

# CITY HALL ARTSPACE LOFTS

13615 Michigan Avenue, Dearborn, MI 48126  
[artspace.org/city-hall](http://artspace.org/city-hall)



## PROJECT DETAILS

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**Owner/Developer** Artspace Projects, Inc

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**Type of Development** Mixed-use live/work artist housing

**Features** Community/gallery space

**Number of Units** 53

**Types of Units** Studio, one-, two- and three-bedroom units

**Commercial/Community Space Square Footage** 19,510

**Affordability** Units range from 30% to 60% AMI

**Total Project Cost** \$16.5M

## OVERVIEW

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The City Hall Artspace Lofts will build upon Southeast Michigan's heritage as a world center of innovation by creating a new anchor institution for the region's creative economy. City Hall Artspace Lofts will combine 53 units of affordable live/work space for artist families with a cutting edge creative center blending work studios, shared business incubator, office space for creative businesses, and galleries. In partnership with the City of Dearborn, the East Dearborn Downtown Development Authority (EDDDA) and other local and regional organizations, City Hall Artspace Lofts will open creative and economic opportunities for the entire metro-Detroit region.

## COMMERCIAL SPACE

The project is planned to include 19,510 square feet of commercial space in the Concourse Building that connects the residential spaces. This unique, expansive space will become a center for creative entrepreneurship, artistic and cultural collaboration,

an artist-in-residence unit, and year-round community engagement through innovative programming.

### The Concourse space will house:

- Business incubator space that will provide business training for entrepreneurs, creative businesses and artists.
- A live/work unit specifically for an artist-in-residency program which will be managed by our partners, the Arab American National Museum.
- Artist studio spaces
- Office space for creative businesses

### REGIONAL IMPACT

Due to the very nature of the City Hall campus, this project affords Artspace the opportunity to create a multi-functional facility that will impact the region through cultural and economic development. Artspace is collaborating with the EDDDA, the City of Dearborn, the Arab American National Museum, ACCESS Growth Center, and other metro-Detroit based businesses and institutions to develop and program the space.

The City Hall Artspace Lofts, located along the Michigan Avenue corridor, a 7-mile stretch linking Dearborn with Detroit, is aligned with a significant number of creative placemaking initiatives currently underway in metro-Detroit and across the region. The project is just down the street from the new Intermodal Passenger Rail Station that serves as a gateway to southeastern Michigan and be a catalyst for future growth. The project will also help serve as an additional creative hub for the region between the other two major hubs - Midtown Detroit and Ann Arbor.

### PROJECT DESCRIPTION & PROGRESS UPDATE

The City Hall Artspace Lofts complex consists of three buildings: the City Hall Building, the West Annex Building, and the Concourse that will total 100,000 sq. ft. The historic City Hall and West Annex buildings will house the residential units, a leasing office, corridor art galleries, community room, and an outdoor patio.

Connected to the residential building is the concourse building that will be a creative commercial center.

The project closed on the financing and started

construction in December 2014. The residential buildings will be completed by January 2016.

### PROJECT GOALS

- Boost local economy by fostering creative sector jobs
- Facilitate a much-needed increase in the area's current low residential density
- Create a long-term, financially stable and sustainable community asset
- Provide affordable space where artists and arts organizations can pursue their work
- Reuse and transform an historic structure
- Provide affordable housing for artists and their families.

### SPECIAL THANKS

Michigan Council for Arts & Cultural Affairs



### FOR MORE INFORMATION

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# artspace

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)