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
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

- NoMa
- Near Northeast
- Expanded Union Station and Burnham Place
- H Street Corridor
- Capitol Hill
- Federal City
- Downtown

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Multi-Modal Station Expansion and Transit-Oriented Neighborhood

- **Air-Rights Buildings**
- **Train Hall, Deck & Bus Facility Levels**
  - H Street Bridge Level
- **Tracks and Platforms**
  - Columbus Circle and Historic Train Hall Level
- **Public Concourses**
  - First Street and Second Street Level
- **Station Pick-up/Drop-off and Station Parking**
  - Below-grade
SEP Program and Circulation Influencing Air-Rights

First Street, NE (below)

Train Hall

Bus Facility

Skylight and Headhouse Zone

Pick-Up and Drop-Off and Bus Circulation

H Street Bridge

Second Street, NE (below)
SEP Open Space Network

- Train Hall
- Pedestrian and Bike Path
- Central Space
- Air-Rights Development
- Air-Rights Development
- H Street Bridge
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 west along H Street
Rendering Key Plan (see pages A-15 - A-19)
Illustrative view looking south towards new Train Hall
4. Illustrative view north through Central Space
5. Illustrative view north along First Street, NE