

Map Key	Project Name	Office (Sq. Ft.)	Hotel (Sq. Ft.)	Retail (Sq. Ft.)	Housing (Units)
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Major Projects Under Construction

1.	Cameron Station I			10,500	341
2.	Cameron Station III			10,500	317
3.	Cameron Station V				191
4.	Alexan@Eisenhower Metropolitan				266
5.	Metropolitan				404
6.	Jefferson@ Carlyle Mill				315
7.	Carlyle Crescent	215,286		4,700	

8.	Marriott Residence Inn		163,182		
9.	Potomac Club II				297
10.	Patent and Trademark	2,468,466			266
	Subtotal	2,683,752	163,182	25,700	2,131

Projects with Approved Site Plans, Special Use Permits or Concept Plans

11.	Northhampton Apartments				550
12.	Brookdale (Assisted Living)				261
13.	Cameron Station VI (Apartments)*				309
14.	Alexandria Tech Center V	125,000			
15.	Alexandria Tech Center VI	125,000		2,700	
16.	Hoffman Center	438,000		13,400	
17.	Hoffman Town Center			33,512	
18.	Hoffman*	3,883,470	270,000	20,000	492
19.	Carlyle (Non-PTO)*	760,441	300,000	179,378	609
20.	Statistical Society	30,630			
21.	Table Talk Office	36,539		4,044	
22.	1708-1710 Prince Street	32,282		1,245	
23.	Potomac Yard*	1,900,000	500,000	135,000	1,927
24.	Park Center Hotel		87,776		
25.	Plaza 1-A-2 Mark Center *	521,250			
26.	Plaza 1-A-3 Mark Center *	521,250			
27.	Plaza 1-A-5 Mark Center *	325,000			
28.	Mill Race	223,000			695
29.	1700 Duke Street			43,500	114
	Subtotal	8,921,862	1,157,776	432,779	4,957
	TOTALS	11,605,614	1,320,958	458,479	7,088

Notes: Projects as of June 30, 2002. Smaller Projects not included, for instance only housing developments of over a hundred units and office projects of over 30,000 sq. ft. gross are included. Projects marked by an * are concept plans.

AFFORDABLE HOUSING OPPORTUNITIES FUND

In February, City Council established the Housing Opportunities Fund to encourage the development or rehabilitation of affordable rental or sales housing, and appropriated \$1 million per year in General Fund, Housing Trust Fund and federal HOME monies for fiscal years 2002 and 2003.



EMPLOYER ASSISTED HOUSING

During FY 2002, two employers developed programs to provide home purchase assistance to their employees, with City assistance to income eligible employees who purchase in Alexandria. The program, which is a partnership with the Alexandria Chamber of Commerce, the Alexandria Economic Development Partnership, and the Fannie Mae Northern Virginia Partnership Office, will be opened to all City employers in the fall.

PUBLIC HOUSING REDEVELOPMENT

The Alexandria Redevelopment and Housing Authority (ARHA) Board selected Eakin and Youngentob to redevelop the 100-unit Samuel Madden Homes (Downtown) site with a 152-unit townhouse and multi-family development (52 replacement housing units and 100 market units). The ARHA Board also approved three scattered sites for the remaining 48 replacement housing units (1706 West Braddock Road, 423 South Reynolds Street and 325 South Whiting Street).

City Council authorized ARHA to acquire the South Whiting Street site (the other two sites are publicly owned) and proceed with the construction of the 48 replacement units. Plans for these on-site and off-site developments were approved by the Planning Commission and City Council in December 2002.

EISENHOWER VALLEY EAST

Significant new investment has been committed to the East Eisenhower Valley. The 220,000 square foot Carlyle Crescent building is almost complete and construction is starting on another 140,000 square foot building with office and retail uses on Jamieson Avenue. The Planning Commission and City Council discussed this plan in late fall.

EISENHOWER-DUKE CONNECTOR

A City Council appointed task force reviewed transportation/traffic alternatives to connect Eisenhower Avenue and Duke Street in the area bound by Telegraph Road, Van Dorn Street, Duke Street and Eisenhower Avenue. City Council held work sessions on the project this fall, and they agreed to address this in the revised small area plan for Eisenhower West and a comprehensive Transportation plan for the entire Eisenhower valley.

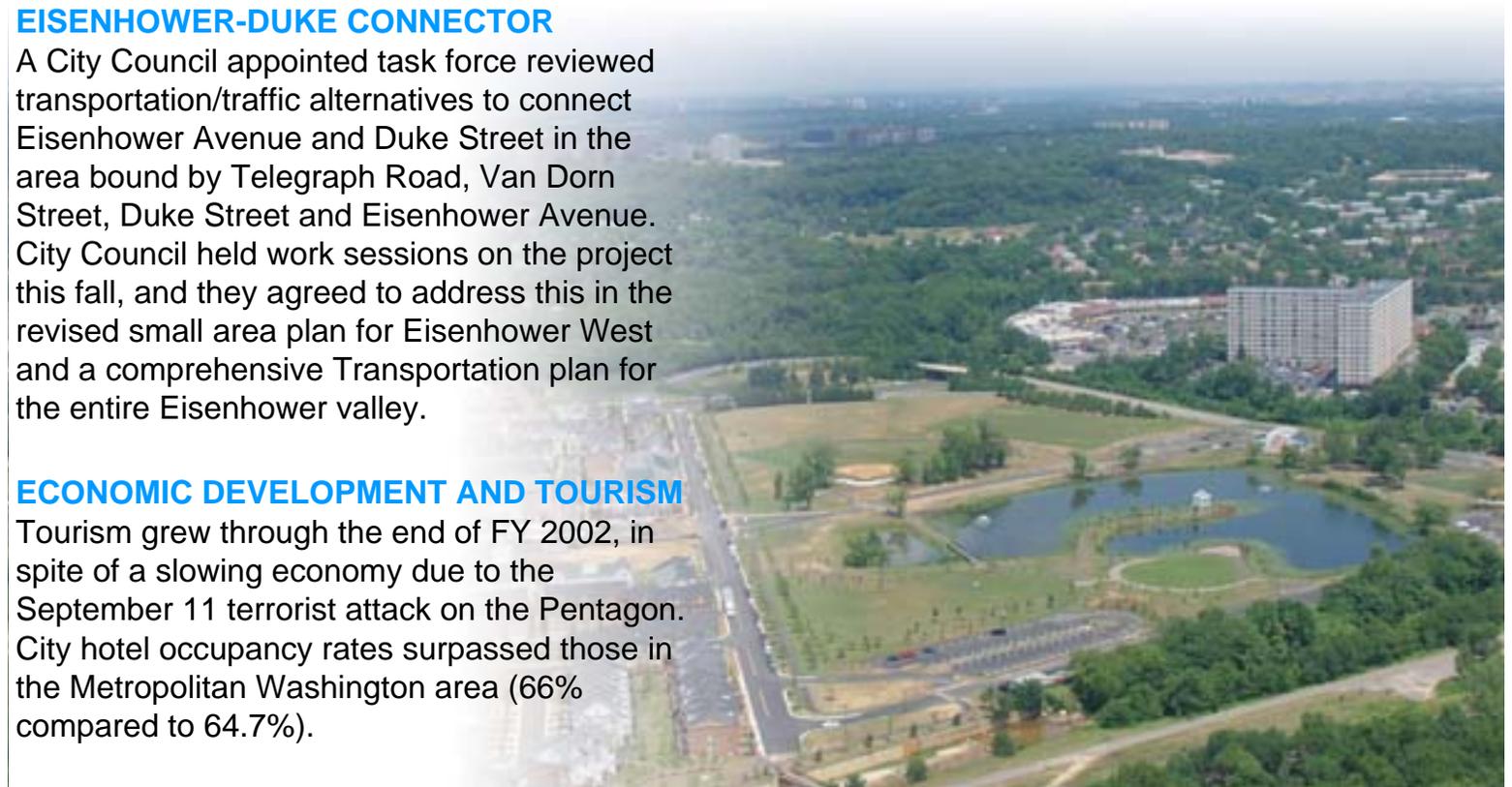
ECONOMIC DEVELOPMENT AND TOURISM

Tourism grew through the end of FY 2002, in spite of a slowing economy due to the September 11 terrorist attack on the Pentagon. City hotel occupancy rates surpassed those in the Metropolitan Washington area (66% compared to 64.7%).

Did You Know?

* Del Ray was chosen by AOL DigitalCity.com as the suburban neighborhood to watch in the Washington metropolitan area.

* The City processed a record number of new construction permits and inspections in FY 2001 - 6,324 permits and 57,356 inspections - compared to FY 2000 - 4,066 permits and 35,519 inspections.



The number of available hotel rooms in Alexandria increased with the addition of the 80-room Hampton Inn on King Street in fall 2001. The City's occupancy rate dropped 11% from the previous year, and the Metropolitan Washington area's occupancy rate dropped 8%. Although the Metropolitan Washington area dropped its room rates in order to maintain its occupancy, City hotels did not have to drop their rates as drastically. Alexandria's revenue per available room was down 13% for the year, compared to the 16% for

the Metropolitan Washington area.

ECONOMIC INDICATORS

■ Alexandria's unemployment rate was 3.3% in August 2002 (compared to 2.9% in August 2001), below the unemployment rates for both Virginia and the United States.

■ The City's number of jobs was 91,183 in the third quarter of calendar 2002. This represented a decrease of 3% over the same quarter in 2001.

■ The office vacancy rate for Alexandria was 11% for the second quarter in calendar 2002, below the second quarter vacancy rate of 12.2% for the D.C. Metropolitan region.

■ Local sales tax revenues for FY 2002 were 2% lower than collections for FY 2001.



STRATEGIC MASTER PLAN FOR OPEN SPACE AND PARKS AND RECREATION

City Council discussed the strategic Master Plan for Open Space and Parks and Recreation at its October 26 Retreat. The plan establishes a framework for addressing Alexandria's short and long term open space and recreational needs.