

FAQ About Amazon coming to Northern Virginia

With the announcement November 13 that Amazon will be coming both to Crystal City and Queens, we enter a new era of development.

1) Where will Amazon offices be located?

Amazon's initial development plans focus on JBG SMITH-owned properties in Crystal City and Pentagon City in Arlington County, while the new Virginia Tech Innovation Campus will be developed in the Alexandria portion of the National Landing site. At first, they are going to lease some space above the 'old post office' at 1750 Crystal Drive and 241 18th Street. The tower at 1750 will remain office space and be renamed 1770. The County approved JBG Smith plans for development of the Crystal Square block at its October 2018 meeting.

They will be building a brand new office building in MetPark (where the Pentagon car pool was) on the corner of 15th and S. Eads Street, although this will require rezoning from residential to office. They will also be building out PenPlace in the block bounded by 12th Street, Army Navy Drive, S. Fern and S. Eads Streets. Amazon is buying both the MetPark and PenPlace locations from JBG-Smith instead of renting after construction.

2) Where is National Landing?

JBG-Smith has dubbed the combined area of Pentagon City/Crystal City/Potomac Yard "National Landing." See their site NationalLanding.com for a virtual tour of the area. The individual neighborhoods will retain their local names. Amazon will invest approximately \$2.5 billion to establish a new headquarters in National Landing, which will create more than 25,000 high paying jobs and occupy 4 million square feet of energy-efficient office space with the opportunity to expand to 8 million square feet over the next 12 years. The new Virginia Tech Innovation Campus is expected to be developed in the Alexandria portion of National Landing. National Landing has over 12 million square feet of existing office space and more than 13,000 residential units. JBG SMITH controls over 8 million square feet of development within National Landing.

3) What transportation will be done?

All the new transportation efforts have been on the drawing board. To augment local investments, the Commonwealth will invest up to \$195 million of non-general fund money in new or expanded transportation projects to improve mobility in the region, including an additional entrance to the Crystal City Metro station and a south entrance off of Potomac Avenue to the new Potomac Yard Metro station. Other projects include improvements to U.S. Route 1 in Arlington County, a pedestrian bridge from Crystal City to Reagan National Airport, and a transitway expansion supporting Pentagon City, Crystal City and Potomac Yard in both Alexandria and Arlington. Additional funding would be available if Amazon creates more than 25,000 jobs. The Metroway will connect Potomac Yard to Crystal City to Pentagon City and eventually to Columbia Pike.

4) What will we notice first?

The Crystal Square project has been approved by the County with construction expected to begin in earnest after the New Year. The timeline is unclear for other construction, but could include 1900 Crystal Drive (demolition) and MetPark in the future. The County Board will vote on a final agreement of incentives in February 2019, and if it is approved, the normal planning and public engagement processes

for land use will begin as the County considers any development decisions connected with the headquarters project.

5) When will the 25,000 new employees come?

Amazon plans to start hiring in 2019. The company will employ at least 25,000 professionals within approximately 10 to 12 years, with the potential to grow to 37,850 jobs around year 15. Amazon will pay an average annual salary of at least \$150,000, plus benefits, escalated at 1.5% annually. Virginia included a post-performance incentive offering with annual payments to be made only after the company has produced new, qualifying jobs. Because the payments will be provided only after the jobs are created, the incentives will generate net positive revenue for Virginia from day one and will produce a more than six-to-one return on investment over the term of the performance agreement.

6) Where can I learn more?

The County has set up a website page specifically for this purpose: <https://www.arlingtonva.us/amazon/>

They are also hosting a series of virtual learning sessions on the [County's Facebook page](#) to find out more about how the announcement from Amazon and the State of Virginia benefits our community. The first session was November 13 at 6:30 p.m. Future sessions in the Engage Arlington Virtual Learning Series on Amazon:

- Economic Development and Planning | Nov. 19, 6:30 p.m.
- Transportation | Dec. 6, 6:30 p.m.
- Schools, higher education and workforce | Dec. 19, 6:30 p.m.
- Housing | Jan. 16 , 6:30 p.m.

Other Facts can be found on Governor Northam's website:

<https://www.governor.virginia.gov/amazon/>