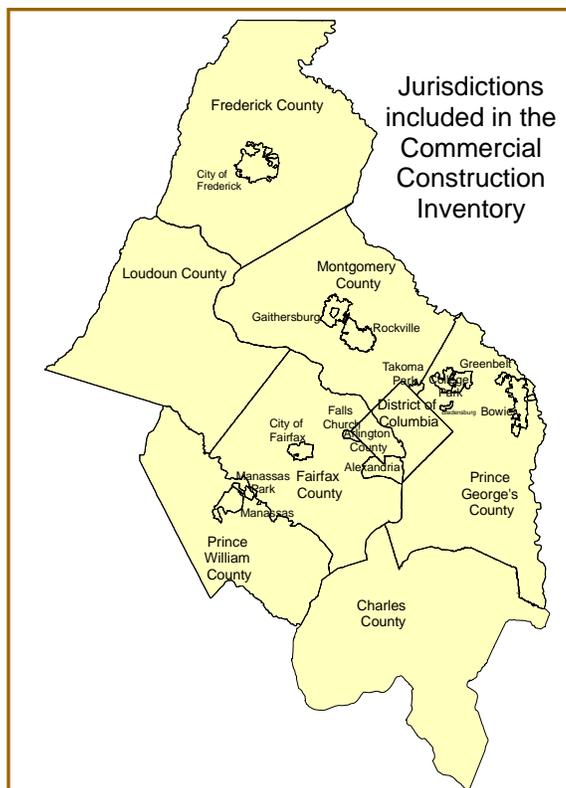
ABOUT COG'S COMMERCIAL CONSTRUCTION INVENTORY

Each year, the Metropolitan Washington Council of Governments (COG) releases a summary of the findings from its Commercial Construction Inventory. This report provides information 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.

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.

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, 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.*

*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).



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