

# RIVERSIDE ARTIST LOFTS

17 S. Virginia Street • Reno, Nevada 89501 • Opened 2000



## Affordable space and panoramic views

Designed by noted Nevada architect Frederic J. DeLongchamps, the Riverside Hotel was an impressive six-story hotel in the Late Gothic Revival style. Built in 1926 to serve out-of-state visitors seeking to take advantage of Nevada's then-liberal residency requirement (three months) for obtaining a divorce, the Riverside went into decline in the 1970s with the advent of no-fault divorce, and in 1987 it closed.



In transforming the building into an affordable live/work development, Artspace converted the upper five floors into 35 units with open floor plans and large windows that admit abundant natural light. Part of the ground floor is occupied by Sierra Arts, Artspace's local partner on the project, whose space includes a gallery where Riverside residents can exhibit their work.

The Riverside occupies a prominent site on the south bank of the Truckee River, a burgeoning arts and entertainment district. Residents enjoy panoramic views of downtown Reno, the river, and the Sierra Nevada mountains.

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## Project Information



<b>LIVE/WORK UNITS:</b>	35
<b>DEVELOPMENT COST:</b>	\$8.9 million
<b>TOTAL AREA:</b>	70,782 sq. ft.
<b>COMMERCIAL:</b>	7,395 sq. ft.
<b>DEVELOPMENT PARTNER:</b>	Sierra Arts
<b>ARCHITECTS:</b>	Miller Dunwiddie Associates Sheehan VanWoert Bigotti Architects
<b>FINANCING:</b>	City of Reno National Equity Fund Nevada Department of Housing Nevada Historic Preservation Office U.S. Bancorp U.S. Department of Housing and Urban Development Washoe County
<b>FUNDERS:</b>	City of Reno U.S. Bancorp Foundation