

Commercial Construction & Economic Trends **2008**

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2008

Regional Overview

- > 402 Commercial Construction Projects ↓
- > 37.2 Million Sq. Ft. ↑
- > \$6.3 Billion ↑
- > Office Space Continues to Dominate
- > Central Jurisdictions nearly double the amount of Sq. Ft.
 - 2007 – 6.4 Million Sq.Ft.
 - 2008 – 12.1 Million Sq.Ft.

2008

Regional Highlights

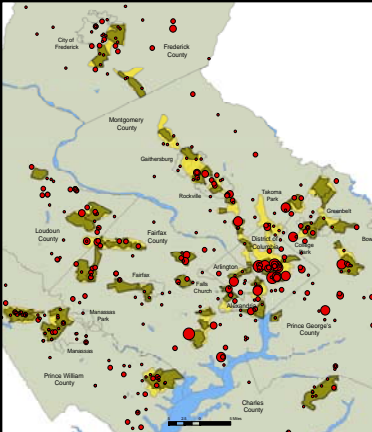
-  BRAC Bolsters Development
-  Getting to Smart Growth
-  Regional Economy

BRAC

-  National Geospatial Intelligence Campus
-  Bethesda Naval Medical Center
-  USAMRIID Sterilization Plant Medical & Health Facilities

Smart Growth

Activity Centers & Clusters



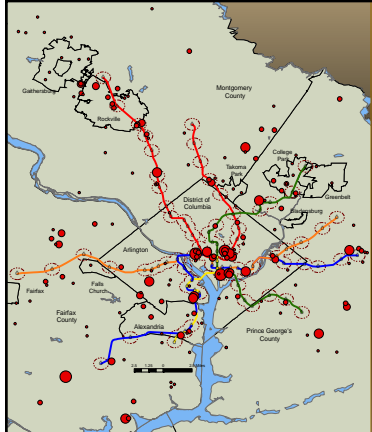
Historical
High in 2006 – 57%
Low in 2003 – 43%

2008
53% in Centers
66% in Clusters

4 million sq.ft. in Downtown Washington Activity Center

Smart Growth

Transit

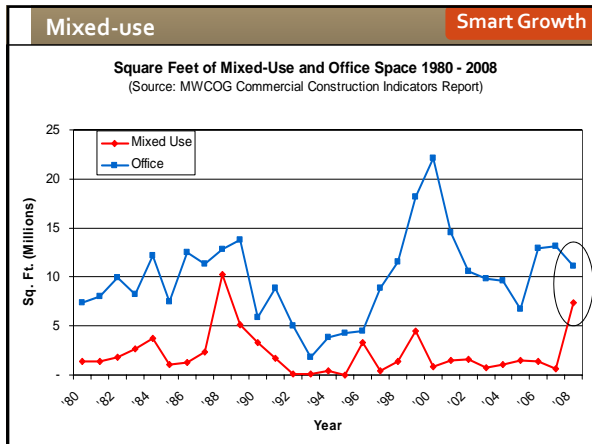


Capture 36% of Commercial Construction

13.3 million sq.ft.

48% of development is mixed-use

3.8 million sq.ft. between Union Station & New York Ave Metro



Economy

Regional Economy

- Between 2004 and 2008 the region grew by more than 250,000 people. Regional Population in 2008 was around 5.3 million.
- Region added more than 130,000 jobs between 2004 and 2008. Currently 2.9 million jobs in the region.
- Federal spending increased to \$125 billion in FY 2007, up from \$108 billion in FY 2004. More than 47 percent, or \$59 billion, came in procurement contract awards.
- 2008 Regional Unemployment Rate: 3.8%.

Economy

Regional Economy

- The number of homes sold in the Washington region dropped dramatically between 2004 and 2008, from 117,440 units in 2004 to 63,080 units in 2008.
- On a per capita basis, income varied greatly by jurisdiction, with a regional average of \$54,777 in 2007
- Total Annual Retail Sales: 2008 - \$76.4 Billion
2007 - \$76.6 Billion
- More than 62 million passengers flew into or out of the Washington region's three major airports in 2008, a 5.6 percent increase from 2004.

Economy

Trends to Watch

- *"Federal Agencies Could Add Up to 120,000 Jobs"*
Washington Post July 2, 2009
- *"Local Office Vacancies Sour, Driving Down Rent"*
Washington Post July 7, 2009
- Federal Presence
 - St. Elizabeth's Redevelopment
 - Mark Center Chosen as Final BRAC Site
- Regional Stimulus Impacts