



Date: February, 3 2016

E. Robin McElhenny  
Program Manager of Station Area Planning  
Office of Real Estate and Station Planning  
Metro  
600 Fifth Street NW  
Washington DC 20001

Dear Ms. McElhenny:

Pursuant to our meeting on January 11, 2016 in your office regarding proposed improvements to the Potomac Avenue Metro station plaza, we are submitting this letter to formally initiate the property screening process per the follow-up email we received from Catherine Jones on January 20, 2016.

As we shared with you and your colleagues at our meeting in January, our three development firms (CAS Riegler, OPaL and Insight Property Group) are each going through the District's PUD process on three separate properties in the neighborhood immediately surrounding the Potomac Avenue Metro station. Part of the PUD includes identifying a package of public benefits and amenities. Our firms have decided to partner with one another to provide a benefit that will have a broad-reaching impact on the entire neighborhood. WMATA's metro plaza serves as a gateway to the neighborhood for anyone who takes public transit and we feel it presents the best opportunity to provide a benefit that positively impacts the largest number of residents in this area.

We would like to propose the following improvements to the site (the final package may include some or all of these items):

- Removal of the kiosk at the SW corner (see attached aerial view for clarification)
- Removal of the aging fences around the site (see attached aerial view for clarification)
- Upgrade/replacement of existing site lighting; possible addition of more site lighting to improve the look and public safety of the plaza
- Replacement of existing bike racks with custom bike racks in a bright color
- Addition of a public art piece and/or historical interpretive signage detailing the history and interesting facts about the neighborhood
- Relocation of the Capital Bikeshare Station from the SW corner of Pennsylvania and Potomac Avenues SE to be on or adjacent to the Potomac Avenue Metro plaza
- Greening of the area adjacent to the station elevator while maintaining clear pathways to elevator

Some of these items will require further coordination with DDOT as they fall within public space. We have reached out to Jonathan Rogers at DDOT for his input and will continue to coordinate with them.

We look forward to working with you on next steps. Please let us know if you have any questions or would like to meet again to clarify anything on the above list.

Sincerely,

Robin Bettarel  
Director of Development  
CAS Riegler Companies

Sarah Davidson  
Partner  
Insight Property Group

Sean Ruppert  
Owner/Principal  
OPaL LLC



Fencing to be removed

14th St SE

14th St SE

M

Kiosk to be removed

Google

Potomac Ave SE

Well AT