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(Steve Griffin | The Salt Lake Tribune) The Artspace development is located on the corner of 800 South and 400 West Salt Lake City.

## Salt Lake City's newest, hippest, greenest apartments set to open

By Derek P. Jensen  
The Salt Lake Tribune

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### At A Glance

#### Brownfield turns arty

A new, energy-efficient 102-unit Artspace Commons is scheduled to open Sept. 17 on the edge of downtown at 824 S. 400 West. Artist studios, affordable apartments, retail space and offices still are available. For leasing call 801-364-1019 or e-mail [artspace@emg-pts.com](mailto:artspace@emg-pts.com)

#### Artspace by the numbers

- 28 » total cost in millions
- 102 » number of apartments
- 50,000 » square footage of nonprofit space and artist studios
- 25 » kilowatts of electricity generated by solar awnings
- 90 » percent of construction waste that was recycled
- 7 » number of years before rental units can be sold as condos
- 650 » monthly cost of 650-square-foot retail space
- 960 » monthly cost of two-bedroom, 950 square-foot unit
- 770 » monthly cost of one-bedroom, 700 square-foot unit
- 25 » percentage of leased apartments

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Standing on one of the sleek studio's recycled-tire balconies, one finds an unmistakable urban flavor.

Salt Lake City's skyline looms to the left, the mountains lay out like a postcard, and a midblock train track sits virtually on the apartment building's porch.

But the new Artspace Commons is not exactly downtown. The modern complex, adorned with solar-panel awnings and lush patches of water-wise plants, sprouts from the old Utah Barrel and Scrap lot at 824 S. 400 West.

Flanked by industrial warehouses, the city's old fleet block and the Pickle Co. building, the area is quiet but a bit of a no-man's land.

Precisely where artists are drawn.

Opening in mid-September, Artspace's 102 affordable apartments and 50,000 square feet of artist-studio and nonprofit spaces are the exact recipe, officials say, to rejuvenate the so-called Granary District, south of The Gateway mall.

Stark at first glance, the building's cinder blocks and corrugated steel are more function than form. The energy-efficient materials play key roles in positioning Artspace for a gold LEED (Leadership in Energy and Environmental Design) certification awarded by the U.S. Green Building Council. Sustainability, organizers bet, will help attract a creative class.

"We kept the building a blank pallet to let the artists add the color," Artspace Executive Director Jessica Norie says about the gray facade. "Our thing is to build an affordable space. But it's really our tenants and our residents that make it such a strong community. They're our creativity."

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**Nonprofits flock** » Already, a diverse bunch of nonprofits has claimed ground-level corners at the new Artspace.

Sabina Zunguze, who owns A Gift to Africa, barely can wait to showcase her fair-trade crafts made by African women from eight countries, including Kenya, Uganda and Madagascar. Leasing space with a proven, progressive pioneer, she says, makes sense.

"The whole concept of being environmentally friendly goes with what I do," says Zunguze, who moves in Oct. 1. "It's an inspiration for me to be a part of

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Sep 02, 2010 08:59 am:



aborttribspin says:

+0 -0

FAKE NEWS ALERT!!!!

This should be marked as advertising. Wonder who got paid off at the sltrib.

Sep 01, 2010 11:48 am:



bobjane says:

+1 -0

After the damage so-called "Artspace" did to the arts community around the original Artspace building on Pierpont, it's hard to be excited about anything these developers do.

Sep 01, 2010 11:39 am:



ammon1953 says:

+1 -0

i too was very disappointed in the outside appearance. i hope the tenants are given enough creative license to make this building attractive on the outside. i would have liked to see the layout of the apartments. i really don't like the "green must be ugly" theme that i felt from the article.

Sep 01, 2010 10:51 am:



Major Domo says:

+3 -0

Bland/dated as most SLC architecture--another missed opportunity. As ugly as Soviet Era projects.

Sep 01, 2010 09:39 am:



**Sheesh says:**

+1  -0

800 South and 400 West? No thanks.

On the other hand, the strip club is only a block away!

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