

FRANKLIN ARTS CENTER

1001 Kingwood Street, Brainerd, MN 56401

artspace.org/franklin



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architect Miller Dunwiddie Architecture

Financing Brainerd Lakes Area Development Corporation; Brainerd Public Schools; City of Brainerd; Crow Wing County; Greater Minnesota Housing Fund; Minnesota Department of Employment & Economic Development; National Equity Fund; National Park Service / Minnesota State Historic Preservation Office; U.S. Bancorp

Funders Blandin Foundation; Brainerd Lakes Area Community Foundation; Bremer Bank, Brainerd; Crow Wing County Soil and Water; Conservation District Initiative Foundation; Land O'Lakes, Inc.; Mardag Foundation; Mid-Minnesota Credit Union; Otto Bremer Foundation

Total Development Cost \$8.4M

Total Area 146,789 sq. ft.

OVERVIEW

When the Brainerd School District decided to replace Franklin Junior High School, a civic landmark since 1932, it formed a citizens' committee to find the best new use for the building. The committee concluded that an arts center offered the most potential benefit for the community. Thus was conceived the Franklin Arts Center, now a mixed-use facility with 25 live/work apartments for artists and their families; 37,775 square feet of artist studios and space for arts organizations and creative businesses; and 36,247 square feet (two gymnasiums and an auditorium) operated as community space by the School District.

Could a city of 13,000 best known as the gateway to Minnesota's Central Lakes District find enough arts-related uses to fill a large school? The answer was yes. The commercial wing of the project filled almost immediately, transforming the building into a lively community of artists, artisans, studios, arts organizations and arts-friendly businesses. Among the tenants is an arts-oriented church that uses the

PROJECT DETAILS (CONTINUED)

Commercial Area 74,022 sq. ft.

Number of Live/Work Units 25

Number of Working Studios 25



former library for its administrative office and the auditorium for its services. With completion of the residential wing in late 2008, the Franklin formally entered its new life as an Arts Center and joined Artspace's portfolio as its sixth live/work project in Minnesota.

"Being at the Franklin Arts Center gives my work credibility and gives me permission to truly be an artist. I am now doing my dream."

— Greg Rosenberg, Artist

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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.

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