



ONE FRANKLIN SQUARE BUILDING ENHANCEMENTS

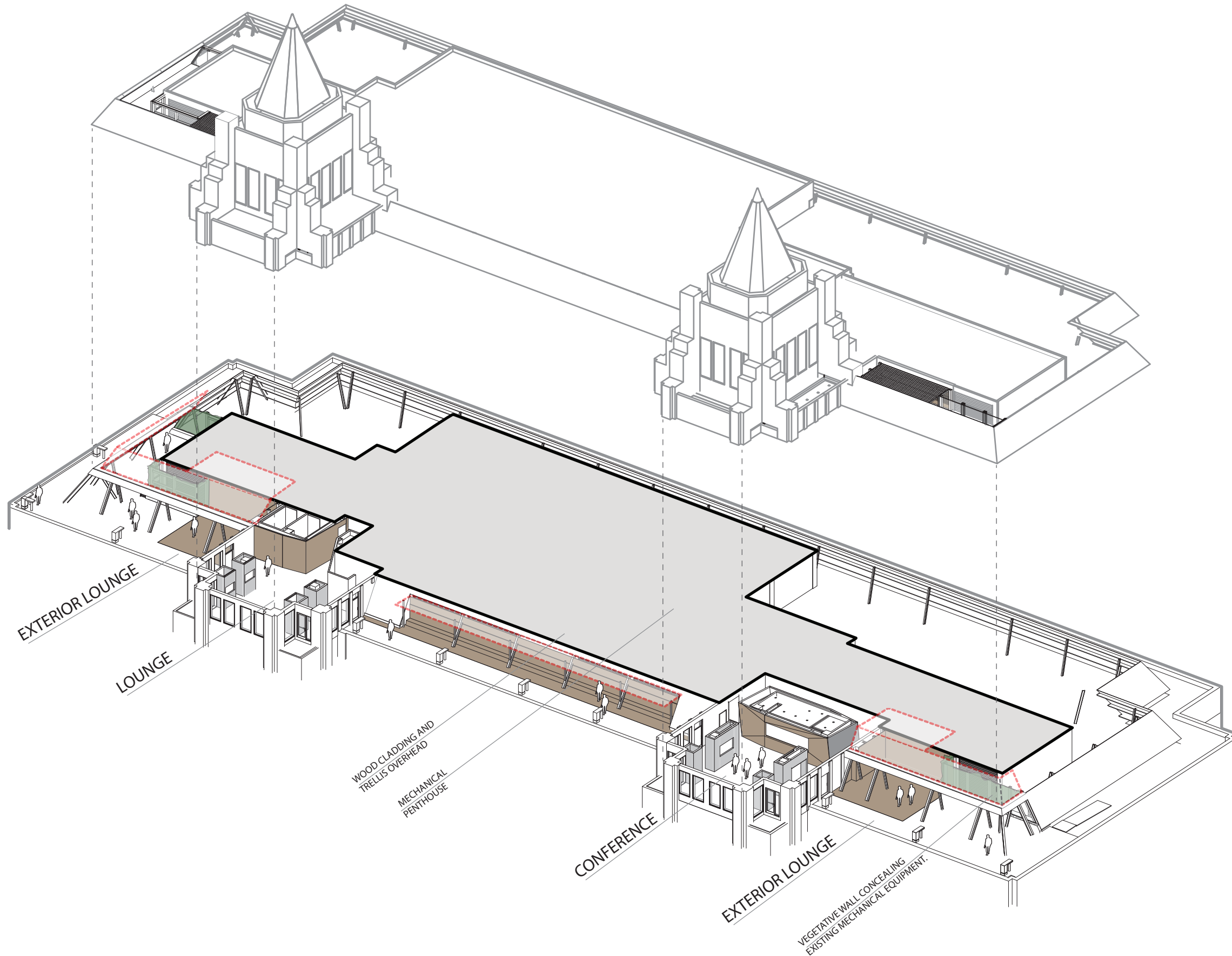
**AIA|DC CHAPTER DESIGN AWARDS 2016
INTERIOR ARCHITECTURE**

PROJECT APPROACH

The Architect was selected by Hines to revitalize underutilized spaces in their 1301 K Street asset, transforming them into tenant amenities that attract and retain major tenants to the Washington, DC trophy office building. The Architect's approach was to identify opportunities and to strategically interface with the existing building. The renovations encompassed the lobby, roof terraces and penthouses of the existing 1301 K Street, NW, located directly across from Franklin Square.

The Architect sought to re-program the East and West Penthouses with amenity conference and social lounge spaces imagined as an extension of the tenant's lease areas. Along with re-programming the penthouse spaces the existing roof terraces were re-conceptualized and transformed from utilitarian service spaces into a tenant amenity with outdoor terrace. Casual seating, wood screens, a green wall and creative lighting were used as common themes among all of the new spaces.

The Architect's approach to designing the various projects was to envision the tenant and visitor experience from the ground floor exterior, through the building and up to the rooftop. Other enhancements included a redesigned and more robust yet streamlined lobby security sequence, a modern building lobby, redesigned elevator cabs, and a lobby connection to retail.



EXTERIOR VIEW FROM FRANKLIN SQUARE



BEFORE



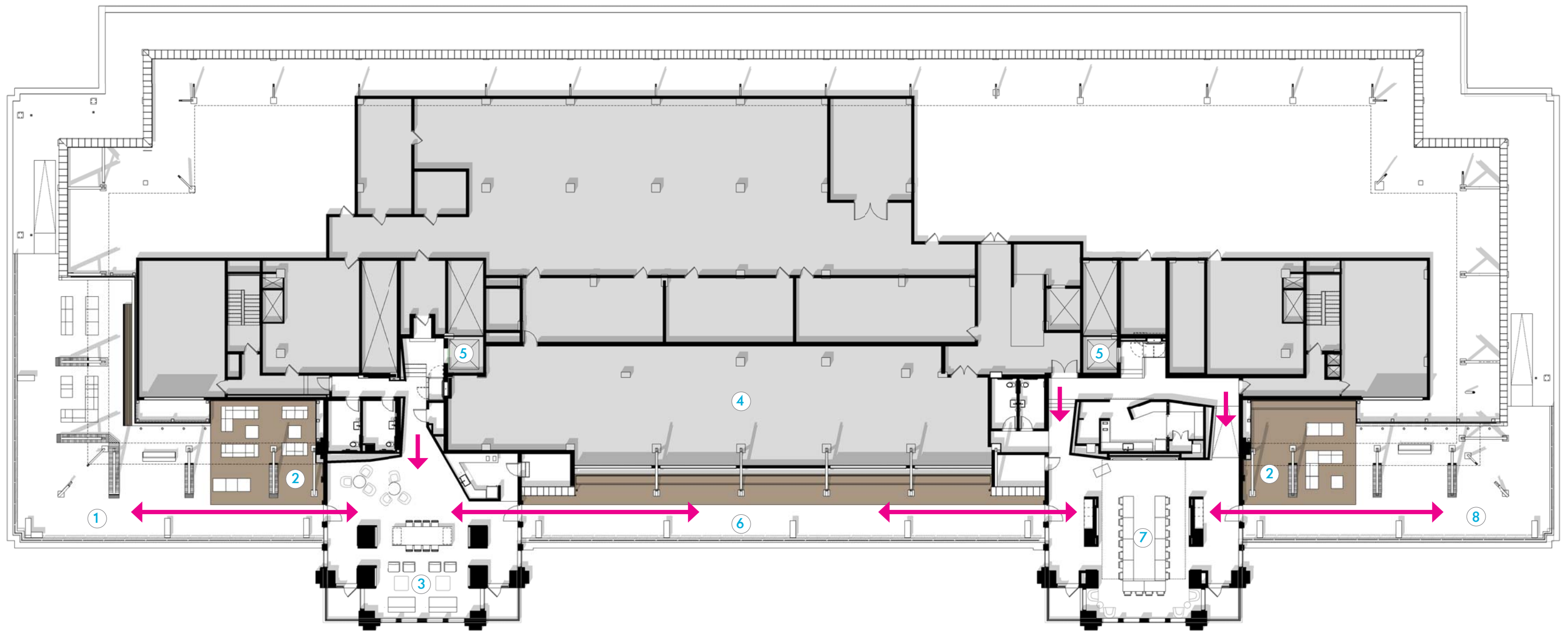
WEST TOWER LOUNGE SPACE



BEFORE



EAST TOWER CONFERENCE FACILITY



- 1 WEST TERRACE
- 2 EXTERIOR LOUNGE
- 3 WEST TOWER LOUNGE SPACE
- 4 MECHANICAL PENTHOUSE
- 5 RENOVATED ELEVATOR CAB
- 6 ROOFTOP TOWER CONNECTION W/ SEATING
- 7 EAST TOWER CONFERENCE CENTER
- 8 EAST TERRACE



The primary scope included shell interior spaces in the East and West Rooftop Spires with adjacent exterior Terraces, a promenade between the towers, and the elevators leading to the roof. The East Tower was transformed into a Multi-Purpose Conference Center with state-of-the-art video conference capabilities, while still maintaining the incredible views of the city skyline. The West Tower was modified to function as a relaxed tenant social lounge with ample natural light from the double-height Spire.

On the roof, The Architect discovered the existing utilitarian mansard roof was screening the actual mechanical penthouse enclosure, thus presenting the opportunity to leverage the interstitial spaces for tenant use. The Architect's design carefully carved away at the rooftop screen and then transformed the new-found spaces into an inviting, hospitality-like amenity.

The power of the response was strengthened by thoughtfully linking all of the various amenity experiences with common design elements: warm woods, green screens, trellises, energy efficient lighting systems, simple modern furnishings.

The Architect chose to respect the ornate character of the existing structure by discreetly interjecting with subtle yet surprising design interventions that complimented the existing building but made a clear distinction and new impression with modern architecture.



BEFORE



ROOFTOP CONNECTION



BEFORE



WEST TERRACE

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EAST TERRACE