



GREENSPACE

HOUSTON GREEN ROOF: A SIGN OF THINGS TO COME

When the Elder Street Artist Lofts opens this fall in Houston, tenants will experience the first “green roof” ever installed in an Artspace project. This vegetative roof system, which covers approximately one-third of the roof area, is designed to save on the building’s heating and cooling costs, reduce the need for insulation, and prolong the roof’s lifespan. It will provide an aesthetically appealing outdoor space for meetings, art making, and relaxing. For Artspace, the green roof in Houston is a sign of things to come.

After 25 years of developing space for artists and arts organizations, Artspace holds a unique niche within the affordable housing industry. Our primary mission is to create, foster, and preserve space for artists. Along the way, however, we have come to grasp the impact of our work as complex, varied, and much more than support for artists only.

These days our work addresses a broad range of public policy areas, including affordable housing, historic preservation, economic development, and cultural facilities development. We approach our development work in communities with these policy objectives in mind, integrated with our primary mission. Because they trust our experience across this range of policy objectives, many communities around the country invite Artspace to develop artist space in their city.

Over the last year, Artspace has identified a new policy objective: sustainable building. Sustainable building, also called “green” or “high-performance,” means developing buildings in a way that significantly reduces their impact on the environment compared to conventional methods.

The Minnesota Office of Environmental Action defines a sustainable building as one that is healthy for its occupants and economical to operate. It conserves energy, water, raw materials, and land. It minimizes the generation of toxic materials and waste in its design, construction, landscaping, and operation. And it also considers historic preservation and access to public infrastructure systems, as well as the entire life cycle of the building.

Sustainable building is a growing interest in many of the communities that Artspace serves. Particularly in states like



Elder Street Artist Lofts is home to the first “green roof” in an Artspace development.

California and Washington, where local governments require sustainable building practices, Artspace is responding to a community-driven value by incorporating sustainability as a design policy.

At Artspace we are learning to understand our work as sustainable in nature because nearly all of our live/work projects involve adaptive reuse of existing structures. In fact, Artspace frequently renovates historic buildings that have been vacant for years.

By restoring older structures, Artspace participates in keeping communities vibrant while “recycling” existing infrastructure such as roads, sewage systems, electrical lines, public transportation, and parks. Artspace has transformed warehouses, schools, factories, and office buildings into artist live/work facilities. Artspace is moving forward with our sustainability initiatives by incorporating new practices in our development process.

We have recently drafted a Sustainable Development Protocol statement, and formed a Sustainability Advisory Committee. These will guide us as we work towards a sophisticated understanding of how sustainability serves our mission by preserving our projects as affordable space to artists and arts organizations.

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GREENER DAYS AHEAD

The sustainability movement has finally hit the affordable housing industry. Across the country, many developers are resisting the trend because they believe sustainable buildings cost more to build than conventional ones. While that may have been true a decade ago, nowadays it ain't necessarily so. On the other hand, it's nearly always true that a sustainable building costs less to operate.

For Artspace, embracing sustainability has been easier because we work with artists, and many artists prefer to be in older buildings. We learned early how to adapt old buildings in ways that minimize their operating costs, so we were already practicing a form of sustainable development before we knew it by that name.

These days, our sustainability efforts have been greatly enhanced by the presence of Craig Wilson, who recently joined the Artspace staff as a specialist in green building design under the auspices of LISC, a national nonprofit community development organization.

Craig brings to Artspace a decade of experience in community development. For the last three years he has worked for the City of Minneapolis, promoting sustainable policies that encourage community gardening, downtown greening, and storm water "best management" practices such as green roofs. We are delighted to have him on board.



'LEED'ING THE WAY TOWARD A SUSTAINABLE FUTURE

In 21st century real estate development, green is displacing 20th century black.

Unlike the last centuries' dependency on short-sighted financial gains by mass-producing low-quality, unhealthy, inefficient, petroleum-based architecture, green buildings are built to endure as healthy, affordable, and ecological.

Green building is a whole-building and systems approach to design and construction. It employs building techniques that minimize environmental impacts and reduce the energy consumption of buildings while contributing to the health and productivity of its occupants.

Green buildings are an integral component of sustainable development. Sustainable development is commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

At Artspace, we have come to realize that green building and sustainable development are at the very core of our mission to create, foster, and preserve affordable space for artists and arts organizations. In our effort to implement sustainable projects, Artspace has taken considerable measures to avoid greenwashing.

Greenwashing is the practice of companies and organizations to market their products or services to appear to be environmentally sound when they are not. Greenwashing is a serious threat to the credibility of legitimate efforts to promote sustainable development.

Fortunately, Leadership in Energy and Environmental Design (LEED) was created by the United States Green Building Council (USGBC) to clarify and certify the true benefits of green enhancements to real estate.

LEED is the national standard for green building evaluation in the United States.

LEED criteria are divided into sections such as sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.



We are pleased to inform you that Artspace is now a member of the USGBC and is committed to evaluating all future developments based on LEED criteria. As members of USGBC, Artspace has pledged to promote the concepts of:

- Improving energy efficiency and conservation
- Improving indoor environmental air quality
- Increasing resource and material efficiency
- Improving occupancy health and productivity
- Improving environmental quality, including air, water, land, limited resources, and ecosystems

Promoting sustainability, defined as "providing for the needs of the present without detracting from the ability to fulfill the needs of the future."

KADDATZ ARTIST LOFTS GOES GREEN

For a developer of affordable space, sustainable design that is environmentally sound is good business. Good business means keeping our projects affordable for residents and non-residents alike. And, it can also mean money in the bank when it comes to maintaining and operating a winning concept. As Artspace continues to develop artist live/work projects, we can learn a lot from a sustainable audit of our properties currently in operation.



The Kaddatz Artist Lofts recently received energy-saving upgrades

The newly renovated Kaddatz Hotel in Fergus Falls is a good example of what such an audit can yield. The Kaddatz Artist Lofts provide 10 units of artist live/work space, complete with an exquisite art gallery to showcase their work, and 4,600 square feet of commercial space.

With our new sustainability initiative in mind, a staff team from Artspace recently made a visit to the Kaddatz. Although this project was completed only one year ago, we were nevertheless able to identify some easy and inexpensive ways to save money on the

building's energy, heating, and cooling costs. Small adjustments, such as limiting the number of lights in a fixture and installing dimmer switches were considered along with the future possibilities of installing ceiling fans in units. Ceiling fans in a loft with a high ceiling can save energy and help keep the units affordable for our tenants.

As we incorporate sustainable design measures into new projects, as well as enhancements to our existing properties, we will continue to develop our expertise in sustainable and affordable space.

HELP ARTSPACE MEET THE BUSH CHALLENGE

Every year Artspace conducts an Annual Fund campaign to raise funds for our mission. The annual fund is a critical source of general operating support and a tool for creating visibility within the broader community.

This year's Annual Fund has added meaning to Artspace. The Bush Foundation has pledged \$50,000 if we double the number of individual donors to the 2005 campaign. This challenge grant represents a terrific opportunity for Annual Fund contributors to get extra value for their contributions.

If you've considered donating to Artspace in the past, now is the year. Your tax-deductible gift of any size will help us meet the Bush challenge. Please send your gift to Artspace Annual Fund, 250 Third Ave. N., Suite 500, Minneapolis, MN 55401. Or visit us online at www.artspaceusa.org for further details.

IN THE WORKS

ARTSPACE CONSULTING AND NEW PROJECTS



Artspace Consulting and New Projects Team is working with the community of Ventura, California.

The Artspace Consulting and New Projects Team is responsible for first-time meetings and preliminary feasibility work with interested communities. We often meet with communities that have a great vision for an artist live/work project in their city. They have dreams of creating affordable space for artists, developing cultural hubs, restoring historic buildings, and bringing new vitality to distressed neighborhoods. Our job is to understand their vision and begin the work of making it a reality.

Many communities are now interested in developing artist live/work projects that are sustainable in design and long-term operations. They not only dream of building such a project, in some states and cities they require sustainable methods. The Consulting and New Projects Team, along with the rest of Artspace, is increasingly aware of this demand.

During the predevelopment/feasibility phase of our current project in Ventura, California, the community's interest in a sustainable live/work project was clearly expressed. Design charrettes and focus groups clarified sustainable building practices as a priority among stakeholders. The mayor of Ventura is very supportive of a green project and both the region and state of California designate capital funds for sustainable building.

ARTSPACE STAFF PUTS POLICIES INTO PRACTICE

By Ezra Sauter
Executive Manager

As a newcomer to the world of pushing papers, sending faxes, and making copies, I was shocked by the amount of office waste produced on a daily basis. Fresh from college, I was used to showing up for class and studying abstract concepts. I typically used one notebook for an entire semester — not enough to be considered a serious threat to the environment. Needless to say, I was never before aware of how much waste I produced.

As Artspace determines how to build and operate our projects to be more sustainable, I am searching for ways for our employees to be more eco-friendly here in the office. I learned quickly that a strategy has to be implemented that would make

eco-friendly office behavior easy for employees.

We made simple changes, such as placing recycling bins at every desk, switching to recycled office paper, and making sure the office doors stay shut so we're not air conditioning hallways. We now print two-sided documents. And we changed our recycling efforts to make sure items are properly sorted once they have left the office.

"I learned quickly that a strategy had to be implemented that would make eco-friendly office behavior easy for employees."

These adjustments make a big difference in our everyday operations, particularly in terms of corporate culture. It's exciting to see Artspace pursue sustainability in our development projects, and also at home in our everyday office life.



Artspace Executive Manager, Ezra Sauter, encourages the staff to recycle.

— Look for future issues of "Greenspace" on the Artspace website at www.artspaceusa.org —



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