

CASE STUDIES:

Jersey City, New Jersey

WALDO: Work and Live District Ordinance

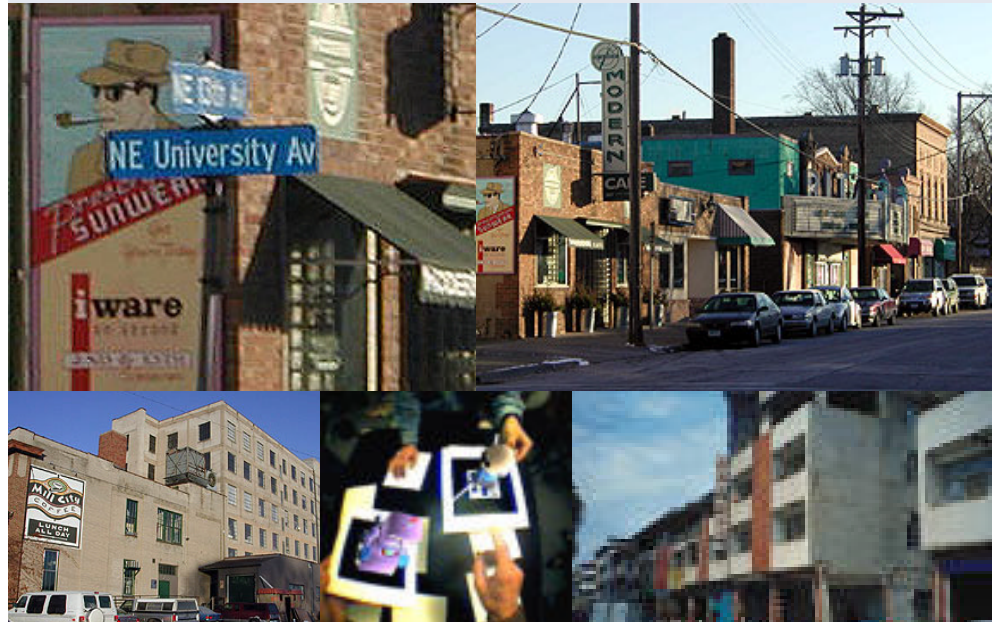
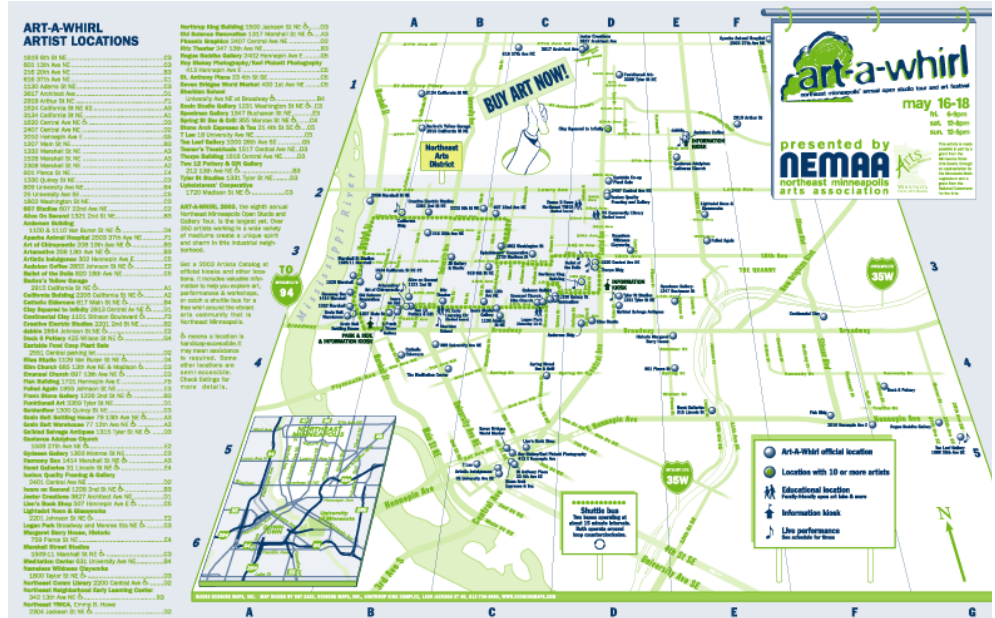
- The goal was to create a cultural center with mixed uses including shops, galleries, performance space and restaurants.
- Established a place for artist live/work space and served to unite surrounding neighborhoods.
- An Artist Certification Board was created as a citizen's advisory board to the Planning Board which certifies artists to qualify for artist housing.
- Permitted uses were classified into principal and accessory uses. Uses included artist work/live space and work studios, mixed resident buildings with a minimum of 51% being qualified artists, arts-related uses, non art-related uses such as restaurants and retail, parking, schools, and parks and open space.
- Building codes were revised to provide use of existing buildings without full compliance and new construction being built in this area was given specific requirements to promote development within the district.



CASE STUDIES:

Minneapolis, Minnesota

- The goal was to create an identifiable arts district known for arts, shopping, and entertainment.
- Artists were to be given stable rents for at least ten years and provisions were set to give priority to professional artists through a jury system.
- Government funding options were considered to assist artists and incentives considered for galleries who located in the area.
- Goals included finding ways to ensure long term artist presence with finding ways for artists to purchase and own spaces.
- Community Development was to include collaboration between arts and non-arts entities as well as schools and neighborhoods, pedestrian amenities, community gathering places, affordable housing for artists, an outreach program to encourage diversity and the aim for a vibrant business district.
- Programming of events, performing arts, and technical assistance to non-profits were considered.
- Funding, Planning and Zoning were studied and revised to promote the arts.



CASE STUDIES:

Providence, Rhode Island

- Property taxes are adapted on eligible properties which complete rehabilitation to abandoned/underutilized buildings in order to convert them into artist live/work spaces.
- Writers, composers and artists who reside within the district are exempt from sales tax. This can also apply to galleries and other arts and entertainment districts designated by the general assembly.
- The Providence Plan was created as a nonprofit corporation designed to build partnerships between government agencies, non-profits, the private sector, the university community, and concerned residents.
- The Providence Plan Arts and Culture Working Group, representing various organizations including arts centers, youth groups, immigrant groups, and others, set out to “Identify area and issues of interest; Conceive of ways to integrate community-identified needs into [policy] change; and Find ways to make that information accessible and useful to arts and culture groups in Providence.”
- Key themes focused on were:
 - Visibility* of smaller arts activities and organizations were enhanced to promote and obtain support and resources.
 - Database Development* was produced to serve arts organizations and the public with a focus on smaller neighborhood arts activities.
 - Boundary Crossing* was identified as a way to explore a more diverse community with the goal of breaking social barriers.

