

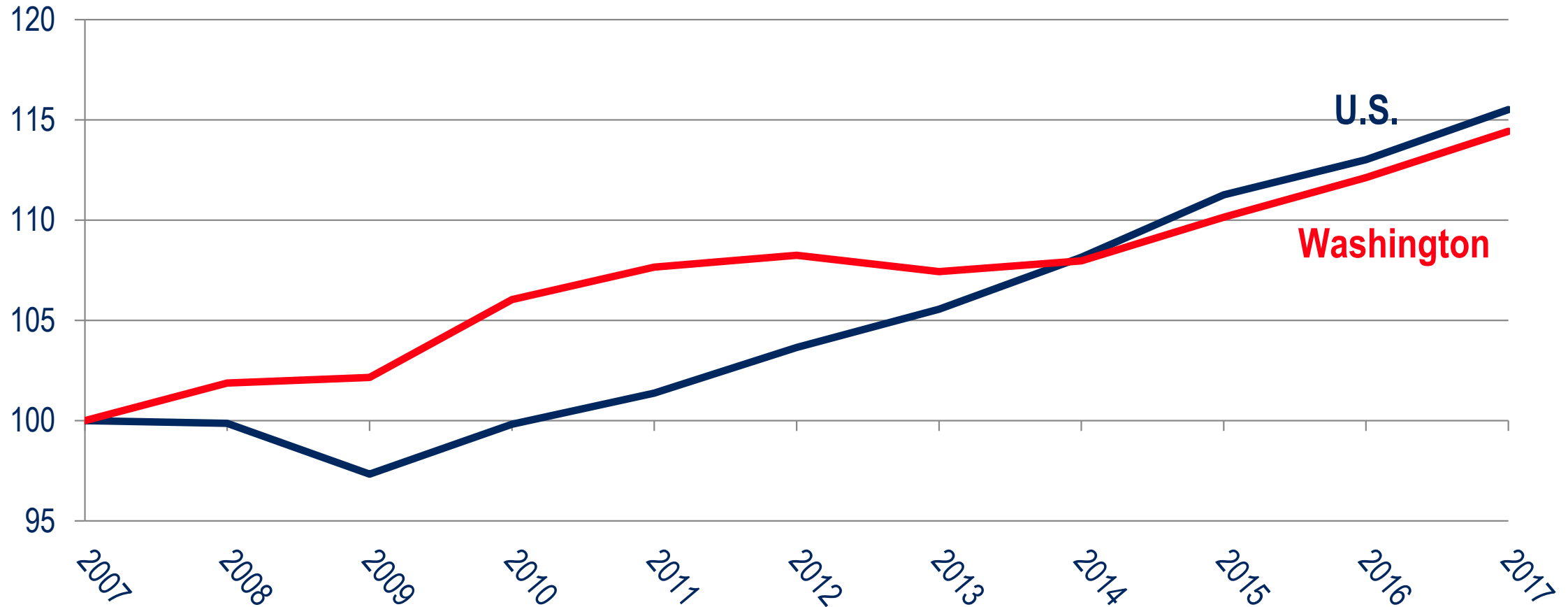
A REGIONAL CONVERSATION WITH AMAZON

February 21, 2019 | George Mason University's Arlington Campus



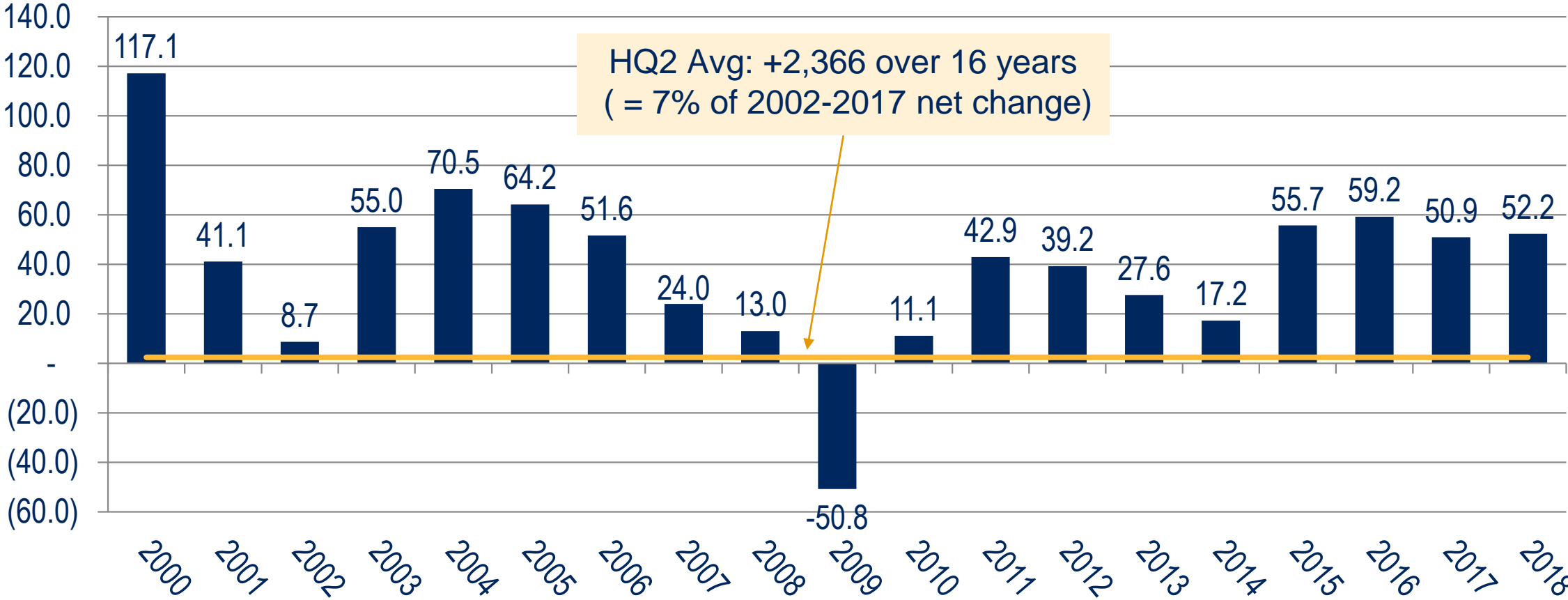
Metropolitan Washington
Council of Governments

U.S. GDP & Washington MSA GRP: 2007-2017 (100 = 2007, adjusted for inflation)



Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

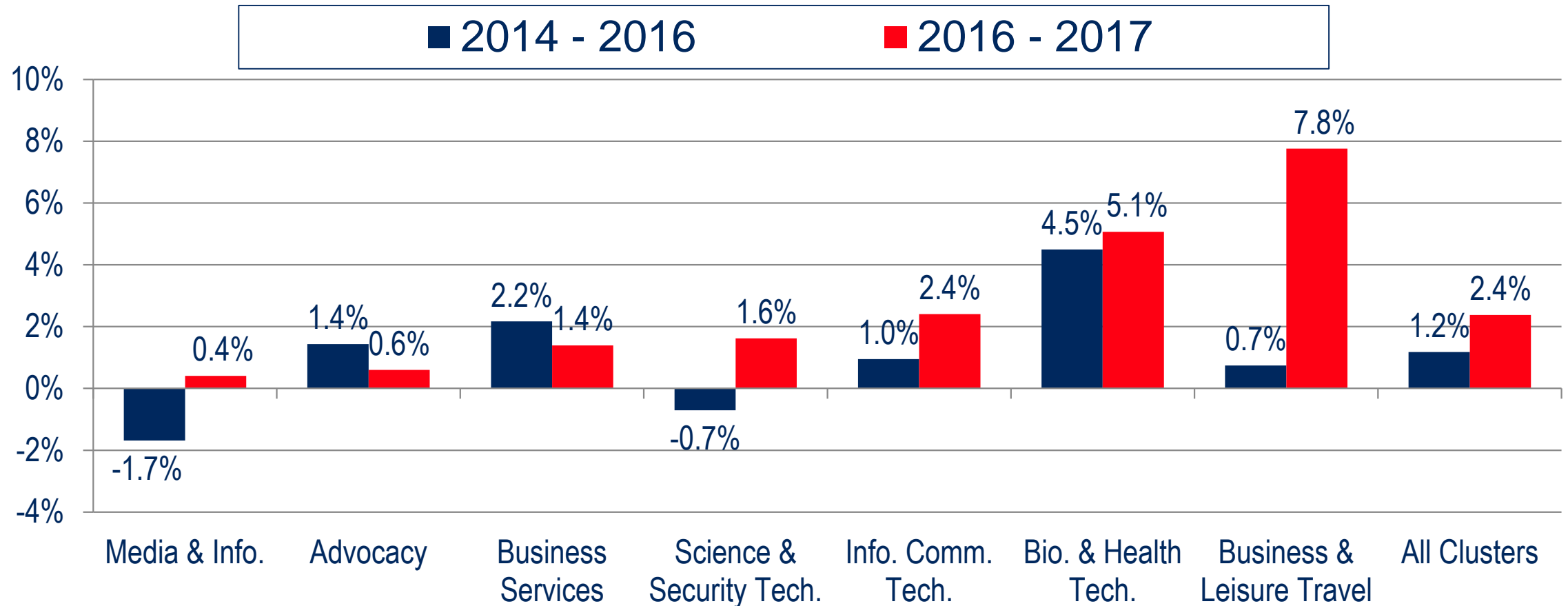
Job Change in the Washington Region 2000 – 2018 (in thousands)



Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU

*First ten months

Growth Rates of the Washington Region's Advanced Industrial Clusters, Annualized Growth



Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU

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Council of Governments

AMAZON'S ARLINGTON HEADQUARTERS



Metropolitan Washington Council of Governments
February 21, 2019

MISSION & VALUES

Our number one priority is serving our customers and the community

Amazon aims to be the **most customer-centric company on the planet**



We will continue to be a **good neighbor and active member of the community in Arlington and the Greater Washington region**



Amazon has over **10,000 employees in Virginia** and over **5,000 employees in Maryland**

A close-up photograph of a brown cardboard box with the Amazon logo printed on it. The logo is partially visible, showing the word 'amazon' in a bold, black, sans-serif font with a curved arrow underneath it. The box is slightly out of focus, and the background is a dark, solid color.



SEATTLE HEADQUARTERS

AMAZON HEADQUARTERS | SOUTH LAKE UNION, SEATTLE

- "A NEIGHBORHOOD, NOT A CAMPUS"
- PLACEMAKING
- RETAIL AND STREETScape
- PARKS AND OPEN SPACE



amazon in the
community



STEM

COMPUTER SCIENCE EDUCATION



PILLARS

**RIGHT NOW
NEEDS**

HUNGER, HOMELESSNESS & DISASTER RELIEF

OPPORTUNITIES FOR VETERANS

*At Amazon, we employ over 17,500 veterans and military spouses—
in roles ranging from our fulfillment center associates to executives in our corporate offices*



In Virginia, we employ **1500 veterans and military spouses**, and participate in the Virginia Values Veterans (V3) program



Our military recruiting teams are building programs across the company – the **AWS and Northern Virginia Community College apprenticeship program** trains veterans to fill growing demand for tech talent in the region



WHY NATIONAL LANDING?

Talent

Attract and retain top talent



Public Transportation

Metro stations and VRE
Reagan National Airport



Neighborhood

Opportunity to enhance amenities and integrated open space



Regional Collaboration

Collective strengths of talent, infrastructure, and quality of life across NOVA, DC, MD



JOB & INVESTMENTS

Over **25,000 full-time high-paying jobs** (with path for more)



Approximately **\$2.5 billion in Amazon investment**

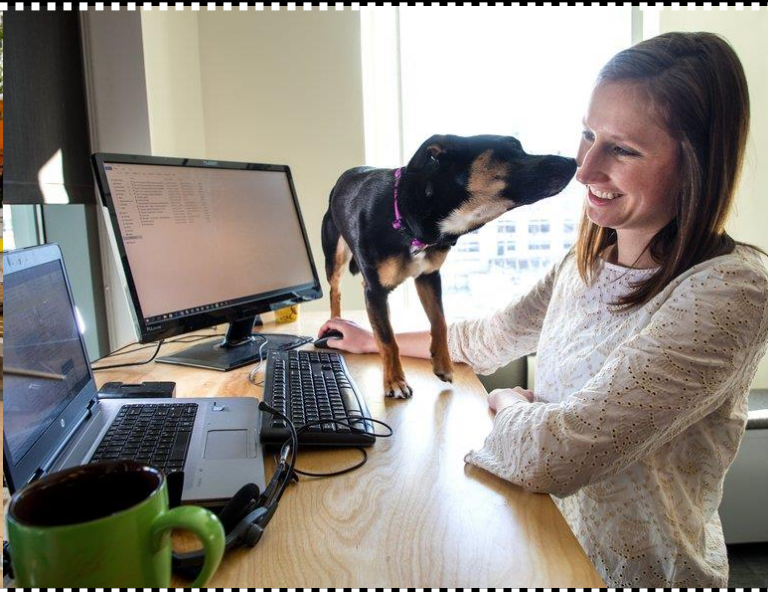


4 million square feet of energy-efficient office space with the opportunity to expand to 8 million square feet



Gradual hiring and integration into the community with hiring for **~400 positions by the end of 2019**





THANK YOU



A REGIONAL CONVERSATION WITH AMAZON

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AMAZON PATH OF GROWTH¹

1 241 18TH STREET., 1800 S. BELL STREET., 1770 CRYSTAL DRIVE
IMMEDIATE OCCUPANCY

2 METROPOLITAN PARK
2021-2025

3 PEN PLACE
2023-2027

500,000 SF²

UP TO ~ 2 MM SF

UP TO ~ 2 MM SF



● EXISTING BUILDING
● NEW BUILDING

¹ FROM NORTHERN VIRGINIA HQ2 SUBMISSION

² LEASE TERMS ARE TYPICALLY 3-5 YEARS

FUTURE AMAZON SITES



ILLUSTRATIVE PEN PLACE AND METROPOLITAN PARK

NATIONAL LANDING

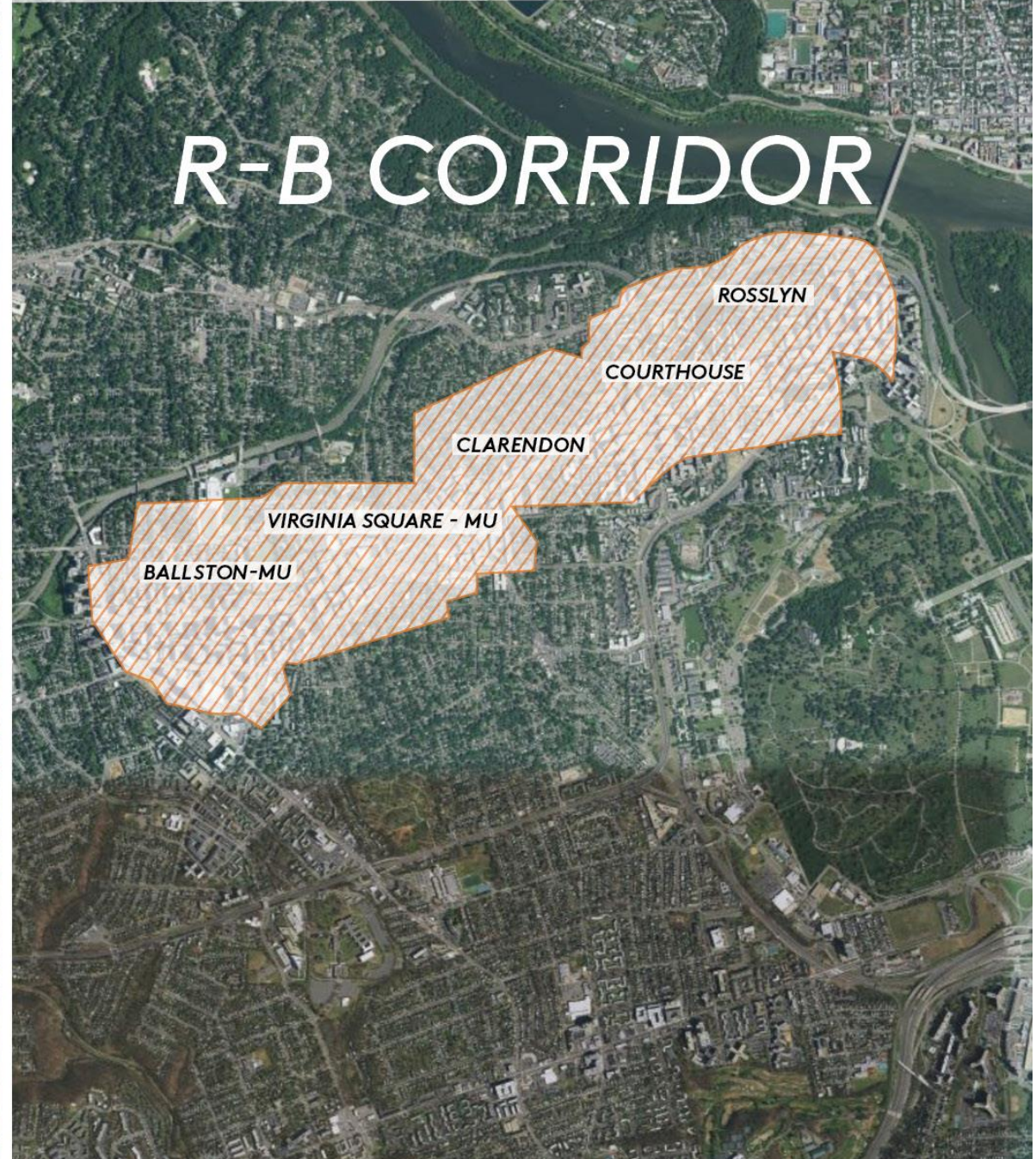


PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

R-B CORRIDOR



ROSSLYN

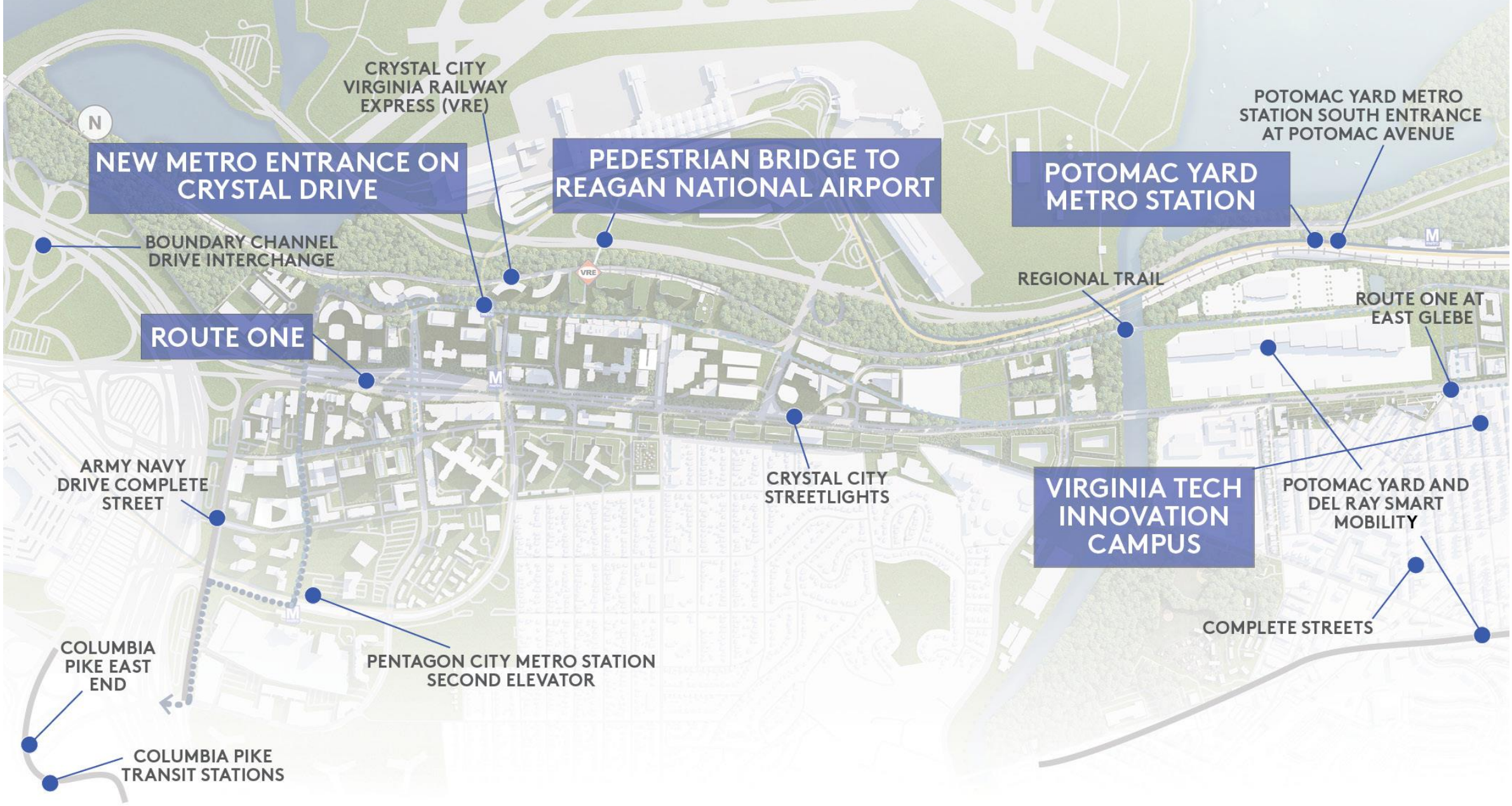
COURTHOUSE

CLARENDON

VIRGINIA SQUARE - MU

BALLSTON-MU

NATIONAL LANDING | PROPOSED INFRASTRUCTURE PROJECTS



CRYSTAL CITY
VIRGINIA RAILWAY
EXPRESS (VRE)

**NEW METRO ENTRANCE ON
CRYSTAL DRIVE**

**PEDESTRIAN BRIDGE TO
REAGAN NATIONAL AIRPORT**

**POTOMAC YARD
METRO STATION**

POTOMAC YARD METRO
STATION SOUTH ENTRANCE
AT POTOMAC AVENUE

BOUNDARY CHANNEL
DRIVE INTERCHANGE

ROUTE ONE

REGIONAL TRAIL

ROUTE ONE AT
EAST GLEBE

ARMY NAVY
DRIVE COMPLETE
STREET

CRYSTAL CITY
STREETLIGHTS

**VIRGINIA TECH
INNOVATION
CAMPUS**

POTOMAC YARD AND
DEL RAY SMART
MOBILITY

COLUMBIA PIKE EAST
END

PENTAGON CITY METRO STATION
SECOND ELEVATOR

COMPLETE STREETS

COLUMBIA PIKE
TRANSIT STATIONS

INFRASTRUCTURE | PROPOSED IMPROVEMENTS, CONCEPTUAL



PEDESTRIAN BRIDGE TO REAGAN NATIONAL AIRPORT



ROUTE 1 CORRIDOR IMPROVEMENTS

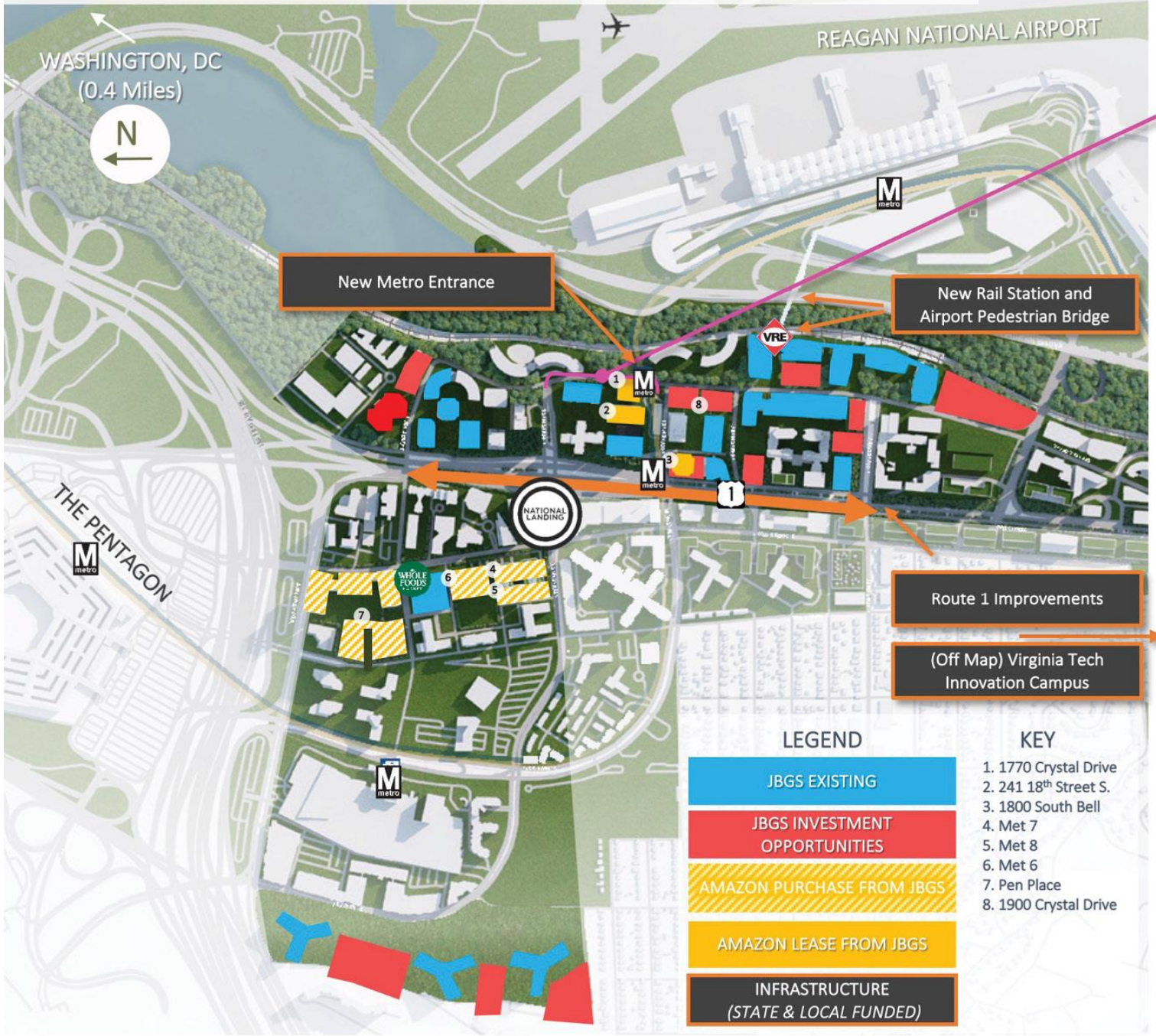


VIRGINIA TECH INNOVATION CAMPUS



NEW METRO ENTRANCE ON CRYSTAL DRIVE

JBG SMITH | INVESTMENT OPPORTUNITIES



JBG SMITH | PLANNED DEVELOPMENTS



1770 CRYSTAL DRIVE



1900 CRYSTAL DRIVE



CENTRAL DISTRICT RETAIL

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Topics for Discussion

Incentives and project benefits for the region

Amazon's plans for integrating into the community

Headquarters site development

Hiring and workforce development

Other

Incentives and project benefits for the region



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Council of Governments

Amazon's plans for integrating into the community



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Headquarter site development



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Hiring and Workforce Development



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Other



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