

# Artspace Utica Lofts

Revitalizing a Historic Downtown through the Arts

artspace

1020 Park Avenue Utica, NY, 13502

[artspace.org/utica](https://artspace.org/utica)

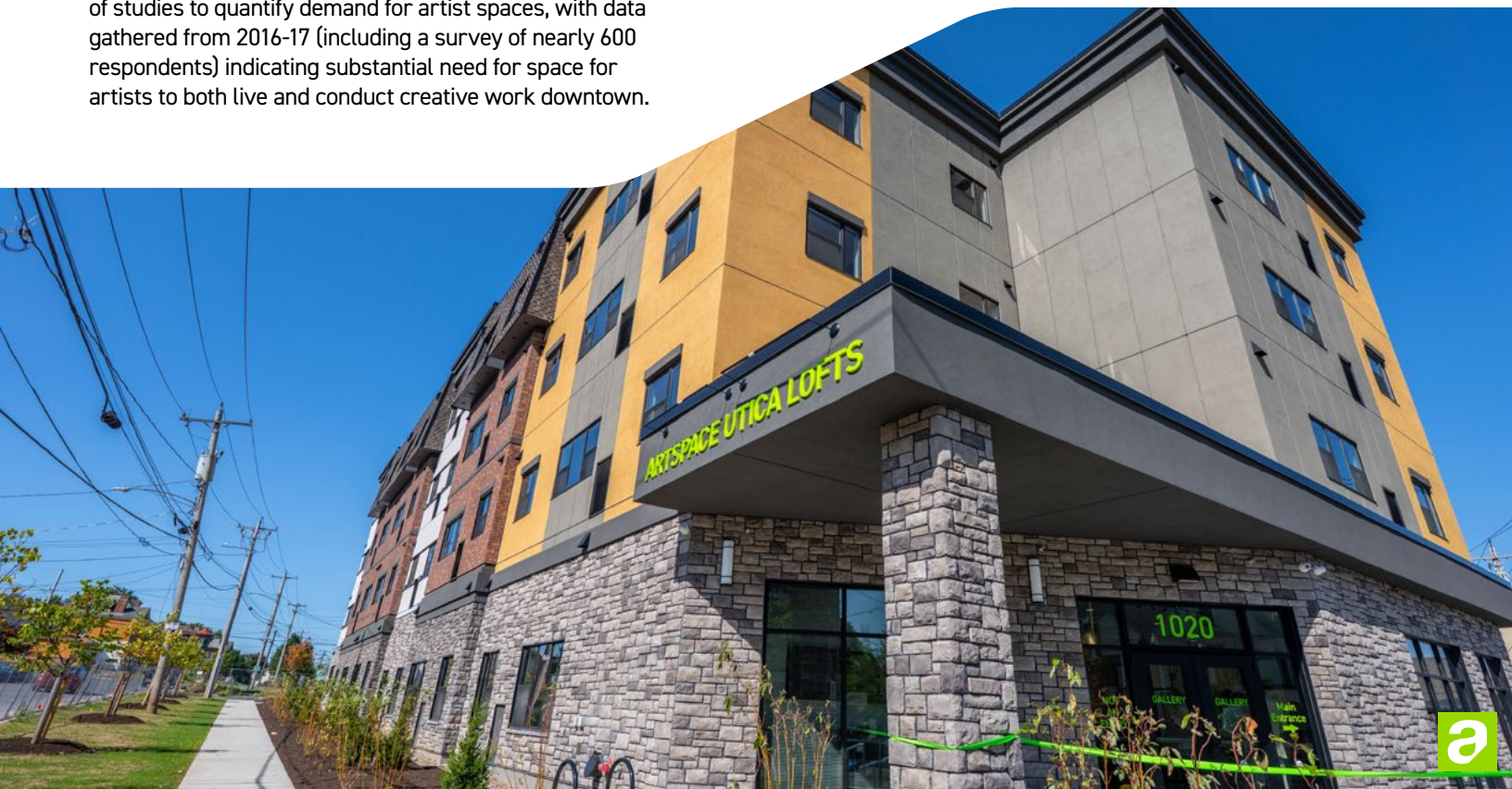
**Artspace Utica Lofts is a four-story building located at the intersection of the Commercial and Arts & Cultural Districts downtown, within the City of Utica's Downtown Revitalization Initiative (DRI) target area.**

The catalytic, new construction project is centrally located between the Stanley Center for the Arts and Munson-Williams-Proctor Arts Institute. The project addresses 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 are affordable for those earning 40-80% AMI and serve artists, including those from immigrant and refugee communities. Artspace Utica includes 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 committed to a creative placemaking approach towards revitalization. To invigorate the downtown corridor, the community leveraged 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:** Matthew W. Meier, 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:** \$18M
- **Completion:** Summer 2025
- **Funders:** New York State Council on the Arts (NYSCA) (Artspace Utica is made possible by the New York State Council on the Arts with the support of the Office of the Governor and the New York State Legislature), The Community Foundation of Herkimer & Oneida Counties, National Grid, National Endowment for the Arts





## 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 are affordable to those earning 80% AMI and below and provides 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.

A children's playground at the back of the site encourages 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.

## Project Timing

The building is designed to complement the context and scale of the surrounding historic district. Brick and flat paneled siding are strategically used to create a modulation pattern along the streets. Mansard roofing details help to modulate the vertical scale of the street facing façade and matches the style of roof in the surrounding neighborhood.

Along the western edge of the lot, a new public walkway/linear park will be created to coordinate with and connect with the City's planned new public event space behind the site.

## Community Leadership

### Political

The City of Utica, under Mayors Robert Palmieri and Michael P. Galime, have been highly supportive of the project through expedited drawing and plan reviews; selling City-owned lots for below-market rate; through the Industrial Development Agency, providing a 30-year PILOT of 7% of the effective gross income; including the project in the Downtown Revitalization Initiative for \$650K; and providing \$1.15M of ARPA funds towards the project.

### Cultural

The Artspace Utica Core Committee, made up of various arts organizations and individual arts, led by architect Bob Heins have given their full support over a lengthy predevelopment process.

### Philanthropic

The project received \$75k from the Community Foundation and \$25k from National Grid for predevelopment funding. Additionally, it has received \$250K from the Community Foundation and \$2,500 from the Bank of Utica for Capital Funding.



## Capital Budget Summary

Source	Amount	Amortization Term	Loan Term	Percent of Total
Residential First Mortgage	\$ —	—	—	—
NYSHCR Housing Trust Fund	\$ 3,750,000	40	40	20%
NYS DRI	\$ 650,00	50	40	3%
Sponsor Loan: NYSEDA Rebates	\$ 172,000	50	40	1%
Sponsor Loan: Philanthropic	\$ 648,000	50	40	3%
Sponsor Loan: New York State Council on the Arts	\$ 1,269,000	50	40	7%
Sponsor Loan: City of Utica ARPA	\$ 700,000	50	40	4%
Deferred Developer Fee	\$ 635,000	—	—	3%
LP Equity: SLIHTC	\$ 1,923,947	—	—	10%
LP Equity: LIHTC	\$ 8,899,875	—	—	48%
<b>Total Sources of Funds</b>	<b>\$ 18,647,826</b>			

Uses	Amount	Per Square Feet	Percent of Total
Acquisition	\$ 87,500	\$ 2.05	0.47%
Construction	\$ 14,224,780	\$ 333.80	76.28%
Construction Related Professional Fees	\$ 605,110	\$ 14.20	3.24%
Construction Financing and Interim Costs	\$ 1,677,023	\$ 39.35	8.99%
Permanent Financing Fees	\$ 78,947	\$ 1.85	0.42%
Soft Costs	\$ 183,122	\$ 4.30	0.98%
Tax Credit Syndication Costs	\$ —	\$ —	—
Developer Fee	\$ 1,286,400	\$ 30.19	6.90%
Legal	\$ 200,000	\$ 4.69	1.07%
Reserves	\$ 304,944	\$ 7.16	1.64%
<b>Total Uses of Funds</b>	<b>\$ 18,647,826</b>	<b>\$ 437.59</b>	



### America's Leading Developer for the Arts

Artspace is the nation's leading nonprofit developer of affordable, sustainable housing and workspaces for artists and entrepreneurs. With over 50 projects nationwide, we revitalize communities, preserve historic architecture, and build environments where creativity can thrive.

In addition to development, our consulting services and programs provide essential services and support to arts and cultural organizations. Through initiatives like Artspace Immersion and Pathways, we offer technical assistance and resources that help artists and organizations create and sustain affordable spaces, ensuring long-term, vibrant creative communities.

For more information, please visit [www.artspace.org](http://www.artspace.org)



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