



## Artspace Silver Spring Arts Campus

801 Sligo Avenue, Silver Spring, MD, 20910



### Project Overview

Located just north of Washington, DC, Silver Spring has become a major business hub and hosts several multi-cultural festivals as well as a growing arts community.

Artspace, with the Division of Housing – Montgomery County, will develop the former Third District Police Station and adjacent land located on Sligo Avenue into an arts center anchored by affordable live/work housing. The former station, built in 1962, was Silver Spring's first permanent police station and will be converted into working artist studios and creative spaces, providing opportunities for the area's creative artists and organizations eager to find affordable workspace within the Capital Region.

The site plan responds to the sensitivity of the neighborhood, while providing vital opportunities for job growth, affordable rental and for-sale housing, and support for the local creative economy.

### Project Goals

- Create a transitional connection between the business district and the adjacent residential neighborhoods
- Spur economic development by increasing the density of people living and working in Silver Spring and having a positive economic impact on the downtown businesses as they respond to the needs of a growing residential community
- Provide essential, affordable residential and commercial space to a growing arts community
- Create a long-term, financially stable, and sustainable community asset
- Strengthen existing partnerships to complement an existing arts community

### Project Details

**Developer** // Artspace Projects

**Architect** // BKV Group

**Partners** // Montgomery County, JDC Construction, and Montgomery Housing Partnership

**Type of development** // Mixed-use: live/work units, community and commercial space

**Live/work units** // 68

**Townhouses for sale** // 11

**Residential Space** // 56,990 sq. ft.

**Commercial Space** // 17,410 sq. ft.; which includes 30 artist work studios

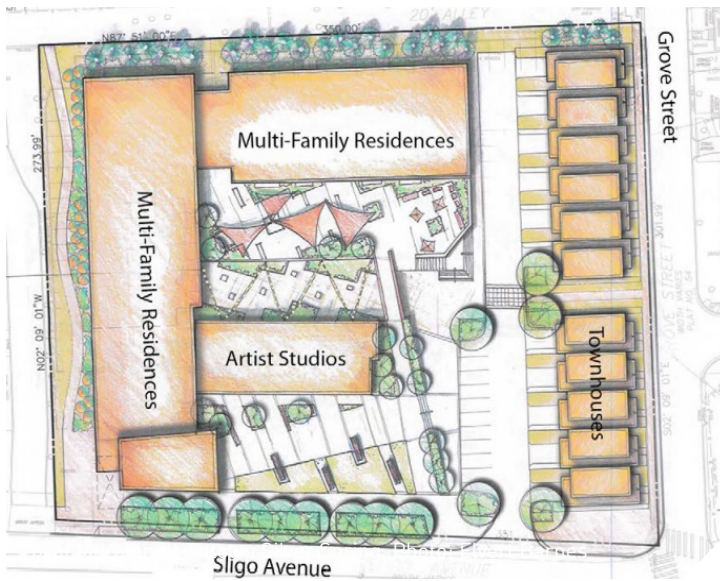
**Type of units** // Studio, 1-, 2-, and 3-bedroom units

**Affordability** // 30%, 40%, 50%, and 60% of area median income

**Parking** // Estimated 47 underground spaces

**Total Development Cost** // \$ 28.1 million

**Estimated Construction Period** // Spring 2017 - Spring 2019



**artspace**

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

Artspace is non-profit 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 in perpetuity. Over the last three 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 on the edge of poverty and chronically underfunded arts organizations can leverage fundamental social change. 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 and has served as a consultant to hundreds of communities and arts organizations nationwide.. [artspace.org](http://artspace.org)

## Project Timing

The project is currently in predevelopment. Site analysis and evaluation occurred throughout 2015.

A Low Income Housing Tax Credit application will be submitted in October 2016. If the credit is awarded, construction is expected to begin in May 2017, with completion of the project occurring in early 2019.

Other areas of real estate planning will continue throughout 2016 and will include project design work, ongoing site analysis, assembling of finance resources, and fundraising.



## Funding Partners

- Capital One
- Montgomery County

## Community Partner

- East Silver Spring Civic Association



The goal of the Silver Spring Arts & Entertainment District is to provide a welcoming, eclectic, urban center in downtown that showcases the arts and entertainment community, while providing a unique source of culture, recreation, and entertainment for residents and visitors, and creates a dynamic economic anchor for downtown Silver Spring's continued redevelopment and revitalization.

[montgomerycountymd.gov](http://montgomerycountymd.gov)

## Project Contacts

**For more information or to support the Artspace Silver Spring project, please contact:**

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