

From: Andrew Vanhorn <avanhorn@jbgsmith.com>
Sent: Tuesday, March 19, 2019 12:37 PM EDT
To: Alan Rowsome <arowsome@nvct.org>
CC: Matt de Ferranti <mdeferranti@arlingtonva.us>
Subject: Re: Draft questions for Thursday
Attachment(s): "image001.jpg"

Yes, that would be ideal. Thanks.

Andrew VanHorn
Work 240.333.3815
Cell 202.257.1014

On Mar 19, 2019, at 12:36 PM, Alan Rowsome <arowsome@nvct.org> wrote:

It seems to me that since Amazon won't be the room, we should be trying whenever possible to be talking about development and density overall rather than specifics of the site that only they can answer.

In other words, we'd screen out any questions that only Amazon can answer.

Alan Rowsome
Executive Director
Northern Virginia Conservation Trust
[4022-A Hummer Road](#)
[Annandale, VA 22003](#)
(703) 354-5093 (office)
(202) 285-8134 (cell)
<[image001.jpg](#)>

From: Andrew Vanhorn <avanhorn@jbgsmith.com>
Sent: Tuesday, March 19, 2019 12:08 PM
To: Alan Rowsome <arowsome@nvct.org>; Matt de Ferranti <mdeferranti@arlingtonva.us>
Subject: RE: Draft questions for Thursday

Yes, (perhaps unfortunately) I can speak more effectively to JBGS' plans than Amazon's plans, despite everyone wanting to know more about them!

From: Alan Rowsome <arowsome@nvct.org>
Sent: Tuesday, March 19, 2019 11:44 AM
To: Andrew Vanhorn <avanhorn@jbgsmith.com>; Matt de Ferranti <mdeferranti@arlingtonva.us>
Subject: RE: Draft questions for Thursday

That's great. Are you potentially up for answering a few additional questions written on note cards from attendees which would be screened ahead of time?

Obviously you wouldn't have the luxury of time to prepare answers for those but we would pull out anything controversial or hysterical.

Alan Rowsome
Executive Director
Northern Virginia Conservation Trust
[4022-A Hummer Road](#)
[Annandale, VA 22003](#)
(703) 354-5093 (office)
(202) 285-8134 (cell)
<[image001.jpg](#)>

From: Andrew Vanhorn <avanhorn@jbgsmith.com>
Sent: Tuesday, March 19, 2019 11:31 AM
To: Matt de Ferranti <mdeferranti@arlingtonva.us>; Alan Rowsome <arowsome@nvct.org>
Subject: RE: Draft questions for Thursday

I can answer questions 1 pretty easily, but question 2 is really for Amazon themselves to answer.

I can also address #3 as it relates to why they did that there and what we might expect here.

#4 probably can have a policy response, that I'm happy to talk to as well, regarding density shifting and height/massing

questions leaving larger open space available.

From: Matt de Ferranti <mdeferranti@arlingtonva.us>

Sent: Tuesday, March 19, 2019 10:49 AM

To: Alan Rowsome <arowsome@nvct.org>; Andrew Vanhorn <avanhorn@jbgsmith.com>

Subject: Draft questions for Thursday

CAUTION: EXTERNAL EMAIL

Alan and Andy,

Thanks for being willing to do a panel, post Christian on Thursday.

Do these questions work for you, Andy? Any tweaks. I am open to changes.

What can Arlington/Northern Virginia residents expect to see from the Amazon campus in terms of open space, tree protection/tree planting, LEED building certification, and features like storm water management?

Can Arlington residents expect Amazon to be a visible neighbor that's investing in our communities beyond the campus they are building? Stated differently, do you expect them to invest in our environment, our parks, and our outdoor infrastructure?

Anyone who's been on the Amazon Seattle campus recently has likely seen their Bubbles biosphere facility that is essentially a huge multi-level greenhouse of plant species from around the world that doubles as meeting space and a destination for visitors. On the one hand, that facility is a beautiful, state of the art celebration of the world's flora, but on the other it's a 'created' environment that doesn't necessarily respect or honor the environment it's in. Can Arlington residents expect similar type structures that 'create' their own environment?

One of the arguments that has sometimes been made against Amazon's arrival in Arlington is that it will lead to even higher property values that could price many people out of the region. Higher property values also typically make it more difficult for a land trust like NVCT to protect private parcels of land because there just aren't enough financial incentives to make conservation a viable option for people. How can we work together to increase those incentives as property values continue to rise so that open space, protecting mature tree canopy and expanding parks remain financially viable for Arlington land owners?

Thanks,

Matt

Matt de Ferranti

Member, Arlington County Board

2100 Clarendon Blvd., Suite 300

Arlington, VA 22201

mdeferranti@arlingtonva.us

(703) 228-3130

Any email sent to/from Arlington County email addresses may be subject to disclosure under Freedom of Information Act (FOIA) requests.

Confidentiality Notice: This message and its attachments are intended solely for the use of the intended recipient(s) and may contain information that is confidential, proprietary, privileged or otherwise exempt from disclosure under applicable law or doctrine. If you are not the intended recipient, please be aware that any disclosure, copying, distribution, reliance upon or use of the contents of this message is prohibited. If you are not the intended recipient, please notify the sender, and delete and destroy all copies of this message and its attachments. No confidentiality or privilege is waived or lost by transmission errors.