

HARVESTER ARTSPACE LOFTS

1000 S. Main Street, Council Bluffs, IA 51503

artspace.org/harvester



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architect Alley Poyner Macchietto Architecture

Financing City of Council Bluffs HOME Funds; Iowa Department of Economic Development; Community Development Block Grant Program Funds; Federal Home Loan Bank – AHP; Iowa Housing Finance Authority; Pottawattamie County CDC; Environmental Grant; U.S. Bank Community Development Corporation; U.S. Bank, N.A.

Foundation Support Iowa West Foundation

Total Area 71,646 sq. ft.

Commercial Area 5,320 sq. ft.

Number of Units 36

Total Development Cost \$11.2M

OVERVIEW

In 2006, seeking to revitalize downtown Council Bluffs, the Iowa West Foundation invited Artspace to explore the feasibility of transforming a former International Harvester Warehouse into an affordable live/work project for artists. Built in 1888, the Harvester is a four-story building with approximately 47,000 square feet in the main structure and an additional 24,000 square feet in a spacious one-story addition that dates from 1928.

This sturdy brick structure has found new life as the Harvester Artspace Lofts, a 36-unit project that also provides 5,320 square feet of space for arts-friendly commercial use, including a thriving coffee shop and meeting space, and an awardwinning florist. Since its completion in 2010, the Harvester has become a welcome addition to the area's arts scene. Among its residents are a number of artists who have moved from Omaha to take advantage of the Harvester's affordable rents. The Harvester is part of a burgeoning renaissance of downtown Council Bluffs that has

seen the addition of several creative businesses and restaurants in recent years.

“Council Bluffs is on the map for its public art pieces, art culture and now Harvester Artspace. This building is beautiful, the people that occupy it are beautiful, it’s already won an award from the city as an historical building that’s been revamped and I say it deserves another.”

— Josh Powell, Artist



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

