

artspace

Building better communities through the arts

PROJECT PORTFOLIO

Offices: Minneapolis | Seattle | New York | Los Angeles | New Orleans | Washington, D.C.

ARTSPACE.ORG





Dear Friends of Artspace:

Over the last three decades, Artspace has led an accelerating national movement by championing the once radical idea that artists living on the edge of poverty as well as 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 safer streets and historic preservation.

Artspace has brought its expertise to more than 300 cultural planning efforts from coast to coast. Of these projects, more than 35 have been developed and are owned and operated by Artspace itself, a unique portfolio representing more than half a million dollars of investment in America's arts infrastructure. At least a dozen projects are currently moving through our pipeline, and we expect our portfolio to reach 60 completed projects over the next decade.

Many of our projects are mixed-used developments, blending affordable live/work space for artists and their families with non-residential space for creative enterprises and nonprofit organizations. Each of these facilities also includes ample public space to support exhibits, performances and other community-engaging events. Some of our facilities, however, have no living space whatsoever. Instead, like The Cowles Center for Dance & the Performing Arts, they focus on providing affordable space for artists and arts organizations to work, teach, rehearse and perform.

Our work was initially propelled by a belief that artists create value within a community. Today, backed by third party research, we can speak much more definitively about how our projects transform communities. Internally, they create affordable, appropriate space that allows individual artists and arts organizations to be more artistically productive and to increase their revenue. Externally, they foster the safety and livability of neighborhoods without gentrification-led displacement. They animate deteriorated historic structures and underutilized spaces, bringing them back onto the tax rolls and boosting area property values. They help anchor arts districts, expand access to the arts, and attract artists, businesses and organizations to the area.

Today many of the strategies that we have used to build better communities through the arts are at the root of the emerging field of creative placemaking — the leveraging of cultural assets to strengthen the social fabric of a community.

Most importantly, our projects are sustainable. Our earliest projects are now more than 20 years old, and they continue to meet the needs of artists and arts organizations while adding vitality to their neighborhoods.

This Project Portfolio illustrates the result of decades of work by Artspace, as well as our continued growth. With approximately 45 projects completed or in development, we are proud to be the nation's leader in artist-led community transformation.

Sincerely,

Kelley Lindquist
President

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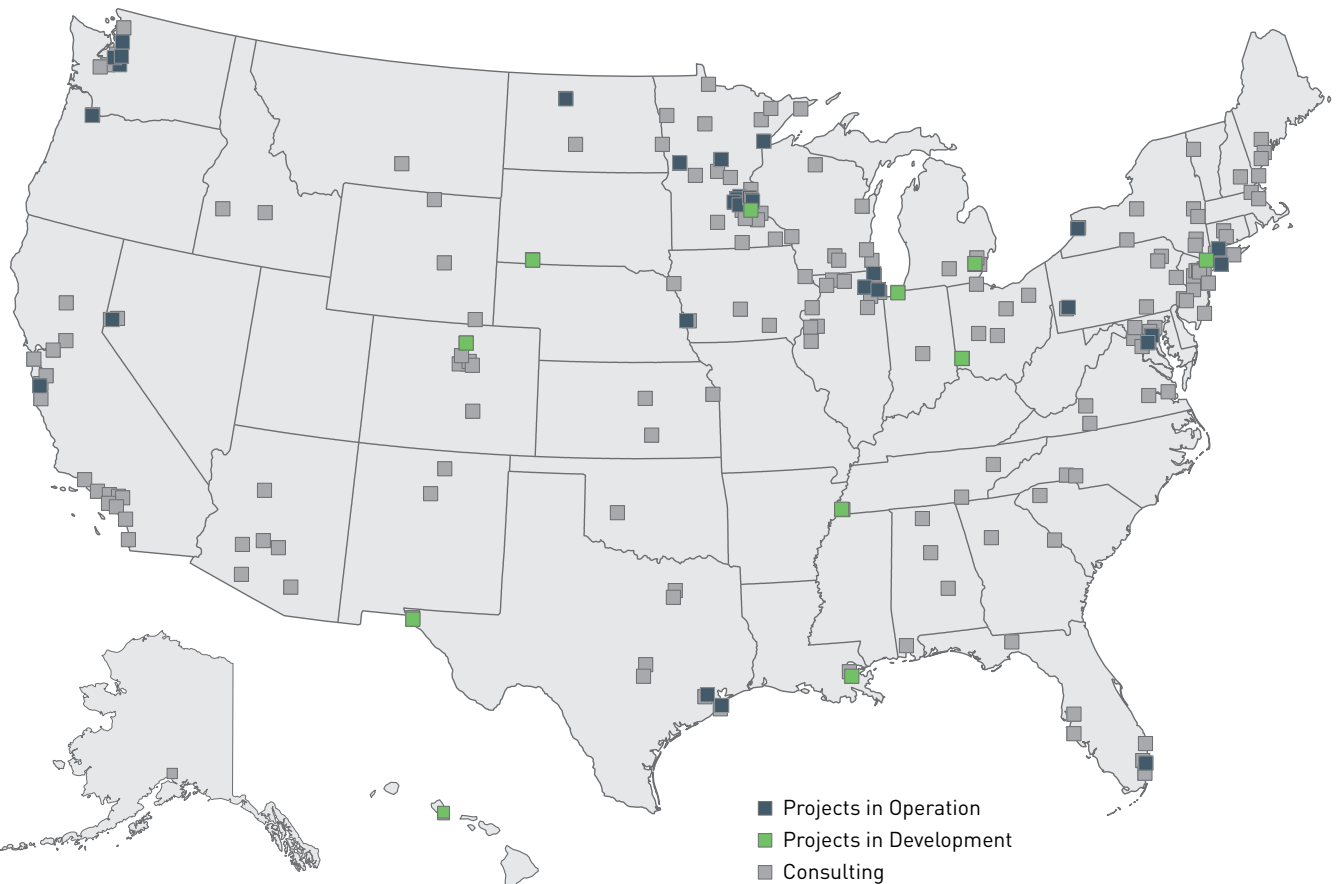
54 Donors

Inside front cover, page 40, and back cover photos by: ArtsMemphis, Sarah Beckstrom, Reggie Campbell, Robin Hill, Christopher Leake, Annie Mulligan, Denise Pamieri, Sequest Productions, Cathryn Vandenbrink, Noah Wolf, William Wright.

Artspace at work

The Artspace Mission is to create, foster, and preserve affordable space for artists and arts organizations.

Artspace is the nation's leader in artist-led community transformation, with nearly 50 projects in operation or development across the country. Through its Consulting division, Artspace has brought its hard-earned expertise to cultural planning efforts from coast-to-coast. With headquarters in Minneapolis and offices in Los Angeles, New Orleans, New York, Seattle and Washington D.C., Artspace is America's leading developer of affordable space for artists and arts organizations.



PROJECTS IN OPERATION

Artspace Tannery Lofts

1030 & 1040 River Street | Santa Cruz, CA 95060 | Opened 2009



Photo by Greg Handberg

An Artistic Rebirth in a Cultural Capital

In the late 1990s, Santa Cruz was a highly desirable tourist destination with a strong arts and culture community. But as the housing costs increased, few young artists could afford to stay.

In 2001, the historic Salz Tannery closed its doors and Ceil Cirillo, Executive Director of the Santa Cruz Redevelopment Agency, saw an opportunity — a site that could be redeveloped as an arts complex to anchor Santa Cruz's cultural identity well into the future. She persuaded civic leaders to approve the plan and enlisted Artspace to help develop the project.

Commanding an 8.3-acre campus on the San Lorenzo River about a mile from downtown Santa Cruz, two phases of the Tannery Arts Center are complete. Phase 1, the Artspace Tannery Lofts, created 100 units of affordable live/work space in two new buildings for artists and their families. Phase 2, the Digital Media and Creative Arts Center, opened in 2012. Phase 3 will add a Performing Arts Center to the Tannery Campus.

“I’ve lived in Santa Cruz for a long time and there have never been this many dynamic people living in one space ... It makes me feel like I’m doing something valuable, not only for myself but for the community as a whole.”

— Sarah Bianco, Artist



Photo by Charles Mixon

DEVELOPMENT COST

\$35.4 million

TOTAL AREA

180,000 sq. ft.

LIVE/WORK UNITS

100

ARCHITECT

Devcon Construction, Inc.

FINANCING

California Department of Community
Redevelopment Housing
California Tax Credit
Allocation Committee
City of Santa Cruz Housing Trust Fund
City of Santa Cruz
Redevelopment Agency
County of Santa Cruz Housing
Trust Fund
RBC-Apollo Equity Partners
J.P. Morgan Chase
Federal Home Loan Bank
Affordable Housing Program

FUNDERS

U.S. Bancorp Foundation
Washington Mutual Foundation
Wells Fargo Foundation

Digital Media and Creative Arts Center

1050 & 1060 River Street | Santa Cruz, CA 95060 | Opened 2012



Photo by Greg Handberg



Photo by Cathryn Vandenberg

Working Studios for an Arts Campus

Santa Cruz's ever-evolving Tannery Arts Center reached another major milestone with the 2012 opening of the Digital Media and Creative Arts Center, a nearly 24,000-square-foot facility consisting of two historic tannery buildings that have been renovated into 28 studio spaces for artists and creative businesses. Studios range from 200 to 3,200 square feet.

The new facility represents Phase 2 of the Tannery project, which began with the construction of the 100-unit Artspace Tannery Lofts, developed by Artspace and completed in 2009. The Tannery allowed Artspace to create its first "arts campus," with a mix of historic buildings and new construction, housing and working studios. Artspace will be involved as a supportive neighbor for Phase 3, which includes the adaptive reuse of another old tannery building into a Performing Arts Center. The completed complex also provides a new home for the Arts Council of Santa Cruz.

The tenants of the Tannery Digital Media and Creative Arts Center represent a broad range of disciplines, including jewelry, ceramics, printmaking, glass making, painting, book arts, dance, a literary magazine and a café.

"The construction of the project has generated hundreds of local jobs and will benefit our community for decades to come. The Tannery Arts Center is the culmination of years of effort by many community stakeholders working together to realize a vision to preserve and support the rich cultural and artistic heritage that makes Santa Cruz unique."

— Bonnie Lipscomb, Economic Development Director, City of Santa Cruz

DEVELOPMENT COST

\$7 million

TOTAL AREA

23,662 sq. ft.

WORKING STUDIOS

28

ARCHITECT

Mark Cavagnero Associates

DEVELOPMENT CONSULTANT

Michael Zelver

FINANCING

City of Santa Cruz
Redevelopment Agency

California Cultural &
Historical Endowment

U.S. Economic Development
Administration (EDA)

FUNDERS

Sachs Family Foundation

Read's Artspace

1042 Broad Street | Bridgeport, CT 06604 | Opened 2004



Photo by Yolanda Petrocelli

Bringing Vitality to Downtown Bridgeport

When it opened in 1925, Read's was hailed as the finest department store between New York and Boston. Five stories tall, with green awnings that gave it an instantly identifiable look, Read's was a luxurious new symbol of Bridgeport's sophistication and prosperity. But times change: by the 1970s, downtown Bridgeport had fallen on hard times. Read's closed its doors in 1981 and became emblematic of urban decay.

In the late 1990s, the City of Bridgeport engaged Artspace to transform this urban landmark into an affordable artist live/work project. In collaboration with Mission First Capital Advisors of Washington, D.C., Artspace created 61 spacious live/work units on the upper floors and arts-friendly commercial space on the ground floor.

The \$14.1 million conversion restored the 121,000-square-foot building to its original appearance. Broad interior corridors serve as informal galleries on each of the upper five floors; a public gallery on the ground floor houses more formal exhibitions. Read's new tenants were true urban pioneers: until they moved in, downtown Bridgeport's residential population was zero.

"It's the best thing that's happened in this city in years. This has absolutely started the transformation of downtown Bridgeport."

— John M. Fabrizio, Mayor of Bridgeport

DEVELOPMENT COST

\$14.1 million

TOTAL AREA

121,128 sq. ft.

COMMERCIAL AREA

6,895 sq. ft.

LIVE/WORK UNITS

61

ARCHITECT

Crosskey and Associates

DEVELOPMENT CONSULTANT

Mission First Capital Advisors

FINANCING

Apollo Housing Capital, LLC

Bank of America

Bridgeport Economic
Development Corporation

City of Bridgeport

Connecticut Housing and
Finance Authority

Connecticut Department of Economic
and Community Development

Fleet Bank

People's Bank

FUNDERS

Bank of America

Betty R. Sheffer Foundation

Bridgeport Economic Development
Corporation

Bridgeport Regional Business Council

Chase Bank

City of Bridgeport

Connecticut Housing and
Finance Authority

D. Culpepper Foundation

Downtown Special Services District

Edward S. Moore Foundation

Fairfield County Community Foundation

General Electric Fund

Greater Bridgeport Area Foundation

Kreitler Foundation

Melville Foundation

O'Grady Family Foundation

People's Bank

Southern Bell Company / Southeast
New England Telephone

United Illuminating

Brookland Artspace Lofts

3305 Eighth Street N.E. | Washington, D.C. 20017 | Opened 2011



Photo by Anice Hoachlander / Hoachlander Davis Photography

A Home for Dance in the District

Located in Washington's Brookland neighborhood since 1986, Dance Place is the District's most prolific presenter of modern dance and has helped generate a renaissance of development and investment in the area. After two decades it had outgrown its space, so in 2006 the City's Department of Housing and Community Development asked Artspace to help Dance Place expand and renovate its facility. Artspace and Dance Place subsequently formed a partnership to create a unique arts complex that is being built in two phases. Phase 1, the mixed-use Brookland Artspace Lofts, is now in operation.

A \$13.2 million project, the Brookland Artspace Lofts contains 39 affordable units, each with both residential and studio space, for artists and their families. The property also has a rehearsal studio along with 2 units that serve as classroom, office space and intern housing for Dance Place. The Victor L. Selman Gallery serves the community on the main floor.

Dance Place completed a capital campaign in 2013, raising the funds needed for Phase 2, a complete renovation and expansion of its existing theater as well as an outdoor reception and performance plaza.

“Brookland Artspace Lofts ... creates affordable housing for artists, and it also creates much needed rehearsal space. Other sectors talk a lot about the importance of research and development to maintaining a competitive advantage in the world at large. Well, in the arts, rehearsal space is our research and design space, and there is a direct line between that and our creative competitive advantage in the world.”

— Rocco Landesman, Chair, National Endowment for the Arts



Photo by Reggie Campbell

DEVELOPMENT COST

\$13.2 million

TOTAL AREA

47,000 sq. ft.

LIVE/WORK UNITS

41

ARCHITECT

Hickok Cole Architects

DEVELOPMENT CONSULTANT

Cultural Development Corporation

FINANCING

Bank of America Merrill Lynch

Calvert Foundation

District of Columbia Department of
Housing and Community Development

National Equity Fund

District of Columbia
Neighborhood Investment Fund
(Office of Deputy Mayor)

TD Bank

FUNDERS

Cafritz Foundation

MetLife Foundation

Sailboat Bend Artist Lofts // Historic West Side School

1310 S.W. 2nd Court | Fort Lauderdale, FL 33312 | Opened 2007

301 S.W. 13th Avenue | Fort Lauderdale, FL 33312 | Opened 2008



Photo by Vincent Frato



Photo by Robin Hill

Persistence Pays Off at Sailboat Bend

Sailboat Bend Artist Lofts and its companion project, the Historic West Side School, owe their existence to the persistence of Mary Becht, former Director of the Broward County Division of Cultural Affairs. In 1998, Ms. Becht invited Artspace to investigate the potential creation of an affordable mixed-use facility that would preserve and restore the Historic West Side School, one of Fort Lauderdale's four original school buildings.

The school occupied part of a 13-acre site in the Sailboat Bend neighborhood, about a mile west of downtown Fort Lauderdale. Although the property was sold to a private developer, Lennar Homes, the community persuaded civic leaders and Lennar to include housing for artists in its redevelopment plans so that Sailboat Bend would retain its unique character as an arts district.

Completed in late 2007, the Sailboat Bend Artist Lofts now provide 37 affordable live/work units for artists and their families, plus a spectacular three-story community room where artists hold meetings, exhibitions, lectures and other events. Next door, the renovated Historic West Side School serves as a home for the Broward County Historical Commission.

“Demonstrating commitment to artists through this beautiful project, Broward County has achieved two of its goals: affordable housing and arts and culture.”

— Mary Becht, Director, Broward County Division of Cultural Affairs

DEVELOPMENT COST

\$13 million

TOTAL AREA

71,500 sq. ft.

COMMERCIAL AREA

11,500 sq. ft.

LIVE/WORK UNITS

37

ARCHITECT

Zyscovich Architects

FINANCING

Broward County Board of Commissioners

Broward County Cultural Division

Broward County Housing Finance Authority

Citibank Community Development

City of Fort Lauderdale

RBC-Apollo Equity Partners

RBC Dain Rauscher

Raymond James

FUNDERS

BankAtlantic Foundation

David and Francie Horvitz Family Foundation, Inc.

John S. and James L. Knight Foundation

Switching Station Artist Lofts

15 S. Homan Avenue | Chicago, IL 60624 | Opened 2003



Photo by Christopher Leake

West Side Success Story

In 1999, inspired by Artspace's work in Minnesota, officials from Chicago invited Artspace to consider an artist live/work project in the Garfield Park neighborhood on the West Side. One of the sites considered was the Roentgen School, built in 1906 as a telephone switching station. With its high ceilings, large windows and central courtyard, the Roentgen was an ideal candidate for Artspace's first Chicago project.

Four years and \$5.3 million later, the Roentgen School reopened as the Switching Station Artist Lofts, a 24-unit affordable live/work community. The four-story building wraps entirely around its courtyard, which serves residents as a private gathering place and a safe play area for children.

Other amenities include off-street parking, a fenced-in play area on the building's sunny south side and a lower level suitable for meetings and other events. Apartments on the building's upper floors afford fine views of nearby Garfield Park and the downtown Chicago skyline to the east.

“Cities all across the country have become aware of why it's important...to provide artists with decent space for their business and craft.”

— *The Chicago Reader*



Photo by Christopher Leake

DEVELOPMENT COST

\$5.3 million

TOTAL AREA

36,522 sq. ft.

LIVE/WORK UNITS

24

ARCHITECT

Architects Enterprise, Ltd.

FINANCING

Apollo Housing Capital, LLC

City of Chicago

Federal Home Loan Bank of Des Moines

Illinois Housing Development Authority

FUNDERS

Chicago Community Trust

Chicago Department of Cultural Affairs

Fannie Mae Foundation

Richard H. Driehaus Foundation

Elgin Artspace Lofts

51 S. Spring Street | Elgin, IL 60120 | Opened 2012



Photo by Emily Taylor

From Dry Goods to Artworks

Like many railroad communities in Chicagoland in recent years, Elgin has been working hard to preserve and enhance its downtown, with the arts as part of the plan. When City officials were introduced to Artspace at an Illinois Main Street Conference, they asked Artspace to help them achieve their goals.

The result is the Elgin Artspace Lofts, a \$15.2 million mixed-use project that created 55 units of affordable live/work space for artists and their families plus 5,874 square feet of retail and community space for arts-friendly businesses and nonprofit organizations. The historic Sears structure, occupied most recently by Elgin Community College, has been completely renovated and linked to a new addition.

The City of Elgin and the Elgin arts community were the driving forces behind the project, working with Artspace to plan and develop the facility. Elgin's residents and civic leaders believe that permanently affordable space for artists will strengthen an emerging arts and culture cluster in downtown Elgin, serve as a catalyst for continued development, bring vibrancy and activity to the street and increase the number of individuals and families living and working downtown.

“The reason I supported [Artspace] is they did this in 30 other communities, and it worked 30 times; can't do any better than that. It improves the community; it improves the tax base; it takes a piece of property that was paying no taxes ... and now it's going to pay tax back into the city.”

— David Kaptain, Mayor of Elgin



Photo by James Harvey

DEVELOPMENT COST

\$15.2 million

TOTAL AREA

80,889 sq. ft.

COMMERCIAL AREA

5,874 sq. ft.

LIVE/WORK UNITS

55

ARCHITECT

BKV Group

FINANCING

Bank of America Merrill Lynch

City of Elgin

Fallbrook Credit Finance

Federal Home Loan Bank - AHP

Illinois Housing Development Authority

Kane County

LEAD FUNDERS

American NTN Bearing Manufacturing Co.

Bank of America Foundation

Baxter and Woodman, Inc.

BMO Harris Bank

Charles H. Burnidge, BCA Architectural Firm

Commonwealth Edison Co.

Educational Foundation of America

City of Elgin

Enterprise Community Partners, Inc.

Florence B. & Cornelia A. Palmer Foundation

IHC Construction Companies

Nicor Gas

Otto Engineering

Sanfilippo Foundation

Seigle Family Foundation

Shales McNutt Construction

Sherman Health

Brian Ziegler

Karcher Artspace Lofts

405 Washington Street | Waukegan, IL 60085 | Opened 2012



Photo by Jon Revel

Looking Up in Downtown Waukegan

The City of Waukegan commands a strategic Lake Michigan site midway between Milwaukee and Chicago. Shipping and manufacturing were its economic lifeblood for decades, but now the city is reinventing itself in the post-industrial age and turning to the arts to help drive economic revitalization of its downtown area.

For Waukegan, an important step in the process was the renovation of the historic Karcher Hotel into a mixed-use arts facility. This nine-story building, located a block from City Hall, opened in 1928 as a 140-room hotel. But like most of downtown Waukegan, it fell on hard times. By the 1970s it had been turned into a senior citizens' residence, and had stood vacant since 1984 when Artspace entered the scene.

Artspace has now renovated the Karcher at a cost of \$14.6 million to create 36 units of affordable live/work space for artists and their families plus 2,811 square feet of ground-floor retail and community space for arts-friendly businesses and nonprofit organizations. Other amenities include a two-story gallery and community room, computer learning center and an outdoor patio.

“Any time a group comes in with a zero failure track record, that’s good. It’s an overwhelming undertaking, but... Artspace had unanimous support of City Council members when it was approved under the last city administration, and aldermen still back it.”

— Bob Sabonjian, Mayor of Waukegan



Photo by Emily Taylor

DEVELOPMENT COST

\$14.6 million

TOTAL AREA

33,386 sq. ft.

COMMERCIAL AREA

2,811 sq. ft.

LIVE/WORK UNITS

36

ARCHITECT

4240 Architecture

FINANCING

City of Waukegan

IFF

Illinois Housing Development Authority

JP Morgan Chase

Lake County

Raymond James

LEAD FUNDERS

Abdula Family Foundation

AT&T

Amy Callahan

First Bank of Highland Park

First Midwest Bank

Fred W. Losch Beverage Company

Gaylord & Dorothy Donnelly Foundation

Beth Levine

William & Suzanne Lindsay

Midwest Generation

NorStates Bank

North Shore Gas

North Shore Trust and Savings

The Richard H. Driehaus Foundation

Waukegan Park District

Waukegan Savings Bank

Dave & Sandi Whitmore

Artspace thanks the many individuals and local businesses that have supported this project.

Harvester Artspace Lofts

1000 S. Main Street | Council Bluffs, IA 51503 | Opened 2010



Photo by Theresa Grimmes



Photo by Theresa Grimmes

A Home for Artists in the Heartland

In 2006, seeking to revitalize downtown Council Bluffs, the Iowa West Foundation invited Artspace to explore the feasibility of transforming a former International Harvester Warehouse into an affordable live/work project for artists. Built in 1888, the Harvester is a four-story building with approximately 47,000 square feet in the main structure and an additional 24,000 square feet in a spacious one-story addition that dates from 1928.

This sturdy brick structure has found new life as the Harvester Artspace Lofts, a 36-unit project that also provides 5,320 square feet of space for arts-friendly commercial use, including a thriving coffee shop and meeting space, and an award-winning florist. Since its completion in 2010, the Harvester has become a welcome addition to the area's arts scene. Among its residents are a number of artists who have moved from Omaha to take advantage of the Harvester's affordable rents. The Harvester is part of a burgeoning renaissance of downtown Council Bluffs that has seen the addition of several creative businesses and restaurants in recent years.

“Council Bluffs is on the map for its public art pieces, art culture and now Harvester Artspace. This building is beautiful, the people that occupy it are beautiful, it's already won an award from the city as an historical building that's been revamped and I say it deserves another.”

— Josh Powell, Artist

DEVELOPMENT COST

\$11.2 million

TOTAL AREA

71,646 sq. ft.

COMMERCIAL AREA

5,320 sq. ft.

LIVE/WORK UNITS

36

ARCHITECT

Alley Poyner Macchietto Architecture

FINANCING

City of Council Bluffs HOME Funds

Iowa Department of Economic
Development

Community Development Block Grant
Program Funds

Federal Home Loan Bank – AHP

Iowa Housing Finance Authority

Pottawattamie County CDC
Environmental Grant

U.S. Bank Community Development
Corporation

U.S. Bank, N.A.

FOUNDATION SUPPORT

Iowa West Foundation

Mount Rainier Artist Lofts

3311 Rhode Island Avenue | Mount Rainier, MD 20712 | Opened 2005



Photo by Greg Handberg

Revitalizing an Historic Corridor

In the late 1990s, four small Maryland communities — Mount Rainier, Brentwood, North Brentwood and Hyattsville — joined forces to create the Gateway Arts District, a bold initiative designed to revitalize a two-mile stretch of the historic U.S. Route One Corridor in Prince George's County through an infusion of artists and arts facilities.

The first of the Gateway projects, Mount Rainier Artist Lofts, created 44 units of affordable housing for artists and their families in a new four-story building one block from the District of Columbia border. This \$11.7 million project — the first Artspace live/work project involving new construction — also contains 7,000 square feet of commercial space on the ground floor.

Residents of Mount Rainier enjoy the same amenities associated with historic warehouse lofts, including high ceilings and large windows, in an energy-efficient new building. The project's affordable rents and proximity to public transportation, as well as Mount Rainier's small-town charm, make it even more attractive.

In the years since the Mount Rainier project opened, the Gateway Arts District has grown rapidly. The Gateway's annual Open Studio Tour boasts 17 venues, 70 studios and more than 120 artists.

“Moving into the Lofts kind of saved me. I’ve always felt like I was different and it inspired me to be in an environment with other artists. It’s a vibrantly unique way of living.”

— Heda Rose, Artist



Photo by Valerie Phillips

DEVELOPMENT COST

\$11.7 million

TOTAL AREA

68,441 sq. ft.

COMMERCIAL AREA

7,000 sq. ft.

LIVE/WORK UNITS

44

ARCHITECTS

Hammel, Green and Abrahamson

PAN Group

DEVELOPMENT CONSULTANT

Gateway Community Development Corporation

FINANCING

Apollo Housing Capital, LLC

Maryland Department of Housing and Community Development

Prince George's County Department of Housing and Community Development

Redevelopment Authority of Prince George's County

FUNDERS

Eugene and Agnes E. Meyer Foundation

Morris and Gwendolyn Cafritz Foundation

National Endowment for the Arts

Northern Warehouse Artists' Cooperative

308 Prince Street | Saint Paul, MN 55101 | Opened 1990



Photo by Marc Nordberg

A Model of Sustainability

In the late 1980s, the City of Saint Paul invited Artspace to redevelop a six-story warehouse built in 1908 by the Northern Pacific Railway. The result was the Northern Warehouse Artists' Cooperative, which opened in 1990 and served as a catalyst for the economic and cultural growth of downtown Saint Paul's struggling Lowertown neighborhood. The Northern was not only Artspace's first project, it was also the first in the nation to use Low Income Housing Tax Credits for artist housing.

The Northern offers 52 affordable live/work units (some of them as large as 2,000 square feet) for artists and their families on its upper four floors. The lower two floors provide office, studio and commercial space for nonprofit arts organizations, commercial artists and other tenants, including a coffeehouse and an art gallery.

The Northern and the neighboring Tilsner Artists' Cooperative, completed by Artspace in 1993, ignited a spectacular renaissance in Lowertown, now Saint Paul's hottest neighborhood for galleries, restaurants and cultural activity. Just across the street, the Saint Paul Farmer's Market enlivens weekend mornings, and a new light rail station stands just two blocks away.

In 2011, Artspace refinanced the Northern, using a new round of Low Income Housing Tax Credits to pay for more energy-efficient windows, a new roof and tuckpointing of the building's distinctive brown brick façade. The refinancing guarantees Artspace's first project will remain affordable for the artists who helped revive Lowertown for an additional 30 years.

"With the refinancing, occupancy here will be assured for another 15-30 years...Can you imagine artists living in one place for a combined 50 years, what that potential of that is? That's an institution. With more and more stability, people produce more and more."

—Connell Johnston, Artist, Northern Warehouse Artists' Coop



DEVELOPMENT COST*

\$10 million

TOTAL AREA

161,280 sq. ft.

COMMERCIAL AREA

54,500 sq. ft.

LIVE/WORK UNITS

52

ARCHITECT

DJR Architecture, Inc.

FINANCING*

Housing and Redevelopment Authority
of the City of Saint Paul

Minnesota State Historic Tax Credits
WNC Associates

FUNDERS*

F.R. Bigelow Foundation

Minnesota Historical Society

Saint Paul Cultural STAR Program

The Saint Paul Foundation

**2011 refinance*

653 Artist Lofts (Formerly Frogtown Family Lofts)

653 Galtier Street | Saint Paul, MN 55103 | Opened 1992



Photo by Greg Handberg

Stability for Artists, Families and Community

This impressive brick structure in Saint Paul's historic Frogtown Neighborhood, built in 1917 as a clothing factory, was Artspace's second live/work project. Created especially for artists with families, the Frogtown Family Lofts opened in 1992 with 36 apartments including 12 with two bedrooms and 24 with three. Residents share landscaped gardens, a children's play area and a two-story art gallery known as the Atrium where tenants regularly exhibit their work.

Now known as 653 Artist Lofts, it resides in one of Saint Paul's most diverse neighborhoods. The surrounding area has a large population of Hmong families that migrated from the mountainous regions of Laos and Cambodia. Hmong merchants run many of the local shops, and neighborhood markets offer fresh Asian vegetables.

Until 653 Artist Lofts opened in 1992, Frogtown was a neighborhood in decline. One of its worst eyesores was this old factory. The infusion of three dozen artists and their families — including more than 50 children — brought needed stability to the area and has inspired beautification projects and community gardens throughout the neighborhood.

“These spaces ... not only transformed vacant eyesores and restored historic structures; community members also credit them with helping spur area redevelopment and providing lasting artist cachet.”

— Metris Arts Consulting, “How Artist Space Matters”



Photo by Jennifer Kramer

DEVELOPMENT COST

\$3.6 million

TOTAL AREA

61,551 sq. ft.

LIVE/WORK UNITS

36

ARCHITECT

Dovolis, Johnson & Ruggieri

DEVELOPMENT PARTNER

Twin Cities Housing Development Corporation

FINANCING

AFL-CIO Housing Investment Fund

Family Housing Fund of Minneapolis & Saint Paul

Minnesota Housing Finance Agency

National Equity Fund

Saint Paul Housing and Redevelopment Authority

U.S. Bank

FUNDERS

Bush Foundation

F. R. Bigelow Foundation

Local Initiatives Support Corporation

The McKnight Foundation

Northwest Area Foundation

Saint Paul Companies

Saint Paul Department of Planning and Economic Development

The Saint Paul Foundation

Tilsner Artists' Cooperative

300 Broadway Avenue | Saint Paul, MN 55101 | Opened 1993



Photo by Marc Nordberg

A Victorian Survivor in Lowertown

When Artspace first saw the Tilsner Warehouse, it had neither windows nor a roof, and parts of its upper two floors were too decayed to bear human weight. Although it was a prime candidate for the wrecking ball, it was also a beautiful building in a National Register Historic District, so the City of Saint Paul asked Artspace to save it. In a \$7.1 million overhaul, Artspace transformed this 1895 relic, a striking example of Victorian Romanesque architecture, into a thriving community of 66 artists and their families.

Each live/work unit at the Tilsner offers high ceilings, pine floors, exposed brick walls, wood beams, large windows and modern kitchens and baths. Some units on the sixth floor have 20-foot ceilings. Building amenities include two seven-story atriums that flood the interior with light.

The Tilsner proved that Artspace can rescue a historic building even in an advanced state of decay and turn it into a functioning, productive part of the community. The artists and families who reside at the Tilsner are part of a Lowertown neighborhood that didn't exist three decades ago but now ranks as one of Saint Paul's liveliest and most desirable places to live. The Tilsner and the adjacent Northern Warehouse proudly anchor the Saint Paul Art Crawl, which brings thousands of visitors to Lowertown twice each year.

“Being at the Tilsner lends credibility that I’m serious. There a lot of people who call themselves artists that aren’t dedicated to it. If you want to get up, roll out of bed and start throwing on your wheel, this is the place to do it.”

— Lisa Mathieson, Artist



Photo by Sean Smuda

DEVELOPMENT COST

\$7.1 million

TOTAL AREA

128,223 sq. ft.

LIVE/WORK UNITS

66

ARCHITECT

Miller Dunwiddie Architecture

DEVELOPMENT PARTNER

Twin Cities Housing Development Corporation

FINANCING

City of Saint Paul

Family Housing Fund of Minneapolis & Saint Paul

Lowertown Redevelopment Corporation

Minnesota Housing Finance Agency

Minnesota State Housing Preservation Office

National Equity Fund

Saint Paul Historic Preservation Commission

Saint Paul Housing and Redevelopment Authority

Saint Paul Department of Planning and Economic Development

U.S. Bancorp

FUNDERS

Bush Foundation

City of Saint Paul Cultural STAR Program

Local Initiatives Support Corporation

The McKnight Foundation

Northwest Area Foundation

Saint Paul Companies

The Saint Paul Foundation

Traffic Zone Center for Visual Art

250 Third Avenue N. | Minneapolis, MN 55401 | Opened 1995



Photo by Steve Ozone

Helping Artists Preserve the Warehouse District

With its distinctive limestone exterior, the six-story Traffic Zone is one of the most beautiful buildings in Minneapolis' historic Warehouse District. Built in 1886 as a farm implement warehouse, it was converted into a bakery two years later. From 1951 to 1992, the building was an appliance parts warehouse. It is on the National Register of Historic Places.

The Traffic Zone was created to meet the needs of a group of mid-career artists who approached Artspace in the early 1990s because they were being forced out of their studios in another building in the area. Pooling their resources, the artists formed a for-profit corporation that now owns and operates the property in partnership with Artspace.

The Traffic Zone contains 23 large studios on its first, second and third floors. All studios feature hardwood floors, high ceilings, exposed brick and beams, and large windows; many also afford views of the downtown skyline. The artists share their building with several commercial tenants — including an architecture firm, Graywolf Press and Artspace itself. The artists also curate the Traffic Zone Gallery on the ground floor and host annual spring and fall open studio events, each of which typically draws more than 1,200 visitors to the building.

“Stability for artists is really important. Artists tend to be working in spaces that aren’t being used for anything else at the time, but they don’t have a sense of what’s happening next year or next month.”

— Jim Dryden, Artist



DEVELOPMENT COST

\$4.3 million

TOTAL AREA

100,421 sq. ft.

WORKING STUDIOS

23

ARCHITECT

LHB Engineers & Architects

DEVELOPMENT PARTNER

Traffic Zone Center for Visual Art

FINANCING

Greater Metropolitan Minneapolis
Housing Corporation

Minneapolis Community Development
Agency

Minnesota Nonprofit Assistance Fund
TCF Bank

FUNDERS

Dayton Hudson Foundation

General Mills Foundation

The McKnight Foundation

Minneapolis Heritage Preservation
Commission

Piper Jaffray Foundation

Winthrop & Weinstine

Washington Studios

315 Lake Avenue N. | Duluth, MN 55806 | Opened 1996



Photo by Sequest Photography

A Lesson in Renovation

Built in 1911, Washington Junior High School served Duluth students until it closed in 1992. Artspace acquired the building and transformed it into an affordable live/work artists' cooperative — the first Artspace project outside the Twin Cities. In an unusual arrangement, the cooperative shares the six-story red brick building with a city-run community center that includes the former school's gymnasium, pool and offices.

Many of Washington Studios' 39 live/work units retain the chalkboards and cloakrooms of the former classrooms. The original gymnasium running track was preserved as a balcony in each of two split-level units. Shared amenities include a gallery, two dance studios, three music rehearsal rooms, meeting rooms, laundry rooms, project room, children's playground and large parking lot.

Washington Studios occupies a prominent site in Duluth's economically challenged Central Hillside neighborhood. Many of its units offer spectacular views of downtown Duluth, the busy harbor and majestic Lake Superior. The downtown shopping district and Canal Park, where tourists gather to watch the ore boats pass under Duluth's historic lift bridge, are within walking distance.

"The generous spaces at Washington Studios have allowed me to pursue my photography full time and make a living at my art. Being surrounded by other creative people has also helped build my connections in Duluth's artist community."

— Ryan Tischer, Artist



Photo by Sequest Photography

DEVELOPMENT COST

\$7.1 million

TOTAL AREA

134,112 sq. ft.

LIVE/WORK UNITS

39

COMMUNITY CENTER AREA

44,000 sq. ft.

ARCHITECT

LHB Engineers & Architects

FINANCING

Duluth Economic Development Authority

Duluth Housing and Redevelopment Authority

Duluth Housing Trust Fund / Community Investment Fund

National Equity Fund

TCF Bank

FUNDERS

Duluth Art Institute

Duluth-Superior Area Community Foundation

Fryberger Buchanan Law Firm

Grand Portage Indian Reservation

Independent School District 709

Jay & Rose Phillips Family Foundation

The McKnight Foundation

Northwest Area Foundation

Kaddatz Artist Lofts

111 W. Lincoln Avenue | Fergus Falls, MN 56537 | Opened 2004



Photo by Greg Handberg

A Big Impact for Artists in a Small Community

For years The Hotel Kaddatz was the leading hostelry in Fergus Falls, a west central Minnesota community of 13,000. But in the 1960s, when Interstate 94 opened on the south edge of town, Fergus Falls expanded to the south, and in 1975, the Kaddatz closed its doors. Although many thought the building should be torn down, a strong local preservation movement kept the historic structure standing until Artspace agreed to redevelop it as a live/work project.

The \$2.4 million renovation created 10 units of mixed-income housing on the building's upper two floors (it is Artspace's smallest live/work project), more than 7,000 square feet of commercial space on the ground floor and community space on the lower level. The hotel's grand staircase, sealed off by an earlier remodeling, was restored and extended to the lower level as well.

Fergus Falls is home to many artists — the most prominent being printmaker Charles Beck. In 2009, the community recognized Beck by establishing a nonprofit art gallery, the Kaddatz Galleries, to exhibit his works and those of other regional artists.

"I think this building will act as a real example of what communities can do with reuse of historic buildings for economic development."

— Chris Schuelke, Executive Director, Otter Tail County Historical Society



DEVELOPMENT COST

\$2.4 million

TOTAL AREA

25,000 sq. ft.

COMMERCIAL AREA

7,415 sq. ft.

LIVE/WORK UNITS

10

ARCHITECT

BKV Group

DEVELOPMENT SPONSOR

A Center for the Arts

FINANCING

City of Fergus Falls

Franklin Bank

Michel Associates, Ltd.

Minnesota Department of Trade and
Economic Development

Minnesota Housing Finance Agency

FUNDERS

City of Fergus Falls

Frank W. Veden Charitable Trust

Lake Region Healthcare Corporation

The McKnight Foundation

Otter Tail Power Company

Roger L. and Agnes C. Dell
Charitable Trust

West Central Initiative Fund

Wells Fargo Housing Fund

Grain Belt Studios

77 & 79 Thirteenth Avenue N.E. | Minneapolis, MN 55413 | Acquired 2005



Photo by Greg Handberg



Photo by Greg Foley

Responding to Artists in Need

The Grain Belt Bottling House (1906) and adjacent Warehouse (1910) served as vital components of the historic Grain Belt Brewery complex in Northeast Minneapolis for seven decades. Designed by the Minneapolis firm of Boehme and Cordella, who also designed the mansion that houses the American Swedish Institute, these matching two-story buildings have identical yellow brick façades and large arched windows.

While the majestic brewhouse across the street stood vacant for nearly three decades after the brewery closed in 1975, the Bottling House and Warehouse soon filled up with artists and creative businesses looking for inexpensive studio and office space. By the late 1990s, however, the neighborhood around the brewery had begun to gentrify. When the City of Minneapolis announced plans to sell the buildings, the artists approached Artspace with a request to buy and operate them as affordable non-residential facilities.

Acquisition of the Bottling House and Warehouse has preserved nearly 130,000 square feet of space for artists and creative businesses that might otherwise have been converted into market-rate offices or condominiums. Both buildings are in excellent condition, and the Bottling House boasts a large atrium suitable for receptions and other gatherings.

“Co-locating artists in a single building may foster networking and collaboration, often translating directly into artists’ ability to land new opportunities to show their work, find clients, obtain employment, or learn new skills to expand their practice.”

— Metris Arts Consulting, “How Art Spaces Matter II”

ACQUISITION COST

\$2.1 million

TOTAL AREA

129,735 sq. ft.

WORKING STUDIOS

49

FINANCING

City of Minneapolis

TCF Bank

FUNDERS

Northeast Minneapolis Artists
Association

Sheridan Neighborhood Organization

Franklin Arts Center

1001 Kingwood Street | Brainerd, MN 56401 | Opened 2008



Photo by Roy Close



Photo by Sarah Parker

A Community Chooses the Arts

When the Brainerd School District decided to replace Franklin Junior High School, a civic landmark since 1932, it formed a citizens' committee to find the best new use for the building. The committee concluded that an arts center offered the most potential benefit for the community. Thus was conceived the Franklin Arts Center, now a mixed-use facility with 25 live/work apartments for artists and their families; 37,775 square feet of artist studios and space for arts organizations and creative businesses; and 36,247 square feet (two gymnasiums and an auditorium) operated as community space by the School District.

Could a city of 13,000 best known as the gateway to Minnesota's Central Lakes District find enough arts-related uses to fill a large school? The answer was yes. The commercial wing of the project filled almost immediately, transforming the building into a lively community of artists, artisans, studios, arts organizations and arts-friendly businesses. Among the tenants is an arts-oriented church that uses the former library for its administrative office and the auditorium for its services.

With completion of the residential wing in late 2008, the Franklin formally entered its new life as an Arts Center and joined Artspace's portfolio as its sixth live/work project in Minnesota.

"Being at the Franklin Arts Center gives my work credibility and gives me permission to truly be an artist. I am now doing my dream."

— Greg Rosenberg, Artist

DEVELOPMENT COST

\$8.4 million

TOTAL AREA

146,789 sq. ft.

COMMERCIAL AREA

74,022 sq. ft.

LIVE/WORK UNITS

25

WORKING STUDIOS

25

ARCHITECT

Miller Dunwiddie Architecture

FINANCING

Brainerd Lakes Area Development Corporation

Brainerd Public Schools

City of Brainerd

Crow Wing County

Greater Minnesota Housing Fund

Minnesota Department of Employment & Economic Development

National Equity Fund

National Park Service / Minnesota State Historic Preservation Office

U.S. Bancorp

FUNDERS

Blandin Foundation

Brainerd Lakes Area Community Foundation

Bremer Bank, Brainerd

Crow Wing County Soil and Water Conservation District

Initiative Foundation

Land O'Lakes, Inc.

Mardag Foundation

Mid-Minnesota Credit Union

Otto Bremer Foundation

The Cowles Center for Dance & the Performing Arts

528 Hennepin Avenue | Minneapolis, MN 55403 | Opened 2011



Dedicated to Dance

More than a decade in the making, The Cowles Center has filled a major void in the Twin Cities' arts scene by providing office, rehearsal and performance space for small and midsize arts organizations. Centrally located, affordable and specifically designed for dance, this three-building complex in downtown Minneapolis boasts two theaters (500 and 200 seats), 10 dance studios, and administrative space for some 20 nonprofit groups, including many of the area's leading dance companies.

In addition, The Cowles connects arts educators and students across the country by means of an award-winning, industry-leading distance learning program. Launched in 2004, the program uses interactive videoconference technology to reach students throughout Minnesota — and, increasingly, the world.

A new atrium, which serves as the Center's lobby and houses its state-of-the-art distance learning studio, also serves as the link for two Minneapolis landmarks, an 1888 Masonic Temple known since 1979 as the Hennepin Center for the Arts (HCA), and the 1910 Shubert (now the Goodale) Theater, which originally stood two blocks away. Artspace acquired HCA in 1997 and the long-vacant theater the following year. Over 12 memorable days in February 1999, the theater was moved two blocks to its new home on Hennepin Avenue. At 5.8 million pounds, it was the heaviest building ever moved on rubber tires.

"A new civic treasure...
The community can see
what can be wrought
when a commitment
to both the performing
arts and historic
preservation combine."

— Editorial Board,
Minneapolis Star Tribune



Photo by Steve Henke



Photo by George Byron Griffiths



Photo by Michal Daniel

THE COWLES CENTER FOR DANCE & THE PERFORMING ARTS

DEVELOPMENT COST

\$42.0 million

TOTAL AREA

158,955 sq. ft.

ARCHITECT

Miller Dunwiddie Architecture

FINANCING

State of Minnesota
City of Minneapolis

LEAD FUNDERS (\$100,000+)

Artspace Projects

Mary Lyn and Richard Ballantine

Best Buy Children's Foundation

Blythe Brenden-Mann Foundation

Marney and Conley Brooks, Sr.

Cassidy & Associates

City of Minneapolis

Russell Cowles

Sage and John Cowles

Dance/USA

Kenneth and Judy Dayton

Mary Lee Dayton

Wendy and Doug Dayton

Digital River

Ford Foundation

General Mills Foundation

Katherine and Robert Goodale

HRK Foundation, including:

The Hayes Fund

The Art & Martha Kaemmer Fund

The Pugsley Fund

The Mary H. Rice Foundation

Ruth and John Huss

The Kresge Foundation

Friends of Kelley Lindquist

Nadine and Bill McGuire

The McKnight Foundation

Minnesota State Building & Construction Trades:

Market Recovery Program

Laborers' District Council of Minnesota and
North Dakota

International Brotherhood of Electrical Workers,
Local 292

Sheet Metal Workers International Association,
Local 10

United Union of Roofers, Local 96

International Association of Heat and Frost
Insulators, Local 34

Operative Plasterers' and Cement Masons'
International Association, Local 265

Phileona Foundation

Pohlad Family Foundation

RBC Foundation

Elizabeth Redleaf

Gloria and Fred Sewell /
Sewell Family Foundation

State of Minnesota

Stimulus Funds - CDBG

Target Foundation

TCF Foundation

Thrivent Financial for Lutherans Foundation

U.S. Bancorp Foundation

Wells Fargo Foundation Minnesota

David Wilson and Michael Peterman

Margaret and Angus Wurtele

The Cowles Center was made possible through the generous donations of hundreds of individuals, foundations and corporations. A full list is available from Artspace.

Chicago Avenue Fire Arts Center

3749 Chicago Avenue | Minneapolis, MN 55407 | Opened 2010



Photo by Bruce Silcox



Photo by Noah Wolf

Heating Up the Neighborhood

Early in 2008, a group of artists asked Artspace to help them determine the feasibility of creating a new “fire arts center” in an abandoned auto repair shop in South Minneapolis. At first Artspace provided pro bono consulting services, but when the artists realized they lacked the expertise to redevelop the property, they asked Artspace to assume a larger role. Artspace agreed not only to develop the facility but also to own it for up to 10 years, until the Chicago Avenue Fire Arts Center, the new nonprofit organization formed by the artists, is stable.

Fire arts include sculptural welding, blacksmithing, glass slumping, jewelry making, bronze casting and other art forms that involve flame or high heat. The Fire Arts Center is a home for these and related industrial and fine art forms. The Center offers classes, provides studio space that artists can rent and operates a gallery.

This \$1 million “boutique” project exemplifies Artspace’s commitment to building better communities through the arts. The structure, built in 1916 as a silent movie theater, was dilapidated. Now it is filling a unique niche in the Twin Cities’ arts scene. At the same time, it has infused new energy into its neighborhood, inspiring galleries and restaurants to open nearby.

“I want us to have a vibrant intersection here. I see CAFAC as a catalyst for a whole bunch of other amenities that could develop as people come here — places to eat, shop, see art.”

— Victoria Lauing, CAFAC Administrative Director

DEVELOPMENT COST

\$1 million

TOTAL AREA

5,766 sq. ft.

ARCHITECT

UrbanWorks Architecture

DEVELOPMENT CONSULTANT

J. Carlson & Sons Concrete and
Masonry Restoration

FINANCING

TCF Bank

City of Minneapolis

Great Streets Real Estate Development
Gap Financing

Community Planning & Economic
Development

OTHER SUPPORT

Community Development Block Grant:
Stimulus Funding

Artspace Jackson Flats

901 18th Ave N.E. | Minneapolis, MN 55418 | Opened 2014



Photo by Emily Taylor

Family Space in a Thriving Arts Community

Artspace Jackson Flats, a 35-unit affordable rental housing project for artists and their families, is a four-story, new construction development by Artspace, in partnership with Northeast Community Development Corporation.

Designed with an emphasis on families, Artspace Jackson Flats features more two- and three-bedroom units than traditional developments. The \$10 million project also contains community space tenants use for exhibits, performances and other events.

With its location in the vibrant Northeast Arts Corridor, home to galleries, artist studios and the annual Art-A-Whirl — the largest open studio event in the country — Artspace Jackson Flats is a welcome addition to the neighborhood.

“I stalked Artspace for like a year to get in — I can work and live in the same place, so I don’t have to pay two rents. And it’s very affordable. It’s a dream come true.”

—Rachel Vitko, Artist



Photo by Emily Taylor

DEVELOPMENT COST

\$10 million

DEVELOPMENT PARTNER

Northeast Community
Development Corporation

TOTAL AREA

69,000 sq. ft.

LIVE/WORK UNITS

35

ARCHITECT

UrbanWorks Architecture

FINANCING

City of Minneapolis Department of
Community Planning and Economic
Development

Greater Metropolitan Housing
Corporation

Metropolitan Council

State of Minnesota Department
of Employment and Economic
Development

State of Minnesota Housing Finance
Agency

Twin Cities LISC

Wells Fargo Bank, N. A.

COMMUNITY PARTNERS

Logan Park Neighborhood Association

Northeast Minneapolis Arts Association
(NEMAA)

Riverside Artist Lofts

17 S. Virginia Street | Reno, NV 89501 | Opened 2000



Photo by John Murray

Marrying an Historic Building and the Arts

Designed by noted Nevada architect Frederic J. DeLongchamps, the Riverside Hotel was an impressive six-story hotel in the Late Gothic Revival style. Built in 1926 to serve out-of-state visitors seeking to take advantage of Nevada's then-liberal residency requirement (three months) for obtaining a divorce, the Riverside went into decline in the 1970s with the advent of no-fault divorce, and in 1987 it closed.

In transforming the building into an affordable live/work development, Artspace converted the upper five floors into 35 units with open floor plans and large windows that admit abundant natural light. Part of the ground floor is occupied by Sierra Arts, Artspace's local development partner on the project, whose space includes a gallery where Riverside residents can exhibit their work.

The Riverside occupies a prominent site on the south bank of the Truckee River, a burgeoning arts and entertainment district. Residents enjoy panoramic views of downtown Reno, the river and the Sierra Nevada mountains.

"It opened the eyes of our elected officials and members of the public to what downtown could be, and it linked contemporary activity with the historic uniqueness of Reno... I believe it was pivotal to the transformation of the river corridor and demonstrated that clearly, people would live downtown."

— Susan Boskoff, Nevada Arts Council



Photo by Teri Deaver

DEVELOPMENT COST

\$8.9 million

TOTAL AREA

70,782 sq. ft.

COMMERCIAL AREA

11,200 sq. ft.

LIVE/WORK UNITS

35

ARCHITECTS

Miller Dunwiddie Architecture

Sheehan VanWoert Bigotti Architects

DEVELOPMENT PARTNER

Sierra Arts

FINANCING

City of Reno

National Equity Fund

Nevada Department of Housing

Nevada Historic Preservation Office

U.S. Bancorp

U.S. Department of Housing and Urban Development

Washoe County

FUNDERS

City of Reno

U.S. Bancorp Foundation

Artspace Buffalo Lofts

1219 Main Street | Buffalo, NY 14209 | Opened 2007



Photo by Lukia Costello



Photo by Lukia Costello

An Economic Engine for Midtown

Like many other American cities, Buffalo has long sought ways to spark economic development in the aging neighborhoods around its central business district. As part of its efforts, in 2004 the City invited Artspace to redevelop the historic Buffalo Electric Vehicle Company factory in the Midtown neighborhood into an affordable artist live/work project. Built in 1911, this five-story factory had once played a leading role in Buffalo's thriving automobile industry. Later it housed a printing business, but it had stood vacant for more than 15 years when it was acquired by Artspace.

Artspace Buffalo Lofts, developed in partnership with the Belmont Shelter Corporation, now provides 60 units of affordable housing for artists and their families. There are 36 units in the historic factory; the remaining 24 units are in six newly constructed fourplexes built on vacant land behind the factory. The \$17.6 million project includes commercial space on the main floor of the factory building as well as a two-level community gallery that is managed by the property's resident artists.

In 2010, Manchester Bidwell Corporation announced that it would establish a new training facility, the Buffalo Center for Arts and Technology, at the Artspace Buffalo Lofts. The new center offers after-school visual arts programs for at-risk urban high school students as well as health sciences career training for under-employed and unemployed adults.

“This is yet another step forward for Buffalo’s flourishing artistic community, and one that is sure to continue the role Artspace has played in the cultural and economic growth of the city.”

— U.S. Senator Hillary Rodham Clinton

DEVELOPMENT COST
\$17.6 million

TOTAL AREA
118,000 sq. ft.

COMMERCIAL AREA
13,500 sq. ft.

LIVE/WORK UNITS
60

ARCHITECT
Hamilton Houston Lownie Architects

DEVELOPMENT PARTNER
Belmont Shelter Corporation

FINANCING
City of Buffalo Office of Strategic Planning
Economic Development Initiative
Housing and Urban Development Appropriation
Empire State Development Corporation
M&T Bank
New York State Housing Trust Fund Corporation
New York State Division of Housing and Community Renewal
RBC-Apollo Equity Partners
The Community Preservation Corporation

FUNDERS
The Baird Foundation
The Cameron Baird Foundation
Community Foundation for Greater Buffalo
Peter C. Cornell Trust
M&T Charitable Foundation
National Trust for Historic Preservation / HGTV Restore America Program
The John R. Oishei Foundation
Seymour H. Knox Foundation
Margaret L. Wendt Foundation
Zemsky Family Foundation

Artspace Patchogue Lofts

20 Terry Street | Patchogue, NY 11772 | Opened 2011



Photo by Denise Pamieri

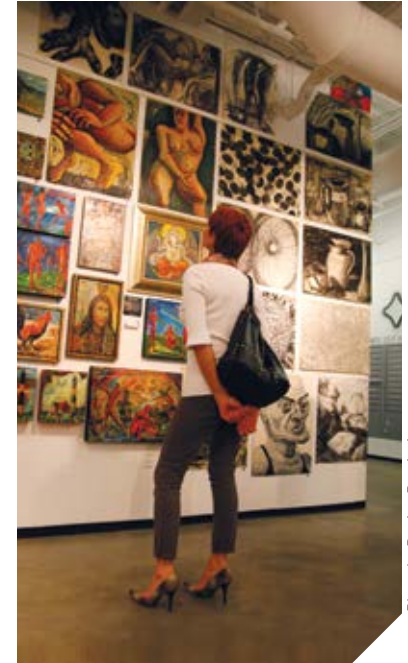


Photo by Denise Pamieri

Using the Arts to Raise a Village

The Long Island Village of Patchogue began a renaissance in the 1990s when artists and creative businesses leased many of the vacant Main Street storefronts and the beautiful Patchogue Theatre for the Performing Arts was renovated. Housing for artists was the missing piece of this renaissance, so in 2006 Patchogue engaged Artspace to conduct development work that led to the Artspace Patchogue Lofts, a new mixed-use project in the heart of downtown.

Completed in 2011, Artspace Patchogue Lofts includes 45 units of affordable live/work housing for artists and their families plus nearly 2,500 square feet of retail space on the street level.

Civic leaders view Terry Street as a bridge between the commercial district along Main Street and the growing community of market-rate and affordable multi-family housing nearby. For Patchogue, the Artspace project represents both economic development and the opportunity to strengthen a growing arts community.

Thanks to a MetLife Foundation grant, Artspace was able to add solar panels to the building's roof. Over time, these panels should significantly lower the project's operating costs.

“Patchogue proved the skeptics wrong by making Artspace work. People who said Patchogue is a dead downtown are wrong; those who decried Artspace as a fad are misinformed; and those who said Long Island downtowns will cease to exist are disingenuous. It takes an incredible amount of work, collaboration and cooperation (and sometimes manipulation) but it can be done, as Patchogue proved.”

— Editorial Board, *Long Island Advance*

DEVELOPMENT COST

\$18 million

TOTAL AREA

57,174 sq. ft.

COMMERCIAL AREA

2,414 sq. ft.

LIVE/WORK UNITS

45

ARCHITECTS

Hamilton Houston Lownie Architects

Gary D. Cannella Associates

FINANCING

Raymond James Tax Credit Fund

Capital One Bank

New York State Homes and Community
Renewal

Suffolk County

Village of Patchogue

FUNDERS

Dolan Family Foundation

Clare Rose Foundation

Knapp Swezey Foundation

MetLife Foundation

Artspace Minot Lofts

3 Main Street South | Minot, ND 58701 | Opened 2013



Photo by Jean Kramer-Johnson



Photo by JH Marion

A Bit of Magic in Minot

Minot has been known as the “Magic City” since it first sprang up, seemingly overnight, in the late 1800s. Over the last decade, an oil boom has brought many new arrivals, generating a severe shortage of affordable housing. This shortage was compounded in 2011 by a flood of the Souris River, the worst in Minot’s history, which damaged more than 4,000 homes, many beyond repair.

Minot is committed to engaging its arts community as a core asset in its rebuilding process, deploying creativity and sweat equity to spur complementary development. Minot Artspace Lofts — the first new building in downtown Minot in 30 years — serves as an arts anchor with 34 units of affordable live/work space where artists can create, increase their income and establish roots in the heart of Minot.

The \$9.4 million project includes a gallery operated by the Turtle Mountain Tribal Arts Association for the exhibition and sale of works by Chippewa, Mandan, Hidatsa, Arikara and Sioux artists, including regalia, beadwork, quillwork and baskets. The Children’s Music Academy of Minot, located on the first floor, and specializes in quality music education, benefiting thousands of young children.

“This is one of the most impressive projects I have seen nationally.”

— Roberta Uno, Ford Foundation

DEVELOPMENT COST

\$9.4 million

TOTAL AREA

47,092 sq. ft.

COMMERCIAL AREA

3,034 sq. ft.

COMMUNITY AREA

1,547 sq. ft.

LIVE/WORK UNITS

34

ARCHITECT

LHB Architects

FINANCING

National Equity Fund

North Dakota Housing Financing Agency

Wells Fargo Bank

FUNDERS

ArtPlace America

Artspace

Bremer Bank

Ford Foundation

Minot Area Community Foundation

Otto Bremer Foundation

City of Minot

North Dakota Department of Commerce
– Community Services Division

North Dakota Department of Commerce
– Tourism Division

North Dakota Housing Finance Agency -
Housing Incentive Fund

Souris Basin Planning Council

US Bank

USDA Rural Development

Everett Station Lofts

625 N.W. Everett Street | Portland, OR 97209 | Acquired 1998



Photo by Sarah Cosman

ACQUISITION COST
\$3.9 million

DEVELOPMENT COST
\$3.7 million

TOTAL AREA
62,158 sq. ft.

LIVE/WORK UNITS
47

FINANCING
Portland Development Commission
TCF Bank

Preserving Space for Old Town Artists

In 1989, a private developer purchased three adjacent buildings in Portland's Old Town District, renovated them, and thereby created Everett Station Lofts, a thriving community of artists and their families. Everett Station's 47 live/work units feature high ceilings and hardwood floors; building amenities include indoor parking and a second-floor courtyard shared by all residents. Sixteen storefront units are reserved for artists who agree to open their studios to the public during regular business hours and at least nine "First Thursday" evenings each year.

During the 1990s, as commercial developers began scooping up Old Town properties and converting them into upscale condominiums, many Portland artists were displaced. In 1998, when Everett Station's owner decided to sell, the artists themselves contacted Artspace. Although the owner could have made a larger profit by selling the buildings on the open market, he agreed to sell them to Artspace at their appraised value of \$3.9 million to preserve Everett Station Lofts as a center of creative life in Old Town, serving both the resident artists and the community.

"Living at Everett Station gives me the convenience and comfort that I need to fully immerse myself in my art."

— Aimee Dieterie, Artist

Spinning Plate Artist Lofts

5720 Friendship Avenue | Pittsburgh, PA 15206 | Opened 1998



Photo by Joshua Franz

From New Cars to New Art

Long known as the Constantin Pontiac Building, this wedge-shaped three-story structure was built in 1926 as a Hupmobile dealership. Art Deco was the reigning architectural style of the day, as evidenced by its terrazzo floors, sweeping staircases and decorative exterior brickwork.

These elements were retained when the building was reborn as Spinning Plate Lofts, Artspace's first project outside Minnesota. Developed in partnership with Artists and Cities, Inc., a Pittsburgh-based neighborhood development corporation, Spinning Plate has 37 live/work apartments that offer open floor plans, large windows and high ceilings. A unique feature is a spacious first floor gallery in what was once part of the new car showroom — a bright, airy space at the tip of the wedge that gives resident artists a convenient venue for showcasing their work.

Spinning Plate is in East Liberty, one of Pittsburgh's oldest and most diverse neighborhoods. Long in decline, the area is now experiencing a revival, thanks in part to the influence of this project, which has inspired other housing projects as well as new restaurants, shops and other investment. The project is within walking distance of the Quantum Theatre, the Kelly-Strayhorn Theater and a number of other cultural attractions.

“Being a resident at the Spinning Plate Artist Lofts for 14 years has been a great thing for me in many ways. Having an affordable, large, comfortable apartment with lots of space in which to create art has been of the utmost value. And the beautiful interior of the building itself, especially the lobby area, has been constantly uplifting to the spirit.”

— Richard Claraval, Artist



Photo by Joshua Franz

DEVELOPMENT COST

\$4.7 million

TOTAL AREA

55,000 sq. ft.

LIVE/WORK UNITS

37

ARCHITECT

Landmark Design Associates

DEVELOPMENT PARTNER

Artists and Cities, Inc.

FINANCING

National City Bank of Pennsylvania

National Equity Fund

Pennsylvania Housing Finance Agency

Pennsylvania State Historic Preservation Office

Pittsburgh Urban Redevelopment Authority

Strategic Investment Fund Partners

FUNDERS

The Heinz Endowment

McCune Foundation

The Pittsburgh Foundation

National Hotel Artist Lofts

2221 Market Street | Galveston, TX 77550 | Opened 2001



Photo by Greg Handberg

Restoring Galveston's Cultural Centerpiece

Few buildings have histories as colorful as that of the National Hotel Artist Lofts. Built in 1870 as an opera house, the building enjoyed a glamorous but brief reign as Galveston's cultural centerpiece. In 1895, a new owner substantially rebuilt it as an office building. Five years later, it survived the great hurricane of 1900, which leveled much of Galveston. It subsequently housed a bank, various stores and offices and the National Hotel.

Developed at a cost of \$3.6 million, this important Galveston landmark has now been reborn as the National Hotel Artist Lofts, a 27-unit live/work building that includes both affordable and market-rate housing as well as ground-floor commercial space.

The National Hotel project has played a key role in the continuing renaissance of the Strand, a National Historic Landmark District of mainly Victorian era buildings that has become a major tourist attraction.

"This restoration has saved an historic structure, stimulated several other projects and provided permanent housing for artists. I would call that a win by any standard."

— Betty Massey, Executive Director, Mary Moody Northern Endowment



DEVELOPMENT COST

\$3.6 million

TOTAL AREA

36,267 sq. ft.

COMMERCIAL AREA

2,850 sq. ft.

LIVE/WORK UNITS

27

ARCHITECT

Michael Gaertner & Associates

FINANCING

Bank of America
City of Galveston
Galveston County
Harris & Eliza Kempner Fund
National Equity Fund
National Trust for Historic Preservation
TCF Bank

FUNDERS

Brown Foundation
City of Galveston
Jack Currie
Fondren Foundation
The Grand 1894 Opera House
Harris & Eliza Kempner Fund
Harry S. & Isabel C. Cameron Foundation
Houston Endowment, Inc.
Knox Foundation
McGovern Fund
Mary Moody Northern Endowment
National Trust for Historic Preservation
Rockwell Fund
RR Family Foundation
Summerlee Foundation
Texas State Historic Preservation Office

Elder Street Artist Lofts

1101 Elder Street | Houston, TX 77007 | Opened 2005



Photo by Steve Hudson

Historic Landmark Turned Creative Community

There is no Artspace project which sits on land with greater historical interest than the Elder Street Artist Lofts. A municipal cemetery was established on the site in the 1840s, and over the next few decades thousands of people were buried here. The cemetery was not maintained, however, and in the early 1920s the Houston City Council decided to build a new municipal hospital on the site.

Completed in 1924 and long known as the Jefferson Davis Hospital, the building is a handsome red brick structure in the Classical Revival style. Houston's rapid growth soon rendered it inadequate, and in 1938 a new hospital replaced it. Over the years, the building housed a variety of tenants, but it stood vacant for two decades before Artspace entered the picture.

Completed in 2005, this \$6.3 million project houses 34 live/work units, many of which offer spectacular views of the downtown skyline. The building's original terrazzo floors, high ceilings and large window openings all were retained. One feature of the project is a partial "green" roof — the first Artspace project to feature this environmentally sustainable amenity.

"I am a true believer in the Artspace mission. My years [in an] Artspace loft provided me tools and experience to grow in ways that would not have been available otherwise. Thank you Artspace, keep up the great work, you're a game changer!"

— Lukia M. Costello, Artist



DEVELOPMENT COST

\$6.3 million

TOTAL AREA

39,000 sq. ft.

LIVE/WORK UNITS

34

ARCHITECT

W.O. Neuhaus & Associates

DEVELOPMENT PARTNER

Avenue Community Development Corporation

FINANCING

Apollo Housing Capital, LLC

City of Houston

Federal Home Loan Bank – AHP

Harris County

Local Initiatives Support Corporation

Southwest Bank of Texas

Texas Department of Housing and Community Development

U.S. Environmental Protection Agency

FUNDERS

Brown Foundation

Fayez Sarofim & Co.

Fondren Foundation

Harry S. and Isabel C. Cameron Foundation

Houston Endowment

McGovern Fund

National Trust for Historic Preservation / HGTV Restore America Program

Rockwell Fund

Strake Foundation

Susan Vaughan Foundation

Washington Mutual Foundation

Wortham Foundation

Tashiro Kaplan Artist Lofts // Tashiro Arts Building

115 Prefontaine Place S. | Seattle, WA 98104 | Opened 2004

101 Prefontaine Place S. | Seattle, WA 98104 | Opened 2004



Photos by Greg Handberg



Photo by Barry Connelly

A Neighborhood of Artists

Seattle's Pioneer Square Historic District has long been a neighborhood of artists. In the 1990s, market forces began driving artists out of the area at an alarming rate. Hoping to preserve Pioneer Square's status as an arts district, the Pioneer Square Community Development Organization invited Artspace to transform two turn-of-the-century buildings, the Tashiro and the Kaplan, into facilities for artists.

The mostly residential Tashiro Kaplan Artist Lofts created 50 affordable live/work apartments, each with 800 to 1,800 square feet, plentiful light and flexible floor plans to accommodate artists of many disciplines.

The Tashiro Arts Building houses 28 commercial arts-related entities, including 4Culture, a public development authority of Seattle; individual artist working studios; artist exhibit co-ops and some of the most prestigious commercial galleries in Seattle. A thriving coffee shop is located on the ground floor.

Together they have created close to 130,000 square feet of permanently affordable space for the arts, and by preserving these two historic buildings for artists and arts-friendly organizations they have helped maintain Pioneer Square's distinctive character. Tashiro Kaplan is now at the heart of Seattle's legendary First Thursday Art Walk, drawing thousands of visitors to Pioneer Square each month.

"The TK filled the first floor with active businesses and sidewalk life. You felt safer because now there were people moving into and out of the businesses after dark.... Before, that part of Pioneer Square had very little activity except for people passing through — going through it to get from A to B."

— Nora Liu, City of Seattle, Department of Planning and Development

DEVELOPMENT COST

\$16.5 million

TOTAL AREA

129,624 sq. ft.

COMMERCIAL AREA

58,885 sq. ft.

LIVE/WORK UNITS

50

ARCHITECT

Stickney Murphy Romine Architects

DEVELOPMENT PARTNER

Pioneer Square Community Association

FINANCING

City of Seattle Office of Housing

Glaser Financial Group, Inc.

Impact Capital

Paramount Financial Group, Inc.

RBC Dain Rauscher, Inc.

U.S. Bancorp

U.S. Department of Housing and Urban Development

Washington State Housing Finance Commission

Washington State Housing Trust Fund

FUNDERS

4Culture

The Paul G. Allen Family Foundation

Building for the Arts

Raynier Institute & Foundation

Seattle Foundation

South Downtown Foundation

U.S. Bancorp Foundation

Washington Mutual Foundation

Artspace Hiawatha Lofts

843 Hiawatha Place S. | Seattle, WA 98144 | Opened 2008



Photo by William Wright



Photo by Greg Handberg

Encore in the Emerald City

The resounding success of the Tashiro Kaplan Artist Lofts whetted Seattle's appetite for a second Artspace live/work project. The result was the Artspace Hiawatha Lofts, a 61-unit building in the Jackson Place neighborhood on the southern fringe of downtown Seattle and just a block from the light rail line. Built at a cost of \$17.1 million, the Hiawatha is a four-story building with an expansive exterior courtyard and a large community room that accommodates a variety of uses, including performances and lecture/demonstrations by Hiawatha tenants.

Designed to recall the industrial buildings that formerly dominated the northern end of the Rainier Valley, it has large windows, high ceilings and durable surfaces that accommodate a wide variety of creative uses. It has 4,975 square feet of ground floor commercial space facing Hiawatha Place; among the tenants are Artspace's Seattle office, Café Weekend and My World Dance & Fitness. The Hiawatha meets the Seattle Office of Housing's SeaGreen Standards — equivalent to LEED certification — for energy efficiency.

Located a block from the proposed east link light rail line scheduled for completion in 2020, and a short walk from Seattle's lively International District, the Hiawatha is a welcome addition to a neighborhood with many cultural assets, including the Pratt Fine Arts Center, home to glass-blowers, sculptors, jewelers and printmakers; the Langston Hughes Performing Arts Center; and the Japanese Cultural and Community Center.

"If you think about it, every community has artists and designers. They are an asset, usually a grossly undervalued asset, for kickstarting momentum in our communities. And in this economy, it's hard to imagine why any community wouldn't deploy every asset it has for success."

— Carol Coletta, Director, ArtPlace

DEVELOPMENT COST

\$17.1 million

TOTAL AREA

88,843 sq. ft.

COMMERCIAL AREA

4,975 sq. ft.

LIVE/WORK UNITS

61

ARCHITECT

Stickney Murphy Romine Architects

FINANCING

City of Seattle Office of Housing,
2002 Housing Levy

Impact Capital

National Equity Fund

U.S. Bancorp

Washington State CTED Housing
Trust Fund

Washington State Housing Finance
Commission

FUNDERS

4Culture

Building for the Arts

The Paul G. Allen Family Foundation

The Seattle Foundation

U.S. Bancorp Foundation

Washington Mutual Foundation

Artspace Mt. Baker Lofts

2915 Rainier Avenue S. | Seattle, WA 98144 | Opened 2014



Photo by Greg Handberg



Photo by Greg Handberg

Jump-starting an Urban Village

Artspace Mt. Baker Lofts, a new, mixed-use arts facility adjacent to the Mt. Baker Light Rail Station, is Artspace's third project in Seattle. This Transit Oriented Development (TOD) consists of three levels of residential units above a ground-floor, retail commercial level.

Located adjacent to the Mt. Baker Light Rail Station on Seattle's Central Link lightrail line, one of the goals of the project is to jump-start the transformation of the Mt. Baker neighborhood from a car-oriented environment (Rainier Avenue is now a busy multi-lane thoroughfare) into an "urban village" whose residents choose walking, biking or riding mass transit over cars. The project has bicycle storage and a reserved car-share parking space, but no parking garage. Artspace envisions a building with urban agriculture, art galleries, community-based nonprofits, and a café. The commercial spaces will offer an opportunity to engage with creative individuals and organizations representing the neighborhood's diversity.

More than a thousand artists are on waiting lists for housing at Artspace's first two Seattle projects, the Tashiro Kaplan Artist Lofts and Artspace Hiawatha Lofts. The Mt. Baker project will help address that need.

Artspace Projects is known for developing affordable live/work space for artists and their families. But that's not really what Artspace does. Artspace Projects transforms neighborhoods, spurs economic development activity, increases public safety and provides community gathering spaces. Does it work? Seattle has two and is soon to break ground on a third. Enough said.

—Jim Kelly, Executive Director, 4Culture

DEVELOPMENT COST

\$18 million

TOTAL AREA

78,000 sq. ft.

COMMERCIAL SPACE

8,855 sq. ft.

COMMUNITY SPACE

1,300 sq. ft.

LIVE/WORK UNITS

57

ARCHITECT

SMR Architects

FINANCING

FNBC Leasing Corporation (JP Morgan Chase)

Washington Community Reinvestment Association

FUNDERS

4Culture

Boeing Foundation

City of Seattle, Office of Housing

Ford Foundation

JP Morgan Chase

Paul G. Allen Foundation

SF Federal Home Loan Bank for AHP

WA State Housing Trust Fund

Artspace Everett Lofts

2917 Hoyt Avenue | Everett, WA 98201 | Opened 2010



Photo by Greg Foley



Photo by Annie Mulligan

Arts Go Green

Located 25 miles north of Seattle, the City of Everett is evolving from its industrial past into a vibrant urban center with a strong focus on quality-of-life amenities — including the arts. As part of this process, the City of Everett and the Arts Council of Snohomish County invited Artspace to develop a mixed-use project in downtown Everett.

Artspace Everett Lofts occupies a new four-story building that provides 40 units of affordable live/work housing for artists on the upper three floors plus a home for the Arts Council — now renamed the Schack Art Center — on the ground floor. The Schack features the most advanced glass works facility of its kind on the west coast, with glassblowing, flameworking and sandblasting, as well as a gift shop, a gallery and two studio spaces that can be rented for special events, meetings and celebrations.

As part of a larger economic development initiative designed to revitalize downtown Everett while stabilizing its creative community, Artspace Everett Lofts is also Artspace's — and Everett's — first project to earn a coveted LEED "silver" rating from the U.S. Green Building Council.

"The Artspace Lofts and Arts Education Center will revitalize an area of our downtown core and bring to the forefront Everett's strong artists' community."

— Ray Stephanson, Mayor of Everett

DEVELOPMENT COST

\$17.2 million

TOTAL AREA

78,820 sq. ft.

LIVE/WORK UNITS

40

ARCHITECT

Stickney Murphy Romine Architects

DEVELOPMENT CONSULTANT

Marpac Construction

FINANCING

Citibank

City of Everett:

- Housing Trust Fund
- HOME Funds
- Property Conveyance

Commercial Construction Loan

Federal Home Loan Mortgage Corporation

Snohomish County, HOME

U.S. Bank

Washington Department of Community, Trade and Economic Development, Office of Community Development

Washington State Housing Finance Commission

LEAD FUNDERS

Building for the Arts

The Paul G. Allen Family Foundation

U.S. Bancorp Foundation

Washington Mutual Foundation



PROJECTS IN DEVELOPMENT

Artspace Loveland Arts Campus

130 W. Third Street | Loveland, CO 80537



Rendering by B+Y Architects

“It’s a remarkable space. I love the concept that they’re kicking around. Having all that artistic, creative energy in that space. Loveland has staked a lot of its identity on building the arts, and that plan is reflective of that.”

— Stephanie Meeks,
President and CEO,
National Trust for Historic Preservation

Feed & Grain and Space for Artists

Photo by Greg Handberg



Loveland has a rich arts history as the home of America’s largest outdoor sculpture show weekend. Held annually in August, these events—Sculpture in the Park, Loveland Sculpture Invitational, and the Arts & Crafts Festival—attract more than 50,000 visitors. Loveland is also home to two sculpture

foundries and a host of ancillary sculpture molding and finishing operations. The City’s downtown cultural assets include the newly expanded Rialto Theater Center and the Loveland Museum/Gallery, as well as a number of creative businesses including dance studios, graphic design firms, a leading fiber arts magazine publisher, architects’ offices and numerous galleries and sculpture studios. In addition, ArtWorks Loveland provides 18 studios and career development programs for working artists across the street from the Artspace Loveland site.

The Artspace Loveland project will celebrate and build upon Loveland’s cultural heritage. The project will transform a prominent but neglected downtown city block into a community asset where the arts are a common thread weaving together affordable housing, community programs, and creative entrepreneurialism. Artspace, the City of Loveland, and other community partners believe that creating space for a community of artists will be a catalyst for continued downtown development, bring vibrancy and activity to the street, and increase the number of individuals and families living and working downtown.

ESTIMATED PROJECT COST
\$8.9 million

ARCHITECT
B+Y Architects

DEVELOPMENT PARTNER
City of Loveland

TOTAL AREA
49,700 sq. ft.

COMMERCIAL/ COMMUNITY SPACE
12,000 sq. ft.

LIVE/WORK UNITS
30

Ola Ka 'Ilima Artspace Lofts

1025 Waimanu Street | Honolulu, HI 96814



Rendering by UrbanWorks Architecture

“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 Holt Takamine,
Executive Director, PA'I

Sustaining and Nurturing Hawaiian Artists



Rendering by UrbanWorks Architecture

Invited by PA'I, a non-profit dedicated to preserving native Hawaiian culture, and with support from the Ford Foundation, the National Endowment for the Arts and ArtPlace, Artspace has been working to understand the space needs of the creative community in Hawai'i since 2009. 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, and will include 84 units of affordable live/work space for low-income artists and their families, as well as 19,500 square feet of community and green space.

The ground floor will be home to the 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.

ESTIMATED PROJECT COST

\$37.2 million

ARCHITECT

UrbanWorks Architecture

TOTAL AREA

153,892 sq. ft.

COMMERCIAL/ COMMUNITY SPACE

6,646 sq. ft.

GREEN COURTYARD

9,000 sq. ft.

LIVE/WORK UNITS

84

COMMUNITY PARTNER

PA'I

Artspace Uptown Artist Lofts

723 Franklin Street | Michigan City, IN 46360



Rendering by Kil Architecture + Planning

“We are behind this 100 percent. The addition of Artspace would be a great boon for the community and bring a lot more jobs and people to Michigan City.”

— Doug Waters,
La Porte County
Convention & Visitors Bureau

Historic Preservation by the Lake



Photo by Roy Close

Located on the shore of Lake Michigan, Michigan City boasts a long, beautiful beach with a view of the Chicago skyline. The nearby Indiana Dunes National Lakeshore attracts eight million visitors a year. A commuter railroad, the South Shore Line, links the community to downtown Chicago with a dozen trains daily. The City’s engaged community leaders have spent years planning a downtown redevelopment strategy that centers on the arts.

As a result, the Michigan City Area Chamber of Commerce invited Artspace to visit the community. Artspace’s attention soon focused on the Warren Building, a six-story office building dating from 1927. The tallest building in the nationally-designated Franklin Street Historic District, it is a substantial structure with terrazzo floors, high ceilings and large windows.

Now the Warren Building is on track to become the Artspace Uptown Artist Lofts, a mixed-use project with 44 affordable live/work units for artists and their families with a ground-floor classroom, studio and commercial space. It will be the centerpiece of the new Uptown Arts District, a six-block stretch of The Franklin Street Historic District that is already seeing signs of arts-driven economic renewal.

ESTIMATED PROJECT COST

\$13.7 million

ARCHITECT

Kil Architecture + Planning

TOTAL AREA

67,000 sq. ft.

COMMERCIAL/ COMMUNITY SPACE

5,600 sq. ft.

LIVE/WORK UNITS

44

DEVELOPMENT PARTNER

Michigan City Preservation & Education Foundation

Bell School Arts Campus

1010 N. Galvez Street | New Orleans, LA 70119



Photo by Greg Handberg

“The Ford Foundation recognizes the unique role the arts can play in propelling positive community development, especially in communities that have been historically marginalized due to their distinctive cultural heritage. When we contemplate how to best serve these communities, we see Artspace as an experienced, innovative partner.”

— Luis Ubiñas,
President,
Ford Foundation

New Life for a Tremé Neighborhood Center



Photo by Jim Belton

For more than a hundred years, the two-block Bell School campus anchored New Orleans' Tremé neighborhood as a place for education, music training and cultural development. Abandoned since Hurricane Katrina in 2005, these six extraordinary buildings will be given new life in a \$40 million two-phase project that will restore not only the bricks and mortar but also the Bell School's historic role as a community center.

The first phase will transform the two largest buildings into 73 units of affordable live/work housing units for low- to moderate-income artists, cultural workers and their families. It will also create a 45,000-square-foot green space for everything from community recreation, athletic practice and marching band rehearsals to open air markets for art and fresh food. The other four structures will be renovated in the second phase.

Artspace's co-developer, nonprofit Providence Community Housing, has built more than a thousand affordable housing units in New Orleans since Katrina. Other supporters include both the City and the Housing Authority of New Orleans and, in the private sector, the New Orleans African American Museum, Urban League of Greater New Orleans and New Orleans Cultural Trust. Artspace is also working with many community leaders, grassroots organizations and artists to understand and advance their visions for Tremé.

ESTIMATED PROJECT COST

\$40 million

TOTAL AREA

148,000 sq. ft.

COMMERCIAL/ COMMUNITY SPACE

10,000 sq. ft.

GREEN SPACE

45,000 sq. ft.

LIVE/WORK UNITS

73

DEVELOPMENT PARTNER

Providence Community Housing

City Hall Artspace Lofts

13615 Michigan Avenue | Dearborn, MI 48126



Photo courtesy of EDDDA

“Artspace enjoys a richly deserved reputation for being the gold standard in developing affordable live/work spaces for artists. In community after community in America, Artspace has developed facilities that anchor arts districts, contribute to a community’s broader revitalization, and provide necessary support to deserving individual artists and arts organizations.”

— Rip Rapson,
President and CEO,
Kresge Foundation

Looking to the Arts for Economic Development



Photo courtesy of EDDDA

The City Hall Artspace Lofts will build upon Southeast Michigan’s heritage as a world center of innovation by creating a new anchor institution for the region’s creative economy. City Hall Artspace Lofts will combine 46 units of affordable live/work space for artist families with a cutting edge creative center blending studios, shared working space and galleries. In partnership with the City of Dearborn, the East Dearborn Downtown Development Authority (EDDDA) and other local and regional organizations, City Hall Artspace Lofts will open creative and economic opportunities for the entire metro-Detroit region.

This unique project is designed to achieve multiple goals, including the fostering of creative sector jobs; increasing residential density; creating a financially stable, long-term community asset; providing affordable space for artists and arts organizations; and preserving an historic building.

ESTIMATED PROJECT COST

\$15.7 million

ARCHITECT

Neumann/Smith Architecture

TOTAL AREA

105,500 sq. ft.

COMMERCIAL/COMMUNITY SPACE

25,000 sq. ft.

LIVE/WORK UNITS

46

DEVELOPMENT PARTNERS

City of Dearborn
East Dearborn Downtown
Development Authority
(EDDDA)

El Barrio's Artspace PS109

215 E. 99th Street | New York, NY 10029



Photo by Gustavo Rosado

“My community and I have always known that El Barrio/East Harlem is a vibrant cultural center in our city. This project will help solidify that reputation by ensuring that our local artists can live and work in the community.”

— New York City Council Member
Melissa Mark-Viverito

An Artspace Project for East Harlem



Rendering by HHL Architects

El Barrio's Artspace PS109 is a community-driven project which will transform an abandoned public school building in East Harlem into an arts facility with 90 units of affordable live/work housing for artists and their families and 15,000 square feet of complementary space for arts organizations.

PS109 is an amazing building. Designed by Charles B.J. Snyder and completed

in 1898, this structure is five stories tall with a steeply pitched roof. Exterior details include several copper-clad cupolas and a wealth of decorative terra cotta. After the building was boarded up in 1995, much of the terra cotta was removed; it has been restored as part of the project, which is a partnership between Artspace and El Barrio's Operation Fightback, an East Harlem-based nonprofit community development organization.

PS109 will serve the El Barrio community by creating permanently affordable live/work housing in a neighborhood at risk of gentrification. To help the area retain its traditional Latino identity, at least 50% of the units are reserved for current El Barrio residents.

**ESTIMATED
PROJECT COST**
\$52 million

ARCHITECT
Hamilton Houston
Lownie Architects
Victor Morales Architects

DEVELOPMENT PARTNER
El Barrio's Operation Fightback

**COMMERCIAL/
COMMUNITY SPACE**
13,000 sq. ft.

LIVE/WORK UNITS
90

Artspace Hamilton Lofts

222 High Street | Hamilton, OH 45011



Photo by Scott Merrill

“I think people are beginning to understand that spaces for artists and art are more than just buildings, structures. The way these spaces animate their communities and the relationships they have to their communities is ripe for development.”

— Judilee Reed,
Executive Director,
Leveraging Investments in Creativity

Creating a Downtown Arts District

Artspace Hamilton Lofts, an adaptive reuse of the former Strauss Department Store, will offer 42 affordable live/work apartments, gallery and community space, and approximately 2,400 square feet of commercial space. The \$11.8 million development will contribute to the revitalization efforts of Hamilton, bringing residents downtown and creating space for the rising arts scene.

In partnership with NHS of Hamilton and with support from artists, City officials and neighborhood and philanthropic leaders, Artspace is working to adaptively reuse historic buildings in downtown Hamilton into a mixed-use arts facility. The project will rehabilitate two internally connected historic buildings, a 1900 French Renaissance masterpiece originally known as the Mehrum Building, and the 1913 Lindley Block. A 1970s remodel covered the original storefronts with a metal screen that was removed in Spring of 2013, thereby restoring these century-old edifices to their original appearance.

In addition to 42 units of affordable live/work space for artists and their families, the Artspace Hamilton Lofts project will provide ground floor commercial space for creative businesses, gallery space for residents to showcase their artwork, and an outdoor seating area for the residents. The project will complement the rehabilitation activities occurring at the neighboring Mercantile Lofts and will advance the City's downtown economic development efforts on High Street.

This project comes at a pivotal moment for the city of Hamilton. Recovering from decades of neglect, many historic structures in downtown Hamilton are worthy of preservation and reuse. The City is deeply committed to revitalizing and energizing the historic downtown area and this mixed-use project will further Hamilton's goal of redevelopment and animation.

ESTIMATED PROJECT COST

\$11.8 million

TOTAL AREA

70,300 sq. ft.

COMMUNITY SPACE

2,250 sq. ft.

COMMERCIAL SPACE

2,400 sq. ft.

LIVE/WORK UNITS

42

DEVELOPMENT PARTNER

Neighborhood Housing Services of Hamilton, Inc.

COMMUNITY PARTNERS

The City of Hamilton
Fitton Center for Creative Arts
Hamilton Community
Foundation
Vision 2020

South Main Artspace Lofts

138 St. Paul Avenue | Memphis, TN 38103



Photo by Greg Handberg

“Simply put, artists make cities great, and a city with such a rich creative heritage like ours deserves assets and opportunities like these. Working with a nationally-regarded organization like Artspace to provide more affordable live/work space for artists who need it is something big that we hope will keep creative people living and working here.”

— Kerry Hayes,
Special Assistant to
Memphis Mayor A.C. Wharton

New Vitality for an Historic Arts District



Photo by Arnold Thompson

In partnership with artists, politicians, neighborhood and philanthropic leaders, Artspace is working to rehabilitate the historic three-story United Warehouse and an adjacent parking lot into a mixed-use arts facility.

In addition to 44 units of affordable live/work space for artists and their families, the South Main Artspace Lofts project will provide commercial space for local nonprofit organizations, arts-oriented/ small businesses, and outdoor community space for the residents and the greater South Main neighborhood.

Artspace is working in Memphis to elevate an already distinguished arts district to a new level of vibrancy through artist residential density. Direct proximity of 24-hour residents to stores and restaurants, such as the iconic Arcade, will have an immediate stimulative effect.

ESTIMATED PROJECT COST

\$12.9 million

TOTAL AREA

87,625 sq. ft.

COMMERCIAL SPACE

6,000 sq. ft.

COMMUNITY SPACE

22,000 sq. ft.

LIVE/WORK UNITS

44

DEVELOPMENT PARTNERS

City of Memphis
Hyde Family Foundations

Artspace El Paso Lofts

601 N. Oregon Street | El Paso, TX 79901



Rendering by HHL Architects

“These types of projects not only generate a place for artists to live and to showcase their work. They tend to attract other types of businesses drawn to the location by the concentration of people. It’s a tried and proven model.”

— Sean McGlynn,
Director of Museums
and Cultural Affairs
for the City of El Paso

Bridging Museums and the Street



Photo by City of El Paso

In partnership with the El Paso Community Foundation and the City of El Paso, Artspace is working to transform what today is vacant lot at the corner of Oregon and Missouri in downtown El Paso into an arts destination animated by artists and creative businesses. This project will provide much-needed space for vibrant local artists to complement

the community’s strong collection of municipally managed institutions, including El Paso’s children’s museum, art museum, history museum, science museum and theater. Although El Paso is a hotbed of creative activity, most of it occurs at the margins of the community. This project will bring a lively arts scene into the heart of downtown, and in the process help to rejuvenate a challenged neighborhood.

The Artspace El Paso Lofts will blend 51 affordable live/ work units for artists and their families with 5,000 square feet of multi-purpose nonprofit commercial space. A large community room on the ground floor will provide space for artists and community groups for meetings, events, exhibitions and performances.

The transformation of this site will begin with a beautiful new building, but the real and lasting change will be the energy and vitality that artists bring to downtown El Paso.

ESTIMATED PROJECT COST

\$11 million

TOTAL AREA

78,216 sq. ft.

COMMERCIAL SPACE

5,000 sq. ft.

COMMUNITY SPACE

2,100 sq. ft.

LIVE/WORK UNITS

51

Consulting



Photo by Roy Close

Artspace Consulting is a division of Artspace that helps communities identify effective, affordable ways to incorporate the arts into their civic agendas. Our practice builds on Artspace's expertise as America's leading real estate developer for the arts and operator of more than 30 successful arts facilities around the country.

Our community-based approach bridges the traditional gap between the arts and the civic arena. Our clients benefit from direct access to our three decades of experience as a developer of arts facilities that deliver sustainable, affordable space for artists, arts organizations, and creative businesses.

We help communities revitalize downtown areas and inner city neighborhoods, reanimate historic properties, develop arts districts, and create and preserve affordable space for artists. We help arts organizations evaluate their existing facilities, identify new ones, and determine how their spaces can best serve their needs. Artspace Consulting works with communities to determine the next steps toward making their community the best it can be.

A selection of Artspace Consulting clients:

- Wilshire Boulevard Temple, Los Angeles, CA
- Buchanan Arts Center, Monmouth, IL
- Dubuque Main Street, Dubuque, IA
- Creative Portland, Portland, ME
- Boston Center for the Arts, Boston, MA
- Intermedia Arts, Minneapolis, MN
- Pregones Theatre, New York, NY
- Fleisher Art Memorial, Philadelphia, PA
- Northwoods Nijjii Enterprise Communities, Inc., Lac Du Flambeau, WI
- ArtsBuild, Chattanooga, TN
- City of Lakewood, CO

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Susan Stevens Consulting

Leslie Black Sullivan
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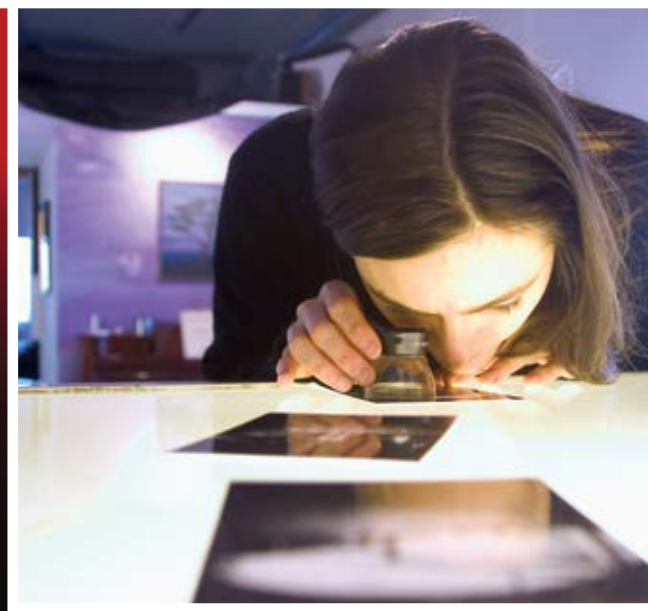
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