

From: Andrew Vanhorn <avanhorn@jbgsmith.com>
Sent: Tuesday, November 27, 2018 4:12 PM EST
To: Tracy Gabriel <gabriel@crystalcity.org>; Katie Cristol <kcristol@arlingtonva.us>
Subject: FW: Thursday night at CCCA

FYI – wanted to share this note ahead of the 29th. Issues noted essentially are:

1. Mixed use development needed
2. Appropriate use/provision of open space
3. Process around open space planning/design
4. County funding of PC/CC infrastructure/open space

From: Christer Ahl <Christer.Ahl@comcast.net>
Sent: Tuesday, November 27, 2018 10:25 AM
To: Andrew Vanhorn <avanhorn@jbgsmith.com>
Cc: Taylor Lawch <tlawch@jbgsmith.com>
Subject: Thursday night at CCCA

Good morning, Andy!

I am pleased to know that the CCCA agenda on Thursday night has morphed from a BID presentation to a panel, where both you and Katie C will participate; (unfortunately I will miss out on this 'spectacular' event, as I have a longstanding commitment out of town which could not be changed...)

I know that you do not need my help in order to sense what information and focus would be helpful to the CCCA audience, but I cannot refrain from offering just a couple of entirely personal reflections.... Questions from the audience will probably be mostly on very specific topics and concerns;

But it would be helpful if you were able to convey reassurances on some 'bigger picture' topics; for instance,

--respecting the objective of Crystal City moving from an 'office park' setting to a neighborhood with a balanced use mix; In that regard, a sense of your general timetable and plans for 1900 CrDr is likely to be of interest to many, but also your likely plans for 1770/241/1800/(251) once the Amazon leasing expires when they move on to PenPlace and MetPark;

--given the County's clearly very limited resources, people have already expressed concerns about the JBGS attention to the need for open space and for attention to the public realm as a whole; they are worried that you will just focus on 'maximizing footprint'; And you are aware that whoever represents CCCA is obliged to emphasize commitments from the County in the Sector Plan;

--while Judy and I always sensed that there were 'secret reasons' for the 'steamrolling' in the 1770 project with respect to open space and retail, we know that our members were very frustrated by the lack of opportunity for consultation/participation; (they also had similar concerns on the VRE issue and the initial 1900 project); so it would be great if you provide reassurances regarding your intended approach to public outreach as new projects come on line;

--finally, I have frequently shared with you and Taylor my concerns, based on experience, that the County may not turn out to be as strong a partner in future endeavors, as we would like and have reason to 'demand'; we expressed strong concerns in the CCCRC Biennial Report earlier this year; but I still suspect a continued unwillingness to move toward increased resources for investment in Crystal/Pentagon City that would support and complement the now emerging development plans; the reluctance to reduce the excessive subsidies for the suburban parts of ARL is too obvious; so it would be a good opportunity to indicate your needs and expectations in that regard;

Enjoy your Thursday evening!

Best,

Christer

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