

**LOCATION**  
Washington, DC

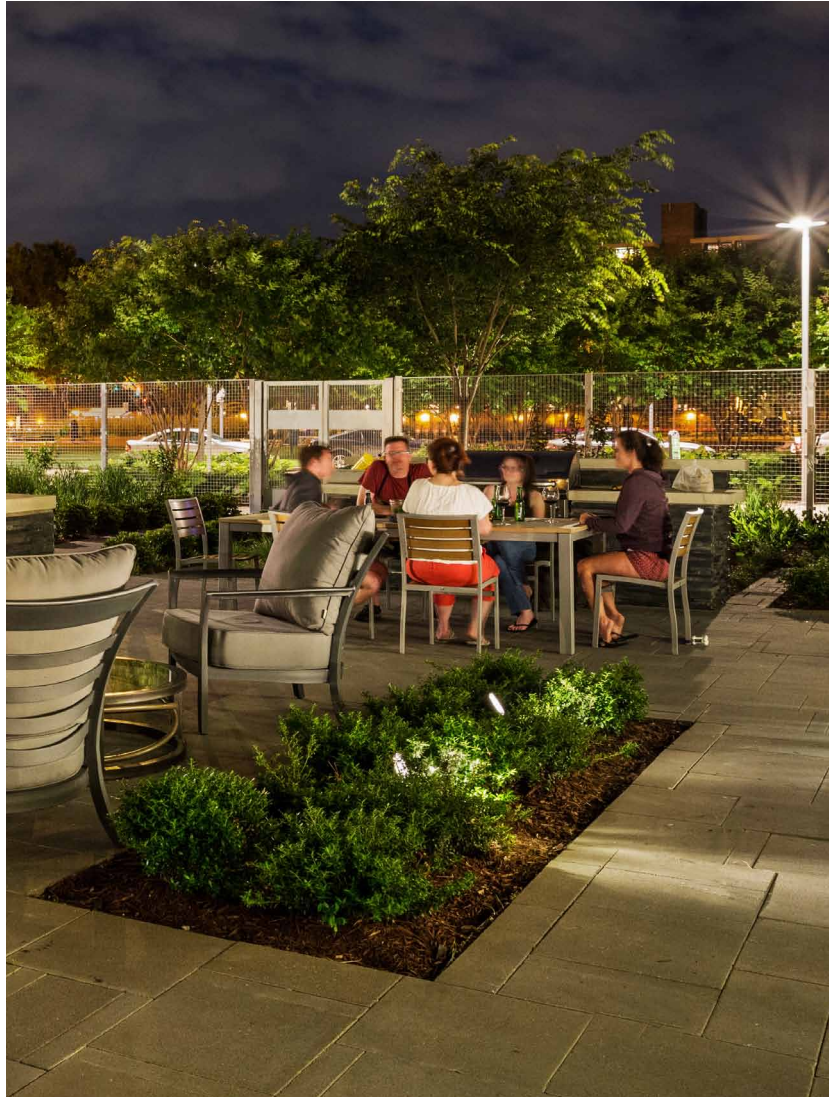
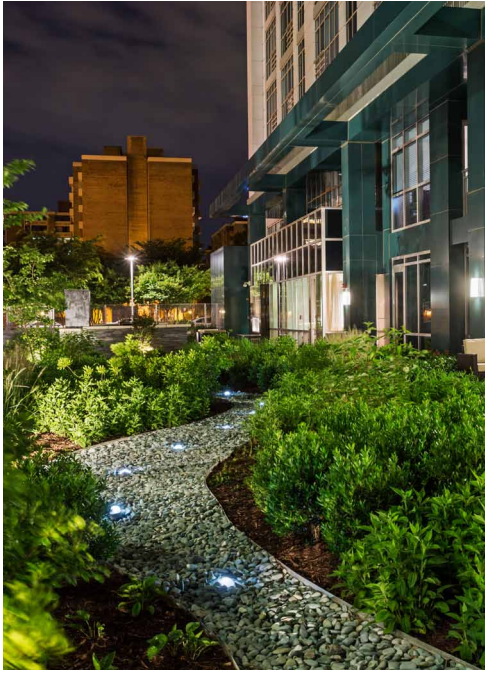
**CLIENT**  
Urban Atlantic

**MARKET**  
Residential: Multi-Family

## THE LEX AT WATERFRONT STATION

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The Lex at Waterfront Station is located in the heart of the Southwest Waterfront of Washington DC, showcasing one of the most successful examples of adaptive reuse in the area. Developed in the late 1950's, the infrastructure is one of two buildings designed by I. M. Pei, and the former home of the Environmental Protection Agency. With this new re-development, the hugely transformed and now thriving neighborhood at the Waterfront Metro Station owes some of this revived vitality to the restored network of open spaces. Public and private, and refreshed with new landscaping, open spaces offer residents and visitors a rich pedestrian experience. The ground floor courtyard at The Lex was built on top of an existing underground garage slab that had a limited load-bearing capacity, resulting in a design that involved the careful selection of plant material and its anticipated weight at full maturity. Drought tolerant rain gardens were implemented.



*The rooftop presented similar challenges as the load-bearing capacity of the rooftop slab limited the intervention and proposed amenities in that location. Designed to LEED certification, the strategy focused on maximizing the breathtaking 360-degree view of the nation's Capital with a minimalist, contemporary deck design to take it all in.*