

# BROOKLAND ARTSPACE LOFTS

3305 Eighth Street N.E., Washington, D.C. 20017

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



## PROJECT DETAILS

**Developer** Artspace Projects, Inc.

**Architect** Hickok Cole Architects

**Development Consultant** Cultural Development Corporation

**Financing** Bank of America Merrill Lynch; Calvert Foundation; District of Columbia Department of Housing and Community Development; National Equity Fund; District of Columbia; Neighborhood Investment Fund (Office of Deputy Mayor); TD Bank

**Funders** Cafritz Foundation; MetLife Foundation

**Total Development Cost** \$13.2M

**Total Area** 47,000 sq. ft.

**Number of Units** 41

## OVERVIEW

Located in Washington's Brookland neighborhood since 1986, Dance Place is the District's most prolific presenter of modern dance and has helped generate a renaissance of development and investment in the area. After two decades it had outgrown its space, so in 2006 the City's Department of Housing and Community Development asked Artspace to help Dance Place expand and renovate its facility. Artspace and Dance Place subsequently formed a partnership to create a unique arts complex that is being built in two phases. Phase 1, the mixed-use Brookland Artspace Lofts, is now in operation.

A \$13.2 million project, the Brookland Artspace Lofts contains 39 affordable units, each with both residential and studio space, for artists and their families. The property also has a rehearsal studio along with 2 units that serve as classroom, office space and intern housing for Dance Place. The Victor L. Selman Gallery serves the community on the main floor.

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Dance Place has launched a capital campaign to raise the funds needed for Phase 2, a complete renovation and expansion of its existing theater as well as an outdoor reception and performance plaza.

*“Brookland Artspace Lofts ... creates affordable housing for artists, and it also creates much needed rehearsal space. Other sectors talk a lot about the importance of research and development to maintaining a competitive advantage in the world at large. Well, in the arts, rehearsal space is our research and design space, and there is a direct line between that and our creative competitive advantage in the world.”*

— Rocco Landesman, Chair,  
National Endowment for the Arts

The logo for Artspace, featuring the word "artspace" in a lowercase, sans-serif font. The "art" is in a light green color, and "space" is in a dark blue color.

**AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION**

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, 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.

**[WWW.ARTSPACE.ORG](http://WWW.ARTSPACE.ORG)**