

1020 Park Avenue
Utica, NY, 13502

artspace.org/utica

ARTSPACE UTICA LOFTS

Revitalizing a Historic Downtown through the Arts

Artspace Utica will be a four-story building located at the intersection of the Commercial and Arts & Cultural Districts downtown, within the City of Utica's Downtown Revitalization Initiative (DRI) target area.

The catalytic, new construction project will be centrally located between the Stanley Center for the Arts and Munson-Williams-Proctor Arts Institute. The project will address critical affordable housing and economic development opportunities for the creative workforce by creating 43 live/work units for local artists and their families, and 770 square feet of community space on the ground level. Units will be affordable for those earning 40-80% AMI and will serve artists, including those from immigrant and refugee communities. Artspace Utica will include a resident gallery/community space to encourage tenant engagement and community involvement, ultimately contributing to a healthy urban environment that supports a strong arts community and growing creative sector.

The City of Utica is located in the Mohawk Valley region of Upstate New York. Recovering from the decline of the textile industry and resultant population drop and vacancies, the city has committed to a creative placemaking approach towards revitalization. To invigorate the downtown corridor, the community is leveraging its gorgeous historic architecture, active arts scene, and welcoming nature as a designated United Nations resettlement community. A group of local leaders invited Artspace to conduct a series of studies to quantify demand for artist spaces, with data gathered from 2016-17 (including a survey of nearly 600 respondents) indicating substantial need for space for artists to both live and conduct creative work downtown.

Project Details

- **Owner/Developer:** Artspace Projects
- **Architect:** HHL Architects (Buffalo, NY)
- **General Contractor:** Charles A. Gaetano Construction Corp.
- **Property Manager:** Housing Visions Consultants, Inc.
- **Project Type:** Mixed-use featuring affordable live/work artist units
- **Total Area:** 42,627 gross sq. ft.
- **Number of Residential Units:** 43
- **Type of Units:** 36 one- and 7 two-bedroom units
- **Affordability:** 40-80% of Area Median Income (AMI)
- **Community Space:** 770 sq. ft.
- **Total Project Cost:** \$16M
- **Expected Completion:** Spring 2024
- **Funders:** The Community Foundation of Herkimer & Oneida Counties, National Grid, the National Endowment for the Arts, and the City of Utica



*Aerial view of
Artspace Utica site*



A United Nations Resettlement Community

A designated United Nations resettlement community, Utica is renowned as home to a variety of culturally distinct populations. Of nearly 60,000 residents, approximately 20% are foreign born, and nearly 30% speak a language other than English. The Center (formerly the Mohawk Valley Resource Center for Refugees) welcomes more than 800 new people every year, and assists them with starting their new life in the U.S. The diverse population of immigrants and refugees, which dates back several generations, contributes to a rich, multicultural environment with an abundance of art forms. Downtown is one of Utica's most diverse neighborhoods, and Artspace Utica will be a transformational project that reflects the diversity of Utica while engaging the public in an increasingly active local arts scene.

Deep Need for Affordability

There is a strong need for affordable, equitable housing in Utica, where 44% of the downtown population has an income below poverty. The majority of units at Artspace Utica will be affordable to those earning 60% AMI and below and will provide amenities, including a vibrant art gallery and pedestrian-focused streetscape design, that enhance downtown living and quality of life for low-income artists and their families.

Green Sustainability

Artspace Utica will advance green initiatives with enhanced indoor air quality and four Electric Vehicle (EV) charging stations. A children's playground at the back of the site will encourage active play, and will create connectivity to a City-owned lot that is being transformed into a multi-purpose event space with a stormwater management system. Together, Artspace and the City of Utica are planting the flag for green sustainability.

Project Timing

Preliminary predevelopment work is underway in preparation for the Low-Income Housing Tax Credit application. Construction is anticipated to begin in winter 2023, and complete in spring 2024.



America's Leading Nonprofit Real Estate Developer for the Arts

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work. We consistently develop these projects in ways that also support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists. Over the last four decades, Artspace has led an accelerating national movement of artist-led community transformation. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in New York, and Washington D.C., Artspace is America's leading developer of arts facilities and has served as a consultant to hundreds of communities and arts organizations nationwide. www.artspace.org