

**ENVIRONMENT AND ENERGY CONSERVATION COMMISSION**  
**c/o Department of Environmental Services**  
**2100 Clarendon Blvd., Suite 705**  
**Arlington, VA 22201**

September 4, 2019

Honorable Christian Dorsey, Chair  
Arlington County Board  
2100 Clarendon Blvd., Suite 300  
Arlington, VA 22201

**Re: Concerns with Amazon's HQ2 Metropolitan Park Development Plans - Phases 6 & 7/8**

Dear Chair Dorsey:

The purpose of this letter is to convey our concerns about Amazon's HQ2 development plans, specifically related to energy use and greenhouse gas emissions. The Environment and Energy Conservation Commission (E2C2) and its Energy Committee have reviewed the major site plan amendment application materials for the initial Amazon HQ2 buildings, with special attention to the LEED Scoresheet and Energy Modeling Narrative. Our main concern is that the energy use and greenhouse gas emissions profile of this project fall well short of what the County needs from major new commercial developments under Arlington's 2019 Community Energy Plan.

Arlington County is in the process of adopting a goal of being carbon neutral community-wide by 2050. Amazon is also committed to achieving carbon neutrality across its global operations. The HQ2 development should embody the values of both Amazon and Arlington, and therefore embrace carbon neutrality. We are aware that Amazon is working in partnership with Seattle to help them reach their goal of achieving carbon neutrality by 2050. We believe it is fair to expect a similar approach in Amazon's partnership with Arlington.

The primary changes needed to the site plan to meet Arlington's new carbon neutral standard (Zero Carbon), set for adoption at this month's Board meeting, and to support the building efficiency goals of Arlington's revised Community Energy Plan, are:

1. Eliminate the natural gas heating system that would lock Amazon into long-term substantial fossil fuel dependency of more than 3.6 billion btu/year.
2. Procure, onsite and/or offsite, sufficient renewable electricity to offset usage in accordance with Arlington's Zero Carbon standard. Amazon has deep expertise in purchasing renewable electricity in this region, with 285 MW of solar already online or under contract in Virginia.<sup>1</sup>
3. Optimize energy performance. The LEED Scoresheet indicates that the project would earn only 5 out of 18 possible points under the category "Optimize Energy Performance." Amazon has demonstrated that it is capable of designing much better energy performance. The company's recent Phase VI building in Seattle, for example, scores 18 out of 18 in the Energy Performance category and is designated LEED Platinum.<sup>2</sup> Raising energy performance at Met Park 6 and 7/8 to a level comparable to what Amazon has already delivered in Seattle would, in all likelihood, qualify these buildings as LEED Platinum as well.

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<sup>1</sup> See PV Magazine, "Amazon announces plans for 45 MW of solar," August 5, 2019, <https://pv-magazine-usa.com/2019/08/05/amazon-announces-plans-for-45-mw-of-solar/>.

<sup>2</sup> U.S. Green Building Council, Amazon Phase VI, 515 Westlake Avenue N., Seattle, WA 98109, Last Certified on Jan. 24, 2017, LEED Scorecard. <https://www.usgbc.org/projects/amazon-phase-vi?view=scorecard>.

We encourage the County Board and staff to work with Amazon during the SPRC process to achieve these outcomes within negotiations for additional density. The benefits to Amazon, the Arlington community, the environment, and the County Government flowing from these changes will be tremendous, with regional and national implications.

We would be pleased to discuss this issue in more detail at any time.

Respectfully,

A handwritten signature in black ink, appearing to read "K Michael Hanna". The signature is written in a cursive, flowing style.

Mike Hanna, Chair  
Environment and Energy Conservation Commission

cc: Arlington County Manager  
Site Plan Review Committee  
Planning Commission