

artspace Loveland Arts Campus

Artspace redeveloped 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

preserves 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.

Completed in 2024, the Feed & Grain provides nine units of creative workforce housing for creatives and their families; along with 4,000 square feet of sustainable commercial space for artists. Added to the units available at Artspace Loveland Lofts, the entire campus provides 39 units of housing 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 bookends 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.





Loveland Arts Campus

Artspace Loveland Lofts est. 2015

Artspace Feed & Grain est. 2024

Feed & Grain Project Details

- **Owner/Developer:** Artspace Projects, Inc.
- **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:** 80–120% AMI
- **Community Space:** 4,000 sq. ft.
- **Estimated Project Cost:** \$12M
- **Project Funders:** Colorado State Historical Fund, Boettcher Foundation, Colorado Community Revitalization Grant, Community Foundation of Northern Colorado: Loveland Community Fund Committee, ArtPlace America, National Endowment for the Arts, Teresa & Paul Mueller, Erion Foundation, Gates Family Foundation, Lisbeth & Earl Sethre, El Pomar Foundation, Suzanne & Andy Peterson, Linda & Thomas Ligon, Jan Rosetta Schockner & Mel Schockner, National Trust for Historic Preservation: Peter Grant Preservation Fund for Colorado, Diane McInturff & Barry Floyd, Judith Aranow, Janice & Phil Farley, Jon-Mark Patterson, Rebecca Espach, Pat Saunders-White, Stacey Gardner.

