



Creating Community through the Arts

City Council Work Session

Tuesday, February 10, 2015

The Olympia Artspace Alliance has contracted with Artspace, a national organization, to advise on site selection, community leadership, project concept and financial feasibility. Our February 10 briefing to City Council will provide an update on these considerations, including national perspectives on similar projects elsewhere and analysis of benefits, challenges, and financial models.

Olympia Artspace Alliance (OAA) is a local nonprofit established in 2011 specifically to develop a facility that provides studio/residential units for artists and complementary commercial spaces.

Artspace is a national nonprofit based in Minneapolis established in 1979 and a leader in *creative placemaking*: the leveraging of cultural assets to strengthen the social fabric of a community. Artspace has 37 completed projects in 14 states and DC, providing 1,500 affordable live/work units serving more than 2,000 artists and their families, and more than 1.5 million square feet of space for artists, nonprofit arts organizations, creative businesses, and entrepreneurs.

The Olympia Artspace Alliance is working to provide affordable and sustainable housing for working artists and their families. The financial model would provide artist housing in perpetuity, keeping rents affordable (within HUD rates) and requiring no further fundraising (public or philanthropic).

Our 2013 market survey confirms a strong need for affordable housing and work space for artists and their families. Survey findings indicate the need for:

- Up to 52 affordable live/work units designed for artists
- Up to 37 non-residential studio spaces available for on-going or occasional needs
- Shared gallery/exhibition space, classroom/teaching space
- New home to creative-sector organization, business and/or educational programming

The arts have strong potential for revitalizing downtown, and artist housing is an important part of the mix of downtown residential opportunities. Similar projects in other communities have relied on a mix of funding sources, including low income housing tax credits, CDBG and HOME Program funds, Federal Home Loan Bank funds, City and State funds, Conventional First Mortgage, and philanthropic contributions, including property. OAA will need City support for this project. Municipal contributions are typically 10-12% of total funding, and may include a site, site mitigation, and other key support.

Artspace: The nation's leading developer for the arts
Olympia Itinerary - February 10-12, 2015

Wendy Holmes, Senior Vice President, Consulting and Strategic Partnerships
Teri Deaver, Vice President of Consulting and Strategic Partnerships

Tuesday, Feb 10

City Council Study Session

Wednesday, Feb 11

- Tina Kuckkahn-Miller, Executive Director of the Longhouse at The Evergreen State College: *Potential partnerships with Tribes as future residents, tenants and/or advisers in building design*
- City staff: *Community Renewal Area, downtown planning, prospective funding sources, site considerations*
- Intercity Transit: *IT planning, site considerations*
- The Evergreen State College: *potential for partnership*
- Tour potential downtown sites

Thursday, Feb 12

Olympia Artspace Board meeting