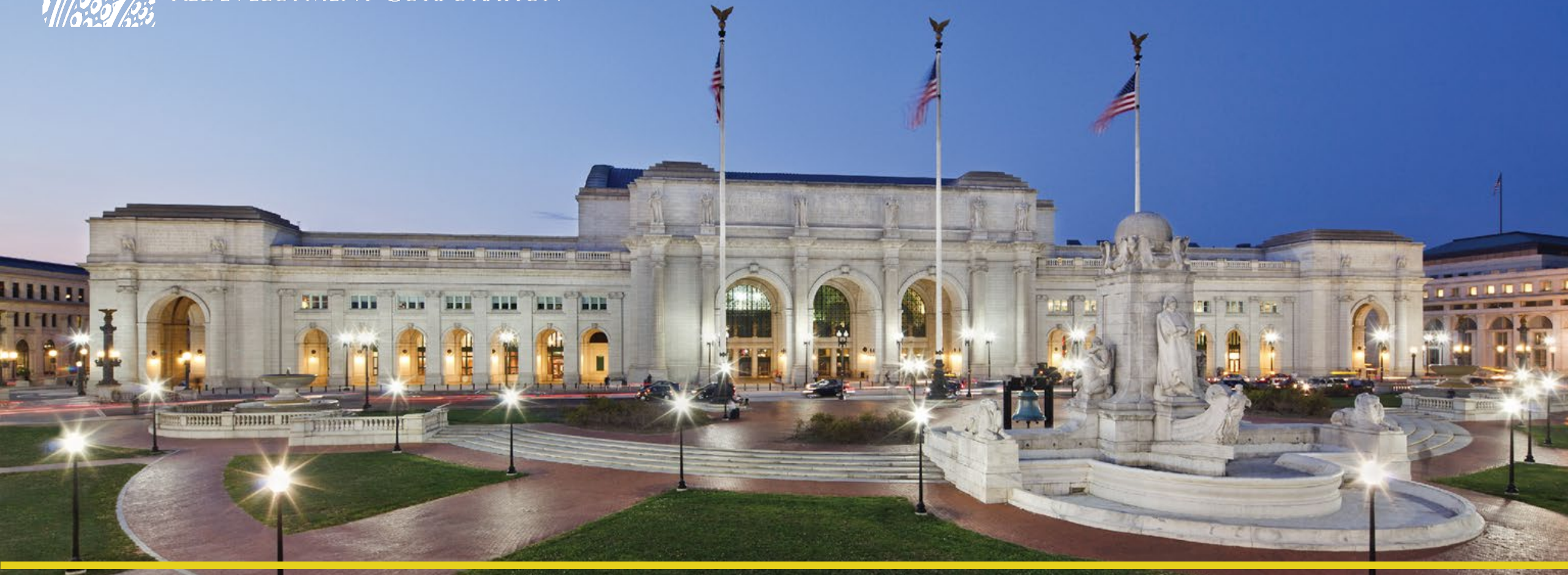
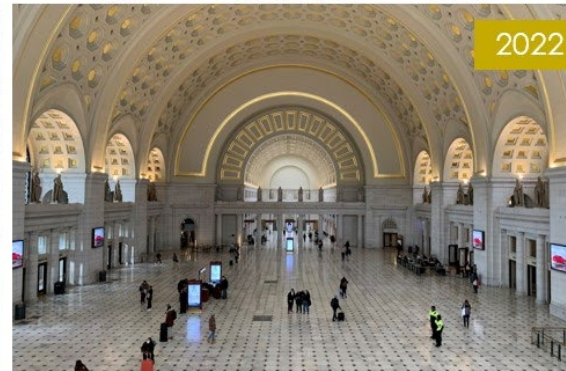
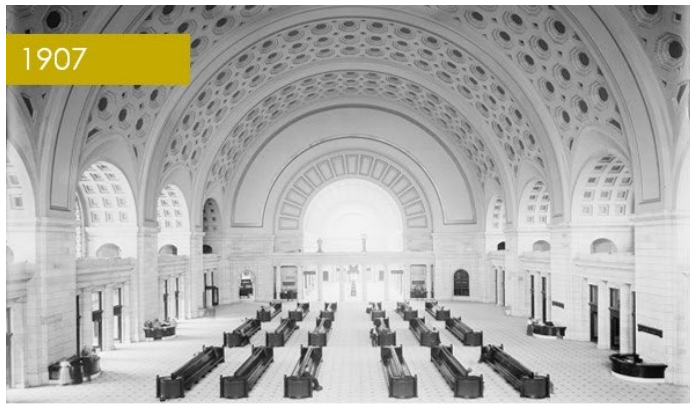


UNION STATION
REDEVELOPMENT CORPORATION

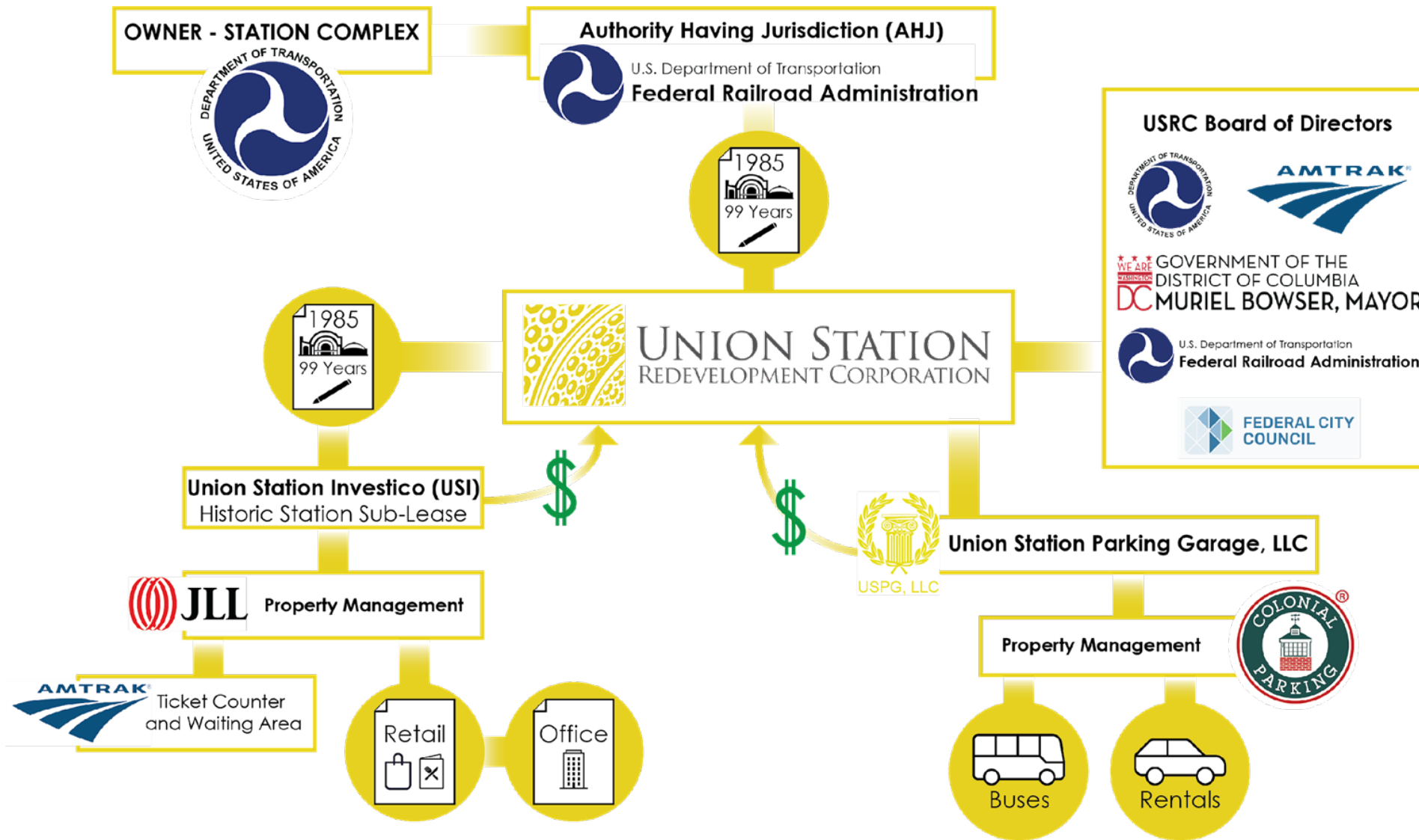


Washington Union Station – Past, Present, & Future
Metropolitan Washington Council of Governments Meeting: June 14, 2023

Union Station Through the Years – Main Hall & Concourse



USRC and Union Station



Multimodal Regional Transportation Hub

c. 1950s



1908



1914



Goals & Objectives - Station Expansion Project (SEP)

- Support current and future rail service and operational needs
- Facilitate intermodal transportation
- Provide a world-class civic, cultural, and commercial center connecting communities
- Preserve and maintain the historic station and its features
- Sustain the economic viability of Washington Union Station by serving as a catalyst for commercial development and private investment
- Integrate with the adjacent neighborhoods, businesses, and planned development.



HISTORIC STATION



CONCOURSES



TRAIN HALL



RAIL



TAXI & SHARED RIDE



BUS FACILITY



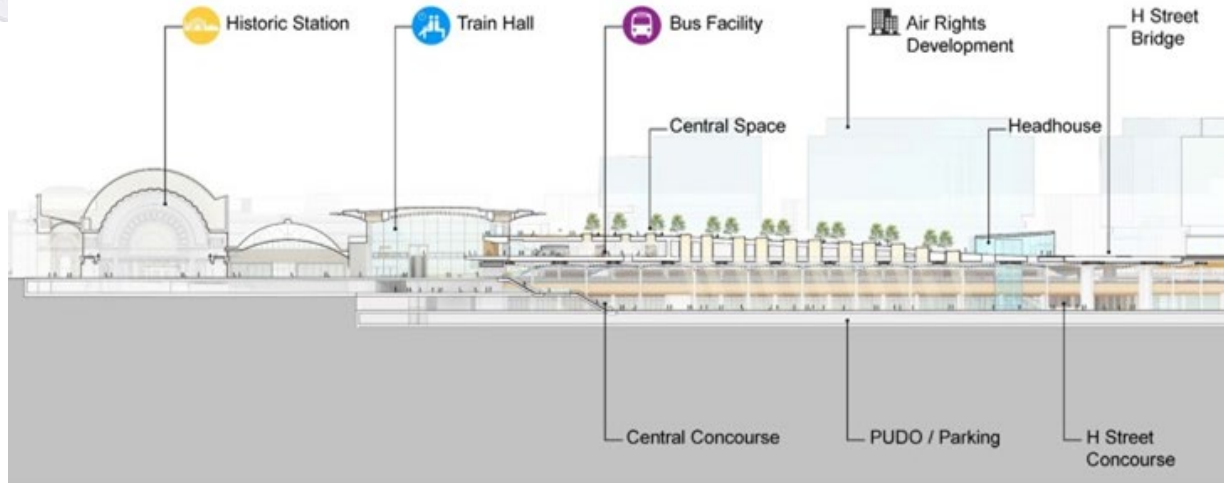
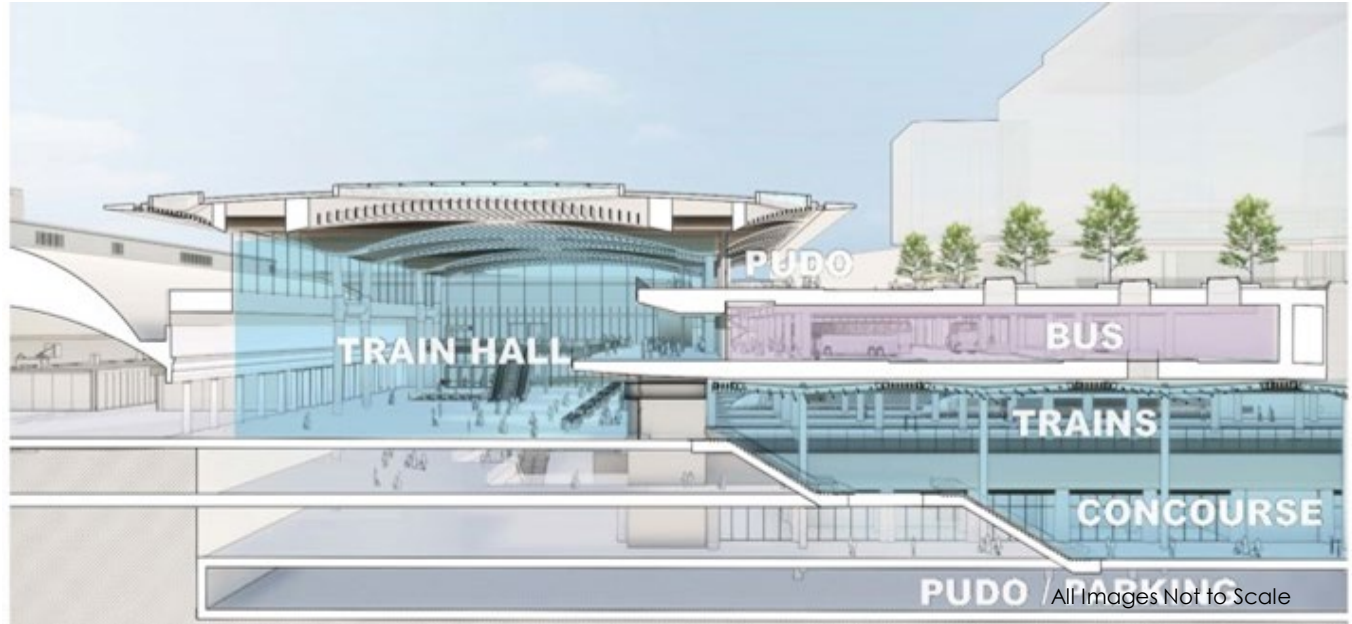
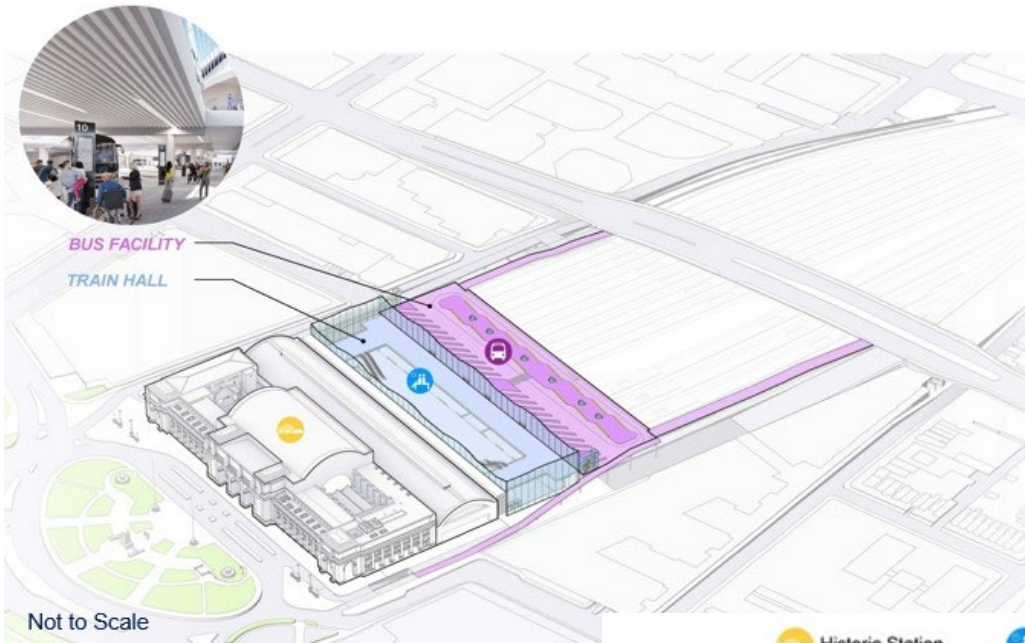
PARKING



BIKE &
PEDEDESTRIAN
ACCESS

SEP Preferred Alternative – Aerial & Cross Section

Bus Facility Level Axon



Preferred Alternative - Renderings

H Street Concourse – Looking Southwest



1st Street Entrance



Train Hall – Looking Northwest



Train Hall Mezzanine – Looking East



Benefits for DC

- Integrate the Station with adjacent neighborhoods, communities and businesses – fill the East/West gap
- Preserve and maintain the historic Station; develop a world-class transportation befitting the Nations Capital
- Deliver fiscal benefits, increased tax base, job opportunities, and enhanced mobility through transportation capacity and facility improvements
- Place-making in the heart of DC – restore civic pride while delivering substantial economic, housing, open space, and connectivity benefits to an area of the city that has historically served as a major barrier



Benefits for Maryland

- Support projected long-term MARC Service growth of up to 150%
- Improved connectivity of surrounding counties; connecting industry, talent, and stimulating economic development
- Provide additional train storage capacity, resulting in an improved boarding process and location
- Enhance commuter rail service provided by Amtrak
- Enable more efficient, reliable all-around service as a result of improved station and railroad infrastructure
- Take significant steps towards achievement of goals outlined in the MARC Cornerstone Plan and the Brunswick Line Expansion Study – facilitate thru-running vision



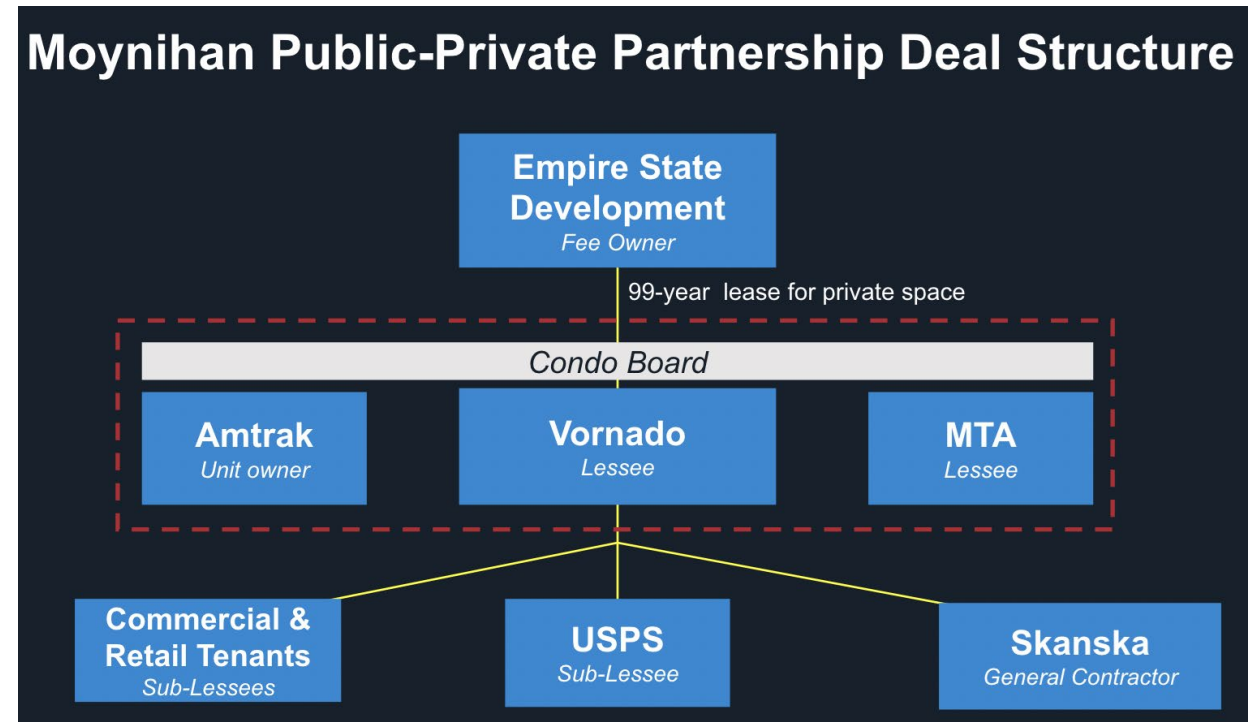
Benefits for Virginia

- Double state-supported Amtrak service between Washington, DC, and Richmond, resulting in near-hourly service along this corridor
- Support projected long term VRE ridership growth of 250%
- Improved connectivity of surrounding counties; connecting industry, talent, and stimulating economic development
- Increase Amtrak service to Roanoke, Newport News, and Norfolk; increase VRE Fredericksburg Line service by 75 percent and add new late-night and weekend service
- Complement VRE's Long Bridge and I-95 corridor Projects and eliminate the critical rail bottleneck on the East Coast;
- Improve performance and reliability to meet the increasing demand for reliable and safe travel options for passengers



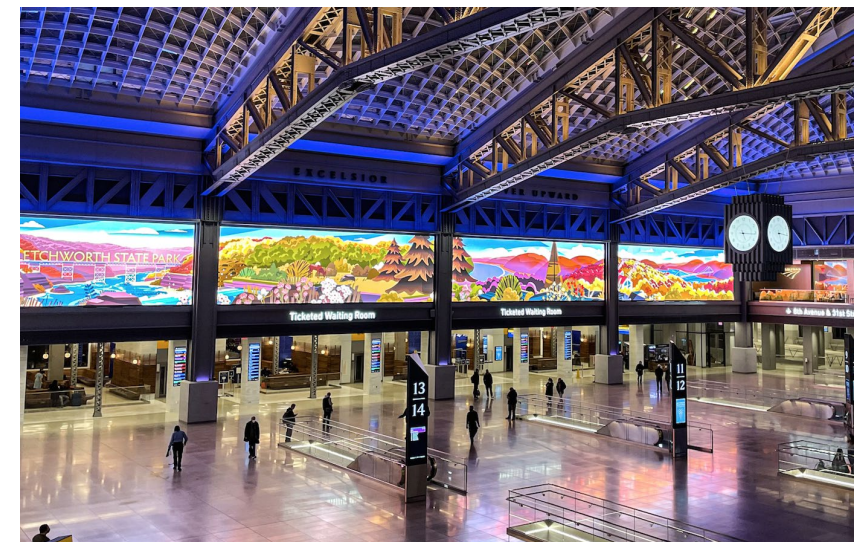
Model for Success - Moynihan Train Hall

- Similar Ingredients / Objectives:
 - Vision of modern rail experience
 - Transit investment/upgrades as means of added capacity and viability of mass-transit modes
 - Planned impact on city/region/local communities
 - Infrastructure to Support Frontier CBD (HY)
- Directly translatable experience working with:
 - Public-private partnerships
 - Multi-modal operators (Amtrak & LIRR)
 - Commercial tenants
 - Complex Construction Logistics
- Expanding on historic preservation + adaptive reuse and modernization
 - Like Moynihan's Farley building, Union Station's history and iconic architecture is what makes it unique



Delivery Model - Benefits

- Purpose-Built, Mission-Driven Development Corp.
- Leverage Private Sector Development Experience
- Design-Build Risk Sharing Structures
- Cost Certainty
- Higher Operations & Maintenance Standards
- Private Developer Equity payment for master lease
- 40-year financing against payment-in-lieu-of-taxes (PILOT)
- Low-interest federal transportation loan (TIFIA)
- Shared & Representative Long-Term Governance
(Commercial Condo)



Infrastructure as a Catalyst for Development



Union Station Expansion - Benefits for the Region

- Modernize and transform the country's second-busiest intercity rail hub by the year 2040.
- Accommodate significant projected long-term ridership growth: Amtrak (95%); VRE (250%); MARC (150%); Intercity Buses (50%).
- Increase intercity and commuter rail service for more efficient connection of broader DMV region and job and market opportunities along the east coast
- Generate tens of thousands of construction jobs and full-time employment in the Project Area.
- Improve connection between MD and VA with potential MARC to VRE run through service

