



UNION STATION
REDEVELOPMENT CORPORATION

2020 Annual Report

Letter from the President

In 2020, USRC continued the important work of preserving and protecting historic Union Station. We expanded our archives, which has been critical to understanding the building's historic infrastructure and all that has happened since the station opened in 1907. This research is also helpful as we undertake further repair and restoration of the historic station and the adjacent garage. In 2020, USRC contractors restored Roman Legionnaire statues, replaced damaged marble floor tiles, and repaired historic vestibules. Additionally, we continued working with the Federal Railroad Administration (FRA) on the environmental impact statement process of the Station Expansion Project in order to protect the station for the future.

Due to the coronavirus pandemic, most of the concerts, displays, and tours that usually happen at Union Station were canceled. Fortunately, the station could still host a women's suffrage exhibit in the summer. In addition, USRC launched a new virtual experience in order to provide information about the station's history in lieu of in-person tours. Once we get to the "new normal", we hope that the station will again be a site for these cultural events and reinforce the station as an integral part of the neighborhood.

In addition, safety remains a focal point. USRC is collaborating with personnel of more than 20 security and safety entities to address a variety of urban issues and ensure Union Station is a safe and inviting place.

In spite of the COVID-19 pandemic, 2020 was a busy year for USRC. None of our important endeavors would have been possible without the support of our partners and friends. For this, we are most grateful and we look forward to working with all of you to continue this momentum into 2021 and beyond.



Beverley K. Swaim-Staley
USRC President and CEO



Public Relations

Awards and Recognition

In September 2020, Stephen Cirello, a member of the Guild of Professional Tour Guides of Washington, DC, wrote an article about the Union Stations in Washington, DC and Los Angeles. Entitled "A tale of two stations, A tale of two unions", the article was featured in the summer edition of *The Itinerary* (the Guild's newsletter), as well as on the *French Quarter* magazine website (in English and French) - <https://frenchquartermag.com/index.php/2020/09/14/a-tale-of-two-stations-a-tale-of-two-unions/>.

Union Station Tours and Virtual Experiences

Prior to the onset of the coronavirus pandemic in Washington, DC, USRC organized and led four tours of Union Station, three of which were in collaboration with Atlas Obscura.

After it became apparent that in-person tours would no longer be possible, USRC launched a History of Union Station virtual experience series. Using the Zoom platform, charging \$10 per person, USRC organized and presented virtual experiences in August, September, and December 2020. For the latter, in addition to the standard content, there were some interesting historical holiday details included.

USRC plans to continue having History of Union Station virtual experiences until in-person tours can resume. The next online presentation is scheduled to take place on February 27, 2021. To get more information or buy tickets, please go to <https://www.usrcdc.com/event/history-of-union-station-virtual-experience-4/>.

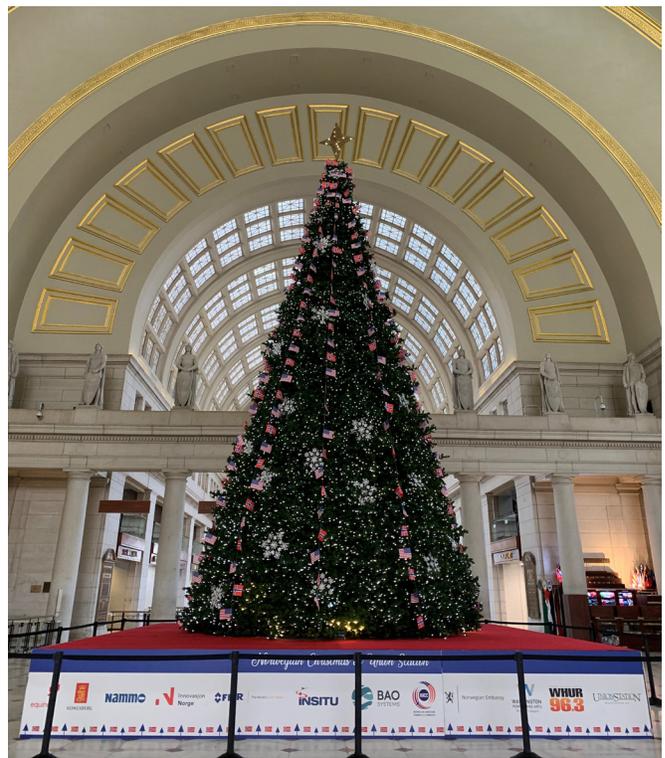
Events and Celebrations

THE HOLIDAY SEASON

Due to COVID-19, Union Station could not host a live, public holiday tree lighting ceremony. Nevertheless, in the Main Hall, for the 24th year in a row, there was a beautiful holiday tree, thanks to the Royal Norwegian Embassy, in partnership with the Norwegian-American

Chamber of Commerce Mid-Atlantic Chapter and Washington Performing Arts. On behalf of the citizens of Norway, this generous gift symbolizes gratitude for the assistance Norway received during WWII and appreciation for the strong friendship between the two countries.

The Norwegian Ambassador, Her Excellency Anniken Ramberg Krutnes, gave a virtual message, which featured a song by the Washington Performing Arts Children of the Gospel Choir. This video can be seen at <https://www.youtube.com/watch?v=JMJuAr2GrBM>.

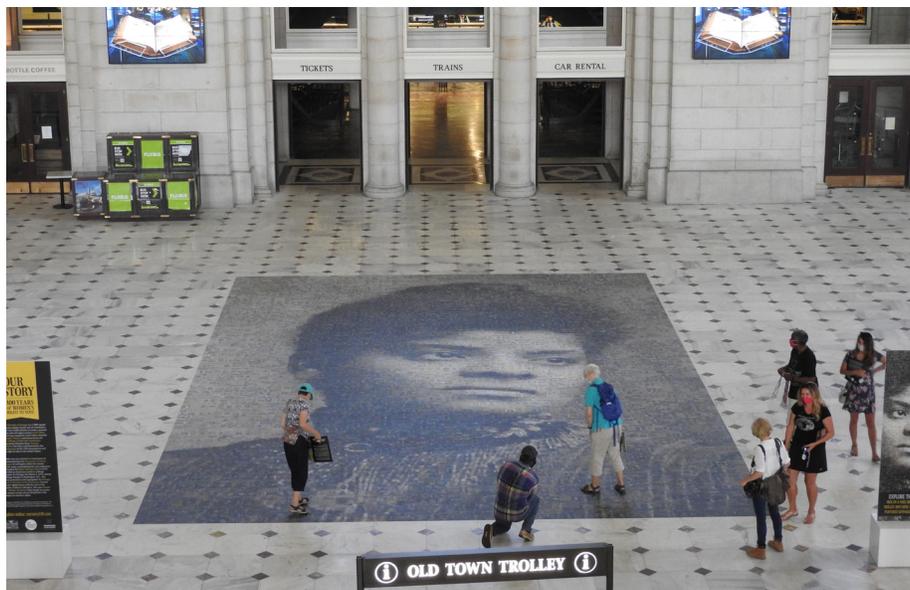


The station also looked festive with the wreaths on the exterior of the building. However, due to the coronavirus pandemic, there was no train display in 2020. USRC looks forward to the next time there can be a holiday tree lighting ceremony and train display in the station.

OUR STORY: FACES OF SUFFRAGE, PORTRAITS OF CHANGE ART EXHIBIT

From August 24 to 29, 2020, Union Station's Main Hall was host to *Our Story: Faces of Suffrage, Portraits of Change*, an awe-inspiring, 1000 square foot, interactive photo mosaic and art installation, which depicted a portrait of suffragist and civil rights activist Ida B. Wells. Created by artist Helen Marshall of the People's Picture, commissioned by the Women's Suffrage Centennial Commission, and produced by Christina Korp, Purpose Entertainment, *Our Story* commemorated the 100th anniversary of the ratification of the 19th Amendment and women's right to vote in the United States.

The mosaic was made up of thousands of photos telling myriad stories of the suffrage movement. For those who were not able to see the art exhibit in person or would like to learn more, portraits of suffragists and their stories can be explored online at <https://www.ourstory100.com/>. In addition, you can check out a time-lapse video of the installation process and an interview with Christina Korp on the Union Station YouTube channel - <https://www.youtube.com/playlist?list=PLEBzJGcRm9UaDOvPFJPJ5alRnlhMELMA>.



Historic Preservation

As part of the effort to promote the historic preservation and development of Union Station, USRC maintains, organizes, and archives all historical and project records. This work to properly archive all types of documents has proved valuable as we:

- address maintenance issues in the station;
- maintain strong relationships with national and local historic preservation agencies;
- modernize mechanical, electrical, and plumbing systems;
- rehabilitate historic sections of the station;
- implement recommendations of the Historic Preservation Plan; and
- plan for long-term redevelopment of the station area.

Since 2014, USRC has used a system of organization for records, drawings, photographs, historic documents, and digital files that adheres to best practices. In accordance with the collection development policy, USRC collects, preserves, and provides access to available records related to the history of the corporation and Union Station, supporting the core mission to preserve and restore the station's historic and architectural significance. The policy includes a scope of relevant topics that document the physical and cultural history of Union Station, as well as guidelines for expenses and usage of records.



In spring 2000, a carousel was displayed in the Main Hall as part of the *Turn of the Century* exhibit, created by the School of Visual Arts in New York City, sponsored by the History Channel and A&E's Biography documentary series. (Photo courtesy of Special Events at Union Station)

Additionally, USRC continues to work on the review and reorganization of off-site records. This project, which commenced in 2018, is expected to be completed in 2021.

Lastly, USRC continues to expand our historic photograph collection with credit to The Center for Railroad Photography & Art, National Park Service Harpers Ferry Center, Lyndon B. Johnson Presidential Library, and the Historical Society of Washington, DC. USRC has also expanded the historic newspaper articles collection with the assistance of the DC Public Library and the Library of Congress.



Taken in 1943, this photo shows passengers gathered in front of the Concourse train arrival bulletin board, seeking information on their trains' times and tracks. (Photo credit: Paul M. Schmick)



In the 1970s, the Lunch Room was turned into a theater. This photo, taken in March 1986, shows the space stripped of the theater fixtures, which was necessary for the restoration and subsequent reconstruction into the Columbus Club. (Photo credit: Sission Studios, Inc.)

On the following page is a photo, from the 1920s, that shows an aerial view of the station and railyard from the southeast. (Photo courtesy of the National Archives and Records Administration)



Building Restoration

USRC continues to collaborate with Union Station Investco LLC (USI) and FRA to evaluate, assess, and plan for station upgrades and replacements. USRC is pleased to share some accomplishments of 2020.

MAIN HALL VESTIBULES AND EXTERIOR ROMAN LEGIONNAIRE STATUES RESTORATION PROJECT

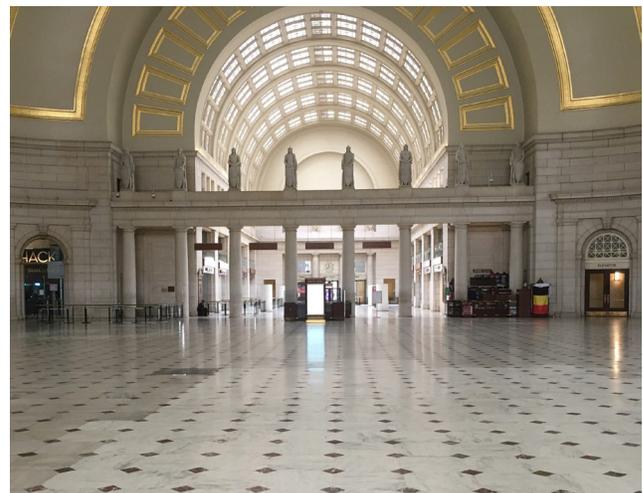
The restoration of the six historic vestibules on the north and south sides of the Main Hall and the exterior Roman Legionnaire statuary above the front entrance was undertaken from March to May 2020. The vestibules, which were built from 1905 to 1908, provided pathways for travelers from the Main Hall to the Passenger Concourse. Installed in 1912, the six exterior statues are included in the set of 46 Roman Legionnaires designed by Louis Saint-Gaudens, which represents the number of states at the time of the station's opening. USRC hired John Canning & Co. to clean, repair, and restore the vestibules and exterior statuary, a task that had not been undertaken since the 1980s restoration.



MARBLE FLOOR TILE REPLACEMENT PROJECT

The first phase of the Marble Floor Tile Replacement Project took place from February to July 2020. Since the floor tile was restored in the 1980s, damage from wear and tear and removal of the Center Café and fountains in the Main Hall necessitated repairs. The original marble quarry, from which the 1980s tiles were sourced, has been depleted. However, a nearly indistinguishable marble was identified in the Danby Quarry in Vermont.

USRC and Promacs, LLC developed an inventory of floor tiles in need of replacement, categorized by severity of damage. With the assistance of R. Bratti Associates and LSR Refinishing, the most damaged tiles were replaced and the entire floor was polished.

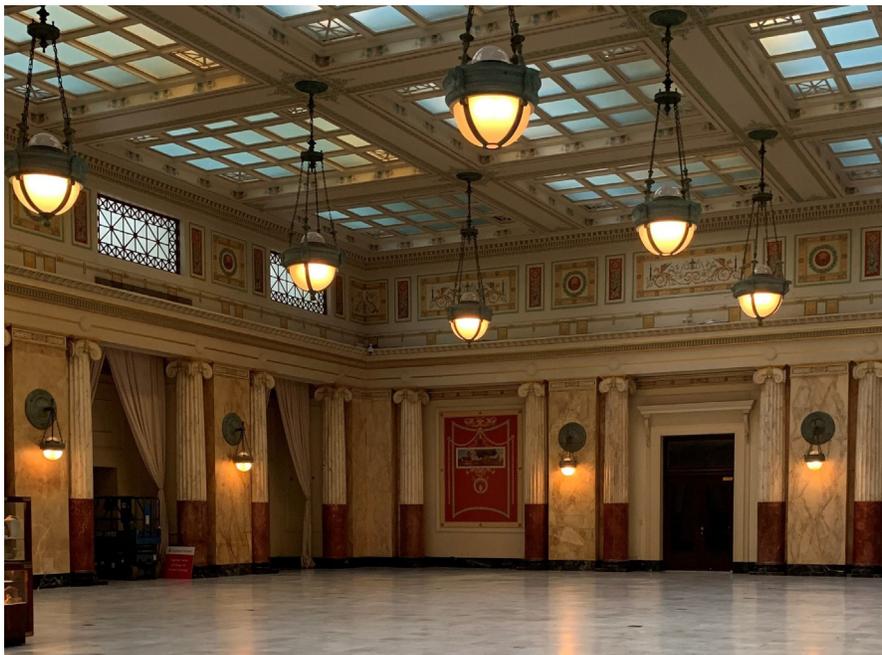


GRANTS AWARDED TO USRC

USRC received grant funding through the District Department of Transportation (DDOT) Transportation Alternatives Program (TAP) for the Granite Masonry Restoration Project. The granite masonry walls in the Main and West Halls, along with other surfaces, such as the original electronic doors located in each corner, will be cleaned, repaired, and restored. DDOT TAP grant funding was also allocated for the second phase of USRC's Main and West Hall Marble Floor Tile Replacement Project. The funding will be used

to purchase additional tile to replace the less damaged tiles and create attic stock.

In addition, USRC has been selected for a Save America's Treasures grant, funded by the National Park Service's Historic Preservation Fund. This grant funding will be used to repair and restore the 16 scagliola pilasters and engaged columns in the East Hall, which were damaged in the August 2011 earthquake.



Preparation for the Future

STATION EXPANSION PROJECT

USRC is working closely with FRA to design and prepare for long-term development of Union Station and the surrounding area. The Station Expansion Project consists of two major work efforts: the Environmental Impact Statement (EIS) led by FRA and the conceptual design of the project that will be based upon a final Record of Decision, anticipated in 2022. The Draft EIS was released on June 5, 2020 and the comment period closed on September 28, 2020.

TRACKBED SUBBASEMENT PROJECT

USRC is collaborating with Amtrak on the Trackbed Subbasement Project by designing the utility relocation to advance Amtrak's structural work. Design started in March 2020 and reached 30 percent in September 2020.

EXISTING CONDITIONS FIELD VERIFICATION PROJECT

USRC has been working on Existing Conditions Field Verification in the Claytor Concourse to assist Amtrak with future progress on the Claytor Concourse Modernization Project.

Financial Summary

USRC is a self-sustaining 501(c)(3) nonprofit corporation with two primary sources of revenue: the revenue derived from the station sublease with Union Station Investco LLC and the revenue earned from parking garage operations.

USRC's primary objectives are to maintain the historic building and provide direct oversight of the parking facility. Revenue from the garage,

which accounts for 70% of total revenue, normally subsidizes USRC's financial responsibilities with regard to historic preservation.

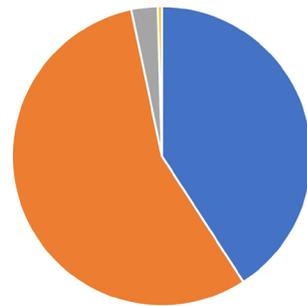
However, due to COVID-19-related travel restrictions, garage revenue decreased significantly in FY 2020.

See the illustrations below for a breakdown of revenue and expenses in fiscal year 2020:

Illustration of Revenue

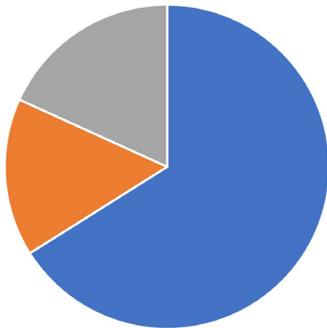
FY 2020 Revenue = \$8,432,033

USRC FY 2020 Revenue



- Station Revenue
- Garage Revenue
- Grant Funds
- Interest Income

USRC FY 2020 Expenses



- Operating Expenses
- Capital Expenses
- Debt Service Payments

Illustration of Expenses

FY 2020 Expenses = \$10,290,431



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