



Old Town North Arts and Cultural Uses

Community Meeting | November 7, 2022

OTN Arts and Cultural Uses Community Meeting

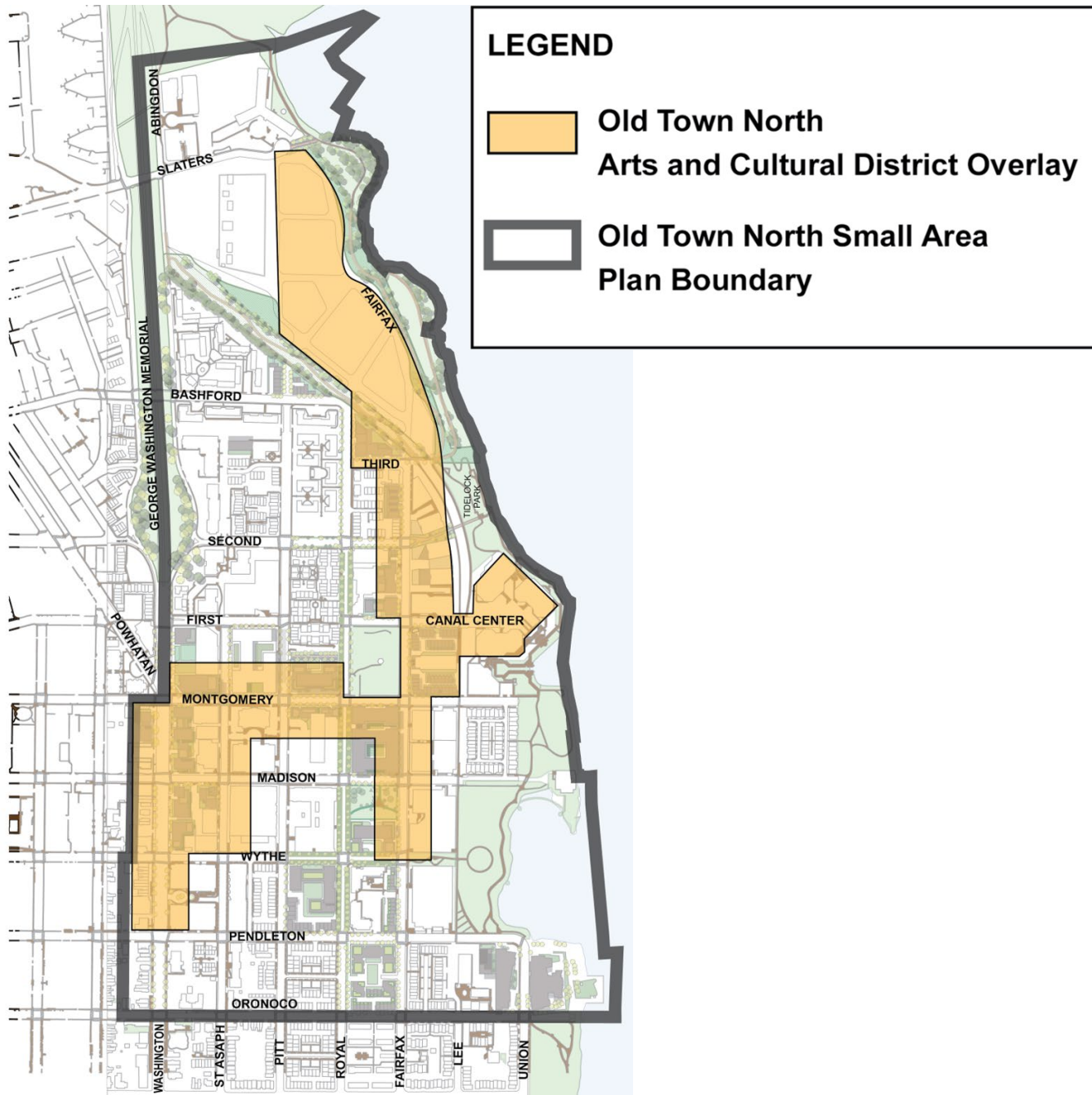
Monday, November 7, 7pm-8pm

Meeting Agenda

1. Meeting Objectives
2. Arts District Background
3. Sites Utilizing Arts Incentive
4. Feedback, Questions and Discussion

Meeting Objectives

- Provide brief update on OTN Arts District background and sites that have used it
- Hear from community members on the Arts District



BACKGROUND

2015 – 2017: Community input during the Old Town North SAP planning process to retain + build on existing arts uses

2017: Old Town North SAP recommends density incentives to provide arts uses in OTN

2018: Zoning Text Amendment and rezoning to establish Arts district

2022: Hilco site added to Arts district; CDD requires provision of 30,000 sf of arts anchor space

2022: 2 sites (Muse and Venue) are constructed



2. REGULATORY INCENTIVE FOR ARTS AND CULTURAL ANCHORS

Locating arts and cultural anchors (arts anchors), such as visual and performing arts institutions or museums within urban areas, has inherent challenges because of market pressures and rents. In order to overcome economic challenges to ensure that arts institutions can remain within the plan area, the Plan recommends allowing additional floor area for arts anchors that enrich the neighborhood and contribute significantly to the City's creative economy.

For sites within the Retail/Arts and Cultural Areas and Corridors (Figure 2.04), the Plan recommends the allowance of additional floor area if title for the entire art/cultural space is given at no cost to an arts anchor(s). Use of this incentive is subject to the following:

- a. Approval by City Council as part of a SUP process.
- b. Additional floor area will not exceed 30% above the maximum floor area for the building or block.
- c. For the purposes of the Old Town North Small Area Plan, an arts anchor is defined as a visual or performing arts or cultural venue that is accessible to the public including, but not limited to, uses such as a theater, concert hall or other music venue, instructional art, music, or drama academy, or a museum. Other uses consistent with the intent of the Plan may be allowed at the discretion of the Director of Planning and Zoning.
- d. Sites must provide a contiguous size of 5,000 to 10,000 square feet for an arts anchor space in order to qualify for the additional floor area. A smaller or larger square footage may be approved as part of the SUP process. The final size of the arts and cultural space will be based on achieving the intent and objectives of the Plan.
- e. The total additional floor area for arts and cultural uses resulting from this incentive in the plan area will not exceed 250,000 square feet.
- f. The on-site parking requirement for the arts anchor may be fulfilled through an off-site shared parking agreement if approved as part of the SUP approval(s).
- g. The space allocated for arts and cultural uses will include a restrictive covenant that requires compliance with all requirements of this section and specifies provisions for:
 - i. Ensuring continuation of operations and maintenance of the arts anchor for a period of 30 years;
 - ii. Replacing the use(s) in the event that the original use vacates the space; and
 - iii. Other restrictions as deemed necessary as part of the SUP.

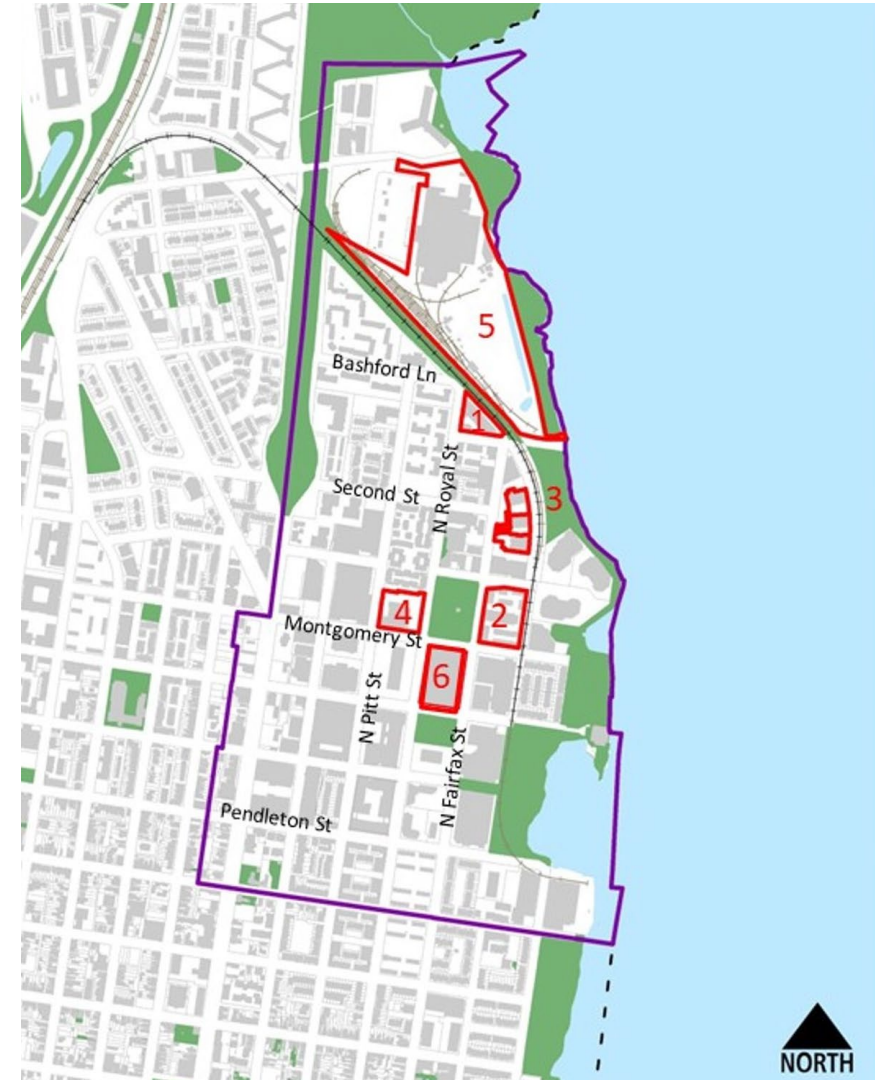


Arts Uses Mentioned in the Plan

- Visual or performing arts or cultural venue – theater, concert hall or other music venue
- Instructional art, music, or drama academy
- Museum

Sites Using the Arts Density Bonus

1. Muse (Building constructed)
 - Arts space: 5,900 SF
2. Venue - Crowne Plaza (Building constructed)
 - Arts space: 7,300 SF
3. TideLock (DSUP approval)
 - Arts space: 5,000 SF
4. 901 North Pitt (DSUP approval)
 - Arts space: 6,445 SF
5. Hilco (CDD approval)
 - Arts space: min 30,000 SF required
6. Montgomery Center (in review)
 - Arts space: Proposed ~20,000 SF



Questions and Discussion

1. What arts and cultural uses would you like to see in Old Town North?
2. On a scale of 1-5, how important is it to you that the uses are open to the public?
Share any additional thoughts about this.
3. Please share any great examples of arts districts or arts uses you've been inspired by in your travels or research.

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What kinds of arts and cultural uses would you like to see in Old Town North?

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On a scale of 1-5 (1=very important and 5=not important), how important is it to you that the uses are open to the public?

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Share any additional thoughts about the importance of art uses being open to the public.

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Please share any great examples of arts districts or arts uses you've been inspired by in your travels or research.

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Questions and Discussion