

# Artspace Colorado Springs

Artspace Colorado Springs grew out of a grassroots effort led by the Colorado Springs Downtown Development Authority (DDA). A mixed-use, five-story building located in the Creative District downtown, it will seamlessly link new construction with a historic element to create one cohesive, 48,000 square foot building.

The majority will be new construction built to the standards of 2020 Enterprise Green Communities, with photo-voltaic capacity and EV-ready parking spaces. It will also preserve an important piece of local history, retaining the Spanish-style 1928 portion of the former headquarters for the Gay & Lesbian Fund for Colorado (2002–11), which was then gifted to Rocky Mountain PBS and named in honor of prominent LGBTQ businessman and philanthropist Tim Gill. For nearly two decades the building hosted thousands of community members for workshops, meetings, and receptions, and became a beloved space where all felt welcomed and safe—values and a legacy that Artspace will continue.

To designate Artspace Colorado Springs as a destination for the arts, public art components will include murals situated on the building's exterior vertical spaces and sculptural components along the right-of-way adjacent to Wahsatch.

The exterior design will reflect the level of artistic activity occurring within the 51 units of multifamily affordable housing and approximately 10 studios and space for one anchor commercial tenant and a rooftop deck will provide stunning views of the southern Front Range of the Rocky Mountains. All the units are one- or two-bedrooms, addressing studies that showcased a need to attract graduating students and young artists, thereby retaining the next generation of creative workers. Through a concentration of residential units and commercial space that prioritizes the creative workforce, Artspace Colorado Springs will plant a flag for the creative community—and the District at large—that this is a safe and forever-home for the creative sector.





# Artspace Colorado Springs

## Project Details

- **Owner/Developer:** Artspace
- **Architect:** HHL
- **Partners:** Colorado Springs Downtown Development Authority (DDA)
- **Type of Development:** Combination of new construction & adaptive reuse
- **Number and Type of Units:** 51 live/work including 40 one- and 11 two-bedrooms
- **Affordability:** 60% AMI
- **Commercial Space:** 7,500 sq. ft.
- **Estimated Project Cost:** \$28M
- **Estimated Timeline:** 2023-24
- **Project Funders:** American Rescue Act, Bee Vradenburg Foundation, Vance and Betsy Brown – Brown Legacy Fund of Foundation of the Heart, Colorado Springs Health Foundation, Community Revitalization Fund, El Pomar, EM & FE Everett Charitable Trust, GE Johnson Foundation, H Chase Stone Trust, John & Margot Lane Foundation, Joseph Henry Edmondson Foundation, Kirkpatrick Family Fund, Nard Claar, Pikes Peak Community Foundation (Kahala Fund, Carma Fund, Staff Fund, Ronald & Judith A. Palmer Fund, Strub Heer Fund, Patrick Faricy Family Fund), Tiemens Foundation, Weidner Apartment Homes, John D. & Karla S. Balk, Susan Edmondson, Olive Real Estate Group, Connie Schmidt





## Deep Need to Retain Artists

Artspace Colorado Springs is designed to **provide housing and workspace for creatives and their families** in a neighborhood where prices are rapidly increasing. The majority of the 5,000 housing units currently under construction or in the pipeline downtown are market-rate and not affordable to many creative sector workers. The neighboring Cottonwood Center for the Arts has hundreds waitlisted for a limited number of studios. Artspace's mixed-use building will **ensure that the creative class is retained in the Creative District**, including those who already helped reinvigorate blighted areas but fear being priced out. It will also be **attainable to graduates and young artists** who wish to stay or return to Colorado Springs—a market that studies identified as a priority for the community to retain. The creative class has been hit hard by the pandemic, and **affordable space will help the creative sector flourish now and into the future.**

## History of Support

Since 2016, Artspace has been working in partnership with the DDA, city and county officials, and stakeholders in Colorado Springs. Preliminary Feasibility and Arts Market studies were conducted 2016–17 by Artspace and Swan Research, funded by the City of Colorado Springs, El Paso County, Bee Vradenburg Foundation, Joseph Henry Edmondson Foundation, H. Chase Stone Trust, the DDA, and individuals. Qualitative and quantitative data was received from **875+ people that supported the need for Artspace.**

Artspace now has control of a site purchased through Program-Related Investments (PRIs) from the John and Margot Lane Foundation and GE Johnson Construction Foundation, totaling \$1.3M, as well as \$500k from the DDA. The DDA also contracted Artspace for a \$750k predevelopment scope of work.

## Project Timing

Due to exciting new opportunities from the state of Colorado, Artspace Colorado Springs is now on an accelerated timeline. The project received \$5M from the Community Revitalization Fund with another \$5M from American Rescue Plan Act. This funds more than 35% of the \$28M project and will leverage other sources including PAB bonds and LIHTC credits. **Construction is anticipated to begin spring 2023, and we are working to close the philanthropic gap.**





# Naming Opportunities

Open to individuals & organizations at these levels.

Contact **Dana Mattice**, Director of National Advancement, to learn more.

(612) 757-7511 / [dana.mattice@artspace.org](mailto:dana.mattice@artspace.org)



## Entire Building \$1M

Naming rights for the entire Artspace Colorado Springs building.

## Entry & Studios

\$500k or \$20k\*

710 sq. ft.

First Impressions Entry & Studios. Includes historic Tim Gill portion of building.

\* Per studio, 10 doors, as a collective with names per door.



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## Outdoor Plaza

\$150k\* or \$25k\*\*

\* Entire plaza

\*\* Plaque on individual benches  
(six benches total)

Outdoor plaza example: Northside  
Artspace Lofts, Minneapolis, MN

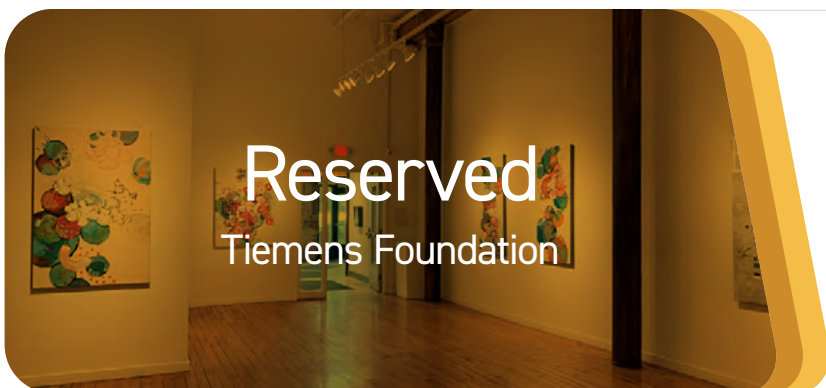
## 5<sup>th</sup> Floor Resident Deck

\$100k



Reserved

Pikes Peak Community Foundation:  
Kahala Fund



Reserved  
Tiemens Foundation

## Lobby/Gallery

\$50k

Outdoor plaza example: Traffic Zone Center  
for Visual Art, Minneapolis, MN



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## Donor Wall

A permanent element to commemorate supporters of the Artspace Colorado Springs building.

**\$1k – \$2,499 Silver**  
**\$2.5k – \$5k Gold**  
**\$5k Platinum**

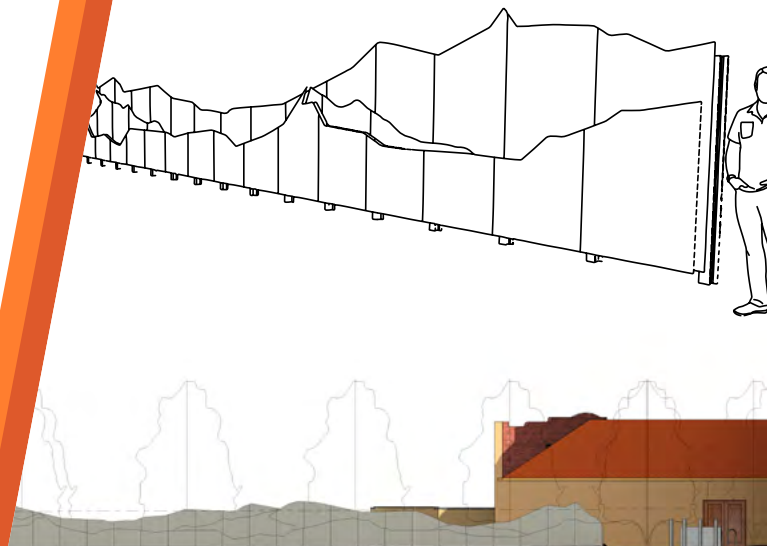
Donor Wall example: Bell Artspace Campus, New Orleans, LA



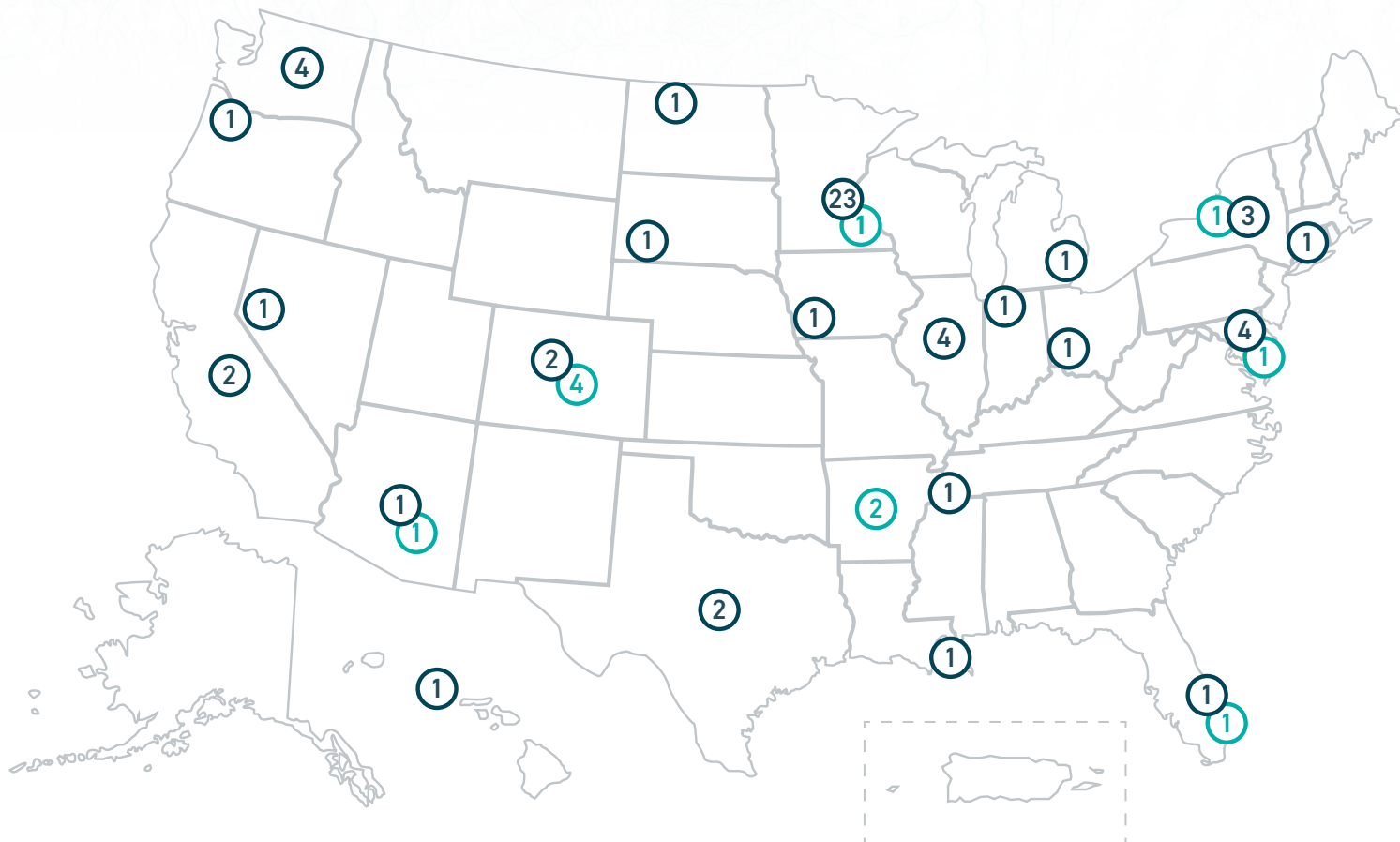
## Mountain Range

**\$250k**

Street-facing screen wall



# Artspace *Where we are engaged*



## Artspace Properties *as of 2022*

● 56 Current Properties ● 11 Properties in Development



### America's Leading Nonprofit Real Estate Developer for the Arts

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work. We consistently develop these projects in ways that also support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists. Over the last four decades, Artspace has led an accelerating national movement of artist-led community transformation. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in New York, 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)

# Artspace Colorado Springs

## Donation Pledge Form

We are deeply grateful for your generous support of Artspace Colorado Springs.

By securing your pledge, Artspace can properly budget and project revenue to close the project and start construction. Pledged contributions are due by the end of the fiscal year (December 31<sup>st</sup>, 2022).

## Pledge Statement

I want to support the transformative work of Artspace Colorado Springs, which will make a positive impact in the downtown Creative District.

I hereby pledge the following:

\$

*Pledge donation amount due by December 31<sup>st</sup>, 2022*

I plan to make my donation by:

Credit card payment(s) via [artspace.org/support](https://artspace.org/support)

Other (please specify below)

Check

Donor advised fund

Stock gift

Enterprise Zone Contribution

I would like to receive a pledge reminder in the month of:

January

February

March

April

May

June

July

August

September

October

November

December

## Signature and Pledge Agreement

*I understand that by completing this form, I am submitting my signature to Artspace with the intention of fulfilling the above pledge agreement for fiscal year 2022.*

Signature

Print name

Date

Email address

Thank you for filling out this pledge form!

You may complete this form as a printed copy or digitally on your computer in Preview (macOS) or Adobe Acrobat (macOS/Windows).

Please mail your printed form in the enclosed envelope or email your digital copy to [dana.mattice@artspace.org](mailto:dana.mattice@artspace.org)



artspace