



Photo credit UIP Property Management

Perhaps Peter Ker Walker said it best: "The legacy of Dan Kiley is that his work demonstrates how place informs life and how in turn life gives meaning and value to place."

Kiley – inspired by the iconic landscape architect himself – aspires to fulfill this legacy of life and landscape influencing each other. The eight-story, 330-unit multi-residential building offers sought-after amenities such as a rooftop pool and fitness center, yoga studio, a clubroom with a library and gaming studio, a coiffed courtyard, and three luxury apartment styles. Extend your view beyond the walls and outdoor spaces to open-air fish mark-ets, views of the nation's most beloved monuments, and streets and waterfronts bustling with year-round events and activities. Welcome to the Southwest Waterfront district of Washington, DC – one of the hottest neighborhoods surrounding the nation's capital.

Originally designed out of New York City, the entire interior package of the Kiley was over budget. Award-winning firm WDG stepped in to revisit the interiors construction documents and explore options that would meet the developer's budgets without compromising the design intent so vital in upholding the building's namesake. Additional concerns over scheduling came into play with the COVID-19 pandemic affecting many construction projects around the world.

WDG presented the original tile package in its entirety to their local Creative Materials Architectural Sales Consultant (ASC) who then looped in the Design & Sourcing Team. The team tapped into several factory partner from across the globe, procuring and proposing a complete tile package encompassing the original design intent. Leveraging volume and manufacturing optimization kept pricing within budget. The Client Services Team at Creative Materials proactively worked to resolve scheduling challenges due to the COVID-19 pandemic. When the post-bidding process and subcontractor awards were finalized, the result was tile coming in on budget, meeting the design intent of WDG and the owner, and a luxury, multi-residential complex worthy of its name. Kiley invites residents to, "put down roots," which feels appropriate

#### Location

Washington, DC

#### Project Type

Multi-family

#### Products | 80,000 SF

Striation  
Formidable  
Byte  
Cascade  
Transfusion  
Multidimensional  
Backdrop  
Oxidize  
Enameled  
Omni

#### Design Firm

WDG

#### Tile Installer

CB Flooring

**"The Design & Sourcing Team embraced the challenge of working on a project influenced by a well-known landscape architect. Sourcing from multiple global tile factory partners in order to fulfill the original design intent -within budget- allowed us to supply a unique project where space and life intertwine and interact."**

**- Erin DeMuth, Senior Design Services Consultant, Creative Materials Corporation**