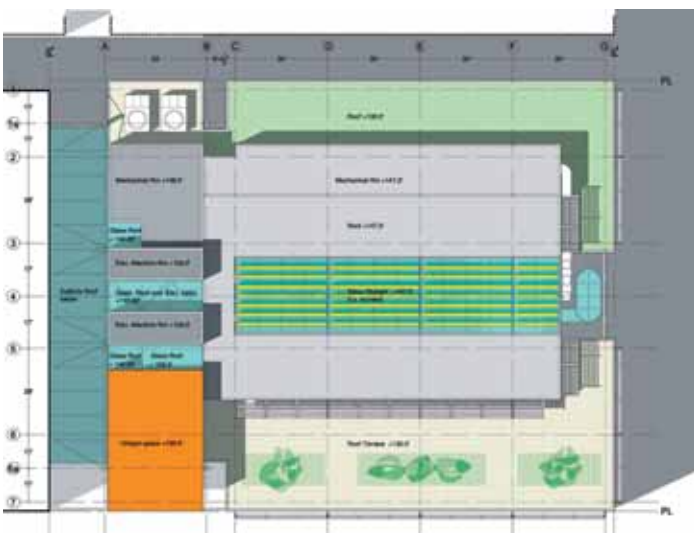


# 1201 K Street



The key challenge is to create a state-of-the-art building with leading-edge sustainable technologies.



Place/Date  
**Washington DC, USA 2006 -**  
Client  
**The JBG Companies**  
Area  
**23,750m<sup>2</sup>**

Architect  
**Rogers Stirk Harbour + Partners**  
Structural Engineer  
**SK&A Associates**  
Services Engineer  
**Buro Happold New York**



In 2006 RSHP was commissioned by the Washington DC-based developer, The JBG Companies, to create a new state-of-the-art 12-storey speculative office building, with a four-star restaurant at ground level.

Situated on a corner site, a neighbouring building imposes an easement to the site. This requires the new building to be built at a certain distance from the existing one, stipulating a series of 'set-offs' in the building's upper levels. The easement requirement is resolved by the design of a Galleria, expressed as glass exhibition spaces and mezzanines.

The building's massing is divided into three areas: the 'office plate', the 'galleria' and the 'slot', each with its own legible structural system.

Tenant flexibility is critical to the design concept, directly informing the internal clarity of the building. The concept resists placing the core at the building's centre; instead, it is situated next to the easement set-off – thereby creating a full, unobstructed floor plate and giving flexibility in fit-out and organisation. To enhance the building's flexibility further, connectivity between floors is introduced by way of a defined central area. Known as the 'soft zone', this area is comprised of small, removable pre-cast concrete planks, allowing a series of atria to be developed throughout the height of the building.

The entry galleria is designed for multiple tenancies, employing the use of skylobbies as a way of creating memorable reception areas for key tenants.

The ground level enhances the public realm provision by offering a fully-landscaped entrance, accessed by a glass bridge over a low-level landscaped plaza, shared by the office and restaurant.

The lifts are separated from the building's floor plate, adjoining the easement set-off, and bringing natural light to the lift core and egress stairs. This 'good neighbour' approach of separating the new and existing buildings permits shared natural light between the buildings, and goes beyond a literal interpretation of the easement, treating it as a positive factor rather than a negative restriction.

Throughout the building, the emphasis will be on daylight, views, connectivity and employee interaction. This is highlighted in a unique space which will be the building's 'iconic statement' – a multiple-height space with views to Franklin Park.