

WEBER THOMPSON



Profile & Experience

2020

Hello,

WE ARE WEBER THOMPSON.



Our philosophy at Weber Thompson is quite simple: we seek to understand our client's vision, to excel at teamwork, and believe that our success is predicated on helping our clients find success with projects that create value for them, their audience and the earth.

Vision

At the core of our design practice is our commitment to understand each client's vision and unique criteria for success. This requires exceptional listening skills and a roll-up-your-sleeves attitude. At the launch of every project we employ these tools to pinpoint the central objectives of the project, then create a creative brief that guides the project from design development through construction and on to operations and maintenance if needed.

Teamwork

Our design process is based on a respect for our clients and each other as valued design team members. Designing and building a project is a group effort that requires clear communication and carefully orchestrated teamwork. Weber Thompson serves as the prime design consultant coordinating between owner, stakeholders, consultants, and contractors to create projects that exceed everyone's expectations.

Value

We believe good design has value that is demonstrable: Homes that provide respite, environments that help sell ideas and products, spaces that inspire, structures that complement their surroundings and respond to context, sustainable buildings that bring lasting reward to their owners while sitting lightly on the earth. At Weber Thompson, our success comes from helping our clients find success and value in their projects.



Firm Leadership

Over twenty-eight years ago, two architects struck out on their own. Over the decades, they have built an award-winning, multi-faceted architecture firm with a balance of strong design aesthetics and pragmatism.



Blaine Weber AIA

SENIOR PRINCIPAL

With high-profile, skyline changing projects founding Principal Blaine Weber has led our High-Rise Design Studio to the stellar west coast reputation it holds today. He has over 45+ years of experience designing high-rise towers, hotels, luxury condominiums, mixed-use projects and a wide range of commercial projects.



Kristen Scott AIA, LEED AP

SENIOR PRINCIPAL

Senior Principal Kristen Scott is the head of Weber Thompson's Commercial Office and Low-Rise Architecture teams. Focusing on pedestrian-oriented community design, low-rise multifamily architecture and condominium design, Kristen designs projects that incorporate market-based research to create spaces that appeal to the needs and desires of the end user.



Jeff Reibman AIA, LEED AP BD+C

EQUITY PRINCIPAL

For over 18 years Principal Jeff Reibman has been working in the Seattle area with a focus on residential design of every kind. His projects at Weber Thompson have ranged from custom homes to large condominium, apartment and senior housing projects. In addition to building design, Jeff focuses on project management, firm marketing and operations, including human resources and production standards.



Amanda Keating AIA, LEED AP BD+C

EQUITY PRINCIPAL

Principal Amanda Keating bridges the gap between aesthetic judgment and technical understanding. At Weber Thompson, she manages the design, documentation and construction administration of large-scale, mixed use projects with the firm's mid-rise group. Amanda is renowned for her thoughtful, even-keeled approach and calm management style.



Elizabeth Holland MBA, LEED AP

EQUITY PRINCIPAL

The nexus of where the operations of all departments converge, Elizabeth has been a key member of the firm's leadership since becoming a Principal in 2007. She excels at analyzing every aspect of the business to increase efficiencies and streamline processes, as evidenced by Weber Thompson's three time win of the PSMJ's prestigious Circle of Excellence Award.



Raven Terrace at Yesler Terrace

Affordable Housing

Since our founding, Weber Thompson has designed over 10,000 residences in low, mid- and high-rise structures. Every day, people from all walks of life come home to one of our designs. This work motivates us; it's sparks our passion to create. We want to make a difference in people's lives and in the community.

For these homes to be successful, every detail matters. To that end, we work with providers to meet the needs of their residents, designing homes that support them in their daily lives by providing healthy places that support a wide range of living styles, ages, family sizes and configurations. Everyone deserves a stable home that they can be proud of and a place in their community. We understand that we have a chance to make a difference in someone's life through our work.

Designing homes of dignity is a job we take very seriously.





Raven Terrace at Yesler Terrace

SEATTLE, WA

Seattle Housing Authority's Raven Terrace is their first affordable multifamily building completed in Seattle's Yesler Terrace master planned neighborhood, a community rich in history perched on a hill just minutes from Seattle's central business district.

The residents of the building come from diverse backgrounds with unique needs that were accommodated within the design. To better understand and serve the residents, WT's design team met multiple times with the neighborhood community group where interpreters helped us dialogue with the many ethnicities present. Through the meetings we were able to tailor the design to the residents. Kitchen openness was adjusted to reflect cultures' desire to screen cooking from living spaces. Multi-bedroom units were grouped around common areas so residents with families can be near other families. Residents also had a voice in color selection for the building, expressing a preference for muted colors to blend in with the community rather than stand out.

95,000 SF with 83 units total

First low-income housing in
Yesler Terrace Phase 2A

Seattle Housing Authority project
with HUD funding

Complies with Evergreen
Sustainable Development
Standards and Enterprise Green
Communities criteria

SERVICES

Architecture

Interior Design

Landscape Architecture





Lobby & Lending Library

Shortly after the project was completed, Weber Thompson staff organized a book drive to fill the bookshelves in the lobby at Raven Terrace with hundreds of books in a variety of languages.



Courtyard





Southeast Economic Opportunity Center

SEATTLE, WA

The Southeast Economic Opportunity Center (“SEOC”) Campus (“the Campus”), located at the Othello Light Rail Station in Seattle, Washington, will provide affordable housing to Rainier Valley’s immigrant and refugee communities and serve as a social and cultural nexus. The centerpiece, a Multicultural Community Center serving eight discrete ethnic and cultural populations, would be community-owned and operated. Other components will include job training, education, employment in ground-level retail stores and restaurants, a community health clinic, a public charter school, and small-business incubators.

The goals of the campus are to prevent displacement of the historic residents and businesses of Othello, to celebrate and embrace the neighborhood’s diversity, and to provide tools and opportunities to guarantee the long-term success of the entire community.

Weber Thompson is proud to be working with HomeSight, Barrientos | Ryan and the various program partners to provide conceptual design for this exciting project.

Located at the Othello Light Rail Station in Seattle, WA.

Buildings include the Southeast Economic Opportunity Center building, including the Multicultural Community Center, Wellness Center and Early Childhood Education

Housing, comprised of both 80-120% AMI Rental Housing and 60% AMI Rent-to-Own housing and Secondary Education

SERVICES

Conceptual Design





Arbora Court

SEATTLE, WA

Arbora Court is a housing development aimed at mitigating Seattle's desperate need for affordable housing units large enough to accommodate families. University Christian Church and innovative, affordable housing developer Bellwether Housing teamed up to develop an energy efficient affordable housing community with 40% of the units designed with two or three bedrooms. It includes corner retail dedicated to non-profit businesses and social service agencies, resident and church/public parking, grade-level residential flats and a lush streetscape.

The design coalesced through a series of meetings with Bellwether and the Church's architecture committee and general membership. A sense of home, pride, safety and stability permeates the building in small and large ways. A courtyard for kids is elevated off the alley, bounded by family units and community space, and centered around a significant tree preserved on site. An artful entry 'legacy' panel welcomes residents and tells the story of the partnership that made the building possible. Wood-like slats and natural materials create a long-lasting, durable building with a residential feel. The residential flats along 15th Avenue are pulled back from the street to create a vibrant pedestrian-scaled environment with landscaping, entry canopies, patio screens and benches.

Seven story building with 133 residential units

40% of the units were designed to accommodate families

Mix of studio, open one, 1-, 2-, and 3-bedroom units

113 above and below grade parking stalls

SERVICES

Architecture
Interior Design



Tower Steps

SEATTLE, WA

In early 2017, the Pacific Hospital Preservation & Development Authority (PHPDA) selected the team of Weber Thompson and Northwest Studio to develop their North Lot property on Beacon Hill into a multi-family apartment development. Two buildings, with approximately 300-units total, will contain housing for families and seniors, community medical programs, a day care facility, and commercial office space.

The PHPDA with its iconic tower, commonly known as “Pacific Tower,” owns the entire seven acre site. Lease revenues are used to provide grants for organizations that provide effective health care for the vulnerable residents of King County – totaling over \$20 million in funding for projects and programs to support healthcare access in the last fifteen years.

Tower Steps will be a pivotal next step to help PHPDA generate additional revenue to in support of their mission – but it will also become a mixed-use, mixed-income hub that contributes to the social and architectural fabric of the neighborhood.

Mixed-use, mixed-income development with 300 units from 30% AMI to market-rate

120,000 square foot site will contain two separate buildings on one large below-grade garage

Project will support social equity and greater health access for the community

SERVICES
Architecture



Mixed-Income High-Rise Housing Feasibility

SEATTLE, WA

In 2014 Weber Thompson worked with Bellwether Housing and Gerding Edlen on a conceptual study to determine the feasibility of a mixed-income high-rise project developed in a non-profit and for profit partnership in downtown Seattle.

Several design options were considered resulting in a variety of programmatic combinations ranging from 90 to 200 market-rate apartment units, and 170 to 260 affordable housing units. Additionally, the building would contain offices spaces for Bellwether Housing, program and performance space for Cornish College of the Arts, an arts school adjacent to the site, and an extension for Recovery Café, a non-profit support center serving victims of homelessness and addiction.

The study's most promising configuration placed Cornish programming and office spaces in the podium. Affordable units were located on the lower levels of the tower, and the more desirable upper levels were earmarked for market-rate units. Ultimately, although conceptual, the study determined that a project of this type could indeed prove financially viable.

Conceptual mixed-income, high-rise residential feasibility study

Study funded in part by HUD, and conducted with partners Bellwether Housing and Gerding Edlen

Considered a mix of units ranging from 90 to 200 market-rate apartment units, and 170 to 260 affordable housing units

Study also included programmatic area for Cornish College of the Arts and an expansion of nearby Recovery Café

SERVICES

Architecture
Feasibility Study





South Kirkland TOD

KIRKLAND, WA

The South Kirkland transit oriented development is the first of its kind for the City of Kirkland. It is a public, for-profit, nonprofit partnership utilizing a combination of land use incentives, varied financing and wide reaching partnerships to realize specific public and private development goals.

Rising from a concept of community integration, this project brings Kirkland affordable and market-rate housing and wider access to the greater regional transportation system. Weber Thompson worked closely with King County Metro to create the new Park and Ride, including a 530 stall garage, Polygon Northwest on a 181 unit mixed use retail/residential building, and coordinated with Imagine Housing and SMR Architects who designed a 58 unit affordable housing building that incorporated into the mixed use podium.

A network of pedestrian linkages, plazas, courts and sidewalks anchor the project to the neighborhood and provide activities for residents and surrounding neighbors. Retail lines 38th Street and activates the gateway plaza which serves as a focal point for the project.

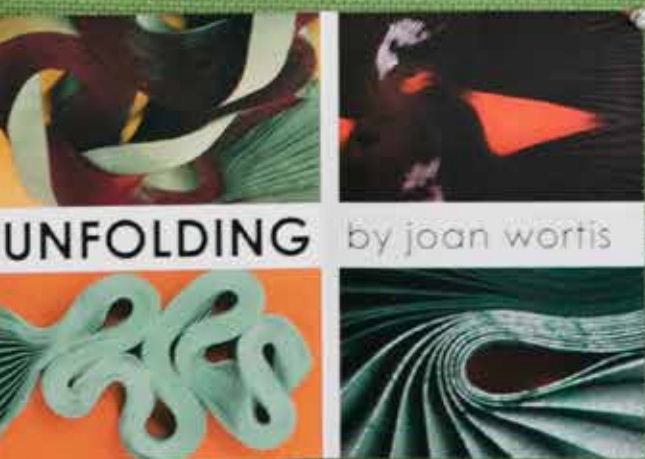
Market rate, mixed-use residential/retail building contains 184 units.

The Bellevue / Kirkland boundaries cut through the site, necessitating approval from both jurisdictions, as well as King County Metro

Winner of Puget Sound Regional Council Vision 2040 Award

SERVICES

Architecture
Landscape Architecture
Urban Design



UNFOLDING by joan worts



Commercial Office

It's all about the work / life balance.

Commercial and mixed-use are becoming ever more integrated, creating communities that embrace the idea of balance. This increases the opportunities for people to live a more sustainable, walkable life, where work, home and play can all be reached without the need for cars.

Inside the office building, flexibility is essential, as is a healthy environment. While the workers might live nearby, they are still spending a lot of time at work, and keeping them healthy and productive is key. At Weber Thompson we understand the new office landscape as we live it every day at The Terry Thomas.





Watershed

SEATTLE, WA

Under Seattle's Living Building Pilot's third version, this commercial office building in the Fremont neighborhood will be visionary in its material selection, response to the environment and urban context with supplemental energy, water, and stormwater reduction targets.

The project includes a 7-story, approximately 61,000 SF office building with approximately 5,000 SF of retail at grade. Two frontages include vibrant pedestrian environments as well as treatment of stormwater from the historic Aurora Bridge.

This project links the core of Fremont with the quickly expanding Stone Way developments and reinforces the neighborhood's collection of high performance buildings.

Over 200,000 gallons of roof water collected and reused on site

Over 300,000 gallons of runoff from streetscapes, including the Aurora Bridge, are diverted and cleaned before entering Lake Union

SERVICES

Architecture

Landscape Architecture





Data 1 Office

SEATTLE, WA

Weber Thompson was approached to design a highly sustainable office project in Seattle's self-proclaimed 'Center of the Universe.' The site and program offer many opportunities to create a handsome building that embraces high performance building design.

With a strong east-west orientation, the site is ideal for passive solar design. Pursuing LEED Gold certification, the building will meet vigorous energy benchmarks with a goal of a 30% reduction from baseline code values. Form strategies include a large interior courtyard and extensive glazing for natural daylighting with sensor controlled interior lighting. In addition, a highly efficient, flexible HVAC system and operable windows will maximize individual environmental control.

Natural materials, human scale and texture will give this high performance office building personality and warmth to fit easily into the quirky quilt-work of Fremont.

Highly sustainable commercial office project with integrated design strategies

More than 11,850 sf of ground-floor retail and 113,000 sf of commercial office space

Pursuing LEED Gold certification for core & shell

Tableau Software is the future tenant of the building

SERVICES

Architecture
Landscape Architecture





Contains bike lockers with storage for 200 bicycles on site

Incorporates art and historic elements, including a piece of the historic Berlin wall

A series of bioretention cells treat stormwater before returning it to the waterway that connects to Lake Union

Project is Salmon-Safe certified

CLEANING SEATTLE'S WATERWAYS

Along the east edge of the project site, the Aurora Bridge empties stormwater runoff directly onto Troll Avenue. This water typically flows downhill into dedicated storm drains that discharge into Lake Union without ever being treated. When completed, the project will redirect this runoff into a series of deep bioretention cells running alongside the building. These planters will be densely planted with vegetation that naturally scrubs stormwater, allowing dissolved pollutants to settle before the water – much cleaner than before – is diverted back into Lake Union.

Adjacent to these planters, a stair climb and new sidewalk will use signage to educate the public about this voluntary altruistic feature and lead pedestrians up the slope of Troll Avenue, a frequent path for neighbors and tourists climbing to see the Troll sculpture dwelling beneath the bridge.





The Terry Thomas

SEATTLE, WA

“The Terry Thomas provides a window into the soul of a firm that practices what it preaches and whose approach to sustainability is as much rooted in common sense as it is in the eco-enthusiasm of its employees.” – Jim Schneider, eco-structure, 6.2008

The Terry Thomas is a highly sustainable, LEED Gold for Core and Shell certified commercial building located in Seattle’s South Lake Union neighborhood. Wrapped in windows, it is a building designed along a modern aesthetic with a combination of time-tested strategies from the pre-HVAC era and complimentary new technologies. It is Seattle’s first commercial office building structure developed in decades without central air conditioning and is a working demonstration of the endless possibilities of sustainable design.

The design choices made for The Terry Thomas reflect changing attitudes about the environment, climate change and employee well-being. The building reduces its carbon footprint with no air conditioning, reduced lighting, a feature stair that encourages use,

A four story, 40,000 sf commercial building with two levels of sub-grade parking.

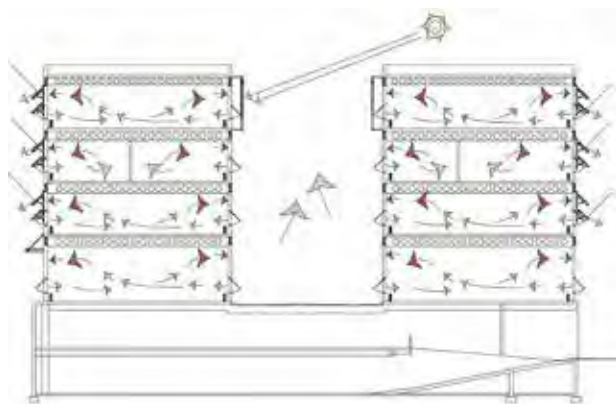
LEED Gold certified for Core and Shell

WT Offices are certified LEED Platinum Commercial Interiors

Consumes 56% less energy than a typical class A office building based on the Department of Energy’s National Action Plan for Energy Efficiency Metric.



and a single elevator. The passive cooling system features operable windows, automated louvers and a courtyard. Warm air is drawn into the central courtyard, which acts as a chimney, sending it skyward. Glass sunshades, exterior automated blinds, and a reflective roof protects occupants from solar heat gain. Designing to optimize the natural ventilation went hand in hand with enabling natural light to penetrate the building, dramatically reducing the need for electrical lighting. Both strongly contribute to occupants' well-being, satisfaction and productivity – part of The Terry Thomas's original vision.



Passive cooling system featuring operable windows, automated louvers and a courtyard

Saves 45-50% water usages through storm water drainage system, efficient plumbing fixtures and waterless urinals.

30% energy savings over typical commercial office through efficient hydronic heating, efficient equipment, electronically controlled lighting, ample daylighting, high windows, and white reflectant ceilings and interior surfaces.

Efficient material use by using exposed structure as finish, recyclable materials and materials with recycled content.



Individual control over thermal environment occurs through multiple thermostats, operable windows, and task lights for all employees.

CO2 sensors throughout the office monitor indoor air quality and automatically open louvers to allow fresh air in.

Used only low VOC adhesives, sealants, paints, coatings and primers; Green Label Plus Program carpet; Green Guard certified workstations and task chairs; and no urea-formaldehyde in any interior product.

TERRY THOMAS INTERIOR DESIGN

Weber Thompson's Offices are probably the best offices anyone here has ever worked in. Fresh air, natural daylight, climate control and a solid connection with the outside all work together to make this a great place to spend 50% of our waking week.

As designer and client, we were faced with the rare challenge of creating our own ideal, creative work environment that reflected our culture and gave us a chance to try out some sustainable strategies. We took a collaborative approach and after a series of intensive meetings, an employee survey and focus groups with staff members, consultants, city representatives and owners, it was determined that the office (and by extension, the building) would feature passive ventilation, extensive daylighting, sustainable materials and would aim for LEED certification.

Staff members were included throughout the design process and were able to offer their opinions on everything from storage needs to creative re-use for salvaged materials from the construction site. The result is a feeling of ownership and pride from those of us who occupy it and breathe its fresh air daily.



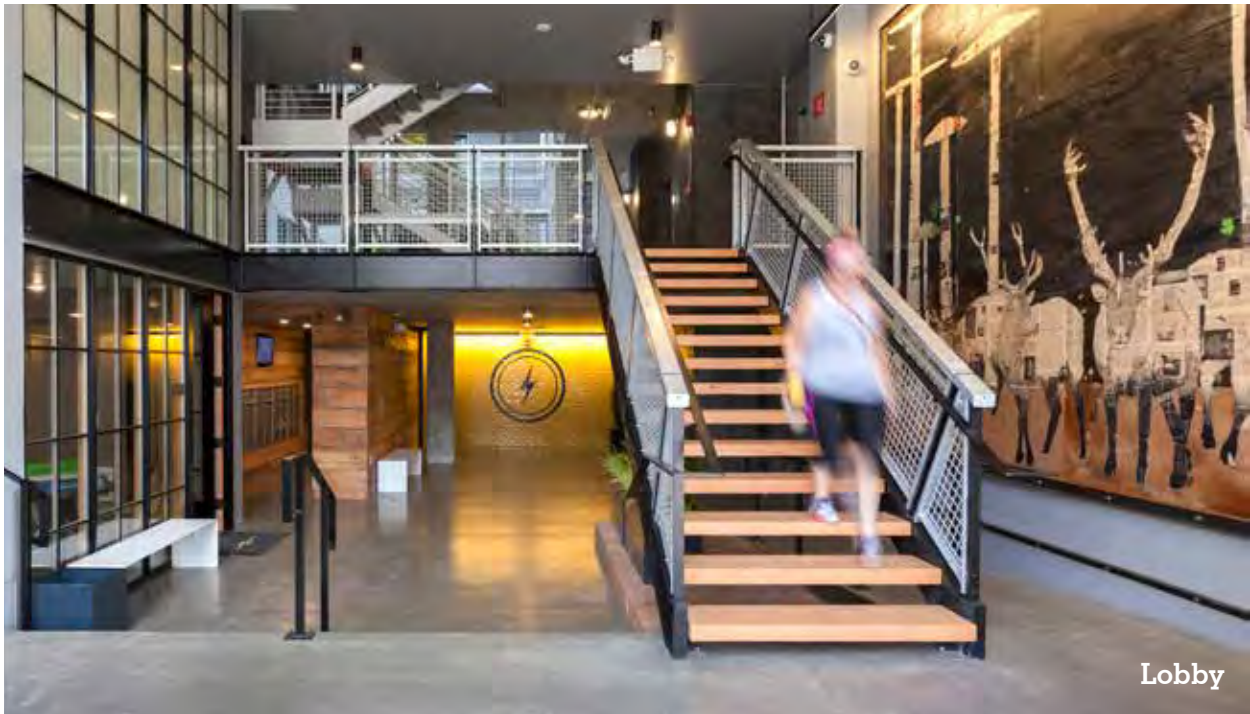
Mid-Rise / Mixed-Use

For over 28 years Weber Thompson has been designing highly successful mid-rise multifamily projects within Seattle's urban fabric. We understand the market forces, city requirements and complicated technical necessities this type of building demands. This depth of experience allows us to focus on the design and craft a high quality building without busting the budget or schedule.

Most of the mid-rise multifamily projects we design have a context – they exist within a community and among buildings that establish design constraints and opportunities. What we design are very much neighborhood buildings.

Design in context, sensitive to the scale and character of surrounding buildings, will be essential as your project evolves from planning to architectural design.





Lobby

Sunset Electric

SEATTLE, WA

Sunset Electric is a twentieth century courtyard building. Expanding on an existing 1926 brick building, this project is a mixed-use residential and commercial structure, wrapped around an open courtyard. The design preserves the original building's entire masonry façade pairing it with a quieter, non-competing frame; it provides a neutral foil to the historic masonry.

Taking cues from the past, the building's form promotes natural daylighting and passive cooling by organizing a single loaded structure around an open-air courtyard; an extension to an open-air lobby that connects to the pedestrian street. A prominent exterior stairwell encourages walking between levels. These strategies create a social focal point for the building while eliminating mechanically-conditioned corridors and common areas promoting through-unit ventilation and allowing operable windows at both ends of most units for daylighting.

92 units with a mix of studio, one-two-bedrooms, and live-work

650 sf average unit size

LEED for Homes, Mid-Rise
Platinum certified

Participating in the City of Seattle's
Priority Green Pilot Program

SERVICES

Architecture
Interior Design
Landscape Architecture



Model Unit

INTERIOR DESIGN

A monochromatic palette is seen throughout the building with jolts of electric yellow in the lightning bolt mosaic at the back of the lobby, and marking unit doors. The courtyard and roof deck are populated with furniture featuring low, clean lines in an array of grays with pops of yellow.

Wood details strew the building – bedroom barn doors, kitchen shelves, coat hooks and mailroom details – all made locally by Montana Originals using reclaimed wood from the original building. Units are cleanly designed to take maximum advantage of the oversized windows and through unit ventilations, as many of the units have windows on both the outside of the building and on the courtyard. A light colored palette, simple detailing and flexible spaces allow the tenant to furnish the spaces to meet their needs.



Interior Courtyard



Rooftop Amenity

AWARDS

2014 NAIOP Night of the Stars
Multifamily Development of
the Year, Midrise

LEED for Homes, Mid-Rise
Platinum Certification

PRESS

*Sunset Electric: Architects
transform 100-year-old building
into LEED Platinum-certified
structure*
Inhabitat, 2015

LANDSCAPE ARCHITECTURE

Located in the vibrant Pike/Pine neighborhood, the building trades amenities for the open-air courtyard, as anything a resident could want or need is located within a short distance from the building. However, a lush amenity deck with dining areas, a large gas grill, and lounging areas is located on the building's rooftop. Landscaped with fragrant bushes of lavender and rosemary, the roof deck delights the senses. Inaccessible areas, a large percentage of the rooftop, are covered in a green roof.

Coupled with highly reflective roofing materials, the 'heat island effect' is dramatically mitigated. Drought tolerant plants and an intentional exclusion of turf grass contribute to significant potable water savings. The rooftop wood deck is constructed from Forest Stewardship Council (FSC)-certified local lumber and wood products.



radiusLU, co. n
NOW LEASING | urban apartments





Radius SLU

SEATTLE, WA

Smack in the middle of the South Lake Union Amazon campus, 400 Boren is a new development that will bring much needed apartments to this primarily commercial neighborhood. It is the epitome of live/work/play, as the Weber Thompson team used psychographics to drive the design of the units and the amenity package, targeting the immediate workforce.

The building runs an entire half block, making for a very long façade. To break it up, our designers created two distinct buildings linked by a recessed entry court. To the north, the “Lake District” is a highly articulated structure with upper level terraces and large windows to take advantage of views of Lake Union. Roof decks and indoor amenity spaces on levels Eight and Nine have stunning views of Lake Union and the Space Needle. Oriented south is the “Urban Quarter,” a more taut design with prominent corner elements, accented roofline and decks. The back of the building is a classic “E” shape design, bringing light and air into the building, and allowing two generous courtyards for adjacent units.

Seven story apartment building
with 282 units

Two levels of sub-grade parking

Units include a mix of studio,
open one bedroom, one and two
bedrooms.

Site is an entire 43,200 sf half
block

Registered to pursue LEED
Homes for Multifamily
certification

SERVICES

Architecture
Interior Design
Landscape Architecture



Lobby

INTERIOR DESIGN

It doesn't get more central than South Lake Union, the booming tech and business hub of Seattle. The convergence of the bustling city with the sparkling waters of Lake Union was the primary design focus for the project, both interior and exterior, and inspired the building's name: Radius.

Terrazzo laid in an arrangement of segmented rings fills the entire floor of level one, from the lobby to lounge and theater room, creating continuity between spaces. A curved concierge desk greets residents and visitors and subtly guides them through the space.

Materials mimic waves rippling along the water's surface, create bold strips of light, and enhance bold graphics to create a play of light and texture, enhancing the neighborhood's growing urban environment but through a natural filter.



Entry Concierge



LANDSCAPE ARCHITECTURE

Angled bays mark the Boren Street façade in the Lake District. The landscape design mimics these bays on the ground plane through angled retaining walls to create an ever-changing pedestrian experience as one walks up or down the street. This also allows for various planting depths on either side of the wall and for semi-private stoops. The configuration of the space creates gate alcoves delineating a hierarchy of space, from public to private. Plantings are also used to create subtle transitions and screening from public to private, as well as tilted flat bar railings on top of retaining walls. On the Republican Street side, the stoops reflect the flatter façade and are square to the sidewalk. Overall, the variety of shapes and free form plantings reflect a softer design counterpointing the Urban Quarter's more formal design and plantings.

Reflecting a more urban flavor, in the Urban Quarter, the building is closer to the street, creating a tighter arrangement of interaction between the street and the stoops. To offer more privacy at such close quarters, the railing design changes to a diagonal arrangement that screens when viewed at an acute angle, such as walking on the Harrison Street sidewalk.





Pike Motorworks

SEATTLE, WA

For this project, the site drove everything. A jumble of properties cobbled together to span a full block – touching each street yet controlling only one corner – the architecture needed to create urban passages to be a cohesive development. To that end, our designers turned the project inside out, developing two internal, public, mid-block connectors, north/south and east/west, lined with live/work, commercial, residential entrances and focused retail, all destined to draw residents and passersby through the project and become a new gathering, shopping space for the greater neighborhood.

On Pike Street, the south connector entrance is the former BMW Showroom, a brick and timber structure from 1926 that features a curved entry re-purposed as a focal point for the entire project. Incorporating this structure into the development largely made the project possible by allowing the building to rise an extra story above what the existing zoning would allow.

A two building, seven level, 259 unit market rate apartment complex

Unit mix includes studio, 1-, 2-, and 3-bedroom units

Approximately 12,000 – 15,000 sf commercial space for retail use

Pursuing LEED Silver Certification

SERVICES

Architecture
Interior Design



Additional Mid-Rise Projects

Deep experience and a long track record of success give us knowledge of the complexities and challenges, conflicts and synergistic opportunities of mid-rise buildings. Having worked with a broad spectrum of developers – all with unique approaches to the mid-rise/mixed-use concept – the firm has gained substantial technical expertise in this arena, with requisite knowledge of what it really takes to create a market responsive, made-to-last, highly functional building of this type.

ADDITIONAL MID-RISE PROJECTS

4730 California | Seattle, WA

Uptown Flats | Seattle, WA

Uptown at Kirkland Urban | Kirkland, WA

Westlake Steps | Seattle, WA

One Lakefront | Seattle, WA

Eden Hill | Seattle, WA

The Wally | Seattle, WA

The Weatherford | Seattle, WA

True North | Seattle, WA

SOREN | Seattle, WA

Junction 47 | Seattle, WA

The Whittaker | Seattle, WA

Axis | Seattle, WA

The Neptune | Seattle, WA

Bagley Lofts | Seattle, WA

The Boulevard | Redmond, WA



Cirrus

High Rise

High-Rise Residential Towers are complex vertical communities – almost cities unto themselves. But they are not islands; they are inextricably connected to their contextual surroundings and to the greater urban fabric.

A well designed tower graces the skyline. It becomes a way-finder for pedestrians, an icon for a neighborhood, and most importantly, a home and an urban oasis for the renters or homeowners who live there.

The most essential factor in the design of a successful residential tower is to create a rich lifestyle that resonates with the target market audiences – everything else follows.





Nexus

SEATTLE, WA

In 2015, Vancouver B.C. based Burrard Development commissioned Weber Thompson to design Nexus, an iconic, and very forward-thinking 440' residential tower on a site at the northern edge of Downtown Seattle. Delivering on the client's request, this bold and dynamic tower will celebrate the Seattle skyline from southbound I-5, Capitol Hill and beyond.

The tower is based off of on a concept of stacked and rotated boxes, each of which twists away from its counterparts by 4 degrees – for a total of 8 degrees of separation. The result is one of implied motion – the tower seems to move as one moves around it. Deep reveals between these twisting boxes serve as wrap-around garden terraces, bringing a bit of green to the tower, and breaking down the tower's overall bulk and scale. These "sky-terrace" levels allow for multiple penthouse floors containing 2-story corner units with wrap-around decks and 2-story glass encased living rooms with private balconies.

Designed with Millennials and urban loving empty nesters in mind, the entire project is conceived as a celebration of technology, with a focus on sustainable principals and a new way to live.

440 foot residential tower in
Downtown Seattle

367 residential units

Total gross square footage of
539,688 sf including parking

Above-grade parking podium
features backlit glass fins that
respond to motion of cars

SERVICES

Architecture

Landscape Architecture





The Post

SEATTLE, WA

The Post is a decidedly modern residential tower, yet it speaks to the medley of styles, heights, and character drawn from the historic buildings in the adjacent Pioneer Square and downtown financial district. A wealth of amenities and compact units target young professionals looking for a vibrant and urban home. The entire roof top is devoted to one of the most generous amenity packages in downtown Seattle.

One of the more playful elements is affectionately known as “The Cube”. Serving both as lobby and gathering space, the tall-ceilinged and very transparent structure sits in a landscaped public plaza linking The Post to the Colman Ferry Pedestrian Bridge. An adjacent stair and elevator structure connects this bridge with the retail on Post and Western Avenue. These high quality retail spaces with 20 foot high ceilings and large glass panes create inviting storefront entries along the building’s entire Western Avenue frontage, and on most of Post Avenue. One of the most talked about features is the catenary lighting that is strung across Post Avenue, to enliven and activate what used to be a dark alley passage.

183,329 sf of residential area with
10,000 sf of retail and 142 stalls
of all-above grade parking

208 “loft style” apartments
designed to appeal to Gen Y

Aggressive, fast track schedule
resulting in entitlements and
building permit in record time

Type I construction with high
performance glass curtain wall
and terra cotta accents



THE POST INTERIOR DESIGN

The interior design is a combination of grit and glitz. Loft style apartments reminiscent of New York artists' lofts evoke an edgy yet polished aesthetic that permeates throughout The Post. An urban-focused apartment building with amenities to match, The Post's design translates from inside out, showcasing an elegant and modern tower design with curb appeal on all four sides.

The interior design takes advantage of the building's urban flavor, using exposed concrete ceilings and mechanical systems, alongside high-touch finishes like wood flooring and copper screens. The building amenities, including a clubroom, games room, rooftop sky lounge, and expansive roof deck, are an active extension of the individual units and a means for fostering community.



Model unit



Rooftop amenity

Amenities include an oversized party lounge, a game room with a pool table and bar, a 24/7 fitness studio and yoga room, and expansive roof deck with lounge pool.

SERVICES

Architecture
Interior Design
Landscape Architecture

THE POST LANDSCAPE ARCHITECTURE

Taking cues from The Post’s architecture, our landscape architects created a design that is simplicity itself – with clean, pure lines and a strong, minimal plant palette.

On Columbia Avenue, a grove of honey locust trees encapsulates “The Cube” and its granite plinth. This creates a public oasis, tucked into the Colman Ferry Pedestrian Bridge, with the trees’ fine foliage reflecting the delicate transparency of The Cube while framing the pedestrian bridge and sidewalk. Around Western and Marion Avenue, new street trees and fragrant ground cover plantings line the roads and soften the urban edge.

The roof top level is the hub of The Post’s amenity spaces. Simple plantings define outdoor sitting areas with long low planters filled with ornamental grasses creating foreground views from the indoor amenity spaces. The main roof garden feature is a reflecting pool with a tigerwood platform, wide enough for lounging. Two Japanese Maples and a Japanese Black Pine anchor one end of the pool.





Cirrus

SEATTLE, WA

Located in a prime transit-oriented intersection of a streetcar connection plus five busy streets, Cirrus is perfectly positioned to support Seattle's goals for more residential density downtown at affordable price points. With the emerging South Lake Union / Denny Triangle and the ever expanding Amazon campus directly across the street, this project fills what will be new demand for this technology-savvy market of renters.

Special attention was paid to the shaping of the base, in an effort to anchor the tower to its site, and activate the pedestrian realm with a sophisticated response to the Lenora green street. The tower itself is sleek, sculpted and modern, with a playful curtainwall system that is punctuated with 'cutouts'.

For residents, a large common area rooftop terrace and amenities provide additional living space, and a rich venue for socializing with neighbors and friends.

440 ft tower with 38 stories

248 units with an average of 1058 sf per unit

476,000 gsf and 3,714 sf retail I.I parking stalls per unit

Registered to pursue LEED New Construction; anticipating Silver Certification

SERVICES

Architecture

Interior Design

Landscape Architecture



CIRRUS INTERIOR DESIGN

Connecting residents to Downtown Seattle's retail offerings and culture and South Lake Union's recreation and innovation is a primary focus of Cirrus.

The interior spaces are designed with the South Lake Union professional crowd in mind, offering luxe materials in a neutral palette with splashes of color. A culturally diverse renter in the prime of their careers, residents of Cirrus enjoy cooking, entertaining and socializing; they've got an eye for refined urban style. Throughout, high-touch materials calm and soothe the senses at the end of a long day at the office or a night on the town. The timeless common spaces and unit finishes make Cirrus an urban home, not a generic rental.





Roof top terrace features water garden with aquatic plants, casbah area, hearths, and BBQs

'Green Street' streetscape along Lenora

SERVICES

Architecture

Interior Design

Landscape Architecture

CIRRUS LANDSCAPE ARCHITECTURE

A successful streetscape design means the landscape and building both connect to the greater fabric of the neighborhood. For Cirrus, the landscape took its cues both from the building's architecture, and from the contextual and cultural elements that permeate the district.

On the street, a pattern of Ash and Dogwood trees are consistent with the landscape at the nearby Cornish campus, while the paving patterns mimic the shape of the building above. This ties the street together and grounds the building in the urban fabric.

Up above, a roof top oasis provides valuable amenities to residents. The area is divided into three zones of activity. The clubroom opens to a BBQ/bar with a lantern fireplace surrounded by seating that allows for groups to gather, meet and enjoy the city view. On the opposite end, a more intimate area branches off the collaboration amenity space. The focal point is a large hearth built into the back of a stick formed concrete planter creating the optimal configuration for a large singular group. Enjoining the two entertainment areas is a tranquil water garden filled with water lilies and water hawthorne.

Fifteen Twenty-One
Second Avenue



Additional High-Rise Projects

During the last fourteen years, Weber Thompson has designed successful high rise residential projects that are built, entitled, or in the queue for a construction start. With each project, we work diligently to deliver thoughtful design that will achieve success on every level, starting with our client's vision and ending with success in the marketplace. Weber Thompson has a solid track record for delivering successful projects, and our reputation is built on a foundation of listening carefully and delivering on our promises.

ADDITIONAL HIGH-RISE PROJECTS

Fifteen Twenty-One Second Ave. | Seattle, WA
Cristalla | Seattle, WA
Stratus | Seattle, WA
425 Fairview | Seattle, WA
Viktoria Apartments | Seattle, WA
Madison Tower/ Hotel 1000 | Seattle, WA
Arrivé | Seattle, WA
8th & Columbia | Seattle, WA

970 Denny | Seattle, WA
Stonebridge Marriott Hotel* | Seattle, WA
Park 88 | Bellevue, WA
500 Terry | Seattle, WA
Tower 12* | Seattle, WA
Elan World Market | Bellevue, WA

**Weber Thompson was the Design Architect*



Sunset Electric Lobby

Interior Design

The world sees the outside of a building.
Life is lived on the inside.

Comfortable, beautiful and highly functional spaces are created by keeping the future users front of mind, and understanding how they live their life. Solid marketing research and a grounding in spatial relationships, while not always exciting, represent the depth of thought that goes into making a unit, workspace, or restaurant a place where people want to spend their time. Interiors can both foster interaction and bring people together, but also create quiet oases of solidarity.

Weber Thompson's Interior Design Studio has a long history of creating spaces people love – whether our architects designed the building or not.



Pike Motorworks LTD



Weber Thompson Offices

Interior Design Leadership



Bernadette Rubio NCIDQ, LEED® AP

INTERIOR DESIGN PRINCIPAL

Bernadette is Weber Thompson's Interior Design Principal. She has more than twenty years of experience in hospitality, restaurant, tenant improvement, and retail/mixed-use project types, both domestically and overseas. Bernadette has a passion for fashion and works her love of color, texture, and line into all her inspired interiors.

Residential

Nexus | Seattle, WA
The Post | Seattle, WA
Viktoria | Seattle, WA
Cirrus | Seattle, WA
Stratus | Seattle, WA
LUMA | Seattle, WA
2nd & Pine | Seattle, WA
Coppins Well | Seattle, WA
Sunset Electric | Seattle, WA
Pike Motorworks LTD | Seattle, WA
4730 California | Seattle, WA
Park 88 | Bellevue, WA
Woodinville Village | Woodinville, WA
Junction 47 | Seattle, WA
Gunbarrel Apartments | Denver, CO
The Whittaker | Seattle, WA
Raven Terrace at Yesler Terrace | Seattle, WA
Radius SLU | Seattle, WA
Fremont & 9th | Las Vegas, NV

Retail & Hospitality

Willows Lodge Interior Refresh | Woodinville, WA
LizzyKate Tea | Kirkland, WA
Ray's Boathouse Interior Refresh | Seattle, WA
A La Mode Pies | Seattle, WA
Rival Fitness | Seattle, WA
John Howie Steak | Bellevue, WA
Seastar Seattle | Seattle, WA
Seastar Bellevue | Bellevue, WA
Spaahh at Hotel I000 | Seattle, WA
Arrivé | Seattle, WA
Le Caviste | Seattle, WA
Hotel I000 Refresh | Seattle, WA
Ian Men's Store | Seattle, WA

Commercial

Talking Rain Offices | Preston, WA
Weber Thompson Offices | Seattle, WA
W. L. Gore Offices | Seattle, WA
PMF Investments | Mercer Island, WA



Landscape Architecture

Go outside.

We spend most of our life inside. Work, home, car – if we don't pay attention, outside can become just a means of getting from one room to the next. But when the outside is an extension of the inside – when there is a seamless transition from room to roof deck, from lobby to streetscape – outside beckons, enticing you to spend time in its room.

Weber Thompson believes in landscapes of exceptional creativity and thoughtfulness that are sensitive to the earth and respond to the built world around us. Connecting new development with the urban and environmental context, our landscape design becomes an integral part of the overall vision.



Ballard Blocks II



LUMA

Leadership



Rachael Meyer RLA, GRP, LEED® AP

LANDSCAPE ARCHITECTURE PRINCIPAL

Rachael has over 13 years experience in commercial, residential, and public projects. She is passionate about green roofs, urban agriculture and sustainable strategies, and integrates these passions into each of her designs. She regularly speaks and writes about her research, which ranges from water management practices to living landscapes.

Residential Projects

The Post | Seattle, WA
LUMA | Seattle, WA
Pike Passive | Seattle, WA
Nexus | Seattle, WA
Park 88 | Bellevue, WA
4730 California Avenue | Seattle, WA
Cirrus | Seattle, WA
Radius SLU | Seattle, WA
South Kirkland TOD | Kirkland, WA
Old Town Mixed-Use | Redmond, WA
Harbor Crossing Rose Garden | Gig Harbor, WA
Memory Garden at Chateau | Bothell, WA
Raven Terrace at Yesler Terrace | Seattle, WA
Stratus | Seattle, WA
2nd & Pine | Seattle, WA
Sunset Electric | Seattle, WA
Modera First Hill | Seattle, WA
The Wally | Seattle, WA

Commercial

Data | Office Building | Seattle, WA
Watershed | Seattle, WA
Blue Rooster Office Building | Seattle, WA
Ballard Blocks II | Seattle, WA
The Terry Thomas | Seattle, WA

Other Spaces

Alderbrook Resort Landscape | Seattle, WA
LeMay Family Sculpture Garden | Seattle, WA
South Lake Union Pocket Park | Seattle, WA
800 Columbia Open Space | Seattle, WA
500 Terry Public Plaza | Seattle, WA
Yesler Terrace Pedestrian Path | Seattle, WA



The Terry Thomas



UCSF Mission Bay Student Housing



OUR APPROACH TO

Sustainable Design

We believe that good design includes green building practices – integrating disciplines that create buildings, interiors and places that are not only good for the environment and community, they are essential to the health and well being of users, are easier to market, more efficient to operate and help “green” the bottom line.

Weber Thompson is a member of the United States Green Building Council. Our internal Green Team – the WT Sustainabiliteam – is led by Director of Sustainability Myer Harrell AIA, LEED AP BD+C, Homes. This task force focuses on internal and external green building education, runs projects through a ‘green audit’ to determine how they might be modified to meet stricter sustainability benchmarks, and assists with green building certification for our projects and staff. Speaking of which, our office has over forty LEED Accredited Professionals.

OUR VISION OF SUSTAINABILITY

Since our inception, green practices have been at the core of what we do. When we moved into our LEED Platinum Certified offices over seven years ago, we solidified our commitment to sustainability.

Our portfolio contains numerous LEED Certified and Built Green projects. A few highlights include the nationally-recognized AIA Top 10 COTE building The Terry Thomas; Weber Thompson’s LEED Platinum Certified offices; Sunset Electric, a LEED Platinum Certified mixed-use residential project in the Pike/Pine Overlay District in Capitol Hill; and a currently underway mixed-use project pursuing Passive House certification in Capitol Hill.

In addition to our built work, Weber Thompson is committed to thought leadership through research and innovation projects.

Our past work in this realm includes:

UCSF Net Zero Student Housing Project (Architecture @ Zero Honor Award recipient)

Newark Vertical Farm

Eco-Laboratory

Office Building of the Future



Leadership



Myer Harrell AIA, LEED® AP BD+C, Homes

Myer is Weber Thompson's Sustainability Director and leads the internal group that oversees and consults on all project to ensure appropriate levels of sustainable design. He is deeply immersed in the national push for more sustainable building through his work with the USGBC, and the Cascadia Green Building Council.



Amanda Keating AIA, LEED® AP BD+C

Through her work Amanda's goal is for every building to be at its highest level of sustainability to meet the project goals. She is a member of Weber Thompson's core green design group and has led numerous LEED certified projects.

Selection of LEED Certified Projects

4730 California

Seattle, WA
LEED Gold Certified for Homes,
Mid-Rise

Sunset Electric

Seattle, WA
LEED Platinum Certified for Homes, Mid-Rise

Viktoria

Seattle, WA
LEED CS 2.0 Silver Certified

The Terry Thomas

Seattle, WA
LEED CS 2.0 Gold Certified

Weber Thompson's Offices

Seattle, WA
LEED CI 2.0 Platinum Certified

Elan at Redmond Town Center

Redmond, WA
LEED Gold Certified for Homes
Mid-Rise

Radius

Seattle, WA
LEED Gold Certified for Homes (pending)
Mid-Rise

Zero Net Energy Projects

Conspicuous Consumption

Competition Entry
Architecture at Zero: UCSF Mission Bay Net
Zero Energy Student Housing

Thank you

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