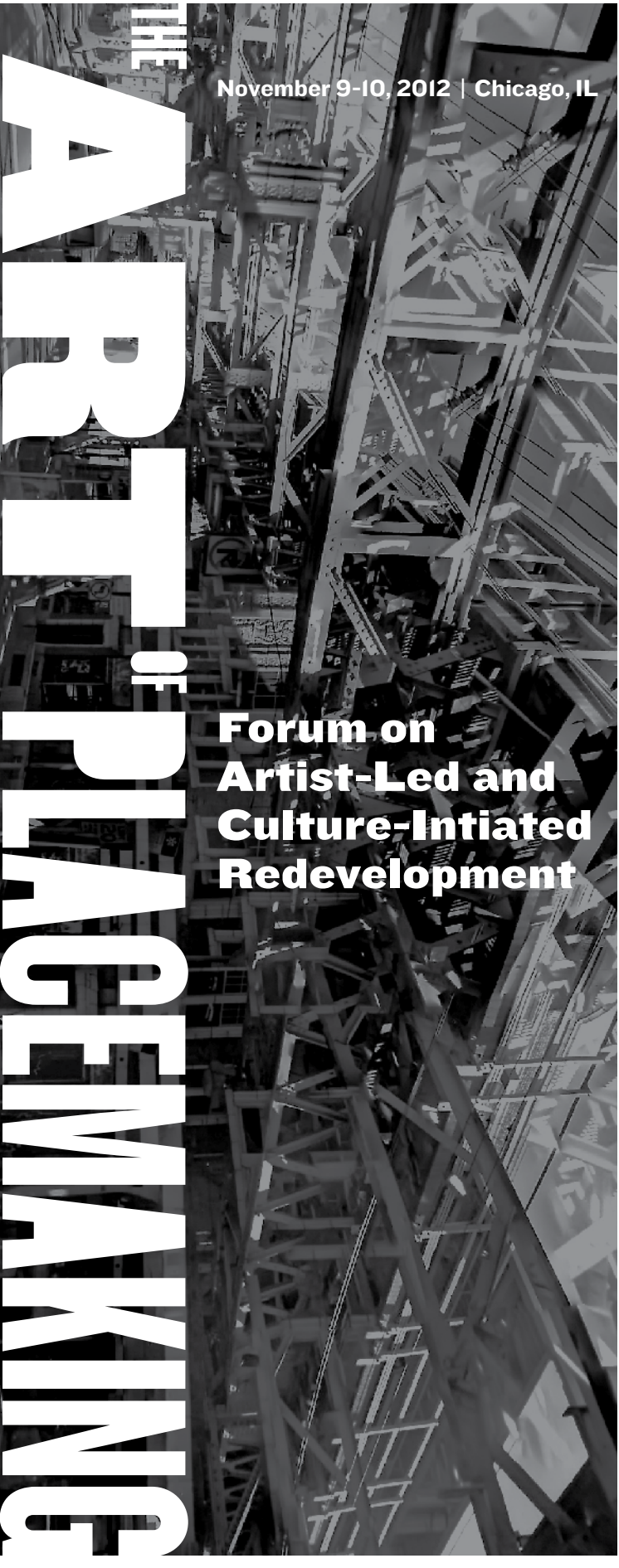


November 9-10, 2012 | Chicago, IL

Forum on Artist-Led and Culture-Intiated Redevelopment

Presented by

REBUILD FOUNDATION

BRUNER·LOEB forum

U of Chicago Logo

Join the Bruner-Loeb Forum and Rebuild Foundation for a symposium that explores the role of artists and the arts in the cultural and economic transformation of cities. The Forum will bring together activists, artists, community residents, cultural and educational institution leaders, designers, developers, funders and policymakers to discuss opportunities and challenges associated with creative placemaking and community reinvestment.

Presentations, tours and workshops with leading practitioners will highlight local and national examples of creative programming, innovative financing, policy advocacy, and housing development strategies that support and advance artist-led initiatives. Opportunities to provide critical feedback are essential to the success of this engagement. We hope that participants will inform the growth of Rebuild Foundation's placemaking and artist-focused development strategies.

REBUILD FOUNDATION

RUDY BRUNER AWARD FOR URBAN EXCELLENCE

BRUNER·LOEB forum

U of Chicago Logo

Rebuild Foundation

Founded by Chicago native, artist, and urban planner Theaster Gates, Rebuild Foundation is a not-for-profit, creative engine focusing on cultural and economic redevelopment and affordable space initiatives in under-resourced communities. Rebuild engages an artistic practice that bridges the creation of art with renovation and adaptive reuse, recycling of building materials, and community-driven initiatives for neighborhood revitalization.

rebuild-foundation.org

Bruner-Loeb Forum

The Bruner-Loeb Forum is a partnership between the Rudy Bruner Award for Urban Excellence and the Loeb Fellowship Program that brings together distinguished practitioners from across the country to advance creative thinking about placemaking in American cities. Hosted in partnership with organizations working in cities across the country, Forums are designed to initiate local and national dialogue, share resources, and foster new approaches to issues facing the urban environment.

www.brunerloeb.org

Rudy Bruner Award for Urban Excellence

Founded in 1987 by the Bruner Foundation, the Rudy Bruner Award for Urban Excellence celebrates urban places that are distinguished by quality design and their social and economic contributions to our nation's cities. Winners offer creative placemaking solutions that transcend the boundaries between architecture, urban design and planning and showcase innovative thinking about American cities.

www.brunerfoundation.org/rba

Loeb Fellowship Program

The Loeb Fellowship Program, established in 1970 at the Harvard University Graduate School of Design offers a sabbatical year to practitioners working to improve the built and natural environment. Fellows are drawn from many of the design professions including architecture, landscape architecture, urban planning and design journalism, the arts and community development. Its founder, John Loeb, believed that a core group of committed professionals could have a significant impact far beyond their numbers on American cities.

www.gsd.harvard.edu/loeb-fellowship

University of Chicago

The Arts and Public Life Initiative and the Office of Civic Engagement. xxxxxxxxxxxx xxxxxxxxxxxx xxxxxxxxxxxx

Friday, November 9, 2012

8:30a Bus from Hotel Allegro and downtown Chicago to Logan Center for the Arts

9:00–12:00 Conference Registration
Logan Center for the Arts, 915 East 60th Street
Breakfast and coffee bar

9:00a Conference Welcome and Overview
Logan Center for the Arts, 915 East 60th Street

9:30 Speakers: Making art work to build strong communities
Logan Center Auditorium, 915 East 60th Street
Please note: This session will be open to the public.

9:30 Kennedy Smith

10:00 Walter Hood

10:30 Carol Coletta

11:00–11:45 Listening to the South Side. Open forum for artists' questions.

12:00 Bus tours of Chicago's South Side, highlighting arts organizations and historic sites
Led by Lee Bey and Theaster Gates

Theaster Gates will speak to Rebuild's vision at various stops, including:

Dorchester Artist Housing Collaborative

Stony Island Arts Bank

7200 S. Kimbark

Boxed lunches available during tour

1:30 Bus brings group to Washington Park Arts Incubator, 301 East Garfield Blvd.

2:00 Speakers: "Case-studies" on the Art of Placemaking

2:30 Rick Lowe

3:00 Brian Coleman

3:30 Jair Lynch

4:00 Discussion in small working groups

5:00 Bus from Washington Park Arts Incubator to 7200 South Kimbark

5:30–10:00 Open house reception at 7200 South Kimbark

Performances throughout the evening.

Valet parking available.

Buses back to Hotel Allegro and downtown Chicago at: 6:00, 7:00, 8:00, 9:00, and 10:00

Saturday, November 10, 2012

Placemaking Workshops

Hosted by Rebuild Foundation at Dorchester Projects

6901, 6904, 6916, 6918 S. Dorchester Ave.

Conference participants will receive their schedule upon registration.

Workshops will be grouped around the following building projects, each addressing key questions from a variety of placemaking perspectives. Topics will range from artist residencies and practical needs to financial management and institutional engagement. Please see the building project pages for key questions around each workshop:

Dorchester Artist Housing Collaborative: Innovative Artist Housing

Dorchester Projects: Alternative Cultural Space

Stony Island Arts Bank: Creativity Engine

Washington Park Arts Incubator: Community Arts Hub

55th Street Cultural Corridor: Cultural Corridor

7200 South Kimbark: Workforce Training

Each workshop will take one building project as its focus. Forum speakers and community partners will lead each session, while conference participants will have the opportunity to engage with one key project during Workshop Session One, then to rotate to a second project during Workshop Session Two for collaboratively building upon and refining the previous working group's suggestions and thoughts.

8:30 Bus from Hotel Allegro/Downtown Chicago to Dorchester Projects

Coffee and pastry bar at Dorchester Projects

9:00–10:30 Workshop Session One – Asking questions

10:30–10:50 Break

10:50–11:50 Workshop Session Two – Refining answers

12:00 "Hard Hat" lunch at Stony Island Arts Bank, 6758 South Stony Island

12:30–2:00 Concluding Discussion

Crafting answers to the workshop questions

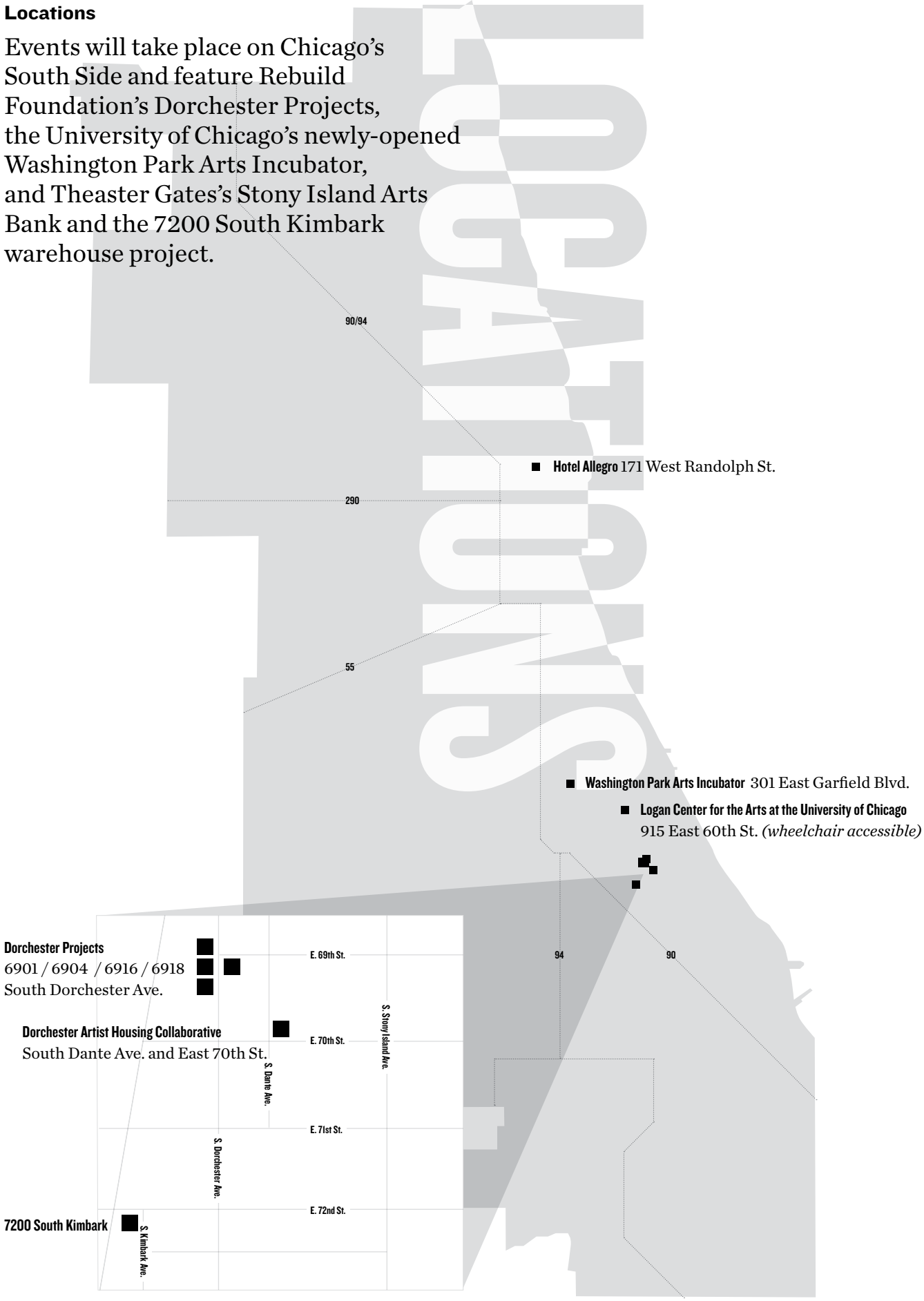
2:00 Bus from Stony Island Arts Bank to Hotel Allegro/ Downtown Chicago

****At various points throughout conference there will be video moments to capture feedback from attendees and speakers****

SCHEDULE OF EVENTS

Locations

Events will take place on Chicago's South Side and feature Rebuild Foundation's Dorchester Projects, the University of Chicago's newly-opened Washington Park Arts Incubator, and Theaster Gates's Stony Island Arts Bank and the 7200 South Kimbark warehouse project.



Hotel Allegro 171 West Randolph St.

Washington Park Arts Incubator 301 East Garfield Blvd.

Logan Center for the Arts at the University of Chicago
915 East 60th St. *(wheelchair accessible)*

Dorchester Projects
6901 / 6904 / 6916 / 6918
South Dorchester Ave.

Dorchester Artist Housing Collaborative
South Dante Ave. and East 70th St.

7200 South Kimbark

Please be aware that many of these building projects are under construction and that you enter at your own risk.

The Art of Placemaking speakers are local and national leaders in the field of artist-led development. The speakers' presentations will highlight their own projects, followed by opportunities for panel discussion. Speakers will also be present for the Saturday workshops, paired with Rebuild Foundation and community partners to lead workshops that take a local project as a case study and springboard to broader discussion of creative placemaking.

SPEAKERS

Brian T. Coleman,
Greenpoint Manufacturing and Design Center

Brian T. Coleman serves as the CEO of the Greenpoint Manufacturing & Design Center and its related companies. The GMDC creates and sustains viable manufacturing sectors in urban neighborhoods through planning, developing and managing real estate and offering other related services. Since 1992 GMDC has developed over 750,000 square feet of industrial space and currently has 120 tenants with over 500 employees.

Mr. Coleman joined GMDC in 2003 after sixteen years of experience in economic development, commercial, industrial, and residential development and property management in New York City and New Jersey. Mr. Coleman serves on the boards of the Brooklyn Chamber of Commerce and New Partners for Community Revitalization. Most recently, Mr. Coleman led a development team that acquired and rehabilitated an historic 72,000 square foot industrial property in East Williamsburg, Brooklyn. The $17.8 million project utilized a combination of Historic and New Market Tax Credits and is the home of 12 businesses and over 100 jobs.

Mr. Coleman and his team are currently converting a former 50,000 warehouse located in Central Brooklyn into a multi-user food facility. GMDC is currently working to replicate its non-profit model in the City of Philadelphia and St. Paul, Minnesota.

Carol Coletta,
ArtPlace

Carol Coletta specializes in developing cities and creative communities. She is leading ArtPlace, a new national initiative to accelerate creative placemaking across the U.S. ArtPlace is a collaboration of the nation's top foundations, leading banks, federal agencies and the National Endowment for the Arts.

Prior to joining ArtPlace, Carol was president and CEO of CEOs for Cities, a national network of urban leaders building and sustaining the next generation of great American cities. For ten years, she hosted and produced a nationally syndicated public radio show, Smart City. She also served as executive director of the Mayors' Institute on City Design, a partnership of the National Endowment for the Arts, U.S. Conference of Mayors and American Architectural Foundation.

Carol is a passionate advocate for cities, and she has devoted her life to answering the question: What makes cities succeed? Carol was a Knight Fellow in Community Building at the University of Miami School of Architecture and was named one of the world's 50 most important urban experts by a leading European think tank. She is a Senior Fellow with the Design Futures Council and completed graduate work in future studies and design.

SPEAKERS

Walter Hood, Hood Design and University of California Berkeley

Walter Hood is an artist, designer and educator based in Oakland, CA. He regularly exhibits and lectures on professional and theoretical projects nationally and internationally. His studio, Hood Design has been engaged in architectural commissions, urban design, art installations, and research since 1992. Walter is also a professor at the University of California, Berkeley's College of Environmental Design. He was chair of the Landscape Architecture and Environmental Planning Department from 1998 to 2002.

Walter recently served as the Goldman Sachs Design Fellow for the Smithsonian Institute in Washington, DC, assisting the museum staff in reconceptualizing its public spaces, and he is a Fellow at the American Academy in Rome.

Walter's work has been featured in Art Institute of Chicago's "Learning Modern" exhibition, and was featured prominently in the February 2010 issue of "Art in America". The work of his studio features landscape, architectural, urban design and art installation projects, including the gardens at the new De Young Museum in San Francisco, Splash Pad Park in Oakland, the Sculpture Terrace for the Jackson Museum of Wildlife Art in Wyoming, the Powell Street Promenade in San Francisco and the Baisley Park/50 Cent Garden in Queens, NYC. Many of his works are regarded as transformative designs within the field of landscape architecture.

Rick Lowe, Project Row Houses

Rick Lowe is an artist who resides in Houston, Texas. Over the past twenty years he has worked both inside and outside of art world institutions by participating in exhibitions and developing community based art projects. In 1993, Rick founded Project Row Houses, an arts and cultural community located in a historically significant and culturally charged neighborhood in Houston, Texas. In 2006, he spearheaded Transforma Projects in New Orleans, a collaborative effort to engage artists and creativity in the rebuilding of the City after Hurricane Katrina.

Rick has participated in exhibitions and programs nationally and internationally, including the Phoenix Art Museum, Contemporary Arts Museum, Houston, Museum of Contemporary Arts, Los Angeles, Neuberger Museum, Purchase, New York, Kwangji Bienale, Kwangji, Korea, Museum of Fine Arts, Houston, Glassell School, Indianapolis Museum of Art, the Kumamoto State Museum, Kumamoto, Japan, Zora Neale Hurston Museum, Eatonville, Florida, Venice Architecture Biennale, and the Anyang Public Art Program 2010.

Rick has received many honors, including the Rudy Bruner Award (1997) and a Loeb Fellowship (2001-2). In 2009, Rick received the Skandalaris Award for Art and Architecture and a United States Artists Fellowship in Design. In 2010, he received the Creative Time Annenberg Prize for Art and Social Change. He is currently a visiting artist at MIT.

Jair Lynch, Jair Lynch Development Partners

As President & CEO of JAIR LYNCH Development Partners, Jair Lynch assumes primary responsibility for firm management and project coordination, and is committed to developing a quality product and superior service. That commitment has produced distinctive urban mixed-use projects for investors and a distinguished list of public, private and non-profit clients.

Mr. Lynch has more than fifteen years' experience in public and private real estate development and construction, including projects in both California and Washington, DC. He founded JAIR LYNCH in 1998 and has since managed more than $840 million of development and construction projects involving new construction and historic preservation, institutional and multi-family residential uses, and mixed-uses. JAIR LYNCH is an urban regeneration company that seeks to responsibly transform urban markets by creating extraordinary neighborhoods. With over 1.6 million SF of community serving facilities, 1,400 units of housing, and advisory services for more than $20 billion in economic development activity throughout the national capital region are the best examples of how JAIR LYNCH empowers people, develops place and creates prosperity.

Kennedy Smith, Community Land Use and Economics Group

Kennedy Smith, a principal with the Community Land Use + Economics Group, is one of the nation's foremost experts on economic development planning for older and historic commercial districts. Her work focuses on crafting forward-looking, innovative economic development strategies, then turning them into practical implementation strategies.

Kennedy has won numerous accolades for her work, including being included in Planetizen.com's list of "100 Top Urban Thinkers", and being named one of "Fast Company" magazine's first "Fast 50 Champions of Innovation", recognizing "creating thinkers whose sense of style and power of persuasion change what our world looks like and how our products perform." Her work has been featured in news media ranging from Business Week and The New York Times to "CBS Sunday Morning" and "The Donohue Show". She was awarded a Loeb Fellowship at Harvard University in 2005.

Before co-founding the CLUE Group in 2004, Kennedy served for 14 years as the director of the National Trust for Historic Preservation's National Main Street Center. In addition to her work with the CLUE Group, she teaches a graduate-level course in historic preservation economics at Goucher College and writes articles for several planning and economic development journals.

NOTES NOTES NOTES

Dorchester Artist Housing Collaborative:

Innovative Artist Housing

South Dante Ave. and East 70th St.

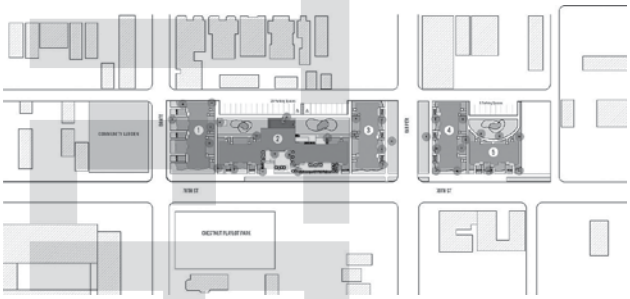
Born out of a partnership between Rebuild Foundation and Brinshore Developers, specialist in affordable housing, the Dorchester Artist Housing Collaborative will be a 32 unit, mixed-income artist community that creates residency and long term rental opportunities for artists. This partnership developed as a result of a low-rise scattered site development that was abandoned for some years in the Grand Crossing area and the a real need for artist housing on the South Side of Chicago. Artist Theaster Gates worked in partnership with Rebuild Foundation, Landon Bone Baker Architects and Brinshore Development to create a scope that was unanimously approved by the Chicago Housing Authority. The project breaks ground in Winter 2012, and is estimated for completion in Winter 2013. DAHC is designed to house 32 artist living units, community arts and workshop space, and opportunities for public sculpture. With its adjacency to Dorchester Projects, it promises to be the hearth of cultural redevelopment and reoccupation on Chicago's South Side.

Site/Building facts

36 two-story townhouse units, built in 1980 for the Chicago Housing Authority, last occupied around 2008

Key questions for the conference:

How do we create an enriched integrated social environment not based on class but on shared values in the arts? *What are the appropriate terms for the use of this creative arts center?* What should its culture be and how can we use the space to develop meaningful partnerships with other arts organizations in the community?z *How do we think about safety and security while having ambition for openness?*



DORCHESTER ARTIST HOUSING COLLABORATIVE

Dorchester Projects:
Alternative Cultural Space

Black Cinema House, 6901 S. Dorchester Ave.
Archive House, 6916 S. Dorchester Ave.
Johnson Library Staging House, 6918 S. D orchester Ave.

Dorchester Projects includes a series of adjacent buildings along with a newly renovated structure (Black Cinema House) all situated on Dorchester Avenue in Chicago's Grand Crossing neighborhood. The cluster of single and two-story buildings house three special collections, and the soon to arrive Johnson Editorial Library. Dorchester Projects started out as a series of conversations around small community projects and has now become a neighborhood-based cultural engine creating programming for neighbors and friends. We host dinners, conduct summer programs for neighborhood youth, run vibrant artist residencies, and support a very modest neighborhood garden initiative in the 6900 block of South Dorchester. Theaster Gates, along with other visiting artists and scholars, provides programmatic vision and curates specific events involving the collections within the houses.

DORCHESTER PROJECTS

The Black Cinema House (6901) is a film screening space situated in the Grand Crossing neighborhood. The space has developed a public screening and discussion platform for underseen film and videos by people of color and/or films and videos about people of color. Additionally, area youth are provided with video classes and workshops that will teach video editing, production and presentation.

A real testament to creative redevelopment and sustainable building practices, the Archive House (6916) is a vibrant arts space that houses nearly 14,000 architecture and design books from Prairie Avenue Bookstore, over 8,000 LPs from Dr. Wax Records, and roughly 60,000 Glass Lantern Slides from the University of Chicago's Art History Department.

The Johnson Library Staging House (6918) will be home to the recent collection gift of Johnson Publishing Company (publisher of EBONY, the nation's leading African-American oriented magazine). The collection includes thousands of prominent books, magazines, periodicals, journals, and special book collections written by and about African-Americans, chronicling decades of the Black experience in America. The collection will be preserved in a two-story custom built library on the South Side of Chicago and will be accessible to neighbors, special groups, and members of the community via special reservation.

The work of Dorchester Projects has led to the establishment of Rebuild Foundation, a not-for-profit and creative engine focusing on cultural development and affordable space initiatives in under-resourced communities. Rebuild Foundation currently manages projects in Detroit, Omaha, St. Louis, and Chicago; each city enlisting a team of artists, architects, developers, educators, and community activists who work together to integrate the arts and alternative entrepreneurship into a community-driven process of creative placemaking and neighborhood transformation.

DORCHESTER PROJECTS

Site/Building Facts

Black Cinema House, 6901 S. Dorchester Avenue

2,838 square feet. Built in 1892. Two-story masonry structure with corner turret and large full height finished basement.

Archive House, 6916 S. Dorchester Avenue

1,702 square feet. Built in 1888. 2 ½ story frame structure with full basement.

Johnson Library Staging House, 6918 South Dorchester Avenue

1,452 square feet. Built in 1913. Single story masonry structure with full basement. Also known as the "candy store", it is believed to have been a candy store and hamburger stand at various points, before serving as a single family home.

Key questions for the conference:

6916 and 6918: How can the collections create more engaged programming between our neighbors and the rest of the city? *What are the values and virtues of house museums?* How can these places be a bigger asset to the local community? *How do we use the collections to get the city and beyond excited about spending time on Dorchester?*

6901: Black Cinema House or Cinema House? *Is there value in cultural specificity?*

Assuming that we want to grow the opportunities for the people in our neighborhood to experience good films, how can this be a smartly growing business?

How can we create an exciting film program and also a training program for young black filmmakers? *Developing a business model that makes this a sustainable space. How do we preserve this great film opportunity while respecting the fact that it is in a residential neighborhood?*

Stony Island Arts Bank:
Creativity Engine

6758 South Stony Island

The Stony Island Arts Bank is located along one of the busiest and most visible stretches of Stony Island in the South Shore community area. Built in 1923 as the Stony Island State Savings bank, which failed during the Great Depression, the building has been home to approximately four different banks over the course of its life, and was last known as the Guaranty Bank in the 1970s, which many neighborhood residents can still recall using.

The structure now finds itself as the only historic building on a stretch of blocks once rich with this heritage. To the north of the Bank are two large vacant lots that have remained undeveloped for many years. The redevelopment of the Bank as a thriving community hub with both commercial and cultural activity has the potential to make adjacent new development significantly more feasible.

The building is a stout three story, neo-classical, terra-cotta clad building. The interior features a dramatic double-height lobby space with a terrazzo floor, wrapped with a second level mezzanine and covered with a decorative plaster barrel vault ceiling. These first two floors will house a soul food restaurant, bar & cafe, culinary training space, and the John Johnson Library and Archive. The third floor will house artist studios and offices, and will function as a cultural incubator for emerging arts and community organizations.

Site/Building Facts

19,065 square feet, 3 floors and a basement, built in 1923, vacant since early 1980's,

1923-31: Illinois State Savings Bank

1946-60: Southmoor Bank and Trust

1960-79: Guaranty Bank and Trust

1980-?: Chicago Metro Mutual Association

Key questions for the conference:

How do we take a historically significant landmark and in a struggling community develop it as an anchor for a new cultural economy? *What are examples of effective redevelopment models for historic buildings?* What are the opportunities for celebrating the historic legacy of the building while not compromising the program? *Models for adaptive reuse: What are the kinds of partnerships that are healthy in redeveloping communities that can successfully leverage the adjacent abandoned land?* Possibility of Dorchester Projects, Artist Housing, and Bank together being a cultural hub.

Washington Park Arts Incubator:
Community Arts Hub

301 E. Garfield Blvd.

The Arts and Public Life Initiative at the University of Chicago has led the development of this new cultural space that will serve as a catalyst for revitalization in the city's Washington Park neighborhood. The mixed-use arts facility will provide space and opportunities for local artists to collaborate with one another and the surrounding community, including UChicago students and faculty. The development of the incubator is part of broader arts and community engagement efforts by the University's Office of the Provost and the Office of Civic Engagement. With an exhibition space, space for performance and a shop that will function as a design vehicle for Washington Park beautification, the Incubator hopes to add vibrancy to the Washington Park Community.

Site/Building facts

xxxx square feet, built in xxxx, last occupant?/vacant since?, former uses of note? Not available at this time

Key questions for the conference

We are asking about the 55th St. Cultural Corridor in general: What's the relationship between the language of place-making, urban redevelopment, and the creation of an arts district? *How can we use the available land and empty spaces to have ambitious cultural affect in the city that leads to transformation? Given that the University of Chicago is a huge south side landowner, what are smart strategies for institutional engagement*?

Also, how can the incubator function as a feeder for the creation of new jobs and new cultural spaces? *How do we increase the brand value of the work that we're doing on the South Side?*

ARTS INCUBATION
WASHINGTON PARK

55th Street:
Cultural Corridor

Dan Ryan red line stop to Washington Park

55TH STREET CULTURAL CORRIDOR

The University of Chicago Arts and Public Life Initiative in partnership with the Office of Civic Engagement and local organizations will develop a strategy for engaging the community in a series of design charrettes and planning sessions. The hope is to develop a complimentary cultural plan for the Washington Park community that will spur the creation of addition spaces for culture, the celebration of individual artists and increase vibrancy in the neighborhood. The 55th Street Cultural Corridor will work with cultural institutions, property owners, the City of Chicago and other interested parties to activate under-used building structures, green space and empty space. Director of Arts and Public Life, Theaster Gates writes, "The creation of a formal corridor that celebrates culture on this historic boulevard and brings new vibrancy to the Washington Park neighborhood is not only timely but really necessary for the sustained investment of the local community and the potential investment of the larger cultural community."

Key questions for the conference

Case studies are going to be needed. What's the relationship between the language of place-making, urban redevelopment, and the creation of an arts district? *How can we use the available land and empty spaces to have ambitious cultural affect in the city that leads to transformation?* Given that the University of Chicago is a huge south side landowner, what are smart strategies for institutional engagement?

7200 South Kimbark:

Workforce Development

7200 S. Kimbark

Nestled in this large industrial building, five minutes from the Dorchester Artist Housing Collaborative, Rebuild Foundation has been given a temporary home to develop its workforce training program and youth education initiatives. The print and clay shops of Rebuild Foundation along with the workforce training pilot programming will incubate for two years, offering free art classes to youth, workforce apprenticeship training to young adults, and career opportunities in the creative industries for community residents.

Site/Building Facts

25,000 square feet, built in 1939. Originally an Anheuser Busch distribution plant, features a two-story office space in addition to eight loading bays. Immediately adjacent to an abandoned railroad spur that runs along the nearby Metra tracks.

Key questions for the conference

How do we use the arts to create a strong and sustainable workforce development model? *How can this building be an asset beyond its ability to do production work (to encourage community participation and programming)?* What are the models of private/public ownership that will create an active space?

7200 S. KIMBARK

THE ART OF MOVEMENT