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OCTOBER 21-22, 2019
GRAND HYATT
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Amazon in the Washington Region: Context & Forecast

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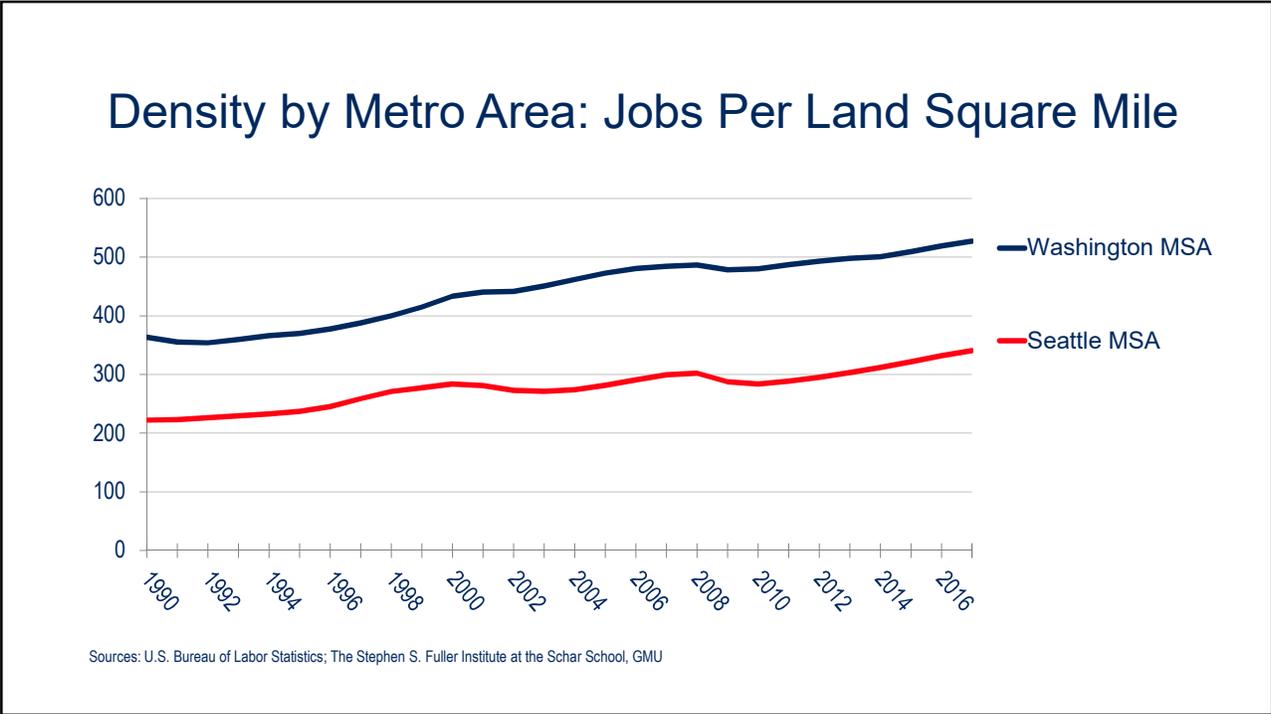


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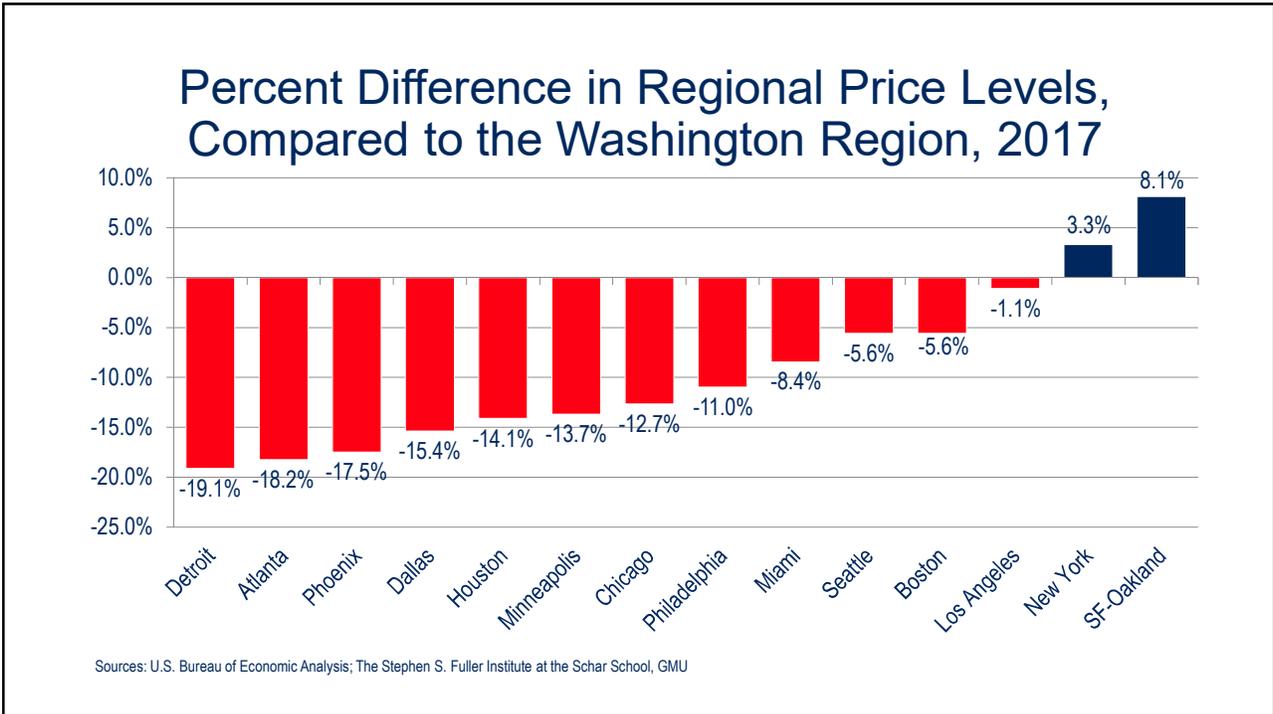
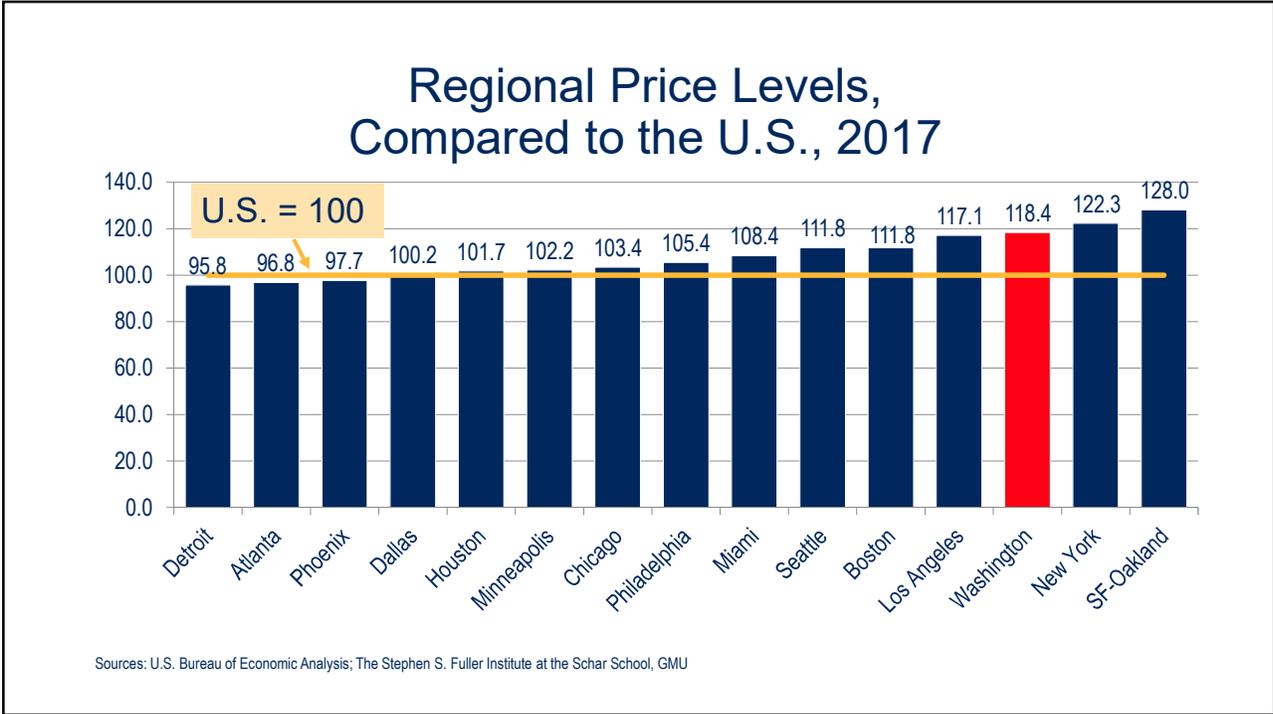
Amazon in Arlington: Context



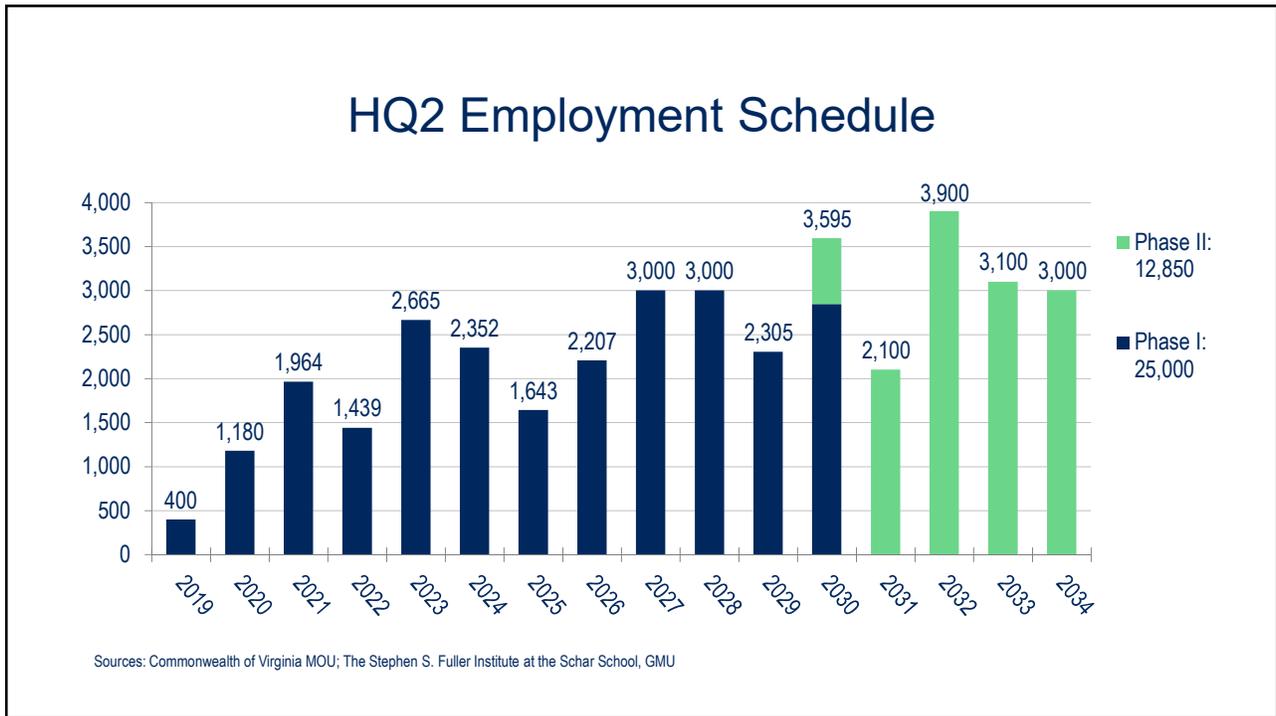
Density: Arlington County vs. City of Seattle

| | 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



Amazon & The Washington Region's Economy



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 |

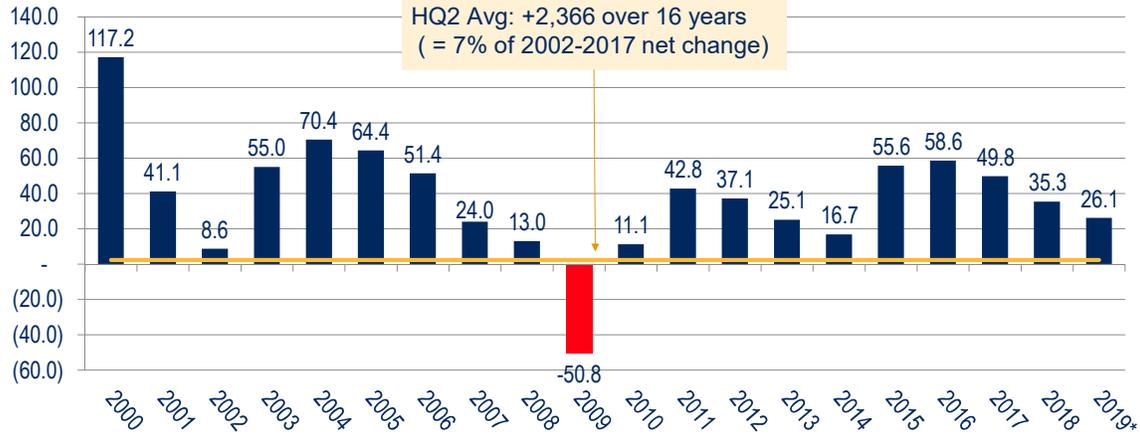
Sources: VEDP, The Stephen S. Fuller Institute at the Schar School, GMU *reflects Arlington and MSA multipliers of 1.273 and 1.6804 respectively

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| Local FT-equ Jobs | 1,000 – 1,600 | 14,500 – 23,500 |

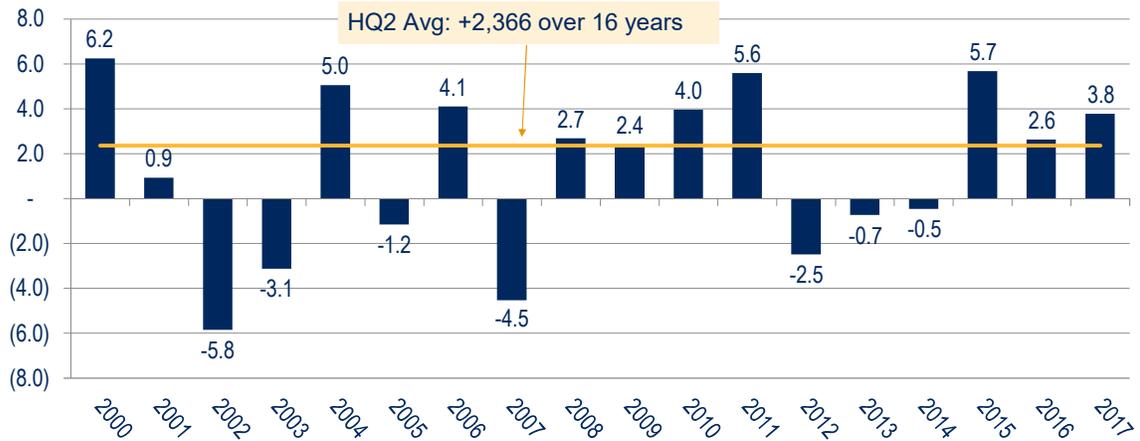
Sources: VEDP, The Stephen S. Fuller Institute at the Schar School, GMU *reflects Arlington and MSA multipliers of 1.273 and 1.6804 respectively

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

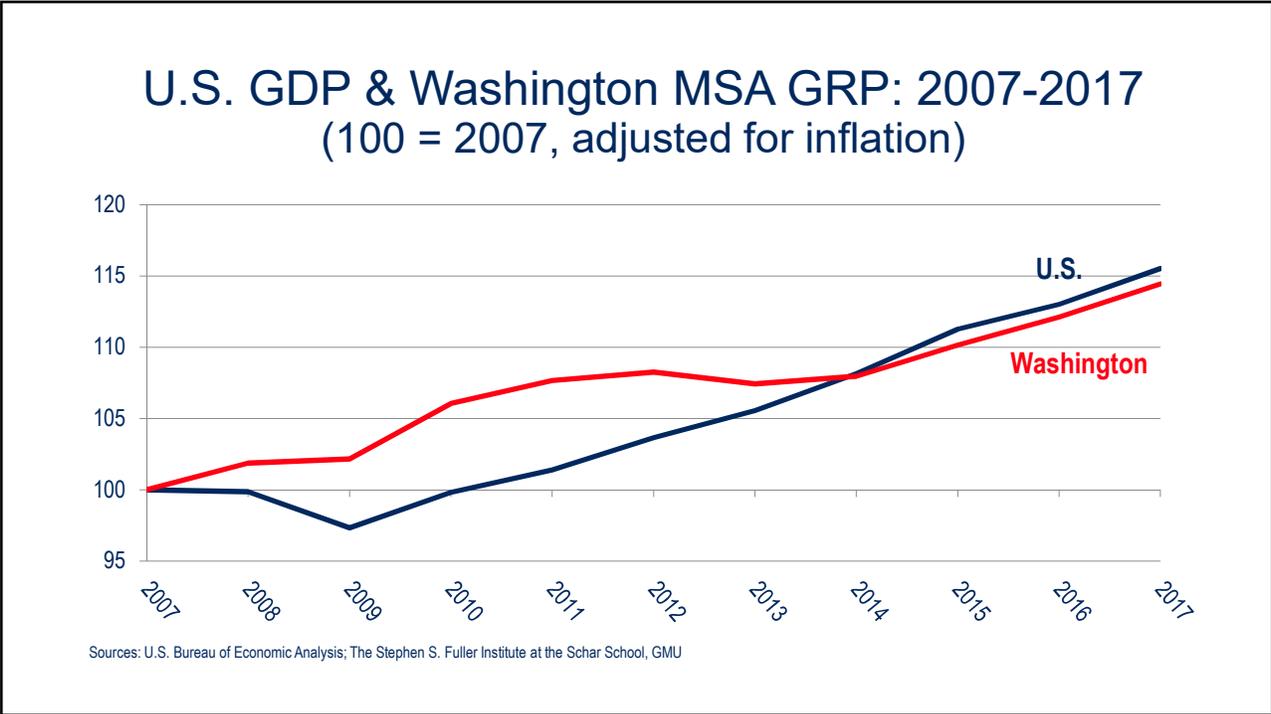
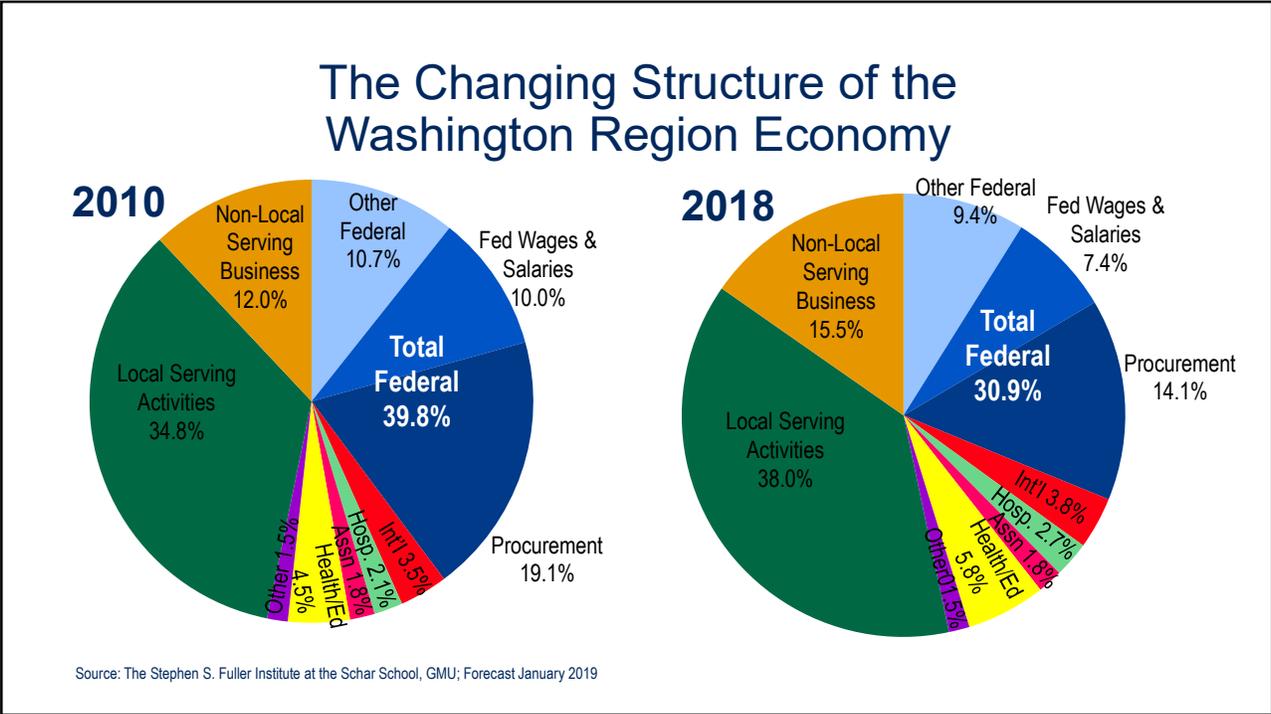


Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU
*Through July

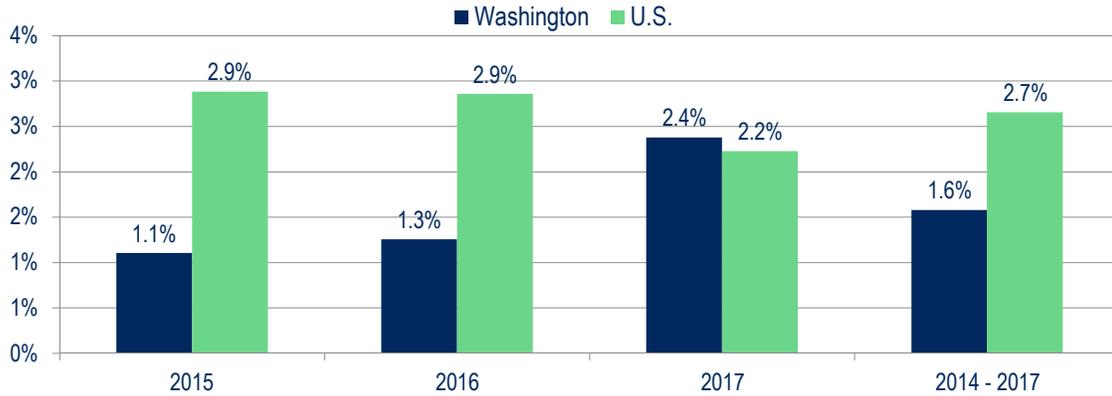
Job Change in Arlington County* 2000 – 2017 (in thousands)



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

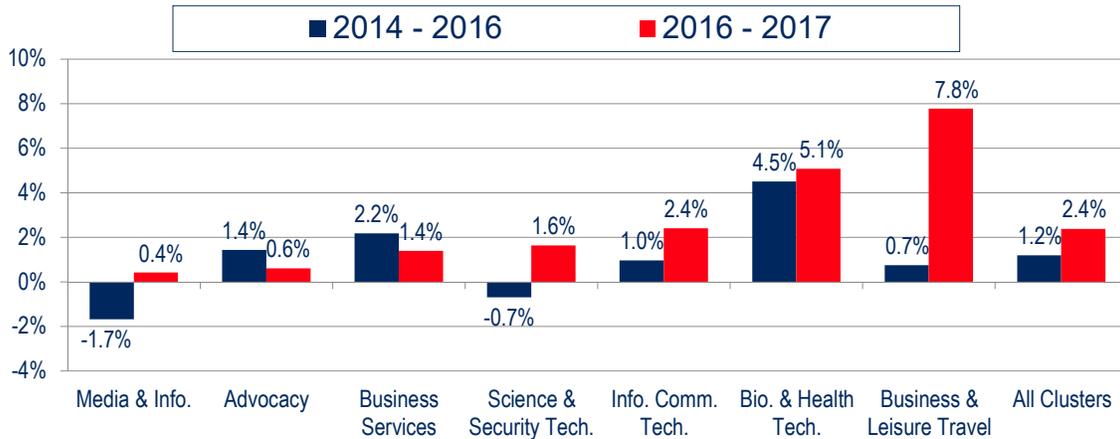


Growth Rates of the Washington Region's Advanced Industrial Clusters



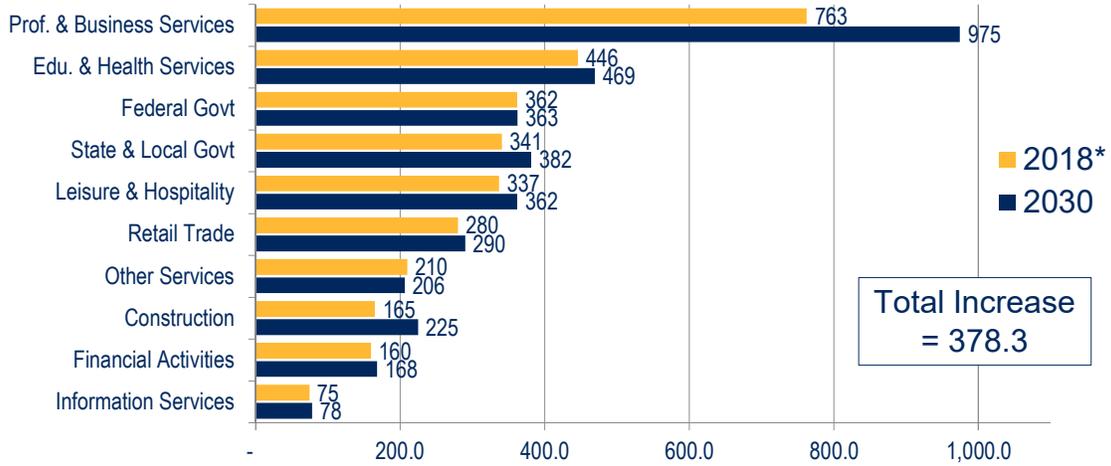
Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU

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)

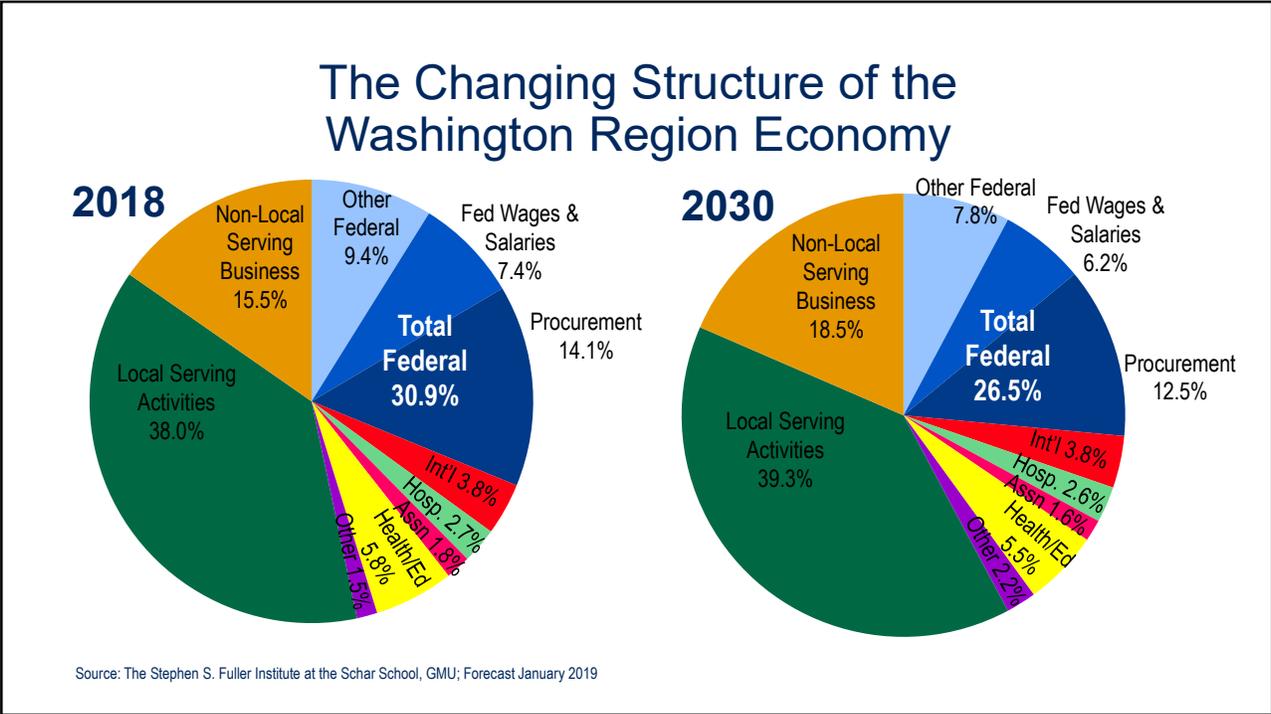


Source: IHS Economics; The Stephen S. Fuller Institute at the Schar School, GMU * Preliminary

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

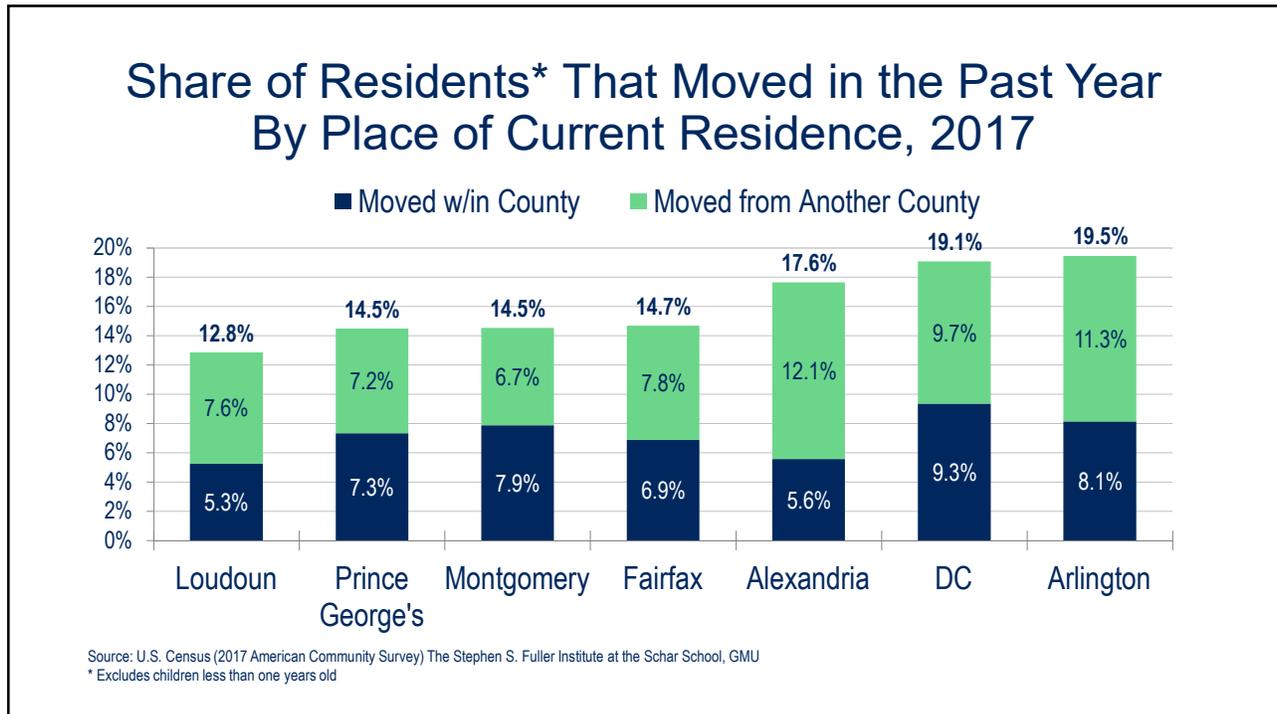
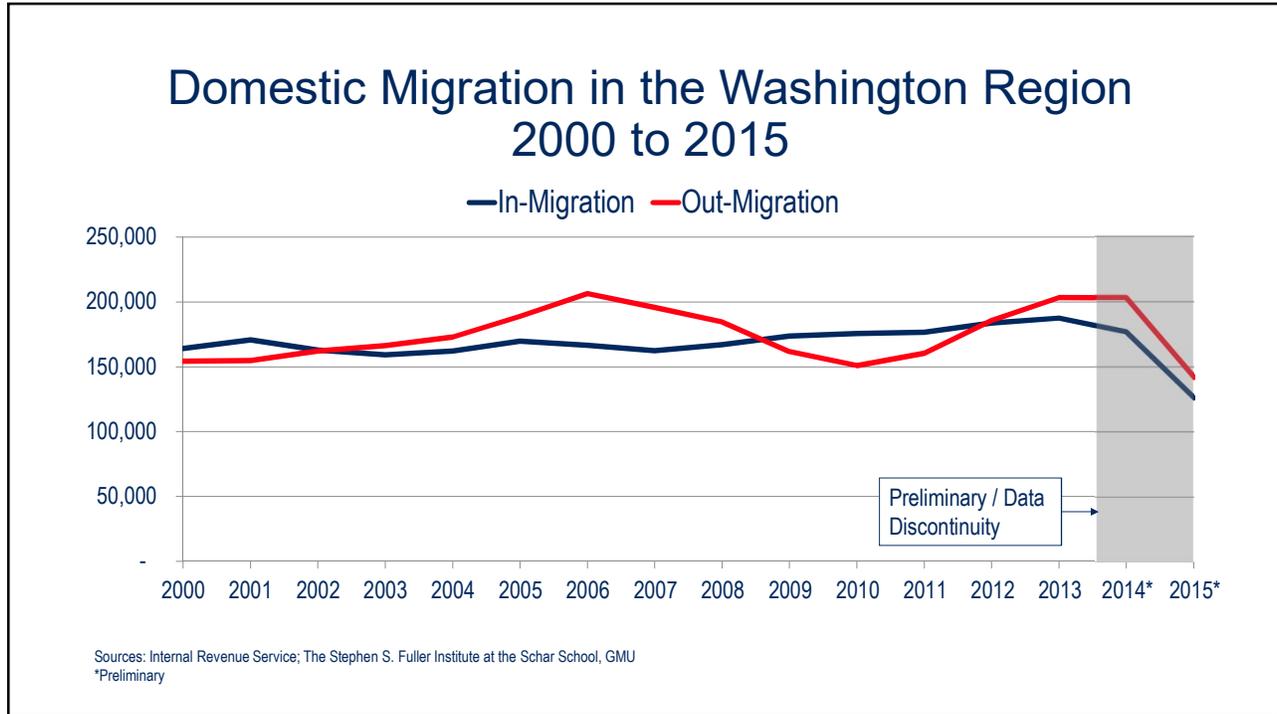




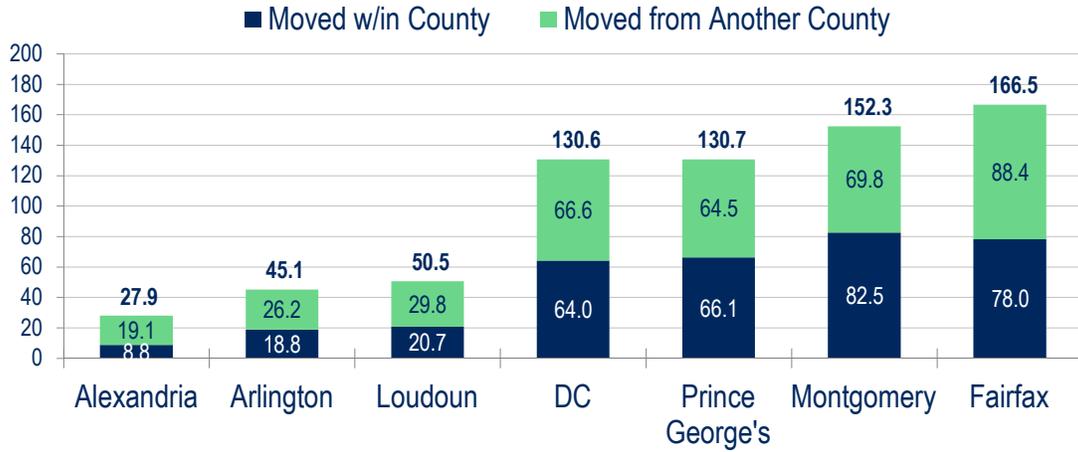
Integrating Amazon into the Regional Landscape

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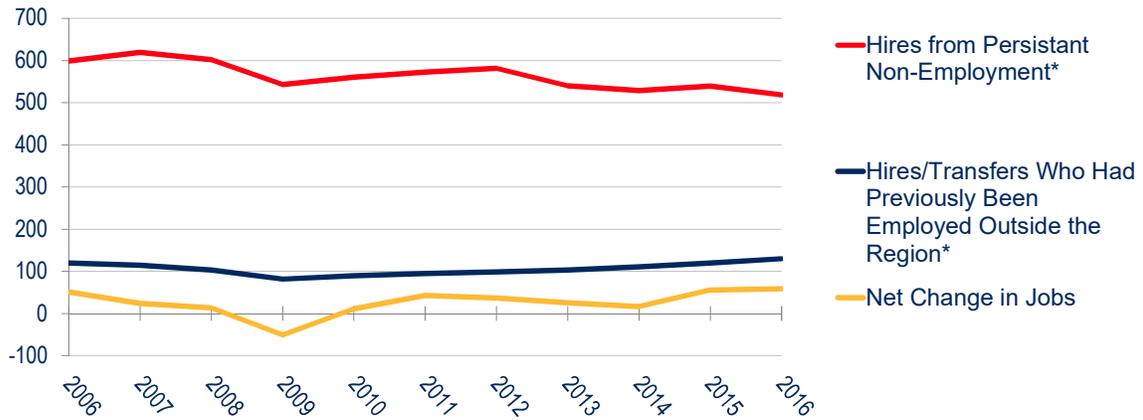


Number of Residents* That Moved in the Past Year By Place of Current Residence, 2017 (000s)



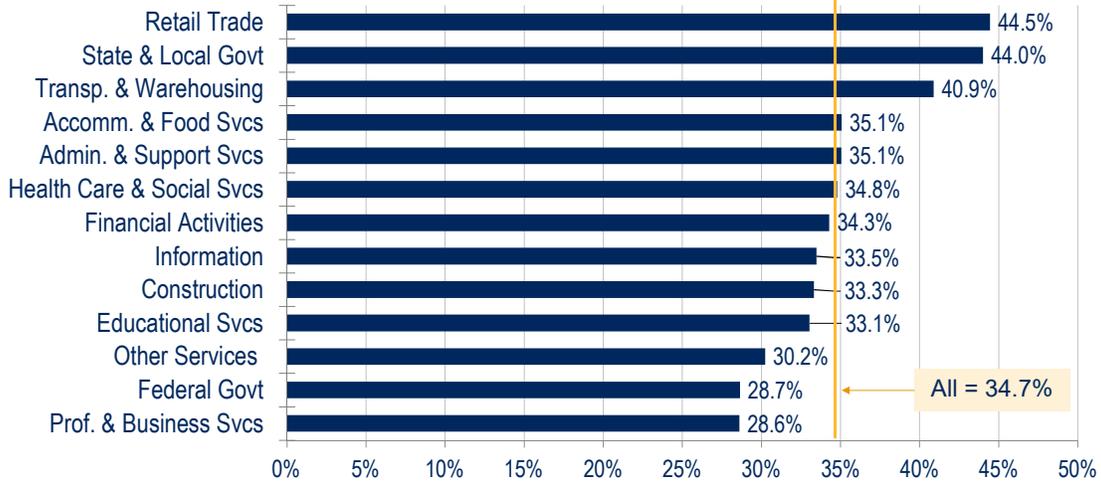
Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU
* Excludes children less than one years old

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



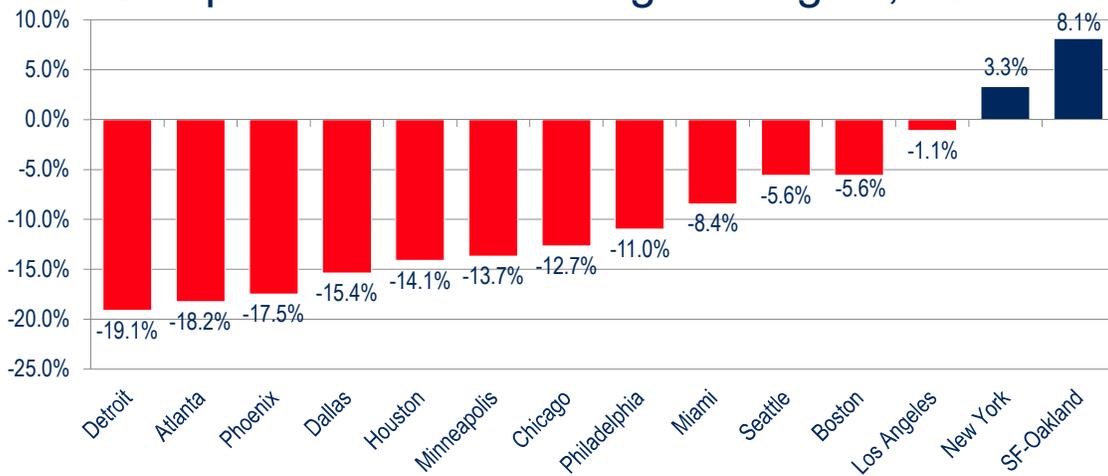
Sources: U.S. Bureau of Labor Statistics; LEHD (J2J, Beta, v3Q2018); The Stephen S. Fuller Institute at the Schar School, GMU
* As of prior quarter

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



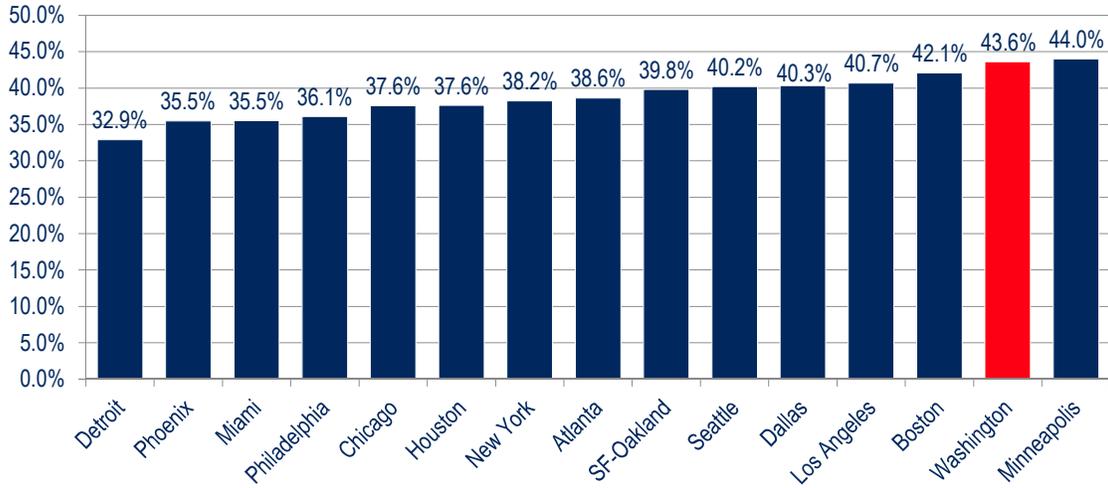
Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

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



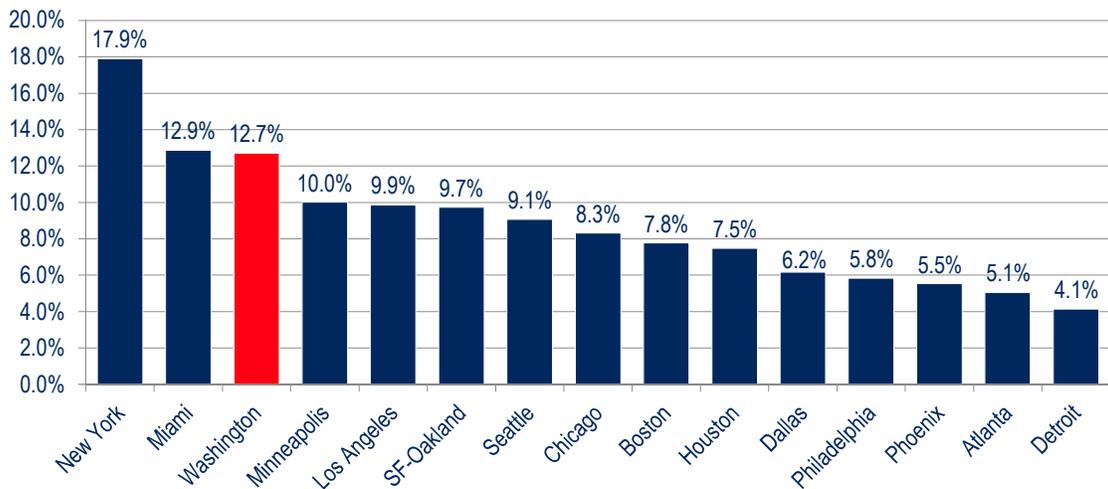
Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

Share of 2+ Worker Households, 2017



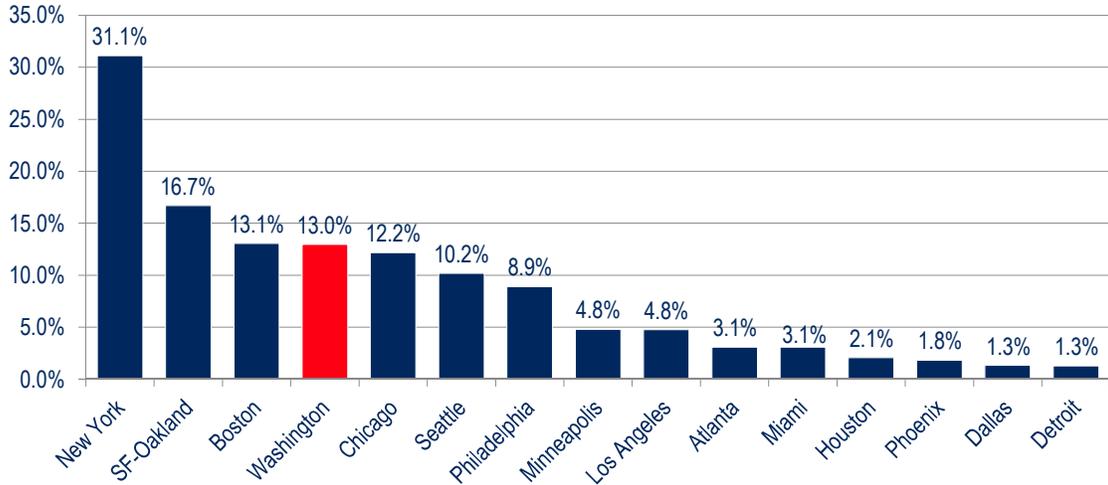
Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU

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

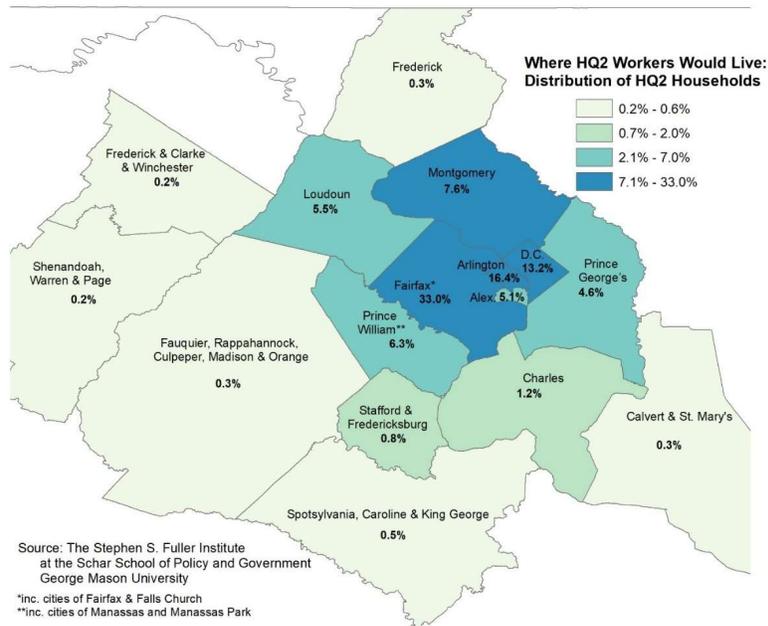


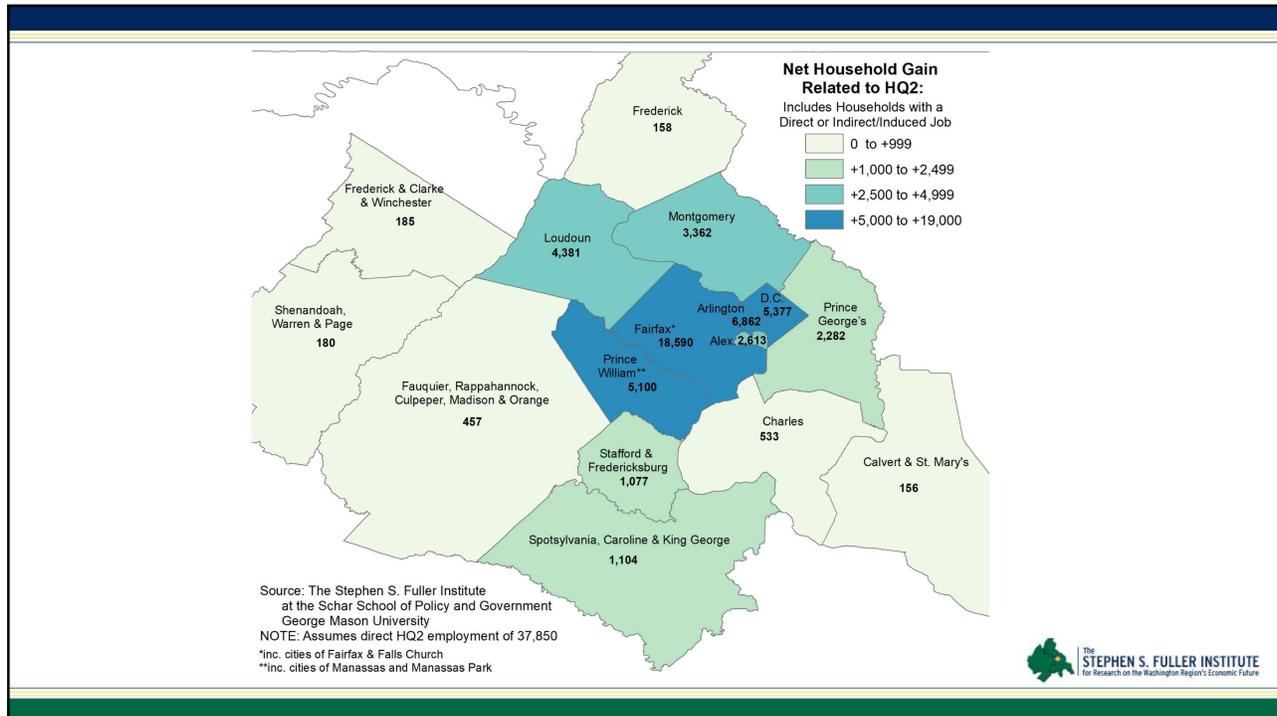
Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU

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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