

Arlington & Amazon

WHY AMAZON FITS IN ARLINGTON

Matches projections

Amazon's plans fit within the County's existing job and office square footage (SF) projections



Fills lost jobs

Crystal City and Pentagon City have lost ~24,000 federal gov't and related jobs since 2000

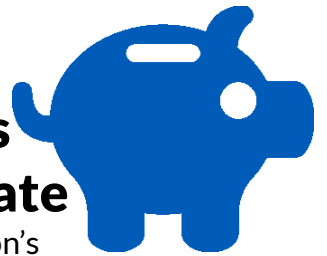
Aligns with adopted plans

Amazon's HQ2 aligns with Arlington's vision, including the Comprehensive Plan, Crystal City Sector Plan and Capital Improvement Plan

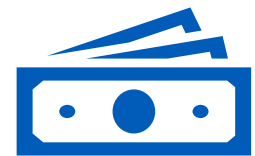
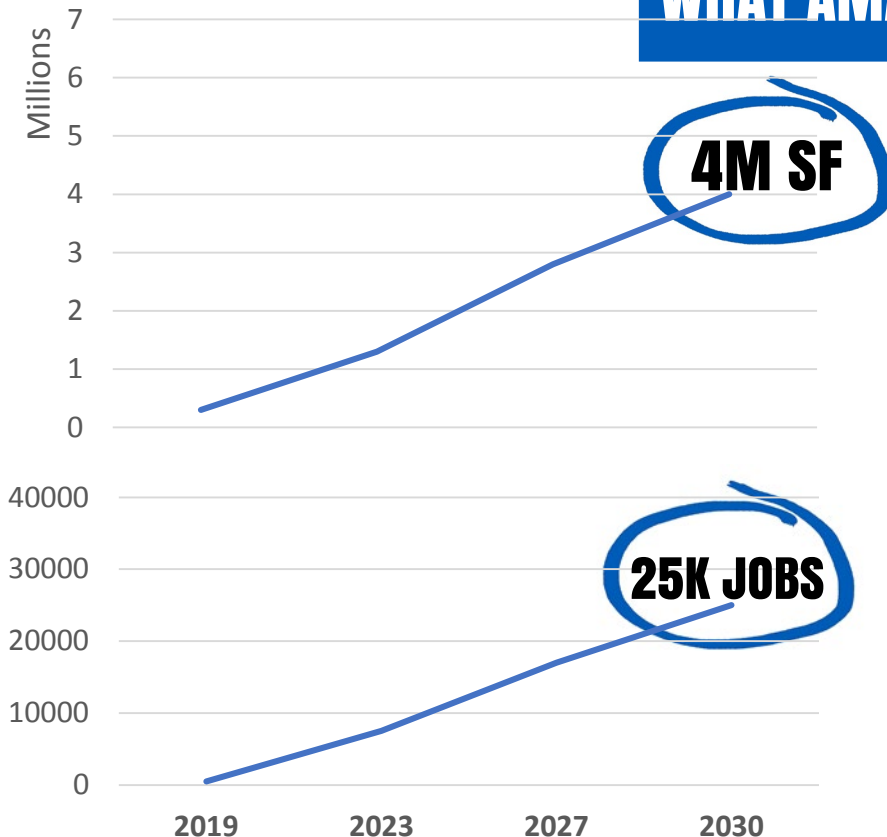


Addresses vacancy rate

17.4% of Arlington's commercial space is vacant, and the County loses \$3.4M for every 1% of vacancy



WHAT AMAZON BRINGS TO ARLINGTON



\$2.5B investment

The resources from Amazon HQ2's arrival will be spread across Arlington

\$162M benefit

The net tax benefit for Arlington County from HQ2 will be \$162M over 12 years



Limited impact

Only 15%-20% of Amazon employees are expected to live in Arlington, producing 72-98 students per year



THE STATE'S INVESTMENT



\$195M for Transportation

Projects will improve mobility in the region:

- New entrance to Crystal City Metro station
- South entrance off Potomac Avenue to new Potomac Yard Metro station
- Improvements to Route 1 in Arlington
- Pedestrian bridge from Crystal City to Reagan National Airport
- Transitway expansion supporting in Alexandria and Arlington

Grant for Education

Virginia will invest \$375M in a matching grant for Virginia Tech's Innovation Campus and George Mason University's computer science programs

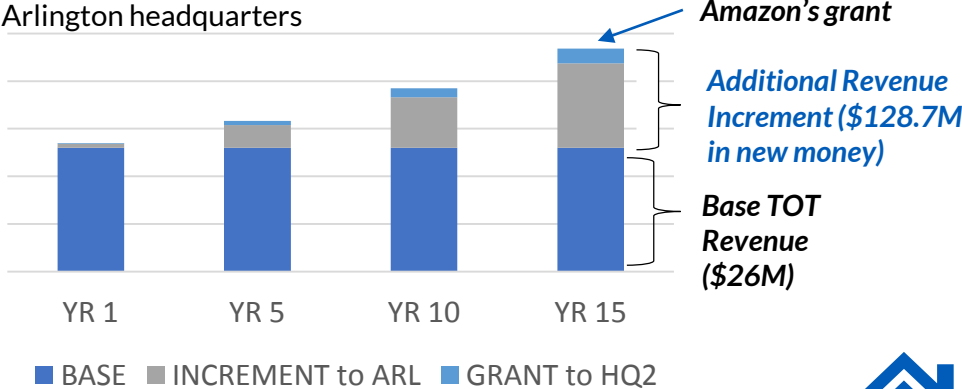


Funding for Affordable Housing

The Virginia Housing Development Authority will provide an additional \$15M per year for five years for affordable and workforce housing in Northern Virginia

\$23M to Amazon over 15 years

This *pay-for-performance incentive* is up to 15% of the Transient Occupancy Tax (TOT) incremental increase, which if received will be reinvested into the Arlington headquarters



Amazon's grant

Additional Revenue Increment (\$128.7M in new money)

Base TOT Revenue (\$26M)

ARLINGTON'S INVESTMENT

\$360M for Transportation

\$222M in committed funding and \$137M in pending and proposed grants will be invested in transportation projects in Pentagon City, Crystal City and Potomac Yard over 15 years



Commitment to Affordable Housing

Arlington plans to invest \$7M a year for 10 years, with the goal of creating 1,000 affordable housing units in and around the Amazon project area

Reinvestment in Area Around HQ2



The County committed to using \$28M of new Tax Increment Financing (TIF) revenue over the next 10 years to make strategic infrastructure investments in public infrastructure in and around Crystal City and Pentagon City

For more information and supporting documentation:

ARLINGTONVA.US/AMAZON

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