

artspace

America's leading nonprofit developer for the arts



ABOUT ARTSPACE

- Established in 1979
- Recognized national leader in arts facility development
- 25 completed projects in 12 states
- 5 projects currently under construction in NY, MN, IA, CA and DC
- 10 projects in predevelopment in 7 states
- 914 affordable live/work units serving more than 2,000 artists
- 600,000 sq. feet (55,700 sq. meters) of commercial space



OUR MISSION

is to create, foster, and preserve
affordable space for artists and arts organizations

OUR PROJECTS



- Create and preserve space for the creative community
- Help cities retain artists and enhance their cultural vitality
- Build safer, more attractive neighborhoods
- Act as catalysts for economic development

OUR PROGRAMS

- Property development
- Asset management
- National consulting
- Community development



OUR PROJECTS

- Typically take 3 to 5 years to complete
- Are fully funded before construction begins
- Are financially self-sustaining
- Are owned and operated by Artspace to ensure that they remain permanently affordable



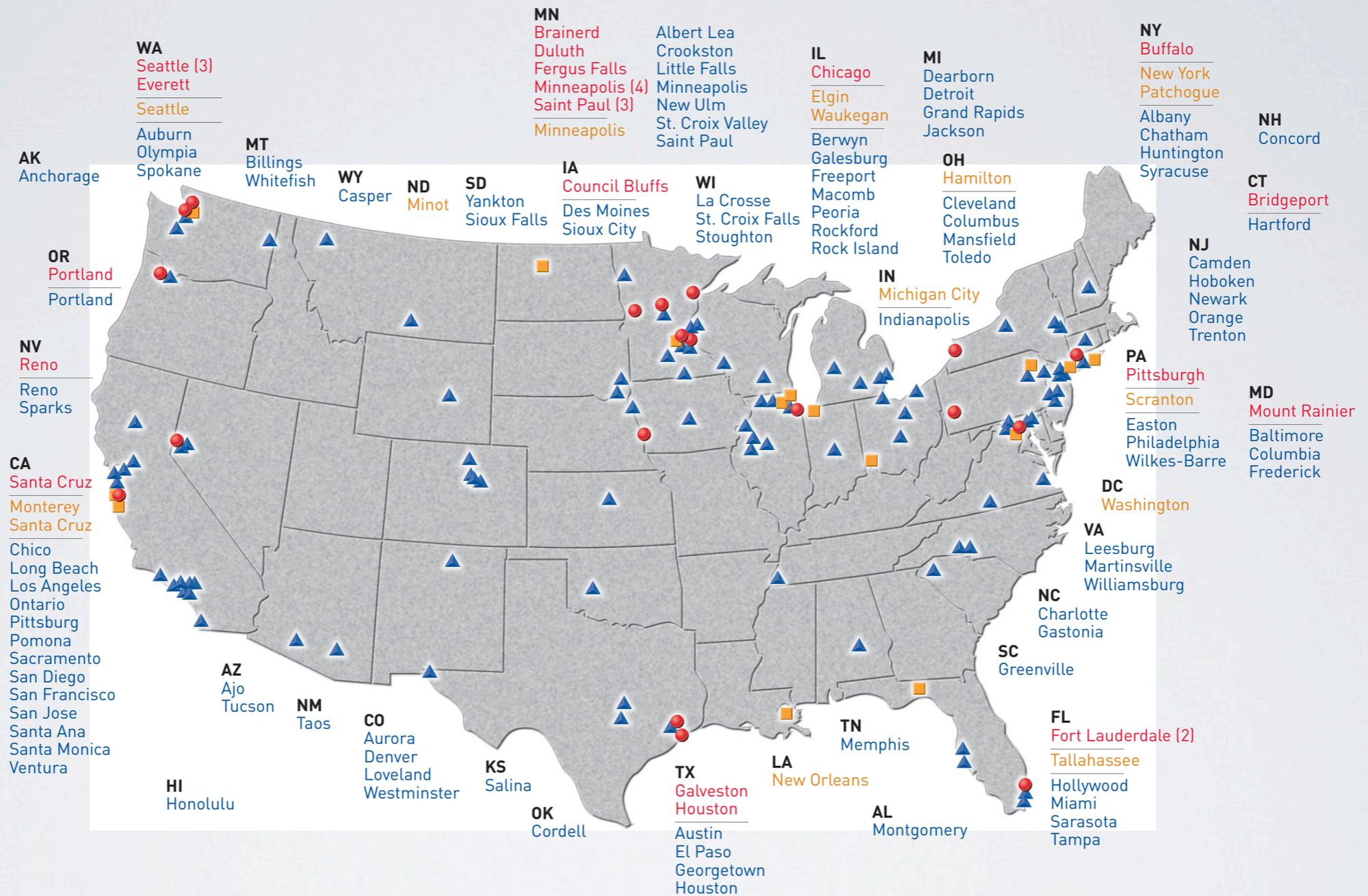
Mount Rainier Artist Lofts, MD

PROCESS



- ✓ Feasibility Study
- ✓ Artist Market Survey
- Predevelopment Contract

ARTSPACE AT WORK IN THE U.S.: 2010



- Projects in Operation
- Projects in Development
- ▲ Consulting (2004-2010)

artspace
Building better communities through the arts

OUR METHODS



ADAPTIVE REUSE

Northern and Tilsner Warehouses / St. Paul, Minnesota

52 and 66 live/work units in two historic warehouses (opened 1990, 1993)



ADAPTIVE REUSE

Hennepin Center for the Arts / Minneapolis, Minnesota

9 dance studios, offices of 17 arts organizations in 1888 Masonic temple (opened 1997)



ADAPTIVE REUSE

Elder Street Artist Lofts / Houston, Texas

34 live/work units in 1924 municipal hospital (opened 2005)



ADAPTIVE REUSE

Artspace Harvester Lofts / Council Bluffs, IA

36 live/work units and 5,500 sq. ft. studio and commercial space in 1888 International Harvester warehouse
(opened 2010)



ADAPTIVE REUSE

Artspace Harvester Lofts / Council Bluffs, IA

36 live/work units and 5,500 sq. ft. studio and commercial space in 1888 International Harvester warehouse



NEW CONSTRUCTION

Artspace Tannery Lofts / Santa Cruz, California

100 affordable live/work residences in two buildings (opened 2009)



OLD + NEW

Tashiro Kaplan Artist Lofts / Seattle, Washington
Three new stories added to historic Pioneer Square building (opened 2004)



OLD + NEW

Artspace Buffalo Lofts / Buffalo, New York
60 live/work units: 36 in historic factory, 24 new construction (opened 2007)



BIG CHALLENGES

Shubert Theater / Minneapolis, Minnesota

Heaviest building ever moved on rubber tires (1999)



BIG CHALLENGES

The Cowles Center / Minneapolis, Minnesota

Two historic buildings (Hennepin Center for the Arts, Shubert Theater) joined by new Great Hall
(construction began 2010)



BIG CHALLENGES

PS 109 / East Harlem, New York

74 residential units, space for Latino cultural groups (construction begins 2010)



SMALL CHALLENGES

Chicago Avenue Fire Arts Center / Minneapolis, Minnesota

Adaptive reuse of former silent movie theater (construction nearly complete: 2010)

SPACE



FOR LIVING

Mount Rainier Artist Lofts / Mount Rainier, Maryland

44 live/work units, 7,000 square feet of commercial space (opened 2005)



FOR LIVING

Tashiro Kaplan Artist Lofts / Seattle, Washington

50 live/work units, 15 galleries, 12 studios, offices of county cultural agency (opened 2004)



FOR LIVING

Switching Station Artist Lofts / Chicago, Illinois

24 live/work units, enclosed courtyard (opened 2003)



FOR LIVING

Tashiro Kaplan Artist Lofts / Seattle, Washington

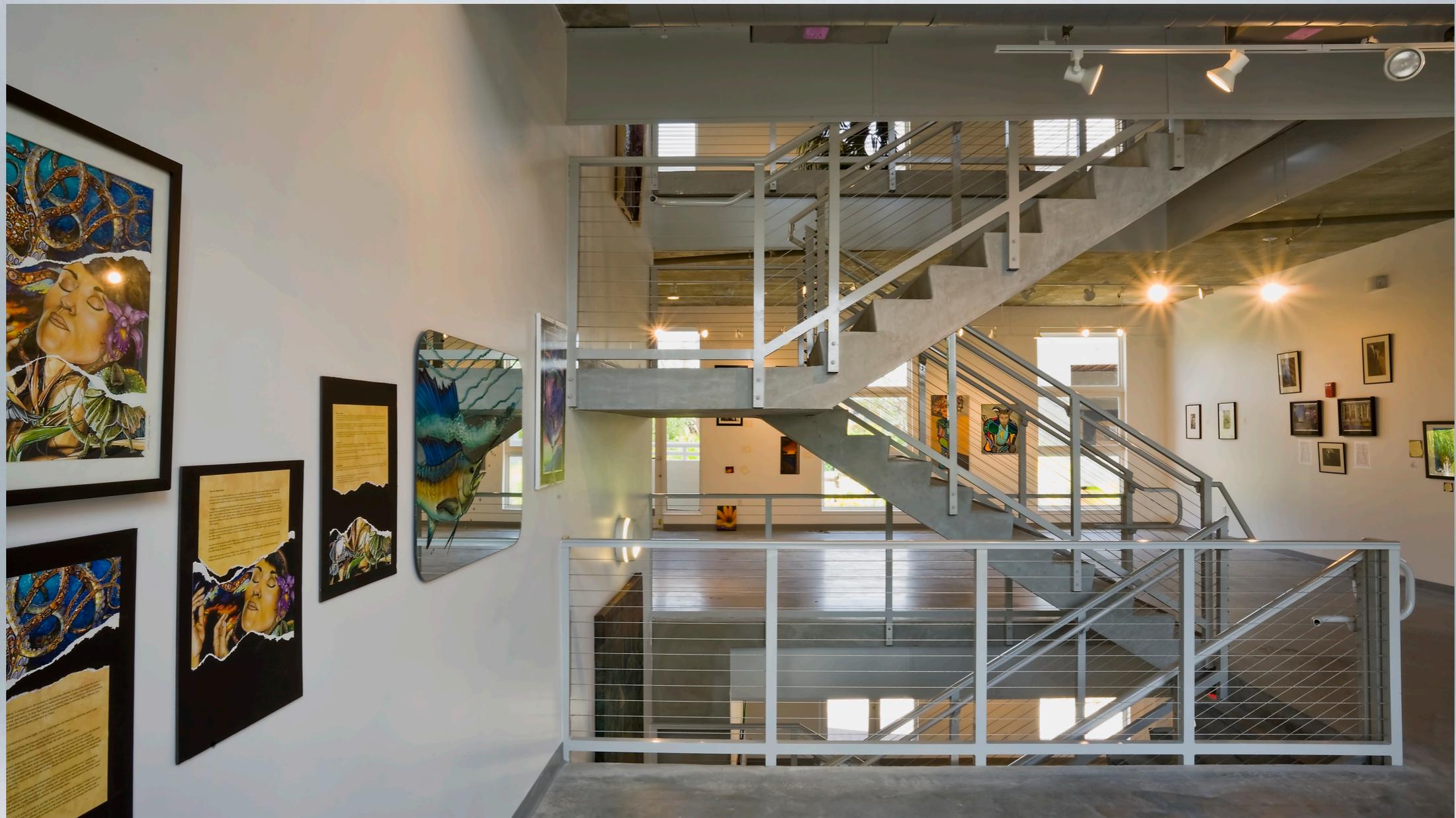
50 live/work units, 15 galleries, 12 studios, offices of county cultural agency (opened 2004)



FOR WORKING

Traffic Zone Center for Visual Art / Minneapolis, Minnesota

24 studios for mid-career artists in historic warehouse



FOR EXHIBITING

Artspace Sailboat Bend Lofts / Fort Lauderdale, Florida

37 live/work units, three-level gallery and community room (opened 2007)



FOR PERFORMING

Illusion Theater

Hennepin Center for the Arts / Minneapolis, Minnesota



FOR LEARNING

Dance Institute

Hennepin Center for the Arts / Minneapolis, Minnesota



FOR FAMILIES

Frogtown Family Lofts / St. Paul, Minnesota
36 live/work units, all with two or three bedrooms (opened 1992)



FOR ARTS ORGANIZATIONS

Sierra Arts

Riverside Artist Lofts / Reno, Nevada



FOR ARTS ORGANIZATIONS

James Sewell Ballet

Hennepin Center for the Arts / Minneapolis, Minnesota



FOR CREATIVE BUSINESSES

Black Dog Cafe

Northern Warehouse / St. Paul, Minnesota



FOR CREATIVE BUSINESSES

Bev's Wine Bar

Traffic Zone Center for Visual Art / Minneapolis, Minnesota



FOR CREATIVE BUSINESSES

Springboard for the Arts
Northern Warehouse / St. Paul, Minnesota



FOR CREATIVE BUSINESSES

All City Coffee

Tashiro Kaplan Artist Lofts / Seattle, Washington



FOR COMMUNITIES

Artspace Hiawatha Lofts / Seattle, Washington
61 live/work units, 5,000 square feet of commercial space (opened 2008)

QUALITIES



LARGE WINDOWS

Spinning Plate Artist Lofts / Pittsburgh, Pennsylvania

37 live/work units in historic automobile dealership (opened 1998)



OPEN FLOOR PLANS

Northern Warehouse / St. Paul, Minnesota

52 live/work units, 2 floors of commercial space (opened 1990)



HIGH CEILINGS

Tilsner Warehouse / St. Paul, Minnesota

66 live/work units (opened 1993)



COMMUNITY

Switching Station Artist Lofts / Chicago, Illinois

Resident artists landscape the grounds



ACTIVITY

First Thursday Artwalk

Tashiro Kaplan Artist Lofts / Seattle, Washington

MONEY MATTERS

RENTS

Harvester Artspace Lofts



Proposed Rents*:

Number of Units Available	Unit Size	Number of Persons Allowed Per Unit	Percentage of Area Median Income	Gross Rent	Utility Allowance	Total Tenant Paid Rent
1	Efficiency	1 person	40%	\$470	\$32	\$438
1	Efficiency	1 person	50%	\$507	\$32	\$475
2	1 Bedroom	1-2 persons	40%	\$503	\$41	\$462
3	1 Bedroom	1-2 persons	50%	\$566	\$41	\$525
5	1 Bedroom	1-2 persons	60%	\$631	\$41	\$590
4	2 Bedroom	2-4 persons	40%	\$604	\$50	\$554
10	2 Bedroom	2-4 persons	50%	\$650	\$50	\$600
5	2 Bedroom	2-4 persons	60%	\$730	\$50	\$680
1	3 Bedroom	4-6 persons	40%	\$698	\$58	\$640
4	3 Bedroom	4-6 persons	50%	\$718	\$58	\$660

*Subject to change with published allowable limits.

2009 Maximum Income Limits*:

Percentage of Area Median Income	1 Person	2 Persons	3 Persons	4 Persons
40%	\$19,560	\$22,360	\$25,160	\$27,960
50%	\$24,450	\$27,950	\$31,450	\$34,950
60%	\$29,340	\$33,540	\$37,740	\$41,940

BEFORE AND AFTER



BEFORE

Tilsner Warehouse / St. Paul, Minnesota



AFTER

Tilsner Warehouse / St. Paul, Minnesota



BEFORE

Jefferson Davis Hospital / Houston, Texas



AFTER

Elder Street Artist Lofts / Houston, Texas

WHY AN ARTSPACE PROJECT IN TAOS?

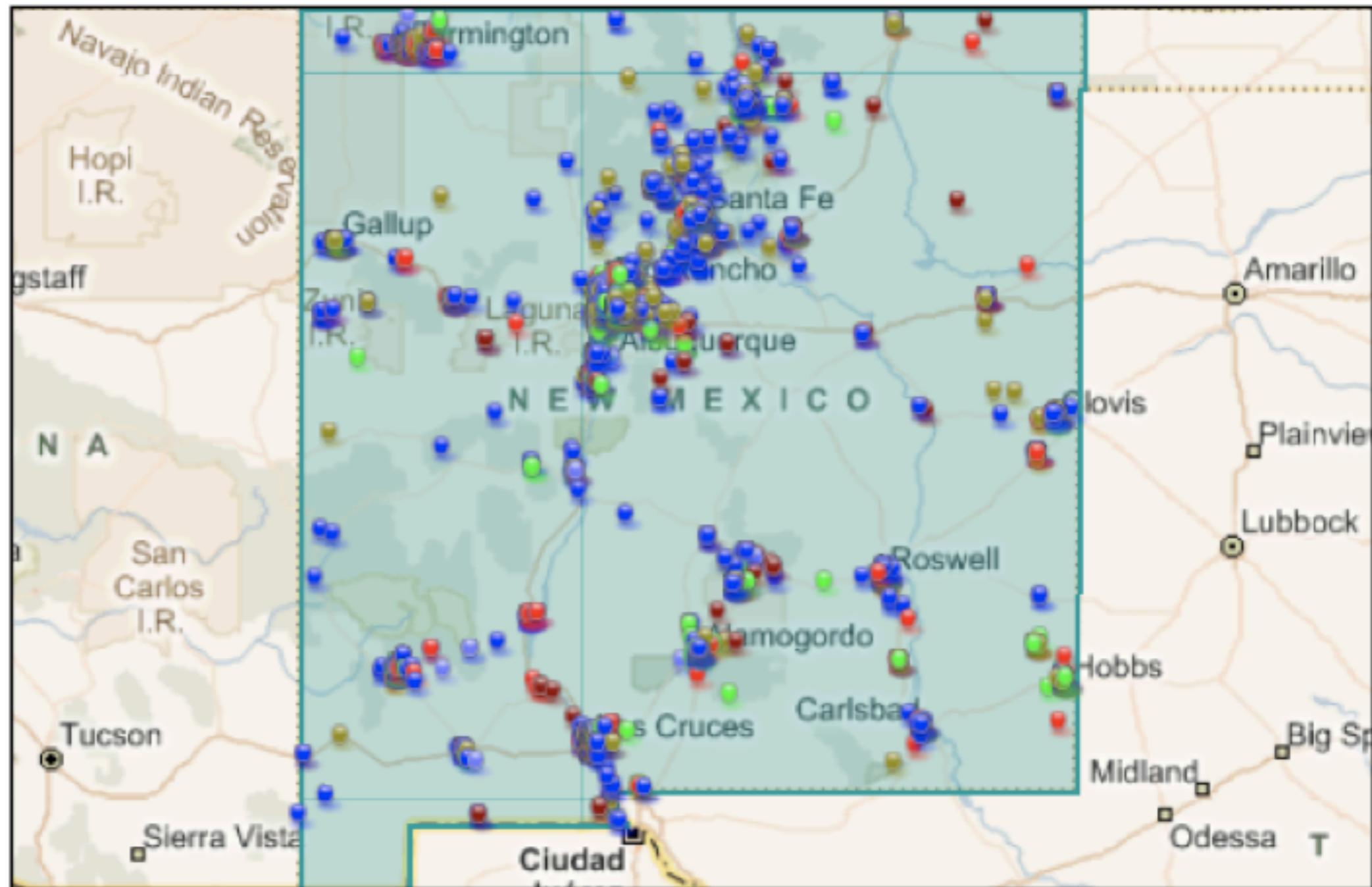
- Catalyst for more economic development downtown, including affordable housing and studio space
- Sign of a healthy, vibrant community
- Creates affordable space to attract and retain more young artists
- Continues to elevate Taos' reputation as a place for arts and artists



Taos Art Museum

4,482 Arts-Related Businesses in New Mexico Employ 15,971 People

- Arts-Related Business
- Museum/Collections
 - Performing Arts
 - Visual/Photography
 - Film, Radio, TV
 - Design/Publishing
 - Arts Schools/Services



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www.AmericansForTheArts.org/sc/CreativeIndustries

FINDINGS FROM FEASIBILITY STUDY IN MARCH 09

- **Artist market:** Extremely robust with creative people and organizations in need of adequate, affordable space; 50+ artists and arts administrators attended the first public meeting, representing many disciplines. Top concerns were affordability and having a project be in the downtown core.
- **Potential sites:** Many suitable possibilities in and close to the town core.

MORE FINDINGS FROM FEASIBILITY STUDY IN MARCH 09

- **Financial analysis:** State of NM resources more competitive than ever; some municipal resources; private sources lesser known in Taos though some national funders may have an interest in this area and artist population.
- **Project concept:** Mixed use with live/work housing, artist studios and spaces for creative businesses and nonprofit arts
- **Community leadership:** Advocates for artist space from many sectors

TAOS ARTIST MARKET

Who took the survey?

- 388 artists

What are their space needs?

- 239 want live/work - supports up to **80 units**
- 63 want studio - supports up to **21 work spaces**
- 249 want occasional rentals (e.g.: gallery, classrooms, retail, etc.)



PRIMARY ART FORMS

Painters, Musicians.... and MORE!

- 41% Painting/drawing
- 19% Writing/Literary arts
- 14% Mixed Media
- 13% Arts Education
- 12% Crafts/Fine crafts
- 12% Photography
- 12% Art Gallery
- 11% Healing Arts
- 10% Sculpture
- 10% Jewelry



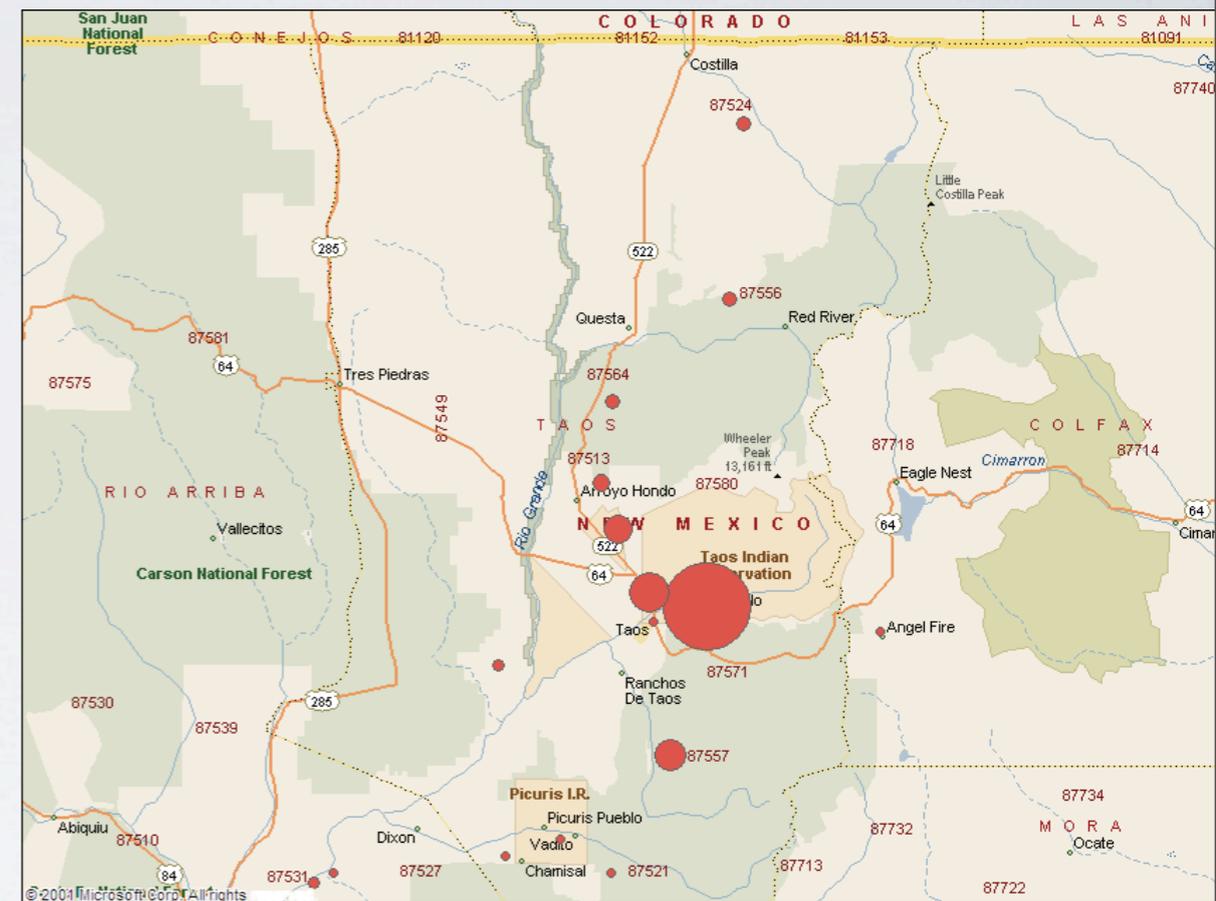
MORE ABOUT THESE ARTISTS

A Survey of Artists – Taos

- 77% (80% studio) currently live in Taos
- 24% < 40 years old
- 17% have children
- 39% are at or below 60% AMI
- 81% European American
- 29% Hispanic American/Latino/Chicano/Native American/multiethnic
- 36% earn less than \$20,000 per year
- 44% earn less than 10% of their income from their art
- 14% earn nearly 100% from their art
- 86% need one or two bedroom live/work spaces
- 56% can afford \$250 or less for studio space
- 49% don't have space that they use specifically for their art

Artists Interested in Relocation: Distribution of Current Residence by Zip Code

Size of circle indicates relative frequency of responses by zip code



ARTSPACE TAOS TIMELINE

- March 2009: Prefeasibility Study
- March 2010: Artist Market Survey Launch
- August 2010: Artist Market Survey Report and Findings
- Today and Next Steps





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artspace.org