

RESIDENTIAL DEVELOPMENT ACTIVITY

		Second Quarter 2007 April Through June				Second Quarter 2006 April Through June				Calendar Year 2007 Jan. Through June				Calendar Year 2006 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	19	2,009	860	1,149	20	2,599	1,072	1,527	22	2,444	972	1,472	23	2,706	1,137	1,569
2.	Housing Starts	1	41	41	0	3	176	72	104	1	41	41	0	6	212	108	104
3.	Completed	1	165	165	0	0	132	132	0	3	535	212	323	3	239	197	42

Future Development

4.	Total Housing Approvals	20	3,182	1,484	1,698	17	2,252	514	1,738	24	2,938	1,200	1,738	28	2,477	875	1,602
5.	Housing Newly Approved	0	0	0	0	3	1,402	0	1,402	9	2,175	773	1,402	8	228	228	0
6.	Under Review	9	1430	1,342	88	17	3,680	2,278	1,402	14	2,035	1,883	152	18	3,738	2,336	1,402
7.	Projects Newly Under Review	1	278	278	0	4	990	990	0	3	607	601	6	11	2,829	1,427	1,402

Line 1: Projects and units under construction and not completed by the 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: 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 by 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 time 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 2007 April Through June		Second Quarter 2006 April Through June		Calendar Year 2007 Jan. Through June		Calendar Year 2006 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>	9	682,403	11	608,423	17	943,297	12	725,903
2.	Office	3	351,098	3	140,395	6	462,113	4	215,321
3.	Retail	5	101,971	7	238,694	10	251,850	7	281,248
4.	Hotel	1	229,334	1	229,334	1	229,334	1	229,334
5.	Other	0	0	0	0	0	0	0	0
6.	<u>Construction Starts</u>	0	0	0	0	1	98,618	0	0
7.	Office	0	0	0	0	1	98,618	0	0
8.	Retail	0	0	0	0	0	0	0	0
9.	Hotel	0	0	0	0	0	0	0	0
10.	Other	0	0	0	0	0	0	0	0
11.	<u>Completed</u>	2	50,994	0	0	8	306,474	2	117,480
12.	Office	1	30,630	0	0	3	140,395	1	74,926
13.	Retail	1	20,364	0	0	5	166,079	1	42,554
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 time period.

COMMERCIAL DEVELOPMENT ACTIVITY - 2

	Second Quarter 2007 April Through June		Second Quarter 2006 April Through June		Calendar Year 2007 Jan. Through June		Calendar Year 2006 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>	28	5,632,020	32	5,735,880	29	5,730,638	37	6,186,725
17.	Office	14	4,753,665	18	5,089,237	15	4,852,283	21	5,540,737
18.	Retail	10	223,263	11	233,493	10	223,263	13	232,838
19.	Hotel	3	416,712 532 Rooms	1	170,000 244 Rooms	3	416,712 532 Rooms	1	170,000 245 Rooms
20.	Other	1	238,380	2	243,150	1	238,380	2	243,150
21.	<u>Newly Approved</u>	1	121,670	8	3,024,089	2	123,170	8	3,024,089
22.	Office	0	0	5	2,698,089	0	0	5	2,698,089
23.	Retail	0	0	2	156,000	1	1,500	2	156,000
24.	Hotel	1	121,670 107 Rooms	1	170,000 245 Rooms	1	121,670 107 Rooms	1	170,000 245 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

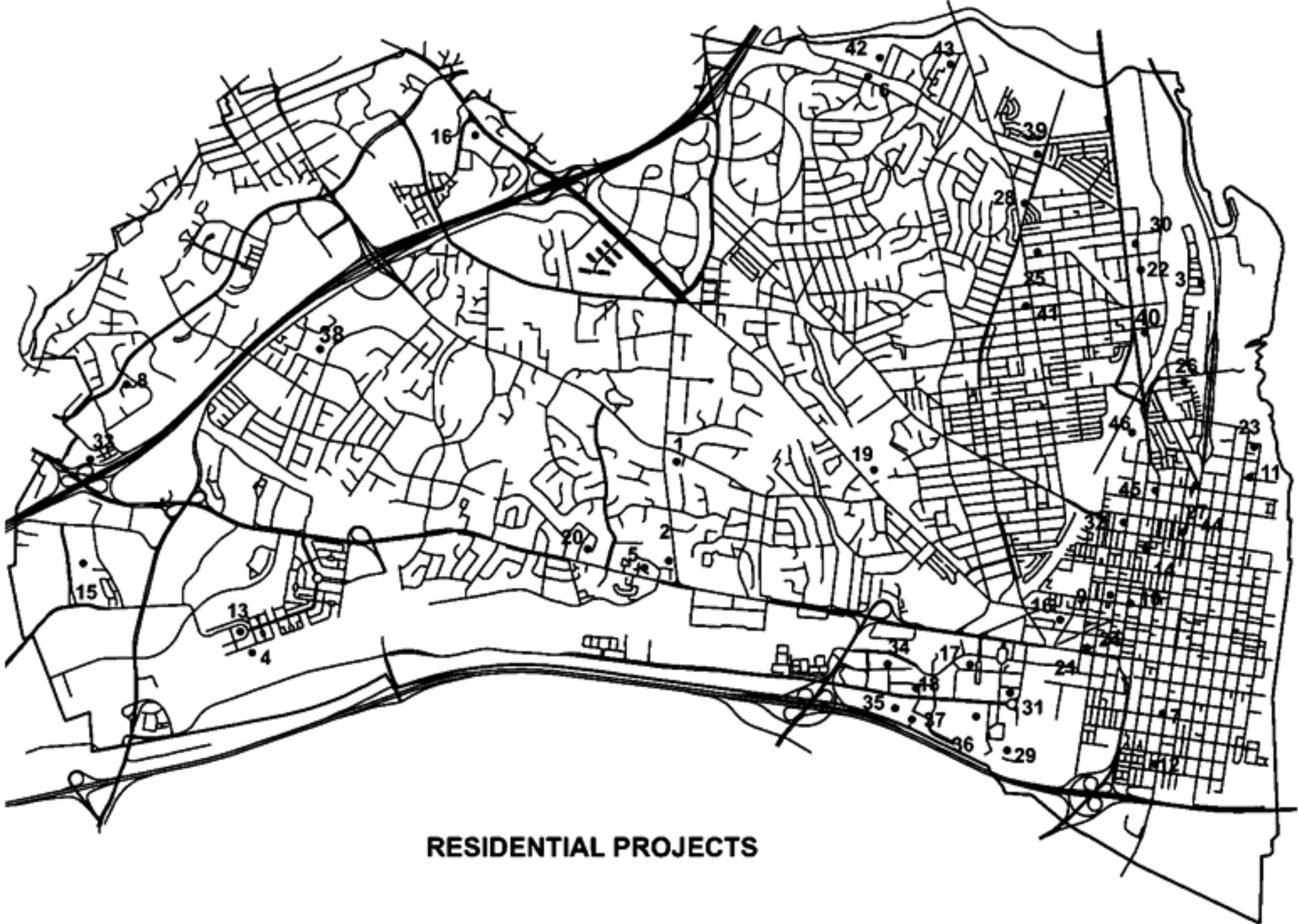
		Second Quarter 2007 April Through June		Second Quarter 2006 April Through June		Calendar Year 2007 Jan. through June		Calendar Year 2006 Jan. through June	
<u>Status</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Projects</u>	<u>Sq. Ft.</u>	

Projects Under Review

26.	Total Projects Under Review	15	1,615,670	18	3,405,559	18	1,620,670	18	3,405,559
27.	Office	6	1,284,120	8	2,852,714	7	1,286,120	8	2,852,714
28.	Retail	7	147,853	8	257,885	9	150,853	8	257,885
29.	Hotel	2	183,697 197 Rooms	2	295,000 425 Rooms	2	183,697 197 Rooms	2	295,000 425 Rooms
30.	Projects Newly Under Review	3	519,030	3	81,442	10	1,226,700	13	2,708,744
31.	Office	2	495,012	1	51,616	3	955,012	5	2,237,616
32.	Retail	1	24,018	2	14,913	5	87,991	6	176,128
33.	Hotel	0	0	0	0	2	183,697 197 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 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	1	2009
2.	Quaker Village	Arell Court	Detached	Owner		4	2	July 2007
3.	Potomac Greens Parcel A. Potomac Yard	Potomac Greens Dr.	Townhouse	Owner		227	173	Dec. 2008
4.	Cameron Station VI	450 Ferdinand Day Dr.	Townhouse	Owner		97	69	June 2008
5.	Quaker Ridge	3514-3517 Duke St.	Townhouse	Owner		23	8	2008
6.	West Glebe Townhouses	905 W. Glebe Rd.	Townhouse	Owner		24		2008
7.	Gibbon Row Old Club	555 S. Washington St.	Townhouse 4 Apartments 4	Owner		8	4 Townhouses	Nov. 2007
8.	Beauregard Armistead Towns	520 Armistead St.	Townhouses	Owner		41		2008
9.	Cromley Lofts (Alexandria Laundry)	1210 Queen St.	Low-rise Apartments	Owner	2 1 bedroom 6 2 bedroom	8		July 2007
10.	Prescott	1115 Cameron St.	Low-rise Apartments	Owner	6 1 bedroom 58 2 bedroom	64		Oct. 2007

	<u>Project</u>	<u>Address</u>	<u>Type</u>	<u>Tenure</u>	<u>Number of Bedrooms</u>	<u>Total Units In Project</u>	<u>Complete Units In Project</u>	<u>Expected Date Completed*</u>
11.	Abington Row (Postmasters)	1023 N. Royal St.	Low-rise Apartments	Owner	35 1 bedroom 17 2 bedroom 1 3 bedroom	53		2007
12.	WashREIT	800 S. Columbus St.	Mid-rise Apartments	Rental	47 1 bedroom 28 2 bedroom	75		Nov. 2007
13.	Cameron Station VII	400 Cameron Station Blvd.	Mid-rise Apartments	Owner	31 1 bedroom 98 2 bedroom 19 3 bedroom	148		Aug. 2007
14.	Monarch (Hennage)	500 Henry St.	Mid-rise Apartments	Owner	55 1 bedroom 21 1 bdrm/den 71 2 bedroom 21 2 bdrm/den	168		Oct. 2007
15.	The Strand (Tuscany)	240 Yoakum Prkwy.	Mid-rise Apartments	Rental	14 1 bedroom 84 2 bedroom 6 2 bdrm/den	104		Aug. 2007
16.	Northhampton II	3101 N Hampton	High-rise Apartments	Rental	165 1 bed/eff. 109 2 bedroom 1 3 bedroom	275		July 2007
17.	The Jamieson Westin Hotel Condominium	2050 Jamieson Av.	High-rise Apartments	Owner	38 1 bedroom 36 2 bedroom 5 3 bedroom	79		Nov. 2007
18.	Mill Race	2201 Eisenhower Av.	High-rise Apartments	Rental 695	33 efficiency 364 1 bedroom 379 2 bedroom	695		Oct. 2007
	Totals					2,101	257	

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>
19.	Garvey Properties	2805-2811 King St.	Detached Houses	Owner		3	2008
20.	Taft Avenue	3700-16 Taft Av.	Detached Houses	Owner		9	2009
21.	Fannon	1300 Duke St.	Townhouses Low-rise Apts.	Owner	28 2 bedroom 30 3 bedroom	58	2008
22.	Potomac Yard Land Bay H, & Part I	2501 Jeff Davis Hwy.	Twnhses 103 Mid-rise 113	Owner		216	2009
23.	Windows Catering	1125 N. Royal St.	Twnhses Stacked Mid-rise	Owner	6 2 bedroom 15 3 bedroom	21	2009
24.	Beasley Sq. (Harambee)	1323 Duke St.	Low-rise Apartments	Rental		8	2008
25.	The Lofts at Del Ray Village	2711 Mt. Vernon Av.	Apartments above offices	Owner	4 2bdm/den	4	2008
26.	Nordic Press	800-820 Slaters Ln.	Low-rise Apartments	Owner	6 1 bedroom 3 1 bdrm/loft 15 2 bedroom 4 2 bdrm/loft	28	2008
27.	Brandt Condos	900 N. Washington	Mid-rise Apartments	Owner	14 1 bedroom 43 2 bedroom	57	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>
28.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.	Mid-rise Apartments	Owner	91 1 bedroom 50 2 bedroom	141	2009
29.	Carlyle Center	310 Hoof Run Dr.	Mid-rise Apartments	Owner	32 Studio 76 1 bedroom 45 1 bdrm/den 13 1 bdrm/loft 114 2 bedroom	280	2010
30.	Potomac Yard Fire House	2501 Jeff Davis Hwy.	Mid-rise Apartments	Rental	12 1 bedroom 48 2 bedroom 4 3 bedroom	64	2010
31.	Carlyle, Block O	601 Holland Ln.	Townhouses 50 High-rise Apartments 224	Owner 50 Rental 224		274	2009
32.	Payne Street Condo Fayette Residences	621 North Payne St.	Townhouses 20 Low-rise Mid-Rise 122 (4 Work/Live)	Owner	41 1 bedroom 17 1 bdr/den 38 2 bedroom 24 2 bdr/den 2 3 bedroom Townhouse 20 3 bedroom Work/Live 4 2 bedroom	146	2010
33.	Diamond Lincolnia	6100 Lincolnia Dr.	High-rise Apartments	Owner	49 1 bedroom 83 2 bedroom	132	2009
34.	Hoffman 4 & 5	200 Stoval, 2410 Mill	High-rise Apartments	Rental		236	2010
35.	Hoffman 11 & 12	2010 Eisenhower Av.	High-rise Apartments	Rental		794	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>
36.	Hoffman 24 & 25A	2000 Eisenhower Av.	High-rise Apartments	Rental		372	2010
37.	American Trucking	2100 Mill Rd.	High-rise Apartments	Owner		299	2010
	Totals					3,142	

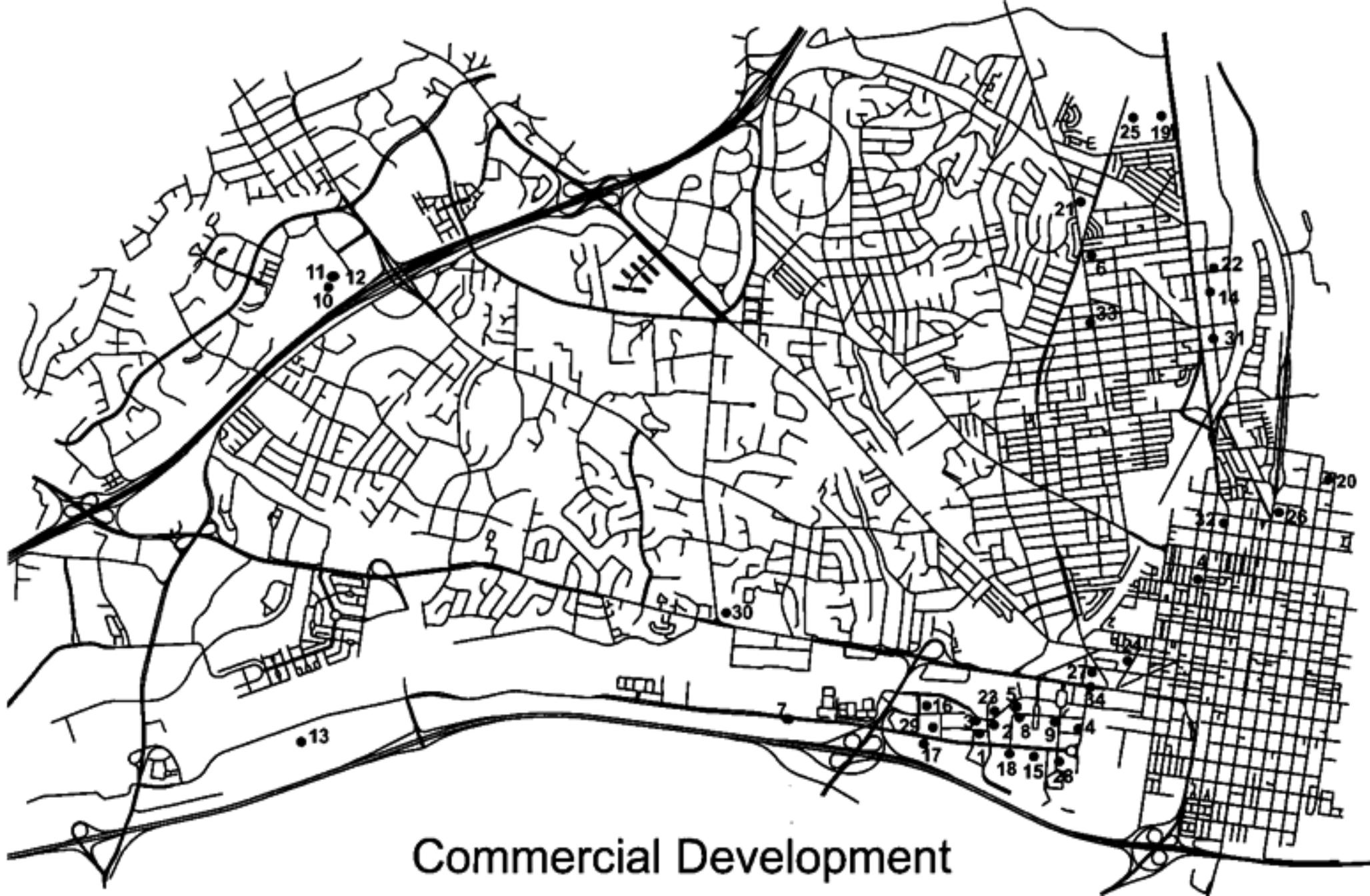
Residential Projects Currently Under Review**

	<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>
38.	Polk Avenue Townhouses	5325 Polk Av.	Townhouses	Owner		15	2008
39.	Hume Townhouses	3550 Commonwealth	Townhouses	Owner		7	2008
40.	Potomac Yard Blocks I & J	1901 Jeff Davis Hwy.	Townhouses/ Mid-rise Apartments	Owner	Apartments 138 3 bedroom	278	2011
41.	2312 Mt. Vernon	2312 Mount Vernon	Low-rise Apartments	Owner	12 1 bedroom 8 2 bedroom	20	2009
42.	Glebe Park ARHA	813 West Glebe Rd.	Low-rise Apartments	Rental	10 1 bedroom 4 2 bedroom 20 3 bedroom 14 4 bedroom	48	2009
43.	Old Dominion ARHA	3909, 3913, 3919 Old Dominion Blvd.	Low-rise Apartments	Rental	21 2 bedroom 13 3 bedroom	34	2009
44.	714 Wythe St.	714 Wythe St.	Low-rise Apartments	Rental	4 1 bedroom 2 2 bedroom	6	2009
45.	The Madison	800 N. Henry St.	Mid-rise Apartments	Owner	207 1 bedroom 116 2 bedroom	323	2009

46.	Braddock Gateway	1200 N. Fayette St.	Townhouse 7 High-rise Apartments	Owner	240 1 bedroom 77 1 bdrm/den 305 2 bedroom 77 2 bdrm/den	699	2010
Totals						1,430	

* 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			2008
2.	Eisenhower Center III	2320 Mill Rd.	98,618				2008
	Total Office		320,468	3,906			
	<u>Retail Projects</u>						
3.	Mill Race	2201 Eisenhower Av.		26,550			Oct. 2007
4.	The Monarch	500 Henry St.		45,651			Oct. 2007
	Total Retail			72,201			
	<u>Hotels</u>						
5.	Westin Hotel Carlyle Hotel	2050 Jamieson St.		5,500	229,334 312 Rooms		Nov. 2007
	Totals		320,468	81,607	229,334 312 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>						
6.	Lofts at Del Ray Village	2707 Mt. Vernon Av.	4,960				2008
7.	Alexandria Tech Center VI	2930-2960 Eisenhower Av.	128,000				2008
8.	Patent & Trade Center Non-Federal Use Block J	2050 Ballenger Av.	52,037	16,319			2008
9.	Patent & Trade Center Non-Federal Use Block K	1900 Ballenger Av.	32,594	29,048			2008
10.	Bldg. 2a/2b/3 Mark Center	Mark Center Dr.	1,008,113				2008
11.	Bldg. 5 Mark Center	Mark Center Dr.	359,387				2009
12.	Bldg. 6 Mark Center	Mark Center Dr.	374,616				2009
13.	The Victory Center	5001 Eisenhower Av.	512,089				2009
14.	Potomac Yard Land Bay H	2501 Jeff. Davis Hwy.	51,616	4,851			2009
15.	Hoffman 2 & 3	2000 Eisenhower Av.	770,000				2010
16.	Hoffman 4 & 5	200 Stoval, 2410 Mill Rd	436,000	61,000			2010
17.	Hoffman 9A & 9B	2400 Eisenhower Av.	800,000	95,000	170,000 245 Rooms Est.		2010

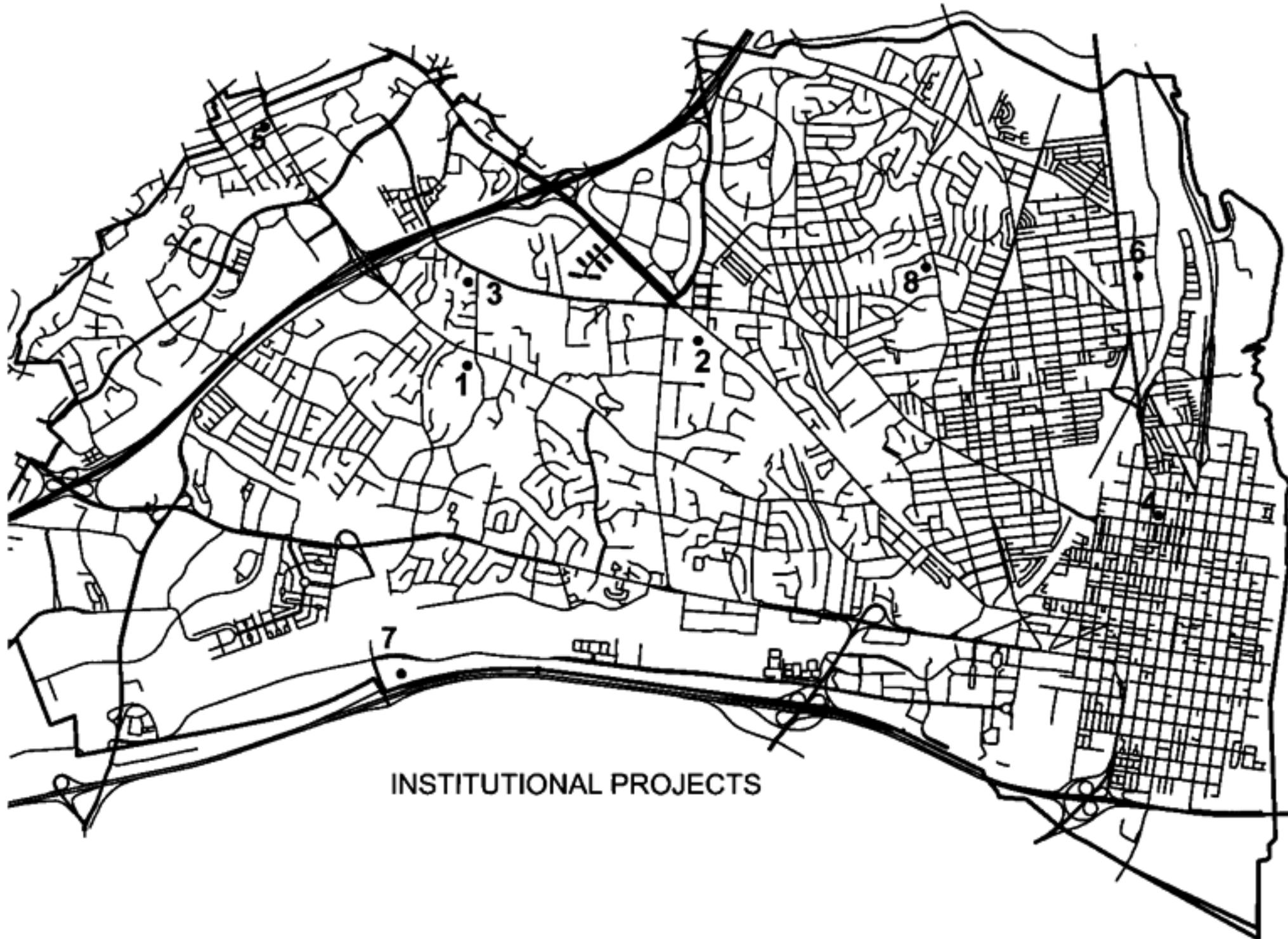
	<u>Project</u>	<u>Address</u>	<u>Office Sq. ft.</u>	<u>Retail Sq. Ft.</u>	<u>Hotel Sq. Ft. & Rooms</u>	<u>Other</u>	<u>Expected Completion Date*</u>
18.	Hoffman 24 & 25 A	2000 Eisenhower Av.	180,000				2010
	Total Office		4,709,412	206,218			
	<u>Retail</u>						
19.	Alexandria Toyota	3750 Jefferson Davis Hwy.		4,660			2008
20.	Windows Catering	1125 N. Royal St.		2,215			2008
21.	Mt. Vernon Commons Triangle Properties	3105 Mt. Vernon Av.		3,000			2009
22.	Potomac Yard Fire House	2501 Jeff Davis Hwy.		1,500			2010
	Total Retail			11,375			
	<u>Hotels</u>						
23.	Marriot Residence Inn	2345-47 Mill Rd.			125,000 180 Rooms		2009
24.	DSF Long Hotel	1514-1520 King St.			121,670 107 Rooms		
	Total Hotels				246,670 287 Rooms		
	<u>Other Projects</u>						
25.	Alexandria Toyota Parking Structure	3750 Jefferson Davis Hwy.				238,380	2008
	Total Other Projects					238,380	
	Totals		4,709,412	217,593	246,670 287 Rooms	238,380	

Comercial 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>
	Office						
26.	Armed Forces Benefit	909 N. Washington St.	101,000				2009
27.	Edmundson Plaza (1701 Duke St.)	1707 Duke St.	100,108	27,800			2010
28.	Carlyle Block P	1800 Eisenhower Av.	128,000	22,000			2010
29.	Hoffman Block 8	2301 Eisenhower Av.	460,000	32,940			2010
30.	Quaker Professional Bldg.	3227 Duke St.	16,247				2010
31.	Potomac Yard Blks I & J	1901 Jeff Davis Hwy.	478,765	24,018			
	Total Office		1,284,120	106,758			
	Retail						
32.	The Madison	800 N. Henry St.		25,000			2009
33.	2312 Mt. Vernon Av.	2312 Mt. Vernon Av.		10,062			2009
	Total Retail			35,062			
	Hotels						
34.	Table Talk	1623 Duke St.			62,027 90 Rooms		2010
	Totals		1,284,120	141,820	62,027 90 Rooms		

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** 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.	T.C. Williams High School	3100-3300 King St.	New School	355,000	Under Construction	2008
3.	Lynn House	4400 W. Braddock Rd.	Nursing Home Expansion	4,000	Plan Approved	2008
4.	Charles Houston Recreation Center	901 Wythe St.	Recreation Center	34,935	Plan Approved	2008
5.	All Nations Church	5212 Fillmore Av.	Church Classrooms	12,822	Plan Approved	2008
6.	Potomac Yard Fire House	2501 Davis Hwy.	Fire House	22,806	Plan Approved	2010
7.	All City Sport Facility	4200 Eisenhower Av.	2000 Seat Stadium		Under Review	2010
8	Alexandria Country Day School	2400 Russell Rd.	Gym/Cafeteria Addition	15,512	Under Review	2010
	Total			511,859		

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