



Classic Competition



**Kenmore town
Green**



Kenmore Town Green

Participant information

Premier SIPS
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Puyallup, WA 98375
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Category: Commercial/Industrial/Institutional Buildings under 10,000 sq. ft.
High Performance: No

Project information

Kenmore Town Green Community Center
68th Avenue NE
Kenmore, WA 98028

Date Completed: 08/26/2017

Dimensions of building (all floors of multi-story building):
4,600 sf building space and 24,000 sf outdoor adjoining master
planned outdoor community space

Total sq. ft. of conditioned space: 4,600 sqft

Built By (if different than applicant)

Skyward Construction / Green Structures NW
Bryan Ward
15908 NE 10th Avenue
Ridgefield, WA 98642

Panels Manufactured By: Premier SIPS

Designed By (if different than applicant - SIPA will only recognize members)

Graham Baba Architects
Jim Graham/ Brett Baba
1507 Belmont Avenue Suite 200
Seattle, WA 98122

Total sq. ft. of conditioned space: 4,600 sqft



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Describe the end use of the building:

The building is the 'living room' for the city of Kenmore, WA. A year-round focal point for the city, the structure includes a partitioned, multi-use assembly space for public gatherings, music performances, lectures, after-school programs and dance classes, among other uses.

How did SIP construction help you get this job?

The concept is the "Town Green" not only with outdoor spaces but with a sustainable building that is responsible to build (fast and recycled content) but also that conserves energy. Durable low-maintenance material choices included keeping exposed plywood SIP panels on the interior, complimenting soft wood exteriors.

SIP wall thickness and core material: n/a

SIP roof thickness and core material: 10" roof (6,852 sqft)

Describe the benefits of using SIPs on this project. Did SIPs help save time, labor, construction costs, or energy?

Energy savings and operational costs with a large open building/outdoor space was critical. SIPs assist with this. The large roof was simplified with SIPs and enabled a large overhang without extra beams/supports beyond SIPs assembly. More detail on the roof below. Exposed plywood SIP panels, saved time and labor as other interior finishes weren't required.

Describe any innovative design elements or structural engineering involved:

One of the primary aspects of the project is its flexible design: it was designed to morph depending on weather or functional requirements and flexible enough for multiple uses and purposes. This emphasis on versatility separated [the Hangar and Town Green] very minimally, so that [the space] would feel very open. During the times when it's not being used as a gathering space, which is probably most days of the week, it can actually function as an extended coffee shop and hangout place. The building's large roof overhang provides protection from inclement weather.

Please list any certifications the project received, such as ENERGY STAR, LEED, National Green Building Standard, WELL, Passive House, Green Globes or local green building programs. Only list certifications that are completed:

2030 Challenge, which charts a path towards carbon-neutral buildings by 2030 by improving the CO2 emissions reductions in building energy consumption in five-year increments.

Describe the HVAC system used on the project:

An interior mechanical system reduces the use of distributed energy through a floor heating and cooling system, while a heated concrete floor and industrial-sized ventilation fans maintain a comfortable building environment throughout the year.

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Describe any other energy-saving materials used in the building envelope other than SIPs. List U-values of windows used and the U or R-value of any insulation materials. (judged only for High Performance Category)

The building was constructed with durable, low-maintenance materials including exposed plywood panels, steel structural beams and columns and cedar siding on the exterior. "We wanted to make it with more humble materials that are softer, [to give it] more of a living room feel," says Sara Crist of Graham Baba Architects.

Please list any energy-efficient products or design features, such as lighting, hot water heating, appliances, passive solar (judged only for High Performance Category):

See material choices, and HVAC choices. Additionally the architect minimized the windows and glazing to where it needed to be for the urban design to fit well with the space. But without too many opportunities for openings/air & heat transfer in colder months of the year.

Any additional comments on the project:

SIPS Installed by Green Structures NW

Harriott Valentine Engineering (structural engineer)

Hewwit Landscape Architects

Photography Credit: Andrew Pogue, Graham Baba Architects

The approach

Kenmore Town Green



Front view

Kenmore Town Green



Side view

Kenmore Town Green







Interior view

Kenmore Town Green

