

BOARD BRIEF

Date: May 10, 2019
For ACTION _____
For INFORMATION X
Board Agenda: Yes _____
No X

FROM: John L. Porter, Strategic Partnerships—Office of School, Business and Community Partnerships

THROUGH: Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair and Members of the Alexandria City School Board

TOPIC: Alexandria Office of Housing Amazon/VT Workshop Update

SUMMARY: On Tuesday, April 16, 2019, the Alexandria Office of Housing presented a workshop to provide information to apartment owners/managers and other community members relative to the impact of the Amazon HQ2 and Virginia Tech Innovation Campus buildout which begins in the next year. The workshop consisted of two presentations:

- 1) “Amazon in Arlington and the Washington Region: Context & Forecast of Housing Demand”, presented by Jeannette Chapman, Deputy Director of the Stephen Fuller Institute at George Mason University.
- 2) “Amazon HQ2-Virginia Tech Innovation Campus: Alexandria’s Response”, presented by Helen McIlvaine, Director of the Office of Housing.

The presentations provided information and statistics relative to the upcoming buildout of the Amazon and Virginia Tech projects. Important points to highlight include:

- Amazon currently has 400 employees and will begin the hiring process in earnest in the near future—I have since read that the hiring process has already begun, ahead of schedule.
- Amazon expects a 15 year hiring process to reach the estimated 25,000 employees needed for the National Landing location.
- Of current Amazon employees, 50% of job holders currently live less than 10 miles from work while approximately 6.8% live in the city of Alexandria.
- In addition to the 25,000 employees hired by Amazon, it is anticipated another 12,850 positions will be created for businesses associated with Amazon to include local eateries, etc.
- For Alexandria, the projection is 1,890 Amazon employees will live in the city and an additional 723 Amazon-related employees will also reside within the city limits.
- A 3.7% increase in renters is anticipated at the conclusion of the Amazon buildout.
- The Amazon buildout is projected to result in 470 additional children, aged 6-17 years, residing in the city.
- Little has yet been formulated relative to the impact of the Virginia Tech Innovation Campus.

BACKGROUND: The Amazon HQ2 and Virginia Tech Innovation Campus projects will have a major impact on Northern Virginia. Planning for housing, infrastructure needs, schools, related services, etc. is crucial to ensure a smooth assimilation of these projects and the employees they will bring to the area. While the Amazon project will certainly impact our city, the Virginia Tech Innovation Campus, which will be physically located in the city, has the potential to have an even larger impact.

RECOMMENDATION: The Superintendent recommends the School Board review this information for planning purposes.

IMPACT: As indicated, the Amazon HQ2 and Virginia Tech Innovation Campus will have a direct impact on our region and, thereby, on our city. It is important that we avail ourselves of as much information as possible to insure a voice in and proper planning for these projects and their related needs in our community. As designated by the superintendent to serve as the primary point of contact for ACPS with Amazon and Virginia Tech in relation to these local projects, I will coordinate school division efforts in this regard and will periodically provide updated information to the board for its review.

ATTACHMENTS: Presentation PowerPoints:

- 1) "Amazon in Arlington and the Washington Region: Context & Forecast of Housing Demand" by Jeannette Chapman, Deputy Director of the Stephen Fuller Institute.
- 2) "Amazon HQ@-Virginia Tech Innovation Campus: Alexandria's Response" by Helen McIlvaine, Director of the Alexandria Office of Housing.

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