

# HOLLYWOOD SPLENDOR

A New Terminal Underway At Hollywood Burbank Airport Evokes The Region's Glamorous Roots

BY SARAH BELING



**Above:** Construction is underway on a new terminal for Hollywood Burbank Airport, replacing a 94-year-old facility.

**L**ights, camera, terminal – **Hollywood Burbank Airport (BUR)** is about to get a dramatic new makeover. The 94-year-old facility will soon boast a new, 335,000-square foot passenger terminal, a project that newly appointed BUR executive director John Hatanaka says has been in the making for years.

Previously owned by the Lockheed Corporation before it was purchased in 1978 by the Burbank-Glendale-Pasadena Airport Authority, BUR's nearly century-old facilities do not meet Federal Aviation Administration (FAA) standards, says Hatanaka.

The \$1.3 billion project – financed by a combination of bond funds, Bilateral Infrastructure Law grants, airport improvement grants, an approved passenger facility charge, a standby commercial paper program and authority cash reserves – broke ground in January 2024 and is expected to open in October 2026. Designed and built by firms **Corgan, Cannon Design, Holder, Pankow, TEC and Jacobs**, BUR's new terminal features 14 gates, new dining and shopping concepts, updated restrooms and state-of-the-art ticket, baggage and TSA facilities. The project will make significant improvements in both safety and

accessibility by adding distance between the runway and terminal facility building, ensuring that airport facilities are up to earthquake-proofing and ADA standards and by creating an aircraft parking area for boarding and departing.

The new space will also feature a wide swath of sustainability improvements in hopes of meeting LEED Silver certification, including emissions-reducing design, electric vehicle charging facilities, electric ground service equipment and water-use reduction connections.

BUR's new terminal will also pay homage to the region's longstanding legacy as the birthplace of the film industry through a design philosophy dubbed "Icon" by architecture firm Corgan. Corgan came up with three potential design concepts – the Hollywood-themed "Icon"; a mid-century modern vision dubbed "Century"; and a tribute to the area's outdoor beauty called "Paseo." The airport commission "got input from the public as well as [added] their own thoughts, and by a far margin, everybody liked what they call the 'Icon' design," says Hatanaka. "It has its roots back to the silver screen, to Hollywood, but in a very modern way."

The "Icon" concept "draws inspiration from the glitz and glamor of Hollywood with influences of the silver screen – curves and silhouettes, represented through sculptural forms and rich surfaces," as well as through its roof design and "red carpet spotlight"-like columns, adds Brent Kelley, design manager and project architect for Corgan. "Each of the architectural elements were composed to exude elegance, grandeur and excitement of a Hollywood premier," he says. The interior spaces also "echo the old Hollywood theme," with bronze and champagne-colored accents, a terrazzo flooring pattern and soaring ceilings that reflect "the splendor of the movie houses of the age," adds Kelley.

**Right Top:** BUR's new terminal will pay homage to the region's longstanding legacy as the birthplace of the film industry through a design philosophy dubbed "Icon" by architecture firm Corgan.

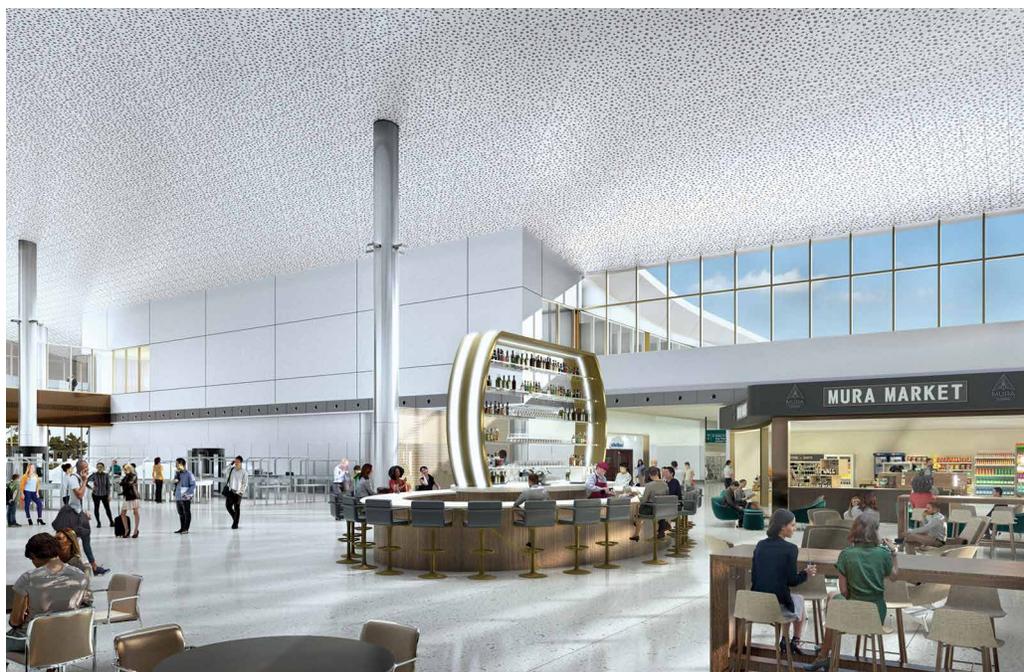
**Right:** The central space in the new BUR terminal will feature a Community Spotlight location, providing 36 revolving opportunities for small businesses from Burbank, Glendale and Pasadena.

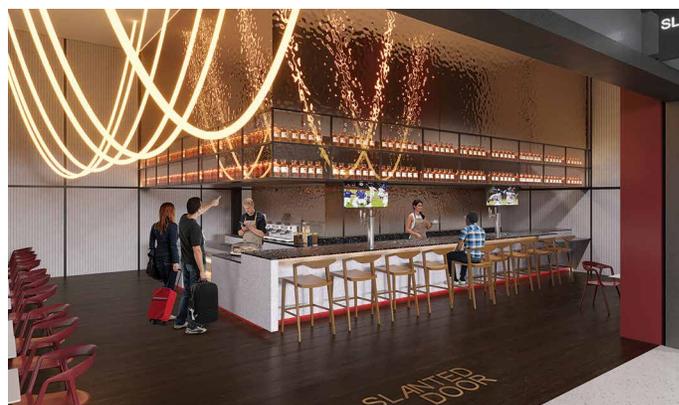
Hatanaka stresses the goal is for the design's impact to extend to both passengers and BUR staff. "There are people who make their livelihood in this building ... and we wanted them to have a very positive working environment, because that translates into the customer experience," says Hatanaka. "We had those broad discussions with the team before they even put pen to paper: what can we do to create a facility that is respectful of the past, looking toward the future, bringing in the customer experience as well as the technology, but remembering the human

qualities that we need to have in travel [design]?"

## The In-Terminal Experience

One of the most important aspects of a human-first airport experience is, of course, dining and retail options. BUR's new terminal will feature a combination of trusted national brands and local favorites, with retail concepts by **Marshall Retail Group** (a WH Smith North America company) and dining by concessionaire **MCS Burbank LLC**.





Travelers at BUR will soon be able to enjoy farm-to-table fare at Farmtable Bistro by Diane & Michael Mina; Mexican cuisine at Socalo by Susan Feniger & Mary Sue Milliken, and a second Mexican option at an airport outpost of the popular Burbank-based Poquito Mas. Italian favorites from Osteria Fiorella and Pizzeria Salvy by Marc Vetri are also in the works. Other concepts include Vietnamese restaurant Slanted Door, Spring Chicken by Yardbird, Jinweide Lanzhou Hand-Pulled Noodle House, SmashBurger, Butter Bakery Baked Goods and Pastries and many others

“For this concessions program, we worked with the communities that reflected the cities of Burbank, Glendale, and Pasadena to identify restaurants that evoked a sense of our community,” says MCS CEO Tamara Mora. “We chose well-known and well-loved local restaurants from those cities, coupled with seven James-Beard-award-winning chefs from our most traveled regions, the Bay Area and Las Vegas” to add “more than just a sense of place, a place with a sense of home,” says Mora.

The highlight of our local first approach is our Community Spotlight, a pop-up location in the central serving area that provides 36 revolving opportunities for small businesses from the three cities,” Mora adds. Hatanaka adds that BUR’s new concessions concepts will evoke a distinctly “West Coast” flavor and serve as a draw for

local and visiting “foodies” alike.

On the retail front, “we want to have a robust program that will match that exterior [design] experience,” says Hatanaka of the terminal’s lineup, which will include local gift store Tansy and Pasadena Mercantile featuring Octavia’s Bookshelf, among others.

“The Marshall [Retail] Group has joint venture partners – ACDBEs from Burbank, Glendale, Pasadena – and they’re opening not just bookstores and gift [retail], but they’re also bringing in new high-end brands names like Tumi to bring a new [shopping] experience that we’ve never had. It will change the flavor of how the airport is going to interact with its demographic,” adds Hatanaka.

Hatanaka and the BUR team hope that the airport’s new interiors will not only help fuel future tourism, but also support the local economy during the construction phase. “Right now, there are 435 construction workers on the site, and that’s after the structural steel workers have completed their assignments and moved on to the next job,” says Hatanaka. Creating a new terminal will also improve the airport’s efficiency, he adds. “Right now, we have gates with restrictions – we can only put certain aircrafts on certain gates,” says Hatanaka. The new building will have 14 equal-sized gates, making operations smoother for an airport that saw more than 6.5 million passengers in 2024.

**Above Left:** Local gift store Tansy and Pasadena Mercantile featuring Octavia’s Bookshelf are among the retail concepts being built out by Marshall Retail Group.

**Above Right:** MCS Burbank LLC holds the food and beverage contract for the new BUR terminal. Concepts will include Vietnamese offering Slanted Door, Mexican restaurant Poquito Mas and Spring Chicken, among others.

Hatanaka and the team hope that the ElevateBUR project will only further attract travelers from some of their most popular routes, which include Sacramento, Las Vegas, the Bay Area and seasonally, New York. And once BUR’s Hollywood transformation is complete, he’ll be proud to premiere the airport to the public.

“For me, when we walk into the terminal, not only [will] we have a sense of place and a sense of pride, but a sense of sharing it with everyone in the room. You can talk about [new] technology and everything, but it really is how you feel when you’re there,” says Hatanaka. “And I think when we get in there, I think everyone from the staff and the airlines to the first time a young child gets to fly on an airplane, they can have a good feeling when they walk through that building.” ■