Broadway Arts Center, Space Program Description

6.7.12

Artspace and Actors Fund considered all of the data collected during a series of studies commissioned to determine the feasibility of the Broadway Arts Center (BAC), a mixed-use facility featuring affordable artists' housing, studio/creative work space, performance/exhibition space and creative businesses. The data included input obtained during a series of focus groups, a public meeting and comprehensive surveys of interested individual artists and arts/cultural organizations and creative businesses. By reviewing and coalescing this data, the project team developed a framework to narratively describe the physical attributes necessary for a project to meet the needs of interested artists, creatively involved individuals, organizations and businesses. This narrative description and resulting development assumptions were then tested in a housing and commercial market study process.

The entire series of studies and deliverables pertaining to the BAC was commissioned by the Los Angeles Department of Cultural Affairs (DCA) and funded by the National Endowment for the Arts **Mayors' Institute on City Design 25th Anniversary Initiative**. The work was informed by the participation of a core working group convened by the DCA including: the former Community Redevelopment Agency of Los Angeles (CRA/LA); the City Planning Department; Bringing Back Broadway, a public-private partnership to revitalize the historic Broadway corridor; California Institute of the Arts (CalArts); and the Local Initiatives Support Corporation (LISC).

Following is the narrative description that may act as a starting place for site identification and due diligence, preliminary design and pro forma development.

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The arts community will be best served by a mixed-use facility with two primary components. Financial feasibility considerations of a mixed-use facility of the size and nature being considered, suggests that each component will likely be separately owned, operated and financed within a condominium ownership structure. At least two condominiums will be created: 1) A residential condominium consisting of rental housing and common amenities intended primarily for the occupants of the residential project, and 2) a commercial condominium unit for non-residential rental spaces to occupy lower (probably lower two) floors of the structure. Spaces would be available to both for profit creative/arts friendly businesses, and nonprofit uses.

Residential Building

Our consideration of the available data leads us to a conceptual planning model that will further evolve in the context of pro forma and operating plan development. Our model is comprised of 100 Residential dwelling units including 50 live/work units and 50 traditional housing units for artists not requiring live/work space. Approximately 105,000 GSF would be needed to accommodate this unit count in addition to shared amenities for residential tenants (would include spaces such as a lobby, restroom, kitchenette, etc):

Live/ Work Units

- 6 - Efficiencies (650 SF)
- 25 - 1 BR Units (800 SF)
- 16 - 2 BR Units (1,000 SF)
- 3 - 3 BR Units (1,250 SF)

Conventional Dwelling Units

- 6 - Efficiencies (500 SF)
- 25 - 1 BR Units (650 SF)
- 16 - 2 BR Units (850 SF)
- 3 - 3 BR Units (1,100 SF)

Residential Shared Amenity Spaces

- 2 shared medium rehearsal studios (each 2,000 SF = 50x40)
- 3 shared small rehearsal studios (each 500 SF)
- Central lobby gathering space (approximately 2,500)

Commercial/Non-residential Building

The following space types will be a mix of long, short-term and occasional use rentals, and will be available to both for and nonprofit organizations/businesses for a variety of purposes including events, programs, meeting, etc. Programmatic and rental details of the spaces will be decided in the context of proforma and operating plan development.

1 Small Theater (either 99 seats or 249 seats) for use by residents and outside renters
2 shared medium rental rehearsal (theater/dance) studios (each 2,000 SF)
3 shared small multi-purpose rental studios (500 SF each). Could be used for classrooms, film screening or other creative uses.

Commercial(Retail/Exhibition/Storefront) Space of 10,000 SF (5 - 2,000 SF Spaces)
Office/Administrative Space (2nd Floor) 20,000 SF Total. Subdivided into a variety of midsize to small tenant spaces (perhaps down to co-working/cubical level).

Working Studios

The space program could accommodate up to ten-200 SF working studio spaces. These spaces could be rented on a long or short-term/occasional-use basis for multiple arts purposes including visual art production, design and soundproof practice rooms. Any intense use (industrial arts, fire-arts etc.) or large volume of working studio space to meet the 57 studio demand noted in the market survey results, would most appropriately be accommodated downtown in a separate facility.

Shared Community Space

1 shared (subdivided) community space for informal performance, meetings, networking, events and exhibition use (2,000 SF) to be programmed by residents and tenants and made available for public interactive uses.
1 shared space for shared equipment such as printmaking equipment, copy machine/printer, slop sinks, etc. (1,500 SF)

Parking

Parking is not included within the space program and would need to be addressed on a site-by-site basis. It will depend on a variety of factors such as access to existing parking, ability of site to accommodate parking and access and proximity to public transportation options.