

# artspace

## Artspace Hamilton Lofts

222 High Street, Hamilton, Ohio 45011



Pre-Renovation Photo by Scott Merrill

### Project Overview

**Artspace Hamilton Lofts, an adaptive reuse of the former Strauss Department Store, will offer 42 affordable live/work apartments, a gallery, community space, and approximately 2,400 square feet of commercial space. The \$11.8 million development will contribute to the revitalization efforts of Hamilton, bringing residents downtown and creating space for the rising arts scene.**

### Project Details

**Location** // 222 High Street, Hamilton, Ohio 45011

**Owner/developer** // Artspace Projects, Inc.

**Development Partner** // Neighborhood Housing Services of Hamilton, Inc.

**Type of development** // Mixed-use, live/work artist housing and retail

**Number of residential units** // 42

**Type of units** // 11 studios, 25 one-BR, 3 two-BR and 3 three-BR live/work units

**Affordability** // units range from 30% to 60% of area median income

**Commercial space** // 2,400+ sq. ft.

**Community gallery and exhibition space** // 2,250 sq. ft.

**Total project cost** // \$11.8 million

### Project Goals

- > To engage Hamilton's artistic community in supporting the economic vitality and livability of downtown Hamilton
- > To catalyze complementary development and activity that strengthens Hamilton's social fabric
- > To provide affordable space where artists and arts organizations can pursue their work

### Project Funding

The budget for the Artspace Hamilton Lofts project is \$11.8 million. Funding sources include the City of Hamilton, Ohio Housing Finance Agency, Ohio Historic Preservation Office, Ohio Development Services Agency, 9% Housing Tax Credits, Historic Tax Credits (Federal & State) and private philanthropic funding through the Hamilton Community Foundation.



Rendering of Residential Gallery

## Project Description

In partnership with Neighborhood Housing Services of Hamilton and with support from artists, City officials and neighborhood and philanthropic leaders, Artspace is working to adaptively reuse historic buildings in downtown Hamilton into a mixed-use arts facility. The project will rehabilitate two internally connected historic buildings, a 1900 French Renaissance masterpiece originally known as the Mehrum Building and the 1913 Lindley Block. A 1970s remodel covered the original storefronts with a metal screen that was removed in Spring of 2013, thereby restoring these century-old edifices to their original appearance.

In addition to 42 units of affordable live/work space for artists and their families, the Artspace Hamilton Lofts project will provide ground floor commercial space for creative businesses, gallery space for residents to showcase their artwork, and an outdoor seating area for the residents. The project will complement the rehabilitation activities occurring at the neighboring Mercantile Lofts and will advance the City's downtown economic development efforts on High Street.

This project comes at a pivotal moment for the city of Hamilton. Recovering from decades of neglect, many historic structures in downtown Hamilton are worthy of preservation and reuse. The City is deeply committed to revitalizing and energizing the historic downtown area and this mixed-use project will further Hamilton's goal of redevelopment and animation.

## Connectivity

**The Artspace Hamilton Lofts project is advancing multiple public agendas through the arts by:**

### **Encouraging collaboration between local partners.**

The City of Hamilton, Hamilton Community Foundation, and the Fitton Center for Creative Arts invited Artspace to develop this project as part of their revitalization plan, and encouraged a partnership with the local nonprofit housing developer Neighborhood Housing Services of Hamilton.

### **Enacting and encouraging downtown building revitalization.**

Hamilton Center was selected as the project site to rehabilitate a vacant, culturally important, under-utilized downtown building.

### **Bringing visitors downtown and advancing neighborhood transformation.**

This project creates a hub of 42 artists and their families and will augment the bubbling interest in downtown – encouraging everyday activity on Hamilton's main thoroughfare.

## Artspace Contact:

**For more information or to become a partner, please contact:**

Sarah White // Director, Property Development  
sarah.white@artspace.org  
612.465.0212

Sign up for property updates, view floor plans, rent and income limits at [artspace.org/hamilton](http://artspace.org/hamilton)



Facade Rendering



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## The Nation's Partner in Artist-Led Community Transformation

Artspace is the nation's leader in artist-led community transformation, with 35 projects in operation across the country and another dozen in development, representing a unique, \$600 million investment in America's arts infrastructure. Through its Consulting division, Artspace has brought its hard-earned expertise to more than 300 cultural planning efforts from coast-to-coast. With headquarters in Minneapolis and offices in Los Angeles, New Orleans, New York, Seattle and Washington D.C., Artspace is America's leading developer of arts facilities. To date we have completed nearly 2,000 affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations.

[www.artspace.org](http://www.artspace.org)