
Appendix A

Case Studies of Historic Districts, Arts & Cultural Districts

LoDo (LOWER DOWNTOWN) DISTRICT, DENVER

The old commercial district for the City of Denver slowly lost population through the 60's, 70's and 80's.

It was declared an historic district in the late 80's despite the opposition of most property owners.

Through the 90's warehouses were converted to lofts, sparking positive energy and drawing pioneering downtown residents.

- Over 2500 residents in Denver's first mixed use neighborhood.
- Roughly 23 blocks of warehouse buildings converted to residences and shops.
- Plenty of hotels, bars, restaurants and café's identify LoDo as Denver's entertainment district
- Other amenities include a Children's Museum, several movie theaters and performing arts centers, the Pepsi Center and the Coors Baseball field.

WAREHOUSE DISTRICT, MINNEAPOLIS

The North Loop neighborhood, commonly known as the Warehouse District, is located between downtown Minneapolis and the Mississippi River. The North Loop is an old industrial area, home to a large railroad yard. Its numerous factories and warehouses were used for wholesale and storage of goods related to milling and manufacturing. The district was also the home of the Minneapolis art scene until the buildings became more commercially desirable in the 1990's. Many old factories and warehouses have been converted to commercial space or loft condominiums and apartments. Since the mid-1990's, thousands of people have moved into the neighborhood, particularly those who work in Downtown Minneapolis. Coffee shops, restaurants, bars, and small stores have also moved in.

- Much of the Warehouse District is listed on the National Register of Historic Places.
- The largest employer of the neighborhood is the **Federal Reserve Bank**.
- The **Guthrie Theater** is Jean Nouvel's first big project in the U.S.
- It mirrors the industrial plants nearby, with a red 700-seat theater and a black 300-seat showcase for experimental work.
- The area is served by a light rail train and bus system.

WEST END DISTRICT, DALLAS

The West End Historic District is an area in northwest downtown Dallas. In July 1872, the Houston & Texas Central Railroad arrived in downtown, attracting manufacturing companies whose warehouses came to define the architecture of the West End. The assassination of President John F. Kennedy in Dealey Plaza brought focus in the 1960's. The district's economy was struggling, with many businesses leaving the city center for suburban locations. In June 1976, local developer Preston Carter Jr. revitalized the West End Historic District to preserve its history. Old warehouses and other brick buildings were converted to restaurants and shops. The old alleys were converted to open air cafes. In recent years the area has suffered a decline. The West End Marketplace, a large mall complex, closed its doors on June 30, 2006.

- Over seven million people visit the West End annually, making it one of the city's leading tourist attractions.
- The area is home to 25+ restaurants and bars.
- Intermixed among the restaurants and bars are the **World Aquarium, Sixth Floor Museum, Dallas Holocaust Museum, The "Old Red" Museum, Dallas Segway Tours**, and horse drawn carriage rides.

CROSSROADS DISTRICT, KANSAS CITY

The Crossroads Arts District is an historic neighborhood near downtown Kansas City. It is the city's main art gallery district and center for the visual arts. In 2007, one of Kansas City's development agencies began a program to allow property tax abatements for art-related business who would otherwise be priced out of the neighborhood by fast-rising property values. Neighborhood leaders lobbied for the program to prevent the "Soho Effect" of gentrification. Tax abatements had previously been granted to developers to attract new residents to the neighborhood with high-end condominiums and lofts adjacent to the galleries.

- There are over 60 galleries in the Crossroad's district, making it one of the five largest arts districts in the US.
- **The Crossroads Music Festival** is an annual event which features local music artists, short films by local independent filmmakers, booths offering apparel by local designers, local independent print media, and carnival games.
- Thousands of people flock to the Crossroads for gallery "open houses" the first Friday of each month. This has become one of the region's most popular regular events.
- The Adjacent **Power & Light District**, a large shopping and entertainment district, attracts thousands of visitors.

SIOUX FALLS, SOUTH DAKOTA

Downtown Sioux Falls has experienced a renaissance of its historic downtown district in the last decade. The renovation has both focused on the restoration and revitalization of the historic buildings of the area and on the enhancement of the city cultural life. Main Avenue has been transformed from mostly empty warehouses to loft apartments and offices, while many restaurants and nightspots have opened. The local artist and business owners community has been actively involved in the renovation of the district, thanks to the focus on local cultural resources. Several cultural programs, centered on sculpture, poetry and music, have transformed the downtown district in an area with high attendance of theatre and arts events.

- **Sculpture Walk** is an exhibit of outdoor sculptures displayed year-around in downtown Sioux Falls. Artists display and sell their sculptures for one year. SculptureWalk helps creating both artistic pizzas in the historic downtown and a more attractive tourist destination point.
- The **Washington Pavilion**, as well as the **Siouxland Sioux Falls Library**, donate all year round spaces for literary activities.
- The **Sioux Falls Jazz and Blues Festival** has become a huge summer event in Sioux Falls and the region. **JazzFest** is a two-day outdoor musical event featuring two stages and is free to the public.

GRAND JUNCTION, COLORADO

The old district of Grand Junction, Colorado, is home to several local community art activities that attract thousands of visitors each year and create a vibrant urban environment in its old district. Two art programs, in particular, have been very successful.

- **Art on the Corner** began in 1984. It was spearheaded by local sculptors and it is administered by The Grand Junction Downtown Development Authority . This unique exhibit was one of the first in the nation to feature a temporary sculpture display on city sidewalks, and has since spawned a host of similar exhibits throughout the state and the country. In 1998 it garnered an Excellence in Public Art award from the International Making Cities Livable organization.
- The **1% for the Arts** program was established by the City Council in 1997, at the urging of the Commission on Arts and Culture. This program allocates an amount of money equal to 1% of the total construction cost of City building and park capital improvement projects which is set aside for the purchase of art for that site. Final approval of the artwork rests with the City Council.