



## LEED Report

### *An Eco-Friendly Building for Artists and the Community*

## **An Eco-Friendly Building for Artists and the Community!**

Nine10Arts is a new urban community that offers emerging artists a place to develop their work in a creative and affordable environment near downtown Denver. Nine10Arts provides artist lofts for sale and lease, work studios, eventgallery 910Arts - rental facilities for events, exhibitions and workshops.

**The key component to green design is BALANCE.** A successful green design takes into account not only building systems and budget, but also how building materials are manufactured, the raw materials used to create them and how they affect our environment while they are being transported to the job-site and when they are in place and the building is in operation.

Nine10Arts designed and developed by **Spector and Associates** incorporates green building into all aspects of design and construction using the U.S. Green Building Councils' LEED Program. LEED stands for Leadership in Energy & Environmental Design, a guideline for measuring success for a building that will be a long term asset to people and the environment. LEED credits are earned for satisfying criterion in each of the following five environmental categories: 1) Sustainable Site Development, 2) Water Efficiency, 3) Energy Efficiency, 4) Materials and Resources, 5) Indoor Environmental Quality. **The following are a few examples of how Nine10Arts fits into each criterion.**

1) Sustainable Site Development - Site selection that considers the impact on the surrounding areas as well as reducing needs for private automobile use.

- Is located within an urban area and will be renovated using existing structures and infrastructure.
- Encourages alternative transportation by providing bicycle storage and shower areas, and is located ½ mile from Light Rail and within ¼ mile from an RTD Bus stop.

2) Water Efficiency - Reducing water usage.

- Uses high efficiency plumbing fixtures.
- Uses water efficient drip irrigation for landscaping and native plants.

3) Energy Efficiency - Reducing energy consumption.

- Uses electricity provided from wind generated energy source.
- Provides radiant heat and evaporative cooling.
- Building design works with our climate for passive heating and cooling.

4) Materials and Resources- Re-use of existing buildings, use of recycled content and rapidly renewable materials, as well as use of local materials to reduce transportation impacts and support the local economy.

- Re-uses Existing Structure and Materials
- Salvaged doors and lumber for re-use in new design
- Recycles Waste Materials
- Re-usable materials from original structure donated to Bud's warehouse, a local non-profit building materials "thrift store".



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- Wood, metal, concrete and other materials hauled away for recycling instead of going to the Landfill.
- Uses renewable and recycled content materials
- Wheatboard made from wheat, a rapidly renewable material, is being used for the sub-floor, cabinetry and light shelves.
- Space Joist, an open web structural system made from recycled steel.
- Uses local materials
- Building materials are purchased from manufacturers such as R-Panel that are within a 500 mile radius.

5) Indoor Environmental Quality- Control of air quality by reducing contaminants and ventilation of fresh air. Attention to illumination, acoustics, day-lighting and providing views of exterior for building occupants.

- Provides all occupants views to exterior and natural daylight.
- Provides all occupants at least 1 operable window and their own lighting and climate controls.
- Incorporates the building design and HVAC equipment to work together for maximum fresh air flow throughout building.
- Utilizes building adhesives, sealants, paints and composite woods that do not emit indoor air containments that are odorous, irritating or harmful to the well-being of installers and occupants.

6) Innovation and Design Process- An additional LEED category allows for the incorporation of original ideas into the design of the building in order to allow for the constant evolution and improvement of sustainable design.

- Is innovative in the cultural and community sensitivity goal of green building with recycling:
- Goal: To refurbish and re-use over 80 fluorescent lighting fixtures in the renovation of the Nine10Arts building in a cost effective manner.
- Solution: Mi Casa Resource Center for women is a non-profit organization that provides employment and education services that promote economic independence for low income, predominantly Latina women and youth. The women in the construction industry class learned to disassemble the fixtures, clean and re-build them with new energy efficient ballast, tubes and reflector design.
- Benefits: The women of Mi Casa benefited by learning a new skill and learning about green/sustainable building practices. Nine10Arts benefited by maintaining the environmental and community oriented goals of the project and reducing labor costs so that the project remains affordable to artists. It is a cost-effective method of re-cycling old light fixtures so that they are energy efficient in their new application.

**For more information about Nine10Arts and the eventgallery 910Arts  
please go to [www.910Arts.com](http://www.910Arts.com)**