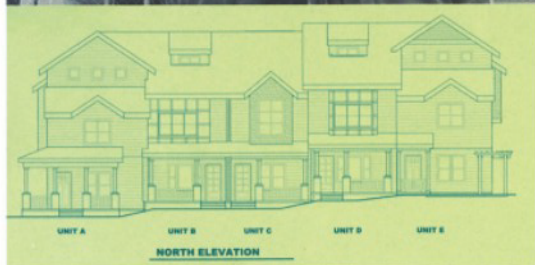


GREEN GURU

BUILDER MARTHA ROSE'S GREEN CRUSADE



Clockwise from left: The North Elevation of Block 8, due for completion this spring, of a new green development in southeast Seattle, Rainier Vista. Proud builder Martha Rose at the Rainier Vista construction site. Looks, inside and out, of the row of rising townhomes.



the ground floor 20 feet wide and the top three floors 15 feet wide. In 2005, the project earned her a Home Builder Award in the Built Green Seattle Design Competition. ■ When Rose learned about the Master Builders Association of King and Snohomish Counties' Built Green program (see "Green Glossary" sidebar on page 83) three years ago, she discovered that she was already following many of the guidelines on the Built Green checklist, in areas including energy and water conservation and recycling. At Martha Rose Construction, it is standard practice to insulate the base of a house as well as the walls to hold in heat, leave out garbage disposals to save water and use natural building materials, such as stone, wood and wool fiber. ■ One of Rose's current projects is building 13 townhomes in the new Rainier Vista planned community in southeast Seattle, which is being built on 34 acres formerly occupied by temporary housing from the 1940s. "The first phase [of two phases] is to replace the public housing on the west side of Martin Luther King Way," says Rose. "The Seattle Housing Authority made a decision to build 50 percent low-income and subsidized housing. The other 50 percent will be market-rate homes built by developers on an invitation basis." ■ Rose was one of five developers who accepted the invitation. "I was drawn to Rainier Vista for two main reasons," she says. "One is the location. I love that the future light rail will run right along Martin Luther King Way and you can live there without owning a car. I also like that Rainier Vista is sited on an existing development and will have more of an urban feel than other planned communities in our area." She continues, "The second reason I was drawn to the project is that every home in Rainier Vista is required to have at least 300 Built Green points [an estimated three-star or higher Built Green rating out of a maximum five stars]." ■ If Rose achieves the goal she has set for herself, her 13 townhomes will be closer to earning a five-star Built Green rating. All of the homes have an energy-efficient design, with a passive solar atrium and a hot-water tank under the roof, which

homeowners can easily adapt to heat water. Other eco-features include an air ventilation system for healthy indoor air quality, Energy Star appliances, dual-flush toilets, nontoxic paint and finishes, and durable materials—a cornerstone of green building because it means materials need to be replaced less often. A fringe benefit, says Rose, is that "high-quality, long-lasting materials translate into a more attractive building." ■ The townhomes, which range in size from 1,650 square feet for a three-bedroom unit to 2,000-plus square feet for a four-bedroom unit, are open for touring in March 2006, with prices ranging from \$379,000 to \$430,000-plus. ■ Rose's next ambition is to introduce three new homes around a preserved farmhouse in Shoreline. One of her innovative approaches to this project tackles the site's storm-water management; storm water will be directed beneath a pervious access road with the overflow channeled to a rain garden and a bog garden. "Green building is more interesting when you take it in new directions," says Rose. "I plan to keep on pushing the envelope for as long as I can. +"

TEAM

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RAINIER VISTA ARCHITECT// Gabi Muller, CB Anderson Architects; 7209 Greenwood Ave. N; 206.782.2911

REAL ESTATE AGENCY// GreenWorks Realty; 206.283.8181; greenworksrealty.com

TIME FRAME// Started spring 2005; estimated completion date summer 2006

ROSE'S FAVORITE GREEN ELEMENT// Proximity to the future Link Light Rail. "I love that you can live [at Rainier Vista] without owning a car."

SEATTLE BUILDER MARTHA ROSE'S passion for green building took root during the 1970s energy crisis, a time when many people still thought of green as just a color. "The Carter administration started giving grants to people with innovative ideas about how to use less energy," says Rose, who at the time was a construction worker in her early 20s living in Washington, D.C. "It made me want to learn about alternative energy sources." ■ Around 1974, Rose relocated to the Pacific Northwest, where she continued to work construction, and bought a piece of land 15 miles from the Satsop Nuclear Power Plant, which the Washington Public Power Supply System was building in Elma. To protest Satsop and the use of nuclear energy, Rose joined a local antinuclear group called the Crabshell Alliance. "We occupied the Satsop construction site so they couldn't build," she says. "Even the sheriffs were on our side. They would tell us, 'Go up on the

hill because it will take us longer to get rid of you.' It made me realize that you don't have to be a radical to protest doing something negative to the environment." ■ After a decade of working as a building inspector for the city of Seattle, where she saw many examples of poor urban planning, Rose was able to put her environmental principles into practice when she launched Martha Rose Construction. Today her company builds between six and 10 sustainable detached houses and townhomes a year, which Rose describes as "efficient homes with substance and style." A big believer in increasing density and preserving open space, she is almost entirely an "in-fill" developer, continuously seeking economical ways to use vacant urban land or remodel existing structures. One example is a new mixed-use building in Ballard, where Martha lives with her son and has her office. Martha tailored the four-story building to the 25-foot-wide lot by making

MARTHA ROSE: ANNE MARIE MUSSELMAN; DRAWING: MULLER ARCHITECTS; CONSTRUCTION PHOTOS: NORTHWEST PROPERTY IMAGING