

artspace

Building better communities through the arts



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Offices // Minneapolis / Seattle
Los Angeles / New Orleans / New York

250 Third Avenue North
Suite 500
Minneapolis, MN 55401

☎ // 612 / 333 / 9812
☎ // 612 / 333 / 9089

artspace.org

Brookland Artspace Lofts

3305 Eighth Street N.E. • Washington, DC 20017 • Opened 2011



Anica Hrachler / Hrachler Davis Photography



Photo by Reggie Campbell



Photo by Amanda Kiger



Photo by Reggie Campbell

A home for dance in the District

Located in Washington's Brookland Neighborhood since 1986, Dance Place is the District's most prolific presenter of modern dance and has helped generate a renaissance of development and investment in the area. After two decades it had outgrown its space, so in 2006 the City's Department of Housing and Community Development asked Artpace to help Dance Place expand and renovate its facility. Artpace and Dance Place subsequently formed a partnership to create a unique arts complex that is being built in two phases. Phase 1, the mixed-use Brookland Artspace Lofts, is now in operation.

A \$13.2 million project, the Brookland Artspace Lofts contains 41 residential units – 39 affordable units, each with both residential and studio space, for artists and their families, as well as two units for interns of Dance Place. The property also has a rehearsal studio, classroom and office space designed to serve Dance Place. The Victor H. Selman Gallery serves the community on the main floor.

Dance Place has launched a capital campaign to raise the funds needed for Phase 2, a complete renovation and expansion of its existing theater as well as an outdoor reception and performance plaza.

DEVELOPMENT COST:	\$13.2 million
TOTAL AREA:	47,000 sq. ft.
LIVE/WORK UNITS:	41
ARCHITECT:	Hickok Cole Architects
DEVELOPMENT CONSULTANT:	Cultural Development Corporation
FINANCING:	Bank of America Merrill Lynch Calvert Foundation District of Columbia Department of Housing and Community Development National Equity Fund District of Columbia Neighborhood Investment Fund [Office of Deputy Mayor] TD Bank
FOUNDATION AND CORPORATE SUPPORT:	MetLife Foundation

DISTRICT OF COLUMBIA

As much as I have been talking about artists as place makers, I haven't yet spent as much time talking about places as artist-makers, and the things that communities need to do to invest in creating the next generation of artists. Brookland Artspace Lofts does exactly that – it creates affordable housing for artists, and it also creates much needed rehearsal space. Other sectors talk a lot about the importance of research and development to maintaining a competitive advantage in the world at large. Well in the arts, rehearsal space is our research and design space, and there is a direct line between that and our creative competitive advantage in the world.

— Rocco Landesman,
Chair, National
Endowment for the Arts

