



March 18, 2020

Mr. Abi Lerner, PE  
Virginia Department of Transportation  
5975 Alliance Drive  
Fairfax, Virginia 22030

Re: 495 Next Project

Dear Mr. Lerner:

On behalf of NAIOP Northern Virginia, I am writing to express our strong support for the 495 Northern Extension Project (495 Next). NAIOP Northern Virginia is a regional association with over 950 members representing commercial real estate developers, owners, investors and asset managers. The major commercial property owners in Northern Virginia are NAIOP members. They play an important role in the economic success the Commonwealth of Virginia. A key element of our mission is positively impacting the environmental, social and economic quality of life in Northern Virginia. 495 Next will further each of these elements of our work.

The region's transportation infrastructure is being pushed to its limits. It is vital that the Commonwealth continue to leverage private sector funding to improve the Express Lanes network. The 495 Express Lanes have been a great success, and that is why we strongly support 495 Next, expanding the Express Lanes to the George Washington Memorial Parkway.

Twice daily, thousands of residents sit in traffic jams near the Maryland border which prevent them from getting where they need to be in an efficient timeframe. It's time for us to reclaim our time, and 495 NEXT will do just that. The project, funded at zero cost to taxpayers, will cut commute times in half and improving safety. Additionally, 495 NEXT is an important investment in the region's future transportation infrastructure, as it will connect seamlessly to future connections across the rebuilt American Legion Bridge to Maryland's Traffic Relief Plan.

The benefits of 495 NEXT will be felt by all residents, not just drivers. Communities like McLean will see their quality of life improved by a reduction in cut-through traffic, with drivers no longer needing to use residential streets to circumvent congestion that prevents them from reaching the Dulles Toll Road and George Washington Memorial Parkway. Transit users will be able to enjoy a reliable and

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prompt trip instead of being stuck in traffic. Finally, the project will create thousands of local jobs and stimulate billions in economic activity for the region.

495 NEXT is a positive step towards relieving the region's rampant traffic congestion and must be advanced to protect the region's positioning for future growth.

Sincerely,

A handwritten signature in black ink that reads "Martha Marks". The signature is written in a cursive, flowing style.

Martha D. Marks

President