

# RODERICK ARTSPACE LOFTS

601 N. Oregon St., El Paso TX 79901

[artspace.org/roderick](https://artspace.org/roderick)



## PROJECT DETAILS

**Owner/Developer** Artspace Projects, Inc.

**Type of Development** Mixed-use nonprofit arts complex

**Number of Units** 51

**Commercial Space Square Footage** 5,000

**Community/Gallery Square Footage** 3,000 sq. ft.

**Types of Units** One-, two-, and three-bedroom units

**Estimated Project Cost** Units available to families earning from 30% to 60% of area median income

**Estimated Project Cost** \$12.7M

## OVERVIEW

Across America, cities are discovering ways to tap into their local arts community to spur economic development, foster job creation, and create a greater, more unique sense of place. One of the pioneers in this work is Artspace, a non-profit organization that has developed arts facilities from coast-to-coast.

In partnership with the El Paso Community Foundation and the City of El Paso, Artspace worked to transform what was a vacant lot at the corner of Oregon and Missouri in downtown El Paso into an arts destination animated by artists and creative businesses. This project provided much-needed space for vibrant local artists to complement the community's strong collection of municipally managed institutions, including El Paso's art museum, history museum, science museum and theater. This project enhances an already lively arts scene in the heart of downtown and complements the revitalization efforts of the City.

The artists are there. More than 400 local artists responded to a survey indicating their interest in an Artspace-style project providing access to permanently affordable, high quality space to live and work, and our wait list is strong.

The Roderick Artspace Lofts blends 51 affordable live/work units for artists and their families with nearly 5,000 square feet of multi-purpose nonprofit commercial space for creative businesses. A large community gallery and a workshop on the ground floor provide space for artists and community groups for meetings, events, exhibitions, collaboration, and performances.

The transformation of this site began with a beautiful new building, but the real and lasting change will be the energy and vitality that artists bring to downtown El Paso.

## PROJECT GOALS

- Create an entrepreneurial arts center in downtown El Paso that celebrates the community's heritage and seeds a distinctly local arts scene.
- Create a sustainable, mixed-use arts facility combining affordable artist housing for artists and their families, space for creative businesses, and space for culturally diverse community events.
- Animate spaces in a manner that spurs community engagement and innovation.
- Fulfill affordable artist housing and economic development goals of the City of El Paso.

## PROJECT FUNDING

The budget for the Roderick Artspace Lofts project was approximately \$12.7 million. Funding sources include the Texas Department of Housing and Community Affairs, the City of El Paso, Federal Home Loan Bank of Dallas, Raymond James Tax Credit Funds, and Wells Fargo Bank. Philanthropic funding has come from the El Paso Community Foundation, the Kresge Foundation, the Ford Foundation, and the Meadows Foundation. A special thank you to Chris Cummings and Katherine Brennand for orchestrating Artspace's arrival in El Paso and for securing the development site.

## PROJECT TEAM

- ASA Architects
- HHL Architects
- Jordan Foster Construction
- YAX Consulting and Design
- 360 Engineering
- Robinet Electrical Engineering, Inc
- HKN Engineers
- UAH Property Management

## FOR MORE INFORMATION

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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](http://WWW.ARTSPACE.ORG)