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## ***Amazon in the Washington Region: Context & Forecast***

Jeannette Chapman  
Deputy Director and Senior Research Associate  
Stephen S. Fuller Institute  
Schar School of Policy and Government  
George Mason University



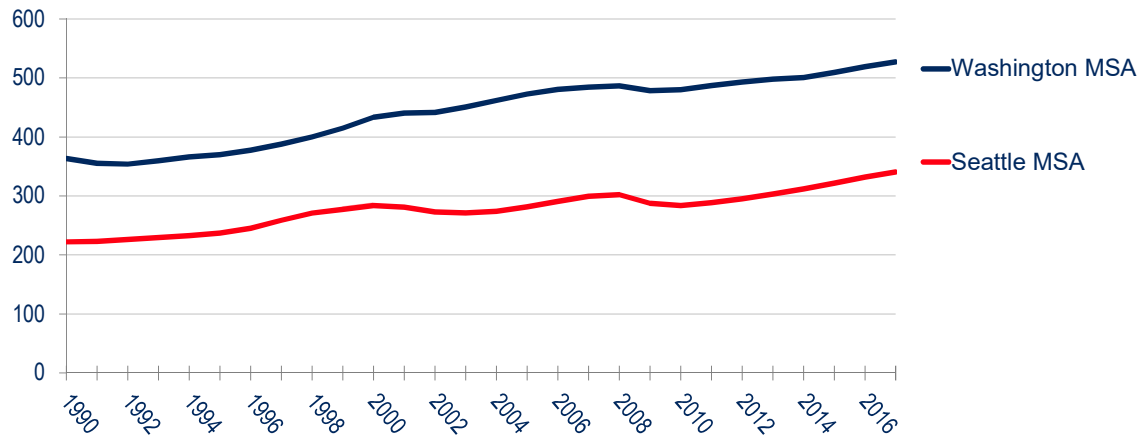
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## **Amazon in Arlington: Context**

## Density by Metro Area: Jobs Per Land Square Mile



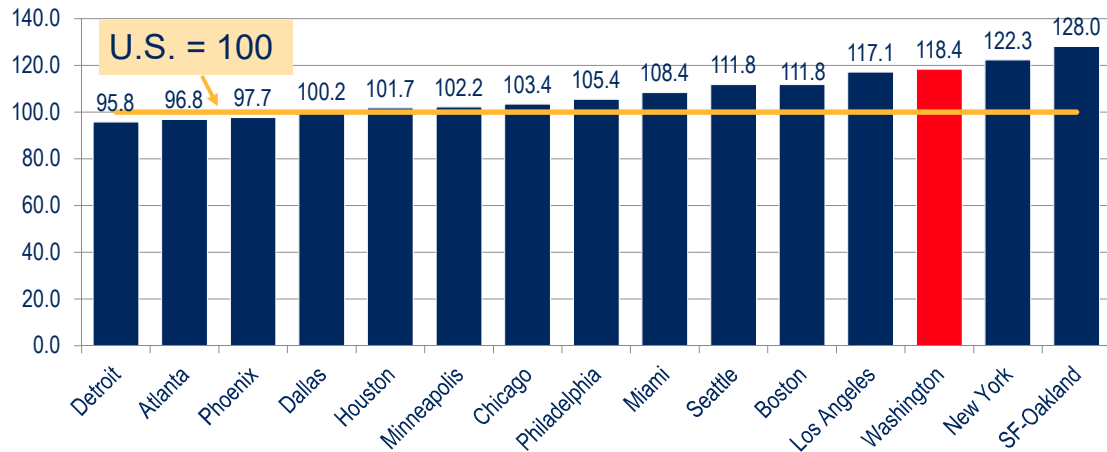
Sources: U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU

## Density: Arlington County vs. City of Seattle

	Arlington County	Seattle City	Arlington as a % of Seattle
Sq. Mi.	26	83	31%
Residents	234,965	724,745	32%
--- Per Sq. Mi.	9,037	8,732	103%
Private Office Space (MMs SF)	32	55	58%
--- Per Sq. Mi.	1.2	0.7	186%

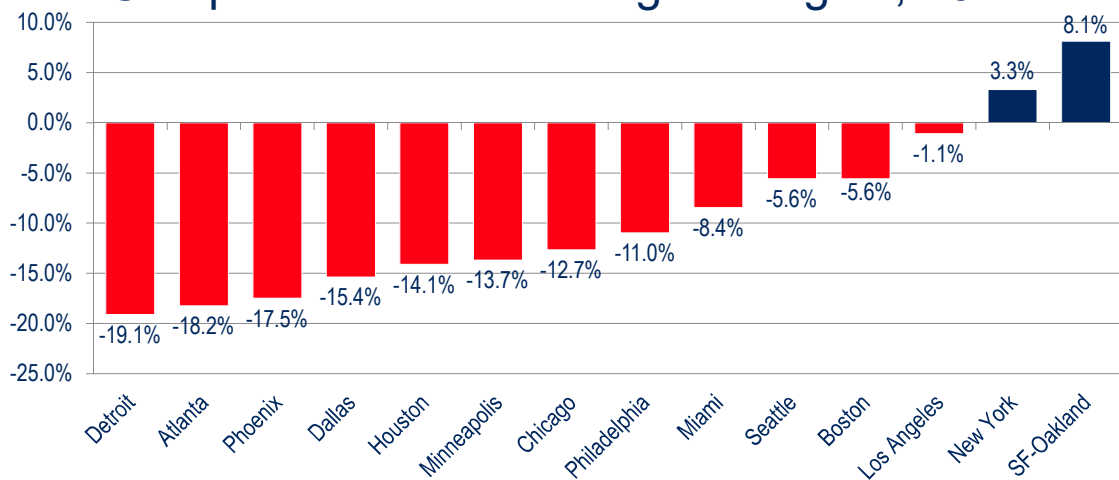
Sources: U.S. Census; Cushman & Wakefield; The Stephen S. Fuller Institute at the Schar School, GMU

## Regional Price Levels, Compared to the U.S., 2017



Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

## Percent Difference in Regional Price Levels, Compared to the Washington Region, 2017



Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU



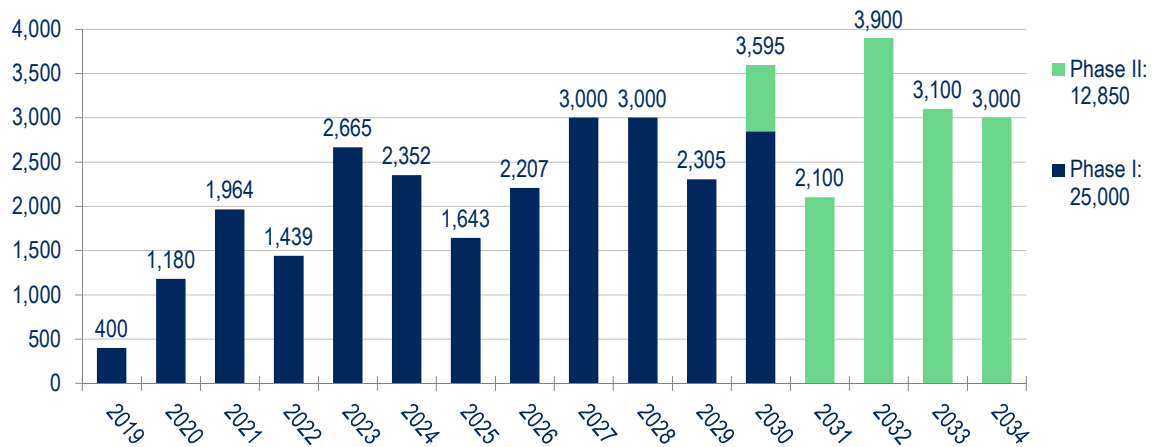
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## Amazon & The Washington Region's Economy

### HQ2 Employment Schedule



Sources: Commonwealth of Virginia MOU; The Stephen S. Fuller Institute at the Schar School, GMU

## The Economic Impacts of Amazon's HQ2: Post-Construction Outlays

	<u>Arlington County</u>	<u>Washington Region</u>
<u>Post-Construction \$s</u>		
Direct Outlays	\$1.3 – \$2.0 b	\$2.5 - \$3.8 billion
Total Output*	\$1.7 – \$2.5 b	\$4.2 – 6.4 billion
Personal Income	\$124 -\$186 m	\$1.2 - \$1.9 billion
Jobs Supported	1,150 – 1,735	38,400 – 58,375

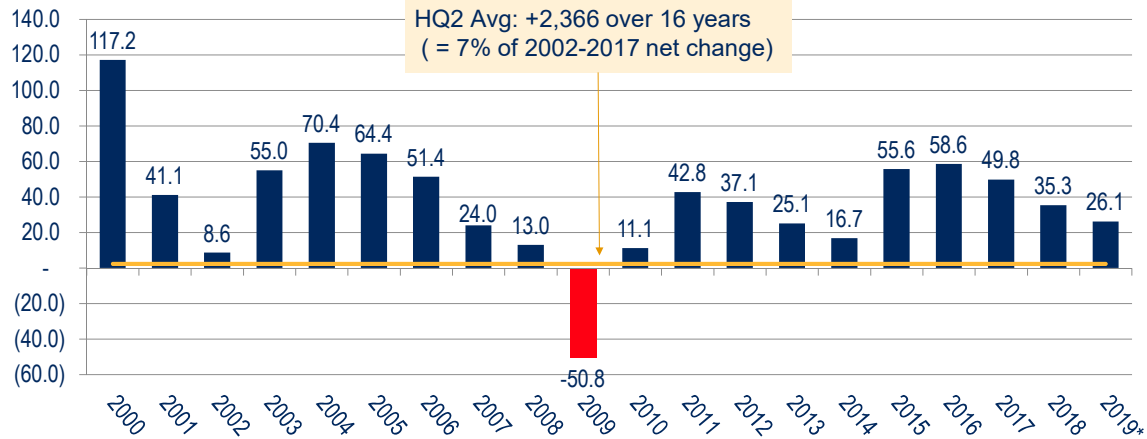
Sources: VEDP, The Stephen S. Fuller Institute at the Schar School, GMU \*reflects Arlington and MSA multipliers of 1.273 and 1.6804 respectively

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Jobs Supported	1,150 – 1,735	38,400 – 58,375
Local FT-equ Jobs	1,000 – 1,600	14,500 – 23,500

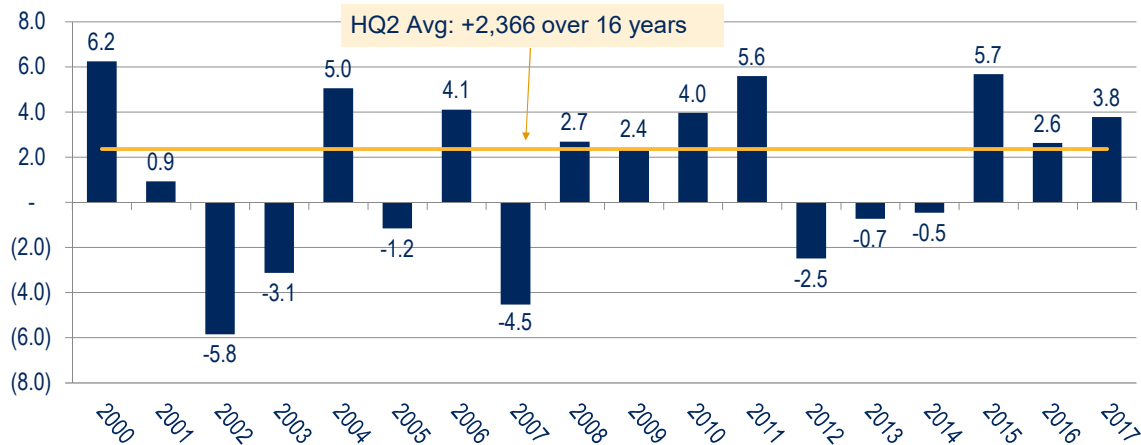
Sources: VEDP, The Stephen S. Fuller Institute at the Schar School, GMU \*reflects Arlington and MSA multipliers of 1.273 and 1.6804 respectively

## Job Change in the Washington Region 2000 – 2018 (in thousands)



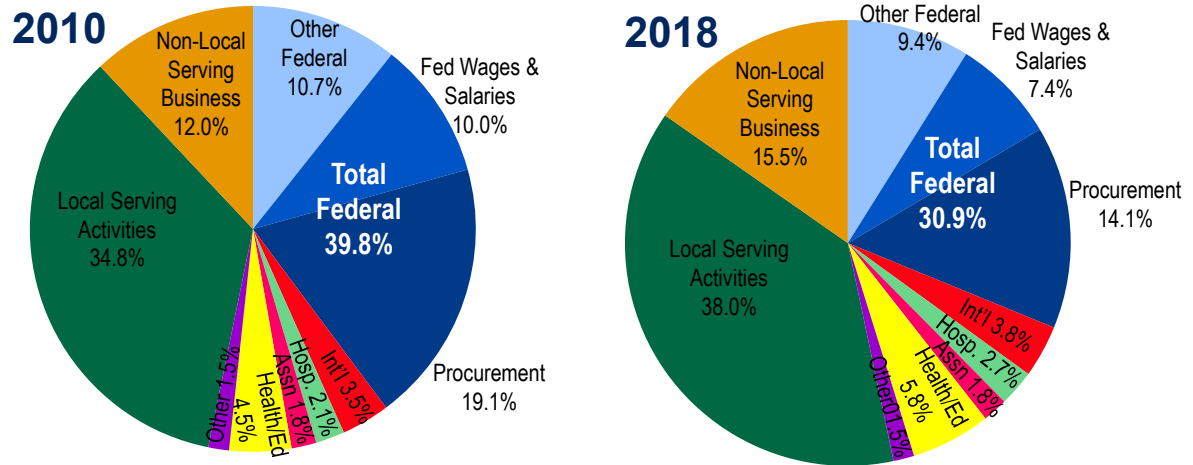
Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU  
\*Through July

## Job Change in Arlington County\* 2000 – 2017 (in thousands)



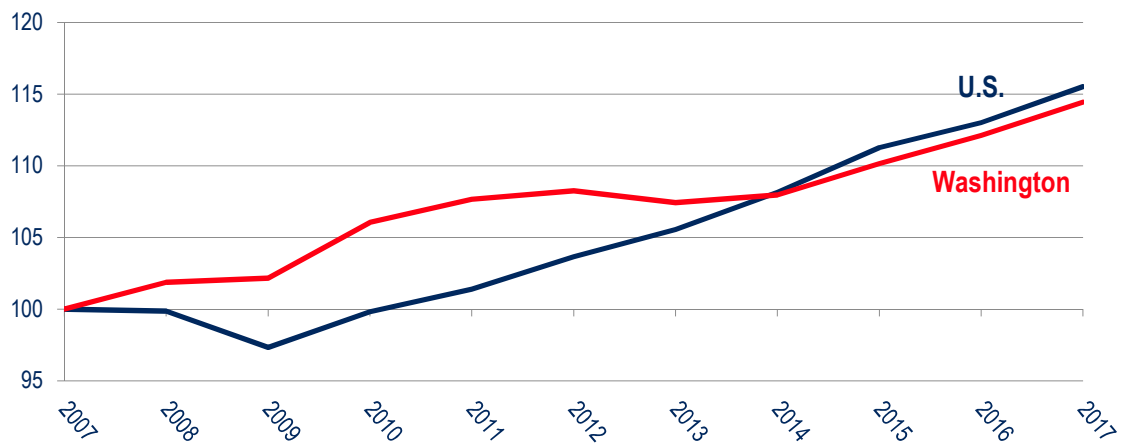
Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU  
\*Excludes military jobs

## The Changing Structure of the Washington Region Economy



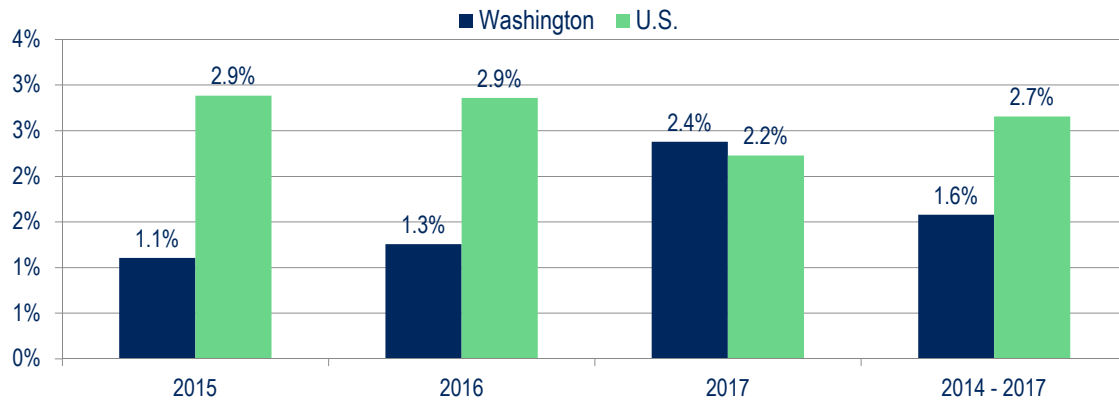
Source: The Stephen S. Fuller Institute at the Schar School, GMU; Forecast January 2019

## U.S. GDP & Washington MSA GRP: 2007-2017 (100 = 2007, adjusted for inflation)



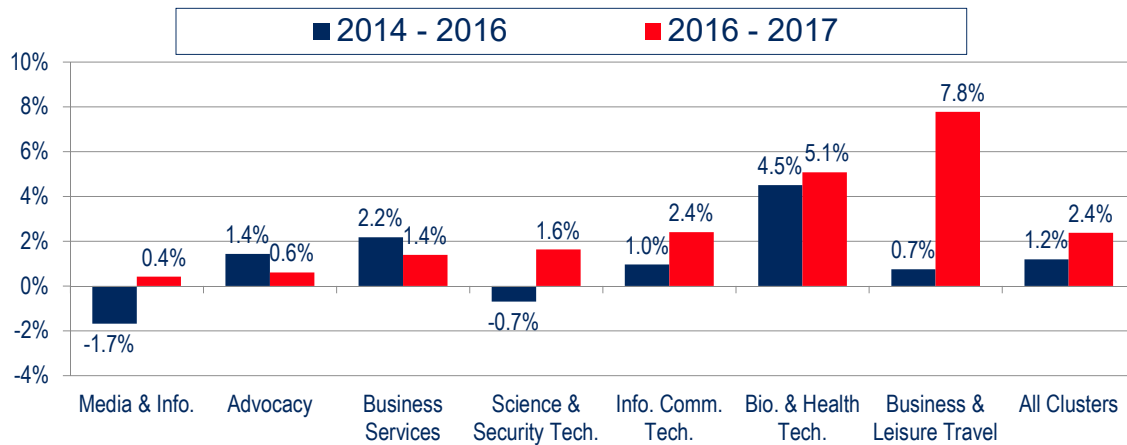
Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

## Growth Rates of the Washington Region's Advanced Industrial Clusters



Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU

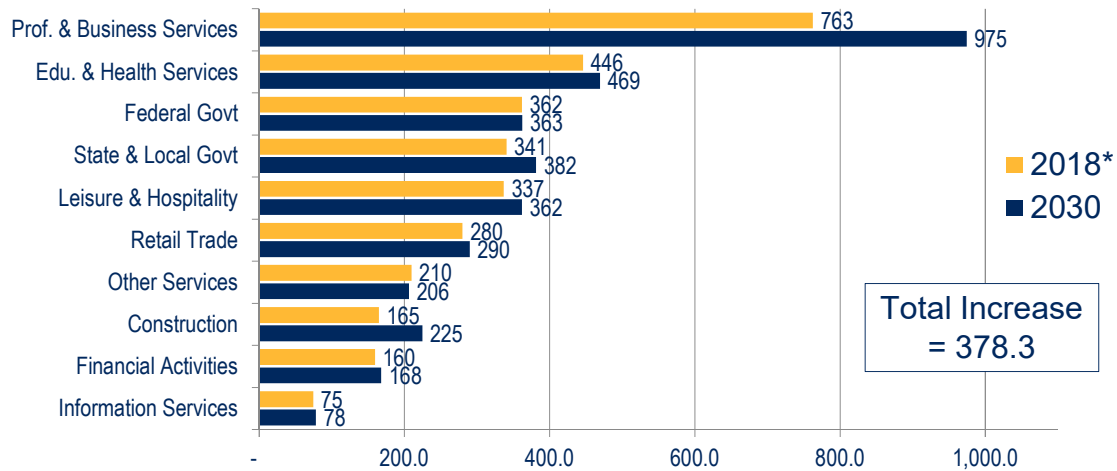
## Growth Rates of the Washington Region's Advanced Industrial Clusters, Annualized Growth



Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU



## Job Growth in the Washington Region Select Sectors: 2018 - 2030 (Jobs in 000s)



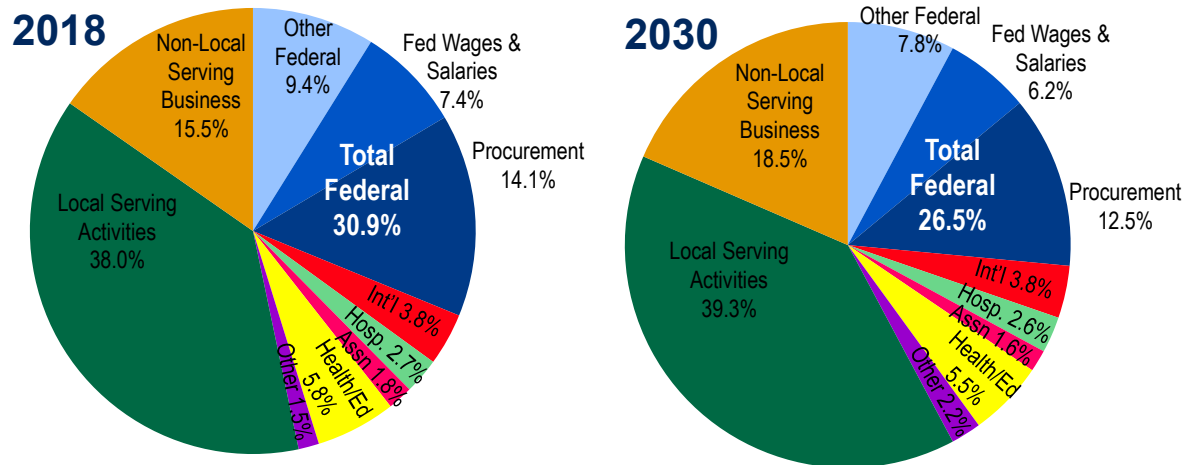
Source: IHS Economics; The Stephen S. Fuller Institute at the Schar School, GMU \* Preliminary

## Job Growth in the Washington Region: 2018 - 2030

	Job Change (000s)	% of Total
Prof. & Business Services	211.7	56.0%
Construction	59.9	15.8%
State & Local Govt	40.9	10.8%
Leisure & Hospitality	25.0	6.6%
Edu. & Health Services	23.3	6.2%
Retail Trade	10.1	2.7%
Subtotal	370.9	98.1%
Total, All Sectors	378.3	100.0%

Source: IHS Economics; The Stephen S. Fuller Institute at the Schar School, GMU

## The Changing Structure of the Washington Region Economy

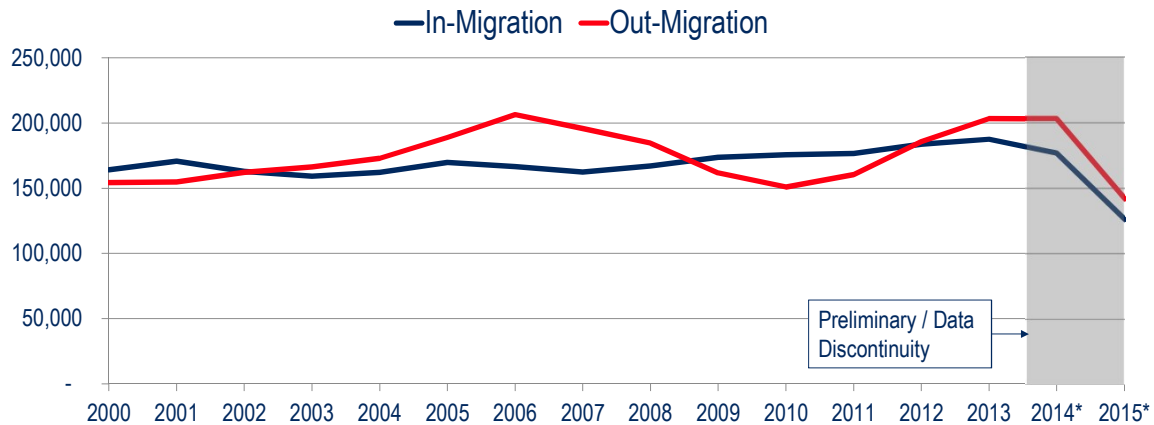


Source: The Stephen S. Fuller Institute at the Schar School, GMU; Forecast January 2019



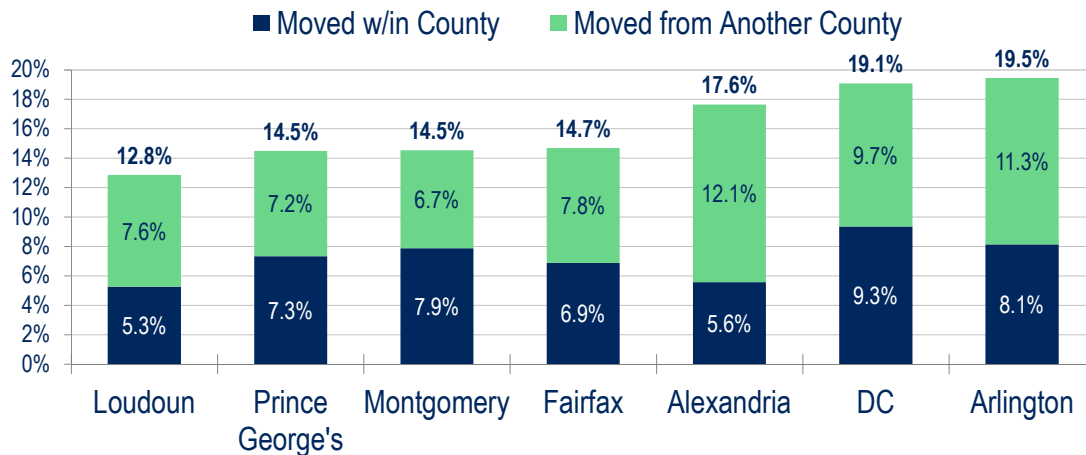
## Integrating Amazon into the Regional Landscape

## Domestic Migration in the Washington Region 2000 to 2015



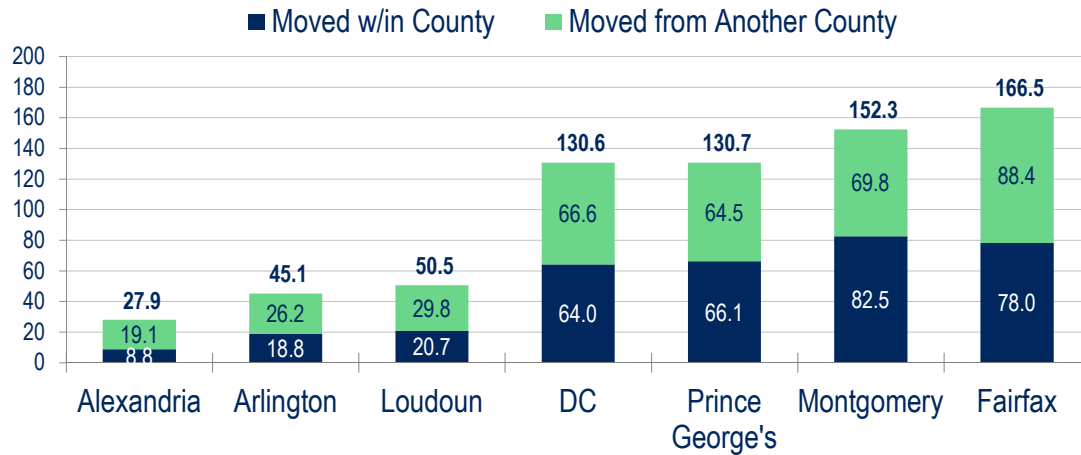
Sources: Internal Revenue Service; The Stephen S. Fuller Institute at the Schar School, GMU  
\*Preliminary

## Share of Residents\* That Moved in the Past Year By Place of Current Residence, 2017



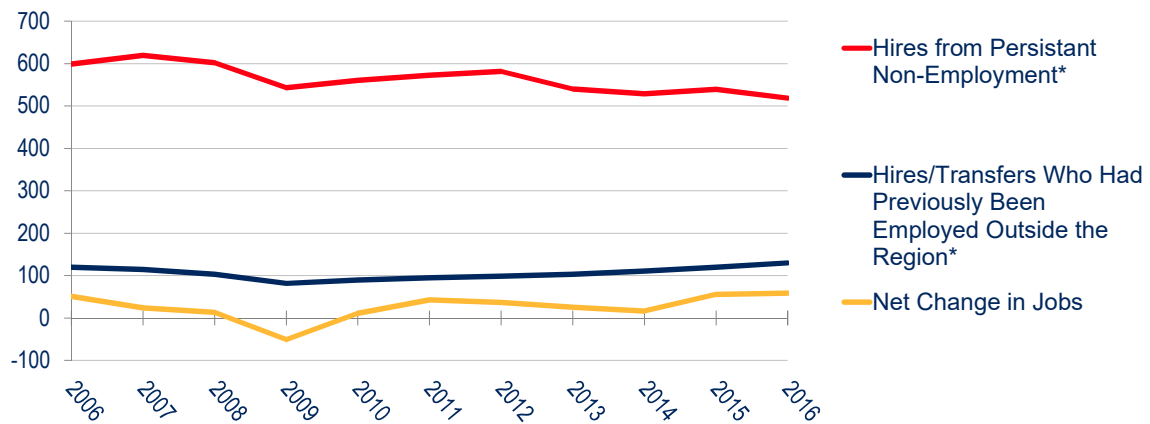
Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU  
\* Excludes children less than one years old

## Number of Residents\* That Moved in the Past Year By Place of Current Residence, 2017 (000s)



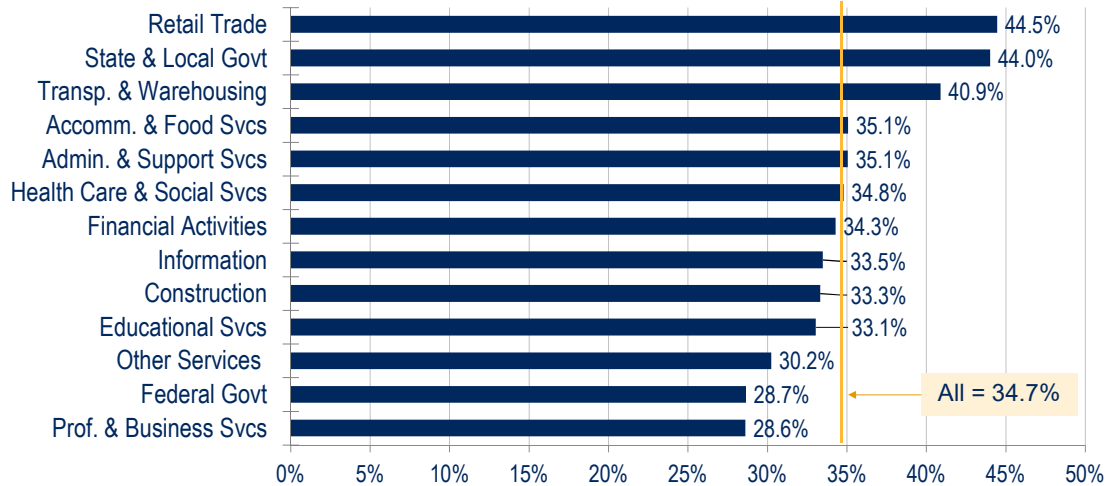
Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU  
 \* Excludes children less than one years old

## Private Sector Jobs in the Washington Region: Net Change Compared to Gross Flows By Year (000s)



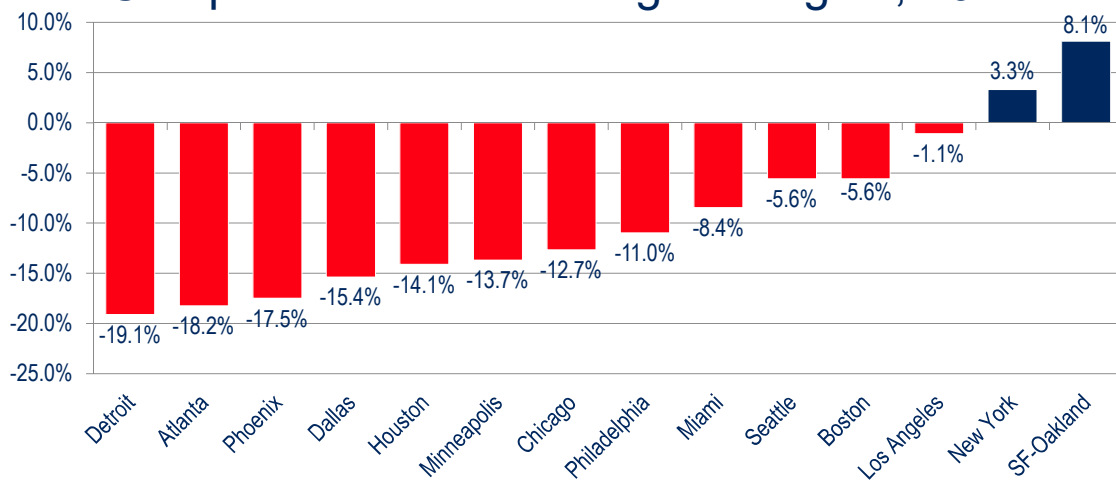
Sources: U.S. Bureau of Labor Statistics; LEHD (J2J, Beta, v3Q2018); The Stephen S. Fuller Institute at the Schar School, GMU  
 \* As of prior quarter

## % of the Washington Region's Workers Born in DC, VA, or MD by Industry



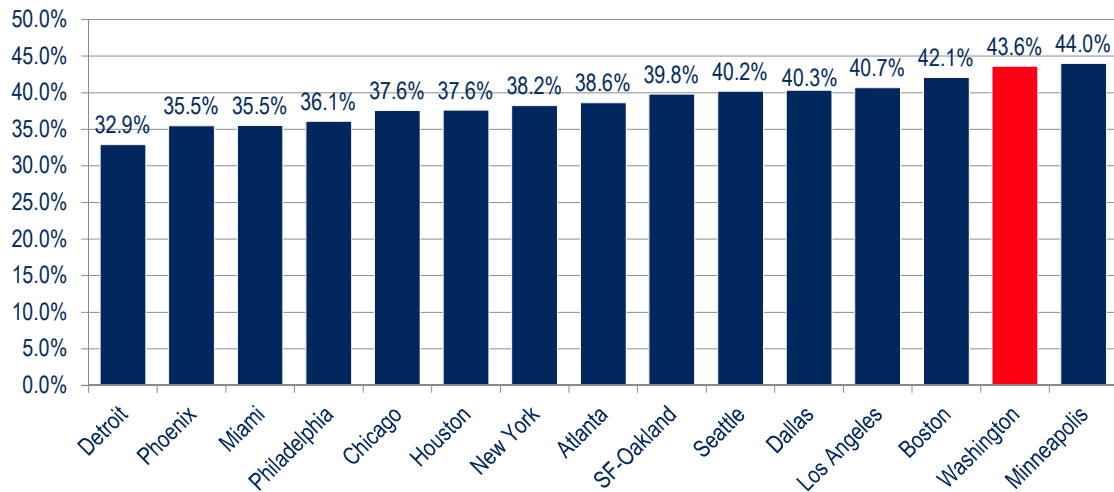
Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

## Percent Difference in Regional Price Levels, Compared to the Washington Region, 2017



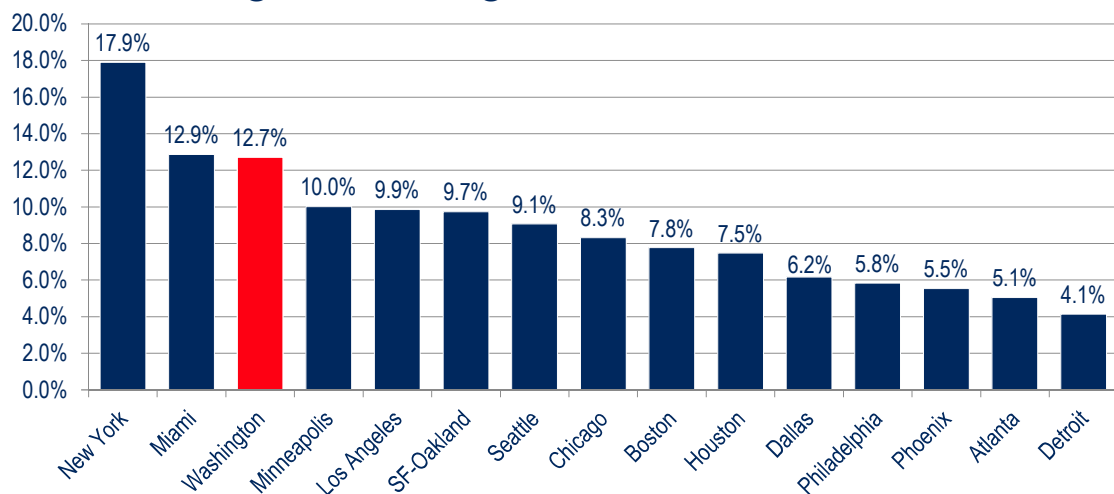
Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

## Share of 2+ Worker Households, 2017



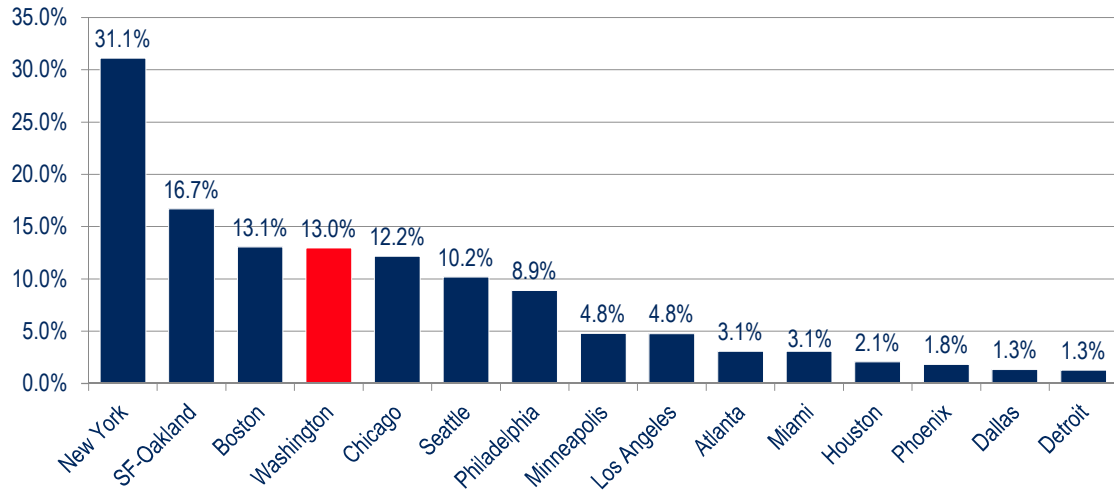
Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU

## Share of Households Living in Buildings with 50+ Units, 2017

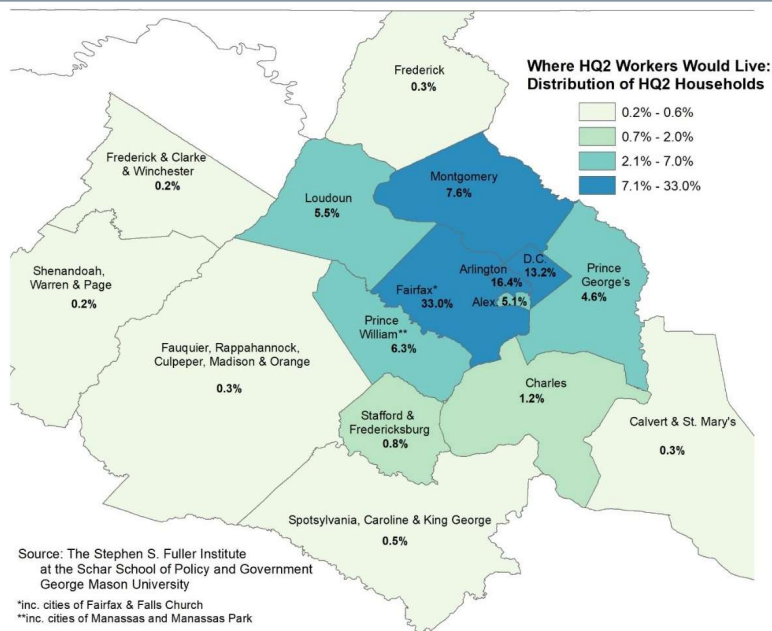


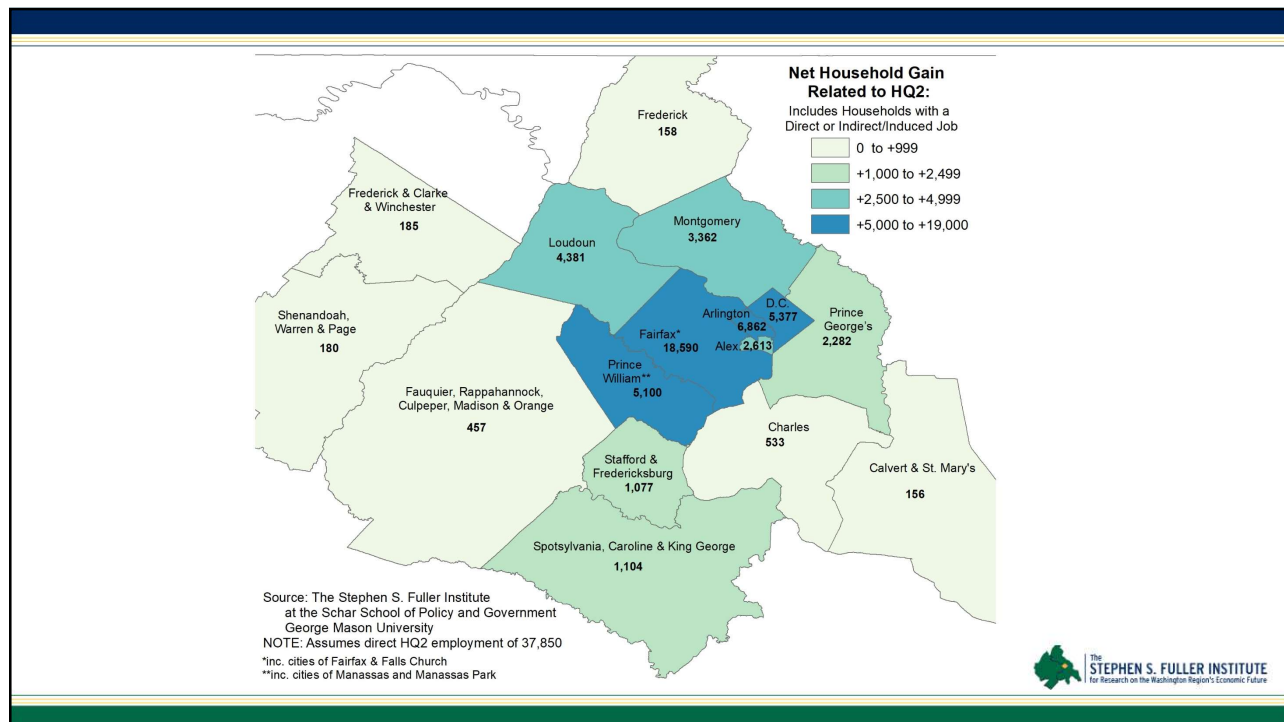
Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU

## Share of Commuters Taking Public Transportation Workplace Geography, 2017



Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU





# Thank You

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