

September 29, 2017

Alexis W. Thompson  
Senior Realty Specialist  
Washington Metropolitan Area Transit Authority (WMATA)  
Office of Real Estate and Parking  
600 Fifth Street, NW  
Washington, DC 20001

Anabela Talaia  
Program Manager, Real Estate  
Washington Metropolitan Area Transit Authority (WMATA)  
Office of Real Estate and Parking  
600 Fifth Street, NW  
Washington, DC 20001

Dear Alexis and Anabela:

Pursuant to site visits, office meetings and phone conversations regarding proposed improvements to the Anacostia Metro station plaza, we are submitting this revised letter to move forward with the PUD and WMATA property screening process.

As we shared with you and your colleagues over the last year, Redbrick LMD is going through the District's Stage One PUD process for a mixed-use development along Howard Road SE immediately adjacent to the Anacostia Metro station plaza. Part of the PUD includes identifying a package of public benefits and amenities. Over the last 9 months, Redbrick LMD and WMATA have been collaborating on the Anacostia Metro station improvements which will provide far-reaching benefits for not only the Howard Road SE but the larger Anacostia neighborhood. WMATA's metro plaza serves as a gateway to the neighborhood for public transit riders and will provide comprehensive amenity improvements that benefit the largest number of residents and commuters.

The Applicant will continue working with WMATA to finalize the design of the improvements, but anticipates station improvements to include the following:

- Facilitate the design of a new Metro Entrance plaza area by demolishing the parking deck vehicular ramp, moving the outdoor Kiss n' Ride parking lot and realignment of the existing WMATA access ramp to Howard Road SE
- Upgrade road, pedestrian and bicycle pathway improvements to Metrorail station from Howard Road SE
- Create a community pocket park adjacent to the Metrostation entrance and mixed-use residential building
- Enhance landscaping and hardscaping around the Metrorail entrance plaza area
- Incorporate Metrostation amenities and features including DC Bikeshare Station, bike racks, benches, trash receptacles, local art installations

- Integrate potential retail areas within the proposed metro entrance plaza area

Some of these items will require further coordination with WMATA, OP and DDOT as they fall within public space. We have been working with OP and DDOT for their input and will continue to coordinate with them.

We look forward to working with you on next steps on WMATA's property screening process. Redbrick LMD's intent will be to reach a more formal agreement with WMATA prior to the Zoning Commission hearing scheduled for October 26<sup>th</sup>, 2017. Please let us know if you have any questions or would like to meet again to clarify anything on the proposed improvements above and the attached exhibit titled "WMATA Anacostia Metro Station Improvements."

Three handwritten signatures in black ink. The first signature on the left is 'Louis Dubin', the middle one is 'William Passmore', and the one on the right is 'Tom Skinner'.

Louis Dubin

William Passmore

Tom Skinner