

Triad Associates is actively involved with Sustainable Design on several levels. We design sustainable techniques and practices into our clients' projects. We share what we know with local municipalities and outside organizations by providing speakers for seminars, workshops and events. We contribute by way of corporate sponsorships to the region's "green-focused" events. And we collaborate with others who are leading the way in this important environmental movement. Our experience includes big-picture planning methods – cluster development, native area conservation, and transportation issues – to site-specific sustainable practices such as bio-retention areas, permeable paving, and vegetated roofs. Through the practical application of emerging sustainable techniques, we are able to observe the methods that are most effective and apply that knowledge to our work.

Sustainable Project Experience

Kirkland Bungalows

CamWest Development, Kirkland, WA

Featuring higher density living, creative design, and a commitment to environmental responsibility, Kirkland Bungalows includes 15 cottage-style homes along one side of a curving street. This City of Kirkland demonstration, in-fill project features low impact design techniques and inviting open community spaces.

Danielson Grove

The Cottage Company, Kirkland, WA

Participating in the City of Kirkland's Innovative Housing Demonstration Project, The Cottage Company used the opportunity to incorporate green building techniques into this sustainable pocket neighborhood. Triad's project team designed low-impact stormwater management techniques, using gardens and courtyards to create small community spaces and flanking walkways with perennial beds to add value homebuyers have come to expect. For their work on this project, Triad's landscape architecture design team won the 2008 WASLA Merit Award for Residential Design.

Belcarra

BRE Properties, Bellevue, WA

Now under construction in Bellevue, the six-story building will include 296 apartment units and 15,000-square feet of office and retail space. Three floors of underground parking complete the 300,000-square foot complex. In addition to the other services we performed on this project, Triad's civil engineering and landscape architecture departments provided technical information and calculations to support the project's LEED Silver certification goal.

Conover Commons

The Cottage Company, Redmond, WA

Completed in summer 2004, Conover Commons contains twelve cottage homes clustered on a 9.5-acre parcel of land. Certified as a 3-Star, Built Green™ community, Conover Commons is also the first new community built under the City of Redmond's Innovative Housing Code. Many of the MBA Built Green certifications for the community came through Triad's innovative small-lot site design, preserving much of the natural habitat as a Native Growth Protection Area. Triad's landscape design added additional enhancements at the development stage of this beautiful community by preserving and using native vegetation in addition to using innovative storm water management and sustainable design techniques.

Shamrock Heights

CamWest Development, King County and Renton, WA

Shamrock Heights, one of three King County demonstration projects to promote sustainable techniques, is a 34.5-acre site spanning both King County and the City of Renton jurisdictions. Approximately 25 acres have been developed, with the remaining 9.5 acres left as protected wetlands, associated buffers, open space and parks. The total project contains 129 single-family lots and uses clustered housing, rain gardens, innovative street sections and eco-friendly open spaces to encourage a sense of community and preserve the natural habitat.

“Green” Demonstration Homes

Going Green at the Beach, Dave Porter, Stanwood, WA

Dave and Anna Porter had a dream: to help develop a residence that would be the first to meet the requirements of all five residential green building certification programs. Collaborating with the owner, builder, architect, and structural engineer, Triad’s landscape architects provided both design and installation services for a grid-type, green roof system. www.GoingGreenAtTheBeach.com

Zero Energy Idea House, Shirey Contracting, Bellevue, WA

Triad Associates is currently involved with this unique lakeside home – the first net-zero energy home in Western Washington. Our landscape architects are designing the vegetated roof system and rainwater harvesting / stormwater management system for this residence. www.ZeroEnergyIdeaHouse.com

Sustainable Advocacy: Awards, Seminars, Workshops, Events, & Committees

Association of Building Contractors Green Council	November 2008	<i>Green Roofs</i>	Speaker: David Hilgers
	February 2009	<i>Rainwater Harvesting</i>	Speaker: David Hilgers
City of Kirkland	May 2006	<i>LID Techniques</i>	Speaker: Jeff Cox
Lorman Seminars	May 2005	<i>Low Impact Development in Puget Sound: Experiences and Practices in Residential Development</i>	Speakers: Rick Tomkins, Jeff Cox
	August 2008 March 2009	<i>Climate Change and SEPA</i>	Speakers: George Newman, Erika Jensen
Master Builders Association	2006, 2007, 2008	Corporate Sponsor: The Built Green™ Conference	
	March 2008	Built Green™ Pioneer Award	Recipient: David Manning
Seattle King County Association of Realtors	January 2009	<i>Sustainable Site Development</i>	Speakers: David Hilgers, Michael Moody
Snohomish County	May 2004	<i>Design, Policy and Code: Creating Livable Communities with Small-Lot Developments</i>	Speaker: Jeff Cox
Snohomish County Planning and Development Services	June 2007	<i>Snohomish County LID Permitting Workshop</i>	Speakers: Jeff Cox, Rick Tomkins
Sustainable Development Task Force of Snohomish County	June 2007	<i>Low Impact Development in Snohomish County: Practical Applications in Residential Development</i>	Speaker: Jeff Cox
	December 2007	<i>Mapping a Future for Low Impact Development in Snohomish County</i>	Panel Member: Jeff Cox
	On-going		Projects Committee: David Hilgers
Sustainable September	2007 & 2008	Corporate Sponsor	
	September 2007	<i>Low Impact Development in Puget Sound</i>	Speakers: Jeff Cox
	September 2008	<i>Green From the Ground Up</i>	Panel Member: Jeff Cox
	September 2008	<i>How to Build a Rain Garden</i>	Speaker: David Hilgers
	September 2008	<i>Sustainable Site Development</i>	Speakers: David Hilgers, Michael Moody
USGBC Eastside LEED Users Group	On-going		Steering Committee: David Hilgers
WSU Pierce County Extension and the Puget Sound Partnership	February 2009	<i>Puget Sound Low Impact Development Technical Workshop Series: Site Planning and Infrastructure</i>	Speakers: Jeff Cox, Rick Tomkins