

INTRODUCTION

The development of affordable living and working spaces for artists plays a powerful role in the production of their work. These spaces provide a stable foundation from which artists may vigorously pursue their work and shape the communities they inhabit.

Through direct engagement and influence, the presence of culturally rich activity contributes to the overall health and vitality of communities at a variety of scales. Exemplary artist spaces support the diverse and unique practices of individual artists, cultivate creative enterprise in local economies, and play significant roles in long term community development and revitalization efforts.

Through a funding collaboration of MetLife Foundation and the Ford Foundation, Space for Change announces its program of awards, research, and learning with two funding opportunities. The MetLife Innovative Space Awards launches the program. The Ford Foundation Space for Change Predevelopment Grants will complement the MetLife Foundation's Innovative Space Awards. (The guidelines for high potential predevelopment planning grants are currently in development and will be available in spring 2010.)

The MetLife Innovative Space Awards is a competitive national funding program that recognizes outstanding efforts in the design and development of affordable space for artists. The program emphasizes the benefits artist spaces yield for both artists and their communities. In November 2009, the MetLife Innovative Space Awards will announce awards ranging from \$10,000 to \$50,000 to provide support for up to five winning projects.

Through multiple award cycles, the establishment of shared knowledge and leveraged information, and research, the Space for Change program seeks to establish a lasting framework for the development of sustainable models for generating accessible artist space in communities across the United States.

THE SPACE FOR CHANGE PROGRAM AWARD AND CONFERENCE SCHEDULE 2009-2010

MetLife Innovative Space Awards, first cycle deadline for application August 24, 2009

Space for Change Conference I, January 2010

MetLife Innovative Space Awards, second cycle deadline for application May 15, 2010

Ford Foundation Space for Change Predevelopment Grants, application available in spring 2010

Space for Change Conference II, November 2010

CONTEXT

The pursuit of artistic practices and the presentation of creative work oftentimes requires unique spaces. Despite increasing public awareness of these needs, access to affordable space remains a key challenge for artists. Studio space, rehearsal space, commercial space, exhibition, and presentation space – each artistic practice has particular demands. Similarly, artistic production and maturation often relies on stability over a long period of time. Difficulties locating proper spaces, the cost of meeting the requirements of their form, and the lack of



PROGRAM DESCRIPTION

long-term opportunities prohibit many artists from securing adequate spaces for consistently and successfully practicing their discipline.

The urgency of these issues has galvanized leaders in art and culture, planning, and community development fields to recognize the potential of artist space development projects such as live-work spaces, studios, and multi-purpose spaces. In recent years, there has been a widening body of research that supports the impact artist space development projects have not only on the artists, but also on the local community in which they live and work. This research points to positive physical, social, and economic impacts, including reduced blight, occasions for historic preservation, increased employment opportunities, and improved youth development and arts programming for residents. The awards program seeks to highlight the production of artist spaces in an emerging framework of cultural equity – where artists are key stakeholders and contributors in community building and revitalization.

Affordable, accessible spaces dedicated to artistic practice act as cultural anchors, as hubs for community engagement, and incubators of existing and emerging civic networks. Through these networks, diverse cultures, values, and ideas inspire other communities and neighborhoods, expanding the network of community and cultural stakeholders and stimulating neighborhood development and revitalization.

Exemplary spaces for artistic production often reflect the cultural identity of their communities, engaging a dynamic interaction between the past and present. Particularly in an era defined by rapid change and driven by global forces, maintaining these important and iconic cultural producers is essential.

The MetLife Innovative Space Awards (ISA) program recognizes, rewards, and promotes successful artist space development projects that exhibit innovation, affordability for artists, sustainability, and community impact.

The ISA is a competitive national awards program developed by LINC and MIT's Department of Urban Studies and Planning in partnership with both the MetLife Foundation and the Ford Foundation. The program emphasizes the role affordable artist space projects play in community revitalization and socially progressive community development, and will increase awareness of replicable, sustainable approaches and models.

The ISA seeks to identify opportunities for developers and urban planners to weave artists into community development strategies, and to enlist artists for projects that contribute to neighborhood revitalization through their concern for communities' environmental well being, economic renewal, and diversity.

The Artists Space Database, designed to eventually serve as a comprehensive, online resource will collect applicant entries. Through the award program, the online resource will establish a national database of artist spaces and encourage the replication of model projects and policies. The increased visibility of these projects and their developers is intended to promote cross-sector collaborations among artists, developers, local municipalities, public agencies, artist-focused organizations, community development corporations, and others.



Best practices, research, project and community data, shared lessons, and other information on nominated and winning projects will be made widely available through LINC's website. Found on www.lincnet.net, the Artists Space Database will house information gathered from program submissions and winning entries, creating a national database of artist spaces. The contributions of applicants will increase the quantity of available, searchable information. Data on types of artist spaces, building features, financing and development practices, and the functions of spaces both for artists and as contributors to the vibrancy and health of their surrounding communities will be accessible by a broad audience. The database has user-friendly and accessible features and is structured to capture essential information for those interested in learning about or pursuing artist space development projects – from artists and developers to researchers in the arts and community development fields. This database will serve as a comprehensive resource for the field, encouraging the exchange of ideas and practices related to artist space development projects and community revitalization.

ISA GOALS

Identify and acknowledge leading projects, programs, or strategies that result in affordable work or live/work spaces for artists; and recognize the contributions artists make to their communities

Foster and support innovation and learning by providing incentives, resources, and venues for collaboration among applicants, award-winners, and others

Share ideas and knowledge through convenings and a web-based inventory of projects and programs

Collect and disseminate information on best practices in artist space development

Inspire and inform community stakeholders on the potential impact of artist space on both artists and the communities of which they are a part

A clear understanding of the role and impact of artist-driven projects in communities will enable policy makers, planners, and other civic leaders to create vibrant, vital, and sustainable neighborhoods. The benefits associated with integrating artists into communities and assisting artists in building assets and equity will encourage neighborhoods to embrace arts and culture as key components of effective development strategies.

The success of the ISA awards program will be measured on its ability to reach diverse constituencies, establish a center for information and knowledge sharing, and document and disseminate exemplary practices.



ELIGIBILITY

LINC encourages applications from a broad array of projects and will consider applications from organizations throughout the United States. Applications may be submitted by non-profit organizations, artists, community members, public agencies, or a combination of the above.

To be eligible, a project must:

Provide affordable space for artists to work or live/work

Be designed for multi-use or share space with a variety of tenants

Have been in place for a minimum of one year

Demonstrate a positive contribution (social, economic, cultural) to the community in which it exists

Promote ownership or significantly favorable lease terms for artists

In addition, the awards selection panel will look at additional project attributes including:

Evidence and/or testimonials of successful artistic practice on site

Collaborative and/or cross-disciplinary partnership

Sustainable (green) building techniques and/or policies

Replicable or scalable structuring (including but not limited to financing, re-zoning, programming structures)

TO APPLY

please visit www.lincnet.net or call LINC for more information

For more information or to receive alternative formats of these materials please contact:

Risë Wilson, Program Manager
237 West 35th Street, Suite 1202
New York, NY 10001
www.lincnet.net
T 646-731-3275
F 646-731-3289

ABOUT LINC

Since its inception in 2003, Leveraging Investments in Creativity (LINC) has strived to improve access to appropriate, affordable space for individual artists in the United States. This focus represents an essential piece of LINC's larger goal to improve artists' ability to make work, build social capital, and contribute to democratic values and positive community outcomes.

Leveraging Investments in Creativity (LINC) is a 10-year national initiative to improve living and working conditions for U.S. artists of all disciplines. LINC's work is rooted in the Urban Institute's 2002 report, *Investing in Creativity: A Study of the Support Structure for U.S. Artists*, which highlights the critical role artists play in American society, acknowledging contributions to the cultural and economic vitality of communities; their service to enhancing education/youth development, civic leadership, and economic development; and their transmission of cultural knowledge, understanding, and identity. LINC works to build lasting infrastructures of support for individual artists through its major initiatives. Visit www.lincnet.net and www.artsinachangingamerica.net for more information.

ABOUT MIT-DUSP

The Department of Urban Studies and Planning (DUSP) resides in the School of Architecture and Planning at the Massachusetts Institute of Technology. Since its inception in 1933, DUSP has consistently remained one of the premiere planning schools in the country. Now totaling close to 60 teaching faculty members, it has the largest planning faculty in the United States. For the Space for Change Awards, faculty from the City Design and Development Group, as well as other programs at the Institute, provide expertise in community revitalization, urban design and community planning, architecture, economic and arts and cultural district development, and public art. Graduate research assistants provide critical support by assisting in program outreach and by conducting documentation and research activities. For more information, please visit <http://dusp.mit.edu/>.

APPLICATION INSTRUCTIONS

2009

EXHIBITION

MetLife Foundation / FORD FOUNDATION presents

SPACE FOR CHANGE

Building Community Through Innovative Art Spaces

METLIFE FOUNDATION INNOVATIVE SPACE AWARDS

RECEPTION

EXISTING WROUGHT
IRON RAILING

You can use this document as a worksheet

To apply, visit www.lincnet.net

For assistance please call LINC at 646-731-3275

PROJECT OVERVIEW

Project Name

Street Address

City State Zip Code

Website Year Established Telephone

Name of Project Contact

Contact Email Contact Organization

Contact Address

City State Zip Code

Federal Tax ID / Non-profit IRS Number

Brief Project Description (100 words)

Program/Development Partners

Public/Civil Sector Program Development Project Tenant

For-profit/Private Sector Program Development Project Tenant

Non-profit Sector Program Development Project Tenant

Creative Industries Served

- Visual Arts
- Performance-based Arts
- Heritage, arts & crafts
- Design
- Literary arts, publishing, printed media
- New Media
- Creative services
- Audiovisuals

Information Last Updated*

* You may revisit your online application to make additions and edits until the application deadline.

COMMUNITY CONTEXT

Community Programming

Professional Development and Training Services
Population served*

Technique or Studio/Training Workshops
Population served*

Community Service and Engagement Programs
Population served*

Other programs
Population served*

* Describe the group intended to participate in this program.

Shared Community Resources

Facilities and Equipment

Administrative Infrastructure

Other

BUILDING DESCRIPTION

Building Description

New construction Renovation (year built) _____ Year originally built _____

Building Type

Residential Industrial Commercial School Hotel Church Multi-Use Other _____
Artist/Space Ownership/Use Structure: Rental Condominium Cooperative Combination Other _____

Building Area _____ (square feet)

Included Space Types/Uses

Live-Work Spaces: Total Units # _____ Units for resident organization # _____ Units for broader community # _____ Total affordable units # _____

These spaces are: Rental Condominium Cooperative

Workspace Studios: Total Units # _____ Units for resident organization # _____ Units for broader community # _____ Total affordable units # _____

These spaces are: Rental Condominium Cooperative

Live-Only Spaces: Total Units # _____ Units for resident organization # _____ Units for broader community # _____ Total affordable units # _____

These spaces are: Rental Condominium Cooperative

- Gallery: For resident organizations only Available to public Curated access
- Performance/Rehearsal Space: For resident organizations only Available to public Curated access
- Dance Studio: For resident organizations only Available to public Curated access
- Recording Studio: For resident organizations only Available to public Curated access
- Office Space: For resident organizations only Available to public Curated access
- Multi-Purpose Space (e.g for Community Use): For resident organizations only Available to public Curated access
- Common Area: For resident organizations only Available to public Curated access
- Commercial Space: For resident organizations only Available to public Curated access
- Café: For resident organizations only Available to public Curated access
- Other: _____ For resident organizations only Available to public Curated access

Additional Artist Amenities

- Natural light Wide width doorways Wide width hallways Ventilation Freight elevator Wheelchair accessible
- Sound proofing Dance floors Lighting grid Special electrical (220v) High speed internet access
- Parking Roof/patio access Garden access Other: _____

Sustainability

Inclusion of Green Building Practices Energy Source _____
 US Green Building Council LEED Certification Rating _____

Describe Sustainable Strategies Employed (250 words) _____

This form reproduces the online application. Please feel free to use this as a worksheet or as a guide if you need to submit your application in an alternative format to the online application. Please visit www.lincnet.net to apply or call LINC at 646-731-3275 for information on alternative formats.

Historic Preservation

- Historic preservation undertaken Landmark status
- Description of Preservation Work (50 words)

[Redacted text box]

Arts & Culture District Location

Name of district [Redacted text box]

Incubation of Small Business and Light Industry

- Description of Incubation Facilities, Resources, Programming (50 words)
- Funding/Seeding Opportunities

[Redacted text box]

Building Governance

Type of Building Governance Co-op Board Condo Board Other: [Redacted text box]

Tenant Qualification

- Artist Certification Required

ZONING/BUILDING REGULATIONS AND DEVELOPMENT TEAM

Zoning and Building Compliance

Original Zoning: Residential Commercial Light Industrial Industrial
 Mixed-Use Other: [Redacted text box]

Zoning Change Required Other Zoning/Regulatory Issues: [Redacted text box]

Development Team

Type of Developer: For-profit Non-profit CDC Individual Arts organizations
 Group of artists Public Other: [Redacted text box]

Developer [Redacted text box]

Contractor [Redacted text box]

Project Manager [Redacted text box]

Architect [Redacted text box]

Artist Organization [Redacted text box]

Other Experts Consulted (property management, legal, etc.) [Redacted text box]

Costs

Total Development Costs \$ [redacted]

Acquisition Cost \$ [redacted]

Construction Costs per square foot \$ [redacted]

Cost per unit \$ [redacted]

Equity

Total Equity \$ [redacted]

Portion from Private Investment Sources \$ [redacted]

Funding Sources/Uses

- Foundations [redacted]
- Local Government [redacted]
- State Government [redacted]
- Federal Government [redacted]
- CDBG [redacted]
- HOME [redacted]
- Equity [redacted]
- Other [redacted]

- Restrictions imposed: resale income
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Equity/Tax Credits

- LIHTC HPTC
- Other Tax Credits: [redacted]

Debt

- Bank Debt [redacted]
- State and Local Government [redacted]
- Federal Government [redacted]

Other Financial Information

Income \$ [redacted]

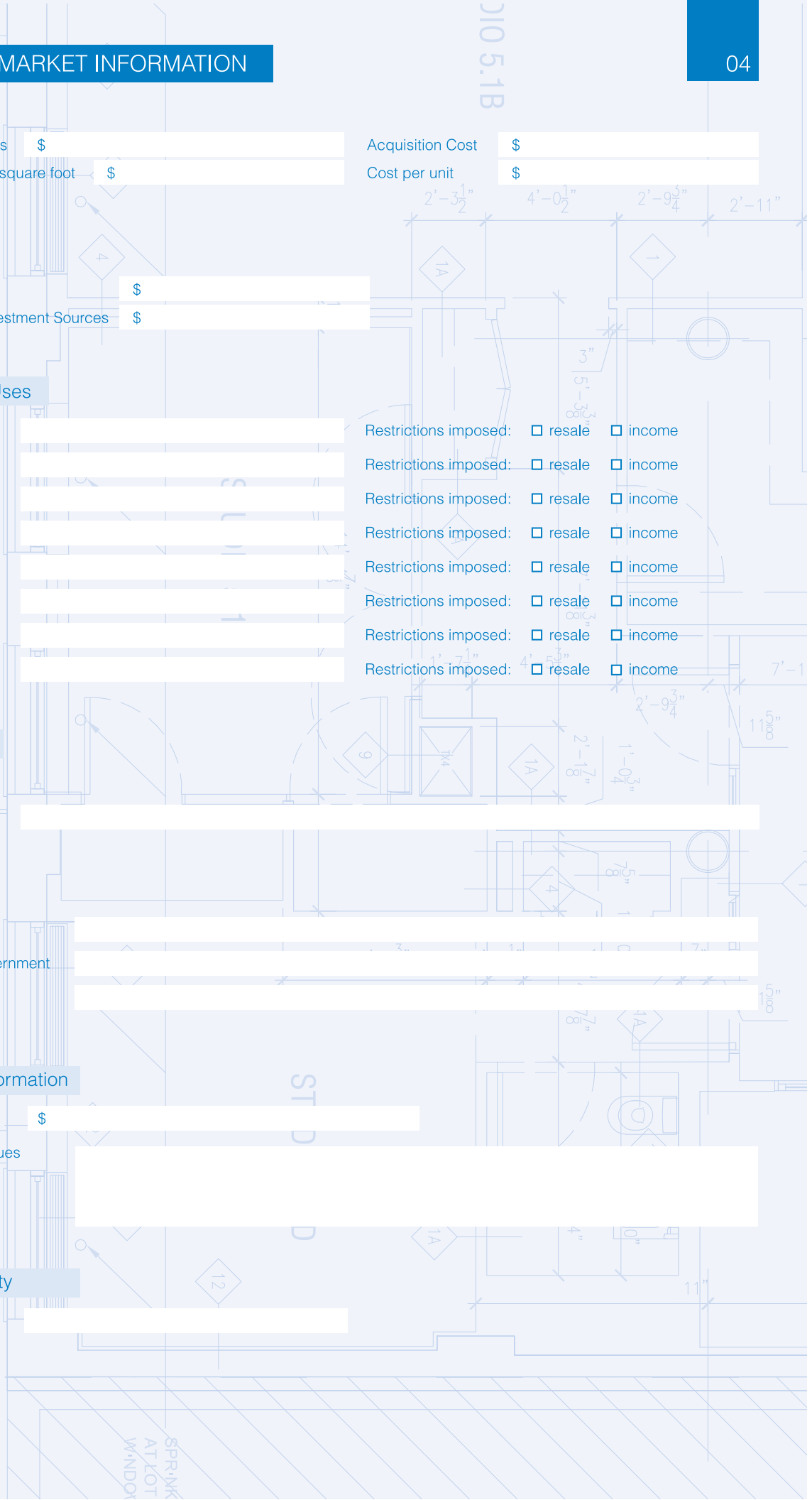
Additional Financial Issues [redacted]

Advertising/Publicity

Advertising Firm Used [redacted]

1010 5.1B

A203



Real Estate

Real Estate Service Used

Real Estate Agent

Agent Phone

Agent Email

LINKS/IMAGES/ATTACHMENTS

The online application provides space to upload the following images/files as part of this application process. We encourage you to provide any of the following images as attachments to further describe your space. Please follow the online instructions to upload any of the following documents:

- Building plans (site plan, ground floor plan, typical floor plan)
- Building elevations (all four, as applicable)
- Up to 10 photographs of the building/spaces (max 1MB per image, files labeled as org/spacename_imagewidth.jpg)
- Building and Program marketing brochures, press clips, links to advertisements and websites and other information
- If available, business plans, market studies/research, etc.

ADDITIONAL QUESTIONS

- Please provide a short narrative describing your project. In your description, please include information on the historical and contextual factors (political, social, economic, physical) that inspired and influenced the creation of your artist space. What were challenges to achieving affordability for artists? How were other major challenges overcome? How has your project used innovative strategies, partnerships, or other ideas to achieve success?
- Who were key leaders and partners that enabled the development of your artist space? Describe the role – formal or informal – they played. What challenges were faced? What lessons were learned?
- Describe the neighborhood/community your artist space inhabits. How do the current programs and activities of the space connect with the diverse people and community beyond its walls? Do you see changes in the community in terms of relationships, activities, physical condition, or otherwise as a result of your project?
- What current issues, both internal and external, does your artist space face, and how are they being addressed in both the short- and long-term?
- The purpose of this awards program, in part, is to identify common areas of concern or the need for further research or support services for organizations creating affordable artist space. It would be helpful if you could describe or list what assistance, knowledge, and/or services would have been useful to you during project planning and construction. Who would have provided this help or information to you? What would have made the project go more smoothly?

INSTRUCTIONS FOR APPLYING

This is a two-step application process. The first phase is an online application. LINC staff will contact selected finalists to request additional information in the second phase of the application process.

This document *is not the application form* and should be treated as a worksheet. Applicants should submit the first phase application online at www.lincnet.net. Answers to the questions at the end of the application may be submitted in an uploaded Word document or pasted into the applicable fields online.

Visit www.lincnet.net to submit application materials or to download additional copies of program, eligibility, and application information. If you do not have internet access LINC will provide alternative application formats. For technical assistance and application support, please contact LINC staff via phone at 617-731-3275. For program information, eligibility requirements, and selection criteria, please refer to the accompanying brochure or visit www.lincnet.net.