



VISUAL



PERFORMING



Accessible to  
All!



LITERARY



415 W. Washington

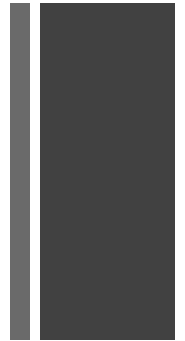
Arts Facility & Greenway Project

# + City Council Resolution

- In February, 2010, the City of Ann Arbor invited The Arts Alliance and the Allen Creek Greenway Conservancy to join in exploring ways to transform 415 W. Washington into an arts facility and greenway park.

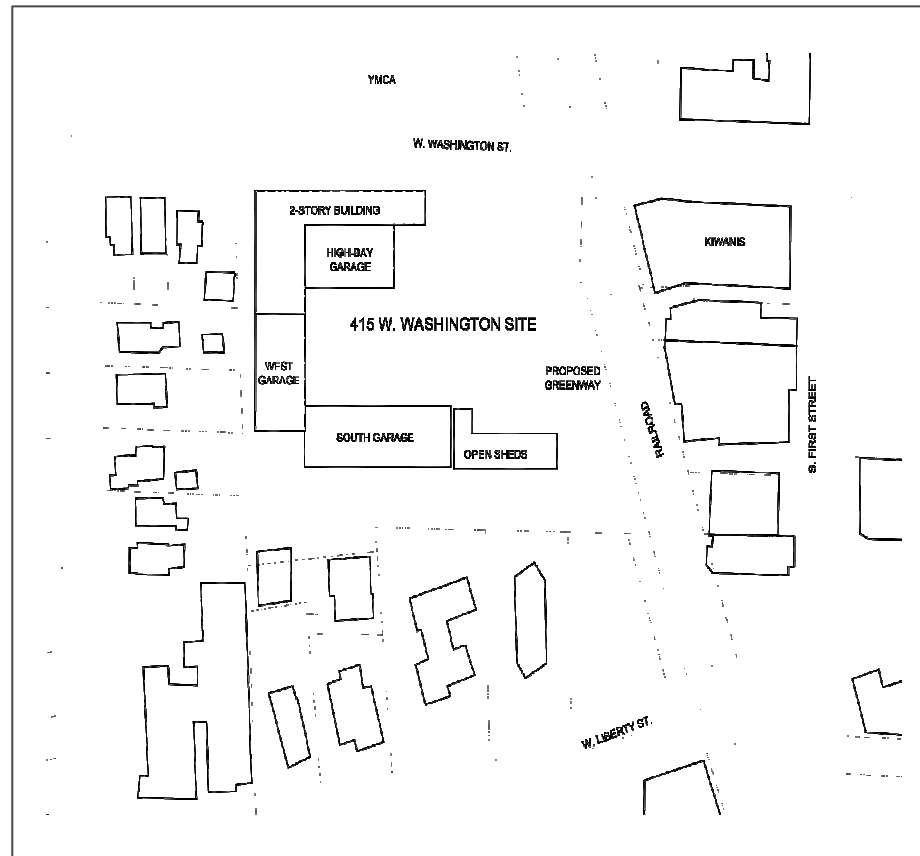
## Greenway Arts Committee formed:

- City Council: Mayor John Hieftje, Margie Teall, Carsten Hohnke, Christine Schopieray
- Greenway Conservancy: Jonathan Bulkley, Joe O'Neal
- Arts Alliance: Tamara Real, Susan Froelich (2011), David Esau



# + The Site: Exterior

- 2.24 acres
- Eastern edge of old West Side
- Across from YMCA
- Site is in floodplain and floodway along the buried Allen Creek drain



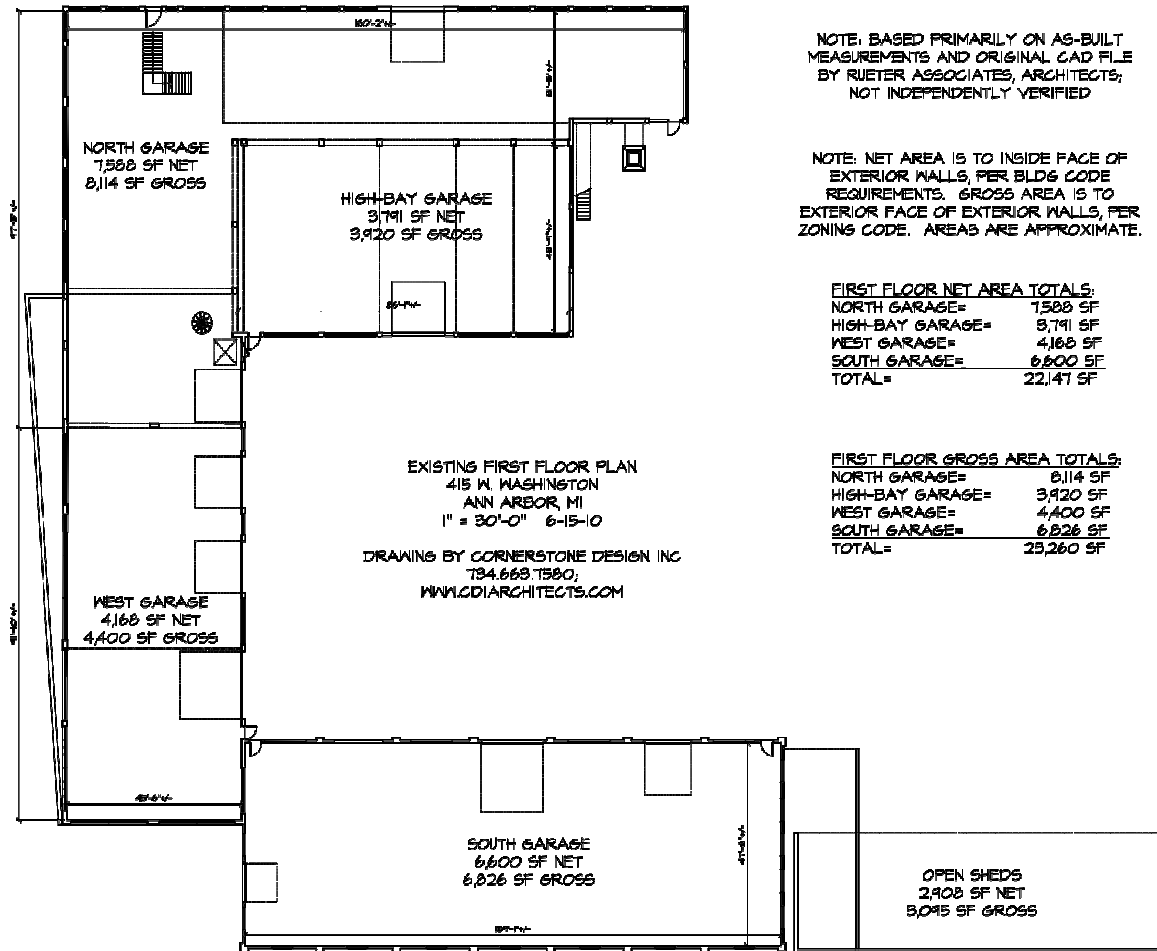
# + Panorama of 415 W Washington Site



**Project site at 415 West Washington, Ann Arbor**  
view toward west

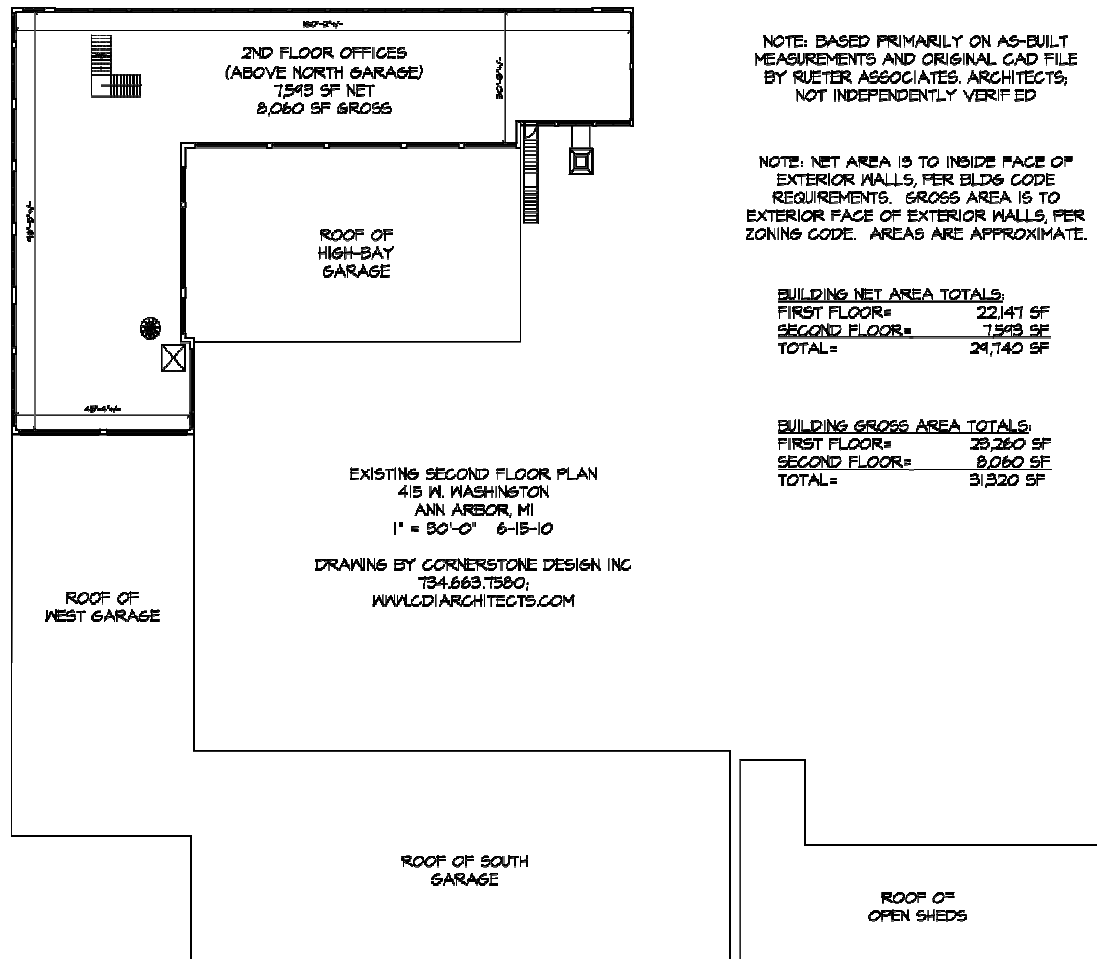
# + Existing Interior Floor Plan

## First Floor



# + Existing Interior Floor Plans

## Second Floor



# + Structural aspects



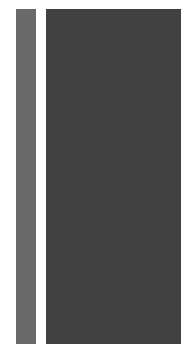
Existing buildings masonry/concrete wall construction

Exposed steel floor and roof framing



22,000 sq ft on 1<sup>st</sup> floor divided between multiple additions that form a C-shape around the courtyard. 7,500 sq ft 2<sup>nd</sup> floor mainly in North side of building.

# + Allen Creek Greenway



415 W Washington





# + Allen Creek Greenway: Phase 1



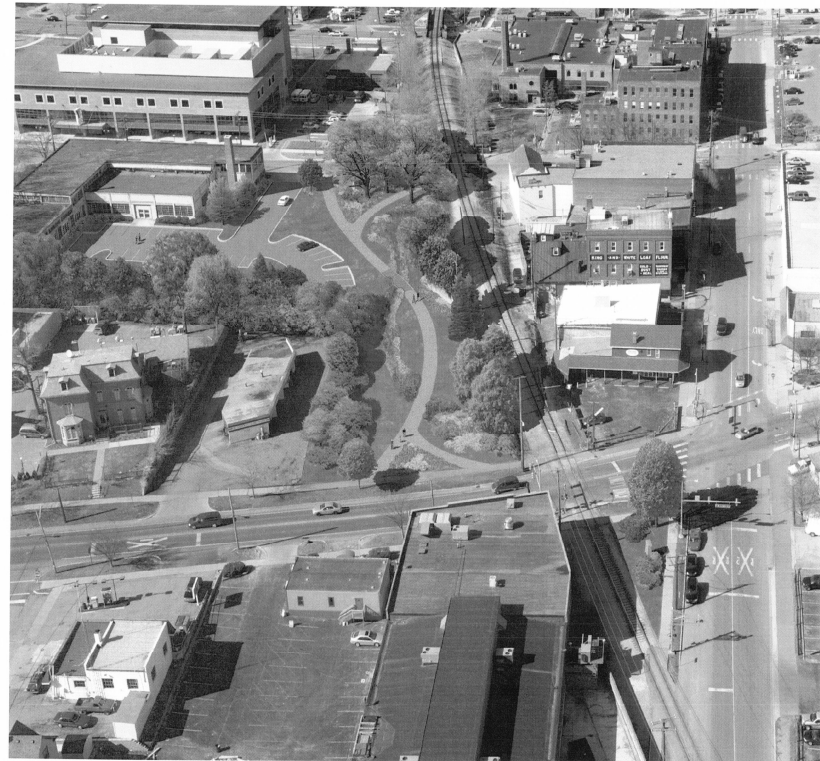
415 West Washington

Note: Drawing shows south garage removed; Arts Alliance would prefer to keep for arts space. Removal would require HDC approval.

# + Allen Creek Greenway: Phase 1



415 as it is

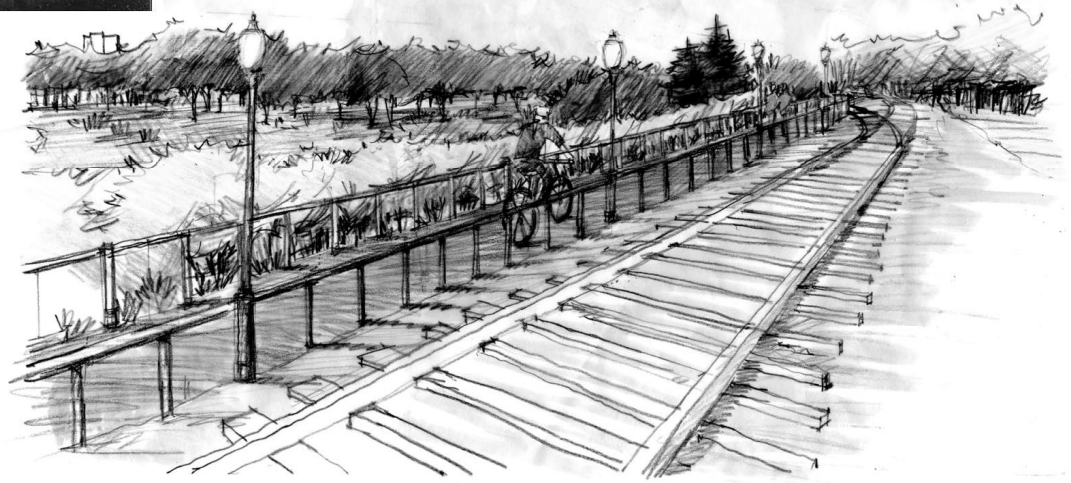


415 as it could be, with an arts facility and greenway.

# + Allen Creek Greenway: Phase 1



The Greenway can be a source of inspiration for artists, as well as a place to install outdoor art



# + The Arts Alliance began the process with data gathering...

- ◆ Focus Groups

- ◆ Site Visits:

  - The Russell Industrial Center, Detroit, MI

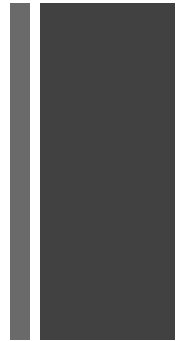
  - Park Trades Center, Kalamazoo, MI

  - The Box Factory for the Arts, St. Joseph, MI

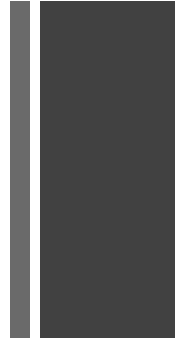
- ◆ Other models to consider:

  - The Torpedo Factory, Alexandria, VA

  - Flashpoint, Washington, D.C.

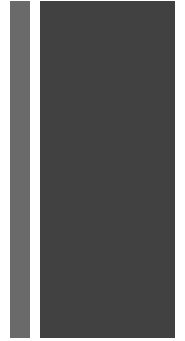


# + Focus Groups: Key findings – What are the needs?



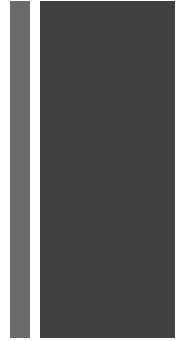
- Artist Interaction & Community space – No common space like this
- Opportunity for Collaboration – Creatives want to work with other creatives
- Public interaction – through open studio tours for visitors
- Flexible performance space that seats about 200
- Outdoor performance space
- Gallery space

# + Focus Groups: Key findings cont'd



- Meeting &/or classroom space
- Studio/office space
- Events Space
- 24/7 access
- Active management for the facility
- Access for people with disabilities
- Youth Activities
- Parking in limited amounts

+ Site visit #1: The Russell Industrial Center, Detroit, MI



# + Inside The Russell



Gaslight Windows



Artist Studio



Hallway



+ Site visit #2: Park Trades Center,  
Kalamazoo, MI



# + Inside the Park Trades Center



3<sup>rd</sup> Floor Hallway

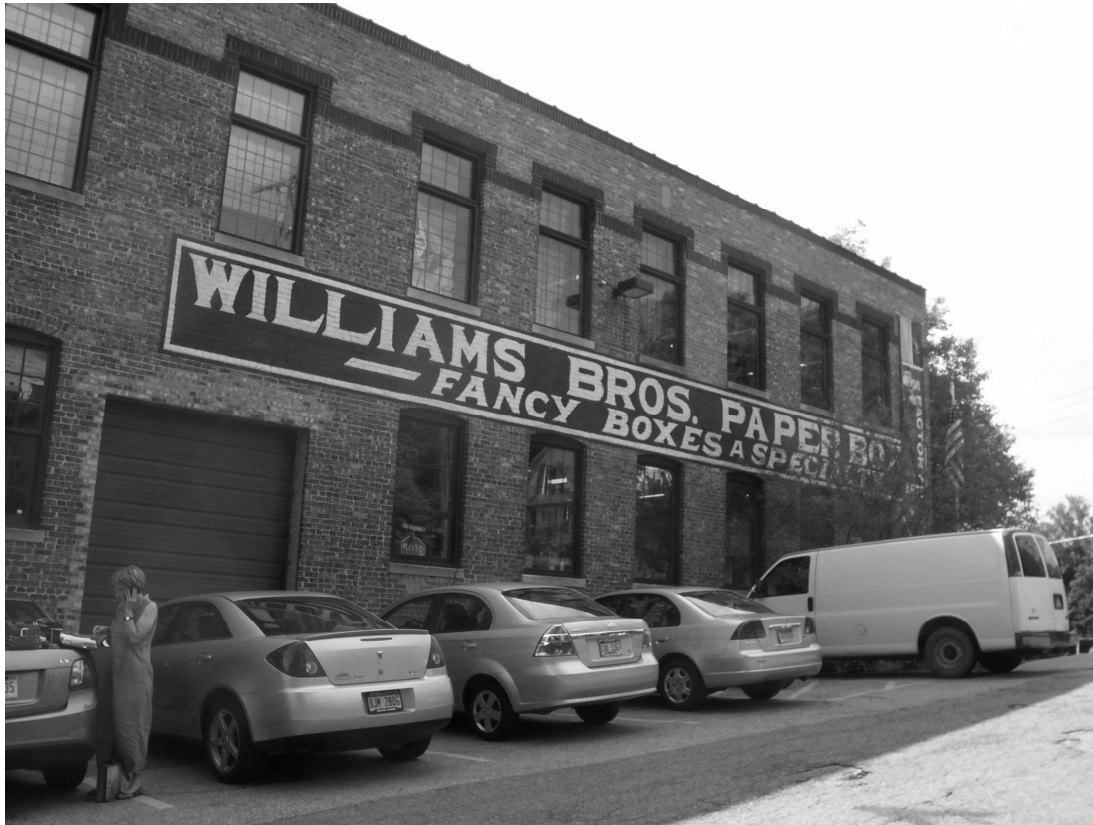


Skylight in North Building

Artist studio



+ Site visit #3: The Box Factory for the Arts, St. Joseph, MI



# + Inside The Box Factory



Flexible performance space



Hallway

Flexible gallery space with hanging panels that may be added or removed



# + Inside The Box Factory



Restrooms well maintained but have a rustic look



Exposed beams

Artist Studio



Studio area set up like a town



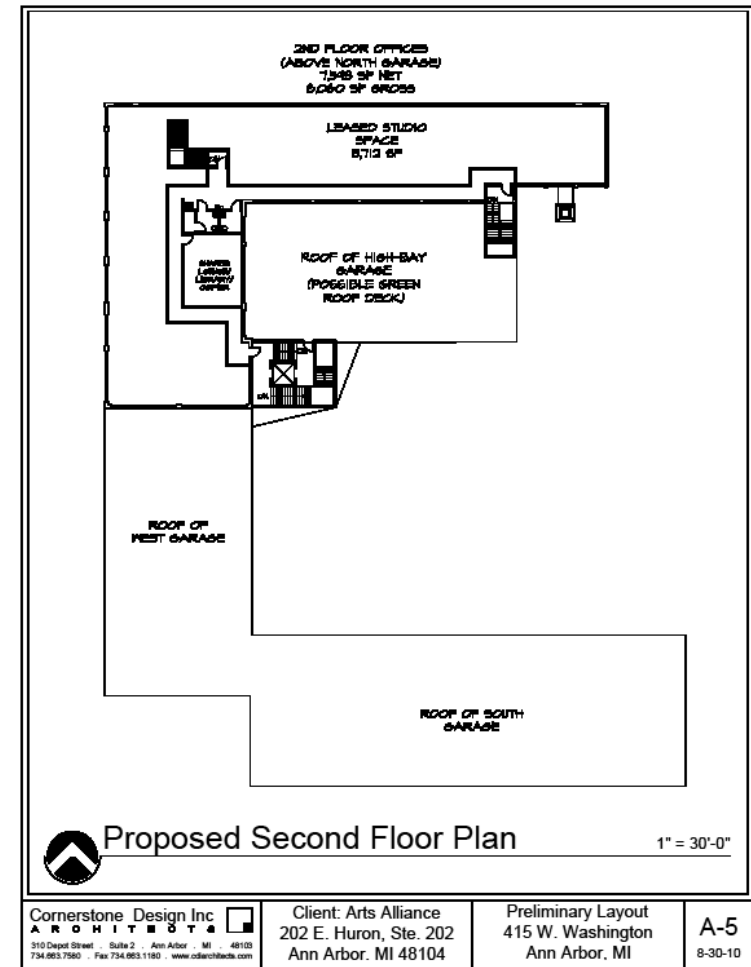
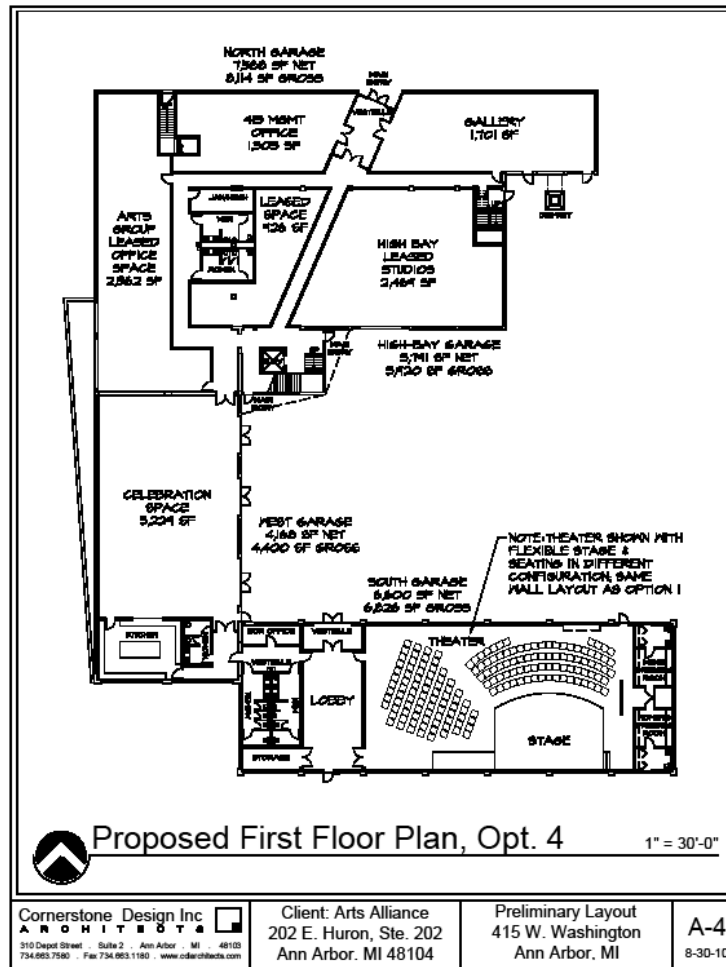
# + Possible Floor Plans for the building: 1<sup>st</sup> & 2<sup>nd</sup> floor

- Includes:
- Celebration space
- Kitchen
- 200 Seat Theater
- Restrooms
- Storage
- Arts office space
- Leased studios
- 415 Management
- Office Gallery

2<sup>nd</sup> floor would be

- More studios
- Conference/
- Library room

Will likely evolve as design process continues and we get more information



# + The Challenge:

To devise a plan for 415 W. Washington that is creatively, environmentally, and economically sustainable, and which provides:

- The creative community reasonably priced, functional space to work, present, and interact with each other and the broader community.
- An economic enhancement for downtown Ann Arbor, and for all of Washtenaw County.
- Accessibility to ALL.
- Natural beauty throughout the area around 415....

Based on our work to date, we believe the 415 W. Washington complex can offer the community all of these goals, through collaboration and creative thinking both in funding and design.

Please continue working with us toward these goals!

