

Donaldson Run Civic Association Special Meeting

Wednesday, March 6, 2019, 8pm at Taylor Elementary School

Special Guest Speaker: Chairman Christian Dorsey on Amazon in Arlington

DRCA Board Members present: President Bill Richardson, Director Charlie Henkin, Secretary Jean Fisher

Detailed information on “Amazon in Arlington” can be found at:

<https://www.arlingtonva.us/amazon/>

From the link above, one can view Chairman Dorsey’s presentation this evening, “Amazon 101 (Short Presentation)”. The link is below:

<https://arlingtonva.s3.amazonaws.com/wp-content/uploads/2019/02/Amazon-101-SHORT-2-12-19.pdf>

*March 16, 2019 – Arlington County Board meets to consider proposed incentive agreement.

- Amazon chose Arlington since it fits within our community plans. Arlington is not investing new money into this effort, rather, “it is an investment in ourselves”.
- Amazon can fit into our existing infrastructure. This is due to open office space, transportation with Metro and buses, following 34,000 federal jobs that moved away and were lost in the Crystal City area over the past 20 years.
- The 25,000 employees to Arlington over the next 10 years, 37,850 jobs after 15 years.
- Currently 2 million sq. ft. of vacant office space and some new will be added through already approved plans with Alexandria and Potomac Yards combined. The 25,000 new Amazon jobs brings back to where we were. We are not taking existing funding revenue for Amazon.
- Amazon to partner with our schools, support developing tech capacity of our students.
- 12,000 are specialized tech jobs, but half the jobs are non-tech such as human resources, communications, legal, marketing – this adds opportunity for everyone.
- Concerns to be mitigated include: mobility (transportation), housing, growth (density), and urbanization and schools.
- Given the likelihood that a relatively small number of Amazon employees will live in Arlington County, we anticipate that the gradual influx of new employees Arlington Public Schools will be able to accommodate the additional students expected.
- Create LEED (Leadership in Energy and Environmental Design) certified buildings, LEED Gold or LEED Platinum level; energy distribution system more efficient; construct campuses to create a local sense of community; fully accessible to anyone; good for small business.

97% of proposed incentive package investing in community over 10 years. This is not new money, we will continue to do:

- \$570 million in new, expedited transportation
 - New Metro entrance at Potomac Yard and Crystal City

- New bike connection
- Re-design Route 1
- New transit route from Arlington to Alexandria
- Affordable Housing Commitments, \$15 Million from Arlington and Alex combined. State will match that
- \$300 Million commitment going to housing
- Arlington and Alexandria joint commitments
- \$150 Million for new, affordable and workforce housing.
- \$23 Million to Amazon TOT Grants (Transient Occupancy Tax Grant or “hotel tax”), based on the last 3 fiscal year average = Amazon baseline.
- What is the growth in TIF? If does not grow, Amazon gets \$0.00; if tax grows 90% and Amazon meets target, they get 15%, Arlington gets 85%.
- HQ2 Grant = 15% of increment
- \$28 Million in strategic investments in infrastructure (parks, open space and transportation)

So far, we need Amazon to fully commit on:

- Labor practices on construction to their buildings. Labor laws in violations by contractors, wage theft, unsafe labor practices, etc. there is still work to be done here.
- Housing - what above and beyond are they going to commit to our community housing “corporate ethos”

Comments/Questions:

- The existing sewage plant can accommodate the expected growth for decades to come.
- Arlington needs to take a look at the changes to its Zoning Ordinance to avoid unaffordable housing stock resulting from expensive, oversized homes.
- Q. Could high-end condos be a possibility in the area?
 - A. Tech space has rapid turnover, there could be proposals to adapt offices to high end condos.
- Q. With current status of the Metro, can it accommodate the new growth?
 - A. Yes, metro is getting better. Especially with new proposed improvements & additions, metro will improve upon the transportation in our community.