

ARTSPACE PATCHOGUE LOFTS

20 Terry St, Patchogue NY 11772

artspace.org/patchogue



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architects Hamilton Houston Lownie Architects;
Gary D. Cannella Associates

Financing Raymond James Tax Credit Fund; Capital One Bank; New York State Homes and Community Renewal; Suffolk County; Village of Patchogue

Funders Dolan Family Foundation; Clare Rose Foundation; Knapp Swezey Foundation; MetLife Foundation

Total Development Cost \$18M

Total Square Area 57,174 sq. ft.

Commercial Square Footage 2,414 sq. ft.

Number of Units 45

OVERVIEW

The Long Island Village of Patchogue began a renaissance in the 1990s when artists and creative businesses leased many of the vacant Main Street storefronts and the beautiful Patchogue Theatre for the Performing Arts was renovated. Housing for artists was the missing piece of this renaissance, so in 2006 Patchogue engaged Artspace to conduct development work that led to the Artspace Patchogue Lofts, a new mixed-use project in the heart of downtown.

Completed in 2011, Artspace Patchogue Lofts includes 45 units of affordable live/work housing for artists and their families plus nearly 2,500 square feet of retail space on the street level.

Civic leaders view Terry Street as a bridge between the commercial district along Main Street and the growing community of market-rate and affordable multi-family housing nearby. For Patchogue, the Artspace project represents both economic

development and the opportunity to strengthen a growing arts community.



Thanks to a MetLife Foundation grant, Artspace was able to add solar panels to the building's roof. Over time, these panels should significantly lower the project's operating costs.

“Patchogue proved the skeptics wrong by making Artspace work. People who said Patchogue is a dead downtown are wrong; those who decried Artspace as a fad are misinformed; and those who said Long Island downtowns will cease to exist are disingenuous. It takes an incredible amount of work, collaboration and cooperation (and sometimes manipulation) but it can be done, as Patchogue proved.”

— Editorial Board, Long Island Advance

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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.

WWW.ARTSPACE.ORG