



PROJECT DETAILS

OWNER/DEVELOPER: Artspace Projects

ARCHITECT: Studio Completiva

TYPE OF DEVELOPMENT: Affordable creative studio space w/ common exhibition and performance space, other amenities and onsite incubator programming

NUMBER OF TENANTS: A maximum 16 incubator tenants per every three-year program cycle

SQ. FT: total 3,200; community/gallery 1,450

AFFORDABILITY: Incubator tenants will pay monthly membership fees well below market rate

TOTAL ESTIMATED PROJECT COST: \$1.3 million

PROJECT OVERVIEW

THE INCUBATOR AT ARTSPACE LOVELAND will be a sustainable, creative sector incubator complex within the historic Loveland Feed and Grain building, and part of the larger Artspace Loveland arts campus in downtown Loveland, Colorado. The Incubator will be a wholly functioning, anchor component of the historic granary providing space for 12 – 16 artists and creative businesses and shared exhibition/performance space. Incubator tenants will also have access to the refurbished wood loading dock on the west side of the Feed and Grain, and the central plaza and courtyard with the Artspace Loveland Lofts, for working, exhibiting, performing, marketing, and producing other events.

Working with established local artists and small business experts, the Incubator tenants will learn how to display their crafts, how to successfully advance their creative pursuits as a profession, and how to build a client base. Periodic gallery shows, performances and pop-up markets at the Incubator and Artspace Loveland campus site will allow Incubator tenants to interact with audiences, patrons, buyers, and the broader community. Open studio events will allow the public to see work created by these artist tenants and see the space where it is developed, created and made.

The Incubator will be a long-term addition to downtown and local arts sectors. In the evaluation of the Incubator we will look at participation of both on-site tenants and program members, and measure success in terms of jobs created, exhibits/performances built and expanded, and revenues and audiences increased, both individually and collectively.



PROJECT PARTNERS

Artspace is the owner and developer for the Incubator at Artspace Loveland project. The City of Loveland and the State of Colorado Small Business Development Center will be programmatic partners in the operating facility. Over time additional program partners and opportunities will be added such as other local arts organizations, local universities and community colleges, state agencies, small-business loan support, and capital investment opportunities.

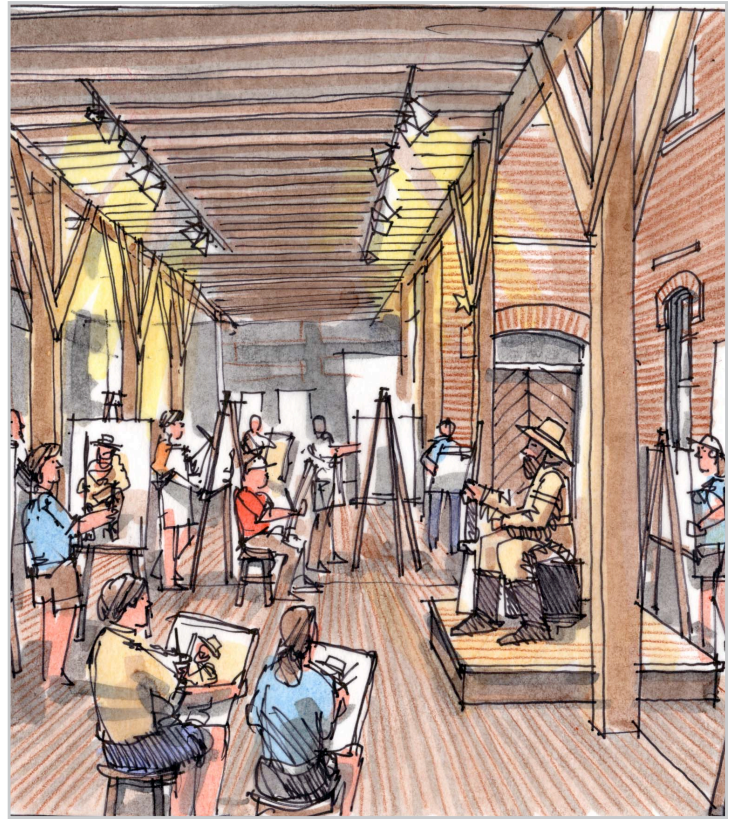
Funding partners on the Incubator project and the renovations of the Feed and Grain to date include: Boettcher Foundation, Gates Family Foundation, El Pomar Foundation, State Historical Fund, the Economic Development Administration, and local individual philanthropists.

PROJECT FUNDING

Artspace has assembled more than \$850,000 in private, historic renovation and federal grant funding to advance the construction of the Incubator, slated to begin in January 2019. We are seeking to raise a last \$500,000 to fill a final construction gap, support the build-out and equipment needs of the facility, and endow basic operations and on-site programming.

PROJECT TIMING

Construction on the Incubator will begin in early 2019 and be complete within the year. During that time Artspace will advance a local and regional strategy to market and lease the incubator spaces with the expectation that the facility will be fully leased at the time construction is complete.



Images: Front page, Artspace Loveland Arts Campus by Tom Hacker; concept drawing of west shed; Lower left, the Feed & Grain building by Lucky Brake; Above right, concept drawing of Feed & Grain interior.

ARTSPACE CONTACT

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THE NATION'S PARTNER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a non-profit 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 50 projects developed over the last three 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 offices in Denver, Los Angeles, New Orleans, 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