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1. We encourage you to keep this brochure around for future use and comparisons but, should the need arise 2. it makes an excellent table leveler or 3. very pretty airplane. You can also 4. actually recycle this brochure by placing it in a recycle bin.

LANDERSHERMAN  
urban development

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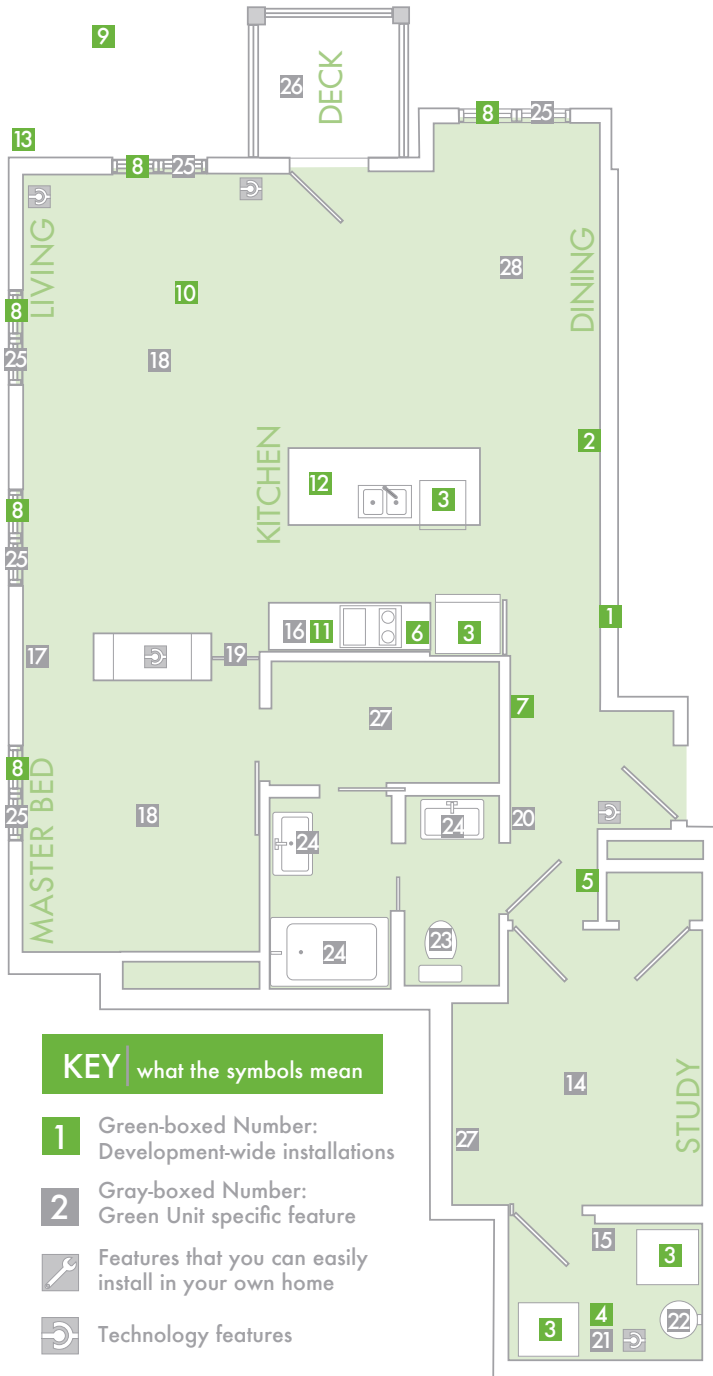
An Introduction  
to the  
LanderGreen  
Initiative

and

A Tour of the  
Midtown Lofts  
Green Unit

LANDERGREEN

## DEVELOPMENT-WIDE INSTALLATIONS



- 1** Well-insulated building envelope designed to increase R-values

Saves energy and money on utility bills and increases comfort by increasing air quality and reducing drafts and noise. Air leakage amounts to 25-40% of energy loss in a home. R-value: A unit of thermal resistance used for comparing insulating values of different materials. A higher R-value equals less energy transfer.

- 2** Recycled-content sheetrock  
100% recycled paper. 20% of content is recycled from local source.

- 3** ENERGY STAR rated furnace and appliances  
Energy-efficient. Saves money on energy bills.

- 4** Fresh air supply systems to each unit  
Increases comfort and air quality by bringing fresh air into the well-sealed home and providing good ventilation.

- 5** Low VOC (volatile organic compound) paints and finishes  
Provides comfort through better indoor air quality. VOC's are suspected carcinogens and some can cause irritation of the eyes, nose and throat, nausea and dizziness, and skin problems. Many popular commercial paints have a high VOC content.

- 6** Sealed cabinet backings in kitchen  
Increases comfort and indoor air quality by eliminating formaldehyde emissions from particle board.

- 7** Programmable thermostat  
Provides for customizable heat/cool schedules thereby saving money on utility bills.

- 8** Large low-e windows, manufactured by *Marvin*
  - Better natural lighting improves health, saves on electricity and gives a great view. Local manufacturer means less energy used for transportation needs.
  - Low-e windows: Windows with a special coating that blocks a percentage of UV rays and reduces heat loss by reflecting heat back into the home. Wood frames and argon-filled double pane windows also help reduce heat transference.

- 9** Landscaping in native and drought-resistant plants
  - By *Close Landscape Architecture*.
  - Less maintenance and less water saves money on association dues.
  - Native plants thrive in and support natural ecosystem.


- 10** **Bamboo flooring**  
\* Available as upgrade in all Midtown Lofts units  
Bamboo grass grows 20 times faster than oak, is more durable than wood, and has a beautiful finish.

- 11** **Cold Spring granite counter tops**  
\* Available as upgrade in all Midtown Lofts units  
A local resource, durable, beautiful.

- 12** **Stainless steel counter top (on island)**  
\* Available as upgrade in all Midtown Lofts units  
Cleans easily, looks great, does not give off emissions.

- 13** **Exterior materials**  
Fiber-cement siding is better for the environment than vinyl and will last longer than wood.

#### GREEN UNIT SPECIFIC FEATURES (in addition to above list)


- 14** **Interface Flor carpet squares**  

  - Backing is 100% post-consumer recycled content; carpet contains recycled content.
  - Carpet is recyclable through InterFace Flor's ReEntry Carpet Reclamation program.
  - Can be replaced square by square, producing less waste than wall-to-wall carpet.

- 15** **Recycled rubber flooring**  
  
Made from recycled rubber tires and can be recycled post-consumer.


- 16** **Kitchen cabinets made from ResinCore with maple veneer**  


  - 100% post-industrial recycled content in cabinet boxes.
  - ResinCore is 100% formaldehyde-free and made from recycled materials.
  - Wood is FSC-certified. At least 50% of materials are local content.
  - Finishes are low-emission UV-cured.


- 17** **Dimmers on lighting**  
  
Minimizes electricity use and adds ambience.

- 18** **Ceiling fans**  
  
Provide cooling in the summer and better air circulation in the winter without the energy costs of running a major HVAC unit.


- 19** **3Form Translucent Eco-Resin™ wall separation**  
Can be recycled. Made from 50-60% recycled materials, including actual grass.

- 20** **John Mansville batt insulation**  

  - 100% formaldehyde-free.
  - Content is certified 25% recycled and can be recycled post-use.
  - Contributes to higher than standard R-values thereby saving money on energy bills.
  - Increases comfort by increasing air quality and reducing drafts and noise.


- 21** **Furnace air filter**  
  
Contributes to better indoor air quality by filtering more particles than a standard furnace filter.

- 22** **Water heater cover**  
  
Conserves energy and saves money on energy bills by better insulating the water heater.

- 23** **Dual-flush toilet**  
Conserves water by providing a low-volume one gallon flushing option (most toilets use 2-3 gallons of water per flush).

- 24** **Low-flow faucets/fixtures**  
  
Standard faucets release water at almost two times the rate of low-flow units. Most consumers never notice the difference, but low-flow fixtures will save hundreds of gallons a year per faucet.

- 25** **Energy-efficient window coverings**  
  
Allows in natural light while conserving energy (R-value: 3.5).

- 26** **Trex decking material**  
  
Made from post-consumer and post-industrial reclaimed plastic and waste wood that will not rot or deteriorate due to harsh weather.

- 27** **IKEA interior products**  
Well-documented environmentally responsible company.

- 28** **Energy efficient light bulbs and fluorescent lighting**  
  
Replace incandescent bulbs for better energy efficiency.

- Technology Features**  
  
The Green Unit home technology infrastructure was designed by Convergent Technology. Besides providing convenient access points throughout the home, the system will adapt to new technologies for years to come. Pre wiring a home for entertainment, communications, and security systems gives the greatest amount of safety and simplicity.



A load of dishes cleaned in a dishwasher uses **37 percent less water than washing dishes by hand!** However, if you fill up one side of the sink with soapy water and the other side with rinse water - and if you don't let the faucet run - you'll use half as much water as a dishwasher does.\*



If every American recycled his or her newspaper just one day a week, we would save about **36 million trees a year.** It takes half as much energy to make recycled newspaper as it takes to make fresh newsprint from trees.\*



\* Source: California Energy Commission

## BEHIND THE SCENES

A lot of thought and consideration went into the creation of the Green Unit. Aside from the features selected, *many* other products were researched. Below is a list of some products and features that did not pass our evaluation criteria (see page 1 for details), but may be viable options for you. More detail can be found on our web site at [www.landergroup.com/landergreen.html](http://www.landergroup.com/landergreen.html).

**Wet or dry-blown cellulose (recycled newspaper) insulation**  
Great insulation due to density and coverage. We found: cannot be installed in winter months, may be subject to mold. Dry product may settle over time.

**100% recycled content sheetrock**  
We found: local sourcing difficult.

**Zero VOC paint**  
We found: only available in white.

**Milk paint**  
Made from all natural materials: curdled milk, earth and lime for pigment. No-VOC's, different look than normal paint. We found: higher cost.

**Recycled glass tiles**  
Up to 85% recycled glass. We found: considerably higher cost.

**Furnace air filter**  
Electronic air cleaners electronically "zap" particles. We found: impractical for smaller homes.

**Tankless water heater**  
Energy and space-efficient. We found: needs separate venting with a limited distance from interior to exterior. Cold Minnesota winters may affect water temperature.

**Reclaimed wood**  
We found: better for small-scale projects.

**Fire clay tile**  
We found: higher cost and too thick for most interior work.

**Slate floor tile**  
We found: local sourcing difficult.

**Concrete counter tops**  
We found: heavy and generally require customization.

Behind the scenes continued...

#### Cabinets from Lyptus

A fast-growing plant grown in clear-cut rainforests where nothing else will grow. We found: not as compatible with our design aesthetic.

#### Occupancy lighting sensors

We found: not as efficient for open floor plans.

#### Eco-friendly closet systems

If you find some, let us know!

## GREEN RESOURCES ON THE WEB

**Energy Star** – find ways to save energy  
[www.energystar.gov](http://www.energystar.gov)

**American Lung Assn.** – indoor air quality resource  
[www.lungusa.org](http://www.lungusa.org)

**Windsorce program** – promotes cleaner energy  
[www.xcelenergy.com](http://www.xcelenergy.com)

\* **Minnesota Sustainable Design Guide** – reference for sustainable design  
[www.sustainabledesignguide.umn.edu](http://www.sustainabledesignguide.umn.edu)

\* **US Green Building Council** – Minnesota chapter  
[www.usgbcmn.org](http://www.usgbcmn.org)

\* **The Green Institute** – sustainable community-based environmentalism  
[www.greeninstitute.org](http://www.greeninstitute.org)

\* **The ReUse Center** – find reused building materials for home projects  
<http://site.mawebcenters.com/thereusecenter/>

\* **Dovetail Partners** – sustainable resources and certified forest management  
[www.dovetailinc.org](http://www.dovetailinc.org)

\* **Minnesota Sustainable Communities Network** – get involved and be linked to others  
[www.nextstep.state.mn.us](http://www.nextstep.state.mn.us)

\* **Minnesota Bicycle & Pedestrian Alliance** – Facilitating an increase in bicycle and pedestrian transportation  
[www.bikeped.org](http://www.bikeped.org)

\*Denotes local resource.

## Lander Group's Green Mission Statement

Lander Group creates innovative, high-quality, comfortable, and responsibly-designed buildings which enhance the surrounding environment and the quality of life of both the home buyer and the larger community:

- Adhering to urban design principles that discourage sprawl by reuse and reclamation of valuable city land.
- Selecting energy efficient products to minimize energy use and decrease utility costs.
- Improving indoor air quality by working towards well-ventilated, low lung irritant environments.
- Responsible use of our limited natural resources through conservation, reuse, and efficiency.
- Selecting responsible products and vendors who complement our Green mission statement.

## Building Green at Midtown Lofts

Midtown Lofts incorporates many practical Green principles into its design. Some are easy modifications that can be done to any home, others are the result of state-of-the-art composite building materials. Many of the features listed in this brochure are development-wide, demonstrating the usability of many Green ideas.

Lander Sherman developed the Green Unit to:

- 1) Research new green features and finishes.
- 2) Demonstrate existing Green upgrade options.
- 3) Raise awareness about Green building and introduce ideas that everyone can use in their own home.

Criteria for evaluating products:

- 1) Great quality.
- 2) Easy to source and install.
- 3) Cost-effective.
- 4) Fits Lander design aesthetic (looks good).



Building great urban neighborhoods.

Rethink, rework, recycle.