

**COMMERCIAL CONSTRUCTION INDICATORS
2004 ANNUAL SUMMARY**

SEPTEMBER 14, 2005

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



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TITLE: **Commercial Construction Indicators
2004 Annual Summary**

DATE: September 14, 2005

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Human Services, Planning, and Public Safety
Metropolitan Washington Council of Governments

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 2003 and 2004.

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SUMMARY

- In 2004, **493** commercial construction projects were initiated in the Washington region. These projects **added more than 27.7 million square feet** of space, valued at more than **\$3.9 billion**.
- Between 2003 and 2004, the level of new construction decreased nearly 3.4 million square feet, **a decrease of 11 percent**. This year's totals marks the tenth greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2004, private firms started 70 percent of the new square footage in the region while federal, state, and local governments started 30 percent of the new space.
- **Office** development in 2004 held the greatest share of commercial construction, creating 35 percent of the region's new commercial space. Construction in this sector added more than 9.6 million square feet to the region's total space. Only two commercial structure types, **Mixed Use** and **Other**, experienced increases from 2003. Mixed Use grew 290,000 square feet and Other, which includes warehouses, non-office institutional buildings, and churches, grew by 1.1 million square feet.
- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably retail space. Northern Virginia added 282 projects and more than 12 million square feet of new space in 2004. Northern Virginia saw a net decrease of 15 percent in new commercial space from 2003 to 2004. **Suburban Maryland** added 176 new projects in 2004, totaling nearly 9.7 million square feet. Suburban Maryland saw an 11 percent decline in new commercial space compared to the previous year, but experienced increases in hotel/motel projects. The **District of Columbia** added 35 new projects and nearly 6 million square feet of new space in 2004. The District's overall square footage of new commercial space decreased two percent from the previous year, but experienced a 41 percent rise in office project space.
- The **central jurisdictions** captured nearly 29 percent of the region's commercial development in 2004. These jurisdictions added 49 new projects and more than 7.2 million square feet of new space, a 20 percent decrease from the previous year. The **inner suburbs** added 181 projects and nearly 12.8 million square feet of space in 2004. These jurisdictions held a 40 percent share of the region's commercial construction activity, compared to 43 percent in 2003. In the **outer suburbs**, 263 new projects were started totaling more than 7.5 million square feet of additional space, a decrease of 21 percent from the previous year. The new space constitutes 31 percent of the region's development, compared to 18 percent in 2003.
- A total of 46 commercial construction projects, accounting for more than 10.6 million square feet of space, were started in **Metrorail station** areas in 2004. The new space was 38 percent of the region's construction activity, compared to 32 percent in 2003. Twenty-nine new commercial projects, totaling nearly 3.1 million square feet, began

construction in **commuter rail station** areas in 2004. The new space represents 11 percent of the region's new commercial development, compared to nine percent in 2004.

- A total of 149 commercial construction projects, contributing more than 12.9 million square feet of space, were started in **Regional Activity Centers** in 2004. The new space accounts for 46 percent of the region's new construction activity, compared with 43 percent in 2003. A total of 190 commercial projects and more than 15 million square feet of space began construction in **Regional Activity Clusters** in 2004. The development represents 54 percent of the region's new commercial construction activity, compared with 55 percent in 2003.

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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 only includes projects with estimated construction costs of more than \$200,000. The inventory includes both commercial properties and other projects that add employment space, and in many cases, includes associated parking structures. 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

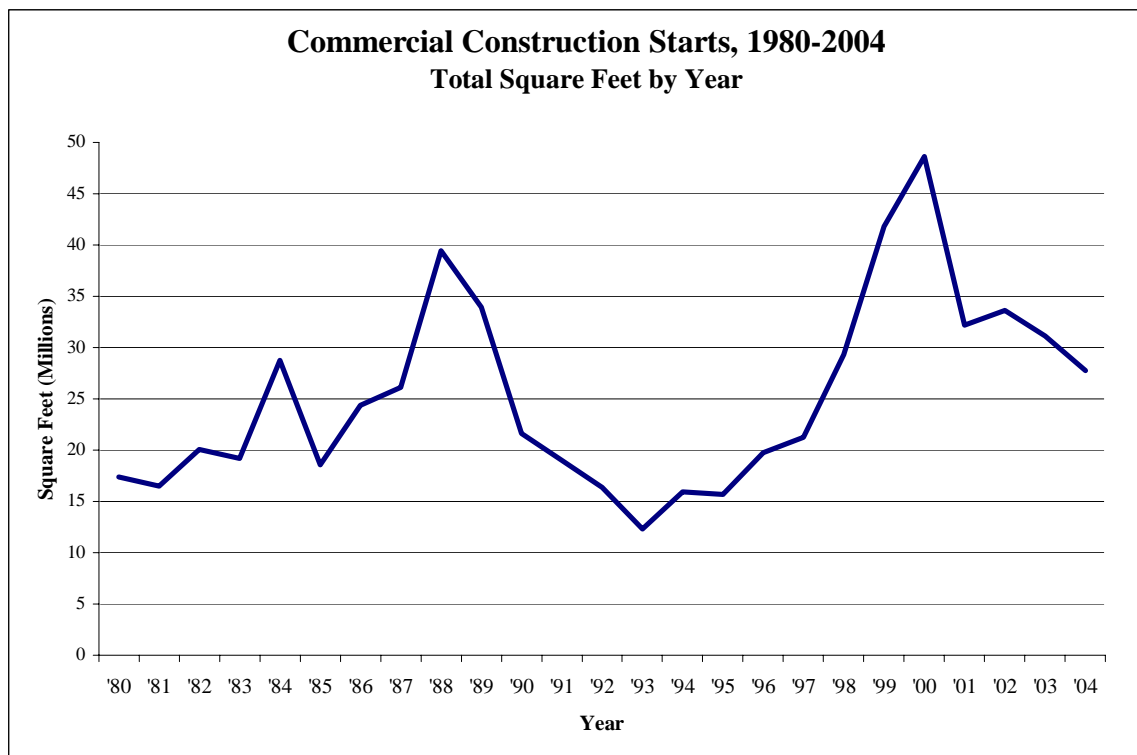


Source: Metropolitan Washington Council of Governments

*Members of the Metropolitan Washington Council of Governments

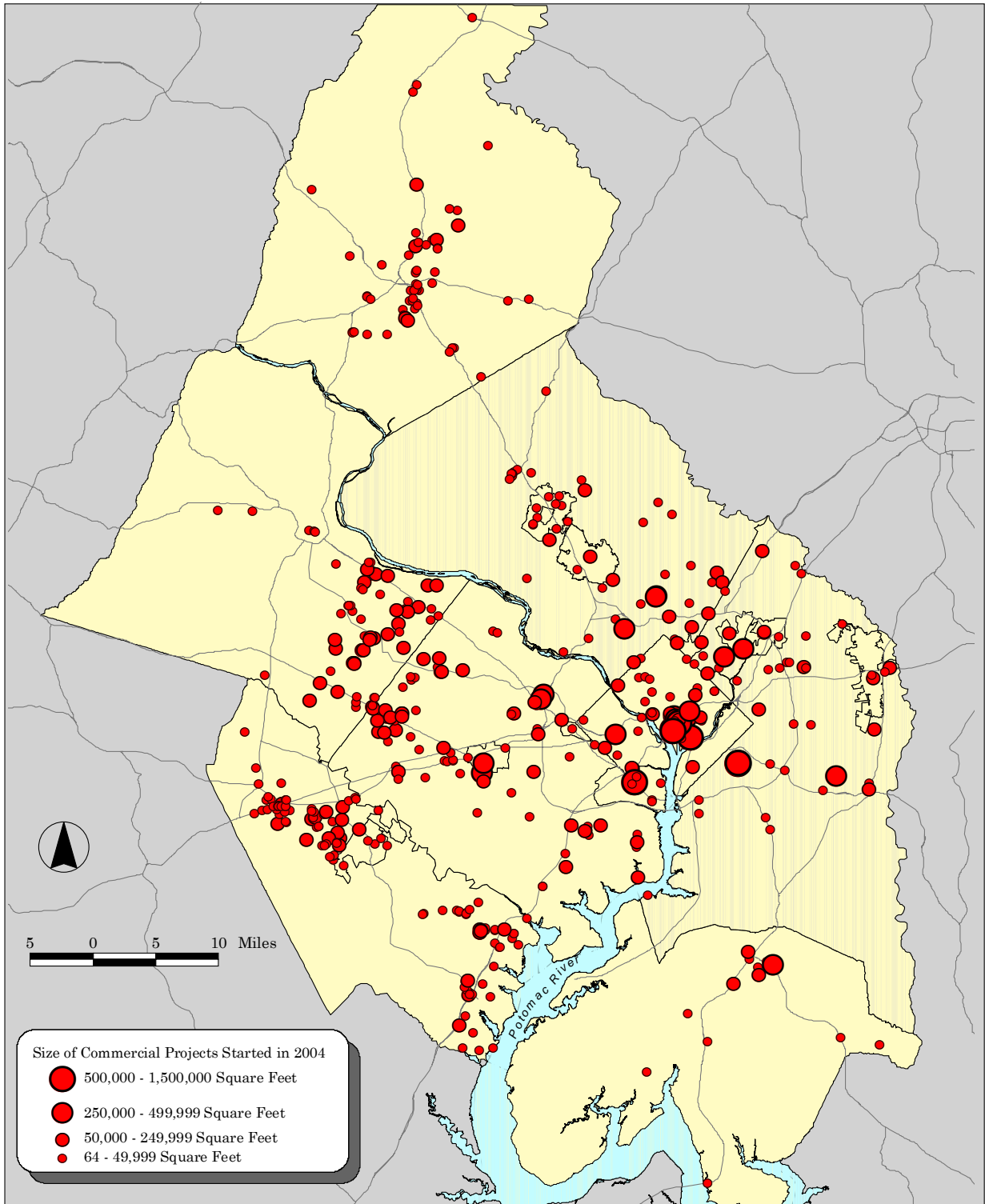
REGIONAL NUMBERS AND TRENDS

- In 2004, **493** commercial construction projects were initiated in the Washington region. These projects **added more than 27.7 million square feet** of space, valued at more than **\$3.9 billion**.
- Between 2003 and 2004, the level of new construction decreased nearly 3.4 million square feet, **a decrease of 11 percent**. This year's new construction marks the tenth greatest amount of commercial construction started since 1980.
- As in previous years, **private firms** were responsible for the majority of this construction. In 2004, private firms started 70 percent of the new square footage in the region while federal, state, and local governments started 30 percent of the new space.
- Several large commercial projects started construction throughout the region in 2004. New federal office headquarters were among the largest construction projects in the region. The U.S. Department of Transportation Headquarters located in the Southeast Federal Center added 1.5 million square feet of office space in the District of Columbia. The U.S. Census Bureau Headquarters North Building and South Building in Prince George's County added 771,000 square feet and 729,000 square feet, respectively, of office space in 2004. Other significant projects include the Freedom Forum and Newseum, and the Potomac Center II, both located in the District of Columbia.





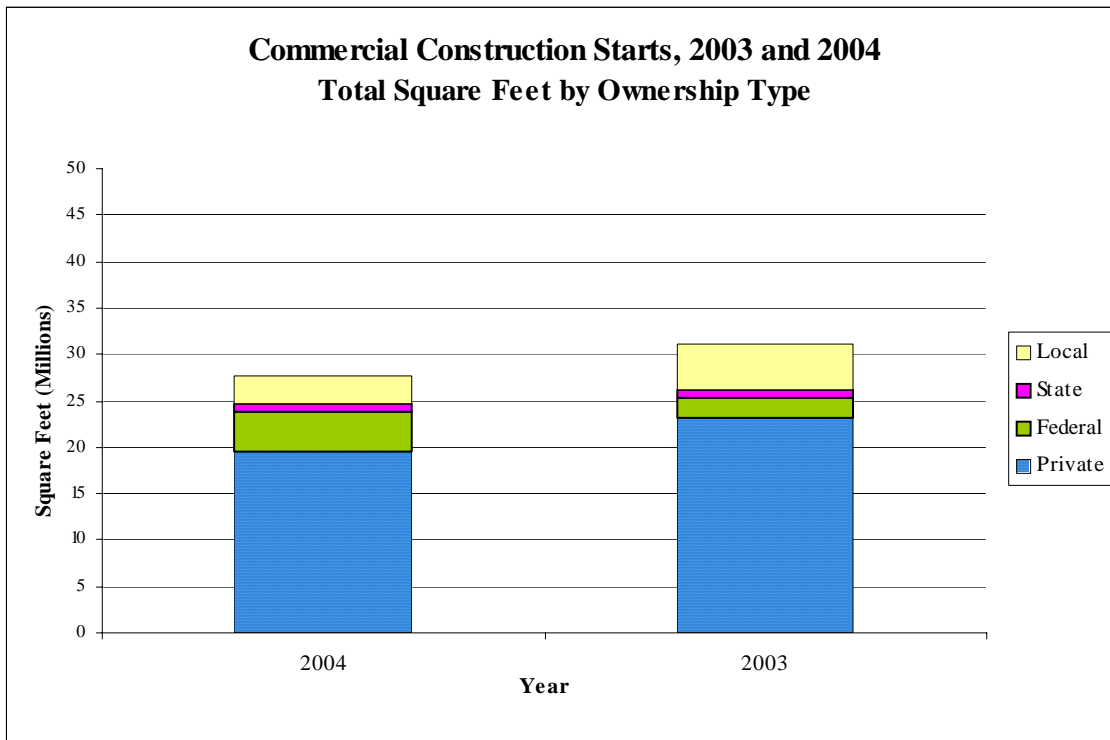
2004 Commercial Construction Projects by Square Footage



Source: Metropolitan Washington Council of Governments

2004 Commercial Construction by Ownership Type

- **Private** firms added 70 percent of the commercial construction space in the region in 2004. The percentage of new construction by private firms decreased from 74 percent in 2003.
- **Government** agencies started 30 percent of the region's new space in 2004, a three percent increase in new construction from 2003. Of this construction, federal entities began 16 percent; state entities began three percent; and local governments began 11 percent, typically building schools.
- The largest government-initiated projects were the **U.S. Department of Transportation Headquarters** in the District of Columbia and the **U.S. Census Bureau Headquarters** in Prince George's County, which each added nearly 1.5 million square feet of new space.



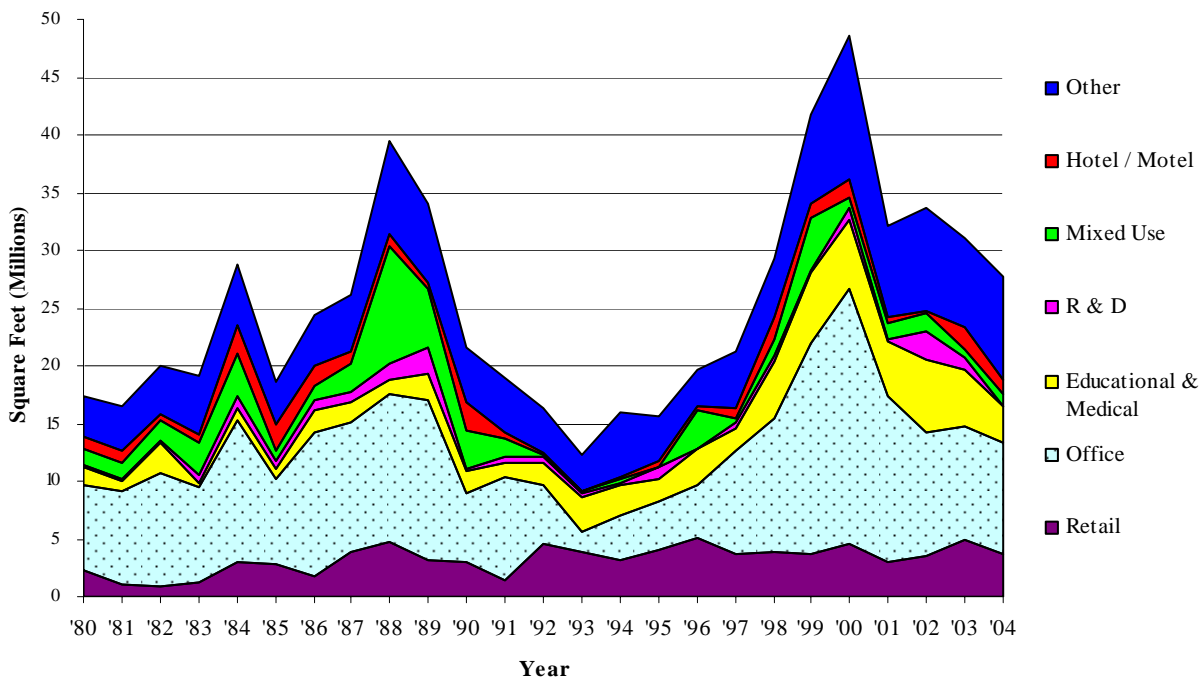
Commercial Construction in the Washington Region, 2003 and 2004 by Ownership Type

	2004			2003		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Private	432	19,548,360	\$2,495,177,800	424	23,184,748	\$2,308,306,452
Federal	15	4,357,760	\$811,884,741	17	2,205,440	\$299,832,735
State	5	707,000	\$51,386,400	6	810,800	\$110,343,934
Local	41	3,129,685	\$557,251,055	77	4,929,256	\$864,174,447
Government Total	61	8,194,445	\$1,420,522,196	100	7,945,496	\$1,274,351,115
Total	493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

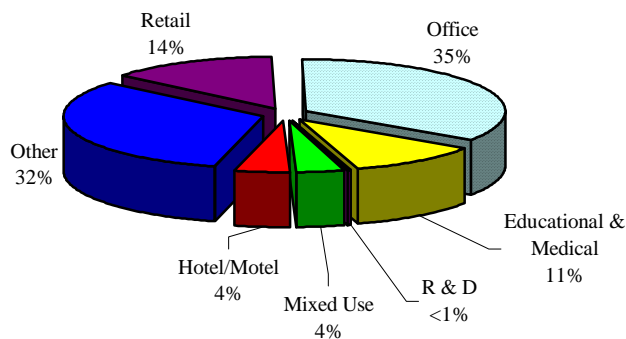
COMMERCIAL CONSTRUCTION BY STRUCTURE TYPE AND YEAR

- As in recent years, **office** development in 2004 held the greatest share of commercial construction, creating 35 percent of the region’s new commercial space. This sector of construction added more than 9.6 million square feet to the region’s total.
- Two commercial structure types experienced increases in the construction of new space from 2004. Increases were noted in **mixed use** and **‘other’** construction, which increased by 291,000 square feet and 1.1 million square feet, respectively.

Commercial Construction Starts, 1980-2004
Total Square Feet by Structure Type and Year

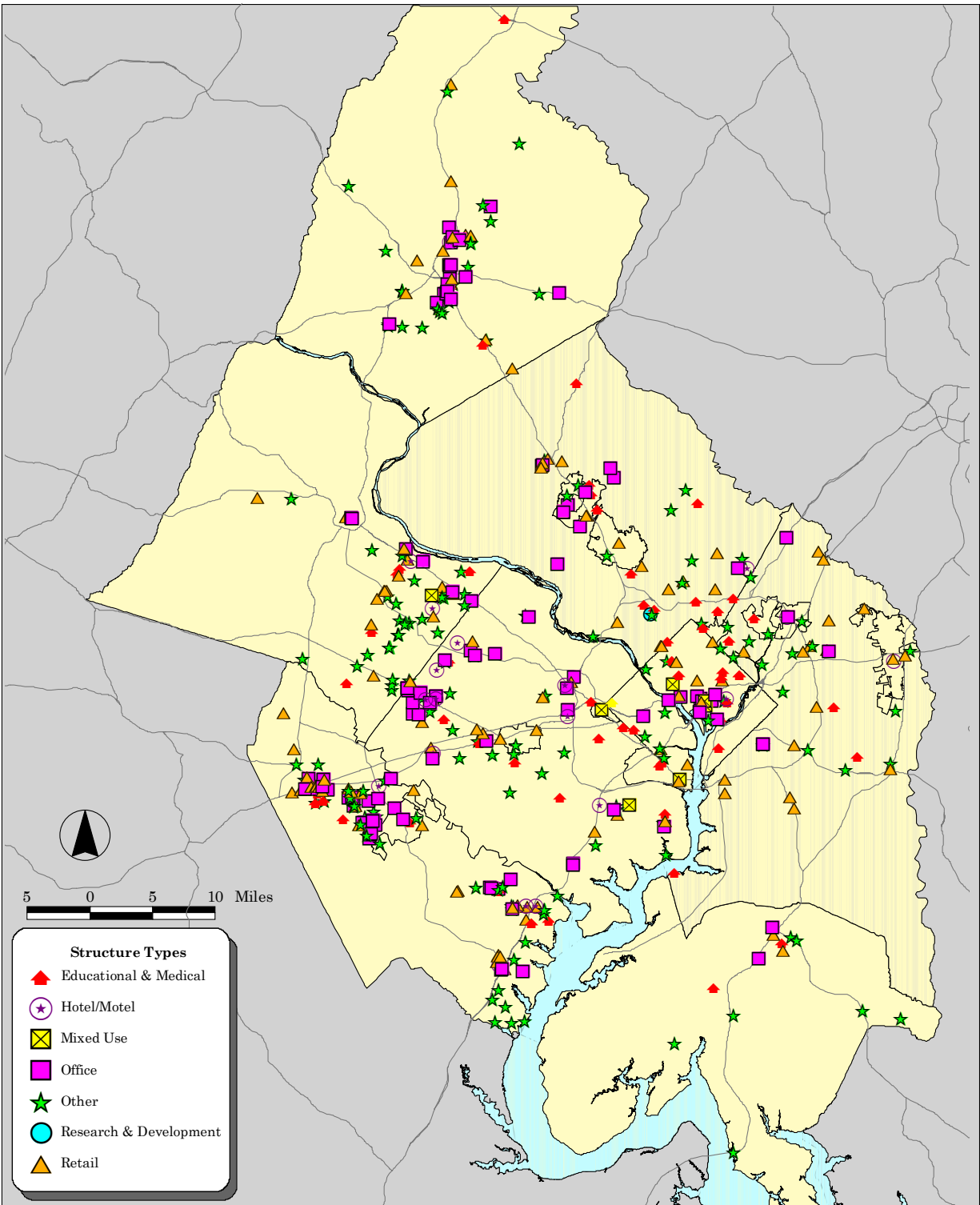


2004 Commercial Construction Projects by Structure Type

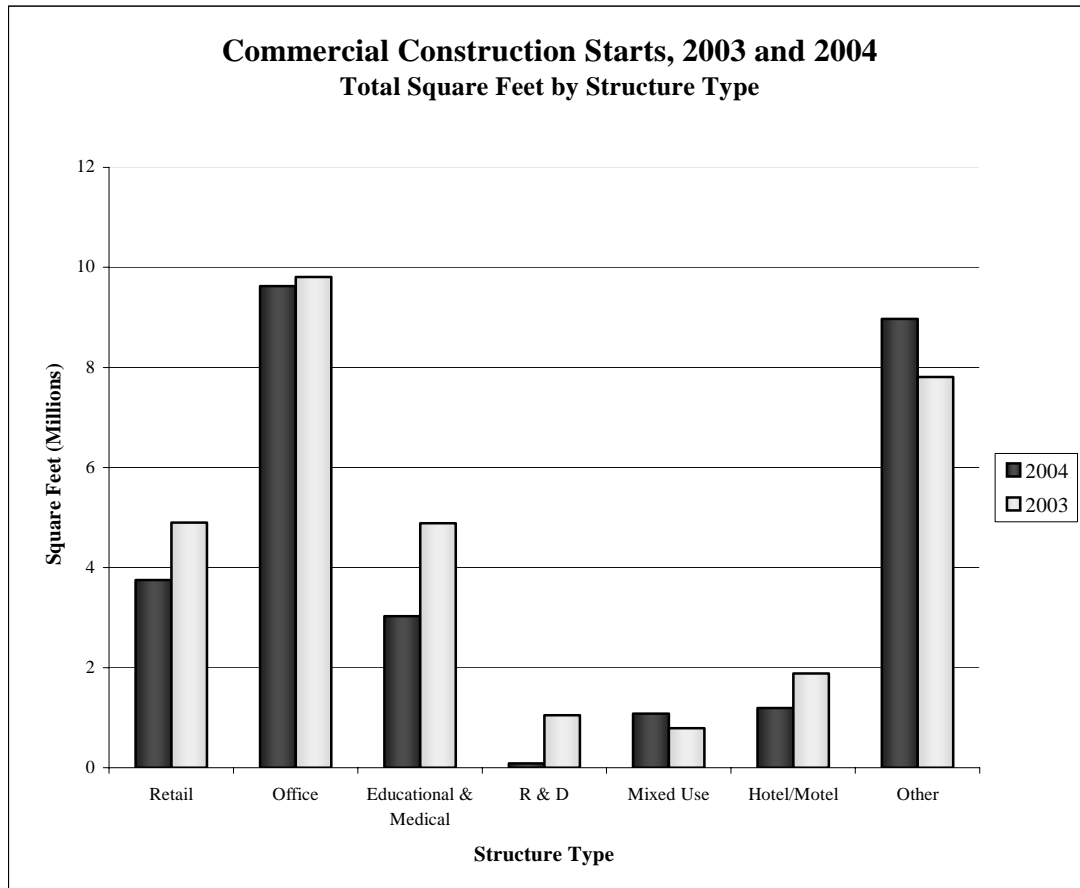




2004 Commercial Construction Projects by Structure Type



Source: Metropolitan Washington Council of Governments



Commercial Construction Starts, 2003 and 2004 by Structure Type

	2004			2003		
	Projects	Square Feet	Value	Projects	Square Feet	Value
Retail	131	3,751,186	\$407,654,998	107	4,900,485	\$331,356,207
Office	108	9,627,566	\$1,549,974,839	108	9,806,191	\$1,014,917,581
Educational & Medical	63	3,028,184	\$518,353,451	81	4,885,509	\$789,922,826
R & D	1	85,000	\$100,000,000	7	1,050,735	\$244,050,000
Mixed Use	8	1,082,760	\$560,334,880	4	791,368	\$64,992,999
Hotel/Motel	19	1,195,377	\$123,500,000	17	1,886,437	\$188,665,098
Other	163	8,972,732	\$655,881,828	200	7,809,519	\$948,752,857
Total	493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

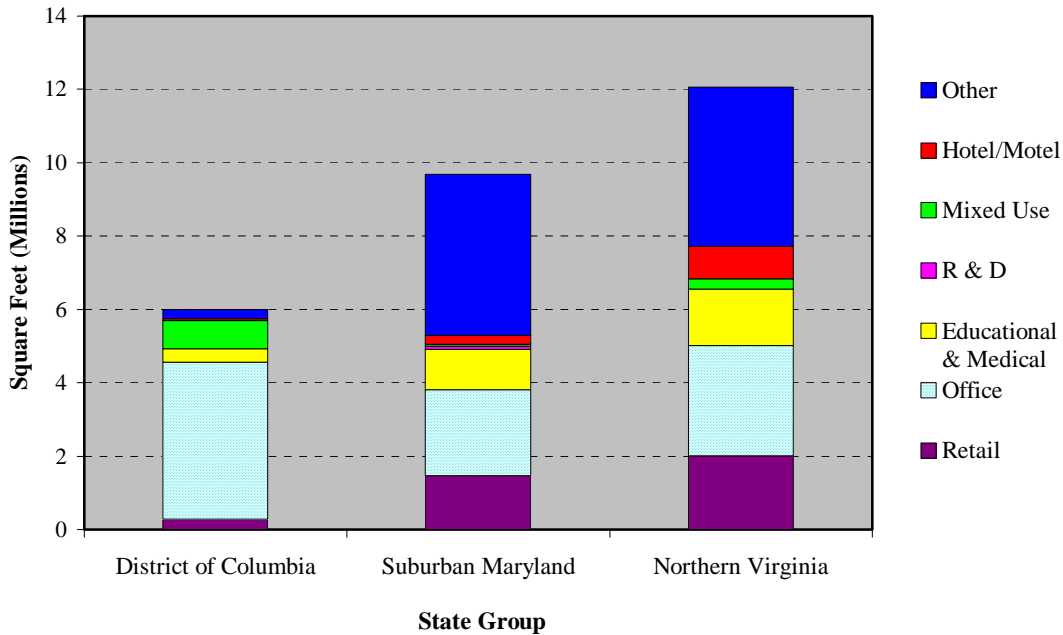
2004 COMMERCIAL CONSTRUCTION BY STATE GROUP

- The **District of Columbia** added 35 new projects and nearly six million square feet of new space in 2004. The District’s overall square footage of new commercial space decreased two percent from the previous year, but experienced a rise in retail, office, and mixed use projects. The District held a 22 percent share of the region’s new commercial space and 45 percent of the new office space.

- As in previous years, **Northern Virginia** led the region in the construction of new commercial space, most notably retail space. Northern Virginia added 282 projects and more than 12 million square feet of new space in 2004, a net decrease of 15 percent in new commercial space from 2003 to 2004. Projects in Northern Virginia constituted 43 percent of the new commercial space in the region and 31 percent of the new office space.

- **Suburban Maryland** added 176 new projects in 2004, totaling nearly 9.7 million square feet. Suburban Maryland saw an 11 percent decline in new commercial space compared to the previous year, but experienced increases in retail, office and hotel/motel projects. Projects in suburban Maryland composed 35 percent of all new commercial space in the region and 24 percent of the new office space.

Commercial Construction Starts, 2004
Total Square Feet by Structure Type and State Group



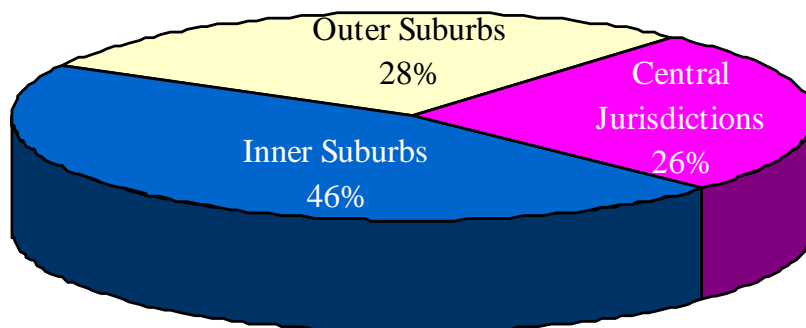
**Commercial Construction Starts, 2003 and 2004
by Structure Type and State Group**

		2004			2003		
		Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	Retail	7	275,272	\$89,619,000	4	124,295	\$15,750,151
	Office	9	4,291,142	\$979,000,000	14	3,039,648	\$477,249,999
	Educational & Medical	11	361,939	\$78,071,000	9	952,702	\$142,172,523
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	3	767,900	\$540,400,000	0	0	\$0
	Hotel/Motel	1	55,000	\$14,000,000	4	692,158	\$96,000,000
	Other	4	242,548	\$14,000,000	19	1,304,760	\$343,708,999
	Subtotal	35	5,993,801	\$1,715,090,000	50	6,113,563	\$1,074,881,671
Suburban Maryland	Retail	52	1,466,086	\$138,088,175	51	1,753,027	\$135,690,921
	Office	35	2,335,978	\$329,765,029	54	3,593,568	\$229,559,777
	Educational & Medical	23	1,114,853	\$196,969,953	35	1,624,270	\$273,189,477
	R & D	1	85,000	\$100,000,000	5	204,635	\$24,050,000
	Mixed Use	1	42,000	\$3,208,880	1	4,368	\$493,000
	Hotel/Motel	4	258,184	\$17,900,000	3	141,914	\$11,250,000
	Other	60	4,378,821	\$238,026,298	81	3,510,968	\$345,732,649
	Subtotal	176	9,680,922	\$1,023,958,335	230	10,832,750	\$1,019,965,823
Northern Virginia	Retail	72	2,009,828	\$179,947,823	52	3,023,163	\$179,915,136
	Office	64	3,000,446	\$241,209,810	40	3,172,975	\$308,107,805
	Educational & Medical	29	1,551,392	\$243,312,498	37	2,308,537	\$374,560,826
	R & D	0	0	\$0	2	846,100	\$220,000,000
	Mixed Use	4	272,860	\$16,726,000	3	787,000	\$64,499,999
	Hotel/Motel	14	882,193	\$91,600,000	10	1,052,365	\$81,415,099
	Other	99	4,351,363	\$403,855,530	100	2,993,791	\$259,311,209
	Subtotal	282	12,068,082	\$1,176,651,661	244	14,183,931	\$1,487,810,074
Region	Retail	131	3,751,186	\$407,654,998	107	4,900,485	\$331,356,207
	Office	108	9,627,566	\$1,549,974,839	108	9,806,191	\$1,014,917,581
	Educational & Medical	63	3,028,184	\$518,353,451	81	4,885,509	\$789,922,826
	R & D	1	85,000	\$100,000,000	7	1,050,735	\$244,050,000
	Mixed Use	8	1,082,760	\$560,334,880	4	791,368	\$64,992,999
	Hotel/Motel	19	1,195,377	\$123,500,000	17	1,886,437	\$188,665,098
	Other	163	8,972,732	\$655,881,828	200	7,809,519	\$948,752,857
	Total	493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

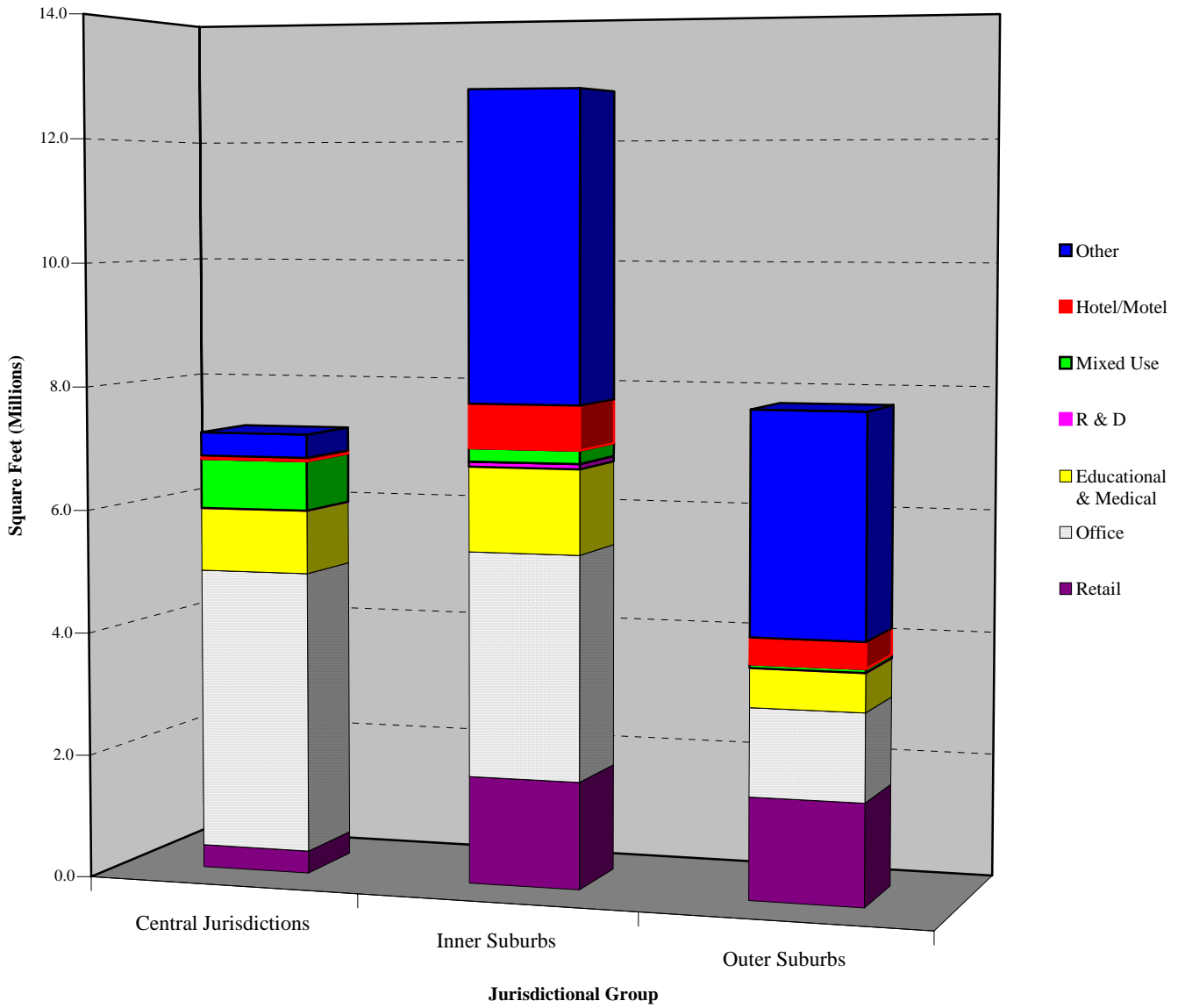
2004 COMMERCIAL CONSTRUCTION BY JURISDICTIONAL GROUP

- The **central jurisdictions**, composed of the District of Columbia, Alexandria, and Arlington County, captured 26 percent of the region's commercial development in 2004. These jurisdictions added 49 new projects and more than 7.2 million square feet of new space, a 20 percent decrease from the previous year. The central jurisdictions led the region in office development with a 47 percent share of the region's new office space. In 2003, 29 percent of the region's office development occurred in the central jurisdictions.
- The **inner suburbs**, consisting of Fairfax, Montgomery, and Prince George's counties (and cities therein), held a 46 percent share of the region's commercial construction activity in 2004. These jurisdictions added 181 projects and nearly 12.8 million square feet of space. Thirty-eight percent of the region's new office construction occurred in the inner suburbs, an increase in the region's share of office projects from the previous year. In 2003, the inner suburbs held a 40 percent share of the region's new commercial construction and 39 percent of the region's office construction.
- In the **outer suburbs** of Charles, Frederick, Loudoun, and Prince William counties (and cities therein), 263 new projects were started, totaling more than 7.75 million square feet of additional space. The new space constituted 28 percent of the region's development; fifteen percent of the region's new office development occurred in the outer suburbs. The outer suburbs experienced an eight percent decrease in office development from the previous year. In 2003, the outer suburbs held 31 percent share of new development and 16 percent share of the region's new office space.

2004 Commercial Construction by Jurisdictional Group



Commercial Construction Starts, 2004
Total Square Feet by Structure Type and Jurisdictional Group



**Commercial Construction in the Washington Region, 2003 and 2004
by Jurisdictional Group**

		2004			2003		
		Square			Square		
		Projects	Feet	Value	Projects	Feet	Value
Central Jurisdictions	Retail	10	365,032	\$106,986,650	9	453,118	\$46,228,150
	Office	11	4,569,074	\$1,001,536,430	19	4,428,648	\$636,437,848
	Educational & Medical	15	1,030,473	\$204,374,762	16	1,127,732	\$179,379,523
	R & D	0	0	\$0	1	86,100	\$70,000,000
	Mixed Use	4	810,460	\$543,376,000	1	335,000	\$37,000,000
	Hotel/Motel	1	55,000	\$14,000,000	5	1,072,158	\$133,499,999
	Other	8	382,042	\$45,104,000	29	1,485,122	\$367,871,106
Subtotal		49	7,212,081	\$1,915,377,842	80	8,987,878	\$1,470,416,626
Inner Suburbs	Retail	46	1,737,933	\$217,406,520	44	2,037,693	\$167,132,927
	Office	40	3,641,166	\$465,753,390	46	3,842,978	\$297,163,787
	Educational & Medical	27	1,372,132	\$235,437,353	38	1,819,304	\$332,007,879
	R & D	1	85,000	\$100,000,000	2	163,000	\$14,000,000
	Mixed Use	3	213,000	\$13,208,880	0	0	\$0
	Hotel/Motel	11	716,320	\$79,600,000	4	255,000	\$21,499,999
	Other	53	5,010,465	\$377,193,039	75	4,192,199	\$399,552,788
Subtotal		181	12,776,016	\$1,488,599,182	209	12,310,174	\$1,231,357,380
Outer Suburbs	Retail	75	1,648,221	\$83,261,828	54	2,409,674	\$117,995,130
	Office	57	1,417,326	\$82,685,019	43	1,534,565	\$81,315,946
	Educational & Medical	21	625,579	\$78,541,336	27	1,938,473	\$278,535,425
	R & D	0	0	\$0	4	801,635	\$160,050,000
	Mixed Use	1	59,300	\$3,750,000	3	456,368	\$27,992,999
	Hotel/Motel	7	424,057	\$29,900,000	8	559,279	\$33,665,100
	Other	102	3,580,225	\$233,584,789	96	2,132,198	\$181,328,963
Subtotal		263	7,754,708	\$511,722,972	235	9,832,192	\$880,883,562
Region	Retail	131	3,751,186	\$407,654,998	107	4,900,485	\$331,356,207
	Office	108	9,627,566	\$1,549,974,839	108	9,806,191	\$1,014,917,581
	Educational & Medical	63	3,028,184	\$518,353,451	81	4,885,509	\$789,922,826
	R & D	1	85,000	\$100,000,000	7	1,050,735	\$244,050,000
	Mixed Use	8	1,082,760	\$560,334,880	4	791,368	\$64,992,999
	Hotel/Motel	19	1,195,377	\$123,500,000	17	1,886,437	\$188,665,098
	Other	163	8,972,732	\$655,881,828	200	7,809,519	\$948,752,857
Total		493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

2004 COMMERCIAL CONSTRUCTION WITHIN JURISDICTIONS

- The **District of Columbia**, with 35 new projects and nearly six million square feet of new development, led the region in new commercial construction space in 2004. **Prince George's County** added 45 new projects and nearly 4.82 million square feet of new space. **Fairfax County** had more than 4.8 million square feet of new space and **Montgomery County** added nearly three million square feet of new commercial development.

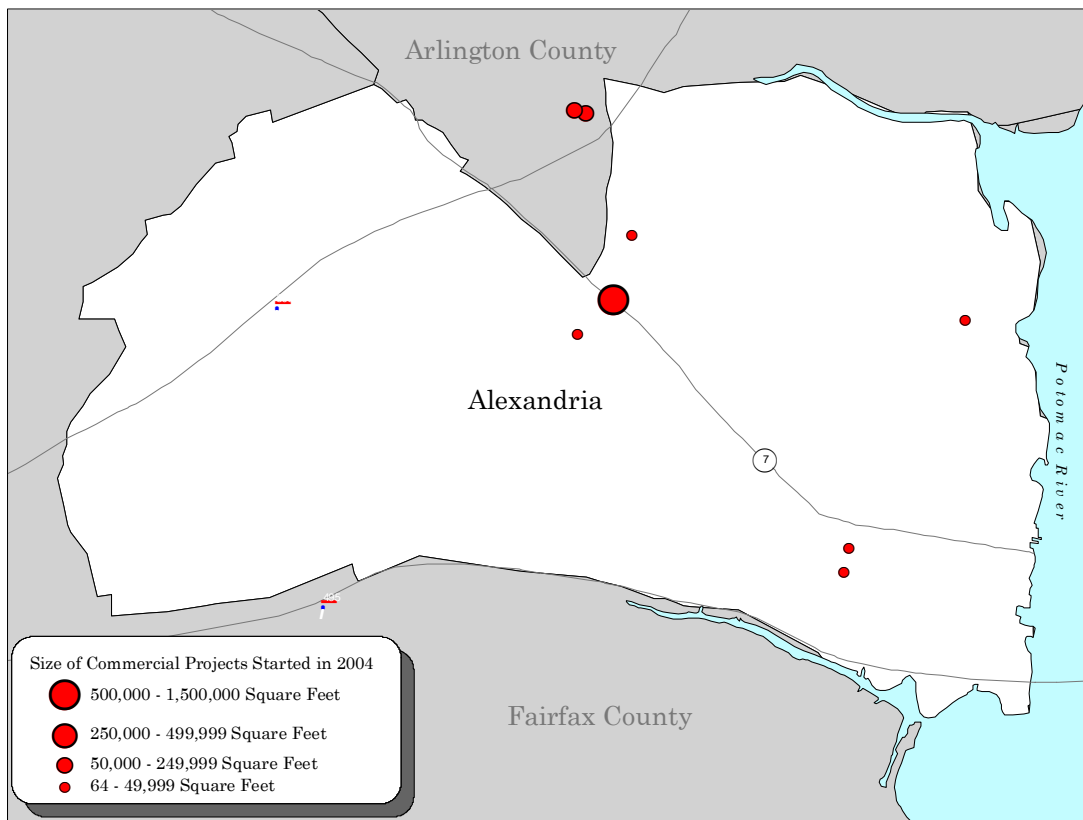
Commercial Construction in the Washington Region, 2003 and 2004 by Jurisdiction

	2004			2003		
	Projects	Square Feet	Value	Projects	Square Feet	Value
District of Columbia	35	5,993,801	\$1,715,090,000	50	6,113,563	\$1,074,881,671
Suburban Maryland*						
Charles County	14	613,958	\$33,541,801	31	849,033	\$91,630,977
Frederick County*	63	1,278,112	\$70,998,121	58	1,656,847	\$111,482,560
City of Frederick*	14	279,504	\$15,931,652	10	259,120	\$23,698,278
Montgomery County*	54	2,970,082	\$386,839,213	81	4,292,261	\$408,460,110
City of Gaithersburg*	10	213,785	\$22,851,638	9	363,859	\$34,075,000
City of Rockville*	2	179,290	\$31,300,000	16	924,230	\$62,586,404
City of Takoma Park *	2	249,096	\$18,200,000	1	19,700	\$2,000,000
Prince George's County*	45	4,818,770	\$532,579,200	60	4,034,609	\$408,392,177
City of Bowie*	4	141,937	\$9,325,000	8	406,801	\$15,871,950
City of College Park*	2	480,000	\$36,000,000	5	725,303	\$63,800,000
City of Greenbelt*	3	197,839	\$13,350,000	1	88,000	\$5,750,000
Subtotal	176	9,680,922	\$1,023,958,335	230	10,832,750	\$1,019,965,823
Northern Virginia						
Arlington County	8	555,744	\$94,960,430	21	2,698,760	\$367,421,998
City of Alexandria	6	662,536	\$105,327,412	8	168,355	\$27,237,957
Fairfax County	78	4,803,064	\$547,080,769	67	3,983,504	\$414,130,094
City of Fairfax	2	32,100	\$1,100,000	1	4,000	\$625,000
City of Falls Church	2	152,000	\$21,000,000	1	3,000	\$625,000
Loudoun County	66	2,647,249	\$199,656,404	59	4,224,583	\$438,278,322
City of Manassas	5	171,345	\$14,725,000	9	360,315	\$68,269,100
City of Manassas Park	0	0	\$0	0	0	\$0
Prince William County	115	3,044,044	\$192,801,646	78	2,741,414	\$171,222,604
Subtotal	282	12,068,082	\$1,176,651,661	244	14,183,931	\$1,487,810,074
Regional Total*	493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

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

CITY OF ALEXANDRIA

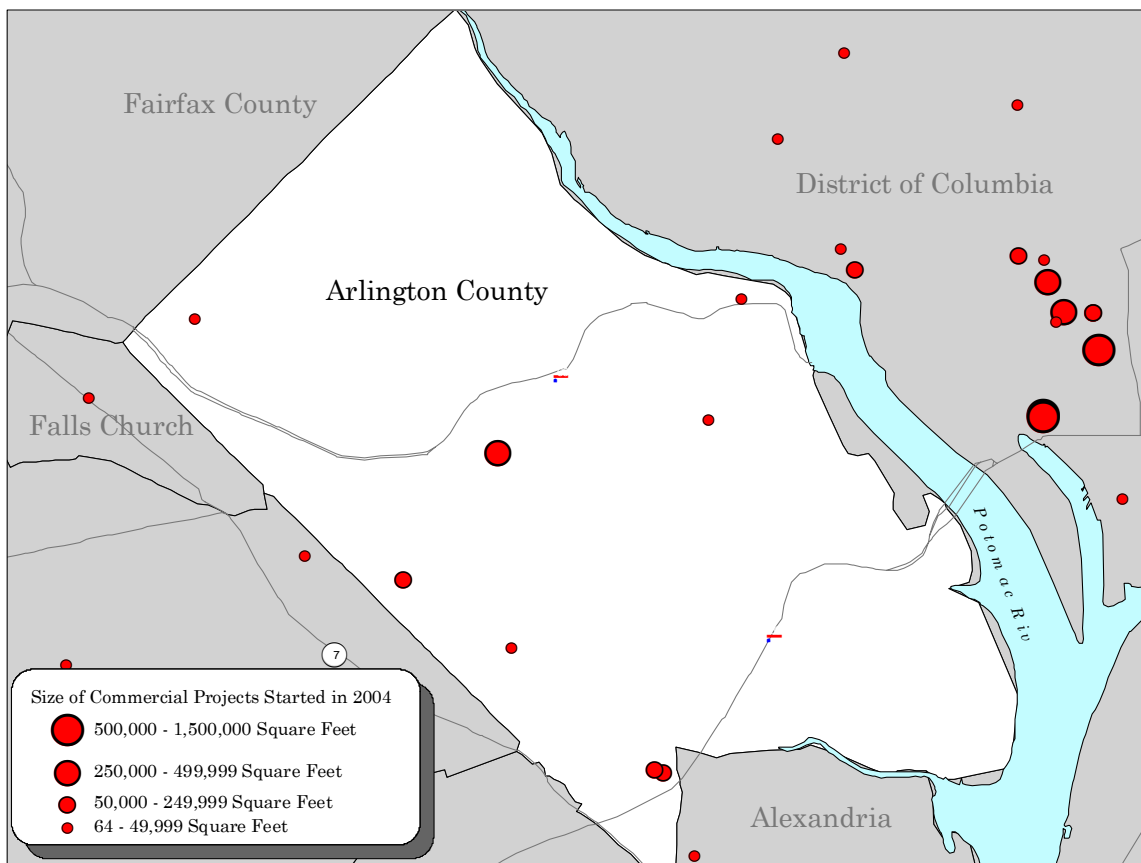
- Six new commercial construction projects added **more than 662,000 square feet** of new space to the City of Alexandria in 2004. The amount of development was significantly higher than the previous year, largely due to the construction of the new T.C. Williams High School.
- **Educational & Medical** projects constituted nearly 84 percent Alexandria's newly developed space.
- The new **T.C. Williams High School** will add more than 461,000 square feet of space to the city. A new **Whole Foods Market**, part of the Royalton Condominium project, added more than 42,000 square feet of retail.



Source: Metropolitan Washington Council of Governments

ARLINGTON COUNTY

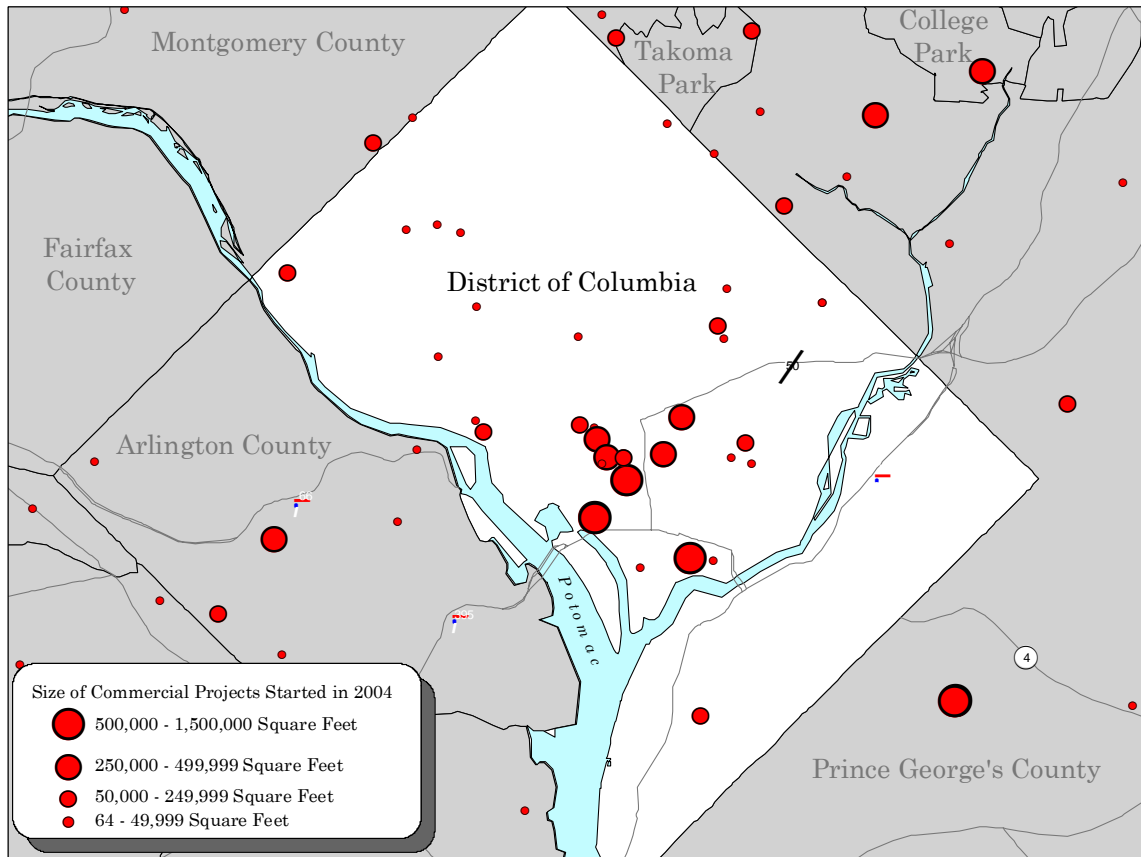
- Eight commercial construction projects added **nearly 556,000 square feet** of space in Arlington County. The amount of new development decreased 79 percent from the previous year.
- **Office** and **Educational & Medical** captured 50 percent and 20 percent of new square footage added in Arlington County in 2004, respectively. Significant projects include **4401 Wilson Boulevard** (formerly The Ellipse at Ballston) with 248,400 square feet of office space and 12,000 square feet of retail space, and the new **Kenmore Middle School** with 100,000 square feet of space.



Source: Metropolitan Washington Council of Governments

DISTRICT OF COLUMBIA

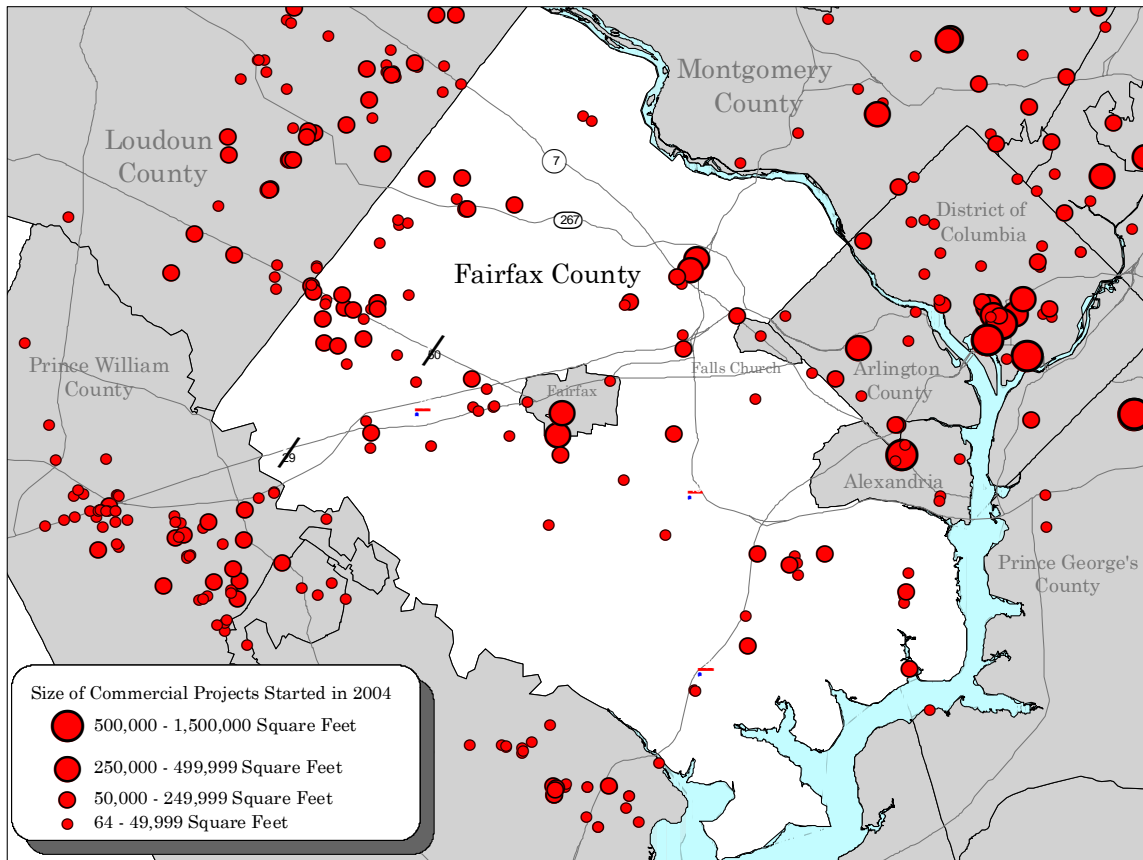
- The District of Columbia added 35 new projects and **nearly six million square feet** of space in 2004. The District saw a rise in retail and office development, but experienced a two percent decrease in overall commercial development from the previous year.
- **Office projects** continued to dominate the amount of new space added in the District, constituting nearly three-quarters of the District's development. The **U.S. Department of Transportation Headquarters** was the largest new project in the District with 1.5 million square feet of space.
- Other significant projects in the District in 2004 included the Freedom Forum and Newseum, the Potomac Center North, and the Portals (Phase III).



Source: Metropolitan Washington Council of Governments

FAIRFAX COUNTY

- Fairfax County added 78 new commercial construction projects and **more than 4.8 million square feet** of space in 2004. The amount of square footage developed in Fairfax County increased 21 percent from the previous year, with increases in the office and hotel/motel sectors, which rose 49 and 178 percent, respectively.
- Office and Other space were the largest categories of the newly constructed space. **The Corporate Office Center at Tysons II** was the largest new office building project in the jurisdiction. The project added over 318,000 square feet of office space to Fairfax County.
- Other significant projects include **Tysons Corner Center** additions with 316,000 square feet of space and the **Washington Technology Center II** with 216,000 square feet of space.



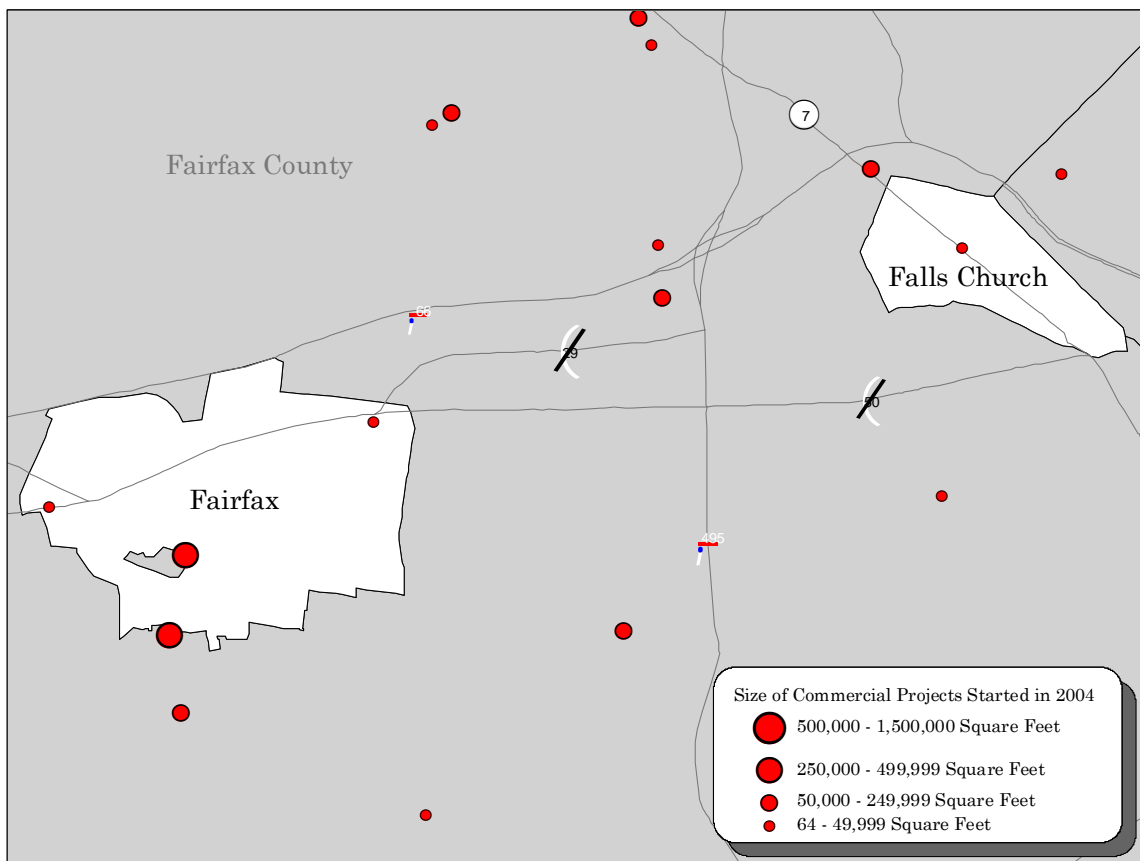
Source: Metropolitan Washington Council of Governments

CITY OF FAIRFAX

- Two construction projects added **more than 32,000 square feet** of retail space in the City of Fairfax in 2004. An addition to **Haverty's Retail Store** added nearly 20,000 square feet of space.

CITY OF FALLS CHURCH

- Two construction projects added **152,000 square feet** of new space in the City of Falls Church in 2004. The largest project, the new **Mary Ellen Henderson Middle School**, added more than 131,000 square feet of space.



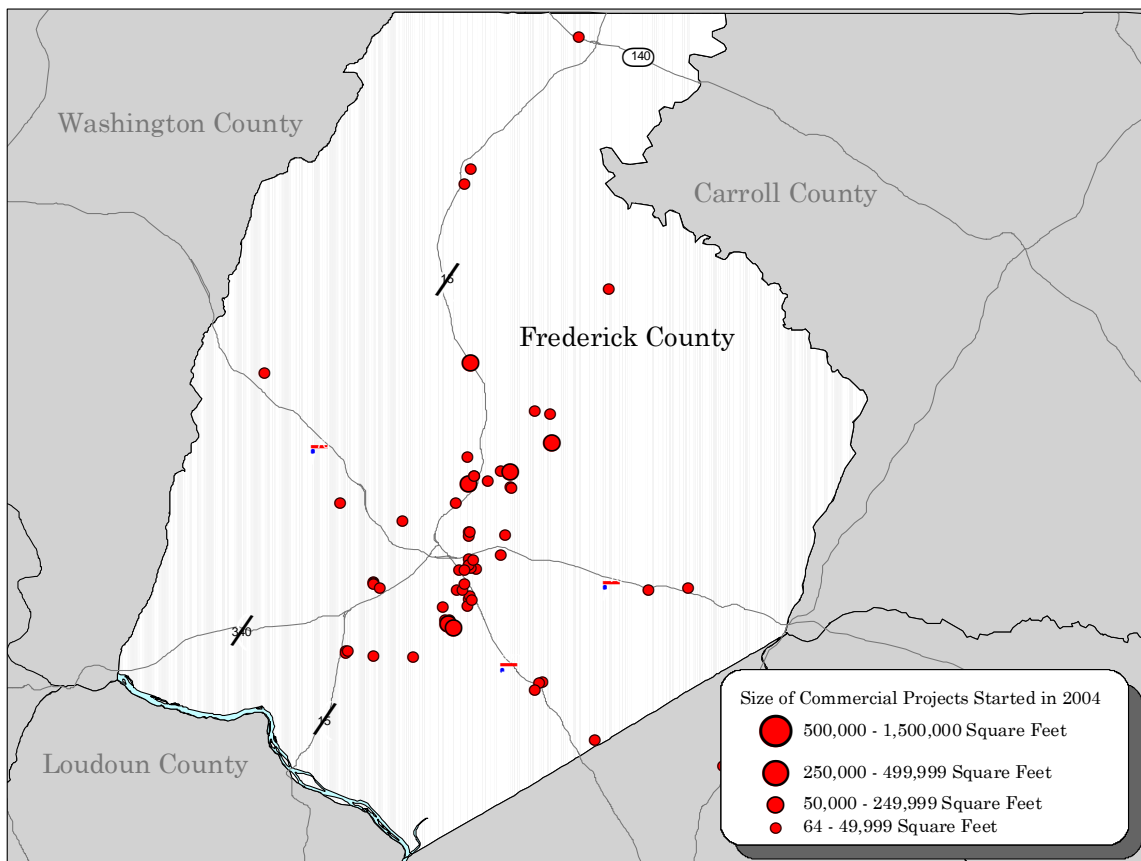
Source: Metropolitan Washington Council of Governments

FREDERICK COUNTY

- Sixty-three commercial construction projects were started in Frederick County in 2004. These projects added **nearly 1.3 million square feet** of new space, a 23 percent decrease from 2003. The largest project was a 150,000 square foot **flex/warehouse building**.

CITY OF FREDERICK

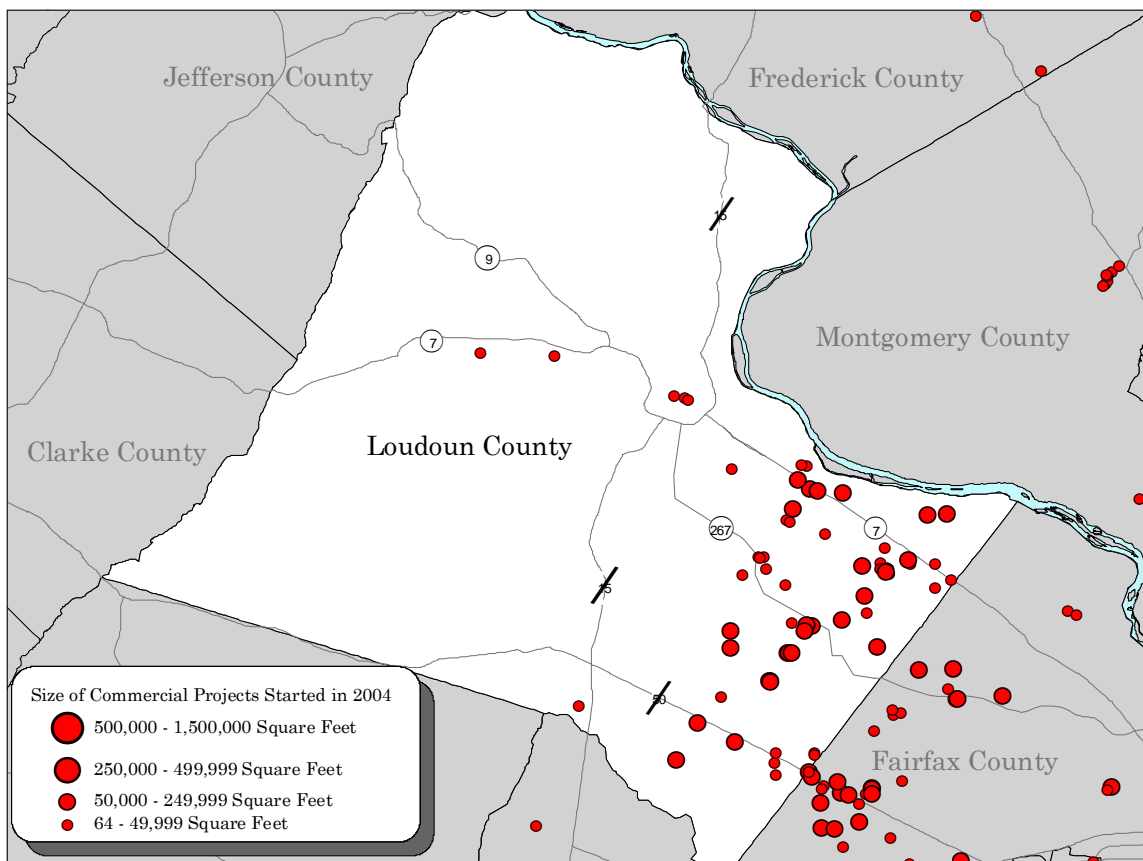
- Fourteen projects began in the City of Frederick in 2004. These projects added **nearly 280,000 square feet** of space, a 46 percent increase from 2003.
- Notable projects included a Hampton Inn with 65,000 square feet of space, and a Giant Food with 58,000 square feet of space.



Source: Metropolitan Washington Council of Governments

LOUDOUN COUNTY

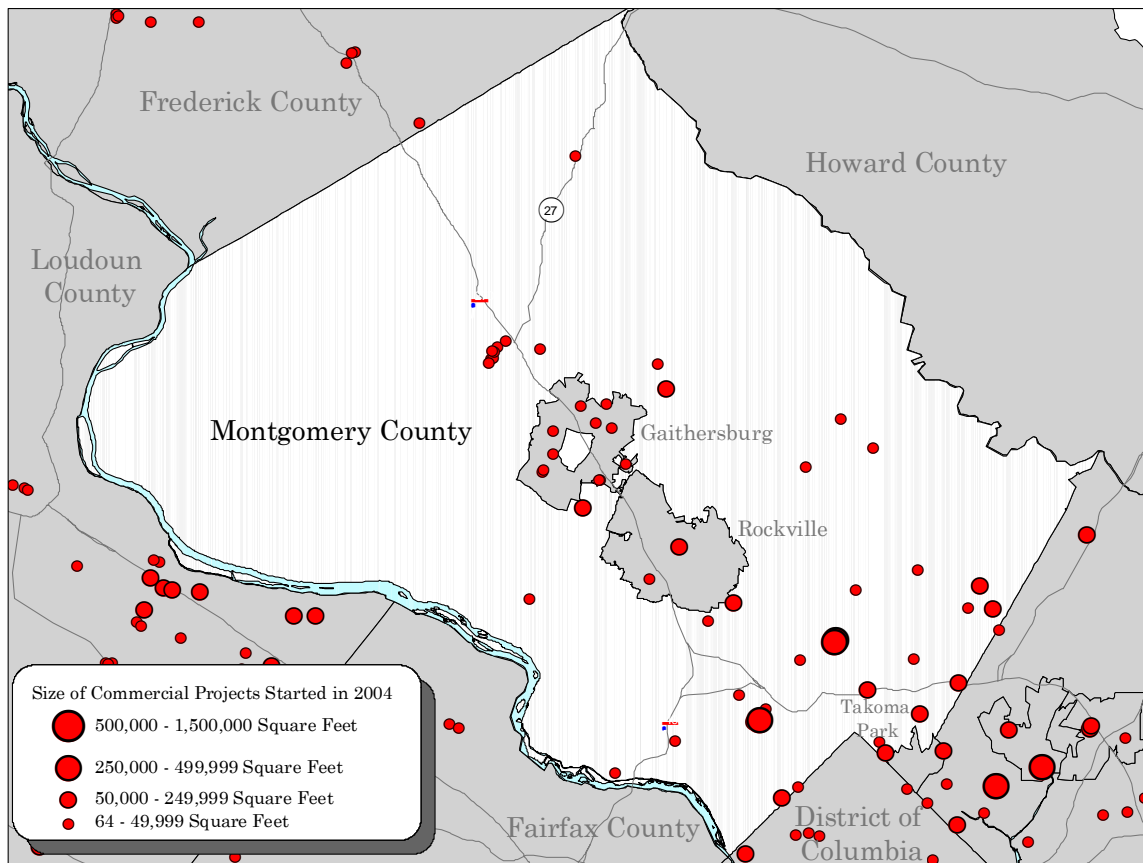
- In 2004, Loudoun County added 66 projects creating **more than 2.6 million square feet** of space, a decrease of 37 percent from the previous year.
- The **EZ Storage Building** in Sterling was the largest project in Loudoun County. It added 138,000 square feet of space.
- Other significant projects include: **Ashbrook Commons**, which added 128,000 square feet of retail space; a **Marriott Residence Inn Dulles South**; and **Stone Ridge Village Center**, which added 115,000 and 108,000 square feet, respectively.



Source: Metropolitan Washington Council of Governments

MONTGOMERY COUNTY

- Montgomery County added 54 commercial construction projects and **nearly three million square feet** in 2004. This amount of construction represented a 31 percent decrease from the preceding year.
- A new **NIH parking garage** was the largest project in Montgomery County, adding nearly 400,000 square feet of space. Other noteworthy projects include **Macy's Department Store** with 280,000 square feet of new retail space, and the **Rockville Town Center** with 175,000 square feet of new space.



Source: Metropolitan Washington Council of Governments

CITY OF GAITHERSBURG

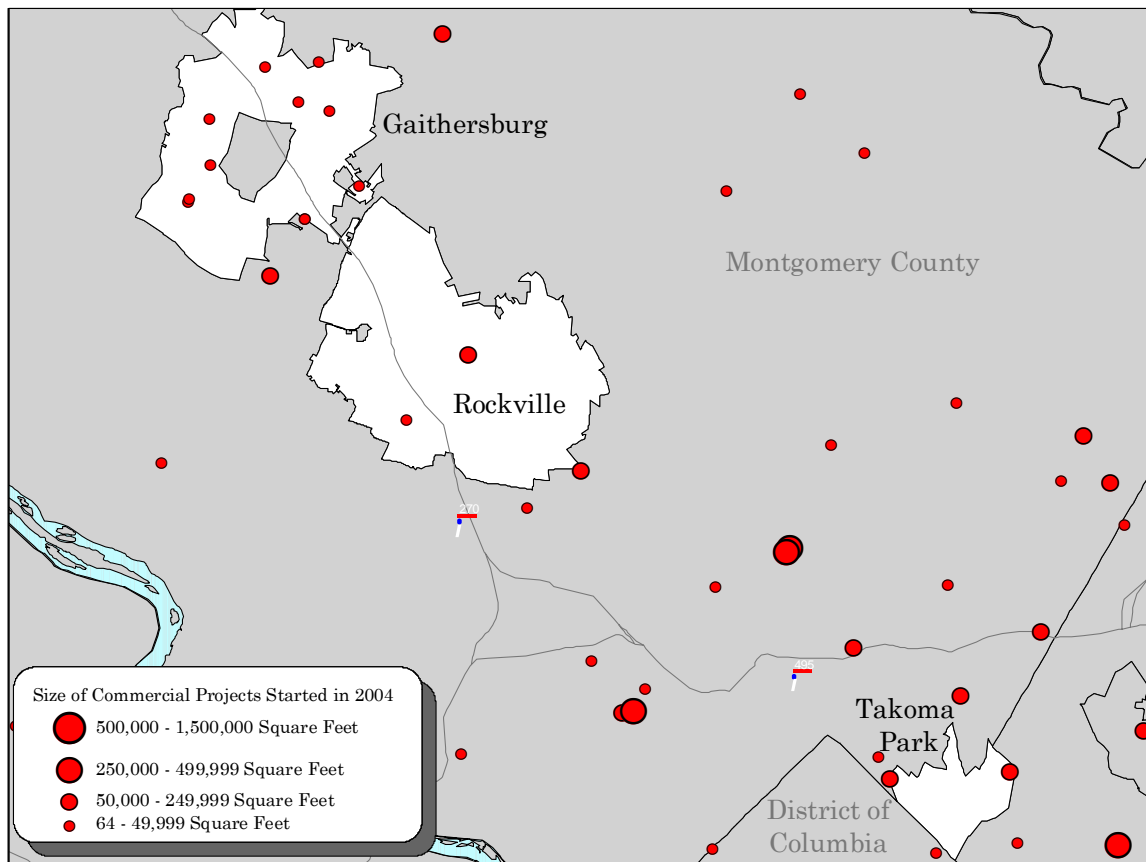
- Ten commercial construction projects added **nearly 214,000 square feet** of space to the City of Gaithersburg in 2004. The largest project was the **TECRO Building at Quince Orchard Park** with nearly 50,000 square feet of space.

CITY OF ROCKVILLE

- Two commercial construction projects added **nearly 180,000 square feet** of space to the City of Rockville in 2004. **Rockville Town Center** was the largest project, adding more than 175,000 square feet of space.

CITY OF TAKOMA PARK

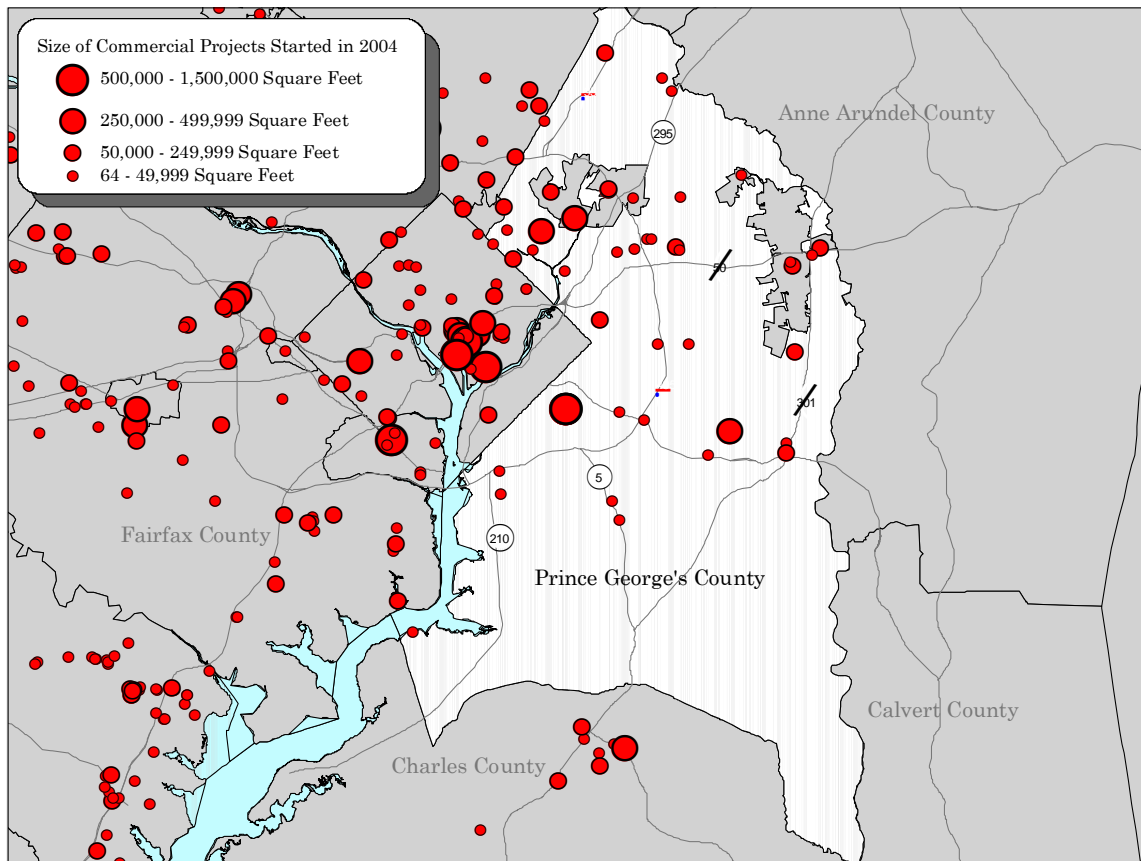
- Two construction projects, a **Student Services Center** at Montgomery College and a **self-storage facility**, added nearly 250,000 square feet of new space in the City of Takoma Park in 2004.



Source: Metropolitan Washington Council of Governments

PRINCE GEORGE'S COUNTY

- Prince George's County added 45 new commercial construction projects in 2004 with **more than 4.8 million square feet** of space, an increase of 19 percent from the previous year. Increases in office, educational & medical and other space contributed to the total amount of new development which occurred in Prince George's County.
- The largest projects were **new U.S. Census Bureau Headquarters South Building and North Building**. These projects added 771,000 square feet and 729,000 square feet of space, respectively.
- Another notable project includes a **Regional High School** with nearly 433,000 square feet of space.



Source: Metropolitan Washington Council of Governments

CITY OF BOWIE

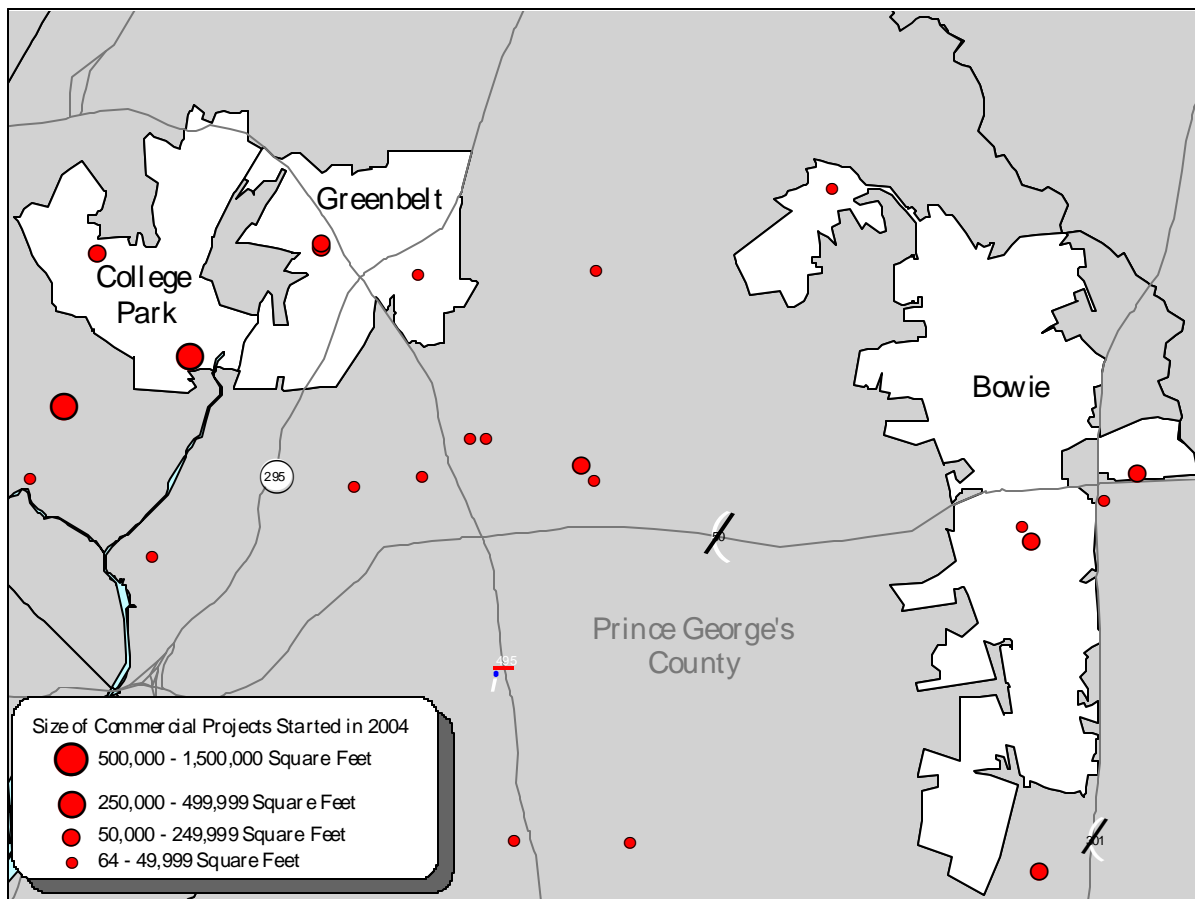
- Four commercial construction projects were started in the City of Bowie in 2004. They added **nearly 142,000 square feet** of new space. The largest project was the a new building at the Maryland Science and Technology Center, adding 120,000 square feet of space.

CITY OF COLLEGE PARK

- Two commercial construction projects were started in the City of College Park in 2004. They added **480,000 square feet** of new space. The largest project was University of Maryland Parking Garage, adding 420,000 square feet of space.

CITY OF GREENBELT

- Three commercial construction projects, contributed nearly 198,000 square feet of new space in the City of Greenbelt in 2004. The largest project, Patriot Business Park, added **85,000 square feet** of space.



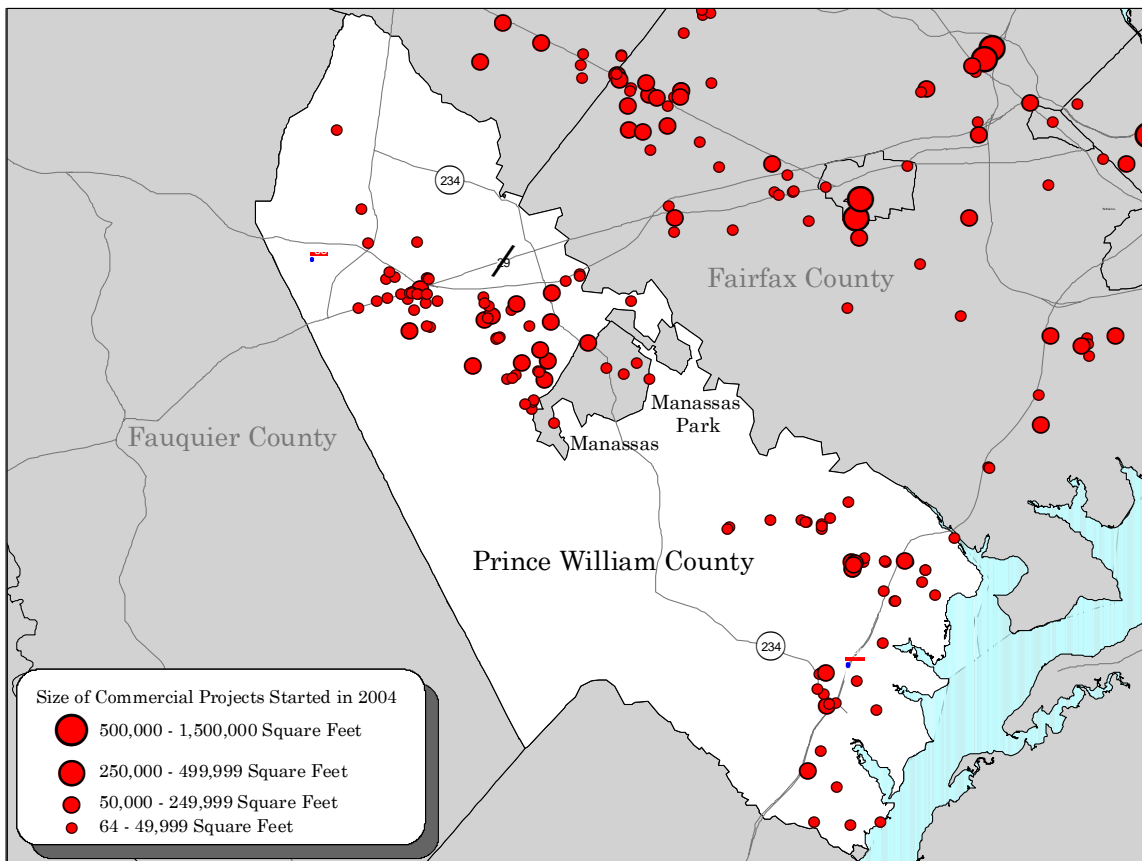
Source: Metropolitan Washington Council of Governments

PRINCE WILLIAM COUNTY

- Prince William County added 115 commercial construction projects in 2004, and **more than three million square feet**, an increase of 11 percent from the preceding year.
- Lowe's Home Improvement Center was the largest project, adding **nearly 134,000 square feet** of new retail space. New retail development constituted 26 percent of the county's construction in 2004.
- Other significant projects include EZ Storage Facility with more than 123,000 square feet and Hilldrup Moving and Storage with nearly 123,000 square feet of space.

CITIES OF MANASSAS AND MANASSAS PARK

- In the City of Manassas, five projects added **more than 171,000 square feet** of new space. The largest project was **Prince William Hospital Medical Office Building** which added **70,000 square feet** of retail development to the city. No commercial construction projects started in the City of Manassas Park.



Source: Metropolitan Washington Council of Governments

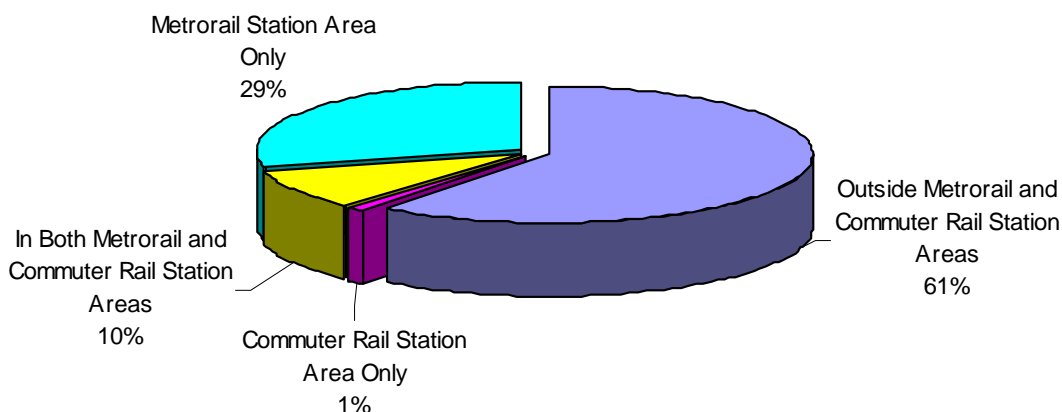
METRO RAIL STATION AREAS²

- **10.6 million square feet** of space were started in Metrorail station areas in 2004.
- These projects accounted for **38 percent of the region's total construction**, compared with 32 percent in 2003.
- Construction around **Suitland Station** in Prince George's County resulted in more than two million square feet of new space. The **Navy Yard** station area in the District of Columbia experienced a significant construction activity, adding 1.5 million square feet of space. The **Smithsonian** station area, also in the District, added more than one million square feet of space.

COMMUTER RAIL STATION AREAS³

- **Twenty-three** commercial construction projects, totaling nearly 3.1 million square feet of space, were started in Commuter Rail Station Areas in 2004. These projects account for 11 percent of the region's total construction, compared with nine percent in 2003.
- Construction around the **L'Enfant Plaza** area in the District of Columbia resulted in nearly 1.6 million square feet of space. The **College Park** station area in Prince George's County gained nearly 420,000 square feet of space, while the **Union Station** area in the District added 385,000 square feet of space.

2004 Commercial Construction Projects in Metrorail and Commuter Rail Station Areas



²Metrorail station area is defined as the ½ mile radius surrounding each Metrorail station.

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

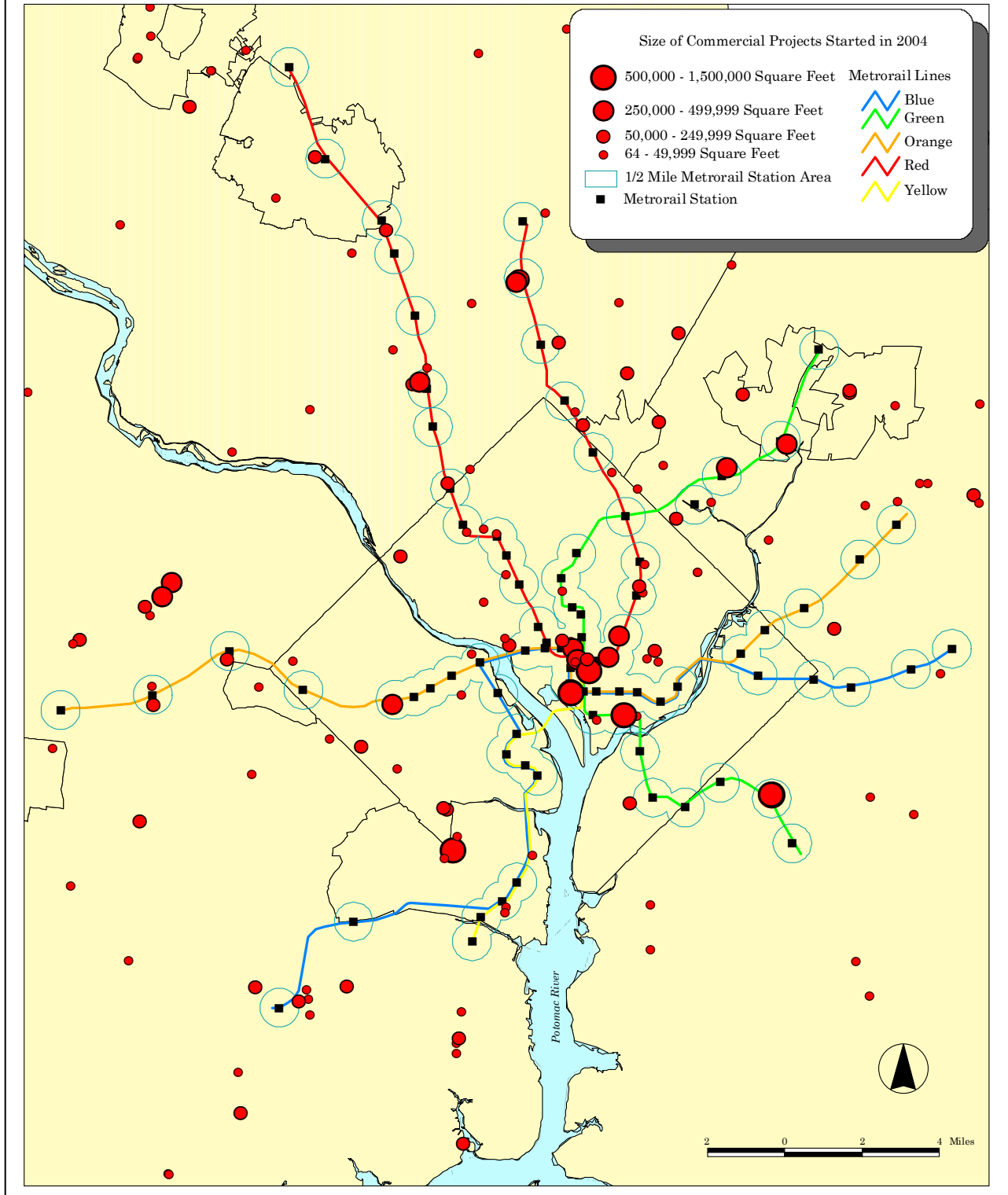
Commercial Construction in the Washington Region, 2004
by Metrorail Station Areas*

Station Name	2004			
	Projects	Square Feet	Value	Percent of Regional Commercial Construction
ARCHIVES-NAVY MEMORIAL	1	531,500	\$400,000,000	
BALLSTON	1	260,401	\$20,000,000	
BROOKLAND-CUA	1	27,500	\$15,139,000	
COLLEGE PARK - U OF MD	1	420,000	\$20,000,000	
COLUMBIA HEIGHTS	1	12,551	\$1,225,000	
DUNN LORING - MERRIFIELD	2	82,000	\$8,250,000	
FEDERAL TRIANGLE	1	3,000	\$2,000,000	
FOGGY BOTTOM - GWU	1	214,000	\$84,000,000	
FOREST GLEN	1	100,000	\$12,500,000	
FRIENDSHIP HEIGHTS	2	138,038	\$5,537,000	
GALLERY PLACE - CHINATOWN	2	435,000	\$216,000,000	
KING STREET	2	62,924	\$6,806,650	
MCPHERSON SQUARE	2	114,870	\$37,629,000	
MEDICAL CENTER	2	490,000	\$117,000,000	
METRO CENTER	2	673,342	\$205,000,000	
NAVY YARD	1	1,500,000	\$330,000,000	
NEW YORK AVE-FLORIDA AVE-GALLAUDET U	1	408,000	\$32,000,000	
PRINCE GEORGE'S PLAZA	1	472,875	\$18,000,000	
RHODE ISLAND AVENUE	2	80,000	\$6,255,000	
ROCKVILLE	1	175,000	\$30,000,000	
ROSSLYN	1	17,531	\$2,536,430	
SILVER SPRING	1	34,670	\$6,630,000	
SMITHSONIAN	2	1,026,800	\$195,000,000	
SUITLAND	3	2,058,000	\$288,500,000	
TENLEYTOWN-AU	1	13,048	\$3,500,000	
TWINBROOK	1	77,000	\$7,103,520	
UNION STATION	1	385,000	\$110,000,000	
VAN NESS-UDC	2	56,483	\$3,089,000	
WATERFRONT-SEU	1	16,500	\$5,100,000	
WEST FALLS CHURCH	1	131,000	\$15,000,000	
WEST HYATTSVILLE	1	16,000	\$1,000,000	
WHEATON	2	572,500	\$56,000,000	
WOODLEY PARK / ZOO / ADAMS MORGAN	1	40,000	\$9,557,000	
Metrorail Station Area Total	46	10,645,533	\$2,270,357,600	38%
Outside Metrorail Station Area Total	447	17,097,272	\$1,645,342,396	62%
Regional Total	493	27,742,805	\$3,915,699,996	
<i>2003 Metrorail Station Area Total</i>	<i>75</i>	<i>9,840,660</i>	<i>\$1,298,332,041</i>	
<i>2003 - 2004 Change</i>	<i>-29</i>	<i>804,873</i>	<i>\$972,025,560</i>	<i>8%</i>

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



2004 Commercial Construction Projects in Metrorail Station Areas



Source: Metropolitan Washington Council of Governments

Commercial Construction in the Washington Region, 2004
by Commuter Rail Station Areas*

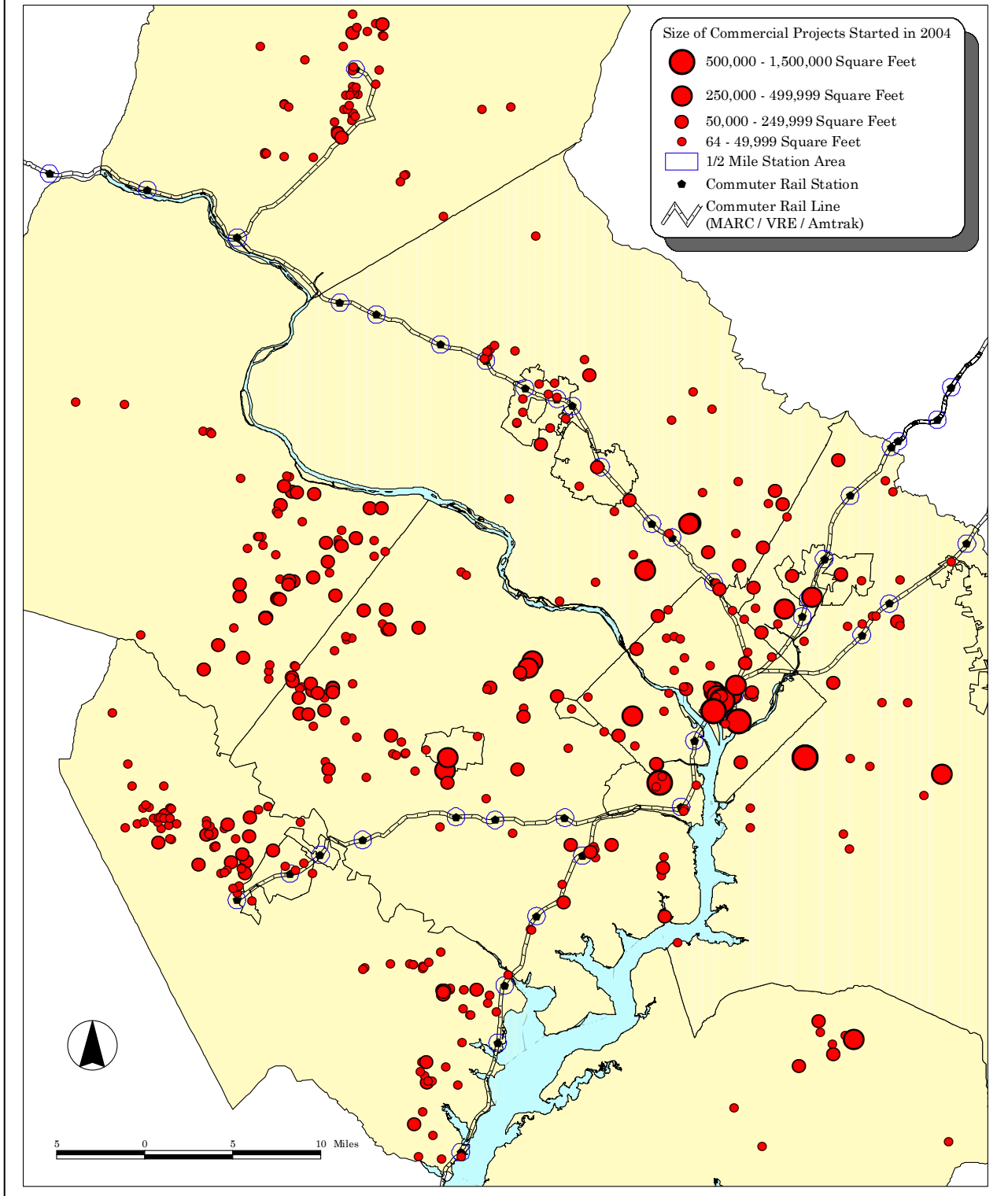
Station Name	2004			Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
ALEXANDRIA** - (VRE)	2	62,924	\$6,806,650	
BROADRUN / AIRPORT - (VRE)	1	7,500	\$200,000	
COLLEGE PARK** - (MARC)	1	420,000	\$20,000,000	
FRANCONIA-SPRINGFIELD**- (VRE)	1	176,500	\$35,000,000	
FREDERICK - (MARC)	3	71,190	\$3,460,434	
GAITHERSBURG - (MARC)	1	38,000	\$6,310,000	
GERMANTOWN - (MARC)	4	73,896	\$7,800,000	
KENSINGTON - (MARC)	1	5,008	\$265,000	
L'ENFANT PLAZA** - (VRE)	3	1,558,300	\$595,000,000	
MANASSAS - (VRE)	2	49,000	\$6,250,000	
QUANTICO - (VRE)	1	22,500	\$625,000	
ROCKVILLE** - (MARC)	1	175,000	\$30,000,000	
SILVER SPRING** - (MARC)	1	34,670	\$6,630,000	
UNION STATION** - (MARC / VRE)	1	385,000	\$110,000,000	
Commuter Rail Station Area Total	23	3,079,488	\$828,347,084	11%
Outside Commuter Rail Station Area Total	470	24,663,317	\$3,087,352,912	89%
Regional Total	493	27,742,805	\$3,915,699,996	
<i>2003 Commuter Rail Station Area Total</i>	<i>29</i>	<i>2,753,679</i>	<i>\$282,151,730</i>	
<i>2003 - 2004 Change</i>	<i>-6</i>	<i>325,809</i>	<i>\$546,195,354</i>	<i>12%</i>
Metrorail and Commuter Rail Station Area Total	59	10,912,627	\$2,295,268,034	39%
Outside Metrorail and Commuter Rail Station Area Total	434	16,830,178	\$1,620,431,962	61%
Regional Total	493	27,742,805	\$3,915,699,996	

*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



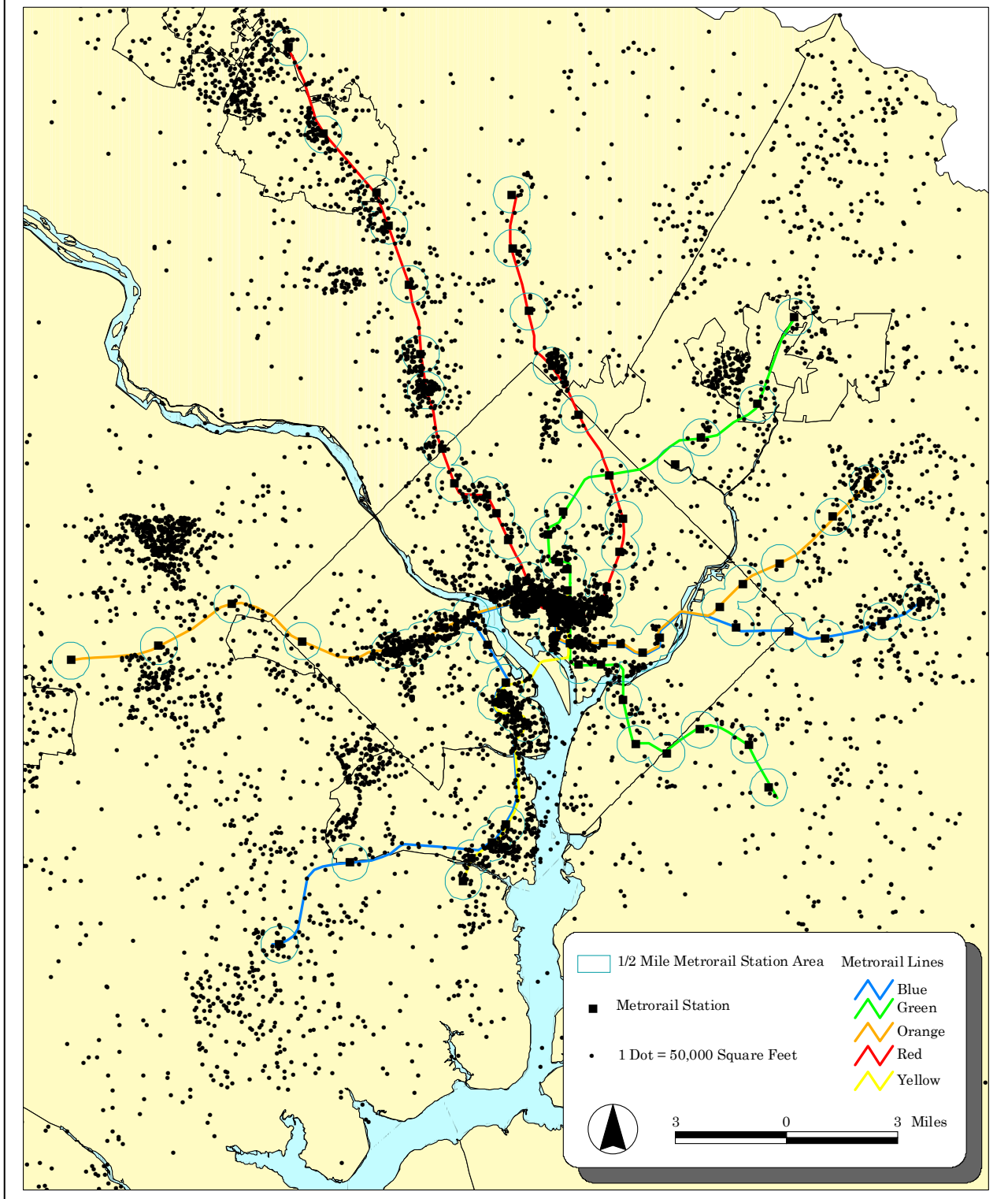
2004 Commercial Construction Projects in Commuter Rail Station Areas



Source: Metropolitan Washington Council of Governments



1980 - 2004 Commercial Construction Projects in Metrorail Station Areas



Source: Metropolitan Washington Council of Governments

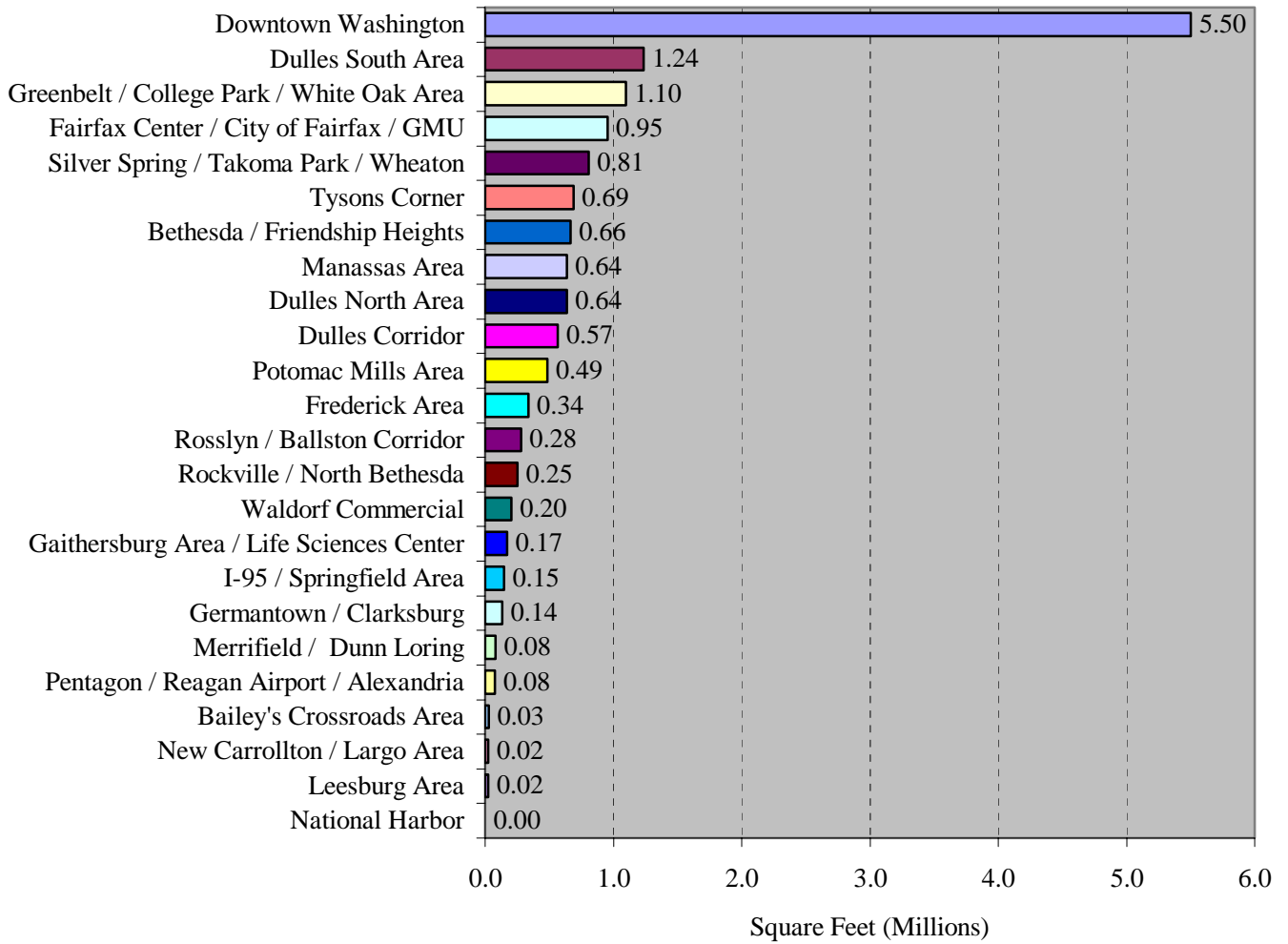
REGIONAL ACTIVITY CENTERS AND CLUSTERS

- A total of 149 commercial construction projects, contributing nearly 13 million square feet of space, were started in **Regional Activity Centers** in 2004. The new space accounts for 47 percent of the region's new construction activity, compared with 43 percent in 2003. The **Federal Center/Southwest** activity center in the District of Columbia captured the largest share of new commercial development, with four projects and nearly 2.6 million square feet of space. **Downtown Washington** had the second highest amount of space, with more than 2.5 million square feet.
- A total of 190 commercial projects and more than 15 million square feet of space began construction in **Regional Activity Clusters** in 2004. The development represents 54 percent of the region's new commercial construction activity, compared with 55 percent in 2003. **Downtown Washington** received the greatest amount of space, with 36 projects and **more than five million square feet** of space.

Commercial Construction in the Washington Region, 2004 by Regional Activity Cluster

ID Regional Activity Cluster	2004			Percent of Regional Commercial Construction
	Projects	Square Feet	Value	
1 Downtown Washington	24	5,502,115	\$1,659,166,000	
2 Pentagon / Reagan Airport / Alexandria Area	3	77,924	\$7,843,650	
3 Rockville / North Bethesda	2	252,000	\$37,103,520	
4 Dulles Corridor	7	566,300	\$25,054,000	
5 Tysons Corner	4	689,196	\$127,850,000	
6 Greenbelt / College Park / White Oak Area	8	1,096,461	\$68,500,863	
7 Rosslyn / Ballston Corridor	2	277,932	\$22,536,430	
8 Bethesda / Friendship Heights	6	664,086	\$128,037,000	
9 Gaithersburg Area / Life Sciences Center	8	173,193	\$23,212,000	
10 Dulles North Area	18	637,293	\$35,469,000	
11 Fairfax Center / City of Fairfax / GMU	10	954,324	\$133,592,900	
12 Silver Spring / Takoma Park / Wheaton	5	808,606	\$89,830,000	
13 I-95 / Springfield Area	3	146,596	\$9,380,000	
14 Dulles South Area	20	1,237,499	\$119,858,569	
15 Frederick Area	23	337,433	\$17,392,633	
16 Manassas Area	14	637,935	\$42,272,000	
17 Merrifield / Dunn Loring	1	80,000	\$8,000,000	
18 Bailey's Crossroads Area	1	29,098	\$8,147,000	
19 New Carrollton / Largo Area	3	23,955	\$4,840,000	
20 Germantown / Clarksburg	6	135,331	\$16,950,739	
21 Potomac Mills Area	13	486,438	\$20,809,086	
22 Waldorf Commercial	6	203,151	\$16,950,000	
23 Leesburg Area	3	23,722	\$3,909,682	
24 National Harbor	0	0	\$0	
Inside Regional Activity Clusters	190	15,040,588	\$2,626,705,072	54.2%
Outside of Regional Activity Clusters	303	12,702,217	\$1,288,994,924	45.8%
Regional Total	493	27,742,805	\$3,915,699,996	100%
<i>2003 Regional Activity Clusters Total</i>	<i>212</i>	<i>17,201,613</i>	<i>\$2,022,900,135</i>	<i>55.3%</i>
<i>2003- 2004 Change</i>	<i>-22</i>	<i>-2,161,025</i>	<i>\$603,804,938</i>	<i>-12.6%</i>

2004 Commercial Construction Projects by Regional Activity Cluster



Commercial Construction in the Washington Region, 2004
by Regional Activity Center

		2004			
ID	Regional Activity Center	Projects	Square Feet	Value	Percent of Regional Commercial Construction
DC CORE					
1	Downtown Washington	10	2,550,712	\$1,002,629,000	
2	Federal Center/Southwest	4	2,569,409	\$536,259,000	
3	Georgetown	1	214,000	\$84,000,000	
4	Monumental Core	0	0	\$0	
5	New York Avenue	0	0	\$0	
Subtotal		15	5,334,121	\$1,622,888,000	19.2%
MIXED-USE CENTERS					
6	Eisenhower Avenue	1	20,364	\$3,830,650	
7	Downtown Alexandria	1	42,560	\$2,976,000	
8	Ballston	0	0	\$0	
9	Clarendon	0	0	\$0	
10	Court House	0	0	\$0	
11	Crystal City	0	0	\$0	
12	Pentagon City	0	0	\$0	
13	Rosslyn	1	17,531	\$2,536,430	
14	Virginia Square	0	0	\$0	
15	Friendship Heights/Tenleytown	3	151,086	\$9,037,000	
16	Bailey's Crossroads/Skyline	0	0	\$0	
17	Bethesda CBD	0	0	\$0	
18	Silver Spring CBD	1	34,670	\$6,630,000	
19	White Flint	0	0	\$0	
20	Twinbrook	0	0	\$0	
Subtotal		7	266,211	\$25,010,080	1.0%
EMPLOYMENT CENTERS					
21	Tysons Corner	4	689,196	\$127,850,000	
22	The Pentagon	0	0	\$0	
23	Herndon	1	37,500	\$1,625,000	
24	Merrifield/Dunn Loring	1	80,000	\$8,000,000	
25	Reston East	1	60,800	\$4,000,000	
26	Reston West	2	393,000	\$7,939,000	
27	National Institutes of Health	2	490,000	\$117,000,000	
28	Rock Spring Park	0	0	\$0	
29	Shady Grove/King Farm/Life Sciences	0	0	\$0	
Subtotal		11	1,750,496	\$266,414,000	6.3%

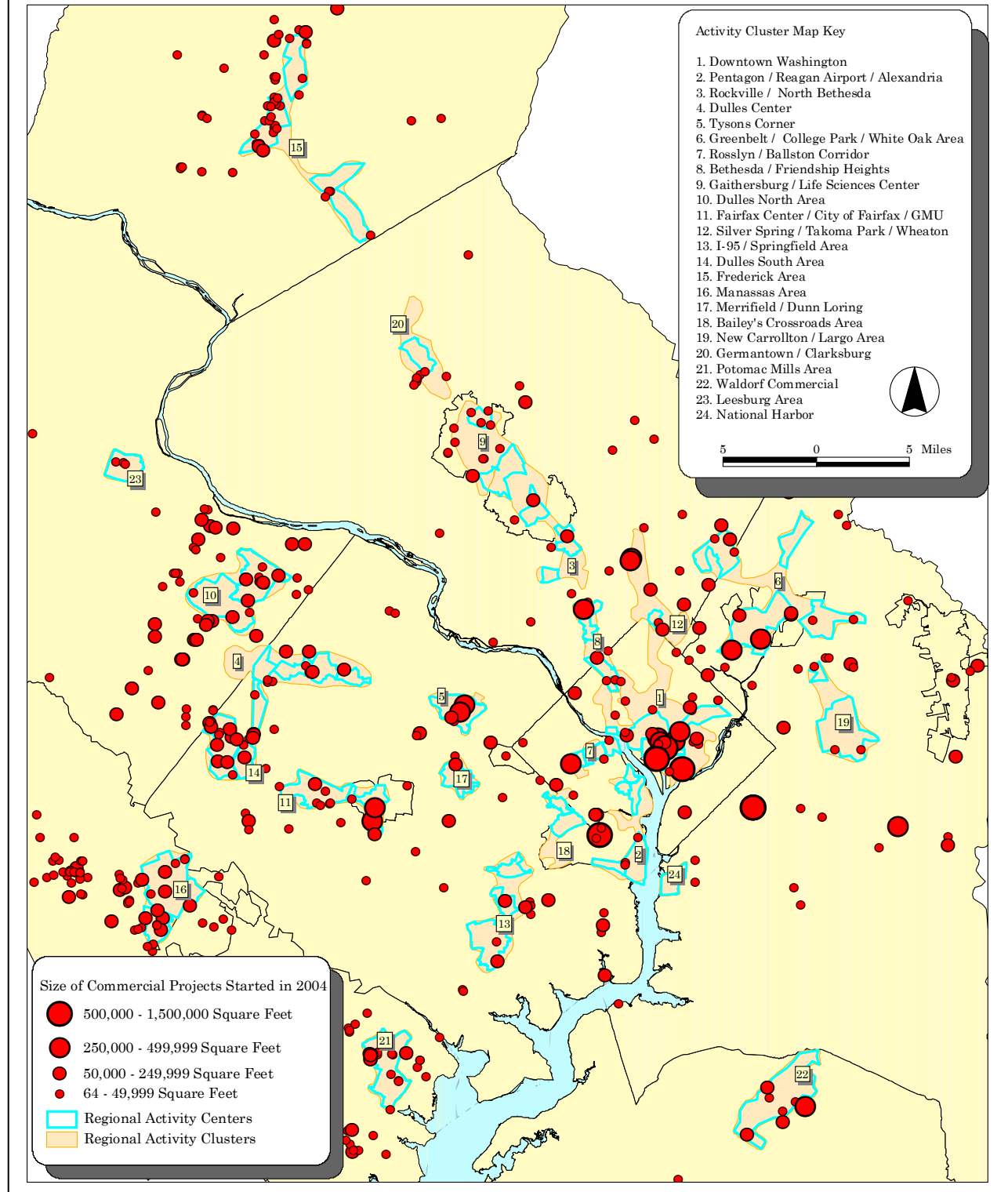
Commercial Construction in the Washington Region, 2004

by Regional Activity Center

		2004			
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	5	195,108	\$16,075,000	
32	Beltway South	0	0	\$0	
33	Dulles Corner	1	3,000	\$500,000	
34	Dulles East	7	322,365	\$35,250,000	
35	Dulles West	13	915,134	\$84,608,569	
36	Fairfax Center	4	159,724	\$13,600,000	
37	I-95 Corridor/Engineer Proving Grounds	1	3,000	\$380,000	
38	Springfield	1	71,337	\$6,000,000	
39	City of Fairfax-GMU	4	784,600	\$117,742,900	
40	Downtown Leesburg	3	23,722	\$3,909,682	
41	Germantown	1	9,000	\$990,000	
42	North Frederick Avenue	2	44,940	\$6,910,000	
43	White Oak	3	119,645	\$9,570,863	
44	US 1/Green Line	0	0	\$0	
45	Greenbelt NASA	2	23,941	\$4,930,000	
46	New Carrollton/Transit Triangle	1	6,206	\$500,000	
47	Route 1	3	952,875	\$54,000,000	
48	Innovation	5	229,288	\$23,535,000	
49	Rockville Town Center	1	175,000	\$30,000,000	
Subtotal		57	4,038,885	\$408,502,014	14.6%
EMERGING EMPLOYMENT CENTERS					
50	Airport/Monocacy Boulevard	1	8,592	\$495,498	
51	Md 85/355 Evergreen Point	18	289,531	\$13,695,375	
52	Urbana	3	30,788	\$2,520,000	
53	28 North	15	499,937	\$28,269,000	
54	Corporate Dulles	3	137,356	\$7,200,000	
55	Largo Center Circle	1	15,007	\$4,000,000	
56	National Harbor	0	0	\$0	
57	Bull Run-Sudley Area	6	194,875	\$9,277,000	
58	Potomac Mills	12	362,802	\$18,059,086	
Subtotal		59	1,538,888	\$83,515,959	5.5%
Inside Regional Activity Centers		149	12,928,601	\$2,406,330,053	46.6%
Outside Regional Activity Centers		344	14,814,204	\$1,509,369,943	53.4%
Regional Total		493	27,742,805	\$3,915,699,996	100.0%
<hr/>					
<i>2003 Regional Activity Centers Total</i>		<i>159</i>	<i>13,360,484</i>	<i>\$1,503,242,897</i>	<i>42.9%</i>
<i>2003 - 2004 Change</i>		<i>-10</i>	<i>-431,883</i>	<i>\$903,087,157</i>	<i>-3.2%</i>



2004 Commercial Construction Projects in Regional Activity Centers and Clusters



Source: Metropolitan Washington Council of Governments

Appendices

A - Jurisdictional Details

B - Commercial Construction 1980-2004, 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 2003 and 2004,
Details by Jurisdiction and Structure Type**

		2004			2003		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Arlington County	Retail	1	54,396	\$12,500,000	4	321,623	\$29,603,000
	Office	2	277,932	\$22,536,430	3	1,270,000	\$138,720,000
	Educational & Medical	2	112,922	\$30,820,000	6	170,870	\$36,757,000
	R & D	0	0	\$0	1	86,100	\$70,000,000
	Mixed Use	0	0	\$0	1	335,000	\$37,000,000
	Hotel/Motel	0	0	\$0	1	380,000	\$37,500,000
	Other	3	110,494	\$29,104,000	5	135,167	\$17,842,000
	Subtotal	8	555,744	\$94,960,430	21	2,698,760	\$367,421,998
City of Alexandria	Retail	2	35,364	\$4,867,650	0	0	\$0
	Office	0	0	\$0	2	119,000	\$20,467,850
	Educational & Medical	2	555,612	\$95,483,762	1	4,160	\$450,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	42,560	\$2,976,000	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	1	29,000	\$2,000,000	5	45,195	\$6,320,108
	Subtotal	6	662,536	\$105,327,412	8	168,355	\$27,237,957
City of Bowie*	Retail	2	7,837	\$625,000	4	128,097	\$4,816,950
	Office	0	0	\$0	2	140,010	\$8,155,000
	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	1	14,100	\$3,900,000	0	0	\$0
	Other	1	120,000	\$4,800,000	2	138,694	\$2,900,000
	Subtotal	4	141,937	\$9,325,000	8	406,801	\$15,871,950
Charles County	Retail	3	77,043	\$4,375,000	10	268,264	\$15,378,979
	Office	2	169,000	\$13,000,000	9	155,033	\$13,518,000
	Educational & Medical	2	44,108	\$2,260,500	3	326,978	\$50,376,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	4,368	\$493,000
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	7	323,807	\$13,906,301	8	94,390	\$11,865,000
	Subtotal	14	613,958	\$33,541,801	31	849,033	\$91,630,977
City of College Park*	Retail	0	0	\$0	1	13,087	\$1,200,000
	Office	0	0	\$0	1	112,416	\$5,300,000
	Educational & Medical	1	60,000	\$16,000,000	2	169,800	\$41,300,000
	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	1	420,000	\$20,000,000	1	430,000	\$16,000,000
	Subtotal	2	480,000	\$36,000,000	5	725,303	\$63,800,000
District of Columbia	Retail	7	275,272	\$89,619,000	4	124,295	\$15,750,151
	Office	9	4,291,142	\$979,000,000	14	3,039,648	\$477,249,999
	Educational & Medical	11	361,939	\$78,071,000	9	952,702	\$142,172,523
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	3	767,900	\$540,400,000	0	0	\$0
	Hotel/Motel	1	55,000	\$14,000,000	4	692,158	\$96,000,000
	Other	4	242,548	\$14,000,000	19	1,304,760	\$343,708,999
	Subtotal	35	5,993,801	\$1,715,090,000	50	6,113,563	\$1,074,881,671

**Appendix A - Commercial Construction Starts 2003 and 2004,
Details by Jurisdiction and Structure Type**

		2004			2003		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Falls Church	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	1	131,000	\$15,000,000	0	0	\$0
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	21,000	\$6,000,000	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	0	0	\$0	1	3,000	\$625,000
Subtotal		2	152,000	\$21,000,000	1	3,000	\$625,000
City of Fairfax	Retail	2	32,100	\$1,100,000	0	0	\$0
	Office	0	0	\$0	1	4,000	\$625,000
	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		2	32,100	\$1,100,000	1	4,000	\$625,000
Fairfax County	Retail	11	593,866	\$98,755,000	15	827,262	\$66,195,983
	Office	25	1,709,089	\$162,083,569	11	1,145,866	\$103,706,499
	Educational & Medical	9	188,942	\$28,552,900	14	755,155	\$141,797,135
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	150,000	\$4,000,000	0	0	\$0
	Hotel/Motel	8	523,136	\$65,700,000	3	188,000	\$14,000,000
	Other	24	1,638,031	\$187,989,300	24	1,067,221	\$88,430,478
Subtotal		78	4,803,064	\$547,080,769	67	3,983,504	\$414,130,094
Frederick County*	Retail	16	277,076	\$16,161,655	11	267,132	\$18,499,999
	Office	18	234,901	\$13,095,208	11	745,423	\$23,209,489
	Educational & Medical	4	18,555	\$2,825,000	8	233,143	\$32,602,734
	R & D	0	0	\$0	3	41,635	\$10,050,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	1	65,000	\$4,000,000	2	74,914	\$3,750,000
	Other	24	682,580	\$34,916,258	23	294,600	\$23,370,338
Subtotal		63	1,278,112	\$70,998,121	58	1,656,847	\$111,482,560
City of Frederick*	Retail	4	74,050	\$3,597,960	4	142,380	\$9,064,999
	Office	6	83,430	\$5,852,434	1	2,520	\$300,000
	Educational & Medical	0	0	\$0	1	3,540	\$858,000
	R & D	0	0	\$0	1	16,500	\$6,900,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	1	65,000	\$4,000,000	1	2,520	\$300,000
	Other	3	57,024	\$2,481,258	2	24,180	\$3,075,279
Subtotal		14	279,504	\$15,931,652	10	191,640	\$20,498,278
City of Gaithersburg*	Retail	2	11,925	\$3,500,000	2	33,541	\$3,000,000
	Office	3	66,098	\$3,530,758	4	154,111	\$7,050,000
	Educational & Medical	2	71,000	\$10,382,000	1	160,287	\$22,575,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	1	42,000	\$3,208,880	0	0	\$0
	Hotel/Motel	0	0	\$0	0	0	\$0
	Other	2	22,762	\$2,230,000	2	15,920	\$1,450,000
Subtotal		10	213,785	\$22,851,638	9	363,859	\$34,075,000

**Appendix A - Commercial Construction Starts 2003 and 2004,
Details by Jurisdiction and Structure Type**

		2004			2003		
		Projects	Square Feet	Value	Projects	Square Feet	Value
City of Greenbelt*	Retail	0	0	\$0	0	0	\$0
	Office	1	85,000	\$4,400,000	1	88,000	\$5,750,000
	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	1	92,839	\$4,500,000	0	0	\$0
	Other	1	20,000	\$4,450,000	0	0	\$0
Subtotal		3	197,839	\$13,350,000	1	88,000	\$5,750,000
Loudoun County	Retail	17	509,069	\$33,788,486	10	742,146	\$31,158,849
	Office	6	151,032	\$11,565,033	7	210,380	\$17,895,240
	Educational & Medical	5	331,599	\$48,734,000	8	876,998	\$114,407,692
	R & D	0	0	\$0	1	760,000	\$150,000,000
	Mixed Use	1	59,300	\$3,750,000	1	385,000	\$20,000,000
	Hotel/Motel	2	177,000	\$13,000,000	4	331,142	\$19,900,000
	Other	35	1,419,249	\$88,818,885	28	918,917	\$84,916,542
Subtotal		66	2,647,249	\$199,656,404	59	4,224,583	\$438,278,322
City of Manassas	Retail	0	0	\$0	1	110,640	\$5,500,000
	Office	2	107,000	\$12,500,000	3	90,400	\$9,366,300
	Educational & Medical	1	12,000	\$1,250,000	1	53,000	\$47,500,000
	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	52,345	\$975,000	4	106,275	\$5,902,800
Subtotal		5	171,345	\$14,725,000	9	360,315	\$68,269,100
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	16	794,792	\$101,121,520	16	186,580	\$25,144,997
	Office	10	264,527	\$24,878,621	26	1,874,186	\$155,842,289
	Educational & Medical	12	537,898	\$78,659,453	14	611,444	\$106,053,745
	R & D	1	85,000	\$100,000,000	1	90,000	\$5,000,000
	Mixed Use	1	42,000	\$3,208,880	0	0	\$0
	Hotel/Motel	1	86,245	\$5,500,000	1	67,000	\$7,500,000
	Other	13	1,159,620	\$73,470,739	23	1,463,051	\$108,919,080
Subtotal		54	2,970,082	\$386,839,213	81	4,292,261	\$408,460,110
Prince George's County*	Retail	17	317,175	\$16,430,000	14	1,031,051	\$76,666,947
	Office	5	1,667,550	\$278,791,200	8	818,926	\$36,990,000
	Educational & Medical	5	514,292	\$113,225,000	10	452,705	\$84,156,999
	R & D	0	0	\$0	1	73,000	\$9,000,000
	Mixed Use	0	0	\$0	0	0	\$0
	Hotel/Motel	2	106,939	\$8,400,000	0	0	\$0
	Other	16	2,212,814	\$115,733,000	27	1,658,927	\$201,578,232
Subtotal		45	4,818,770	\$532,579,200	60	4,034,609	\$408,392,177

**Appendix A - Commercial Construction Starts 2003 and 2004,
Details by Jurisdiction and Structure Type**

		2004			2003		
		Projects	Square Feet	Value	Projects	Square Feet	Value
Prince William County	Retail	39	785,033	\$28,936,687	22	1,021,492	\$47,457,304
	Office	29	755,393	\$32,524,778	13	333,329	\$17,326,917
	Educational & Medical	9	219,317	\$23,471,836	7	448,354	\$33,649,000
	R & D	0	0	\$0	0	0	\$0
	Mixed Use	0	0	\$0	1	67,000	\$7,500,000
	Hotel/Motel	4	182,057	\$12,900,000	2	153,223	\$10,015,100
	Other	34	1,102,244	\$94,968,345	33	718,016	\$55,274,284
Subtotal		115	3,044,044	\$192,801,646	78	2,741,414	\$171,222,604
City of Rockville*	Retail	1	175,000	\$30,000,000	2	67,600	\$12,949,999
	Office	0	0	\$0	7	477,590	\$39,990,290
	Educational & Medical	0	0	\$0	2	18,673	\$1,388,745
	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	4,290	\$1,300,000	5	360,367	\$8,257,370
Subtotal		2	179,290	\$31,300,000	16	924,230	\$62,586,404
City of Takoma Park*	Retail	0	0	\$0	0	0	\$0
	Office	0	0	\$0	0	0	\$0
	Educational & Medical	1	101,436	\$14,700,000	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	1	147,660	\$3,500,000	1	19,700	\$2,000,000
Subtotal		2	249,096	\$18,200,000	1	19,700	\$2,000,000
Region	Retail	131	3,751,186	\$407,654,998	107	4,900,485	\$331,356,207
	Office	108	9,627,566	\$1,549,974,839	108	9,806,191	\$1,014,917,581
	Educational & Medical	63	3,028,184	\$518,353,451	81	4,885,509	\$789,922,826
	R & D	1	85,000	\$100,000,000	7	1,050,735	\$244,050,000
	Mixed Use	8	1,082,760	\$560,334,880	4	791,368	\$64,992,999
	Hotel/Motel	19	1,195,377	\$123,500,000	17	1,886,437	\$188,665,098
	Other	163	8,972,732	\$655,881,828	200	7,809,519	\$948,752,857
Total		493	27,742,805	\$3,915,699,996	524	31,130,244	\$3,582,657,567

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

Appendix B - Commercial Construction Starts, 1980 - 2004

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
2003	4,900,485	9,806,191	4,885,509	1,050,735	791,368	1,886,437	7,809,519	31,130,244
2004	3,751,186	9,627,566	3,028,184	85,000	1,082,760	1,195,377	8,972,732	27,742,805
Total	80,991,592	243,049,856	68,974,765	16,312,500	52,334,246	25,755,927	143,282,327	630,701,213

APPENDIX C - Commercial Construction Definitions

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

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 McGraw – Hill Construction 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 McGraw – Hill Construction 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 \$200,000 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 others 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 Partnership, Inc.
1729 King Street, 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 Road, Suite 1500
Arlington, VA 22201
(703) 228-0808
(703) 228-0804 (fax)
www.arlingtonvirginiausa.com (Web)
info@arlingtonvirginiausa.com (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)
jhking@cityofbowie.org (e-mail)

CALVERT COUNTY, MARYLAND

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

CHARLES COUNTY, MARYLAND

Economic Development Commission
8730 Mitchell Road
P.O. Box 910
La Plata, 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)
www.ci.college-park.md.us (Web)
csale@ci.college-park.md.us (e-mail)

DISTRICT OF COLUMBIA

Office of the Deputy Mayor for Planning and
Economic Development
John A. Wilson Building
1350 Pennsylvania Avenue, N.W., Suite 317
Washington, DC 20004
(202) 727-6365
(202) 727-6703 (fax)
www.dcbiz.dc.gov (Web)
dmped.eom@dc.gov (e-mail)

FAIRFAX COUNTY, VIRGINIA

Economic Development Authority
8300 Boone Boulevard, 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) 385-7862
(703) 385-7811 (fax)
www.ci.fairfax.va.us (Web)

CITY OF FALLS CHURCH, VIRGINIA

Economic Development Authority
300 Park Avenue, Third Floor, East Wing
Falls Church, VA 22046
(703) 248-5491
(703) 248-5103 (fax)
www.ci.falls-church.va.us/government/eda/ (Web)
econdev@ci.falls-church.va.us (e-mail)

FREDERICK COUNTY, MARYLAND

Office of Economic Development
Frederick County Business & Employment
Center
5340 Spectrum Drive, Suite A
Frederick, MD 21703
(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) 258-6310
(301) 948-6149 (fax)
www.gaithersburgmd.gov (Web)
ttomasello@gaitthersburgmd.gov (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
P.O. Box 7000
Leesburg, VA 20177
(703) 777-0426
(703) 771-5363 (fax)
www.loudoun.gov/business (Web)
good4biz@loudoun.gov (e-mail)

CITY OF MANASSAS, VIRGINIA

Office of Community & Economic Development
9027 Center Street
Manassas, VA 20110
(703) 257-8297
(703) 257-5117 (fax)
www.manassasbusiness.org (Web)
dsandlin@ci.manassas.va.us (e-mail)

CITY OF MANASSAS PARK, VIRGINIA

Economic Development
City Hall
One Park Center
Manassas Park, VA 20111
(703) 335-8813
(703) 335-0053 (fax)
www.cityofmanassaspark.us (Web)
dreynal@cityofmanassaspark.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.montgomerycountymd.gov (Web)
arnetta.quarles@montgomerycountymd.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

Rockville Economic Development, Inc.
95 Monroe Street
Rockville, MD 20850
(301) 315-8096
(301) 315-8097 (fax)
www.rockvilleredi.org (Web)
info@RockvilleREDI.org (e-mail)

SPOTSYLVANIA COUNTY, VIRGINIA

Department 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) 891-7224
(301) 270-4568 (fax)
www.cityoftakomapark.org/ecd/ (Web)
SaraD@takomagov.org (e-mail)

STATE OF MARYLAND
Department of Business and Economic
Development
217 East Redwood Street
Baltimore, MD 21202
(410) 767-6300
(410) 333-6792 (fax)
www.choosemaryland.org (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 I Street, N.W., Suite 200
Washington, DC 20006
(202) 857-5999
(202) 466-4980 (fax)
www.greaterwashington.org (Web)
greaterwashingtoninitiative@bot.org (e-mail)

**METROPOLITAN WASHINGTON
COUNCIL OF GOVERNMENTS**
777 North Capitol Street, N.E., Suite 300
Washington, DC 20002-4239
(202) 962-3200
(202) 962-3201 (fax)
www.mwcog.org (Web)
infocntr@mwkog.org (e-mail)