

12.	Carlyle Towers III (Condos)					174
13.	Townes at Cameron Park (Townhouses)					229
14.	Cousins II	103,500				
15.	SHRM II	73,434		4,500		
16.	Hoffman Theaters			11,220	4,150	
17.	Saul Center	194,000		48,000		
18.	Lincoln at Alexandria (Apartments)					588
19.	Alexandria Toyota			48,449		
20.	Old Town Greens (Townhouses & Condos)					273
	Subtotal	862,266	36,522	133,169	4,150	3,866
Projects with Approved Site Plans, Special Use Permits or Concept Plans						
21.	Cameron Station V(Townhouses)					167
22.	Bush Hill (Apartments)					404
23.	Alexan at Eisenhower (Apartments)					206
24.	Jefferson at Mill Rd. (Apartments)					315
25.	Potomac Club II (Apartments)					296
26.	Alexandria Market Place	16,590		16,250		
27.	1708-1710 Prince	20,467		1,245		
28.	Marriot Residence Inn		163,182			
29.	Hoffman Town Center			26,000		
30.	Alexandria Tech Center V & VI	247,300		2,700		
31.	Mark Winkler	1,367,500				
32.	Patent and Trademark	2,492,564		42,470		
33.	Potomac Yard	1,900,000	500,000	135,000		1,927
34.	Carlyle(Non-PTO)	975,727		179,378		700
35.	Marriot Carlyle		300,000			
36.	Cameron Station VI (Apartments)					356
37.	Cameron Station VII (Asst. Living Apts.)					263
38.	Park Center Hotel		87,776			
	Subtotal	7,020,148	1,050,958	403,043		4,634
	TOTALS	7,882,414	1,087,480	536,212	4,150	8,500

Note: Smaller Projects are not included.

PATENT AND TRADEMARK OFFICE/CARLYLE

In March, City Council approved changes to the Carlyle Master Plan and special use permit to allow the U.S. Patent and Trademark Office (PTO) to relocate from Arlington to the Carlyle site (located south of Duke Street between the King Street and Eisenhower Avenue Metro stations). PTO will include 2.5 million square feet of office and related space, housed in five buildings, with two parking garages containing 3,838 spaces. The first building will be completed in 2003, and the complex will be completed in 2004. When

fully built, PTO is projected to bring 7,100 new jobs and \$6.4 million in annual net new tax revenues to the City.

Other development at Carlyle includes construction of a 77,934 square-foot Society for Human Resources Management office building, a 403-unit residential rental unit structure, Meridian at Carlyle, and the 174-unit Carlyle Towers III condominium building, which are slated for occupancy in late 2000.

POTOMAC YARD

In October, Council approved a Coordinated Development Concept Plan and Small Area Plan changes for the 295-acre Potomac Yard site. The plan permits approximately 1.9 million square feet of office and retail space, 1,927 residential units, a 625-room hotel and a new town center, and requires approximately 61 acres of open space to be dedicated to the City for neighborhood parks, natural areas, athletic fields, bike trails and a fenced dog exercise area. The approved plan also requires Potomac Yard owner Commonwealth Atlantic Properties to provide two temporary fence-enclosed athletic fields, to be ready for use in spring 2001.

City Council endorsed an alternative plan that involves the replacement of the Monroe Avenue Bridge and the realignment of the bridge and of Route 1, from Slater's Lane/North Henry Street to Howell Street. This plan is dependent upon the availability of funding for this infrastructure work.

CAMERON STATION

Development of Cameron Station is proceeding rapidly with more than 500 of the 2,500 residential units initially planned for the site now completed, and plans for most of the remainder of the site approved or being prepared.

WINKLER TRACT

Construction began on the Center for Naval Analysis office building, part of the Plaza, a larger 1,851,500 square-foot five-building office complex, located on 21.2 acres between Beauregard Street, Interstate 395 and Seminary Road on the Winkler tract.

SAUL CENTER

This project, which involves, 194,000 square feet of office space and 48,000 square feet of urban retail space in the 600 block of North Washington Street, is nearing completion and expected to be available for occupancy in late 2000.

Did You Know?

* *Business Development Outlook* magazine ranked Alexandria as the Fifth Best Big City for Doing Business in the United States. The other four cities named in the top five list were Sunnyvale, California; Raleigh, North Carolina; Madison, Wisconsin and Seattle, Washington.

* Scenes from *Hollow Man*, Columbia Pictures' summer film based on H.G. Wells' novel, *The Invisible Man*, were filmed in Old Town Alexandria.



The Carlyle site, future home of the PTO, offers workers and residents the convenience of Metrorail with the nearby King Street and Eisenhower Avenue Stations.

HOFFMAN TOWN CENTER

Construction began last spring on a multi-screen cinema with 4,150 stadium-style seats, along with substantial retail space, at the Hoffman Town Center on Eisenhower Avenue. Restaurant and other retail uses are also planned for the Town Center.

POTOMAC WEST INITIATIVES

The A.J. Dwoskin and Associates' Shops on the Avenue, located on Mt. Vernon Avenue adjacent to the Four Mile Run Bridge, includes nine stores and will be completed this fall. Plans are also underway to redevelop the Arlandria Shopping Center on Mt. Vernon Avenue.

Construction began this spring on the 588-unit Lincoln Properties apartments, located between Commonwealth Avenue and Jefferson Davis Highway, near East Reed Avenue, and will be completed in 2001.

Last spring, City Council appointed an Upper Potomac West Task Force, a community partnership with area residents and businesses designed to plan for the redevelopment of other areas in the Upper Potomac West neighborhood.

WASHINGTON STREET DESIGN GUIDELINES

In May, a citizen task force appointed by City Council presented the results of its comprehensive review of permitted development densities and design guidelines for Washington Street. Task force recommendations are under review by the Planning Commission, the Board of Architectural Review, the Historic Alexandria Resources Commission and other interested groups.

PUBLIC HOUSING REDEVELOPMENT

In 1999, as a result of a federal court decision, the Alexandria Redevelopment and Housing Authority (ARHA), the Alexandria Residents Council (ARC) and ARC's development partner held lengthy negotiations on a plan to redevelop property now containing 100 units of public housing (Samuel Madden Homes Downtown) with a combination of public housing and owner-occupied market rate housing. The court decision was overturned on appeal, and the ARHA Board subsequently voted to suspend further negotiations with ARC and ARC's development partner, and to begin negotiations with North Village, LLC, which ARHA had originally chosen in 1997 as the preferred developer in a competitive selection process.

ECONOMIC INDICATORS

Alexandria's economy performed very well in the last year.

Did You Know?

- * The telephone was first used in Alexandria in 1881, electricity in 1889, and streetcars in 1892.
- * Over 87,000 people were employed in Alexandria throughout 1999.
- * The recent census is expected to show that the City's population increased by about 10% (from 111,183, to over 122,000 people) between 1990 and 2000.
- * Tourists spent approximately \$469 million in the Alexandria in fiscal year 2000.
- * There are currently 3,910 hotel rooms in Alexandria, and 320 more rooms are expected to be added by the end of 2002.

- Alexandria's unemployment rate continued to drop, to 1.80% in June 2000, below Virginia's unemployment rate of 2.90% and the U.S. unemployment rate of 4.20%.
- The number of jobs in Alexandria reached a record of 90,093 in December 1999.
- The City's office vacancy rate was 5.1% for the first quarter 2000, below the first quarter vacancy rate of 5.5% for the D.C. Metropolitan region.
- Local sales tax revenues through the end of April were trending 6.6% above last fiscal year, reflecting the growth in retail sales at Potomac Yard, as well as increased sales tax collections City-wide.



ECONOMIC DEVELOPMENT AND TOURISM

Last year, as part of the City's business outreach efforts, Mayor Donley and a member of City Council visited 29 Alexandria businesses to foster better relationships between the City and the business community, as well as to identify and address business needs and concerns.

Demand for retail and hospitality services generates growth across the City including the Hilton Alexandria Old Town and Shops on the Avenue in Arlandria.

The City tourism industry continues to grow, with hotel occupancy up five percent, outpacing regional and national occupancy growth. The Hilton Alexandria Old Town, a 244-room hotel, opened at 1747 King Street, and two hotels underwent name changes: the Ramada Old Town became the Radisson Old Town, and the Radisson at Mark Center became the Hilton Alexandria at Mark Center. Transient lodging tax revenues collected through April increased by \$1.1 million over the same period last year, for a total of \$5 million.

LIVING WAGE

In June, City Council adopted a Living Wage Ordinance which sets a minimum wage for certain City service contract workers, requiring contractors to pay their workers no less than \$9.84 an hour. Approximately 150 people who work under contract with the City will be affected, including parking attendants, cleaning crews, and landscape workers.

CENSUS 2000

The City's Complete Count Committee spearheaded Alexandria's efforts to ensure a full count of City

Did You Know?

* In February, the Local Government Advisory Committee of the Chesapeake Bay Program named the City as a recipient of the "Gold" Chesapeake Bay Partner Award, recognizing the City's many efforts to protect and restore the Chesapeake Bay watershed.

* Last fall, the National Arbor Day Foundation and the National Association of State Foresters and the USDA Forest service named Alexandria a Tree City USA for the 17th year in a row.

residents during the 2000 Census and developed marketing strategies targeting minorities and other populations that have been undercounted in the past. Sixty-eight percent of the City's households returned their census forms this year, an increase over the 1990 return rate.

250TH ANNIVERSARY CELEBRATION

In 1999, the City's 250th Anniversary Commission raised approximately \$880,000 in donations, and coordinated the celebration of the 250th anniversary of the founding of the City. The City sponsored hundreds of events which received regional and national attention and were attended by more than 335,000 residents and visitors.



Both residential and commercial development are thriving with more than 500 homes already completed at Cameron Station and Saul Center expected to be ready for office and retail use by the end of the year.

Both residential and commercial development are thriving with more than 500 homes already completed at Cameron Station and Saul Center expected to be ready for office and retail use by the end of the year.