

ARTSPACE HAMILTON LOFTS

222 High Street, Hamilton, Ohio 45011

artspace.org/hamilton



PROJECT DETAILS

Owner/Developer Artspace Projects, Inc

Development Partner Neighborhood Housing Services of Hamilton, Inc

Type of Development Mixed-use live/work artist housing

Number of Units 42

Types of Units 11 studios; 25 one-bedrooms; 3 two-bedrooms and 3 three-bedroom units

Commercial Space Square Footage 2,400+

Community Space Square Footage 2,250

Affordability Units range from 30% to 60% AMI

Total Project Cost \$11.8M

OVERVIEW

Artspace Hamilton Lofts, an adaptive reuse of the former Strauss Department Store, offers 42 affordable live/work apartments, a gallery, community space, and approximately 2,400 square feet of commercial space. The \$11.8 million development contributes to the revitalization efforts of Hamilton, bringing residents downtown and creating space for Pre-Renovation Photo by Scott Merrill the rising arts scene.

PROJECT GOALS

- To engage Hamilton's artistic community in supporting the economic vitality and livability of downtown Hamilton
- To catalyze complementary development and activity that strengthens Hamilton's social fabric
- To provide affordable space where artists and arts organizations can pursue their work

PROJECT FUNDING

The budget for the Artspace Hamilton Lofts project is \$11.8 million. Funding sources include the City of Hamilton, Ohio Housing Finance Agency, Ohio Historic Preservation Office, Ohio Development Services Agency, 9% Housing Tax Credits, Historic Tax Credits (Federal & State) and private philanthropic funding through the Hamilton Community Foundation.

PROJECT DESCRIPTION

In partnership with Neighborhood Housing Services of Hamilton and with support from artists, City officials and neighborhood and philanthropic leaders, Artspace worked to adaptively reuse historic buildings in downtown Hamilton into a mixed-use arts facility. The project rehabilitated two internally connected historic buildings, a 1900 French Renaissance masterpiece originally known as the Mehrum Building and the 1913 Lindley Block. A 1970s remodel covered the original storefronts with a metal screen that was removed in Spring of 2013, thereby restoring these century-old edifices to their original appearance.

In addition to 42 units of affordable live/work space for artists and their families, the Artspace Hamilton Lofts project provides ground floor commercial space for creative businesses, gallery space for residents to showcase their artwork, and an outdoor seating area for the residents. The project complements the rehabilitation activities occurring at the neighboring Mercantile Lofts and advances the City's downtown economic development efforts on High Street.

This project comes at a pivotal moment for the city of Hamilton. Recovering from decades of neglect, many historic structures in downtown Hamilton are worthy of preservation and reuse. The City is deeply committed to revitalizing and energizing the historic downtown area and this mixed-use project will further Hamilton's goal of redevelopment and animation.

CONNECTIVITY

The Artspace Hamilton Lofts project advances multiple public agendas through the arts by:

Encouraging collaboration between local partners. The City of Hamilton, Hamilton Community Foundation, and the Fitton Center for Creative Arts invited Artspace to develop this project as part of their revitalization plan, and encouraged a partnership with the local nonprofit housing developer Neighborhood Housing Services of Hamilton.

Enacting and encouraging downtown building revitalization. Hamilton Center was selected as the project site to rehabilitate a vacant, culturally important, under-utilized downtown building.

Bringing visitors downtown and advancing neighborhood transformation. This project creates a hub of 42 artists and their families and will augment the bubbling interest in downtown – encouraging everyday activity on Hamilton's main thoroughfare.

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