

# COMMERCIAL CONSTRUCTION 2010

The Metropolitan Washington Council of Governments



In 2010, commercial construction trends improved from near record lows in 2009. Improvements include increased production in four out of seven sectors tracked and a 27 percent increase in overall square feet produced from 2009.

Additionally, location efficient projects have returned to pre-recession levels. These gains were led by Metrorail station areas which captured more than twice as many square feet as they did in 2009.

Across the region, construction rates of retail, educational, and medical projects have led the rebound with dramatic increases in the number of projects and overall square feet.

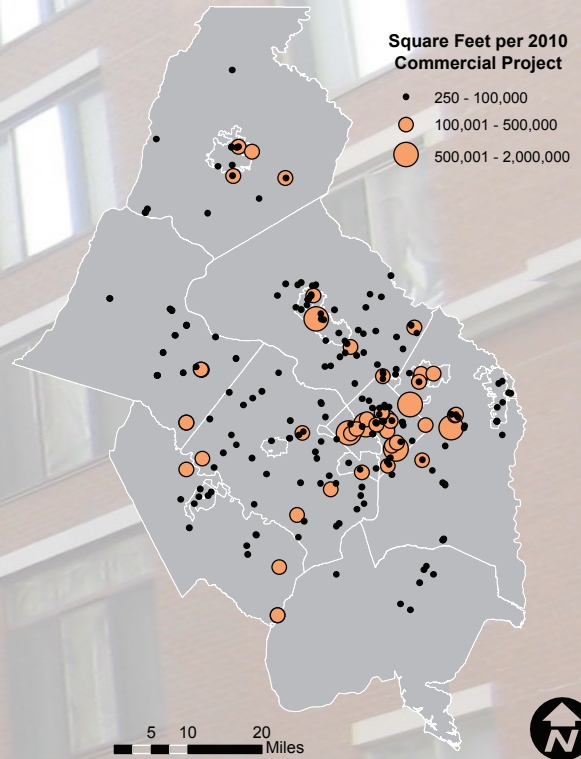
Most jurisdictions experienced a noticeable increase in construction rates from 2009. Among the region’s three tiers of jurisdictions (central, inner, and outer), the central jurisdictions captured the most square feet of commercial construction. Central jurisdictions also captured the two largest projects: the Marriott Marquis Convention Center Hotel and the US Coast Guard Headquarters. Inner jurisdictions had the highest concentration of education and medical facilities. Outer jurisdictions continued to capture high levels of office and retail development.

Unfortunately, there are still significant indications of stress in the commercial construction market such as a decline in construction of research and development facilities and lower levels of total construction and fewer projects compared to typical years over the past decade.

<b>Executive Summary</b>	<b>1</b>
<b>Regional Activity Centers</b>	<b>3</b>
<b>Transit</b>	<b>5</b>
<b>Structure Type</b>	<b>8</b>
<b>State Trends</b>	<b>13</b>
<b>Jurisdiction Type Trends</b>	<b>12</b>
<b>Jurisdiction Profiles</b>	<b>14</b>
<b>Appendix</b>	<b>24</b>

# 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.



## 2010 Commercial Construction Totals

Number of Projects:	240 Projects
Total Value:	\$4.3 Billion Dollars
Total Square Feet:	20.2 Million Square Feet

## Commercial Construction Starts 1980 - 2009



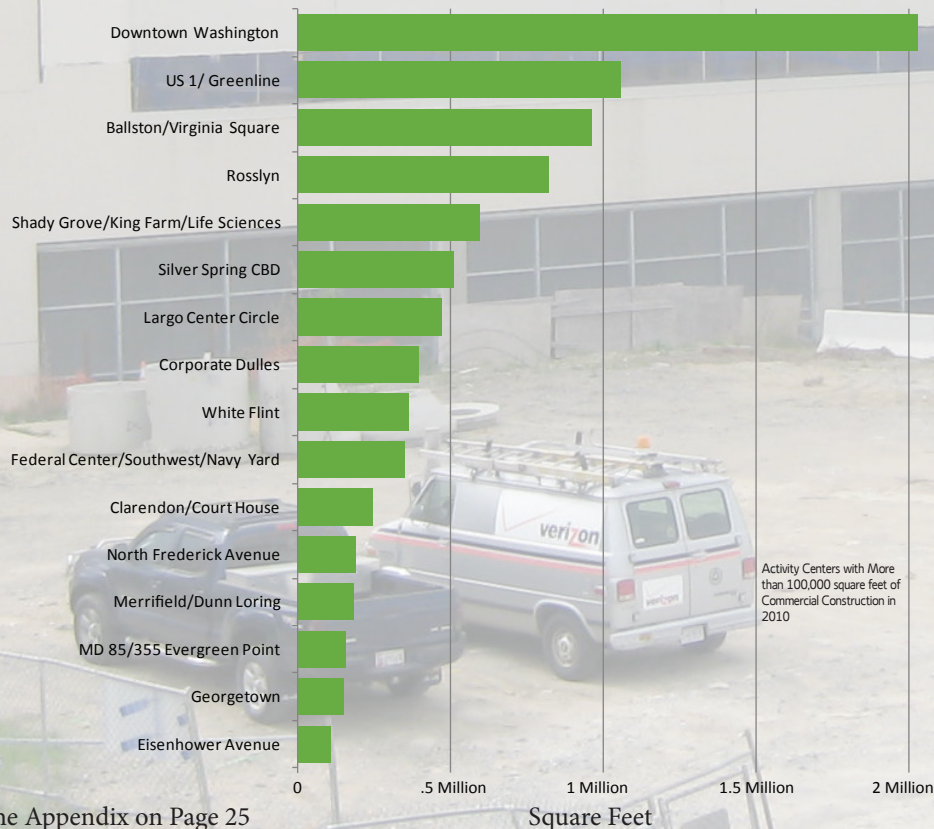
# 46% of commercial construction square feet was located within Regional Activity Centers in 2010

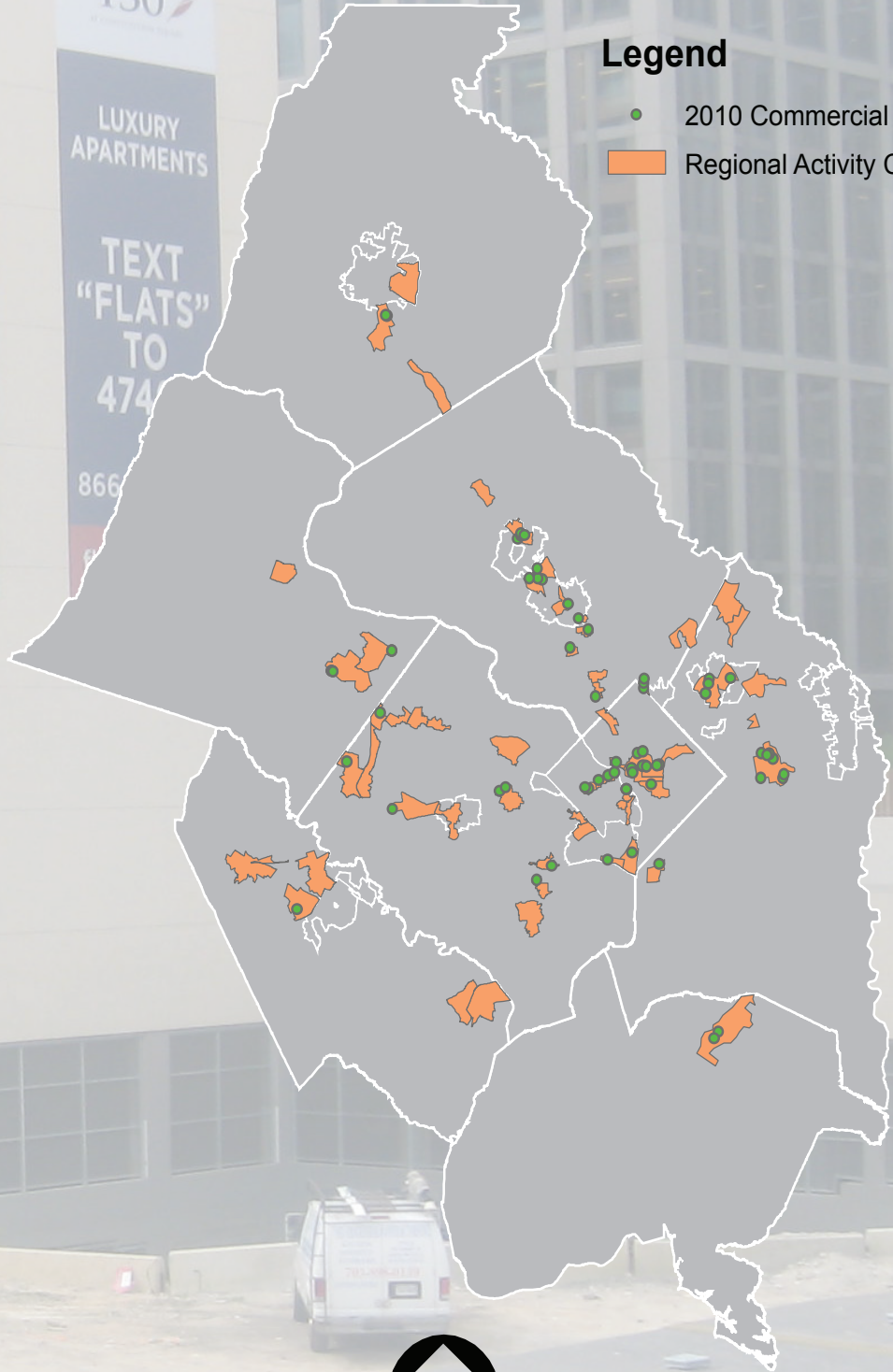
COG has developed a long range regional vision, entitled *Region Forward*, to help guide the region's policy development over the next forty years. Regional Activity Centers are a fundamental component of the *Region Forward* vision. These centers were selected to highlight and study areas throughout the region with the greatest capacity to absorb growth. Consequently, *Region Forward* calls for 75 percent of all new commercial construction square feet to be captured in Regional Activity Centers beginning in 2012.

The National Capital Region made significant progress toward this goal in 2010 by increasing the commercial construction square feet captured within Region Activity Centers by 6 percent from 2009 levels. However, despite this progress, the region fell nearly 30 percent short of its goal for 2012.

Capturing 75 percent of all new commercial construction in Regional Activity Centers will be difficult, but our region can achieve this goal by learning more from our centers that routinely capture large volumes of commercial construction. One of the best examples is Downtown Washington which led the region in square feet produced within Regional Activity Centers for the past three years. Centers like Downtown Washington that routinely capture many different types of commercial construction are particularly valuable because they offer a comprehensive approach to growth management.

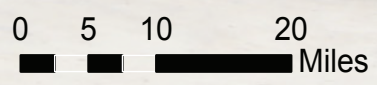
*Region Forward* set a challenging goal for growth management because this region is a national leader in the field. We have built a strong economy that will grow increasingly resilient as our Regional Activity Centers attract more development.





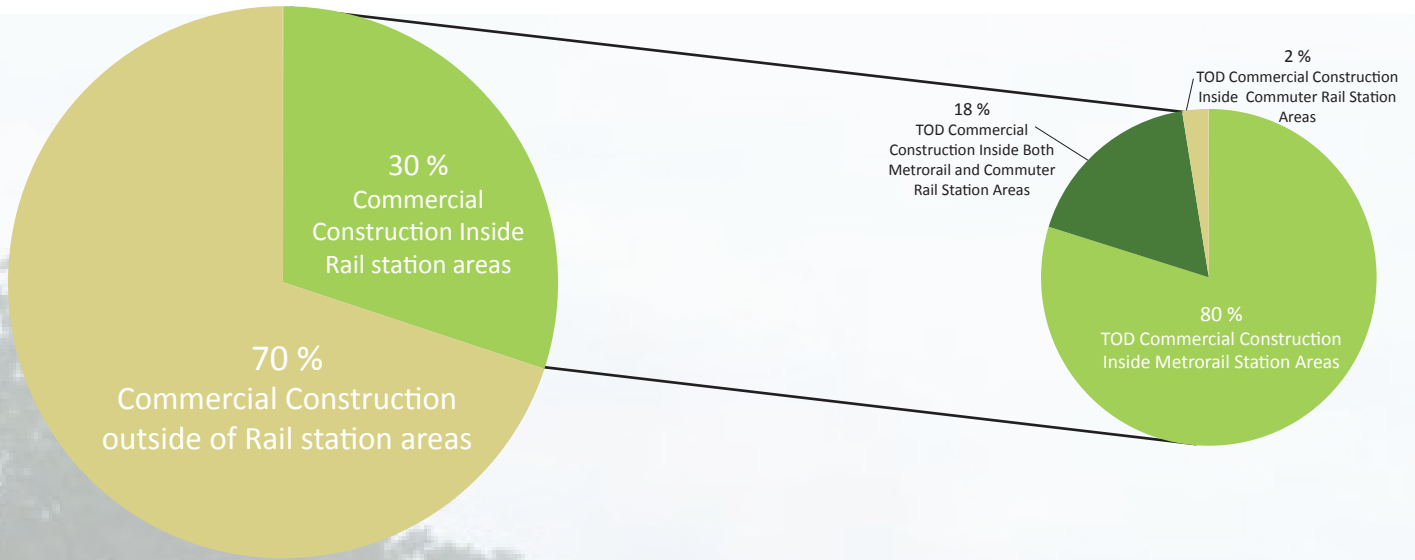
**Legend**

- 2010 Commercial Construction Project
- Regional Activity Center



\* A map of regional activity centers is located in the appendix on page 24

30% of commercial construction square feet was located within 1 /2 mile of a Merotrail station



The National Capital Region has a world class public transportation system that serves residents region wide with efficient and cost effective transportation. COG measures commercial construction that is located within one half mile of Metrorail and commuter rail stations as part of the *Region Forward* vision.

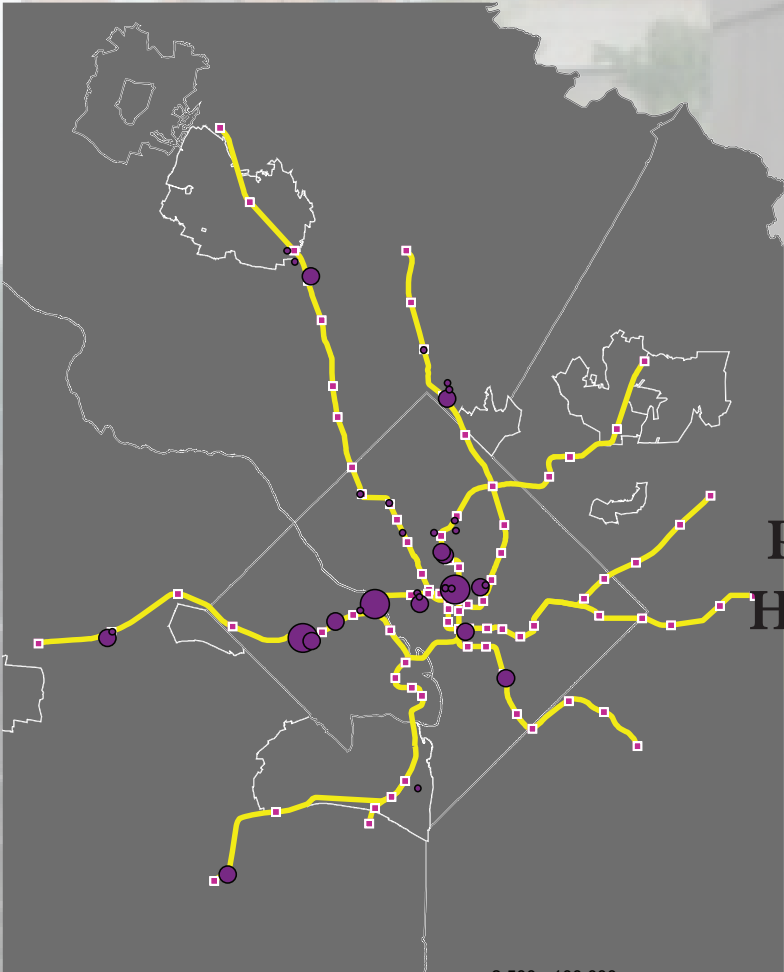
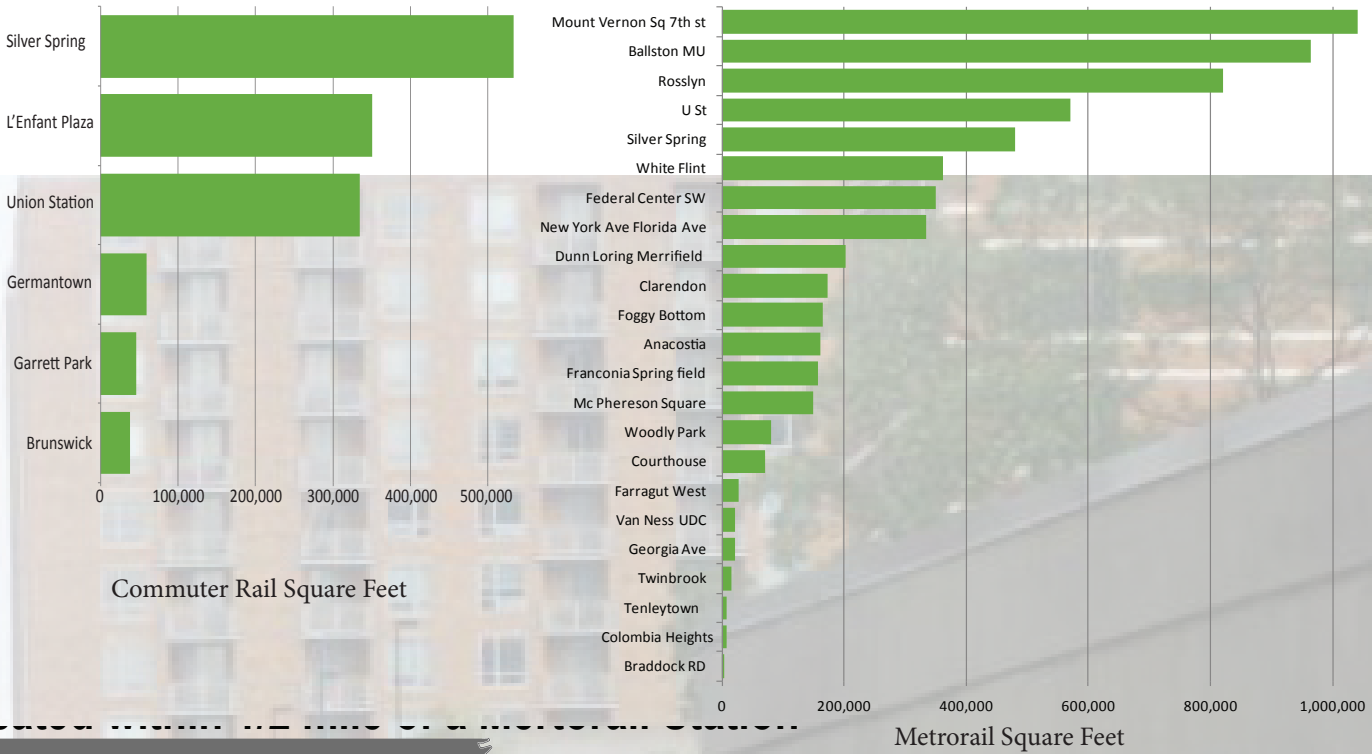
These locations are regionally significant because development near stations leverages billions of dollars already invested in transit systems to generate economically resilient and environmentally sustainable development.

In 2010, 30 percent of all commercial construction square feet was located within one

half mile of a Metrorail or commuter rail station. Significantly, the percentage of commercial construction square feet located near rail stations increased by 12 percent from 2009, representing a return to pre-recession trends.

This upward trend was led by mixed use development projects including the one million square foot Marriott Marquis Convention Center Hotel in Washington DC near the Mount Vernon Square Metrorail station and the 424,000 square foot Washington Property Apartment Complex located near the Silver Spring Metrorail and MARC stations.

The rate of commercial construction in rail station areas **DOUBLED** between 2009 and 2010



**Commercial Construction Projects Located within One - Half Mile of a Metrorail station**

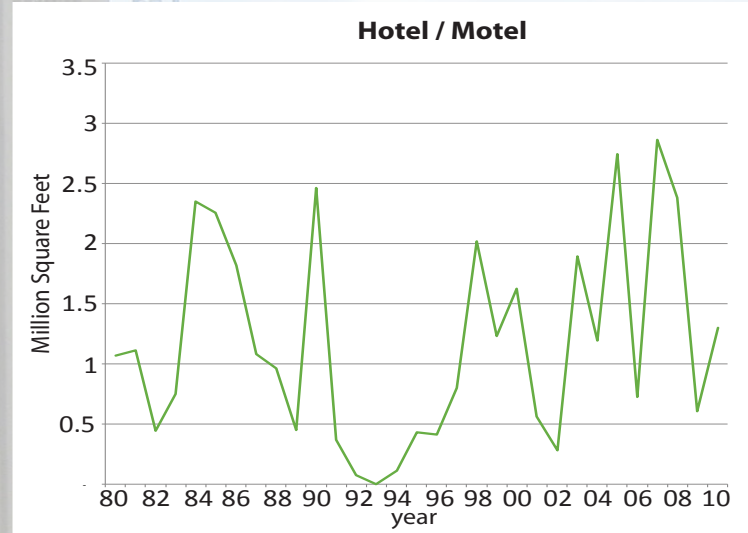
\*Detailed tables regarding each station area are available in the appendix on page 28.

# Retail construction has rebounded

Commercial construction comprises many different types of facilities which are affected by different market conditions. In order to gain insight into how individual sectors develop, COG has tracked commercial construction projects by type for more than thirty years. This section depicts each sector's production rate over the past three decades.

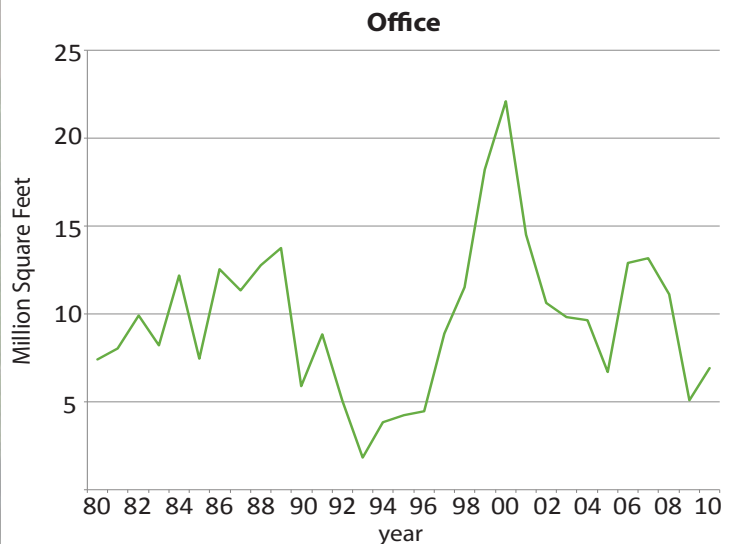
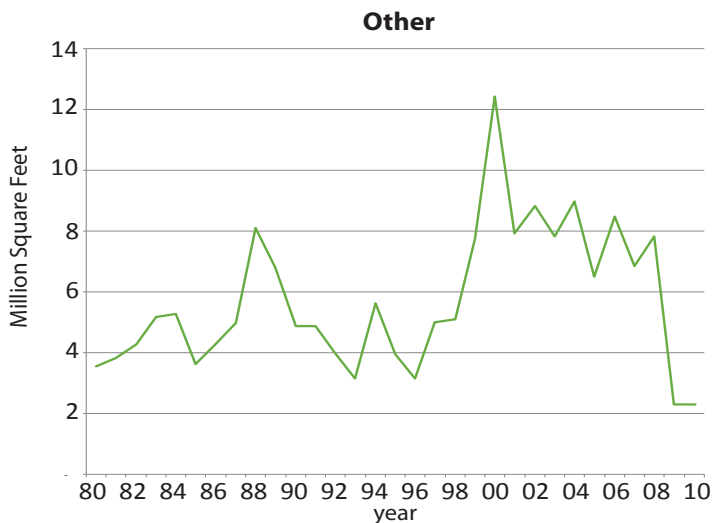
Office projects account for the largest portion of annual commercial construction square feet for the fourth consecutive year. These office projects were well balanced across the region. Additionally, construction in four out of seven sectors rebounded from near record lows in 2009.

Among the four sectors that experienced increased production rates, retail construction grew dramatically by 45 percent from 2009. Among the two sectors that declined, research and development facilities experienced the most significant decline in production rate. Despite the fact that both educational/medical



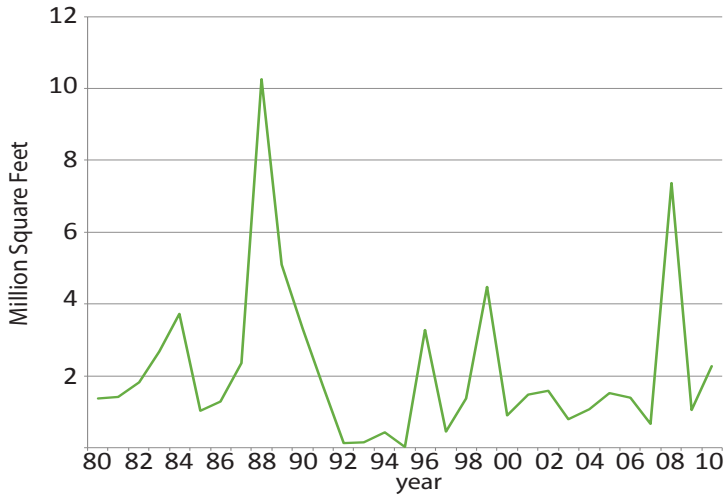
facilities and research and development facilities experienced decreased production in 2010, their overall rates of production were near normal.

The most important trend across all seven sectors is that they are all within their normal ranges. Furthermore, educational/medical and retail sectors are near the top of their typical ranges. The trends for each of the sectors COG tracks demonstrates that the 2010 commercial construction has begun to rebound from 2009's near record lows.

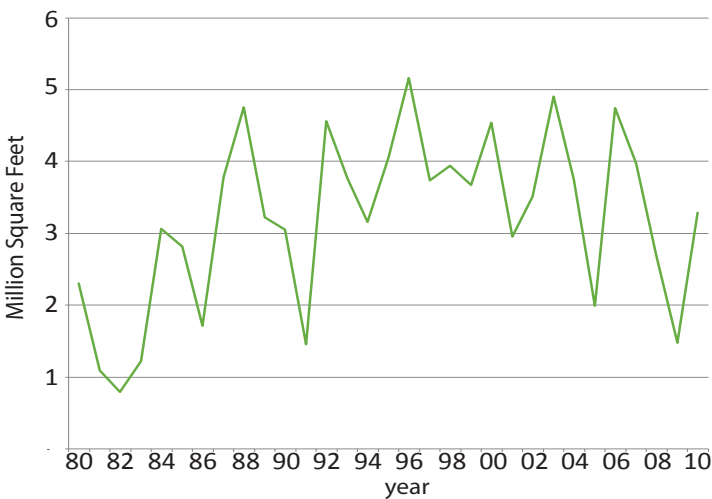




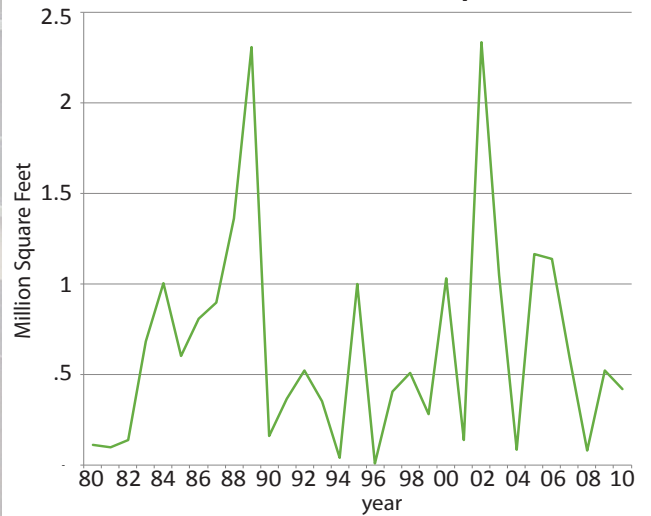
**Mixed Use**



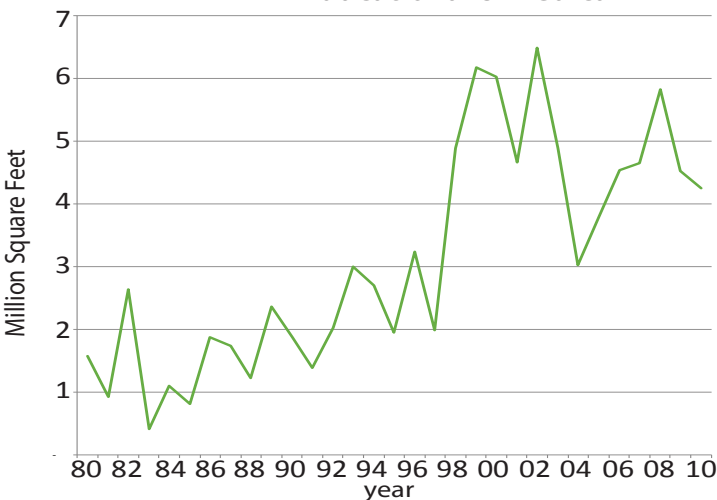
**Retail**



**Research & Development**



**Educational & Medical**



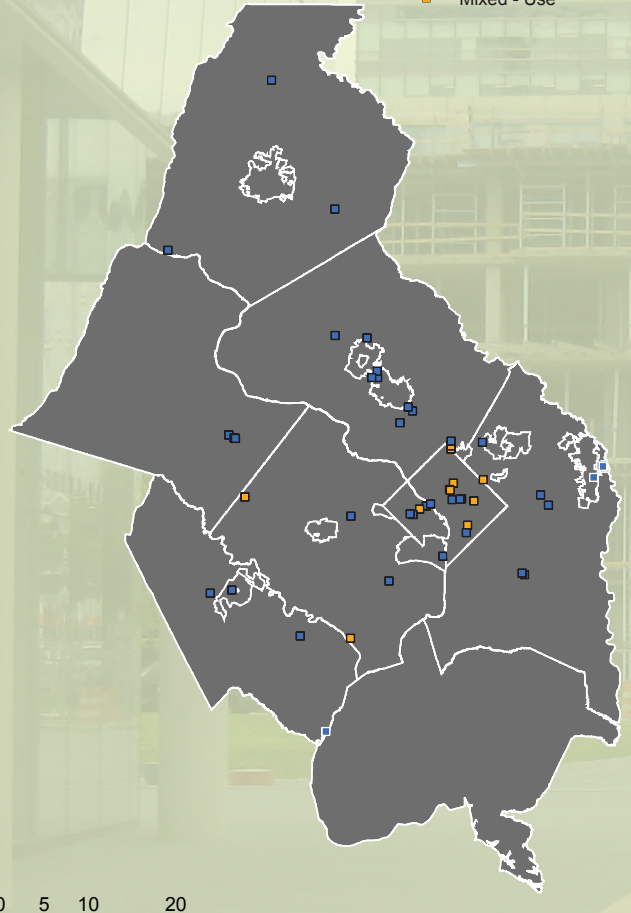
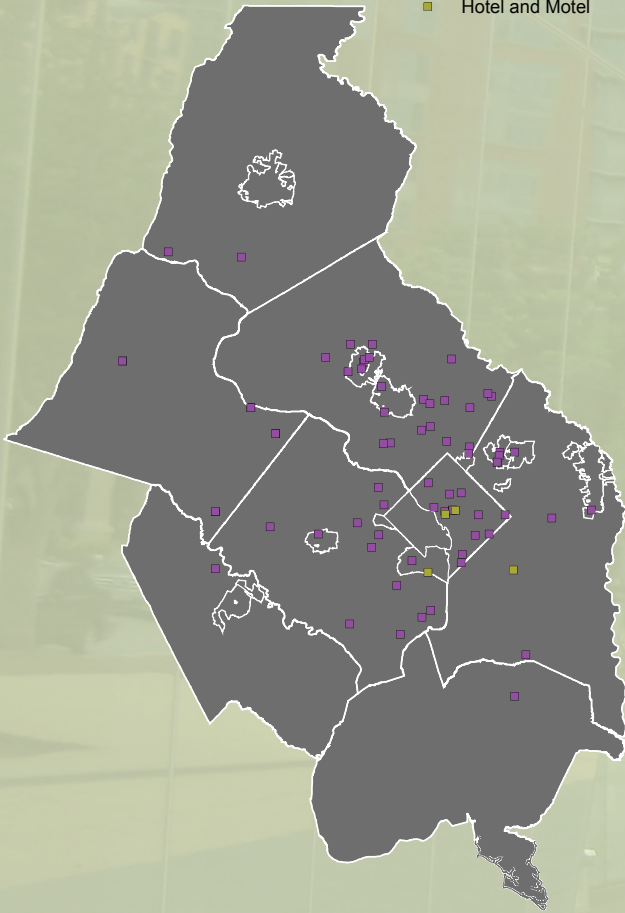
\* Detailed data for each building type is available in the appendix on pages 29-31

**Structure Type**

- Education and Medical
- Hotel and Motel

**Structure Type**

- Office
- Mixed - Use



0 5 10 20 Miles



0 5 10 20 Miles

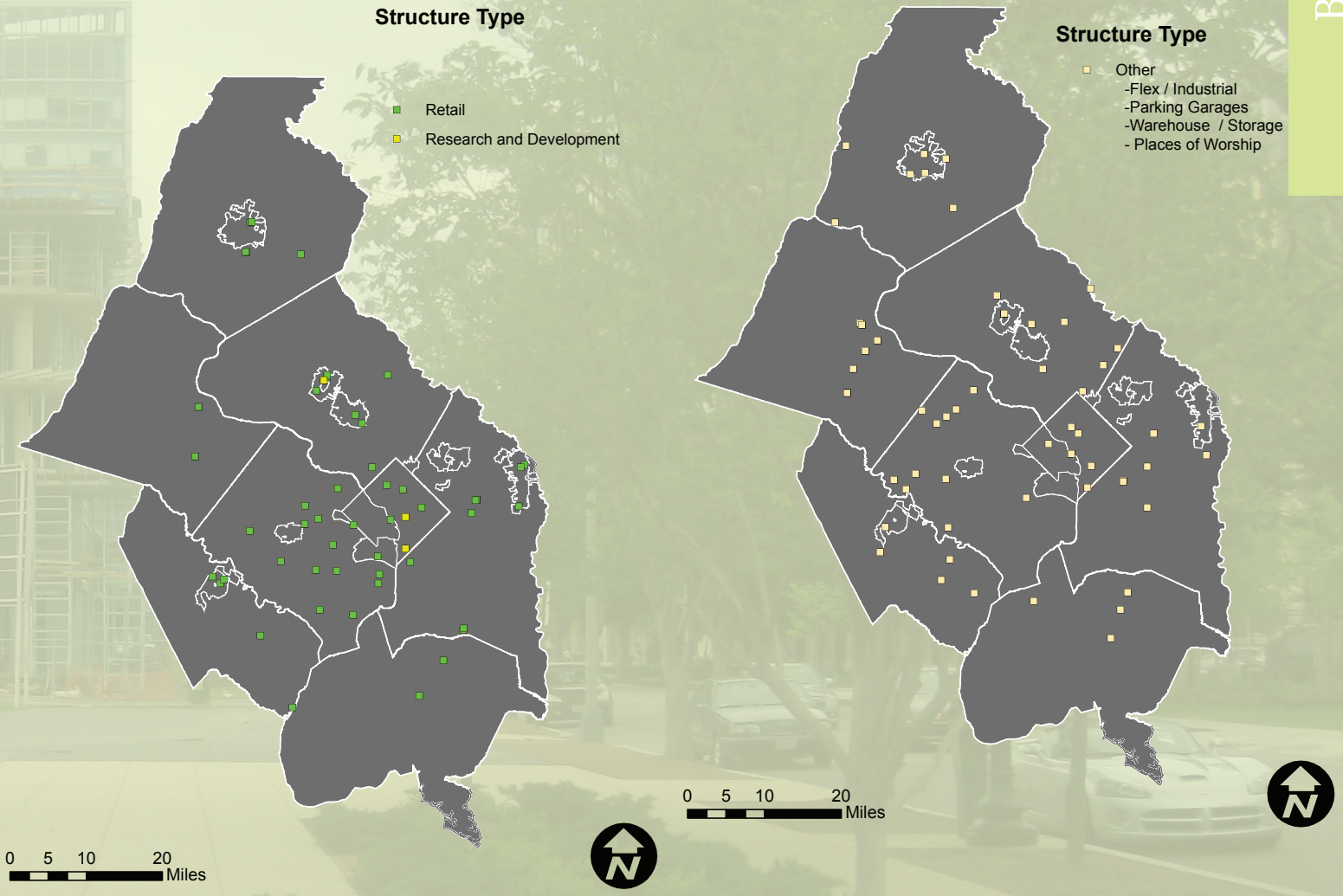


**Structure Type**

- Retail
- Research and Development

**Structure Type**

- Other
  - Flex / Industrial
  - Parking Garages
  - Warehouse / Storage
  - Places of Worship



# Within COG's regional groupings Central Jurisdictions produced the most commercial construction in 2010

## Central Jurisdictions

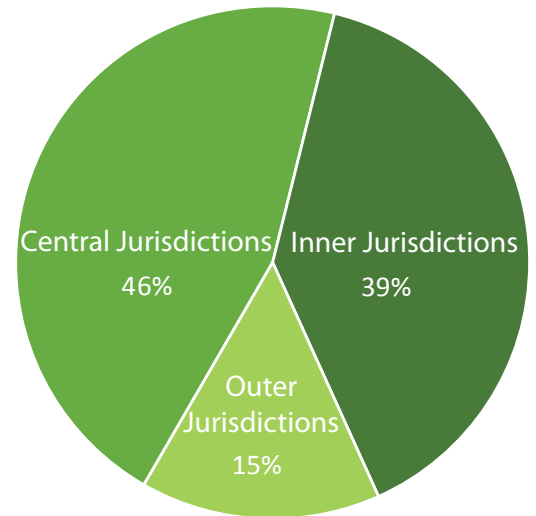
The central jurisdictions captured 46 percent of the region's commercial construction in 2010. These jurisdictions added 49 new projects and more than 9.2 million square feet. In comparison to 2009, central jurisdictions produced 53 percent more square feet in 2010.

## Inner Suburbs

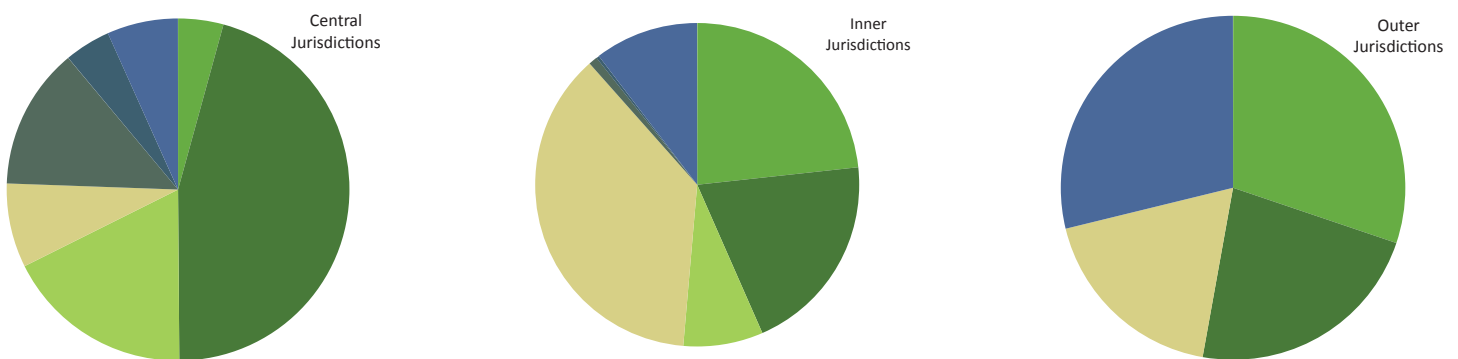
The inner suburbs added 133 projects and over 7.9 million square feet of new space in 2010. These jurisdictions generated 39 percent of the region's commercial construction activity. They also experienced a 59 percent increase in commercial construction square feet from 2009.

## Outer Suburbs

The outer suburbs added 58 new projects totaling more than 3 million square feet. In 2010 outer jurisdictions only captured 15 percent of regional commercial construction. Additionally, outer jurisdictions experienced a dramatic decline of 47 percent in the total amount of square feet from 2009.



\*Definitions of Central, Inner, and Outer Jurisdictions are located in the Appendix on page 24.



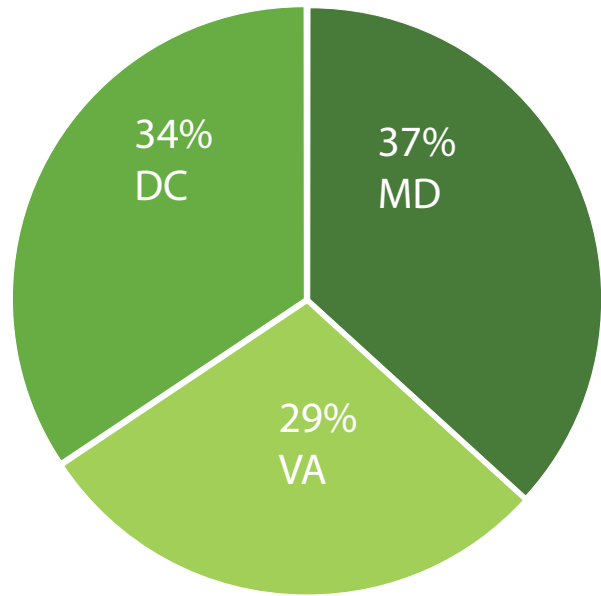
- Research and Development
- Education Medical
- Other
- Hotel
- Retail
- Office
- Mixed Use

# Within state grouping Maryland jurisdictions produced the most commercial construction square footage in 2010

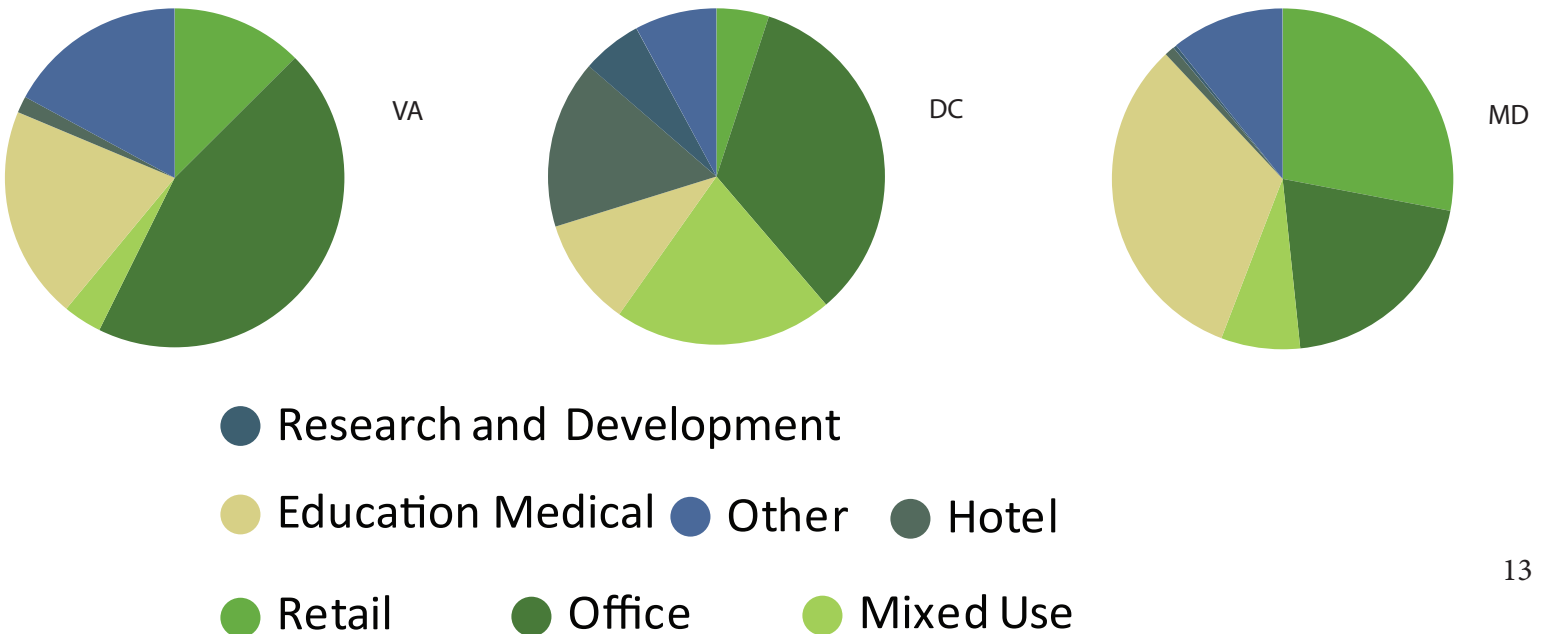
The District of Columbia added 36 new projects and more than 6.9 million square feet of new space in 2010. Additionally, in 2010 the District's commercial construction square feet increased by more than 5.3 million square feet from 2009.

Suburban Maryland added 119 new projects in 2010, totaling more than 7.4 million square feet. Suburban Maryland saw a 63 percent increase in commercial construction square feet from 2009.

Northern Virginia added 85 projects and more than 5.8 million square feet of commercial construction in 2010, representing a 37 percent decline from 2009 levels.



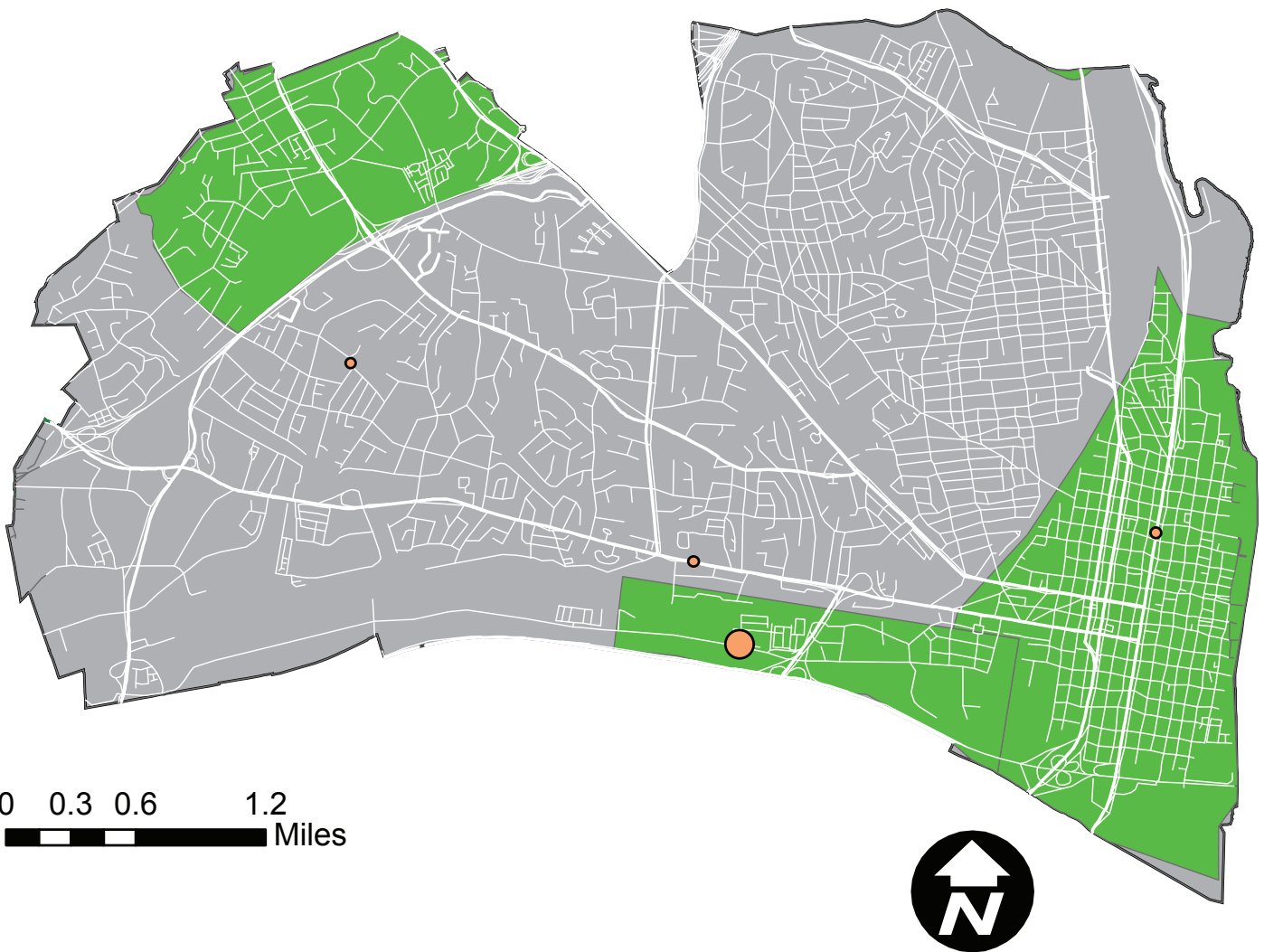
\* Detailed tables are available in the Appendix on Page 27.



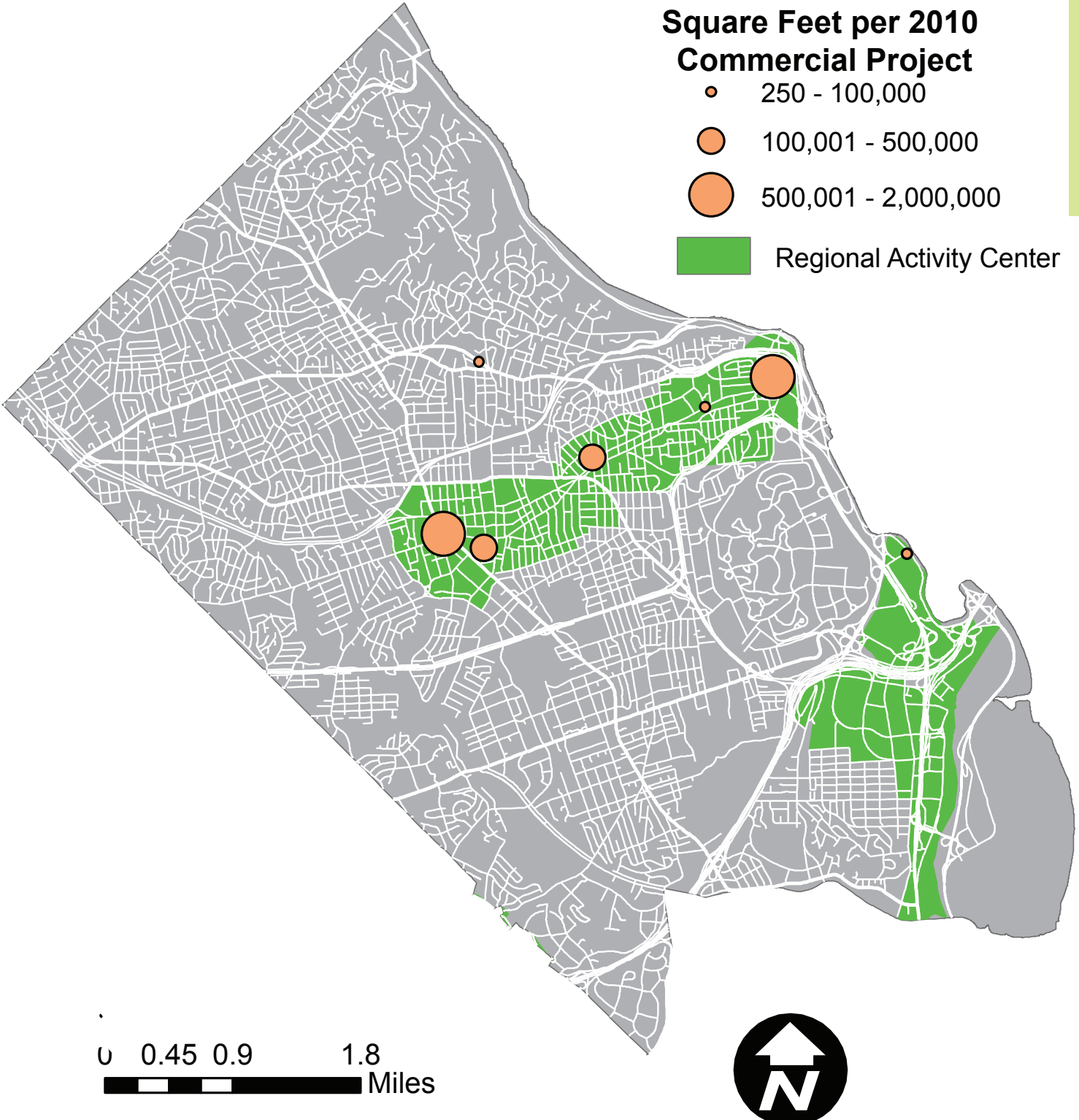
Four new commercial construction projects added 126,000 square feet of new space in the city. Alexandria had much less commercial construction than it has had in the preceding three years. The Marriott Spring Hill Suites was Alexandria's largest project in 2010.

### Square Feet per 2010 Commercial Project

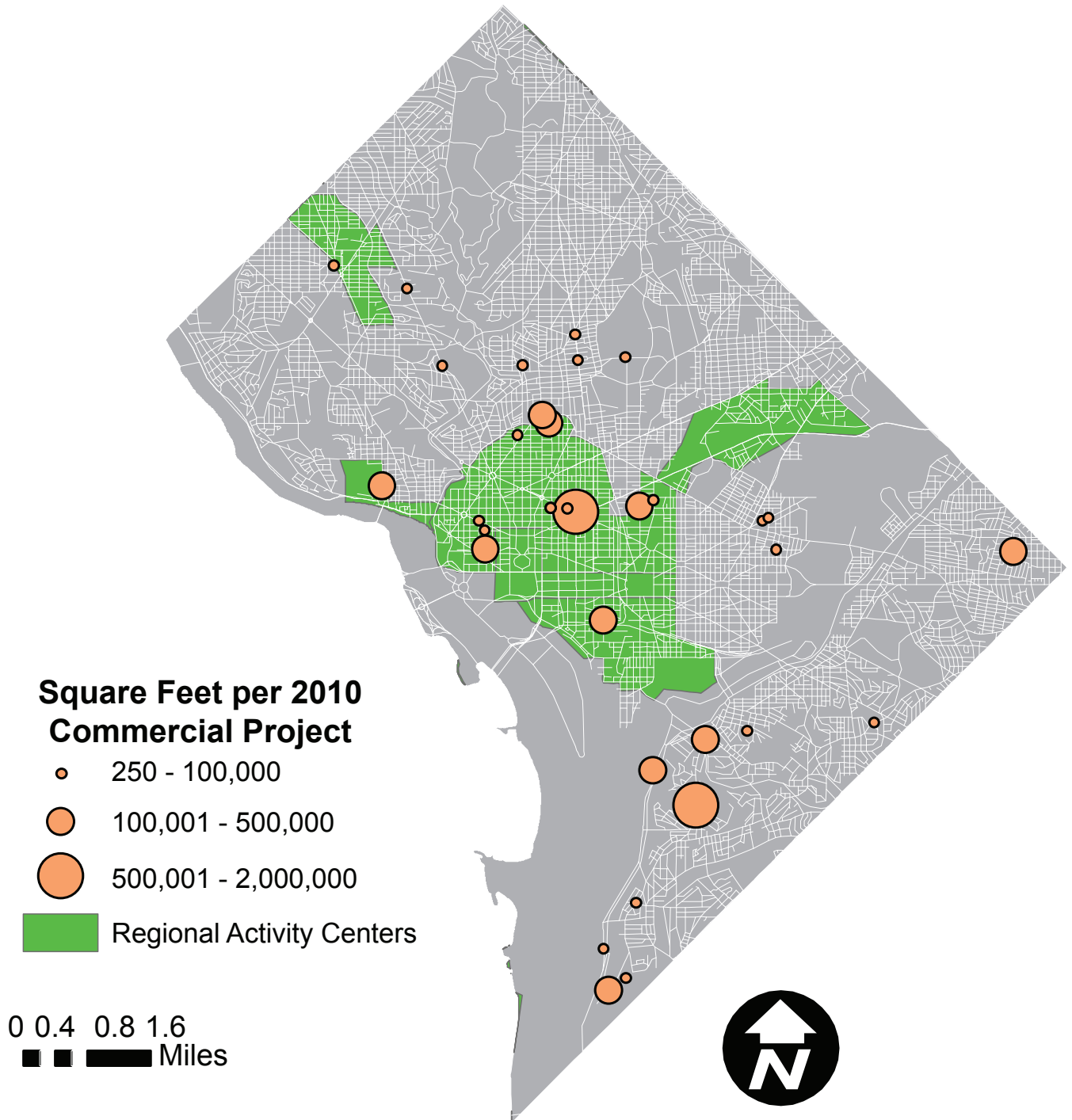
- 250 - 100,000
- 100,001 - 500,000
- 500,001 - 2,000,000
- Regional Activity Center



Nine commercial construction projects added 2.1 million square feet of new space to Arlington County in 2010. This growth represents a 43 percent increase in square feet compared to 2009. The three largest projects in the county were all office projects which represents a notable shift from 2009 when the largest two projects were educational.

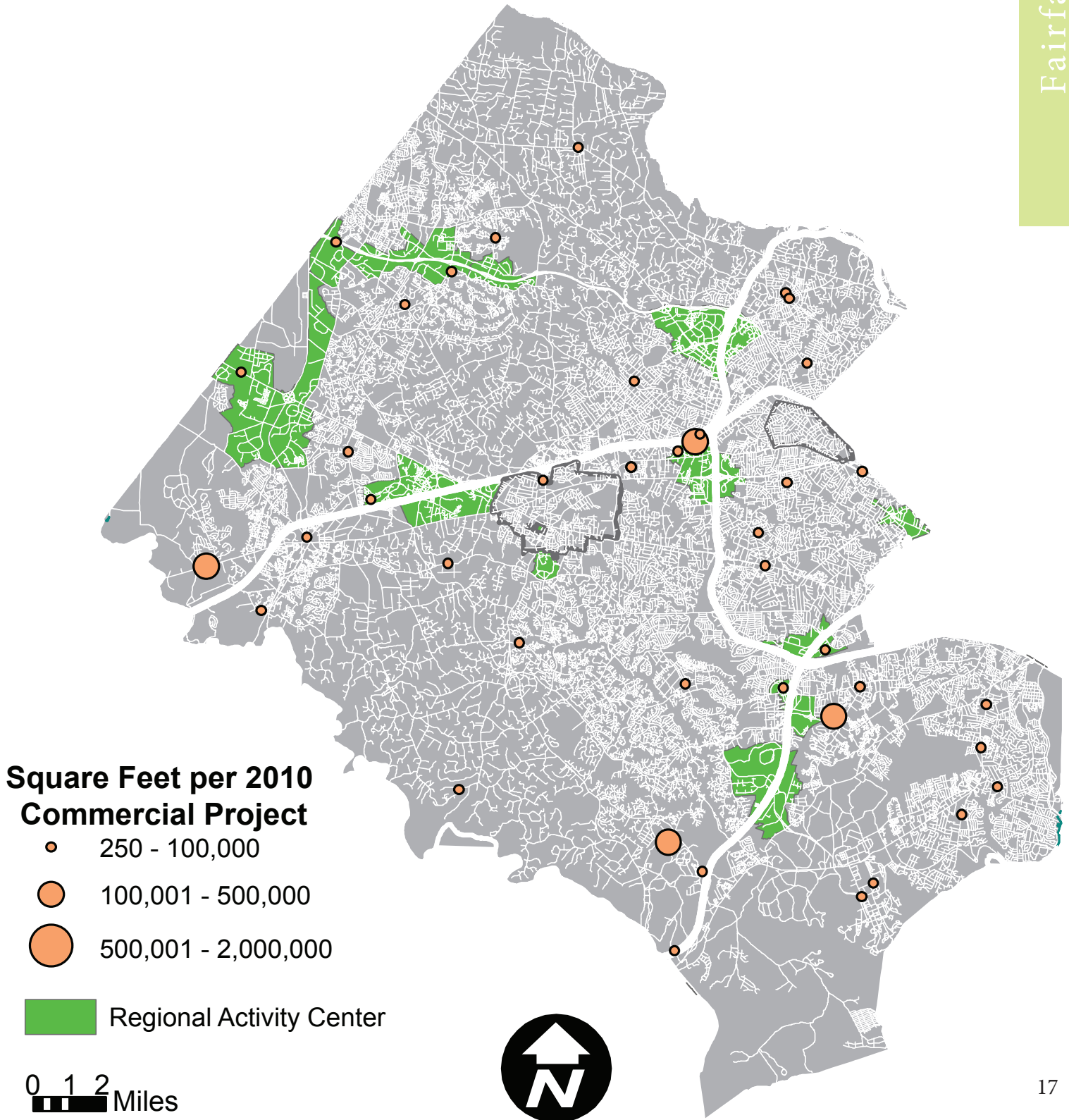


The District of Columbia added 36 new projects and more than 6.9 million square feet of space in 2010. Commercial construction in the District of Columbia has rebounded dramatically from 2009 when it saw just 1.6 million square feet of new space. The Marriott Marquis Convention Center Hotel was the largest project in the District at 1 million square feet.





Fairfax County added 39 new commercial construction projects in 2010 totaling more than 1.5 million square feet. Square feet of new commercial construction in Fairfax County has decreased at least 35 percent for two consecutive years. Educational and medical facilities captured the largest proportion of Fairfax County's 2010 commercial construction. The largest project was the South County Middle School with 176,000 square feet.

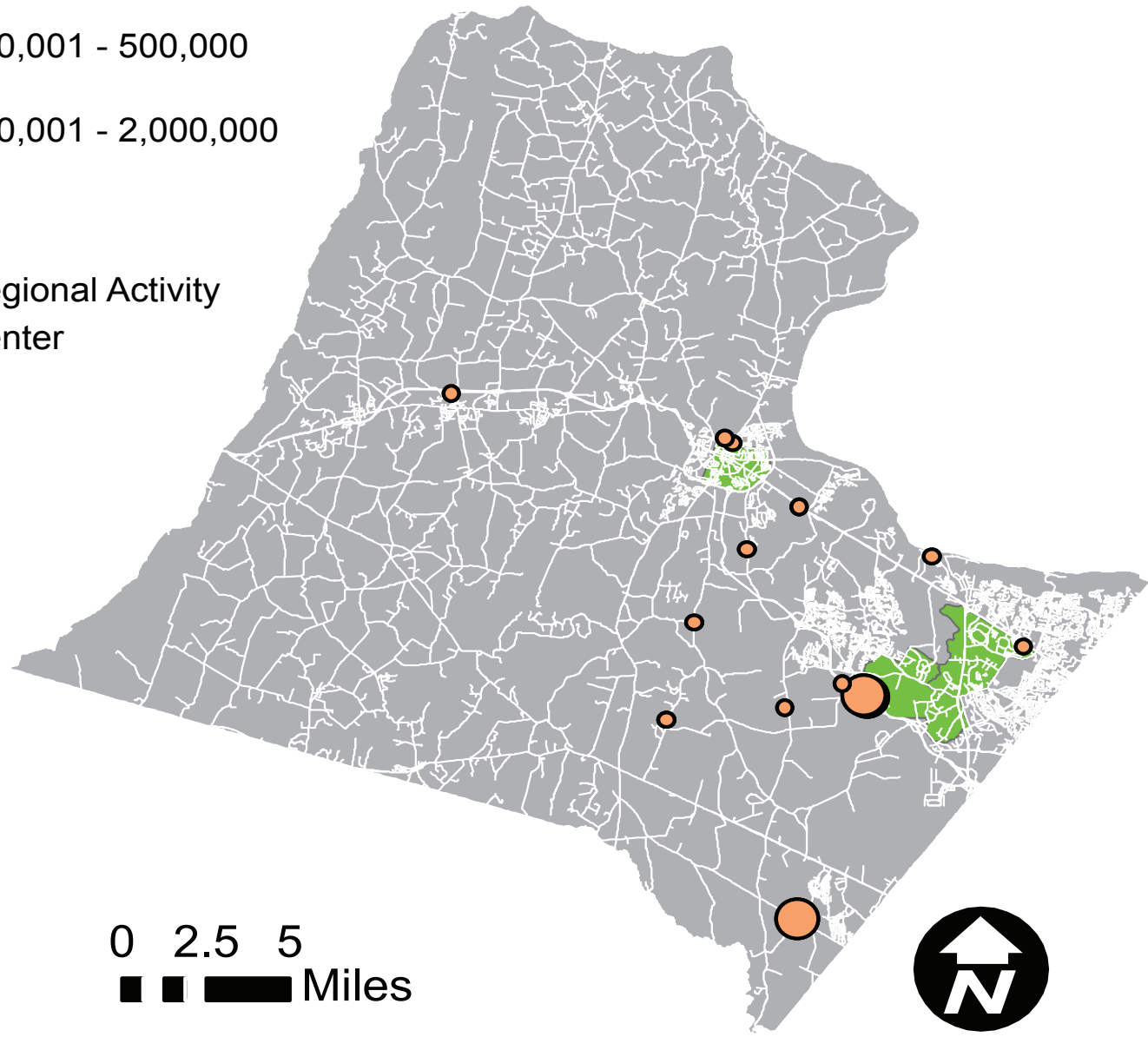


Loudoun County saw 317 commercial construction projects in 2010 that added more than 974,000 square feet of new space. Loudoun County's largest project was the J. Michael Lunsford Dulles South Middle School at more than 177,000 square feet.

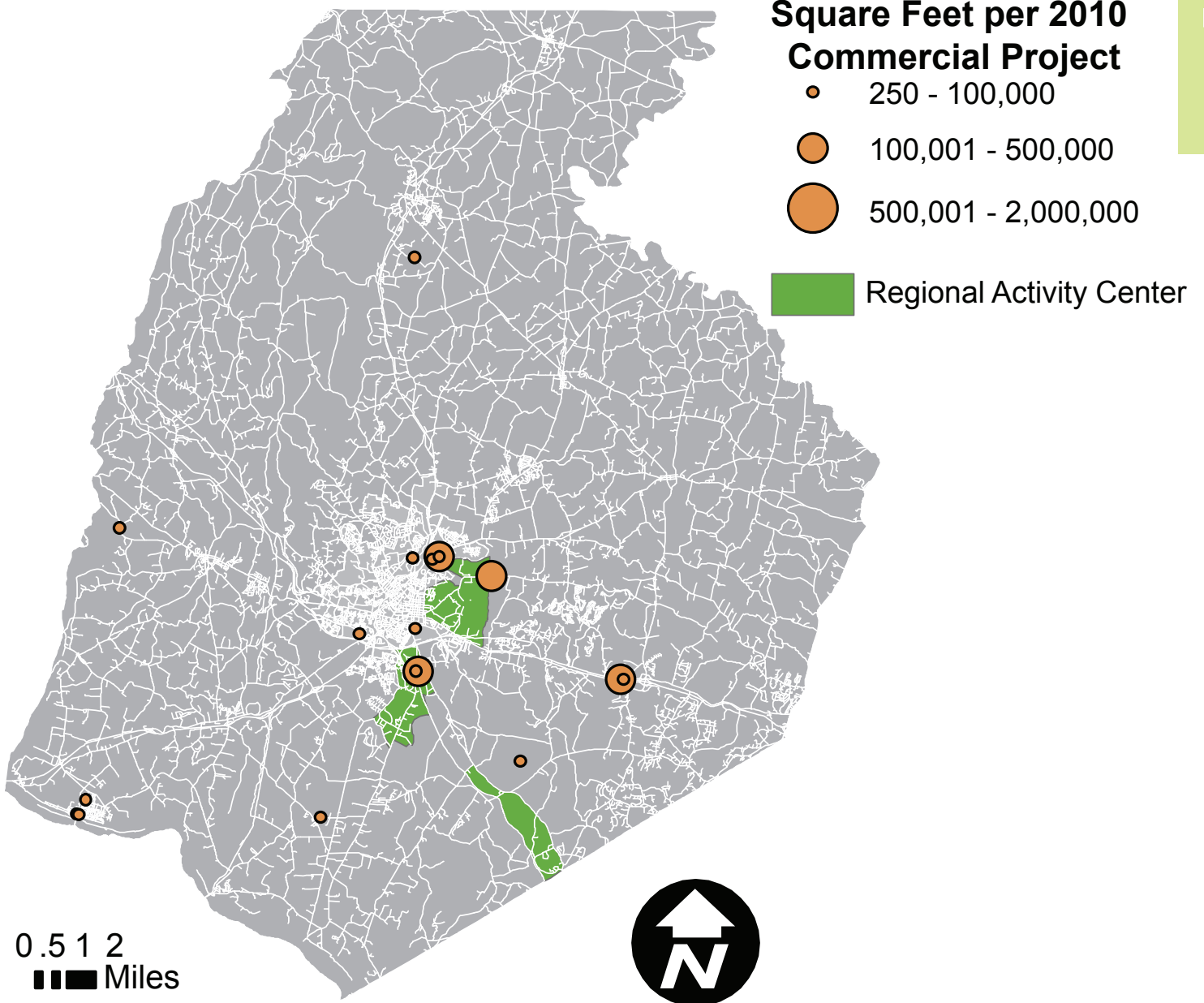
### Square Feet per 2010 Commercial Project

- 250 - 100,000
- 100,001 - 500,000
- 500,001 - 2,000,000

Regional Activity Center



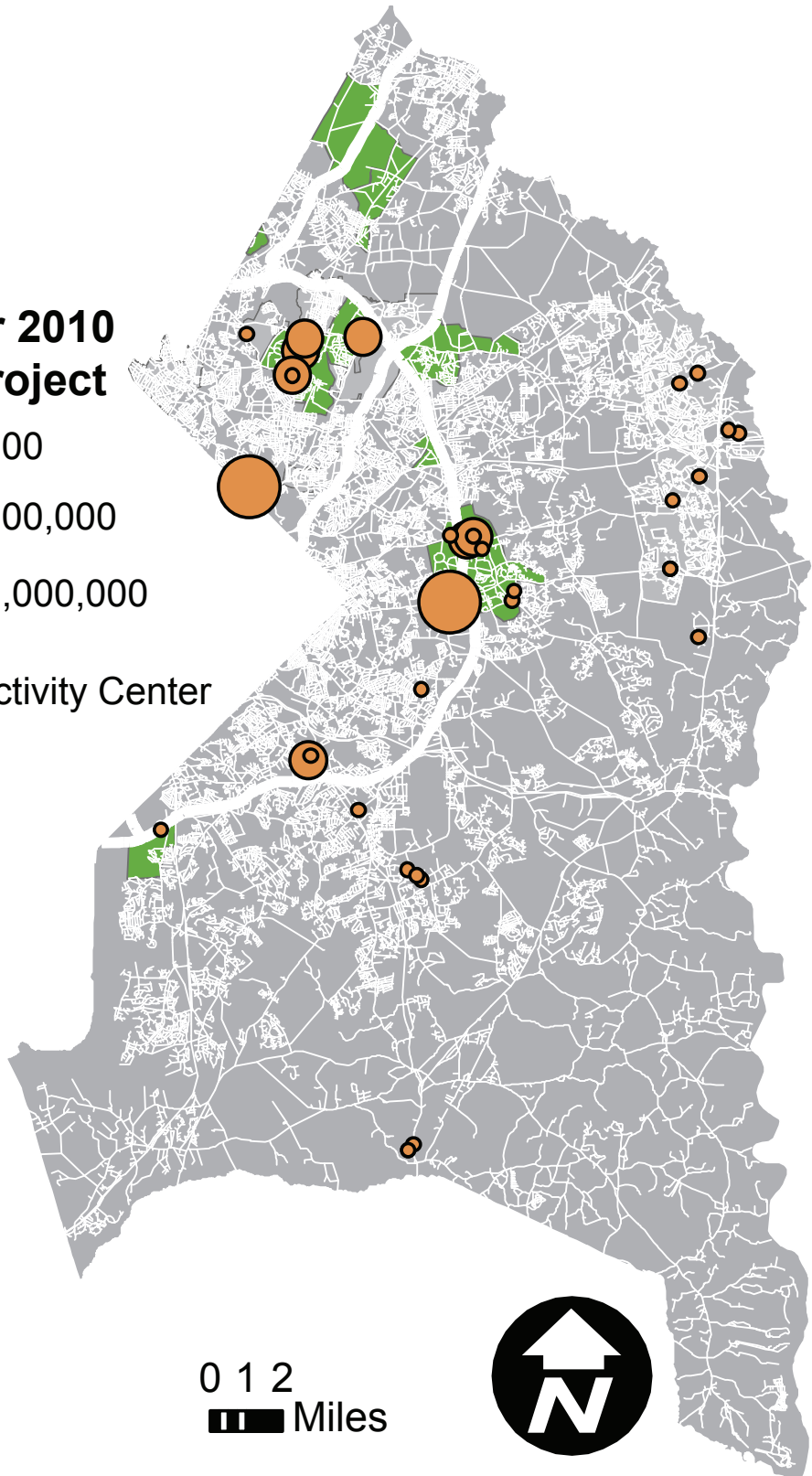
Frederick County had 19 commercial construction projects in 2010 that added 892,011 square feet. More than **half** of Frederick County's commercial construction was located in the City of Frederick which had 8 commercial construction projects totaling 487,558 square feet.



Prince George's County added 39 new commercial construction projects in 2010 with more than 3.4 million square feet of space, an increase of 65%. In 2010 Prince George's County returned to its 2008 level of commercial construction. The largest project was the mixed use Varsity building.

### Square Feet per 2010 Commercial Project

- 250 - 100,000
- 100,001 - 500,000
- 500,001 - 2,000,000
- Regional Activity Center

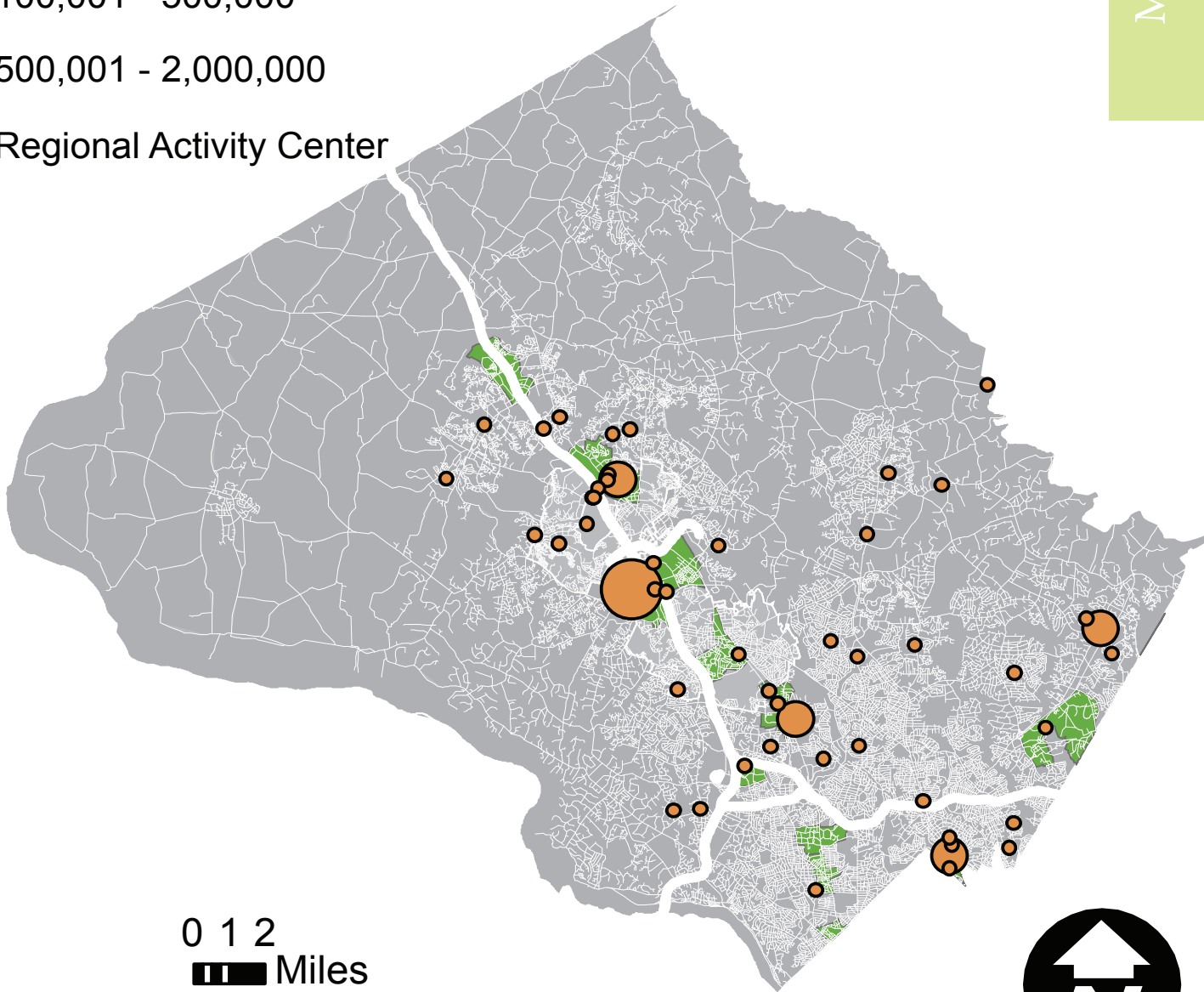


Montgomery County had 55 commercial construction projects in 2010 that added nearly 3 million square feet of new space. The County saw a 30% increase in commercial construction square footage from 2009. The National Cancer Center was the largest project at more than 575,000 square feet.

## Square Feet per 2010 Commercial Project

- 250 - 100,000
- 100,001 - 500,000
- 500,001 - 2,000,000

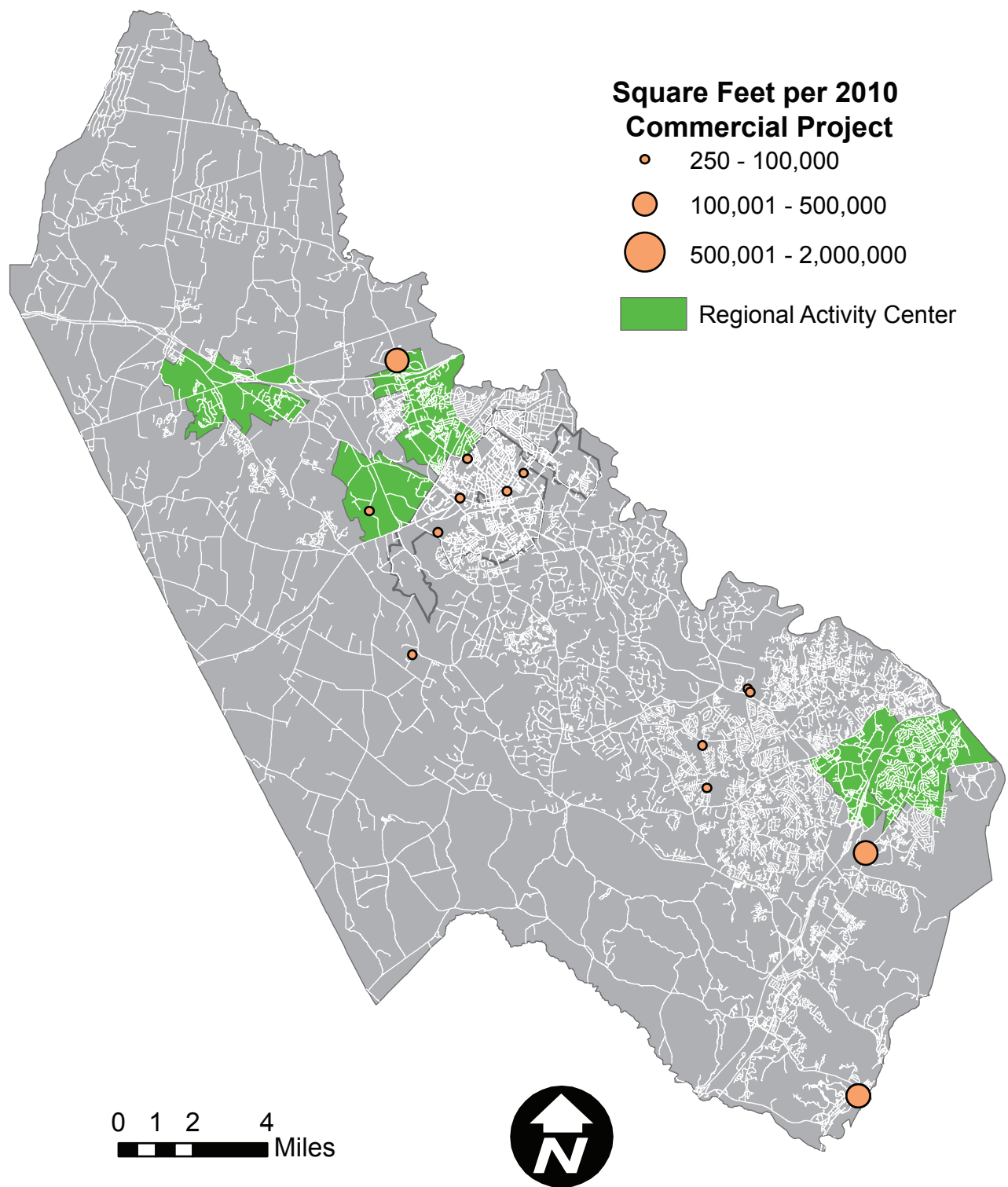
■ Regional Activity Center

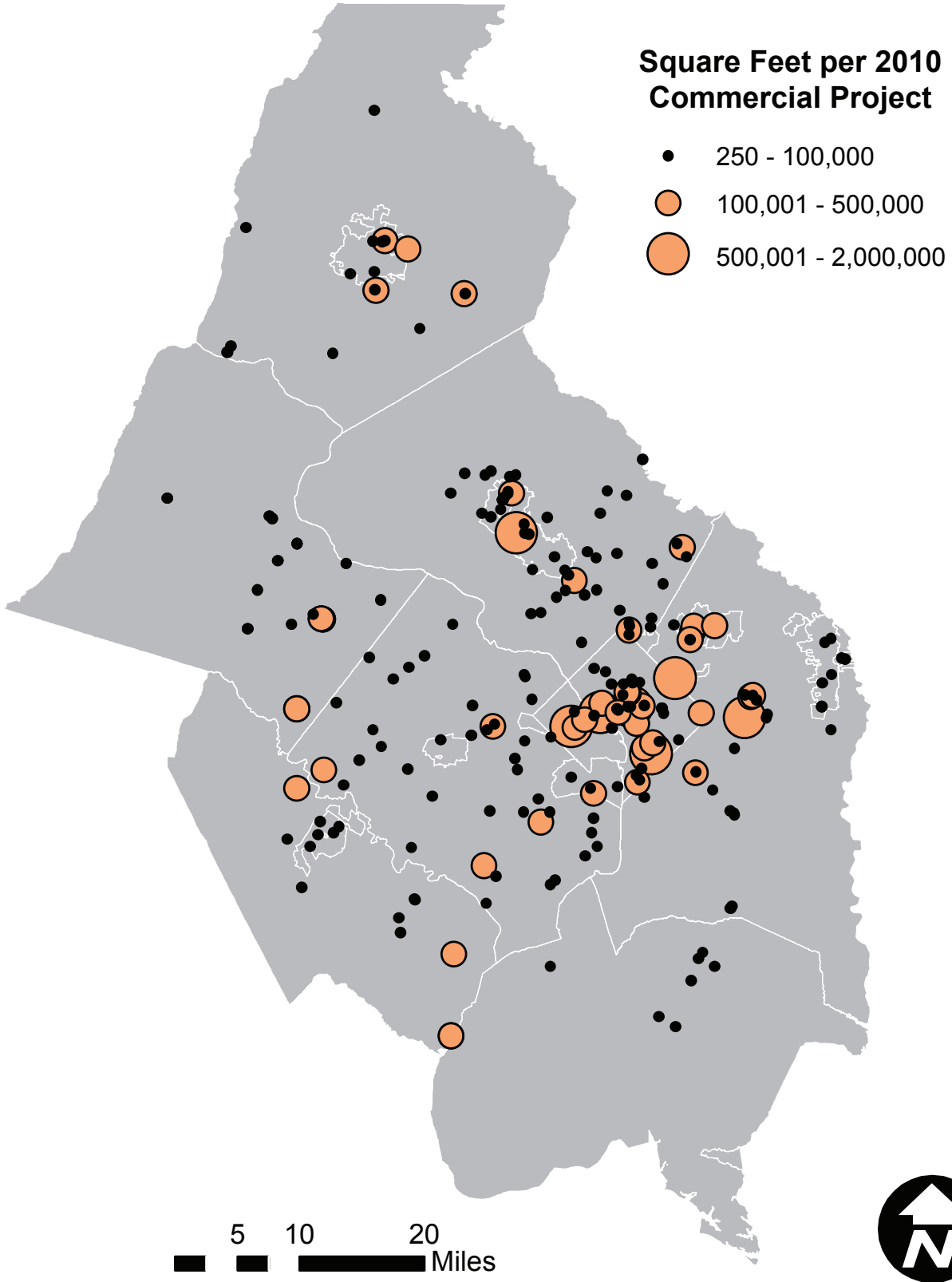


0 1 2  
Miles



Prince William County added 11 commercial construction projects in 2010 totaling 974,554 square feet, a decrease of nearly 50 percent from 2009. The City of Manassas had 5 commercial construction projects totaling 72,960 square feet. The largest project was the TBS Student Dining Facility at 300,000 square feet.





## 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 detail by jurisdiction, structure type, relationship to Metrorail stations and more.

The Commercial Construction Inventory includes major non-residential projects that are under construction in the Washington region. The inventory only includes projects with estimated construction costs of more than \$200,000. The inventory includes both commercial properties and other projects that add employment space, and in many cases include associated parking structures.

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

### Commercial Construction Definitions:

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

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

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

### Structure Type

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

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

**Mixed Use:** Any project that combines the use of properties in a large-scale development. These projects are either in parcels zoned for mixed use or have received a special exception to existing zoning. A mixed-use project would be any combination of office, retail, hotel, industrial, or residential space.

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

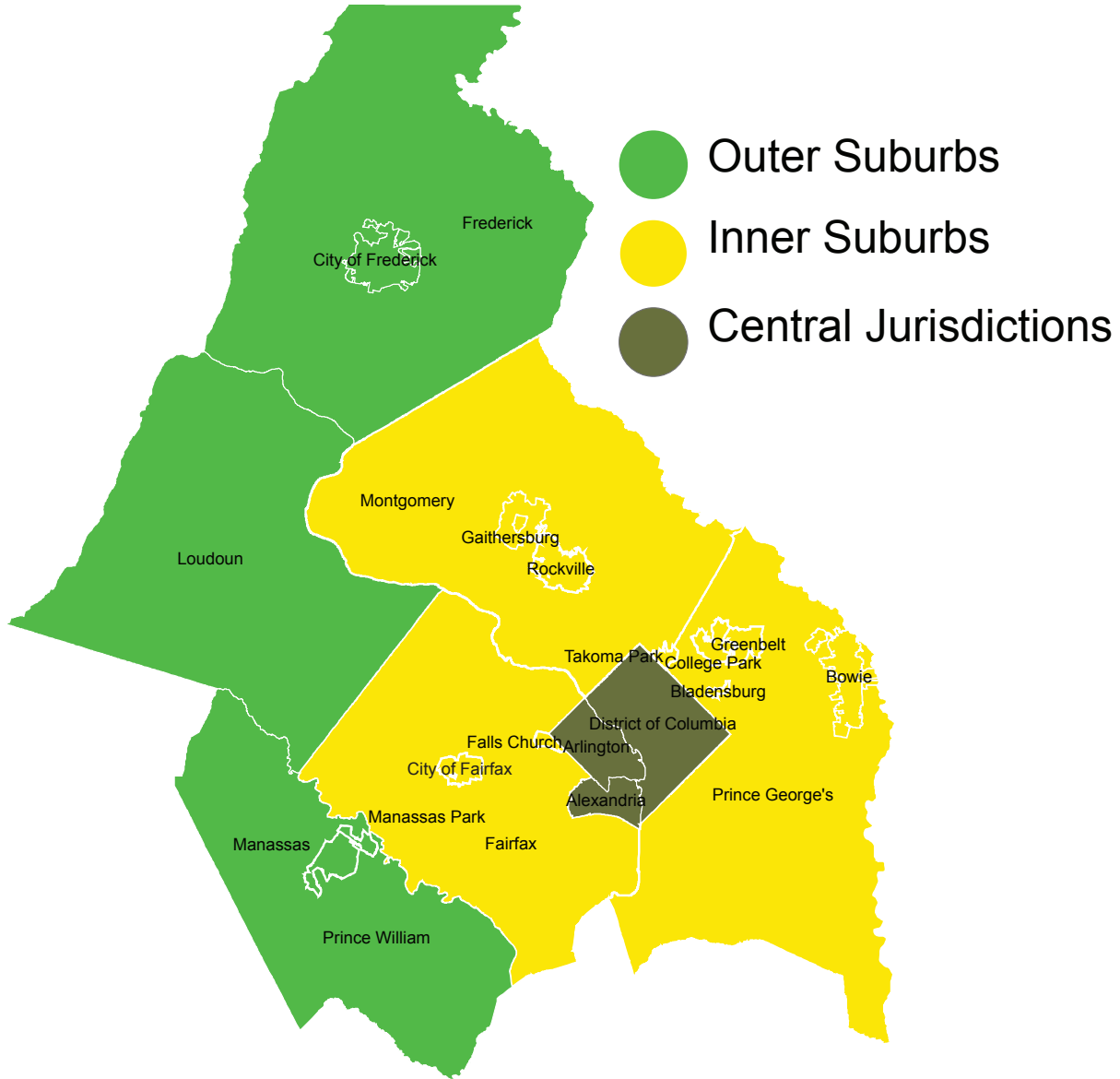
**Square Feet:** The total gross square footage of a building. In some projects this figure may include parking. The figure does not include lot acreage.

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

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



# Jurisdictional Groups

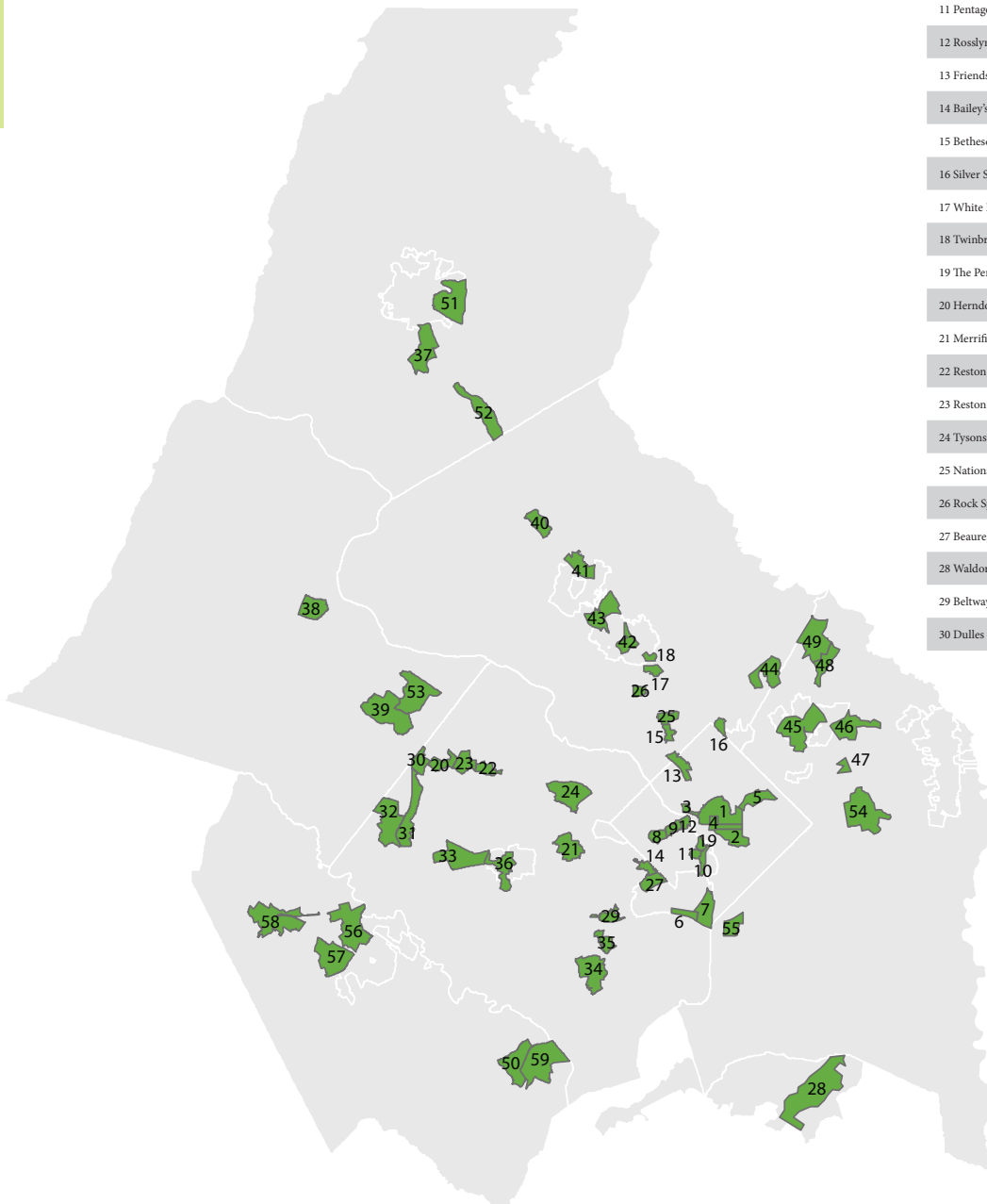


This map depicts the geography of COG member jurisdictions.

# Regional Activity Centers

This map has numbers that correspond to the adjacent list of Regional Activity Center names

1 Downtown Washington	31 Dulles East
2 Federal Center/Southwest/ Navy Yard	32 Dulles West
3 Georgetown	33 Fairfax Center
4 Monumental Core	34 I-95 Corridor/ Engineer Proving Ground
5 New York Avenue	35 Springfield
6 Eisenhower Avenue	36 City of Fairfax—GMU
7 Downtown Alexandria	37 Md. 85/355 Evergreen Point
8 Ballston/Virginia Square	38 Downtown Leesburg
9 Clarendon/Court House	39 Corporate Dulles
10 Crystal City	40 Germantown
11 Pentagon City	41 North Frederick Avenue
12 Rosslyn	42 Rockville Town Center
13 Friendship Heights	43 Shady Grove/King Farm/
14 Bailey's Crossroads/Skyline	Life Sciences Ctr
15 Bethesda CBD	44 White Oak
16 Silver Spring CBD	45 US 1 Green Line
17 White Flint	46 Greenbelt
18 Twinbrook	47 New Carrollton
19 The Pentagon	48 Route 1
20 Herndon	49 Konterra*
21 Merrifield/Dunn Loring	50 Potomac Mills
22 Reston East	51 Airport/Monocacy Blvd.
23 Reston West	52 Urbana
24 Tysons Corner	53 Route 28 North
25 National Institutes of Health	54 Largo Center
26 Rock Spring Park	55 National Harbor
27 Beauregard Street	56 Bull Run—Sudley Area
28 Waldorf Commercial	57 Innovation
29 Beltway South	58 Gainesville*
30 Dulles Corner	59 Woodbridge*



# Regional Activity Centers

The following tables detail the value of commercial construction as well as the number of projects and total square feet at each Regional Activity Center.

Center Name	Square Feet	Value
Downtown Washington	2,028,050	\$556,228,642
Federal Center/Southwest/Navy Yard	351,000	\$133,000,000
Georgetown	153,757	\$98,500,000
Monumental Core	0	\$0
New York Avenue	0	\$0
Eisenhower Avenue	107,869	\$12,000,000
Downtown Alexandria	3,399	\$3,399
Ballston/Virginia Square	964,811	\$146,999,999
Clarendon/Court House	242,802	\$64,999,999
Crystal City	0	\$0
Pentagon City	0	\$0
Rosslyn	821,000	\$120,000,000
Friendship Heights	0	\$0
Bailey's Crossroads / Skyline	0	\$0
Bethesda CBD	38,719	\$15,000,000
Silver Spring CBD	512,383	\$68,000,000
White Flint	362,000	\$24,999,999
Twinbrook	9,611	\$1,000,000
The Pentagon	89,912	\$29,999,999
Herndon	0	\$0
Merrifield/Dunn Loring	181,723	\$35,000,000
Reston East	0	\$0
Reston West	0	\$0
Tysons Corner	0	\$0
National Institute of Health	0	\$0
Rock Spring Park	22,000	\$92,500,000
Beauregard Street	0	\$0
Waldorf Commercial	15,525	\$1,499,999
Beltway South	30,000	\$15,000,000
Dulles Corner	0	\$0

Center Name	Square Feet	Value
Dulles East	0	\$0
Dulles West	20,000	\$5,000,000
Fairfax Center	24,926	\$5,500,000
I - 95 Corridor / Engineer Proving Ground	0	\$0
Springfield	2,907	\$500,000
City of Fairfax - GMU	0	\$0
MD 85/355 Evergreen Point	155,977	\$15,749,998
Downtown Leesburg	0	\$0
Corporate Dulles	395,656	\$26,481,325
Germantown	0	\$0
North Frederick Avenue	189,771	\$14,933,992
Rockville Town Center	6,622	\$1,300,000
Shady Grove/King Farm/Life Sciences	594,458	\$201,724,999
White Oak	0	\$0
US 1/ Green Line	1,055,889	\$211,649,999
Greenbelt	0	\$0
New Carrollton	0	\$0
Route 1	0	\$0
Konterra	0	\$0
Potomac Mills	0	\$0
Airport / Monarchy Blvd	0	\$0
Urbana	0	\$0
Route 28 North	75,000	\$ 26,000,000
Largo Center Circle	473,377	\$58,003,996
National Harbor	7,800	\$500,000
Bull Run - Sudley Area	0	\$0
Innovation	2,460	\$500,000
Gainesville	0	\$0
Woodbridge	0	\$0
<b>Total</b>	<b>8,939,404</b>	<b>\$1,982,576,345</b>

# Metrorail

# Commuter Rail

Station	Square feet	Value
Braddock RD	3,399	\$600,069
Columbia Heights	7,000	\$9,425,000
Tenelytown	7,800	\$25,000,000
Twinbrook	15,344	\$3,000,000
Georgia Ave	20,741	\$26,200,000
Van Ness UDC	21,000	\$1,600,000
Farragut West	27,471	\$2,745,000
Courthouse	70,245	\$24,999,999
Woodley Park	79,950	\$30,933,000
Mc Phereson Square	150,000	\$29,999,998
Franconia Spring field	156,626	\$13,000,000
Anacostia	160,200	\$18,000,000
Foggy Bottom	165,079	\$34,999,998
Clarendon	172,557	\$40,000,000
Dunn Loring Merrifield	201,723	\$17,859,000
New York Ave Florida Ave	334,500	\$149,999,999
Federal Center SW	351,000	\$133,000,000
White Flint	362,000	\$24,999,999
Silver Spring	479,600	\$59,840,000
U St	571,500	\$300,483,647
Rosslyn	821,000	\$120,000,000
Ballston MU	964,811	\$146,999,999
Mount Vernon Sq 7th st	1,041,000	\$272,483,647
<b>Total</b>	<b>6,184,546</b>	<b>\$1,486,169,355</b>

Station	Square feet	Value
Brunswick	37,626	\$6,500,000
Garrett Park	46,448	\$19,938,000
Germantown	59,600	\$11,250,000
Union Station	334,500	\$149,999,999
L'Enfant Plaza	351,000	\$133,000,000
Silver Spring	533,383	\$69,840,000
<b>Total</b>	<b>1,362,557</b>	<b>\$390,527,999</b>

The Metrorail and Commuter Rail tables detail the value and square feet of commercial construction projects near each station area. Stations that did not receive any commercial construction in 2010 are not listed.

The table below compares the percent of square feet and value completed within metrorail station areas.

	2010			2009		
	Percent of 2010 Square Feet	Square Feet	Value	Percent of 2009 Square Feet	Square Feet	Value
In Metrorail Station Area	29%	6,184,546	\$1,486,169,355	12%	1,939,845	\$381,442,323
In Commuter Rail Station Area	1%	197,457	\$390,527,999	6%	864,811	\$357,294,998
Total in Metro Rail and Commuter Rail Station areas	30%	6,382,003	\$1,876,697,354	18%	2,804,656	\$738,737,321
<b>Total</b>	<b>100%</b>	<b>20,236,303</b>	<b>\$4,305,633,277</b>	<b>100%</b>	<b>15,565,965</b>	<b>\$4,325,255,561</b>
*Some projects are located near both Metrorail and Commuter rail station areas these projects are only counted once in the totals section						

# COG Membership

Jurisdiction	2010			2009		
	Square Feet	Value	Projects	Square Feet	Value	Projects
Charles**	136,920	\$42,765,034	6	293,065	\$74,537,703	14
Frederick	892,011	\$87,317,356	19	1,946,721	\$917,493,474	26
The City of Frederick *	541,858	\$37,282,271	7	1,484,929	\$859,088,429	15
Montgomery County	2,979,912	\$788,294,765	55	1,194,753	\$222,236,886	28
The City of Rockville *	78,053	\$8,074,999	5	171,477	\$60,655,998	5
The City of Gaithersburg *	261,191	\$64,248,082	11	470,026	\$80,882,999	5
Prince George's County	3,432,033	\$518,924,783	39	1,271,783	\$327,466,753	23
College Park *	992,839	\$212,799,999	5	200,000	\$79,000,000	1
Bowie *	272,351	\$52,949,996	5	202,939	\$49,924,760	2
Arlington	2,132,525	\$366,494,997	9	1,237,503	\$138,901,034	10
Alexandria	126,784	\$21,934,069	4	2,103,290	\$396,674,285	9
Fairfax	1,556,270	\$252,041,000	39	2,297,769	\$2,999,999	49
Loudoun	974,208	\$135,617,242	17	1,560,250	\$209,086,673	29
Manassas	72,960	\$3,761,836	5	57,310	\$9,927,225	3
Prince William County	974,554	\$124,580,349	11	1,922,876	\$470,728,952	37
District of Columbia	6,958,126	\$1,963,901,846	36	1,655,645	\$492,734,716	21
<b>Total</b>	<b>20,236,303</b>	<b>\$4,305,633,277</b>	<b>240</b>	<b>15,565,965</b>	<b>\$4,352,255,561</b>	<b>250</b>
* MD Jurisdictions Included in County Totals						
** Charles County is not a member of COG but one activity Center does contain part of the St. Charles Urbanized Area which is a member of theTPB.						

	2010			2009		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	56	3,286,279	\$345,124,286	53	1,478,331	\$198,894,254
Office	40	6,912,287	\$1,329,813,251	63	5,084,978	\$1,713,730,545
Mixed Use	14	2,268,357	\$680,504,447	9	1,055,462	\$103,349,999
Edu Med	72	4,506,872	\$1,060,840,458	57	4,517,764	\$1,407,240,432
Hotel	4	1,302,869	\$309,483,646	4	605,647	\$44,999,996
R and D	4	424,600	\$178,604,110	3	522,600	\$310,574,418
Other	67	2,509,247	\$536,880,321	62	2,312,593	\$573,477,916
<b>Total</b>	<b>240</b>	<b>20,236,303</b>	<b>\$4,305,633,277</b>	<b>250</b>	<b>15,565,965</b>	<b>\$4,325,255,561</b>

	2010			2009		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	36	6,958,126	1,963,901,846	21	1,655,645	\$492,734,716
Suburban Maryland	119	7,440,876	1,437,301,938	91	4,706,322	\$1,541,734,816
Northern Virginia	84	5,837,301	904,429,493	138	9,203,998	\$2,317,786,029
<b>Total</b>	<b>240</b>	<b>20,236,303</b>	<b>\$4,305,633,277</b>	<b>250</b>	<b>15,565,965</b>	<b>\$4,325,255,561</b>

# COG Membership

		Projects	Square Feet	Value
Arlington	Retail	1	33,912	\$2,999,999
	Office	4	1,856,056	\$291,999,998
	Mixed Use	1	172,557	\$40,000,000
	Other	3	70,000	\$31,495,000
	<i>Subtotal</i>	9	2,132,525	\$366,494,997
Alexandria	Retail	1	8,551	\$2,234,000
	Office	1	3,399	\$600,069
	Educational Medical	1	6,965	\$7,100,000
	Hotel	1	107,869	\$12,000,000
	<i>Subtotal</i>	4	126,784	\$21,934,069
Bowie*	Retail	4	73,101	\$10,249,997
	Office	3	154,450	\$31,199,999
	Educational Medical	1	39,900	\$10,500,000
	other	1	4,900	\$1,000,000
	<i>Subtotal</i>	9	272,351	52,949,996
Charles**	Retail	2	15,301	\$1,032,034
	Educational Medical	1	30,169	\$6,200,000
	other	3	91,450	\$35,533,000
	<i>Subtotal</i>	6	136,920	\$42,765,034
College Park*	Office	1	79,950	\$30,000,000
	Educational Medical	4	912,889	\$182,799,999
	<i>Subtotal</i>	5	992,839	\$212,799,999
District of Columbia	Retail	4	349,942	\$38,799,999
	Office	3	2,346,868	\$499,999,999
	Educational Medical	14	725,156	\$288,286,556
	Hotel	2	1,125,000	\$272,483,646
	Research and Development	2	401,000	\$150,520,000
	Other	4	547,983	\$144,327,999
	Mixed Use	7	1,462,177	\$569,483,647
	<i>Subtotal</i>	36	6,958,126	\$1,963,901,846
Fairfax	retail	15	245,537	\$33,500,000
	Office	2	236,626	\$38,000,000
	Mixed Use	2	77,600	\$7,500,000
	Educational Medical	12	658,442	\$110,711,000
	Other	8	338,065	\$62,330,000
	<i>Subtotal</i>	39	1,556,270	\$252,041,000
Frederick	Retail	6	460,977	\$20,000,087
	Office	3	144,266	\$19,459,539
	Educational Medical	2	69,390	\$2,856,140
	other	8	217,378	\$45,001,590
	<i>Subtotal</i>	19	892,011	\$87,317,356

		Projects	Square Feet	Value
Frederick*	Office	240	115,000	\$14,999,999
	Other	3	131,858	\$19,282,183
	Retail	3	295,000	\$3,000,089
	<i>Subtotal</i>	7	541,858	\$37,282,271
Gaithersburg*	Other	3	43,600	\$19,833,900
	retail	3	10,471	\$4,833,992
	Educational Medical	3	183,520	\$11,496,080
	Research and Development	2	23,600	\$28,084,110
	<i>Subtotal</i>	11	261,190	\$46,248,082
Loudoun	Retail	2	118,789	\$12,999,998
	Office	3	409,556	\$30,013,325
	Educational Medical	4	260,191	\$56,502,000
	Other	8	185,672	\$36,101,919
	<i>Subtotal</i>	17	974,208	\$135,617,242
Manassas	Retail	3	21,100	\$1,836,836
	Office	1	1,860	\$125,000
	Other	1	50,000	\$1,800,000
	<i>Subtotal</i>	5	72,960	\$3,761,836
Montgomery County	Retail	7	118,363	\$39,133,992
	Office	9	1,061,965	\$334,614,999
	Mixed Use	2	477,783	\$60,000,000
	Educational Medical	24	1,058,325	\$259,122,764
	Research and Development	2	23,600	\$28,084,110
	other	11	239,876	\$67,338,900
	<i>Subtotal</i>	55	2,979,912	\$788,294,765
Prince George's County	retail	11	1,490,018	\$137,499,993
	Office	8	307,215	\$70,593,997
	Mixed Use	2	78,240	\$3,520,800
	Educational Medical	9	1,238,043	\$254,559,998
	Hotel	1	70,000	\$25,000,000
	other	8	248,517	\$27,749,995
	<i>Subtotal</i>	39	3,432,033	\$518,924,783
Prince William County	Retail	2	305,000	\$42,087,350
	Office	3	134,920	\$14,393,000
	Educational Medical	1	200,000	\$19,000,000
	Other	5	334,634	\$49,099,999
	<i>Subtotal</i>	11	974,554	\$124,580,349
Rockville *	Retail	2	16,233	\$2,300,000
	Office	1	9,611	\$475,000
	Educational Medical	2	52,209	\$5,299,999
	<i>Subtotal</i>	5	78,053	\$48,074,999
<b>Totals</b>		<b>240</b>	<b>20,236,303</b>	<b>\$4,305,633,277</b>

\* Maryland cities are included in county totals

\*\* Charles County is not a member of COG but one Activity Center does contain part of the St. Charles Urbanized Area which is a member of theTPB.

\*\*\* Only jurisdictions and sectors which had commercial construction in 2010 are listed in this table

# COMMERCIAL CONSTRUCTION 2010

The Metropolitan Washington Council of Governments



The Metropolitan Washington Council of Governments

Department of Community Planning and Services

Principal Author: Ryan Hand

777 North Capitol Street, NE

Suite 300

Washington DC, 20002-4239

[www.mwcog.org](http://www.mwcog.org)