

Reports on Pullman

Melodie Bahan <[REDACTED]>

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To:Mark Cassello [REDACTED]

Cc:Sarah White [REDACTED]

Dear Mark,

You can now find links to all the survey findings on our website at <http://www.artspace.org/our-places/pullman-artspace-lofts>. There's the initial survey that the Pullman Committee did in 2012, then the 2013 arts market survey we conducted, along with our recommendations.

There was no feasibility study as you've seen with some other projects. The studies you've seen on other projects are preliminary feasibility reports. We don't usually conduct them in areas/cities with which we're familiar. They are intended for our staff to gain a better understanding of statewide and local influences, challenges and opportunities in cities and towns in which we have not worked or have reason to be concerned about opportunities for a project to be successful. In a preliminary feasibility study, we do very little site investigation - we simply identify potential opportunities. It's a two-day site visit and the report is very anecdotal, which is why we follow up with the Arts Market Study to dig into the true feasibility work. The work we did in 2013 was an Arts Market Study. Predevelopment activities and studies (architectural, environmental etc.) are all part of the ongoing, true feasibility work. Because we have worked in Illinois and have a project in Chicago, we have a basic knowledge of the regional and statewide forces that would come to bear on a project in Pullman and would not have needed to have initial meetings with leaders - such as those overseeing housing sources, which is a big part of the preliminary feasibility work in other cities that are unfamiliar. The same holds true in Seattle and the DC metro area, where we have multiple projects, which is why we have not done preliminary feasibility reports on our more recent projects there.

I hope this helps answer your questions. I assume we'll see you at Monday's meeting, but feel free to reach out to me directly if you have questions before then.

Sincerely,

Melodie

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