



FREQUENTLY ASKED QUESTIONS

Updated December 2015

Q: WHAT IS SPACE TO CREATE COLORADO?

This collaborative effort of multiple organizations will provide affordable workforce housing and working spaces for creative sector entrepreneurs and artists in rural, small town and mountain communities in Colorado. Nine new projects will be initiated in eight regions of the state by 2019. The first Demonstration Project will take place in Trinidad and future sites will be determined through a competitive process beginning in 2016.

Space to Create will be directed by a steering committee comprised of invested partners. Artspace will provide market, feasibility and predevelopment consulting services on behalf of Space to Create.

Each of the projects will be customized to meet community needs for workforce housing and commercial space for creative sector entrepreneurs, artists and arts-friendly organizations.

Q: WHO ARE THE PARTNERS AND COLLABORATORS?

Led by Colorado Creative Industries (CCI) in the Governor's Office of Economic Development in partnership with Artspace, the Boettcher Foundation, Colorado Department of Local Affairs (DOLA), and History Colorado, this collaborative effort will assist Colorado communities' access state, federal and local government resources, and include private sector and philanthropic support.

Q: WHAT ARE THE GOALS?

This initiative will stimulate 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.

Nine projects initiated across Colorado by 2019 will culminate in roughly \$45 million of investment by multiple partners and agencies in direct capital investment.

Q: WHAT IS THE PROCESS FOR COMMUNITY SELECTION?

Regions of the state will be prioritized based on readiness, public will, commitment of local resources, and housing demands for the creative sector. Two DOLA regions each year will enter the pipeline for competition beginning in 2016.

THE TIMELINE FOR ROLL OUT IN REGIONS:

- January 2016: Southwest Region
- June 2016: South Central Region
- January 2017: Northwest Region
- June 2017: Northern Mountains Region
- January 2018: North Central Region
- June 2018: Northeast Region
- January 2019: Central Region
- June 2019: Southeast Region

Q: WHAT ARE THE CRITERIA FOR SELECTING A COMMUNITY?

Criteria for selection of communities will include such things as concentration of creative sector workforce, availability of historic buildings for adaptive re-use, available developable property, commitment of local resources by local governing body, and a demonstrated ability to execute community-based initiatives such as the Main Street and Creative District programs.

Q: IS THERE A CHECKLIST FOR READINESS?

- Be ready to describe the financial health of the city budget
- Ability to fund a portion of feasibility, arts market and pre-development studies
- Feasibility and arts market studies may require \$35,000 in local matching funds and the municipality must be the applicant to receive state funding
- Identify local resources required to access matching grant funding for feasibility, arts market and predevelopment studies
- Organize a group of local leaders to provide logistical and tactical support for community engagement during the study phases
- Identify necessary city staff resources of time and capacity
- Make sure that affordable live/work space for creative enterprises and artists are part of the community's planning documents and strategic plans
- Develop proof of concentration and types of creative sector and workforce

- Know the property owners within and around the creative district and Main Street program or development area preferred for a project
- Begin to identify available properties and buildings
- Develop capacity and willingness to contribute to project development and capital expenses (project predevelopment costs are typically 10% of total project cost)
- Work with your DOLA Regional Manager and keep him/her informed of your work and progress

Q: HOW DO WE DEFINE ARTIST AND CREATIVE SECTOR WORKERS?

The creative sector in Colorado includes things that are created in the human mind and made by hand or custom designed and where art takes place, including creative pursuits such as:

Actors, architects, audio and video technicians, art directors, book binding, painters, musicians, singers, song writers, music directors and composers, musical instrument designers and manufacturers, authors and writers, illustrators, publishers photographers, dancers, choreographers, sculptors, advertising and promotions professionals , editors, commercial and industrial designers, sound engineers, interior designers, apparel and fashion designers and manufacturers, set and exhibit designers, reporters and correspondents, museum curators, technicians and conservators, film, television and video script writers and producers, camera operators, broadcast technicians, culinary artists, craftspeople, craft distillers and brewers, sign makers, public relations specialists, multi-media artists and animators, as well as creative workers and arts administrators in theater, performance venues, museums, libraries, studios and galleries.

Q: WHAT IS THE DEFINITION OF “RURAL, SMALL TOWN & MOUNTAIN COMMUNITIES BEING USED FOR SPACE TO CREATE?”

They are typically defined as communities with less than 50,000 population and geographically distant from urban areas.

Q: WHAT ARE THE STEPS IN THE COMPETITIVE PROCESS?

1. Review RFQ Guidelines (available soon)
2. Submit an application of interest by deadline date (to be announced)
3. Steering Committee will review applications of interest and invite selected communities to submit a formal application
4. Prepare and submit application by deadline (to be announced)
5. Steering Committee will schedule site visit to finalist communities (Site visits for first region, Southwest Region, will be made the week of May 9-13, 2016 (Details to follow)

6. Community in Southwest Region will be selected and notified by the last week in May
7. Community Engagement Process and Feasibility Phase commences upon selection and signing of MOU with Space to Create Colorado
8. Feasibility and Market Studies will take approximately 7 months total to complete
9. After completion of Feasibility and Market Studies, determination is made by Artspace whether a project is feasible

Q: HOW LONG DOES A PROJECT TAKE FROM SELECTION TO COMPLETION?

- According to our consultant, Artspace, each project is unique and may have a different timeline
- Feasibility and Market Studies may take 7 months to complete
- Predevelopment follows these studies and includes obtaining site control, architectural work and securing financing. This phase may take 1-2 years
- Construction time depends on scope of work and is dependent upon whether it is new construction or historic preservation, or a combination of both. This can range between one and three years on average.

WHO SHOULD WE CONTACT?

Artists and creative sector workers looking for space should contact CCI's web site at www.coloradocreativeindustries.org and complete the Artist/Creative Sector Interest Form.

Communities should complete the Community Interest Form at www.coloradocreativeindustries.org

For examples of other live/work space projects, click here www.artspace.org

For the map of the Colorado Department of Local Affairs regions and contact information for your DOLA Regional Manager, click here www.colorado.gov/dola

Note: This document will be updated with more information periodically.