

Artspace

SPACE TO CREATE COLORADO

Driving Economic Development in
Rural & Mountain Communities
Through the Arts

artspace

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Artspace maintains
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Washington, D.C.

Artspace **IN** COLORADO

Colorado has surfaced as a dynamic state for Artspace activity, as many of its towns and cities are teeming with creative workers and energy, while experiencing housing and workspace shortages. Built on a long history serving as a consultant there, Artspace opened its first Colorado project in 2015, the **Artspace Loveland Arts Campus**, which illustrated how the creative sector could help fill the void left by departed industries and drive community and economic development.

Loveland inspired the Space to Create Colorado (S2C) program, and Artspace has since completed the S2C demonstration project, **Trinidad Space to Create**, as a replicable model. A series of additional S2C projects will follow across the state, the first of which is now under construction: **Ridgway Space to Create**; with **Grand Lake Space to Create** to follow.

Artspace is also addressing needs in Colorado's urban cores and is planning for **Artspace Colorado Springs** as a separate effort from S2C, to hold space in the Colorado Springs Creative District for creatives at risk of displacement. Artspace's work across Colorado is creating the sustainable, physical infrastructure of homes and workplaces for the creative class, providing life-changing support for individuals who go on to have transformational impacts on their communities.

About Space to Create Colorado

Space to Create Colorado is the first state-driven initiative for affordable housing for creative sector workers in the nation. The state's mission is to develop affordable housing and workspace, including commercial, for creative industries and artisans and ultimately position Colorado as the nation's leader in creatively led community transformation in rural communities. S2C is facilitating the development of a series of projects in Colorado's rural, small town, and mountain communities across the state. This effort is led by the Colorado Office of Economic Development's Colorado Creative Industries, the Colorado Department of Local Affairs, the Boettcher Foundation, Artspace, and History Colorado.



SPACE TO CREATE PARTNERS



COLORADO
Department of Local Affairs



COLORADO
Office of Economic Development
& International Trade



Artspace **IN** COLORADO



COMPLETED

- 1. Loveland Arts Campus (Phase 1)
- 5. Trinidad Space to Create

UNDER CONSTRUCTION

- 2. Ridgway Space to Create

IN DEVELOPMENT

- 1. Loveland Arts Campus (Phase 2) *
- 3. Colorado Springs
- 4. Grand Lake

IN FEASIBILITY STAGE

- 6. Salida
- 7. Grand Junction

FUTURE SPACE TO CREATE COMMUNITY

- 8. Carbondale

These projects are made possible in partnership with Artspace and multiple state agencies and private sector collaborators, including the Office of Economic Development and International Trade (OEDIT), Colorado Creative Industries, History Colorado, DOLA Housing, DOLA Local Government, Boettcher Foundation and Gates Foundation.

Artspace **IN** **COLORADO**

2014-15

Artspace acquires **Feed & Grain** and a neighboring, vacant lot in downtown Loveland; builds new property on the lot.

2015

Inspired by Artspace's work in **Loveland** as a replicable model, the state-led **Space to Create Colorado (S2C)** program is created.

Feb. 11, 2016

Grand Opening of **Artspace Loveland Lofts**.

2016-18

Trinidad chosen for the **S2C** demonstration project. Artspace breaks ground on **Trinidad Space to Create** June 11, 2018.

2021-22

A community block party is held in 2021 to celebrate progress on **Ridgway Space to Create**, the first S2C community selected after the demonstration project. Now under construction, the Grand Opening is projected for 2022.

2022

The town of **Salida** contracts Artspace to conduct Feasibility and Arts Market Studies.

August 2022

Grand Opening of **Trinidad Space to Create**.

2022-24

Artspace to complete Phase II of the **Artspace Loveland Arts Campus** by adaptively reusing the **Feed & Grain**. Artspace plans to break ground Summer 2022 and open Q1 2024.

2022-24

Artspace to break ground on **Artspace Colorado Springs** in Q3 2022 and complete construction by Q1 2024.

2023-25

Grand Lake Space to Create to start construction late 2023 and open late 2024/early 2025.

Artspace **LOVELAND** **ARTS CAMPUS**

1

Artspace will redevelop the iconic **Feed & Grain** into an arts-centric, mixed-use property to complete the **Artspace Loveland Arts Campus** — the inspiration for the **Space to Create Colorado** program.

Responding to community calls, Artspace acquired the Feed & Grain and a neighboring, vacant lot in 2014. Artspace newly constructed the **Artspace Loveland Lofts** on the lot, providing 30 live/work units and gallery space, with a Grand Opening occurring in 2016. Artspace also conducted an initial scope of work to stabilize the old mill, with the intent to redevelop it as Phase II of the project. It is one of Loveland's most historic structures and represents the town's first major industry.

There is a long history across the U.S. of artists and other creatives reclaiming abandoned industrial spaces as spaces to create. Redeveloping the Feed & Grain so that it is code-compliant, on the tax roll, and filled with a creative community will both preserve a local, 120-year-old landmark while helping to imagine the future of the Loveland community as a continued hub for the creative inspirations of Northern Colorado. When completed, the Feed & Grain will provide nine units of live/work housing for creatives and their families; along with 6,000 square feet of sustainable commercial space for artists. When added to the units available at the Lofts, the entire campus will provide 39 live/workspaces total, increasing

livability for all Loveland residents by providing housing that ranges from 30% to 120% Area Median Income. This is a rare and expansive spread across the livability spectrum; paired with professional-level commercial space. The completed Artspace Loveland Arts Campus will bookend substantial improvements that have been made in downtown Loveland in recent years, fulfilling the community's vision to expand economic opportunities and arts access while ensuring that Loveland remains a model for artist-led community development in Colorado.

Feed & Grain Project Details

- **Owner/Developer:** Artspace
- **Architect:** Ratio (Denver)
- **Contractor:** Spectrum General Contractors (Denver)
- **Type of Development:** Adaptive reuse as mixed-use arts space
- **Number and Type of Units:** Creation of nine live/work units including studios and one- and two-bedrooms
- **Affordability:** 60–120% AMI
- **Community Space:** 6,000 sq. ft.
- **Estimated Project Cost:** \$10M
- **Estimated Timeline:** Summer 2022–Q1 2024
- **Project Funders to Date:** Linda Aranow, ArtPlace Fund of Community Foundation of Northern Colorado, Boettcher Foundation, Colorado State Historic Fund, El Pomar Foundation, Erion Foundation, Gates Family Foundation, Hach Family Fund, Linda & Tom Lignon, Loveland Community Fund of Community Foundation of Northern Colorado, Teresa & Paul Mueller, NEA, Suzanne & Andy Peterson, Jan & Mel Schockner, and Earl & Lis Sethre



Artspace **RIDGWAY** **SPACE TO CREATE**

2

Ridgway Space to Create is the first project (following the demonstration project in Trinidad) selected for Space to Create Colorado; and is also the first affordable housing project in Ouray County. Located in Southwest Colorado at the foothills of the San Juan Mountains, more than one in 10 people identify as artists in this town of just over 1,000 people.

The Ridgway Space to Create new construction will provide 30 one- and two-bedroom units of low-income workforce housing, as well as 2,000 square feet of community space, in the Town of Ridgway's downtown core and certified Creative District. This new construction project aligns with the town's clear goals for affordable housing production, Main Street economic development, and added density and volume; while leveraging the Creative District and the Ramp Up Ridgway project with the Colorado Department of Transportation, which paved downtown Ridgway streets for the first time. Construction is currently underway, as well as fundraising for the final section of the capital campaign: **The Decker Community Room**. Ridgway resident Dr. Peter Randolph Decker (1934–2020), who owned the land that Ridgway Space to Create is being built on, was a true "Renaissance Man": A rancher; history and public policy educator; former staff assistant to Senator Robert Kennedy; former Colorado Commissioner of Agriculture; and author of several books.

Project Details

- **Owner/Developer:** Artspace
- **Architect:** HHL Architects
- **General Contractor:** Stryker and Company (Montrose)
- **Partners:** Town of Ridgway, Colorado Creative Industries (CCI), Department of Local Affairs (DOLA)
- **Type of Development:** New construction
- **Number and Type of Units:** 30 live/work units including six two-bedroom units and 24 one-bedroom units
- **Affordability:** 30–80% AMI
- **Commercial Space:** 2,000 sq. ft.
- **Estimated Project Cost:** \$10M
- **Estimated Timeline:** Under construction, projected to complete 2022
- **Project Funders to Date:** Boettcher Foundation, Enterprise Community Partners, Gates Family Foundation, Ridgway Creative District, State of Colorado's DOLA and CCI agencies, Telluride Foundation, and the Town of Ridgway



Artspace **COLORADO SPRINGS**

3

Artspace Colorado Springs grew out of a grassroots effort led by the Colorado Springs Downtown Development Authority (DDA). A mixed-use, five-story building located in the Creative District downtown, it will seamlessly link new construction with a historic element to create one cohesive, 48,000 square foot building.

The majority will be new construction built to the standards of 2020 Enterprise Green Communities, with photo-voltaic capacity and EV-ready parking spaces. It will also preserve an important piece of local history, retaining the Spanish-style 1928 portion of the former headquarters for the Gay & Lesbian Fund for Colorado (2002–11), which was then gifted to Rocky Mountain PBS and named in honor of prominent LGBTQ businessman and philanthropist Tim Gill. For nearly two decades the building hosted thousands of community members for workshops, meetings, and receptions, and became a beloved space where all felt welcomed and safe—values and a legacy that Artspace will continue.

To designate Artspace Colorado Springs as a destination for the arts, public art components will include murals situated on the building's exterior vertical spaces and sculptural components along the right-of-way

adjacent to Wahsatch. The exterior design will reflect the level of artistic activity occurring within the 51 units of multifamily affordable housing and approximately 20 commercial studios; and a rooftop deck will provide stunning views of the southern Front Range of the Rocky Mountains. All the units are one- or two-bedrooms, addressing studies that showcased a need to attract graduating students and young artists, thereby retaining the next generation of creative workers. Through a concentration of residential units and commercial space that prioritizes the creative workforce, Artspace Colorado Springs will plant a flag for the creative community—and the District at large—that this is a safe and forever-home for the creative sector.

Project Details

- **Owner/Developer:** Artspace
- **Architect:** HHL
- **Partners:** Colorado Springs Downtown Development Authority (DDA)
- **Type of Development:** Combination of new construction & adaptive reuse
- **Number and Type of Units:** 51 live/work including 40 one- and 11 two-bedrooms
- **Affordability:** 60% AMI
- **Commercial Space:** 7,500 sq. ft.
- **Estimated Project Cost:** \$28M
- **Estimated Timeline:** Q3 2022—Q1 2024



Artspace GRAND LAKE SPACE TO CREATE

4

Grand Lake, located in the Northern Mountains Region, is the third Colorado community to participate in the state-led Space to Create Colorado initiative, following the Trinidad demonstration project and Ridgway.

This idyllic mountain town has long been an arts-friendly community, but seasonal cultural workers annually migrate when their hospitality/resort housing closes in the offseason. A group of civic leaders, calling themselves the Colorful Creatives, joined forces in their vision to expand the town's year-round creative economy; and Grand Lake has since achieved formal designation as a Creative District, and joined the Space to Create Colorado program.

Artspace will construct **Grand Lake Space to Create** on the East End of downtown to provide a year-round, sustainable, and affordable home to the community's creative class. Nestled within a visually stunning atmosphere, the building's residents will be just blocks away from the scenic shores of Grand Lake (the headwaters of the Colorado River), as well as a short drive from Rocky Mountain National Park—both

places abundant with artistic inspiration. The completed project will include approximately 20 units of live/workspace, as well as a gallery, commercial, or community space on the ground floor. This investment in the year-round retention of the creative workforce is projected to have a catalytic effect on economic stimulation in the town.

Project Details

- **Owner/Developer:** Artspace
- **Architect:** Munn Architecture (Grandby), Ratio (Denver)
- **General Contractor:** M.W. Golden Constructors (Castle Rock)
- **Community Partner:** Town of Grand Lake
- **Type of Development:** New Construction
- **Number of Units:** Approximately 20
- **Affordability:** Projected at 60–80% AMI
- **Commercial Space:** TBD
- **Estimated Project Cost:** \$10M
- **Estimated Timeline:** Targeting late 2023 construction start
- **Project Funders to Date:** The Boettcher Foundation, Colorado Creative Industries (CCI), Colorado Department of Local Affairs (DOLA)



Artspace **TRINIDAD** **SPACE TO CREATE**

5

Located in Southeast Colorado, **Trinidad Space to Create** is the demonstration project for **Space to Create Colorado**, a state-led initiative to create affordable creative sector and workforce housing and workspace in rural Colorado communities.

Trinidad is known for its funky character and annual ArtoCade art car event, and the community is devoted to downtown revival efforts. Artspace transformed the entire 200 block of Trinidad's downtown Main Street into a dynamic complex that combined three historic structures with distinct exteriors, linking the second stories of all three with 13 affordable, live/work apartments. Street-level amenities feature a "dirty" maker-space and the city's own cultural facility. Six blocks away, next to a historic train depot and across from a park, Artspace constructed a brand new building with 28 more units of affordable live/work apartments. This building, just one block off of Main Street, boasts views of the mountains and Purgatory River to provide plenty of inspiration to its residents. **Trinidad Space to Create** is informing the series of statewide S2C projects that will follow, with Ridgway now under construction and Grand Lake next in the pipeline.

Project Details

- Development Partner: City of Trinidad
- Architect: HHL Architects
- Total Project Cost Estimate: \$18M
- Number of Units: 41
- Community Space: 20,000 sq. ft.
- Funders: Boettcher Foundation, City of Trinidad, Colorado Housing Finance Authority, Colorado Department of Local Affairs, El Pomar, Gates Family Foundation, History Colorado



Artspace's COMPLETED COLORADO WORK

1

ARTSPACE LOVELAND LOFTS



Artspace Loveland Lofts is Artspace's first project in the state, located in Northern Colorado in the town of Loveland. A newly constructed, 38,000 square foot building, the Lofts are four stories and provide 30 live/work units and a gallery space to the Loveland community. Phase II of the project will redevelop the iconic **Feed & Grain** to complete the **Artspace Loveland Arts Campus** — the inspiration for the state-led Space to Create Colorado initiative. An outdoor performance and gathering space links the Lofts and the Feed & Grain.

TRINIDAD SPACE TO CREATE

5

Located in Southeast Colorado, Trinidad Space to Create is the demonstration project for Space to Create Colorado, a state-led initiative to create affordable creative sector and workforce housing and workspace in rural Colorado communities. Trinidad is known for its funky character and annual ArtoCade art car event, and the community is devoted to downtown revival efforts. Artspace transformed the entire 200 block of Trinidad's downtown Main Street into a dynamic complex that combined three historic structures with distinct exteriors, linking the second stories of all three with 13 affordable, live/work apartments. Street-level amenities feature a "dirty" maker-space and the city's own cultural facility. Six blocks away, next to a historic train depot and across from a park, Artspace constructed a brand new building with 28 more units of affordable live/work apartments. This building, just one block off of Main Street, boasts views of the mountains and Purgatory River to provide plenty of inspiration to its residents. **Trinidad Space to Create** is informing the series of statewide S2C projects that will follow, with Ridgway now under construction and Grand Lake next in the pipeline.



ARTSPACE CONSULTING IN COLORADO

- Arvada
- Aurora
- Carbondale
- Denver
- Elizabeth
- Fort Collins
- Fraser
- Grand Junction
- Ignacio
- Lakewood
- Longmont
- Louisville
- Paonia
- Pueblo
- Salida
- Telluride
- Westminster
- Wheat Ridge

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America's Leading Nonprofit Real Estate Developer for the Arts

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.