

# ACROSS THE COUNTRY

## Our Story

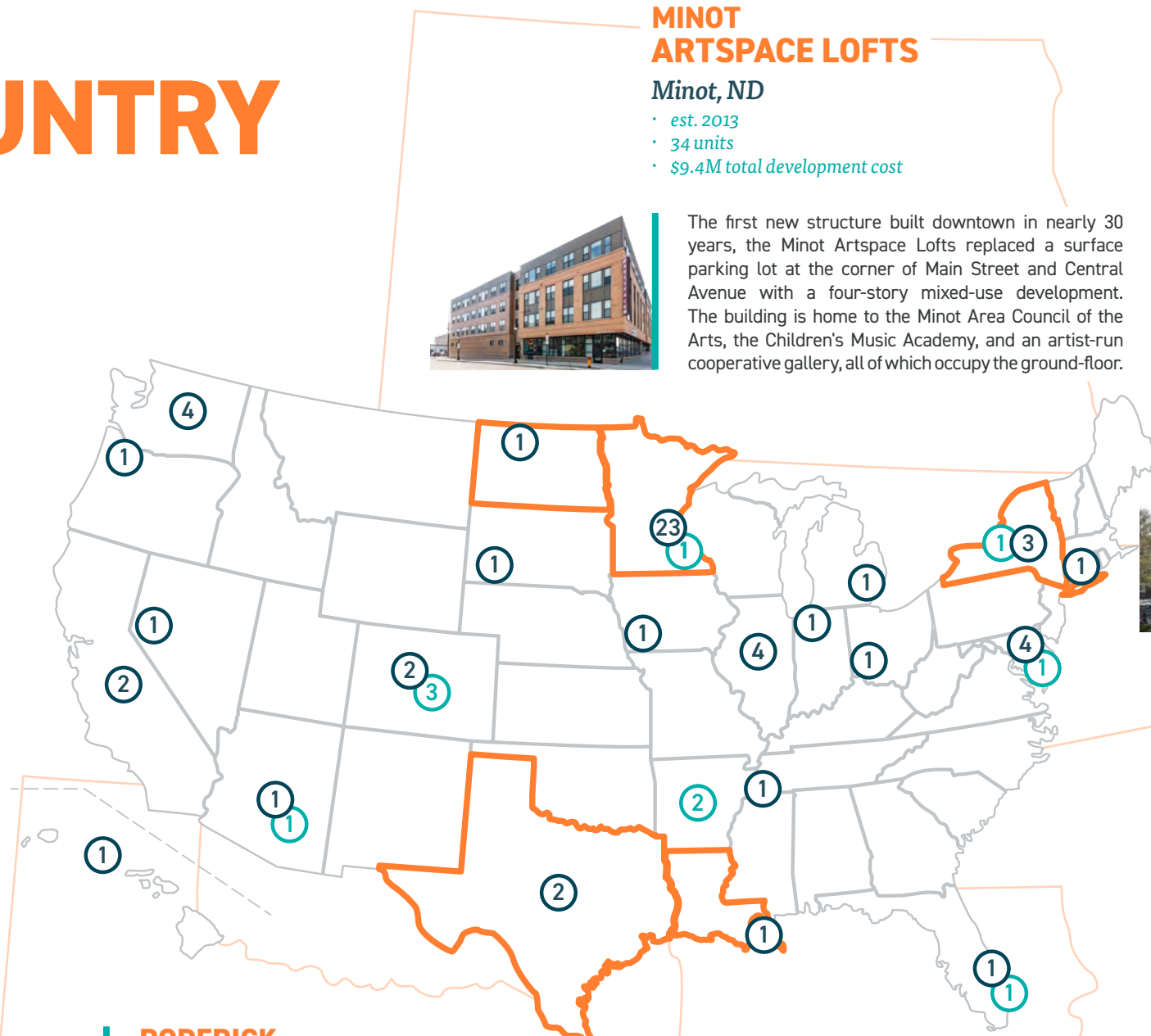
Founded in 1979, Artspace is a nonprofit organization whose mission is to create, foster, and preserve affordable and sustainable space for artists and arts organizations. To fulfill that mission, Artspace uses the tools of real estate development to construct or restore places where artists can affordably live and work.

Artspace buildings also support healthy communities, anchored in existing assets. With a commitment to affordability, Artspace ensures that the spaces remain accessible to artists and their families in perpetuity. Artspace's unique portfolio, developed over three decades, includes over 50 projects nationwide and represents more than \$800 million invested in America's infrastructure.

Beyond developing places, Artspace has also served as a consultant to hundreds of arts communities coast-to-coast, helping others advance their visions. While embracing the value the arts bring to individual lives, Artspace champions the once-radical idea that artists and arts organizations can leverage fundamental social change.

Artspace's headquarters are located in Minneapolis, with additional offices in New York and Washington D.C.

For more information, please visit [www.artspace.org](http://www.artspace.org).



### MINOT ARTSPACE LOFTS

Minot, ND

- est. 2013
- 34 units
- \$9.4M total development cost



The first new structure built downtown in nearly 30 years, the Minot Artspace Lofts replaced a surface parking lot at the corner of Main Street and Central Avenue with a four-story mixed-use development. The building is home to the Minot Area Council of the Arts, the Children's Music Academy, and an artist-run cooperative gallery, all of which occupy the ground-floor.

### EL BARRIO'S ARTSPACE PS109

New York, NY

- est. 2014
- 90 units
- \$52M total development cost



El Barrio's Artspace PS109 is a community-driven project which transformed an abandoned public school in East Harlem into an arts facility. Built in 1898, this historic structure is five stories tall with a steeply pitched roof, copper-clad cupolas, and a wealth of newly restored decorative terracotta and other carefully restored elements from the past. Today, the project boasts 90 units of affordable live/work housing for artists and their families, as well as 10,000 square feet of complementary space for arts organizations.

### RODERICK ARTSPACE LOFTS

El Paso, TX

- est. 2016
- 51 units
- \$12.7M total development cost



In partnership with the El Paso Community Foundation and the City of El Paso, Artspace transformed a vacant lot downtown into an arts destination animated by artists and creative businesses, helping to rejuvenate a challenged neighborhood. This beautiful new building blends 51 affordable live/work units for artists and their families with 5,000 square feet of multi-purpose nonprofit commercial space and a large community room.

### BELL ARTSPACE CAMPUS

New Orleans, LA

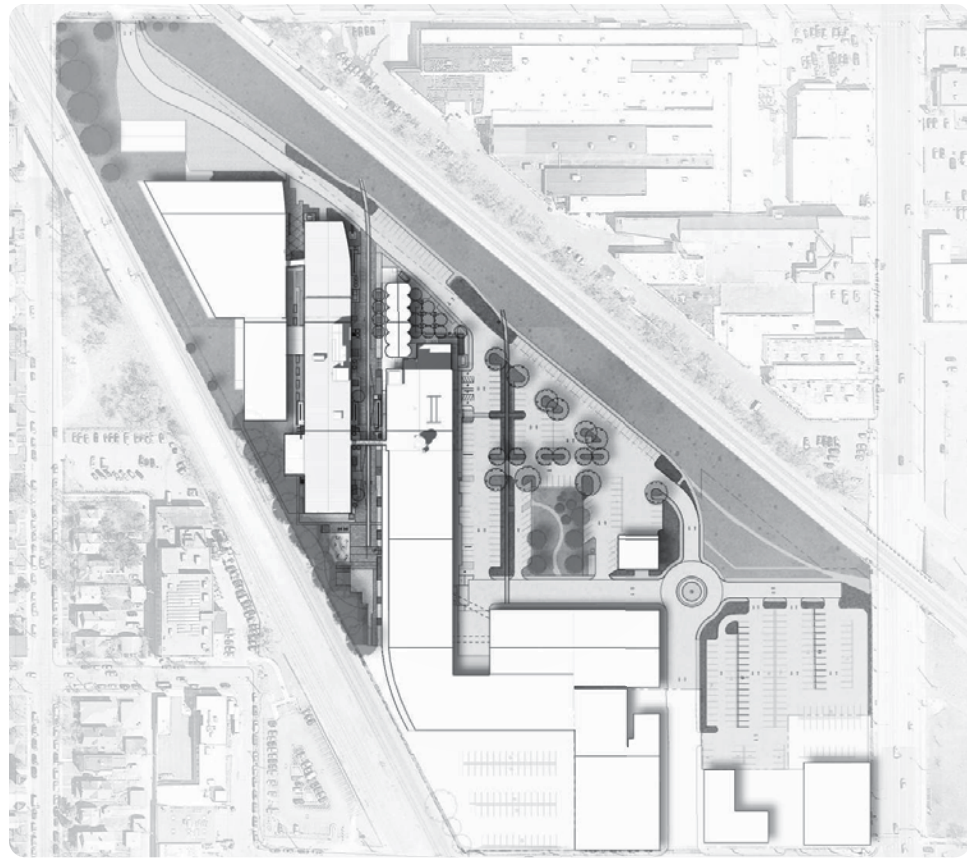
- est. 2018
- 79 units
- \$37.4M total development cost



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 five extraordinary buildings have been given new life in phase one of a two-phase project that hopes to restore not only the bricks and mortar but also the former Bell School's historic role as a center of the community. The Bell Artspace Campus project transforms the three largest buildings of the former Bell School into 79 units of affordable live/work housing for low- to moderate-income artists, cultural workers, and families. The project also reestablishes many of the former Bell School's creative and common spaces (e.g., band room, gym, and chapel building) for creative use by the Bell Artspace Campus residents and commercial tenants.

58 PROPERTIES IN OPERATION

10 PROPERTIES IN DEVELOPMENT



# Artspace

# IN MINNESOTA

## THE NORTHRUP KING CAMPUS Minneapolis, MN

### Project Details

#### Owner/Developer:

Artspace Projects, Inc.

#### Community Partners:

Northeast Minneapolis Arts District,  
Northeast Minneapolis Arts Association,  
Logan Park Neighborhood Association

#### Type of Development:

Redevelopment of 13-acre campus, including preservation of existing NKB artist studios and adaptive reuse of three vacant buildings and grain elevators

#### Arts, community & nonprofit spaces:

Nearly 8,500 square feet created and 350,000 square feet preserved

#### Estimated Construction Period:

2022–2025

#### Project Funders to Date:

Intermedia Arts, Sachs Family Foundation and Bridgewater Bank

#### Estimated Total Project Cost:

\$55–\$60M

#### Legislative Request:

**\$1,720,000 for pre-design, design, and site preparation** such as improvements to the parking lot, utilities, and storm drainage; and will connect to immediate neighborhoods via nearby bike trails, creating even greater connectivity in the heart of the thriving Northeast Minneapolis Arts District.

Construction is expected to begin in 2022.

### 1. Crow Wing County Brainerd

- **Franklin Arts Center**
  - est. 2008
  - 25 units
  - \$8.4M total development cost

### 2. Dakota County Hastings

- **Artspace Hastings River Lofts**
  - est. 2017
  - 37 units
  - \$12.6M total development cost

### 3. Hennepin County Minneapolis

- **Artspace Green Homes North**
  - est. 2013
  - Four single-family homes
  - \$215,000 list price per home
- **Artspace Jackson Flats**
  - est. 2013
  - 35 units
  - \$10M total development cost

### • Chicago Avenue Fire Arts Center

- est. 2010
- 5,800 sq. ft. of working studio and maker-space
- \$1M total development cost

### • The Cowles Center for Dance & the Performing Arts

- est. 2011
- 160,000 sq. ft. of performance, rehearsal, classroom, administrative space for small arts non-profits
- \$42M total development cost

### • Grain Belt Studios (Bottling House & Warehouse)

- est. 2005
- 130,000 sq. ft. of working studio and maker-space combined with incubator and entrepreneurship space
- \$2.1M total development cost

### • The Northrup King Campus

- est. 2019
- 319,000 sq. ft.
- \$3.1M total development cost

### • Northside Artspace Lofts

- est. 2020
- 100 units
- \$30M total development cost

### • Traffic Zone Center for Visual Art

- est. 1995
- \$4.3M total development cost

### 4. Otter Tail County Fergus Falls

#### • Kaddatz Artist Lofts

- est. 2004
- 10 units
- \$2.4M total development cost

### 5. Ramsey County St. Paul

#### • 653 Artist Lofts

- est. 1992
- 36 units
- \$3M total development cost

#### • Artspace Frogtown Single-Family Homes

- est. 1996
- Four single-family homes

### • Northern Warehouse Artist Lofts

- est. 1990
- 52 units
- \$10M total development cost

### • Tilsner Artists' Cooperative

- est. 1993
- 66 units
- \$7.1M total development cost

### 6. Saint Louis County Duluth

#### • Washington Studios

- est. 1996
- 39 units
- \$7.1M total development cost

