DENVER’S SAFE CREATIVE SPACE PROGRAM

LISA GEDGAUDAS, CREATE DENVER
THE MILE HIGH CITY

2020 - POPULATION 2.8 MILLION, AND GROWING

20% INCREASE SINCE 2010

THE URBAN BOOM COMES WITH A HOUSING AND AFFORDABILITY
CHALLENGE, INCREASED TRAFFIC AND ANGST OVER DEVELOPMENT
DENVER ARTS & VENUES

SO THAT ALL MAY THRIVE, ARTS & VENUES ENRICHES AND ADVANCES DENVER’S QUALITY OF LIFE AND ECONOMIC VITALITY THROUGH PREMIER PUBLIC VENUES, ARTS, CULTURAL AND ENTERTAINMENT OPPORTUNITIES
GHOST SHIP + DIY VENUES ACROSS THE NATION

In 2017, directly influenced by Oakland, California’s Ghost Ship fire, Denver experienced a heightened awareness of the need for support in life and fire safety compliance for creative spaces.
DENVER ARTS & VENUES, DENVER FIRE DEPARTMENT AND COMMUNITY PLANNING AND DEVELOPMENT HAVE BEEN COMMITTED TO EXPLORING SHORT- AND LONG-TERM OPPORTUNITIES FOR SAFE AND PROTECTED CREATIVE SPACES THAT SUPPORT CREATIVE PRODUCTION AND ARTISTIC GROWTH IN THE CITY
ARTS & VENUES + MEOW WOLF DIY FUND

GRANTS USED FOR RENT, INFRASTRUCTURE, SAFETY IMPROVEMENTS, MATERIALS, EQUIPMENT, AND COMMUNITY PROGRAMMING. FOCUSING ITS FUNDING EFFORTS ON GROUPS WORKING TOWARD "SYSTEMIC SOCIAL CHANGE AND WELL-BEING THROUGH THE ARTS"
SAFE OCCUPANCY PROGRAM

A NEW EXECUTIVE ORDER, 3-YEAR CONDITIONAL BUILDING OCCUPANCY PROGRAM FOR UNPERMITTED SPACES THAT WILL ENSURE LIFE SAFETY, LIMIT DISPLACEMENT, AND ALLOW EXTENDED DEADLINES, AND COLLABORATIVE SOLUTIONS TO ACHIEVE CODE COMPLIANCE
DENVER WAS THE FIRST CITY IN THE COUNTRY WITH A LAW EXPLICITLY GRANTING LEGAL OCCUPANCY OF UN-PERMITTED SPACES WHILE A BUILDING IS BEING BROUGHT UP TO CODE VOLUNTARILY.
NKEMAKOLAM NWAIGWE, ALSO KNOW AS QUE PEQUENO, STANDING IN FRONT OF THE NOW-SHUTTERED BELL FOUNDRY, BALTIMORE SUN

HTTPS://WWW.BALTIMORESUN.COM/MARYLAND/BS-AE-BELL-FOUNDRY-AFTERMATH-20161210-STORY.HTML
SAFE CREATIVE SPACE FUND

DENVER ARTS & VENUES PROVIDED $300,000 OVER THE 3-YEAR TERM (2017-2019) OF THE SAFE OCCUPANCY PROGRAM FOR BUILDING AND TENANT SAFETY IMPROVEMENTS. PROVIDING $100,000 PER YEAR AND UP TO $50,000 PER PROJECT IN SOFT AND HARD COSTS
ARTS & VENUES PARTNERS WITH RedLine, A NON-PROFIT CONTEMPORARY ARTS CENTER AND WELL-KNOWN ARTIST ADVOCATE AND SUPPORTER - CRITICAL FOR THE COMMUNITY TO DISCUSS THEIR SAFETY NEEDS WITHOUT FEAR OF BEING DISPLACED
OVER 20 SERVICE PROFESSIONALS COMMITTED TO A SAFE AND THRIVING CULTURAL COMMUNITY HAVE JOINED THE PROGRAM AS A TEAM OF PRO BONO SERVICE PROVIDERS INCLUDING, ZONING AND CODE CONSULTANTS, ARCHITECTS, AND CONSTRUCTION CONTRACTORS
THE FUNDING RUBRIC

- First-come, first-serve basis
- Number of creatives served
- Engages any historically marginalized or under-resourced communities
- Artists facing displacement
- Min 2 year lease
- Owner funds
- Years in operation
- Sustainability
WHAT WE KNOW

- Life and fire safety building code violations are the biggest concern.
- Use of the space matches your zoning classification.
- Review your lease.
- Have a liquor license.
- Protect yourself with renter’s insurance.
- Keep open and timely communication with the city.
- Move out if you need.
- Hold each other accountable.
THE PROGRAM HAS HAD
OVER 100 INQUIRIES
12 BUILDINGS IN PROGRAM
3 COMPLETED
OVER 5,000 COMMUNITY MEMBERS SUPPORTED
CHALLENGES

RETROFITTING SPACES FOR SAFETY IS OVERWHELMINGLY MORE EXPENSIVE THAN PREDICTED AND POTENTIALLY FINANCIALLY DISASTROUS FOR ARTISTS. ON AVERAGE, GRANTEES DISCOVER THE COST OF MAKING THEIR SPACE SAFE AND USEABLE FOR THEIR PURPOSES HAS A PRICE TAG OF **OVER $100,000** FOR SPRINKLER SYSTEMS, ARCHITECTURAL DRAWINGS, ADDITIONAL WALLS, DOORS AND WINDOWS TO COMPLY WITH BUILDING AND FIRE CODES.
CITIES’ HOUSING SUPPLIES HAVE NOT KEPT UP WITH DEMAND, AND GROWTH IN URBAN CENTER POPULATIONS HAS DRIVEN UP RENT AND HOUSING PRICES. **THE U.S. HAS A HOUSING SHORTAGE OF 7.3M UNITS** WHILE **HOME PRICES ROSE 6.2% IN 2017 — TWICE THE RATE OF INCOMES**
CO-LIVING AND WORKING SPACE STRATEGIES FOR THE FUTURE CITY

NEED FOR AN EVOLUTION OF NEW DWELLING AND CO-HABITATION PRACTICES, NEW POLICIES AND PROCESSES IN THE CONTEMPORARY HOUSING SCENE
GLOBAL CITY NETWORKS

FACILITATE A **MULTI-CITY DIALOGUE** ON SUCCESSES AND CHALLENGES AROUND CREATIVE SPACES, ZONING AND BUILDING CODES TO CREATE CONSISTENT BEST PRACTICES THAT CAN HELP RETAIN THE CREATIVE COMMUNITY
THANK YOU!

ArtsandVenues.com