



Society of American Military Engineers 12th Annual Small Business & Government Conference

April 25, 2019

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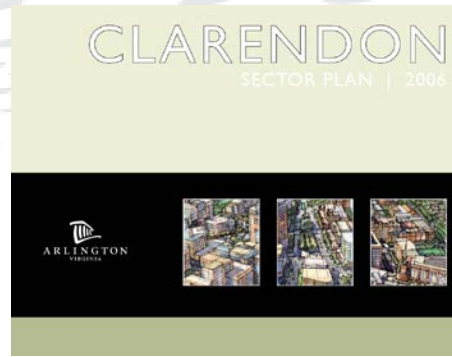
MAKE NO LITTLE PLANS

Daniel Burnham

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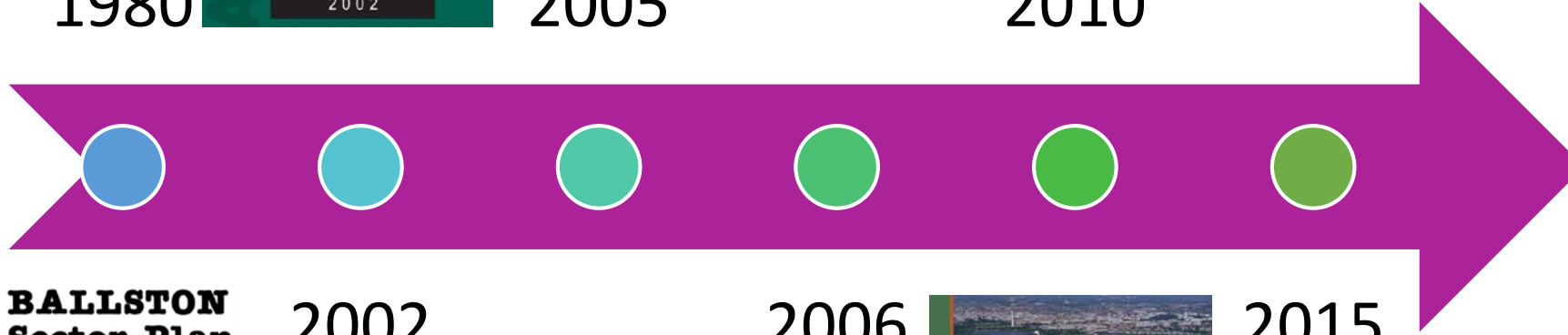
1980



2005



2010



BALLSTON Sector Plan

2002

2006

2015

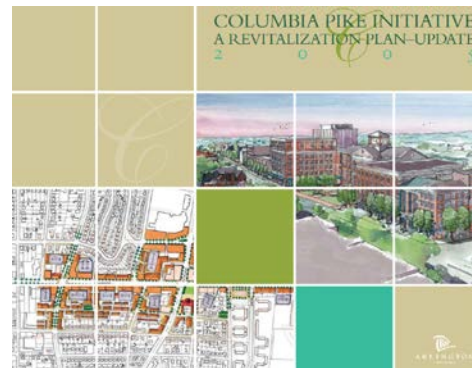


Arlington County Board Members

Walter L. Pruckler, Jr., Chairman
Richard B. LeVitt, Vice-Chairman
Kerry M. Brown
Dorothy T. Oros
John W. Furr

County Manager
W. V. Pelt

Prepared by
Department of Community Affairs
Planning Division — adopted May 1980



PLAN
LEE HIGHWAY
local ideas • livable future

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NEW REGIONAL BRAND- INNOVATION LIVES HERE

A REGION TRANSFORMED

Over the last two decades, we have undergone a transformation. We've flipped the script: once a Washington, D.C. suburb, NOVA is now a thriving destination in its own right.

The Case for Northern Virginia



North America's top producer of tech talent

The D.C. metro is the country's most educated region and it produces more computer science graduates than any other metropolitan area. The combination of talent available in the metro, with additional tech talent production from Virginia's world-class higher education system, ensures NOVA will maintain and enhance its edge with access to the best and brightest.



A global and inclusive region on a human scale

We are one of the country's most racially, ethnically, and internationally diverse regions. Women are twice as likely, and African Americans five times as likely, to work in the technology sector in NOVA than in Silicon Valley; and our communities are ranked among the most LGBTQ-friendly nationwide. NOVA offers something for everyone: some of the country's most interesting cultural and historical sites, sports teams in all major leagues, and a dynamic food and wine scene.



America's only metro leading public and private sector innovation

Innovation is in our lifeblood. The region's legacy of transformative technologies transcends sectors, from DARPA's role in inventing the internet; to more than 70 miles of automated corridors for connected and autonomous vehicle testing; to the region's history as the foundation of the telecom revolution and our current depth of technology companies - we sit uniquely at the nexus of public and private innovation.



A stable and competitive partner with a legacy of exceptional governance

Virginia is consistently rated among the best states in which to do business by leading publications. Of all the Fortune 500 companies based in the greater D.C. area, two-thirds have chosen to locate in NOVA. In 2017, U.S. News & World Report ranked Virginia as the No. 2 best state for governance, considering fiscal stability, budget transparency, and state integrity.

Key Messages and Themes

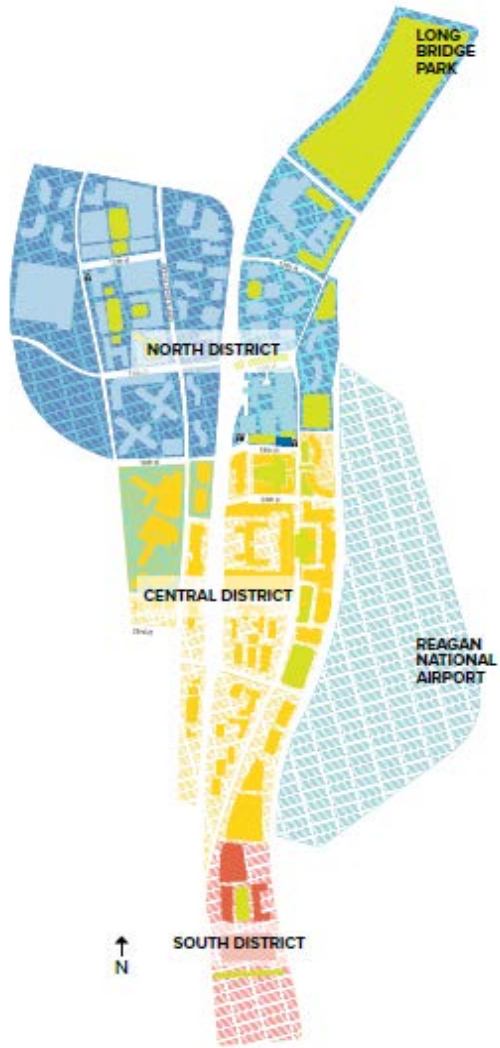
- Talent
- Connectivity
- Livability
- Diversity and Inclusion
- Excellent Business Climate

Talent National Landing Connectivity Livability Business Climate Info Downloads



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THREE CONNECTED URBAN DISTRICTS ACROSS TWO JURISDICTIONS



3
connected urban districts

24,000
housing units affordable at
average Amazon income
within two miles

+17,000,000
square feet of office space

Walk to Reagan National Airport, Metrorail,
Virginia Railway Express, and bus rapid transit
routes

15
minutes to everywhere –
housing, talent, and government



Arlington is #1 for Millennials and
Alexandria is #4 - Niche (2017)



Arlington: #1
best city to live without a car



A+
for commitment to inclusivity and
equality - Human Rights Campaign's
Municipal Equality Index



Alexandria: #1
city for entrepreneurs - Entrepreneur
Magazine (2017)

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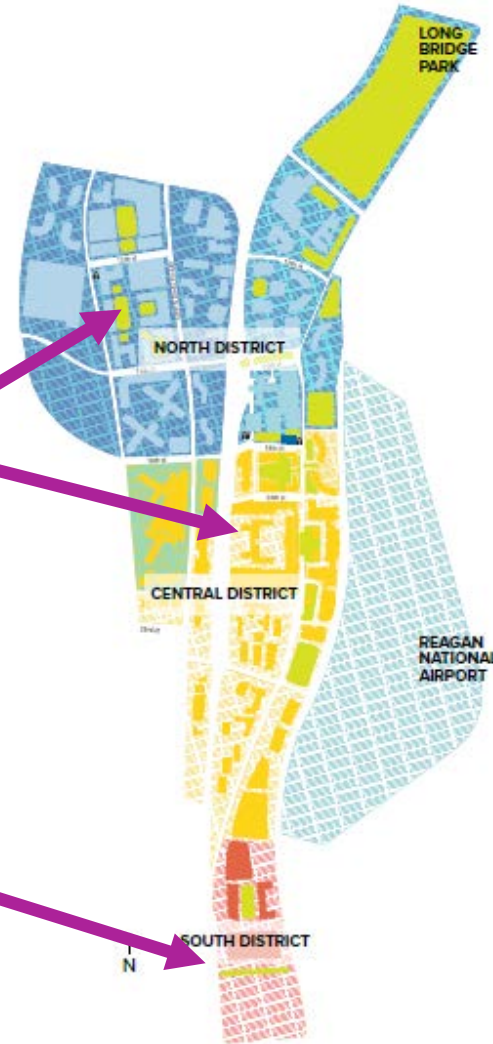
AMAZON SELECTS NOVA'S NATIONAL LANDING FOR A HQ2 SITE

Amazon selects NOVA for HQ2 site after 14-month search

- \$2.5 billion investment by Amazon in Arlington County
- At least 25,000 new HQ jobs within 12 years

New Virginia Tech Innovation Campus to locate in Alexandria

- \$1 billion investment by VT
- 2 million square foot mixed-use campus

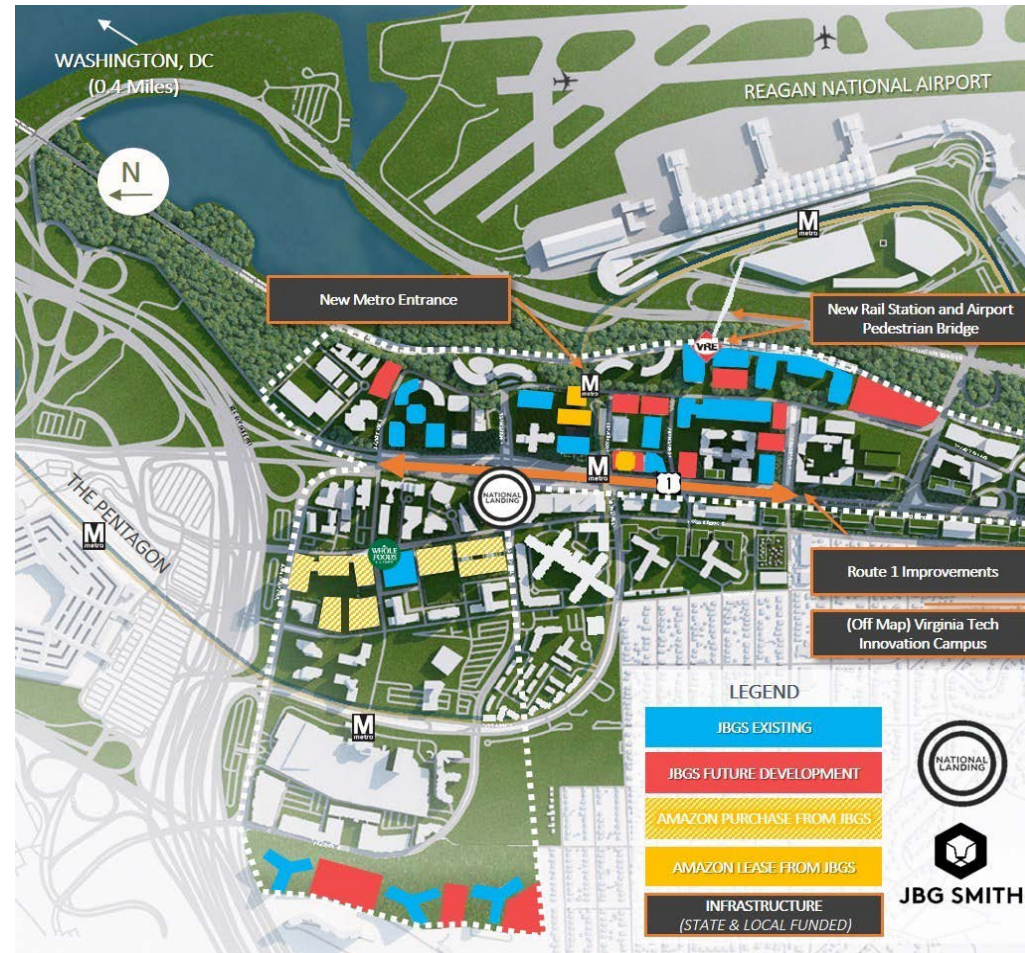


New State investments in transportation, affordable housing, higher education and K-12 education for National Landing and NOVA

HQ2 NOVA AT NATIONAL LANDING

IN ARLINGTON, AMAZON WILL:

- Lease approximately 500,000 square feet of existing office space at 241 18th Street S, 1800 S Bell Street and 1770 Crystal Drive.
- Develop Pen Place and Met 6, 7, 8 land in JBG SMITH's Future Development Pipeline with Estimated Potential Development Density of up to 4.1 million square feet. JBG SMITH has the right to time the expected closings of the land parcel sales to facilitate 1031 exchange opportunities.
- Engage JBG SMITH as its development partner, property manager and retail leasing agent.
- Commence predevelopment and planning of the first office building in 2018, with construction expected to begin in 2019.

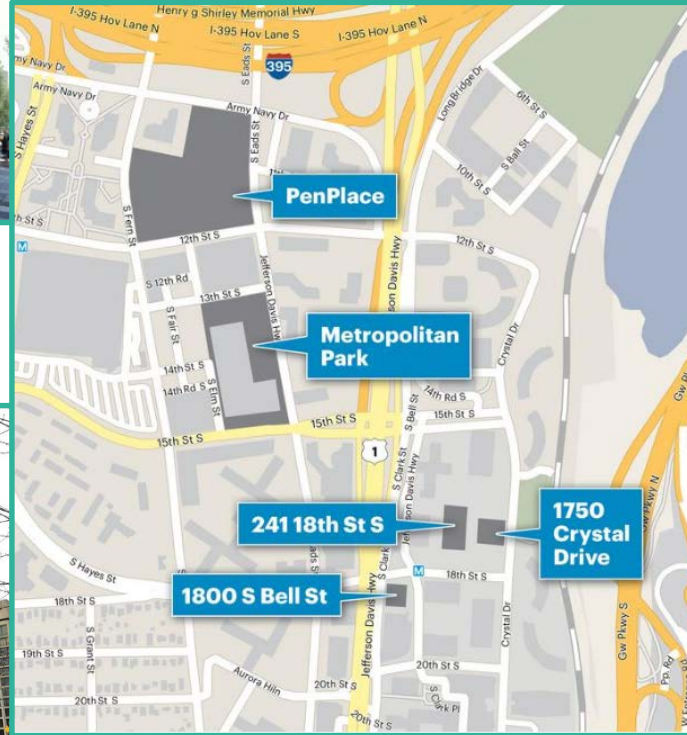


HQ2 NOVA AT NATIONAL LANDING

Metropolitan Park

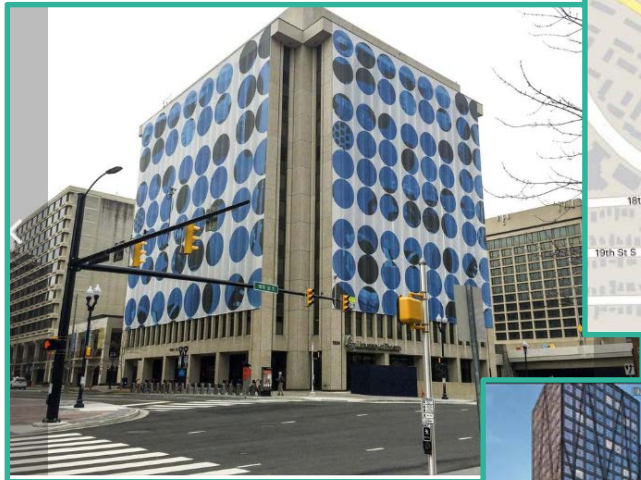


Pen Place



1800 S Bell St

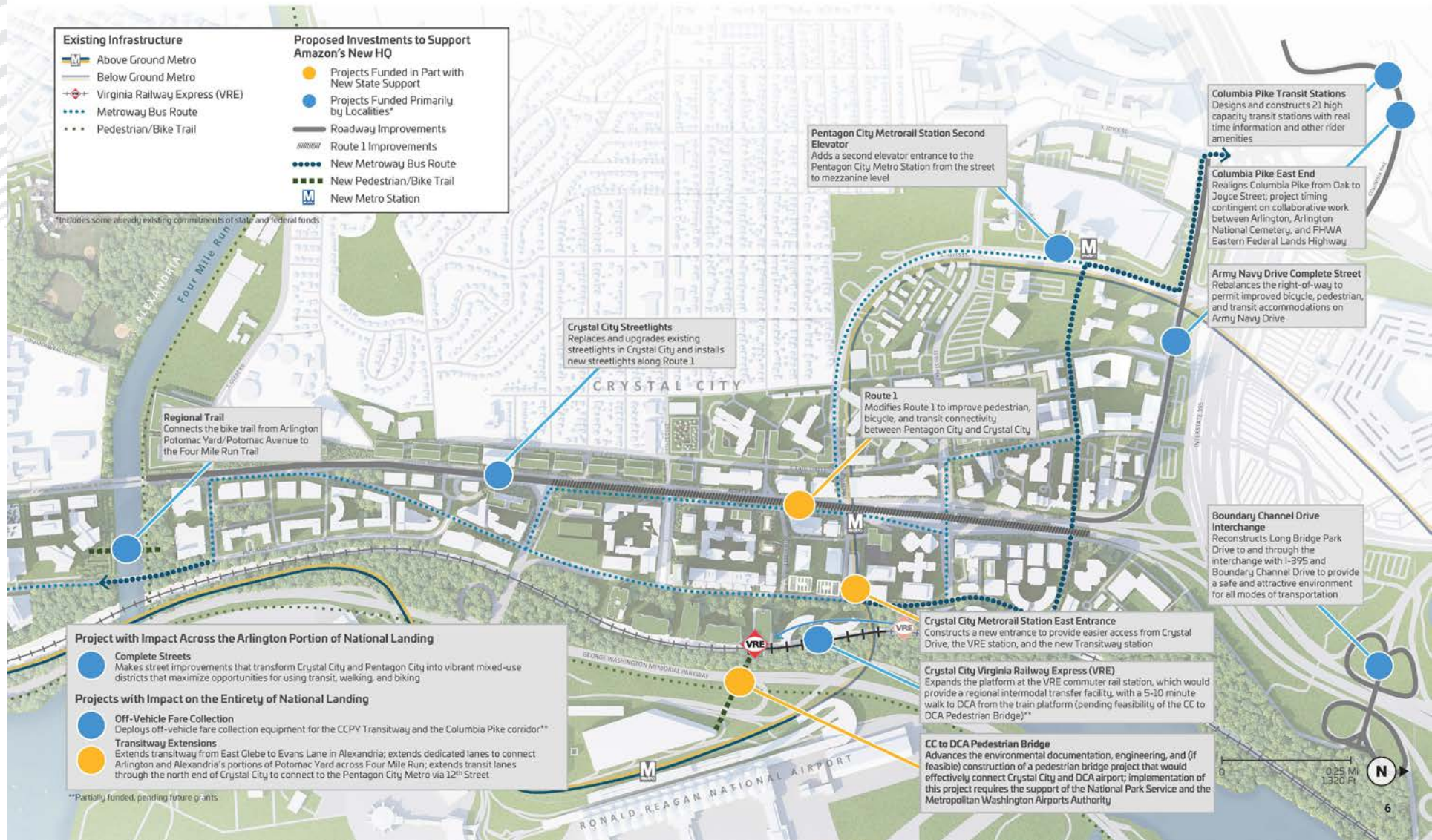
241 18th St S & 1750 Crystal Drive



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Proposed National Landing Infrastructure Projects - Arlington



NATIONAL LANDING INFRASTRUCTURE PROJECTS

Route 1 improvements



Crystal City Metro second entrance



Army-Navy Drive Complete Streets

CC2DCA Pedestrian Bridge



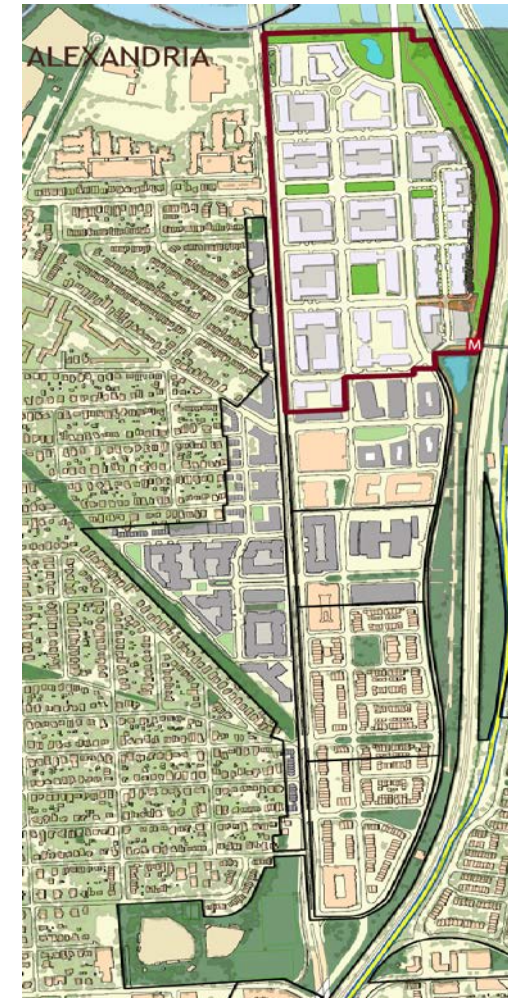
VRE Station improvements

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VIRGINIA TECH INNOVATION CAMPUS

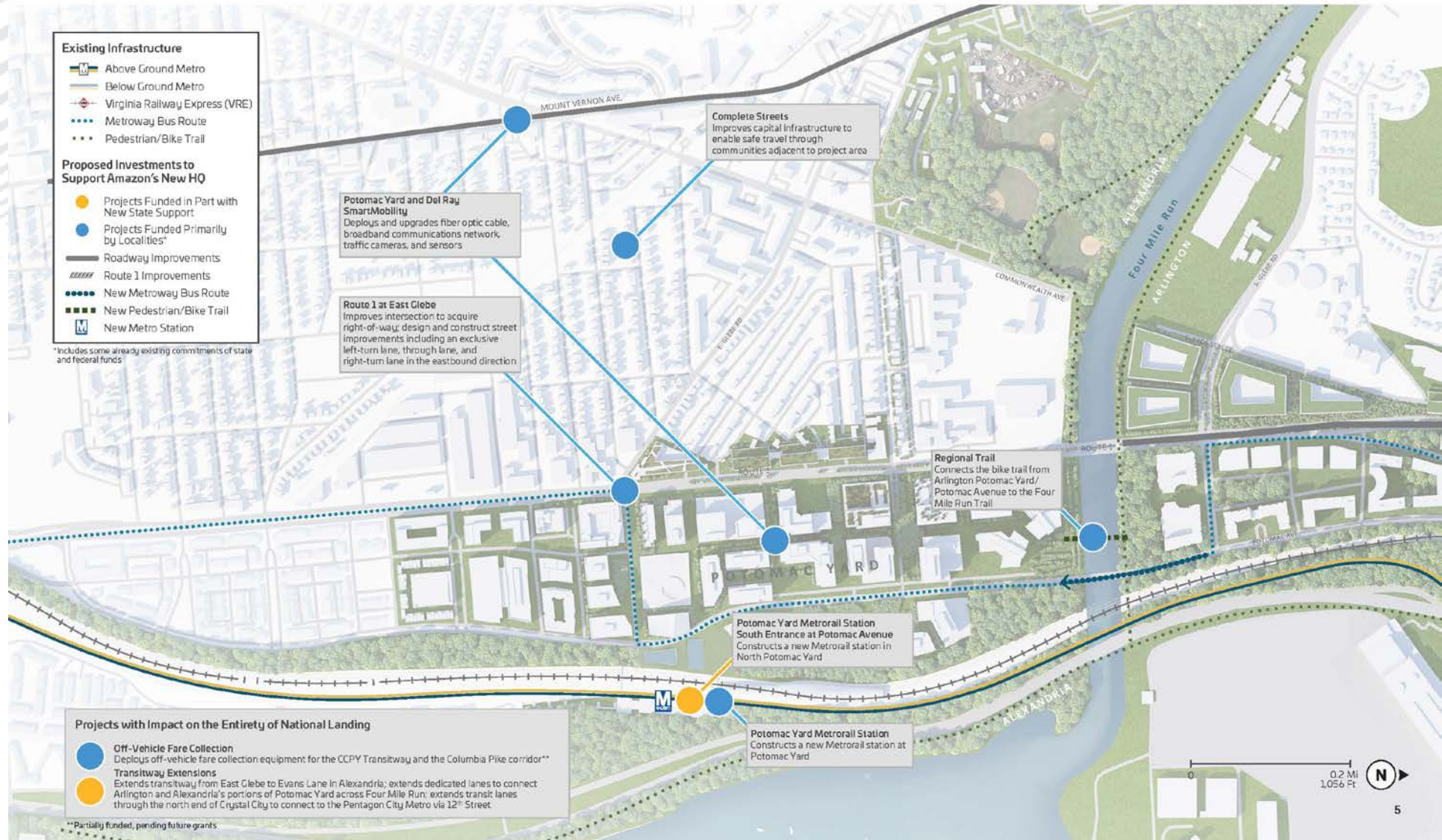
SELECTED POTOMAC YARD IN NATIONAL LANDING

- In **Alexandria**, the **Virginia Tech Innovation Campus** will deliver leading programs in computer science and software engineering for graduate and doctoral level students
- Will locate in **National Landing**
 - \$1 billion investment by Virginia Tech, over two phases
 - Phase 1 = 1 million square feet mixed-use campus with academic, residential, commercial space for entrepreneurs and companies, and neighborhood serving retail; delivery in 2022

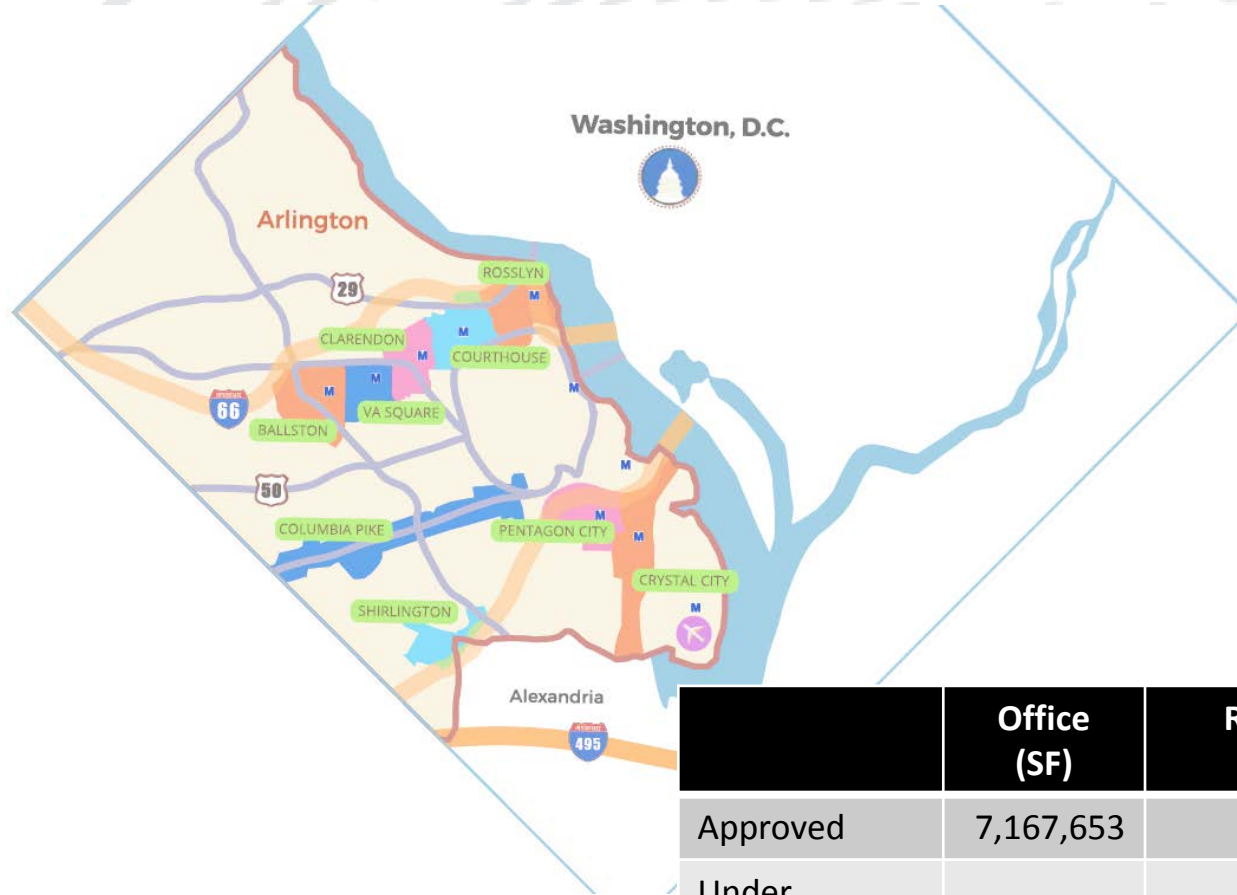


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Proposed National Landing Infrastructure Projects - Alexandria



ARLINGTON COUNTY



	Office (SF)	Retail (SF)	Residential Units	Hotel Rooms
Approved	7,167,653	787,461	6,643	848
Under Construction	191,300	375,911	4,693	-
Under Review	-	134,208	3,839	934
TOTAL	7,358,953	1,297,580	15,175	1,782

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CRYSTAL CITY



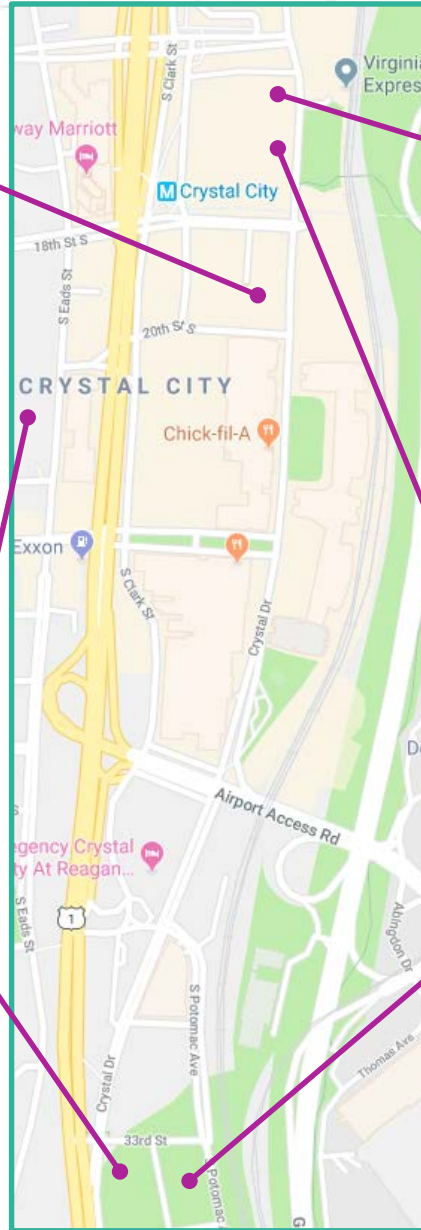
1900 Crystal Drive –
790 apartments, 36,100 SF retail



Crystal Houses – 798 apartments



Land Bay C West – 342 apartments



Central District Retail Ph I – 74,000 SF retail,
Alamo Theater and grocery store



Central District Retail Ph II – 16,000 SF retail



The Sur – 360 apartments

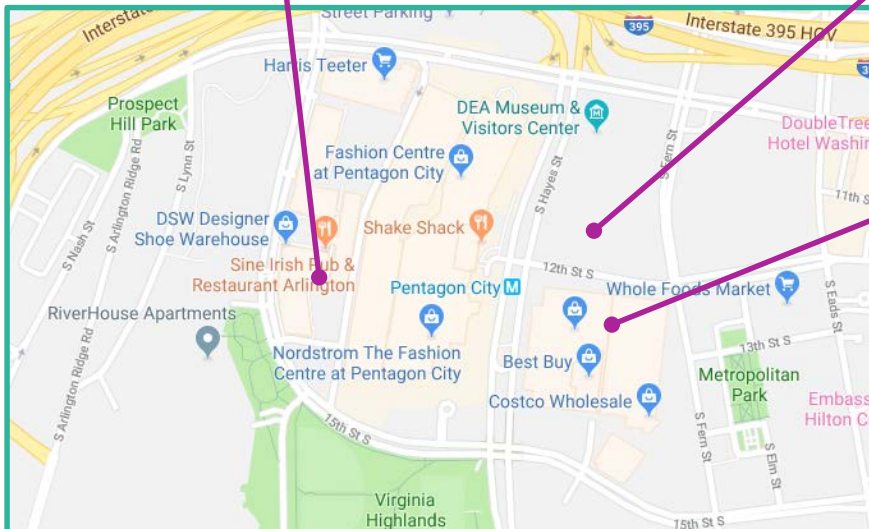
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PENTAGON CITY

River House – Possible additional apartments on existing surface lots



Brookfield Properties – Potential redevelopment, TSA moving to Springfield



Pentagon Centre – Redevelopment of existing power center, 440 apartments and 10,739 SF retail under construction. Future phases – 705,700 SF office, 326,041 SF retail, 253 residential units.

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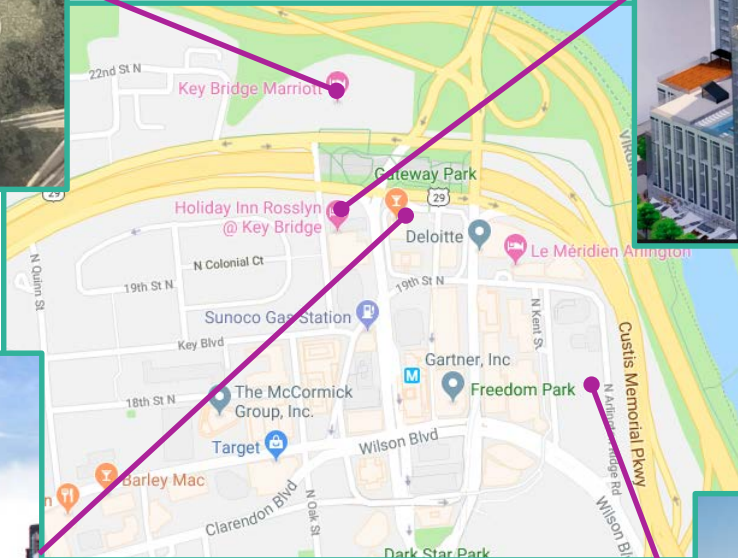
ROSSLYN



Holiday Inn redevelopment –
490 residential units, 327 hotel
rooms, 13,465 SF retail



Key Bridge Marriott redevelopment –
451 residential units, 447 hotel rooms



Rosslyn Plaza –
1,810,173 SF office, 45,000 SF retail,
550 residential units, 200 hotel rooms



Rosslyn Gateway –
490,056 SF office, 273 residential units,
148 hotel rooms



BALLSTON



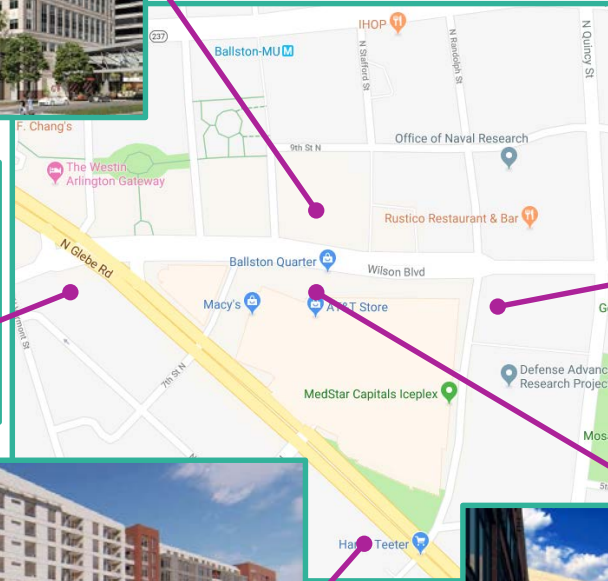
Ballston Exchange –
Redevelopment of NSF building



4040 N Fairfax –
330 apartments,
8,400 SF retail



The Waycrafft –
483 apartments,
68,185 SF retail



4040 Wilson –
191,300 SF office,
33,400 SF retail,
244 residential
units



Harris Teeter redevelopment –
685 residential units, 84,643 SF retail



Ballston Quarter

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BALLSTON QUARTER



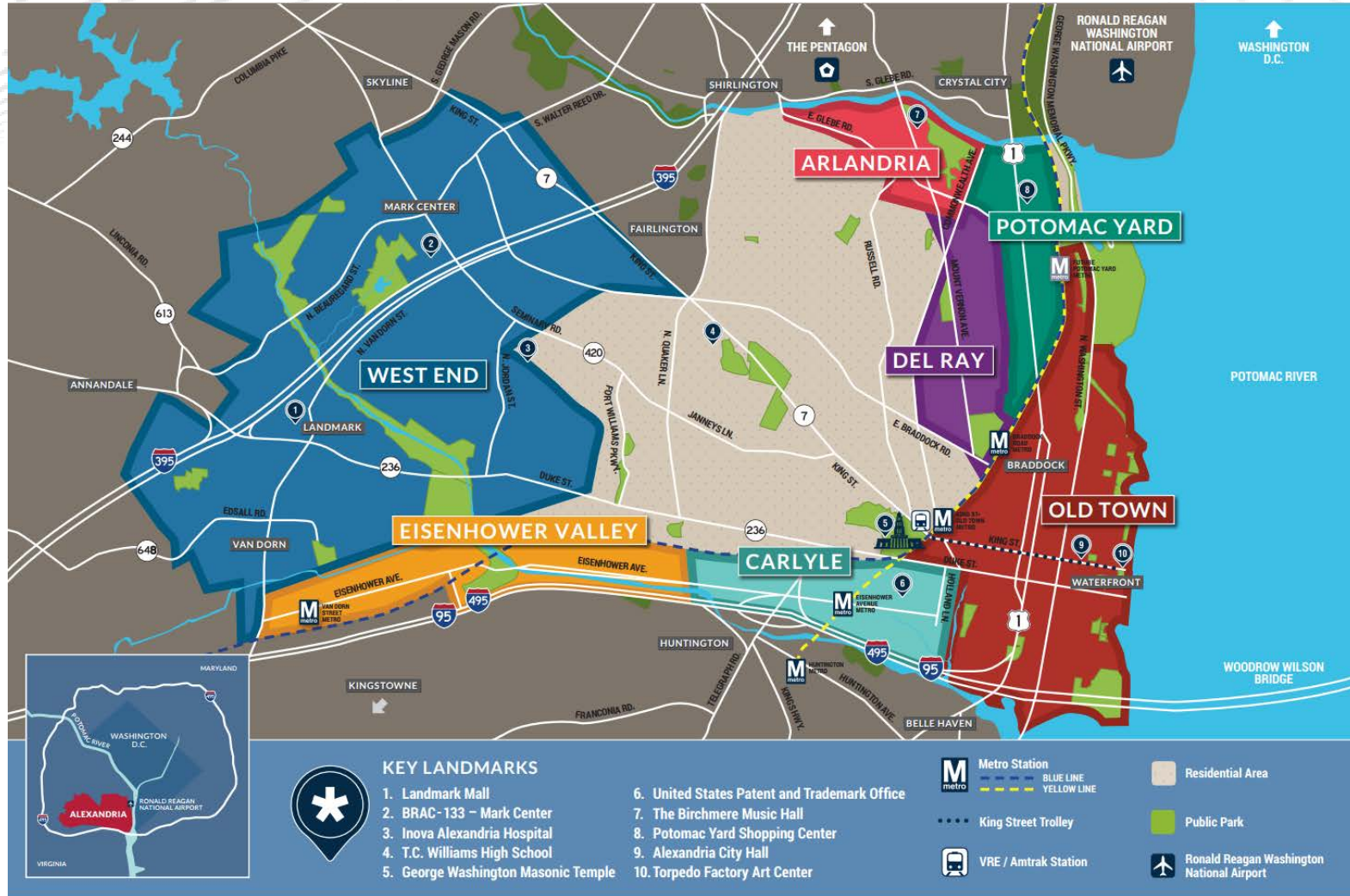
- An open-air, urban environment coupled with a remodeled interior concourse that are completely new and engaging
- Activated streetscape to engage the community including street-entry stores and restaurants, some with sidewalk, terrace or rooftop dining options
- A unique and vibrant mix of stores, restaurants, entertainment venues—365,000 SF in addition to Macy's
- Origin – 406-unit luxury apartment building with ground-floor retail

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City of ALEXANDRIA



ALEXANDRIA
ECONOMIC
DEVELOPMENT
PARTNERSHIP



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Public investment in infrastructure leads to continued private investment



Region's first Bus Rapid Transit



Metro Station - coming soon



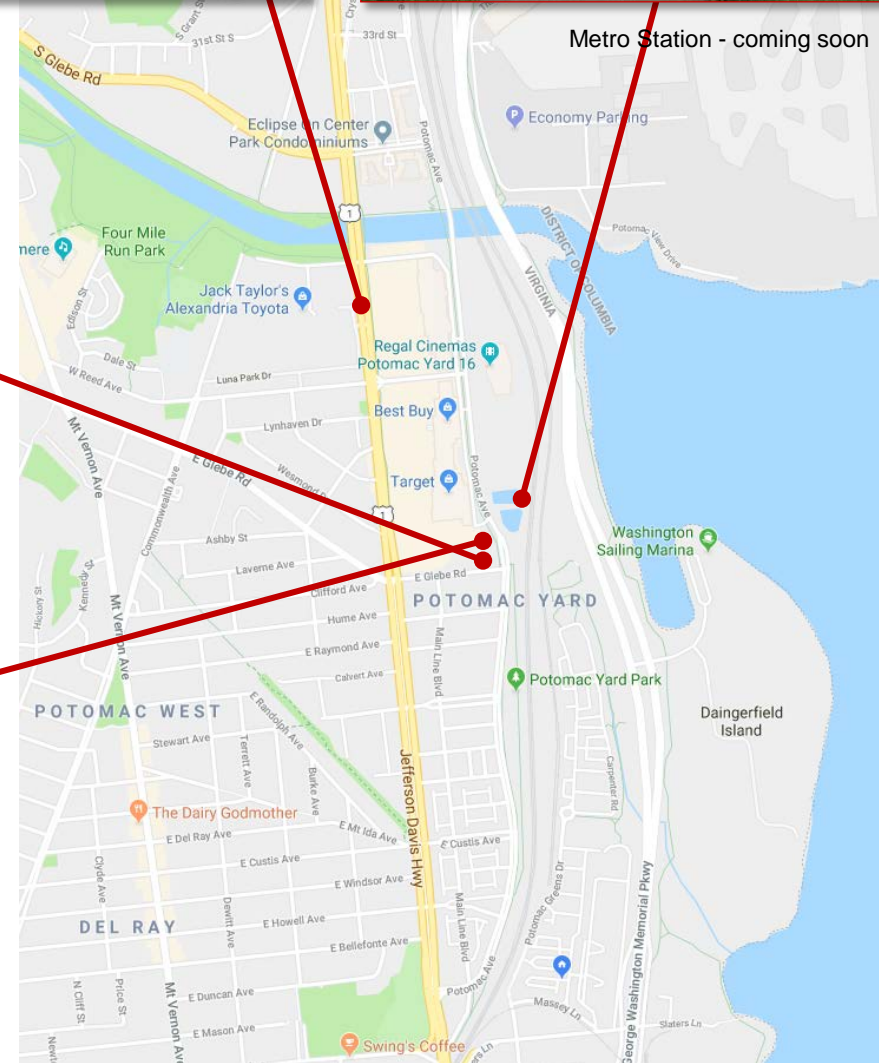
Delivered

100,000 SF Office headquarters, fully pre-leased delivering Fall 2018

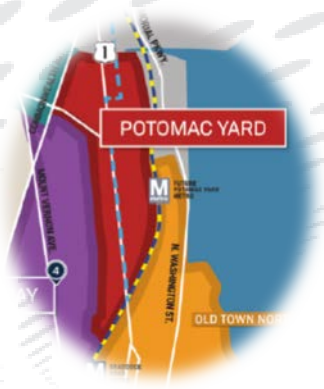


Under Construction

108,000 SF Office headquarters- includes 40,000 SF for lease to other tenants



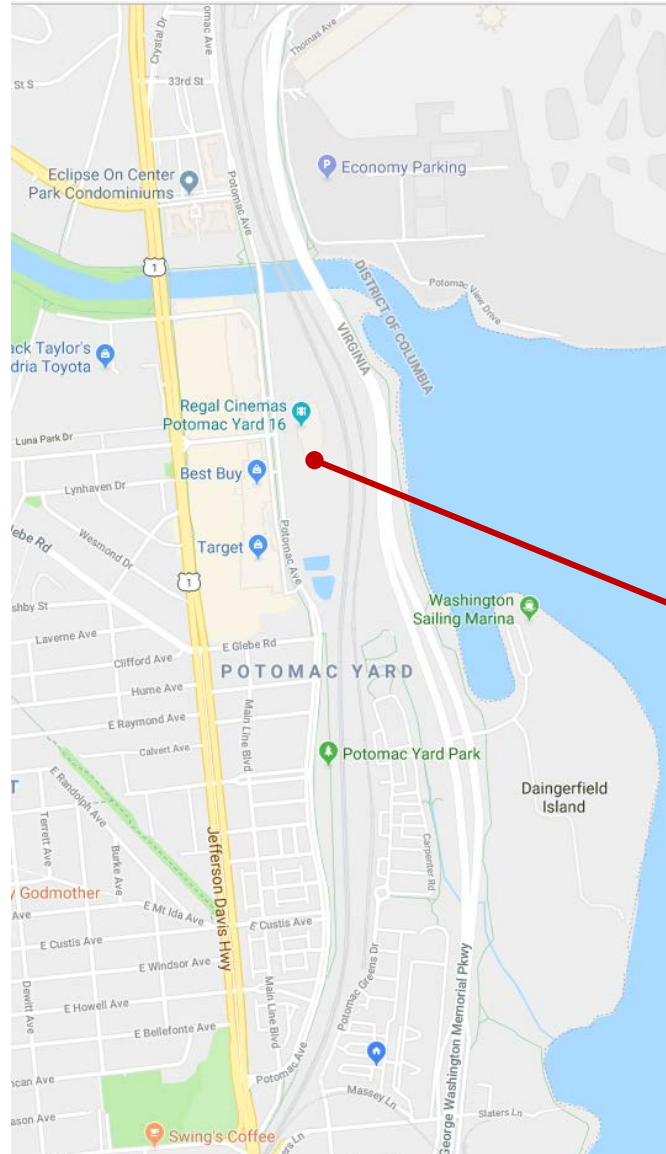
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Extensive private investment to continue- and national attention from corporate users

7.5M SF of new development

- 930,000 SF Retail
- 1,930,000 SF office
- 1,100,000 FS residential
- 170,000 hotel
- 3,395,00 SF additional office or residential



Master development partner to align delivery with Metro opening

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Old Town North: attracting investment by residential and retail developers through the City's first Arts & Cultural District



Edens' 530 First Street- full City block redevelopment

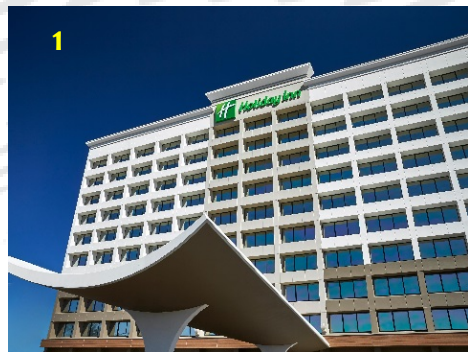


Repurposing old buildings and adding density to surface parking lots



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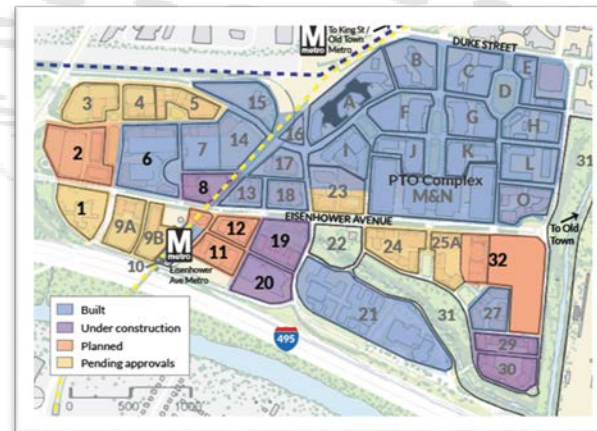
Infill redevelopment projects



1
Renovated & repositioned hotel



2
Approved, single-tenant office



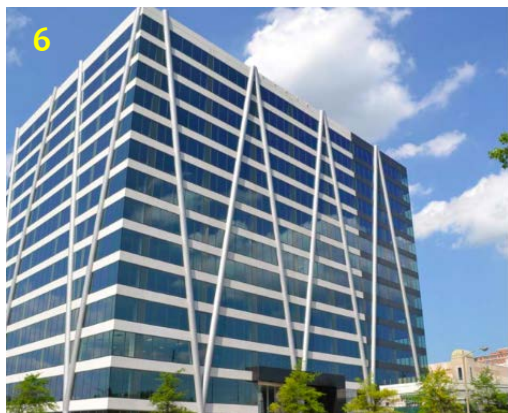
4 & 5
Anchor retail & residential



8
National Science Foundation HQ



19
Luxury apartments and condominiums



6
Rehab of obsolete office buildings



20
Residential & Hotel mix



32

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Eisenhower West

3.1M SF of new development

300,000 SF Retail

2,400 residential units

150 room hotel



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24-acre consolidation of retail & warehouse



Mixed-use development with Senior Living

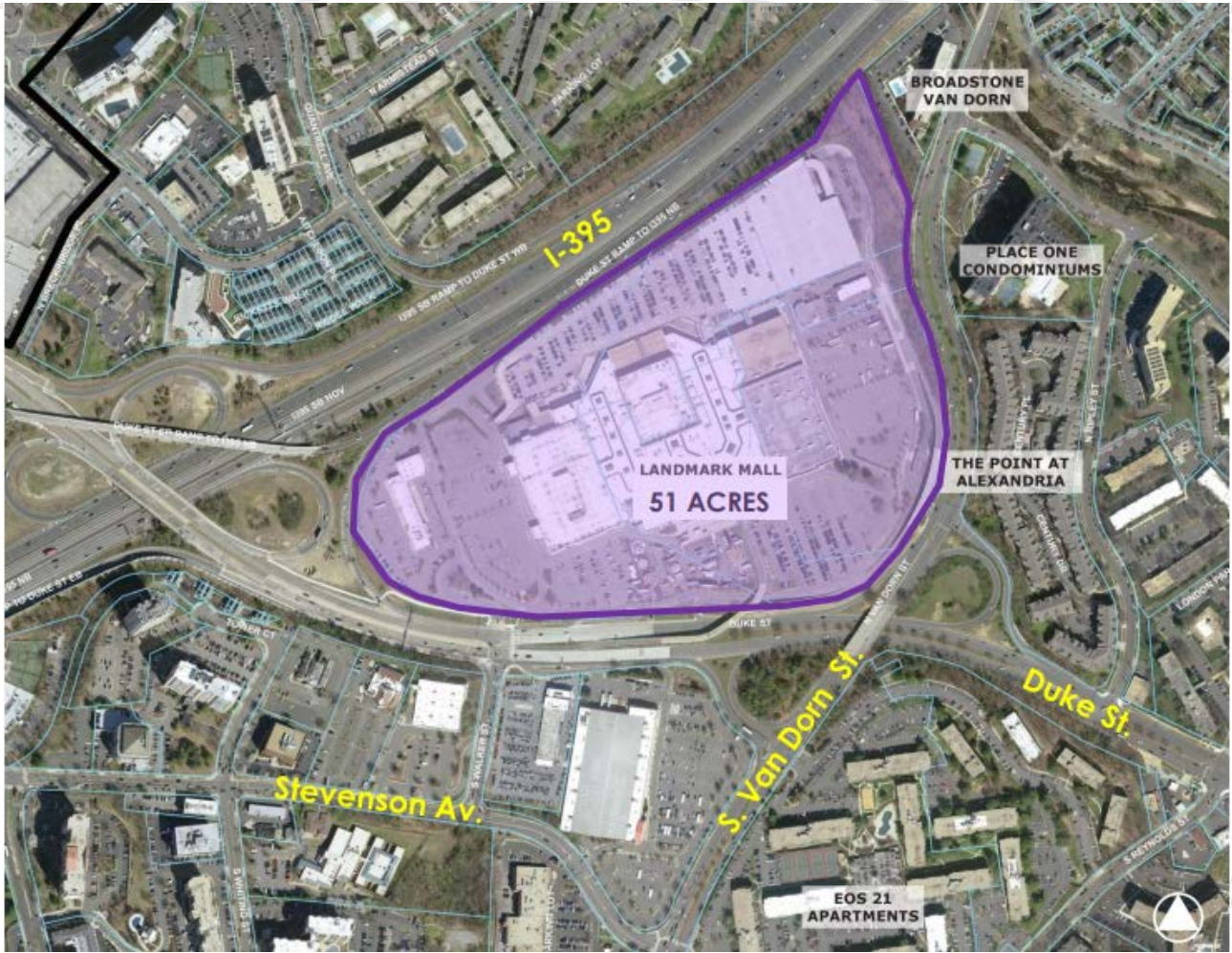


LANDMARK

PAST & PRESENT

A prominent Alexandria feature since its opening more than 50 years ago

- 1962-1963** Construction begins on the 51-acre site.
- 1965** Landmark Center opens as an open-air shopping center, the first in the region to feature three department stores.
- 1989** Renovation and re-opening as an enclosed Landmark Mall.
- 2006** General Growth Partners (then-owner) gets approval to convert back to an open-air town center.
- 2009** City adopts the Landmark/Van Dorn Corridor Plan with a vision for Landmark as a mixed-use urban village.
- 2013** Howard Hughes Corporation (new owner) gets approval to redevelop central portion of the mall, the only portion they owned at the time.
- 2015** City approves amendment to 2013 approval.
- 2016** Howard Hughes acquires Macy's.
- 2018** Howard Hughes indicates readiness to redevelop the entire site, maintaining the vision of the 2009 Plan with some refinements.



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