

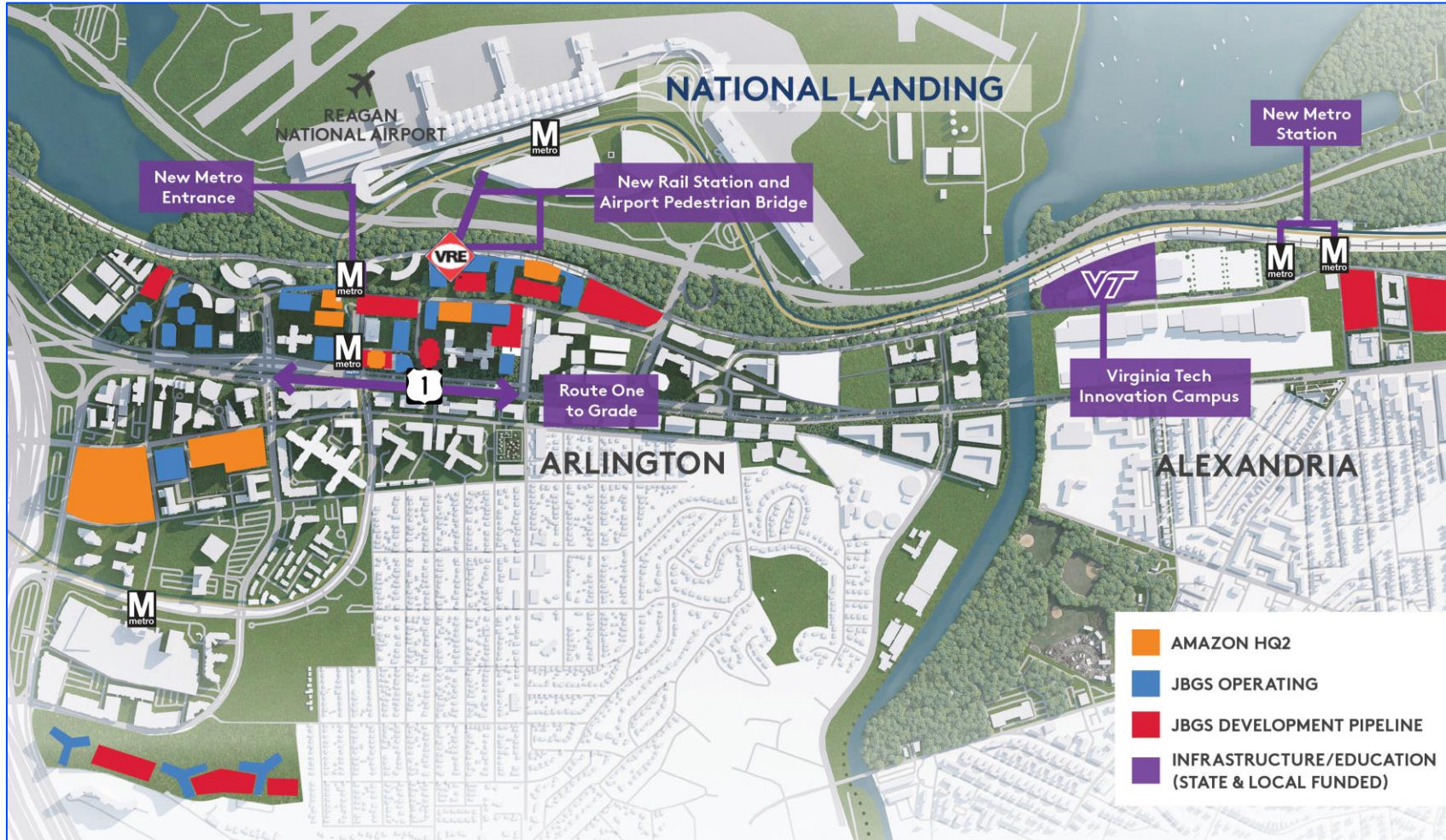
# Mobility Next

Mobility in America's Most Connected  
Downtown





# JBG SMITH in National Landing



- 6m SF of operating assets + 7.2m SF development pipeline
- Development partner on Amazon's HQ2 and VT's Innovation Campus



# America's Most Connected Downtown



3 Metrorail stations served by Blue and Yellow lines

5 Arlington Transit bus routes

9 WMATA bus routes

3 commuter bus routes

Two trailheads accessing hundreds of miles of regional trails

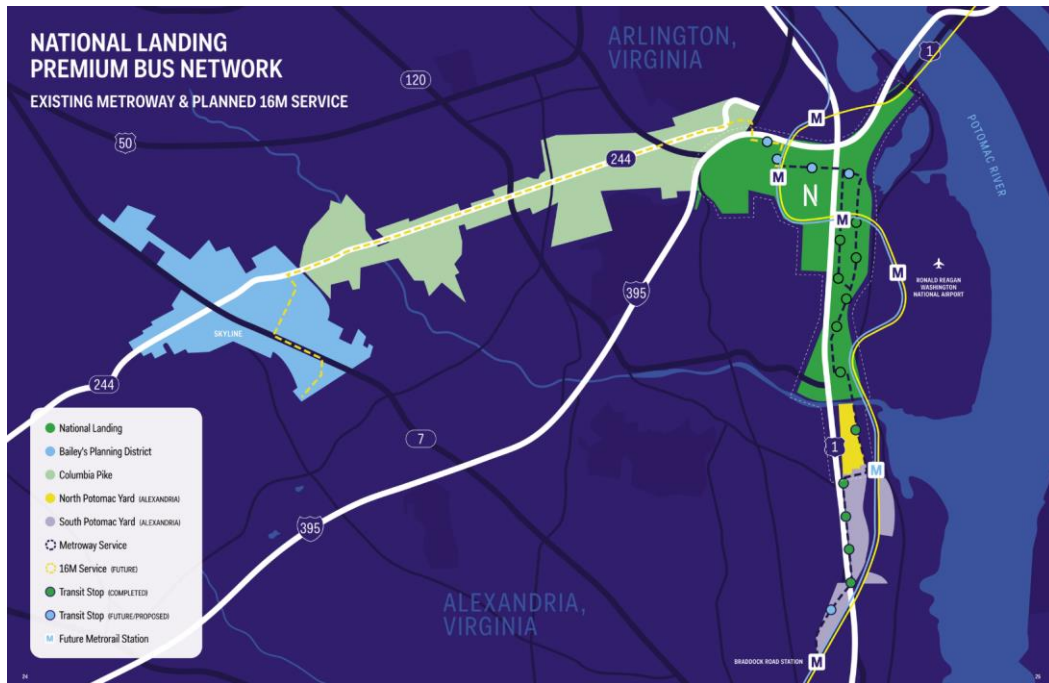
Bus rapid transit with dedicated lanes

Only 34% of National Landing employees drive alone to work, compared with a national average of 76%<sup>1</sup>





# Transitway Extension



- Transitway extension to Pentagon City underway
- 16m frequent bus service restored in proposed WMATA budget

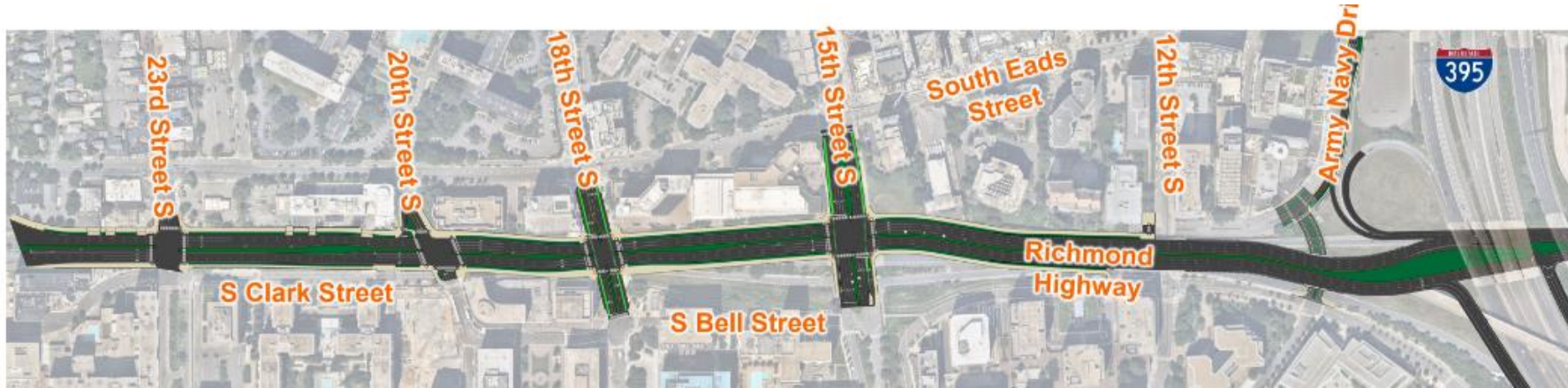
# Crystal City East Entrance



New entrance to Crystal City Station will expand access and reduce crowding



# Route 1 Boulevard



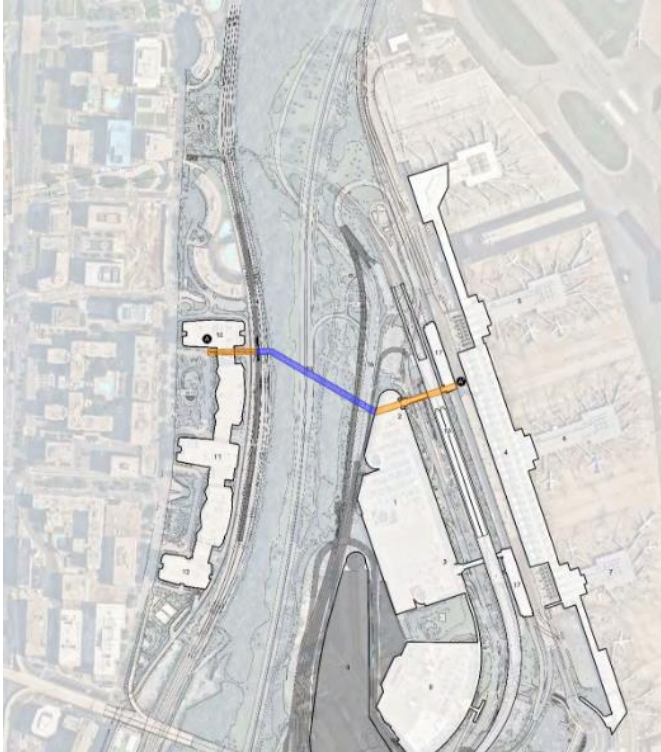
Existing



Proposed

- Convert existing elevated highway into at-grade, urban boulevard
- VDOT finalized initial recommendation October 2021
- Expected to complete Phase 2 study this spring.
- Project would “create” over 5 acres for new development

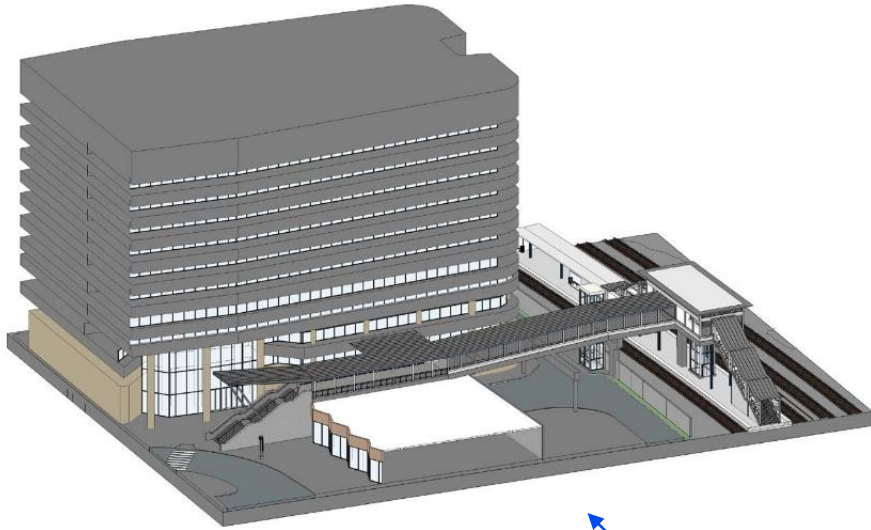
# CC2DCA



- Preferred Alternative Selected.
- Final NEPA approval expected this summer
- Projected to deliver in 2028



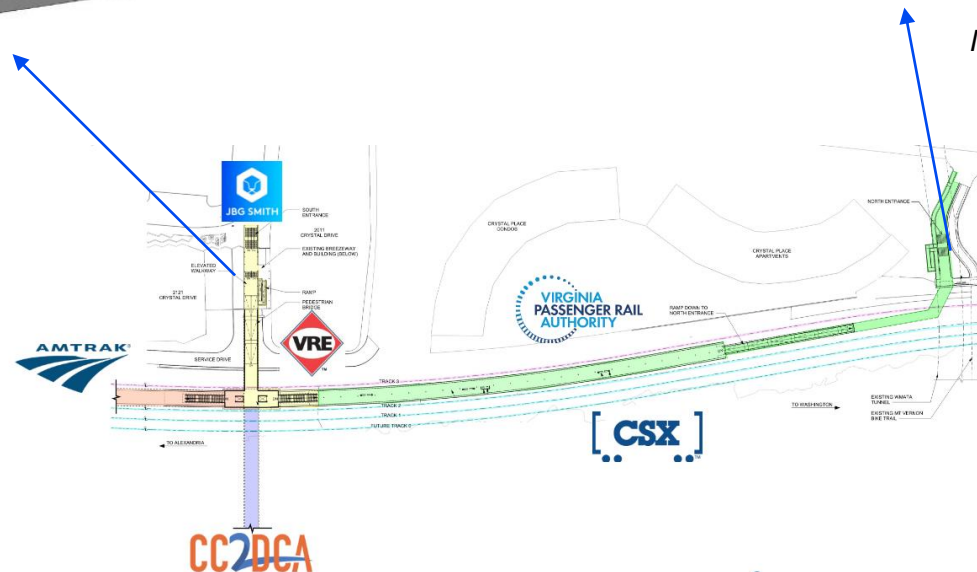
# VRE Crystal City Station



*South entrance*



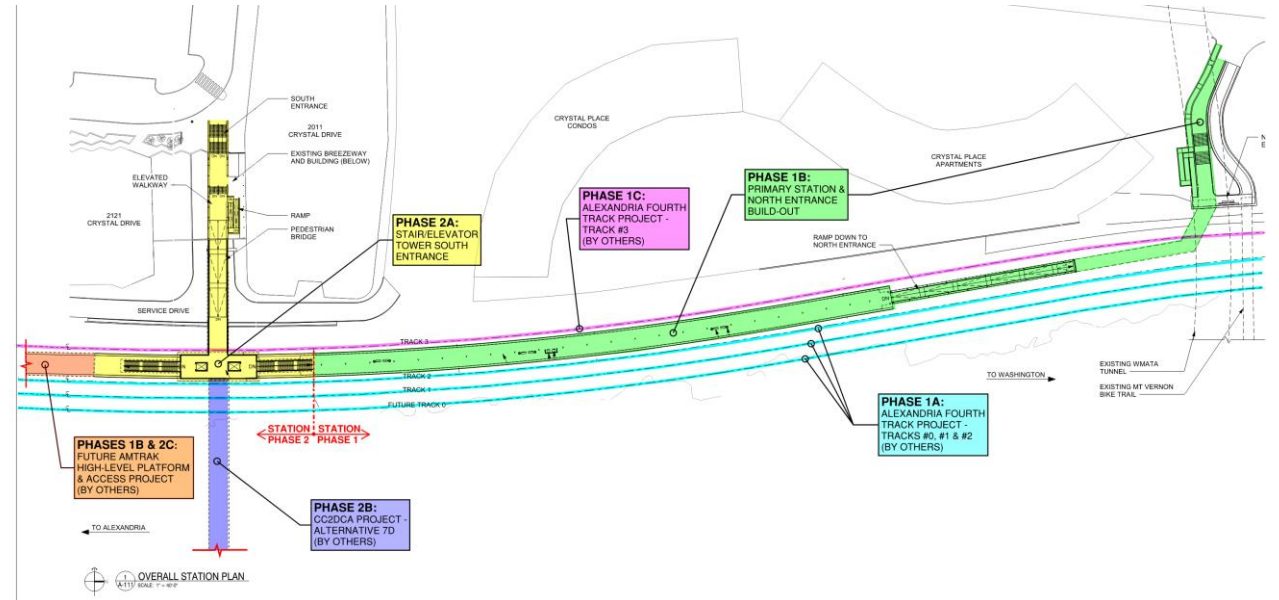
*North entrance*



- Coordinating with CSX and VPRA on track alignment.
- Set to begin 60% design once 4<sup>th</sup> track alignment is set, expected in March.



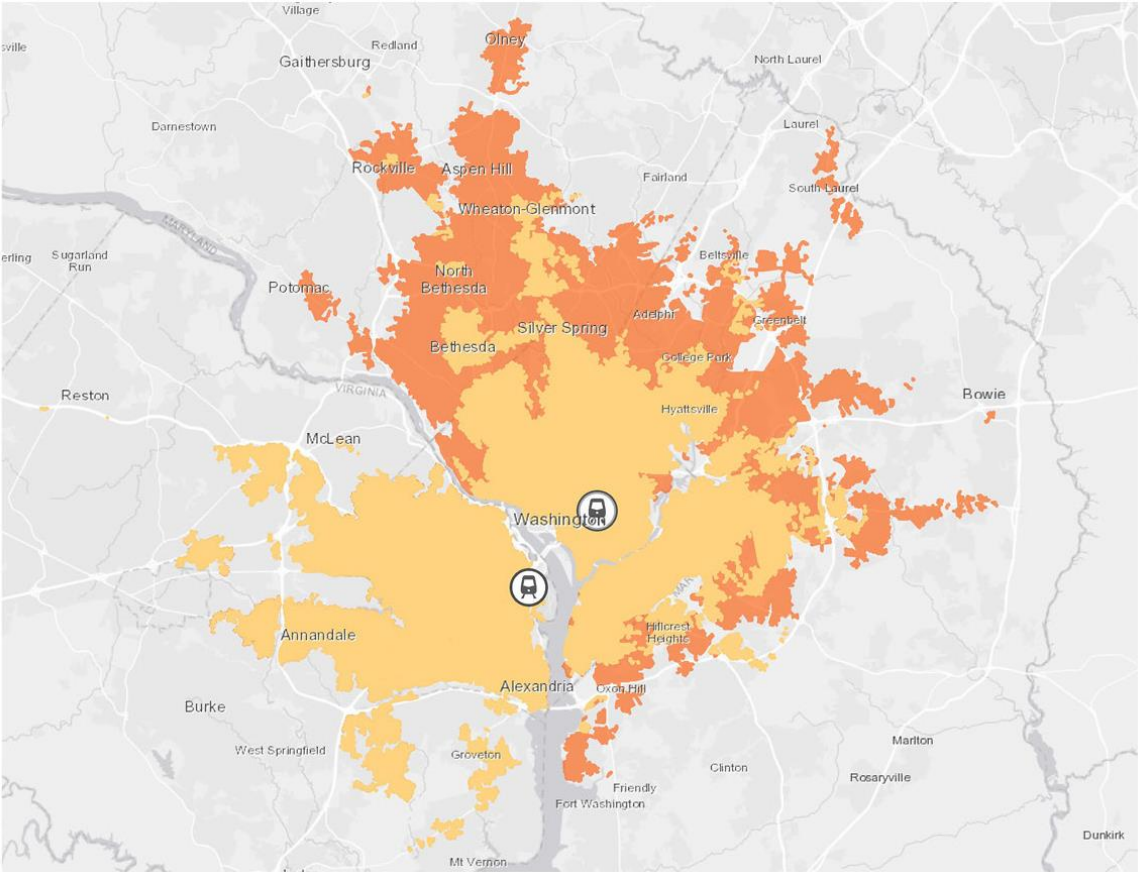
# VRE Crystal City Station + CC2DCA



*VRE and Arlington are continuing coordination efforts on design criteria related to the VRE Crystal City Station and CC2DCA to determine the feasibility of delivering the VRE Crystal City Station in a single phase*



# Impact: New Connections



Through-running  
as a reality  
=  
Access to quality  
talent + housing

765,000 additional people  
within  
commuting distance

38% are college educated

59% are people of color

97,000 additional homes  
within  
commuting distance

## NEW MARKETS OPENED WITH THROUGH-RUNNING\*

### KEY

- Within 60 minutes by transit to National Landing in AM peak, **without** through-running
- Within 60 minutes by transit to National Landing in AM peak, **with** through-running

\*Using GTFS data, commuting time is determined by current and modeled transit schedules. One hour refers to the transit plus walking time to reach a destination.

Estimates based on GIS analysis using US Census Bureau data. Results assume all three MARC lines serve L'Enfant, Crystal City, and Alexandria stations.





# Impact: Economic Development



## NATIONAL LANDING PIPELINE DEVELOPMENT



**\$8.5B**

private-sector investment  
in the pipeline

**8,000+**

residential units

**8M**

SF of office space

**505K**

SF of retail space

**70**

hotel rooms

**95,700**

Jobs

(Direct, Indirect, Induced)  
(35% of Arlington)

**\$26B**

Economic  
Impact (Output)

**\$364M**

Annual Tax  
Revenue  
(24% of Arlington)

**\$172M**

Net Fiscal  
Impacts

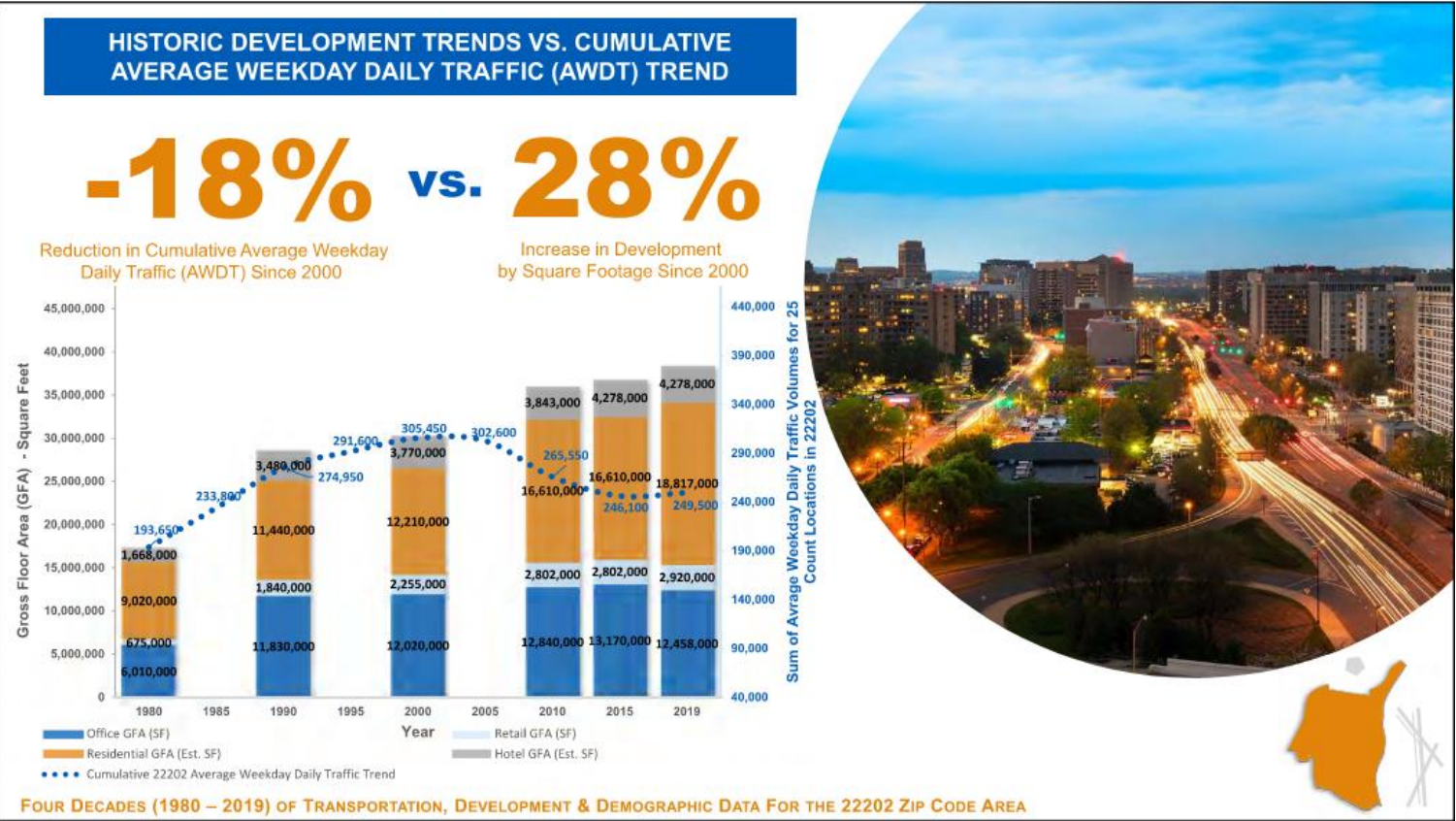


JBG SMITH

SOURCE: IMPLAN, HR&A Advisors



# Impact: Reduced Congestion





An architectural rendering of a modern urban plaza. In the foreground, a man in a striped sweater and jeans walks away from the viewer, carrying a brown bag. To his right, a woman in a floral dress and another in a white dress walk towards him. They are on a wide, paved plaza with a large, curved, white staircase on the right. The plaza is surrounded by modern buildings with large glass windows and balconies. In the background, there are trees, a green roof, and a blue sky. A large blue banner with the word "QUESTIONS?" in white capital letters is centered over the image.

QUESTIONS?