

Artist

Survival in Urban Real
Markets

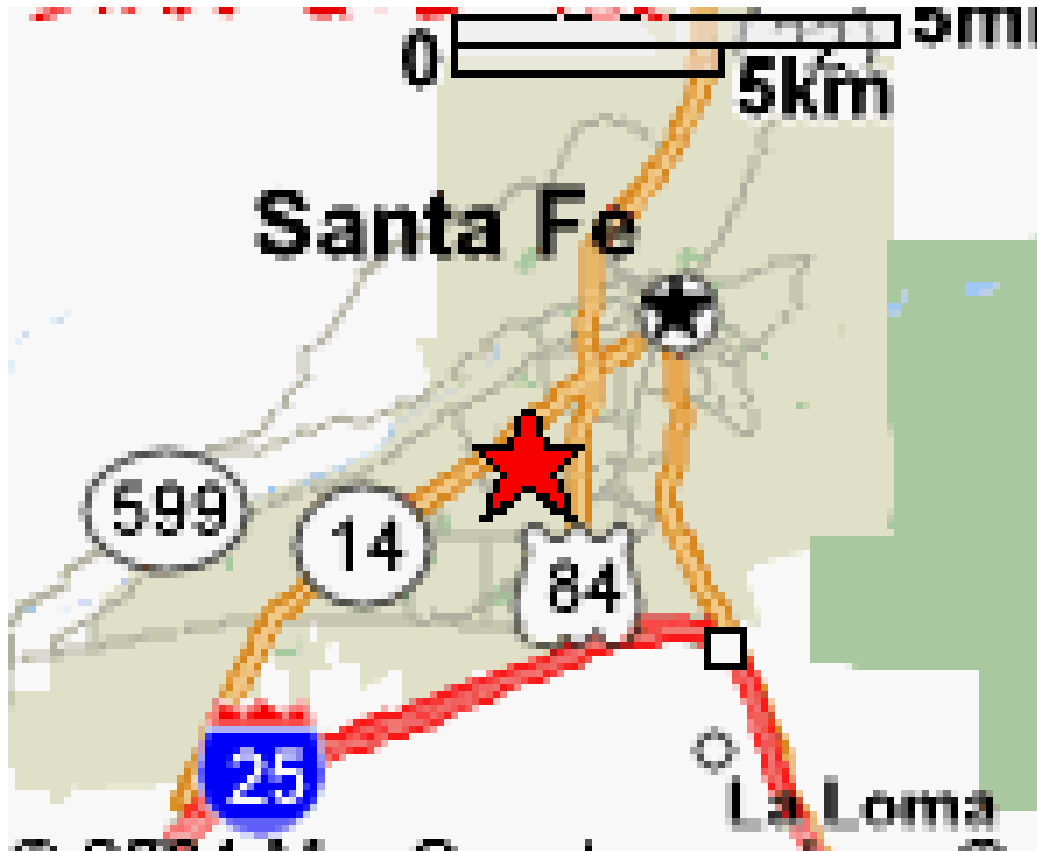
(Santa Fe & Chicago)

Antonio Larson

ENVS 635-660

The Second Street Studios

Santa Fe, New Mexico



- Urban, the downtown main art attraction
- New venue up and artists.

Would a peripheral area



- The idea was to keep people there and build a community with the new residences. Affordable housing was initial focus.

Partners

- Local developers: Wayne & Susan
Specializing in passive solar designs.
- New York developer: Jonathan
Specializing in affordable housing
- Planner: Peter Calthorpe
Specializing in New Urbanism gospel

A solution to urban dislocation

- \$7 a square foot.
- Mixed use & high flexibility:
- First newly built work/live
Great Depression of the 1930's
- 5 acre plot with 70 units
- Maximize sun through typical New Mexican
- Solar heated floors, sky lights, sun
- Walking focus between units and plazas.

Transit Possibilities



- Light Rail lines, with no station
- Bike lines alongside
- Major highways

Anecdotal Evidence

- For a pioneering model, there is the Second Street Studios in
"Virtually nothing out there," says
When asked if he had tried live/work
Been there, done that."
- Straying from initial clientele:
company, Pizza, gyms, therapists, social
- Pizza lady: "Its all upscale. I don't

2nd Street Results

- Truly mixed use shopping, living
 - 100% occupancy rates
 - Creation of a new art hub.
 - Campaigning for light rail stop 2003.
- ``It is now generally accepted that a basically tied to its diversity, places,' ' Calthorpe wrote. ``The oriented suburb is sustainable or desirable is no longer the
- Calthorpe

The Acme Artists Community

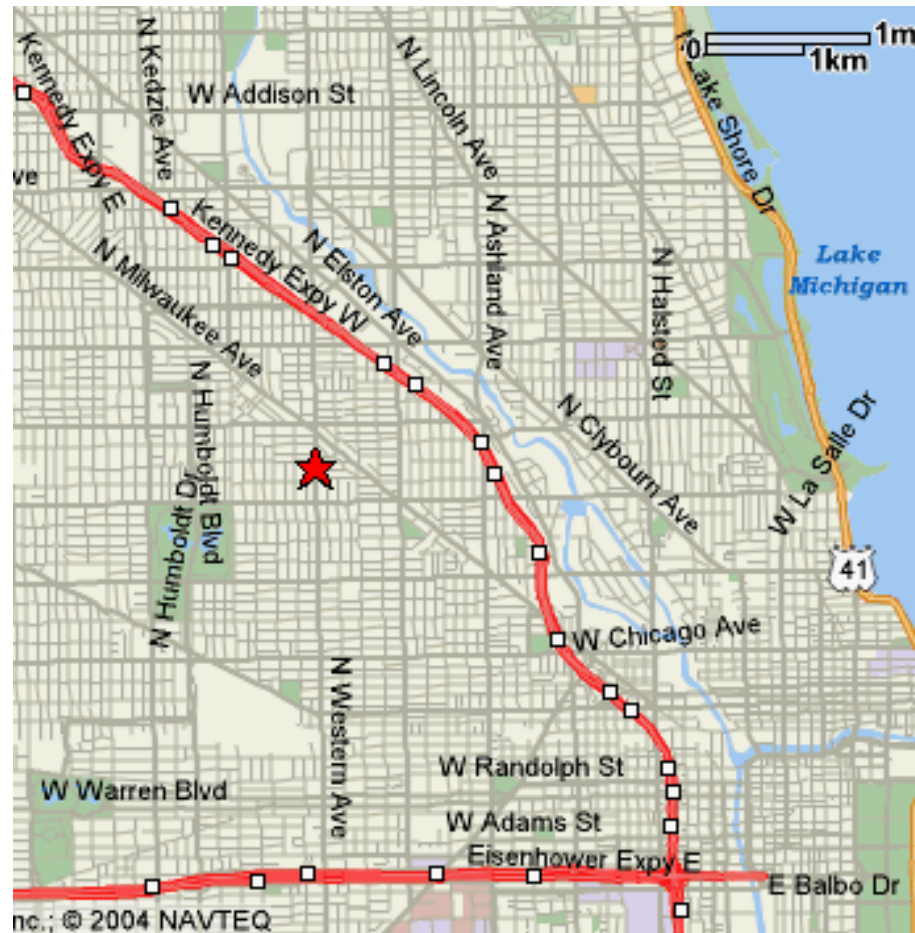
- Cooperative & consensus decisions
- Limited equity land ownership
- Cutting out the middlemen & speculators



Past lives: Stables,
Metal Stamping Plant,
Vacant Warehouse



Slightly outside of the rapidly gentrifying Wicker Park section



Survival through Co Housing

- Zoning & inflation pushing out
- Separation of pre-existing, community.
- How to get out of the cycle of gentrification, displacement?

“Profit motives destroy communities and displace

- -Laura Weathered (NNWAC founder

Partners

- Non profit: Near North West Arts Council (NNWAC)
Community building through the Arts
Organizational voice of Artists seeking
- City government: Chicago Dept. of Planning
Funded initial study of feasibility
Mayor Daley supported ACME's ideas
City Council & Alderman- permission
- Architect: Gerhard Zinserling
Petitioned for zoning changes, design, pay

November 1997

- **\$40K from 25 shareholders**
- **\$500K mortgage from Dept. of Housing**
(For time home buyers in a redevelopment area)
- Projected costs = \$1.7 million
- Projected opening in 1998

Obstacles: unique project had explaining to do with zoning, permits, credit, financing

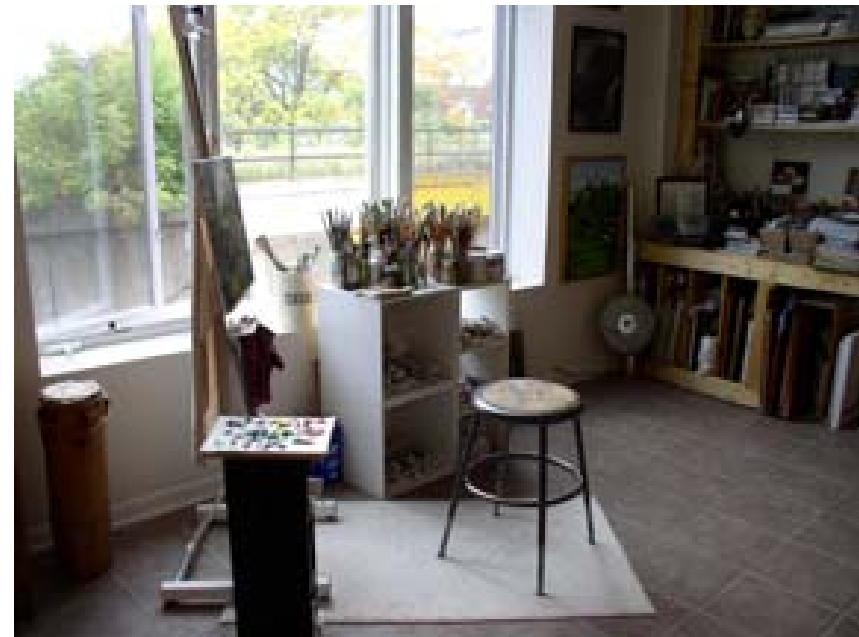
GUT THE SLUMBERING BEAST

● \$70
psf
vs.
\$120
psf
in
constr



Individual plans for divisions

- Saved \$8000 each by handling their own interior design.



Early 2003

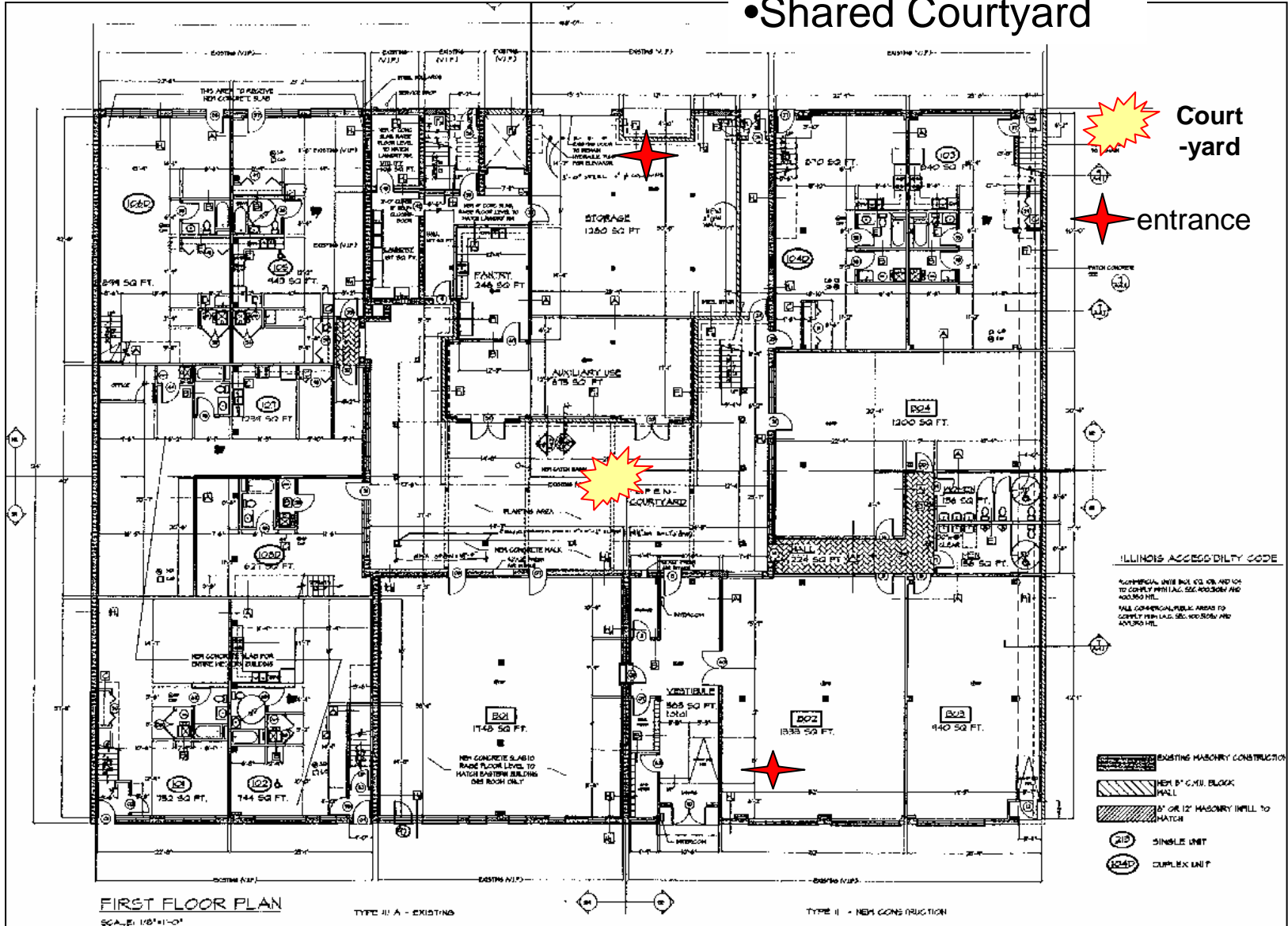
- Final costs= \$3.2 million
- 25 units + 3 Non profits
- **Monthly expenses between \$375 and \$700.**
- \$25,000 and \$57,000 annual income.
- Permit fees + state taxes waived during construction due to NNWAC sponsorship.
- Residents did their own interior designs with sweat equity. (\$8000 saved)

1st Floor Plan:

- 3 Non Profit Businesses

- 23 Residential units

- Shared Courtyard



 Court-yard

 entrance

Communal space



- Courtyard & Patios
- Workroom/Toolshed
- Exhibit Hall
- Laundry
- Planned roof garden
- Planned solar energy for common areas

•Most Importantly: consensus decisions regarding finance, direction, physical plans.

“Woman Made Gallery” profit)



Green design

- Reuse of preexisting space.
- State guidelines for efficiency w/grants that rewarded energy consumption.
- High Density: 25 units on .9 acres
- Bike riding community and high public transportation access. 15% do not use cars.
- Energy efficient furnaces/closed combustion water heater
- Double glazed windows
- Low flow shower heads
- Plans for solar energy & Roof green space

Transit Oriented Site

- 2 blocks from the blue line
- City grid = bike friendly



Success?

"We have a demonstration model partners, artist, and

"The city recognizes that it can its resources with this model units of housing."

-Laura Weathered (ACME

Conclusion

- Both are urban work/live artists communities.
- Both opened with affordable housing, under market rate.
- Both strive for energy efficiency.
- Both found transit friendly sites.
- Both have complete occupancy.

- Real Estate ownership vs. communal.
- After 14 years, 2nd Street is much less affordable and has changing

Sources

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