

Dear Andy,

I'm writing to point out that JBG is in a unique position to improve the livability of Crystal City by helping restore its tree canopy. As I'm sure you know, Crystal City is the hottest sector of Arlington County and, not coincidentally, also has the lowest canopy coverage (14%). We all know that in the years and decades to come climate change will make urban heat and storm runoff problems worse, and that tree cover is an important and cost-effective part of resilience and sustainability. Given JBG's long-term involvement in the community, it makes both financial and environmental sense to plan far ahead.

I know that JBG will replace more trees than it removes. Indeed, this is required for almost all large developments, especially when many trees are removed. Regardless, the result is usually a net loss of canopy, because replacement trees seldom have the space or resources to thrive and develop a mature canopy. In other words, if we want a healthy tree canopy in mid-century that will ameliorate the heat waves, flash floods, and water-quality issues that are coming, we have to begin growing those trees *now* and growing them right.

This is why it's so disappointing to see the landscaping plans for the Water Park and 2001 S. Clark St. New trees are being planted with inadequate soil volume, some are crowded by buildings, and some are the wrong species to deal with the light regime or climate change. All of these are factors in why only half of street trees will make it to 20 years.

I realize that a REIT has an obligation to shareholders, and that it may seem financially sound to limit space for trees in order to maximize rentable space. This thinking fails to account for both livability and long-term environmental change that will come home to roost well within the lifespan of these buildings.

I know JBG takes pride in its urban revitalization projects, and we are all hopeful that what's in store for Crystal and Pentagon Cities will be pride-worthy. Planning for the tree canopy is a crucial part of your success in creating a notable, sustainable and long-term profitable development.

In the public engagement for both properties, I mentioned specific issues with species choices and planting situations, including planting strip dimensions and position, etc. I'd be happy to elaborate on those if the specifics would be helpful.

References:

[https://www.researchgate.net/publication/238003598\\_Street\\_tree\\_survival\\_rates\\_Meta-analysis\\_of\\_previous\\_studies\\_and\\_application\\_to\\_a\\_field\\_survey\\_in\\_Philadelphia\\_PA\\_USA#:~:text=Roman%20and%20Scatena%20\(2011\)%20show,time%20scale%20averages%2016.4%20years](https://www.researchgate.net/publication/238003598_Street_tree_survival_rates_Meta-analysis_of_previous_studies_and_application_to_a_field_survey_in_Philadelphia_PA_USA#:~:text=Roman%20and%20Scatena%20(2011)%20show,time%20scale%20averages%2016.4%20years)

<https://www.deeproot.com/blog/blog-entries/rethinking-maintenance-of-urban-trees>

[https://www.cnu.org/sites/default/files/trees\\_in\\_urban\\_design.pdf](https://www.cnu.org/sites/default/files/trees_in_urban_design.pdf)