



## **RIDGWAY SPACE TO CREATE FACT SHEET**

(January 2018)

See prior Fact Sheets for more information about Space to Create Colorado partners and Artspace at [www.ridgwaycreativedistrict.com](http://www.ridgwaycreativedistrict.com) under the Space to Create tab.

### **BACKGROUND:**

The statewide Space to Create Colorado initiative was established to stimulate community and economic development in rural, small town and mountain communities by providing long-term affordable and financially sustainable workforce housing and working spaces for creative sector employment. In August 2016, Ridgway was competitively selected as the Space to Create community for the Southwest Colorado region. Local organizational partners in Ridgway Space to Create are: Telluride Foundation, Region 10, Ouray County Housing Advisory Council, San Miguel Power Association, Weehawken Creative Arts and the Ridgway Chautauqua Society. In January 2017, a preliminary feasibility study was delivered by Artspace (the nonprofit developer and contractor, selected by the Town), including input from more than 100 community members who participated in focus groups. An Arts Market Survey Report, analyzing data collected from 444 respondents in Spring 2017, and including recommendations from Artspace was released in October 2017. Both reports can be found on the Town's website at [www.town.ridgway.co.us](http://www.town.ridgway.co.us) and under the Space to Create tab at [www.ridgwaycreativedistrict.com](http://www.ridgwaycreativedistrict.com).

### **PROPERTY PURCHASED FOR FUTURE DEVELOPMENT:**

With continued financial assistance from the Colorado Department of Local Affairs, the Town of Ridgway purchased property in downtown Ridgway, at the northeast corner of Clinton and N. Laura Streets (west of Kate's Place) in October 2017. Future development of the Ridgway Space to Create facility is planned to eventually take place on this property.

### **PREDEVELOPMENT SERVICES AGREEMENT:**

On December 13<sup>th</sup>, 2017, the Ridgway Town Council entered into an agreement with Artspace to provide predevelopment services. It is anticipated that the costs of this contract work by Artspace will be covered by sources other than Town funds. Financial partners to date include: the State Department of Local Affairs, Boettcher Foundation, and Colorado Creative Industries through the Colorado Office of Economic Development and International Trade. These partners have provided nearly 90% of the total cost of predevelopment. Initial predevelopment deliverables include and are not limited to the following: determining the project scope, assessing the site, developing conceptual architectural plans and budgets, and identifying sources of funding for the project. Subsequent predevelopment and preconstruction deliverables will include schematic designs, proposals and applications for financing, site survey and engineering, final design, engineering and construction documents, and a final financial package including secured funds for construction. The predevelopment phase includes the delivery of final construction drawings for construction bidding but does **not** include the construction phase. Predevelopment is anticipated to be completed by the end of 2019, after which time the Town will consider moving into the construction phase of the project.

*Ridgway Space to Create is moving forward! For more information, contact Diedra Silbert, Community Initiatives Facilitator, Town of Ridgway: [dsilbert@town.ridgway.co.us](mailto:dsilbert@town.ridgway.co.us) or 970-626-5308 x. 215.*