



September 30, 2020

Virginia Department of Transportation
4975 Alliance Drive
Fairfax, Virginia 22030

To Whom It May Concern,

On behalf of The Apartment and Office Building Association of Metropolitan Washington (AOBA), I am writing to support the I-495 NEXT project. The 495 and 95 Express Lanes have been successful in reducing commute times for thousands of Northern Virginia residents along the I-95 corridor while growing the economy of the Commonwealth at zero cost to taxpayers.

As you know, AOBA is a non-profit organization representing owners and managers of 185,000 apartment units and approximately 145 million square feet of office space in the District, Maryland and Virginia. As such, our member companies consider themselves part of the community and maintain a vested stake in the long-term economic sustainability and well-being of the region.

The Interstate 495 NEXT project is vital for the Northern Virginia region, as it provides an option for reliable, faster travel by reducing commuting times in half during rush hour for those who choose to use the Express Lanes. It allows transit and carpoolers to bypass congestion with a faster toll free trip and reduces cut-through traffic that now plagues neighborhoods along I-495.

Another critical reason to support the 495 NEXT project is that it will spur economic development in Virginia with the estimated creation of 6,300 jobs and \$880 million generated in economic activity. This is an important project to maintaining the region's overall competitiveness. Additionally, the project will provide further enhanced transportation choices such as HOV service and transit along the corridor, which is valuable as we look to lower gas emissions and reduce car usage in the region.

The Apartment and Office Building Association of Metropolitan Washington supports the I-495 NEXT project to move forward without further postponement.

Sincerely,

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Bismah Ahmed, Director of Government Affairs, Virginia
Apartment and Office Building Association of Metropolitan Washington (AOBA)



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