

Boston Redevelopment Authority
Artist Space Initiative





202-4

If there are no more
artists, then, there is no
more art.

This space currently rents for
\$14.15 per sq. ft., before the
rent increase. The average rent
for this type of space in this area
is \$9.95. The average cost for
spaces like this in other artists
communities, like Ft. Point, is \$5.50
per sq. ft. EVERY artist
community in Boston is in jeopardy.



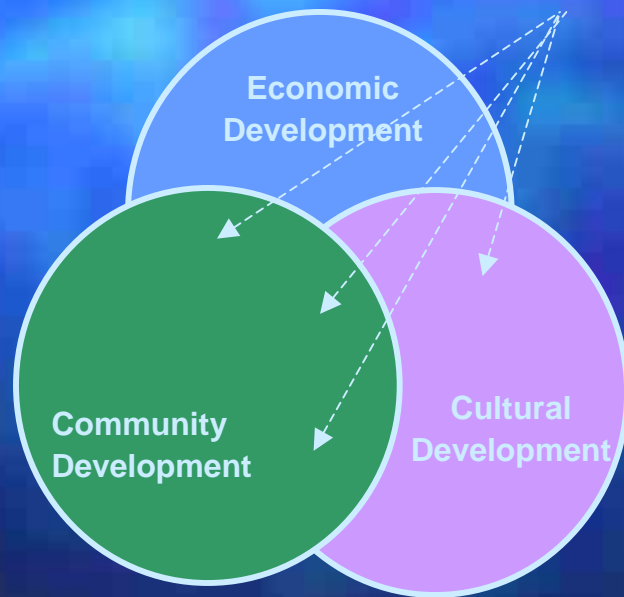
Economic Planning in Boston

Identify needs

-by economic sector

- Arts and Cultural sector**

The Creative Economy



Creative industries play an important role at the intersection of economic, cultural and community development.

Affordable Housing

- Median rent for a two-bedroom apartment in Boston is more than \$1,400/month.
- Median sales price for a home is around \$300,000.
- Subsidizing the construction of a single unit of affordable housing in Boston can cost \$150,000.



Mayor Menino's
“Leading the Way”
housing strategy

Production of Housing Units in Boston

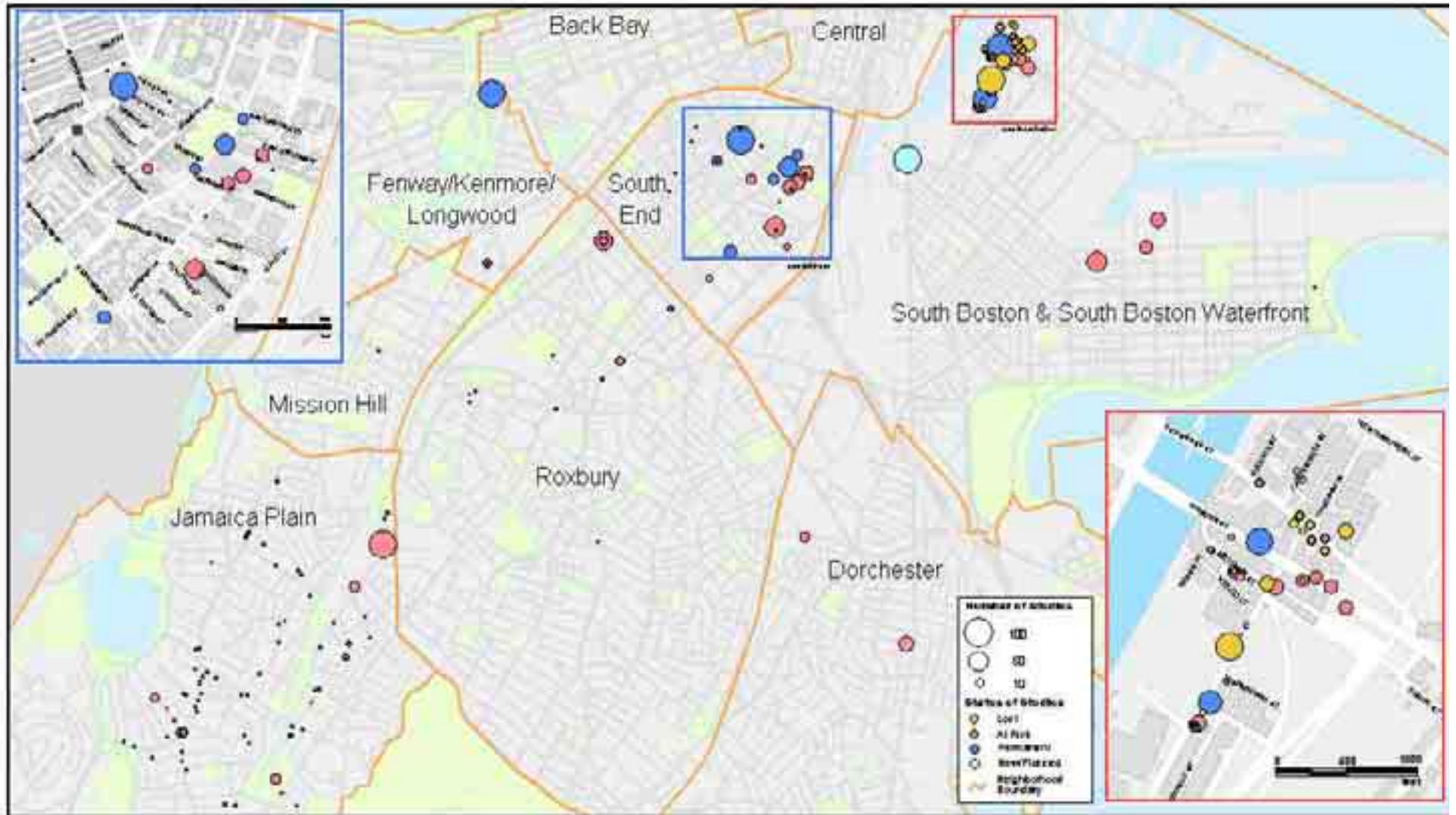
	Total New Units	Affordable	Market
TOTAL 2000-2004	6,555	2,213	4,342

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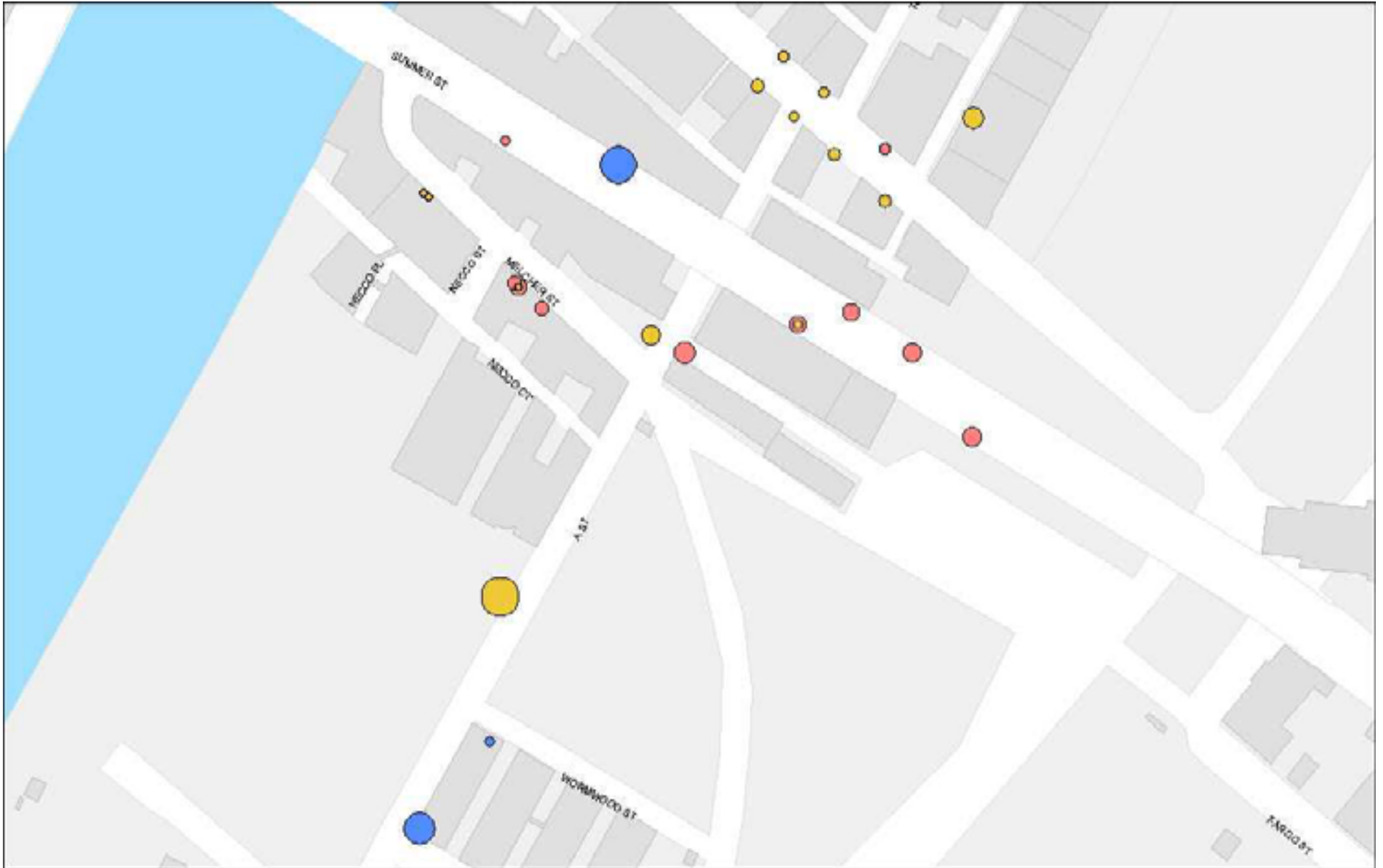
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**One tool Boston uses to
create affordable housing:
Inclusionary Development**

SURVEY OF ARTIST STUDIOS, 2001



**Survey of Artist Studio
August, 2001**



Fort Point Arts Studios, 2001

**What can a municipality do
to allow
to encourage**



**appropriate
space for
artists?**

•Roadblocks to permanent artist space

**•Tools the City of Boston has developed
to address these roadblocks**

Roadblock:

**Not enough information about
demand for artist space**

KEEPING BOSTON'S CREATIVE CAPITAL: *A SURVEY OF ARTIST SPACE NEEDS*

THOMAS M. MENINO, *MAYOR*
CITY OF BOSTON

Mark Maloney, *Director*

Commissioned and funded by the BRA
with additional support from the Boston Foundation,
the Massachusetts Cultural Council and
the Mayor's Office of Cultural Affairs

Prepared by
Artspace Projects Inc. and
Boston Redevelopment Authority

Spring 2003

Roadblock:

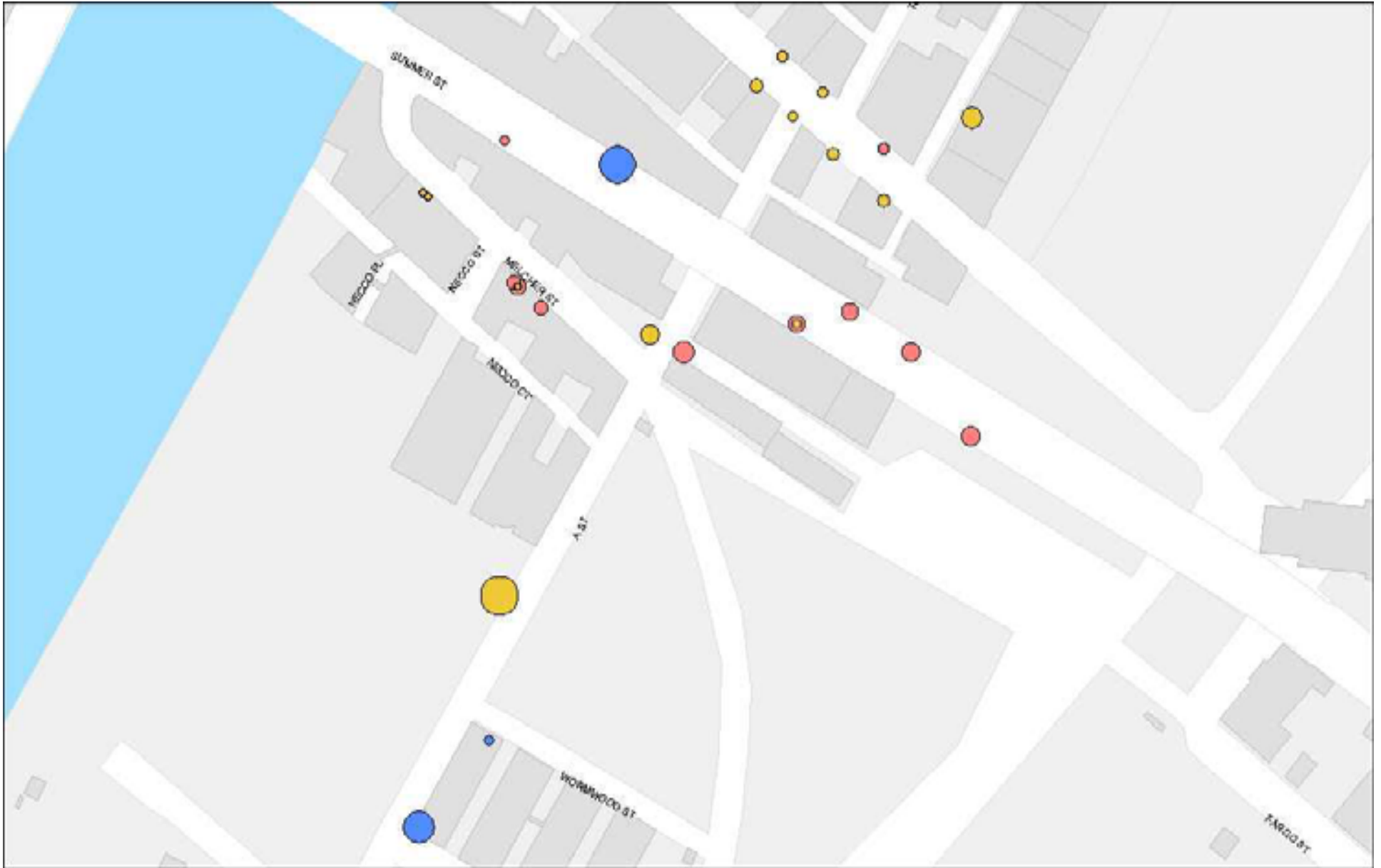
Space for artists in Boston has been impermanent, resulting in dislocation for the artists.

59 Amory St



Deed Restrictions

- **Preserve use by artists**
- **Are attached to space designed for artists**
- **Are required through zoning/occupancy**
- **Are modeled after affordability restrictions**
- **Make use of artist-initiated 'artist certification'**



Fort Point Arts Studios, 2001





Channel Center

Submitted: January 24, 2001
Approved: August 22, 2002

Midway Studios



Midway Studios



**Artist Housing Agreement
Design Requirements for Artist Space**

- - **“Artist”** shall mean a person regularly engaged in the Fine Arts [meaning painting, drawing, sculpture, pottery, creative writing, choreography, dance, music composition, dramatic art, film, computer/multimedia, video, graphic art, glass, ceramics, textiles, woodworking, photography, custom-made jewelry or apparel, and other literary, visual, media, performance and sound arts and crafts approved by the Authority] as a career and not as a hobby; however, the art the artist creates does not have to generate the artist’s main source of income, nor does the creation of art have to occupy the greatest portion of the artist’s day. Such person shall qualify as an Artist for purposes of this Agreement only after he or she receives a certificate evidencing their eligibility as an Artist Household from the Authority (“BRA Certified Artist”).

City of Boston Artist Review Board

First	Last	Neighborhood of Residence or Work	Artistic Discipline	Community Group
Maure	Aronson	Boston/Greater Boston	Musician	World Music
Craig	Bailey	South End	Photographer	
Michelle	Baxter	SE/JP	Actress/Theater	BCA, Director of Programs
L. Soul	Brown	Roxbury	Writer	
Liz	Carney	Dorchester	Visual Artist	Director of Arts Program, Col. Daniel Marrs Boys and Girls Club
George	Fifield	Jamaica Plain	CyberArts	CyberArts Festival
Santiago	Hernandez	Fort Point	Visual Artist	Boston Arts Institute
Steve	Hollinger	Fort Point	Sculptor	SAND
James	Hull	Jamaica Plain	Visual Artist	Green Street Gallery
Jesse	Kahn	East Boston	Visual Artist	EBAG
Paul	Kahn	Boston	Playwright	
Eric	Korsh	Brighton	Filmmaker	Boston Camera
Marilyn	Lasek	Allston	Visual Artist	
Jacqui	Parker	Roxbury	Actress/Director	
Robert	Patton-Spruill	Roxbury	Filmmaker	FilmShack
Meg	Rotzel	Roxbury	Visual/Performance Artist	Berwick Research Institute
Jonathan	Santos	Fenway	Mixed Media	
Jed	Speare	Fort Point	Performance Artist	Mobius
Joyce	Stanley	Roxbury	Jeweler	
Amy Zell	Ellsworth	Boston	Choreographer	Boston Dance Alliance

Toolbox

- **Zoning code**
- **Design requirements**
- **Deed Restrictions**
- **Artist Certification (peer review)**
- **Inclusionary Development**
- **Community Organizing**
- **Mailing list (two-way communication)**

Property-buying assistance

**Outreach to artists about
first-time homebuyer assistance**

Roadblock:

Artist live/work development competes with other affordable housing policy goals.

Solutions:

- Promote as part of greater portfolio**
- Address fair housing questions**
- Identify most appropriate sites**

We are particularly interested in sites that:

are located in buffer zones

**between residential and
non-residential neighborhoods**

**in locations that do not support
conventional housing**

**Roadblock: Lack of real estate expertise
in artist community**

Municipality can:

Encourage partnerships with developers

- both private and non-profit

Act as facilitator/technical advisor

Offer education in real estate development

(for smaller projects)

Harrison Avenue RFP





Brookside Ave



Brookside Interior



Mixed-use development activates neighborhoods

Recent examples in Boston

Dover Lofts

Boston Center for the Arts



249 A St



300 Summer St



300 Summer St



300 Summer St



288 A Street



288 A Street



Humphries Street Studios



Artists for Humanity



Diablo Glass & Metal



Diablo Glass & Metal



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