



300 New Jersey Avenue

Washington DC



The new building 'folds back' from the principal Avenue, softening the street wall and allowing public vistas towards the inner courtyard

Awards

2010

NCSEA Annual Excellence in Structural Engineering – Outstanding Project Award

2009

Washington Building of Congress – Craftmanship Award

300 New Jersey Avenue, located one block away from United States Capitol building, was commissioned in September 2004 by The JBG Companies, to create a new office complex for a leading international legal practice. Before work on the new building started, the site was occupied by an office building dating from 1935, a 1953 addition and an above-ground car park. As part of the redevelopment of the site, the car park was demolished and replaced with an underground six-storey parking facility for approximately 450 vehicles. The two existing office buildings are linked by a 12,000 ft² glazed atrium and above this sits a new 10-storey (110-foot high) office building. The new development creates around 275,000 ft² gross, adding to the existing 205,000 ft² in the two older, 6-7 storey buildings. The international law firm Jones Day occupies both the historic buildings and five storeys of the new building.

The atrium creates a focal point and meeting space between the three office buildings. It allows staff to circulate between the existing and new buildings, whilst also providing a series of open, trapezoidal platforms where employees can sit and interact outside the office environment beneath a huge, floating glass roof. At different levels, 16 glass bridges connect each building with the open platforms. A dramatic yellow 'tree' structure supports the atrium roof as well as the platforms.

Place
Washington DC, USA

Date
2004-2009

Client
The JBG Companies

Construction: Hard Costs Only
\$71 million

Gross Internal Area
25,500m²

Structural Engineer
Expedition Engineering and SK & A Associates

Mechanical & Services Engineer
BDSP and TOLK Services

Civil Engineer
Wiles Mensch Associates

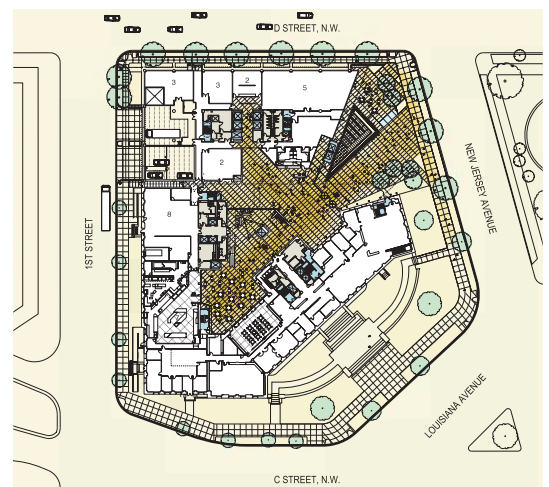
Co-Architect
HKS Architects, Dallas

Vertical Transportation
Van Deusen Associates

Landscape Architect
Parker Rodriguez Landscape Architects

Lighting Consultant
MCLA

Speciality Glazing
ASI Advanced Structures Inc.



All platforms in the atrium are accessible by a glass elevator. Visitors pass through the ground floor of the atrium where there is a staff cafe and dining room as well as a reception area. A large meeting room on level seven of the 1953 building is reached directly from the glass elevator by its own bridge within the tree structure. A roof garden is accessible via the meeting room with spectacular views across Washington.

This project evolved from an advisory role that the practice undertook with town planners in Washington DC for the Anacostia waterfront redevelopment. An initial meeting took place to explore redevelopment ideas leading to a collaboration between RSHP and JBG to design a building which breaks the mould of conventional office design in Washington DC.

This project creates a focus and heart for the existing office community, allowing it to grow whilst also enabling stronger physical bonds to be established between the site's disparate elements. The scheme has turned a neglected backyard into a dramatic Washington DC address which, importantly, creates strong links to the public realm immediately outside as well as creating a new public space for the city.