


WEBER THOMPSON



High-Rise Design Studio



ABOUT

Our Firm

Founded in 1988, Weber Thompson is an award-winning architecture, interior design, landscape architecture and sustainable design firm. We have a staff of architects, space planners, interior designers, master planners, LEED APs, landscape architects and construction specialists. We even have an MBA.

Our dynamic, integrated design practice is led by curious people who challenge conventional wisdom, lead with integrity, and design with guts. We integrate our disciplines and underscore them with strong technical experience, a commitment to sustainability and a heartfelt dedication to creating spaces that serve their future users and operators. We are a leader in residential design and have crafted projects for all populations, sizes, and markets, from luxury senior living to market rate apartments.

“The principals are very involved and knowledgeable of our needs and issues, plus easy to work with and friendly, too.”

– High Rise Client

- HIGH RISE
- MULTIFAMILY RESIDENTIAL
- AFFORDABLE HOUSING
- SUSTAINABLE DESIGN
- STUDENT HOUSING
- SENIOR HOUSING
- COMMERCIAL OFFICE
- MIXED USE
- RESTAURANT DESIGN
- TENANT IMPROVEMENTS
- COMMUNITY DESIGN
- HOSPITALITY
- GRAPHIC DESIGN




Helios in foreground

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 those who live there.

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



“Their strong relationship skills mean they ‘act as a team’ at all times through every project.”

– Weber Thompson Client

Meet the Team

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.



Amanda Keating AIA, LEED AP BD+C
PRINCIPAL IN CHARGE / SENIOR PRINCIPAL

Senor Principal Amanda Keating bridges the gap between aesthetic judgment and technical understanding. At Weber Thompson, she manages the high rise team with founder Blaine Weber. Amanda is renowned for her thoughtful, even-keeled approach and calm management style.



Jim Westcott AIA, LEED® AP BD+C
SENIOR PROJECT MANAGER / PRINCIPAL

Weber Thompson's master high-rise Senior Project Manager, Jim Westcott has run numerous complex projects. His responsibilities range from design and project management to construction administration with extensive practice in mid-rise and high-rise residential, mixed-use urban infill, commercial and cultural projects.



Brian Steinburg AIA, LEED® AP
SENIOR PROJECT MANAGER / PRINCIPAL

Since 2000, Brian has been involved in the design, documentation and management of urban high-rise and mid-rise projects at Weber Thompson. As a Senior Project Manager, Brian manages large, complex, multi-year projects from pre-design to construction administration. He brings an acute attention to design, constructability and budget, developing elegant, constructible and affordable solutions to complex design problems.



Nicole Winn AIA, LEED® AP FitWel Ambassador
PROJECT MANAGER / PRINCIPAL

Nicole joined Weber Thompson in 1997 and quickly established herself as a valued member of the firm's High-Rise Design Studio. She has worked on many notable projects including Cristalla, Viktoria, Nexus and currently The Waverly, a residential tower in South Lake Union. She is a passionate advocate for equity, sustainability and integration of the arts in architecture.



Rick Nishino AIA, LEED® AP
CONSTRUCTION ADMINISTRATION PRINCIPAL

Rick is a solutions-based, problem-solving thinker, and one of the most level headed people in the industry. He has the ability to calm down any situation, and take any challenge in stride. It is no wonder that Rick has one of the most exemplary reputations in the field, and is a team member who most clients ask for by name.



Todd Mayne AIA, LEED® AP BD+C
CONSTRUCTION ADMINISTRATION PRINCIPAL

Principal Todd Mayne specializes in construction administration and quality assurance. His professional interests and passions include building technology and the process of bringing a project from concept to completion.



John Stout LEED® AP BD+C
SENIOR DESIGNER / ASSOCIATE

John brings an in-depth of knowledge of design technology, energy modeling, and rendering technology into his role as a designer at Weber Thompson. Starting his path in engineering at the University of Washington, he quickly transitioned to architecture to pursue the purity of design and complexity of problem solving involved in the profession.



Bernadette Kelly NCIDQ, LEED® AP
INTERIOR DESIGN PRINCIPAL

Interior Design Principal Bernadette Kelly has 20+ years of experience in interior and architectural design. Her projects are located all over the US and China. They range from commercial office tenant improvements to hospitality and residential design. She joined Weber Thompson in 2012, helping the Interior Design studio grow in size and reputation during the subsequent years. In 2016, she was promoted to Principal, and now pilots the firm's studio of interior designers.



Rachael Meyer PLA, GRP, LEED® AP
LANDSCAPE ARCHITECTURE PRINCIPAL

Rachael Meyer has a wealth of 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. Rachael brings an expertise in integrated design, and elevates projects by maximizing the impact landscapes can have on the human experience.

"Their reputation of high-rise
work precedes them."

– Weber Thompson Client

Projects





AWARDS

2021 Multifamily Executive Awards, Grand Award Winner
High-Rise Project of the Year

2020 NAIOP Night of the Stars Awards, High-Rise Residential Development of the Year

2020 Gold Nugget Awards Grand Award Winner
Best Multifamily Community – 100 du/acre or more

2017 Gold Nugget Awards Merit Award Winner
Best On the Boards Multifamily Community



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 celebrates the Seattle skyline from southbound I-5, Capitol Hill and beyond.

The tower is based 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 principles and a new way to live.

440 foot residential tower in Downtown Seattle

382 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

Interior Design

Landscape Architecture



Photo: Lucas Finlay



Photo: Lucas Finlay

NEXUS INTERIOR DESIGN

The interior design of Nexus softens the angular architectural with fluid, soothing palettes and natural materials while also incorporating the latest in integrated, high tech systems. The result is a welcoming urban oasis that gives home owners easier control over their environment with the touch of a button.

Every unit features luxurious, yet simple finishes and forms that draw focus to the beauty of the surrounding sprawling views. Units range from studios to penthouses, including a two-story Sky Loft. Thoughtful and unique space-saving layouts eliminate long winding hallways. Sliding barn and pocket doors further maximize square footage in the living areas that matter most.

One of the more striking features of Nexus is its 100% authentic art program. One of a kind murals, sculptures, and wall art adorn every common space.



Photo: Lucas Finlay

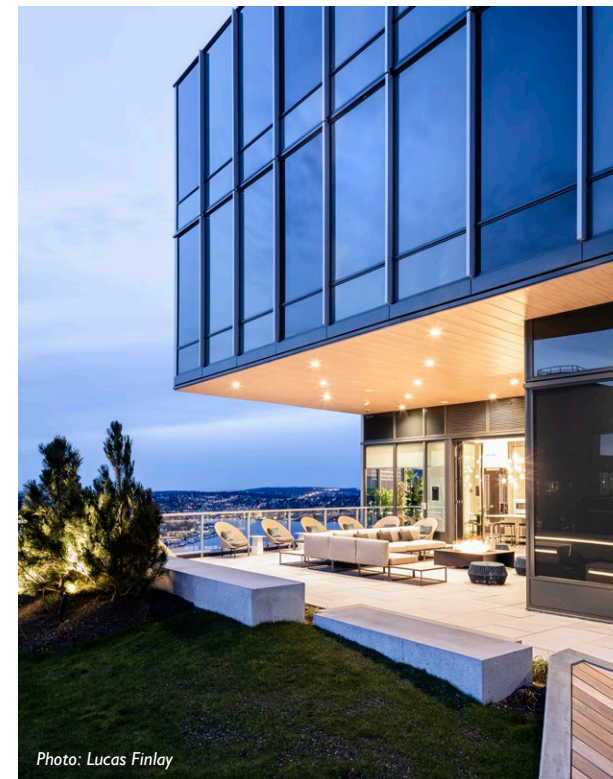


Photo: Lucas Finlay

NEXUS LANDSCAPE ARCHITECTURE

At the street level the landscape design for Nexus supports the building concept with a skewed paving grid directing pedestrians to the commercial corner. The street planting consists of dramatic bands of plants that twist along Howell Street with less intense plantings along the calmer Minor Avenue residential entry. Plant choices deliver intense contrast to the subdued paving.

Level 7 provides exterior space to spill out into from the multi-function rooms within. Table torches and fire tables offer more intimate areas to share with friends. The roof offers a unique sunning terrace with a live lawn. Two fire tables on either end of the patio create warm corners to relax in when the weather turns wet. Multiple barbeques and dining areas allow small as well as large groups to enjoy the dramatic views of the Seattle skyline.



"[Stratus] looks great. Both the architecture and the interiors are something to be proud of, and I personally thank all the WT staff members who worked on them."

— Rob Tullis, AIA, LEED AP
Vice President — Director of Design
GID Development Group



Stratus

SEATTLE, WA

Located across the street from Amazon's South Campus in the heart of downtown Seattle's Denny Triangle, Stratus is strategically positioned to house the local technology and life science workers. Developed as a market rate apartment tower, it provides a generous, targeted package of socially-focused amenities.

The site is situated at the confluence of two Green Streets and east of a park. This location became the project's most significant design driver and differentiator. We collaborated with the Seattle Parks Department, working through preliminary design and those areas where the two sites connect and interact.

Thoughtful attention to neighborhood context and the greater urban fabric informed the design language of this sculpted tower with its composition of sleek modern geometry, skinned with a taut, modern curtain wall. Each elevation is a unique response to adjacent structures, with materials that are crisp, airy and light.

440' tower, 396 Residential units

439,600 SF of residential space

7,760 SF of Retail

AWARDS
2019 IES Illumination Awards
Award of Merit

2018 NAIOP Night of the Stars
High Rise Residential of the Year

SERVICES
Architecture
Interior Design
Landscape Architecture



STRATUS INTERIOR DESIGN

In South Lake Union, Seattle's three city grids converge to create a dynamic sub-neighborhood: Denny Triangle. This pocket is home to organic grocers, bars, swanky restaurants, office towers, and urban remnants of the former industrial history of the area. The idea of a prism, which refracts and separates light, takes the concept one step further. The team has woven these concepts into the cohesive backbone threaded through this project's interior spaces.

The two-story lobby features a monumental metal and limestone fireplace, a curving stair to the leasing office and lounge, and a custom sculptural light fixture, creating a focal point from inside and out. The incredible amenity package fills two floors and includes everything from a fitness center to an outdoor soaking pool.



LEED Silver

Materials rendered in a refined northwest palette of wood, stone, and steel

Upscale, high-end residential building with a hotel-like edge

Includes streetscape and two outdoor amenity spaces

Located next to planned park and the intersection of two Green Streets

STRATUS LANDSCAPE ARCHITECTURE

Weber Thompson approached the streetscape and terrace level designs at Stratus with a celebratory theme in mind; the design emphasizes the adjacent park, views, recreation, and community gathering space.

The 6th floor amenity terrace boasts a grand view of the park below and a sunning island deck within a water feature fountain, outdoor movie theater with bar and central hearths, private dining areas, raised community garden beds and dog run. Rendered in stone, weathered steel, wood and concrete, these outdoor areas are woven together in a repeating, rhythmic pattern. Planted areas serve to define private alcoves while creating a cohesive whole.

On the upper roof, expansive views toward downtown and Lake Union delight in all directions. Providing a sharp contrast in scale, a jewelbox garden is enclosed by a birch tree grove and landform wedges. Under the canopy, lighted to imitate a starry night, is a dining and BBQ area. Wood decking lines the park side of the roof deck, with seating areas focused on table torches; the ideal gathering place to watch the sun set over the city on a warm summer day.



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. 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 39 stories

355 units with an average of 1058 sf per unit

Certified LEED Silver

AWARDS
Northwest Design Awards 2017
First Place – Outdoor Living Area

NAIOP WA 2016 High Rise
Residential of the year

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. Culturally diverse renters 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 Street

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.



Helios

SEATTLE, WA

Located at the “gateway” intersection of 2nd and Pine, near the juncture of the Market and Retail Districts, the formerly under-utilized site served as a surface parking lot adjacent to the Macy’s parking structure. Helios fills a pedestrian void on the busy pedestrian route from downtown Seattle to Pike Place Market.

This 40-story high-rise residential tower celebrates its vibrant location with an animated curtain wall composed of high-performance glass and playful metal accents. The fractured pre-cast clad podium of the tower houses micro apartment units that animate the above grade parking.

Designed for Equity Residential with the stated objective to create a timeless, iconic and ultra-modern design, this sleek tower serves the luxury apartment market with 398 upscale residential units over podium level parking and ground-level retail.

The design team partnership, WTGBD, is composed of Seattle-based Weber Thompson and Portland-based GBD Architects. Weber Thompson also provided interior design and landscape architecture for this sophisticated project.

554,897 gsf tower in prime downtown Seattle location

40 stories tall with 398 units

LEED Gold Certification

AWARDS
2018 Gold Nugget Awards – Best Multi-Family Housing Community – 100 du/acre or more

SERVICES
Architecture
Interior Design
Landscape Architecture



HELIOS INTERIOR DESIGN

Helios is all about downtown Seattle living without sacrifice.

Stepping inside, Helios feels more like entering a luxury hotel than an apartment building. Dramatic angles abound, taking cue from the façade's precast concrete panels. No detail is left unnoticed: unit signage is fabricated of blackened steel, the reception desk is backlit onyx – even the corridors come alive with curated lighting levels and artwork celebrating the tower's iconic Seattle locale.

The unorthodox fenestration pattern of the tower's exterior required extensive interior coordination, but the team seized the opportunity to create a range of unit floorplans. In addition to a wide variety of unit layouts, residents will also enjoy high-end gas appliances and monochromatic finishes that – when



High-end interiors feature dramatic angles, lighting and materials throughout

The design team partnership, WTGBD, is composed of Seattle-based Weber Thompson and Portland-based GBD Architects

SERVICES

Architecture
Interior Design
Landscape Architecture

coupled with stellar views – epitomize modern urban living. Decks are offered at all levels to capture views of Seattle's waterfront, Puget Sound and the Olympic mountains beyond.

The LEED Gold project includes sustainable materials, finishes, and products that promote occupant health and prioritize indoor air quality. Energy cost savings are predicted to be 33% over ASHRAE 90.1-2007, thanks to water source heat pumps, a domestic hot water boiler, efficient whole house fans, LED lighting and ENERGY STAR washers, refrigerators and dishwashers. Additionally, the garage accommodates charging for up to 19 electric vehicles.

Building amenities include a fitness and yoga center, theater, dog walk/lounge, and a luxurious hospitality-inspired lobby with retail. Open seating and matte black and copper fixtures in this space add a dramatic yet playful element when juxtaposed against raw concrete columns. The mixed-use lobby is outward facing – the transparency of this space activates the exterior streetscape as well.



Kiara

SEATTLE, WA

Kiara is a mixed-use project that juxtaposes a modern, sleek and sculpted 440' tall tower with a crisp podium structure that is carefully proportioned to blend with nearby industrial age warehouse structures.

Located at the southernmost edge of South Lake Union and the northernmost edge of Denny Triangle, the building enhances the walkability and transit orientation of Seattle's downtown. Substantial retail in the base of the structure at the corner of Denny and Terry activates this former 'dead zone' into a vibrant gateway into these two districts. Large, airy and transparent retail spaces spill onto the sidewalk with large glass garage-style doors that create an indoor/outdoor connection.

The tower is positioned mid-block, allowing for a lushly landscaped outdoor terrace on top of the podium. This sky garden is crowned with a pavilion that is enclosed in operable glass on three sides. Residents can enjoy the intimate seating areas, dining spaces, BBQs and sunbathing corners of this veritable urban roof-top park; those who live on the tower's south side will also enjoy the view of this "fifth elevation."

461 apartments offering a mix of unit sizes and configurations

Certified LEED Gold

AWARDS
2019 NAIOP Night of the Stars
High-Rise Residential of the Year

2019 Seattle Business Magazine
Skyline Awards, Silver Winner,
Multifamily / High-rise

SERVICES
Architecture
Landscape Architecture



The Ivey on Boren

SEATTLE, WA

Situated in a predominantly tech and business district, The Ivey on Boren joins forces with Cornish College of the Arts to host multiple art activations that go beyond a traditional gallery experience. A state-of-the-art performance hall, exterior art walls and sculptural alcoves, and an indoor gallery space can be enjoyed by all. Floor-to-ceiling windows and open-air thoroughways will showcase established and emerging artists.

With the project site being adjacent to Cornish’s Raisbeck Performance Hall, the design team set out to minimize impact on the historic landmark by setting the podium back from the property line. A portion of the first floor is backed by an art wall to be used for campus exhibits; this space is also recessed to provide a terraced seating area protected from the elements.

The Ivey reaches for the sky with vertically oriented extrusions, while the window wall glazing utilizes a mix of patterns and materials to create distinct movements in the massing. Treating 100% of the on-site stormwater through slowing and cleaning, the project has bioretention planters and green roof on three levels.

44 floors

393 residential units

369 below grade parking

7,150 sf ground level arts facilities

52,878 sf commercial office

541,247 sf residential area

SERVICES

Architecture

Landscape Architecture



The Ayer

SEATTLE, WA

A compact site paired with ample grade changes made for unique design challenges for The Ayer. The result is a gleaming residence right in the heart of Denny Triangle.

The design was inspired by natural tectonics found in the Pacific Northwest, where entire blocks have been sheared and fractured to give the tower visual energy. Geometric patterning within the façade fortifies this concept, creating unique moments throughout the design. The seams of the tower contrast its reflective glass shell, revealing the pure, unweathered interior of the project like you might find in natural stone formations.

At grade, an urban reinterpretation of the traditional porch was created to foster communal connectivity and activation. The Ayer is set far back from the street thus creating its own porch experience. Offering respite from the rain and sun, this community space paired with a local cafe encourages interaction amongst the residents and between passersby.

A neighbor of The Ivey on Boren and Cornish College of the Arts, The Ayer will showcase art activation by way of public murals and installations.

45 floor tower with 431 units

343,682 sf residential

1,024 sf retail

925 sf office

Unique land agreement with Cornish College of the Arts, Recovery Café and Bellwether Housing

SERVICES

Architecture
Landscape Architecture



800 Stewart

SEATTLE, WA

800 Stewart is a 605-foot-tall mixed-use tower located on an extremely small site in the rapidly evolving Denny Triangle neighborhood of Seattle.

The project’s location provides a massive structural and architectural challenge as wind forces increase dramatically with a tall and slender tower, and the limited space on the site leaves little room for architectural expression. The design team’s driving quest was to shape a high-rise tower which would mitigate wind forces imposed on the building while also creating an elegant and sculptural form.

The design team utilized the concept of ‘Vortex Shedding’ and varied the cross section of the tower throughout the height of the building to reduce the impact of wind forces. Digital parametric modeling, wind analysis, and rapid prototyping using 3D printing were paramount in rapidly iterating and testing various massing schemes against these challenges. The result is a beautifully well-proportioned and elegant tower form which will adorn the Seattle skyline when it is complete in 2024.

53-Story, 605’ Mixed-Use Tower

702,349 GSF

13,55 SF Site

569 Residential Units

100 Parking Stalls

Parametric modeling and wind analysis was used to sculpt to the tower’s form

SERVICES
Architecture



Cloudvue Residential

BELLEVUE, WA

Nestled in the middle of the campus between neighboring towers, the articulation of the curtain wall skin evokes falling water, which is emulated with a series of dramatically lit multi-story fins that flow down three sides of the building in a deliberate but varied pattern.

The tower's design reflects its two primary uses. An eight-story podium contains a hotel with a 44-story tower of luxury apartment dwellings located above. A continuous reveal beginning at the ground floor crosses vertically and horizontally both defining and unifying the massing all the way to the mechanical screen in a single plane. The reveal is realized at the top of the podium with a setback that provides a common terrace for the apartment tower.

Cloudvue Residential is part of the larger three tower Cloudvue Development. Each of the three 600-foot towers are situated over a single seven-level parking garage encompassing the entire site. Working with the City of Bellevue, the site includes an elevated park bridge that lids a new, three lane private street between Cloudvue and the adjoining Amazon property providing pedestrian connection, additional landscape and outdoor amenities beyond property lines. ZGF is the master architect of the entire Cloudvue Development.

538 luxury residential apartments and 178 hotel keys in a 600 foot tower

Amenities include two full levels of interior and exterior spacing, including a deck on the podium and a expansive rooftop deck with two spas, oversized custom fire features, a Sky Lounge, and co-working spaces.

Part of the three-tower Cloudvue Development

SERVICES
Architecture
Landscape Architecture



The Waverly

SEATTLE, WA

Named after Waverly Place in the Greenwich Village neighborhood of NYC, The Waverly is an elegant and contemporary 28-story residential tower that will bolster the stylistic offerings of a rapidly maturing and diverse neighborhood in South Lake Union. With 374 upscale units, the apartments will cater to the housing needs of the rapidly growing community while providing a wide range of unit sizes and configurations that appeal to core urban dwellers and those looking for a pied-à-terre.

A large community space tied directly to the exterior courtyard will provide a high level of street activation throughout the day, contributing to both the vibrancy and safety of the area. Amenities include an art gallery “living room” in the main lobby, co-working space, a yoga studio and a futsal court. Rooftop space will also provide expansive views of Puget Sound, the Space Needle, downtown, Lake Union and the surrounding mountain ranges.

427,266 gsf 28-story apartment tower with 374 units

Pursuing LEED Gold

Construction slated for completion February 2022

Located next to the new Seattle Unity Church

SERVICES

Architecture
Landscape Architecture



The Accolade

SEATTLE, WA

The Accolade aims to be a timeless and welcoming addition to the University District’s evolving skyline. The driving question for the project has been: “How does a tower add to an eclectic neighborhood in which there is no established style?”

This building occupies a visually prominent location within the University District, adding a unique design to the evolving skyline of tall buildings. The design references volcanic stone formations in the nearby Cascade mountains and aims to be evocative from all vantage points while also not overwhelming the senses.

With a wide mix of unit types, a variety of different interior and exterior amenities, and unified design expression across all three design disciplines, The Accolade will be an inviting place for University of Washington students to call home.

21 stories, 226 student-focused units in the U-District

Unit mix includes Studios, 1-, 2-, 3-, and 4-Bedroom units

Pursuing LEED Gold

Units and Amenity spaces offer panoramic views to the south and west of the Olympics, Lake Union and Mt. Rainier

SERVICES

Architecture
Interior Design
Landscape Architecture



Victory at the U

SEATTLE, WA

Victory at the U is the welcoming party for those entering the U-District. Revitalizing a strip of aging, low rise commercial buildings and surface parking lots that line the path between UW and the bustling Wallingford neighborhood, Victory at the U brings life to this dowdy stretch. The future home of UW students and a new expanded indoor/outdoor space for the site’s existing Go Center, this project is a prominent indicator of the U-District’s new experience.

The building’s massing is elegant and timeless, with a dramatic corner waterfall expression that falls down the prominent façade to meet a large plaza. Cohesion with the landscape was a goal; the waterfall corner integrates into the landscape with seating opportunities, lush landscaping, covered space, and vertical lighting elements.

A generous amenity package is located in the outdoor space on L3, and on the rooftop where a fitness center, clubroom and landscape deck work to support the student community. The south facing outdoor space features 180 degrees views of Mt. Rainier to downtown, much of which will be protected as it looks out over I-5.

21 story student housing tower

110 units with a mix of townhouses and 4 bedroom units

Two levels of parking

Ample bike storage

Pursuing LEED certification and Green Building Standards

SERVICES

Architecture
Interior Design
Landscape Architecture



9North

SEATTLE, WA

Situated in the core of South Lake Union, the lab-ready office building 9North sets itself apart with a convergence of the natural and built environments in a bustling urban setting. Along with a large, shared rooftop amenity, every floor has additional decks and terraces, providing tenants a direct connection to fresh air. A stepped setback on Thomas Street – a city-designated green street – creates room for vegetation and retail terrace, forging open space that the public and building tenants can enjoy.

The skin of the building pulls inspiration from the natural process of erosion, a powerful force driven in the Pacific Northwest by glaciers, rivers, and oceans that carve away at the landscape beneath. 9North’s entire northern façade is “eroded” away with stepping decks that wrap around each corner. The façade’s transparency is dynamic, based on a gradient, increasing in density towards the south as it reaches the property line. Composite wood soffits contrast with the extensive glass and highlight shifts in massing, while stone plinths and fiber cement panels provide natural texture.

8 stories including rooftop

115,000 sf commercial or biotech space

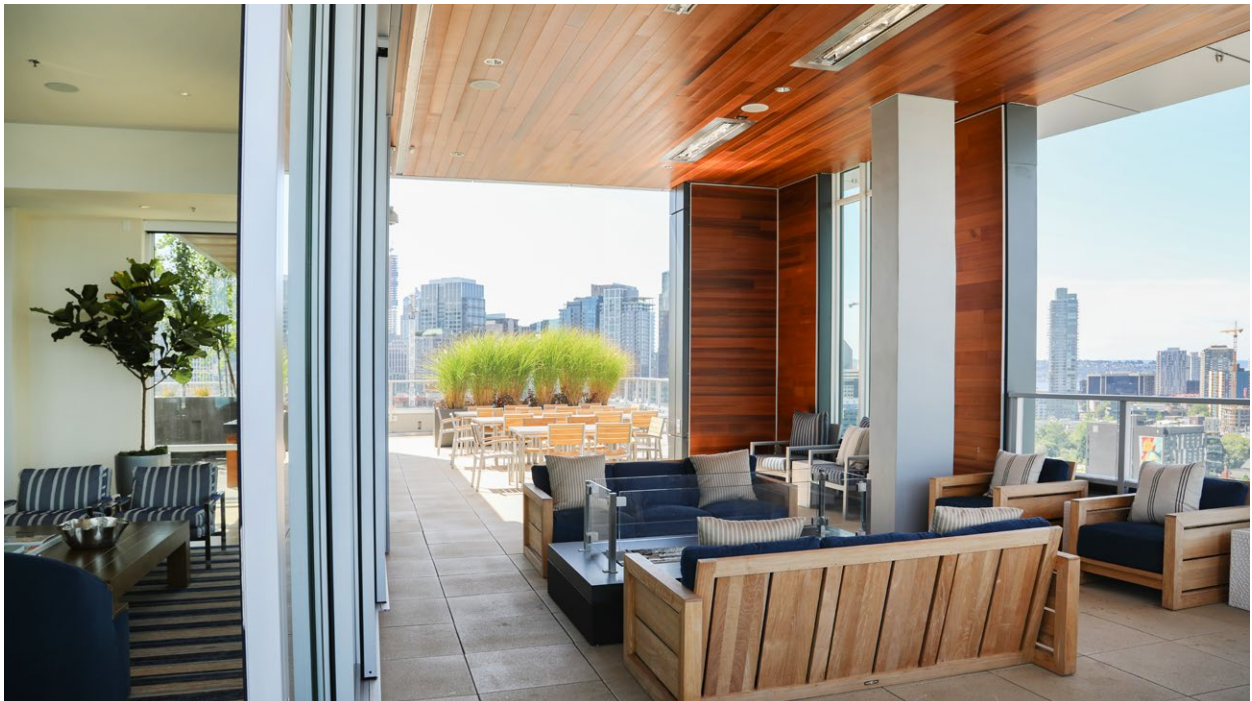
Pursuing LEED Gold certification

82 bicycle parking stalls in a dedicated facility

59 below grade parking stalls with 6 EV stalls

SERVICES

Architecture
Interior Design
Landscape Architecture



Ascent

SEATTLE, WA

In tech-heavy SLU, Ascent is an architectural tribute to the ones and zeros that make our digital lives possible. Dramatic patterning is created through vertical light and dark window wall spandrel playfully composed around vision glass.

The corner of the tower has been set back significantly to create an outdoor entry plaza with integrated signage and wayfinding. A landscaped strip between the sidewalk and bustling Fairview Avenue provides a much-needed buffer and a more welcoming pedestrian environment.

Retail along the base of the building is highly-transparent to allow retailers good visibility and the option to roll open sliding doors to spill out onto the sidewalk. Lighting and canopies have also been considered to further enhance the street-level experience.

A defining feature of Ascent is the glowing vertical ribbon marking the building's main entry. Fabricated of a glowing 'tape' material, it twists and turns around the entry canopy eventually shooting straight toward the sky before bending 90 degrees to mark the generous amenity roof deck.

24-story multifamily building on a shared parking podium

251 apartment units

Unit mix includes 1-, 2- and 3-bedroom units with an average of 932 sf

SERVICES

Architecture
Landscape Architecture
Environmental Graphics



Avenue Bellevue

SEATTLE, WA

Avenue Bellevue is a new luxury mixed-use project that will be located in the very heart of one of the Northwest’s most vibrant urban destinations, directly to the north of Bellevue Square.

Avenue Bellevue will set a new standard for hospitality and residential design in the region, containing two sculptural condominium towers with a total of 332 fine residences and 85,000 SF of high-end retail, food and nightlife. It will also be home to the Pacific Northwest’s first luxury InterContinental Hotel with 252 guest rooms, full-service spa and fitness center, meeting space and other luxury amenities.

The iconic, ultra-modern towers are highly sculpted with undulating, serpentine curves and playful geometry that are easy on the eyes when viewed from within the project or from afar. The retail podium is crisp and modern, constructed of elegant and timeless materials that will support the fine stores and restaurants that have committed to this transformative Eastside mixed-use project.

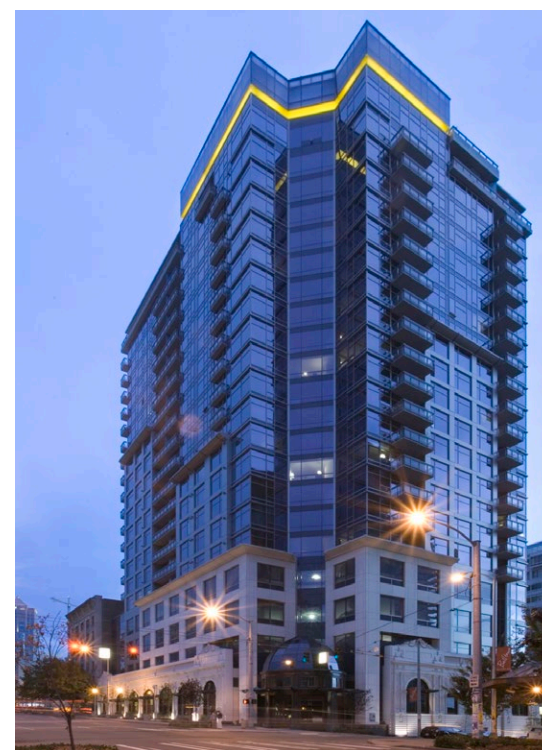
Large, complex project in the heart of Bellevue, WA

252 key hotel

85,000sf of retail

332 luxury residences

SERVICES
Architecture



Other Weber Thompson High Rise Projects

The Post | Seattle, WA

Viktoria – “The Vik” | Seattle, WA

Fifteen Twenty-One Second Avenue | Seattle, WA

Cristalla | Seattle, WA

Madison Tower Hotel 1000 | Seattle, WA

802 Pine | Seattle, WA

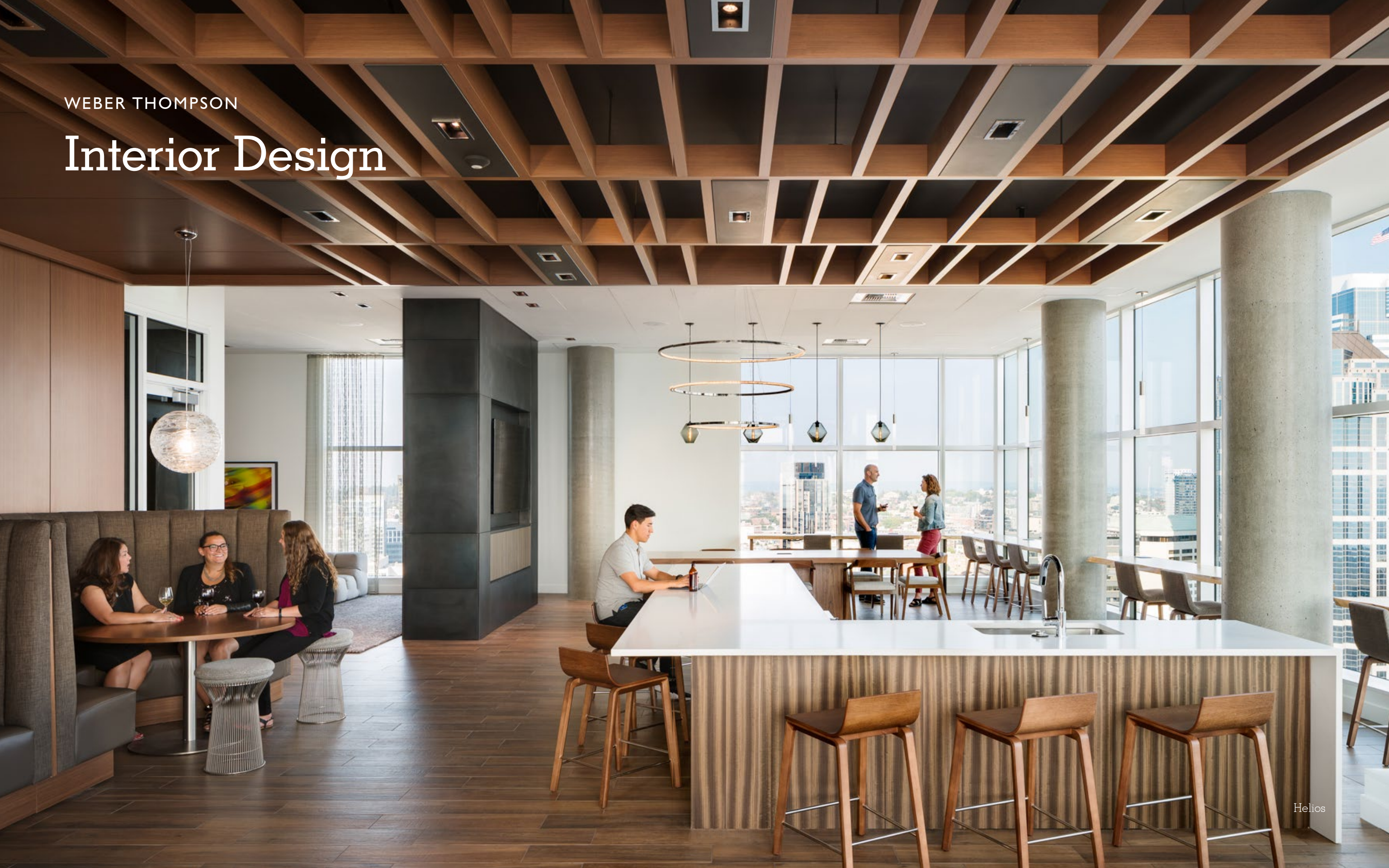
LUMA | Seattle, WA

Premiere on Pine | Seattle, WA

Park 88 | Bellevue, WA

WEBER THOMPSON

Interior Design



MEET OUR

Interior Design Studio

Weber Thompson's Interior Design Studio has a long history of creating spaces people want to come home to.

The world sees the outside of a building, while the inside enriches the individual. WTID creates comfortable, beautiful, and highly functional spaces by keeping the future inhabitant front of mind. Solid research and grounding in spatial relationships and target audiences represent the depth of thought that goes into creating a design that will be tailored for and irresistible to your future residents.

We do our best work when working alongside our architects and landscape architects, ensuring that the buildings and communities we create are seamlessly integrated and well-coordinated from initial design to completion.

Leadership



Bernadette Kelly 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.



WT|ID PROJECTS

RESIDENTIAL

Cirrus | Seattle, WA

Stratus | Seattle, WA

Helios | Seattle, WA

Nexus | Seattle, WA

The Post | Seattle, WA

LUMA | Seattle, WA

Modera Broadway | Seattle, WA

Marlowe | Seattle, WA

Pike Motorworks LTD | Seattle, WA

Sunset Electric | Seattle, WA

4730 California Avenue | Seattle, WA

Radius SLU | Seattle, WA

Coppins Well | Seattle, WA

Raven Terrace at Yesler Terrace | Seattle, WA

Park 88 | Bellevue, WA

Woodinville Village | Woodinville, WA

Junction 47 | Seattle, WA

Gunbarrel Apartments | Boulder, CO

The Whittaker | Seattle, WA

Raven Terrace at Yesler Terrace | Seattle, WA

Radius SLU | Seattle, WA

Uptown Flats | Seattle, WA

Cerasa | Bellevue, WA

Trailside | Seattle, WA

Fremont9 | Las Vegas, NV

COMMERCIAL

Weber Thompson at Watershed | Seattle, WA

Talking Rain Offices | Seattle, WA

W.L. Gore Offices | Seattle, WA

PMF Investments | Mercer Island, WA

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 1000 | Seattle, WA

Revel 2.0 | Seattle, WA

Le Caviste | Seattle, WA

Hotel 1000 Refresh | Seattle, WA

Ian Men’s Store | Seattle, WA

Cedar Speedster | Seattle, WA



Stratus



Nexus

WEBER THOMPSON

Landscape Architecture

MEET OUR

Landscape Architecture Studio

Our landscape design is an integral part of the overall vision.

Weber Thompson's Landscape Studio believes in landscapes of exceptional creativity and thoughtfulness that are sensitive to the earth and respond to the built world around us. Environments that are beautiful to the eye and designed with the user in mind.

For more than 30 years, Weber Thompson has been designing highly successful mixed-use projects within the city's urban fabric. For many of these, we have integrated thoughtful streetscapes and rooftop amenity spaces that embrace the complexity and nuance of a dense, urban context.

Leadership



Rachael Meyer PLA, GRP, LEED AP
LANDSCAPE ARCHITECTURE PRINCIPAL

Rachael has a wealth of 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.



WT|LA PROJECTS

RESIDENTIAL

Stratus | Seattle, WA

802 Pine | Seattle, WA

Ascent | Seattle, WA

Nexus | Seattle, WA

The Post | Seattle, WA

LUMA | Seattle, WA

Kiara | Seattle, WA

Modera First Hill | Seattle, WA

Modera Broadway | Seattle, WA

Orenda | Seattle, WA

Marlowe | Seattle, WA

8th & Columbia | Seattle, WA

Park 88 | Bellevue, WA

Premiere on Pine | Seattle, WA

4730 California Avenue | Seattle, WA

500 Terry | 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

Yesler Terrace Pedestrian Path | Seattle, WA

Helios | Seattle, WA

Sunset Electric | Seattle, WA

The Meadows | Seattle, WA

Arrivé | Seattle, WA

Lake Boren | Newcastle, WA

Koi Apartments | Seattle, WA

Cristalla Roof Deck | Seattle, WA

COMMERCIAL

Watershed | Seattle, WA

DATA I | Seattle, WA

Ballard Blocks II | Seattle, WA

Fremont NorthShore Building | Seattle, WA

Cedar Speedster | Seattle, WA

PARKS/MUNICIPAL

Othello Square Master Plan | Seattle, WA

LeMay Family Sculpture Garden | Tacoma, WA

Aurora Bridge Swales | Seattle, WA



Stratus



Kiara

HIGH RISE STUDIO

Team Resumes



Amanda Keating AIA, LEED AP

SENIOR PRINCIPAL



The Accolade



Ascent / Marlowe



Modera Broadway



Victory at the U



Elan Uptown Flats

Senior Principal Amanda Keating bridges the gap between aesthetic judgment and technical understanding. Amanda is renowned for her thoughtful, even-keeled approach and calm management style.

Through her various and vital roles here at Weber Thompson, Amanda excels in helping to create spaces that interpret and respond to the different social and community values and conditions within each neighborhood. She is a core member of Weber Thompson’s Sustainabiliteam, a group that spearheads the firm’s environmental methodologies and research of sustainable design options.

During her career Amanda has also had the opportunity to develop her passion for historic preservation and renovation on projects in Providence, Rhode Island. She currently reviews projects within the Columbia City Landmark District as part of her role on the Columbia City Review Committee.

EDUCATION

- Bachelor of Science in Architecture – University of Illinois, Urbana-Champaign
- Master of Architecture – University of Illinois, Urbana-Champaign
- Master of Urban Planning – University of Illinois, Urbana-Champaign

PROJECT EXPERIENCE

- Cloudvue Residential | Bellevue, WA
- Victory at the U | Seattle, WA
- The Accolade | Seattle, WA
- Trailside Student Living | Seattle, WA
- Arista | Seattle, WA
- Modera Broadway | Seattle, WA
- Radius SLU | Seattle, WA
- Ascent / Marlowe | Seattle, WA
- Elan Uptown Flats | Seattle, WA
- Kirkland Urban | Kirkland, WA

PUBLIC SERVICE

- Columbia City Review Committee | 2012 – present
- ULI Multifamily Product Council | 2017 – present

Jim Westcott AIA, LEED AP BD+C

PRINCIPAL



800 Stewart



Cloudvue Residential



Helios

Weber Thompson’s master high-rise Project Manager, Jim Westcott has led numerous complex projects in the Pacific Northwest, including The Post, Premiere on Pine, Madison Tower/Hotel 1000 and Junction 47. His responsibilities range from design and project management to construction administration with extensive practice in mid-rise and high-rise residential, mixed-use urban infill and retail, and commercial and cultural projects.

With more than 21 years of professional experience and 12 years’ experience in the construction industry, Jim has worked at several top architectural firms, including Rafael Vinoly Architects and Callison Architecture. As a Principal at Weber Thompson, Jim proves himself both in his process for projects but also in his leadership and mentorship to his team. Under the leadership of Blaine Weber, Jim manages the operations of the high-rise studio.

EDUCATION

- Bachelor of Architecture – New York Institute of Technology, Center for Architecture
- Certificate in Design Firm Leadership/Management – University of Washington

EXPERIENCE

- 800 Stewart | Seattle, WA
- Cloudvue Residential | Bellevue, WA
- Helios | Seattle, WA
- The Waverly | Seattle, WA
- The Post | Seattle, WA
- Premiere on Pine | Seattle, WA
- Viktoria | Seattle, WA
- Madison Tower / Hotel 1000 | Seattle, WA
- Ascent | Seattle, WA
- LUMA | Seattle, WA
- Terry & Howell Marriott | Seattle, WA
- Cristalla | Seattle, WA

Brian Steinberg AIA, LEED AP

PRINCIPAL



The Ivey on Boren



Kiara / Photo: Brent Smith



Stratus and Cirrus

Since 2000, Brian has been involved in the design, documentation and management of urban high-rise and mid-rise projects at Weber Thompson. As a Principal, Brian manages large, complex, multi-year projects from pre-design to construction administration; he is a leader in the Quality Management Task Force, and runs the firm’s internal Project Manager Forum. He brings an acute attention to design, constructability and budget, developing elegant, constructible and affordable solutions to complex design problems. Brian has taken on a role helping Weber Thompson further develop its Quality Management plan, and educating our team on the importance of quality management in our daily work.

Brian’s professional interests include the integration of housing, transit and urban design to create rich, exciting cities in which to live. He was part of the WT team that facilitated the South Lake Union Urban Design Framework charette process, and managed the documentation of the results for the City of Seattle to use in its final publication.

EDUCATION

Bachelor of Architecture – University of Oregon

PROJECT EXPERIENCE

- The Ivey on Boren | Seattle, WA
- The Ayer | Seattle, WA
- Avenue Bellevue | Bellevue, WA
- Premiere on Pine | Seattle, WA
- Kiara | Seattle, WA
- Cirrus | Seattle, WA
- Stratus | Seattle, WA
- The Post | Seattle, WA
- Viktoria | Seattle, WA
- Fifteen Twenty-One Second Avenue | Seattle, WA
- Tower 12 | Seattle, WA
- 2nd & Virginia South | Seattle, WA

Nicole Winn AIA, LEED AP, FitWell Ambassador

PRINCIPAL



Nexus



The Waverly



Cloudvue Residential

Since 1997, Nicole has worked on a wide variety of projects throughout the office. She managed the design and construction of Blakely Hall, a community center that was the first project in the United States to be awarded a Green Globe certification for sustainable commercial buildings. She has worked on multifamily projects in Seattle, Kirkland and Edmonds, run multiple feasibility studies and yield analyses on various sites, and was a contributor to Weber Thompson’s unit planning bible. Suffice to say, Nicole is able to take on any challenge and is welcome on any team.

Nicole is a graduate of the University of Cincinnati and has worked in design since 1996. Her belief that good design comes from a solidified work method combined with continuing education led her to become part of Weber Thompson’s first wave of LEED APs and a member of the team that originated Weber Thompson’s sustainable design initiatives.

EDUCATION

Bachelor of Science in Architecture – University of Cincinnati

RELEVANT EXPERIENCE

- Nexus | Seattle, WA
- Madison & Boylston | Seattle, WA
- The Waverly | Seattle, WA
- Cloudvue Residential | Bellevue, WA
- Arrivé | Seattle, WA
- Viktoria | Seattle, WA
- 7th @ Westlake | Seattle, WA
- Point Edwards | Edmonds, WA
- Blakely Hall | Issaquah, WA
- Cristalla | Seattle, WA
- Waters Edge | Kirkland, WA

Rick Nishino AIA, LEED AP

PRINCIPAL



The Ayer



Stratus



Cirrus

Since 1999, Rick Nishino has overseen the construction administration of a large majority of Weber Thompson’s projects. He is our point person on building code analysis, construction documents, quality assurance review and management of subconsultants and contractors. Beyond his expertise, Rick is known for being a very levelheaded person with the ability to calm down any situation and take any challenge in stride.

EDUCATION

Bachelor of Architecture – Washington State University

EXPERIENCE

Cirrus | Seattle, WA

Stratus | Seattle, WA

Ascent | Seattle, WA

The Ayer | Seattle, WA

The Post | Seattle, WA

Viktoria | Seattle, WA

Coppins Well | Seattle, WA

Madison Tower / Hotel 1000 | Seattle, WA

Cristalla | Seattle, WA

Red 160 | Redmond, WA

Aljoya Mercer Island | Mercer Island, WA

Aljoya Thornton Place | Seattle, WA

Eastgate Corporate Plaza | Bellevue, WA

Masins on Main | Bellevue, WA

Penterra Plaza | Denver, CO

The Neptune | Seattle, WA

Ballard West | Seattle, WA

Todd Mayne AIA, LEED AP BD+C

PRINCIPAL



The Ivey on Boren



Kiara / Photo: Brent Smith



Nexus

Principal Todd Mayne is a Project Manager at Weber Thompson specializing in construction administration and quality assurance. His professional interests and passions include building technology and the process of bringing a project from concept to completion.

Todd is a vital asset to his team and to the culture here at Weber Thompson through his work ethic, well-rounded knowledge in design and technology, and overall engagement in firm life. He is a valued resource on technical matters and mentors various staff members as they work through construction administration issues.

Joining Weber Thompson in 2000, Todd has worked on numerous projects including The Post, 815 Pine, Talking Rain Offices and Rival Fitness. His array of work also includes working on low-rise multifamily buildings for a wine-themed village in Woodinville, a high-rise office and residential project in Denver, Colorado and a master planned community in Issaquah.

EDUCATION

Bachelor of Arts in Architecture – University of New Mexico

Master of Architecture – University of Washington

EXPERIENCE

The Ivey on Boren | Seattle, WA

Kiara | Seattle, WA

Nexus | Seattle, WA

Helios | Seattle, WA

Premiere on Pine | Seattle, WA

The Post | Seattle, WA

Talking Rain Offices | Preston, WA

Woodinville Village | Woodinville, WA

Crofton Springs | Issaquah, WA

Coppins Well | Seattle, WA

W.L. Gore | Seattle, WA

Hansen Belyea Offices | Seattle, WA

John Stout AIA, LEED AP BD+C

ASSOCIATE



Nexus



Cloudvue Residential



Avenue Bellevue

John is a core member of Weber Thompson’s High-Rise Design Studio, with a portfolio of design work that has impacted the Seattle and Bellevue skylines. His passion for high-rise design, advancement, and technology is evident in his designs for projects like Nexus, Kiara, and The Ayer. John’s dedication to detail and vast experience with local jurisdictions has sped projects through design review and into construction. His design philosophy revolves around a central desire to design every space to be exceptional and welcoming – high-rise communities should have their own character and bespoke details that resonate with residents.

Prior to joining Weber Thompson with a focus on high-rise residential and mixed-use towers, John worked on large-scale retail and mixed-use developments in China and the US.

Currently John serves on the board for the CTBUH future leaders in Seattle, is active in mentoring programs for the University of Washington Department of Architecture, and helps lead Weber Thompson’s internal design and thought-leadership groups.

EDUCATION

Bachelor of Arts in Architectural Studies – University of Washington

PROJECT EXPERIENCE

Cloudvue Residential | Bellevue, WA

Nexus | Seattle, WA

Avenue Bellevue | Bellevue, WA

The Ivey on Boren | Seattle, WA

The Ayer | Seattle, WA

9North | Seattle, WA

Kiara | Seattle, WA

Shihao Center Mixed-Use | Chengdu, China*

CRL Wuhan Mixed-Use | Wuhan, China*

Qingdao Mixed Use Master Plan | Qingdao, China*

**designed while at MG2*

Bernadette Kelly NCIDQ , LEED AP

INTERIOR DESIGN PRINCIPAL



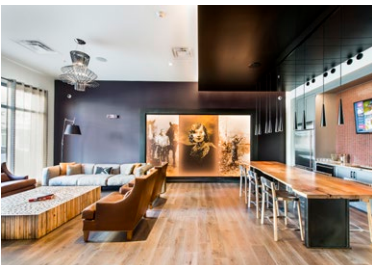
Stratus



Nexus



Helios



Gunbarrel Center

Bernadette Kelly leads Weber Thompson’s Interior Design team. She has nearly twenty-five years of design experience in space planning, mixed-use commercial and residential environments. For these projects, she believes there is more of a process in understanding who it is one is designing for and seeing the importance of both aesthetics and functionality. For Bernadette, the process of collaborating with project teams to create memorable yet functional spatial experiences are one of the most enjoyable aspects of her job.

EDUCATION

Bachelor of Science, Architecture – Portland State University

EXPERIENCE

Nexus | Seattle, WA

Helios | Seattle, WA

Stratus | Seattle, WA

Cirrus | Seattle, WA

Weber Thompson at Watershed | Seattle, WA

ERW Showroom | Seattle, WA

Victory at the U | Seattle, WA

Accolade | Seattle, WA

Fremont & 9th | Las Vegas, NV

Sunset Electric | Seattle, WA

Pike Motorworks North | Seattle, WA

Radius SLU | Seattle, WA

Le Caviste | Seattle, WA

4730 California | Seattle, WA

Pike Motorworks LTD | Seattle, WA

Gunbarrel Center | Boulder, CO

Ian | Seattle, WA

WeWork Office Tenant Improvement | Seattle, WA

Rachael Meyer PLA, LFA, GRP, LEED AP

LANDSCAPE ARCHITECTURE PRINCIPAL



Stratus



Watershed



Nexus

Rachael Meyer has a wealth of experience in commercial, residential, and public projects. She excels at communication, a talent that helps her build consensus while accepting input from her clients, consultants and other key stakeholders.

Rachael 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 functional landscapes.

Active in the community, Rachael has served on a variety of professional boards, including the UW Landscape Professional Advisory Committee, Architects Without Borders, and the Washington Association of Landscape Architects Executive Board.

EDUCATION

Bachelor of Landscape Architecture, BA, Scandinavian Studies –
University of Washington

EXPERIENCE

The Ivey on Boren | Seattle, WA

The Ayer | Seattle, WA

3800 Latona | Seattle, WA

Nexus | Seattle, WA

Stratus | Seattle, WA

Ascent | Seattle, WA

Kiara | Seattle, WA

Watershed | Seattle, WA

DATA I | Seattle, WA

Ballard Blocks II | Seattle, WA

Marketplace I +2 | Seattle, WA*

1001 Broadway Mixed Use Development | Seattle, WA*

Block 45 | Seattle, WA*

Bullitt Center | Seattle, WA*

Stackhouse Apartments | Seattle, WA*

Expo Urban Mixed Use Development | Seattle, WA*

**designed while at Berger Partnership.*



WEBER THOMPSON

900 N 34th St, Suite 200

Seattle, WA 98103

206-344-5700

WWW.WEBERTHOMPSON.COM