



RAIN CATCHER – COUGAR MOUNTAIN HOUSE

The Program

The Proposal

YS Development set out to build a one-of-a-kind, modern house inspired from this gorgeous 1.76 acre northwest site. The house is designed and permitted as the first 4-star Built Green single family development with the King County Department of Development and Environmental Services.

The Site

A long, curvy road through shady native forests leads you to this campsite-like setting near the summit of Cougar Mountain. From these heights the Olympic Mountains frame the western end of the full panorama view with Mt. Si, Tiger Mountain and the Cascade Range to the east. Lake Sammamish is in the foreground with Mount Baker's snowy profile to the north. Protected forests surround the remainder of the site.

The Design

A loop driveway through mature cedar and fir trees leads you to a massive, stone-like wall that slices through the site, supports the carport roof, and defines the entry. From the interior of the house the wall becomes a foil, separating the public realm of the house from the private. The surrounding wood, stucco and stone finishes complement the natural beauty of the site. The house is designed with passive solar features and heated with in-floor radiant hot water that can be augmented with a roof-top vacuum tube solar system. A combination of sloped roofs, rain gutters, cisterns and large underground storage tanks provide the house with filtered water for irrigation, toilet flushing and the fire sprinkler system. Green roofs and permeable pavers mitigate the rest of the surface water of the site. A garden level master suite and private courtyard with fountain bring pleasant daylight from the southeast is balanced by expansive views to the northern peaks. Additional bedrooms are placed on the second floor situated around a lounge overlooking the living area below and a two story window to the views. Exterior materials of wood, stucco and concrete are congruous with the interior finishes blurring the distinction from inside to outside. Three patios and three decks allow easy access to step into the surrounding beauty from any area of the house. A guest suite ties back into a patio and garden and shares the level with a workout room, spa, media room, wine cellar and lounge.