

From: Jay Corbalis <jcorbalis@jbgsmith.com>
Sent: Wednesday, November 28, 2018 12:12 PM EST
To: Victor Hoskins <vhoskins@arlingtonva.us>
CC: Andrew Vanhorn <avanhorn@jbgsmith.com>
Subject: RE: A Summary of JBGS' DCA Planning Activity and Timeline

Hi Victor,

Thanks again for sending around that email over the weekend to tee-up a timely discussion with MWAA, Arlington, VEDP, VRE, us, and the CC BID re: the CC2DCA bridge. Andy and I wanted to touch base with you regarding the scope of that meeting, and how that scope relates to the process described below. As you recall, we met with the MWAA team in mid October to discuss opportunities for on-campus development at DCA. Per the below, we have been working towards a follow-up meeting with the same group to share the work we've done on the subject since then. We are now prepared to have that discussion, but given the potential overlap, wanted to confirm your preference on how to proceed first.

Specifically, would you prefer to proceed with two separate meetings, one organized by you with the aforementioned parties regarding how to advance CC2DCA, and the other between MWAA, JBGS and AED (if you wish) to follow-up on the land development planning discussion the same parties had in October? Or seek to merge them into one meeting where both issues are addressed?

I'd imagine option 1 will be a little "cleaner", but harder to schedule, while option 2 would be the opposite. We're amenable to either, and will defer to your preference. Thanks in advance for your guidance on this. Feel free to call either of us to discuss further if you'd like. Best,

Jay

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From: Jay Corbalis
Sent: Wednesday, October 24, 2018 11:27 AM
To: john.potter@mwaa.com; paul.malandrino@mwaa.com; richard.golinowski@mwaa.com; jerome.davis@mwaa.com; margaret.mckeough@mwaa.com
Cc: Kai Reynolds <kreynolds@jbgsmith.com>; Stephen Moret <moret@vedp.org>; vhoskins@arlingtonva.us; Matt Kelly <mkelly@jbgsmith.com>; 'Kristopher Takacs' <kristopher.takacs@som.com>
Subject: A Summary of JBGS' DCA Planning Activity and Timeline

All,

This email is intended to summarize JBGS' DCA-related planning activities. Those activities are an outgrowth of conversations between MWAA, Arlington County and JBGS regarding the proposed CC2DCA pedestrian bridge. During those conversations, the parties identified related opportunities to address space needs for the agency and the airport. Given our interest and expertise, JBGS offered to help MWAA investigate the feasibility of addressing those needs onsite. Per the below info, JBGS is currently studying potential options, and intends to provide MWAA the results of our work for their consideration.

- **Need:** JBGS understands that MWAA sees a potential need for additional facilities at DCA. Specifically, they described three use types:
 - 110-150k sf of office, for potential relocation of MWAA administrative offices.
 - 150 key "airport" hotel.
 - Conference space, associated with the hotel.

A project to address these needs could be located in the vicinity of the current cell-phone waiting lot, at the foot of the planned CC2DCA pedestrian bridge where it meets the existing parking structure. While we'll continue to develop concepts for discussion, we have attached an initial diagram that illustrates one potential configuration.

- **Activity:** Working with SOM architects (the firm responsible for the design of the CC2DCA pedestrian bridge), JBGS is studying concepts for the project including the potential massing and configuration of one or more buildings and the relationship between the project and the bridge and garage. The goal of that effort is to identify one or more feasible concepts that can then form the basis of further discussions with MWAA.
- **Timeline:** JBGS has already engaged SOM, who are currently developing the above described concepts. The review and revision process between JBGS and SOM is expected to take several weeks. JBGS plans to provide the resulting concepts to

MWAA for their review by November 30th. Assuming MWAA remains interested, the next step would be a meeting between JBGS, MWAA and SOM to discuss the concepts in more detail and decide how best to move forward.

Please let me know if you have any questions. Thank you,

Jay Corbalis

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