

# artspace

## Artspace Hamilton Lofts

222 High Street, Hamilton, Ohio 45011



Photo by Scott Merrill

### Project Overview

Artspace Hamilton Lofts, an adaptive reuse of the former Strauss Department Store, will offer forty-two affordable live/work apartments, gallery and community space, and 3,000+ square feet of commercial space. The \$10.8 million development will contribute to the revitalization efforts of Hamilton, OH, bringing residents downtown and creating space for the rising arts scene.

### Project Details

**Location** // 222 High Street, Hamilton, Ohio

**Owner/developer** // Artspace Projects

**Development Partner** // Neighborhood Housing Services of Hamilton, Inc.

**Type of development** // Mixed-use: live/work artist housing and retail

**Number of residential units** // 42

**Commercial space** // 3,000+ sq. ft.

**Community space** // 1,800 sq. ft.

**Type of units** // studio, one-, two- and three-bedroom live/work units

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

**Total project cost** // \$10.8 million

### Project Goals

To engage Hamilton's artistic community in supporting the economic vitality and livability of downtown Hamilton

To catalyze complementary development and activity that strengthen Hamilton's social fabric

To provide affordable space where artists and arts organizations can pursue their work

### Project Funding

The project budget for the Artspace Hamilton Lofts project is \$10.8 million. Funding sources include the City of Hamilton, State of Ohio, federal funding and private philanthropic funding.



## Project Description

In partnership with artists, politicians, neighborhood and philanthropic leaders, Artspace is working to rehabilitate two historic buildings in downtown Hamilton into a mixed-use arts facility. What today are vacant and dilapidated buildings — a 1900 French Renaissance masterpiece originally known as the Mehrum Building, and its next-door neighbor, the 1913 Lindly Block — will be restored to their original glory and re-animated by artists and creative people as a catalyzing community asset.

In addition to 42 units of affordable “live/work” space for artists and their families, the Artspace Hamilton Lofts project will provide ground floor space for local nonprofit organizations and small businesses, and outdoor plaza areas for the residents and the greater community. The project will complement the rehabilitation activities occurring at the neighboring Mercantile Block and will advance the downtown economic development efforts on High Street.

This project comes at a pivotal moment for the city of Hamilton. Recovering from decades of dis-interest, the city has many empty storefronts and underutilized buildings. In addition, the central business district has lost market share to suburban shopping malls. The City is deeply committed to revitalizing and energizing the downtown area and this mixed-use project will further Hamilton’s goal of redevelopment and animation.

## Connectivity

### The Artspace Hamilton Lofts project is advancing multiple public agendas through the arts by:

#### Encouraging collaboration between local partners.

The City of Hamilton invited Artspace to develop this project as part of their revitalization plan, and encouraged a partnership with the local nonprofit housing developer Neighborhood Housing Services.

#### Enacting and encouraging downtown building revitalization.

Hamilton Center was selected as the project site to rehabilitate a vacant culturally important, underutilized downtown building.

#### Bringing visitors downtown and advancing neighborhood transformation.

This project creates a hub of 42 artist-families and will augment the bubbling interest in downtown – encouraging everyday activity on Hamilton’s main thoroughfare.

#### Boosting the local economy.

These 42 households will become cottage industries unto themselves. Studies show that exactly this type of economic role from artists has a profound impact on the economy.

## Artspace Contacts:

### For more information or to become a partner, please contact:

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## Creative Placemaking is the leveraging of cultural assets to strengthen the social fabric of a community.

Cultural Asset	Artspace Provided	Outcome
Local artists	Appropriate, affordable space for 42 artist families	Greater artistic production and earning, restored residential density, sweat equity in community building
Creative micro-enterprises and non-profits	> Stability > Affordability > Resource sharing	Enhanced capacity to deliver services to community
Build on existing arts culture	Critical mass of artists	A location in close proximity to both the Fitton Center for Creative Arts and the arts activity represented in the Historic Mercantile retail, including SHP Leading Design and Art Off Symmes
Underutilized vacant land	Landscaping and on-going management	Restored gathering place for community-building activities, formal and informal
A historic building that is in need of restoration	Historic rehabilitation with sustainable practices	Reuse of meaningful but underutilized building stock and model for future development



## The Nation’s Partner in Artist-Led Community Transformation

For more than 30 years, Artspace has brought its hard-earned expertise to more than 300 cultural facility planning efforts from coast to coast. Of these projects, 33 have been developed and are owned and operated by Artspace itself, representing a unique, \$500 million investment in America’s arts infrastructure. 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 more than a thousand 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. [www.artspace.org](http://www.artspace.org)