



artspace

OLA KA 'ILIMA ARTSPACE LOFTS

1025 Waimanu Street, Honolulu, HI 96814

PROJECT DETAILS

OWNER/DEVELOPER: Artspace Projects, Inc and Hui Kauhale, Inc.

DEVELOPMENT PARTNERS: State of Hawai'i, City of Honolulu, National Endowment for the Arts, Ford Foundation, Atherton Family Foundation, Cooke Family Foundation, Ward Village Foundation, and Artplace; a consortium of 13 leading national foundations and six of the nation's largest banks.

TYPE OF DEVELOPMENT: Mixed-use non-profit arts complex

TOTAL PROJECT COST: Approx. \$53 million

TYPE OF UNITS: 50 one-, 30 two- and 4 three-bedroom units

AFFORDABILITY: Units range from 30%, 50% and 60% of area median income.

COMMUNITY SPACE: 4,600 sq. ft. for PA'I Arts & Culture Center; a 1,275 sq. ft. community room; and 2,000 sq. ft. of commercial space for arts-oriented businesses.

GREEN SPACE: 10,000 sq. ft. outdoor green courtyard with playground and workspace.

PARKING SPACES: Approx. 94

ESTIMATED CONSTRUCTION PERIOD:
Summer 2017 – Spring 2019

PROJECT OVERVIEW

Artspace, the nation's leading real estate developer for the arts, has been meeting with artists, arts and community organizations and government partners in Hawai'i since 2009. Invited by PA'I, with support from the Ford Foundation, and other local and national funders, we have been working to understand the space needs of the creative community in Hawai'i and how permanent affordable space for the arts would meet city, county and state goals for economic development, transit oriented development and cultural preservation. Our local development partner, EAH Housing, will also operate as the property manager.

The shared vision to emerge from this work is Ola Ka 'Ilima Artspace, a mixed-use arts development blending live/work space for artists and their families, space for non-profit partners and space for community events and gatherings. Ola Ka 'Ilima Artspace will be located in the Kaka'ako neighborhood of Honolulu, a transitional neighborhood of light industrial property between the downtown business district and Waikiki Beach.

OLA KA 'ILIMA ARTSPACE will include 84 units of affordable live/work space for low-income artists and their families. Residential units will feature high ceilings, large windows, durable surfaces, large doors and wide hallways to accommodate a variety of creative activities. Each of the residential units will be larger than a typical affordable unit to allow for ample workspace. Like all Artspace projects, this building will be multi-ethnic, multi-generational, and multi-disciplinary.

Ola Ka 'Ilima Artspace will have more than 17,000 square feet of community and greenspace, including a gardening area and a community room available to



residents, partnering non-profit organizations, and the surrounding community for rehearsal, exhibitions, performances and events.

Approximately 4,500 square feet will be reserved for PA'I Arts & Culture Center, for Native Hawaiian dancers, musicians, visual artists, cultural practitioners and others who are interested in experiencing Native Hawaiian cultural traditions. The Cultural Center will combine classroom space and flexible space for teaching and performing Hula, music, and other traditional practices. Through video conferencing technology, the Cultural Center will be networked to audiences and artistic partners both across the Islands and around the world.

PROJECT STATUS

The Ola Ka 'Ilima Artspace Lofts has received approximately \$51 million in project funding, with lead partners including the State of Hawaii, the City of Honolulu, the National Endowment for the Arts, the Ford Foundation, the Atherton Family Foundation, Cooke Family Foundation, Ward Village Foundation, and ArtPlace, a consortium of 13 leading national foundations and six of the nation's largest banks. Federal and state low income housing tax credits coupled with State Rental Housing Revolving Funds account for approximately \$33 million of project funding.

PROJECT GOALS

Leverage artistic energy for the advancement of complementary public agendas, including affordable workforce housing, economic development, transit-oriented development, community education, cultural preservation and tourism.

- Create affordable live/work space that allows multi-ethnic, multi-generational and multi-disciplinary artists and their families to be more productive, more collaborative, and to function effectively and profitably.
- Create affordable commercial space where local arts-oriented partners can benefit from increased stability which will result in increased programming, impact and revenue.
- Structure The Ola Ka 'Ilima Artspace Project to maintain its affordability, sustainability and positive community impact over decades without relying upon on-going fundraising.
- Create a home for the PA'I Arts & Culture Center to help preserve and perpetuate Hawaiian cultural traditions for future generations.

EDUCATION OUTREACH & TECHNOLOGY

PA'I has participated in a national distance collaboration program initiative that allowed them to connect and collaborate in real time using videoconferencing technology without the additional costs of time and travel. PA'I is currently collaborating with CultureHub in New York City to teach classes to their NYC Hula students and participated in the Artspace Art Bridge program on a national cross-cultural collaborative production. Using this technology as an educational tool will further the artistic process, creativity and collaboration that will be built into the PA'I Arts & Culture Center to support programmatic activity across the islands, and engagement with artists and constituents both nationally and internationally.

WORKING TOGETHER

Artspace leads the project in partnership with EAH Housing and in collaboration with the PA'I Foundation, HCDA and the City of Honolulu. Through PA'I Executive Director Vicky Takamine, we are engaging with native Hawaiian artists and arts organizations. Guiding our work is an advisory board comprised of artists and community leaders including a representative from the Bishop Museum and the director of Arts at Mark's Garage, an arts center in Honolulu's Chinatown.

ARTSPACE CONTACT



For general property questions, contact:

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For leasing information, contact:

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To support the project or make a contribution, contact:

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PA'I

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THE NATION'S PARTNER IN
ARTIST-LED COMMUNITY
TRANSFORMATION

Artspace is non-profit organization that uses the tools of real estate development to create affordable, sustainable places where artists can live and work. With headquarters in Minneapolis and offices in Los Angeles, 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. [ARTSPACE.ORG](https://www.artspace.org)