



**A mixed -use art center & affordable artist live -work housing: feasible in Shoreline/Lake Forest Park?**

**Preliminary feasibility study findings: 2021 -2022**

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**artspace**

# A home for art

In 2018 the ShoreLake Arts Board began seeking solutions for the increasingly urgent need for long-term, dedicated space for the arts.

In 2021 ShoreLake Arts contracted with Artspace to conduct a Preliminary Feasibility Study to determine the community support for such a facility, particularly one including affordable housing for artists and their families.

A quick preview: Artspace repeatedly recognized the strength of the community's support for an arts center and affordable artist housing.

# Artspace - the nation's leader

Headquartered in Minneapolis, Artspace is America's leading developer of arts facilities with 58 to date. It has also served as a consultant on art developments to more than 300 communities and arts organizations nationwide.

Local Artspace projects: the Tashiro Kaplan Building, Hiawatha Lofts, Mt. Baker Lofts & Artspace Everett Lofts (shares space with The Schack). Olympia and Bellevue are working with Artspace consultants. [www.artspace.org](http://www.artspace.org)

# Artspace - artist residents (as of 2019)

Artspace retains ownership of its buildings to ensure they remain dedicated to affordable artist housing in perpetuity.

- Most Artspace live/work units serve households earning at or below 60% of the Area Median Income (AMI).
- 56% have a bachelor's degree or higher (compared with 37.9% nationally).
- 18% of Artspace residents consider themselves to have a disability. (compared with 12.6% nationally).
- 42% identify as BIPOC (compared with 39% nationally).

## To determine the project feasibility Artspace:

- conducted a preliminary site analysis,
- held four focus groups and a public meeting in September - October 2021, and
- individually interviewed key stakeholders.

Released in January 2022, the report found that the project was feasible, had broad public support, and the biggest challenges will be financial and site availability.

The major findings include:

# 1. There's consensus on the basic project concept.

A mixed -use affordable live/work development for creatives that includes space for ShoreLake Arts on the ground floor is the concept to pursue.

Desired components include:

- flexible collaboration and/or event space
- performing-arts-specific rehearsal/performance space
- education space
- private studio space

## 2. There are overlapping community goals that align with Artspace's goals:

- Addressing racial disparities
- Creating and anchoring a creative arts district
- Increasing access to workforce/attainable housing
- Sustaining creative businesses and nonprofits
- Incorporating transit-oriented development

### **3. There is a definite appetite for space to gather, to collaborate, to perform, and to create in Shoreline.**

Artists participating in the study described the Shoreline arts community as under-resourced, hidden, and working in isolation, but also as emerging, developing, innovative, and diverse.

With ShoreLake Arts as the catalyst, Artspace sees a real opportunity to invest in North King County's creative sector.



**4. Artspace believes that there is the political will and know -how to move a project forward in Shoreline, and a huge step has already been taken by involving the right people and organizations early in the process.**

## **5. Funding is going to be the biggest challenge, but there's a clear path forward.**

Artspace development costs usually range from \$20 - \$25 million and take years to develop. Most funding comes from Low Income Housing Tax Credits (LIHTC), other public sources, and philanthropy. A project in North King County will be challenged to obtain a 9% LIHTC allocation, but could compete for a 4% award, which comes with significantly less equity. Bridge financing will be needed for a project to be viable.

**6. There are still site parcels that are large enough for the proposed concept, desirable to artists, and centrally located.**

Top potential sites identified: Ridgecrest Bingo Hall, City Storage Courts, Fircrest, and the Shoreline Park & Ride. Other sites are likely to rise to the top with further study. Ultimately, securing a location will depend on the ability to obtain development rights in this rapidly accelerating real estate market.

# Next steps:

Finding long-term space is critical to ShoreLake Arts' ability to meet our community's needs. In March 2022 the Board voted to move ahead with the next phase of the Artspace process: **a market study and project concept refinement workshop** (provided we can secure funding).

These studies will provide the information needed for ShoreLake Arts to search for space, whether rented, a stand-alone building, or as a part of an Artspace development.

## STEP 2: ARTS MARKET STUDY

<b>OVERVIEW</b>	<ul style="list-style-type: none"><li>• Assessing the Market</li></ul>
<b>PRIMARY ACTIVITIES</b>	<ul style="list-style-type: none"><li>• Three phases to the study: survey preparation, data collection, and analysis/reporting</li><li>• Quantify the overall demand for arts and creative spaces</li><li>• Identify the types of spaces, amenities and features that artists want/need</li><li>• Inform site selection, design, and programmatic decisions</li><li>• Maintain community involvement throughout the project</li><li>• Help build support and secure funding</li></ul>
<b>DELIVERABLES</b>	<ul style="list-style-type: none"><li>• Written recommendations and technical report of survey findings</li></ul>
<b>PREREQUISITES FOR MOVING FORWARD</b>	<ul style="list-style-type: none"><li>• Sufficient number of responses from eligible, interested artists to support an Artspace live/work project</li></ul>
<b>TIME FRAME</b>	<ul style="list-style-type: none"><li>• 6 months</li></ul>
<b>FEE</b>	<ul style="list-style-type: none"><li>• \$35,000</li></ul>

In addition to the Arts Market Study, Artspace strongly recommends a **Project Concept Refinement** workshop (approximately \$12,500).

The total for this next phase is \$47,500.

# Questions?

As we move forward with the market survey and project concept refinement process, ShoreLake Arts will continue to invite input from the community.

We welcome your questions and comments!

# Thank you for your ongoing support!

Should you have any questions, please reach out:

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To view the entire Artspace Report, please visit:

<https://www.shorelakearts.org/reports>