

APPENDIX C

Appendix C
Detailed Projections Of Development

Year	Office	Hotel	Retail	Warehouse	Other	Total
2010	100,000	200,000	300,000	400,000	500,000	1,500,000
2011	120,000	250,000	350,000	450,000	600,000	1,770,000
2012	150,000	300,000	400,000	500,000	700,000	2,050,000
2013	180,000	350,000	450,000	550,000	800,000	2,330,000
2014	200,000	400,000	500,000	600,000	900,000	2,600,000
2015	220,000	450,000	550,000	650,000	1,000,000	2,870,000
2016	250,000	500,000	600,000	700,000	1,100,000	3,150,000
2017	280,000	550,000	650,000	750,000	1,200,000	3,430,000
2018	300,000	600,000	700,000	800,000	1,300,000	3,700,000
2019	320,000	650,000	750,000	850,000	1,400,000	3,970,000
2020	350,000	700,000	800,000	900,000	1,500,000	4,250,000

ARLINGTON STATION AREAS

Ballston						
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	61	0	0	0	0	0
1981	0	0	0	322	96	418
1982	0	0	0	252	130	382
1983	0	0	0	0	0	0
1984	0	0	0	0	74	74
1985	60	0	0	0	14	14
1986	16	582	221	4	115	119
1987	723	15	0	695	45	740
1988	216	16	0	139	75	214
1989	605	23	210	0	11	11
1990	340	45	0	974	28	1,002
1991	0	0	0	0	0	0
1992	551	35	0	0	0	0
1993	0	0	0	700	0	700
1994 - 2010	2,524	113	0	11	0	11
Total	5,095	829	431	3,097	588	2,076

Crystal City						
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	343	0	0	0	0	0
1979	231	0	0	0	0	0
1980	445	0	0	0	0	0
1981	349	17	0	0	0	0
1982	421	3	1,065	522	0	522
1983	347	3	197	0	0	0
1984	212	0	0	135	0	135
1985	449	13	267	0	0	0
1986	514	8	0	181	0	181
1987	978	43	255	0	0	0
1988	452	9	0	411	0	411
1989	369	27	0	737	0	737
1990	432	0	0	386	0	386
1991	0	0	272	0	0	0
1992	0	0	0	384	0	384
1993	0	0	0	0	0	0
1994 - 2010	0	0	1	0	0	0
Total	5,541	123	2,057	2,756	0	2,756

ARLINGTON STATION AREAS

Court House

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	0	0	0	0	0	0
1981	0	0	0	0	4	4
1982	46	27	0	310	14	324
1983	360	0	0	72	0	72
1984	0	0	0	268	0	268
1985	195	4	0	0	16	16
1986	0	11	0	0	0	0
1987	461	0	0	0	52	52
1988	524	57	0	524	0	524
1989	279	0	0	702	0	702
1990	0	13	0	0	11	11
1991	0	0	0	738	0	738
1992	366	0	0	390	0	390
1993		0	0	0	0	0
1994 - 2010	<u>1,000</u>	<u>10</u>	378	660	0	660
Total	3,231	121	718	3,664	97	1,872 5,633

Clarendon

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	0	0	0	0	12	12
1981	0	0	0	0	0	0
1982	0	0	0	0	0	0
1983	0	0	0	0	0	0
1984	0	0	0	0	0	0
1985	0	0	0	0	0	0
1986	0	0	0	0	0	0
1987	419	46	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	0	0
1990	0	0	0	0	0	0
1991	0	0	0	0	0	0
1992	0	0	0	0	0	0
1993	0	0	0	0	0	0
1994 - 2010	<u>879</u>	<u>44</u>	0	0	0	0
Total	1,298	90	0	0	12	18 30

ARLINGTON STATION AREAS

Pentagon City

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	240	0	240
1979	0	0	0	901	0	901
1980	0	0	0	0	0	0
1981	0	0	0	198	0	198
1982	254	0	0	0	0	0
1983	0	0	0	0	0	0
1984	310	0	0	0	0	0
1985	0	0	0	0	0	0
1986	0	0	0	0	0	0
1987	0	0	0	0	0	0
1988	515	0	0	0	0	0
1989	172	860	0	0	0	0
1990	231	0	345	779	0	779
1991	166	0	0	0	22	22
1992	0	0	0	83	0	83
1993	0	0	0	0	0	0
1994 - 2010	<u>1,264</u>	<u>315</u>	<u>656</u>			<u>2,064</u>
Total	2,911	1,175	1,001	2,201	22	4,287

Rosslyn

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	13	264	0	20	20
1980	984	61	0	273	19	292
1981	280	0	0	158	0	158
1982	438	0	0	1,862	0	1,862
1983	281	12	0	0	10	10
1984	0	0	0	0	18	18
1985	0	69	0	0	0	0
1986	478	0	0	357	15	372
1987	142	28	0	711	0	711
1988	283	0	0	0	0	0
1989	496	10	150	511	0	511
1990	0	0	120	0	0	0
1991	178	0	0	11	0	11
1992	0	0	162	0	112	112
1993	0	0	0	0	0	0
1994 - 2010	<u>653</u>	<u>16</u>	<u>132</u>			<u>682</u>
Total	4,212	209	828	3,883	194	4,759

ARLINGTON STATION AREAS

Virginia Square

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	8	0	0	0	0
1979	0	11	0	0	0	0
1980	0	0	0	0	6	6
1981	0	0	0	54	0	54
1982	0	0	0	0	0	0
1983	0	0	0	0	12	12
1984	0	0	0	0	0	0
1985	0	6	0	0	0	0
1986	43	0	0	0	0	0
1987	0	0	0	0	16	16
1988	56	14	0	0	0	0
1989	179	0	0	0	8	8
1990	0	45	0	0	0	0
1991	342	0	0	350	0	350
1992	0	0	0	0	0	0
1993	0	0	0	47	0	47
1994 - 2010	<u>1,180</u>	<u>35</u>	<u>0</u>	<u>451</u>	<u>42</u>	<u>1,179</u>
Total	1,800	118	0	451	42	1,672

East Falls Church

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	0	0	0	0	0	0
1981	0	0	0	0	0	0
1982	0	0	0	0	0	0
1983	0	0	0	0	0	0
1984	64	0	0	0	0	0
1985	57	0	0	0	0	0
1986	0	0	0	0	0	0
1987	0	0	0	0	206	206
1988	24	0	0	0	0	0
1989	0	0	0	0	0	0
1990	65	0	0	0	2	2
1991	0	0	0	0	4	4
1992	0	0	0	0	4	4
1993	0	0	0	35	10	45
1994 - 2010	<u>0</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>10</u>	<u>45</u>
Total	211	0	0	35	226	261

ALEXANDRIA STATION AREAS

Braddock							
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>	
1978	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	131	0	0	131
1986	323	37	0	0	0	0	0
1987	14	0	0	0	39	0	39
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	27	10	0	345	8	0	353
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993		0	0	0	0	0	0
1994 - 2010	<u>342</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>27</u>
Total	706	47	0	476	47		550

Eisenhower Avenue							
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>	
1978	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	208	0	0	0	0	0	0
1988	76	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	77	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994 - 2010	<u>446</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,500</u>
Total	807	0	0	0	0	0	1,500

ALEXANDRIA STATION AREAS

King Street						
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	0	0	0	0	0	0
1981	0	0	0	0	0	0
1982	0	0	0	0	0	0
1983	0	0	0	0	0	0
1984	0	0	0	0	0	0
1985	125	13	0	0	0	0
1986	88	1	0	0	0	0
1987	74	0	0	0	0	0
1988	320	13	0	0	0	0
1989	506	29	0	0	0	0
1990	50	4	0	0	0	0
1991	0	0	0	0	0	0
1992	181	11	267	0	0	0
1993	0	0	0	0	0	0
1994 - 2010	<u>1,191</u>	<u>93</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	2,534	165	267	0	0	500

Van Dorn						
<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>Units</u>
1978	0	0	0	0	0	0
1979	0	0	0	0	0	0
1980	0	0	0	0	0	0
1981	0	0	0	0	0	0
1982	0	0	0	0	0	0
1983	0	0	0	0	0	0
1984	0	0	194	0	0	0
1985	159	0	0	0	0	0
1986	50	0	0	0	0	0
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	6	0	0	0	0
1990	0	0	0	0	0	0
1991	0	0	0	0	0	0
1992	0	0	0	0	0	0
1993	0	0	0	0	0	0
1994 - 2010	<u>24</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	234	6	194	0	0	0

FAIRFAX STATION AREAS

Dunn Loring

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>SFD</u>	<u>Units</u>
1978	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0
1981	23	0	0	0	0	0	0
1982	159	8	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	81	0	0	0	0	0	0
1985	123	0	0	0	0	0	0
1986	85	0	0	0	0	0	0
1987	22	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	28	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	175	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994 - 2010	363	30	0	0	0	0	0
Total	1,059	39	0	0	0	0	32

Franconia/Springfield

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>SFD</u>	<u>Units</u>
1978	0	73	246	0	0	0	0
1979	0	8	0	0	0	0	0
1980	0	0	0	0	0	0	0
1981	118	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	144	0	265	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	38	38
1991	0	370	0	0	0	12	12
1992	0	0	0	0	0	7	7
1993	0	0	0	0	0	3	3
1994 - 2010	1,336	215	0	0	0	0	0
Total	1,599	666	511	0	0	60	76

FAIRFAX STATION AREAS

Huntington

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>SFD</u>	<u>Units</u>
1978	0	0	0	0	0	0	0
1979	0	0	0	0	0	20	20
1980	0	0	0	0	0	0	0
1981	0	0	0	1	0	0	1
1982	0	0	0	509	0	0	509
1983	0	0	0	0	0	0	0
1984	0	0	0	253	0	0	253
1985	0	0	0	0	0	0	0
1986	0	0	0	253	0	0	253
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	437	0	0	437
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	3	3
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994 - 2010	<u>97</u>	<u>0</u>	<u>0</u>	<u>1,453</u>	<u>0</u>	<u>23</u>	<u>212</u>
Total	97	0	0	1,453	0	23	1,688

Vienna

<u>Year</u>	<u>Office</u>	<u>Retail</u>	<u>Hotel</u>	<u>MFD</u>	<u>Townhouse</u>	<u>SFD</u>	<u>Units</u>
1978	0	0	0	0	13	0	13
1979	0	0	0	0	161	0	161
1980	0	0	0	0	108	0	108
1981	0	0	0	0	193	0	193
1982	0	0	0	0	32	0	32
1983	0	0	0	0	74	0	74
1984	0	0	0	0	32	0	32
1985	0	0	0	0	38	0	38
1986	0	0	0	0	23	0	23
1987	222	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	222	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	8	0	8
1994 - 2010	<u>507</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>682</u>	<u>0</u>	<u>155</u>
Total	950	0	0	0	682	0	837

FAIRFAX STATION AREAS

West Falls Church

Year	Office	Retail	Hotel	MFD	Townhouse	SFD	Units
1978	0	0	0	0	0	2	2
1979	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	1	1
1983	0	0	0	0	0	2	2
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	6	6
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	2	0	0	0	0	0
1989	2	0	0	0	0	1	1
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	1	1
1992	0	0	0	0	0	3	3
1993	0	0	0	0	0	0	0
1994 - 2010	2	5	0	0	0	0	69
Total	3	7	0	0	0	16	85