



# Ola Ka 'Ilima Artspace Lofts

CASE FOR SUPPORT

1025 Waimanu Street, Honolulu, HI 96814



Rendering of Ola Ka 'Ilima Artspace Lofts

## Project Goals

- > Leverage artistic energy into advancing complementary public agendas, including affordable housing, economic development, transit oriented development, community education, cultural preservation and tourism
- > Create affordable live/work space that allows artists to be more productive, more collaborative, and to earn more from their artistic work
- > Create affordable space where local non-profit partners can translate increased stability into increased programming and impact
- > Structure Ola Ka 'Ilima Artspace to maintain its affordability and positive community impact over decades without relying upon on-going fundraising

## Project Summary

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 the PA'I Foundation, with support from the Ford Foundation, the National Endowment for the Arts and ArtPlace, we have been working to understand the space needs of the creative community in Hawai'i. Through our work, we have come to understand how providing permanent, affordable space for the arts would meet city, county and state goals for economic development, transit oriented development and cultural preservation.

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, non-profit partners and 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 **80 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 **20,000 square feet of community and green space**, including an outdoor gardening area and a community room, available to residents, partnering non-profit organizations, and the surrounding community for rehearsals, exhibitions, performances and events.

Approximately 4,000 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 distance learning technology, the Cultural Center will be networked to audiences and artistic partners both across the Islands and around the world.

Although it is a **transit-oriented development**, the project will provide adequate parking for residents and visitors.

## Project Budget

A total project budget of \$40 million is currently projected, of which approximately \$4 million will need to come from private sources. The National Endowment for the Arts, the Ford Foundation, and ArtPlace have provided preliminary philanthropic support. Ample recognition opportunities will be developed, including permanent naming rights to prominent spaces.



Rendering of Ola Ka 'Ilima Artspace Lofts

## Project Details

**Owner/Developer** // Artspace Projects

**Type of development** // Mixed-use nonprofit arts complex

**Number of residential units** // 80

**Community space** // 4,000 sq. ft. for PA'I Arts & Culture Center; a 3,500 sq. ft. community room; and 2,000 sq. ft. for arts-related businesses

**Green space** // 10,000 sq. ft. green courtyard with playground and work space

**Type of units** // one, two, and three bedroom apartments

**Affordability** // units range from 50% to 60% of area median income

**Total project cost** // Approximately \$40 million

**Estimated construction period** //  
July 2014 — Dec. 2015



"We are excited and thrilled to partner with Artspace. This is exactly what we need in Honolulu to help boost our economy by providing affordable live and work spaces for our local community of artists."

— Vicky Takamine, Executive Director, PA'I Foundation



Ola Ka 'Ilima Artspace is led by Artspace working with the PA'I Foundation, the State of Hawai'i, the Hawai'i Community Development Authority, the City and County of Honolulu, and the Mayor's office of Culture & Arts. We continue to meet with artists and leaders in the creative community to create the most responsive project possible.

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### The Nation's Partner in Arts-Driven Community Transformation

Artspace is the nation's leading real estate developer for the arts. Our mission is to create, foster and preserve affordable space for artists and arts organizations. We came to Hawai'i at the invitation of the PA'I Foundation, which is dedicated to preserving native Hawaiian arts and culture, and the Ford Foundation, to explore the space needs of native Hawaiians and Hawai'i's creative community. After three years of community engagement activities we learned how this project would advance public agendas, including economic development, transit-oriented development and cultural preservation.

# artspace

## Building better communities through the arts

Artspace has championed the once radical idea that artists living on the edge of poverty and chronically underfunded arts organizations can leverage fundamental social change. A generation later, leaders across disciplines are recognizing that the arts can advance public agendas from job creation and transit-oriented development to cultural and historic preservation. But there is often a gap between “can” and “how.” The arts can build social equity, but how is this achieved, especially in our most destabilized, marginalized communities?

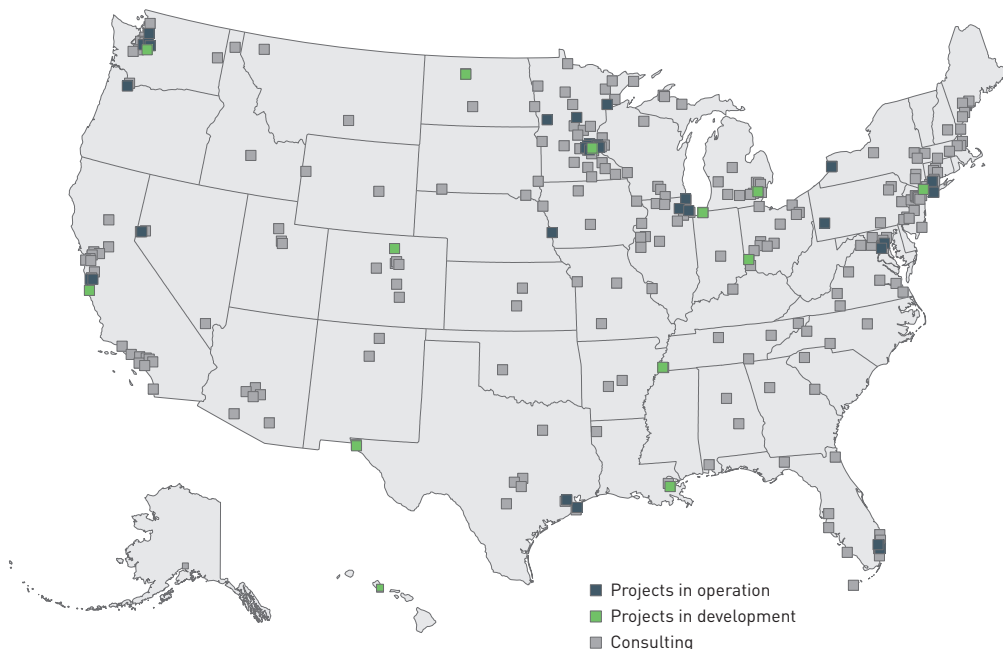
Artspace has the hard-earned expertise necessary to create sustainable, affordable spaces for the arts that catalyze change.

We have brought our expertise to more than 300 cultural facility planning efforts from coast to coast. Of these projects, 32 have been developed, owned and operated by Artspace itself, a unique portfolio representing a nearly half-billion investment in America’s arts infrastructure. Driven by a robust, diverse pipeline of future projects, our portfolio will double over the next decade.

Through third party research, we know that our projects transform communities. Internally, they create affordable, appropriate space that allows individual artists and arts organizations to be more artistically productive and increase their revenue. Externally,

we foster the safety and livability of neighborhoods without gentrification-led displacement. We animate deteriorated historic structures and underutilized spaces, bringing them back onto the tax rolls. We help anchor arts districts, expand access to the arts, and attract artists, businesses and organizations to the area.

Most importantly, our projects are sustainable. Our earliest projects are now 20 years old, and they continue to meet the needs of their resident artists and arts organizations while adding vitality to their neighborhoods without depending upon on-going annual fundraising.



“Just take a look at Artspace. They create spaces – affordable, sustainable spaces – for artists and arts organizations, and in return, those artists and arts organizations put down roots and become an integral part of the community. Art is created, absolutely. But so are jobs, safer streets, sustainable development, and a more cohesive society.”

– National Endowment for the Arts  
Chairman Rocco Landesman

**\$582 million**  
Total dollars spent in development

**13**  
Projects in development

**21**  
States with Artspace projects  
in operation or development

**3,440,962**  
Total square footage

**1,759**  
Live/work units

**34**  
Cities with Artspace projects  
in operation or development

**32**  
Projects in operation

**125**  
Working studios

**45**  
States in which Artspace has consulted

If you are interested in helping  
make Ola Ka 'Ilima Artspace possible,  
please contact:

**Cathryn Vandenbrink**  
Vice President // Properties // Artspace  
206.271.0380  
[cathryn.vandenbrink@artspace.org](mailto:cathryn.vandenbrink@artspace.org)