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COURTESY GREENGRID

Olive 8 LEEDs the Way

FROM ITS EIGHTH AVENUE and Olive Street corner to its 14,500-square-foot green roof, Olive 8 is designed to join 26 other Seattle buildings certified by Leadership in Energy and Environmental Design (LEED) when it opens in late 2008. Seattle has more LEED-certified buildings than any other city in the nation, but Olive 8 will be the city's first hotel-condominium project to achieve that distinction.

Olive 8's green roof (above) will be Seattle's largest, with drought-resistant native and adapted plants providing a habitat for birds, butterflies and bees. The roof will decrease stormwater runoff by 25 percent and divert a portion of runoff to plants in the project's common areas so its landscaping uses no city water. Asphalt roofs raise Seattle's downtown summer temperatures, but Olive 8's green roof will help reduce this "heat island effect."

Twenty percent of the materials used to build the 39-floor tower housing 204 condominiums and a 350-room Hyatt hotel are made from recycled products. More than 95 percent of construction waste is being diverted through recycling or re-use, as required by the LEED program. Additionally, the developer, the R.C. Hedreen Company, paid almost \$1 million toward establishing Sugarloaf Mountain Park in rural King County and maintaining other lands for the preservation of salmon habitat.

At press time, about 80 percent of the condominiums had sold. With its green features, Olive 8 is a peek into the future of building a sustainable urban environment.

—ERIC LIVINGSTON

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