

# PROJECT TOUR

## Open 9-11am

- 1 Blue Ridge Passive House**  
10101 Radford Ave. NW, Seattle

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- 2 Palatine Passive**  
8713 Palatine Ave N, Seattle

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- 3 Maple Leaf Passive House**  
9811 15th Ave. NE, Seattle

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- 4 Mini B Passive House at Clearwater Commons**  
1409 194th St SE, Bothell

## Open 11am-1pm

- 5 View House 5**  
208 25<sup>th</sup> Ave E, Seattle

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- 6 Park Passive**  
4211 E Lee Street, Seattle

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- 7 Madrona House**  
3514 E. Columbia St, Seattle

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- 8 Net Zero Cork Haus 1**  
4445 33<sup>rd</sup> Ave. South, Seattle

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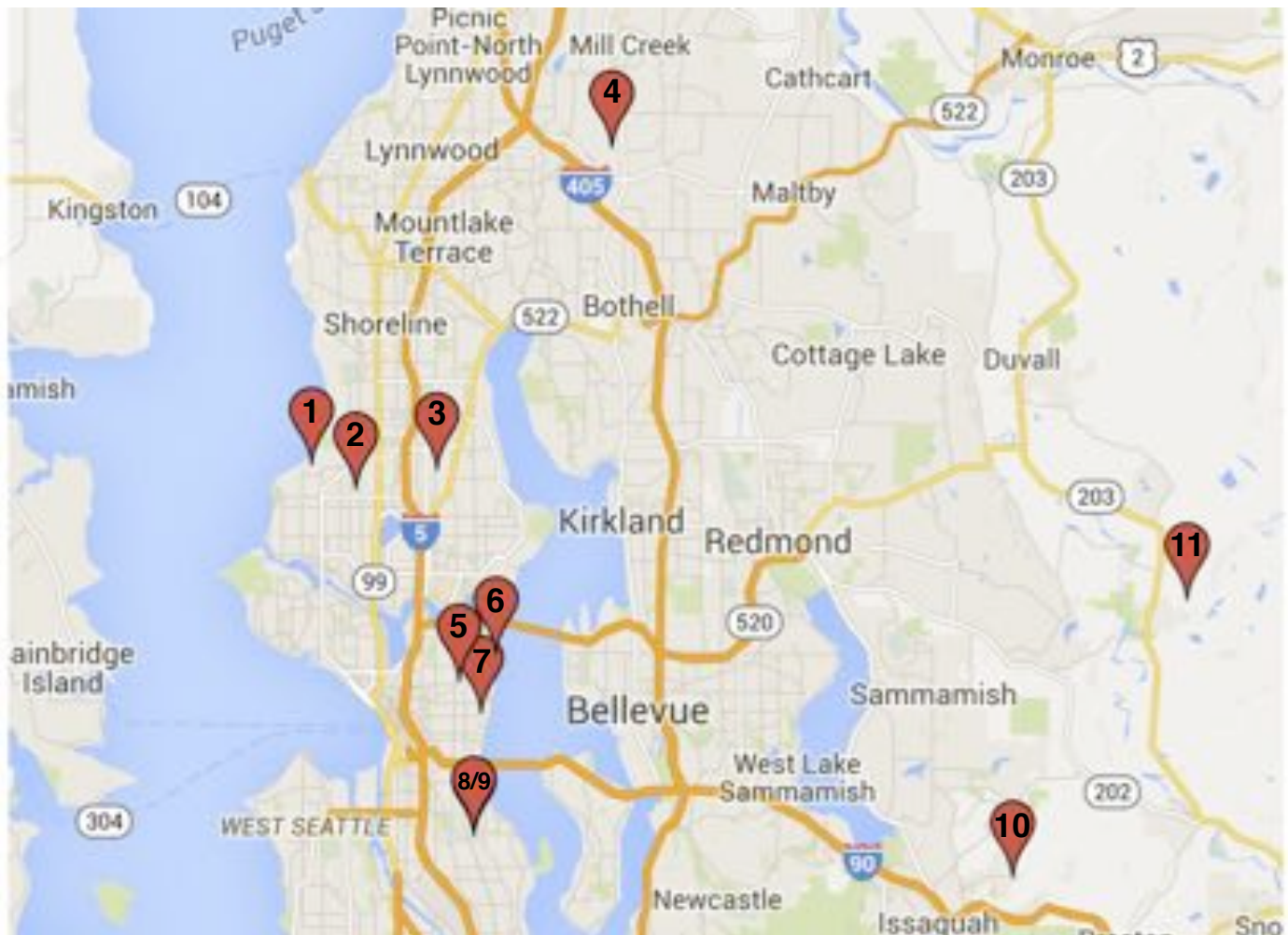
- 9 Net Zero Cork Haus 2**  
4417 33rd Ave South, Seattle

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- 10 Welander Residence**  
3275 NE Harrison St., Issaquah

## Open 9am-4pm

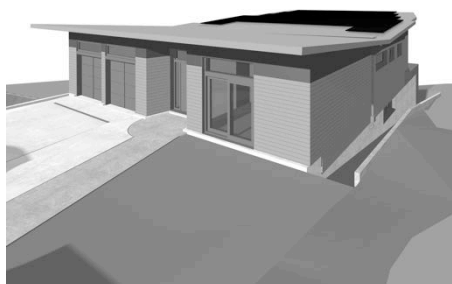
- 11 Aamodt Passivhaus**  
33015 NE 50<sup>th</sup> Place, Carnation



## Blue Ridge Passive House

10101 Radford Ave. NW, Seattle

Architects & CPHC: Whitney Architecture  
 Builder: Dyna Contracting



New single-family residence, one story plus daylight basement, light-wood frame construction

TFA: 2,667 ft<sup>2</sup>

Annual Heat Demand: 4.63 kBtu/ft<sup>2</sup>·yr (preliminary)

Peak Heat Load: 3.49 Btu/ft<sup>2</sup>·hr (preliminary)

Special features:

- potable rainwater collection, storage, & treatment system with 45,000 gallon capacity (necessitated by adjacent steep slope critical area & lack of available storm sewer)
- 20kW photovoltaic solar system (60 roof-mounted panels) with battery backup

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## Palatine Passive

8713 Palatine Ave N, Seattle

Designer: Malboeuf Bowie Architecture  
 Builder: Blue & Yellow Builders LLC with Fields Construction  
 Owner: Bowie Developments



The 2700sf residence has two-stories plus loft and shallow crawl space. 2x8 framed walls are sheathed using the Zip sheathing system, which also provides air sealing. The roof has a 6-inch EPS nail base with fiberglass BIBS within the roof framing. Exterior walls have 3 inches of polyiso insulation and a rain screen system. The first blower door test after sheathing was roughly .22 ACH, and the latest one after window install was at .30 ACH.

Project Status: exterior insulation and siding underway, some interior walls will be open to possibly see fiberglass BIBS and window sealing.

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## Maple Leaf Passive House

9811 15th Ave. NE, Seattle

Architects & CPHC: Whitney Architecture  
 Builder: Hammer & Hand



New single-family residence, one story plus daylight basement, light-wood frame construction

TFA: 1,6785 ft<sup>2</sup>

Annual Heat Demand: 5.04 kBtu/ft<sup>2</sup>·yr (preliminary)

Peak Heat Load: 2.89 Btu/ft<sup>2</sup>·hr (preliminary)

Special features:

- reinforced concrete foundation fully isolated from soil with exterior EPS geofoam insulation
- site provides minimal solar exposure

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## Mini B Passive House at Clearwater Commons

1409 194th St SE, Bothell

Architect: Joe Giampietro, AIA, CPHC  
 Builder: Frank Mestemacher, Carpentry Instructor at the Wood Technology Center of Seattle Central Community College  
 Owner: Clearwater Commons



The Mini B was one of the first two Passive House projects to be built in Seattle in 2010. It was built by students in carpentry of the Seattle Central Wood Technology Center and was on display at the Phinney Neighborhood Center for a year in 2011. It was then purchased by the Clearwater Commons community group in Snohomish County, where it is now occupied by a gardener for the Herb Farm in Woodinville.

<http://minibhome.com/>

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**View House 5**  
208 25<sup>th</sup> Ave E, Seattle

Architect: b9  
Builder: Cascade Built

View Haus 5 is Seattle's first Passive House-constructed townhome project, delivering healthy indoor air, thermal comfort and quiet in the city's urban core. Designed by the award-winning [b9 Architects](#), View Haus 5 is named for its five distinct home designs that share views of the Cascade Mountains. View Haus 5 is a mix of modern 3-story 2b/2ba and 3bd/2ba townhomes ranging between 1,100 and 1,700 square feet that bucks the trend of cookie-cutter townhomes with individually designed units. These innovative homes are clad with reclaimed barn wood, and feature ample outdoor spaces, including a central common courtyard and private rooftop decks with gas BBQ piping. Inside, homeowners enjoy an open floor plan, large windows, double-height spaces, all LED lighting, induction cooktop, zero VOC paints, custom, locally-made cabinetry, high performance European windows from Zola, and unit-specific electric car charging.

Project Status: Completed. 3 of 5 units are sold. Final Passive House certification pending.

Image: Aaron Leitz Photography.

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**Park Passive**  
4211 E Lee Street, Seattle

Architect: NK Architects  
Builder: Cascade Built

Park Passive is Seattle's first certified Passive House and one of Washington State's most energy efficient homes. The striking home in Seattle's Madison Park neighborhood was designed by Marie Ljubojevic and Lauren McCunney at NK Architects and built by Seattle green builder, Sloan Ritchie of Cascade Built. The modern 4bd/3ba home is located on an in-fill city lot that measures just 2,000 square feet. Design emphasized vertical space, bringing in light with a day-lit open stair punctuated with views to the street and several large skylights. The design also widened the floor plate and addressed the lack of a backyard by tying in the front yard using a large lift-slide door and expansive glazing. Trees removed due to the lot size were salvaged for stair treads, wall paneling, and a live-edge bathroom counter top, creating warmth and contrast to the white walls.

Project Status: Completed. Passive House certified by PassivHaus Institut.

Image: Aaron Leitz Photography and Cascade Built.

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**Madrona House**  
3514 E. Columbia St, Seattle

Architect: SHED Architecture & Design  
Builder: Hammer+Hand

Project Status: Under construction with walls up - passive house building assemblies in-progress and visible.

Madrona Passive House, a new Seattle home combines contemporary design with high performance building to create an environmentally responsive and resource-efficient house for a family of four.

Structural foam insulation lines retaining walls and the structural slab to eliminate thermal bridging. Exterior walls employ high-density cellulose insulation, ZIP sheathing, mineral wool, and a rainscreen of vertical cedar siding. The roof features high-density cellulose, tapered foam and a thermally isolated stanchion for the project's 10kW solar PV array, sized to offset much of the home's energy demand. Exterior mechanical blinds on the home's triple pane windows modulate solar gain to avoid over-heating. A green roof and rainwater harvesting reduce stormwater run-off and irrigate drought tolerant plantings. Planning for the future, the 3764sf home will divide into a 2964sf main house and 800sf ADU when kids go to college.

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### Net Zero Cork Haus 1

4445 33<sup>rd</sup> Ave. South, Seattle

Owner/Builder/Interior Design: Dwell Development  
Architect: Julian Weber

Unit 17 in Rainier Vista is a completed home and currently on the market, staged and showing in full glory with Solar Panels installed and working!

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### Net Zero Cork Haus 2

4417 33<sup>rd</sup> Ave South, Seattle

Owner/Builder/Interior Design: Dwell Development  
Architect: Julian Weber

Net Zero Cork House 2 in Rainier Vista (Columbia City)...unit 8 Sheet Rock will be under way. Siding is just wrapping up.

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### Welander Residence

3275 NE Harrison St., Issaquah

Project Team: Whitney Architecture in collaboration with YS BUILT for Jouni and Sanna Welander

A super high efficiency custom residence on top of the Issaquah highlands, this near Passive House is targeted for ultimate family life comfort while taking advantage of sweeping western Washington views in an open floor plan, in a clean and sophisticated yet simple Scandinavian-influenced design.

<http://ysbuilt.com/issaquah-passive-haus/>

Project Status: the walls will be insulated, before or after drywall.

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open 9am-4pm



### Aamodt Passivhaus

33015 NE 50<sup>th</sup> Place\*, Carnation

\*GPS will take you to the bottom of the hill in the wrong neighborhood; instead drive east out of Carnation on Entwistle St. for ½ mile. Turn left onto Tolt River Highlands Road NE. Proceed ¼ mile up the hill to the first street on the left, NE 50<sup>th</sup> Place. Turn left. The property is ¼ mile beyond the locked gate. Gate Code: PHNW (7469).

Architect/CPHC: VELOCIPED architects  
Builders/owners: Marian and Gary Aamodt

New 1600sf 3 bedroom, 2 bath, single family house with attached 1100sf garage, Pre-certified Passivhaus, targeting Built Green 5 Star, first off-grid potable rainwater harvesting system in King County, stunning 270 degree view.

Project Status: Dried in, insulation and gypsum board have been installed, starting interior trim and flooring, rain tank is full.

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