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D.C. OFFICE OF ZONING

December 2, 2010

Mr. Matthew R. Jesick
Development Review Specialist
District of Columbia Office of Planning, Suite E650
1100 4th Street, SW
Washington, DC 20024

Dear Mr. Jesick,

Amtrak wants to ensure that the proposed new USN zoning designation that is currently under review for the proposed air rights development over Washington Union Station will be compatible with rail service growth and the optimum functioning of Amtrak, MARC, and VRE services. We have reviewed the materials for Case Number 09-21 (Text and Map Amendment to Create and Implement the Union Station North (USN) District), and are supportive of the goals for the new zoning district to create a new development opportunity that will reconnect the two sides of the city currently bisected by the Amtrak rail yard. In order to strengthen the long-term success of the district, we offer the following comments on the proposed zoning text (with our suggestions noted in italics), for several of the sections in the zoning, as follows:

2902.1

(e) Utilize Transportation Infrastructure by facilitating development that would take advantage of Union Station's unique combination of local, regional and national investment in pedestrian, bicycle, rail transit, bus transit, and intercity rail infrastructure; *and ensure that this development allows expanded possibilities, complements, and enhances the function and use of this infrastructure;*

2903.2

In addition to providing structural support, the Platforms (base deck upon which the overbuild would be constructed) may house mechanical equipment, parking areas, and *non-residential, residential, retail, utilities, and rail related uses* permitted by 2913 and 2914.

2916.1

One hundred percent (100%) of the ground floor of H Street frontage of building units shall be occupied by the preferred uses listed in 1710 and 1711, except for space devoted to 1) building entrances or lobbies

ZONING COMMISSION
District of Columbia

CASE NO. 09-21

ZONING COMMISSION
District of Columbia
CASE NO. 09-21
EXHIBIT NO. 16



Matthew R. Jesick
December 2, 2010
Page 2

or 2) space required to be devoted to fire control, or 3) *space devoted to lobbies or entrances, or space used for passenger concourses or circulation for transit or passenger rail facilities.*

2922.1

(e) A high degree of environmental stewardship is demonstrated; Characteristics may include, but not be limited to the following:

- (1) *Facilitation of transit usage through planning for coordinated access to transit facilities, providing for interconnections of transit modes, or providing or facilitating architectural enhancements to transit or rail-related spaces including entrances, natural lighting, or other elements;*
- (2) *Ventilation for exhaust related to passenger rail-related services (e.g. for diesel locomotive exhaust fumes)*

We would appreciate the opportunity to discuss our issues, concerns and suggestions at your December 16th hearing. As information, Amtrak is commencing a comprehensive planning study for Washington Union Terminal to explore the improvements required to provide improved rail passenger and visitor service levels along with added track and pedestrian capacity to meet the increased demands expected in the next two decades and beyond.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink that reads "John C. Bennett". The signature is written in a cursive, flowing style.

John C. Bennett
Assistant Vice President, Policy Management
Policy and Development Department