

Artist Village Proposal for Recently Acquired Land - Corner of S 200th and 18th S

- Study building Artist Village Complex
 - Perhaps 60,000 Sq Ft @ \$32/ft = \$2,000,000 shell and site costs
 - Outfit with tooling for several disciplines = \$1,000,000 estimate

- Study whether to administer through Parks Dept or via a non-profit
 - Equinox Georgetown could be a managing entity
 - Vibe Hunters is a registered non-profit that could take on a role
 - Other artist groups or resident cooperative may be interested in managing

- Rent studio space to artists to create a enterprise zone that doubles as a tourist venue

- Build facilities into complex for Maker's Space type uses open to SeaTac and local residents
- Draw from artist community at hand to offer safety and creating classes for amateurs
 - Offer reduced rent to artists as payment for running classes

- Use Hotel/Motel reserve fund for Capital expenditures

- Include Large gallery space for display and sale of artwork created in the complex
 - Combine hospitality business such as brewery or taproom into gallery
 - This will accentuate tourism component and increase art sales

- Promote village through Seattle Southside to visitors, especially in local hotels
 - Explore offering "Art Bus" shuttle to transport guests from local hotel

- Explore connecting complex to nature trail to expand interest in both

- Examine whether all three components of proposal will create a synergy

The Runway - an Artist Village and Creative Center

Two set of ideas with support among ACLAC members are to enable artists to view Seatac as a viable spot to set up their studios and to explore creation of a makers space to expand the creative possibilities in the community. I have been working to identify a location and funding to bring these concepts to life. The City of SeaTac, for its existence has lacked most types of cultural hubs where residents and visitors can take in the community of shared experience. An effort to create a "Downtown" a few years back was a noble but misguided failure. Land for such a project is at a premium, making that type of communal gathering place a very difficult endeavor. Other things are however possible. This city should explore and champion the creation of venues that can enhance life experiences for citizens and provide reasons for our many hotel guests to enjoy their stay rather than just spending a night on their way to something else. We would benefit by guiding our town to become more than a nondescript suburb surrounding an airport. By thinking creatively and exploring new approaches we could begin to make SeaTac a place that is admired.

Recently in planning for the new Hwy 509 expansion the city is undertaking a land swap with Washington DOT for highway construction. The city is set to receive in exchange an approximately 4 acre site on the south east corner of 200th S and 18th Ave S. This parcel was previously road right of way and the area is zoned industrial. The city, in its filing designated this land to be added to Des Moines Creek Park. The land is reasonably flat and appears to have no environmental concerns. I spoke with Larry Ellis, Parks director, who said that he would be willing to have a discussion on alternative uses for this parcel. I believe this site could become a major alternative addition to the city park system. I propose a different type of gathering place based on the arts.

My concept is to study conversion of this parcel to an artist village, building studio spaces to be rented to artists where they could create their work. There is a similar venue in Georgetown called Equinox that is thriving with many creative types sharing spaces and a creative vibe. This proposal is different in that at the village's core would be sharable craft centers with tooling appropriate for metalwork, woodwork, ceramics, glass and other means of creation. I will be the first to admit that I do not yet know the market for additional spaces of this type but believe that for the right project it could become a vibrant center of activity. Seattle artists are being priced out of their spaces as more land is being developed.

The second part of my proposal would add a makers space studio complex where residents could use space to have access to tooling and instruction to become their own craftspeople. This is a growing market and while there have always been those who have a shop in their garage or studio in their yard many people just don't have access to these type of facilities. And, by combining the amateur facility with professional artists my hope is to have those artists instruct others in techniques and safe use of tooling. I believe that many in the studio movement would relish the ability to teach others in exchange for reduced rental costs. Again this must be studied but it seems that the two parts together may result in a win win for our community.

But how could this project be built and administered? The city is holding onto a fund of a bit over 5 million dollars to be used for capital projects that have an effect on tourism. An artist village could become a major tourism driver if done the right way. Additional funds are available to promote tourism through the Hotel/Motel tax and many of these dollars are not currently being spent. I have heard that some in government have discussed using the capital funds for establishment of a convention center but I would like to offer this concept as an alternative for consideration. I would like to approach other sources such as 4 Culture for additional grants for this project as well as guidance is establishing this type of venue.

The third piece of this proposal would be to site a gallery on the parcel that would be combined with a brewpub, taphouse and/or wine bar. Anyone who has been to a charity auction knows that alcohol has a bearing on how much art gets sold. A large part of making this concept viable is to actively promote art sales of work created in the village. I believe that this village could become a major tourism center and draw for the huge number of tourists that spend time in our hotels and our city. I have visions of an "Art Bus" that stops at local hotels to transport visitors to the venue and back.

As far as administration this type of project could be based within the Parks Department. Seattle's Parks department hosts multiple artist facilities in places like Magnuson Park. Buildings on that site are currently rented to artist groups as well as other ventures. We currently have programs at the Community Center that offer classes somewhat similar to what may be offered at a makers space. If the Department was unsure of taking on this level of responsibility the project could be taken on by a non-profit. I am part of a group establishing a non-profit geared toward the arts and we would love to have discussions about roles for such a venture. I also am scheduling a meeting with the principle of the Equinox facility who may be interested in taking on a role in this type of development. I will also meet soon with a developer with experience in building art venues.

This is a cursory look at an idea for forward progress for our city. I believe that we must take steps to help make SeaTac a more vibrant place to live. Drawing creative types into our town could help bring an elan that may jump start the social structure and just make the city a more interesting place to live. This could be one step.