IREM

Amazon in the Washington Region:
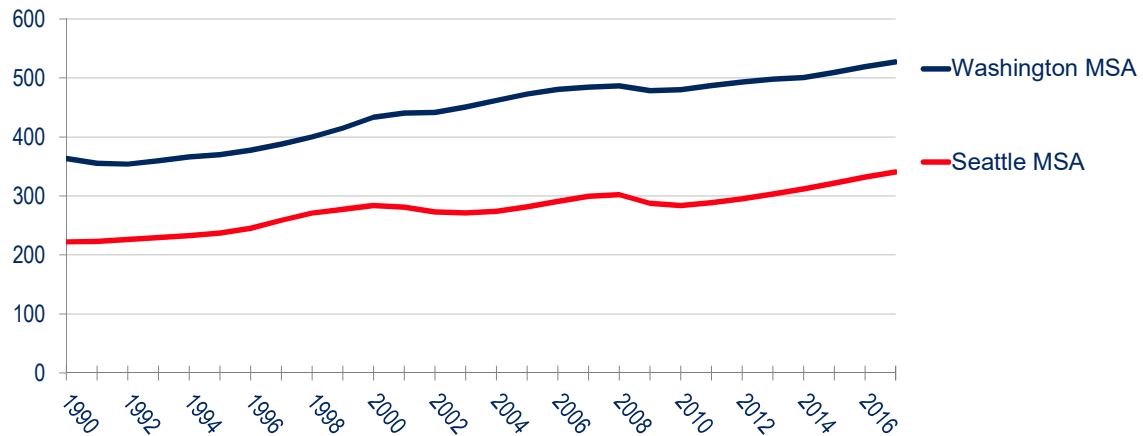# Context & Forecast

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Schar School of Policy and Government
George Mason University

September 10, 2019

Amazon in Arlington: Context

Density by Metro Area: Jobs Per Land Square Mile

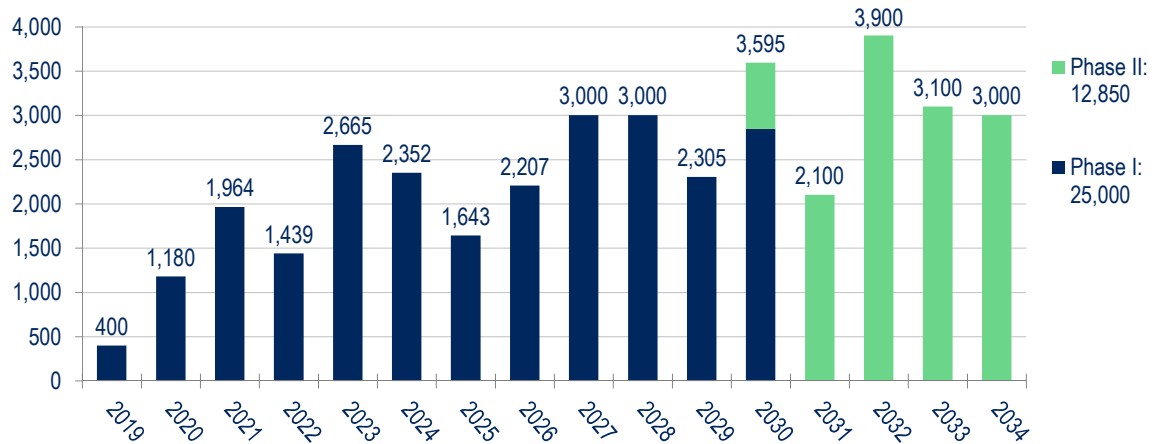Sources: U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU

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
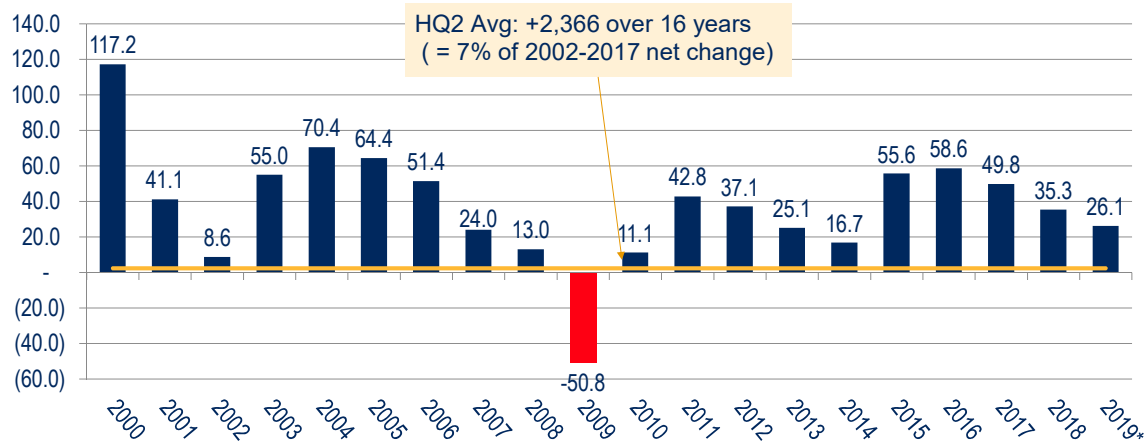
HQ2 Employment Schedule

Phase II: 12,850

Phase I: 25,000

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

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

HQ2 Avg: +2,366 over 16 years
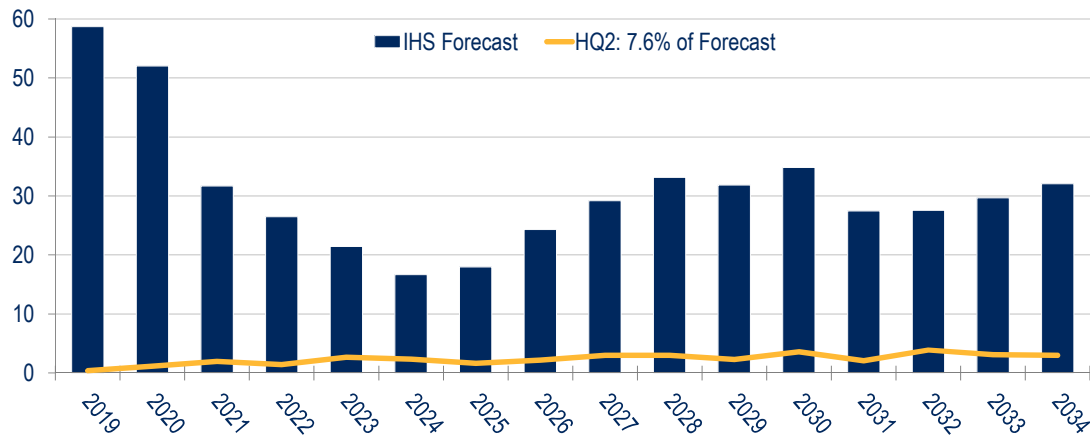(= 7% of 2002-2017 net change)

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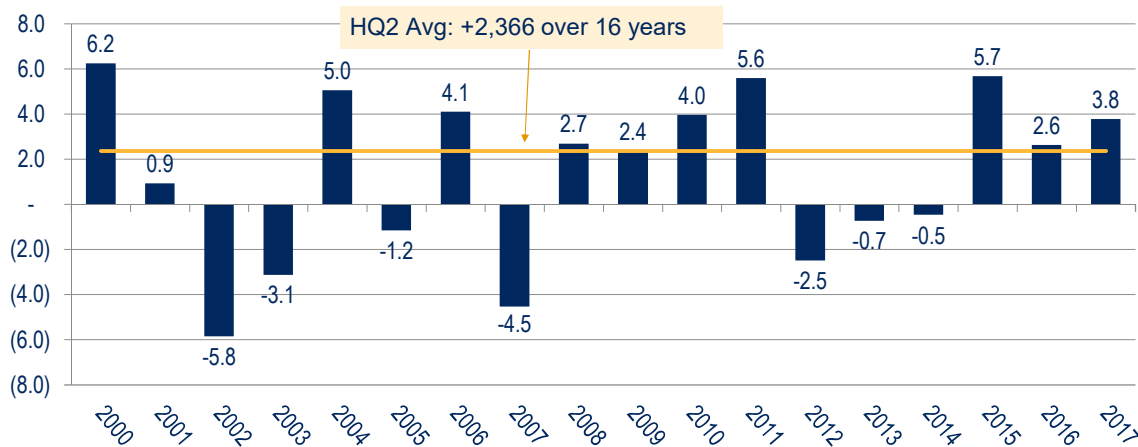*Through July

IHS Forecast of Job Growth vs Amazon Job Growth Washington Region (in 000s)

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

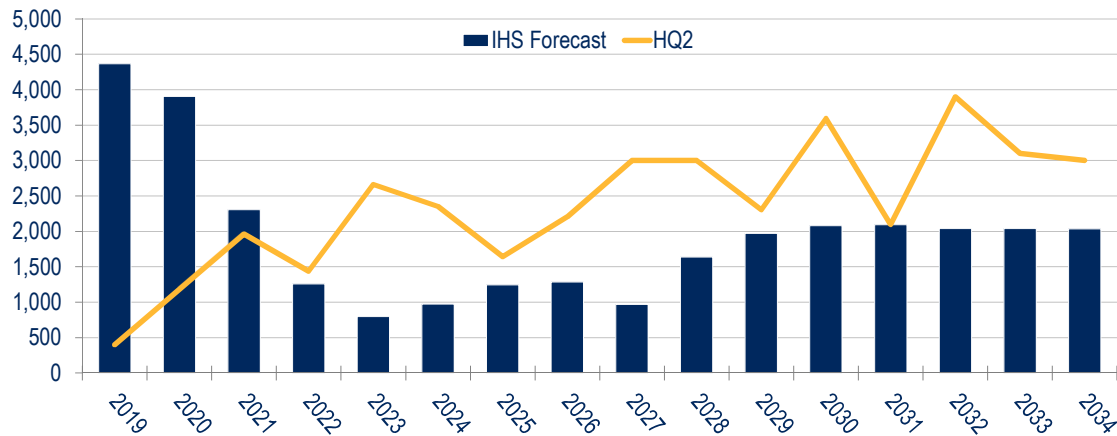## Job Change in Arlington County*
2000 – 2017 (in thousands)

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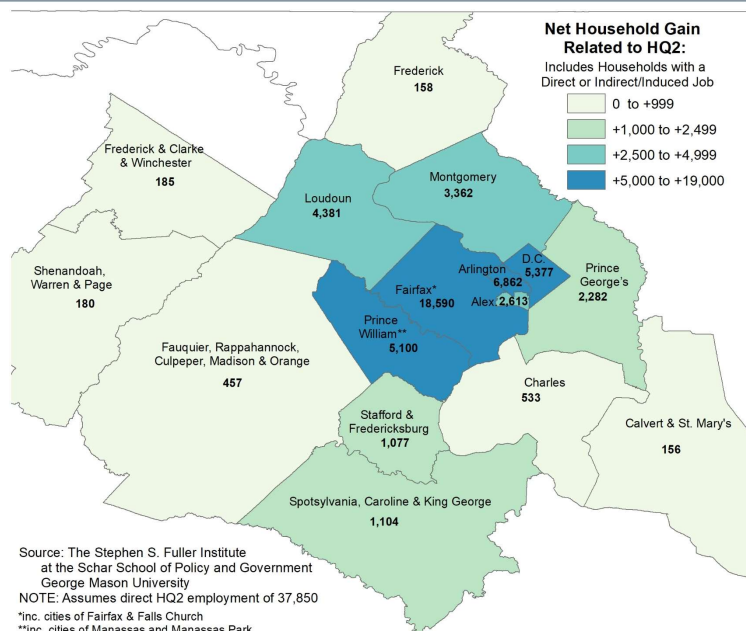*Excludes military jobs

IHS Forecast of Job Growth vs Amazon Job Growth
Arlington County

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

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Amazon-Related Renters in Select Jurisdictions
Assumes 37,850 HQ2 jobs, includes indirect & induced effects

	Renters at Full Build-Out	Renters in 2016	Total % Increase from 2016
Virginia			
Arlington County	4,792	57,133	8.4%
Alexandria City	1,528	41,808	3.7%
Fairfax County*	4,893	134,425	3.6%
Prince William County**	1,087	49,891	2.2%
Loudoun County	716	25,552	2.8%
D.C.	2,968	169,875	1.7%
Maryland			
Montgomery County	625	132,098	0.5%
Prince George's County	396	121,333	0.3%

Sources: U.S. Census Bureau (2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
*Includes the cities of Fairfax and Falls Church   ** Includes the cities of Manassas and Manassas Park
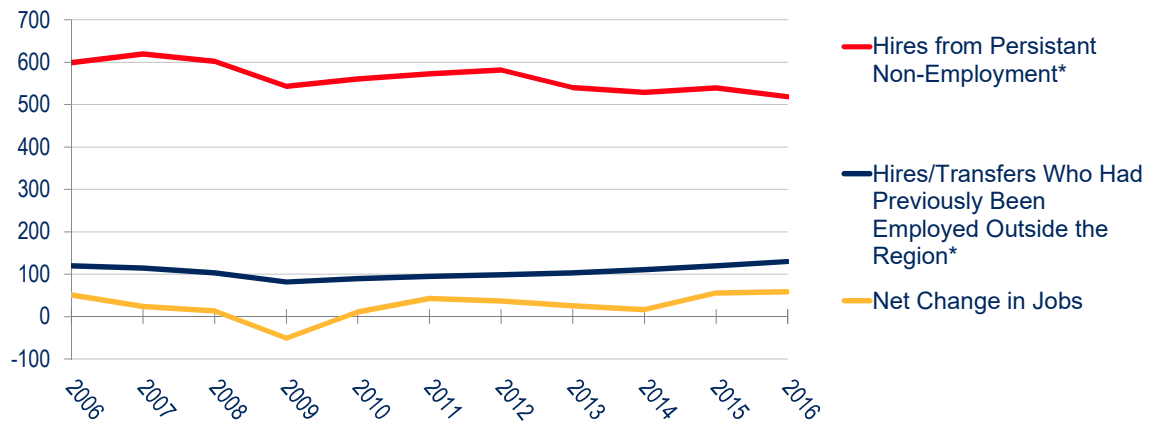
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Growth vs Change

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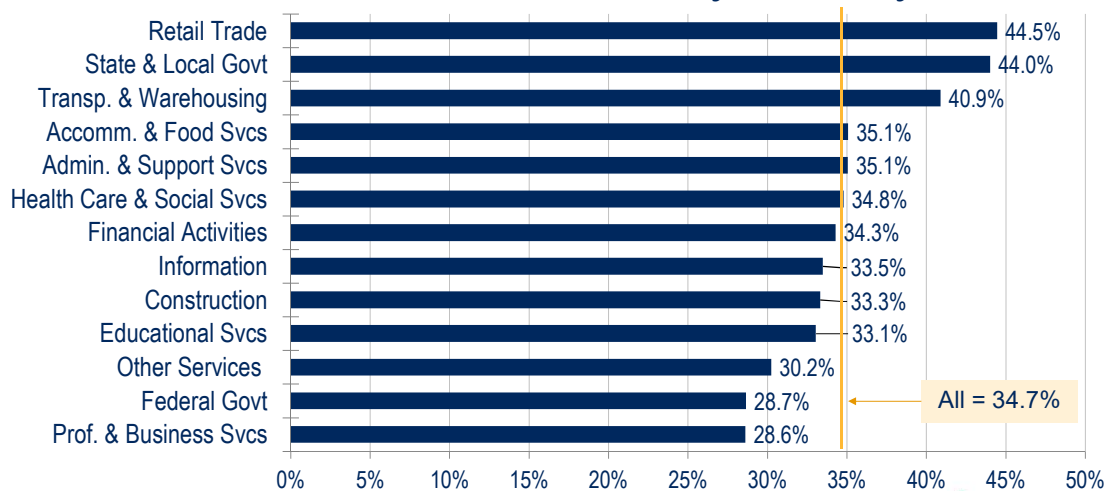for Research on the Washington Region's Economic Future

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
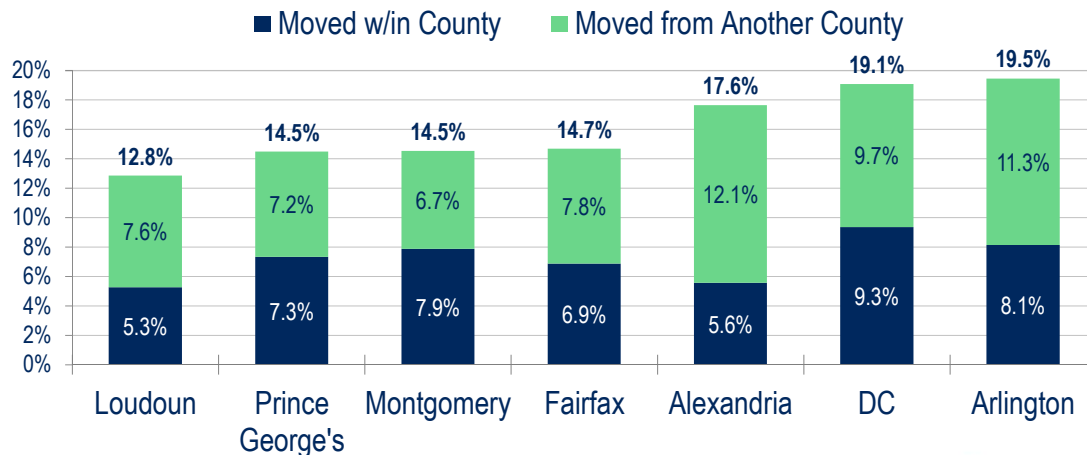* As of prior quarter

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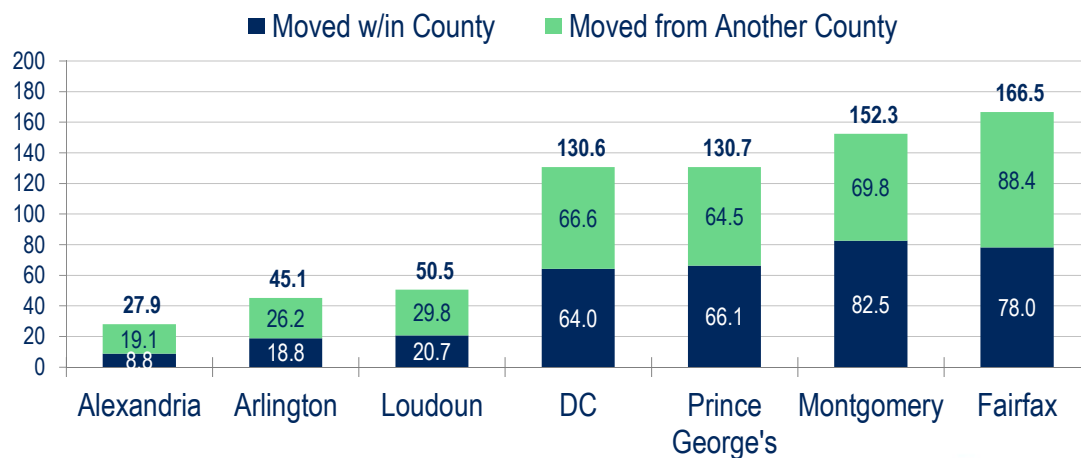
Share of Residents* That Moved in the Past Year By Place of Current Residence, 2017

■ Moved w/in County ■ Moved from Another County

	Loudoun	Prince George's	Montgomery	Fairfax	Alexandria	DC	Arlington
Total	12.8%	14.5%	14.5%	14.7%	17.6%	19.1%	19.5%
Moved from Another County	7.6%	7.2%	6.7%	7.8%	12.1%	9.7%	11.3%
Moved w/in County	5.3%	7.3%	7.9%	6.9%	5.6%	9.3%	8.1%

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

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

■ Moved w/in County ■ Moved from Another County

|	Alexandria	Arlington	Loudoun	DC	Prince George's	Montgomery	Fairfax
Total	27.9	45.1	50.5	130.6	130.7	152.3	166.5
Moved from Another County	19.1	26.2	29.8	66.6	64.5	69.8	88.4
Moved w/in County	8.8	18.8	20.7	64.0	66.1	82.5	78.0

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

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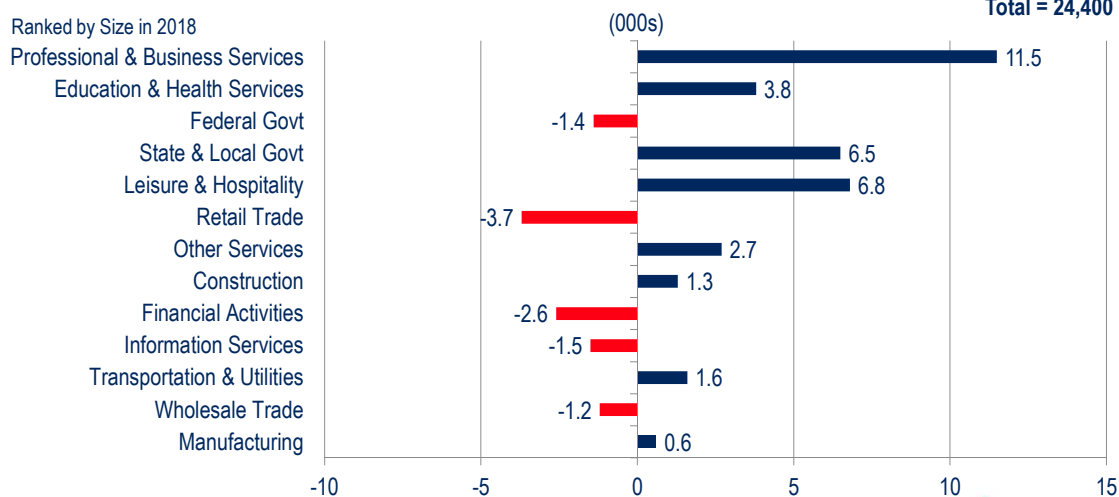
Recent Economic Trends

Annual Job Change, 2002-2019
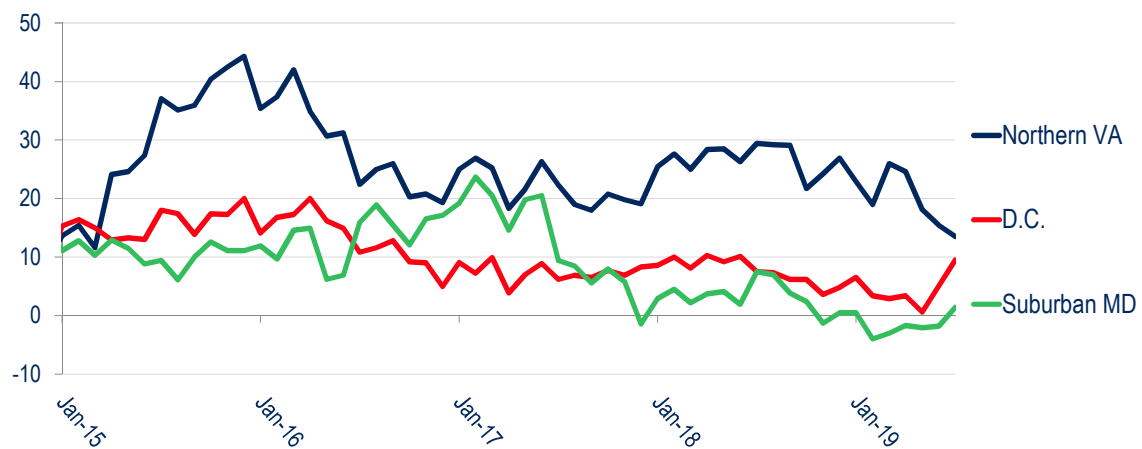## Washington Region
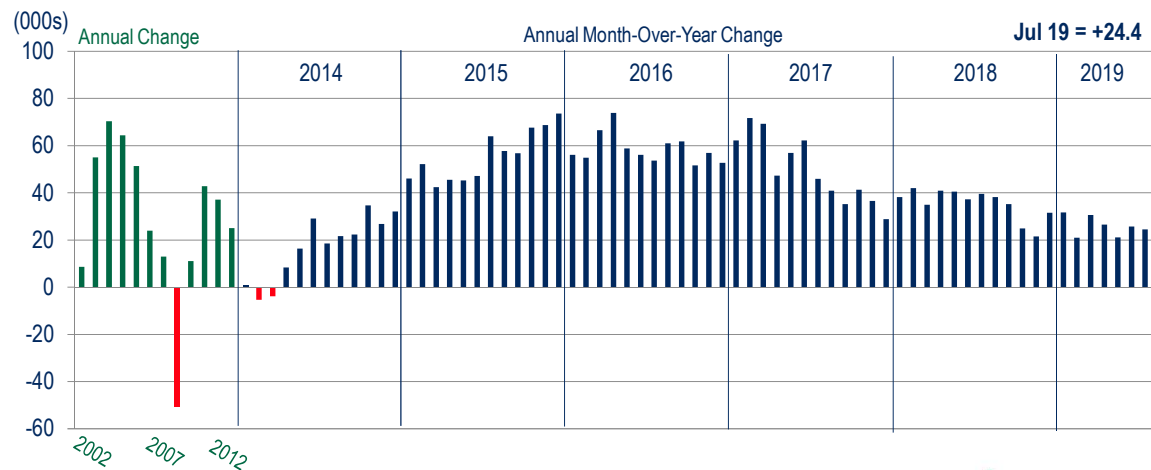
Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU

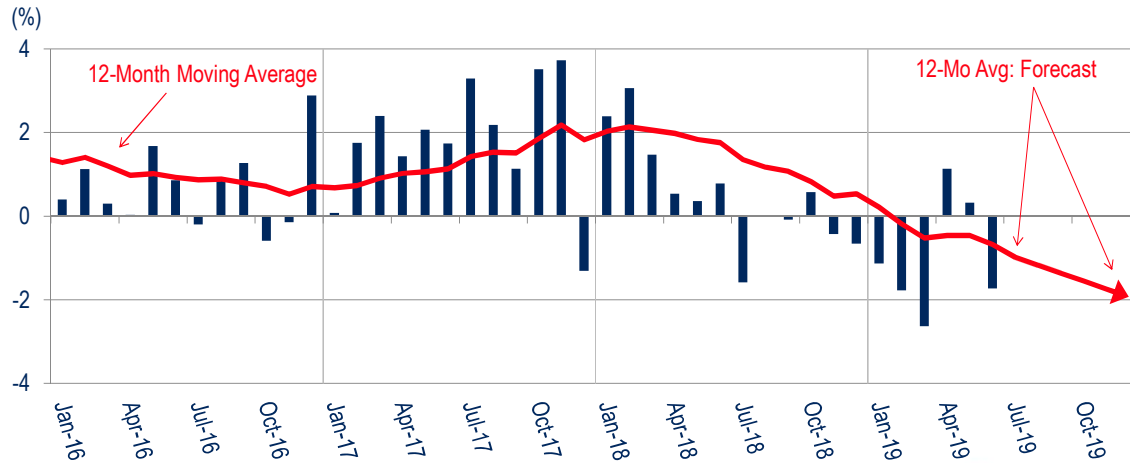# Washington MSA Job Change by Sector
July 2018 – July 2019

Ranked by Size in 2018   (000s)   **Total = 24,400**

Sector	Change (000s)
Professional & Business Services	11.5
Education & Health Services	3.8
Federal Govt	-1.4
State & Local Govt	6.5
Leisure & Hospitality	6.8
Retail Trade	-3.7
Other Services	2.7
Construction	1.3
Financial Activities	-2.6
Information Services	-1.5
Transportation & Utilities	1.6
Wholesale Trade	-1.2
Manufacturing	0.6

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

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Change in Jobs By Sub-State Area
Monthly Over-the-Year Change (in 000s)

Legend: Northern VA, D.C., Suburban MD

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

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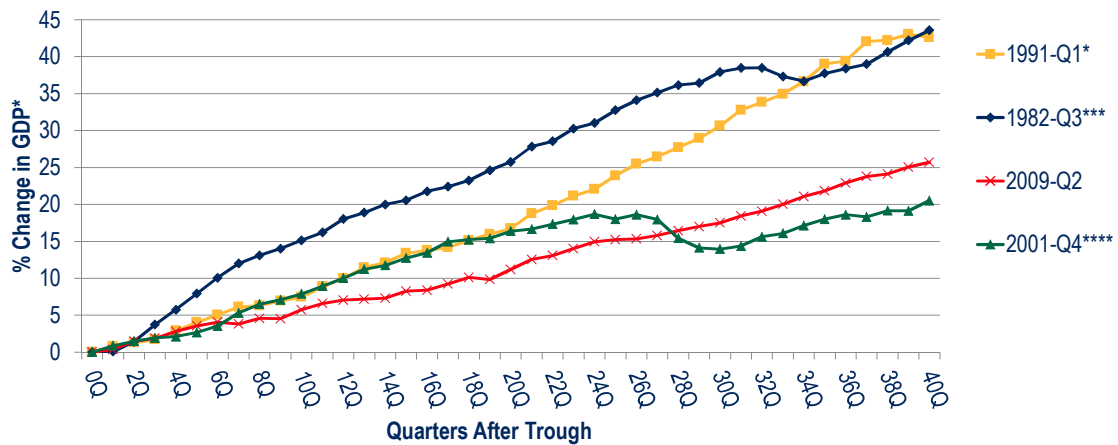Washington Region Leading Index
Month-Over-The-Year Percent Change

Recession Recovery Patterns of GDP
Past Four Recessions*

U.S. GDP and Washington MSA GRP
2007 – 2018 – 2022
(Annual % Change)
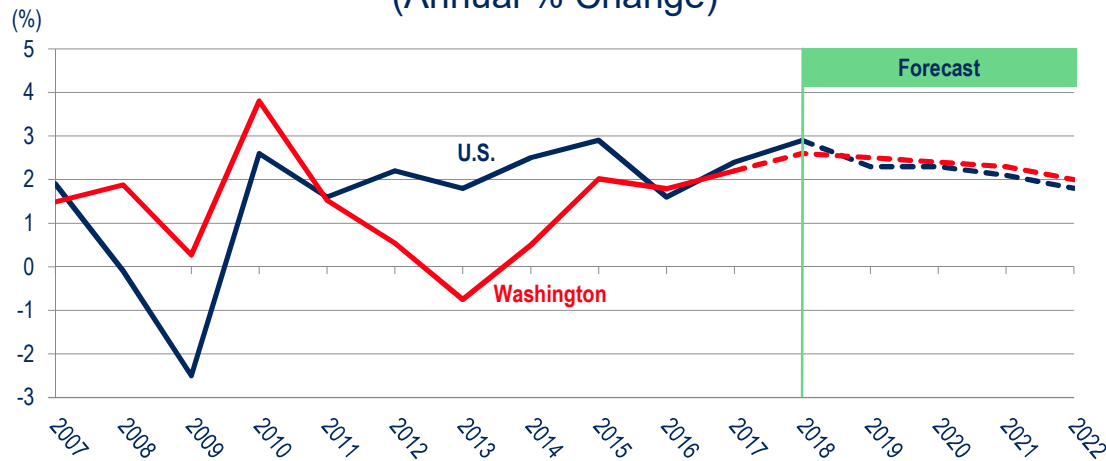
Thank You

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