

# RIVERSIDE ARTIST LOFTS

17 S. Virginia Street, Reno, NV 89501

[artspace.org/riverside](http://artspace.org/riverside)



## PROJECT DETAILS

**Owner** Artspace Projects, Inc.

**Development Partner** Sierra Arts

**Architects** Miller Dunwiddie Architecture;  
Sheehan VanWoert Bigotti Architects

**Financing** City of Reno; National Equity Fund; Nevada Department of Housing; Nevada Historic Preservation Office; U.S. Bancorp; U.S. Department of Housing and Urban Development; Washoe County

**Funders** City of Reno; U.S. Bancorp Foundation

**Total Development Cost** \$8.9M

**Total Area** 70,782 sq. ft.

**Commercial Area** 11,200 sq. ft.

**Number of Units** 35

## OVERVIEW

Designed by noted Nevada architect Frederic J. DeLongchamps, the Riverside Hotel was an impressive six-story hotel in the Late Gothic Revival style. Built in 1926 to serve out-of-state visitors seeking to take advantage of Nevada's then-liberal residency requirement (three months) for obtaining a divorce, the Riverside went into decline in the 1970s with the advent of no-fault divorce, and in 1987 it closed.

In transforming the building into an affordable live/work development, Artspace converted the upper five floors into 35 units with open floor plans and large windows that admit abundant natural light. Part of the ground floor is occupied by Sierra Arts, Artspace's local development partner on the project, whose space includes a gallery where Riverside residents can exhibit their work.

The Riverside occupies a prominent site on the south bank of the Truckee River, a burgeoning arts and entertainment district. Residents enjoy panoramic

views of downtown Reno, the river and the Sierra Nevada mountains.



*“It opened the eyes of our elected officials and members of the public to what downtown could be, and it linked contemporary activity with the historic uniqueness of Reno... I believe it was pivotal to the transformation of the river corridor and demonstrated that clearly, people would live downtown.”*

— Susan Boskoff, Nevada Arts Council

# 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.

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