



CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

August 15, 2022 - 6:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

- [1.](#) Planning Commission Interviews
- [2.](#) Poncha Boulevard Streetscape Design
- [3.](#) ArtSpace/Space to Create Preliminary Feasibility Study and Creative Space Needs Survey Summary Findings



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Planning	PRESENTED BY Franco Palumbo, Planning Technician	DATE August 15, 2022
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ITEM

Planning Commission / Board of Adjustment Interviews

BACKGROUND

There is currently one regular position open on the Planning Commission / Board of Adjustment. Staff recently published advertisements in the Mountain Mail for the Board and Commission. Due to unavailability of one of the applicants for the work session, applicants have been sent a questionnaire to provide written responses. These responses will be provided to Council prior to Monday's meeting. We received a total of 2 applications from the following candidates:

Brian Colby (current alternate appointed February 15, 2022)

Laura Wancura Atwood



APPLICATION FOR CITY OF SALIDA COMMITTEES, BOARDS, AND COMMISSIONS

DATE July 19, 2022
 NAME Brian Colby
 ADDRESS 829 G Street
 CITY Salida STATE CO ZIP 81201
 TELEPHONE # (home) _____ (work)
505-5007459 (cell) _____
 FAX # _____ E-MAIL obwancobe@gmail.com

APPLYING FOR:

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Salida/Chaffee County Airport Board |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> SteamPlant Commission |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tree Board |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Recreation Advisory Board | <input type="checkbox"/> Other _____ |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

I have lived in Salida for roughly 4 years and desire to apply my knowledge and skills as a business leader to help our town grow sustainably. My 40 year business career has taken me from being a technician at a nuclear power plant to developing strategic plans and budgets for the US Department of Energy's National Nuclear Security Administration, and most recently being self employed as a Nuclear Materials Management consultant. During my career I led teams manufacturing nuclear components, desiging and constructing industrial facilities with costs up to \$300 million and decommissioning nuclear facilities.

I have always enjoyed giving back to the community I lived in. For example I coached youth soccer and was vice-chair of the Planning and Zoning Commission (PZC) in Superior, CO (yes, the town that recently sustained wildfire damage). While participating on the PZC we developed a comprehensive plan for over 5,000 housing units and approved several planned urban developments including a major retail center (Home Depot, COSCO, WholeFoods, etc). I also was a member of the Rocky Flats Citizens Advisory Board and helped negotiate the nuclear facilities environment cleanup with the US Department of Energy, Environmental Protection Agency and Colorado Department of Public Health and the Environment. The decommissioned Rocky Flats facility, located in Golder, CO, is now a National Wildlife Preserve.

I am currently working as a consultant to Canadian Nuclear Laboratory in Ontario, Canada, typically less than 30 hours per month.

PERSONAL AND JOB RELATED INTERESTS:

My personal and job related interests are very diverse. I am very interested in developing a sustainable community where we can live, work, farm, raise livestock, and generate electricity. I am particularly interested in expanding the use of renewable energy sources locally and in the state of Colorado. To me solar, wind, gas, geothermal, and nuclear power generation are all needed to provide a safe, reliable and cost effective electricity. Locally we have opportunities for solar and possibly geothermal energy production. Regionally, I support the shutdown of coal plants, and replacing them with natural gas and small modular reactors.

I enjoy outdoor activities such as golfing, skiing, hiking, fly fishing and biking. I am a member of the Salida Mountain Trails and the Central Colorado Humanist.

REASONS FOR APPLYING:

Please accept this application for a Planning and Zoning Commissioner. I am applying for this position because I support sustainable development in compliance with the Salida's Master Plan and Land Use Code. Additionally, I strongly believe in collaboration with Commission members, and other agencies charged with planning and zoning responsibilities. Together we can continue to build a great community respecting the rights of all the people and stakeholders.

Thank you for applying. Salida City Council

Please return the completed application to:

City of Salida
448 E. 1st Street, Suite 112
Salida, CO 81201
or email to:
Clerk@cityofsalida.com



**APPLICATION FOR CITY OF SALIDA
COMMITTEES, BOARDS, AND COMMISSIONS**

DATE 7/20/22
NAME Laura Wancura Atwood
ADDRESS 320 E Street
CITY Salida STATE CO ZIP 81201
TELEPHONE # (home) 970 396 1319 (work) _____
(cell) _____
FAX # _____ E-MAIL Wonkika@hotmail.com

APPLYING FOR:

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Salida/Chaffee County Airport Board |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> SteamPlant Commission |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tree Board |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Recreation Advisory Board | <input type="checkbox"/> Other _____ |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

Board Member at Friends of the Steamplant, Founder of WeArk Salida, Founding Member of BETCH and head of the Fundraising Committee, Assistant Teacher at Salida Early Childhood Center, Head Event Coordinator for Salida Fantasy Faire 2022

PERSONAL AND JOB RELATED INTERESTS:

Needle-felting and wine tasting.

REASONS FOR APPLYING:

I grew up in Salida and have been living here permanently for the last ten years. In my time growing up here plus versus living here in the past decade I have seen vast changes, some good and some terrifying. My interest, both personally and professionally is to find a way for young families, including my own, to continue to live and thrive in Salida. My favorite (non)joke is that it isn't really an S on the mountain, but actually a 5 for how many jobs you need to have to afford to live here. As an educator who holds two additional jobs to make ends meet, I would like to address that stereotype. I have been attending city council meetings either in person or virtually for years and my time with BETCH has convinced me further that we need young, working class thinkers on this board to actually enact change.

Thank you for applying. Salida City Council

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CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Public Works	PRESENTED BY David Lady - Public Works Director	DATE August 15, 2022
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ITEM

Poncha Boulevard Design

BACKGROUND

Poncha Blvd serves as one of the primary collector roads and western entrances into Salida. Planned growth along the western perimeter of Salida and within Poncha Springs will cause an increase in vehicles, bike traffic, and pedestrians for years to come.

Improvements along the roadway from H Street to 5th Street were completed in 2021. This included the addition of bike lanes, a detached sidewalk and multiuse path, intersection improvements, stormwater enhancements, and green space improvements. Similar upgrades are proposed beginning at 5th Street and extending to Holman Avenue. The street section being proposed is intended to provide traffic calming, improve the user experience for bikers and pedestrians, and enhance the town’s aesthetics and tree canopy. Landscaped pockets along the golf course property and Thonhoff Park are proposed by the city as well as providing parkway strips where property owners would be encouraged to utilize the City’s adopt a tree program. Multiple types of parkway examples are provided on the attached exhibits. Salida parkways vary considerably and everything from grass, rock, mulch, pavers, flower gardens, and other landscaping can be found throughout town. Staff is recommending the parkway be backfilled with topsoil which allows for revegetation and landscaping. However it is suggested that property owners be offered the option to backfill with decorative rock if requested.

Additional aesthetic improvements shown would include bump outs with colored concrete and short medians with the potential for landscaping at the intersections. The length of the medians are limited in order to allow for access into adjacent properties.

The next phase of the project would be finalizing the design and preparing for construction this next year. It is anticipated that the project would be phased over two years due to cost and the need to complete other maintenance and improvements in town.

Staff has worked with SEH Engineers to review alternatives and prepare preliminary design documents. The documents are attached for review and comment from Council members.

CITY OF SALIDA | 3rd to Holman



A Colored/Stamped Concrete Example



B Linear Trail Example

LEGEND

-  Concrete Sidewalks/Aprons
-  Rock Landscape Strip
-  Grass Landscape Strip
-  Stamped and Colored Concrete
-  Bike Lanes
-  Detention Ponds
-  Typical Cross Section (refer to Cross Section posterboards)



CITY OF SALIDA | 3rd to Holman



C Mixed Plantings Landscape Example


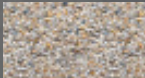


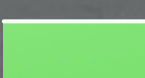
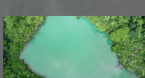



D Grass Landscape Strip Example



E Xeriscaped Landscape Strip Example

LEGEND

-  Concrete Sidewalks/Aprons
-  Rock Landscape Strip
-  Grass Landscape Strip
-  Stamped and Colored Concrete
-  Bike Lanes
-  Detention Ponds
-  Typical Cross Section (refer to Cross Section posterboards)



Building a Better World for All of Us®

CITY OF SALIDA | 3rd to Holman



artspace

Building Better Communities Through the Arts



Salida, Colorado

Presentation of Findings // August 15, 2022



Established in 1979, Artspace is a national nonprofit real estate developer and consultant for the arts. A leader in the creative placemaking field. Based in Minneapolis with offices in New York, and DC.

57 projects in operation in 32 cities and 23 states

Consulted with over 230 communities across the country



New Orleans, LA

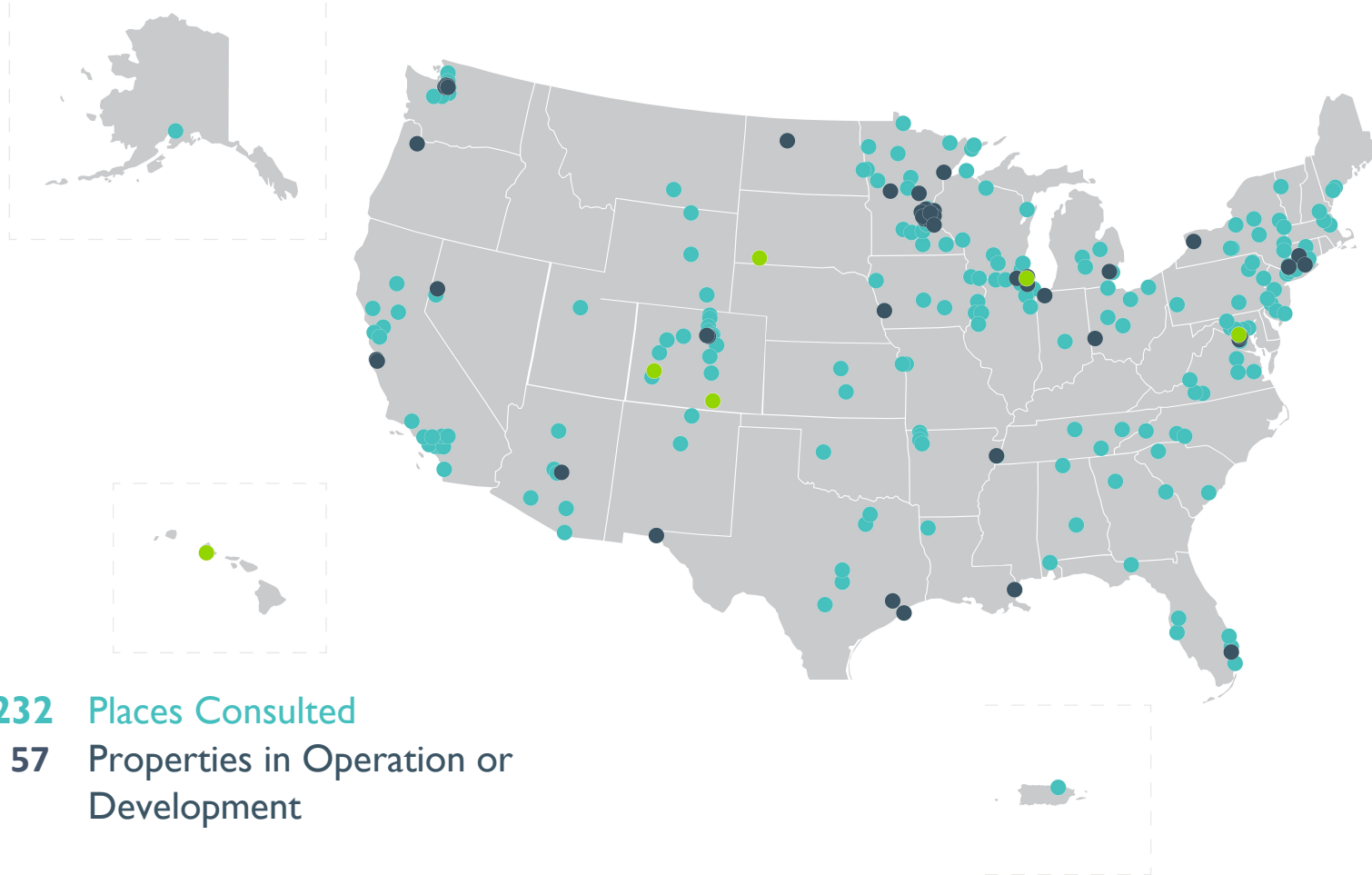


Hastings, MN



Dearborn, MI

ARTSPACE'S NATIONAL INFLUENCE



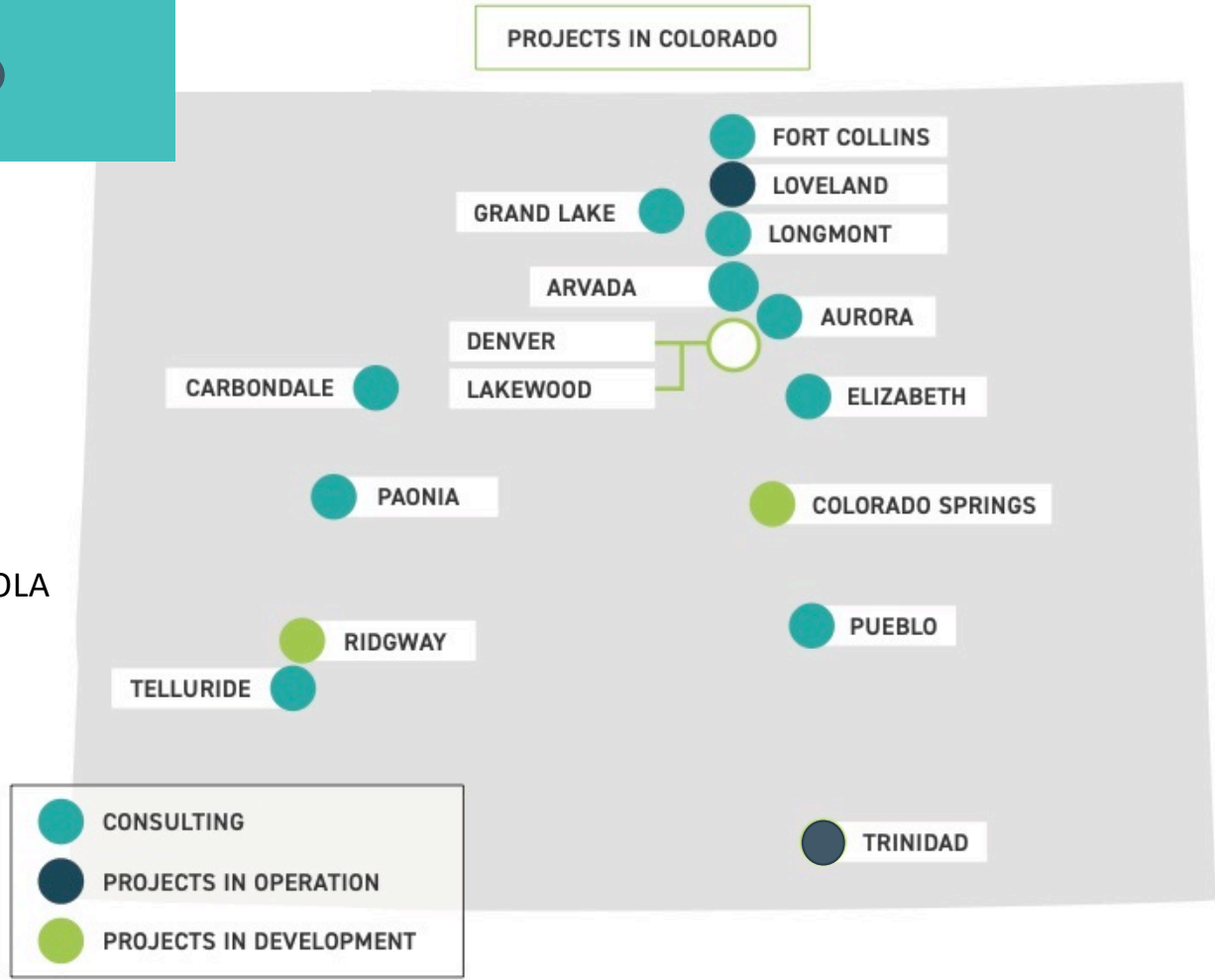
232 Places Consulted

57 Properties in Operation or Development



ARTSPACE IN COLORADO

- Space to Create program – in rural Colorado
 - First of its kind state-led initiative
 - Affordable creative space in rural communities
 - One project in each of the eight DOLA regions
- Loveland & Trinidad in operation
- Ridgway, and Colorado Springs in development



SPACE TO CREATE

PARTNERS



CRITERIA

1. Concentration of creative sector workforce
2. Geographically distant from urban areas
3. Available property for development
4. Commitment of resources by local government;
5. Demonstrated ability to execute community-based initiatives (i.e Creative District Program)
6. Steering Committee/Core Group to lead the project.



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

artspace

OUR CONSULTING PROCESS

- 1. Preliminary Feasibility Visit (January 2022)
 - a) FOCUS GROUPS AND IN-PERSON VISIT
- 2. Creative Space Needs Survey (January – March 2022)
- 3. Report Delivered (May 2022)
- 4. Presentation of Findings (August 2022)
- 5. Predevelopment (TBD)

PRELIMINARY FEASIBILITY STUDY
& CREATIVE SPACE NEEDS SURVEY
SUMMARY FINDINGS
Salida, CO | May 2022



Photo Credit: Artpace



Prepared at the request of the City of Salida & Salida Creative District

PRELIMINARY FEASIBILITY STUDY FINDINGS

What Did Artspace Learn?

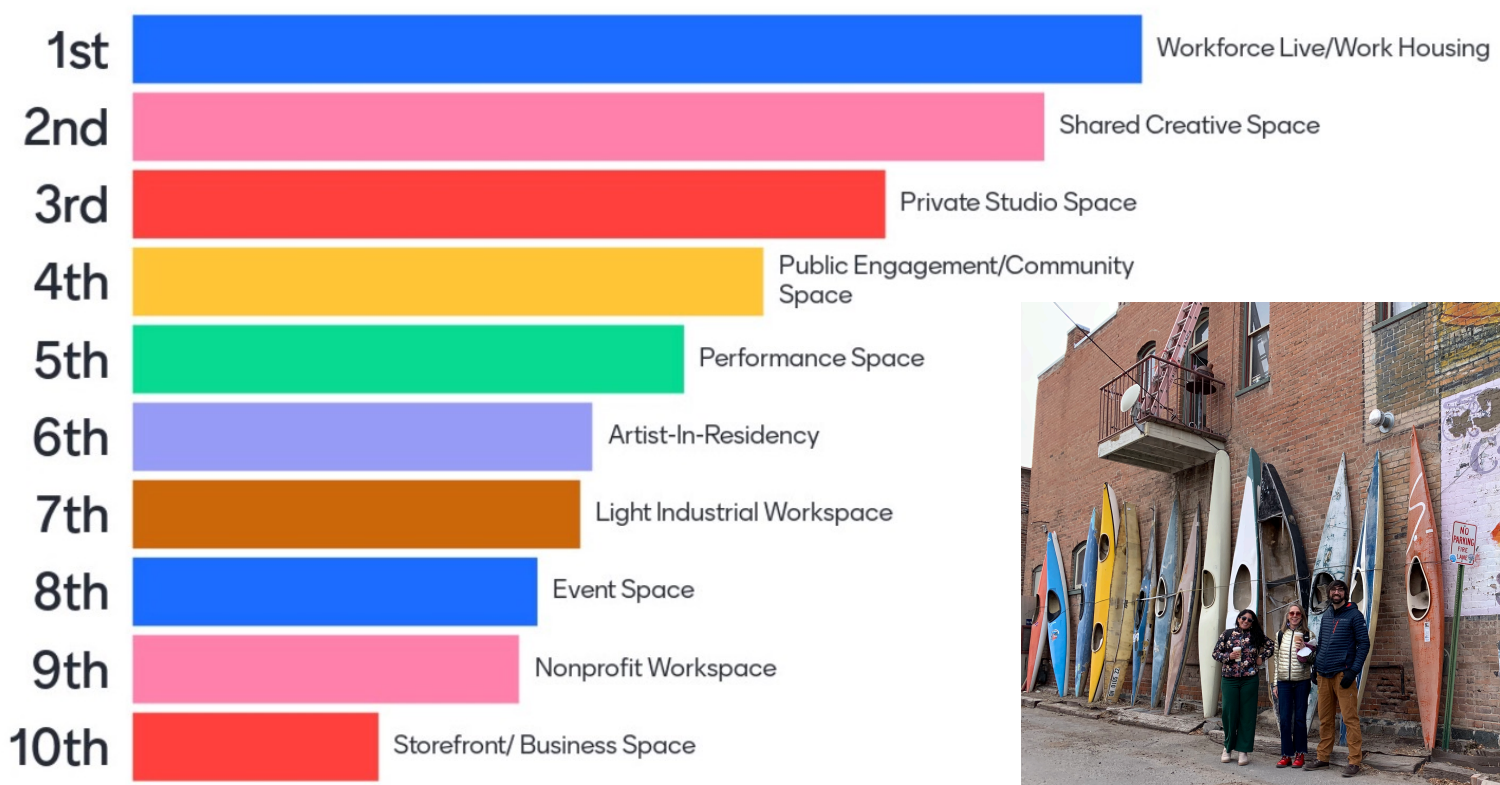
- History of Salida **rooted in the arts.**
- Participation and input by local artists showed desire and **need for a Space to Create** project. (65 participants at meetings 319 survey responses)
- **Vocal support** from city and civic leaders to invest in the creative sector.
- Opportunity sites and capital funding sources exist, including a history of charitable giving.
- A Space to Create project should be located within the **Historic District Downtown.**
- The Creative District **needs more visibility.** Recreation takes precedent.
- Need for **“artist preservation”** is becoming dire.
- Community is growing and becoming **rapidly more expensive.**



WORD CLOUD DESCRIBING CREATIVE COMMUNITY
FROM THE ARTIST FOCUS GROUP // JANUARY 2022



PRELIMINARY FEASIBILITY SPACE NEEDS (Jan Focus Group)



8

23 participants responded.



Challenges Creatives in Salida Face



- Survival
- **Cost/Cost of Living**
- \$\$\$\$\$\$
- Access
- **Affordable space**
- **Availability of real estate**
- Accessible dance studio space
- Access to appropriate space
- Longevity
- **Access to collaborative space**
- Privately Owned Gallery Space
- Tools
- Financial resources
- The problem for many creatives in communities where property values rise is being able to create while at the same time earn a living wage.
- Lack of access to Art Supplies
- Expertise
- Lack of communication (not knowing what's going on)
- **Not sure arts are a priority for people not directly involved in arts community**
- Moved here in 2017, rent was \$500 shared house utilities included one roommate. today, same house, \$850 plus utilities, two roommates, in small space
- Working many jobs
- **Mental capacity taken over by lack of housing security**
- **Culture of art for "free"**
- No central communication for those in arts community.
- City of Salida Rec Department
- Creative District
- Salida Council for the Arts
- Making sure that the space is accessible for people who are disabled

Top Challenges / Opportunities for Creatives in Salida



CHALLENGES

- Affordable and accessible space (housing, studios, collaborative, dance);
- Cost of Living increasing dramatically;
- Lack of communication, network of creatives;
- Available financial resources;
- Culture of art for “free”/not a priority unless you are an artist;
- Change is slow to be embraced.

OPPORTUNITIES

- A tool/resource exchange program.
- Connecting the elderly and youth populations.
- Economic Development Council help for emerging businesses.
- Expanding the reach, network, and offerings of the Salida Creative District and Salida Council for the Arts.
- Festivals for exposure and networking opportunities.
- Highway 50 is a big divide – psychologically and physically. Making better connections to downtown is important.
- More shared spaces, such as retail, markets, farmers markets.
- Salida Monthly Art Walk, and larger annual Art Walk visibility.
- Updated creative directory, social media, and resource information.
- Zoning changes are happening that support more affordable and multi-family developments.

BROADER COMMUNITY GOALS (Jan Focus Group)

FOCUS GROUP ALIGNMENT WITH BROADER GOALS RESULTS			
Community Goal	Arts/Org (Virtual)	Civic Leaders (Virtual)	Total
Preserving Affordability	18	12	30
Supporting Rural Creatives and Art Forms	16	6	22
Supporting a Diverse Cultural Community	9	6	15
Anchoring a Creative District	9	6	15
Sustaining Creative Businesses and Nonprofits	4	6	10
Activating Vacant Lots	4	2	6
Increasing Residential Density	2	3	5
Downtown Revitalization	2	1	3
Historic Preservation	2	0	2
Promoting Tourism	0	0	0



Partnership Ideas/ Arts Assets (A sample)



- A Church
- Alpine Orchestra
- Box of Bubbles
- Boys and Girls Club
- Blush and blue baking Co.
- Burning Man Regional Colorado Burn/Fests
- City Art and Culture art programs
- City of Salida Rec
- Classroom offerings at Sanctum Drawing School
- Colorado Mountain College
- College makerspaces
- Coletrain Music Academy
- Creative Aging Programs
- Creative District
- Drama Team at High School
- Economic Development Corp.
- Existing coworking spaces
- F Street Businesses
- Ghost Murals
- Heart of the Rocking Wedding Association
- Historic Walking Tours
- Independent Galleries
- Lighthouse Denver
- Monthly Creative Mixers
- Morning draw Tuesdays/Thursdays
- Online networks for tool exchange
- PfCA
- Public Arts Commission/Public Art
- RockSkool
- Rosy's donuts
- Salida Circus
- Salida Council for the Arts
- Salida School District and Salida Montessori School
- Salida Creativity Lab
- Salida Studio Tour
- Salida Soup Fundraisers
- Sanctum drawing school
- Shared retail spaces / markets / farmers markets / existing festivals
- Scout Hut
- Sventastik
- SteamPlant
- ThinkBox
- T-Rex Hall Spaces



PRIORITY SITE



APARTMENT SITE: 102 D STREET

At ½ acre, this site at the intersection of D and 2nd Streets is occupied by a 12-unit 2-story apartment building, a vacant lot, and house. The existing buildings have been vacant for 5 years and are slated to be demolished and acquired by the city later this year. This property has been a challenge for the city's residents and given its prime downtown location is ideal for the Space to Create initiative. Downtown zoning allows for 3-story new construction which would easily accommodate a 20-30 unit mixed-use affordable housing project with some on-site parking as well as street parking.

The 1st Street side of the project would be a terrific location for some of the creative commercial spaces discussed in the focus groups and from the responses to the Creative Space Needs Market Survey.

The Apartment Site on D Street is an excellent location for the Space to Create project and would enable the project team to move fairly quickly toward city approvals and funding applications once a predevelopment contract for funding is approved.



Photo Credit: Art space



Photo Credit: Art space

**HELP US
THINK BIG**

ABOUT AFFORDABLE
CREATIVE SPACE IN SALIDA

Please join us for a virtual public meeting and survey launch to tell us what YOU want in affordable live/work housing, studio and creative works spaces.

JANUARY 19TH AT 5:30PM

Please RSVP to
SPACETOCREATE.SALIDA@GMAIL.COM for Zoom Link

artspace CITY OF SALIDA COLORADO SALIDA Creative District

CREATIVE SPACE NEEDS SURVEY RESULTS

SURVEY OVERVIEW



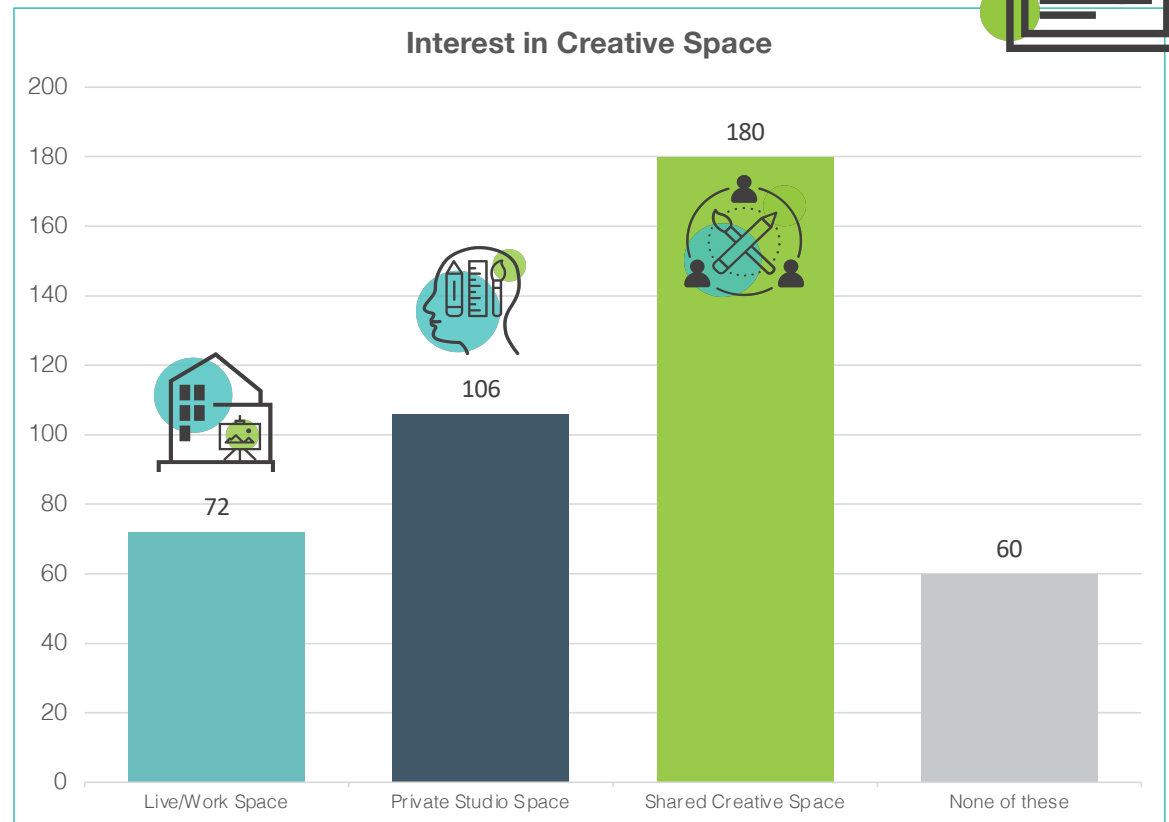
- Available online at **SpacetoCreateSalida.org** for 7 weeks (Jan 19-March 9, 2022)
- Promoted via social media, print, media by the Core Group to individuals and creatives in the making, creative and arts sectors.
- Quantify the demand for Live/Work Housing and Private Studio Space for creatives, in a proposed Space to Create project
- Determine the level and type of interest in Shared Creative Spaces in Salida.
- Help with conceptualizing spaces.
- Encourage the city of Salida, creative community local organizations and property owners and developers to foster and create new creative spaces.
- Form an interest list of those individuals and organizations who need space.

KEY FINDINGS: INDIVIDUAL ARTISTS & CREATIVES



319 Total Individual Respondents:

- **259 (81%)** of respondents are interested in some type of creative space.
- **72 (23%)** are interested in relocating to **affordable artists' live/work housing**.
- **106 (33%)** are interested in **private studio space**.
- **180 (56%)** are interested in renting **shared creative space**.
- **60 (19%)** are not interested in any of these options.



Other spaces mentioned by Salida creatives



- Equipment resources + communal spaces
- Dedicated gallery focused on local artists living and working in the area
- Community gallery space
- Collaborative/Communal space
- Computers with large screens with digital design and editing software, scanners, printers, etc.
- Dedicated gallery
- Dance space
- Practice space
- Digital Media Spaces/ Audio Visual studio
- Functional sculpture garden
- Specialized equipment library
- Community gallery space
- Gallery for multiple artists
- Industrial kitchen
- Performance space with large audience capacity, state of the art lights/sound and a wood floor
- Gymnastics/gym space
- Kid friendly creative space
- Library of musical instruments or artist supplies
- Makerspace for visual artists
- Space similar to Lighthouse Denver for writers
- Space for Upcycled / repurposed / recycled materials supply
- Museum dedicated to local and regional artists
- Multi-story performance space for circus arts
- Non-profit gallery
- Outdoor popup venue, as in First Friday art fest
- Places to work together
- Rehearsal spaces
- Short-term rental to spread out and create / community space with materials
- Space for lending out shared equipment with storage and maintenance space
- Space where knowledge within the community is readily shared and received
- Supply storage for various arts. (Costumes, art supplies)
- Teaching space (focused on kids)
- Versatile space for multifunction, like Gallery/ Theater/ Performance/ Class
- Welding
- Workshop space for community and artists
- Woodworking

KEY FINDINGS: INDIVIDUAL ARTISTS & CREATIVES



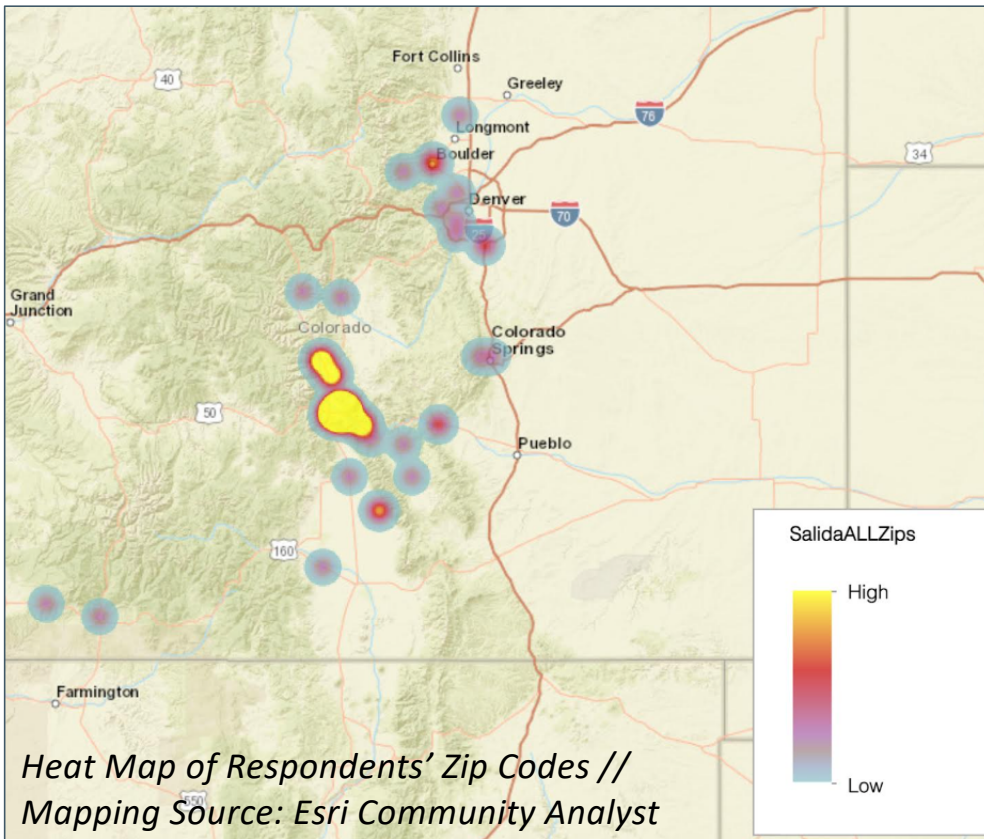
- “What programs or activities would you (or your family) most participate in, if offered at a space in the proposed project by a public program?”
- 70% of respondents would participate in workshops (art making, creating, etc.).
- Incorporating this sort of space would be ideal.

Activities in Proposed Project	#	TOTAL RESPONSES	
		% of Responses	% of Responses
Workshops (art making, creating, etc.)	223	29%	70%
Masterclasses	111	14%	35%
Pop-ups (maker/art vendors, etc.)	111	14%	35%
Health/Wellness	64	8%	20%
Artist-in-Residency	63	8%	20%
Networking Events	55	7%	17%
Youth Art Classes	54	7%	17%
Business Support Workshops	50	6%	16%
Something Else	23	3%	7%
Not interested in participating in programs or activities at the project	20	3%	6%
TOTAL RESPONDENTS	319		
TOTAL RESPONSES	774	100%	

WHO TOOK THE SURVEY?



Respondent Location (All Respondents)



HYPERLOCAL RESPONSE: The majority (72%) of respondents are current permanent residents, 8% are seasonal residents, and 7% lived in Salida in the past. For those 66 respondents who do not currently live in Salida, about half live within 10 miles from Salida. Regional market needs may be underrepresented.

Salida population (2020 est.): 5,543

IMPACT OF NEW SPACE: 75% (33) of those who are permanent residents of Salida have considered leaving, and 100% of them would stay for the opportunity to have affordable live/work housing.



WHO TOOK THE SURVEY?



RESPONDENT RACE AND ETHNICITY		CITY OF SALIDA	
White/Caucasian	287	90%	92%
Hispanic/Latinx/Latino/a	14	4%	12%
Multiracial/Multiethnic	7	2%	3%
Asian American/Asian	4	1%	1%
American Indian/Native Alaskan/Hawaiian	4	1%	1%
TOTAL RESPONSES/POPULATION	319	100%	6,200

Source: Artspace Creative Space Needs Market Survey Data and Esri Community Analyst

Top Arts, Cultural, Creative Industry Involvement	
Painting/Drawing/ Illustrations/Mixed Media	37%
Photography	19%
Writing/Literary Arts	18%
Art Gallery/Exhibition	18%
Music	17%

17 Respondents (5%) are veterans of the United States Armed Forces

38 Respondents (12%) identify as LGBTQIA

65% had another occupation in a non-creative field:

- Education
- Professional/business services
- Leisure/hospitality
- Retail



INTEREST IN LIVE/WORK ARTIST HOUSING



2021 HUD Income and Rent Limits for LIHTC Projects in Chaffee County

Household Size	Income Max (30% - 60% AMI)	Income Max (80% AMI)	Income Max (120% AMI)	Bedrooms	Max Rent (30% - 60% AMI)	Max Rent (80% AMI)	Income Max (120% AMI)
1	\$15,450-\$30,900	\$41,200	\$69,120	Efficiency	\$386-\$772	\$1,030	\$1,728
2	\$17,640-\$35,280	\$47,040	\$78,960	1-bedroom	\$413-\$827	\$1,103	\$1,974
3	\$19,860-\$39,720	\$52,960	\$88,800	2-bedroom	\$496-\$993	\$1,324	\$2,220
4	\$22,050-\$44,100	\$58,800	\$98,640	3-bedroom	\$573-\$1,146	\$1,529	\$2,466

2021 figures for Chaffee County
 2021 4-person AMI = \$72,800
 (Source: novoco.com)

- **31 (43%)** of respondents interested in affordable live/work housing either **EARN NO** or up to 10% of their income from their art/creative/maker work.
- Area Median Income (AMI) Breakdown:
 - 120% or below AMI: 64 (89%) would income qualify
 - 80% or below AMI: 48 (67%) would income qualify
 - 60% or below AMI: 35 (49%) would income qualify
 - 30% or below AMI: 15 (21%) report incomes that qualify them for deeply subsidized units.
- 46% would consider paying \$800 - \$1000 / month





ARTSPACE RECOMMENDATIONS

WHAT IT ALL MEANS



- **Anticipate demand to be high for 30-40 units in Salida. 64 (88%) respondents will qualify up affordable artist live/work housing using tools up to 120% AMI.** About half of interested respondents' incomes qualify at or below 60% of AMI.



- **At least 20+ new private studio spaces** in addition to live/work housing
- Mostly rented at or below \$200/mo. and no greater than \$600/mo. (\$1.00/sf or less)
- Mostly small and moderately sized studios; 100 – 500 sf minimum
- Phase in new space and coordinate w/ any new shared studio spaces (overlapping demand)



- **Shared creative spaces** emphasizing shared and short-term studio rentals
- Prioritizing **teaching/workshop spaces**, general use studios, and exhibition/presentation spaces



- There is an opportunity for a space like this in all three projects discussed: the T-REX building concept, a Space to Create project and the Fire Station.

CREATIVE BUSINESSES/INDIVIDUALS WHO NEED SPACE



Instagram Handles

@addstrawberreeees	@csuppy	@kerstinStockArt	@ranchoverdeflowers
@Aelock12	@cwhyte	@lesliejorgens	@rediscoveryourcloset
@alexmaes	@dangerous_donavan	@lindsey.Scot.Ernst	@rivetingexperience
@alpandisle	@david_w_shaw	@Lizzybfrank	@rosysdonuts
@ambercramber	@dawnjamaria	@loa_loveoverall	@salidadreamer
@barnhouse_arts	@Ekard_pastelworld	@lonewolfcollective	@savourthesenses
@beth_johnston_	@embellishedorganics	@marahfellicce	@Silo_Studio_
@blushandblue.bakingco	@foodshedalliance	@MeganELombardo	@smashingjewelry
@boshekboho	@graciesfarmstead	@metalyssa13	@Sterlingandsteel
@brinkleymessickart	@graphittirainbow	@Naters.Art	@SventastikProductions
@cecilydrawdesigncreate	@harperpowellmusic	@ovierreindustries	@thepicklewriter
@chrislucibella	@inkuiryarts	@padgettmceely	@therealmicahling
@cocentralmagazine	@jennwellsstudio	@painted_medicine	@TinaPaintsATX
@coffeebytopo	@Joe Stone	@pattivincentstudio	@weaverwalkerco
@compact.coffee	@joshuabeen	@playdough_the_philosopher	
	@kat_mast_mosaics	@pranabeing	
	@kay_explores_	@preservefilm	

CREATIVE BUSINESSES/INDIVIDUALS WHO NEED SPACE



Websites

Salidaukulele.wixsite.com/salidaukes	Boshekboho.com	Laurenthomsondesign.com
sally@smgm.org	Braveworldproductions.com	Laurenthomsonstudio.com
Sarah-JaneArt.com	Brinkleymessickart.com	Leeross.net
sarahhamiltonfilm.com	Chrislucibella.com	Llesliejorgensen.com
Smashingjewelry.com	Coffeebytopo.com	Lonewolfcollective.com
Sterlingandsteel.com	Compactcoffee.co	Meganlombardo.com
StrawnSculptue	Curtiskillorncreations.com	Metalyssa.com
SueAnnHum.com	Dawnjaburris.com	Ovierre.com
MyArtTrip.com	Douglaslight.com	Paintedmedicine.com
SventastikProductions.com	Fellicce.com	Pattivincent.com
thelobbysalida.com	Foodshedalliance.com	Ranchoverdeflowers
WellRooted	Graciesfarmstead.com	Rediscoveryyourcloset.co
wildartcolorado	Ivybencheckportraits.com	Sandraskrabanek.com
Wildgypsyheart.com	Jennwellsstudio.com	Thepicklewriter.com
BelievingTheBird.com	Joaniebarbier.com	Tinagramannpaints.com
Beth-johnston.com	Joestone.net	Wildsidestudio.net
	KerstinStockArt.com	Yufen Chou Music Studio
	Laurabarton.com	

CREATIVE BUSINESSES/INDIVIDUALS WHO NEED SPACE



Websites

Achurchsalida.org	embodysoul	alleys-clubhouse
akamystery	Explore.David-w-Shaw.com	iembodysoul.com
alexmaes.com	FourWindsGallery.Salida (Facebook)	IvyBencheckPortraits
alpandisle.com	Facebook.com/rosysdonuts	JoshuaBeen.com
amystery.substack.com	fb/Colorado Wildflower Honey	khen.org
blackhandforge.com	Galleryk-kaylitz.com	Lindseyscot.com
boxofbubbles.com	Hikofilm.com	Mandalamoonjewelry.com
briceturnbull.com	Merrycox.com	marystaby.com
C.Shark Lambdin	Cma0065.wixsite.com/portfolio	mountainriverhome.com
Canopyartscollaborative.org	Distrokid.com/hyperfollow/loa2/the-	padgettmcfely.com
central colorado sound (facebook)	island-in-the-eye-2	Paprikas Adventures
coloradocentralmagazine.com	Behance.net/BernadetteMarconi	PatriciaAguilarfineart.com
commconnects.com	LauraBartonArtist (Facebook)	PranaBeing.com
Corvusescape.com	Yufenchoumusic (Facebook)	Riveting experience.com
dangerouscollective.com	Micahelizabethling.com	Rochelle House
embellishedorganics.com	Movetoprotect.com	Rochellehouse@gmail.com
	Nicholascoyle.com	rust_in_666
	Rampsandalleys.com/ramps-and-	

NEXT STEPS TOWARD A S2C PROJECT

What do we recommend?

Artspace sees a market for 30-40 units of creative workforce housing in addition to shared creative space, community space, and mix of studio workspace

- Proceed to a Predevelopment Contract to secure site control and funding sources
- Begin solidifying project concept and financial resources for a Space to Create project



Three Phase Approach:

- **Phase I:** Short-term Studios/Practice/Teaching space at the T-REX building.
 - Locally led by Community Arts and already in the works
- **Phase II:** The Space to Create mixed-use development primarily residential.
 - Artspace involved
- **Phase III:** Long-term creative community space in the Fire Station building
 - Creative District/ City-owned Potentially



OTHER RECOMMENDATIONS

- USE THE DATA TO SUPPORT OTHER LOCAL SPACE ACTIVATIONS (T-REX SPACE)
- MATCHMAKING WITH SPACES NEEDED AND AVAILABLE SPACES
- BROADEN THE OFFERINGS AND VISIBILITY OF THE CREATIVE DISTRICT
- ONGOING ENAGEMENT TO THE 400+ CREATIVES WHO MADE THEIR VOICE HEARD DURING THIS STUDY

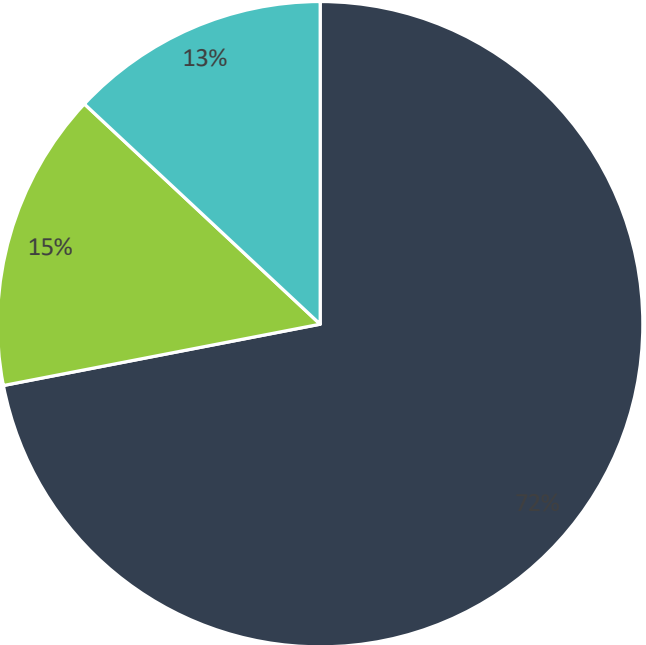




STEAMPLANT // SALIDA, CO

EXAMPLE COLORADO PROJECT CONCEPTS

ARTSPACE FINANCING



■ Public Funding ■ Philanthropy ■ Financing

- **Public Funding Sources (72%)**
 - Local economic and transit-oriented development resources
 - Federal programs that fund affordable housing, community development, historic preservation, and infrastructure
- **Financing (13%)**
 - Conventional Bank Loans
 - Program Related Investments (From Foundations)
- **Philanthropy (15%)**
 - Foundations
 - Corporations
 - Individuals

FUNDING & FINANCING



Example:
Trinidad Artspace Lofts // Trinidad, CO

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



- **Partners:** Corazón de Trinidad Creative District, City of Trinidad, Boettcher Foundation, History Colorado, Colorado Creative Industries, Colorado Department of Local Affairs, Colorado Housing Finance Authority, Gates Family Foundation

City Hall Artspace Lofts // Dearborn, MI

FUNDING & FINANCING



Example:
Trinidad Artspace Lofts // Trinidad, Colorado

SOURCE	AMOUNT	PERCENT
Residential Sources		
Low-Income Housing Tax Credits (9%)	\$10,215,244	56%
CO Department of Local Affairs - Housing	\$600,000	3%
Deferred Developer Fee	\$215,433	1%
Non-Residential Sources		
CO Department of Local Affairs	\$2,000,000	11%
City of Trinidad	\$1,800,000	10%
Federal Historic Tax Credits	\$1,307,464	7%
CO State Historic Tax Credits	\$1,149,663	6%
Private Sector Philanthropy	\$525,000	3%
Sponsor Loan - Philanthropy	\$372,500	2%
History Colorado	\$200,000	1%
TOTAL	\$18,385,304	100%

FUNDING & FINANCING



Example: Ridgway Space to Create // Ridgway, CO

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 July 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



FUNDING & FINANCING



Example:
Ridgway Space to Create //
Ridgway, Colorado

SOURCE	AMOUNT	PERCENT
Public Sources		
Low-Income Housing Tax Credits (9%)	\$6,669,586	71%
DOLA Housing	\$650,0000	7%
Private Sources		
Residential First Mortgage	\$1,250,000	13%
GP Capital Contribution	\$119,986	1%
Sponsor Loan (Philanthropy)	\$650,000	7%
Deferred Developer Fee	\$85,000	1%
TOTAL	\$9,424,572	100%

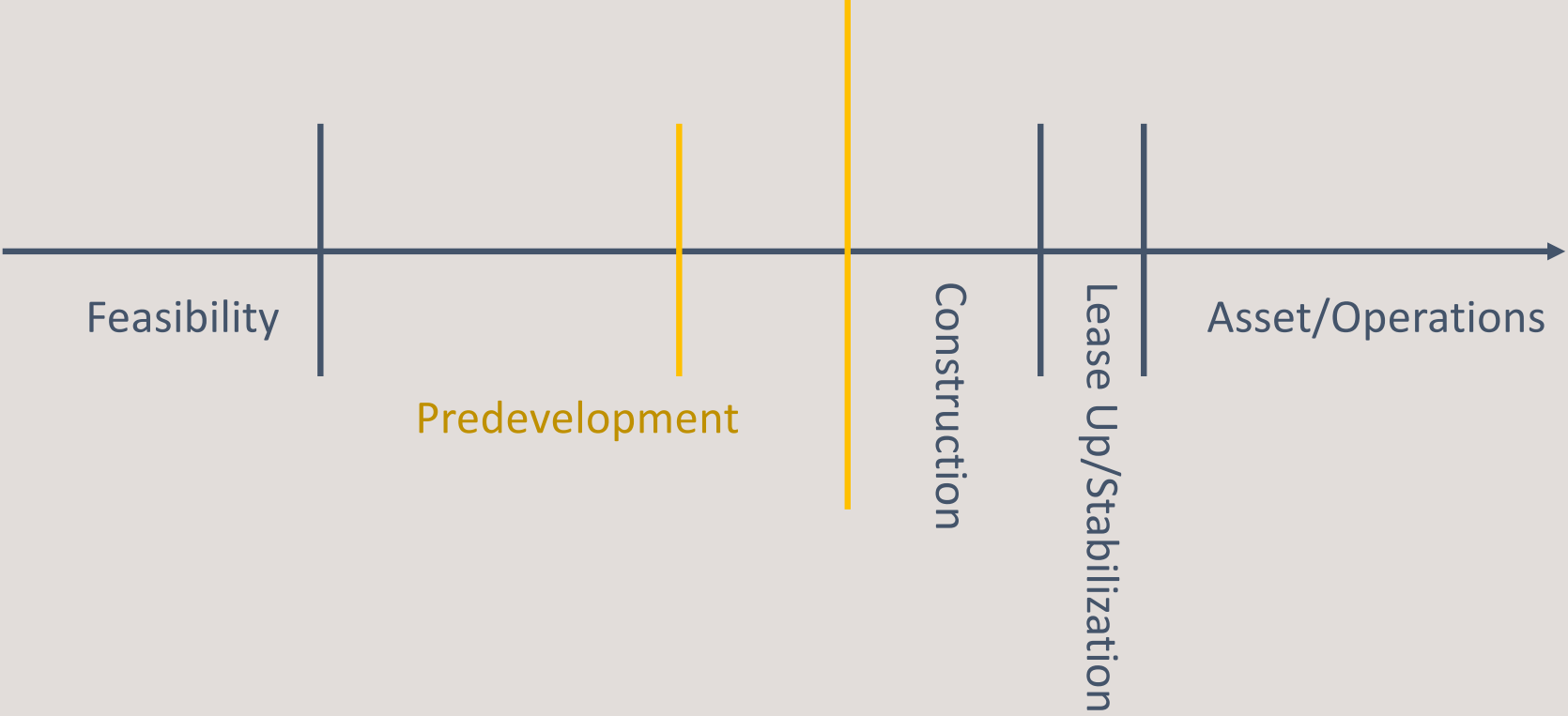
RIDGWAY SPACE TO CREATE



PREDEVELOPMENT SOURCES AVAILABLE FOR SALIDA

DOLA: Energy Impact and/or REDI Grant	\$300,000 (need to apply through City)
Boettcher Foundation	250,000 (committed to Space to Create)
Gates Family Foundation	50,000 (committed to Space to Create)
Colorado Creative Industries	<u>50,000 (committed to Space to Create)</u>
	\$650,000

TIMELINE OF A PROJECT



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STEP 1: PRELIMINARY FEASIBILITY STUDY Information Gathering and Outreach

Duration: 3-5 mos., kicked off by a 2-day visit

- Dialogues with artists, civic leaders and other stakeholders
- Public meetings to introduce Artspace and solicit feedback
- Tours of candidate buildings and/or potential sites
- Outreach to ensure underrepresented communities are recognized

Deliverables: Written report with recommendations for next steps

Prerequisites for Moving Forward: Demonstrated support from local leadership; critical mass of artists and arts organizations with space needs; established base of financial support.

STEP 2: ARTS MARKET SURVEY **Assessing the Need**

Duration: 4-6 mos.

- | | |
|--|--|
| <ul style="list-style-type: none">• Study with three phases: survey prep, data collection and analysis/reporting | <ul style="list-style-type: none">• Quantify overall demand for arts and creative spaces |
| <ul style="list-style-type: none">• Identify types of spaces, amenities, and features artists want/need | <ul style="list-style-type: none">• Inform site selection, design and programmatic decisions |
| <ul style="list-style-type: none">• Maintain community involvement throughout project | <ul style="list-style-type: none">• Build support and help secure funding |

Deliverables: Written recommendations and technical report of survey findings

Prerequisites for Moving Forward: Sufficient number of responses from eligible, interested artists to support an Artspace live/work project

STEP 3: PREDEVELOPMENT I Determining Project Location and Size

Duration: 3-6 months

- | | |
|---|--|
| <ul style="list-style-type: none">• Establish preliminary project scope and development program with stakeholders | <ul style="list-style-type: none">• Connect with community partners |
| <ul style="list-style-type: none">• Analyze potential sites and negotiate site control | <ul style="list-style-type: none">• Establish capital and operating budgets |
| <ul style="list-style-type: none">• Choose an architect and preliminary concept and schematic design and other physical due diligence | <ul style="list-style-type: none">• Identify and apply for capital financing sources |

Deliverables: Confirmation of development space program and needs; establish site control, architectural & engineering and other physical due diligence, financial structure analysis, financing applications.

Prerequisites for Moving Forward: Site control agreement, feasible capital and operating budget.

STEP 3: PREDEVELOPMENT I Project Design and Financial Modeling

Duration: 12 months +

- | | |
|--|--|
| <ul style="list-style-type: none">• Confirm development goals and space program | <ul style="list-style-type: none">• Engage General Contractor and cost consultant for pre-construction services |
| <ul style="list-style-type: none">• Continue schematic designs and resolve any site issues | <ul style="list-style-type: none">• Obtain proposals and/or letters of interest from lender and equity investor financing partners |
| <ul style="list-style-type: none">• Prepare and submit Low Income Housing Tax Credit Application | <ul style="list-style-type: none">• Connect with creative community and activate the site |

Deliverables: Schematic designs, preliminary proposals and letters of interest for project mortgage and equity financing, LIHTC submission

Prerequisites for Moving Forward: Award of LIHTC (first or second application) or commitment of alternative funding

STEP 4: PREDEVELOPMENT III From Tax Credits to Financial Closing

Duration: 4-6 mos.

- Secure final capital funding commitments

- Raise funds for equity, including private sector philanthropic dollars

- Complete construction documents and submit permit applications

- Negotiate construction and permanent loan commitments

- Negotiate limited partner equity investment commitments

- Advance project to construction closing

- Communicate the progress of the project to the creative community to keep up involvement and excitement

Deliverables: Successful closing and commencement of construction



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