

amazon in arlington

What to Know

- 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**.