

projects

1101 K Street Washington, DC

Gross Area:

295,000 SF

114,000 SF 4 levels below grade garage

Services:

Master Planning

Architecture

Interior Architecture

Construction Administration

Project Description:

1101 K Street, NW is a study in transparency. A feeling of depth is created by the interaction of the lightly tinted vision glass and the visibility of the underlying structure. Other than glass, materials used in the base are principally marble and granite changing to precast concrete with a granite veneer, pearlescent spandrel glass and stone accents in the building's mid-section. 1101 K Street includes a 20,000 SF concourse and 114,000 SF of below grade parking on four levels.

In order to create a "Class A" office building, the developer wished to have a grand two story lobby. The impediments to this goal were height restriction that meant a two story lobby would carve out valuable rentable square footage above. In solution the designers reversed theaters and created a two story lobby that descends one level below grade rather than sacrificing the level above.

This solution, however, created a new set of challenges. A lobby descending below grade threatened to become a dark and uninviting space without access to the light and views to the outside. Careful planning and material selection provided answers that would transpose the lobby into a highly visible space and provide additional rentable space for conference rooms and reception halls accessible from both the garage and main entry.

