



## King County

### Ron Sims

King County Executive

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February 19, 2009

David Thyer, President  
R.C. Hedreen Co.  
217 Pine Street, Suite 200  
Seattle, WA 98101

Dear Mr. Thyer:

Congratulations to you and R.C. Hedreen for the successful completion of Olive 8. This building sets the bar for smart, environmentally conscious development across the region. Olive 8 showcases innovative and contemporary eco-design and building standards. Beyond that, it manifests Smart Growth principles that are critical to our quality of life. We need to steer development inside urban areas that are near public transit and jobs and away from our natural areas, where we recreate and grow our food. Doing so will reduce traffic and increase air quality and maintain undeveloped rural land which we depend upon for clean water and natural flood prevention.

Olive 8 sits three stories higher, with a handful more condominium homes because you purchased transferrable development rights or "TDRs" from rural properties along the Cedar River in King County. When R.C. Hedreen paid \$1 million to buy development rights that originated from these properties, development on 285 acres of forest land was averted and the land was forever protected. This will help keep our air clean and maintain salmon habitat, water quality, and flood prevention long into the future.

With the TDR approach, R.C. Hedreen also significantly contributed to regional reductions in green house gas emissions. That is, development potential from the 285 acre rural land was relocated into Olive 8 in downtown Seattle. This significantly reduces commuting vehicle miles traveled, traffic congestion and transportation-related CO2 emissions.

We need more developers like R.C. Hedreen to build our urban areas into vibrant places to live and work while simultaneously conserving our natural farms and forests. I commend you for your vision with Olive 8. It stands as a true model of success to other builders in the Puget Sound region, and in fact, across the country. Congratulations again and thank you for your work.

Sincerely,

Ron Sims

King County Executive