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## PERKINS EASTMAN WINS NAIOP NORTHERN VIRGINIA AWARD OF EXCELLENCE FOR WeWork/WeLive

### Adaptive re-use transforms office building into co-working and co-living spaces

**Washington, DC (November 23, 2016)** Perkins Eastman was honored to receive an NAIOP Northern Virginia 2016 Award of Excellence for Adaptive Re-Use recently (11.16.16) at the Ritz-Carlton in Tysons Corner, Virginia. The award was given for WeWork/WeLive, one of the original office buildings in Crystal City, Virginia that Perkins Eastman, Architect of Record, transformed into a vibrant co-living, micro-unit residential building—WeLive Crystal City—which is part of the international creative platform and shared workspace provider WeWork. The top two floors of this 12-story building, owned by Vornado/Charles E. Smith, are WeWork offices. The nine floors below have been imaginatively converted into WeLive apartments. These 216 micro-units are a mix from studios to four-bedroom units.

For decades, Crystal City, across the Potomac River from Washington, DC, near the Pentagon, was filled with federal agency headquarters and government office buildings. Because of Base Closure and Realignment, however, many office buildings have been vacated as former military tenants have left.

“Winning the Adaptive Re-Use category is a great recognition of how we can creatively repurpose obsolescent building stock—a tired 60s office building is reborn as a new type of residential community. This is good for communities and the ultimate expression of sustainability,” said Barbara Mullenex AIA, Principal of Perkins Eastman, and the Principal in Charge of the WeWork/WeLive project. Mullenex’s team included Takehiro Nakamura, Tilden Cooper, and Katie Johnson of Perkins Eastman, who all collaborated with ARExA, Interior Designer, and the James G. Davis Construction Corporation to revitalize this building.

At WeWork/WeLive, multipurpose communal spaces, ranging from fully-equipped chef’s kitchens to cozy living spaces and laundry rooms with arcade games, were created. In addition to shared spaces, “members” can relax in reading nooks, grab a cup of joe at fully-stocked coffee bars, or buy a late night snack at the “Honesty Market”. Members access their units, communicate with each other, and pay for concierge services through a mobile app.

Creating a vibrant live/work community presented an opportunity to think about the way physical space brings neighbors together and fosters friendships. Clustering floors, connecting them with stairs, and linking them with amenities creates smaller "neighborhoods" within the larger community. Each unit is fully furnished with a Murphy bed, linens, towels, dishes, cutlery, a Bose speaker system that supports AirPlay and Bluetooth, high definition televisions, and premium cable and high-speed Internet connections. Both WeWork and WeLive are pet-friendly, offer catered dining options, and have an outdoor garden for all to enjoy.

Just as open floor plans in offices spur spontaneous interactions among co-workers, shared amenity spaces at WeLive encourage neighbors to meet, mingle, and build a community.

### **About Perkins Eastman**

Perkins Eastman is among the top design and architecture firms in the world. With almost 1,000 employees in 15 locations around the globe, Perkins Eastman practices at every scale of the built environment. From niche buildings to complex projects that enrich whole communities, the firm's portfolio reflects a dedication to progressive and inventive design that enhances the quality of the human experience. The firm's portfolio includes high-end residential, commercial, hotels, retail, office buildings, and corporate interiors, to schools, hospitals, museums, senior living, and public sector facilities. Perkins Eastman provides award-winning design through its offices in North America (New York, NY; Boston, MA; Charlotte, NC; Chicago, IL; Dallas, TX; Los Angeles, CA; Pittsburgh, PA; San Francisco, CA; Stamford, CT; Toronto, Canada; and Washington, DC); South America (Guayaquil, Ecuador); Middle East and North Africa (Dubai, UAE); and Asia (Mumbai, India, and Shanghai, China).

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