

**DEVELOPMENT ACTIVITY
IN ALEXANDRIA
Fourth Quarter 2008**

James Bland ARHA

**Department of Planning & Zoning
Faroll Hamer, Director**

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RESIDENTIAL DEVELOPMENT ACTIVITY

	Status	Fourth Quarter 2008 Oct. Through Dec.				Fourth Quarter 2007 Oct. Through Dec.				Calendar Year 2008 Jan. Through Dec.				Calendar Year 2007 Jan. Through Dec.			
		Number of Projects	Total Units	Units For Owner Occup.	Units For Rental Occup.	Number Of Projects	Total Units	Units for Owner Occup.	Units For Rental Occup.	Number Of Projects	Total Units	Units For Owner Occup.	Units For Rental Occup.	Number Of Projects	Total Units	Units For Owner Occup.	Units for Rental Occup.

Construction Activity

1.	Under Construction	12	932	444	488	15	1,749	675	1,074	20	2,130	704	1,426	24	2,944	1,113	1,831
2.	Housing Starts	1	8	0	8	2	192	56	136	6	440	88	352	3	233	97	136
3.	Completed	2	145	9	136	1	837	140	697	10	531	154	377	9	1,919	520	1,399

Future Development

1.	Total Housing Approvals	16	3,467	542	2,925	20	3,139	835	2,304	22	4,115	995	3,120	22	3,180	876	2,304
2.	Housing Newly Approved	0	0	0	0	2	82	0	82	4	1,168	208	960	5	486	340	146
3.	Under Review	10	2,907	2,652	255	11	2,387	1,283	1,104	14	4,137	2,860	1,277	16	2,903	1,611	1,292
4.	Projects Newly Under Review	1	121	0	121	0	0	0	0	5	1,470	1,215	255	5	1,378	1,055	323

Line 1: Projects and units under construction and not completed during the quarter, and units within a project under construction that are still to be built during the time period and projects under construction and completed during the time period. These figures may include units that were either started or under construction in a prior time period and the Construction activity was carried over.

Line 2: The number of projects beginning construction and the number of units within projects for which construction permits were issued during the time period.

Line 3: The number of units that were completed and available for occupancy during the time period.

Line 4: The cumulative total of all housing units that have received preliminary development approval from the City Council and have not commenced construction.

Line 5: The number of projects and units that received preliminary development approval by the City Council during the period

Line 6: The number of projects and units under review by the City during the time period. These figures may include projects and units that were carried over from a prior time.

COMMERCIAL DEVELOPMENT ACTIVITY – 1

		Fourth Quarter 2008 Oct. Through Dec.		Fourth Quarter 2007 Oct. Through Dec.		Calendar Year 2008 Jan. Through Dec.		Calendar Year 2007 Jan. Through Dec.	
	<u>Status</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>

Construction Activity

1.	<u>Under Construction</u>	12	421,451	13	886,288	18	917,907	23	1,198,146
2.	Office	4	91,642	4	399,168	6	506,179	8	540,813
3.	Retail	6	83,139	7	132,786	10	165,058	13	302,999
4.	Hotel	2	246,670	2	354,334	2	246,670	2	354,334
5.	Other	0	0	0	0	0	0	0	0
6.	<u>Construction Starts</u>	2	12,160	5	254,998	7	266,453	6	353,497
7.	Office	1	5,903	2	84,631	2	107,011	3	177,318
8.	Retail	1	6,257	2	45,367	4	37,772	3	51,179
9.	Hotel	0	0	1	125,000	1	121,670	0	125,000
10.	Other	0	0	0	0	0	0	0	0
11.	<u>Completed</u>	1	125,000	2	234,334	7	521,456	10	617,941
12.	Office	0	0	0	0	4	314,537	3	171,549
13.	Retail	0	0	1	5,000	4	81,919	6	217,048
14.	Hotel	1	125,000	1	229,334	1	125,000	1	229,344
15.	Other	0	0	0	0	0	0	0	0

Under Construction: The number of projects and gross square feet of building under construction and not completed during the time period. These figures may include projects and square footage that were either started or under construction in a prior time period and the construction was carried over. For the calendar year the projects and gross square feet are included even if finished during that year.

Construction Starts: The number of projects and gross square feet of building beginning construction during the time period.

Completed: The number of projects and gross square feet of building completed and available for occupancy during the time period.

COMMERCIAL DEVELOPMENT ACTIVITY – 2

	Fourth Quarter 2008 Oct. Through Dec.		Fourth Quarter 2007 Oct. Through Dec.		Calendar Year 2008 Jan. Through Dec.		Calendar Year 2007 Jan. Through Dec.	
<u>Status</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>

Approved Projects

16.	<u>Total Approved</u>	31	6,584,234	33	6,058,143	39	7,133,374	36	6,206,684
17.	Office	15	5,944,849	16	5,180,839	17	6,097,573	18	5,323,710
18.	Retail	13	211,587	13	222,254	17	247,953	14	227,924
19.	Hotel	3	427,798 542 Rooms	3	416,670 532 Rooms	4	549,468 649 Rooms	3	416,670 532 Rooms
20.	Other	0	0	1	238,380	1	238,380	1	238,380
21.	<u>Newly Approved</u>	3	163,425	6	535,142	14	2,193,747	9	664,258
22.	Office	1	3,571	3	471,427	6	1,863,368	3	471,427
23.	Retail	1	2,056	3	63,715	6	72,581	5	71,161
24.	Hotel	1	157,798 152 Rooms	0	0	2	257,798 297 Rooms	1	121,670 107 Rooms
25.	Other	0	0	0	0	0	0	0	0

Total Approved: The cumulative total of all projects and building square footage that have received preliminary development approval by the City Council and have not commenced construction.

Newly Approved: The number of projects and building square footage that received preliminary development approval by the City Council during the time period.

COMMERCIAL DEVELOPMENT ACTIVITY - 3

		Fourth Quarter 2008 Oct. Through Dec.		Fourth Quarter 2007 Oct. Through Dec.		Calendar Year 2008 Jan. Through Dec.		Calendar Year 2007 Jan. Through Dec.	
	<u>Status</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>
26.	Total Projects Under Review	18	3,133,927	23	4,593,415	26	4,975,375	28	4,723,377
27.	Office	9	2,247,605	11	3,616,852	13	3,997,018	12	3,719,022
28.	Retail	6	169,797	9	260,038	10	261,832	13	287,830
29.	Hotel	3	716,525 867 Rooms	3	716,525 867 Rooms	3	716,525 867 Rooms	3	716,525 867 Rooms
30.	Projects Newly Under Review	4	130,964	4	827,627	9	1,120,155	20	4,098,341
31.	Office	3	125,364	2	734,013	5	1,055,358	9	3,151,436
32.	Retail	1	5,600	1	4,495	4	64,797	8	230,380
33.	Hotel	0	0	1	89,119 153 Rooms	0	0	3	716,525 867 Rooms

Total Projects Under Review: The number of projects and building square footage under review by the City during the time period. These figures may include projects and square footage that were carried over from a prior time period.

Projects Newly Under Review: The number of projects and building square footage for which the preliminary development Application was accepted and the project review was initiated during the time period.

RESIDENTIAL DEVELOPMENT

Residential Projects Under Construction

	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Completed Units In Project</u>	<u>Expected Date Completed*</u>
1.	Oak Grove	1400 Janney's Ln.	Detached	Owner		8	4	2009
2.	Coopers Grove	3700-16 Taft Av.	Detached	Owner		9		2009
3.	Potomac Greens Parcel A Potomac Yard	Potomac Greens Dr.	Townhouse	Owner		227	194	June 2009
4.	Beauregard Station Beauregard Armistead Towns	520 Armistead St.	Townhouse	Owner		41	13	2010
5.	The Duke Old Towne Fannon	1300 Duke St.	Townhouse 18 Condo 80	Owner	28 2 bedroom 30 3 bedroom	58		2009
6.	Windows Catering	1125 N. Royal St.	Twnhses Stacked Mid-rise	Owner	6 2 bedroom 15 3 bedroom	21		2010
7.	Beasley Sq. Harambee	1323 Duke St.	Low-rise Apartments	Rental		8		2009
8.	900 North Brandt Condos	900 N. Washington St.	Mid-rise Apartments	Owner	12 1 bedroom 44 2 bedroom	56		Dec. 2009
9.	Potomac Yard Fire Station	2501 Jeff. Davis Hwy.	Mid-rise Apartments	Rental	12 1 bedroom 48 2 bedroom 4 3 bedroom	64		July 2009

	<u>Projects</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Completed Units In Project</u>	<u>Expected Date Completed*</u>
10.	Alexan Carlyle Carlyle Center	310 Hoofs Run Dr.	Mid-rise Apartments	Rental	33 Efficiency 76 1 bedroom 44 1 bdrm/den 13 1 bdrm/loft 111 2 bedrm 3 2 bdrm/loft	280		2009
	<u>Totals</u>					772	211	

* Expected date of completion is an estimated date and may change in the future.

**Approved Residential Projects
Not Under Construction**

	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Expected Date Completed*</u>
11	Garvey Properties	2805-2811 King St.	Detached	Owner		3	2010
12.	714 Wythe St.	714 Wythe St.	Attached	Owner		2	2012
13.	The Lofts at Del Ray Village	2711 Mt. Vernon Av.	Apartments above Offices	Owner	4 2 bdrm/den	4	2010
14.	Nordic Press	800-820 Slaters Ln.	Low-rise Apartments	Owner	6 1 bedroom 3 1 bdrm/loft 15 2 bdrm 4 2 bdrm/loft	28	2010
15.	Glebe Road ARHA	813 West Glebe Rd.	Low-rise Apartments	Rental	10 1 Bedroom 4 2 bedroom 20 3 bedroom 14 4 bedroom	48	2009
16.	Old Dominion ARHA	3909, 3913, 3919, Old Dominion Blvd.	Low-rise Apartments	Rental	21 2 bedroom 13 3 bedroom	34	2009
17.	Payne Street Condo Fayette Residences	621 Payne St.	Mid-rise Apartments	Owner	38 Studio 87 1 bedroom 36 1 bdrm/den 45 2 bedroom	206	2012
18.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.	Mid-rise Apartments	Rental	91 1 bedroom 50 2 bedroom	141	2010

	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Expected Date Completed*</u>
19.	The Madison	800 N. Henry St.	Mid-rise Apartments	Rental	242 1 bedroom 102 2 bedroom	344	2011
20.	Carlyle Block O	601 Holland Ln.	High-rise & Mid-rise apts.	Rental	48 Studio 171 1 bedroom 107 2 bedroom 6 3 bedroom	332	2011
21.	Braddock Gateway	1200 N. Fayette St.	High-rise Apartments	Rental	231 1 bedroom 385 2 bdrm	616	2012
22.	Hoffman 4 & 5	200 Stoval, 2410 Mill	High-rise Apartments	Rental		236	2012
23.	Hoffman 11 & 12	2010 Eisenhower Av.	High-rise Apartments	Rental		794	2012
24.	Hoffman 24 & 25A	2000 Eisenhower Av.	High-rise Apartments	Rental		372	2012
25.	American Trucking	2100 Mill Rd.	High-rise Apartments	Owner		299	2012
	<u>Totals</u>					3,459	

* Expected date of completion is an estimated date and may change in the future.

Residential Projects Currently Under Review**

	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Expected Date Completed*</u>
26.	Polk Avenue Townhouses	5325 Polk Av.	Townhouses	Owner		15	2010
27.	Hume Townhouses	3550 Commonwealth Av.	Townhouses	Owner		7	2010
28.	Potomac Yard Land Bay G	2501 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		414	2012
29.	Potomac Yard Land Bay H	2501 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		232	2015
30.	Potomac Yard Blocks I & J	1901 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		679	2015
31.	Potomac Yard Land Bay L	Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		358	2015
32.	James Bland ARHA	998 N. Alfred St. 898 N. Alfred St. 918 N. Columbus St.	Townhouses 231 Mid-rise Apts. 148	ARHA 134 Owner 245		379	2012
33.	Landmark Gateway	520 S. Van Dorn St.	Mid-rise Apartments	Owner	228 1 bedroom 152 2 bedroom	380	2012
34.	Hunting Terrace (B)	1199 S. Washington	Mid-rise Apartments	Owner		322	2012
35.	6125 Stevenson Av.	6125 Stevenson Av.	Mid-rise Apartments	Rental	1 Studio 88 1 bedroom 32 2 bedroom	121	2012
	<u>Totals</u>					2,907	

* Expected date of completion is an estimated date and may change in the future.

** Includes projects with a formal application or a concept plan that is well advanced.

COMMERCIAL DEVELOPMENT

Commercial Projects Under Construction

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
	<u>Office Projects</u>						
1.	Patent & Trade Center Non-Federal Use Blk J	2050 Ballenger Av.	52,037	16,319			Feb 2009
2.	Patent & Trade Center Non-Federal Use Blk K	1900 Ballenger Av.	32,594	29,048			Feb. 2009
3.	Edmunson Plaza 1701 Duke St.	1701 Duke St.	101,108	27,800			2009
4.	2312 Mt. Vernon Av.	2312 Mt. Vernon Av.	5,903	6,257			2010
	Total Office		191,642	79,424			
	<u>Retail Projects</u>						
5.	Potomac Fire Station	2501 Jeff Davis Hwy.		1,500			July 2009
6.	Windows Catering	1125 N. Royal St.		2,215			2010
	Total Retail			3,715			

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
	<u>Hotels</u>						
7.	DSF Long Hotel	1514-1520 King St.			121,670 107 Rooms		Feb. 2009
	<u>Totals</u>		191,642	83,139	121,670 107 Rooms		

* Expected date of completion is an estimated date and may change in the future.

**Approved Commercial Projects
Not Under Construction**

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
	<u>Office Projects</u>						
8.	Lofts at Del Ray Village	2707 Mt. Vernon Av.	4,960				2010
9.	BRAC Bldg. 2a/2b/3 Mark Center	Mark Center Dr.	1,008,113				2011
10.	BRAC Bldg. 6 Mark Center	Mark Center Dr.	374,626				2011
11.	Bldg. 5 Mark Center Phases I & II	Mark Center Dr.	359,387				2013
12.	Victory Center	5001 Eisenhower Av.	512,089				2012
13.	Carlyle Block P	1800 Eisenhower Av.	364,416	29,658			2010
14.	Hoffman 2 & 3	2000 Eisenhower Av.	770,000				2012
15.	Hoffman 4 & 5	200 Stoval , 2410 Mill Rd.	436,000	61,000			2012
16.	Hoffman 8	2301 Eisenhower Av.	470,784	22,120			2012

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
17.	Hoffman 9A & 9B	2400 Eisenhower Av.	800,000	30,000	170,000 245 Rooms Est.		2012
18.	Hoffman 24 & 24A	2000 Eisenhower Av.	180,000				2011
19.	ATA Office	2250 Mill Rd.	585,000				2011
20.	2903 Mt. Vernon Av.	2903 Mt. Vernon Av.	3,571	2,056			2011
21.	Braddock Gateway	1200 N. Fayette St.	70,000	15,000	100,000 145 Rooms Est.		2012
	Total Office		5,938,946	159,834	270,000 390 Rooms Est.		
	<u>Retail</u>						
22.	Alexandria Toyota	3750 Jeff. Davis Hwy.		4,660			2009
23.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.		3,000			2010
24.	The Madison	800 N. Henry St.		23,070			2011
25.	Block O	601 Holland Ln.		5,946			2011
26.	PNC Bank	3300 Duke St.		4,495			2011

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
27.	Payne Street Condo Fayette Residences	621 N. Payne St.		4,325			2012
	Total Retail			45,496			
	<u>Hotels</u>						
28.	Spring Hill Hotel Alex. Tech. Center Marriot	2950 Eisenhower Av.			157,798 152 Rooms		2012
	Total Hotel						
	Totals		5,938,946	205,330	427,798 542 Rooms		

Expected date of completion is an estimated date and may change in the future.

Commercial Projects Currently Under Review**

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
	<u>Office</u>						
29.	Armed Forces Benefit	909 N. Washington St.	101,000				2012
30.	Quaker Professional Bldg.	3227 Duke St.	16,247				2012
31.	Potomac Yards Blks I & J	1901 Jeff. Davis Hwy.	275,000	25,000			2012
32.	Potomac Yard Land Bay G	2001 Jeff Davis Hwy.	800,000	80,000	496,700 625 Rooms		2012
33.	Potomac Yard Land Bay H	2501 Jeff Davis Hwy.	825,000	5,000			2012
34.	Kenmore Medical Office	4661 Kenmore Ave	104,994				2012
35.	6125 Stevenson Av.	6125 Stevenson Av.	80,000				2012
36.	700 N. Washington St.	700 Washington St.	39,896	5,600			2012
37.	512 N. Washington St. Addition	512 N. Washington St.	5,468				2012
	Total Office		2,247,605	115,600	496,700 625 Rooms		

	<u>Project</u>	<u>Address</u>	<u>Office Sq. Ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other Sq. Ft.</u>	<u>Expected Completion Date*</u>
	<u>Retail</u>						
38.	Landmark Gateway	520 S. Van Dorn St.		44,197			
39.	Potomac Yard Land Bay L	Jeff Davis Hwy.		10,000			2012
	Total Retail			54,197			
	<u>Hotels</u>						
40.	Table Talk	1623 Duke St.			62,027 90 Rooms		2012
	Total Hotel				62,027 90 Rooms		
	<u>Totals</u>		2,247,605	169,797	558,727 715 Rooms		

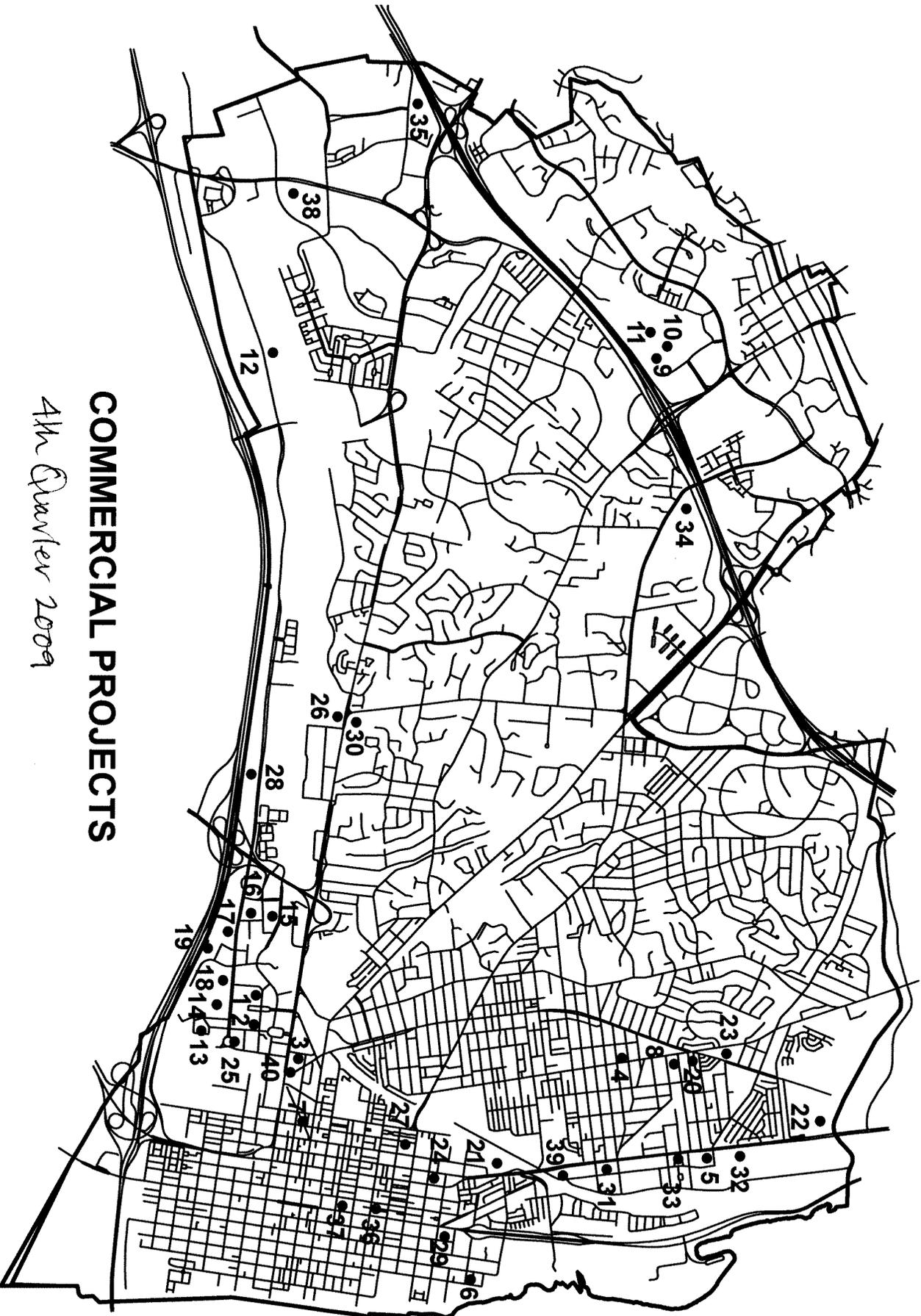
*Expected date of completion is an estimated date and may change in the future.

** Includes projects with a formal application or a concept plan that is well advanced.

INSTITUTIONAL PROJECTS

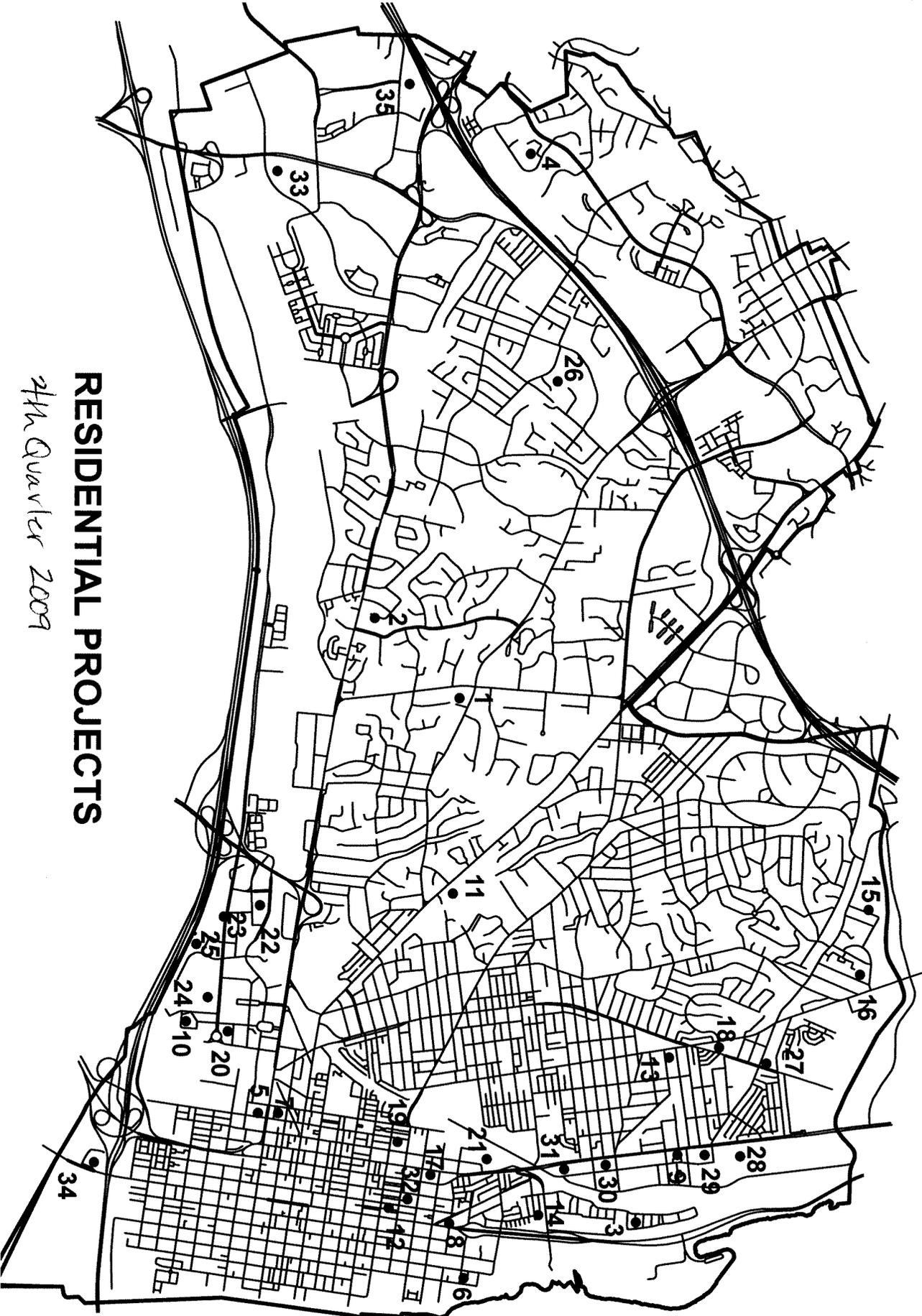
	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Sq. Ft.</u>	<u>Status</u>	<u>Expected Completion Date*</u>
1.	Alexandria Hospital	4320 Seminary Rd.	Addition	66,784	Under Construction	March 2009
2.	Charles Houston Recreation Center	901 Wythe St.	Recreation Center	34,935	Under Construction	Feb. 2009
3.	Dash Bus	3000-3001 Business Cent. Dr.	Bus Terminal	160,000	Under Construction	2009
4.	Potomac Yard Fire House	2501 Jeff Davis Hwy.	Fire House	22,806	Under Construction	July 2009
5.	All Nations Church	5212 Fillmore Av.	Church Class Rooms	12,822	Plan Approved	2010
6.	Episcopal High School	1200 N. Quaker Ln.	Gym	52,008	Plan Approved	2010
7.	Alex. Police Hdqtrs.	3540,3650 Wheeler Av.	Police Hdqtrs.	118,825	Plan Approved	2010
8.	Alexandria Country Day School	2400 Russell Rd.	Gym/Cafeteria Addition	14,613	Plan Approved	2010
9.	St. Anthony's	315-321 First St.	Day Care Addition	5,436	Plan Approved	2010
10.	All City Sport Facility	4200 Eisenhower Av.	200 Seat Stadium		Under Review	2012
	<u>Totals</u>			488,229		

* Expected date of completion is an estimated date and may change in the future.



COMMERCIAL PROJECTS

4th Quarter 2009



RESIDENTIAL PROJECTS

4th Quarter 2009