

**DEVELOPMENT ACTIVITY
IN ALEXANDRIA
First Quarter 2008**

Landmark Gateway

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

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RESIDENTIAL DEVELOPMENT ACTIVITY

	Status	First Quarter 2008 Jan. Through March				First Quarter 2007 Jan. Through March				Calendar Year 2007 Jan. Through Dec.				Calendar Year 2006 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	16	2009	875	1,134	21	2,711	1,016	1,695	24	2,940	1,113	1,827	26	2,942	1,205	1,737
2.	Housing Starts	3	402	338	64	0	0	0	0	3	229	97	132	9	338	234	104
3.	Completed	3	166	92	74	3	197	47	150	9	1,079	349	730	5	427	330	97

Future Development

1.	Total Housing Approvals	20	3,907	918	2,989	20	3,206	1,256	1,950	22	3,322	1,161	2,161	24	2,780	661	2,119
2.	Housing Newly Approved	2	960	0	960	4	518	454	64	6	600	454	146	8	1,894	351	1,543
3.	Under Review	10	2,605	1,639	966	13	1,757	1,605	152	16	2,847	1,737	1,110	18	3,706	2,304	1,402
4.	Projects Newly Under Review	1	380	380	0	2	329	323	6	4	1,104	775	329	11	2,830	1,428	1,402

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

		First Quarter 2008 Jan. Through March		First Quarter 2007 Jan. Through March		Calendar Year 2007 Jan. Through Dec.		Calendar Year 2006 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>	13	774,624	17	943,297	23	1,204,107	18	962,159
2.	Office	4	399,168	6	462,113	8	546,744	6	438,421
3.	Retail	7	128,786	10	251,850	13	303,029	11	294,404
4.	Hotel	2	246,670	1	229,334	2	354,334	1	229,334
5.	Other	0	0	0	0	0	0	0	0
6.	<u>Construction Starts</u>	2	123,170	1	98,618	7	359,428	3	10,500
7.	Office	0	0	1	98,618	3	183,249	2	223,100
8.	Retail	1	1,500	0	0	3	51,179	3	13,156
9.	Hotel	1	121,670	0	0	1	125,000	0	0
10.	Other	0	0	0	0	0	0	0	0
11.	<u>Completed</u>	0	0	6	255,480	10	541,308	2	117,480
12.	Office	0	0	2	109,765	3	140,395	1	74,926
13.	Retail	0	0	4	145,715	6	171,579	1	42,554
14.	Hotel	0	0	0	0	1	229,334	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

	First Quarter 2008 Jan. Through March		First Quarter 2007 Jan. Through March		Calendar Year 2007 Jan. Through Dec.		Calendar Year 2006 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	6,105,446	28	5,615,988	35	6,217,746	41	6,387,531
17.	Office	14	5,359,989	15	4,852,283	18	5,323,710	21	5,592,353
18.	Retail	14	237,077	10	230,325	13	238,986	16	257,028
19.	Hotel	2	270,000 390 Rooms	2	295,000 425 Rooms	3	416,670 532 Rooms	2	295,000 425 Rooms
20.	Other	1	238,380	1	238,380	1	238,380	2	243,150
21.	<u>Newly Approved</u>	7	1,285,974	1	1,500	9	554,755	13	3,217,833
22.	Office	3	1,125,784	0	0	3	471,427	6	2,749,705
23.	Retail	3	60,190	1	1,500	5	71,161	5	173,128
24.	Hotel	1	100,000 145 Rooms	0	0	1	121,67 107 Rooms	2	295,000 425 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.

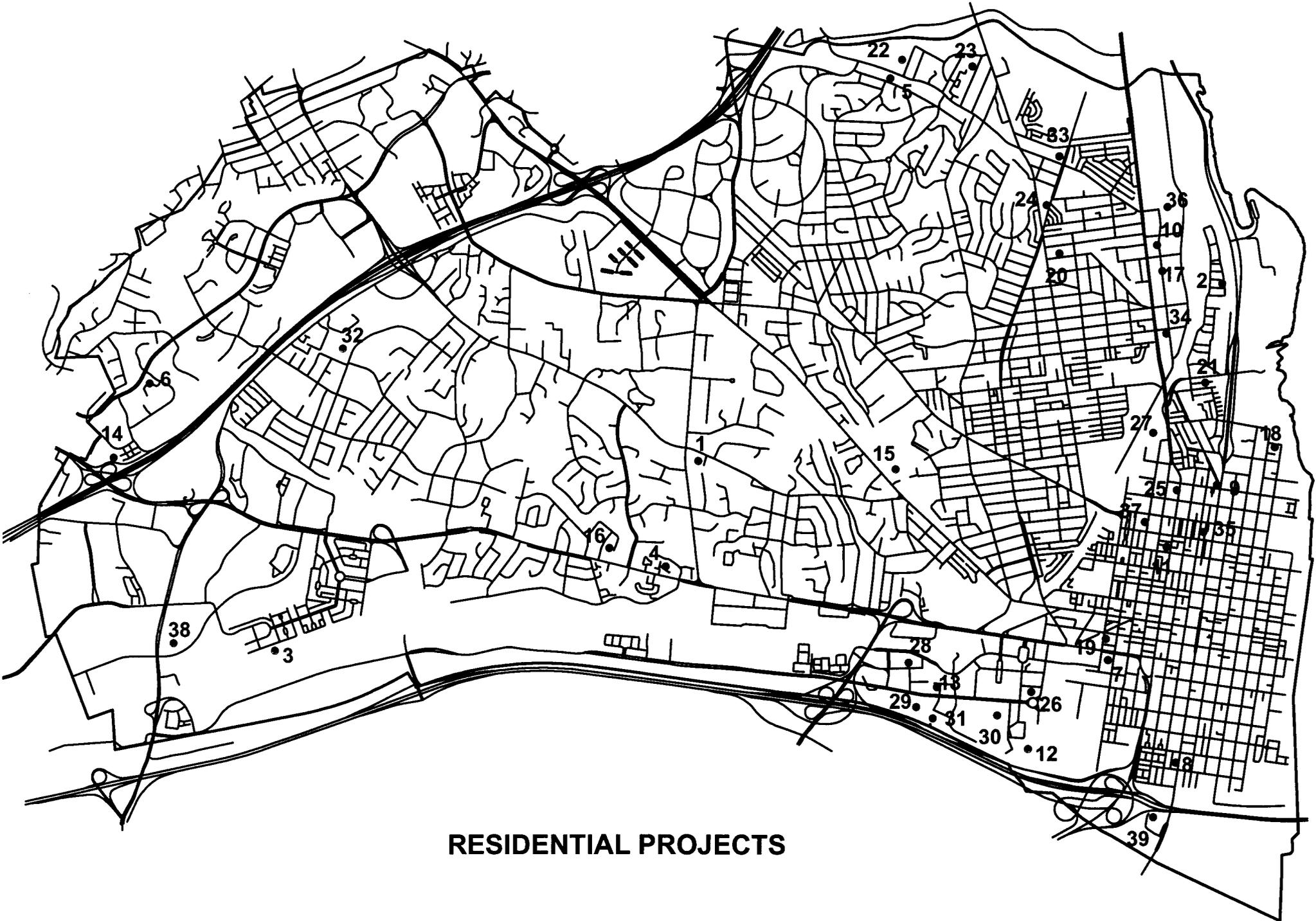
Newly Approved: The number of projects and building square footage that received preliminary development approval by the City Council during the time period.

COMMERCIAL DEVELOPMENT ACTIVITY - 3

		First Quarter 2008 Jan. Through March		First Quarter 2007 Jan. Through March		Calendar Year 2007 Jan. Through Oct.		Calendar Year 2006 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	17	4,025,266	15	1,101,640	29	4,694,501	23	3,673,999
27.	Office	8	3,175,025	5	791,108	12	3,618,852	10	3,082,884
28.	Retail	6	202,395	8	126,835	13	279,133	11	296,115
29.	Hotel	3	647,846 868 Rooms	2	183,697 197 Rooms	4	796,516 975 Rooms	2	295,000 425 Rooms
30.	Projects Newly Under Review	1	48,692	6	707,670	23	4,068,519	18	2,977,144
31.	Office	0	0	1	460,000	8	3,050,328	7	2,467,786
32.	Retail	1	48,692	3	63,973	11	221,675	9	214,358
33.	Hotel	0	0	2	183,697 197 Rooms	4	796,516 975 Rooms	2	295,000 425 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.	Potomac Greens Parcel A Potomac Yard	Potomac Greens Dr.	Townhouse	Owner		227	187	Dec. 2008
3.	Cameron station V1	450 Ferdinand Day Dr	Townhouse	Owner		97	85	June 2008
4.	Quaker Ridge	3514 -3517 Duke St.	Townhouse	Owner		23	13	2008
5.	West Glebe Townhouses	905 Glebe Rd.	Townhouse	Owner		24		Jan. 2009
6.	Beauregard Armistead Towns	520 Armistead St.	Townhouse	Owner		41	5	2008
7.	Fannon	1300 Duke St.	Townhouse	Owner	28 2 bedroom 30 3 bedroom	58		2009
8.	Clayborne Apartments WashReit	800 S. Columbus St.	Mid-rise Apartments	Rental	47 1 bedroom 28 2 bedroom	75	60	May 2008
9.	Brandt Condos	900 N. Washington St.	Mid-rise Apartments	Owner	12 1 bedroom 44 2 bedroom	56		2010
10.	Potomac Yard Fire Station	2501 Jeff. Davis Hwy.	Mid-rise Apartments	Rental	12 1 bedroom 48 2 bedroom 4 3 bedroom	64		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>
11.	Monarch Hennage	500 Henry St.	Mid-rise Apartments	Rental	55 1 bedroom 21 1 bdrm/den 71 2 bedroom 21 2 bdrm/den	168	28	April 2008
12.	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		
13.	Mill Race	2201 Eisenhower Av.	High-rise Apartments	Rental	33 Efficiency 364 1 bedroom 379 2 bedroom	695	683	May 2008
14.	Diamond Lincolnia	6100 Lincolnia Dr.	High-rise Apartments	Rental	49 1 bedroom 83 2 bedroom	132		April 2009
	Totals					1,948	1,064	

* 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.	Coopers Grove Taft Avenue	3700-16 Taft Av.	Detached	Owner		9	2009
17.	Potomac Yard Land Bay H, & Part I	2501 Jeff. Davis Hwy.	Twnhses 103 Mid-rise 113	Owner		216	2011
18.	Windows Catering	1125 N. Royal St.	Twnhses Stacked Mid-rise	Owner	6 2 bedroom 15 3 bedroom	21	2010
19.	Beasley Sq. Harambee	1323 Duke St.	Low-rise Apartments	Rental		8	2010
20.	The Lofts at Del Ray Village	2711 Mt. Vernon Av.	Apartments above Offices	Owner	4 2 bdrm/den	4	2010
21.	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
22.	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
23.	Old Dominion ARHA	3909, 3913, 3919, Old Dominion Blvd.	Low-rise Apartments	Rental	21 2 bedroom 13 3 bedroom	34	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>Expected Date Completed*</u>
24.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.	Mid-rise Apartments	Rental	91 1 bedroom 50 2 bedroom	141	2010
25.	The Madison	800 N. Henry St.	Mid-rise Apartments	Rental	242 1 bedroom 102 2 bedroom	344	2011
26.	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
27.	Braddock Gateway	1200 N. Fayette St.	High-rise Apartments	Rental	231 1 bedroom 385 2 bdrm	616	2012
28.	Hoffman 4 & 5	200 Stoval, 2410 Mill	High-rise Apartments	Rental		236	2012
29.	Hoffman 11 & 12	2010 Eisenhower Av.	High-rise Apartments	Rental		794	2012
30.	Hoffman 24 & 25A	2000 Eisenhower Av.	High-rise Apartments	Rental		372	2012
31.	American Trucking	2100 Mill Rd.	High-rise Apartments	Owner		299	2012
	Total					3,505	

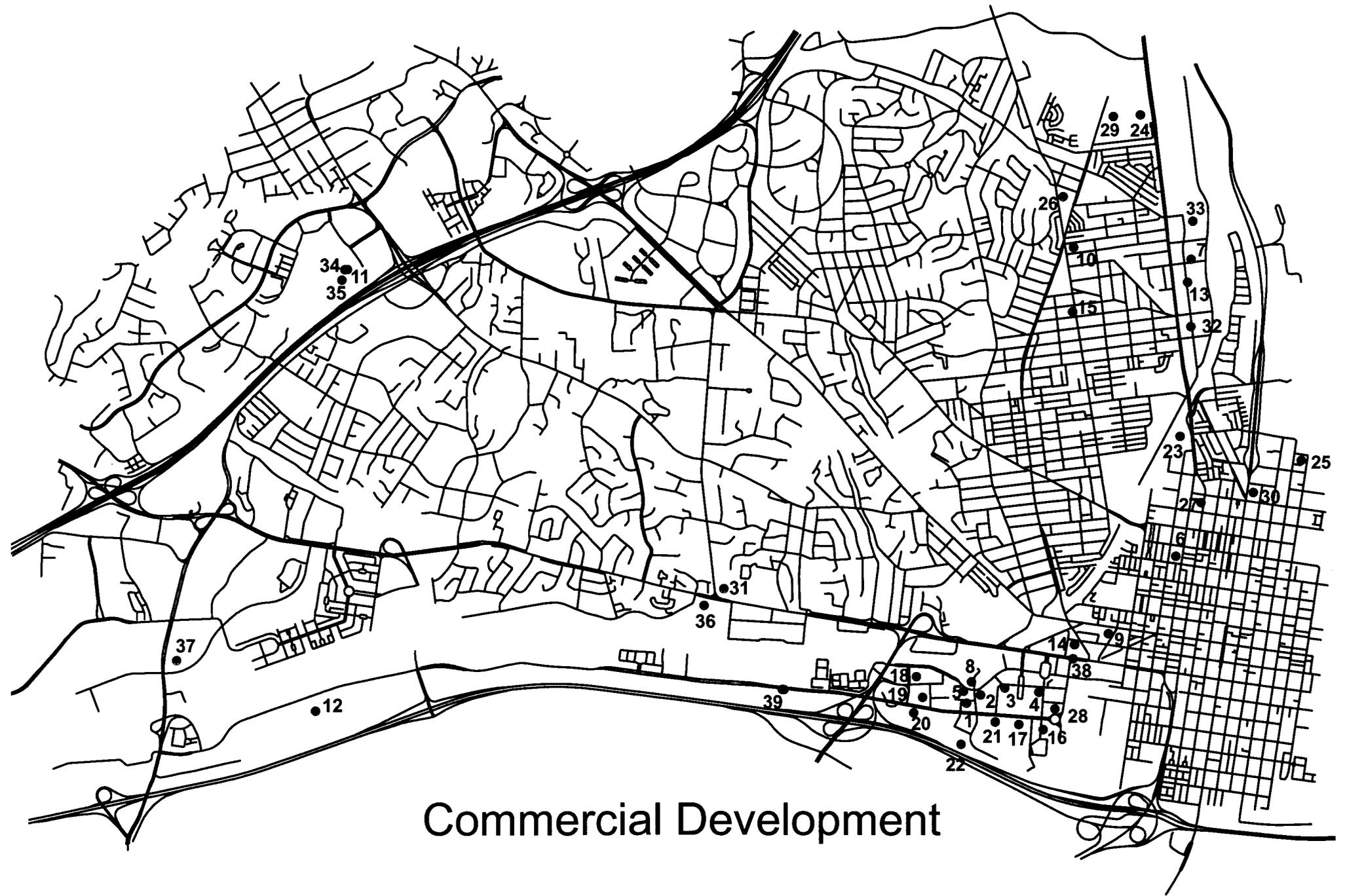
* Expected date of completion is an estimated date and may change in the future.

Residential Projects Currently Under Review**

	<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>
32.	Polk Avenue Townhouses	5325 Polk Av.	Townhouses	Owner		15	2010
33.	Hume Townhouses	3550 Commonwealth Av.	Townhouses	Owner		7	2010
34.	Potomac Yard Blocks I & J	1901 Jeff Davis Hwy.	Townhouses/ Mid-rise Apartments	Owner	Apartments 138 3 bedroom	278	2012
35.	714 Wythe St.	714 Wythe St.	Low-rise Apartments	Rental	4 1 bedroom 2 2 bedroom	6	2011
36.	Potomac Yard Land Bay G	2501 Jeff. Davis Hwy.	Townhouses Mid-rise Apts.	Owner		414	2012
37.	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
38.	Landmark Gateway	520 S. Van Dorn St.	Mid-rise Apartments	Owner	228 1 bedroom 152 2 bedroom	380	2012
39.	Hunting Terrace	1199 S. Washington	High-rise Apartments	Owner	108 1 bedroom 220 2 bedroom 33 3 bedroom	361	2012
	Totals					1,645	

* 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 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.	Mill Race	2201 Eisenhower Av.	221,850	3,906			April 2008
2.	Eisenhower Center III	2320 Mill Rd.	92,687	5,812			June 2008
3.	Patent & Trade Center Non-Federal Use Blk J	2050 Ballenger Av.	52,037	16,319			Nov. 2008
4.	Patent & Trade Center Non-Federal Use Blk K	1900 Ballenger Av.	32,594	29,048			Nov. 2008
	Total Office		399,168	55,085			
	<u>Retail Projects</u>						
5.	Mill Race	2201 Eisenhower Av.		26,550			July 2008
6.	The Monarch	500 Henry St.		45,651			May 2008
7.	Potomac Fire Station	2501 Jeff Davis Hwy.		1,500			2009
	Total Retail			73,701			

	<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>						
8.	Marriott Residence Inn	2345-2347 Mill Rd.			125,000 180 Rooms		June 2008
9.	DSF Long Hotel	1514-1520 King St.			121,670 107 Rooms		2009
	<u>Totals</u>		399,168	128,786	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>						
10.	Lofts at Del Ray Village	2707 Mt. Vernon Av.	4,960				2010
11.	Bldg. 2a/2b/3 Mark Center	Mark Center Dr.	1,008,113				2010
12.	Victory Center	5001 Eisenhower Av.	512,089				2012
13.	Potomac Yard Land Bay H	2501 Jeff. Davis Hwy.	51,616	4,851			2011
14.	Edmundson Plaza 1701 Duke St.	1707 Duke St.	101,108	27,800			2010
15.	2312 Mt. Vernon Av.	2312 Mt. Vernon Av.	5,903	6,257			2010
16.	Carlyle Block P	1800 Eisenhower Av.	364,416	29,658			2010
17.	Hoffman 2 & 3	2000 Eisenhower Av.	770,000				2011
18.	Hoffman 4 & 5	200 Stoval , 2410 Mill Rd.	436,000	61,000			2011
19.	Hoffman 8	2301 Eisenhower Av.	470,784	22,120			2011
20.	Hoffman 9A & 9B	2400 Eisenhower Av.	800,000	30,000	170,000 245 Rooms Est.		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>
21.	Hoffman 24 & 24A	2000 Eisenhower Av.	180,000				2011
22.	ATA Office	2250 Mill Rd.	585,000				2011
23.	Braddock Gateway	1200 N. Fayette St.	70,000	15,000	100,000 145 Rooms Est.		2012
	Total Office		5,359,989	196,686	270,000 390 Rooms Est.		
	<u>Retail</u>						
24.	Alexandria Toyota	3750 Jeff. Davis Hwy.		4,660			2009
25.	Windows Catering	1125 N. Royal St.		2,215			2010
26.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.		3,000			2010
27.	The Madison	800 N. Henry St.		23,070			2011
28.	Block O	601 Holland Ln.		5,946			2011
	Total Retail			38,891			
	<u>Other Projects</u>						
29.	Alexandria Toyota Parking Structure					238,380	2010

	<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>
	Total Other Projects					238,380	
	Totals		5,359,989	235,577	270,000 390 Rooms	238,380	

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

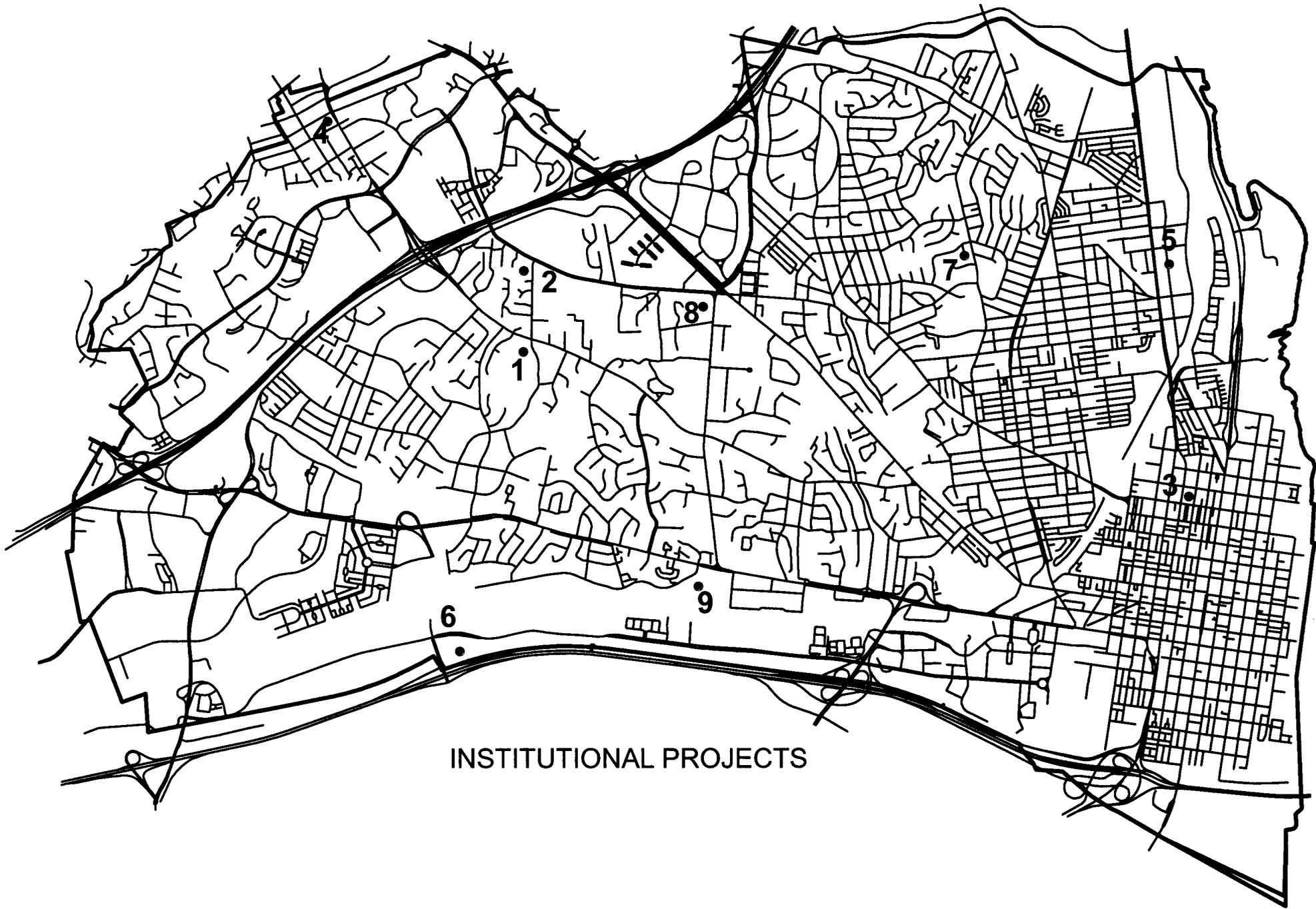
Commercial Projects Currently Under Review**

	<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>						
30.	Armed Forces Benefit	909 N. Washington St.	101,000				2012
31.	Quaker Professional Bldg.	3227 Duke St.	16,247				2012
32.	Potomac Yards Blks I & J	1901 Jeff. Davis Hwy.	478,765	24,018			2012
33.	Potomac Yard Land Bay G	2001 Jeff Davis Hwy.	800,000	80,000	496,700 625 Rooms		2012
34.	Bldg. 5 Mark Center Phases I & II	Mark Center Dr.	359,387				
35.	Bldg. 6 Mark Center	Mark Center Dr.	374,626				2012
	Total Office		2,130,025	104,018	496,700 625 Rooms		
	<u>Retail</u>						
36.	PNC Bank	3300 Duke St.		4,495			2010
37.	Landmark Gateway	520 S. Van Dorn St.		44,197			
	Total Retail			48,692			

	<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>						
38.	Table Talk	1623 Duke St.			62,027 90 Rooms		2012
39.	Spring Hill Hotel Alex. Tech Center Marriott	2950 Eisenhower Av.			157,798 152 Rooms		2012
	Total Hotel				219,825 243 Rooms		
	Totals		2,130,025	152,710	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		

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