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ARTSPACE UTICA

265 Genesee Street // Utica, NY 13501

PROJECT DETAILS

OWNER/DEVELOPER: Artspace Projects, Inc.

ARCHITECT: HHL Architects (Buffalo, NY)

PROJECT TYPE: Mixed-use featuring affordable live/work artist units

SQ. FT: 40,000 gross sq. ft.

NUMBER OF RESIDENTIAL UNITS: 40

TYPE OF UNITS: Studios, and one- & two-bedroom live/work artist units

AFFORDABILITY: 30 - 60% below AMI

COMMUNITY / COMMERCIAL SPACE: 1,500 sq. ft.

TOTAL ESTIMATED PROJECT COST: \$12.5M

DATE OF EXPECTED COMPLETION: 2023

FUNDERS: The Community Foundation of Herkimer & Oneida Counties, National Grid, and the National Endowment for the Arts

PROJECT OVERVIEW

The City of Utica is located in the Mohawk Valley region of Upstate New York. Recovering from the decline of the textile industry and resultant population drop and vacancies, the city has committed to a creative placemaking approach towards revitalization. To invigorate the downtown corridor, the community is leveraging its gorgeous historic architecture, active arts scene, and welcoming nature as a designated United Nations resettlement community. A group of local leaders invited Artspace to conduct a series of studies to quantify demand for artist spaces, with data gathered from 2016-17 (including a survey of nearly 600 respondents) indicating substantial need for space for artists to both live and conduct creative work downtown.

ARTSPACE UTICA will be a four-story building located at the intersection of the Commercial and Arts & Cultural Districts downtown. The catalytic, new construction project will be centrally located between the Stanley Center for the Arts and Munson-Williams-Proctor Arts Institute. The project will address critical affordable housing and economic development opportunities for the creative workforce by creating 40 live/work units for local artists and their families on the upper floors, and 1,500 square feet of community/commercial space on the ground floor. Units will be affordable for those earning between 30 to 60% of Area Median Income (AMI) and will serve artists, including those from immigrant and refugee communities. Artspace Utica will include a resident gallery/community room to encourage tenant engagement, cooperation, and community involvement, ultimately contributing to a healthy urban environment that supports a strong arts community and growing creative sector.

A UNITED NATIONS RESETTLEMENT COMMUNITY

A designated United Nations resettlement community, Utica is renowned as home to a variety of culturally distinct populations. Of nearly 60,000 residents, approximately 20% are foreign born, and nearly 30% speak a language other than English. The Center (formerly the Mohawk Valley Resource Center for Refugees) welcomes more than 800 new people every year, and assists them with starting their new life in the U.S. The diverse population of immigrants and refugees, which dates back several generations, contributes to a rich, multicultural environment with an abundance of art forms. Downtown is one of Utica's most diverse neighborhoods, and Artspace Utica will be a transformational project that reflects the diversity of Utica while engaging the public in an increasingly active local arts scene.

DEEP NEED FOR AFFORDABILITY

There is a strong need for affordable, equitable housing in Utica, where 44% of the downtown population has an income below poverty. Artspace Utica will be affordable to those earning 30 to 60% of AMI and will provide amenities, including a vibrant art gallery and pedestrian-focused streetscape design, that enhance downtown living and quality of life for low-income artists and their families.



Students weaving at 4 Elements Studio.



The building massing, pictured, represents the project size (not the design).

RICH CULTURAL ASSETS

A historic theater, the Stanley Center for the Arts, and a vital arts university campus and museum, the Munson-Williams-Proctor Arts Institute, anchor Genesee Street (Utica's "Main Street" downtown). The city center is surrounded by dynamic community arts organizations including 4 Elements Studio, Sculpture Space, and many more. Artspace Utica will create a home and a hub for many of the city's abundant artists and cultural producers, and contribute to the creative energy amassing downtown.

PROJECT TIMING

Preliminary predevelopment work is underway in preparation for the Low-Income Housing Tax Credit application. Construction is anticipated to begin in early 2022, and complete in 2023.



ARTSPACE CONTACTS

For more project information, please contact:

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If you wish to support the project, please contact:

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THE NATION'S PARTNER 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. We consistently develop these projects in ways that 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 in perpetuity. With more than 50 projects developed over the last four decades, Artspace has supported artist-led community transformation, representing a \$500 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 artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and office 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