PART OF THE NEIGHBORHOOD, NOT A CAMPUS

Engage the Neighborhood
Enrich the Public Realm
Incorporate Nature
Connectivity
Embrace Diversity in the Built Environment

Open & Welcoming
Celebrate the Unique Aspects of the Site
Be Resilient
Be Accessible
Delight and Surprise
DESIGN / MASSING APPROACH

1. Fern St
2. Metropolitan Park
3. S. Fair St
4. 14th St S
5. S. Elms St
6. 13th St S
7. S. Eads St
8. Existing Warehouse

THE MILLENIUM
(EXISTING RESIDENTIAL)

THE GRAMERCY
(EXISTING RESIDENTIAL)

THE ACADIA
(EXISTING RESIDENTIAL)

THE BARTLETT
EXISTING RESIDENTIAL)
DESIGN / MASSING APPROACH
DESIGN / MASSING APPROACH
Lower building elements along South Fern Street

Three tall buildings in the project core will anchor the site and compliment existing development to the east.

Lower building heights at 15th street will compliment residential development on the opposite side of the street and provide variety at the site edges.

Revised as of February 10, 2004

New Public Open Space - 61,200 SF

New Public Open Space - 64,300 SF
DESIGN / RETAIL CONCEPTS

Full Service Restaurants

Quick-Service Restaurants & Cafes

Dog Care

Coffee & Specialty Foods

Fitness / Service
- 2,800 linear feet (0.53 miles) of upgraded protected bike lanes
- 3 new protected intersections along S. Eads Street (13th-15th)
**TRANSPORTATION / PARKING AND TDM MEASURES**

- Employees will receive a monthly commuter benefit to allow them to take advantage of the area’s public transportation system.
- Carpool/Vanpool parking will be provided free of charge and located in convenient locations.
- 2% of spaces will be reserved for electric vehicles and provided with charging stations.
- Employees will be charged for parking. SOVs will have the highest out-of-pocket commuting costs.
- Bicycle storage and shower/locker facilities are located on ground floor and exceed county standards.
- Annual contributions to Arlington County Commuter Services & ongoing work with Arlington Transportation Partners.
DESIGN / EADS STREET RETAIL

METROPOLITAN PARK PHASES 6 / 7 / 8

Planning Commission / 02 December 2019 / 24
DESIGN / VIEW NORTH FROM THE PLAZA
SUSTAINABILITY / PERFORMANCE GOALS

- 20% Energy Savings
- 50% Water Savings
- 75% Carbon Emissions Reduction
- 100% Local Offsite Renewable Energy by 2030
ALIGNED ON CLIMATE GOALS

Arlington County Community Energy Plan

- **2020**: 80% Renewable
- **2030**: 100% Renewable
- **2035**: 100% Renewable
- **2050**: Carbon Neutral

Amazon Climate Pledge

- **2024**: 80% Renewable
- **2030**: Net Zero Carbon
- **2040**: Net Zero Carbon
- **2050**: Carbon Neutral
**Affordable Housing** / Contribution towards the creation or preservation of local affordable housing.

**Open Space** / 1.5 acres of new public open space and improvements to the existing Metropolitan Park.

**Transportation** / Transportation improvements including half a mile of protected bike lanes and pedestrian friendly intersection improvements.

**Retail** / 69,000 SF of new retail including a daycare for 160 children.

**Meeting Space** / County and community use of 700 person meeting center.

**Sustainability** / LEED Platinum building powered by 100% renewable energy by 2030.
DESIGN /
VIEW NORTH FROM THE PLAZA