

artspace

City Hall Artspace Lofts

13615 Michigan Avenue, Dearborn, MI 48126



Project Details

Location // 13615 Michigan Ave., Dearborn, MI 48126

Owner/Developer // Artspace Projects

Type of development // Mixed-use, live/work units and community/gallery space

Live/work units // 53

Commercial/Community space // 25,000 sq. ft.

Type of units // studio, one, two and three bedroom units

Affordability // units range from 30% to 60% of area median income

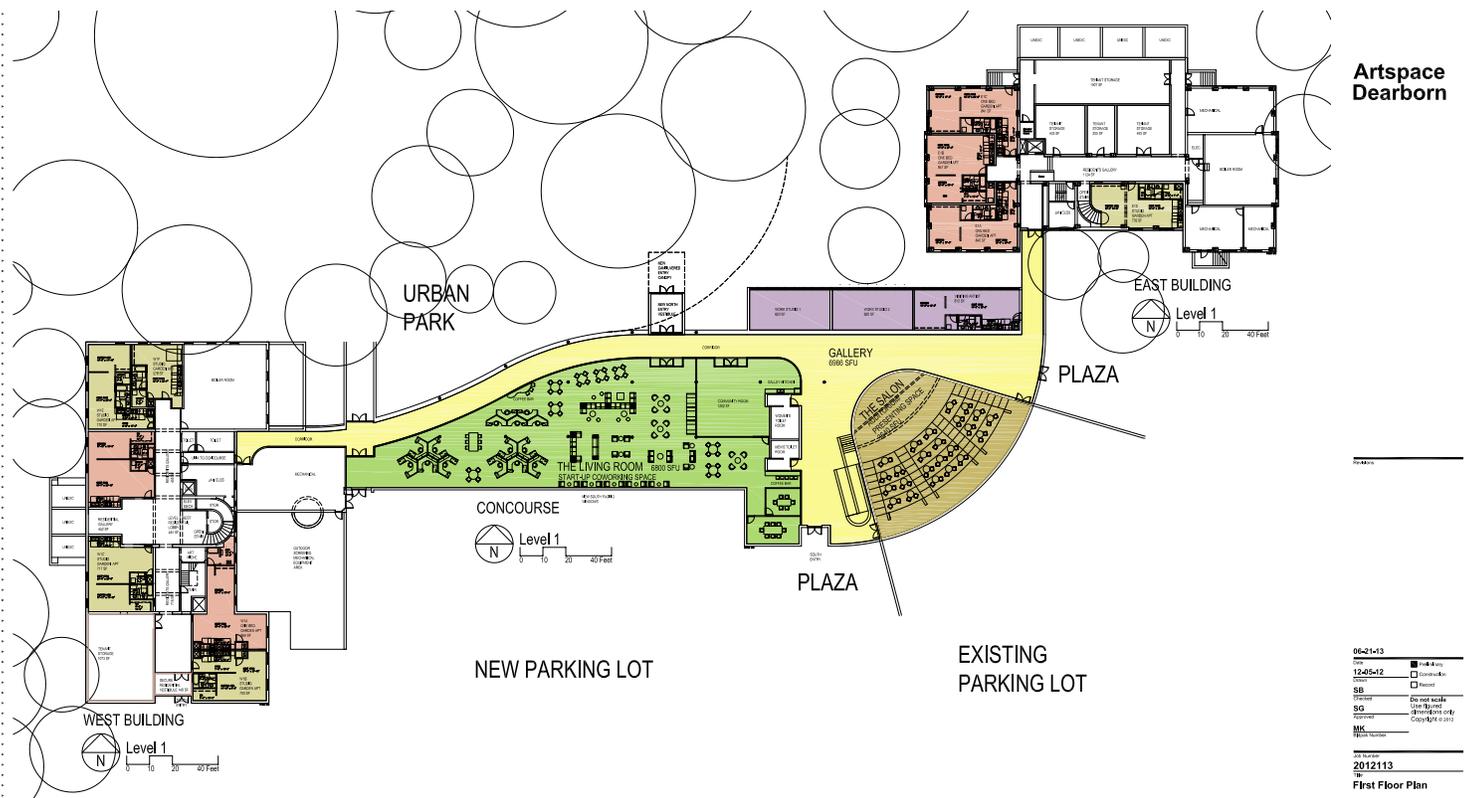
Total project cost // \$16.5 million

Project Overview

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 53 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.



Detroit skyline, located seven miles from Dearborn



Community and Commercial Space

The project is planned to include 25,000 square feet of combined community and non-residential commercial space in the Concourse Building that connects the residential spaces. This unique, expansive space will become a center for creative entrepreneurship, artistic and cultural collaboration, an artist-in-residence unit, and year-round community engagement through innovative programming.

The Concourse space will house:

- > A live/work unit specifically for an international artist-in-residency program
- > Creative entrepreneurship programming in collaboration with local, regional, and national partners, including business training, mentoring, start-up clinics for creative businesses, entrepreneurs and artists
- > Co-working space, where entrepreneurs and artists can establish an affordable workspace to headquarter their businesses. Membership fees will be offered in a tiered manner, including a free first year membership to residents of the City Hall Artspace Lofts
- > Weekend global arts marketplaces

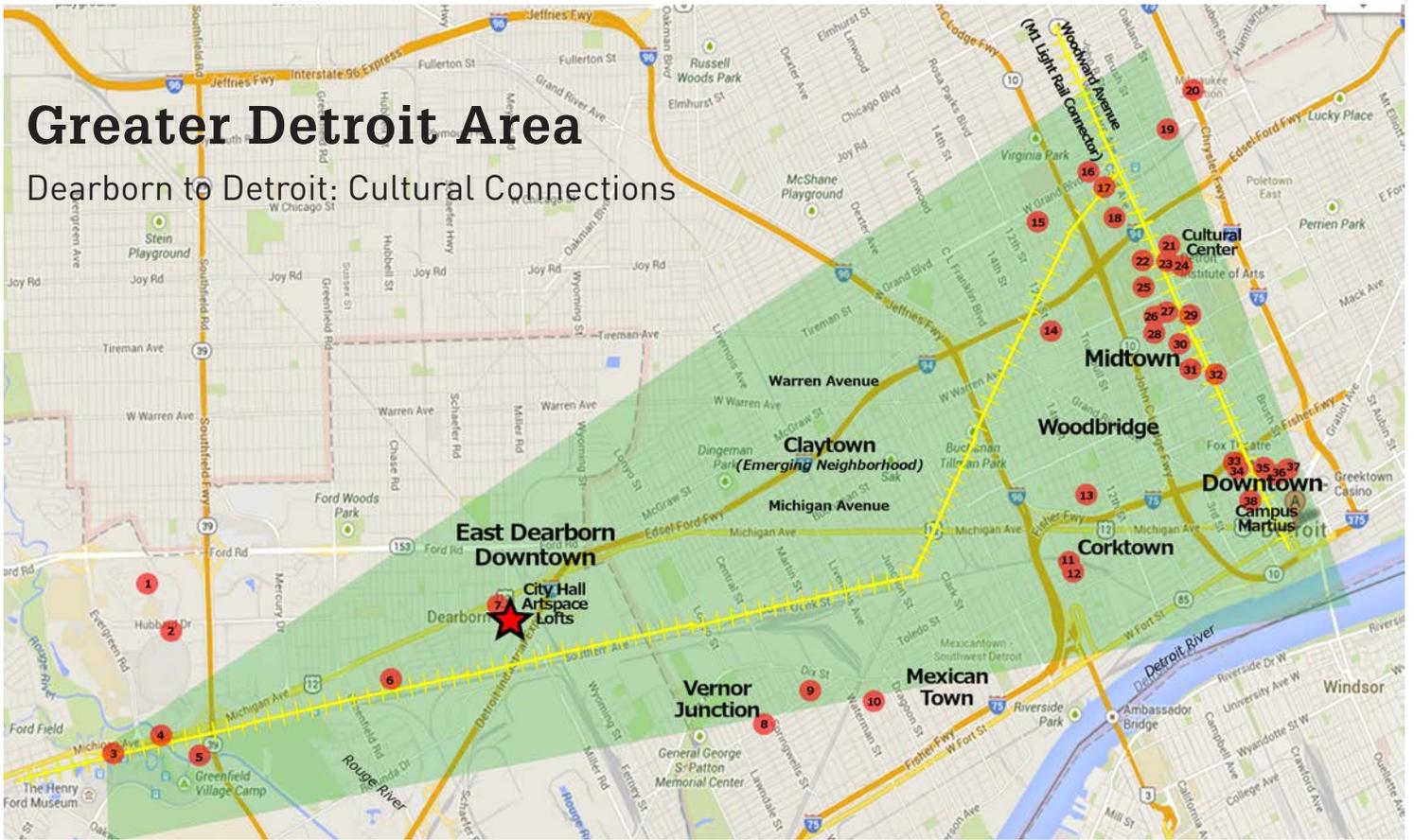
The Salon (formerly the Council Chambers/Auditorium) will house:

- > Flexible space for artists – including a place for artists and organizations to host performances, workshops, films, readings and rehearsals
- > Workshop/webinar and presentation space for Innovation Salons and seminars.
- > Distance Learning – a technology designed and developed by Artspace – allows artists to connect with schools throughout the State of Michigan for arts education programs. This award-winning program is funded by Artspace through a grant from the Ford Foundation.



Greater Detroit Area

Dearborn to Detroit: Cultural Connections



Map Key: Metro Detroit Cultural Attractions

1. Henry Ford Community College
2. University of Michigan-Dearborn
3. West Dearborn Downtown
4. Dearborn Intermodal Passenger Rail Station
5. The Henry Ford
6. Ford Community and Performing Arts Center
7. Arab American National Museum
8. COMPÁS
9. The Atrium Project Space - Southwest Detroit Business Association
10. Disenos Ornamental Iron
11. 555 Nonprofit Gallery and Studios
12. Matrix Theatre Company
13. Corktown Studios Detroit Creative Corridor Center
14. Contemporary Art Institute of Detroit
15. Motown Museum
16. Detroit Fisher Theatre
17. Detroit Creative Corridor Center
18. TechTown Detroit
19. Fortress Studios Detroit
20. Russell Industrial Center Russell Bazaar
21. College for Creative Studies
22. Detroit Historical Society
23. Detroit Institute of Arts
24. Charles H. Wright Museum of African American History
25. Wayne State University's Department of Art and Art History
26. Hilberry and Allesee Dance Theatre
27. Detroit Artists Market
28. Green Garage
29. Museum of Contemporary Art Detroit
30. Lawrence Technological University Detroit Studio
31. Detroit Symphony Orchestra
32. Bonstelle Theatre
33. Fox Theatre
34. The Fillmore Detroit
35. Detroit Opera House
36. Arts League of Michigan
37. Music Hall Center
38. Midison

Regional Impact

Due to the very nature of the City Hall campus, this project affords Artspace the opportunity to create a multi-functional facility that will impact the region through cultural and economic development. Artspace is collaborating with the EDDDA, the City of Dearborn, the Arab American National Museum, Artserve Michigan, ACCESS Growth Center, and other metro-Detroit based businesses and institutions to develop and program the space.

The City Hall Artspace Lofts, located along the Michigan Avenue corridor, a 7-mile stretch linking Dearborn with Detroit, is aligned with a significant number of creative placemaking initiatives currently underway in metro-Detroit and across the region. The project is just down the street from the new Intermodal Passenger Rail Station, set to open in 2014, that will serve as a gateway to southeastern Michigan and be a catalyst for future growth. The project will also help serve as an additional creative hub for the region between the other two major hubs - Midtown Detroit and Ann Arbor.



Project Goals

- > Boost local economy by fostering creative sector jobs
- > Facilitate a much-needed increase in the area's current low residential density
- > Create a long-term, financially stable and sustainable community asset
- > Provide affordable space where artists and arts organizations can pursue their work
- > Reuse and transform an historic structure
- > Educational opportunities created in collaboration with local and regional partners

Project Description & Progress Update

The City Hall Artspace Lofts complex consists of three buildings: the City Hall Building, the West Annex Building, and the Concourse. The City Hall Building is four stories and 42,564 SF and the West Annex Building is four stories and 38,155 SF. These two historic buildings will house the residential units, tenant storage, a leasing office, café, corridor art galleries, and incubator space. City Hall and the West Annex are connected by the one-story, 24,756 SF Concourse Building, built in 1980.

In 2013 Artspace secured Federal low income housing and historic tax credits to develop the residential portion of the City Hall Artspace Lofts totaling \$10.5 million in project funding; \$4.1 million of additional funds have been secured and we expect to start construction the fourth quarter of 2014. We are seeking \$1.9 million in philanthropic funding to close the final gap of this \$16.5 million effort.

Artspace Contact:

For more information or to support the City Hall Artspace Lofts project, please contact:

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The Nation's Partner in Arts-Driven Community Transformation

Artspace is the nation's leader in artist-led community transformation, with 35 projects in operation across the country and another dozen in development, representing a unique, \$600 million investment in America's arts infrastructure. Through its Consulting division, Artspace has brought its hard-earned expertise to more than 300 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 arts facilities. To date we have completed nearly 2,000 affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations. Additional information is available at artspace.org.