

From: Andrew Vanhorn <avanhorn@jbgsmith.com>
Sent: Tuesday, March 19, 2019 11:30 AM EDT
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

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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

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