

**DEVELOPMENT ACTIVITY
IN ALEXANDRIA
Second Quarter 2008**

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

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June 30, 2008

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RESIDENTIAL DEVELOPMENT ACTIVITY

		Second Quarter 2008 April Through June				Second Quarter 2007 April Through June				Calendar Year 2008 Jan. Through June				Calendar Year 2007 Jan. Through June			
Status	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	16	1978	844	1,134	19	2009	1,016	1,695	19	2,118	984	1,134	22	2,444	972	1,472
2.	Housing Starts	2	30	30	0	5	432	368	64	3	229	97	132	1	41	41	0
3.	Completed	2	863	0	863	5	1,003	140	863	9	1,079	349	730	3	535	212	323

Future Development

1.	Total Housing Approvals	17	3,505	580	2,925	20	3,182	1,256	1,950	20	3,907	918	2,989	24	2,938	1,200	1,738
2.	Housing Newly Approved	0	0	0	0	0	0	0	0	2	960	960	0	9	2,175	773	1,402
3.	Under Review	10	2,632	2,632	966	9	1,430	1,342	88	12	3,654	2,632	1,022	14	2,035	1,883	152
4.	Projects Newly Under Review	2	590	590	0	1	278	278	0	3	951	951	0	3	607	601	6

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

		Second Quarter 2008 April Through June		Second Quarter 2007 April Through June		Calendar Year 2008 Jan. Through June		Calendar Year 2007 Jan. Through June	
<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>	16	905,747	9	682,403	16	905,747	17	943,297
2.	Office	5	500,276	3	351,098	5	500,276	6	452,113
3.	Retail	9	158,801	5	101,971	9	158,801	10	251,850
4.	Hotel	2	246,670	1	229,334	2	246,670	1	229,334
5.	Other	0	0	0	0	0	0	0	0
6.	<u>Construction Starts</u>	2	131,123	0	0	5	254,293	1	98,618
7.	Office	1	101,108	0	0	1	101,108	1	98,618
8.	Retail	2	30,015	0	0	3	31,515	0	0
9.	Hotel	0	0	0	0	1	121,670	0	0
10.	Other	0	0	0	0	0	0	0	0
11.	<u>Completed</u>	4	297,957	2	50,994	4	297,957	8	306,474
12.	Office	1	221,850	1	30,630	1	221,850	3	140,395
13.	Retail	3	76,107	1	20,364	3	76,107	5	166,079
14.	Hotel	0	0	0	0	0	0	0	0
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

		Second Quarter 2008 April Through June		Second Quarter 2007 April Through June		Calendar Year 2008 Jan. Through June		Calendar Year 2007 Jan. Through June	
<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>	30	6,103,946	28	5,632,020	35	6,217,746	29	5,730,638
17.	Office	14	5,359,989	14	4,753,665	18	5,323,710	15	4,852,283
18.	Retail	13	235,577	10	223,263	13	238,986	10	223,263
19.	Hotel	2	270,000 390 Rooms	3	416,712 532 Rooms	3	416,670 532 Rooms	3	416,712 532 Rooms
20.	Other	1	238,380	1	238,380	1	238,380	1	238,380
21.	<u>Newly Approved</u>	0	0	1	121,670	9	554,755	2	123,170
22.	Office	0	0	0	0	3	471,427	0	0
23.	Retail	0	0	0	0	5	71,161	1	1,500
24.	Hotel	0	0	0	121,670 107 Rooms	1	121,670 107 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.

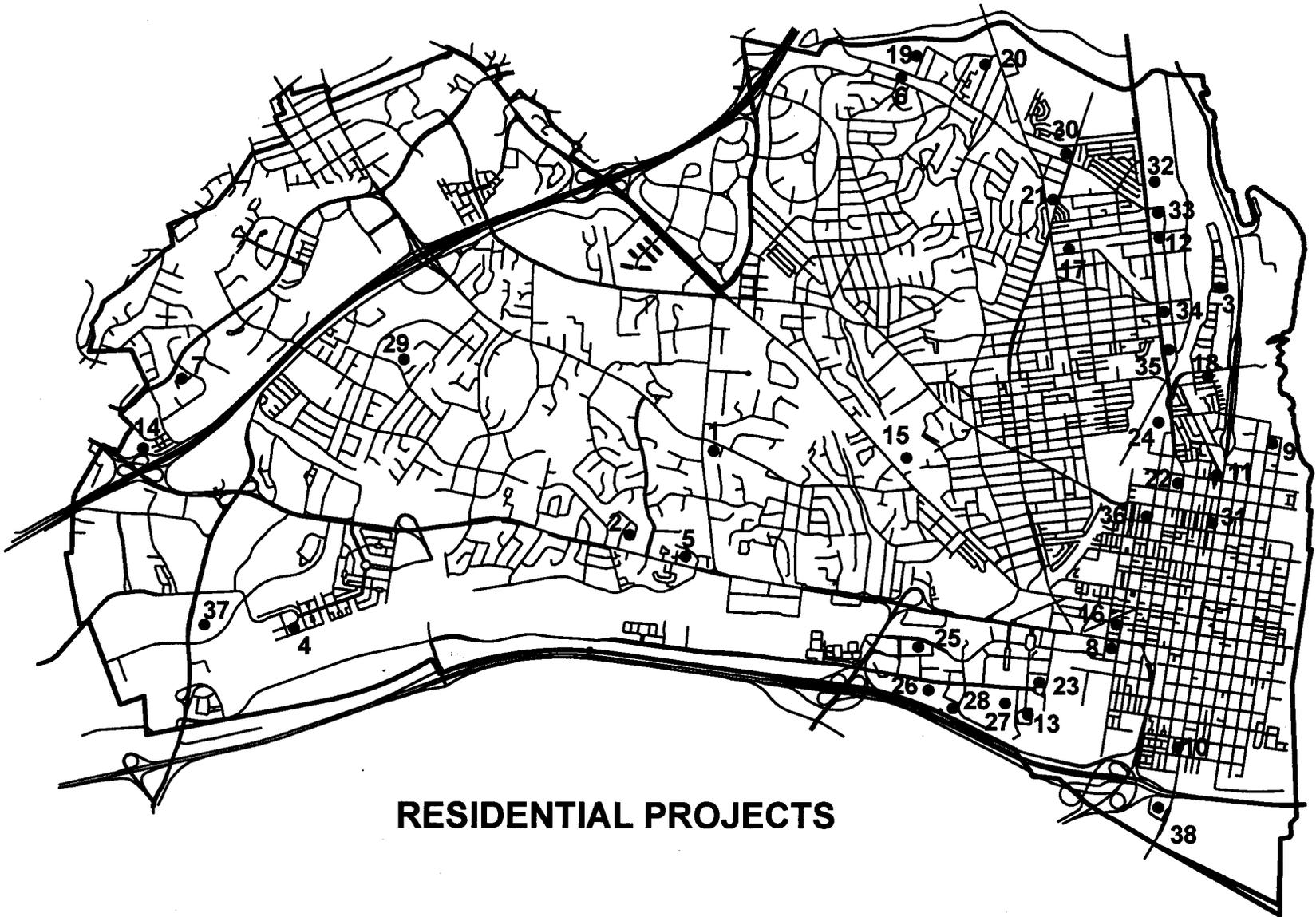
Newly Approved: The number of projects and building square footage that received preliminary development approval by the City Council during the time period.

COMMERCIAL DEVELOPMENT ACTIVITY - 3

		Second Quarter 2008 April Through June		Second Quarter 2007 April Through June		Calendar Year 2008 Jan. Through June		Calendar Year 2007 Jan. Through June	
	<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	16	3,636,747	15	1,615,670	21	4,739,417	18	1,620,670
27.	Office	7	2,751,260	6	1,284,120	9	3,766,660	7	1,286,120
28.	Retail	6	168,692	7	147,853	9	256,232	9	150,853
29.	Hotel	3	716,525 867 Rooms	2	183,697 197 Rooms	3	716,525 867 Rooms	2	183,697 197 Rooms
30.	Projects Newly Under Review	3	840,000	3	519,030	4	884,197	10	1,226,700
31.	Office	1	825,000	2	495,012	1	825,000	3	955,012
32.	Retail	2	15,000	1	24,018	3	59,197	5	87,991
33.	Hotel	0	0	0	0	0	0	2	183,697 197 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 PROJECTS

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	3	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	188	June 2009
4.	Cameron station V1	450 Ferdinand Day Dr	Townhouse	Owner		97	91	July 2008
5.	Quaker Ridge	3514 -3517 Duke St.	Townhouse	Owner		23	18	Nov. 2008
6.	West Glebe Townhouses	905 Glebe Rd.	Townhouse	Owner		24	11	Jan. 2009
7.	Beauregard Station Beauregard Armistead Towns	520 Armistead St.	Townhouse	Owner		41	13	2008
8.	The Duke Old Towne Fannon	1300 Duke St.	Townhouse 18 Condo 80	Owner	28 2 bedroom 30 3 bedroom	58		2009
9.	Windows Catering	1125 N. Royal St.	Twnhses Stacked Mid-rise	Owner	6 2 bedroom 15 3 bedroom	21		2010
10.	Clayborne Apartments WashReit	800 S. Columbus St.	Mid-rise Apartments	Rental	47 1 bedroom 28 2 bedroom	75	71	August 2008
11.	Brandt Condos	900 N. Washington St.	Mid-rise Apartments	Owner	12 1 bedroom 44 2 bedroom	56		2009

	<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>
12.	Potomac Yard Fire Station	2501 Jeff. Davis Hwy.	Mid-rise Apartments	Rental	12 1 bedroom 48 2 bedroom 4 3 bedroom	64		2009
13.	Alexan Carlyle Carlyle Center	310 Hoofs Run Dr.	Mid-rise Apartments	Owner	33 Efficiency 76 1 bedroom 44 1 bdrm/den 13 1 bdrm/loft 111 2 bedrm 3 2 bdrm/loft	280		
14.	Diamond Lincolnia	6100 Lincolonia Dr.	High-rise Apartments	Rental	49 1 bedroom 83 2 bedroom	132		April 2009
	Totals					1,115	395	

* 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>
15.	Garvey Properties	2805-2811 King St.	Detached	Owner		3	2010
16.	Beasley Sq. Harambee	1323 Duke St.	Low-rise Apartments	Rental		8	2010
17.	The Lofts at Del Ray Village	2711 Mt. Vernon Av.	Apartments above Offices	Owner	4 2 bdrm/den	4	2010
18.	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
19.	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
20.	Old Dominion ARHA	3909, 3913, 3919, Old Dominion Blvd.	Low-rise Apartments	Rental	21 2 bedroom 13 3 bedroom	34	2009
21.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.	Mid-rise Apartments	Rental	91 1 bedroom 50 2 bedroom	141	2010
22.	The Madison	800 N. Henry St.	Mid-rise Apartments	Rental	242 1 bedroom 102 2 bedroom	344	2011
23.	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

	<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>
24.	Braddock Gateway	1200 N. Fayette St.	High-rise Apartments	Rental	231 1 bedroom 385 2 bdrm	616	2012
25.	Hoffman 4 & 5	200 Stoval, 2410 Mill	High-rise Apartments	Rental		236	2012
26.	Hoffman 11 & 12	2010 Eisenhower Av.	High-rise Apartments	Rental		794	2012
27.	Hoffman 24 & 25A	2000 Eisenhower Av.	High-rise Apartments	Rental		372	2012
28.	American Trucking	2100 Mill Rd.	High-rise Apartments	Owner		299	2012
	Total					3,259	

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

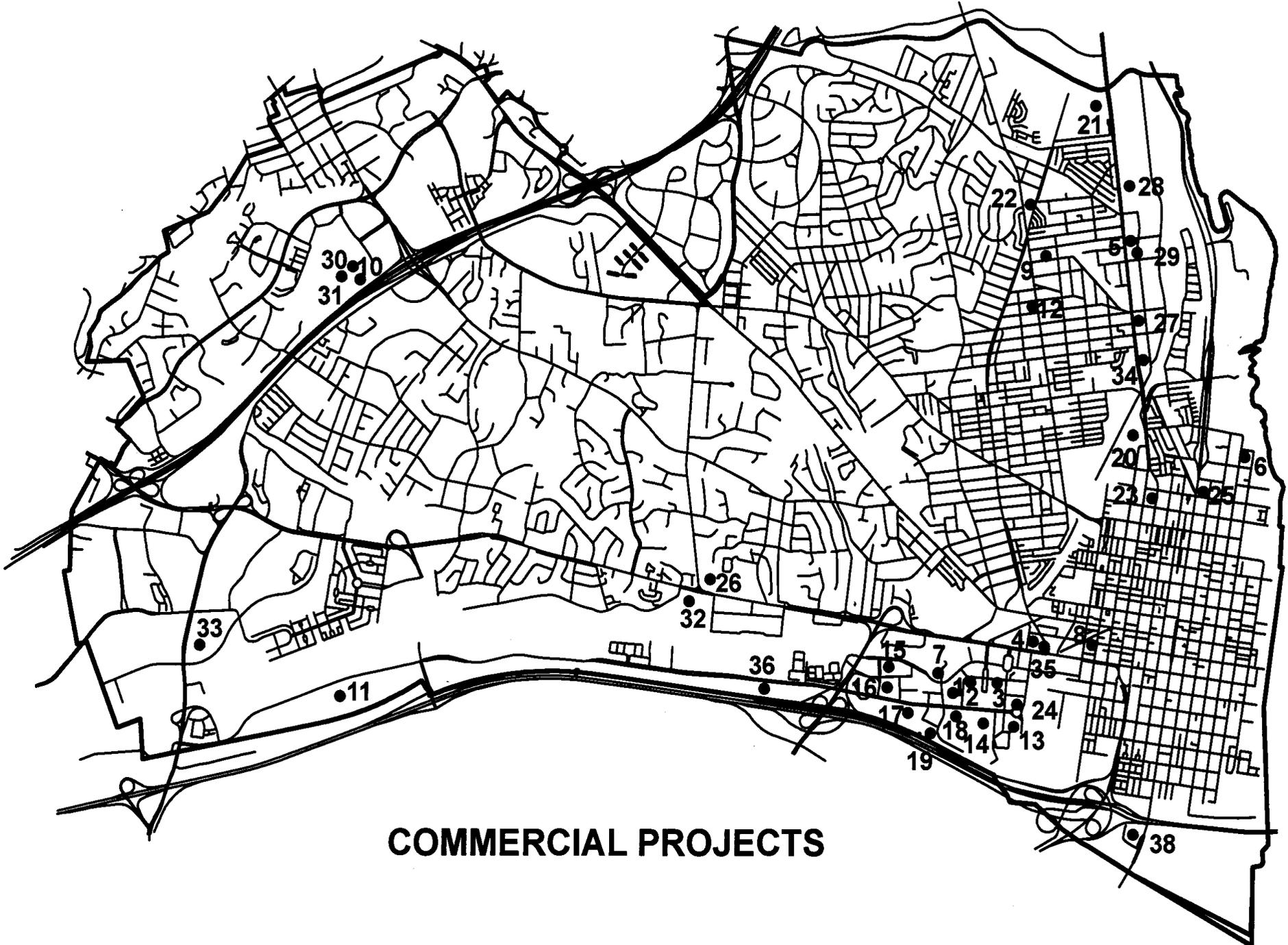
Residential Projects Currently Under Review**

	<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>
29.	Polk Avenue Townhouses	5325 Polk Av.	Townhouses	Owner		15	2010
30.	Hume Townhouses	3550 Commonwealth Av.	Townhouses	Owner		7	2010
31.	714 Wythe St.	714 Wythe St.	Townhouses	Owner		2	2010
32.	Potomac Yard Land Bay G	2501 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		414	2012
33.	Potomac Yard Land Bay H	2501 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		232	2015
34.	Potomac Yard Blocks I & J	1901 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		679	2015
35.	Potomac Yard Land Bay L	Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		358	2015
36.	Payne Street Condo Fayette Residences	621 Payne St.	Townhouses 20 Mid-rise Apartments 144	Owner	20 Efficiencies 87 1 bedroom 24 1 bdrm/den 33 2 bedroom 20 3 bedroom	184	2011
37.	Landmark Gateway	520 S. Van Dorn St.	Mid-rise Apartments	Owner	228 1 bedroom 152 2 bedroom	380	2012

	<u>Projects</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>
38.	Hunting Terrace	1199 S. Washington	High-rise Apartments	Owner	108 1 bedroom 220 2 bedroom 33 3 bedroom	361	2012
	Totals					2,632	

* 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 PROJECTS

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.	Eisenhower Center III	2320 Mill Rd.	92,687	5,812			Aug. 2008
2.	Patent & Trade Center Non-Federal Use Blk J	2050 Ballenger Av.	52,037	16,319			Nov. 2008
3.	Patent & Trade Center Non-Federal Use Blk K	1900 Ballenger Av.	32,594	29,048			Nov. 2008
4.	Edmunson Plaza 1701 Duke St.	1701 Duke St.	101,108	27,800			2009
	Total Office		278,426	78,979			
	<u>Retail Projects</u>						
5.	Potomac Fire Station	2501 Jeff Davis Hwy.		1,500			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.	Marriott Residence Inn	2345-2347 Mill Rd.			125,000 180 Rooms		Oct. 2008
8.	DSF Long Hotel	1514-1520 King St.			121,670 107 Rooms		Feb. 2009
	<u>Totals</u>		278,426	82,694	246,670 287 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>						
9.	Lofts at Del Ray Village	2707 Mt. Vernon Av.	4,960				2010
10.	Bldg. 2a/2b/3 Mark Center	Mark Center Dr.	1,008,113				2010
11.	Victory Center	5001 Eisenhower Av.	512,089				2012
12.	2312 Mt. Vernon Av.	2312 Mt. Vernon Av.	5,903	6,257			2010
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
17.	Hoffman 9A & 9B	2400 Eisenhower Av.	800,000	30,000	170,000 245 Rooms Est.		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>
18.	Hoffman 24 & 24A	2000 Eisenhower Av.	180,000				2011
19.	ATA Office	2250 Mill Rd.	585,000				2011
20.	Braddock Gateway	1200 N. Fayette St.	70,000	15,000	100,000 145 Rooms Est.		2012
	Total Office		5,207,265	164,035	270,000 390 Rooms Est.		
	<u>Retail</u>						
21.	Alexandria Toyota	3750 Jeff. Davis Hwy.		4,660			2009
22.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.		3,000			2010
23.	The Madison	800 N. Henry St.		23,070			2011
24.	Block O	601 Holland Ln.		5,946			2011
	Total Retail			36,676			
	Totals		5,207,265	200,711	270,000 390 Rooms	238,380	

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

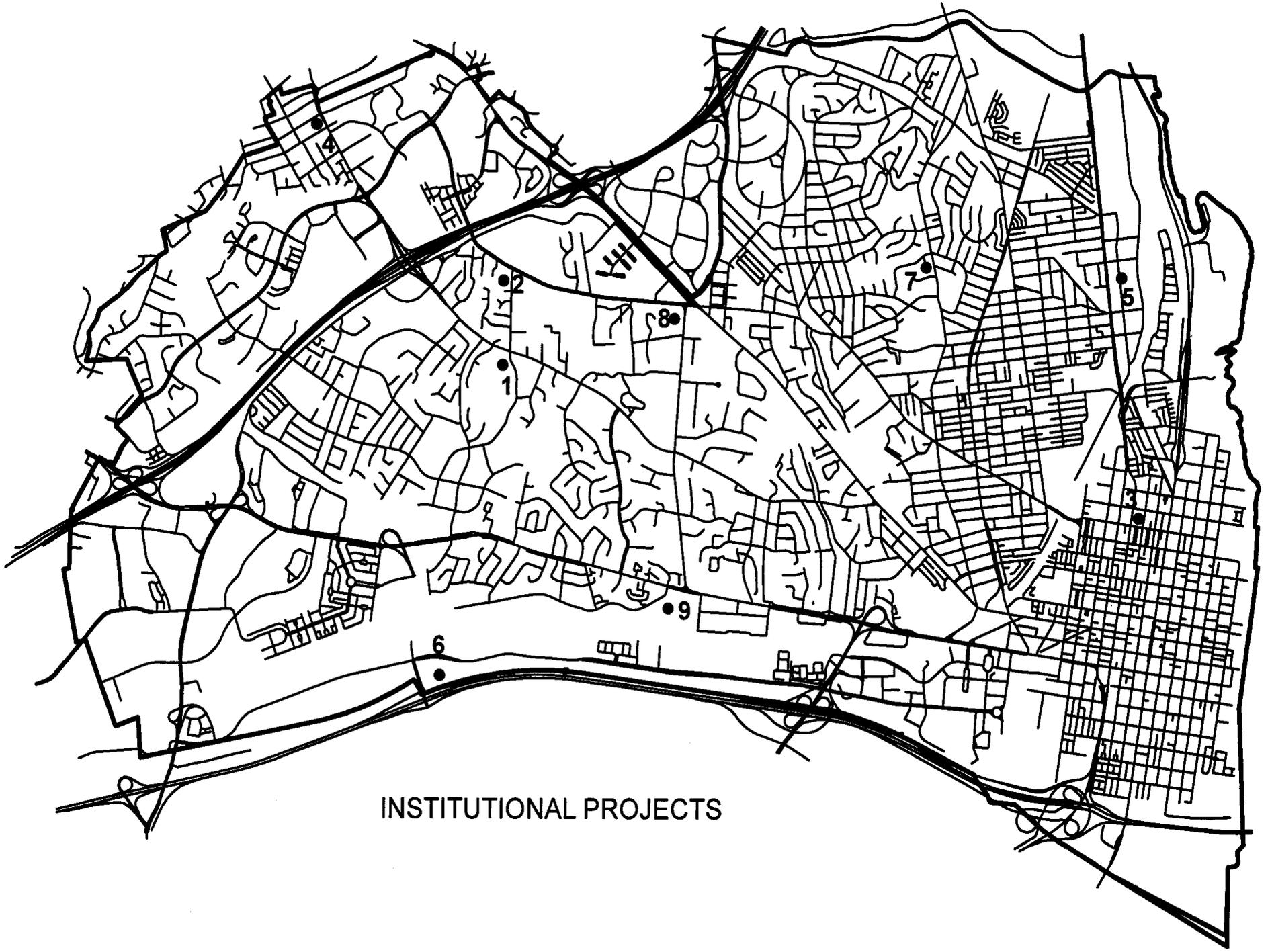
Commercial Projects Currently Under Review**

	<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>						
25.	Armed Forces Benefit	909 N. Washington St.	101,000				2012
26.	Quaker Professional Bldg.	3227 Duke St.	16,247				2012
27.	Potomac Yards Blks I & J	1901 Jeff. Davis Hwy.	275,000	25,000			2012
28.	Potomac Yard Land Bay G	2001 Jeff Davis Hwy.	800,000	80,000	496,700 625 Rooms		2012
29.	Potomac Yard Land Bay H	2501 Jeff Davis Hwy.	825,000	5,000			2012
30.	Bldg. 5 Mark Center Phases I & II	Mark Center Dr.	359,387				2012
31.	Bldg. 6 Mark Center	Mark Center Dr.	374,626				2012
	Total Office		2,751,260	110,000	496,700 625 Rooms		
	<u>Retail</u>						
32.	PNC Bank	3300 Duke St.		4,495			2010
33.	Landmark Gateway	520 S. Van Dorn St.		44,197			

	<u>Projects</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>
34.	Potomac Yard Land Bay L	Jeff Davis Hwy.		10,000			2012
	Total Retail			58,692			
	<u>Hotels</u>						
35.	Table Talk	1623 Duke St.			62,027 90 Rooms		2012
36.	Spring Hill Hotel Alex. Tech Center Marriott	2950 Eisenhower Av.			157,798 152 Rooms		2012
	Total Hotel				219,825 242 Rooms		
	Totals		2,751,260	168,692	716,525 867 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

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	2008
2.	Lynn House	4400 W. Braddock Rd.	Nursing Home Expansion	4,000	Under Construction	2008
3.	Charles Houston Recreation Center	901 Wythe St.	Recreation Center	34,935	Under Construction	2008
4.	All Nations Church	5212 Fillmore Av.	Church Class Rooms	12,822	Plan Approved	2010
5.	Potomac Yard Fire House	2501 Jeff. Davis Hwy.	Fire House	22,806	Plan Approved	2010
6.	All City Sport Facility	4200 Eisenhower Av.	200 Seat Stadium		Under Review	2010
7.	Alexandria Country Day School	2400 Russell Rd.	Gym/Cafeteria Addition	15,512	Under Review	2010
8.	Episcopal High School	1200 N. Quaker Ln.	Gym	52,008	Under Review	2010
9.	Alex. Police Hdqtrs.	3540,3650 Wheeler Av.	Police Hdqtrs.	118,825	Under Review	2010
	Total			327,692		

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