

# BURNHAM PLACE

A Vision for a Vibrant Air-Rights Neighborhood at Union Station



Informational Submission to the  
**U.S. Commission of Fine Arts**

June 16, 2022



## **What is Burnham Place?**

A roughly 3-million sf air-rights neighborhood located above Union Station's tracks and adjacent to the proposed Station Expansion Project (SEP).

## **Why are we giving this informational presentation?**

Akridge, Burnham Place's sponsor, is supportive of the planning framework established by the Draft Revised SEP Alternative. Akridge believes that with continued coordination the SEP framework can yield successful and harmonized station and air-rights projects.

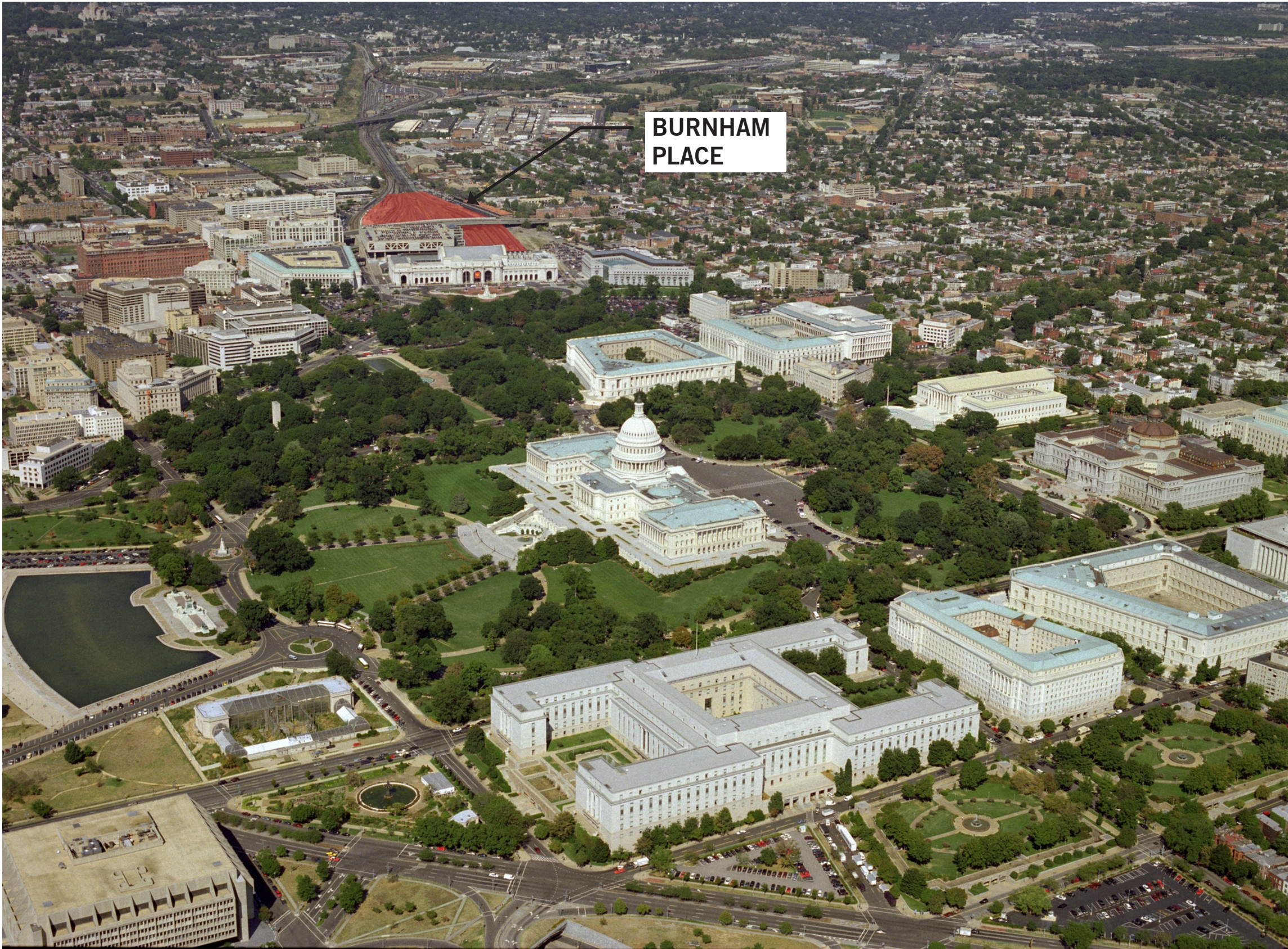
## **Why should this interest the Commission?**

Portions of Burnham Place will be reviewed in the future by the Commission under Shipstead-Luce Act jurisdiction. Several elements of the air-rights framework will be established by the SEP's program and configuration, currently under consideration by the Commission.

# Site Context and Framework



Aerial View Looking North



Circa 2002



# Union Station and Burnham Place: World Class Transportation Hub and Civic Asset

## Precedents



Manhattan West, New York



Broadgate - Exchange House at Liverpool Street Station, London



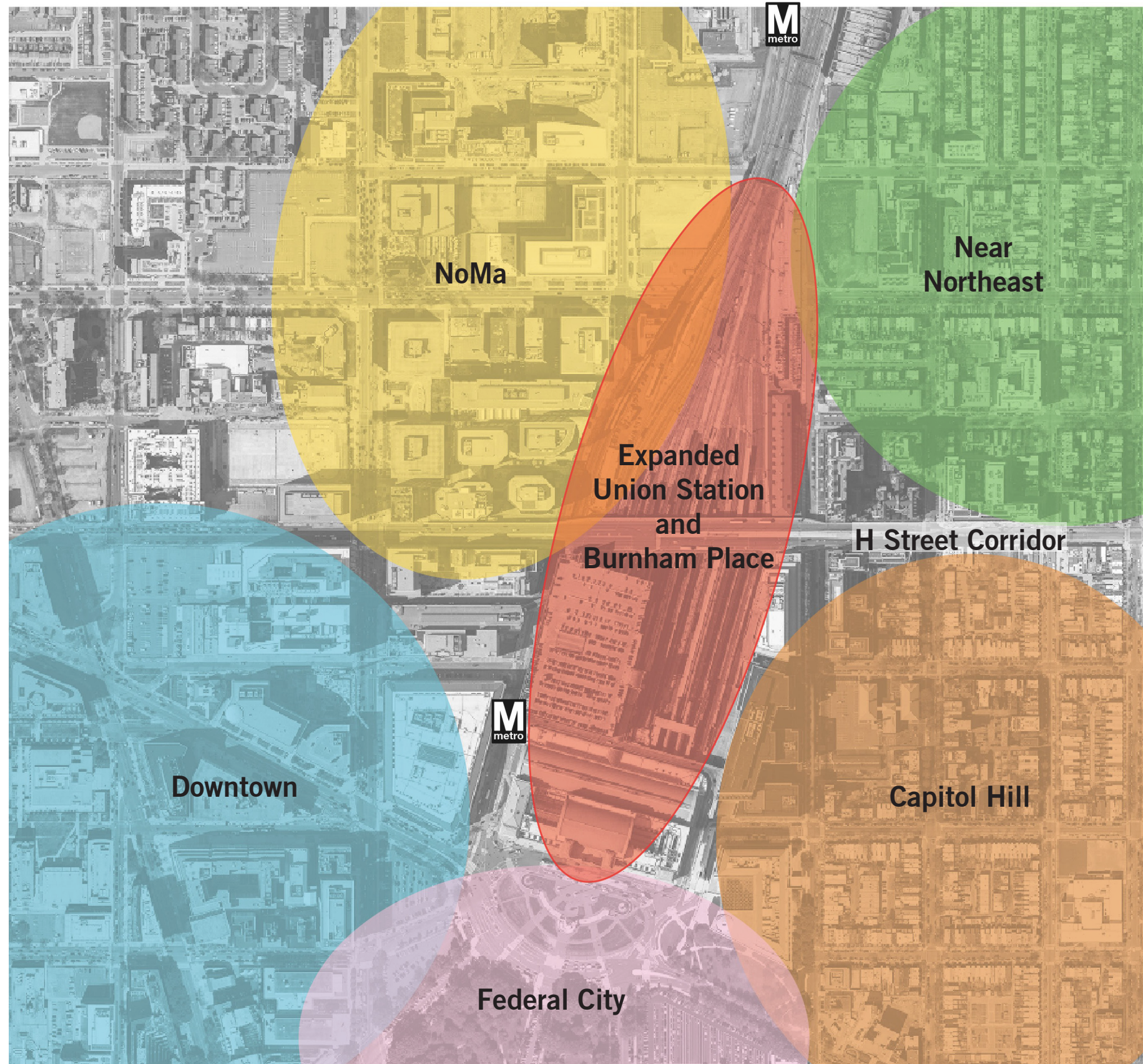
St. Pancras Train Station, London



Liverpool Street Station, London

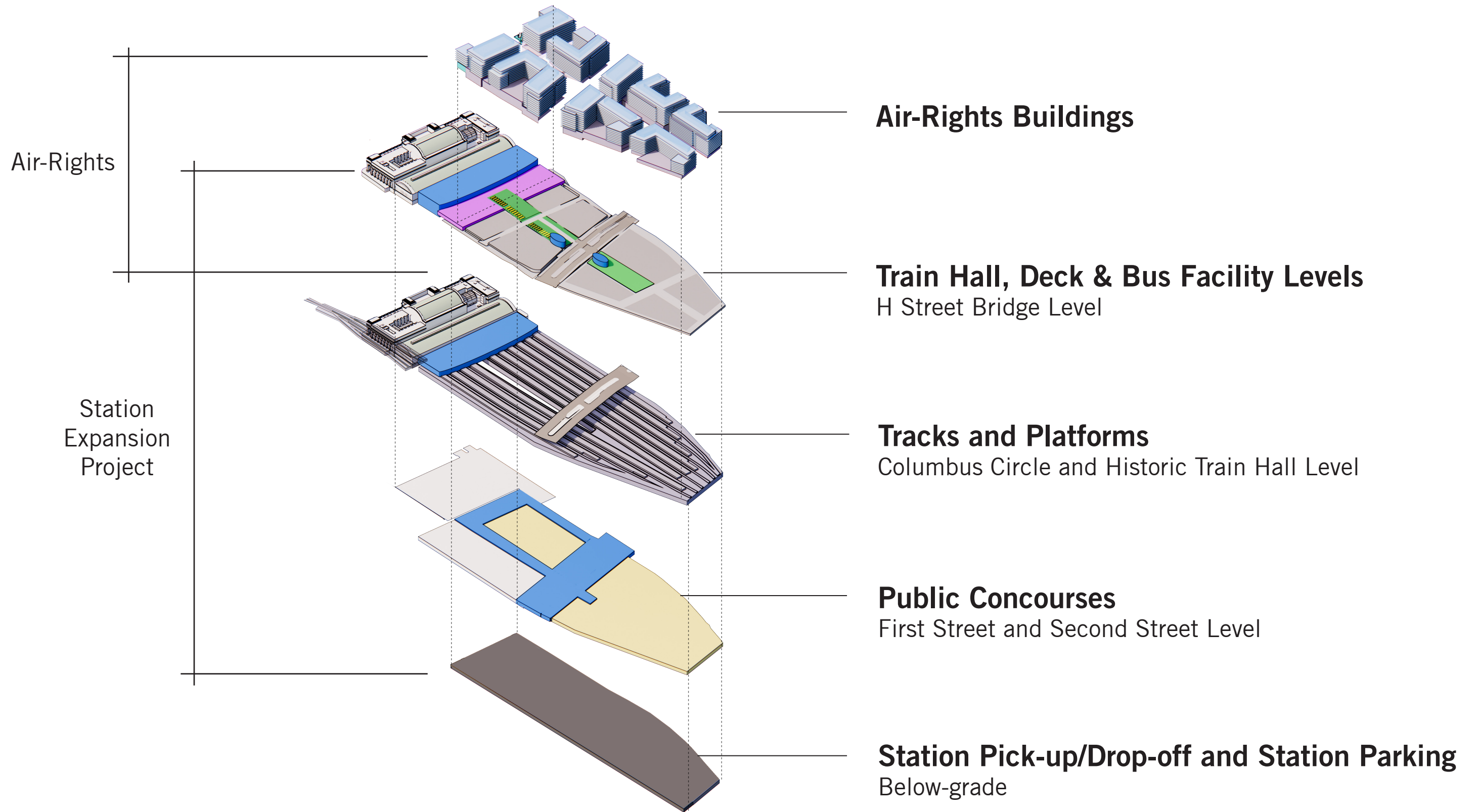


# Neighborhood Connections and New Urban Hub



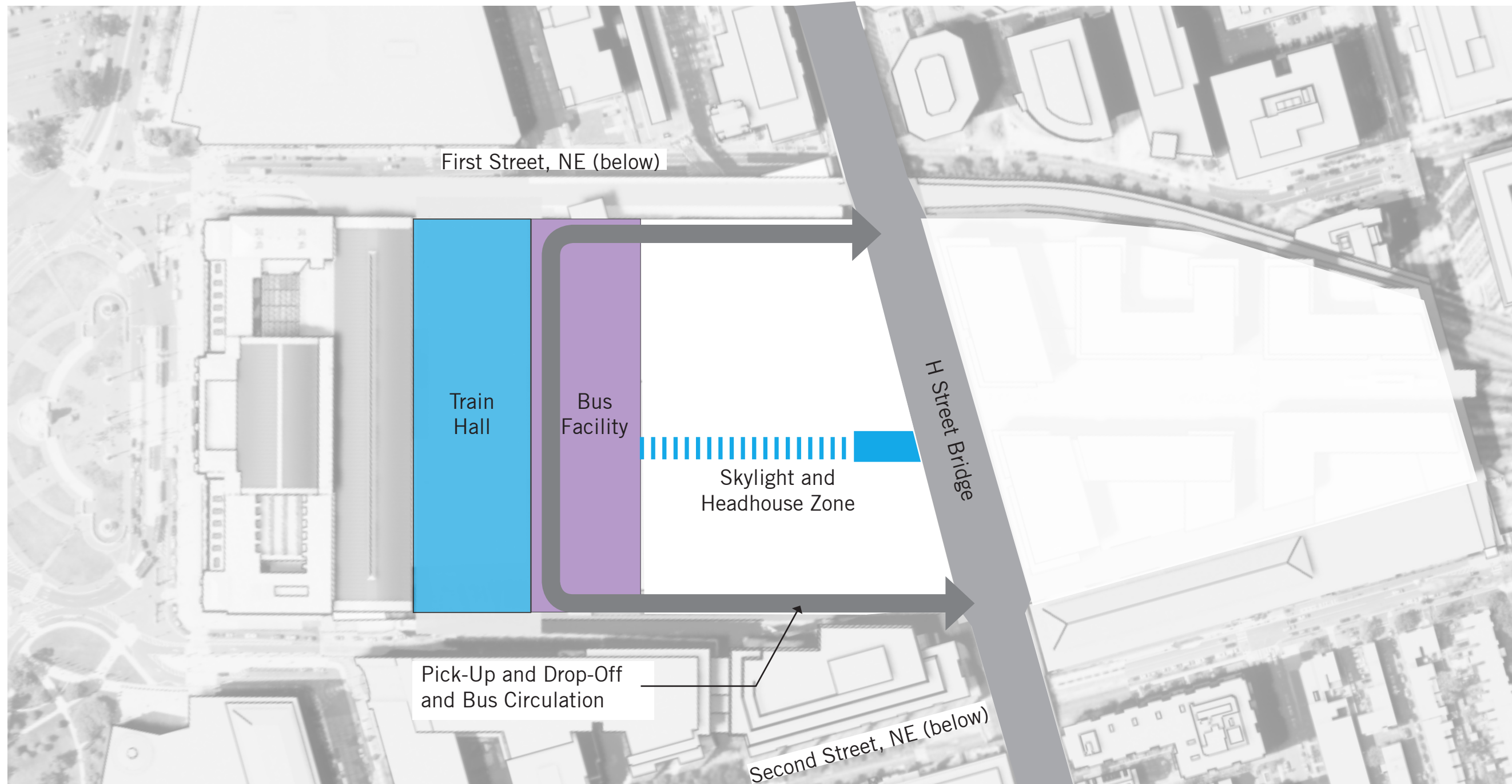


# Multi-Modal Station Expansion and Transit-Oriented Neighborhood

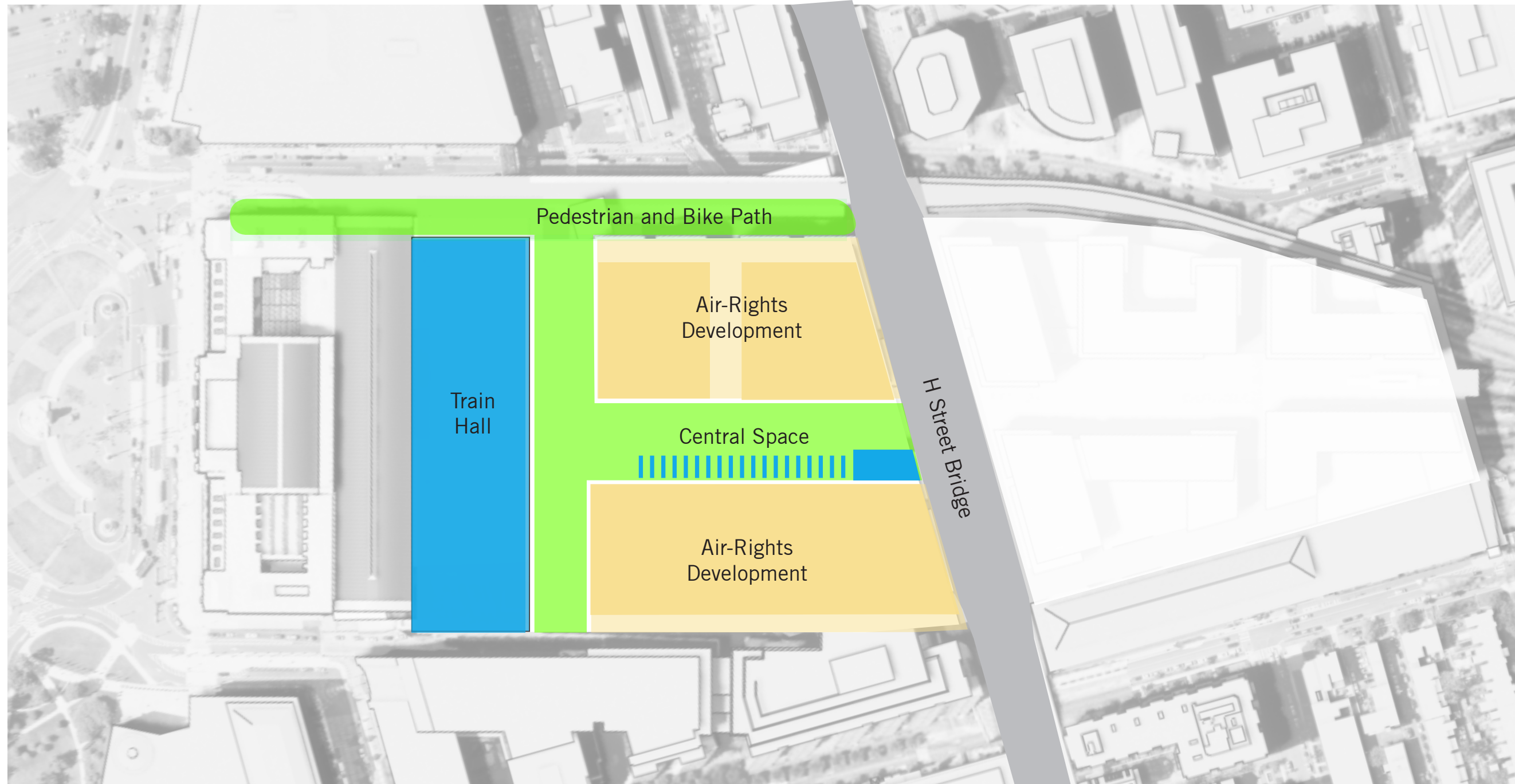




# SEP Program and Circulation Influencing Air-Rights

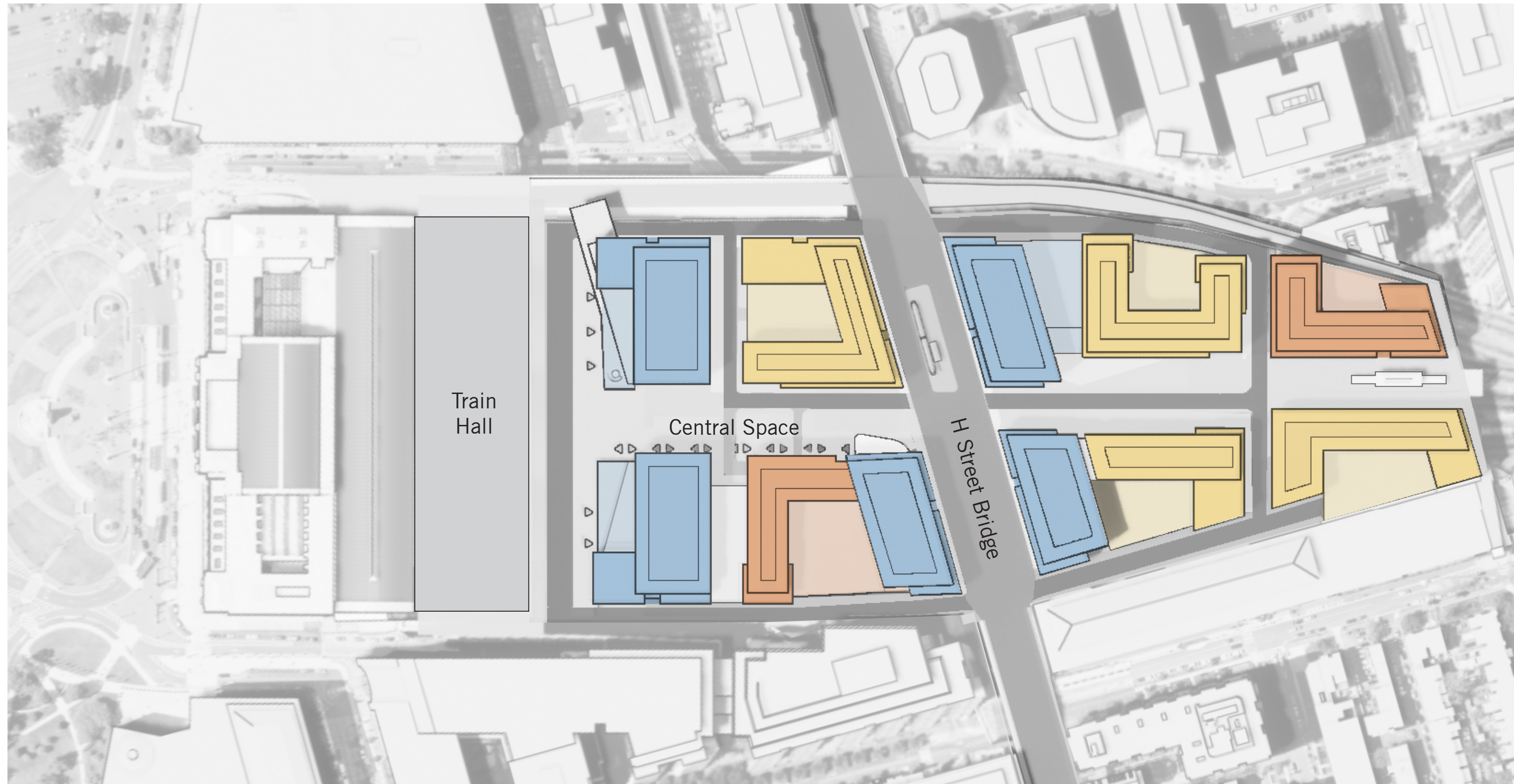








# Air-Rights - Building Footprints and Land Uses



## LEGEND:

- Office
- Residential
- Hotel

Note: The layout and distribution of air-rights buildings and uses are shown here for illustrative and Draft Revised SEP Alternative purposes.



Preliminary Air-Rights Concepts  
Based on the Revised SEP





Aerial view looking south

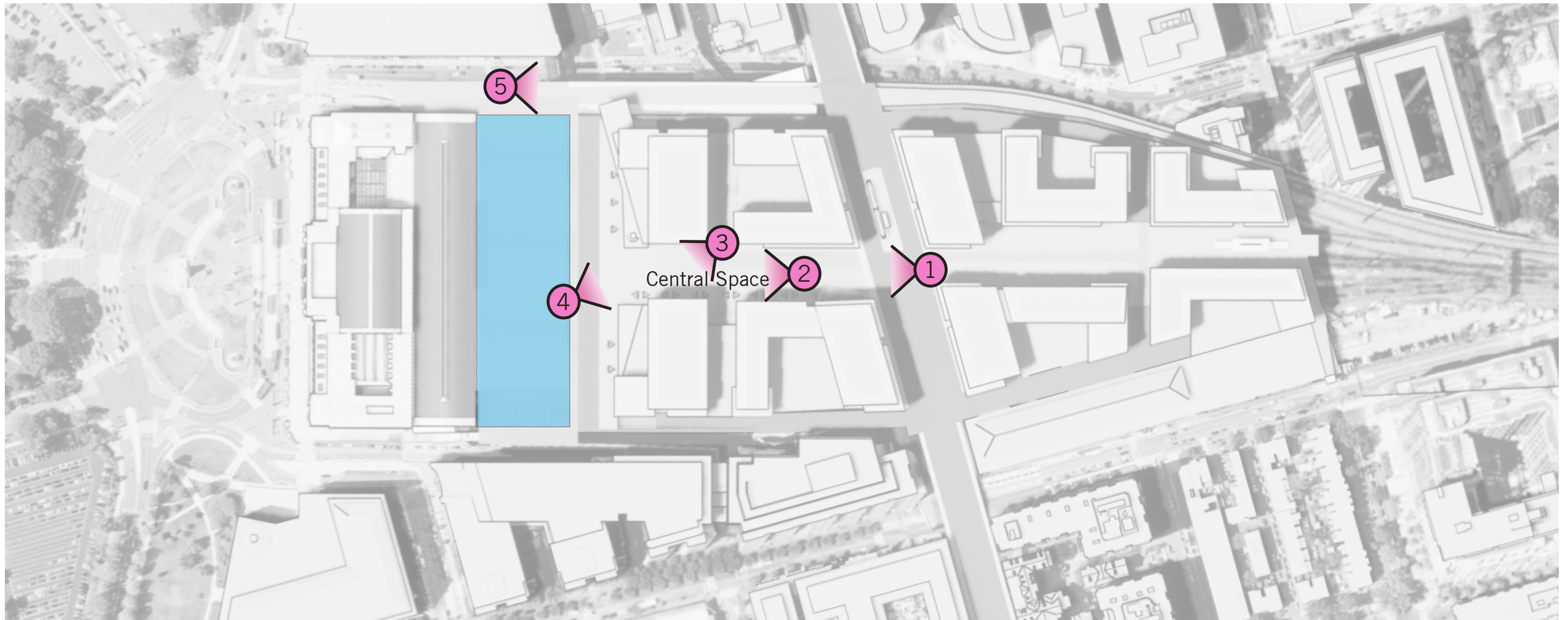




Aerial view looking west along H Street



# Rendering Key Plan (see pages A-15 - A-19)







1. Illustrative view south from H Street





UNION STATION

2. Illustrative view within Central Space toward new Train Hall





03. Illustrative view looking south towards new Train Hall





Arts and Cultural Center

4. Illustrative view north through Central Space





5. Illustrative view north along First Street, NE