



Olive 8 Green Features & Benefits

Green Benefits

First LEED™ certified hotel/ condo building in Seattle (seeking silver certification)

32% less water used (32% lower water bills)
20% less power used (20% lower energy bills)
Reduction of stormwater runoff to city sewers

The tallest hotel/condominium building in Seattle when it opens, resulting in greater density in the building footprint.

Sustainable Roofing

- One of the largest green roofs in downtown Seattle at 8,355 square feet.
- Native and adapted plants on the roof will provide crucial habitat for birds, bees and butterflies, and will help promote biodiversity (a 2004 study in London found a “high abundance” of invertebrates, including bees, on the green roofs there).
- Maintenance pathways on roof are designed to enhance longevity of the roof membrane.
- Water-efficient landscape design with drought-tolerant plant species.
- The green roof will reduce stormwater runoff to city sewers.
- Reduces the “heat island effect” by providing cool vegetation, as well as using light-colored, reflective paving materials. The green roof will help lower downtown summertime temperatures, which tend to be higher than rural areas because of concrete, asphalt and a lack of vegetation.
- A high-performance, ultra reflective surface membrane on the high roof guards against degradation caused by UV rays, sustains durability of the roofing materials, and reduces the heat island effect.

Water

- Low-flow plumbing fixtures save water (one gallon per minute per showerhead less) but are made of chromed solid brass and look and feel like conventional. The shower experience feels “normal” and this makes it less likely that owners will replace their fixtures.
- Low-chemical mechanical water system. This new technology lowers potable water usage and chemical application in mechanical systems. Low-chemical treatment of hot and cold water loops (for heating and cooling) keeps water at a base pH level of nine, lowering the need for flushing of entire system to cut down on sediment.
- Dual-flush toilets use 29% less water per flush.
- All plumbing fixtures throughout the project have been selected for their water-saving benefits, including commercial kitchen equipment, condo fixtures, and hotel room fixtures.
- The total amount of water saved by this wide variety of efforts will result in water savings estimated at 2.4 million gallons per year, or 32% less water usage than a conventional building of this size and occupancy.

Habitat Preservation

- First building in Seattle to purchase rural development land rights.
- In exchange for building higher, R.C. Hedreen paid almost one million dollars to preserve Sugar Loaf Mountain County Park in rural King County, as well as other privately-held land for salmon habitat.

Transportation

- Sound Transit station is just two blocks away at Westlake Center and the freeway entrance is also nearby to reduce time spent in downtown traffic.
- Easy access to the Seattle streetcar and its drop-off points near a myriad of restaurants, nightlife destinations, businesses, the new Lake Union Park, the Burke Gilman Trail, and Lake Union.
- Preferred parking spaces for highly fuel-efficient vehicles as well as outlets for electric cars.

Education

- Interactive Green Touchscreen in the hotel lobby educates visitors and owners about the green systems in place, and shows the reduction in water and power usage. This is the first of its kind downtown Seattle.

Energy

- Olive 8 has purchased a two-year contract for green energy credits. This \$140,000 investment will primarily be used to support the development of windfarms.
- Washers, Dishwashers, and Refrigerator/Freezers are all Energy Star®-rated.

Indoor Air Quality

- All paints, solvents and carpeting contain low- or no-VOC (Volatile Organic Compounds).
- Covered ductwork during construction prevents contaminants from lodging in ductwork and then being re-introduced into the building.
- Non-smoking throughout the hotel and all public areas.
- Control of smoke transfer is provided through positive pressurization of the corridor, so air flows into each unit but not out, as well as sealed common walls between condominiums. Pressurization tests are performed during commissioning to verify smoke control.

Daylighting

- Over 75% access to daylight in regularly occupied areas, reducing the need for artificial lighting.
- 90% of regularly occupied spaces have views to the outside.
- Operable windows for all living areas and bedrooms in the condominiums.

Landscaping

- Steam condensation from the building's heating system will be captured, cooled, and used to water the landscaping. No city water will be used for landscaping needs.

Waste

- Over 95% of construction waste being diverted through recycling or re-use.

Materials

- Over 20% of the materials on the project are made of recycled content.

Hotel

- Hyatt has a comprehensive recycling/re-use program in place, including food composting.
- Green housekeeping practices are standard.
- Green dry cleaning services for the hotel and condominiums.
- All guest rooms are no-smoking.
- “Watt Stopper” light switches are powered by room keycard. This standard practice in Europe means lights aren’t on when the room is empty. Thermostat control is also part of the energy management system.
- Hyatt uses low-flow chromed solid brass showerheads for the look and feel of conventional, as well as dual-flush toilets.
- Both the hotel and the condominium have fully embraced a seamless green building ethos.