

HQ2 Met Park

Metropolitan Park, or Met Park, is the first phase of Amazon's more than \$2.5 billion development commitment to HQ2 over the next decade.



Amazon is committed to bringing 25,000 jobs to Arlington. As of November, 2021, more than 3,500 Amazon employees are currently assigned to HQ2 and more than 2,500 roles are open.

Met Park includes:

- **Two 22-story office buildings.**
- More than **50,000 square feet of retail space** for local small businesses.
- A **2-acre public park** for the entire community to enjoy.



Event Center from the Corner of 15th and Eads - A 700-person meeting center will be available for use by Arlington County and community groups.

Building Met Park

- Construction at Met Park began in early 2020 under strict health and safety guidelines, and Amazon will complete the project in 2023.
- In total, the construction project is more than **2.1M square feet**
- As of November, 2021, **more than 100 local contractors** have worked on the project.
- More than **3,000 skilled craft workers** specializing in fields including electrical, mechanical, concrete, and carpentry have **contributed more than 1.4 million hours** to the project.
- The project needs **937 door frames** that, if stacked, would equal the height of 12 Washington Monuments.
- Once complete, the project will include **200,000 cubic yards of concrete**, which is enough to fill the Lincoln Memorial Reflecting Pool six times.
- Met Park will be bird friendly thanks to **non-reflective glazing** throughout the building and **bird-safe glass** on lower levels facing the park.

Sustainability

- Met Park will play an important role in upholding Amazon's Climate Pledge commitment to **meet net zero carbon by 2040, 10 years ahead of the Paris Climate Agreement, and 100% renewable-energy use by 2030**, with the entire development powered by energy generated at a new **45-megawatt solar farm** being constructed in Pittsylvania County, Virginia.
- For both Met Park office buildings, we are targeting Leadership in Energy and Environmental Design (LEED) Platinum—the **highest level of LEED certification**.
- As part of that commitment, the project is on track to achieve and exceed the following goals:
 - **20% energy savings** below The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) baseline.
 - **50% water savings** below building code thanks to low-flow water fixtures and using captured and treated rainwater and greywater for flush fixtures and cooling tower makeup.
 - **75% carbon emissions reduction** in building operations through the use of renewable energy, an all-electric central plant, and high-performance systems that drive down Met Park's energy demand.
 - **Reducing the carbon footprint of our concrete structures** by using low carbon mixtures and incorporating CarbonCure, a process that introduces recycled carbon dioxide into fresh concrete to reduce its carbon footprint without compromising performance.
- **84% of all construction materials have been diverted from the landfill** thus far, including concrete, drywall, metals, wood, cardboard, and plastic.



View from the Park - A pair of exuberant and colorful glass towers are sculpted with deep setbacks to enable light and air to filter through the site while relating to the scale and rhythm of the surrounding neighborhood.



Rooftop Terrace - Eight of Met Park's 19 landscaped terraces will be actively programmed, with amenities ranging from outdoor meeting spaces and dog runs to an urban farm.



Retail Along Eads Street - More than 50,000 square feet of lively ground-floor retail will target the needs of the neighborhood, including shops, restaurants, and a new daycare center.



Corner of 14th and Eads Street - Along the site's perimeter, protected bike lanes and intersections—the first in Arlington County—will create a bike-friendly environment.

Community Commitment

- Through its Met Park development, Amazon is contributing more than **\$20 million to Arlington County to fund the creation or preservation of committed affordable housing units**.
- Met Park will include the **700-person event space built with 14,000-pound timber beams** that will be used for Amazon and community events.
- Amazon is **prioritizing women-owned and minority-owned local small businesses to fill the more than 50,000 square feet of retail space at Met Park**, including designated space for a daycare.
- The **first two retailers to sign leases** at Met Park are **District Dogs**, a full-service pet-care company, and **RÄKO Coffee**, a specialty coffee and cocktail day-to-night concept café.
- **A half-mile of protected bike lanes** will be incorporated into Met Park.
- As of November, 2021, the crews working at Met Park have **handed out more than 430 dog treats** to neighborhood dogs to date.
- The 2-acre park within the Met Park site will be open to the public to enjoy. It will include:
 - **An 8,800 square foot Central Green**, an open lawn within the park, with capacity to host several hundred people for movie nights and events.
 - **Two dog runs** for small and large dogs, **totaling 4,000 square feet**.
 - **A 5,000 square foot public playground**.
 - **A 2,300-square-foot landscaped garden** with edible plants and a community table in the center for gathering.
 - **Public arts throughout the park** by national and local artists.
 - **A variety of seating options**, ranging from hammocks and lounge chairs to natural stone seating and custom benches.

To learn more about HQ2, visit [AboutAmazon.com](https://www.aboutamazon.com)