

UNION STATION REDEVELOPMENT CORPORATION

David S. Ball
President

December 15, 2010

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Case 09-21 – Union Station North

Dear Chairman Hood:

The Union Station Redevelopment Corporation (USRC) is a nonprofit organization, established by the U.S. Congress to oversee the restoration of the Station in the 1980s. Today, USRC is responsible for ensuring the long-term viability and operations of the Station, including the management of all capital improvements and expansions of Station facilities including its garage. I am writing to express USRC's favorable opinion regarding the District's proposed rezoning of the air rights property next to the Station.

In an effort to coordinate the complex improvements underway and in planning at the Station, USRC regularly convenes the major stakeholders. These groups include: Amtrak, DDOT, WMATA, Ashkenazy Acquisition Corporation (controlling entity of the retail spaces inside the Station), and Akridge (the owner of the air rights properties). These groups serve on USRC's working groups, planning: a new intercity bus facility, the incorporation of streetcar service, improvements to Metrorail facilities, expanded concourse areas, improved circulation and retail offerings and many other initiatives (as well as funding strategies).

Akridge's planned "Burnham Place" project, including its many positive impacts on the Station, is a key initiative which will unlock the potential for a series of many of these major transportation-related improvements. Underneath and connected to the air rights deck (or "platform"), a new concourse primarily for Amtrak and VRE use, will vastly expand the existing boarding and waiting areas for passengers. With the use of this space, Amtrak's ability to vacate other critical areas should increase substantially. The filling in of the current void up to H Street will create a north station entryway befitting the grandeur of the Station, and will also provide connection points for future streetcar and intercity bus passengers. Simply stated, our facility is at capacity, and the air rights present one of the few opportunities for the Station to accommodate growth and expansion.

ZONING COMMISSION
District of Columbia

CASE NO. 09-21

EXHIBIT NO. 215

RECEIVED
U.S. OFFICE OF ZONING
2010 DEC 20 PM 3:31

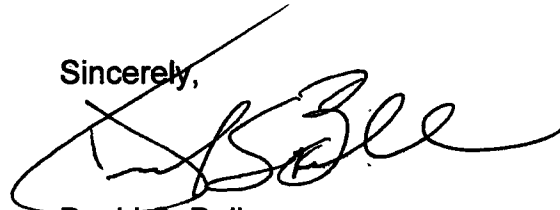
Chairman Hood
December 15, 2010
Page 2

USRC is pleased that in multiple places the proposed zoning language recognizes the central importance of Union Station to what is proposed and eventually built in the air rights property. We are also supportive of all parts of the proposal which foster a phased approach to this development. USRC would like to see this project move forward as soon as possible. Allowing foundations to be built sooner rather than later, and including two stages of design review should encourage Akridge to incrementally move forward with its planning and execution of the project, whenever possible – a result USRC very much desires.

The proposed building heights, which could be allowed in this "USN" area have received attention in recent months. USRC does not have a strong opinion on this matter. However, we are comfortable that your Commission's future evaluations, Historic reviews and other processes will yield the 'right' types of buildings, which should be constructed in this important location.

In sum, USRC supports the City's efforts to move forward a vital element in the redevelopment and expansion of Union Station in the form of the Union Station North zone. Please provide flexibility and opportunities for incremental progress wherever possible, as you consider the regulation of the air rights space. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "D. S. Ball", with a large, sweeping flourish extending from the end of the signature.

David S. Ball