

# HQ2 PROPOSAL OVERVIEW

Uniquely Qualified



## Executive Summary

*The City of Irvine's unique proposal is one no other city can offer: a fully financed and fully approved one-click solution for a new headquarters in the center of the best technology recruitment region in the world – coastal Southern California.*

## FULLY APPROVED/FULLY FINANCED

### (Section 6)

Irvine Company is offering to provide Amazon interconnected campuses within Irvine Spectrum that's become an economic powerhouse with nearly 400 tech companies and an extraordinary lifestyle center with restaurants, shops and entertainment.

- Irvine Company has buildings, property and development rights already in place to meet Amazon's schedule – starting day one.
- With the proposal, Amazon will not be required to invest capital for land acquisition, buildings, or entitlements to build its new campus.
- The City's forward-looking master plan anticipates 30 million square feet of office space within Irvine Spectrum – meaning the roads, infrastructure and approvals are already designed to accommodate Amazon's need for up to 8 million square feet.

## TOP CITY

### (Section 1)

Irvine is the No. 1 master-planned community in the nation and ranked No. 1 in the U.S. for fiscal strength and budget discipline, creating a strong civic infrastructure for Amazon.

- Orange County is the 3rd largest county in California and the 6th largest county in the U.S. (3.2M).
- Irvine is one of the most diverse cities in the U.S.
- Irvine is the safest big city in the U.S., based upon FBI statistics on violent crime.

## EDUCATION & RECRUITMENT

### (Section 3)

Irvine is a booming metro center with access to 415,000 STEM professionals and 30,000 annual STEM graduates in Southern California. This is the best pool of talent in the nation and is anchored by University of California, Irvine – ranked the 9th best public university in the U.S. by U.S. News & World Report.

- Irvine is home to a thriving tech community with more than 900 tech companies – including Amazon and its 1,200 employees already located in Irvine Spectrum.
- UCI would be 6-7 miles from Amazon's proposed Irvine Spectrum locations. That puts the pool of future hires very close: 42% of UCI's 34,000 students obtain a degree in STEM related fields and the university graduates more STEM talent per year than USC, CalTech and Stanford combined. UCI's total represents the third largest number of STEM degrees issued in SoCal.
- Nearly 72% of Irvine's adult population holds a bachelor's degree or higher – giving it a top ranking in the U.S.
- And, 90% of Irvine Unified School District graduates attend college.

## LIFESTYLE = EMPLOYEE RETENTION

### (Section 2)

Amazon will have no problem retaining its top talent in Irvine, which offers climate, a natural setting, and lifestyle that are the envy of the world.

- It's sunny 300 days of each year in Irvine.
- Fully one-third of the City of Irvine is permanently preserved as parks, trails and usable natural open space. Irvine's park system has been ranked the best in SoCal and seventh best nationwide.
- Laguna Beach and Newport Beach are world-famous and only minutes from Irvine.
- Irvine is an easy drive to world-class entertainment, art and culture that can be enjoyed year-round due to our climate.

## IRVINE – REGIONAL HUB

### (Section 4)

- Irvine is geographically convenient and accessible – 36 miles from Los Angeles International Airport and minutes from John Wayne Airport; John Wayne Airport recently ranked highest in satisfaction among large U.S. airports.
- John Wayne has daily nonstop flights to Seattle, New York, Washington, D.C. and other major cities.
- Irvine is served by three major freeways and Orange County's bustling rail station within Irvine Spectrum.
- \$11 billion is planned for future transportation improvements – ensuring the region will continue to set the pace for efficient mobility well into the future.



### IRVINE SPECTRUM

#### (Section 5)

In Irvine, Amazon's headquarters will be built into the fabric of the city, not pushed to the perimeter like in other major metropolitan areas.

- Irvine's proposal includes four distinct, interconnected campuses within Irvine Spectrum.
- An existing high-rise vertical campus and low-rise offices, as well as under construction and planned development projects can meet the needs of 50,000 Amazon employees. This proposal allows Amazon to organically grow and expand at the pace of its business.
- Irvine Spectrum is planned for 30 million square feet of office space and currently holds 2,500 businesses. Companies who already call Irvine Spectrum home include Amazon, Blizzard, CoreLogic, Cylance, Dell, and more.
- Irvine Spectrum features 9,000 existing and entitled premium apartment homes and 2,000 for-sale homes, a rich assortment of entertainment, 80+ dining options, shopping, and countless lifestyle activities.
- Irvine Spectrum is easily accessible from three major freeways with quick access to hundreds of miles of biking and hiking trails, unique hotels, multimodal transportation and pedestrian friendly pathways.

### AMAZON HQ2 WOULD BE GOOD FOR IRVINE

Attracting top businesses like Amazon keep our economy strong and ensure the jobs of the future are here for our students.

- Bringing Amazon's new, high-paying jobs to Irvine would generate new local tax revenues that would support our local parks, public safety and road maintenance.
- After graduating from college, many Irvine young adults dream of living, working and raising families in the city where they grew up – new jobs help make this possible.
- Amazon's presence in Irvine would create new opportunities for creative synergies between tech-oriented companies and the City's universities and secondary schools.

