

**COMMERCIAL CONSTRUCTION INDICATORS
2002 ANNUAL SUMMARY**

JULY 9, 2003

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



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TITLE: **Commercial Construction Indicators
2002 Annual Summary**

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

**REPORT
ABSTRACT:** This report provides information on the number, location, structure type, size, and estimated construction costs of new commercial development projects in the Washington region during 2001 and 2002.

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SUMMARY

- In 2002, **510** commercial construction projects were initiated in the Washington region. These projects **added more than 33.6 million square feet** of space, valued at nearly **\$3.7 billion**.
- Between 2001 and 2002, the level of new construction increased more than 1.4 million square feet, **an increase of four percent**. This marks the fifth greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2002, private firms started 67 percent of the new square footage in the region while federal, state, and local governments started 33 percent of the new space.
- **Office** development in 2002 held the greatest share of commercial construction, creating 32 percent of the region's new commercial space. This sector of construction added more than 10.6 million square feet to the region's total. Almost every commercial structure type experienced increases from 2001. Most significant were increases in **R & D** and **educational and medical** construction, which grew 2.2 and 1.8 million square feet respectively, and represented the greatest amount of space added for these sectors in any given year since 1980. The two structure types that decreased from the previous year were **hotel/motel** space, which declined 50 percent, and **office** space, which declined 27 percent.
- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably office space. Northern Virginia added 235 projects and nearly 15.9 million square feet of new space in 2002. Northern Virginia saw a net increase of five percent in new commercial space from 2001 to 2002, and experienced growth in the retail, educational and medical, and mixed use sectors. **Suburban Maryland** added 231 new projects in 2002, totaling more than 11.2 million square feet. Suburban Maryland saw a nine percent decline in new commercial space compared to the previous year, but experienced increases in R & D and other projects. The **District of Columbia** added 44 new projects and more than 6.5 million square feet of new space in 2002. The District's overall square footage of commercial space increased 38 percent from the previous year, with growth in the retail, educational and medical, and other space.
- The **central jurisdictions** captured nearly 39 percent of the region's commercial development in 2002. These jurisdictions added 61 new projects and nearly 13.1 million square feet of new space, more than doubling the amount of space added in the previous year. The **inner suburbs** added 259 projects and nearly 14.6 million square feet of space in 2002. These jurisdictions held a 43 percent share of the region's commercial construction activity, compared to 57 percent in 2001. In the **outer suburbs**, 190 new projects were started, totaling nearly 6.0 million square feet of additional space. The new space constituted 18 percent of the region's

development, compared to 24 percent in 2001.

- A total of 72 commercial construction projects, accounting for more than 15.4 million square feet of space, were started in **Metrorail station** areas in 2002. The new space was 46 percent of the region's construction activity, compared to 28 percent in 2001. Thirty-one new commercial projects, totaling nearly 7.7 million square feet, began construction in **commuter rail station** areas in 2002. The new space represents 23 percent of the region's new commercial development, compared to 14 percent in 2001.
- A total of 154 commercial construction projects, contributing nearly 15.4 million square feet of space, were started in **Regional Activity Centers** in 2002. The new space accounts for 46 percent of the region's new construction activity, compared with 55 percent in 2001. A total of 214 commercial projects and nearly 18.3 million square feet of space began construction in Regional Activity Clusters in 2002. The development represents 54 percent of the region's new commercial construction activity, compared with 62 percent in 2001.

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ABOUT COG'S COMMERCIAL CONSTRUCTION INVENTORY

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

Definition of Terms

The Commercial Construction Inventory includes major "non-residential" projects that are under construction in the Washington region. The inventory includes only projects with estimated construction costs of more than \$75,000. The inventory includes both commercial properties and other projects that add employment space, and in many cases, includes associated parking structures. The inventory is limited to those projects that will produce new or additional space. See also Appendices C and D.

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

This report also presents information for the following jurisdictional groups:

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

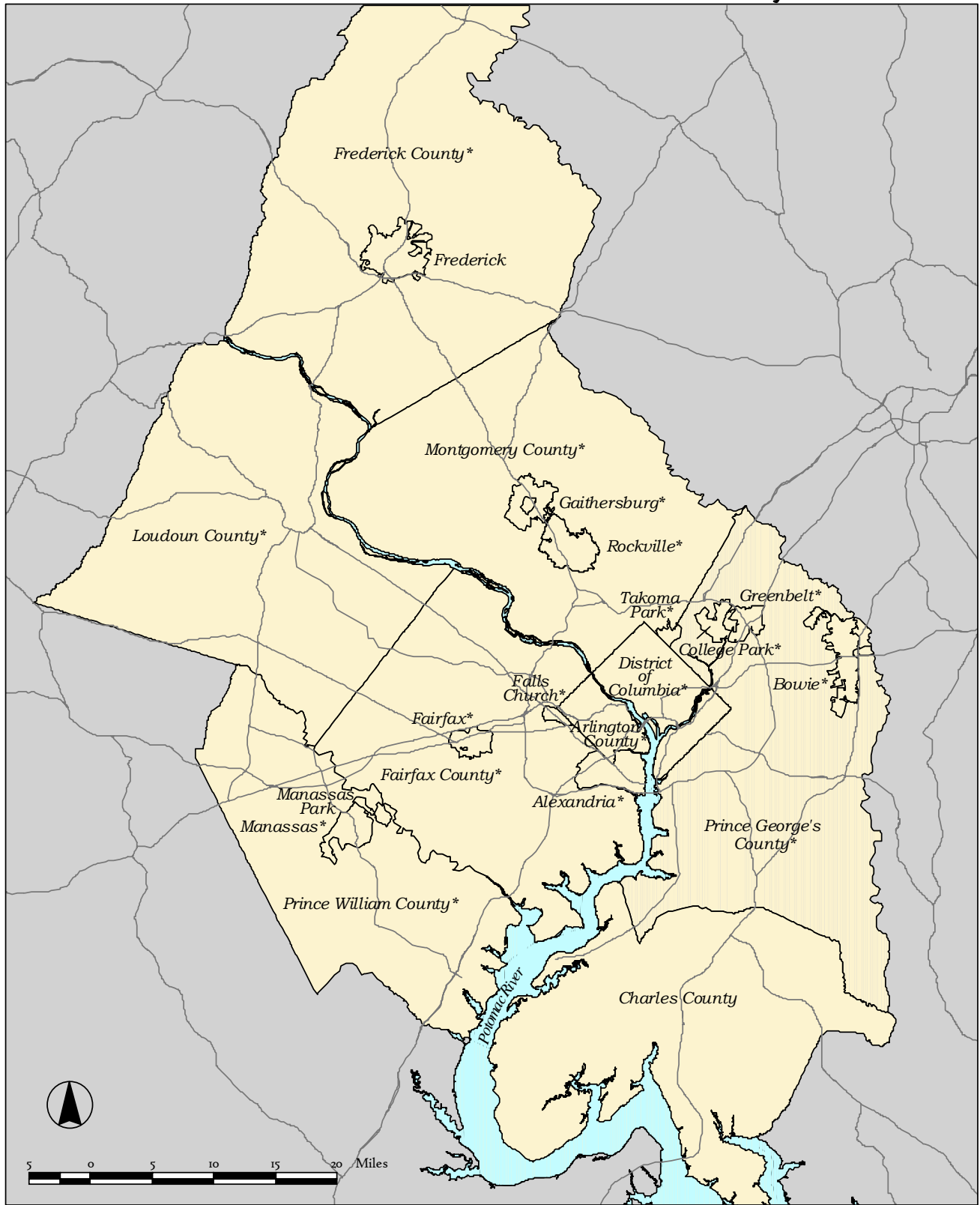
Inner Suburban Jurisdictions - In Maryland, Montgomery and Prince George's Counties, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Rockville and Takoma Park; and, in Virginia, Fairfax County, and the Cities of Fairfax and Falls Church.

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

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



Jurisdictions Included in the Commercial Construction Inventory

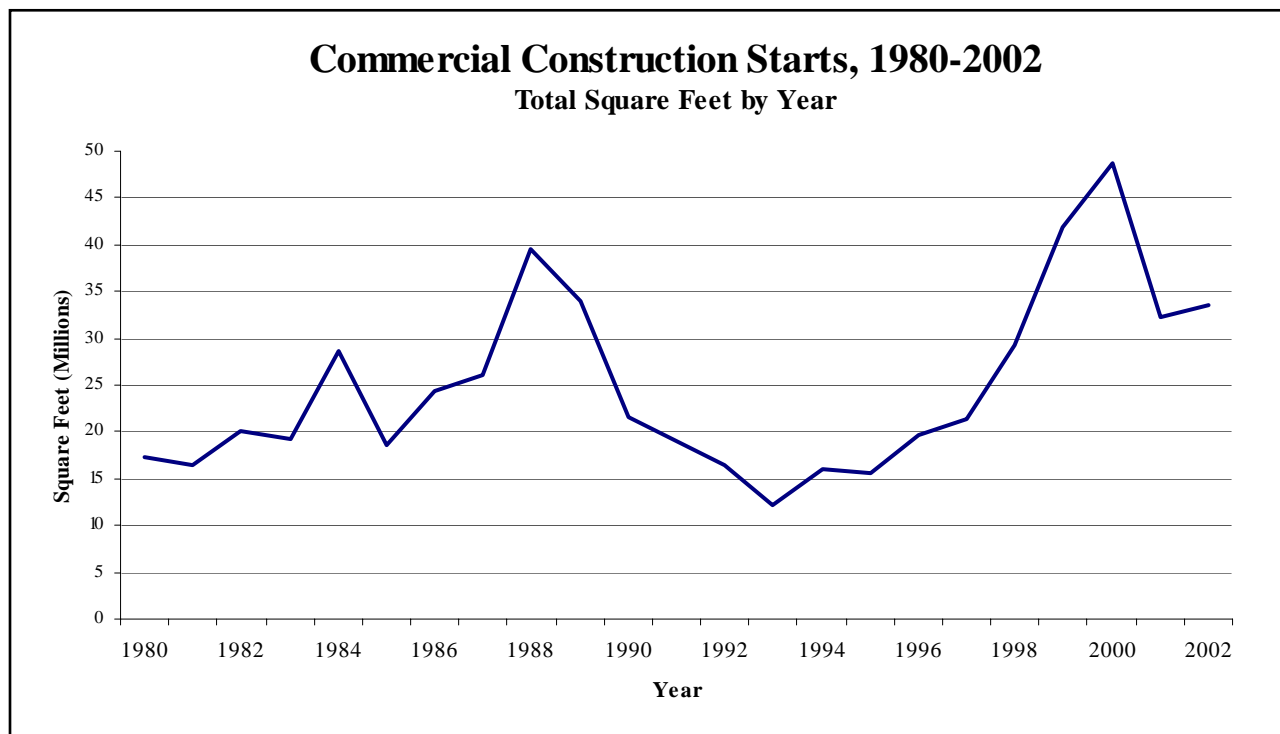


Source: Metropolitan Washington Council of Governments

*Members of the Metropolitan Washington Council of Governments

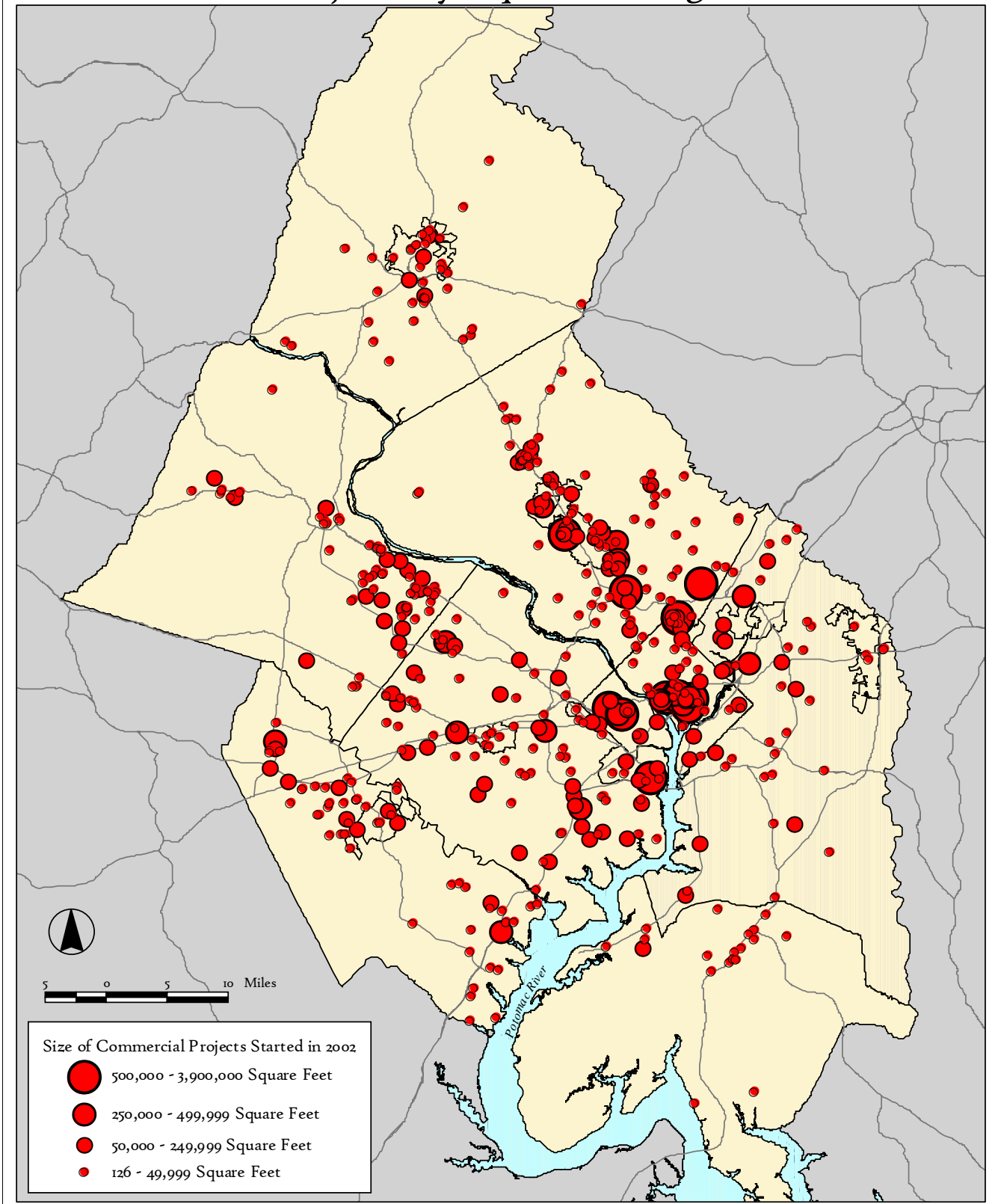
REGIONAL NUMBERS AND TRENDS

- In 2002, **510** commercial construction projects were initiated in the Washington region. These projects **added more than 33.6 million square feet** of space, valued at nearly **\$3.7 billion**.
- Between 2001 and 2002, the level of new construction increased more than 1.4 million square feet, **an increase of four percent**. This marks the fifth greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2002, private firms started 67 percent of the new square footage in the region while federal, state, and local governments started 33 percent of the new space.
- Several large commercial projects started construction throughout the region in 2002. The **United States Patent and Trademark Office** and parking garages constituted the largest project started in the region. It added 3.9 million square feet of office space in the City of Alexandria. The expanded **Virginia Hospital Center** (including underground parking) added 814,000 square feet of space in Arlington County. Other significant projects include **Station Place** (Phase 1) and the **International Monetary Fund Headquarters 2**, both in the District of Columbia, and the **Human Genome Sciences** campus (Phase 1) in Montgomery County.





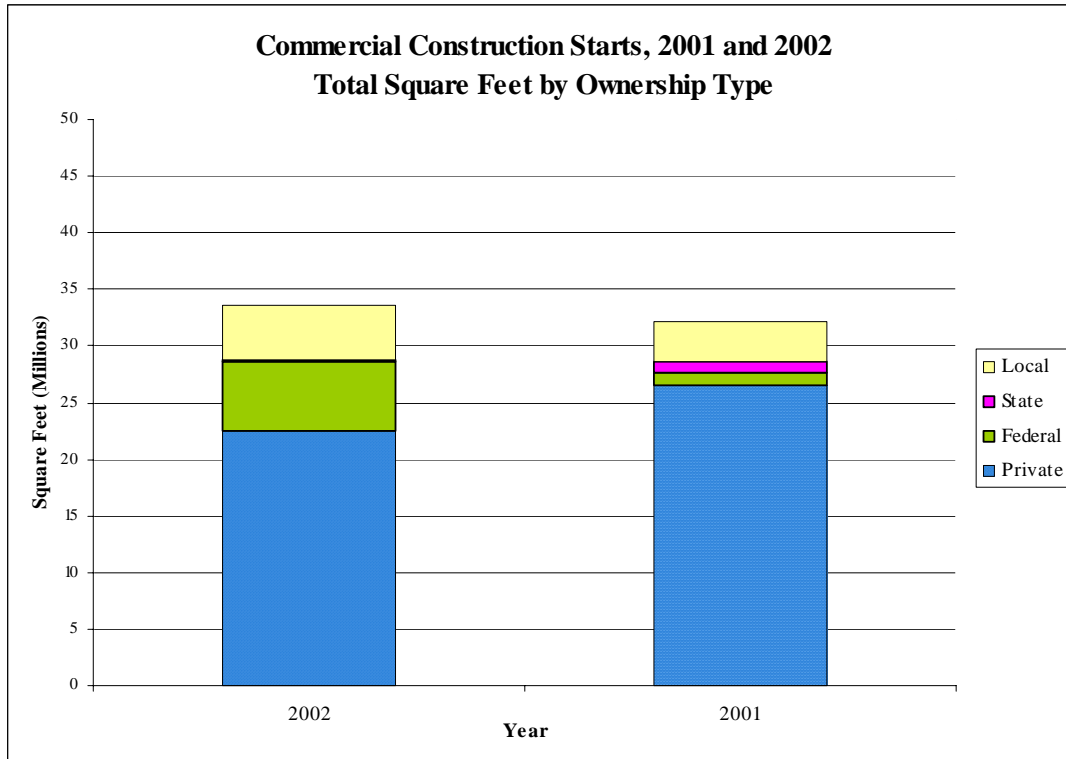
2002 Commercial Construction Projects by Square Footage



Source: Metropolitan Washington Council of Governments

2002 Commercial Construction by Ownership Type

- **Private** firms added 67 percent of the commercial construction space in the region in 2002. The percentage of new construction by private firms decreased from 82 percent in 2001.
- **Government** agencies started 33 percent of the region's new space in 2002, an increase of 15 percent from 2001. Of this construction, federal entities began 55 percent; state entities began two percent; and, local governments began 43 percent, typically building schools.
- The largest government-initiated project was the **United States Patent and Trademark Office** and parking garages, which added 3.9 million square feet of new space in the City of Alexandria.



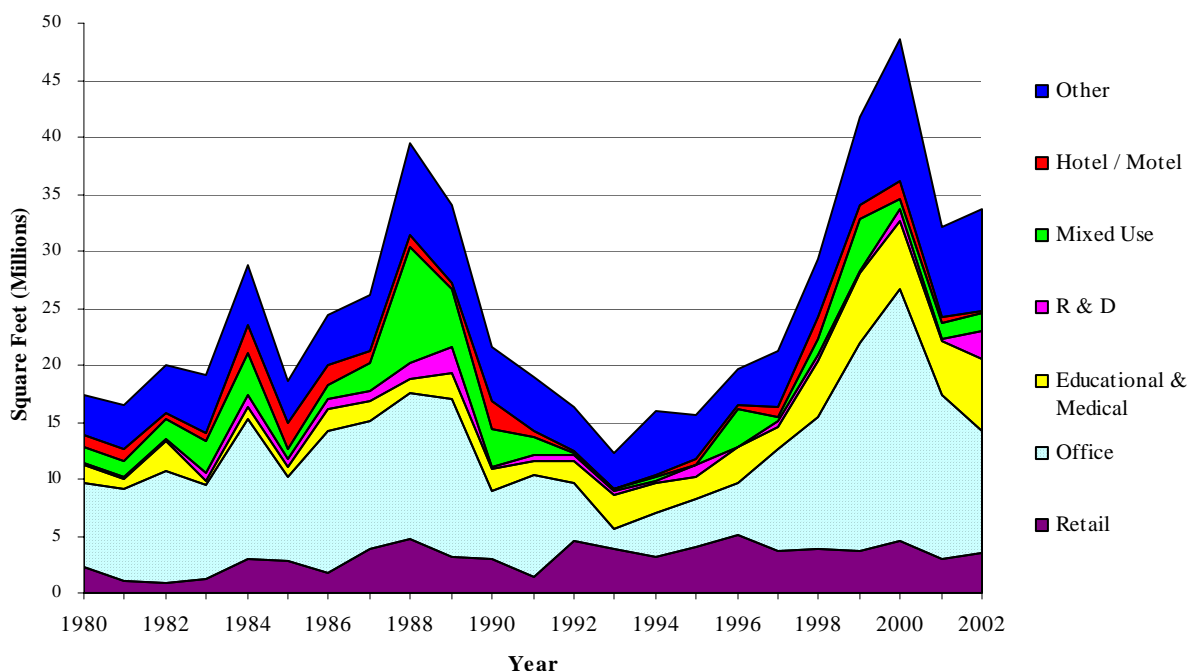
Commercial Construction in the Washington Region, 2001 and 2002 by Ownership Type

	2002			2001		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Private	420	22,486,573	\$2,087,310,338	499	26,494,739	\$2,093,616,167
Federal	17	6,163,598	\$951,681,773	14	1,214,631	\$189,747,835
State	3	189,768	\$30,827,100	18	957,694	\$123,947,999
Local	70	4,799,797	\$592,367,881	70	3,524,238	\$444,897,048
Government Total	90	11,153,163	\$1,574,876,754	102	5,696,563	\$758,592,881
Total	510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

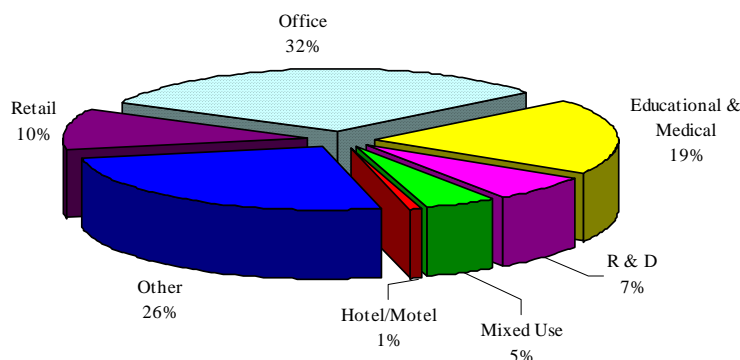
COMMERCIAL CONSTRUCTION BY STRUCTURE TYPE AND YEAR

- As in recent years, **office** development in 2002 held the greatest share of commercial construction, creating 32 percent of the region's new commercial space. This sector of construction added more than 10.6 million square feet to the region's total.
- Almost every commercial structure type experienced increases from the previous year. Most significant were increases in **R & D** and **educational and medical** construction, which grew 2.2 and 1.8 million square feet respectively, and represented the greatest amount of space added for these sectors in any given year since 1980. The two structure types that decreased from the previous year were **hotel/motel** space, which declined 50 percent, and **office** space, which declined 27 percent.

Commercial Construction Starts, 1980-2002
Total Square Feet by Structure Type and Year

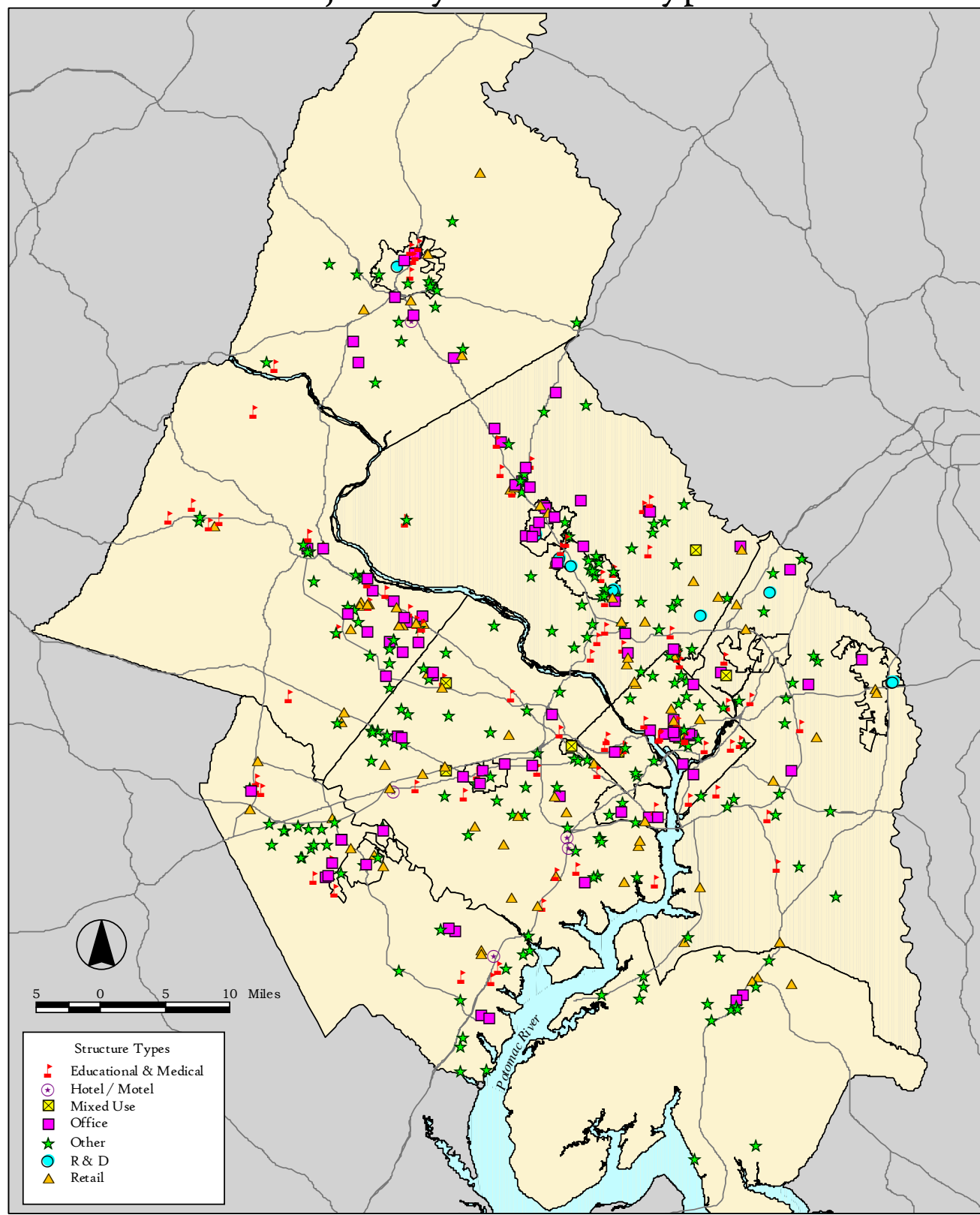


2002 Commercial Construction Projects by Structure Type

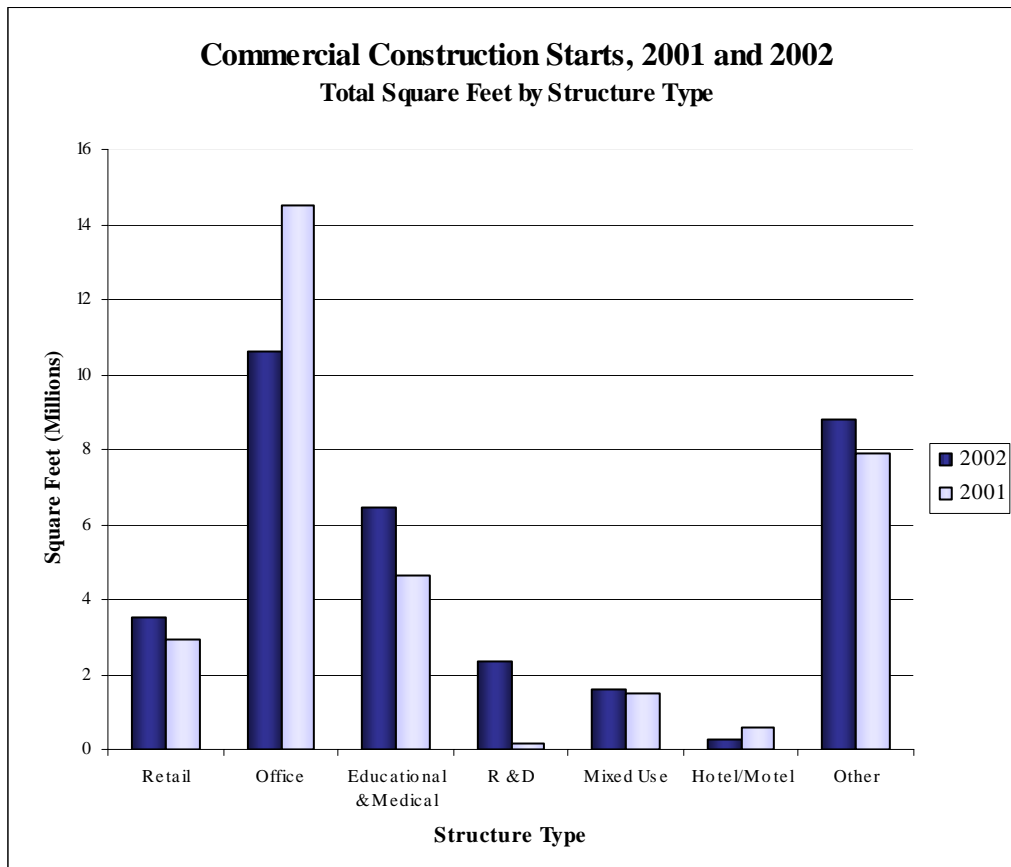




2002 Commercial Construction Projects by Structure Type



Source: Metropolitan Washington Council of Governments



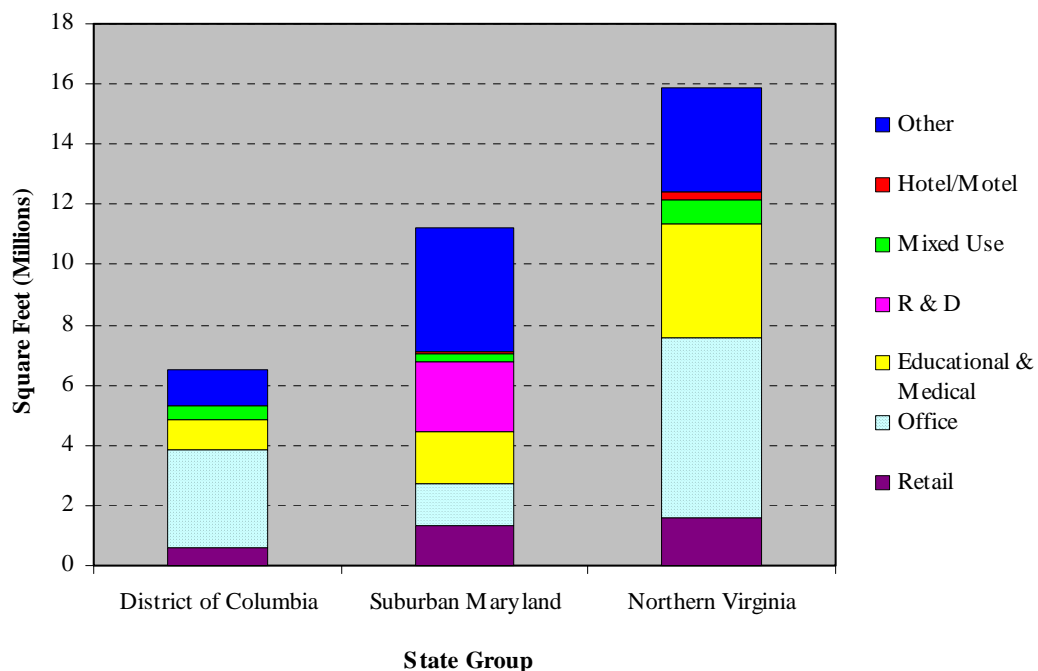
Commercial Construction Starts, 2001 and 2002 by Structure Type

	2002			2001		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	93	3,507,318	\$305,971,936	112	2,959,770	\$256,919,866
Office	96	10,624,423	\$1,105,386,411	141	14,484,658	\$1,153,563,083
Educational & Medical	86	6,477,466	\$886,009,204	110	4,658,865	\$695,011,990
R & D	12	2,334,056	\$229,688,999	4	144,562	\$12,813,100
Mixed Use	8	1,597,399	\$140,013,999	11	1,476,863	\$156,424,899
Hotel/Motel	5	281,395	\$18,564,035	8	561,072	\$34,649,999
Other	210	8,817,679	\$976,552,510	215	7,905,512	\$542,826,112
Total	510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

2002 COMMERCIAL CONSTRUCTION BY STATE GROUP

- The **District of Columbia** added 44 new projects and more than 6.5 million square feet of new space in 2002. The District's overall square footage of commercial space increased 38 percent from the previous year, with growth in the retail, educational and medical, and other space (please see Appendix C for definition). The District held a 19 percent share of the region's new commercial construction and 30 percent of the new office space.
- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably office space. Northern Virginia added 235 projects and nearly 15.9 million square feet of new space in 2002. Northern Virginia saw a net increase of five percent in new commercial space from 2001 to 2002, and experienced growth in the retail, educational and medical, and mixed use sectors. Projects in Northern Virginia constituted 47 percent of the new commercial space in the region and 57 percent of the new office space.
- **Suburban Maryland** added 231 new projects in 2002, totaling more than 11.2 million square feet. Suburban Maryland saw a nine percent decline in new commercial space compared to the previous year, but experienced increases in R & D and other projects. Projects in suburban Maryland composed one-third of all new commercial space in the region and 13 percent of the new office space. All of the region's R & D construction starts in 2002 occurred in Suburban Maryland.

Commercial Construction Starts, 2002
Total Square Feet by Structure Type and State Group



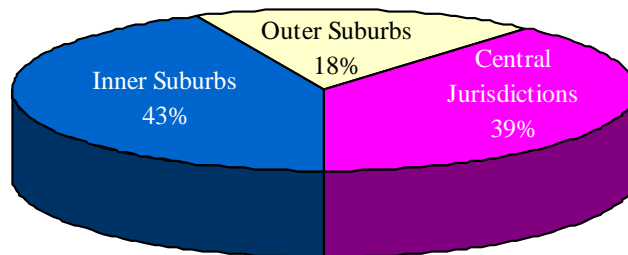
Commercial Construction Starts, 2001 and 2002
by Structure Type and State Group

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	Retail	6	623,643	\$107,319,999	5	199,200	\$13,350,000
	Office	12	3,213,261	\$444,739,573	16	3,278,708	\$332,623,149
	Educational & Medical	11	1,009,800	\$204,184,265	10	441,873	\$78,477,800
	R & D	0	0	\$0	1	25,000	\$2,500,000
	Mixed Use	1	478,551	\$60,000,000	2	300,607	\$70,400,000
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	14	1,193,605	\$410,737,720	9	492,317	\$52,837,950
Subtotal		44	6,518,860	\$1,226,981,556	43	4,737,705	\$550,188,900
Suburban Maryland	Retail	41	1,320,098	\$106,904,196	61	1,404,140	\$177,504,709
	Office	40	1,398,423	\$124,621,838	51	4,609,679	\$353,327,591
	Educational & Medical	34	1,698,786	\$216,807,888	54	2,319,655	\$331,027,906
	R & D	12	2,334,056	\$229,688,999	3	119,562	\$10,313,100
	Mixed Use	3	293,348	\$20,860,000	7	661,256	\$38,474,900
	Hotel/Motel	1	38,500	\$4,000,000	3	195,340	\$14,850,000
	Other	100	4,148,685	\$272,468,679	96	2,966,082	\$172,861,686
Subtotal		231	11,231,896	\$975,351,597	275	12,275,714	\$1,098,359,889
Northern Virginia	Retail	46	1,563,577	\$91,747,741	46	1,356,430	\$66,065,157
	Office	44	6,012,739	\$536,025,001	74	6,596,271	\$467,612,344
	Educational & Medical	41	3,768,880	\$465,017,051	46	1,897,337	\$285,506,285
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	4	825,500	\$59,154,000	2	515,000	\$47,550,000
	Hotel/Motel	4	242,895	\$14,564,035	5	365,732	\$19,800,000
	Other	96	3,475,389	\$293,346,112	110	4,447,113	\$317,126,476
Subtotal		235	15,888,980	\$1,459,853,939	283	15,177,883	\$1,203,660,260
Region	Retail	93	3,507,318	\$305,971,936	112	2,959,770	\$256,919,866
	Office	96	10,624,423	\$1,105,386,411	141	14,484,658	\$1,153,563,083
	Educational & Medical	86	6,477,466	\$886,009,204	110	4,658,865	\$695,011,990
	R & D	12	2,334,056	\$229,688,999	4	144,562	\$12,813,100
	Mixed Use	8	1,597,399	\$140,013,999	11	1,476,863	\$156,424,899
	Hotel/Motel	5	281,395	\$18,564,035	8	561,072	\$34,649,999
	Other	210	8,817,679	\$976,552,510	215	7,905,512	\$542,826,112
Total		510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

2002 COMMERCIAL CONSTRUCTION BY JURISDICTIONAL GROUP

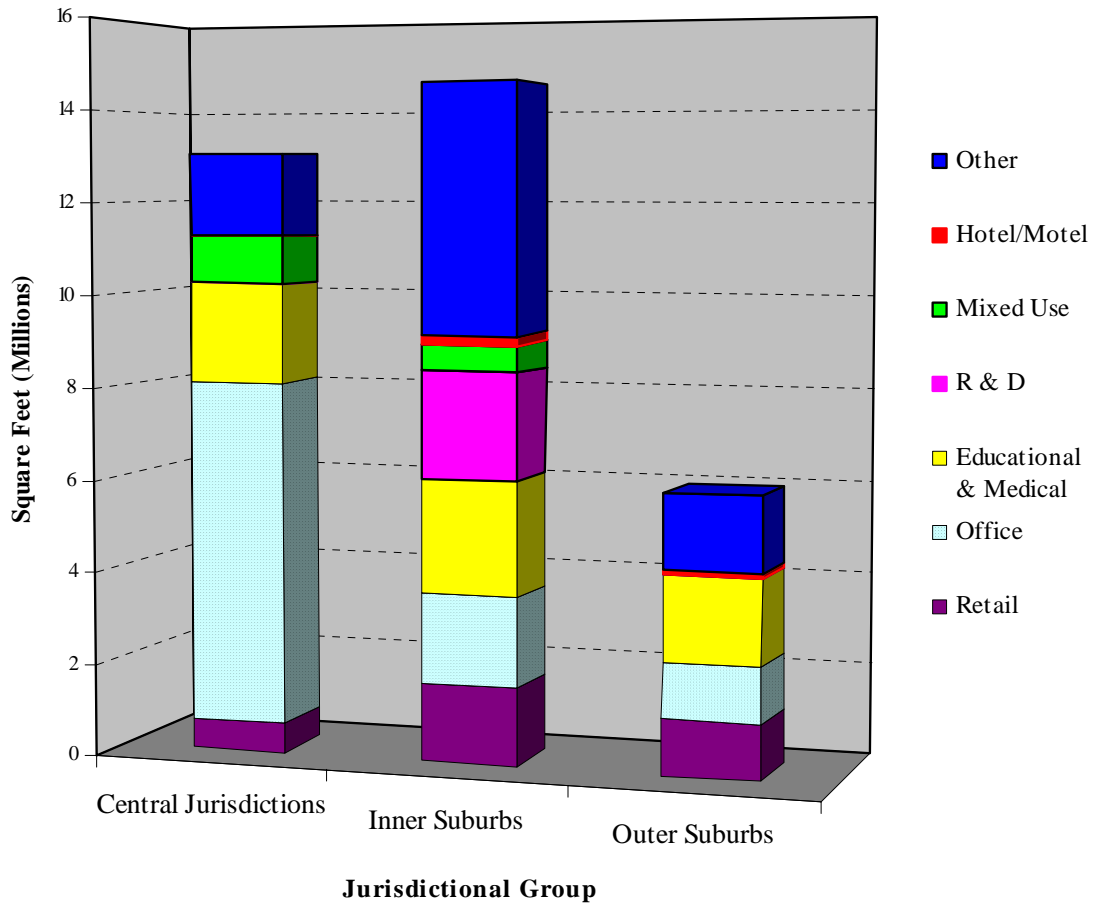
- The **central jurisdictions** composed of the District, Alexandria, and Arlington County, captured nearly 39 percent of the region's commercial development in 2002. These jurisdictions added 61 new projects and nearly 13.1 million square feet of new space, more than doubling the amount of space added in the previous year. The central jurisdictions led the region in office development with a 70 percent share of the region's new office space. In 2001, 20 percent of the region's new commercial construction and 29 percent of the region's office development occurred in the central jurisdictions.
- The **inner suburbs** of Fairfax, Montgomery, and Prince George's counties (and cities therein), held a 43 percent share of the region's commercial construction activity in 2002. These jurisdictions added 259 projects and nearly 14.6 million square feet of space. More than 18 percent of the region's new office occurred in the inner suburbs. The inner suburbs experienced a decline in office projects, developing one-quarter of the amount of office space from the previous year. In 2001, the inner suburbs held a 57 percent share of the region's new commercial construction and the same share of the region's office construction.
- In the **outer suburbs** of Charles, Frederick, Loudoun, and Prince William counties (and cities therein), 190 new projects were started, totaling nearly 6.0 million square feet of additional space. The new space constituted 18 percent of the region's development; 11 percent of the region's new office development occurred in the outer suburbs. The outer suburbs experienced a 40 percent decrease in office development from the previous year. In 2001, the outer suburbs held a 24 percent share of new development and 14 percent share of the region's new office space.

2002 Commercial Construction
by Jurisdictional Group



Commercial Construction Starts, 2002

Total Square Feet by Structure Type and Jurisdictional Group



**Commercial Construction in the Washington Region, 2001 and 2002
by Jurisdictional Group**

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Central Jurisdictions	Retail	7	629,217	\$108,019,999	8	272,596	\$17,083,000
	Office	16	7,468,023	\$843,187,098	26	4,246,908	\$432,359,221
	Educational & Medical	15	2,153,800	\$334,184,265	15	575,401	\$91,473,799
	R & D	0	0	\$0	1	25,000	\$2,500,000
	Mixed Use	2	1,028,551	\$97,500,000	2	300,607	\$70,400,000
	Hotel/Motel	0	0	\$0	1	163,182	\$7,500,000
	Other	21	1,800,105	\$467,593,220	14	718,508	\$64,819,541
Subtotal		61	13,079,696	\$1,850,484,580	67	6,302,202	\$686,135,561
Inner Suburbs	Retail	49	1,680,817	\$124,179,192	65	1,503,334	\$179,503,709
	Office	42	1,947,791	\$196,569,836	70	8,212,768	\$623,216,946
	Educational & Medical	40	2,479,547	\$331,491,809	66	2,570,269	\$411,699,933
	R & D	11	2,326,056	\$227,688,999	3	119,562	\$10,313,100
	Mixed Use	6	568,848	\$42,514,000	8	791,256	\$48,524,900
	Hotel/Motel	3	198,139	\$12,564,035	2	157,326	\$11,499,999
	Other	108	5,384,323	\$395,538,653	93	4,918,971	\$368,888,978
Subtotal		259	14,585,521	\$1,330,546,523	307	18,273,486	\$1,653,647,563
Outer Suburbs	Retail	37	1,197,284	\$73,772,745	39	1,183,840	\$60,333,157
	Office	38	1,208,609	\$65,629,477	45	2,024,982	\$97,986,917
	Educational & Medical	31	1,844,119	\$220,333,130	29	1,513,195	\$191,838,259
	R & D	1	8,000	\$2,000,000	0	0	\$0
	Mixed Use	0	0	\$0	1	385,000	\$37,500,000
	Hotel/Motel	2	83,256	\$6,000,000	5	240,564	\$15,650,000
	Other	81	1,633,251	\$113,420,637	108	2,268,033	\$109,117,594
Subtotal		190	5,974,519	\$481,155,988	227	7,615,614	\$512,425,925
Region	Retail	93	3,507,318	\$305,971,936	112	2,959,770	\$256,919,866
	Office	96	10,624,423	\$1,105,386,411	141	14,484,658	\$1,153,563,083
	Educational & Medical	86	6,477,466	\$886,009,204	110	4,658,865	\$695,011,990
	R & D	12	2,334,056	\$229,688,999	4	144,562	\$12,813,100
	Mixed Use	8	1,597,399	\$140,013,999	11	1,476,863	\$156,424,899
	Hotel/Motel	5	281,395	\$18,564,035	8	561,072	\$34,649,999
	Other	210	8,817,679	\$976,552,510	215	7,905,512	\$542,826,112
Total		510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

2002 COMMERCIAL CONSTRUCTION WITHIN JURISDICTIONS

- Montgomery County**, with 127 new projects and more than 7.9 million square feet of new development, led the region in new commercial construction space in 2002. The **District of Columbia** added 44 new projects and more than 6.5 million square feet of new space. **Fairfax County** had nearly 4.8 million square feet of new space and the **City of Alexandria** added more than 4.3 million square feet of new commercial development.

Commercial Construction in the Washington Region, 2001 and 2002

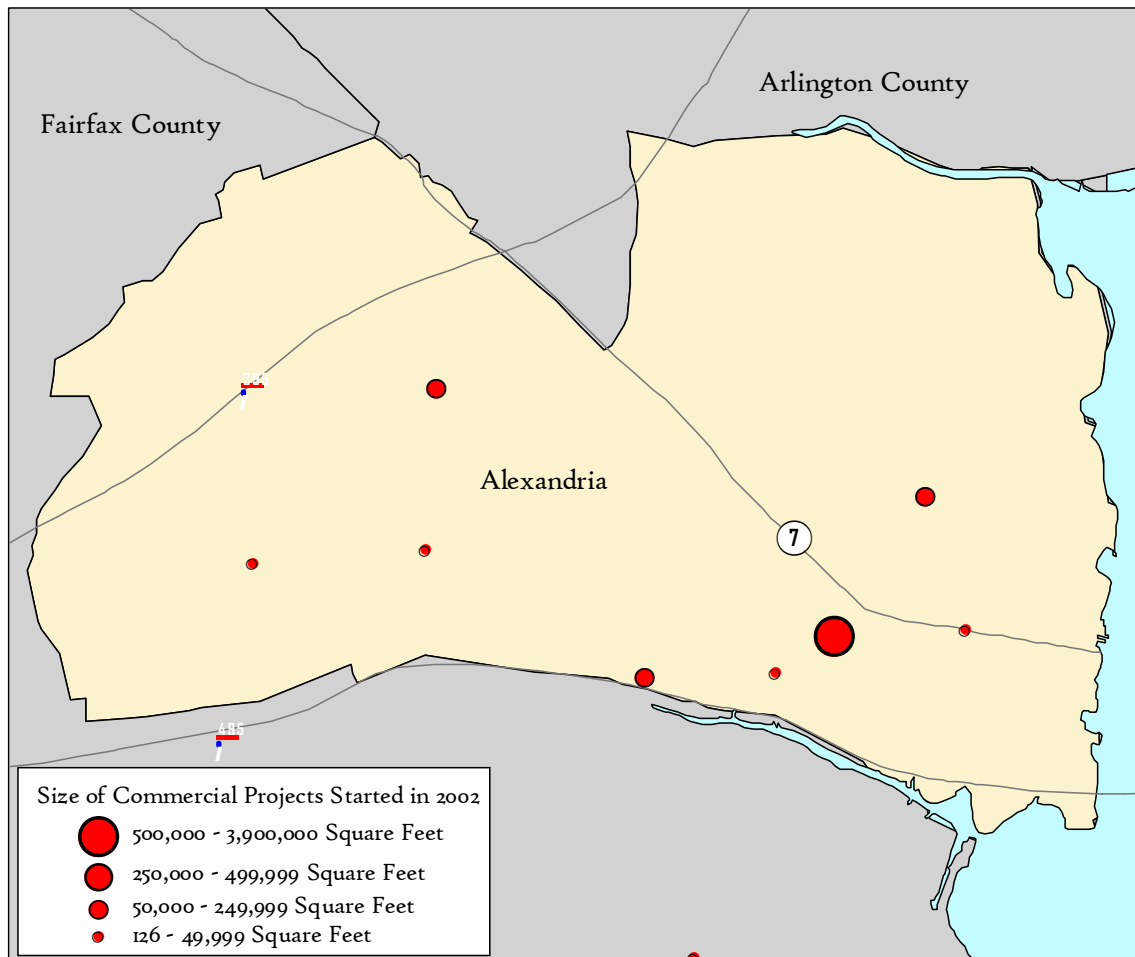
by Jurisdiction

	2002			2001		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	44	6,518,860	\$1,226,981,556	43	4,737,705	\$550,188,900
Suburban Maryland*						
Charles County	19	249,777	\$14,296,681	19	144,270	\$8,170,938
Frederick County*	42	948,061	\$84,907,557	50	1,590,022	\$129,483,108
City of Frederick*	19	502,680	\$42,933,156	21	736,714	\$61,764,009
Montgomery County*	127	7,908,651	\$635,856,834	129	6,527,438	\$576,997,011
City of Gaithersburg*	12	739,423	\$73,231,800	15	641,465	\$52,605,200
City of Rockville*	13	812,857	\$69,507,668	20	2,033,414	\$116,398,116
City of Takoma Park *	1	98,038	\$10,000,000	0	0	\$0
Prince George's County*	43	2,125,407	\$240,290,526	77	4,013,984	\$383,708,832
City of Bowie*	5	102,807	\$6,367,999	8	219,184	\$11,999,997
City of College Park*	0	0	\$0	9	686,134	\$84,361,000
City of Greenbelt*	0	0	\$0	1	86,340	\$7,500,000
Subtotal	231	11,231,896	\$975,351,597	275	12,275,714	\$1,098,359,889
Northern Virginia						
Arlington County	9	2,248,000	\$239,207,000	14	867,266	\$91,441,203
City of Alexandria	8	4,312,836	\$384,296,025	10	697,231	\$44,505,459
Fairfax County	85	4,472,477	\$442,911,165	95	7,611,227	\$686,636,720
City of Fairfax	3	63,486	\$9,987,999	5	106,267	\$5,285,000
City of Falls Church	1	15,500	\$1,500,000	1	14,570	\$1,020,000
Loudoun County	69	2,490,593	\$179,642,118	87	4,558,831	\$288,224,745
City of Manassas	5	235,116	\$5,801,500	5	73,500	\$15,345,200
City of Manassas Park	0	0	\$0	0	0	\$0
Prince William County	55	2,050,972	\$196,508,133	66	1,248,991	\$71,201,934
Subtotal	235	15,888,980	\$1,459,853,939	283	15,177,883	\$1,203,660,260
Regional Total*	510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

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

CITY OF ALEXANDRIA

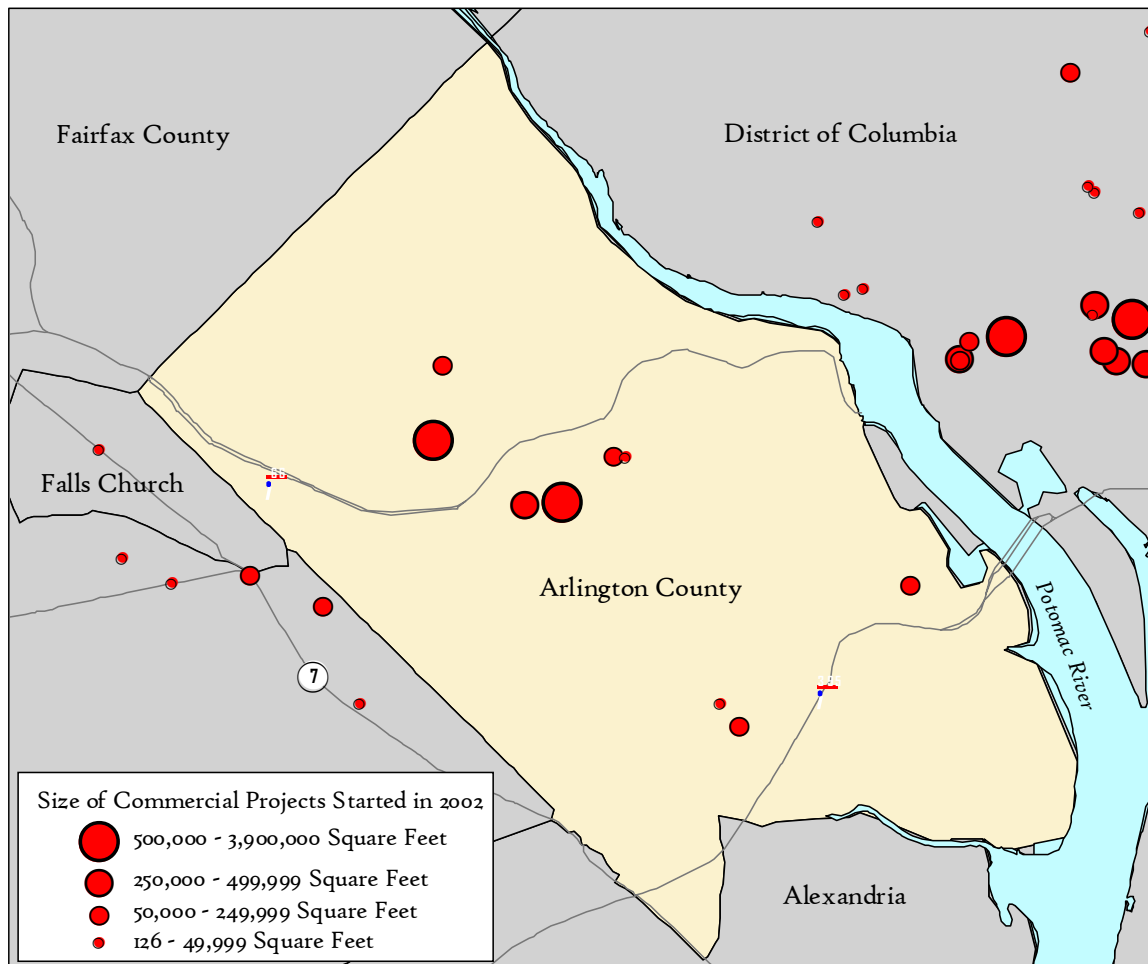
- Eight new commercial construction projects added **more than 4.3 million square feet** of new space to the City of Alexandria in 2002. This new commercial space was more than six times greater than the amount of space built in the previous year.
- **Office projects** constituted nearly 91 percent Alexandria's newly developed space.
- The **United States Patent and Trademark Office** and parking garages, the largest project started in the region, added 3.9 million square feet of office development in the City of Alexandria. Phase 1 of the **Inova Alexandria Parking Structure** added an additional 220,000 square feet of new development.



Source: Metropolitan Washington Council of Governments

ARLINGTON COUNTY

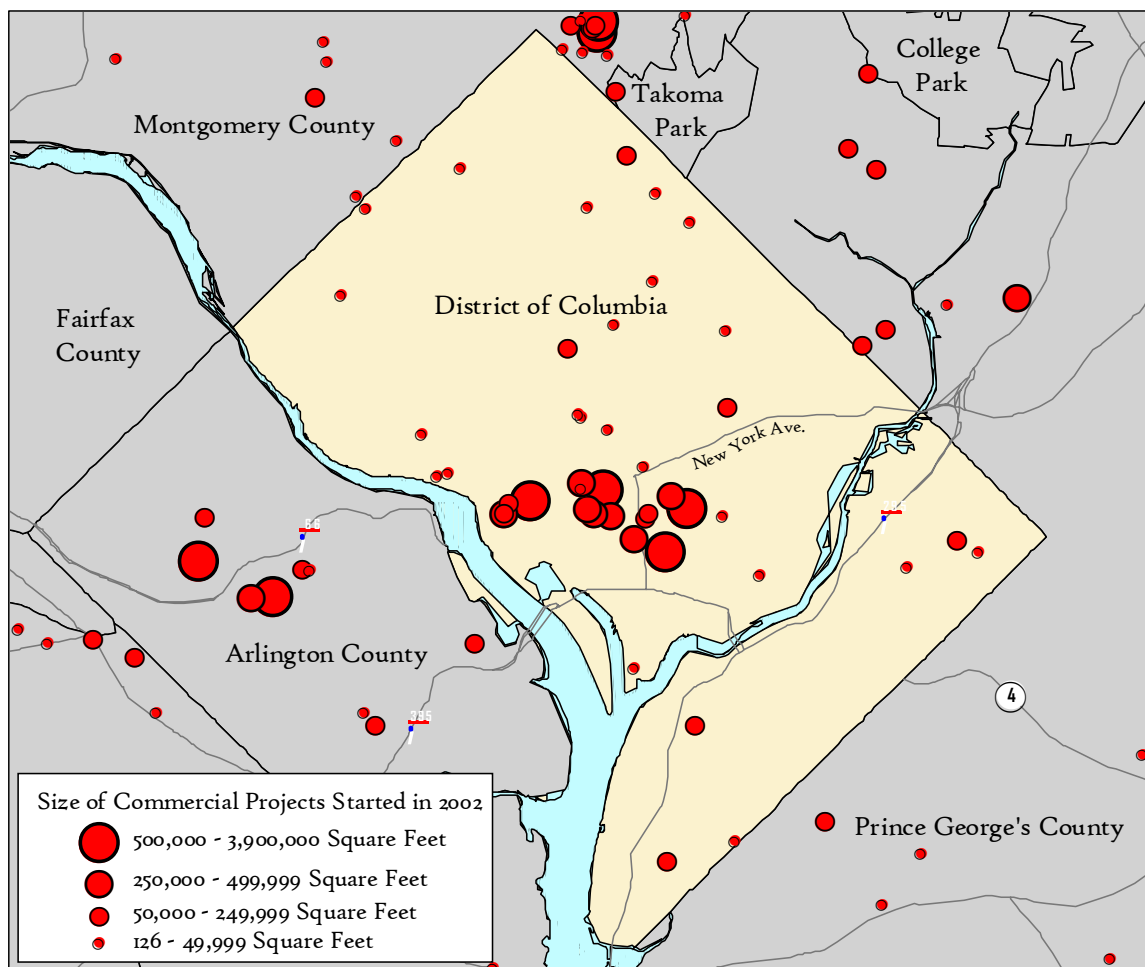
- Nine commercial construction projects added **more than 2.2 million square feet** of space in Arlington County. This new space was more than two and a half times greater than the amount of space added in 2001.
- **Educational and medical** and **mixed use projects** captured 48 percent and 24 percent of new square footage added in Arlington County in 2002. Significant projects include additions to the **Virginia Hospital Center** (including parking) with 814,000 square feet of space, **One Liberty Center** and underground parking with 550,000 square feet of mixed use space, and the **Arlington Gateway** office building with 335,000 square feet of space.



Source: Metropolitan Washington Council of Governments

DISTRICT OF COLUMBIA

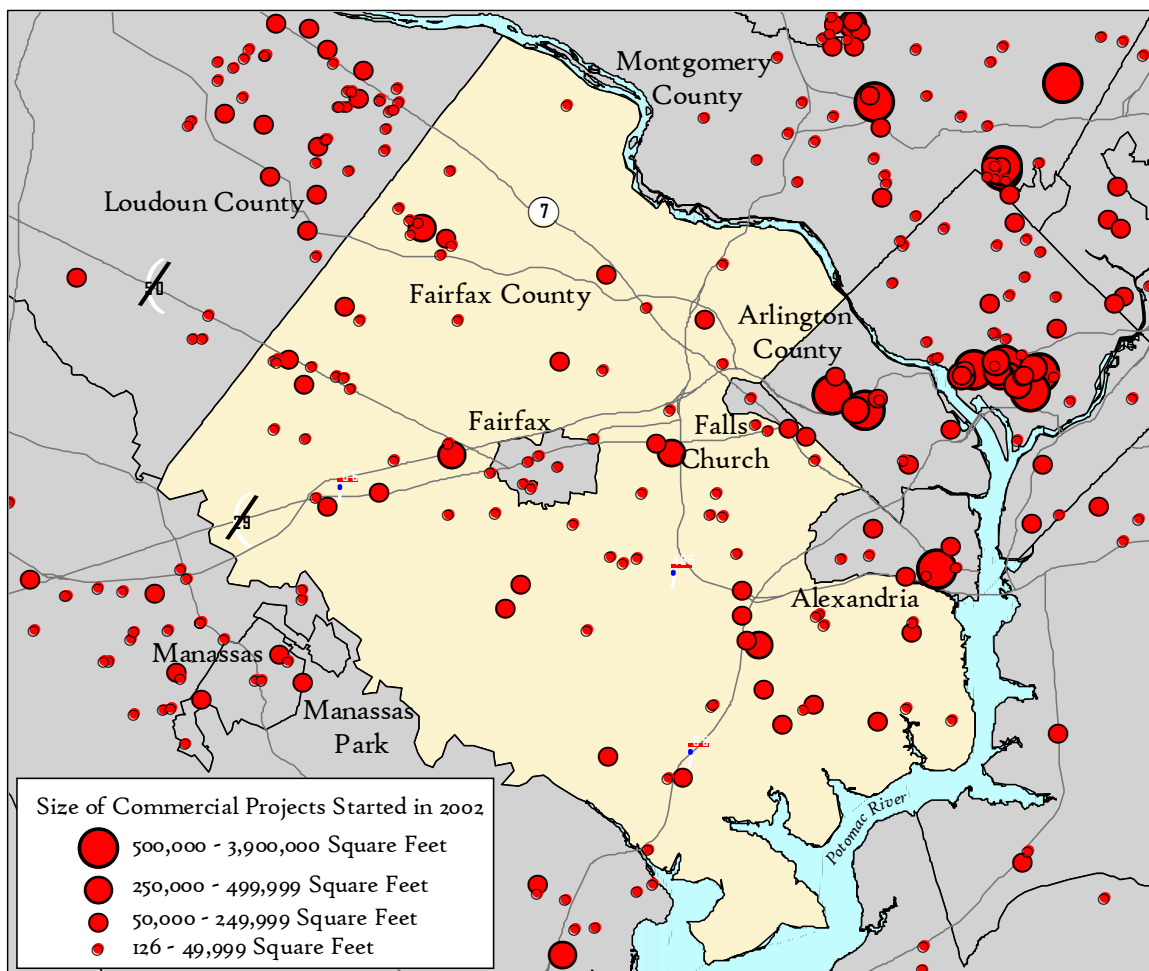
- The District of Columbia added 44 new projects and **more than 6.5 million square feet** of space in 2002. The District saw a rise in retail and educational and medical space, and enjoyed a 38 percent increase in commercial development from the previous year.
- **Office projects** continued to dominate the amount of new space added in the District, constituting nearly half of all the District's development. The **Station Place** office complex (Phase 1) was the largest new project in the District with 707,800 square feet of space.
- Other significant projects in the District in 2002 included the **International Monetary Fund Headquarters 2** with 650,000 square feet of space and the **U.S. Capitol Underground Visitors Center** with approximately 580,000 square feet of space.



Source: Metropolitan Washington Council of Governments

FAIRFAX COUNTY

- Fairfax County added 85 new commercial construction projects and **nearly 4.5** million square feet of space in 2002. While Fairfax County produced the region's third largest amount of new development in 2002, this development represented a 41 percent decline from the previous year.
- Educational and medical and other space contributed the majority of the newly constructed space. The expanded **WMATA Parking Structure** at the Franconia-Springfield Metrorail Station was the largest new project in the jurisdiction. The project added 356,180 square feet of other space to Fairfax County.
- Other significant projects include the **Inova Heart Institute** and parking garage with 328,400 square feet of space, the **Dominion Technology Park** (Phase 2) with 264,000 square feet of space and the **Fairfax Corner** Mixed Use project (Phase 1) with 253,500 square feet of space.



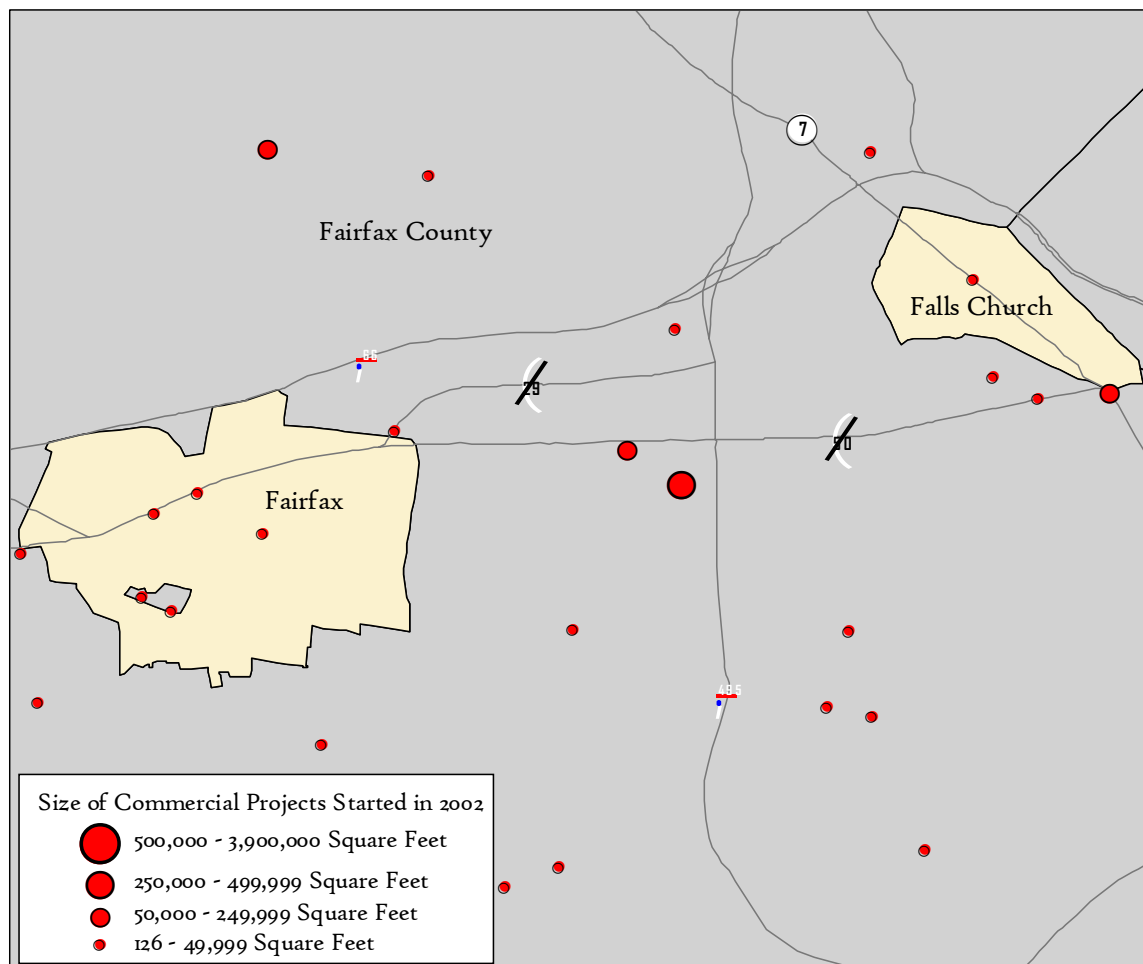
Source: Metropolitan Washington Council of Governments

CITY OF FAIRFAX

- Three construction projects added **more than 63,000 square feet** of new space in the City of Fairfax in 2002. The largest project, the student activity center at **Paul VI Catholic High School**, added more than 37,000 square feet of new space.

CITY OF FALLS CHURCH

- One construction project, the **Broadway Mixed Use project** (retail & office portion only), added more than 15,000 square feet of retail space in the City of Falls Church in 2002.



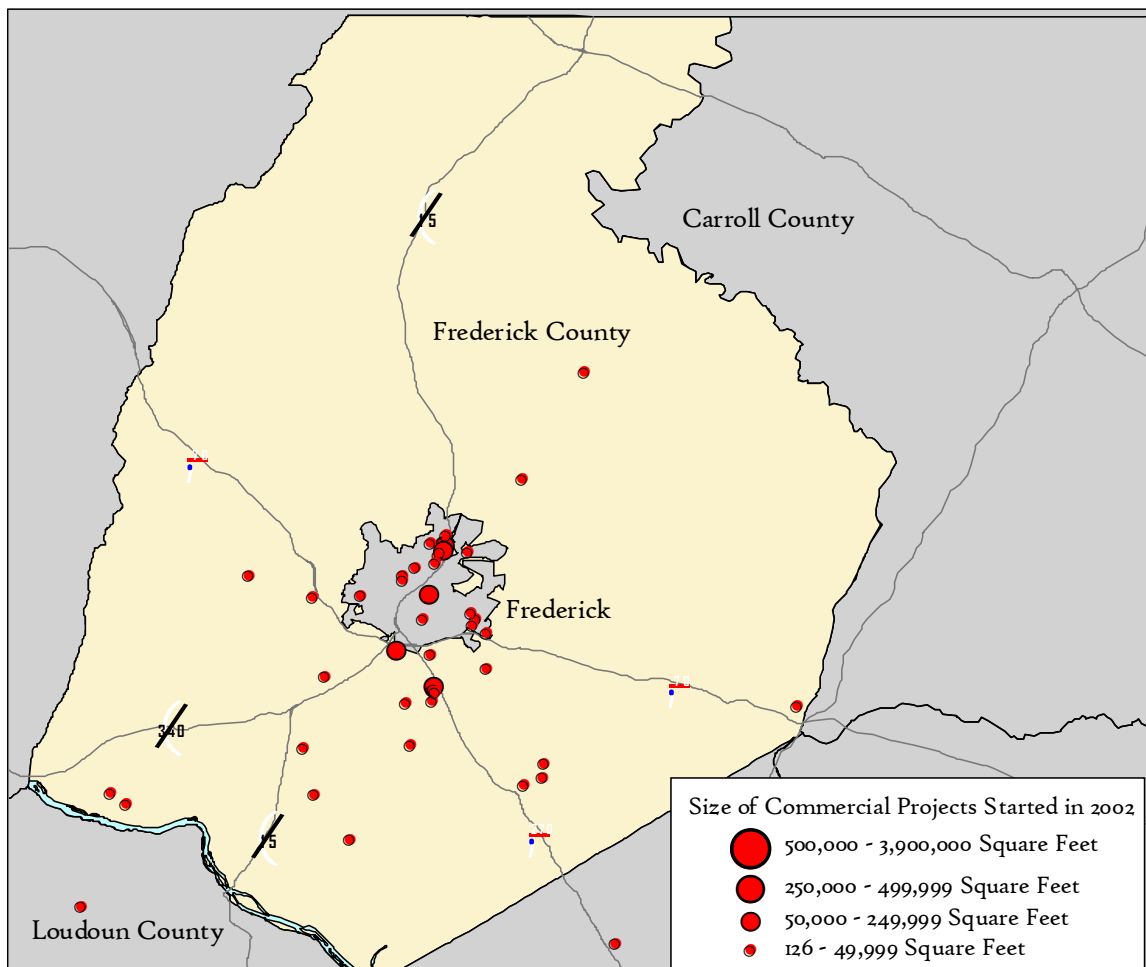
Source: Metropolitan Washington Council of Governments

FREDERICK COUNTY

- Forty-two commercial construction projects started in Frederick County in 2002. The 2002 projects added **more than 948,000 square feet** of space, a 40 percent decline from 2001. Nearly one-third of the development in Frederick County was retail space. The largest project was the **Westview Entertainment and Retail Complex** with 200,000 square feet of space.

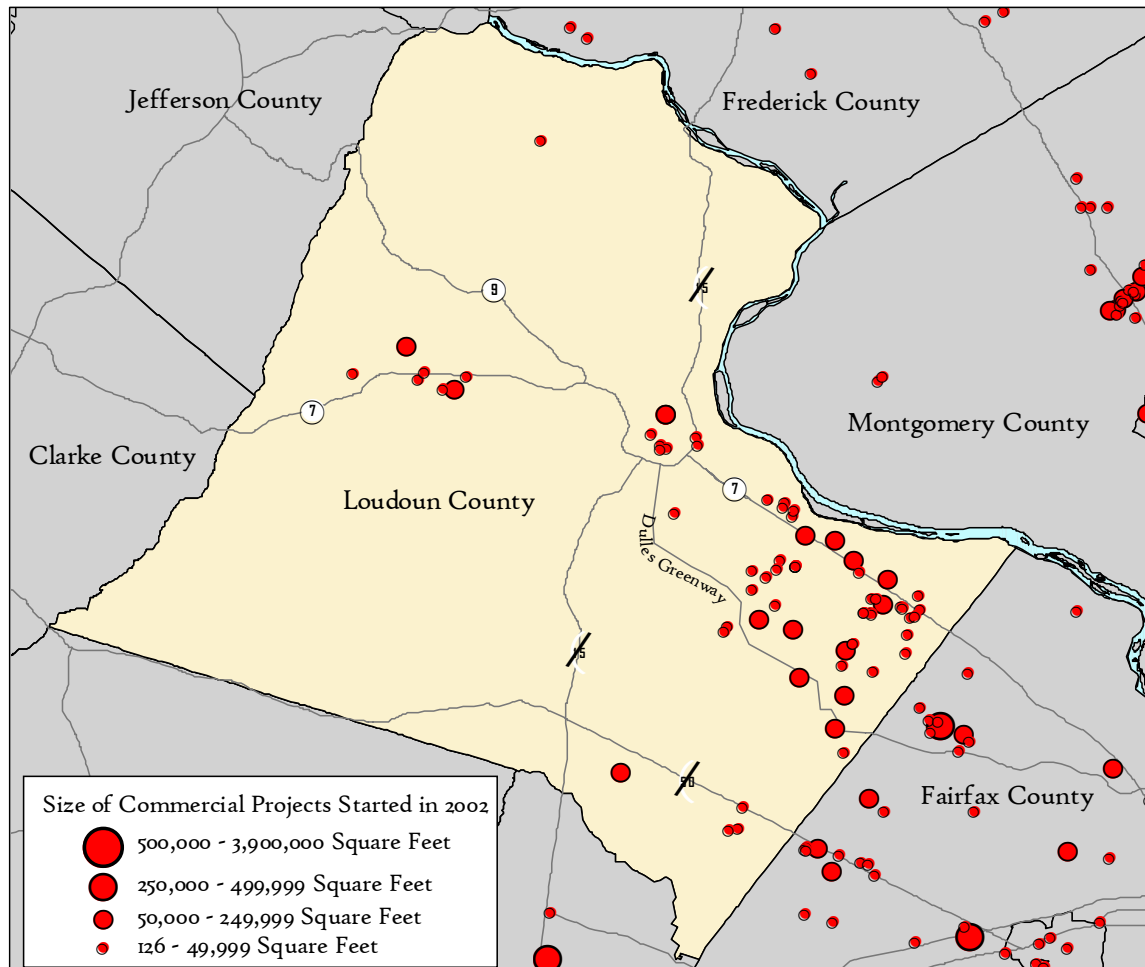
CITY OF FREDERICK

- Nineteen projects began in the City of Frederick in 2002. These projects added **nearly 503,000 square feet of space**, a 32 percent decline from 2001.
- Notable projects included the **Frederick Memorial Hospital (Phases 3)** with 135,000 square feet of space and the **Ballenger Creek Center (Phase 1)** with 85,000 square feet of office space.



LOUDOUN COUNTY

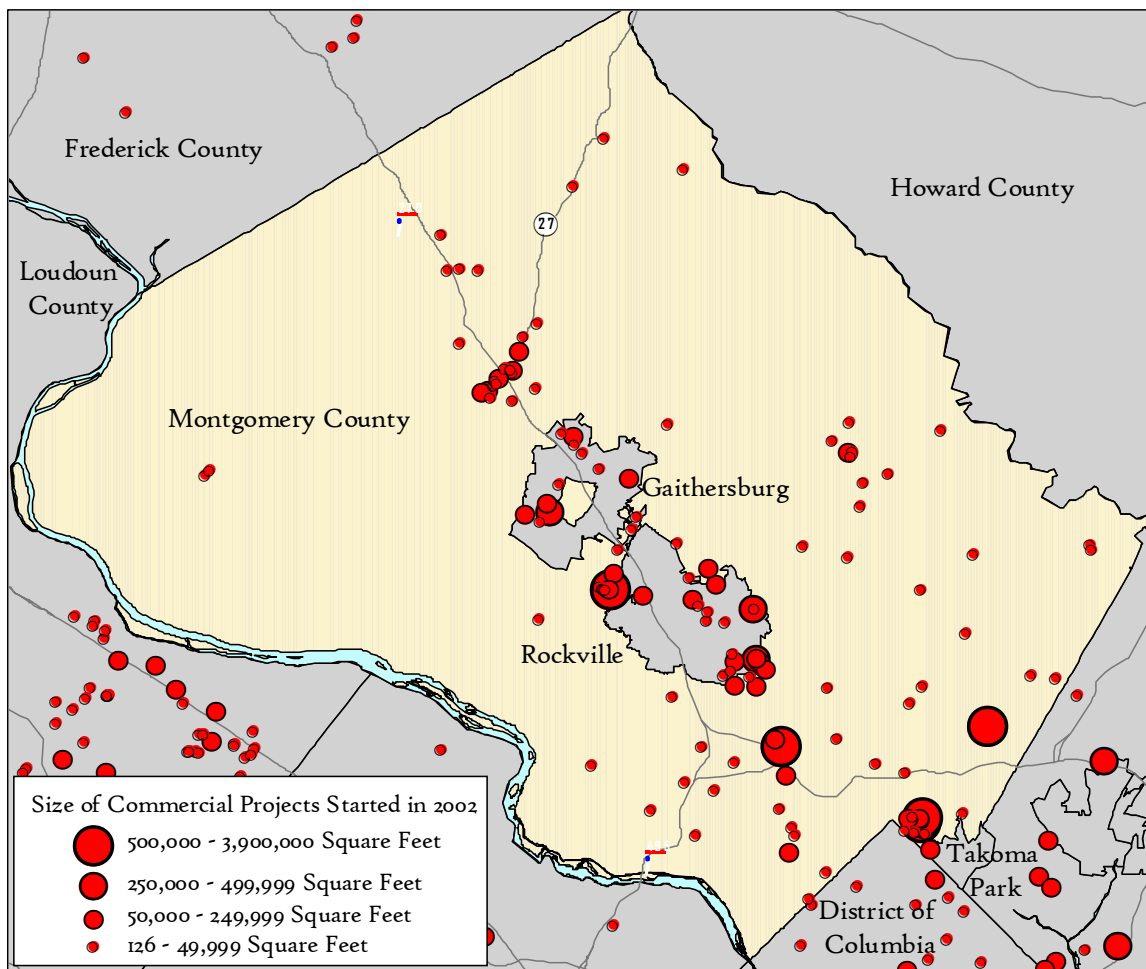
- In 2002, Loudoun County added 69 projects creating **nearly 2.5 million square feet** of space, a decrease of 45 percent from the previous year.
- The **Prologis transshipment warehouse** was the largest project in Loudoun County. It added nearly 220,000 square feet of additional space.
- Other significant projects include the **AOL Creative Center 6**, which added 183,000 square feet of office space, and **Mercer Middle School** and **Smarts Middle School**, each of which added 160,000 square feet.



Source: Metropolitan Washington Council of Governments

MONTGOMERY COUNTY

- There were 127 commercial construction projects started in Montgomery County in 2002. These projects added **more than 7.9 million square feet** of space, a 21 percent increase from the preceding year.
- **Human Genome Sciences** (Phase 1 – including parking garage) was the largest project in Montgomery County. It added more the 780,000 square feet of new R & D space. Other noteworthy projects include the **Wayne Avenue Parking Garage** in downtown Silver Spring with nearly 643,000 square feet of new space, and the FDA's **Center for Drug Evaluation and Research** (Phase 2) with more than 551,000 square feet of R & D space.



Source: Metropolitan Washington Council of Governments

CITY OF GAITHERSBURG

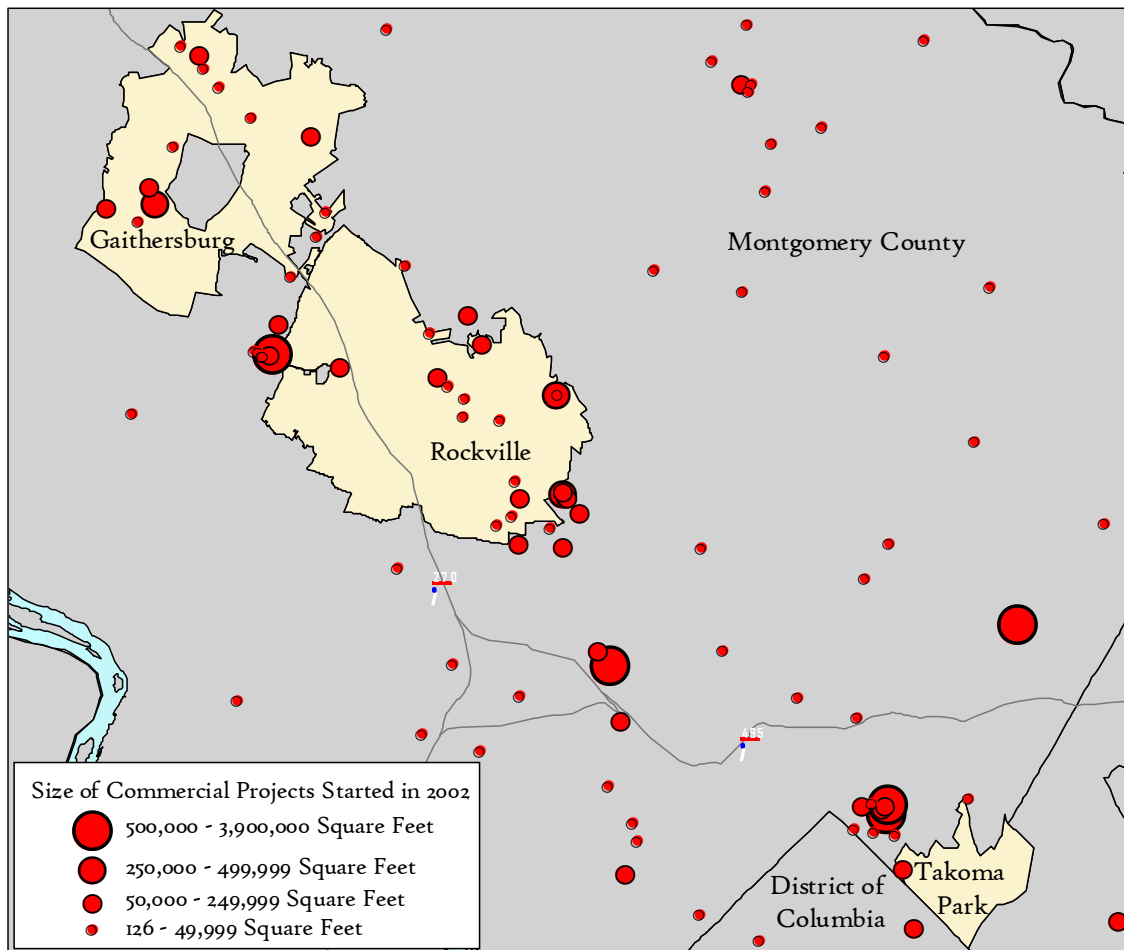
- Twelve commercial construction projects added **more than 739,000 square feet** of space to the City of Gaithersburg in 2002. The largest project was the **MedImmune Headquarters** and three-level parking garage (Phase 1) with 381,000 square feet of space.

CITY OF ROCKVILLE

- Thirteen commercial construction projects added **nearly 813,000 square feet** of space to the City of Rockville in 2002. **Rockville High School** was the largest project, adding 290,000 square feet of space.

CITY OF TAKOMA PARK

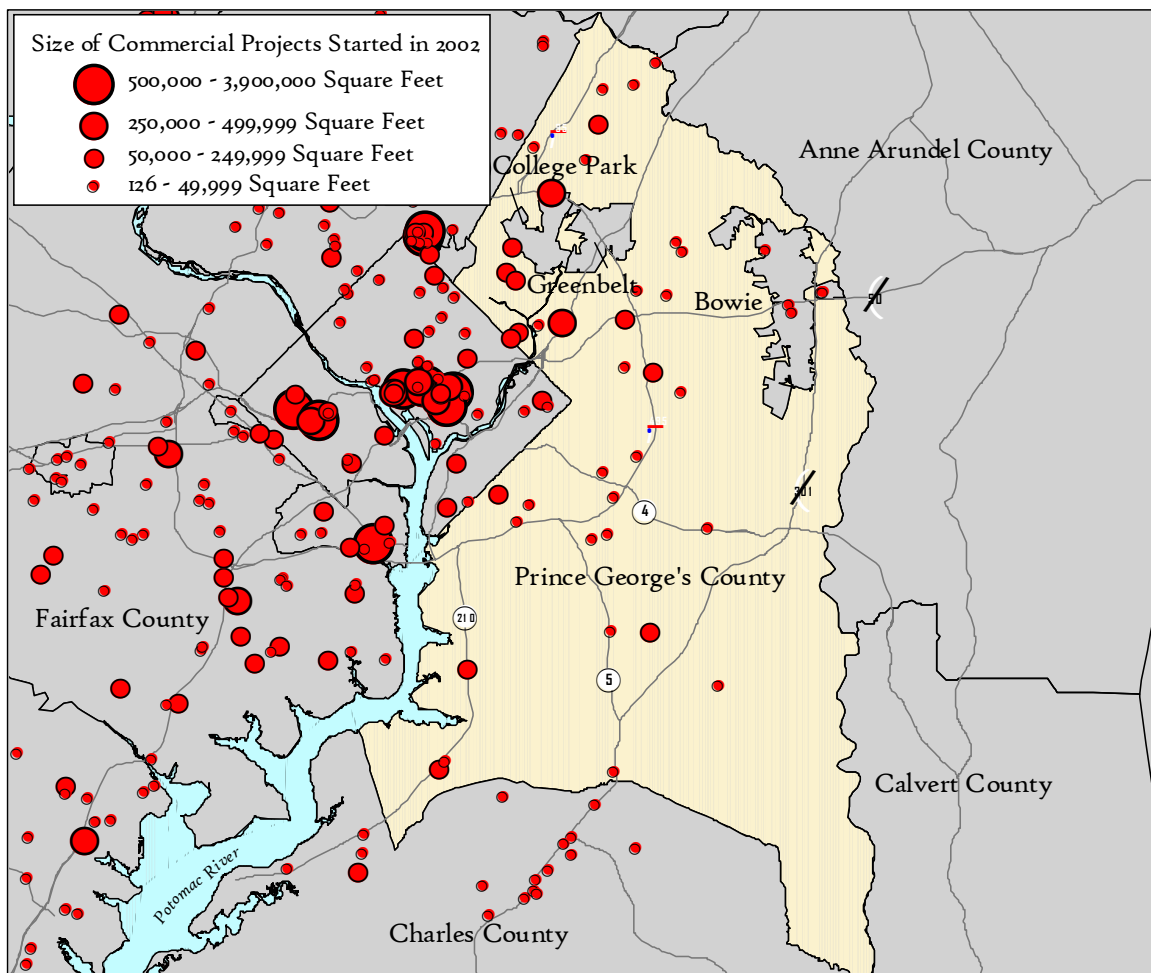
- One construction project, the **Health Sciences Building** at Montgomery College, added more than 98,000 square feet of educational and medical space in the City of Takoma Park in 2002.



Source: Metropolitan Washington Council of Governments

PRINCE GEORGE'S COUNTY

- Prince George's County added 43 commercial construction projects in 2002 with **more than 2.1 million square feet** of space. While Prince George's County experienced increases in retail, R & D, and mixed use projects, the total amount of new development declined 47 percent from 2001.
- The largest project was the **IKEA Home Store**. It added approximately 353,000 square feet of space.
- Other notable projects include **Bladensburg High School** with more than 278,000 square feet of space and the **Metro 4 Office Building** with 196,000 square feet of space.



Source: Metropolitan Washington Council of Governments

CITY OF BOWIE

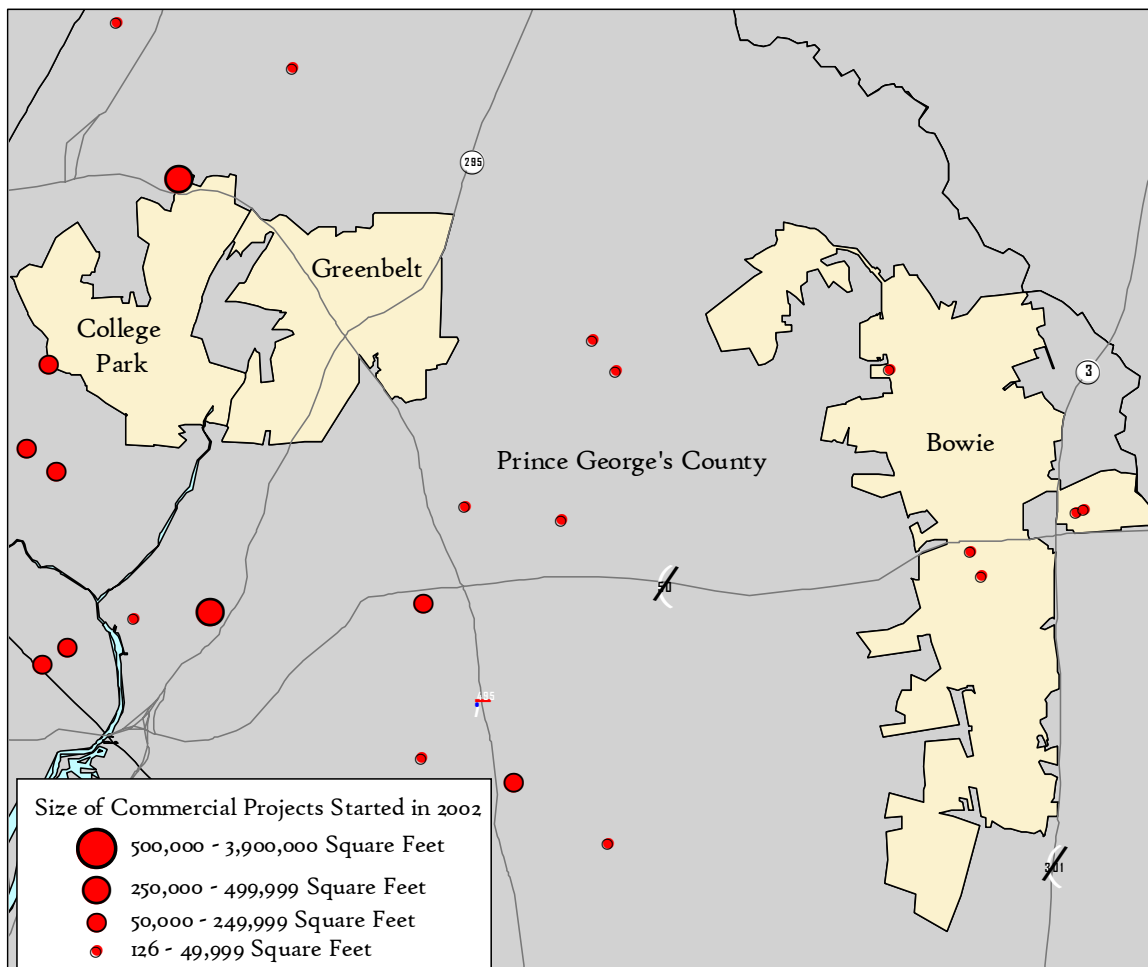
- Five commercial construction projects were started in the City of Bowie in 2002. They added **nearly 103,000 square feet** of new space. The largest project was the **Flex Building E at the Maryland Science & Technology Center**, adding more than 40,000 square feet of space.

CITY OF COLLEGE PARK

- No major commercial construction projects were started in the City of College Park in 2002.

CITY OF GREENBELT

- No major commercial construction projects were started in the City of Greenbelt in 2002.



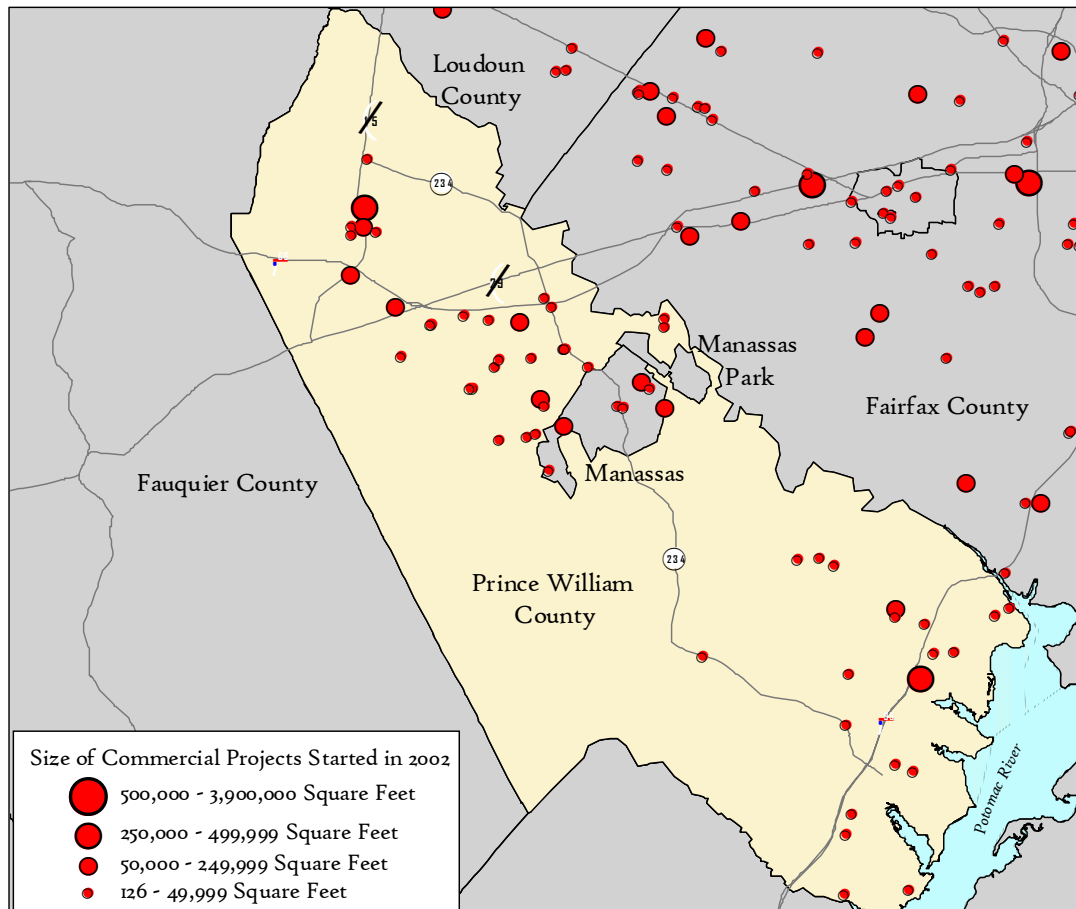
Source: Metropolitan Washington Council of Governments

PRINCE WILLIAM COUNTY

- Prince William County added 55 commercial construction projects in 2002, and **nearly 2.1 million square feet**, an increase of 64 percent from the preceding year.
- The **Ninth and Tenth High Schools** were largest projects, each adding **nearly 278,000 square feet** of new space. Educational and medical space constituted nearly 40 percent of the county's construction in 2002.
- Other significant projects include a **Lowe's Home Center** on Smoketown Road with more than 163,000 square feet and a **Wal-Mart** on Liberia Avenue with more than 144,000 square feet of space.

CITIES OF MANASSAS AND MANASSAS PARK

- In the City of Manassas, five projects added **more than 235,000 square feet** of new space. The largest project was a Home Depot which added **95,000 square feet** of retail space to the city. There were no commercial construction projects started in Manassas Park.



Source: Metropolitan Washington Council of Governments

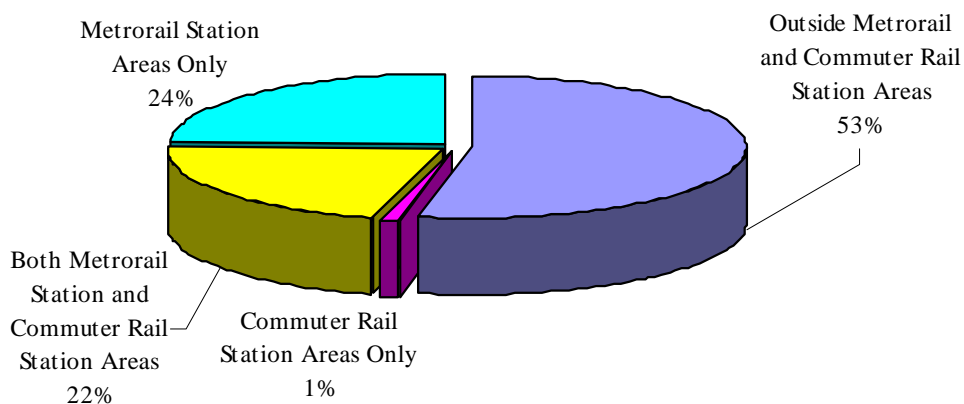
METRO RAIL STATION AREAS²

- **Seventy-two** commercial construction projects, accounting for more than 15.4 million square feet of space, were started in Metrorail station areas in 2002.
- These projects accounted for **46 percent of the region's total construction**, compared with 28 percent in 2001.
- Construction around the **King Street** station area in the City of Alexandria resulted in more than 3.9 million square feet of space. The **Silver Spring** station area in Montgomery County also experienced a significant amount of new space, adding more than 1.5 million square feet of space. The **Union Station** area in the District of Columbia added nearly 1.1 million square feet of space.

COMMUTER RAIL STATION AREAS³

- **Thirty-one** commercial construction projects, totaling nearly 7.7 million square feet of space, were started in Commuter Rail Station Areas in 2002. These projects account for 23 percent of the region's total construction, compared with 14 percent in 2001.
- Construction around the Alexandria station area resulted in 3.9 million square feet of space. The Silver Spring station area gained nearly 1.6 million square feet of space, while the Union Station area added nearly 1.3 million square feet of space.

**2002 Commercial Construction Projects
in Metrorail and Commuter Rail Station Areas**



²Metrorail station area is defined as the ½ mile radius surrounding each Metrorail station. Previous reports have approximated station areas based on adjacent Traffic Analysis Zones.

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

Commercial Construction in the Washington Region, 2002

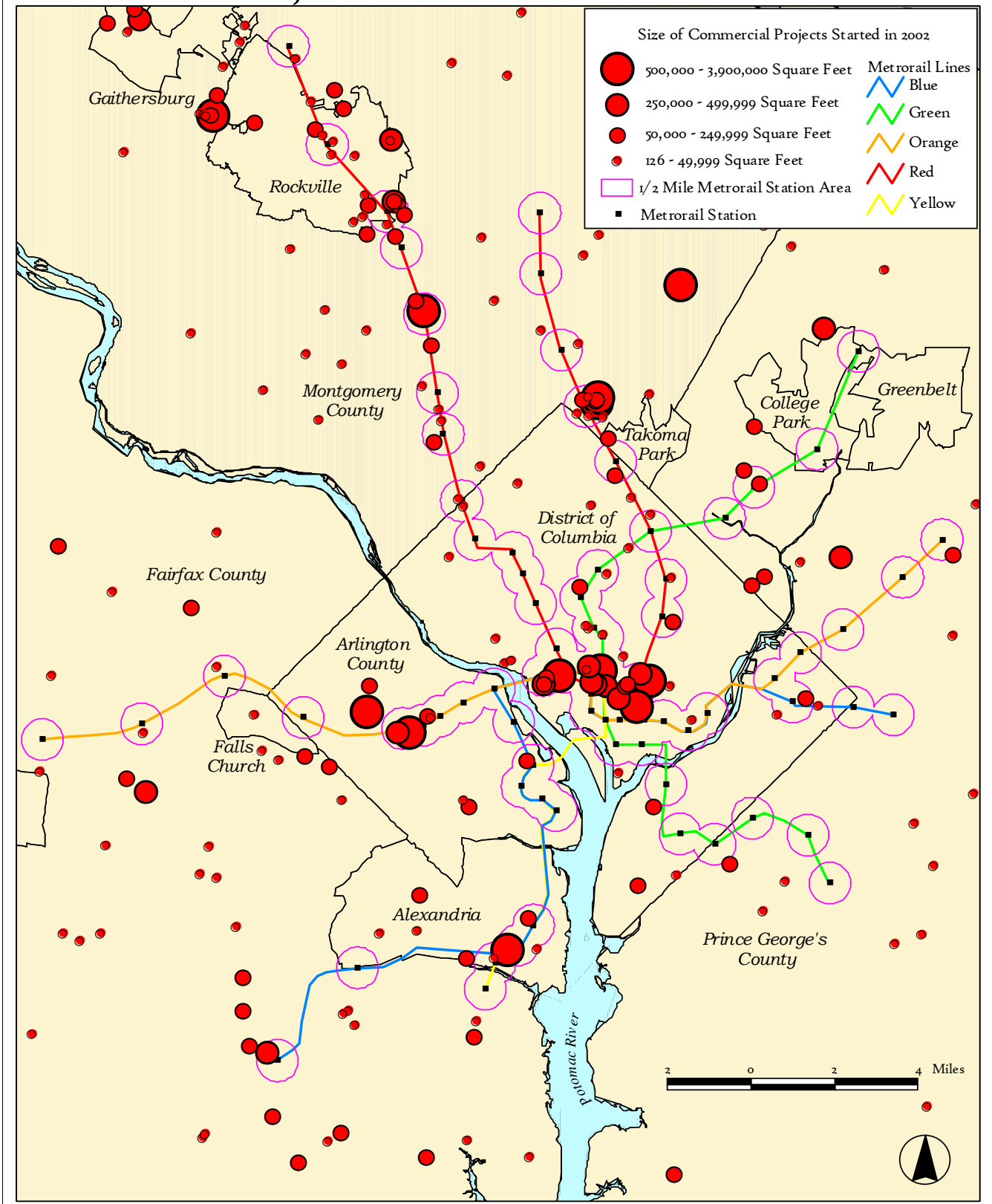
by Metrorail Station Areas*

Station Name	2002			
	Projects	Square Feet	Value	Percent of Regional Commercial Construction
BALLSTON - MU	2	885,000	\$74,500,000	
BENNING ROAD	1	115,000	\$19,754,165	
BETHESDA	2	55,436	\$3,157,900	
BRADDOCK ROAD	1	60,000	\$15,500,000	
BROOKLAND - CUA	1	19,000	\$4,000,000	
CAPITOL SOUTH	1	580,000	\$274,000,000	
CLARENDON	1	30,000	\$2,200,000	
COLUMBIA HEIGHTS	1	52,000	\$7,500,000	
DUNN LORING - MERRIFIELD	1	2,026	\$250,000	
EISENHOWER AVE	1	5,574	\$700,000	
FARRAGUT WEST	1	650,000	\$130,000,000	
FOGGY BOTTOM - GWU	3	561,600	\$106,856,000	
FOREST GLEN	1	40,000	\$3,000,000	
FORT TOTTEN	1	28,000	\$1,500,000	
FRANCONIA - SPRINGFIELD	1	356,180	\$20,000,000	
FRIENDSHIP HEIGHTS	2	34,400	\$4,193,300	
GALLERY PLACE - CHINATOWN	1	478,551	\$60,000,000	
GEORGIA AVE - PETWORTH	1	6,000	\$500,000	
GROSVENOR - STRATHMORE	2	552,083	\$26,105,000	
JUDICIARY SQUARE	3	599,000	\$154,000,000	
KING STREET	2	3,914,762	\$361,200,000	
MCPHERSON SQUARE	2	339,500	\$70,212,300	
MEDICAL CENTER	2	41,087	\$8,033,300	
METRO CENTER	2	865,000	\$97,500,000	
MT VERNON SQUARE - UDC	1	538,461	\$50,000,000	
NEW CARROLLTON	1	90,546	\$350,000	
PENTAGON	1	127,000	\$45,000,000	
POTOMAC AVENUE	1	14,900	\$2,300,000	
PRINCE GEORGE'S PLAZA	2	250,000	\$25,860,000	
RHODE ISLAND AVENUE	1	53,236	\$2,500,000	
ROCKVILLE	4	150,333	\$6,336,290	
SHADY GROVE	1	40,220	\$2,800,000	
SHAW - HOWARD UNIVERSITY	1	14,000	\$10,401,600	
SILVER SPRING	8	1,544,612	\$92,796,300	
TAKOMA	1	50,000	\$11,000,000	
TWINBROOK	7	890,675	\$83,558,599	
U STREET - CARDOZO	2	59,000	\$4,900,000	
UNION STATION	2	1,067,800	\$128,000,000	
VIRGINIA SQUARE	1	206,000	\$30,000,000	
WEST FALLS CHURCH	1	22,559	\$6,250,000	
WHITE FLINT	1	60,000	\$6,565,400	
Metrorail Station Area Total	72	15,449,541	\$ 1,953,280,150	46%
Outside Metrorail Station Area Total	438	18,190,195	\$1,708,906,941	54%
Regional Total	510	33,639,736	\$ 3,662,187,091	
<i>2001 Metrorail Station Area Total</i>	<i>68</i>	<i>8,853,460</i>	<i>\$ 936,210,594</i>	
<i>2000 - 2001 Change</i>	<i>4</i>	<i>6,596,081</i>	<i>\$1,017,069,556</i>	<i>75%</i>

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



2002 Commercial Construction Projects in Metrorail Station Areas



Source: Metropolitan Washington Council of Governments

Commercial Construction in the Washington Region, 2002
by Commuter Rail Station Areas*

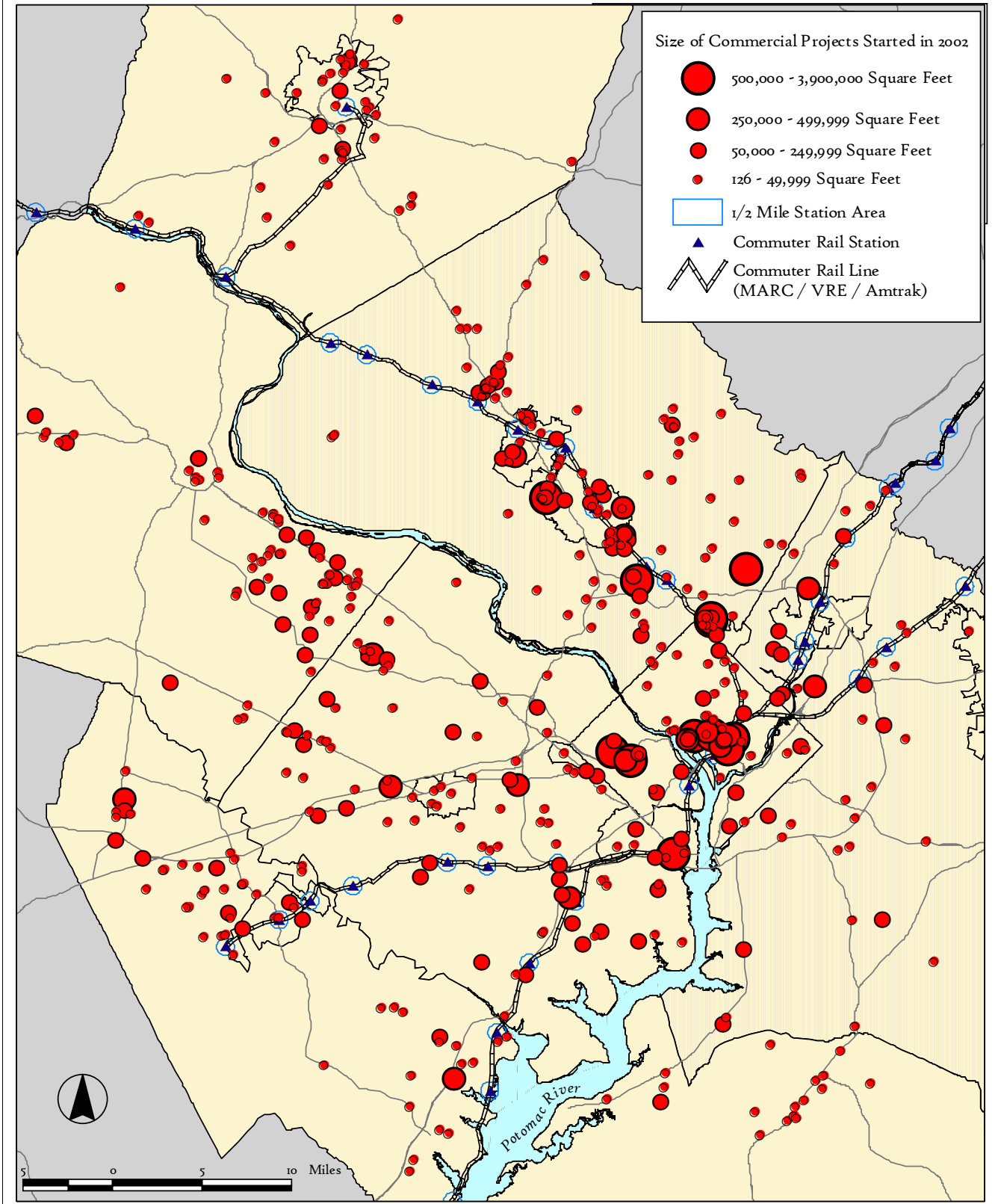
Station Name	2002			Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
ALEXANDRIA** - (VRE)	1	3,900,000	\$360,000,000	
BACKLICK ROAD - (VRE)	1	50,000	\$2,500,000	
FRANCONIA - SPRINGFIELD** - (VRE)	1	356,180	\$20,000,000	
GAITHERSBURG - (MARC)	1	70,350	\$3,122,000	
GERMANTOWN - (MARC)	2	97,680	\$4,535,300	
KENSINGTON - (MARC)	1	162	\$288,000	
LAUREL - (MARC)	1	11,400	\$2,000,000	
MANASSAS - (VRE)	2	56,584	\$15,699,322	
MUIRKIRK - (MARC)	1	54,000	\$7,344,000	
NEW CARROLLTON** - (MARC)	1	90,546	\$350,000	
QUANTICO - (VRE)	1	12,000	\$2,449,000	
ROCKVILLE** - (MARC)	4	150,333	\$6,336,290	
SILVER SPRING** - (MARC)	9	1,557,815	\$93,476,300	
UNION STATION** - (MARC / VRE)	4	1,277,800	\$177,000,000	
WOODBIDGE - (VRE)	1	10,656	\$472,700	
Commuter Rail Station Area Total	31	7,695,506	\$695,572,911	23%
Outside Commuter Rail Station Area Total	479	25,944,230	\$2,966,614,181	77%
Regional Total	510	33,639,736	\$3,662,187,091	
<i>2001 Commuter Rail Station Area Total</i>	<i>38</i>	<i>4,375,192</i>	<i>\$383,168,951</i>	
<i>2001 - 2002 Change</i>	<i>-7</i>	<i>3,320,314</i>	<i>\$312,403,960</i>	<i>76%</i>
Metrorail and Commuter Rail Station Area Total	83	15,812,373	\$1,991,690,472	47%
Outside Metrorail and Commuter Rail Station Area Total	427	17,827,363	\$1,670,496,620	53%
Regional Total	510	33,639,736	\$3,662,187,091	

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

**Metrorail Station in close proximity to Commuter Rail Station



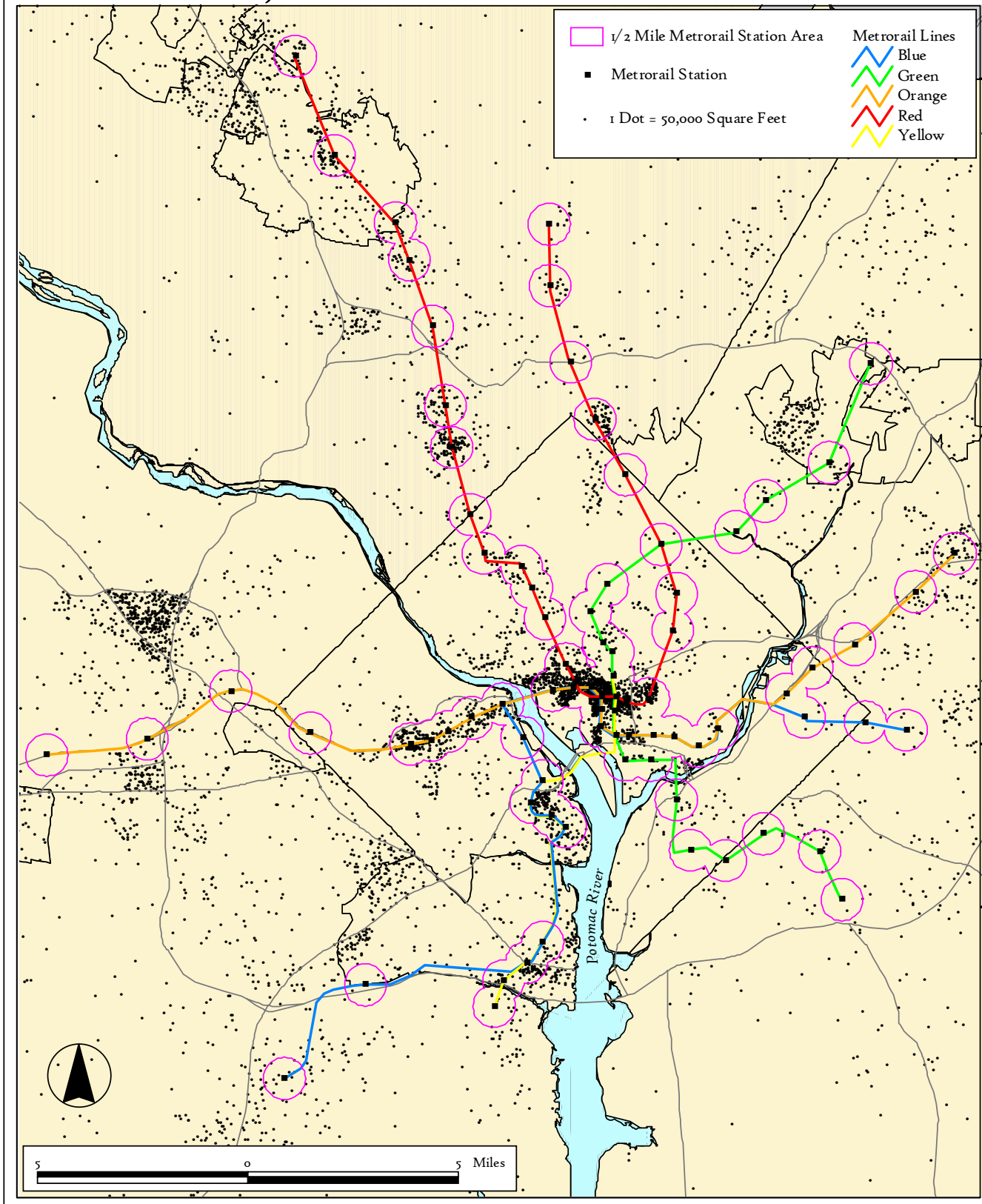
2002 Commercial Construction Projects in Commuter Rail Station Areas



Source: Metropolitan Washington Council of Governments



1980 - 2002 Commercial Construction Projects in Metrorail Station Areas



Source: Metropolitan Washington Council of Governments

REGIONAL ACTIVITY CENTERS AND CLUSTERS

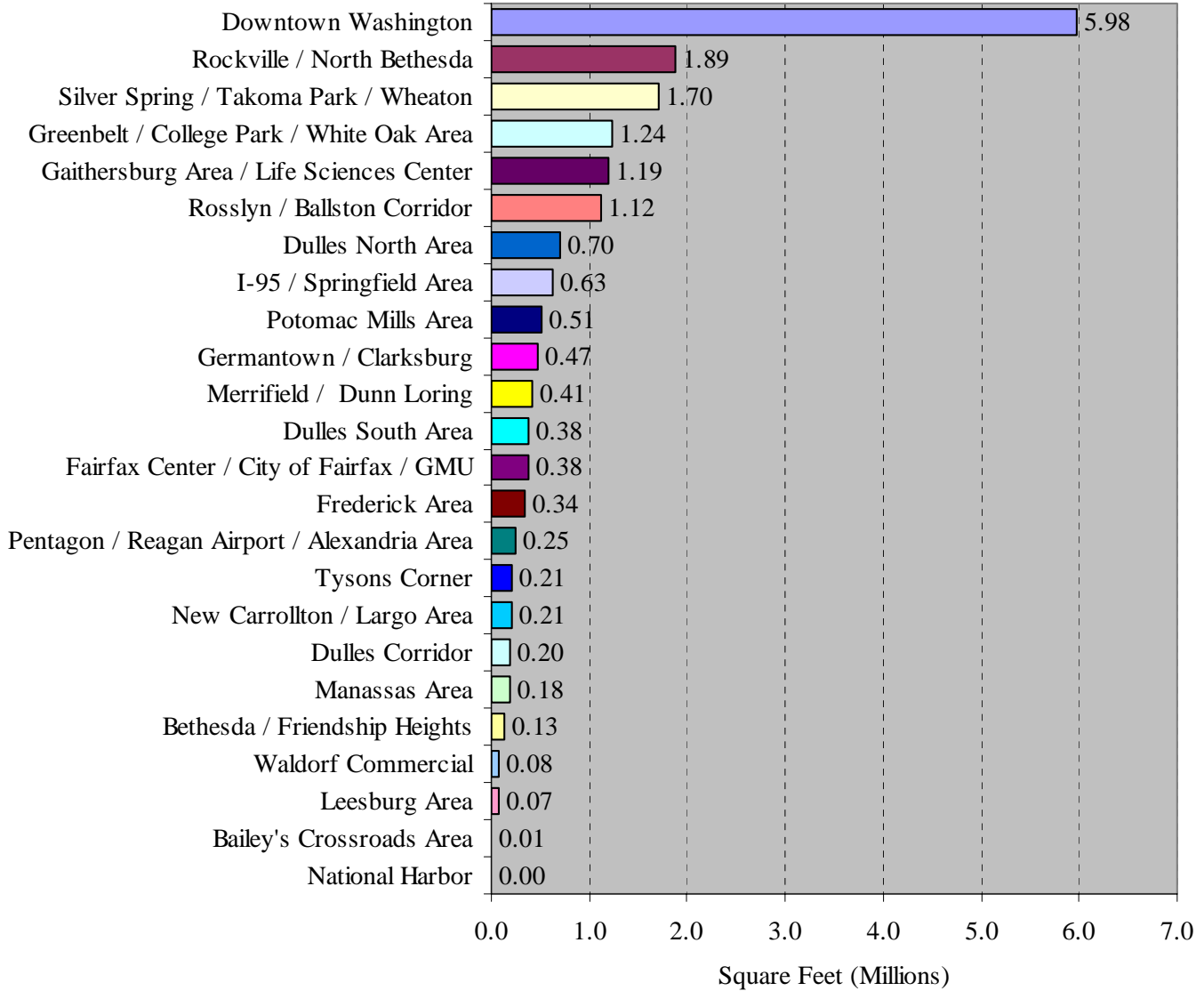
- A total of 154 commercial construction projects, contributing nearly 15.4 million square feet of space, were started in **Regional Activity Centers** in 2002. The new space accounts for 46 percent of the region's new construction activity, compared with 55 percent in 2001. The DC Core captured the largest share of new commercial development, with 21 projects and **more than 5.8 million square feet** of space.
- A total of 214 commercial projects and nearly 18.3 million square feet of space began construction in **Regional Activity Clusters** in 2002. The development represents 54 percent of the region's new commercial construction activity, compared with 62 percent in 2001. Downtown Washington received the greatest amount of space, with 29 projects and **nearly 6.0 million square feet** of space.

Commercial Construction in the Washington Region, 2002

by Regional Activity Cluster

ID Regional Activity Cluster	2002			Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
1 Downtown Washington	29	5,981,955	\$1,142,256,399	
2 Pentagon / Reagan Airport / Alexandria Area	4	252,336	\$48,300,000	
3 Rockville / North Bethesda	20	1,885,876	\$141,801,188	
4 Dulles Corridor	6	195,782	\$22,703,999	
5 Tysons Corner	2	210,000	\$10,900,000	
6 Greenbelt / College Park / White Oak Area	8	1,239,638	\$127,780,999	
7 Rosslyn / Ballston Corridor	4	1,121,000	\$106,700,000	
8 Bethesda / Friendship Heights	6	130,923	\$15,384,500	
9 Gaithersburg Area / Life Sciences Center	15	1,189,395	\$90,618,400	
10 Dulles North Area	17	699,438	\$31,071,430	
11 Fairfax Center / City of Fairfax / GMU	9	381,033	\$42,737,997	
12 Silver Spring / Takoma Park / Wheaton	13	1,701,928	\$107,376,299	
13 I-95 / Springfield Area	6	633,719	\$41,249,034	
14 Dulles South Area	9	383,481	\$20,111,999	
15 Frederick Area	13	340,174	\$32,854,998	
16 Manassas Area	10	184,081	\$22,953,999	
17 Merrifield / Dunn Loring	3	412,426	\$66,500,000	
18 Bailey's Crossroads Area	2	10,000	\$3,124,500	
19 New Carrollton / Largo Area	4	205,546	\$8,152,885	
20 Germantown / Clarksburg	15	469,191	\$34,512,040	
21 Potomac Mills Area	6	508,296	\$53,628,999	
22 Waldorf Commercial	8	80,873	\$4,600,000	
23 Leesburg Area	5	71,843	\$9,100,000	
24 National Harbor	0	0	\$0	
Inside Regional Activity Clusters	214	18,288,934	\$2,184,419,660	54.4%
Outside of Regional Activity Clusters	296	15,350,802	\$1,477,767,431	45.6%
Regional Total	510	33,639,736	\$3,662,187,091	100.0%
<i>2001 Regional Activity Clusters Total</i>	<i>246</i>	<i>20,100,740</i>	<i>\$1,794,122,409</i>	<i>72.2%</i>
<i>2001 - 2002 Change</i>	<i>-32</i>	<i>-1,811,806</i>	<i>\$390,297,251</i>	<i>-9.0%</i>

2002 Commercial Construction Projects by Regional Activity Cluster



Commercial Construction in the Washington Region, 2002
by Regional Activity Center

		2002			
ID	Regional Activity Center	Projects	Square Feet	Value	Percent of Regional Commercial Construction
DC CORE					
1	Downtown Washington	18	5,172,912	\$811,869,900	
2	Federal Center/Southwest	0	0	\$0	
3	Georgetown	1	31,407	\$33,420,000	
4	Monumental Core	1	580,000	\$274,000,000	
5	New York Avenue	1	53,236	\$2,500,000	
Subtotal		21	5,837,555	\$1,121,789,900	17.4%
MIXED-USE CENTERS					
6	Eisenhower Avenue	2	110,574	\$2,100,000	
7	Downtown Alexandria	1	14,762	\$1,200,000	
8	Ballston	1	550,000	\$37,500,000	
9	Clarendon	1	30,000	\$2,200,000	
10	Court House	0	0	\$0	
11	Crystal City	0	0	\$0	
12	Pentagon City	0	0	\$0	
13	Rosslyn	0	0	\$0	
14	Virginia Square	1	206,000	\$30,000,000	
15	Friendship Heights/Tenleytown	2	34,400	\$4,193,300	
16	Bailey's Crossroads/Skyline	1	7,500	\$2,876,000	
17	Bethesda CBD	3	62,523	\$3,691,200	
18	Silver Spring CBD	8	1,544,612	\$92,796,300	
19	White Flint	1	60,000	\$6,565,400	
20	Twinbrook	5	773,008	\$79,349,999	
Subtotal		26	3,393,379	\$262,472,197	10.1%
EMPLOYMENT CENTERS					
21	Tysons Corner	2	210,000	\$10,900,000	
22	The Pentagon	1	127,000	\$45,000,000	
23	Herndon	0	0	\$0	
24	Merrifield/Dunn Loring	3	412,426	\$66,500,000	
25	Reston East	0	0	\$0	
26	Reston West	3	94,120	\$14,279,000	
27	National Institutes of Health	1	34,000	\$7,500,000	
28	Rock Spring Park	0	0	\$0	
29	Shady Grove/King Farm/Life Sciences	4	1,049,041	\$76,795,000	
Subtotal		14	1,926,587	\$220,974,000	5.7%

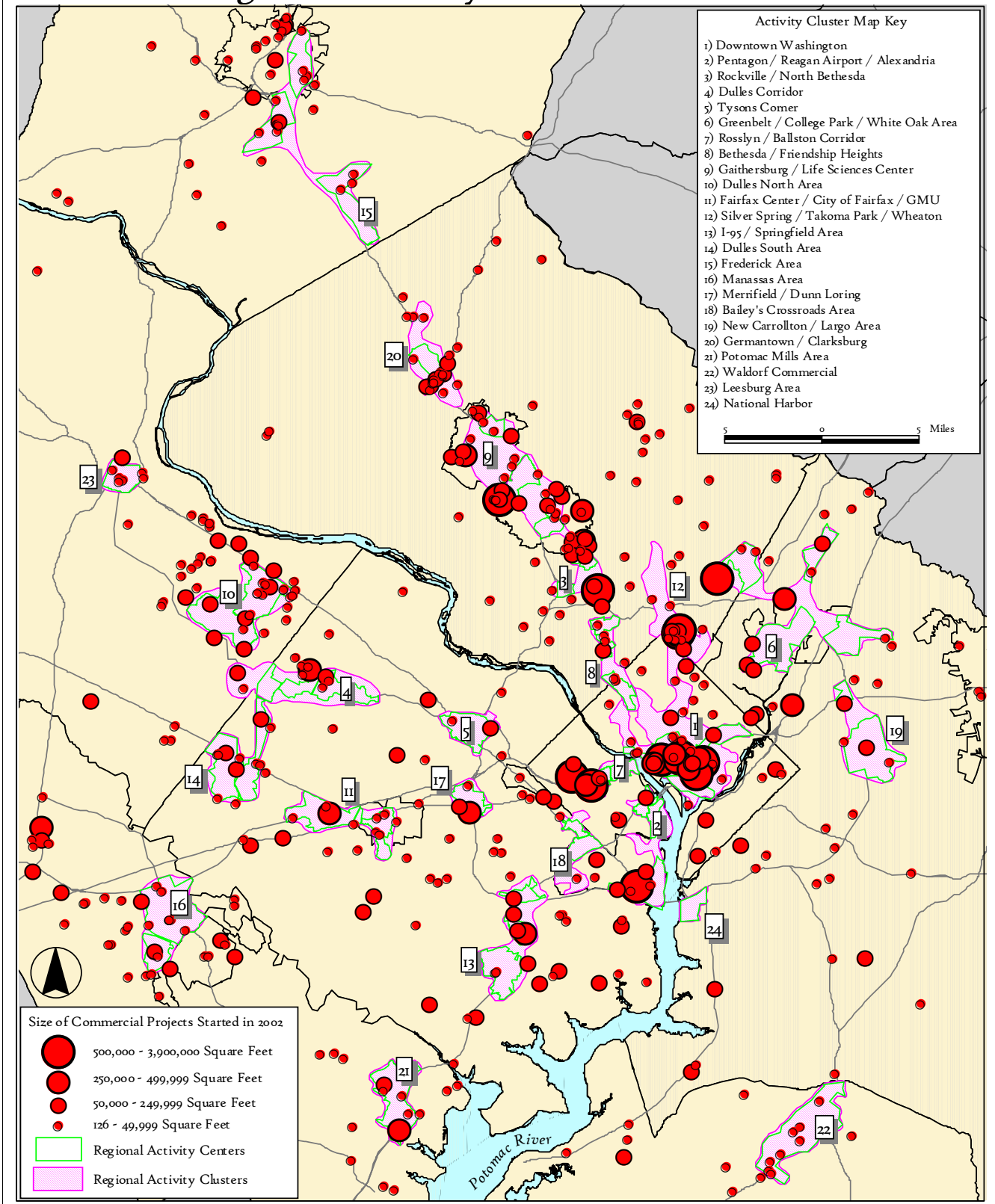
Commercial Construction in the Washington Region, 2002

by Regional Activity Center

		2002			
ID	Regional Activity Center	Projects	Square Feet	Value	Percent of Regional Commercial Construction
SUBURBAN EMPLOYMENT CENTERS					
30	Beauregard Street	0	0	\$0	
31	Waldorf Commercial	8	80,873	\$4,600,000	
32	Beltway South	1	50,000	\$2,500,000	
33	Dulles Corner	0	0	\$0	
34	Dulles East	1	90,580	\$1,700,000	
35	Dulles West	5	257,216	\$15,367,000	
36	Fairfax Center	3	262,749	\$20,124,999	
37	I-95 Corridor/Engineer Proving Grounds	2	80,400	\$9,499,999	
38	Springfield	3	503,319	\$29,249,035	
39	City of Fairfax-GMU	4	97,830	\$19,987,999	
40	Downtown Leesburg	4	46,258	\$7,100,000	
41	Germantown	6	115,700	\$12,654,900	
42	North Frederick Avenue	2	6,023	\$4,250,000	
43	White Oak	3	614,036	\$59,187,000	
44	US 1/Green Line	1	196,000	\$21,000,000	
45	Greenbelt NASA	1	21,000	\$2,000,000	
46	New Carrollton/Transit Triangle	0	0	\$0	
47	Route 1	2	55,602	\$8,094,000	
48	Innovation	2	108,236	\$15,579,000	
49	Rockville Town Center	2	137,853	\$3,195,000	
Subtotal		50	2,723,675	\$236,088,930	8.1%
EMERGING EMPLOYMENT CENTERS					
50	Airport/Monocacy Boulevard	3	19,780	\$1,140,000	
51	Md 85/355 Evergreen Point	7	313,802	\$30,614,998	
52	Urbana	2	4,400	\$900,000	
53	28 North	13	221,888	\$14,067,431	
54	Corporate Dulles	3	257,760	\$10,403,999	
55	Largo Center Circle	2	95,000	\$5,350,000	
56	National Harbor	0	0	\$0	
57	Bull Run-Sudley Area	8	75,845	\$7,374,999	
58	Potomac Mills	5	500,872	\$53,003,999	
Subtotal		43	1,489,347	\$122,855,426	4.4%
Inside Regional Activity Centers		154	15,370,543	\$1,964,180,451	45.7%
Outside Regional Activity Centers		356	18,269,193	\$1,698,006,640	54.3%
Regional Total		510	33,639,736	\$3,662,187,091	100.0%
2001 Regional Activity Centers Total					
		195	16,455,276	\$1,366,113,781	54.8%
2001 - 2002 Change					
		-41	-1,084,733	\$598,066,670	-6.6%



2002 Commercial Construction Projects in Regional Activity Centers and Clusters



Source: Metropolitan Washington Council of Governments

Appendices

A - Jurisdictional Details

B - Commercial Construction 1980-2002, Total Square Feet by Structure Type

C - Definitions

D - Description of COG Commercial Construction Inventory

E – State and Local Government Economic Development Offices

**Appendix A - Commercial Construction Starts 2001 and 2002,
Details by Jurisdiction and Structure Type**

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Arlington County	Retail	0	0	\$0	2	57,400	\$2,733,000.00
	Office	1	335,000	\$37,000,000	8	736,200	\$79,769,610.50
	Educational & Medical	3	1,084,000	\$114,500,000	3	62,941	\$6,996,000.00
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	550,000	\$37,500,000	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	4	279,000	\$50,207,000	1	10,725	\$1,942,592.00
	Subtotal	9	2,248,000	\$239,207,000	14	867,266	\$91,441,203
City of Alexandria	Retail	1	5,574	\$700,000	1	15,996	\$1,000,000
	Office	3	3,919,762	\$361,447,525	2	232,000	\$19,966,461
	Educational & Medical	1	60,000	\$15,500,000	2	70,587	\$5,999,999
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	1	163,182	\$7,500,000
	Other	3	327,500	\$6,648,500	4	215,466	\$10,038,999
	Subtotal	8	4,312,836	\$384,296,025	10	697,231	\$44,505,459
City of Bowie*	Retail	2	35,099	\$1,790,000	5	75,827	\$4,799,998
	Office	1	940	\$578,000	1	120,000	\$4,000,000
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	2	66,768	\$3,999,999	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	2	23,357	\$3,200,000
	Subtotal	5	102,807	\$6,367,999	8	219,184	\$11,999,997
Charles County	Retail	3	50,280	\$3,125,000	3	23,761	\$1,465,000
	Office	2	26,404	\$925,000	0	0	\$0
	Educational & Medical	0	0	\$0	1	7,613	\$1,200,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	14	173,093	\$10,246,681	15	112,896	\$5,505,938
	Subtotal	19	249,777	\$14,296,681	19	144,270	\$8,170,938
City of College Park*	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	8	319,134	\$69,361,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	1	367,000	\$15,000,000
	Subtotal	0	0	\$0	9	686,134	\$84,361,000
District of Columbia	Retail	6	623,643	\$107,319,999	5	199,200	\$13,350,000
	Office	12	3,213,261	\$444,739,573	16	3,278,708	\$332,623,149
	Educational & Medical	11	1,009,800	\$204,184,265	10	441,873	\$78,477,800
	R & D	0	0	\$0	1	25,000	\$2,500,000
	Mixed Use	1	478,551	\$60,000,000	2	300,607	\$70,400,000
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	14	1,193,605	\$410,737,720	9	492,317	\$52,837,950
	Subtotal	44	6,518,860	\$1,226,981,556	43	4,737,705	\$550,188,900

**Appendix A - Commercial Construction Starts 2001 and 2002,
Details by Jurisdiction and Structure Type**

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Falls Church	Retail	0	0	\$0	1	14,570	\$1,020,000
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	15,500	\$1,500,000	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	0	0	\$0
Subtotal		1	15,500	\$1,500,000	1	14,570	\$1,020,000
City of Fairfax	Retail	0	0	\$0	2	84,342	\$4,300,000
	Office	1	23,000	\$4,000,000	0	0	\$0
	Educational & Medical	1	37,286	\$5,363,000	1	10,182	\$800,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	1	3,200	\$625,000	2	11,743	\$185,000
Subtotal		3	63,486	\$9,987,999	5	106,267	\$5,285,000
Fairfax County	Retail	19	701,274	\$46,909,995	15	396,249	\$17,629,999
	Office	11	754,887	\$80,447,999	24	3,746,089	\$277,244,356
	Educational & Medical	11	931,975	\$134,030,998	22	773,258	\$151,555,890
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	2	260,000	\$20,154,000	1	130,000	\$10,050,000
	Hotel/Motel	3	198,139	\$12,564,035	1	70,986	\$4,000,000
	Other	39	1,626,202	\$148,804,139	32	2,494,645	\$226,156,476
Subtotal		85	4,472,477	\$442,911,165	95	7,611,227	\$686,636,720
Frederick County*	Retail	8	290,275	\$26,509,999	11	372,206	\$19,485,999
	Office	8	202,115	\$11,575,000	5	143,000	\$7,355,000
	Educational & Medical	6	188,500	\$24,710,077	10	525,213	\$70,483,863
	R & D	1	8,000	\$2,000,000	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	1	38,500	\$4,000,000	2	109,000	\$7,350,000
	Other	18	220,671	\$16,112,483	22	440,603	\$24,808,247
Subtotal		42	948,061	\$84,907,557	50	1,590,022	\$129,483,108
City of Frederick*	Retail	1	2,200	\$225,000	4	287,617	\$15,595,999
	Office	4	174,000	\$9,775,000	3	122,000	\$6,700,000
	Educational & Medical	5	185,900	\$24,097,377	5	201,369	\$27,964,264
	R & D	1	8,000	\$2,000,000	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	8	132,580	\$6,835,780	9	125,728	\$11,503,747
Subtotal		19	502,680	\$42,933,156	21	736,714	\$61,764,009
City of Gaithersburg*	Retail	2	8,923	\$4,350,000	4	33,836	\$2,751,200
	Office	7	273,150	\$25,359,800	6	418,383	\$40,840,100
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	1	381,000	\$40,000,000	0	0	\$0
	Mixed Use	0	0	\$0	2	41,814	\$3,249,900
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	2	76,350	\$3,522,000	3	147,432	\$5,764,000
Subtotal		12	739,423	\$73,231,800	15	641,465	\$52,605,200

**Appendix A - Commercial Construction Starts 2001 and 2002,
Details by Jurisdiction and Structure Type**

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Greenbelt*	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	1	86,340	\$7,500,000
	Other	0	0	\$0	0	0	\$0
	Subtotal	0	0	\$0	1	86,340	\$7,500,000
Loudoun County	Retail	18	370,258	\$17,187,749	13	582,534	\$28,332,758
	Office	14	759,459	\$38,199,998	22	1,496,904	\$73,504,099
	Educational & Medical	16	823,079	\$84,734,353	10	792,801	\$97,312,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	385,000	\$37,500,000
	Hotel/Motel	0	0	\$0	2	101,564	\$6,000,000
	Other	21	537,797	\$39,520,018	39	1,200,028	\$45,575,889
	Subtotal	69	2,490,593	\$179,642,118	87	4,558,831	\$288,224,745
City of Manassas	Retail	1	95,000	\$3,000,000	0	0	\$0
	Office	1	17,584	\$211,000	1	2,300	\$523,000
	Educational & Medical	1	31,000	\$1,711,700	1	48,000	\$10,300,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	2	91,532	\$878,800	3	23,200	\$4,522,200
	Subtotal	5	235,116	\$5,801,500	5	73,500	\$15,345,200
City of Manassas Park	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	0	0	\$0	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	0	0	\$0
	Subtotal	0	0	\$0	0	0	\$0
Montgomery County*	Retail	21	433,444	\$33,281,700	28	545,639	\$127,428,715
	Office	25	943,544	\$87,643,839	32	2,856,592	\$207,922,591
	Educational & Medical	21	861,431	\$94,155,211	19	854,679	\$123,172,600
	R & D	8	2,205,288	\$216,345,000	2	99,562	\$8,313,100
	Mixed Use	2	239,348	\$16,000,000	7	661,256	\$38,474,900
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	50	3,225,596	\$188,431,086	41	1,509,710	\$71,685,106
	Subtotal	127	7,908,651	\$635,856,834	129	6,527,438	\$576,997,011
Prince George's County*	Retail	9	546,099	\$43,987,498	19	462,534	\$29,124,995
	Office	5	226,360	\$24,478,000	14	1,610,087	\$138,050,000
	Educational & Medical	7	648,855	\$97,942,600	24	932,150	\$136,171,443
	R & D	3	120,768	\$11,343,999	1	20,000	\$2,000,000
	Mixed Use	1	54,000	\$4,860,000	0	0	\$0
	Hotel/Motel	0	0	\$0	1	86,340	\$7,500,000
	Other	18	529,325	\$57,678,429	18	902,873	\$70,862,396
	Subtotal	43	2,125,407	\$240,290,526	77	4,013,984	\$383,708,832

**Appendix A - Commercial Construction Starts 2001 and 2002,
Details by Jurisdiction and Structure Type**

		2002			2001		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Prince William County	Retail	7	391,471	\$23,949,998	12	205,339	\$11,049,400
	Office	13	203,047	\$14,718,480	17	382,778	\$16,604,818
	Educational & Medical	8	801,540	\$109,177,000	7	139,568	\$12,542,396
	R & D	0	0	\$0	0	0	0
	Mixed Use	0	0	\$0	0	0	0
	Hotel/Motel	1	44,756	\$2,000,000	1	30,000	\$2,300,000
	Other	26	610,158	\$46,662,656	29	491,306	\$28,705,321
	Subtotal	55	2,050,972	\$196,508,133	66	1,248,991	\$71,201,934
City of Rockville*	Retail	0	0	\$0	4	110,505	\$6,022,415
	Office	0	0	\$0	8	1,262,168	\$81,476,924
	Educational & Medical	2	331,037	\$41,105,878	1	26,772	\$4,124,000
	R & D	1	73,000	\$7,495,000	0	0	0
	Mixed Use	0	0	\$0	3	519,202	\$22,625,000
	Hotel/Motel	0	0	\$0	0	0	0
	Other	10	408,820	\$20,906,790	4	114,767	\$2,149,777
	Subtotal	13	812,857	\$69,507,668	20	2,033,414	\$116,398,116
City of Takoma Park*	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	1	98,038	\$10,000,000	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	0	0	\$0
	Subtotal	1	98,038	\$10,000,000	0	0	\$0
Region	Retail	93	3,507,318	\$305,971,936	112	2,959,770	\$256,919,866
	Office	96	10,624,423	\$1,105,386,411	141	14,484,658	\$1,153,563,083
	Educational & Medical	86	6,477,466	\$886,009,204	110	4,658,865	\$695,011,990
	R & D	12	2,334,056	\$229,688,999	4	144,562	\$12,813,100
	Mixed Use	8	1,597,399	\$140,013,999	11	1,476,863	\$156,424,899
	Hotel/Motel	5	281,395	\$18,564,035	8	561,072	\$34,649,999
	Other	210	8,817,679	\$976,552,510	215	7,905,512	\$542,826,112
	Total	510	33,639,736	\$3,662,187,091	601	32,191,302	\$2,852,209,049

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

Appendix B - Commercial Construction Starts, 1980 - 2002

Total Square Feet by Structure Type and Year

Year	Retail	Office	Educational & Medical	R & D	Mixed Use	Hotel / Motel	Other	Total
1980	2,304,003	7,397,164	1,571,913	112,111	1,365,676	1,069,799	3,553,205	17,373,871
1981	1,095,893	8,040,499	926,845	100,325	1,425,906	1,113,604	3,820,361	16,523,433
1982	796,145	9,930,303	2,642,150	138,279	1,833,084	441,579	4,276,863	20,058,403
1983	1,225,848	8,234,716	418,687	684,600	2,683,471	752,350	5,162,606	19,162,278
1984	3,062,380	12,202,798	1,101,456	1,002,386	3,736,500	2,350,435	5,278,503	28,734,458
1985	2,813,582	7,437,566	818,405	604,509	1,027,410	2,254,656	3,627,257	18,583,385
1986	1,713,582	12,551,191	1,876,125	809,480	1,294,772	1,821,078	4,306,180	24,372,408
1987	3,775,247	11,337,923	1,733,207	896,090	2,350,100	1,082,200	4,966,367	26,141,134
1988	4,750,515	12,774,984	1,227,877	1,360,428	10,260,623	960,009	8,103,334	39,437,770
1989	3,219,806	13,738,431	2,359,277	2,305,011	5,094,053	450,000	6,801,971	33,968,549
1990	3,048,300	5,883,452	1,877,621	163,250	3,331,289	2,459,019	4,873,642	21,636,573
1991	1,459,219	8,818,764	1,387,133	368,760	1,735,000	372,446	4,879,314	19,020,636
1992	4,558,439	5,062,406	2,028,017	522,050	130,000	75,000	3,972,616	16,348,528
1993	3,773,265	1,842,158	3,003,218	351,066	149,704	4,000	3,158,218	12,281,629
1994	3,164,329	3,865,274	2,693,460	42,200	440,515	114,080	5,635,270	15,955,128
1995	4,056,099	4,247,493	1,955,258	997,674	28,000	429,539	3,946,517	15,660,580
1996	5,165,638	4,473,567	3,237,192	8,842	3,272,450	412,263	3,154,155	19,724,107
1997	3,740,113	8,886,399	1,983,630	407,191	462,304	799,153	4,987,670	21,266,460
1998	3,937,382	11,506,109	4,886,786	510,033	1,369,819	2,014,918	5,099,316	29,324,363
1999	3,671,301	18,186,822	6,175,987	282,733	4,487,204	1,229,715	7,754,349	41,788,111
2000	4,541,747	22,088,999	6,020,497	1,031,129	907,976	1,625,803	12,419,171	48,635,322
2001	2,959,770	14,484,658	4,658,865	144,562	1,476,863	561,072	7,905,512	32,191,302
2002	3,507,318	10,624,423	6,477,466	2,334,056	1,597,399	281,395	8,817,679	33,639,736
Total	72,339,921	223,616,099	61,061,072	15,176,765	50,460,118	22,674,113	126,500,076	571,828,164

APPENDIX C - Commercial Construction Definitions

1. PROJECT: Any non-residential project with estimated construction costs of \$75,000 or more reported by the F.W. Dodge Division of McGraw-Hill, Inc. or local government planning and economic development offices as being placed under construction.

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

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

4. STRUCTURE TYPE:

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

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

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

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

use project would be any combination of office, retail, hotel, or residential space.

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

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

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

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

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

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

APPENDIX D - Description of COG Commercial Construction Inventory

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

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

REVIEW AND TECHNICAL DOCUMENTATION

What COG puts into the file:

Upon receipt of project data records from F.W. Dodge and local governments, COG screens the records and places projects that will produce new commercial space, additional commercial space, or a reuse of commercial space into the inventory file. Examples of the project types include new construction, renovation of an older building for a new use, or the expansion of or addition to existing facilities. All projects included in the file have an estimated construction cost of \$75,000 or more.

Review of Data:

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

For every project larger than 100,000 square feet or value greater than \$5 million, COG contacts a representative of the project. These

representatives include general contractors, architecture and engineering firms, or the development firm. COG verifies the structure type, location, general cost, and square footage of each of these large projects with a representative.

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

What COG does NOT put into the file:

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

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

PROJECT TYPE CODES

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

1. Retail

- **Miscellaneous Retail:** Includes stores, personal services, movie theaters, restaurants, clubs (Elks, etc.), or other commercial/retail establishments with less than 100,000 square feet.
- **Shopping Centers/Malls:** Does NOT include

individual stores within a shopping center.

- Large Retail Development: Single, freestanding buildings such as department or discount stores with more than 100,000 square feet.

2. Educational Facilities

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

3. Medical Buildings

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

4. Public Facilities

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

5. Office Buildings

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

6. Religious and Interment

Includes all religious, funeral homes, and associated structures.

7. Hotels/Motels

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

8. Transportation Facilities

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

9. Manufacturing

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

10. Warehouses

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

11. Gas/Service Stations

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

OTHER CLASSIFICATIONS

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

DATA CONTAINED IN THE CCI

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

GEOCODING

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

WHY THE COMMERCIAL CONSTRUCTION INVENTORY IS DIFFERENT FROM OTHER PUBLISHED SOURCES

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

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

- Facilities that serve a utility purpose or public works projects that do not provide

space for employees. These include

- power stations,
- heating plants,
- water supply and treatment buildings,
- incinerators,
- landfills,
- outdoor swimming pools,
- grandstands, and
- oil derricks.

- Buildings for the storage of equipment and materials, including
 - boat houses (marina service areas are included) and
 - parking storage for private equipment, not service.
- Structures that are being upgraded or renovated, but are not adding or altering the use of space. Such renovation work includes
 - heating, ventilation, and air conditioning (HVAC),
 - elevator replacement,
 - improvements for persons with disabilities,
 - electrical repair, and
 - cosmetic improvement.
- Non-building structures such as
 - bridges,
 - lighting,
 - structure improvements,
 - sewer projects,
 - Metrorail station/rail line construction,
 - bus shelters, and
 - playing fields.

APPENDIX E – State and Local Government Economic Development Offices

CITY OF ALEXANDRIA, VIRGINIA

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

ARLINGTON COUNTY, VIRGINIA

Department of Economic Development
1100 North Glebe Rd., Suite 1500
Arlington, VA 22201
(703) 228-0800
(703) 228-3574 (fax)
www.smartplace.org (Web)
arlington@smartplace.org (e-mail)

CITY OF BOWIE, MARYLAND

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

CALVERT COUNTY, MARYLAND

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

CHARLES COUNTY, MARYLAND

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

CITY OF COLLEGE PARK, MARYLAND

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

DISTRICT OF COLUMBIA

Deputy Mayor for Planning and
Economic Development
John A. Wilson Building
1350 Pennsylvania Ave., N.W. Suite 317
Washington, DC 20004
(202) 727-6365
(202) 727-6703 (fax)
www.dcbiz.dc.gov (Web)

FAIRFAX COUNTY, VIRGINIA

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

CITY OF FAIRFAX, VIRGINIA

Office of Economic Development
10455 Armstrong Street
Fairfax, VA 22030
(703) 385-7851
(703) 385-7811 (fax)
www.ci.fairfax.va.us (Web)
eberner@ci.fairfax.va.us (e-mail)

CITY OF FALLS CHURCH, VIRGINIA

Economic Development Authority
119 Rowell Ct.
Falls Church, VA 22046
(703) 538-7079
(703) 538-7161 (fax)
www.fallschurcheda.org (Web)
info@fallschurch.org (e-mail)

FREDERICK COUNTY, MARYLAND

Office of Economic and Community Development
1800 N. Market St., Suite 200
Frederick, MD 21701
(301) 694-1058
(301) 631-2340 (fax)
www.discoverfrederickmd.com (Web)
info@discoverfrederickmd.com (e-mail)

CITY OF GAITHERSBURG, MARYLAND

Office of Economic Development
City Hall
31 S. Summit Avenue
Gaithersburg, MD 20877
(301) 258-6300
(301) 948-6149 (fax)
www.ci.gaithersburg.md.us (Web)
ttomasello@ci.Gaithersburg.md.us (e-mail)

CITY OF GREENBELT, MARYLAND

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

LOUDOUN COUNTY, VIRGINIA

Department of Economic
Development
1 Harrison Street, SE – 5th Floor
Leesburg, VA 20177
P.O. Box 7000
(703) 777-0426
Metro: (703) 478-8434
(703) 771-5363 (fax)
www.loudoun.gov/business (Web)
good4biz@loudoun.gov (e-mail)

CITY OF MANASSAS, VIRGINIA

Office of Community Development
9027 Center Street, Room 202
P.O. Box 560
Manassas, VA 20108
(703) 257-8223
(703) 257-5117 (fax)
www.manassascity.org (Web)
evia@ci.manassas.va.us (e-mail)

MONTGOMERY COUNTY, MARYLAND

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

PRINCE GEORGE'S COUNTY, MARYLAND

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

PRINCE WILLIAM COUNTY, VIRGINIA

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

CITY OF ROCKVILLE, MARYLAND

Greater Rockville Partnership, Inc.
401 North Washington St., Suite 160
Rockville, MD 20850
(301) 315-8096
(301) 315-8097 (fax)
www.greaterrockville.org (Web)
lara@greaterrockville.org (e-mail)

SPOTSYLVANIA COUNTY, VIRGINIA

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

STAFFORD COUNTY, VIRGINIA

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

CITY OF TAKOMA PARK, MARYLAND

Economic and Community Development
7500 Maple Avenue
Takoma Park, MD 20912
(301) 270-1700 ext. 217
(301) 270-4568 (fax)
www.cityoftakomapark.org/ecd/ (Web)

STATE OF MARYLAND

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

COMMONWEALTH OF VIRGINIA

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

**THE GREATER WASHINGTON
INITIATIVE**

1725 Eye St., N.W., Suite 200
Washington, DC 20036
(202) 857-5999
(202) 466-4980 (fax)
www.greaterwashington.org (Web)
greaterwashingtoninitiative@bot.org (e-mail)

**METROPOLITAN WASHINGTON
COUNCIL OF GOVERNMENTS**

777 North Capitol St., N.E. Suite 300
Washington, DC 20002-4239
(202) 962-3200
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infocntr@mwcog.org (e-mail)