



**ARLINGTON COUNTY
PARK AND RECREATION COMMISSION**

**2100 Clarendon Boulevard, Suite 414
Arlington, Virginia 22201**



November 25, 2019

Honorable Christian Dorsey
Chair, Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

RE: Metropolitan Park Project

Dear Chairman Dorsey:

Park and Recreation Commission members have participated in SPRC meetings for the Metropolitan Park 6/7/8 project. We also received a briefing on the project and its open space features at our November 19 commission meeting. We would like to offer the following thoughts.

The commission appreciates the applicant's proposed focus on the outdoor features of this site, which should enhance the residential and commercial experience in this part of Arlington. The proposed additional square footage of the park extension and the public plazas are welcome additions. The commission looks forward to participating in the county-run engagement process for the design of these spaces. We expect that the principles and concepts provided by the Metropolitan Park Design Guidelines, the Public Spaces Master Plan, and the previous Metropolitan Park public engagement design process will be applied to the planning process.

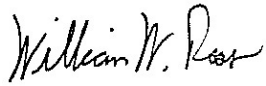
The proposed concept for an alternative, pedestrian-friendly 14th Street will add to the flexibility of use in conjunction with the larger open spaces being planned. One critique of the current park is its invisibility as viewed from other streets. We urge that final design of the street where it proceeds from Eads Street will create a visible, welcoming view to the park. We would also hope that the design for the part of Elm Street that is adjacent to the park have features that complement the pedestrian-friendly features of 14th Street.

The plans for applying green roof plazas with biophilic features to the private parts of the building are welcomed by the commission, as are the plans for internal dog runs, and bird-friendly lower floor designs. We also welcome the plans for the Eads Street streetscape, which hopefully will provide park-like features and a successful pedestrian (and bicycle) activated retail environment.

Finally, for various recent development projects PRC members have expressed concern about the status and permanence of agreed-upon public space easements for privately-owned open spaces.

In addition to tight site plan conditions that will effectively treat these spaces as public parks, we expect that there will be signage installed that directs the public to these parks. This will be particularly important for open spaces that are mostly surrounded by tall buildings.

Sincerely,

A handwritten signature in black ink, appearing to read "William N. Ross". The signature is fluid and cursive, with a small "N" and "R" being prominent.

William Ross
Chair, Park and Recreation Commission

cc: Members, Arlington County Board
 Mark Schwartz, Arlington County Manager
 Jane Rudolph, Director, Department of Parks and Recreation
 Claude Williamson, Director, CPHD
 Members, Planning Commission

November, 25, 2019

Dear Members of the Planning Commission

The representatives of the Arlington Ridge, Aurora Highlands and Crystal City Civic Associations appreciate the opportunity to weigh in on the proposed site plan for Metropolitan Park phases 6, 7 and 8. This proposed site, making up half of Amazon's second headquarters, stands to both make a major impact on our neighborhoods and will set the pace for future development in the region. Therefore, we ask the Commission to carefully consider how it approaches this site approval.

The contents of this letter track the themed discussions during the Site Plan review process. However, we wish to start with some notes about the processes we have engaged in through 2019.

First, this letter and our recommendations build on the work of the 22202 Livability Framework, which has been released and is available at www.livability22202.org. We believe that this framework is needed, not just in the context of this site, but for the coming deluge of site plan applications expected both in the coming year and in the coming decade. We believe the coming changes, which bring both positive and negative features, must be viewed in the lens of a comprehensive neighborhood vision encompassing housing affordability, fostered community, environmental sustainability, neighborhood mobility and a more collaborative and innovative approach to planning.

Second, we believe that successful planning involves joint cooperation between the county, developer and community members. We appreciate the openness that JBG and Amazon have had to discussing this site plan from the community's perspective and have hope that that collaboration will continue.

Third, we believe that, while we appreciate the Planning Commission's leadership, this project has made it clear that the Site Plan Review process has fundamental flaws. Three sessions with abbreviated conversation/input are not enough to fully evaluate this plan. The approach to community benefits is similarly restrained, given the focus on mitigation specifically to the site itself, rather than broader and longer term neighborhood impacts. While this letter proposes community mitigation offsets in line with the current process, we suggest that the committee consider new tools that, as 22202 continues to see development, addresses these concerns.

Land Use

We are glad that approval of this site plan will mean completion of the Phased Development Site Plan (PDSP) for Metropolitan Park, replacing an outdated warehouse with a mixed use development that will help bring together the Pentagon City and Crystal City neighborhoods into a more cohesive downtown. We have raised concerns that while the PDSP envisions 22-story residential buildings, these proposed buildings, due to being an office use, will be significantly taller. This speaks to a need to ensure future long term planning documents that are more specific about expected heights.

The Metropolitan Park PDSP calls for residential buildings at this site. While we do not oppose this office use, which helps break up the block into different use types, the change does demonstrate the need for more housing in the neighborhood, as called for in the planning document. This letter discusses the need to address housing affordability later on.

Building Architecture and Design

We appreciate that the proposed designs offer relief from nearby buildings that share many of the same colors and design features. The glass and fins approach, somewhat similar to Amazon's Seattle headquarters, offers a pleasing addition to the neighborhood. We regret the boxy and rectangular nature of the massing but do appreciate the limitations, given a particular commitment by the county to an amount of square footage, and a desire to move massing away from the adjacent streets.

We applaud the applicants' decision to make the buildings LEED Platinum. As our livability framework details, we must address environmental sustainability in a comprehensive manner. In leading by example, Amazon and JBG will hopefully pave the way for all developments in the area to plan to achieve sustainable design.

We are concerned that the crowns of the buildings are not in line with the Metropolitan Park Design Guidelines, which states that, "the building crown shall define the building at the skyline and shall incorporate as appropriate architectural elements to create a memorable image." As a vertical continuation of the rest of the building, the crowns are neither memorable nor defining. We encourage applicants to sculpt the crowns to make them more visually interesting.

We do appreciate the addition of new retail space to the neighborhood, particularly along South Eads Street. However, we wish to point out that the county's retail action plan does not envision retail along 15th St. Retail spaces provide great benefit to neighborhoods as well as building occupants, but empty storefronts are a detriment to community viability. Considering increased turnover in retail and failing restaurants around the county, we are concerned about the viability of the large amount of retail proposed. Amazon has hinted that it may provide subsidized rental rates for its retail. We ask that these plans be detailed more explicitly and that alternative, yet still engaging, uses be considered for the retail spaces along 15th Street.

The site plan would include a daycare facility on 13th and Elm streets, addressing a badly needed service in our neighborhood. Amazon has stated that it will not ask the daycare operator to put aside slots for its employees, and we ask that this commitment be explicitly included in the site plan agreement. SPRC members have questioned whether the site plan would provide adequate parking and pick-up/drop-off space for daycare users. We ask you to ensure that the site conforms with the county's newly adopted daycare regulations.

We also believe the site could go further in envisioning how pick up and drop off will work, both for office users, retail users, and those deliveries not using the loading docks. While the site plan envisions a pick up and drop off space on either side of 14th and Eads, given the increasing

reliance on ride sharing, this may not be sufficient, or actual real world usage may end up sending cars to other locations, such as along 14th street instead.

Open Space

We look forward to the completion of Metropolitan Park, which, in its current state, does not serve the neighborhood's needs. Its use as a de-facto off-leash dog park, for example, demonstrates that a real one is badly needed. The completed park will be an important feature for both Amazon and community members as a shared space. We also appreciate Amazon and JBG's comments at SPRC meetings indicating their intent to work with the nearby property owners to re-envision the entire park from scratch.

We do regret the lack of details available about the park and the proposed plazas. While we understand the county's desire for a more comprehensive park planning process, the incomplete information makes it difficult for the neighborhood to evaluate whether the park fits in with the broader site plan. For instance, the existence of the plazas raises questions about whether they are the best use of space, instead of additional park. We encourage the applicant to better explain how it envisions these plazas will be used and the extent to which green elements will be incorporated.

Transportation

We believe this site should both ensure that all employees and visitors have a smooth way to access both the proposed office and retail space as well as enhance the surrounding transportation network.

Some community members have expressed disappointment at the assumption in the Multimodal Transportation Assessment that 30 percent of office workers will drive, considering both Amazon and the county's environmental commitments and the plans to build enough parking for that population. At the same, we want to ensure that there are no spillover parking impacts on area residents. We would encourage Amazon to present plans for how it might reuse its planned parking spaces should the rate of drivers fall in the future.

The MMTA assumes that the majority of the office workers will take public transit. Disappointingly, it does not further break down what type of transit they will use, but we believe they most will likely use Metro. There has been no assessment as to whether the nearby metro stations can handle the increased riders. We recommend further analysis of how this site will impact public transportation.

We applaud the applicants for including protected bike lanes on both Eads Street and 15th Street. In particular, the change to include the 15th street lanes is an example of the importance of broad community engagement in the process.

Construction Issues

As discussed at the third SPRC meeting, we ask that the applicants provide a more detailed map of the expected path of construction vehicles. It is concerning that the initial map appeared to send the vehicles down Joyce and 15th Streets, rather than using routes that front fewer residential developments. We do appreciate that the applicants have stated they do not plan to use adjacent streets for staging but plan to instead use the site itself as well as PenPlace.

We appreciate that the applicant plans to have an on-site community point of contact as well as outreach to civic associations and neighboring residential buildings. We encourage the applicant to develop and share a plan for how rules applicable to construction and noise will be enforced, as well as how contractors will be educated.

We encourage the applicants to plan to minimize the sidewalks and bike lanes that are closed off for construction and to provide alternatives for both, in the event they must be closed. Mitigation should include signs displaying maps of alternative routes and the expected dates of closure.

We also encourage the applicants to keep the community informed about the progress of construction, both through physical signage and social media.

Site Plan Mitigation

We believe that site plan mitigation must include both immediate projects to address the impacts of the site as well as the start of a long-term investment in community features that will extend beyond this site. We acknowledge that some of our inputs benefit both developer and community and thus require some apportioning of the net community benefit.

We particularly wish to emphasize the need to combine mitigation funds from across multiple site plans to achieve the impacts necessary to achieve a livable community. This has been done before in Arlington, although only for specific projects. We believe an innovative, flexible approach to how funds are used will give the county and community the tools it needs to address the expected growth in our neighborhoods.

Priority Items - While we believe all of our highlighted items are important, we have been informed that some level of prioritization would be important. Therefore, the following four items would be those that we suggest be addressed first.

Address the Need for Affordable Housing –We wish to acknowledge and appreciate the county leadership’s stated commitment to addressing the ongoing challenges many face in finding an affordable place to live. While 56 percent of Arlington households are renter occupied, in 22202 that rate is 76 percent. Mitigation funds should ensure that those who live in our neighborhood can continue to do so through some mechanism. This should include not just contributions to the Affordable Housing Investment Fund but also investments in funds that address all potentially impacted populations, such as public employees, current renters and the elderly.

Improve Nearby Metro Stations – Both the Crystal City and Pentagon City metro stations will be handling thousands of new users, and mitigation should reflect station improvements beyond those already planned, such as opening the Pentagon City pedestrian tunnel during all operating hours and modernizing the elevator on the east side of Hayes. We also request a study on the need for and feasibility of a second platform entrance for the Pentagon City Station at 15th and Hayes.

Create a Community Park Fund – As the Pentagon City and Crystal City neighborhoods are wholly lacking in green space, we propose the creation of a green fund to be administered by the County, with required consent from the community on how the funds are used, to purchase public park space or improve existing parks within 22202. The site plan should clearly state how the fund may be allocated to support future projects. In the near term some funding could be used to mitigate Metropolitan Park's construction disruption by, for example, providing a temporary dog park.

Create Private-Public Data Tracking Initiative – We believe there is a compelling need to establish a publicly available data baseline for tracking environmental, walkability, transportation, and housing factors in 22202. This would include a system to allow continuous collection and modeling of transit patterns.

Additional Mitigation Needs

Improve Metropolitan Park – We believe this site plan should transform this park into one that works for those who live and work nearby. The applicant should work with the community, county and other park landowners to rethink the entire park space, beyond that in the site itself. Potential uses should include a fenced dog park, tot lot, passive space and activated recreational space. The process should align with the previous public engagement process in the park changes reviewed under the Metropolitan Park 6 site plan.

Create a Fund Investing in Additional Future Multimodal Transportation – Given the rapid changes coming to both the neighborhood and to technology and transportation, we believe it is difficult to anticipate all future transportation needs. Therefore, we propose pooling funds that can be used for both transportation mitigation as needed, such as if bus routes become overcrowded, adopting bike infrastructure and for innovative neighborhood projects, such as a neighborhood jitney/circulator as well as incorporation of light electric vehicle (LEV) services.

Build and Support an Arts/Maker Community Space on 15th Street – Amazon and other nearby technology leaders present a unique opportunity to offer their expertise to Arlington. We recommend utilizing the proposed retail space along 15th St for a STEAM focused community space that could combine features of a library, community center and education center.

Allow Access to Conference Space –The proposed conference center should be available at no cost for use by community groups and the county government. The site plan should spell out on which days and hours this space will be made available and the point of contact and process

with Amazon for scheduling the space including the minimum monthly hours, days of the week and hours of the day that use of the space can occur.

Formalize Community Relationship with Amazon – To ensure a long term collaborative relationship, Amazon should be required to appoint one senior staff member as the designated liaison to the community. We appreciate that a position was recently created but suggest that a site plan condition would ensure a long term relationship past this initial startup phase.

Consider Additional Opportunities We have identified additional actions critical to achieving a well-integrated, livable community beyond mitigation funds. The County and applicant should work collaboratively with the community to make progress toward this goal by considering

- An improved bike and pedestrian network
- Attractive but sustainable retail options
- Green space along the site plan itself, including large trees
- Day care facilities open to the community
- Medical and emergency care facilities
- Addressing Route 1 in a way that reflects community needs
- Ensuring construction impact is minimized for the neighborhood

Closing

We express our appreciation to the Planning Commission members for reviewing this letter and for additionally iterating input with us throughout this process. This site plan reflects an important moment for our neighborhood; a point that will dictate how planning stakeholders work together going forward. We encourage the Commission, as well as the applicants and the County Board and staff, to approach this with a spirit of openness and transparency.

Sincerely,

Arthur Fox (Arlington Ridge), Carol Fuller (Crystal City) and Scott Miles (Aurora Highlands)



Honorable Christian Dorsey, Chairman
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

December 3, 2019

RE: Met Park 6, 7 & 8 Site Plan

Dear Chairman Dorsey:

A member of the Urban Forestry Commission (UFC) participated in the Site Plan Review Committee for Met Park 6, 7 & 8 and kept the commission apprised of developments. The UFC offers the following comments:

We appreciate the collegial nature of this first SPRC for the first phase of Amazon's HQ2. As was noted in the SPRC meeting, so much of this project was proscribed by the phased development site plan for Met Park, so there was little opportunity for creativity, especially in incorporating biophilic design principles. Given that Amazon has identified "nature" as one of the eight key principles that it supports, the commission urges that future developments begin with a more holistic and biophilic design focus, where nature is intentionally incorporated into the built environment.

The commission supports the creation of a "linear park" along Eads Street, but is disappointed that the concept of a second row of trees was rejected. The commission urges that this area be designed for a park-like experience so that it serves as more than a glorified sidewalk.

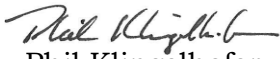
The UFC supports a robust process for designing a comprehensive Met Park that better meets the needs of this rapidly developing area. As was noted during the walk through for this project, the existing park has turned into a de facto dog park, and participants were treated to a dog fight of off leash dogs while walking the site. The UFC supports inclusion of a dog exercise area in the building site plan to remove some of the heavy use from dogs that can negatively impact the growth of trees.

Even though they will not be publicly accessible, the commission supports inclusion of heavily vegetated green roofs that include plantings of trees that

provide other important environmental benefits such reducing storm water runoff, cooling of the buildings and providing outdoor space and dog runs for employees, thereby taking some of the pressure off the public park areas.

Thank you for this opportunity to share our views.

Sincerely,



Phil Klingelhofer
Chair, Urban Forestry Commission

Cc: Members, Arlington County Board
Members, Arlington County Planning Commission
Mark Schwartz, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation



December 11, 2019

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, VA 22201

Dear Chair Dorsey,

Metropolitan Park Phases 6/7/8 will help us realize the opportunity that Amazon's headquarters offers to Arlington. Comprising two sustainably-designed office buildings, retail, child care, open space, transportation improvements, and more, this project will deliver benefits for its neighbors and the broader Arlington community. The Arlington Chamber of Commerce encourages the County Board to approve this site plan.

The Metropolitan Park project is the second stage of Amazon's headquarters, following space that Amazon has leased and begun to staff. The 2.1 million square feet of Class A office will bring vibrancy to its location. Combined with the eventual third stage in nearby Pen Place, this site will facilitate the planned hiring of 25,000 employees across the next decade. Small businesses will have opportunities to flourish in the buildings' 69,000 square feet of space for retail. Amazon plans to curate a range of retail offerings for these sites. One of the largest retail spaces will be dedicated for child care, helping to meet one of Arlington's most pressing community needs and the objectives of the Child Care Initiative.

The benefits for our community stretch far beyond the economic engine. Amazon is committing \$14 million for open space improvements, including an expanded green space at the center of Metropolitan Park. The pledged park master planning process will activate and enhance the expanded park and surrounding open space in collaboration with the neighborhood. A \$5 million investment will improve transportation around the project, with multimodal improvements to roads, sidewalks, streetscape, fully-protected bike lanes, and bus shelters. Renewable energy will power the LEED Platinum office space by 2030, helping to meet the goals of Arlington's Community Energy Plan. Moreover, the contribution of \$20 million to the Affordable Housing Investment Fund – the largest ever by a developer – builds on Amazon's existing commitments to help Arlington meet our housing affordability needs and the goals of the Affordable Housing Master Plan.

Welcoming Amazon offered Arlington a unique path to create jobs, support local business, and gain a partner committed to building a stronger community. We can take a big step forward by approving the Metropolitan Park site plan. Thank you for your consideration of these comments.

Sincerely,

Kate Bates
President & CEO

CC: Arlington County Board Vice Chair Libby Garvey and members Katie Cristol, Matt de Ferranti, and Erik Gutshall; County Manager Mark Schwartz; Peter Schultz and Matt Mattauszek, CPHD Planning Division



ARLINGTON COUNTY TRANSPORTATION COMMISSION

2100 Clarendon Boulevard, Suite 900, Arlington, VA 22201
TEL 703-228-3689 FAX 703-228-7548 www.arlingtonva.us

December 11, 2019

Mr. Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

RE: Met Park 6-8 Site Plan

Dear Chair Dorsey,

I am writing to express the view of the Transportation Commission regarding the Metropolitan Park Phases 6-8 site plan.

The Transportation Commission, by a vote of 10-1, recommends that the County Board approve the proposed Site Plan amendments, Master Transportation Plan amendments and phased development site plan amendments.

The commission considered this item at its November 25th, 2019 meeting. The Commission heard a presentation from the applicant and County Staff. There were no public speakers.

Commission discussion centered around the protected bike lanes, TDM package, and parking ratio.

While the Commission feels that a lower parking ratio would be appropriate, and would support a lower ratio without any need for mitigation from the applicant, the Commission also supports the project as proposed and appreciates the location of so many jobs in such a transit-rich area, the transportation improvements such as the protected bike lanes, new traffic signals, upgraded transit stops and streetscape improvements as well as the new open space in an area that greatly needs it.

Present and voting in favor were Commissioners Bushue, Brose, Ratik, Lantelme, Yarie, Calkins, Slatt, Reich, Clement and Price. Commissioner Buck opposed the motion,

largely due to his belief that the parking ratio remains too high for such a transit-rich area.

I am happy to answer any questions at 571-482-8454 or chris@dodgersden.com.

Best,

A handwritten signature in black ink, reading "Christopher G. Slatt". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

Christopher Slatt, Chairman



Dear Members of the County Board,

We write to you ahead of your consideration of the Metropolitan Park 6/7/8 Site Plan, which will house half of Amazon's future HQ2. Much of our view was laid out in the attached November 23rd letter to the Planning Commission and we ask that you refer to that regarding our views on issues such as design, land use, open space, and transportation. We wish to use this letter to address information that has been released since that letter was sent as well as to emphasize some overarching themes.

First and foremost, we ask the Board to take action to evaluate the overall needs of 22202, the neighborhood most directly impacted by HQ2, as well as by the many major new site plans that are expected to be proposed in the coming years. Our area is now being framed as a unified downtown, reflected by the expanded Business Improvement District you adopted earlier this year. The Crystal City Sector Plan and the Pentagon City Phased Development Site Plan do not offer a unified vision, though we appreciate the plans to study and possibly update the later. We hope you will work with our civic associations to adopt the 22202 Livability Framework to ensure the coming changes, many of which are welcome, are adopted with provision for mitigation of negative impacts upon the 22202 community.

In that vein, we want to acknowledge JBG and Amazon for being open to community feedback and conversation about this MetPark project. We believe the submitted site plan, while not perfect, was strong because of the conversations that occurred prior to commencement of the Site Plan Review Committee (SPRC) process which, although well run, is inherently limited.

Of particular concern, and the source of considerable frustration, is the community mitigation process. The absence of transparency and inability of the community to be fully included in the process, demonstrated, for example, by the lack of publication of the site conditions as of this writing, is unacceptable. That the reported mitigations do not consider improvements beyond the immediate proximity of the site is disappointing.

We recommend the Board take the following actions to amend the proposed site plan, assuming the site plan conditions are included as described in the staff report to the Planning Commission:

- 1. Require mitigation for removal of parking spaces.** While we support reducing incentives for Amazon workers to drive by significantly reducing the availability of parking, there needs to be investment in alternative modes for commuting. While Amazon is promising to subsidize its employee's use of public transit, meaning that a

greater strain will be put on our Metro and bus networks, it is not investing in the improvement and maintenance of those networks. Requiring this mitigation would align the site with the Board's 2013 adopted policy of parking for office buildings.

2. **Do not count the full value of Metropolitan Park as mitigation.** Metropolitan Park badly needs improvement and we appreciate that Amazon has committed to design, fully build out and maintain it. That it has reportedly hired a renowned design firm is good news. However, while this park improvement offers benefits to nearby residents, Amazon will be the primary beneficiary of this improvement of its front yard. Allowing the full cost of the park improvement to count toward bonus density sets an inappropriate precedent
3. **Put density mitigation towards area wide metrics and improvement.** As we stated, we believe there is a need for area-wide, 22202 planning and mitigation, particularly the topics highlighted in the Livability Framework. The value no longer allocated to the interior park improvements, as suggested in the previous recommendation, should instead be put to proposals in our letter to the Planning Commission.
4. **Add a site plan condition requiring a community representative on Amazon staff.** While Amazon has hired a community representative, which we appreciate, we want to ensure this position will endure for the foreseeable future in order to ensure that the neighborhood will have a single point of contact for the variety of issues and conversations that will undoubtedly arise.
5. **Allow use of the conference space at least once a month and specify the users can include community groups.** Amazon has stated that it is open to allowing use of the space more than four times a year, as it does in Seattle. We believe it is important to detail this arrangement in a site plan condition, including how and when the space may be scheduled.

Finally, we wish to note that the applicants have made improvements in their construction plans, which were presented to the Planning Commission. We appreciate that the truck routing has been altered and that the vehicles will be staged on the site itself. We look forward to working with them to ensure the neighborhood is impacted as little as possible during this 3+ year construction process.

Thank you for your consideration,

Arthur Fox (Arlington Ridge)

Carol Fuller (Crystal City)

Scott Miles (Aurora Highlands)



Holly Bray, Chair

CITIZENS ADVISORY COMMISSION ON HOUSING

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December 12, 2019

Hon. Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

RE: Metropolitan Park 6-8

Dear Mr. Dorsey:

At its December 5, 2019 public hearing, the Citizens Advisory Commission on Housing considered the affordable housing program for Metropolitan Park. The Commission advises the County Board to support the affordable housing program outlined below:

The Applicant proposes a \$20M affordable housing contribution, which is a combination of the base affordable housing requirements of the Zoning Ordinance (about \$7.5M) as well as compensation for part of the additional density being requested (about \$12.5M). This contribution may be provided to the County in one of two ways:

1. A \$20M monetary contribution to Affordable Housing Investment Fund (AHIF), split into three payments provided during the construction of the project, which is anticipated to conclude by the end of 2023, or
2. A lump sum of \$20M, prior to completion of the first building, to be used for a specific project in the vicinity of the site.

The Commission supports this proposal because it would be a large infusion into the Affordable Housing Investment Fund and would allow the County more flexibility in funding a project in the Crystal City area, an area that does not have much affordable housing.

The Commission vote on the motion was 7-1. Members in favor are Mr. Blank, Ms. Bray, Mr. Browne, Ms. Edwards, Ms. Hogan, Ms. Norris, and Mr. Sims with Mr. Berkey voting against. Mr. Berkey voted against the motion because he is opposed to the second option of it being used for specific project in the vicinity of the site. He doesn't believe we should be making policy on individual projects and that we already have a process on how we fund projects with AHIF.

Thank you for your consideration of this issue. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Bray". The signature is fluid and cursive, with a long, sweeping tail on the "y".

Holly Bray
Chair