



CULTURAL SPACE AGENCY

A MISSION-DRIVEN CULTURAL REAL ESTATE DEVELOPMENT COMPANY

THE CULTURAL SPACE AGENCY SECURES COMMUNITY - HELD SPACES
IN WHICH ARTS AND CULTURE THRIVE

AMERICAN PLANNING ASSOCIATION WASHINGTON CHAPTER
LEADING THE CHANGE: IDEAS FROM AROUND THE STATE
SPOKANE, OCTOBER 2023

OLISA ENRICO, EXECUTIVE DIRECTOR

QUANLIN HU, DIRECTOR OF REAL ESTATE

UBAX GARDHEERE, DIRECTOR OF FUND DEVELOPMENT

EBONY ARUNGA, CO-FOUNDER, ADVISOR

MATTHEW RICHTER, ORIGINATOR, CO-FOUNDER, SENIOR ADVISOR

CULTURALSPEACE.AGENCY

SESSION OBJECTIVES

- AN UNDERSTANDING OF THE **IMPORTANCE OF CULTURAL SPACE**
- HOW **PLANNING, DESIGN, REZONING, AND COMMUNITY INPUT** ALL PLAY A ROLE IN HEALTHY CULTURAL SPACE DEVELOPMENT
- BEST PRACTICES FOR **GROUND-UP DECISION MAKING** THAT ROOTS ACTIONS IN THE COMMUNITIES THOSE ACTIONS WERE DESIGNED TO SERVE
- HOW TO DEVELOP A PROGRAM ROOTED IN **RACIAL EQUITY**
- HOW TO **BUILD COMMUNITY WEALTH** AND OWNERSHIP

THE NATURALLY OCCURRING BENEFITS OF CULTURAL SPACE

- +8.9 POINTS OF WALKSCORE
- 3X IMAGES ON SOCIAL MEDIA
- 2X OUTDOOR SEATING PERMITS
- LONGER BUSINESS HOURS
- INCREASE IN PROPERTY VALUE
- LESS CRIME
- IMPROVED EDUCATIONAL OUTCOMES
- MITIGATES RAPID GROWTH AND CHANGE



NEEDS & CONCERNS ARTICULATED BY CULTURAL COMMUNITIES

- RACIAL DISPARITIES
- UNPREDICTABLE SITE CONTROL
- DISPLACEMENT PRESSURES
- AFFORDABILITY
- DISPROPORTIONATE COVID IMPACTS
- ACCESS TO FINANCING
- UNDER-RESOURCED
- TECHNICAL ASSISTANCE





VALUES

KEEP RACE IN THE ROOM

CENTER THE NEEDS OF HISTORICALLY
MARGINALIZED COMMUNITIES OF COLOR

ASSETS ARE NOT ALWAYS FINANCIAL

VALUE THE WEALTH OF NON-FINANCIAL CAPITAL
FOUND IN CULTURAL COMMUNITIES

ALWAYS BE LEARNING

QUESTION DOMINANT ASSUMPTIONS AND
ENGAGE IN A COHORT MODEL OF TEACHING
AND LEARNING



BUILD COMMUNITY WEALTH

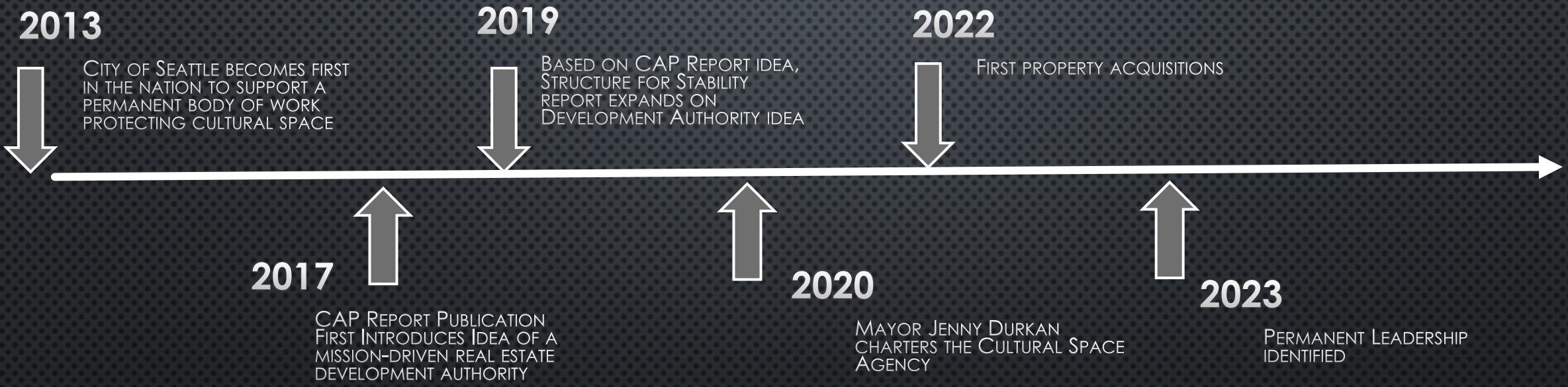
FACILITATE REAL PROPERTY OWNERSHIP BY
COMMUNITY ORGANIZATIONS AND INDIVIDUALS IN
VULNERABLE NEIGHBORHOODS

WHO DECIDES WHO DECIDES?

CREATE TRANSPARENT DECISION-MAKING PATHWAYS
WHEREIN POWER FLOWS FROM THE BOTTOM UP



TIMELINE





\$UPPORT

\$10,000,000 and Above
The Strategic Investment Fund

\$5,000,000 and Above
Paul G Allen Family Foundation

\$3,500,000 and Above
The Milliman Family

\$1,000,000 and Above

The City of Seattle
The Satterberg Foundation
The US Department of Housing and
Urban Development

\$500,000 and Above

The US Small Business Administration
State of Washington Local Community
Projects Fund

\$100,000 and Above

4Culture
T. Evans Wykoff Fund



LEADERSHIP

THE CONSTITUENCY

BASE GRADUATES ARE ELIGIBLE
CORE OF THE SPACE AGENCY



Racial Equity
Committee

Property
Investment
and
Programming
Partnerships
Committee

Leadership
Nomination
Committee



Tim Lennon, Executive Director, Langston
Ixtli White Hawk, Independent Artist
Nia Arunga, Owner, Seaweed International
Julie-C, founder, Forever Safe Spaces
Melina Rivera, Front & Centered



Gladys Ly-Au Yung, Principal, SKL Architecture
Geneva Arunga, spoken word artist
Nyema Clark, founder, Nurturing Roots
Sarah Wilke, Director of Planning, Meany Hall
Sergio Max Legon-Talamoni, owner, La Union Studio



Ching-In Chen, Professor, Univ of Washington
Afua Kouyate, founder, Adefua
CM Ruiz, founder, Nii Modo
Randy Engstrom, independent consultant
Michael Seiwert, executive director, SEED



Olisa Enrico, Executive Director
Quanlin Hu, Director of Real Estate
Ubax Gardheere, Dir of Fund Development
Stephanie Morales, Community Liaison
Eman Ahmed, Development Associate
Ebony Arunga, Senior Advisor
Matthew Richter, Senior Advisor

STATION SPACE: A YOUTH EMPOWERMENT LAB

FIVE YOUTH-SERVING BIPOC-LED ORGANIZATIONS:

TOTEM STAR

WH!PSMART

THE RHAPSODY PROJECT

RED EAGLE SOARING

JACKSON STREET MUSIC PROJECT

SQUARE FOOTAGE: 10,500 SQUARE FEET

SITE CONTROL: MUTUALLY OFFSETTING BENEFITS LEASE

RENOVATION COST: \$4,600,000



STORE:

A CULTURAL SPACE INCUBATOR

A PERMANENT STOREFRONT TO HOUSE AN ENDLESS SERIES OF POP-UP ACTIVATIONS, PROVIDING A PROVING GROUND FOR ARTS ENTREPRENEURSHIP AND AN INFINITE VARIETY OF USES FOR THE COMMUNITY.

SQUARE FOOTAGE: 1,500 SQUARE FEET

SITE CONTROL: COMMERCIAL CONDOMINIUM

ACQUISITION PRICE: \$450,000



EL BARRIO

THE HEART OF SOUTH PARK REIMAGINED

WITH CULTIVATE SOUTH PARK

A QUARTER-BLOCK OF NATURALLY OCCURRING AFFORDABILITY IN
COMMUNITY HANDS TO BOTH PRESERVE AND DEVELOP.

SQUARE FOOTAGE: 25,000 SQUARE FEET

SITE CONTROL: SITE ACQUISITION AND DEVELOPMENT

ACQUISITION PRICE: \$5,800,000



THE NEW COLUMBIA CITY THEATER:

RAINIER AVE RADIO AND THE CREATIVE DIGITAL MEDIA ACADEMY

A 1920 VAUDEVILLE THEATER REIMAGINED AS A NIGHTLIFE AND COMMUNITY CULTURAL HUB WITH A CAREER-CONNECTED LEARNING LAB EMBEDDED.

SQUARE FOOTAGE: 5,000 SQUARE FEET

SITE CONTROL: ACQUISITION

ACQUISITION PRICE: \$3,200,000



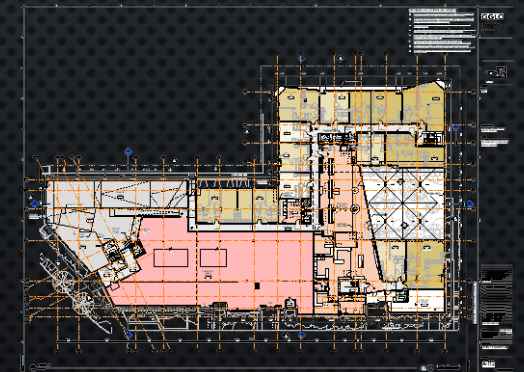
CULTURAL ANCHOR FOR RAINIER BEACH: AN AFRO-DIASPORIC DANCE CENTER

THE 12,000 SQUARE FOOT GROUND FLOOR OF A 200-UNIT AFFORDABLE HOUSING DEVELOPMENT BECOMES A DANCE TRAINING CENTER FOR GENERATIONS OF SOUTHEAST SEATTLE YOUTH.

SQUARE FOOTAGE: 12,000 SQUARE FEET

SITE CONTROL: COMMERCIAL CONDOMINIUM ACQUISITION

ACQUISITION PRICE: \$3,500,000



BUILD ART SPACE EQUITABLY (B.A.S.E.)

AN ANNUAL CERTIFICATION COHORT

THIS ANNUAL PROGRAM BRINGS A COHORT OF 20 PEOPLE THROUGH A CURRICULUM THAT EXPLORES THE INTERSECTION OF ARTS AND COMMERCIAL REAL ESTATE.

SUPPORTED BY THE CITY OF SEATTLE

ANNUAL CURRICULUM DESIGNED BY PANEL OF EXPERTS



CULTURAL SPACE AGENCY

PROVIDING AGENCY.
PRESERVING CULTURE.
FIGHTING DISPLACEMENT.
STABILIZING SEATTLE.

CULTURAL SPACE AGENCY



CAP REPORT



STRUCTURE FOR STABILITY



BASE PROGRAM



CULTURAL SPACE AGENCY

WHAT CHALLENGES ARE YOU FACING?

WHAT OPPORTUNITIES EXIST?

WHO IS BEING LEFT OUT? WHO LACKS AGENCY?

WHAT SECTORS IN YOUR MARKET COULD BE BETTER CONNECTED?

HOW IS CULTURAL SPACE SHOWING UP IN YOUR MARKET?