



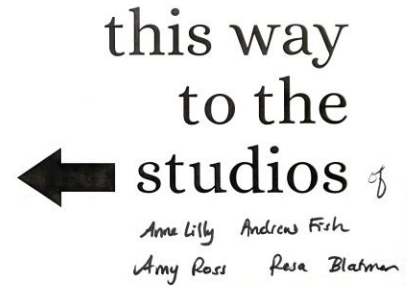
Somerville Arts Space Risk Assessment

Public Forum | January 19, 2022, 6:30 pm



Tonight's Agenda

- Welcome remarks
- Project Overview:
 - Cultural Space Task Force
MAPC team
- Risk Assessment Findings and Recommendations
- Break Out Group Discussions
- *Share questions on slide content in the chat.*
- *Save larger questions for break-out groups.*



What brings you here:

Are you an **artist (A)** looking for space?

Are you an **organization (O)** concerned about losing your space?

Are you a **resident (R)** interested in the arts community?

Are you a **private developer (D)** working in Somerville?

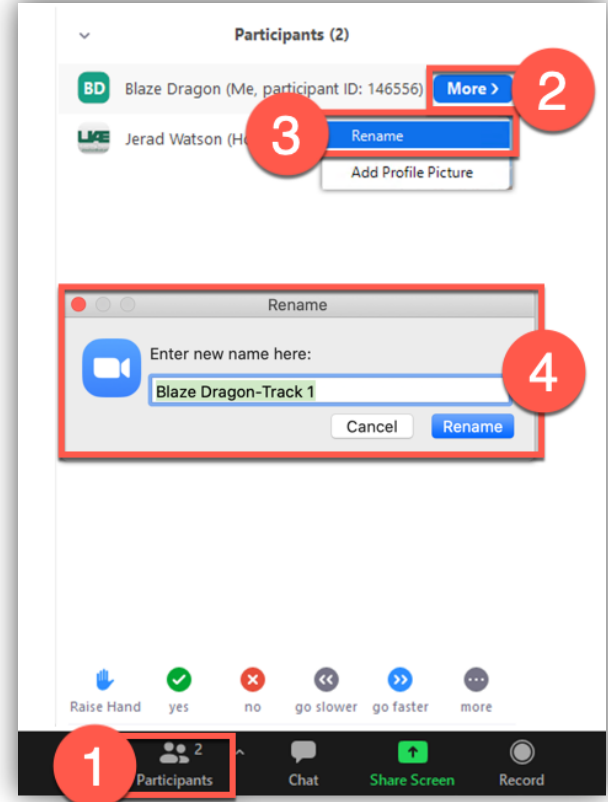
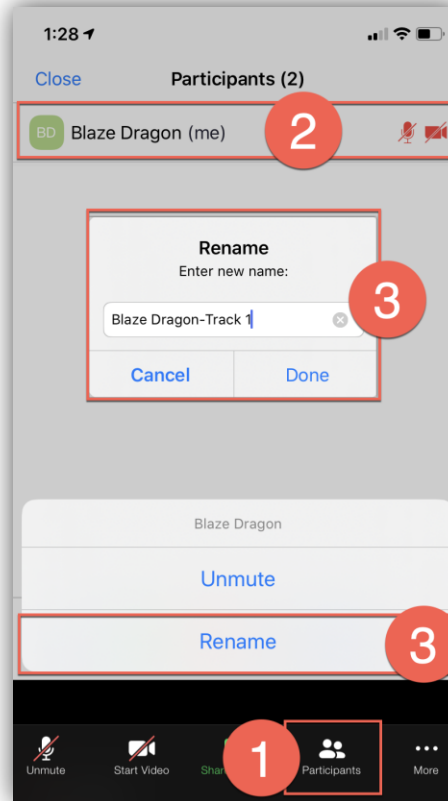
Do you have a **general interest (G)** in artist workspace?

How to Rename yourself in Zoom

Mobile

Desktop

1. Click Participants
2. Click your name
3. Click Rename
4. Edit and Save



Somerville's ONCE Lounge And Ballroom Announces Permanent Closure

November 25, 2020

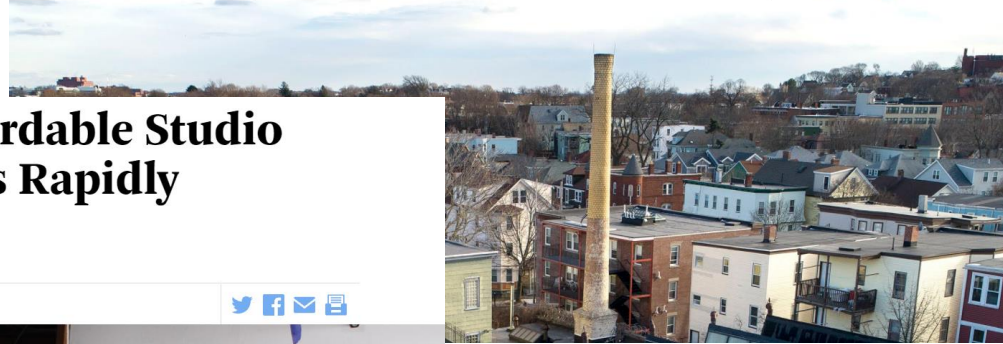
By [Jim Sullivan](#)



Pending Sale Of Dorchester Studios Awakens Fears Of Artist Displacement

May 13, 2021

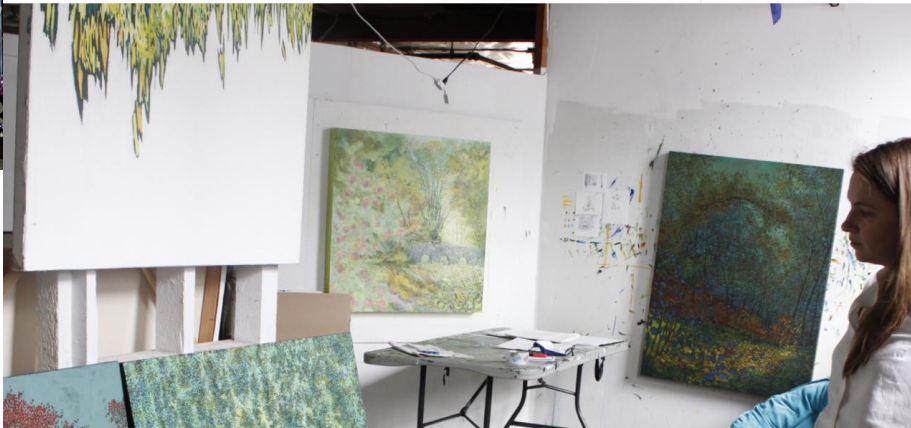
By [Amelia Mason](#)



In Somerville, Affordable Studio Space For Artists Is Rapidly Disappearing

August 09, 2021

By [Jenn Stanley](#)





Cultural Space Task Force

2020-2022

1. Staff at the City of Somerville
2. Bill White, Somerville City Councilor
3. Josh Safdie, Principal, KMA; Somerville ZBA
4. Jay Paget, MA Cultural Facilities Fund
5. Kevin Gatlin, VP, Winter Hill Bank
6. Resa Blatman, Artist, Vernon St. Studios
7. Callie Chapman, Artist, Studio 550
8. Barbara Mangum, Art Conservation, Joy St. Studios
9. Steven Flythe, Artist
10. Randall Thurston, Artist, Brickbottom

Vision Statement

Artists and cultural producers of all backgrounds- including artists of color, queer and trans artists, artists with disabilities, undocumented artists, indigenous artists- and their work are **present everywhere in Somerville** - from our neighborhoods and commercial districts to our parks and walls and streets. Artists have affordable, safe, sustainable, and accessible space to both produce and present their work to the community so everyone- no matter their background - is able to participate in and enjoy arts and culture in Somerville. Artists and cultural producers of all disciplines and all career stages and their work are seen as integral to life in Somerville and **space is dedicated throughout the city to support our artists and cultural producers to live, create, and share their work and collaborate with each other across disciplines.**



Guiding Principles

Foundation

Equity

Values

Accessibility

Collaboration

Creativity

Preservation

Community

MAPC | Metropolitan Area Planning Council

The Metropolitan Area Planning Council (MAPC) is the regional planning agency serving the people who live and work in the 101 cities and towns of Metropolitan Boston. Our mission is to promote smart growth and regional collaboration. Our regional plan, MetroFuture, guides our work as we engage the public in responsible stewardship of our region's future.

Contact Info

60 Temple Place
Boston, MA 02111
mapc.org
617-933-0700





Metropolitan Area Planning Council

Arts & Culture Department
Technical Assistance Grant

2020-2022



Worked with the City of Somerville
and the Cultural Space Task Force to:

- Quantify and map impact of development pressure on arts organizations in Somerville.
- Estimate new space generated through set-asides for arts use in 2019 Somerville Zoning Ordinance.
- Recommend policy and program strategies to mitigate displacement of arts spaces.

Findings and Recommendations



Analysis



Findings



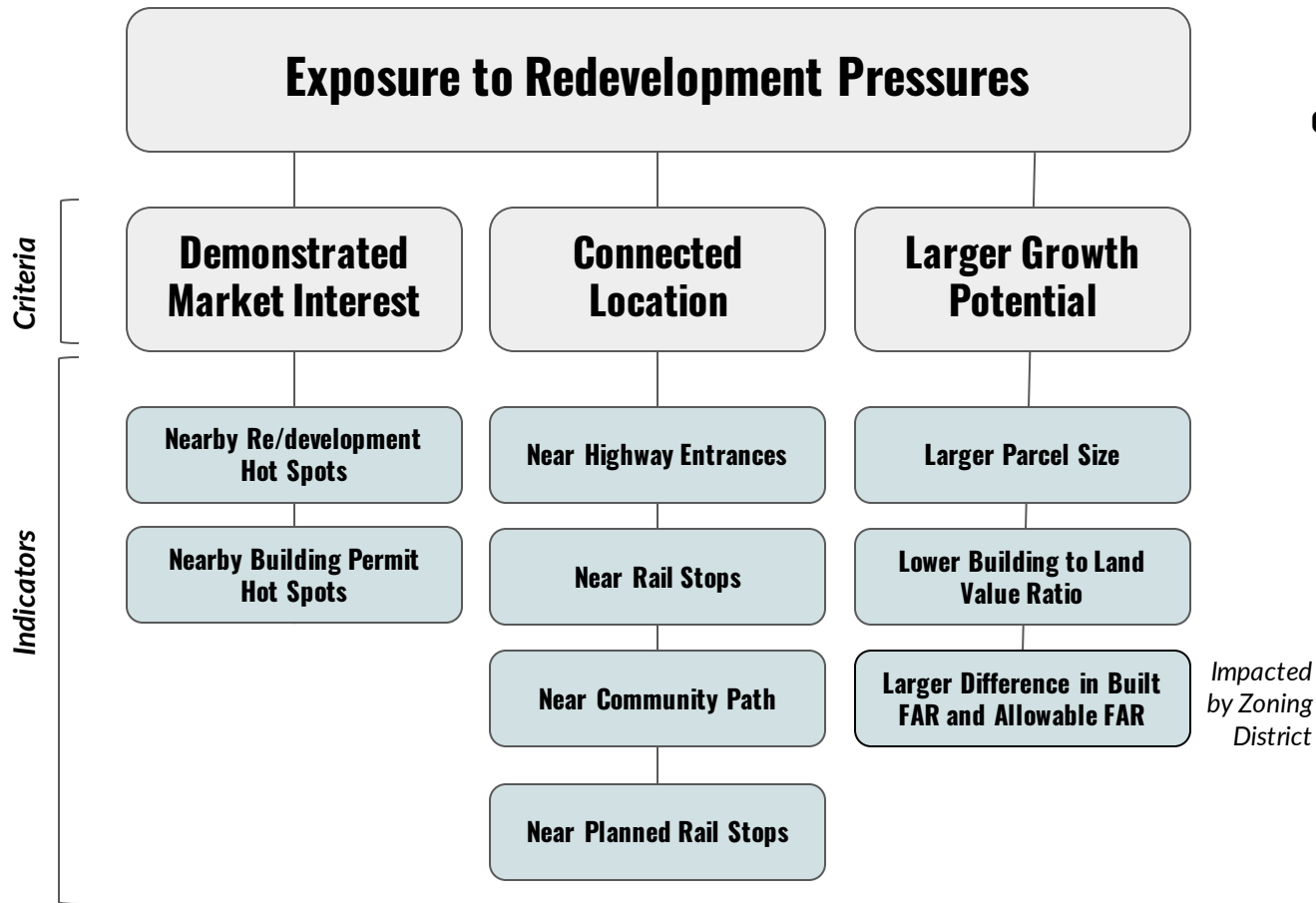
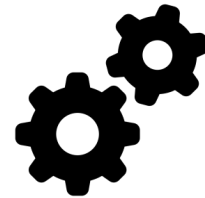
Recommendations



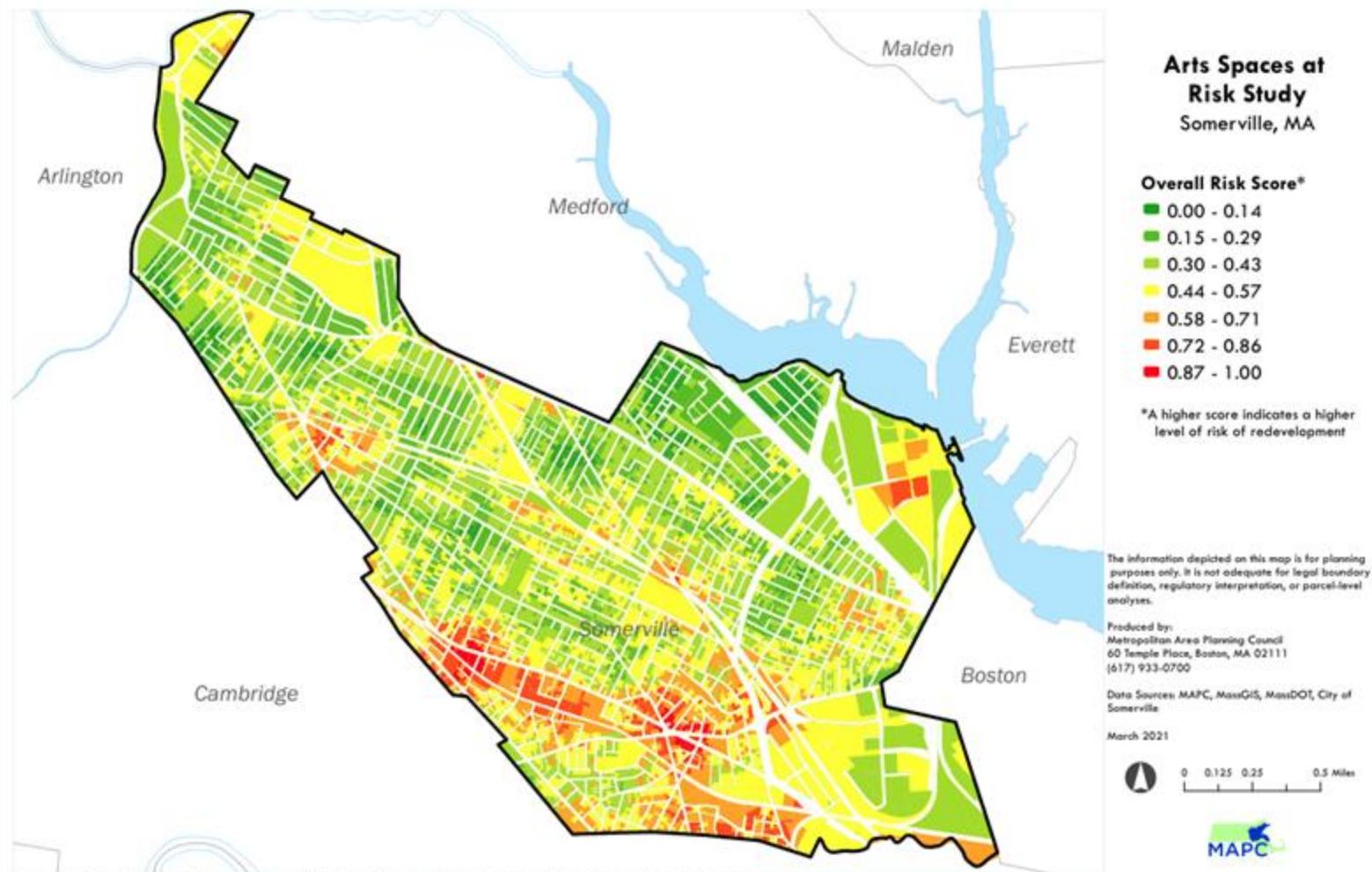
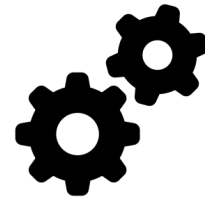
Group agreements

- Be fully present
- Use “I” statements
- Take Space, Make Space
- One mic
- Listen for understanding
- Please share your questions in the chat
- Remain muted during the presentation

The **Arts Space Risk Assessment** analyzes the impact of development pressure on artists & arts organizations and how the City can respond to help artists thrive in Somerville.



What makes arts spaces vulnerable?





Arts Spaces at Risk Study

Creative Use Sites

○ Creative Use Sites in Fabrication Zoning

Overall Exposure Score*

- 0.21 - 0.32
- 0.33 - 0.50
- 0.51 - 0.62
- 0.63 - 0.78
- 0.79 - 1.00

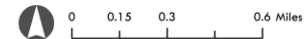
*A higher score indicates a higher level of exposure to redevelopment

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

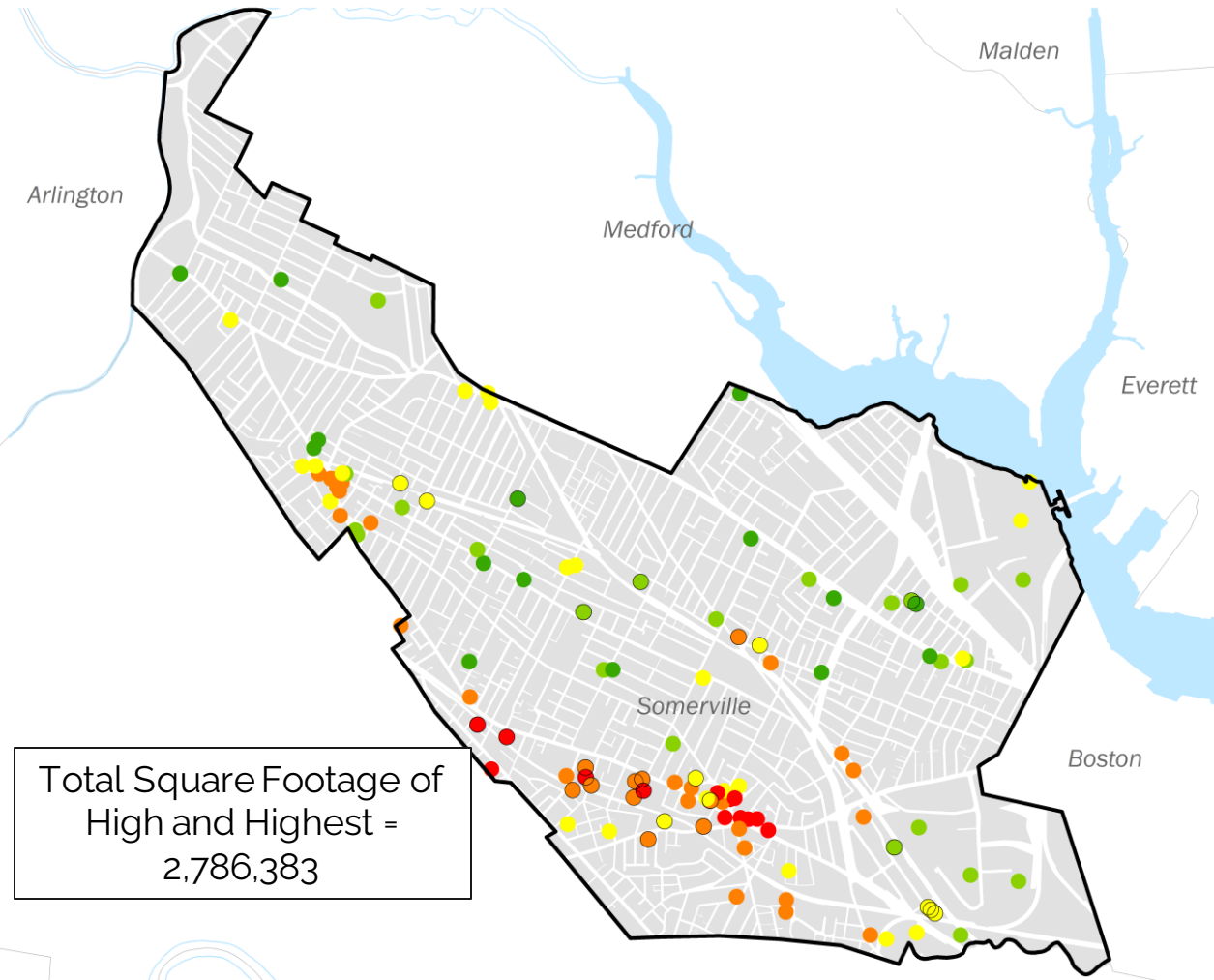
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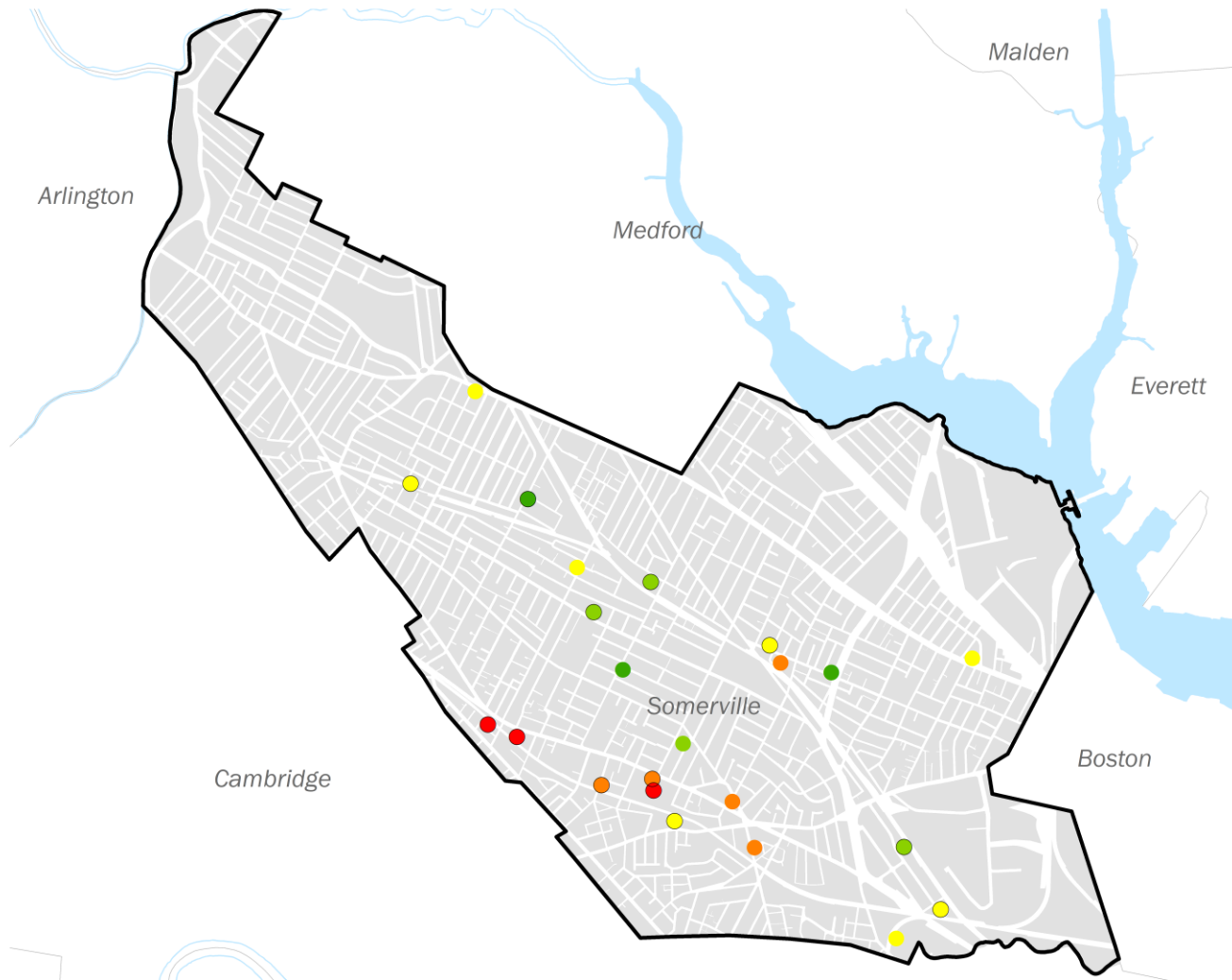
Data Sources: MAPC, MassGIS, MassDOT, City of Somerville

October 2021



Total Square Footage of High and Highest = 2,786,383





Arts Spaces at Risk Study

Arts Studio Sites



○ Arts Studio Sites in Fabrication Zoning

Overall Exposure Score*

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Data Sources: MAPC, MassGIS, MassDOT, City of Somerville

June 2021



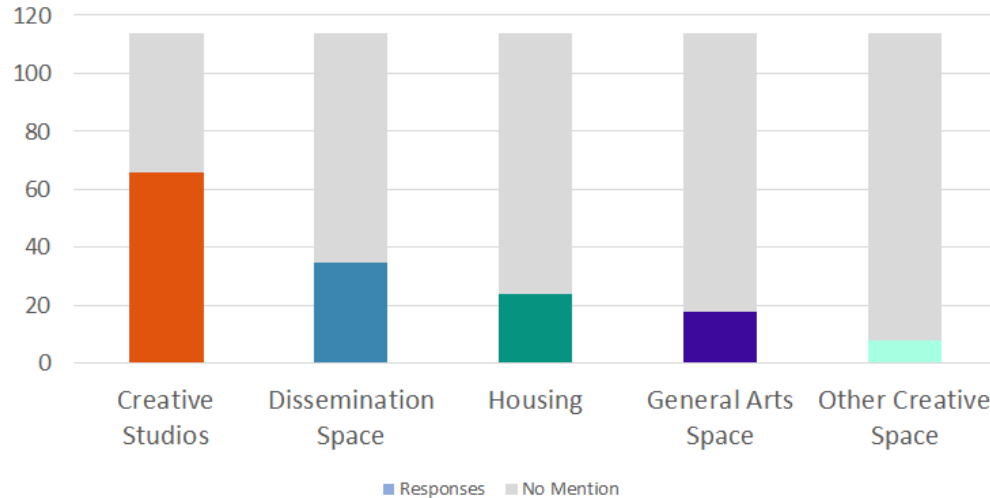


Arts Studios are susceptible to low exposure

Site Name	Status	Exposure Score / Category	Org Square Footage	Bldg Square Footage	Arts Space as % Bldg SF
Central Street Studios	Bldg sold, artists vacating	0.26 / Lowest	~6,650	11,544	57%
Vernon Street Studios (Rogers Foam Building)	No change, active studios	0.39 / Low	N/A	225,881	N/A
Joy Street Studios	Bldg sold, artists remain	0.45 / Low	N/A	80,180	N/A
Washington Street Artist Studios	Bldg sold, artists remain	0.58 / Medium	N/A	76,364	N/A
Artisans Asylum	Rent increase, org moved	0.74/ High	~40,000	132,041	30%

Workspace is a key issue

Arts Space Responses by Space Type



Keep studio space available, affordable, safe, and reliable. Increase studio spaces whenever possible.

Secure rent controlled spaces in Somerville for studios and for exhibition/performances.

More affordable living and working space.

66 responses out of 114 mentioned the City could support creative studios.



Equitable access to arts space is an ongoing challenge, and policies designed to preserve or replace existing arts spaces will not in themselves address issues of equity.

- Arts organizations acknowledge that they **predominantly serve white people** and want to do more outreach to BIPOC communities
- Redistributive justice programs are needed to **increase equitable access to arts space**

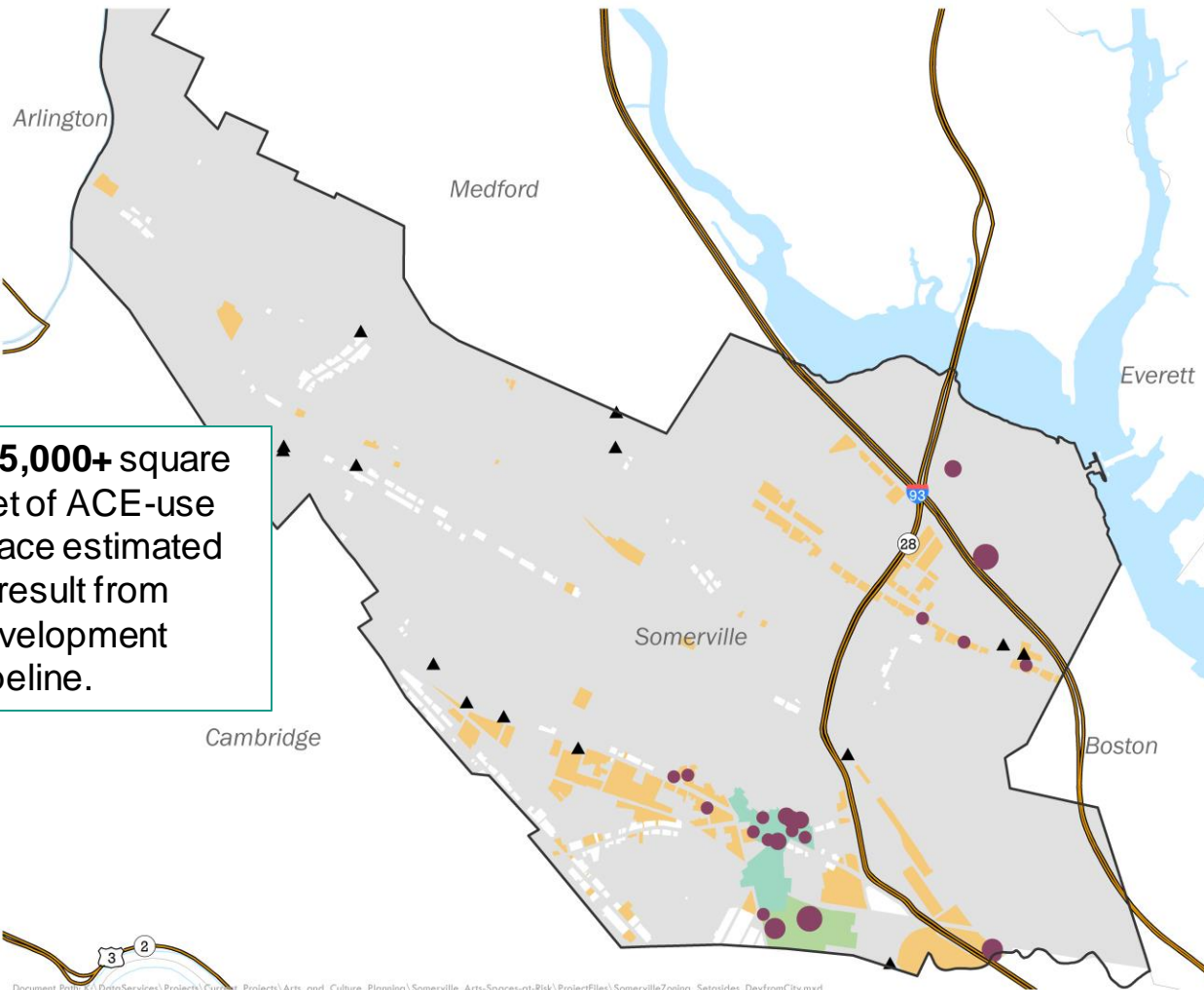




New Arts Space Potential

Over 275,000 sf space for arts and creative enterprises is anticipated from upcoming development projects

Let's make sure that space meets the needs of working artists.



275,000+ square feet of ACE-use space estimated to result from development pipeline.

New Developments with Arts and Culture Set-Asides

Somerville, MA

Square footage of ACE

- ▲ No ACE space (data missing)
- 250 - 4,000
- 4,001 - 8,900
- 8,901 - 12,500
- 12,501 - 102,700

Overlay District

- No Set-Aside
- 0%-5% Set-Aside
- 5%-10% Set-Aside

Base Zoning Set-Asides

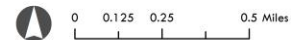
- No Set-Aside
- 0%-5% Set-Aside

*Arts development sites from the City of Somerville filtered to include only projects that 1) either are in a zoning district which requires set asides for Arts & Creative Enterprise (ACE) uses or have ACE space required for that specific project for some other reason AND 2) has not yet applied for or received a building permit.
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
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Data Sources: MAPC, MassGIS, City of Somerville, MassBuilds

June 2021





Wait... What is an Arts and Creative Enterprise Set-Aside? What does ACE-use mean?

Great question! Somerville's zoning requires 5% of commercial space in new developments to be reserved (**set aside**) for **Arts & Creative Enterprise**, or ACE, uses.



Arts & Creative Enterprise Use §9.2.2 in Zoning

- Artisanal Production
- Arts Exhibition
- Arts Sales or Services
- Co-working
- Design Services
- Shared Workspace or Arts Education
- Work/Live Creative Studio



Arts & Creative Enterprise Use §9.2.2 in Zoning

Artisanal Production: includes apparel manufacturing, breweries, cabinetry, chocolatiers, confectionery, furniture making, glass working, jewelry making, metal working, pottery, sculpture, wood working, and their substantial equivalents

Arts Exhibition: Includes venues, administrative offices, booking agencies and ticket sales.

Arts Sales or Services: Includes galleries, supply stores, printing shops, set design studios, and their substantial equivalents.

Co-working: includes **artist studios**, office suites, for-rent 'hot-desks', dedicated workstations, conference rooms, meeting rooms, event space, resource libraries, and business or administrative support services.

Design Services: Includes architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, **product development**, **software development**

Shared Workspace or Arts Education: includes **arts centers**, creative incubators, culinary incubators, design & fabrication centers, **fabrication laboratories**, and their substantial equivalents.

Work/Live Creative Studio: Creative studio space consisting of up to one (1) room, including an area for accessory living.

ACE Use definitions mix artistic uses with co-working and innovation uses.

- All ACE uses are currently eligible to fulfill set aside requirements.

What else can be done?



Amend §9.2.2 ACE Use Categories & Definitions

Arts

- Arts Exhibition
- **Arts Education and Training**
- **Work/Live Creative Studio**
- **Artists' Studios (NEW)**

Artisanal

- Artisanal Production
- Art Sales or Services

Innovation

- Coworking and **Shared Workspaces**
- Design Services

- **Separate Innovation Uses from Arts & Artisanal Uses**
- **Focus definition of Arts Education and Training**
- **Add Artists' Studios as new use**



Exclude the Innovation subcategory from ACE-uses eligible to fulfill ACE-use set-aside requirement.

Arts

- Arts Exhibition
- Arts Education and Training
- Work/Live Creative Studio
- Artists' Studios (NEW)

Artisanal

- Artisanal Production
- Art Sales or Services

Innovation

- Coworking and Shared Workspaces
- Design Services





Incentivize the development of more arts and creative workspace.

- Allow developers to build larger buildings* if they agree to include more arts space (excluding innovation uses) than is required as ACE-use set asides.

* *This is called a "density bonus."*

Living spaces are as important as
artist workspaces.

*How can Somerville maintain affordable
spaces where artists can live and work?*



Ensure Somerville housing meets needs of working artists.

- Align Creative Work/Live Studio with Artist Live/Work Space definition.
- Allow creative studios in more zoning districts with housing.



Align Creative Work/Live with Artist Live/Work

Creative Work/Live: Creative studio space... **up to one (1) room, including an area for accessory living,** where the work needs... take precedence over any “quiet expectations” of the residents and neighbors... within the same building.

Allowed by **Special Permit** only in FAB district. Requires shared kitchen/bathroom facilities by floor.

Artist Live/Work Space: A building or any portion thereof containing **at least 750 s.f. in size that is used by the occupant(s) therein for both residential use and Artist Studio Space.**

Allowed by right in Union Square Arts Overlay District when 6 units or less. Requires artist certification.



Allow creative studios in more zoning districts with housing.

Allow Home Occupations – Creative Studios in areas zoned for residential uses, specifically:

- Mid-Rise 4, Mid-Rise 5, Mid-Rise 6

Allow amended Creative Work/Live use by right in districts that allow a mix of residential and commercial uses.

More space for arts uses sounds good, but will it be affordable?

Affordability and access to space are key to the life of the arts community.

How can Somerville maintain affordable spaces for artists?



CAST Case Study

San Francisco CA
Oakland CA

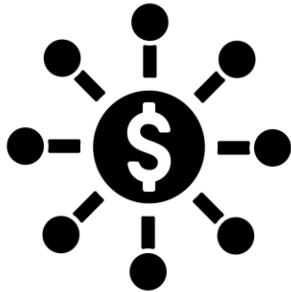


- Subsidize rents at \$1.50-\$2.00 per sf per month using New Market Tax Credits.
- Acquire properties through public-private partnerships.
- Preserve arts uses in perpetuity through deed restrictions.
- Bundle leases for arts organizations to sustain affordable rents.
- Build capacity of arts organizations to own space.



What could Somerville do?

Establish a municipal fund to support building acquisition or rent subsidies to preserve affordability.



Where does the money come from?



Pool in-lieu payments from developers who opt into a buy-out provision for ACE use set-asides.

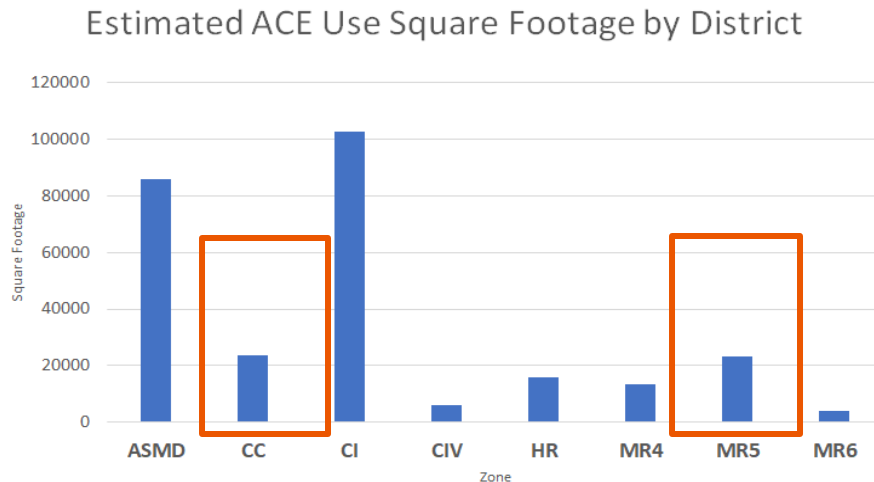


Won't that reduce the space created from set-asides?



Set-asides alone are not be sufficient to meet the need

- 1/3 of not-yet-permitted developments in CC and MR5 districts generate ACE set-asides smaller than 1,000 sf.





Optional in-lieu payments for ACE-use set-asides, subject to approval by City, can support a tailored approach.

Example: 4 developments generate < 1000 sq in ACE set-asides each, but 2,450 sf in total

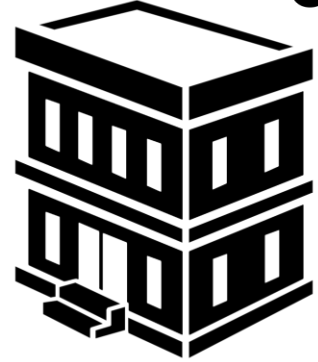
2,450 sq/ft total ACE set-aside for all four developments
x 10 years x (Lab space @ \$90/sq ft – Arts space @ \$20/sq ft)

~~~~~  
≈ \$1.715 m in lieu payments\*

**\*All values are  
place-holders.**

---

**How will the City make sure these programs actually support the local arts community *now*?**



**Develop a database of artists and arts organizations who are interested in finding space**



## CASE STUDY



# Cultural Infrastructure Toolbox

London UK

Model for linking artists and arts and culture spaces.

- Knowledge hub
- Hosted by local arts department
- Provides information on mapping, facilities, landlord, leases & more
- Near-term solution
- [Site](#)

### Cultural Infrastructure Toolbox



#### Interactive map

Our downloadable Cultural Infrastructure Map includes transport data and population growth.



#### Research and guidance

Find out what cultural infrastructure is and why it's important, how to write a cultural infrastructure plan and more.



#### New cultural facilities

Tips and resources to help you create new cultural facilities, from street art walls to new theaters.



# Leverage existing workforce development resources

## Site Finder

City of Somerville  
Economic Development

City of **Somerville**



[Home](#) > [OSPCD - Economic Development](#) > [Get Help With Your Business](#)

## Find Commercial Real Estate for Your Business & The Tools To Help It Grow



Get Help With Your  
Business



Request a Site  
Search



Share Your Story



Coworking and  
Incubator Spaces

This page is dedicated to providing relevant information for businesses in each stage of their development. Whether you're just starting your businesses, changing locations, or considering an expansion, ask your question and an Economic Development Staff member will get back to you shortly.

---

**Some artists are facing displacement  
at higher rates.**

**How will the City increase equity of  
access to both new and existing arts  
spaces?**





# **Expand Cultural Space Task Force membership to include more BIPOC artists and arts organizations**

Responsibilities of the new Task Force:

Guide implementation of recommendations to ensure equitable access to arts spaces.

Oversee new municipal arts space fund

Foster relationships with the arts community



**Establish a collaboration between the  
Somerville Arts Council and Somerville Office  
of Racial and Social Justice**

## CASE STUDY

# Cultural Space Agency & BASE Program

Seattle, WA

Model for training arts community  
in real estate development with  
emphasis on racial equity.

- Funding structure
- Community Board oversight
- BASE program (Build Arts Space Equitably)
- “the measure [of success] is going to be the degree to which it shrinks its balance sheet,”



---

# Breakout Group Discussions

- Share one action you can take to improve artists' and arts organizations' access to space.
- Share one recommendation the City should prioritize
- Share one issue/concern not addressed in this work



# Group agreements

- Be fully present
- Use “I” statements
- Take Space, Make Space
- One mic
- Listen for understanding
- Please share your questions in the chat
- Remain muted during the presentation

**Thank you!**

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## Artists' Studios Proposed Definition


Space used for the creation, production, or rehearsal of any visual art or craft, including but not limited to painting, drawing, design services, photography, video, film, sculpture, pottery, printmaking, set design, glass working, jewelry making, metal working, wood working; of written works of fiction or nonfiction; or of any performing art, whether for live or recorded performance, including music, movement-based art, and theater, and accessory sales of such art<sup>xv</sup> and their substantial equivalents.





**Launch a Comprehensive Cultural Plan to analyze the full ecosystem of ACE uses and spaces that support ACE uses and recommend a comprehensive arts space development strategy.**

- Conduct outreach to BIPOC artists, and creative enterprises owned or operated by members of BIPOC communities.
- Identify space needs and constraints across the creative economic ecosystem.
- Refine policies, space and supportive programming to address needs.
- Incorporate findings into operations of municipal arts space fund.



**Establish a process for the City to proactively acquire and disburse properties for ACE uses.**

- Process to acquire properties.
- Mechanism to hold real estate with property management plan
- Process for issuing RFP focused on arts and culture uses.
- Funding sources.

## CASE STUDY



# Rainin Foundation Arts Strategy

Oakland, CA

Model for development of arts space through real estate holding entity.

- Model
- Creates a New Real Estate Holding Company
- Pools Funds
- Use of Federal Tax Credits
- Community Development Financial Institution
- [Site](#)



Kenneth  
Rainin  
FOUNDATION



**Study additional incentives that may be proposed by Somerville and enacted by the State Legislature such as deed restrictions for arts use**

- Deed restrictions for properties dedicated to arts uses.
- Transferable "First right of refusal" for arts space properties so that artists displaced from redeveloped properties have an opportunity to access new arts spaces in the development pipeline.

---

# Appendices



# Research questions

Analysis strategy

1. *What indicators can be reliably used to quantify exposure to development pressure in Somerville?*
2. *How might an artists' income, race, or status in their career affect their access to working spaces?*
3. *What municipal programs or policies can support the resiliency of artistic production spaces in the face of displacement?*



# Analysis Overview

## Exposure Analysis

- Demonstrated Market Interest
- Connected Location
- Larger Growth Potential
- Data from Somerville Assessor's Database, Massbuilds, and more

## Impact Analysis

- Identifying patterns in the exposure analysis in types of space that are exposed to development pressure

## Pipeline Analysis

- Quantify amount of arts space to be created through upcoming development

## Occupant Stability Analysis

- Surveys for individuals and organizations

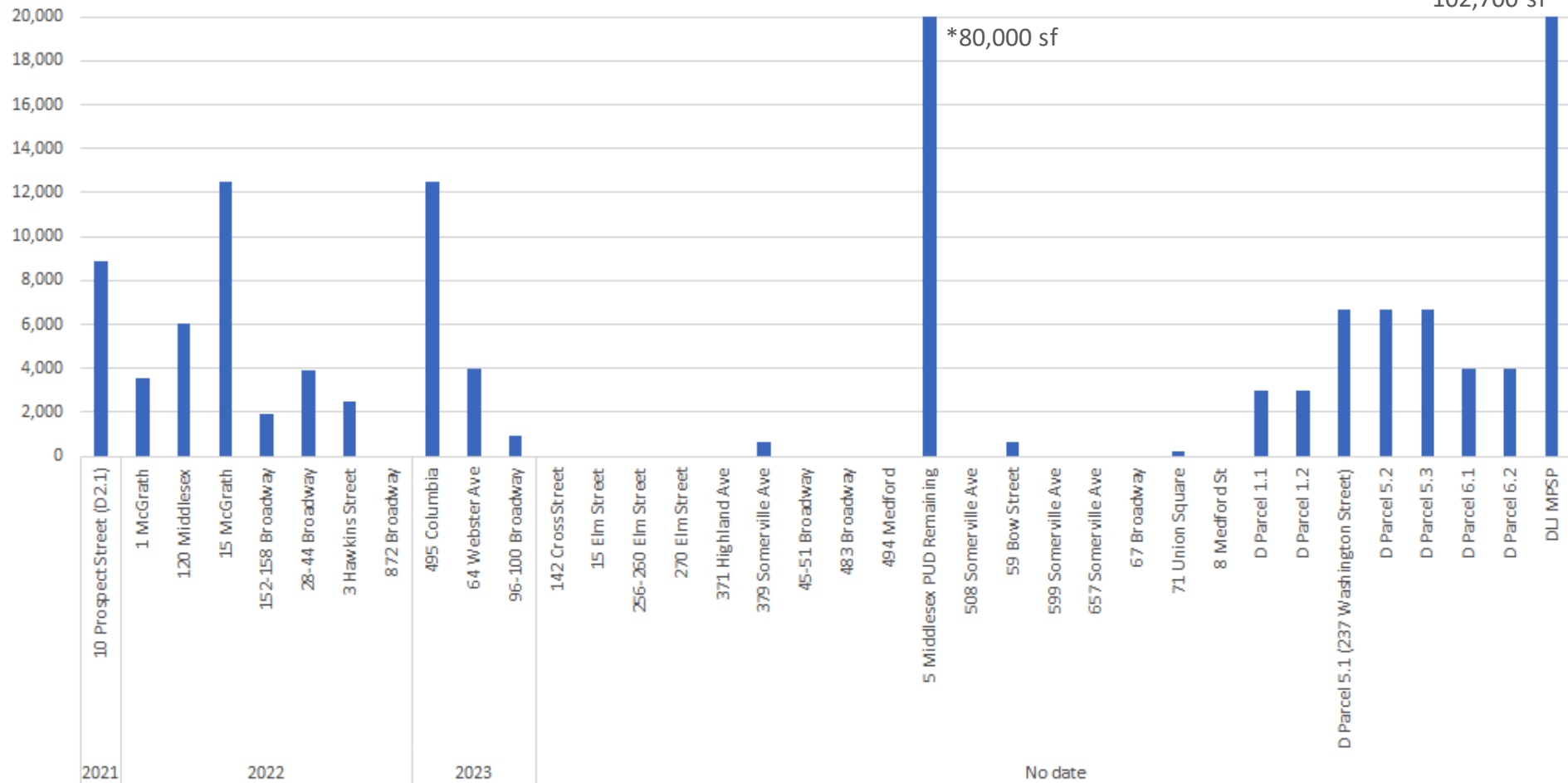
## Interviews

- Art space needs
- Access issues and risks to space

# Space Generated from Set-asides

Estimated SF: 275,000

\*102,700 sf







# Interviews

## Artists

- Steven Flythe

## Organizations

- Lynn Gervis, Mudflat Studios

# Top 10 Creative Use Spaces

| Site Address / Name                                                                                              | Exposure Score | Building Square Footage |
|------------------------------------------------------------------------------------------------------------------|----------------|-------------------------|
| 54 Union Sq. (Villari's Martial Arts Centers)                                                                    | 1.00           | 12,381                  |
| 1 Bow Market Way (Bow Market)                                                                                    | 0.98           | 6,992                   |
| 60 Union Square (Master Printer & Signs)                                                                         | 0.96           | 30,940                  |
| 66-70 Union Street + 6 Sanborn St (Jungle Community Music Club, The Independent, The Comedy Studio, tiny museum) | 0.95           | 22,425                  |
| 634 Somerville Ave (Deborah Mason School of Dance)                                                               | 0.88           | 37,158                  |
| 33 Union Square (Owl Labs HQ)                                                                                    | 0.86           | 23,168                  |
| 11 Miller Street (11 Miller St Studios, Mixlt Studios, Citronmusic, Three Ring Binders, Technofrolics)           | 0.86           | 43,680                  |
| 30 Bow Street (Watson Boyes Architects)                                                                          | 0.82           | 3,113                   |
| 11 Bow Street (Block 11)                                                                                         | 0.81           | 11,325                  |
| 260A Beacon St (barre3)                                                                                          | 0.81           | 42,614                  |