

# Commercial Services

The range of our commercial planning and design services encompasses the needs, both large scale and small, of developers, owners, realtors and tenants, each of whom we recognize has a distinct point of view and desired project outcomes. We work with our commercial clients to leverage our experience and expertise to meet project goals and exceed expectations, ensuring that your project is beautiful, functional and a prudent investment.



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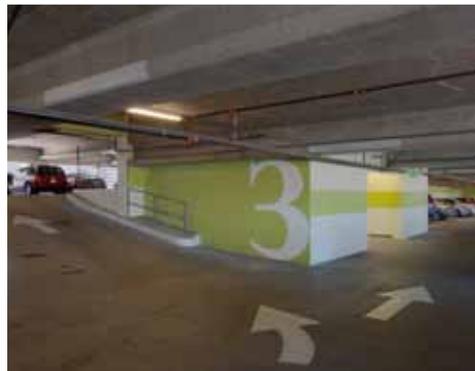
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# Public/Private Partnership

## Pacific Plaza

City of Tacoma, Washington + Pacific Plaza Development, LLC

MULTIPLE AWARD-WINNING PROJECT



Deemed an eye-sore for decades, the deteriorating Park Plaza South garage in downtown Tacoma underwent a \$35 million renovation and addition and emerged as the award-winning Pacific Plaza mixed use complex. Awarded LEED® Platinum certification, it is the first core and shell project in Washington State to be certified LEED® Platinum by the USGBC – and one of only 21 such projects worldwide at the time of its completion.

Exterior upgrades included concrete and steel retrofits, fiberwrap, traffic coating, parking controls and doors. New shell and core construction include structural steel and slab on metal deck structure, and the building envelope system

is comprised of storefront and curtain wall glazing systems, metal panel, reinforced fiber cement board, applied stone, and a green roof assembly. New concrete columns were added and composite fiber technology was used to wrap existing exterior building columns to provide greater strength to the building.

The 250,000 SF building features a parking structure seismic retrofit and addition, Class A office space addition, and retail enhancements. A 30,000 square foot green rooftop filters 100% of site rainfall and high-efficiency lighting and low-flow plumbing fixtures are used throughout for water efficiency. *Completed in 2009*

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# DeveloperDriven/DesignBuild



## Woodside Parkway Center

Woodside Development // Bend, OR

This 23,259 square foot, two-level structure features a contemporary, bold design with a combination of abundant storefront windows and silver metal mesh, with eight-post suspension columns carved into a mound that provides for a 14-foot "step up" to the entrance. A unique tower display illuminates at night to showcase an array of products to passing motorists on Bend's Parkway. The building was designed to attract a recreational vehicle or auto dealership, fitness center, furniture store, antique showroom, bicycle shop or design center tenant. The abundance of storefront, street-level windows allows for subdividing ground floor space for a variety of other tenant types. *Completed in 2007*



## Woodside Plaza

Woodside Development // Bend, OR

A mix of metal and multi-color masonry block construction gives this plaza a unique and captivating look along Bend's popular Century Drive. The design for this mixed use retail and housing complex included development of three buildings totaling 12,000 square feet. The building exterior is a mix of masonry and metal utilized in a contemporary and compelling fashion. Angled metal sunscreens provide a distinctive character while metal awnings and exposed wood trusses blend in a complementary fashion. *Completed in 2006.*

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# DeveloperDriven/DesignBuild

## Corporate Headquarters

Diamond-Built Homes // Redmond, OR



This 13,000 square foot Class A office building was designed and built for Diamond Built Homes, a multi- and single-family residential builder/developer based in Redmond, Oregon. Exterior materials combine steel and concrete with Insulated Concrete Form construction.

Designed to respond to the changing light of Central Oregon's desert climate, the building's chameleon green exterior appears to change color throughout the day and copper roofing and a diamond shaped entry lend enhanced aesthetic interest. *Completed in 2007*

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# UrbanDevelopment

## Oxford Hotel

Bend, Oregon

Hospitality + Retail // New Construction

MULTIPLE AWARD-WINNING PROJECT



'O' can stand for many things, from original to outstanding, optimistic and Oregonian – all of which apply to the hip, stylish new Oxford Hotel. The design for this seven-story, 59-room upscale boutique hotel includes a 2,000 square foot banquet/event room, a 75-seat restaurant and casual bar area, fitness center, elegant lobby and 3,400 square feet of street-level retail space.

One of the challenges of this urban site was its narrowness, necessitating an essentially one-sided building looking to the south, with single-loaded corridors that allow for larger

guest rooms and extensive mountain views. The facade is articulated into two smaller masses at the street to give the illusion of two four-story brick buildings. The use of brick and stone at the base ensured that the building fitted contextually with the historic feel of other structures in the street, and the heavier elements of the lower levels were balanced with the lighter touch of the upper floors, and the relief between the east and west wings featuring extensive use of glazing. Referred to by locals as 'eco-chic', the project also incorporated a variety of energy and resource conserving features. *Completed in 2010.*

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# Adaptive Reuse Planning

## Pochert & Kellogg-Sickert Buildings

Tacoma, Washington

Originally Constructed – 1904 & 1906



These side-by-side buildings were originally constructed in 1904 and 1906 respectively and are currently owned by the City of Tacoma. BLRB was engaged by an owner/developer to provide space and usage planning, conceptual design and rehabilitation cost estimates to aid the purchase process. 34,000 SF // 2012 // \$2.57M (est)

## Citizens Bank Building

Buckley, Washington

Originally Constructed – 1908



The former Citizens Bank of Buckley is among the most prominent historical buildings in East Pierce County. Eligible for landmarks registry, this small yet historically significant building is sited in the heart of Buckley's downtown. Our work on this project included usage concepts, space planning and conceptual design to aid the owner in determining the highest use and most cost-effective course of rehabilitation for the building. 1,200 SF // 2012

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# MixedUseProperties

## Newport Lofts

Bend, Oregon

*New Residential + Retail*



This 9,800 square-foot contemporary building with its trio of distinctive rooftop cupolas was originally designed for five residential lofts on the second floor. At the client's request, adjustments to the interior floor plan were made to accommodate added commercial space. While the five

residential lofts on the second floor remained intact, the five interior stairways of the original design were trimmed to two to make way for the new mixed-use space. In addition to the loft residences, the building offers 800 square feet of storefront retail space bordering a high-volume street. *Completed 2008*

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# Class A Office Buildings

## Vision Plaza

Bend, Oregon



As its name would imply, Vision Plaza began as a unique vision for Central Oregon office space – a 30,000 SF office building that offers Class A space in suites ranging from 1,000 to 4,000 square feet. The exterior materials including floor to ceiling anodized aluminum curtain walls, zinc panel upper bands and dark iron spot brick make a contemporary statement and differentiates Vision Plaza from its surroundings in Shevlin Corporate Park.

The contemporary styling continues with interior finishes that include stainless steel cable railing, solid marble stair treads, marble and porcelain tile and contemporary light fixtures. Green design features include low VOC finishes and a high performance HVAC system. The building also includes 37 spaces of underground parking and a common-use rooftop patio. Shared amenities include a user-friendly work center, multiple conference rooms and flex use space, and a full kitchen. *Completed in 2010*

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# Tenant Improvements

Law Enforcement Agency, U.S. Government  
Office of the Attorney General, Washington  
Tacoma, Washington



## OFFICE OF THE ATTORNEY GENERAL

Scope for this client included interior design, finish selection, and construction administration services for the Tacoma administrative offices of the Washington State Attorney General at Pacific Plaza. The design concept grew from a desire to modulate the walls conveying interest through the use of contrasts in color and light. Natural daylight and views were used as dominant guiding principles in the placement of glazing and open spaces. The color palette is bold yet simple bringing significance where it is most desired. The most public facade found on the street level became an opportunity for a gallery type expression – oversized art and specialty materials were placed closest to the street by the building owner to help enhance the public experience. 32,000 SF // Completed 2010

## LAW ENFORCEMENT AGENCY

Our firm was engaged to provide interior design, finish & furniture selection, and construction administration services for a U.S. Government law enforcement agency office in Tacoma, Washington. The agency provided general space layout for the offices based on unique operational needs and the design team used this as a basis to create a first class work environment for the tenants that satisfied functionality requirements but was also energetic and inspirational. Architectural elements including skylights and expanses of glazing were used to bring interest and importance to select areas. The space was designed to meet and achieved LEED® Gold certification. 12,340 SF // Completed 2010

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