



# RIDGWAY SPACE TO CREATE FACT SHEET

(June 2017)

See prior Fact Sheets for more information about Space to Create Colorado partners and Artspace at [www.ridgwaycreativedistrict.com](http://www.ridgwaycreativedistrict.com) under the Space to Create tab.

## BACKGROUND:

Space to Create Colorado announced that Ridgway had been selected as the Space to Create community for Southwest Colorado last August (2016). This statewide initiative stimulates community and economic development in rural, small town and mountain communities by providing long-term affordable and financially sustainable workforce housing and working spaces for creative sector employment. Local organizational partners in Ridgway Space to Create are: Telluride Foundation, Region 10, Ouray County Housing Advisory Council, San Miguel Power Association, Weehawken Creative Arts and the Ridgway Chautauqua Society. A preliminary feasibility study was delivered by Artspace in January 2017, including the input of more than 100 community members who participated in focus groups. The report from that study can be found on the Town's website at [www.town.ridgway.co.us](http://www.town.ridgway.co.us) and under the Space to Create tab at [www.ridgwaycreativedistrict.com](http://www.ridgwaycreativedistrict.com).

## ARTS MARKET SURVEY COMPLETED:

After months of work by volunteers from the Ridgway Space to Create Outreach Committee, Town and Artspace staff, the Ridgway Space to Create Arts Market Survey went live on January 31<sup>st</sup>, 2017. A celebratory event at the Sherbino, the Survey Soirée, kicked off the survey period with 75 people in attendance, music, food, drink, and a presentation by Artspace staff. A major promotional campaign in Ouray County and the region netted well over 400 survey responses, meeting the outreach target, between January 31<sup>st</sup> and March 28<sup>th</sup>. Statistical data from the survey creates a foundation for discussion about the needs of the community and region, as well as informing the scale, design and uses of the facility. Currently, Artspace is analyzing data which will be used to create a final feasibility report, to be published in July. That report will be made available at the same online locations as the preliminary report (see above paragraph).

## PREDEVELOPMENT PHASE BEGINNING:

Projects of this nature require up-front effort to identify potential funding sources based on the scope of the project. Space to Create Colorado will assist with this predevelopment process; the funding available through these partners does not cover the costs of the full project. Survey results and high-level discussions with Town Council, local- and state-level partners will point to the scope and direction of the project, as yet undetermined. This will be a relatively quiet period for the public, after heavy involvement during the arts market survey phase.

## RESPONSES TO COMMON QUESTIONS:

### *Is this only an affordable housing project?*

Ridgway Space to Create is planned to include long-term affordable housing for creative individuals, broadly defining the term "creative," and workforce housing. The facility could also contain private and/or community studio space(s), commercial spaces, and other types of space. Survey data and funding options will inform the types of affordable housing built.

### ***Will this facility be an art gallery?***

Ridgway Space to Create *could* contain an art gallery, *if* that's what the survey data and the planning process determines this community needs in the project. There are many possible uses for the space to be built, not simply an art gallery.

### ***Will this building be primarily for out-of-town artists or for young people?***

It is much more likely that local creative individuals, businesses and organizations will make regular use of this facility than non-locals, just because the facility is here. It isn't known yet who exactly wants to use a facility such as this and for what purposes, until the survey data becomes available.

In its other similar facilities, Artspace encourages applications for living space "from all people in the creative arts, regardless of race, color, creed, religion, national origin, ethnicity, gender identity, marital status, familial status, sexual orientation, occupation or status with regard to public assistance, or physical, mental, or emotional disability. They especially seek individuals who are committed to building community and will give some of their time and energy toward this goal." The process in Ridgway has not been determined yet.

### ***I am concerned that this building will negatively impact parking downtown.***

The Town recently created more downtown parking with its downtown improvement project, adding a new parking lot next to Hartwell Park and increasing the number of defined, on-street parking spaces. Increased activity in the downtown area may eventually result in a demand for more parking spaces. Parking demands are healthy and common in a vibrant downtown. Because this building will likely be multi-use and may provide working space within the building to some of its residents, it may actually decrease some vehicle usage and even some commuting, a net gain in Ridgway's desire to maintain an element of pedestrian-friendliness. The online survey collected data about potential building users' needs for parking spaces, including bicycle spaces — an unknown at this time.

### ***Will the Space to Create Ridgway building be 3 stories high?***

The building is planned to be in the Historic Business District, where code allows construction up to 35 feet in height. This means that the building could be 3 stories high. The building height will likely be driven by the demand, the results of the survey, the building design and other factors. None of these are clear at this time, so the building height today is unknown.

### ***Will rent be subsidized by the Town?***

At this time, it is not planned that the Town will subsidize rent for residents of a building, and the Town doesn't intend to provide a rent subsidy. All efforts will be made by Space to Create Colorado partners and Ridgway Space to Create partners to keep costs low enough to construct long-term affordable space through creative financing options and careful planning.

### ***Who decides who will live in this building? Can I apply now?***

The nonprofit developer working with the Town of Ridgway on this project, Artspace, manages similar facilities around the country. Though the process that will be used in Ridgway hasn't been determined yet, typically a committee of creative people from a range of disciplines, building residents in good standing, and an owner representative review applications for residency. It is still too early to apply at this time. However, you may submit your name and email address to Diedra Silbert (contact information below), to stay informed about the project.

For more information, contact Diedra Silbert, Community Initiatives Facilitator, Town of Ridgway: [dsilbert@town.ridgway.co.us](mailto:dsilbert@town.ridgway.co.us) or 970-626-5308 x. 215