



artspace

NORTHSIDE ARTSPACE LOFTS

221 Irving Avenue North, Minneapolis, MN 55405

PROJECT DETAILS

OWNER/DEVELOPER: Artspace Projects

DEVELOPMENT PARTNER: Wellington Management

COMMUNITY PARTNER: Juxtaposition Arts

GENERAL CONTRACTOR: Watson Forsberg

ARCHITECT: LHB Architects

TYPE OF DEVELOPMENT: Affordable live/work artist housing

NUMBER OF RESIDENTIAL UNITS: 100

SQ. FT: 155,400 sq. ft. total
(121,000 sq. ft. of bldg; 34,400 sq. ft. of parking)

COMMUNITY SPACE: est. 8,000 sq. ft. of community and gallery space

COMMERCIAL SPACE: 3,500 sq. ft.

TYPE OF UNITS: Efficiencies, one-, two- and three-bedroom live/work units

AFFORDABILITY: All units at 60% and below of Area Median Income

TOTAL ESTIMATED PROJECT COST: \$30 million

OVERVIEW

NORTHSIDE ARTSPACE LOFTS will be a mixed-use redevelopment of the block located at 221 Irving Avenue North in Minneapolis' Harrison Neighborhood, approximately one mile from the Minneapolis Central Business District. The Harrison Neighborhood has a rich cultural heritage supporting the arts and creative sectors. The site is located in a brownfield area in need of redevelopment to better serve the neighborhood and the environment. The Glenwood Avenue West Market District, as well as Metro Transit bus service, make the location well suited for residential and commercial development. Additionally, the planned Blue and Green Line LRT extensions will be within a ½ mile of the site, as are recreational bike trails.

The site was occupied by a vacant industrial building and parking area. The development will create a new, five-story, 100-unit, Green Communities designed building located on the north side of the block. All 100 live/work apartments are affordable for residents earning 60% or below of Area Median Income (AMI). Many of the units are two- and three bedrooms to accommodate families and multioccupant households.

The Northside Artspace Lofts will be rich with amenities available to all residents, including a large gallery at the main entrance, community work space, community gathering areas, outdoor arts engagement and child play areas, resident community and pollinator gardens, indoor bike storage, and underground parking.

PROJECT PARTNERS

Juxtaposition Arts (JXTA) serves as the community and development partner to Artspace. With a long history of community building, youth employment, and arts training, JXTA has partnered with Artspace on the public space design concept. JXTA is also a development partner in the project with plans for permanent classroom, meeting, and event space on the ground floor of the project—serving as a home for community-based arts education in the Harrison neighborhood.

Artspace has also partnered with Wellington Management, which is developing a three-story commercial building located on the south side of the block. This new building will be approximately 65,000 sq. ft. of office or light production space. The commercial building is being marketed to larger technology and design focused tenants, with the potential to employ more than 260 workers.

PROJECT FUNDING

Northside Artspace Lofts is an approximately \$30 million project. The majority of funding will come through an allocation of Low Income Housing Tax Credits. The City of Minneapolis awarded \$2.75 million in Affordable Housing Trust Funds. The Metropolitan Council awarded \$1.35 million to the project through a Liveable Communities Demonstration Account grant. Additional funding is anticipated from the City of Minneapolis, Hennepin County and DEED. Current private funding sources for Northside Artspace Lofts include philanthropic support from the Bush Foundation, McKnight Foundation, the Pohlada Family Foundation, U.S. Bank, Enterprise Community Partners, and Bridgewater Bank.

PROJECT TIMING

The project is currently in pre-development. Northside Artspace Lofts is expected to start construction in the middle of 2019, with completion expected by the end of 2020.



FOR MORE PROJECT INFORMATION, PLEASE CONTACT:

Becky Carlson St. Clair Director, Property Development
becky.carlsonstclair@artspace.org

Shaela Wilson Properties Associate
jshaela.wilson@artspace.org

If you wish to support the project, please contact:

Kathleen Kvern Senior VP, National Advancement
kathleen.kvern@artspace.org



JXTA

JUXTAPOSITION ARTS

THE FUTURE STARTS HERE

Founded in 1995, Juxtaposition Arts develops community by engaging and employing young urban artists in hands-on education initiatives that create pathways to self-sufficiency while actualizing creative power. Juxtaposition combines art & design education and youth empowerment with a social-enterprise business model. Students begin with Visual Art Literacy Training (VALT) and then have opportunities to be employed while learning and teaching professional design, production and marketing skills in one of five social-enterprise studios that produce high-quality design products and services for sale to local and national customers. Juxtaposition believes the integrative problem-solving abilities learned through the hands on creative process of moving from idea, to production, to market are exactly the skills young people need to succeed in school, in work, and in life. Moreover, they believe sustained participation in community-focused creative expression powerfully advances the development of individuals, communities, and places. juxtapositionarts.org

artspace

THE NATION'S PARTNER IN ARTIST-LED COMMUNITY TRANSFORMATION

Founded in 1979, Artspace is a nonprofit organization whose mission is to create, foster, and preserve affordable and sustainable space for artists and arts organizations. To fulfill that mission, Artspace uses the tools of real estate development to construct or restore places where artists can affordably live and work. Artspace buildings also support healthy communities, anchored in existing assets. With a commitment to affordability, Artspace ensures that the spaces remain accessible to artists and their families in perpetuity. Artspace's unique portfolio, developed over three decades, includes 50 projects nationwide and represents more than \$650 million invested in America's infrastructure. Beyond developing places, Artspace has also served as a consultant to hundreds of arts communities coast-to-coast, helping others advance their visions. While embracing the value the arts bring to individual lives, Artspace champions the once-radical idea that artists and arts organizations can leverage fundamental social change. Artspace's headquarters are located in Minneapolis, with additional offices in Denver, New Orleans, New York, Seattle, and Washington D.C. For more information, please visit www.artspace.org.