



# CULTURAL SPACE AGENCY

A MISSION-DRIVEN CULTURAL REAL ESTATE DEVELOPMENT COMPANY

CULTURALSPEACE.AGENCY





OFFICE OF ARTS & CULTURE  
SEATTLE



# •THE NATURALLY OCCURRING BENEFITS OF CULTURAL SPACE

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







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## • NEEDS & CONCERNS ARTICULATED BY CULTURAL COMMUNITIES

- RACIAL DISPARITIES
- UNPREDICTABLE SITE CONTROL
- DISPLACEMENT PRESSURES
- AFFORDABILITY
- MONOCULTURAL GROWTH
- OWNERSHIP OPPORTUNITIES
- CULTURAL SPACE PRESERVATION
- TECHNICAL ASSISTANCE







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# 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





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# PUBLIC DEVELOPMENT AUTHORITY

## PUBLIC CORPORATION

RCW 35.21.660, 35.21.670, AND 35.21.730 THROUGH 35.21.755

SMC 3.110

“...to **improve governmental efficiency** and services and general living conditions within the City; administer and execute federal grants and programs, receive and administer federal funds; perform **all manner and type of community services**; provide and implement such municipal services and functions as the City Council may direct; and **allow a character of community participation** in appropriate municipal projects and activities that are, in practical effect, restricted by the organizational structure of City government...”

## EXISTING CITY OF SEATTLE PDA's

HISTORIC SEATTLE 1973 (PROTECT HISTORIC LANDMARKS)

COMMUNITY ROOTS 1976 (AFFORDABLE HOUSING)

SCIDPDA 1974 (CULTURAL PRESERVATION)

PACIFIC HOSPITAL 1981 (PRESERVE AND MANAGE PAC MED)

PIKE PLACE MARKET 1971 (PRESERVE AND MANAGE THE MARKET)

MUSEUM DEVELOPMENT AUTHORITY 1985 (REAL ESTATE UNDER TOWER)

BURKE GILMAN PLACE 1983 (MANAGE SITE)

SEATTLE INDIAN SERVICES 1972 (INDIGENOUS OPPORTUNITIES)

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# GOVERNANCE

## THE CONSTITUENCY

FIFTY BIPOC LEADERS FROM SPECIFIC SECTORS:

- ARTS & CULTURE
- COMMERCIAL REAL ESTATE
- FINANCE
- COMMUNITY DEVELOPMENT
- PHILANTHROPY
- GOVERNMENT

## THE GOVERNING COUNCIL

- NOMINATED BY CONSTITUENCY
- APPROVED BY MAYOR AND CITY COUNCIL

## DEPARTMENTAL SUPPORT

OFFICE OF ARTS & CULTURE • OFFICE OF PLANNING & COMMUNITY DEVELOPMENT • OFFICE OF HOUSING • OFFICE FOR CIVIL RIGHTS  
DEPARTMENT OF NEIGHBORHOODS • SEATTLE CENTER • OFFICE OF ECONOMIC DEVELOPMENT • DEPARTMENT OF PARKS & RECREATION  
OFFICE OF SUSTAINABILITY & ENVIRONMENT • DEPARTMENT OF CONSTRUCTION & INSPECTIONS • INNOVATION & PERFORMANCE UNIT







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# PROPERTIES & PROGRAMS

## SITE CONTROL

- GROUND FLOOR COMMERCIAL CONDO
- MASTER LEASING
- CULTURAL SPACE SITE ACQUISITION
- MIXED-USE DEVELOPMENT OPPORTUNITIES
- CITY-OWNED SURPLUS PROPERTIES

## PROGRAMING PARTNERSHIPS

- ARTS & CULTURAL ORGANIZATIONS
- ARTISTS & CULTURAL CREATIVES
- COMMUNITY-FACING SMALL BUSINESSES
- PROGRAMMING AND POP-UP SPACES



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# BUILDING COMMUNITY WEALTH

## CITY INVESTMENTS

- **EQUITABLE DEVELOPMENT INITIATIVE**
  - **OFFICE OF HOUSING PIPELINE**
  - **CULTURAL FACILITIES FUND**
  - **CITY-OWNED PROPERTIES**



## SOCIAL IMPACT INVESTMENTS

- **HIGH NET WORTH DONORS AND INVESTORS**
  - **SOCIAL IMPACT AGGREGATED FUNDS**
  - **OPPORTUNITY ZONE INVESTORS**

## PHILANTHROPY

- **FOUNDATION SUPPORT**
- **FACILITY NAMING RIGHTS**
  - **CAPITAL DONORS**

## COMMUNITY MEMBERS

- **COMMUNITY-BASED ORGANIZATIONS**
- **INDIVIDUAL NEIGHBORS (B-CLASS SHARES)**
  - **COMMUNITY LAND TRUSTS**
  - **COMMUNITY INVESTMENT TRUST**





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# FINANCE

## START-UP OPERATIONAL SUPPORT

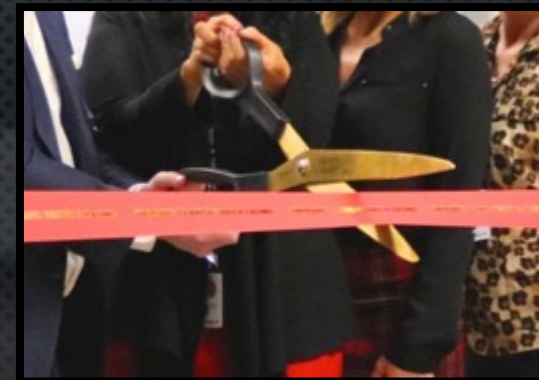
- \$1,000,000 FROM OFFICE OF ARTS & CULTURE 2021-2022
- .5 FTE FROM OFFICE OF ARTS & CULTURE 2021

## ONGOING DEDICATION OF FUNDS

- BONDING CAPACITY OF DEDICATED REVENUE SOURCE

## CAPITALIZING INDIVIDUAL PROJECTS

- MISSION-DRIVEN CAPITAL ACQUISITION COSTS





## PROJECT TYPOLOGIES

### A FILM FESTIVAL CENTER

SEATTLE IS HOME TO MORE THAN A DOZEN ITINERANT FILM FESTIVALS.

ALL ARE IN NEED OF SCREENING SPACE, GALA SPACE, RECEPTION SPACE, AND OFFICE SPACE.



IMAGINE A FILM CENTER THAT HOSTED A DIFFERENT CULTURAL FILM FESTIVAL EVERY FEW WEEKS. A SPACE THAT WAS ACTIVATED YEAR-ROUND BY THE CULTURAL COMMUNITIES THAT MAKE SEATTLE THRIVE, COMING TOGETHER TO SHARE THEIR CULTURAL RICHNESS WITH THE WORLD.

EACH WEEK THE IMAGE OF A NEW CULTURAL COMMUNITY IS PRESENTED, LIKE THE FRAMES OF A FILM, BUILDING A MOVING PICTURE OF A REGIONAL CULTURE IN MOTION.



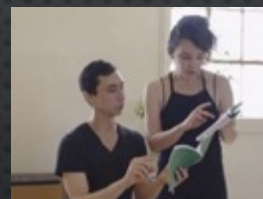


## PROJECT TYPOLOGIES

### A Cluster of Artists' Studios and Workspaces

EVEN WITH SEVERAL THRIVING ARTIST WORKSPACE CLUSTERS IN SEATTLE, THERE IS STILL ENORMOUS NEED FOR CENTRAL AND AFFORDABLE WORKSPACE FOR ARTISTS AND OTHER CREATIVES.

PAINTERS' STUDIOS, BAND PRACTICE SPACES, DANCE REHEARSAL ROOMS, SCULPTORS' STUDIOS, WRITERS' ROOMS, AND MORE CAN ALL LIVE SIDE-BY-SIDE WITH SMALL GALLERIES, PERFORMANCE SPACES, AND SOCIAL SPACES.





## PROJECT TYPOLOGIES

### A MODEL FOR CULTURAL SPACE OWNERSHIP

**WE BELIEVE THAT THE ULTIMATE PROTECTION AGAINST DISPLACEMENT IS OWNERSHIP. WORKING WITH COMMUNITY-BASED ARTS ORGANIZATIONS, THE SPACE AGENCY PLANS TO DEVELOP COMMERCIAL CONDOMINIUM ASSOCIATIONS AND OTHER OWNERSHIP MODELS.**

IMAGINE THE GROUND FLOOR OF A NEW AFFORDABLE HOUSING COMPLEX IN SEATTLE. OR A 100-YEAR-OLD WAREHOUSE IN A FORMERLY INDUSTRIAL NEIGHBORHOOD. OR A BRAND-NEW BUILD-TO-SUIT 5-OVER-1.

IMAGINE TENS OF THOUSANDS OF SQUARE FEET, DIVIDED BETWEEN A MIX OF LOCAL EMERGING CULTURAL ORGANIZATIONS, ALL OF WHOM ARE ON THE PATH TO OWNING A PIECE OF SEATTLE REAL ESTATE.





## PROJECT TYPOLOGIES

### AN AFFORDABLE NONPROFIT GALA SPACE

WHEN SMALL NONPROFITS ARRANGE FOR SPACE FOR ANNUAL FUNDRAISING GALAS, THEY ARE IN COMPETITION FOR THAT SPACE WITH WEDDINGS, CORPORATE PARTIES, PRODUCT LAUNCHES, AND OTHERS OF THE HIGHEST-PAYING EVENTS IN THE INDUSTRY.

THIS PROJECT CREATES A DEDICATED GALA SPACE FOR SMALL AND MIDSIZED NONPROFITS, OFFERED AT COST, WITHOUT THE SCHEDULING CONSTRAINTS AND WITHOUT THE PRICE GOUGING FOUND AT COMMERCIAL VENUES.





## PROJECT TYPOLOGIES

# SPACE SUPPORTING THE CREATIVE ECONOMY ECOSYSTEM

THERE ARE MISSING “RUNGS” IN THE LADDER OF THE CREATIVE ECONOMY.

THIS PROJECT BLENDS A FOOTPRINT OF MULTIPLE ORGANIZATIONS DEDICATED TO SUPPORTING CREATIVES FROM YOUTH EDUCATION TO CAREER PATH RETRAINING. WITH A FOCUS ON CONTEMPORARY MEDIA ARTS.

A MIX OF “GENERATIVE” CREATIVE SPACE AND “PRESENTATIONAL” RETAIL AND PERFORMANCE SPACE SUPPORTS BOTH SEATTLE’S CREATIVES AND ITS AUDIENCES.





# Timeline

<b>2017-2020:</b>	<b>EXPLORATION AND AUTHORIZATION COMMUNITY ENGAGEMENT RACIAL EQUITY TOOLKIT</b>
<b>DECEMBER 2020:</b>	<b>MAYOR DURKAN CHARTERS NEW PDA</b>
<b>JANUARY 2021:</b>	<b>CONSTITUENCY FORMS</b>
<b>SPRING 2021:</b>	<b>GOVERNING COUNCIL NOMINEES TRANSMITTED TO CITY COUNCIL</b>
<b>SUMMER 2021:</b>	<b>EXECUTIVE STAFF HIRED</b>
<b>FALL 2021:</b>	<b>INITIAL PROJECTS AND PARTNERSHIPS ANNOUNCED</b>
<b>SUMMER/FALL 2022:</b>	<b>FIRST RIBBON-CUTTINGS</b>





# CULTURAL SPACE AGENCY

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

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