

# Transforming Urban Public Space: Addressing Climate Change, Accessibility, and Social Exclusion

## International Urban and Regional Cooperation

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Demetra J. McBride, Bureau Chief  
Office of Sustainability & Environmental Management  
Joanne Gabor, Development Plan Review Manager  
Department of Environmental Services  
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# Arlington Context

- Politically progressive
- Activist citizenry
- Early adopter of Smart Growth principles
- Population density and transit-oriented development
- Predominance of multi-family dwellings (71% of housing units)
- First U.S. LEED® Platinum City (2017)
- Recertified LEED® Platinum City 2023

*Challenge: State law controls building and development codes.*

## Fast Facts



ile 2021

**ARLINGTON**  
VIRGINIA

### Location

Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC.

**26**  
Square Miles

### Housing



There are 119,700 housing units in the County, 8,650 of which are committed affordable.

### People



52% of Arlington's residents live in planning corridors, which make up 22% of the County's land area.



Arlington is one of the most highly educated localities in the Nation, with 40% of residents holding a Graduate or Professional Degree.



An estimated 25,990 people, 10% of Arlington's population, are age 65 years and older.

### Households

Since 1980, the majority of Arlington households consist of a single person or nonrelated individuals.



### Multi-Modal Transportation



Arlington has 11 Metrorail stations and 16 ART Bus routes that operate throughout the County.



In 2020, travel on the W&OD Trail increased by 22% walking and 48% biking on the Four Mile Run Trail.

### Development

With 41.8 million square feet of rentable building area, Arlington has more private office space than the downtowns of Los Angeles, Denver, and Atlanta, and the Central Business Districts of Dallas and Seattle.



### Students



The diverse student body of Arlington Public Schools speaks a total of 115 languages.

### Employment



In 2020, Arlington's resident civilian labor force held steady at 155,891.

### Parks

99% of residents live within a 10-minute walk to a park.



# Green Building Incentive Policy



ARLINGTON  
VIRGINIA

- Voluntary program
- Arlington offers developers bonus density in exchange for sustainable design & construction
  - Energy and water efficiency
  - Low-carbon materials
  - Biophilic design
  - Electric vehicle charging
  - Equity measures
- Must meet all requirements (prerequisites) + Extra List items
- Furthers the goals of Arlington County's Community Energy Plan including carbon neutrality by 2050



The Altaire (multifamily development)

[https://cdngeneral.rentcafe.com/dmslivecafe/2/61558/AltaireNorth\\_marketing\\_image4.jpg](https://cdngeneral.rentcafe.com/dmslivecafe/2/61558/AltaireNorth_marketing_image4.jpg)

## Design Precepts: Master Plan through Design



### Engage the Community

*Contribute to sense of place and community vitality*



### Be Resilient

*Infuse with sustainable systems to support health and wellness*



### Make Connections

*Create an enhanced streetscape and public realm integrated with multiple modes of transportation*



### Enrich the Public Realm

*Create ample public space and foster a pedestrian-oriented environment*



### Be Open and Welcoming

*Dedicate the ground level to public use and include neighborhood-serving retail, restaurant, and services as well as recreational opportunities*



### Be Accessible

*Address the needs of all potential users, regardless of ability*



### Embrace Diversity in the Built Environment

*Well-detailed, carefully massed architecture, meaningfully interacting with open spaces*



### Incorporate Nature

*Design a landscape appropriate to the location that offers visual interest in all seasons*



### Celebrate the Unique Aspects of the Site

*Unveil the history and special qualities of PenPlace and Pentagon City*



### Delight and Surprise

*Include the unexpected*

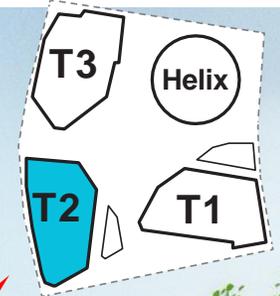
- Metropolitan Park's two 22-story buildings stand 327 feet tall and include 200,000 cubic yards of concrete
- During construction, 82% (17,000 tons) of all construction waste materials were diverted from landfills
- Met Park is powered with 100% renewable energy procured from the Maplewood Solar Farm in Virginia
  - The County is a 37% off-taker from Maplewood to power 100% of government operations

# Amazon Met Park Buildings





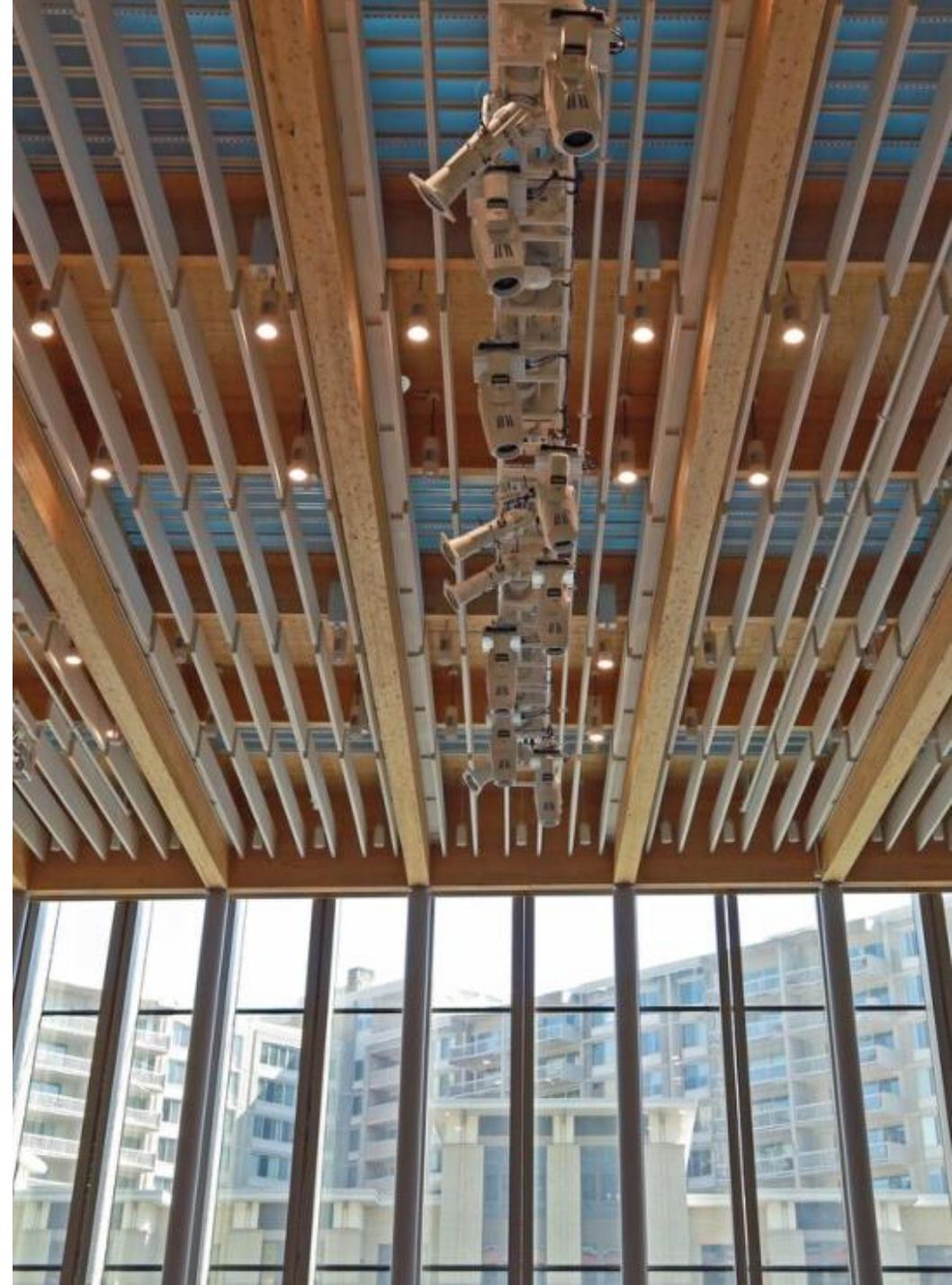
- **Climate Responsive Office Building Facade Design, includes:**
  - Orientation-based window-to-wall ratio
  - Careful glazing selection (including bird-safe glass) evaluating u-factor performance in heating / cooling and lowering the embodied carbon of the façade material
  - External shading to balance cooling load, glare and natural daylight
  - Specifications to reduce air infiltration and meet Arlington County's air tightness requirements to further reduce heating demands
- **Fins Tailored to Solar Directions for Visual Comfort & Maximized Cooling Effect**

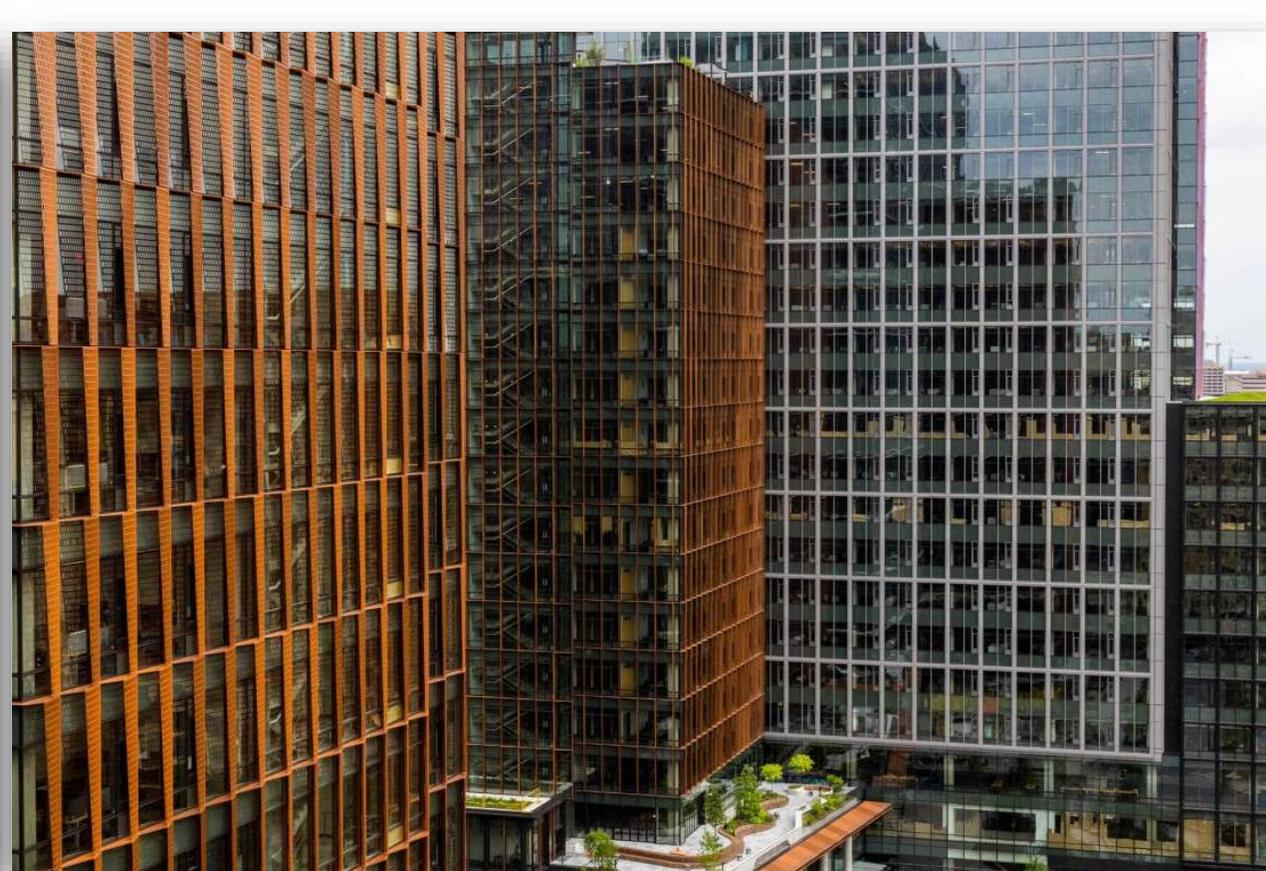


The southwest facade of Office Building 2 (T2) incorporates sun shades in the glazing to minimize heat gain.

# Amazon Met Park buildings

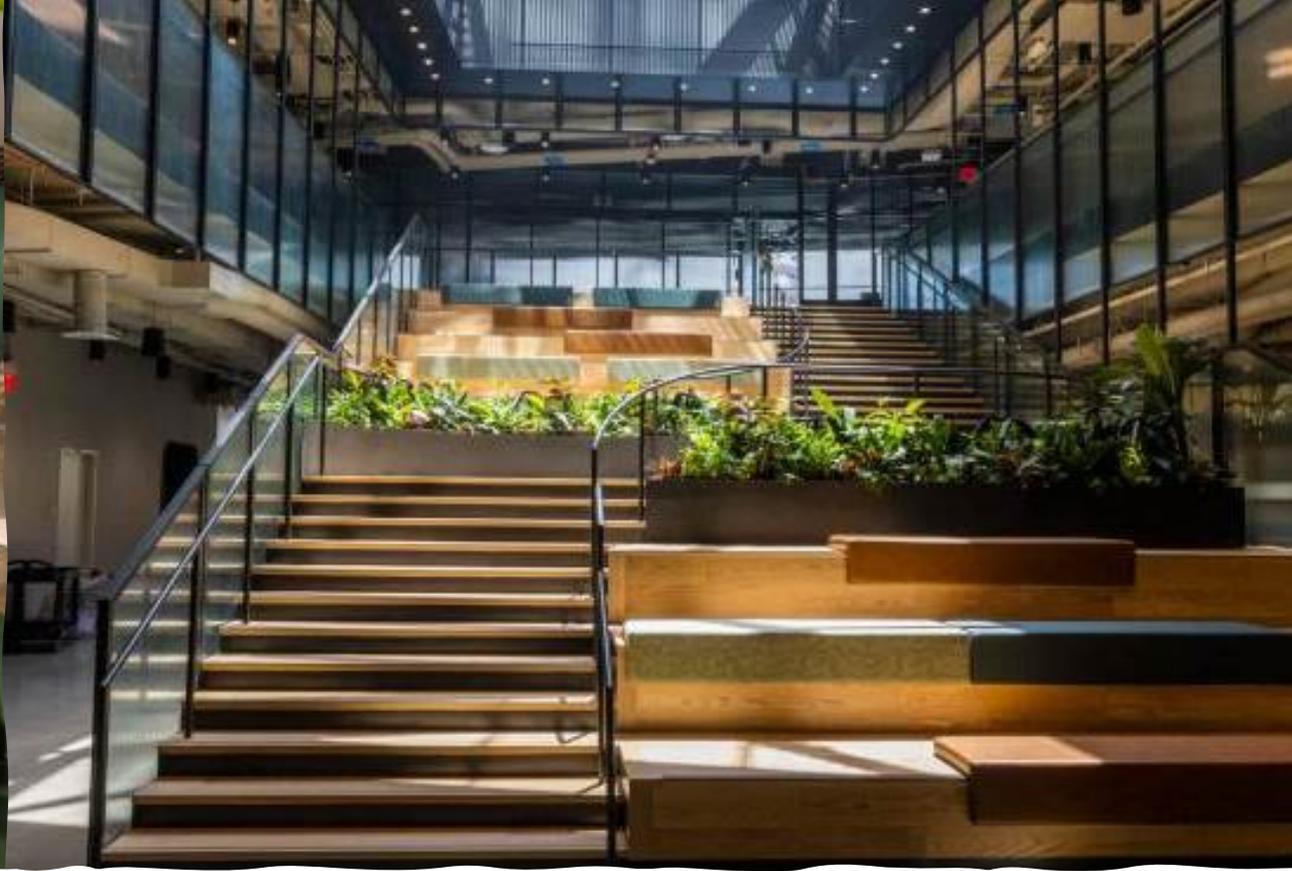
- Advanced low-carbon concrete and CarbonCure helped Amazon meet a 20% reduction in the carbon footprint of Met Park's concrete structures
- Meeting center reuses 70-foot-long timber beams
- Water reclamation and recycling supplies cooling towers, landscape irrigation and flushing fixtures. Low-flow urinals, toilets, and lavatories exceed U.S. Environmental Protection Agency (EPA) requirements by nearly one-third
- Capture/reuse of rainwater, shower water, and HVAC condensate is projected to meet a 50% water savings below code and recycle 7.5 million gallons per year.





## Amazon Met Park Buildings

- Combustion-less Hot Water
- Thermal Energy Storage
- Advanced Energy Metering
- Up to 15% EV Charging/EVSE-Ready
- Natural Forms and Materials
- WaterSense Plumbing Fixtures
- LED Lighting
- Dark Sky Lighting / Bird Safety



# Amazon Met Park buildings

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Plants and greenery are integrated throughout the inside of the buildings.

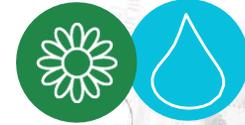
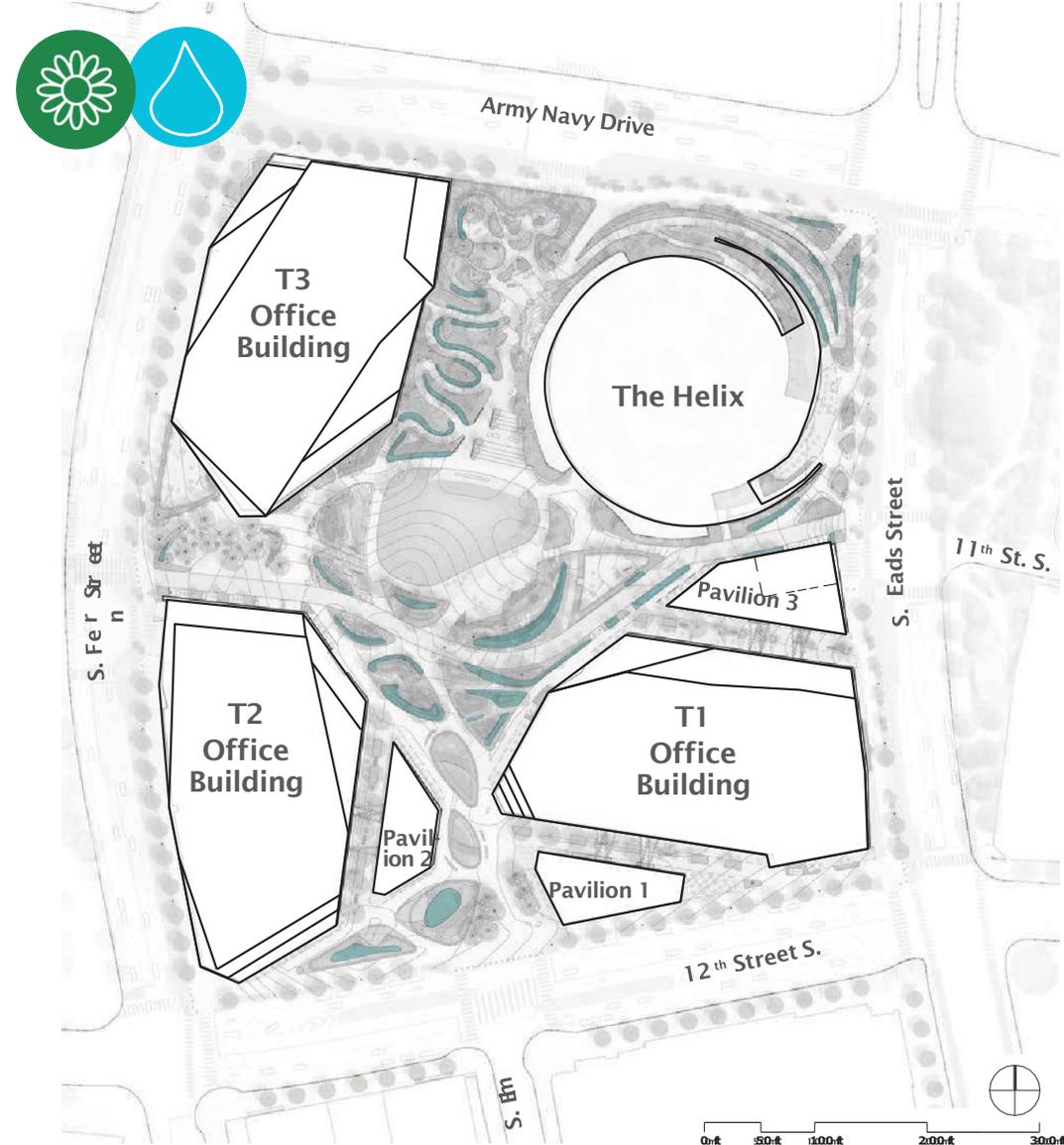


## Amazon Met Park Buildings

- Met Park has two acres (or 90,000 square feet) of landscaped green roofs with native plantings where visitors and employees alike can find reprieve and connect to nature.
- Landscaping was planned with native and adaptive plantings, including pollinator species.
- The soil is engineered to retain water and promote root growth. Smart and low-flow irrigation systems are optimized to reduce water use.

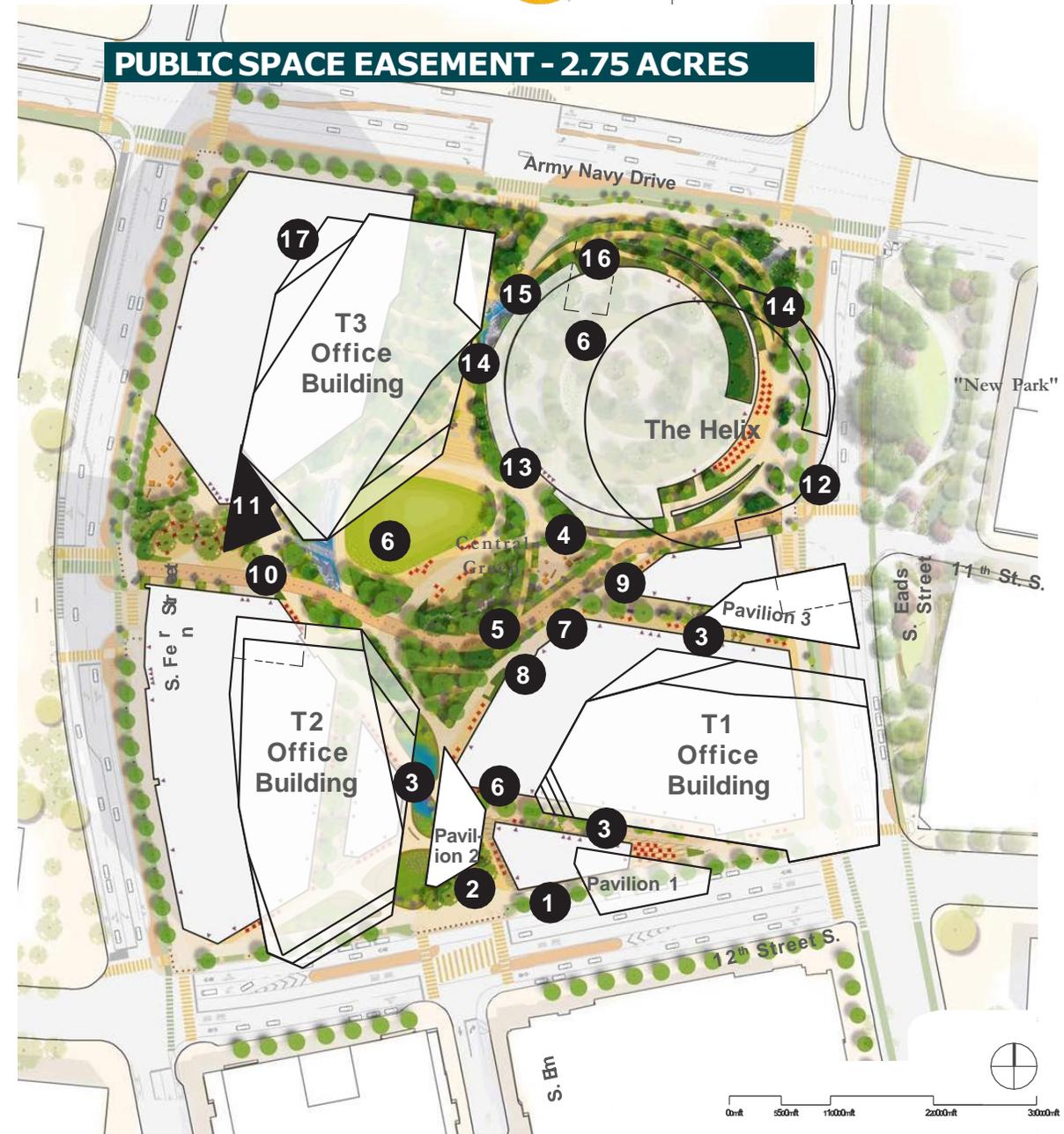
# Sustainable Design Details

## Stormwater Management & Native Plantings



# Merging the Public and Corporate Space

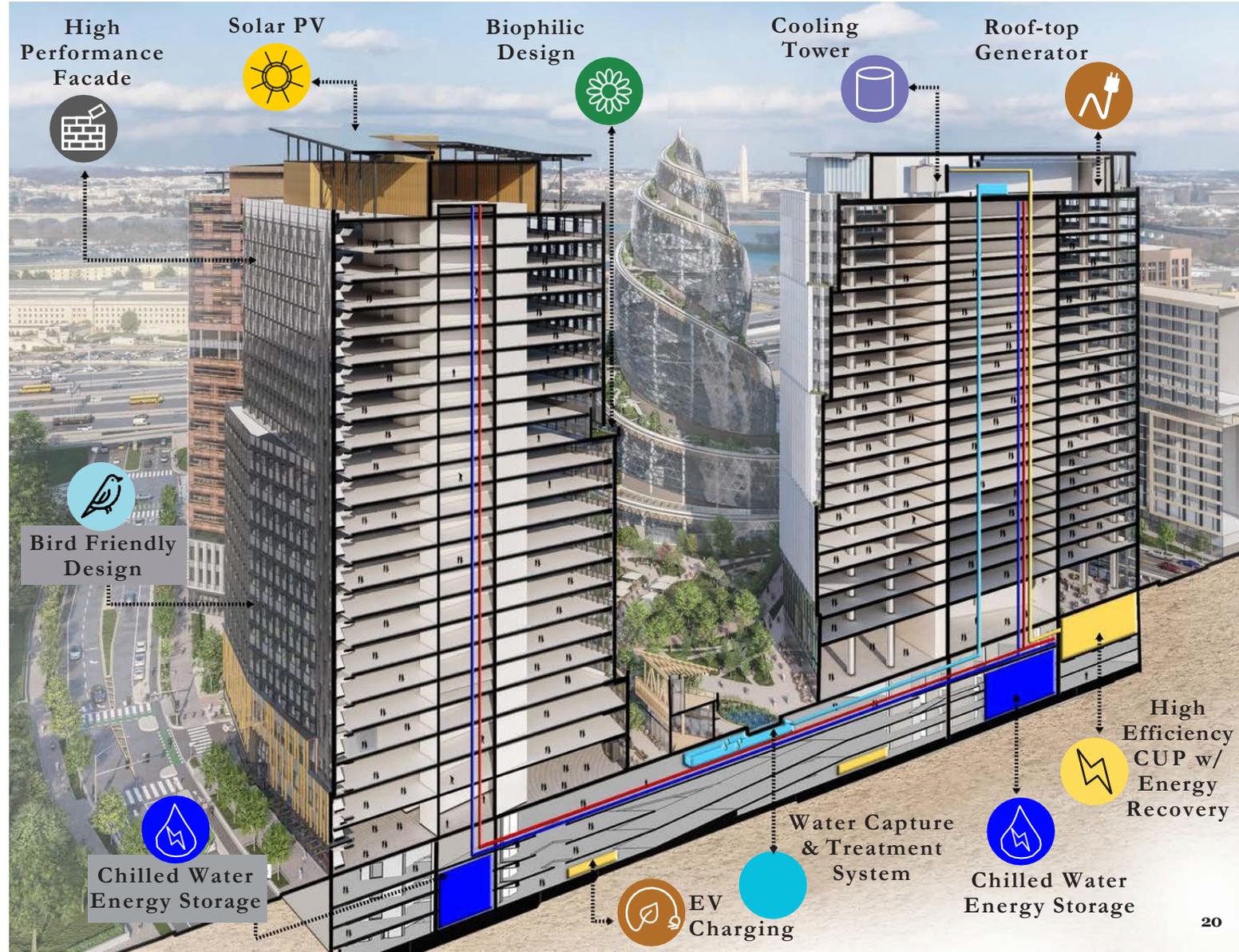
- 1 - 12TH STREET PLAZA
- 2 - MEADOW
- 3 - RETAIL MEWS
- 4 - CENTRAL GREEN
- 5 - MARKET PROMENADE
- 6 - WATER FEATURE
- 7 - FOREST EDGE
- 8 - MULTI-MODAL PATH
- 9 - DOG RUN
- 10 - FERN STREET PLAZA
- 11 - CHILDCARE SPACE - PRIVATE FACILITY
- 12 - EADS STREET PLAZA
- 13 - AMPHITHEATER STEPS
- 14 - FOREST PATH
- 15 - FOREST ROOMS
- 16 - MID-BLOCK STAIR
- 17 - ACHS COURTYARD



# Sustainable Design Details

## Overall Energy & Carbon Strategy

-  1. Reduce Overall Load
-  2. Specify Efficient Systems
-  3. Eliminate Fossil Fuels
-  4. Invest in Renewable On-Site Energy
-  5. Partner in Renewable Off-Site Energy



# Transit-Oriented Development

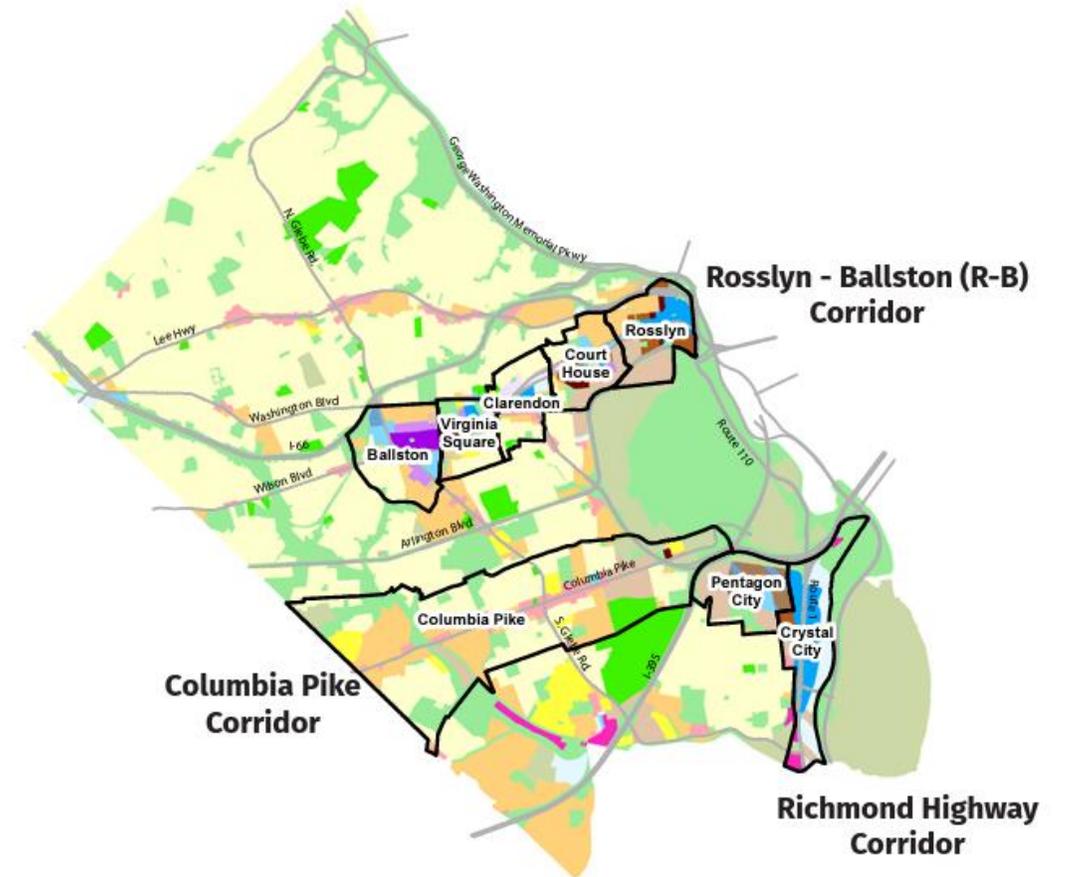
42 million sq. ft. of office space

- 87% in Metrorail station areas with over 6 million sq. ft. of supporting retail and services.
- Rosslyn-Ballston and Route 1 corridors support the County's commercial tax base.

120,000 housing units

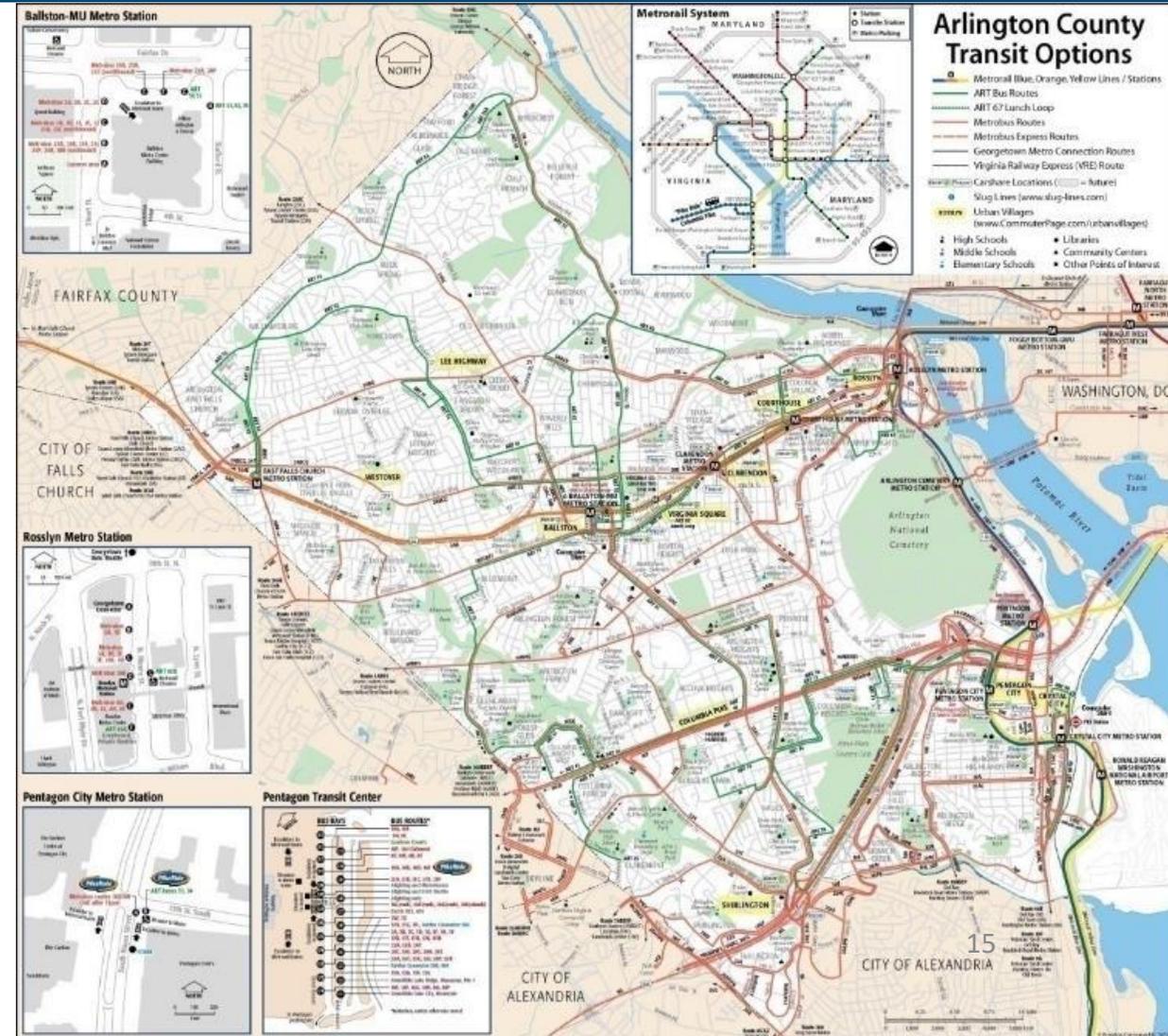
- 59% of all housing in established transit corridors.

**Facilitated through the GLUP, Comprehensive Plan, and MTP**



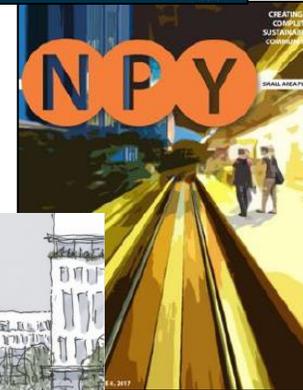
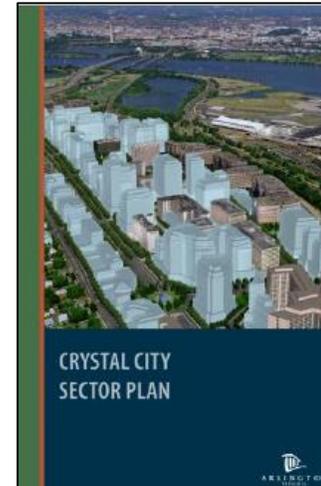
# Providing High Quality Travel Options

- 1,100 lane-miles of **streets** and 19 miles of **HOV lanes**
- Over 5,500 on-street metered **parking** spaces
- 12 miles of **Metrorail** and 11 stations served by 4 rail lines
- **VRE commuter rail** in Crystal City served by two rail lines
- 16 **Metrobus** routes and 16 **ART** bus routes
- 104 **Capital Bikeshare** stations and 825 bikes
- Over 2,300 **shared micromobility devices**
- 51 miles of **multi-use trails**
- Over 40 miles of **bicycle facilities**
- Extensive network of **sidewalks**



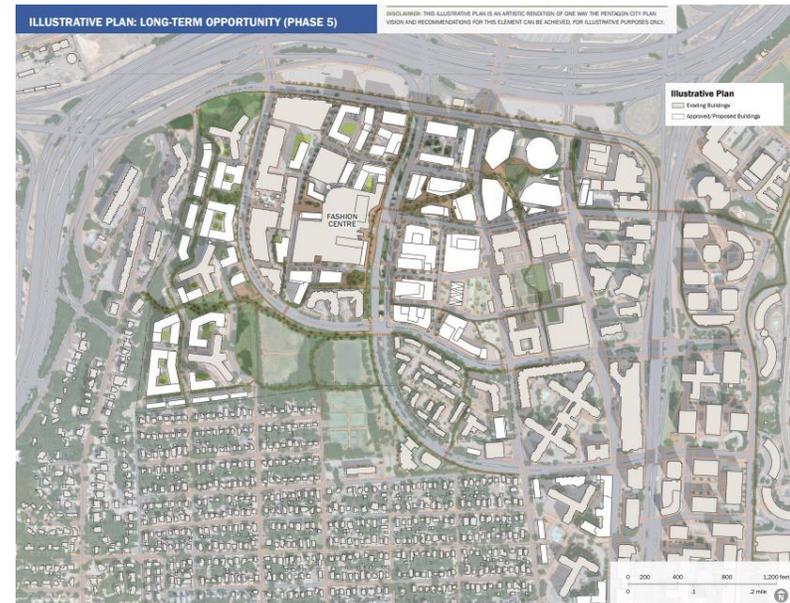
# Overview

- Over the last two decades, Alexandria and Arlington have worked jointly to craft a collective vision for these neighborhoods, transforming them into one cohesive new district through community engagement.
- Both communities have adopted small area and sector plans, crafted by residents and stakeholders, that outline expectations for future growth and investment in each area.
- Amazon selects National Landing for HQ2 Site in November 2018



# Crystal City and Pentagon City Sector Plan Highlights

- Balance the Use Mix (office, retail, residential)
- Coordinate at a district scale to complete missing links
- Fill streets and public spaces with people
- Create space for nature and biophilia is an everyday experience
- Provide safe, inviting transportation choices
- Create green ribbon (interconnected system of pathways)
- Advance global standards of sustainable design
- Welcome everyone from throughout the Country, region, and world



# Amazon Met Park buildings



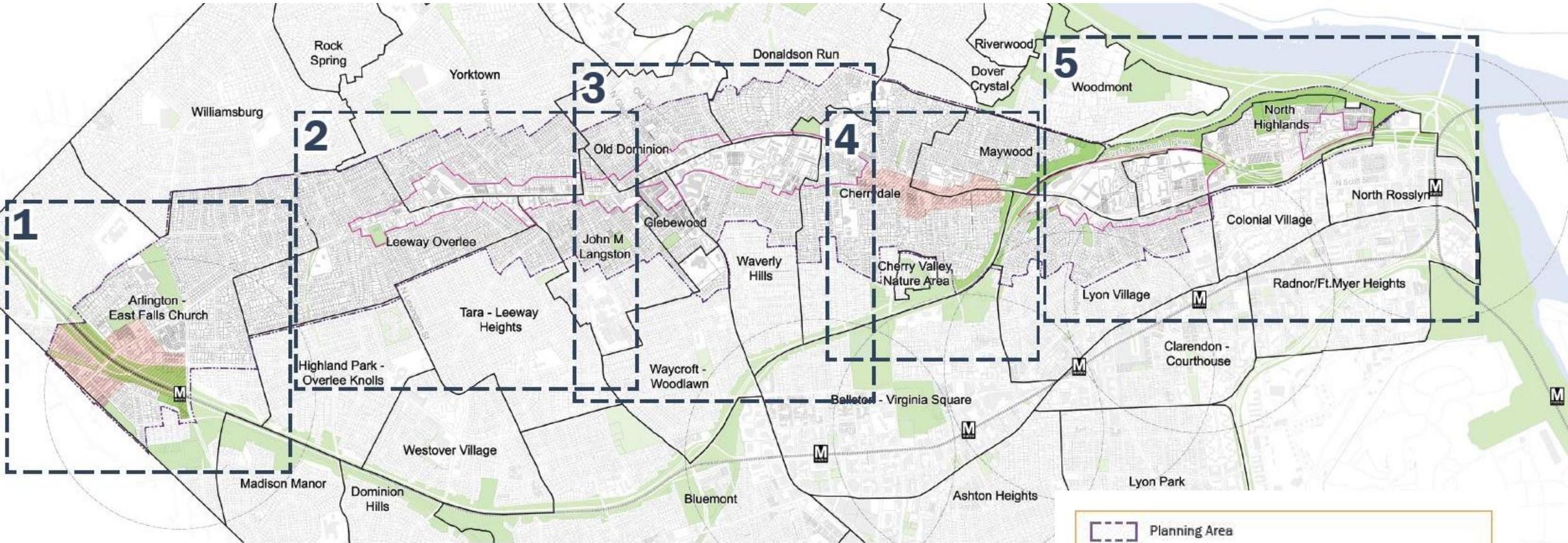
- Floating bus islands
- Buffered bike facilities



**CLIMATE-FACING  
SUSTAINABLE DESIGN  
AT THE CORRIDOR  
SCALE**



# Neighborhood Areas



- Planning Area
- Core Study Area and Residential Edges
- Civic Associations
- Publicly owned land
- Previously planned special districts
- 10 minute walk radius
- Metro station

## **Boldly Planning For People and Power of Place 2050 – Resilient, Renewable, and Re-energized**

Draft Area Plan envisions **Economic Sustainability**, **Environmental Resilience**, and **Equity** as its foundation:

- reflecting a sustainable and equitable approach to land use planning,
- supporting and strengthening the diverse commercial base,
- leveraging proximity to transit and existing activity centers to reduce travel times and carbon emissions, and
- meeting housing needs of increasingly diverse residents and household types.



## Policies and Recommendations for:

### Built Environment

Land Use 

Economic Vitality 

Housing 

Public Schools & Facilities 

Building Form 

8. Historic & Cultural Resources 

### Public Realm

Transportation, Connectivity & Urban Design 

Public Spaces 

9. Sustainability & Resiliency 

## Design Principles & Guidelines for Built Environment and Public Realm

# Transportation, Connectivity, & Urban Design Framework

**Transportation Goal:** Transform Langston Boulevard into a 'Complete Street', connect the surrounding neighborhoods and areas to the Langston Boulevard main street, and increase transit use.

- Creating Complete Streets
- Completing Pedestrian and Bicycle Network
- Expanding Street Network
- Enhancing Transit
- Right-Sizing Parking

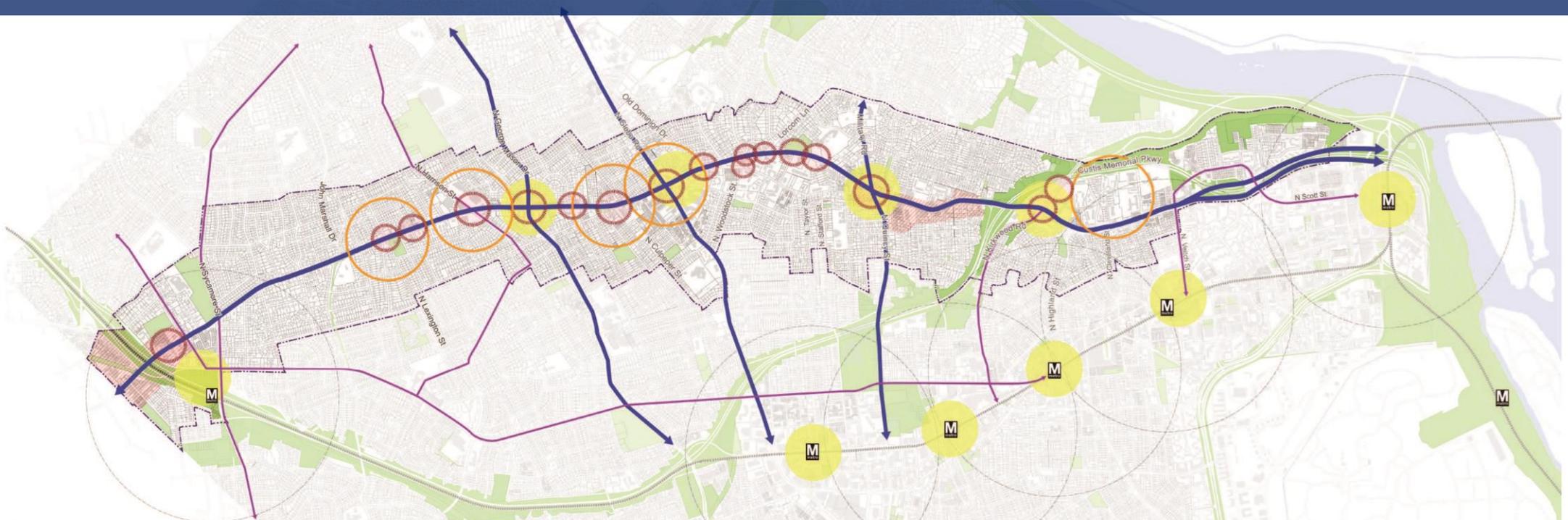


Figure 3.15: Transportation Network Map



# Tree Canopy Coverage and Stormwater Management Framework

**Sustainability & Resiliency Goal:** Transform Langston Boulevard into a “Green” corridor with street trees, increased landscaping and pervious surfaces, overland relief, and environmentally sustainable and energy efficient buildings.

- *Conserving and Expanding Tree Canopy*
- *Reducing Energy Use and Emissions*
- *Managing Stormwater and Promoting Water Quality*

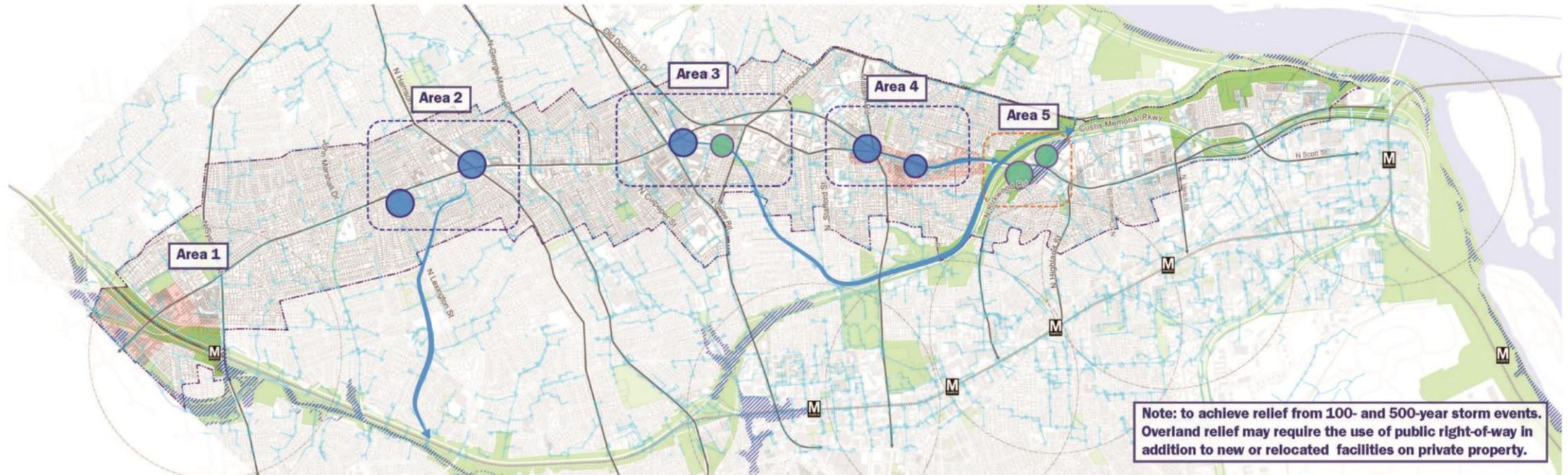
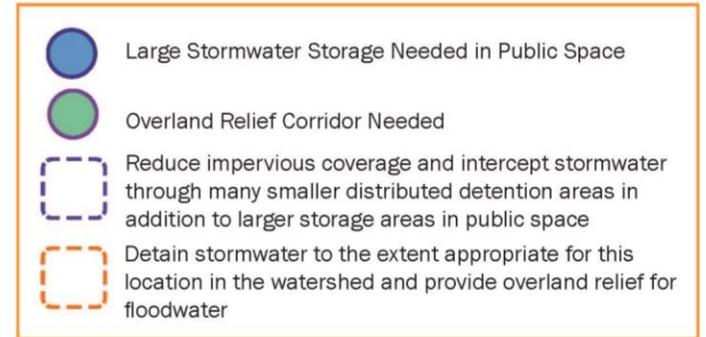


Figure 3.33: Diagram depicting flood risk mitigation concepts

# Future Land Use Framework



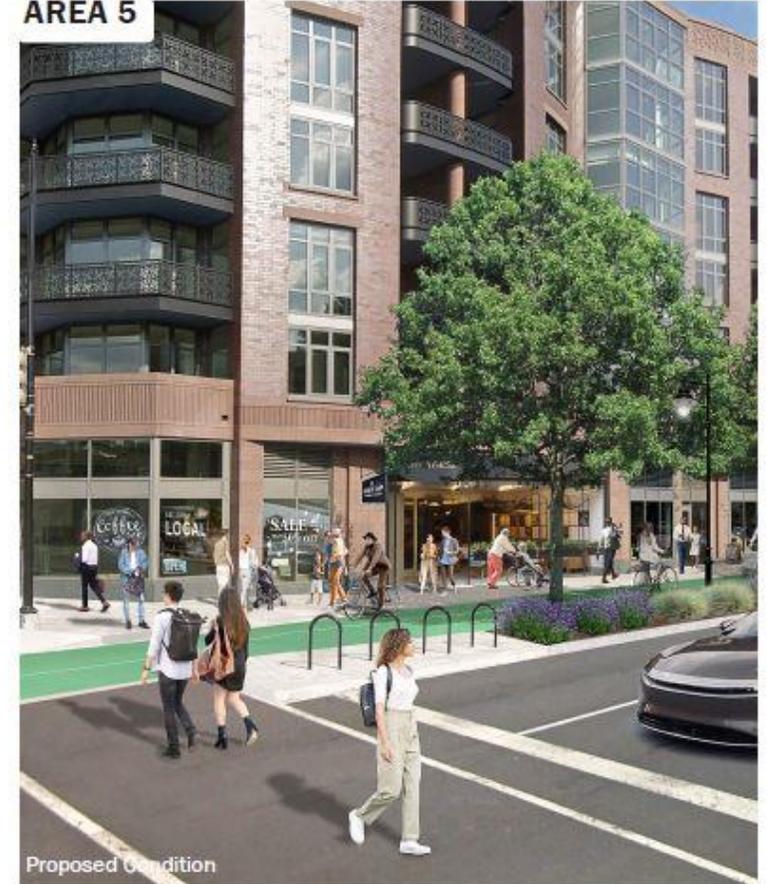
**AREA 2**



**AREA 3**



**AREA 5**



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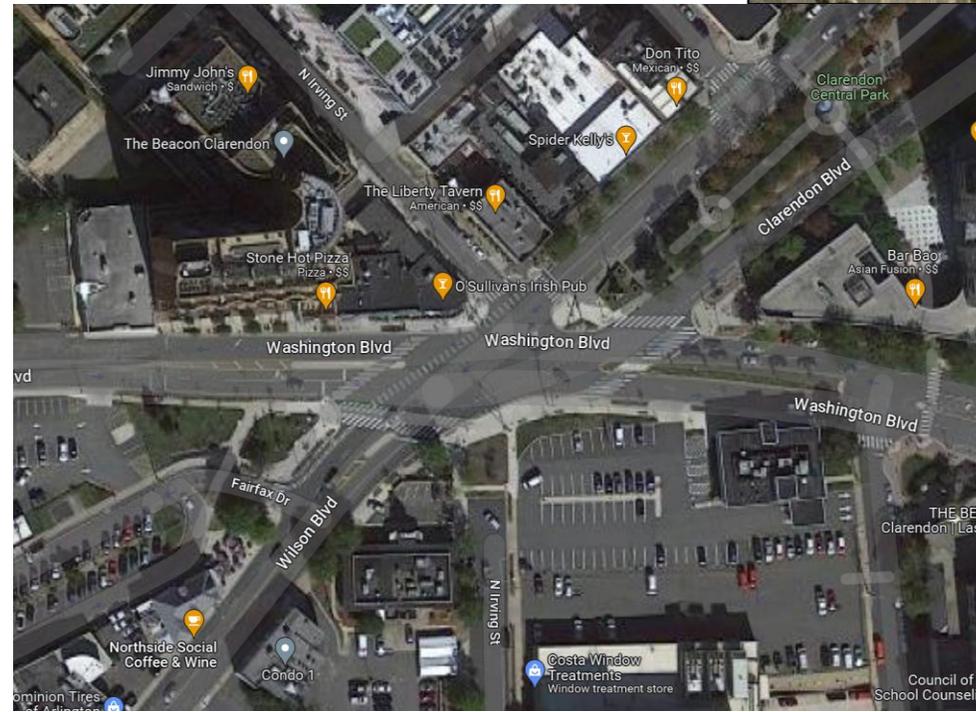
Thank You

Any Questions?



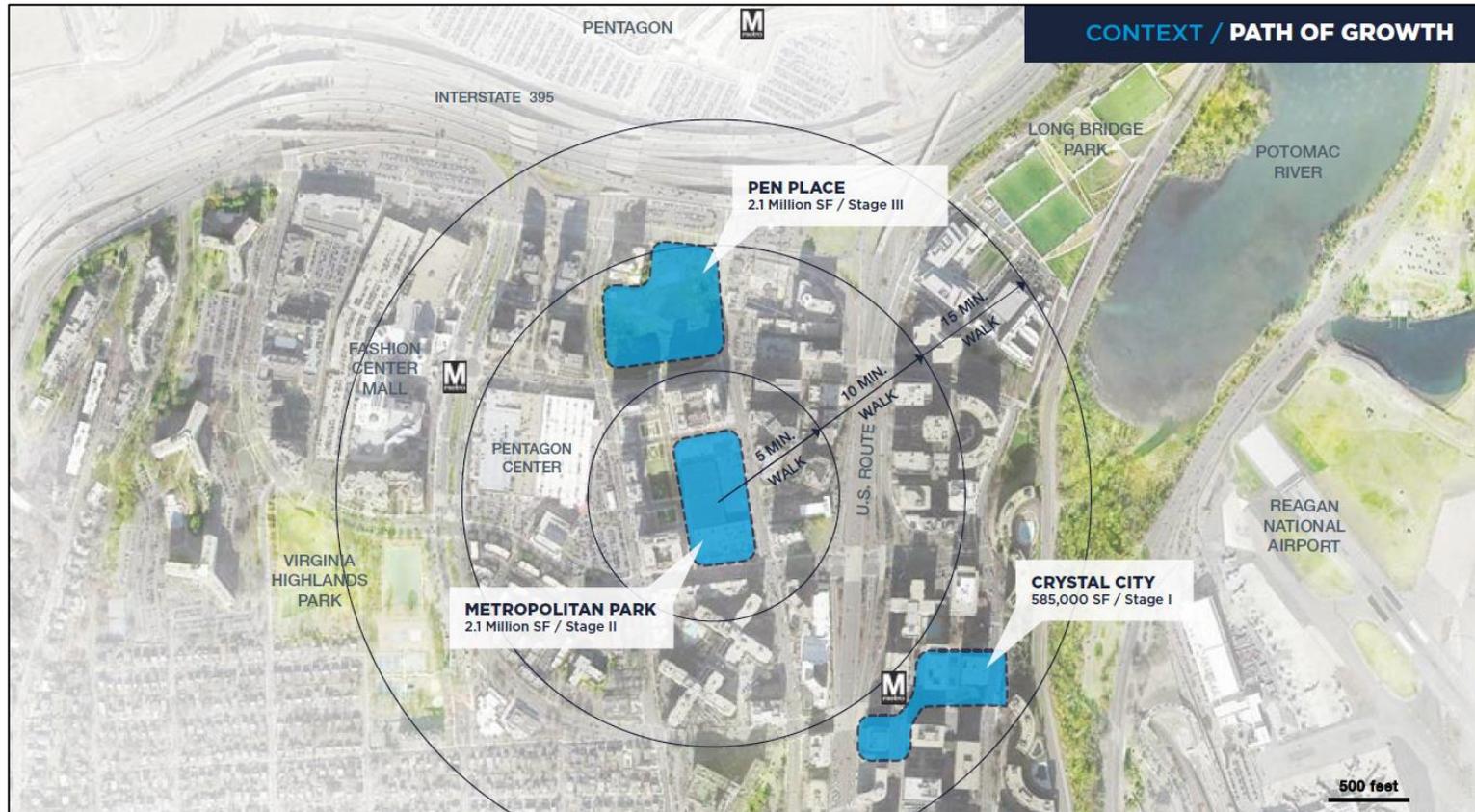
# Arlington's Infrastructure Challenges

1. First-generation suburb (1930's – 1950's) with aging infrastructure
2. Limited resources for ongoing maintenance and operations
3. Limited right-of-way
4. Intensive existing use above and below ground (utilities)
5. Multiple demands for use of the right-of-way
6. Desire to improve community energy efficiency and storm-water management practices



# Amazon's Anticipated Growth

- November 2018 Amazon announced the HQ2 selection
- 4.8M SF of office space



# Crystal City/Pentagon City Traffic Data

Changes between 2000 and 2019

- 18% reduction in cumulative Ave Daily Weekday Traffic
- 50% increase in population
- 28% increase in total development GFA
- 24% of households are car free
- 75% of trips made by non-SOV modes

**\$270M investment to support multimodal transportation choices in the 2019-2028 CIP**



# Overview

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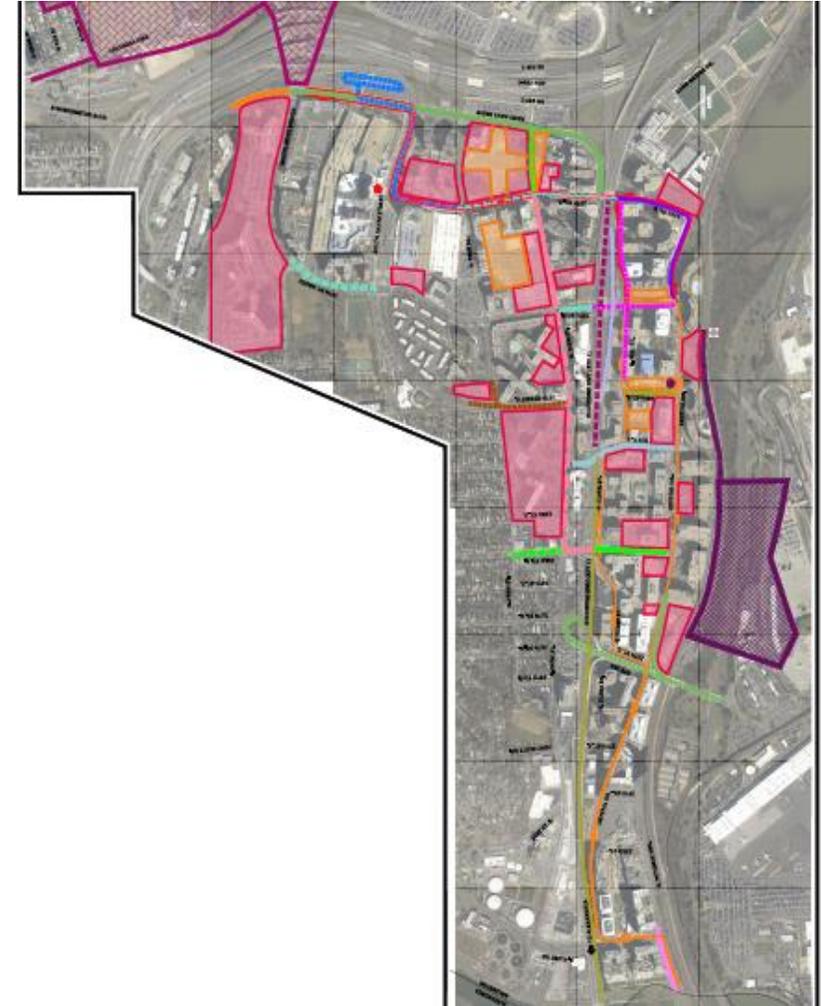
- Improvements to increase and enhance multimodal travel options, pedestrian, bicycle and transit, to support increase in residents, workers, and visitors to the area
- Focus on last mile solutions and connections across travel modes
- Built environment limits the ROW available for improvements
- Reevaluate the area allotted to each use - travel lanes, transit lanes, bicycle facilities, sidewalks and green space

# Overview

50 Active Projects

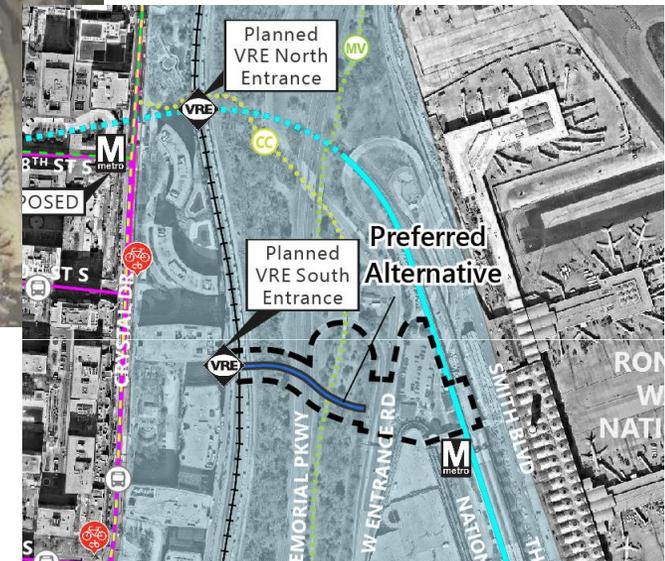
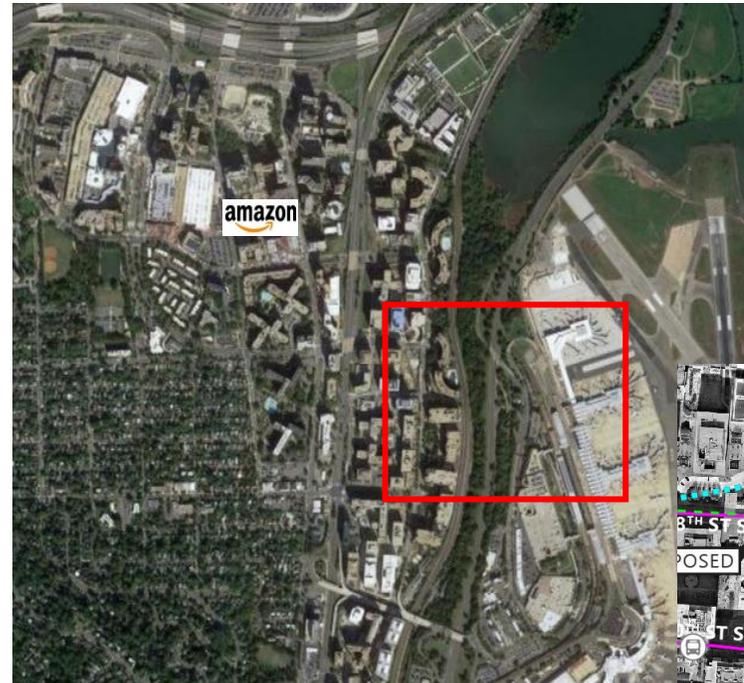
- 26 County Transportation Projects
- 6 County Park Projects
- 18 Private Development Projects
  - 5.5M SF Office Space
  - 5,500 Residential Units
  - 375k SF Retail Space

**Extensive coordination required during design and construction**



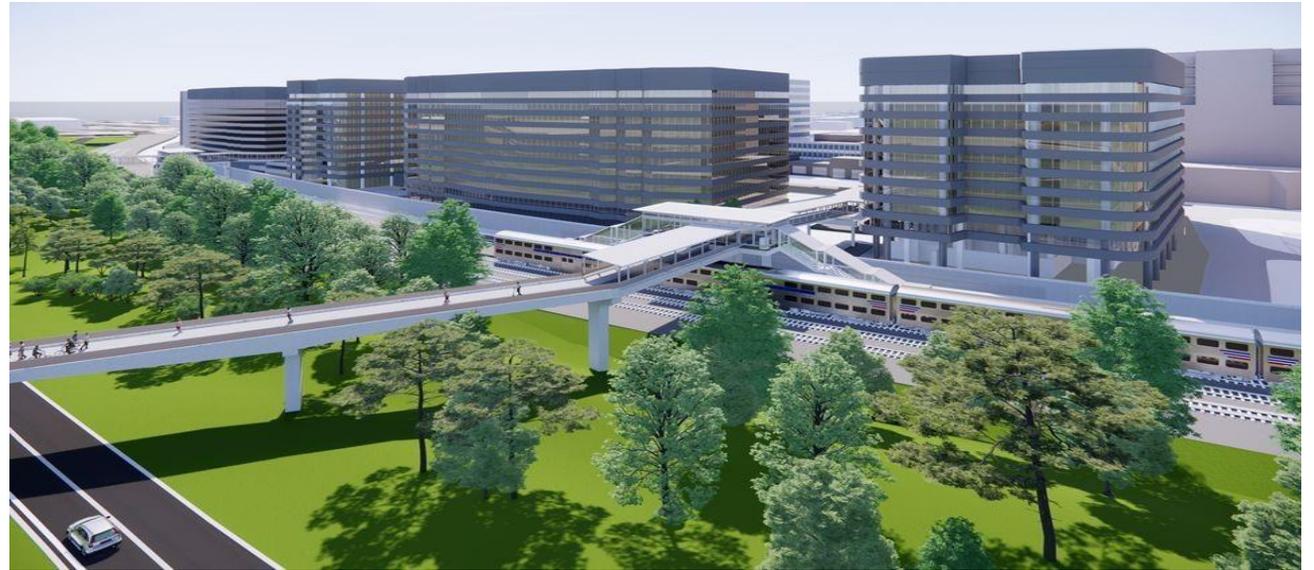
# Multimodal Connectivity

- Proposed VRE South Entrance co-located with CC2DCA connection
- Proposed VRE North Entrance co-located with new Crystal City Metro entrance, transitway stop, Mount Vernon and Crystal City Connector trail



# CC2DCA

- Multimodal connection from Crystal City to DCA for pedestrian, bicyclists, and MMDs.
- Currently in the public engagement period for the NEPA Environmental Assessment



# Crystal City East Entrance

- Second Metro Entrance for expanded capacity and safety enhancements
- Design coordinated with County street and park project located adjacent to the new entrance.

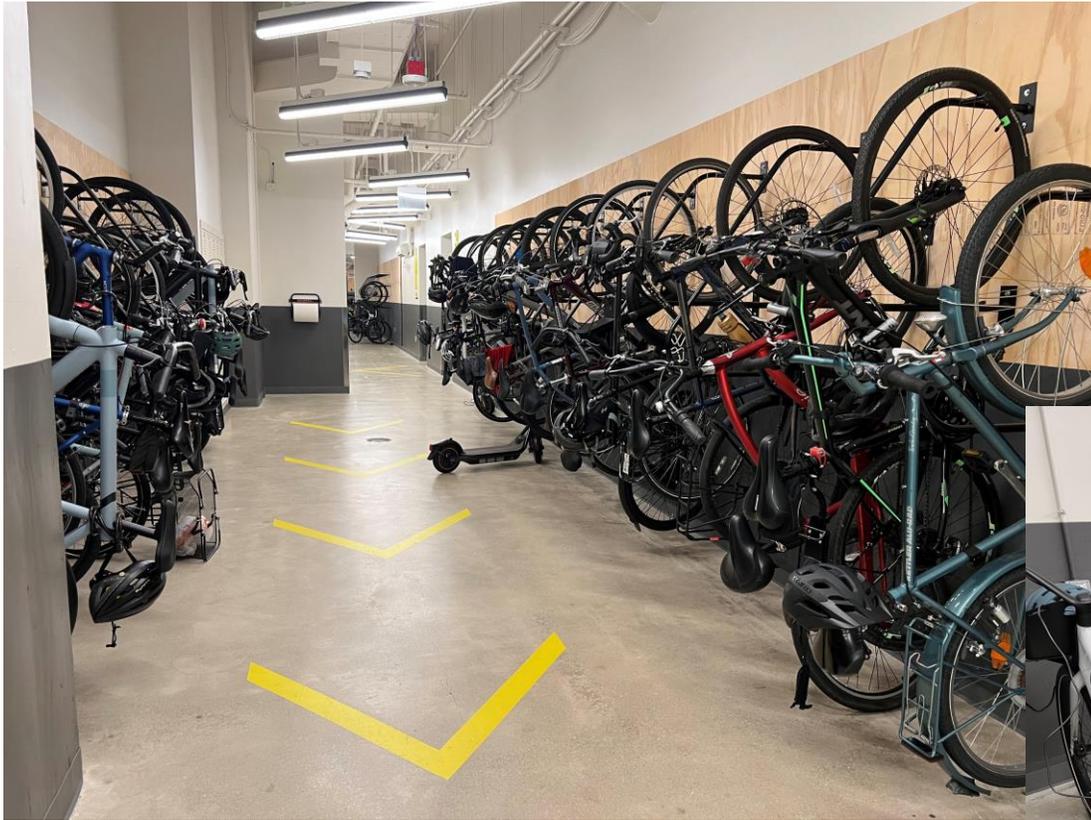


# Amazon Met Park buildings



- Fully protected intersection
- Floating bus islands
- Buffered bike facilities
- Separate bike and pedestrian crosswalks

# Amazon Met Park buildings



- At-grade entrances to the bike rooms
- Showers, lockers, and dryers available for use
- Vertical and horizontal racks
- Outlets for electric bikes and scooters
- EV Chargers in garages



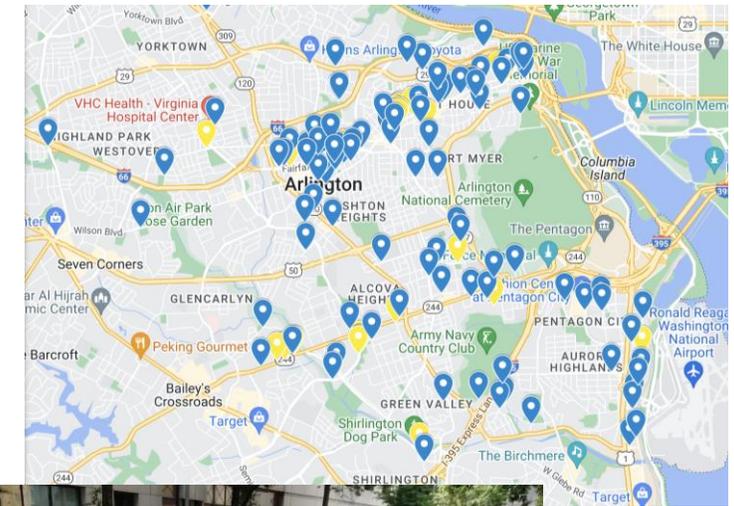
# Capital Bikeshare Program

- 4 stations sited at Amazon buildings
- 110 stations in Arlington
- 700+ stations in region, 6,000+ bikes, 1,500+ e-bikes
- 4,000,000 trips in the past 12 months
- 890 metric tons of CO<sub>2</sub> diverted per year
- Cooperation with six other jurisdictions



# Shared Micro-Mobility Devices

- 2,000 e-scooters and 1,000 e-bikes
- 100 parking corrals currently
- 100 new corrals per year
- Each year, vendors must apply to operate
- Evaluation score sheet:
  - Equity Emphasis Areas
  - Master Transportation Plan Goals



# Vision Zero

- 2019 – County Board adopted a resolution committing to Vision Zero
- 2021 – County Board adopted the first 5-year Vision Zero Action Plan
- Increased emphasis on safety during projects design and MOTs for all modes

## CORE PRINCIPLES OF VISION ZERO

The core principles in a Vision Zero approach to transportation safety include:



Transportation-related serious injuries and deaths are preventable.



Human life and health are prioritized within all aspects of transportation systems.



Human error is inevitable, and transportation systems should be forgiving.



Safety work should focus on systems-level changes above influencing individual behavior.



Mitigation of speed is the fundamental factor in reducing crash severity.

## WHAT DOES VISION ZERO LOOK LIKE?

Vision Zero implementation may include efforts related to complete streets, speed management, improved signage, curbspace management, and other strategies such as:



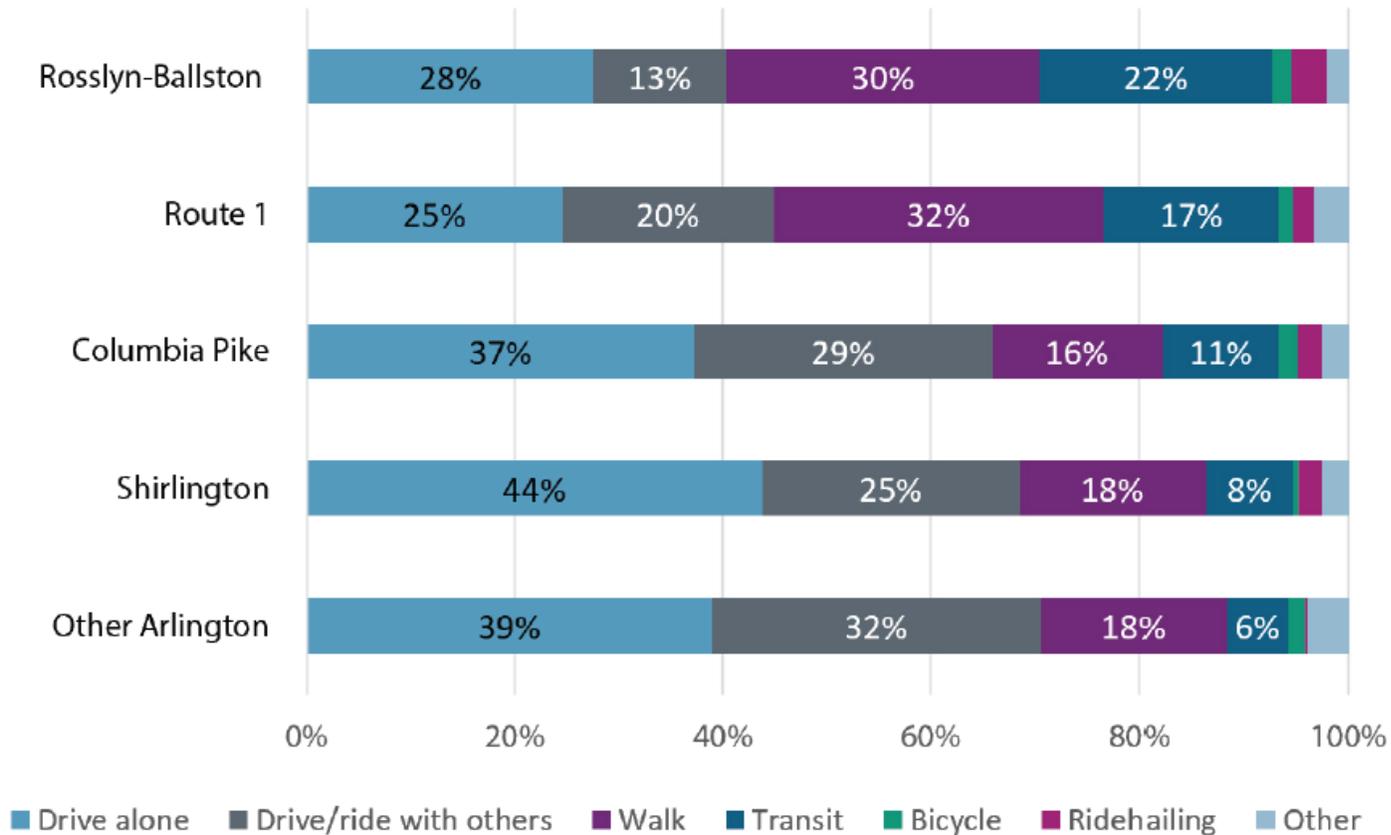
# Smart Growth Transformation

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- Can communities support increased economic activity and quality of life while reducing reliance on private vehicle travel and associated VMT growth?
  - **Yes** - Transportation infrastructure investments and services must be closely aligned with development and designed to expand viable travel options
- Are there other ancillary community benefits?
  - **Yes** - More efficient use of land, reduced environmental impacts, lower energy use, a lower carbon footprint, improved public health

# Higher non-SOV use in transit corridors

Mode Split, by Arlington Planning Area



# 20+ Years of Growth Resulting in Less Daily Traffic

## Daily Traffic Estimates (vehicles)

	1996	2019	
<b>Langston Blvd.</b> (@ Rosslyn)	37,770	21,000	-44%
<b>Wilson Blvd.</b> (@ Clarendon)	16,368	10,000	-39%
<b>Washington Blvd.</b> (@ VA Square)	20,469	14,109	-31%
<b>Clarendon Blvd.</b>	13,980	9,900	-29%
<b>Glebe Rd.</b> (South of Columbia Pike)	29,000	22,000	-24%
<b>Glebe Rd.</b> (@ Ballston)	35,230	27,000	-23%
<b>Route 1</b> (North of Glebe Rd.)	52,000	47,000	-10%
<b>George Mason Dr.</b>	20,002	21,000	5%
<b>Arlington Blvd.</b>	55,865	65,000	16%

# Expanding Capacity and Enhancing Infrastructure



# Crystal City Background



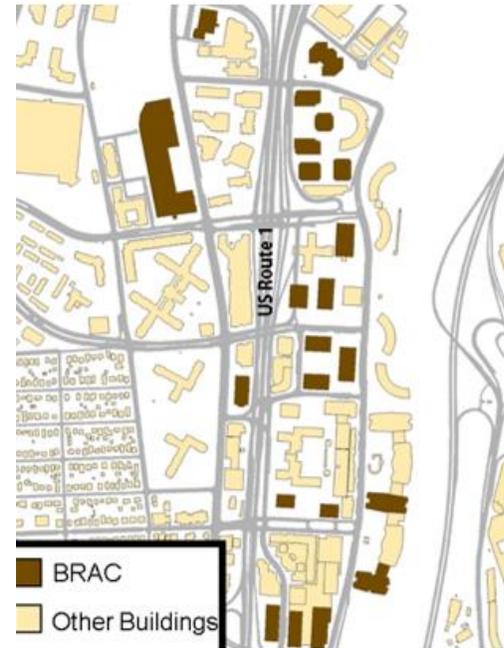
- Prior to 1960, much of the corridor included low density industrial, auto-oriented, and rail-associated uses
- Corridor's proximity to Reagan National Airport, the Pentagon, and Washington D.C. helped stimulate much of the earlier growth
- The name "Crystal City" was taken from one of the earlier apartment buildings (Crystal House) where a large crystal chandelier graced its lobby
- Much of the development in the 60's and 70's was stimulated by arrival of large tenants (U.S. Patent Office & Institute of Defense Analysis) along with Metro and Virginia Railway Express (VRE) stations

# Crystal City Background

- Base Realignment and Closure (BRAC) action of 2005 to decentralize and relocate federal agency offices
- Major impact on Crystal City buildings and jobs in a compressed timeline - estimated 3.2 million SF GFA (approx. 13,000 jobs)
- High cost of inaction  
*(impacts on office, hotel, retail, etc.)*
- *Built environment not designed for pedestrians*



## 2005 BRAC (Base Realignment and Closure)

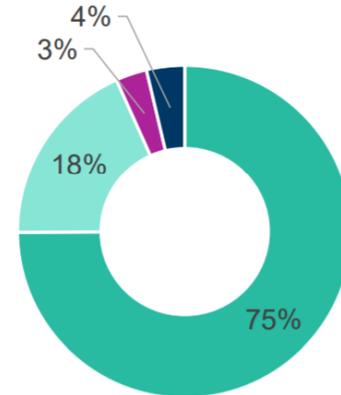


### Affects on Crystal City submarket:

- 69 DoD-related leases
- 25 office buildings
- 30% of Office Inventory

# Amazon's Investments in the Community

- **\$570M** in new, expedited and/or enhanced transportation infrastructure and transit improvements
- **\$150M** in new, affordable and workforce housing (approximately 2,000+ units)
- **\$28M** in strategic investments in infrastructure (parks, open space and transportation)
- **\$23M** in TOT Grants for Amazon



- Transportation
- Affordable Housing
- TOT Grant
- Strategic Investments in Infrastructure

Arlington County and City of Alexandria

- State has committed at least \$195 million (for 25,000 new jobs) to invest in transportation projects that will provide robust, multi-modal connections between National Landing and the regional transportation systems. The five projects include:
  - New Crystal City Metrorail Station East Entrance
  - Construction of Southwest Entrance at the new Potomac Yard Metro
  - Pedestrian Connector Bridge from Crystal City to National Airport
  - Route 1 improvements in Arlington County
  - Transitway Expansions throughout National Landing
- Up to \$100M in additional funding would be available if Amazon creates more than 25,000 jobs.

Commonwealth of Virginia

# Amazon's Investments in the Community

- Army Navy Drive Complete Street Project
- Pentagon City Metro Second Elevator
- Boundary Channel Drive Interchange
- VRE Platform Enhancements
- Regional Trail System

## Proposed National Landing Infrastructure Projects - Arlington



# Pentagon City Background

- Originally one large Phased Development Site Plan (PDSP)
- No precedent for Sector Plans at the time
- Single ownership of 116-Acre site at the time
- PDSP used to guide development – use, density, use mix, street grid and circulation, height, community amenities
- PDSP amended numerous times affecting the Pentagon City Mall, Westport (formerly Pentagon Row), Metropolitan Park, and PenPlace



Image Circa 1960

# Pentagon City Background

- Density allocated within the PDSP is all utilized by existing and entitled developments
- A number of other sites within/adjacent to PDSP are seeking to redevelop and/or add infill development, which will require PDSP amendments to add more development potential



# 12<sup>th</sup> Street South and South Eads Street

## 10 Active Projects

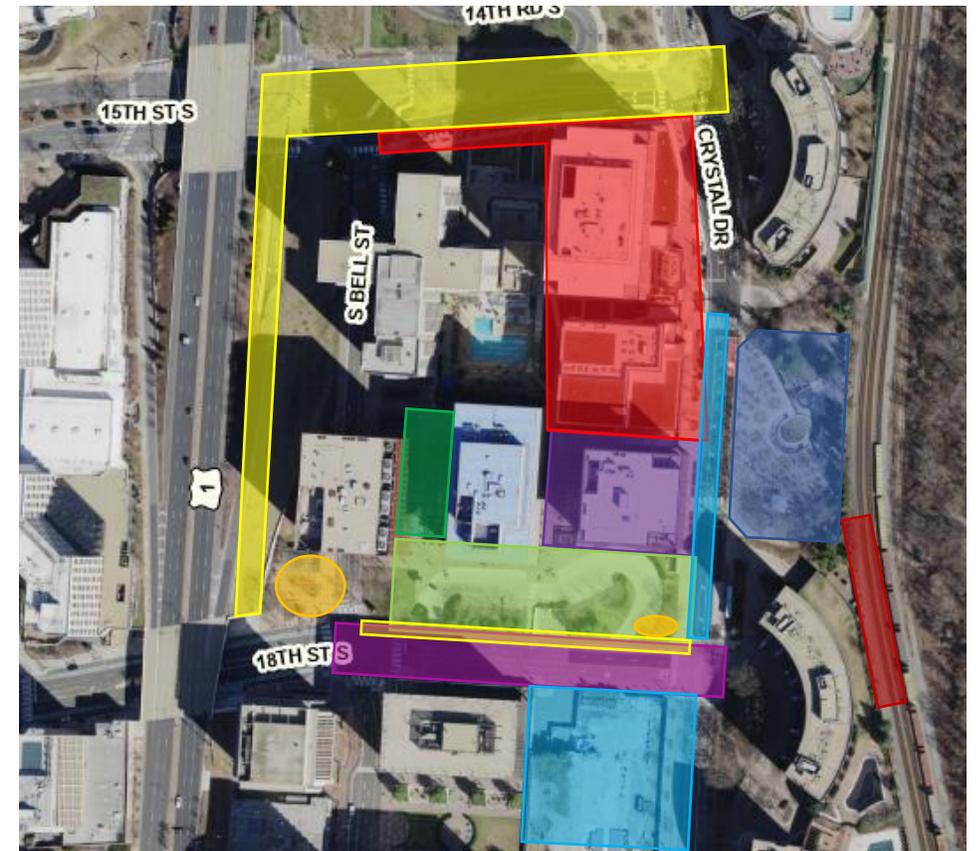
- 5 County Transportation Projects
  - Transitway Segment 1 & 12<sup>th</sup> St Complete Street Project
  - Transitway Segment 2A
  - S Eads St Phase 1
  - S Eads St Phase 2
- 1 County Park Project
- 4 Private Development Projects
  - Verizon
  - MetPark
  - Private Conduit Installation
  - PenPlace



# Squares Block

## 13 Active Projects

- 5 County Transportation Projects
  - 15<sup>th</sup> Street South/South Clark-Bell Realignment
  - 18<sup>th</sup> Street South Realignment
  - Crystal City East Entrance
  - Crystal City Bike Network
  - VRE Station Relocation
- 1 County Park Project
- 7 Private Development Projects
  - Central District Retail
  - 1770 Crystal Drive
  - Private Conduit Installation
  - Crystal City Water Park
  - 1900 Crystal Drive
  - Plaza Landscape Improvements
  - Metro Plaza Improvements



# Moving Forward

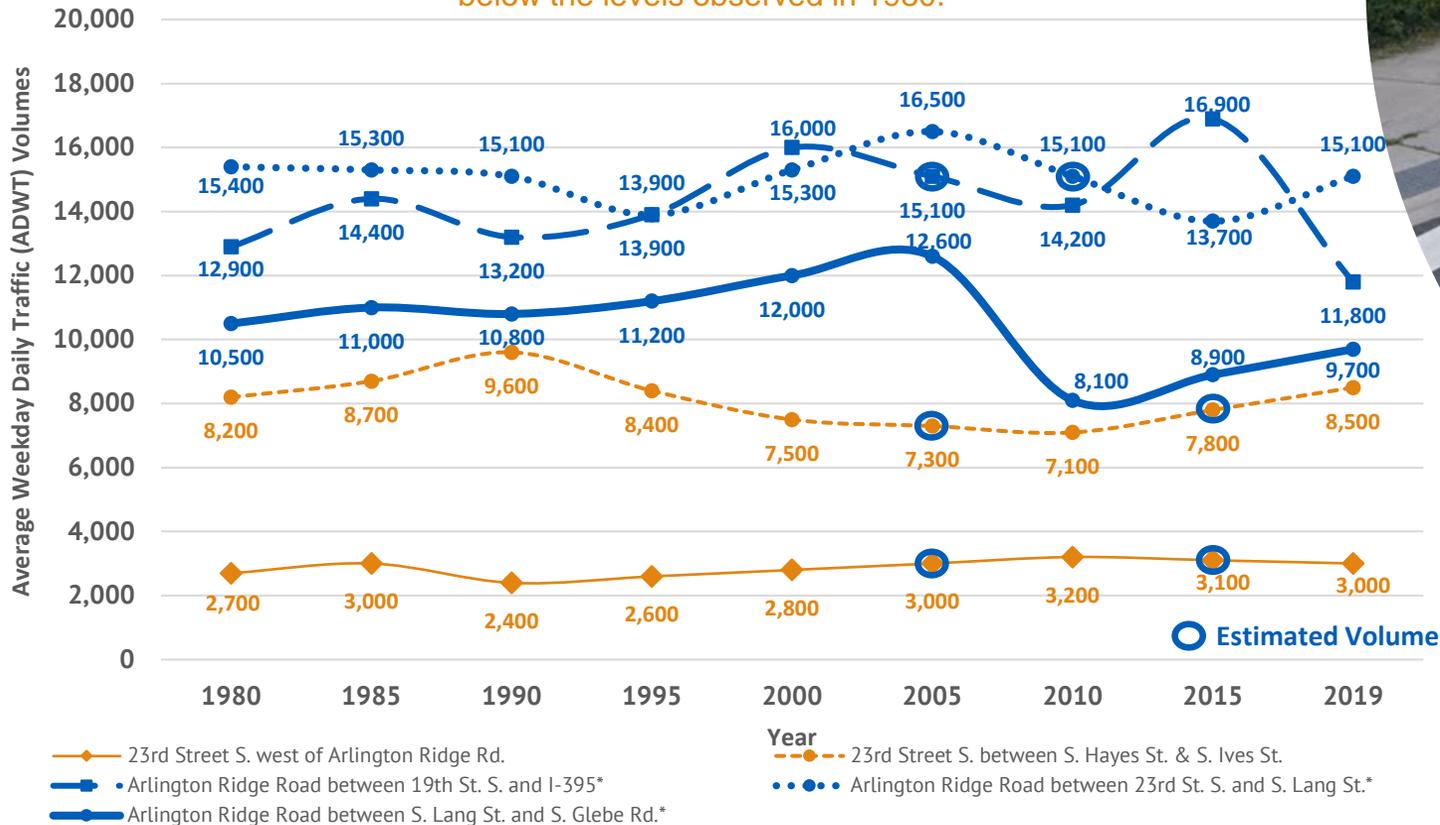
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**ARLINGTON COUNTY HISTORIC TRAFFIC COUNT DATA  
22202 WESTERN LOCATIONS ARLINGTON RIDGE RD. & 23RD ST. S.**

**3.2% Below 1980 Levels**

While development has more than doubled in 22202 since 1980, the average weekday daily traffic volume trend for the locations counted within the single family neighborhoods is below the levels observed in 1980.



# Amazon HQ2 Permanent Office Space

Approved April 2022

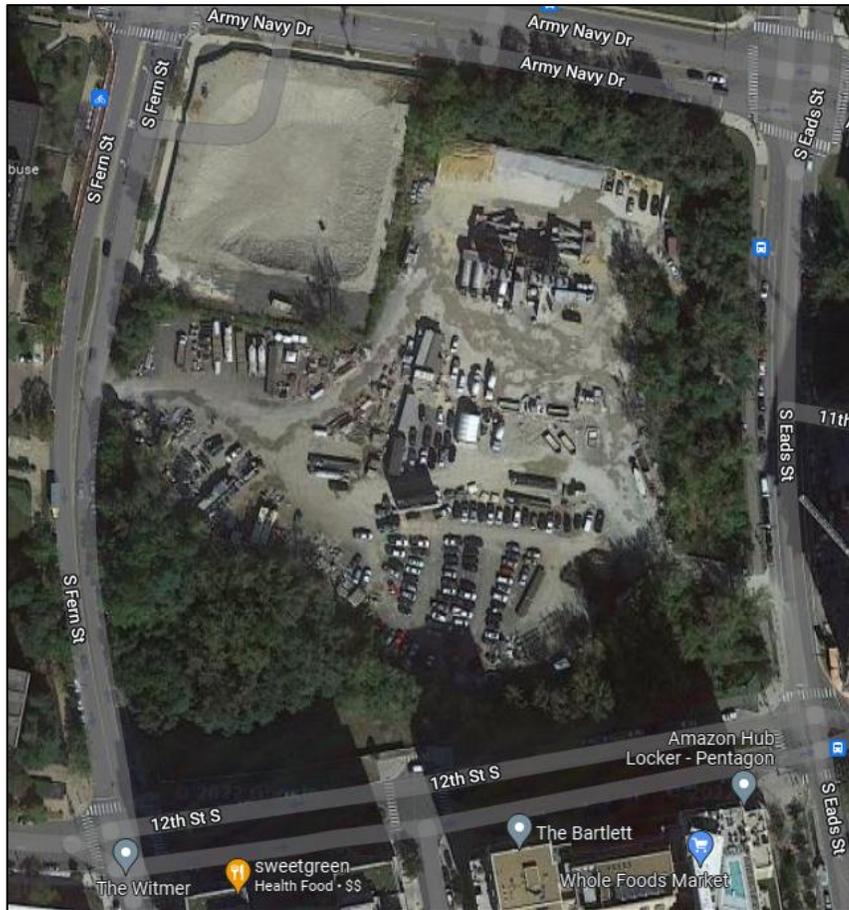


Approved December 2019

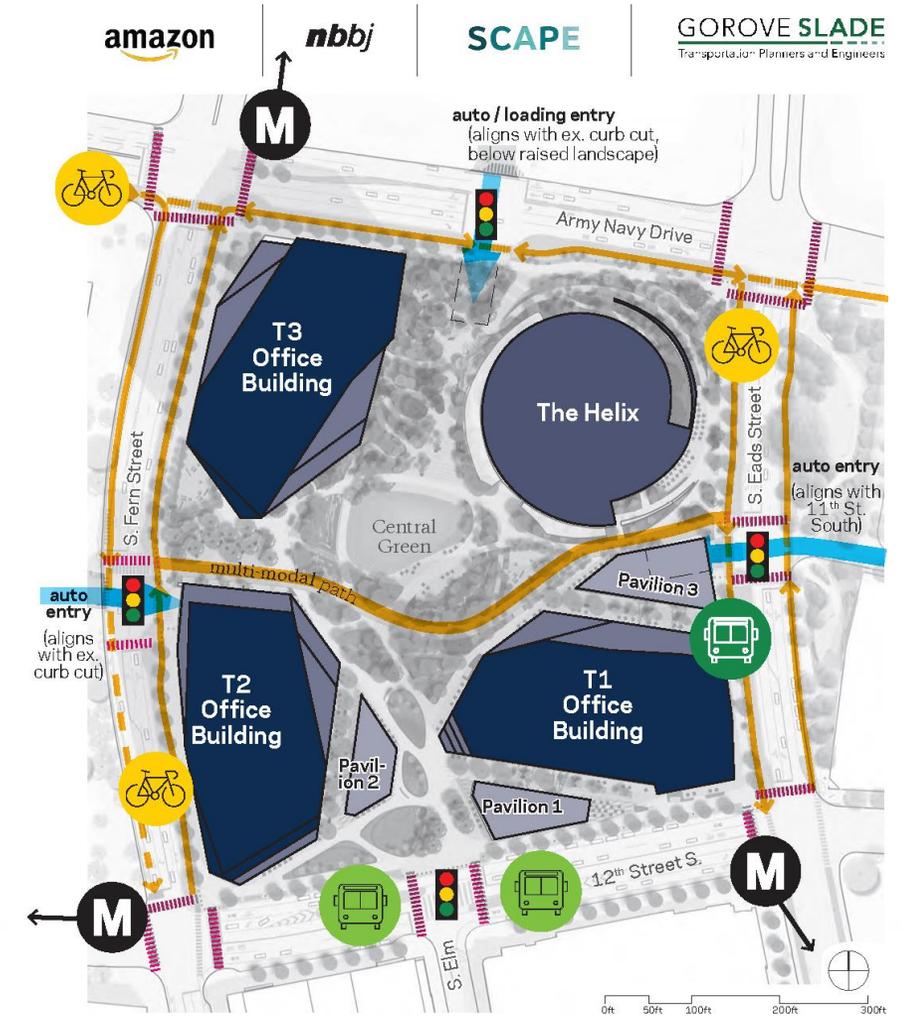


# Permanent Office Space (PenPlace)

2021 Site Conditions



2022 Approved Site Plan



## Transportation Planning Overview of Improvements

- 4 New Signalized Intersections with New Pedestrian Crosswalks
- Significant Bike & Micro-Mobility Infrastructure
  - Protected Cycle Track, Army Navy Dr.
  - Protected Bike Lanes, S. Eads St. & S. Fern St. (northbound, partial southbound)
  - East/West Multi-Modal Path
  - North/South Through Connections with Bike Runnels
- New 12<sup>th</sup> Street South Transitway Coordinated with, Led by Arlington County
- Relocated Bus Stop on S. Eads Street, near 11<sup>th</sup> Street South / New Signal Midblock

# Comprehensive Plan - Background

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- Guides coordinated and harmonious development through public services and facilities
- The County Board originally established Arlington County's Comprehensive Plan by resolution in 1960 (with five elements)



# MTP Goals

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1. Provide high-quality transportation services for all users and all modes
2. Move more people without more traffic
3. Promote safety – provide transportation system operations that are safe, secure, and enable prompt and effective emergency response
4. Establish equity – serve the mobility and accessibility needs of all residents regardless of age, income or ability
5. Manage effectively and efficiently – fund, develop, manage and maintain transportation facilities and services in an equitable and cost effective manner
6. Advance environmental sustainability – reduce the impact of travel on community resources including air and water quality, and increase energy efficiency

# Transportation System Users

## Residents

- 234,200 individuals
- 2/3rd work outside County
- 55% use non-SOV as primary commute mode - lowest rate outside DC
- 34% of population age 20-34 vs. 9% 65 and over

## Employees

- 231,500 jobs
- 3/4 of jobs in Arlington's high-density corridors
- 35% of commuters take transit, walk or bike to work

## Visitors

- Over 4 million visitors to Arlington National Cemetery
- Over 11,000 hotel rooms
- Daily visitors from adjacent jurisdictions

## Through travelers & commuters



# PDSP Evolution Over Time

County-Board Approved Pentagon City PDSP Amendments  
 (which resulted in the reallocation of density or change in use)

<p>1977                  Southampton &amp;  <u>Claridge</u>                  House</p>		<p>1984                  Pentagon                  City Mall</p>		<p>2009                  Metropolitan                  Park Retail</p>		<p>2013                  Pentagon City                  Street Retail</p>
						
	<p>1982                  Office                  Tenant                  Prospect</p>		<p>1997                  Pentagon                  Row</p>	<p>2009                  Parcel 1D/3                  Relationship</p>	<p>2013  <u>PenPlace</u></p>	

# Performance Agreement with Amazon

## Amazon in Arlington

Amazon's decision to establish a major new headquarters in Arlington means thousands of new jobs and an improving economy. Over time, the project will bring the revenue and resources to fund long-term growth in schools, housing and transit.

Located in Crystal City, Pentagon City and Potomac Yard

REALIZES THE LONG-TERM VISION OF ADOPTED COMMUNITY PLANS

- Comprehensive Plan
- Crystal City Sector Plan
- Capital Improvement Plan (CIP)

**\$195M** from the state to invest in transportation projects in the area

**\$2.5 BILLION** AMAZON INVESTMENT IN ARLINGTON FOR HQ2 DEVELOPMENT

### By the Numbers

Federal gov't & related jobs in Crystal City & Pentagon City 2000-2020 **24K**

AMAZON: **25K JOBS** OVER 12 YEARS

**15%-20%** of Amazon workers are expected to live in Arlington

Amazon's Arlington residents will generate 73 to 98 students per year on average

**70%-80%** of Amazon employees are projected to use public transit, walk, or bike to work

LEARN MORE: [ARLINGTONVA.US/AMAZON](http://ARLINGTONVA.US/AMAZON)

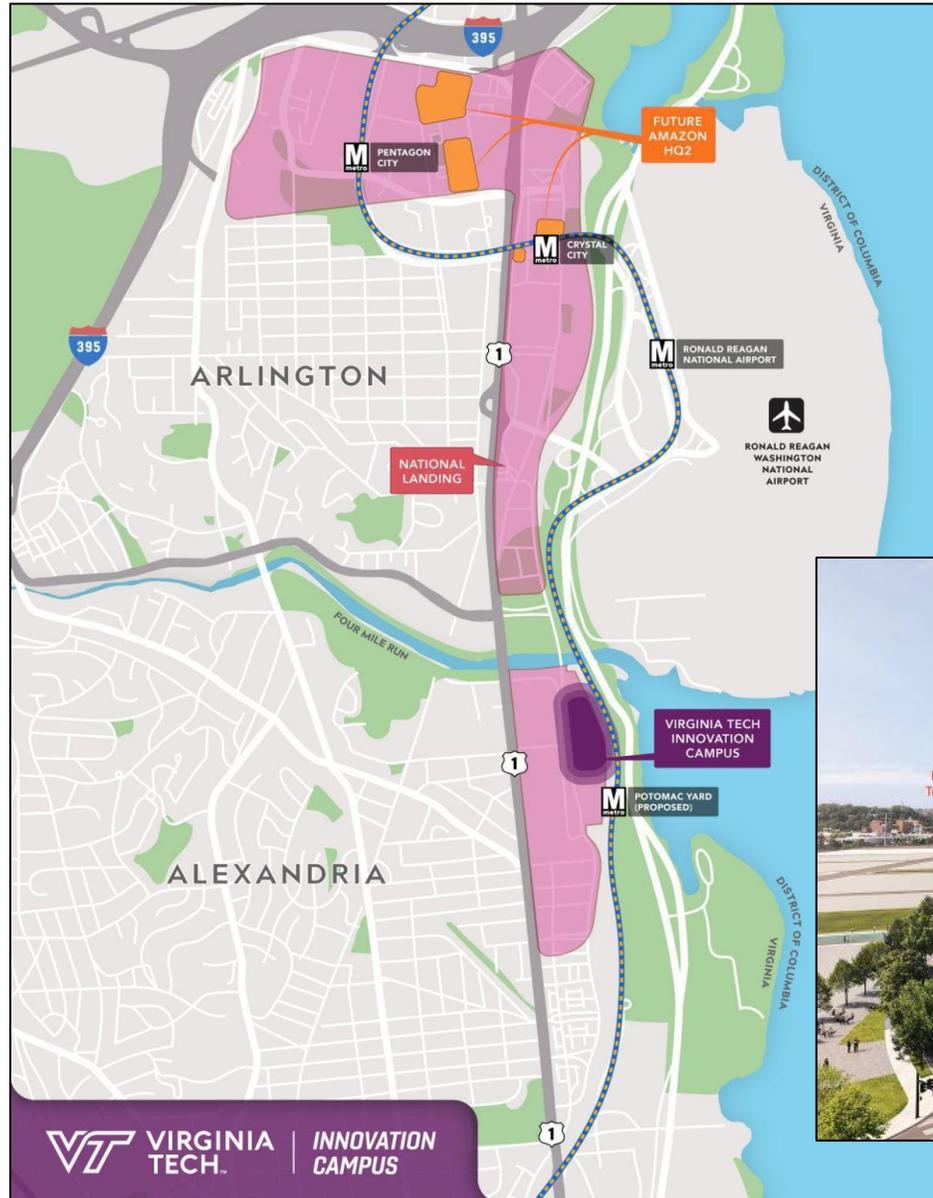
ARLINGTON VIRGINIA

Last updated: Jan. 9, 2019

## Arlington Approves Amazon HQ2 Performance Agreement (March 2019)

- Direct grant payments to Amazon estimated at \$23 million over 15 years
- Source of grant is 15% of incremental growth in County's Transient Occupancy Tax (TOT)
- Annual targets for occupied GFA, up to 6,056,000 SF by 2035
- Estimated \$28 million in strategic infrastructure investments
- Approx. \$420 million in community investments for housing and transportation

# VT Innovation Campus – New Location



## Virginia Tech Identifies New Location for its Innovation Campus – Just Outside Arlington

- \$1 Billion investment by Virginia Tech
- Part of a 65-acre mixed-use district (replacing existing movie theatre/surface parking)
- Close Proximity to new Metro Stop
- Campus to be completed in phases over the next decade
- Site is also owned by JBG Smith

