Amazon’s decision to establish a major new headquarters in Arlington means thousands of new jobs and an improving economy. Over time, the project will bring the revenue and resources to fund long-term growth in schools, housing and transit.

Amazon will invest approximately $2.5 billion to establish a new headquarters in National Landing. National Landing is a newly branded area encompassing parts of Pentagon City and Crystal City in Arlington and Potomac Yard in Alexandria.

The project will 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 project will bring more than 25,000 jobs over 12 years. In the first year, only 400–500 jobs are anticipated, with a gradual ramp up over the life of the project.

On an annual basis, this represents about 5% of annual job growth for the region. The additional jobs from the headquarters is well within the region’s existing growth rate.

Only 15%–20% of workers are expected to live in Arlington, with 80%–85% living in other jurisdictions.

In Arlington, long-term plans are already underway for thousands of new residential units in Metro corridors, offering a range of new housing options, including a projected $7M per year for 1,000 units over 10 years for affordable housing in and around the project area.

Arlington’s proposal is aligned with existing County-approved plans, including the Crystal City Sector Plan, and the approved site and phased development plans for projects such as Metropolitan Park and Pen Place.

Arlington will invest $360M in transportation projects to serve the Pentagon City, Crystal City and Potomac Yard neighborhoods in the National Landing area, including projects adopted by the Board as part of the County’s Capital Improvement Program (CIP).

The Arlington residents will generate an estimated 73 to 98 students on average per year to the school system.

This project will push Arlington’s office vacancy rate downward over time, diversify our economy, and help restore the County’s unique 50/50 commercial-residential tax base.

The Commonwealth is planning investments to increase the production of technology degrees from Virginia’s higher education institutions, including George Mason University’s Arlington campus and Virginia Tech’s Innovation Campus in the southern portion of National Landing. This will ultimately yield 25,000 to 35,000 additional graduates over the next two decades.

Arlington County has proposed strategic, performance-based incentives that are based on new revenue and planned investments in our own community.

95% of the proposed incentives consist of investments in affordable housing and infrastructure as adopted by the Board as part of the County’s Capital Improvement Program, and 5% is proposed direct pay-for-performance financial incentives that will come from taxes paid by tourists and business travelers on hotel rooms or other paid lodging.

The County Board will vote on a final incentive agreement no sooner than Feb. 23, 2019. Any development decisions will follow the regular public engagement and hearing process.

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