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
Three tall buildings in the project core will anchor the site and complement existing development to the east. Lower building elements along South Fern Street will compliment residential development on the opposite side of the street and provide variety at the site edges.
Design / Retail Concepts

Full Service Restaurants

Dog Care

Coffee & Specialty Foods

Quick-Service Restaurants & Cafes

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

• Office parking ratio amongst the lowest in the county (1/1,125)
• 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. Building capacity is sized to accommodate increased demand.

• 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
SUSTAINABILITY / LEED UPDATE

PLATINUM

GOLD

WATER
ENERGY
LOCATION
ENVIRONMENT

4.1 Submission  Current
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: 100% Renewable
- 2030: Net Zero Carbon
- 2040: Net Zero Carbon
- 2050: Carbon Neutral
COMMUNITY BENEFITS / SUMMARY

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 use of 700 person meeting center.

Sustainability / LEED Platinum buildings powered by 100% renewable energy by 2030.
AMAZON’S ENGAGEMENT IN THE COMMUNITY
PROJECT LABOR OBJECTIVES

Require the **highest labor standards** from our project partners to **deliver results for all workers** and businesses and establish the process and controls to demonstrate **positive economic impact**.

- Competitive Wages
- Ensure Compliance
- Local Participation
DESIGN / VIEW NORTH FROM THE PLAZA

METROPOLITAN PARK PHASES 6 / 7 / 8