KEEPING BOSTON'S CREATIVE CAPITAL:

A SURVEY OF ARTIST SPACE NEEDS

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The Boston Foundation,
the Massachusetts Cultural Council and
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Prepared by
Artspace Projects Inc. and
Boston Redevelopment Authority

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CITY OF BOSTON, MASSACHUSETTS
Office of the Mayor
Thomas M. Menino

June 2003

Dear Friends:

Artists make Boston a more livable city. Artists help transform marginal neighborhoods into dynamic communities. Galleries, small performance spaces and related retail spring up in these same areas. Artists generate a vibrant street life and dramatically enhance the quality of neighborhoods for the people who live here and Boston's many visitors.

As entrepreneurs and small businesses, artists generate direct economic activity. Each weekend throughout the fall, Boston's successful Open Studios program attracts visitors to neighborhoods throughout the city. Open Studios Weekend makes for good business—and a better city.

In the recent past, parts of the city that artists have used for twenty years or more have begun to attract commercial and residential development. While generally positive, this trend has resulted in rising real estate prices that jeopardize the ability of artists to remain in the very neighborhoods they helped revitalize. A closer look at this threat has revealed that, while Boston is home to more than 2,000 artist studios, fewer than 300 of these studios are permanently dedicated to artist use.

At my direction, the Boston Redevelopment Authority (BRA) is working with other city agencies including the Office of Cultural Affairs and the Department of Neighborhood Development to retain existing spaces for artists and create new ones. The City is particularly interested in strategies that create space permanently dedicated to artists.

"Keeping Boston's Creative Capital" quantifies what kind of space artists need, as well as what they can afford to pay for that space. This data will allow the City of Boston, the BRA and developers of real estate better understand and respond to the needs and opportunities present in our vibrant artist community.

I offer my thanks to the artists who participated, to the many people who assisted in the survey process and to The Boston Foundation and the Massachusetts Cultural Council whose funding expanded the scope of the survey to communities adjacent to Boston.

Sincerely,

Thomas M. Menino
Mayor of Boston

I. The BRA’s Artist Space Initiative, the Context for “Keeping Boston’s Creative Capital”

The BRA launched its Artist Space Initiative in 2001 at the direction of Mayor Thomas M. Menino. Through this initiative, the BRA works with other city agencies, including the Office of Cultural Affairs and the Department of Neighborhood Development, to retain existing spaces for artists and to create new ones.

We are particularly interested in projects that:

- create spaces that are permanently dedicated to artists through deed restrictions or similar legal mechanisms;
- are located in buffer zones between residential and non-residential neighborhoods in locations that do not support conventional housing;
- offer live/work space (where artists combine their residence with their work area, typically in an open floor plan) and work-only spaces (where residential use is not allowed); and
- contribute to the creation of rental and/or home-ownership spaces at a variety of prices in all of Boston’s neighborhoods.

South End studio

Diablo Glass and Studios, Mission Hill

In order to assist developers who are interested in meeting artists' space needs, the BRA has developed a toolbox that includes:

ZONING. According to the Boston Zoning Code, artists are the only occupational group allowed to live in industrially zoned spaces.

CERTIFICATION. The BRA operates quarterly reviews of artists' credentials by a panel of peers in order to certify that only artists occupy spaces that are developed to specifically meet their needs.

DESIGN GUIDELINES. The BRA has issued design guidelines to articulate specific requirements that artists need including minimum square feet for live/work units, specifications related to ventilation and sound proofing, loading and elevator access.

DIRECT ACCESS TO ARTISTS. The BRA has a database of over 2,000 artists who are specifically interested in procuring space. Artists regularly receive updates on available units, workshops for first time homeowners and more. Working with BRA staff, developers can use this database to determine if artists are interested in possible projects.

TECHNICAL ASSISTANCE, INFORMATION & ADVOCACY. The BRA works with artists, community development corporations, nonprofit arts groups, commercial developers, foundations and public agencies to foster the creation of space for artists.

In order to best advance these efforts, the BRA commissioned Artspace Projects, Inc., a non-profit group with expertise in developing space for artists, to survey artists in the Boston area. As the BRA's Artist Initiative moved forward, it became increasingly clear that the only information on what Boston artists need and can afford has been anecdotal. "Keeping Boston's Creative Capital" addresses the need for better information in three distinct dimensions:

- Quantifying the demand for artist space – both live/work and work-only city-wide;
- Documenting artists' interest in renting or buying space along with their ability to pay;
- Articulating specific design elements and building features that artist space requires.

This report includes both a summary of the survey's findings and extensive responses to more detailed questions.

Perhaps equally important, all data generated by the survey is now in the public domain and available for additional queries. This, combined with the BRA's Artist Database that can reach 2,000 artists almost instantaneously, will allow us to continue to refine our understanding of how to best meet the space needs of Boston artists.

If you would like to access data gathered in the study and/or receive additional copies of this report, to reach the artists in our database, to receive a copy of our tool box or explore a possible project, please contact Heidi Burbidge by phone (617-918-4306) or by email (heidi.burbidge.bra@ci.boston.ma.us). To sign up for our database to receive regular updates about the Artist Space Initiative, visit www.bostonredevelopmentauthority.org and click on *Register for the BRA's Artist Database*.

II. Summary of Findings

In 2002, the Boston Redevelopment Authority commissioned Artspace Projects Inc. to measure demand for potential artist live/work and work-only developments in Boston.

Approximately 9,500 surveys were mailed to artists of all disciplines living in Boston and the surrounding communities of Cambridge, Somerville and Brookline. Nearly two thousand artists returned the survey (20%).

Live/Work vs. Work-Only

Fifty-eight percent of respondents indicate an interest in projects dedicated to providing work-only space for artists. Sixty-two percent of respondents indicate an interest in projects dedicated to combined artist living and work spaces. Work space provided in a building next to a residential facility is also attractive.

Space Features

Seventy-five percent of the artists rate natural light as important in the design of work spaces. Among other design features sought by these artists are high ceilings, special ventilation, additional storage and soundproofing.

Building Stock

Artists are willing to consider restoration of historic buildings, reuse of industrial buildings and new construction.

Household Income

Half of the responding artists are members of two-person households. Another thirty-one percent live alone.

The survey indicates that these artists belong to households earning a wide range of incomes: about one-fifth earn less than $30,000 per year; just under half earn between $35,000 and $85,000 per year; over one-quarter of the artists households earn more than $75,000 per year.

Over half of these responding artists earn less than ten percent of their income from their art.

Ownership vs. Rental

Artists are willing to consider a wide range of scenarios with respect to ownership or rental of their new space. Of the 1,196 Boston area artists who express an interest in relocating to a live/work artist building in Boston:

- 70% are interested in owning work-only space, 64% are interested in renting;
- 79% are interested in owning live/work space, 61% are interested in renting.

Other proposed scenarios are of interest to fewer respondents: renting with an option to buy; owning shares in a cooperative; or owning or renting co-housing with shared amenities.

Currently, of this same group of artists:

- 15% own work-only space, 51% rent;
- 31% own living space, 64% rent.

Neighborhood Preference

Respondents express interest in all of Boston's neighborhoods. The highest ranked were the South End, Jamaica Plain and Back Bay followed by Fort Point, Kenmore Square, Allston/Brighton, and the North End.

Other Notes

Interested artists consider these features when looking for space: public safety; access to public transportation; and the opportunity to live and work near other artists.

Current Space Arrangements

Almost three-quarters of interested respondents currently have some sort of work space specifically designated for their arts activities. For at least a third, their space is located within their homes. Approximately one-third share their space with other artists. One-third of interested respondents also describe themselves as relatively dissatisfied with their current work space.

Nearly seventy percent of respondents currently have studio space in the City of Boston. Sixty percent of those interested in a work-only facility currently reside in Boston; fifty-three percent of those interested in a live/work facility already reside in the city.

Forty-seven percent of the work-only group own their homes, compared with thirty-one percent of the live/work sample. Nearly two-thirds of the live/work group rent their current residence.

Type of work

The survey asks respondents to indicate their artistic disciplines; up to three areas can be selected by each respondent. Almost half of the respondents are painters. Many create other visual art: one-fourth work in mixed media, one-fifth each in sculpture and photography. Twenty-three percent participate in dance, theater or performance art. Thirteen percent are writers. Eleven percent are musicians. Fifteen percent also perform some type of arts instruction or administration.

Respondent demographics

Two-thirds of the interested artists are female. Approximately sixty percent are between the ages of thirty-one and fifty; just under twenty percent are under thirty years of age. Fifteen percent are self-identified as people of color. Respondents are highly educated with eighty-seven percent having completed four years of college or more.

Household profiles

Approximately sixty percent of the respondents do not have children in their households. The group of artists interested in a work-only facility is represented by a slightly higher number of single individuals than the live/work group (34% and 28%, respectively). About half are members of two-adult households.

Thomas Gearty, 2001

Jason Karakehian, 2001

Acknowledgements

The Boston Redevelopment Authority thanks the many artists and organizations who helped us gather 10,000 names and addresses for artists in all disciplines from Boston and nearby communities. These include:

ACT Roxbury
The Art Connection
Art Institute of Boston
ARTS Boston
Asian American Resource Workshop
Boston Architectural Center
Boston Center for the Arts
Boston Dance Alliance
Boston Film/Video Foundation
The Boston Foundation
Boston Musician's Union
Cambridge Center for Adult Education
City of Boston Office of Cultural Affairs
Codman Square Health Center
Copley Society
Dorchester Art Center/DOT Art
First Night
Fort Point Cultural Coalition
Gallery NAGA
Green Street Gallery
Haitian Artists Assembly
Inquilinos Boricuas en Acción
Kingston Street Gallery
LEF Foundation
Massachusetts College of Art
Massachusetts Cultural Council
Mobius
Museum of the National Center of
Afro-American Artists
New England Foundation for the Arts
Renaissance Art & Design Studio
Sand T Gallery
School of the Museum of Fine Arts
Society of Arts and Crafts
Stage Source
The Strand Theater
Urban Arts
Volunteer Lawyers for the Arts
Writers Room of Boston
ZUMIX

and the artists who have organized for Open Studios in Allston/Brighton, Charlestown, Dorchester, East Boston, Fort Point, Jamaica Plain, Mission Hill, North End, Roxbury, South Boston, and the South End.

III. Details on Who Responded to the Survey

The total sample of returned surveys equals 1,931, reflecting a response rate of approximately twenty percent.

The results that follow reflect selected data regarding the overall universe of respondents (n=1,931) and pertinent data concerning those respondents (n = 1,126) who indicate an interest in relocation to a work-only facility (answered "yes" to question I.9 in the survey (Appendix A)), as well as pertinent data concerning those respondents (n = 1,196) who indicate they would consider relocating to an artists' live/work community in Boston (answered "yes" to question II.8 in the survey (Appendix A)).

The largest number of these interested artists paint (Table 1). Mixed media, sculpture, and photography are the next most common arts activities.

Table 1: Arts Activities

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Painting	892	46%	546	48%	550	46%
Mixed media	457	24%	295	26%	302	25%
Sculpture	370	19%	228	20%	237	20%
Photography	366	19%	216	19%	233	19%
Arts/Instruction/Admin	262	14%	169	15%	175	15%
Poetry/Literary/Creative Writing	249	13%	126	11%	169	14%
Graphic arts	245	13%	142	13%	161	13%
Crafts	207	11%	127	11%	136	11%
Music (Vocal/Instrumental)	203	11%	113	10%	136	11%
Computer/Multimedia/New media	186	10%	122	11%	144	12%
Video/Film	174	9%	121	11%	137	11%
Theater arts/Acting	134	7%	73	6%	88	7%
Performance art	132	7%	73	6%	95	8%
Architecture/Design	111	6%	69	6%	84	7%
Dance	101	5%	54	5%	53	4%
Ceramics	91	5%	47	4%	51	4%
Choreography/Theater Direction	73	4%	44	4%	39	3%
	n=1,931		*n=1,126*		*n=1,196*	

Column percentages do not total 100%. Respondents could select up to three genres. Percentages are calculated from the total number of responses.

Fewer than twenty percent are 30 years of age or younger (Table 2). Nearly sixty percent are between the ages of 30 and 50. Almost two-thirds of the interested artists are female (Table 3). The majority of the respondents of this survey are White/European American, accounting for 80% of the total. The other respondents represented are Black/African American (5%), multi-racial (4%), Asian/Pacific Islander (3%) and Hispanic/Latino/Chicano (2%) (Table 4).

Table 2: Age

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Under 30	259	13%	178	16%	209	17%
31-50	1,037	54%	640	57%	703	59%
51-60	409	21%	219	19%	206	17%
61+	187	10%	75	7%	67	6%
No response	39	2%	14	1%	11	1%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Table 3: Gender

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Female	1,227	64%	705	63%	750	63%
Male	672	35%	409	36%	435	36%
No response	32	2%	12	1%	11	1%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Table 4: Ethnicity

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Native American/American Indian	10	1%	7	1%	9	1%
Black/African American	89	5%	45	4%	65	5%
Hispanic/Latino/Chicano	45	2%	30	3%	30	3%
Asian/Pacific Islander	63	3%	38	3%	47	4%
White/European American	1,580	82%	917	81%	959	80%
Multi-racial	77	4%	51	5%	53	4%
No response	67	3%	38	3%	33	3%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

The interested artists are highly educated, with over eighty-seven percent possessing at least a bachelor's degree (Table 5).

Table 5: Education

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Some high school	5	0%	4	0%	2	0%
High School/GED	25	1%	14	1%	15	1%
Some college or 2-yr degree	203	11%	99	9%	134	11%
Bachelor's degree	542	28%	315	28%	371	31%
Some post graduate	353	18%	215	19%	221	18%
Post graduate degree	785	41%	476	42%	451	38%
No response	18	1%	3	0%	2	0%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

The survey inquires as to the respondent's current household income and the percentage of that income generated through arts activities. The respondent group is comprised of individuals with widely varying income levels (Table 6). More than sixty percent of those interested in a live/work project have incomes of $55,000 or less per year, while eighteen percent possess household incomes over $75,000 per year. Over half of the artists make less than ten percent of their income from their art (Table 7). A minority (16%), however, report that over fifty percent of their household income is derived from their arts activities.

Table 6: Annual Household Income

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
$0-15,000	153	8%	136	12%	199	17%
$15,001-35,000	413	21%	263	23%	334	28%
$35,001-55,000	459	24%	259	23%	290	24%
$55,001-85,000	451	23%	296	26%	273	23%
$85,001-200,000	375	19%	139	12%	80	7%
No response	80	4%	33	3%	20	2%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Table 7: Income from Art Work as a Percentage of Total Income

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Less than 10%	1,093	57%	642	57%	662	55%
10%-25%	345	18%	208	18%	211	18%
25%-50%	157	8%	99	9%	112	9%
50%-100	287	15%	158	14%	195	16%
No response	49	3%	19	2%	16	1%
	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Thirty-five percent of those interested in a live/work facility are individual adults, in contrast to twenty-eight percent of those interested in a work-only facility (Table 8, columns 3 and 4). About half of the interested adults reside in two-adult households. Approximately sixty percent have no children residing with them in their home. Almost twenty percent of the households have one or more children. One-quarter of the respondents did not respond to how many children live in their household.

Table 8: Household Composition

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
One adult	592	31%	310	28%	409	34%
Two adults	968	50%	585	52%	550	46%
Three or more adults	309	16%	209	19%	211	18%
No response	62	3%	22	2%	26	2%
Total adults	1,931	100%	1,126	100%	1,196	100%
No children	1,086	56%	641	57%	726	61%
One child	230	12%	138	12%	127	11%
Two children	120	6%	67	6%	48	4%
Three or more children	20	1%	13	1%	12	1%
No response	475	25%	267	24%	283	24%
Total children	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*N=1,126*		*n=1,196*	

The large majority of interested respondents currently reside in the communities of Jamaica Plain, the South End and Fort Point in Boston proper, and the surrounding communities of Somerville, Cambridge, and Brookline (Table 9). Sixty-eight percent of respondents currently have work space in Boston: twelve percent in Jamaica Plain; eleven percent in South Boston; and ten percent in the South End (Table 10, column 2). Thirteen percent of respondents report having workspace in Cambridge, and thirteen percent in Somerville.

The large majority of interested respondents currently reside in the communities of Jamaica Plain, the South End and Fort Point in Boston proper, and the surrounding communities of Somerville, Cambridge, and Brookline (Table 9, columns 3 and 4).

Table 9: Neighborhood of Residence

		Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
Zip Code	**Neighborhood**	**#**	**%**	**#**	**%**	**#**	**%**
02130	Jamaica Plain	223	15%	150	17%	149	16%
02118	South End	96	7%	60	7%	74	8%
02210	Fort Point	92	6%	32	4%	68	7%
02131	Roslindale	51	3%	31	4%	25	3%
02116	Back Bay	44	3%	23	3%	26	3%
02135	Brighton	43	3%	26	3%	27	3%
02125	North Dorchester (Upham's Corner)	35	2%	17	2%	23	2%
02119	Roxbury	34	2%	16	2%	26	3%
02124	South Dorchester	30	2%	14	2%	14	1%
02134	Allston	30	2%	17	2%	25	3%
02115	Fenway/Kenmore	29	2%	21	2%	22	2%
02128	East Boston	28	2%	21	2%	22	2%
02215	Kenmore Square	28	2%	13	1%	24	3%
02120	Mission Hill	21	1%	14	2%	17	2%
02127	South Boston	19	1%	13	1%	16	2%
02132	West Roxbury	15	1%	10	1%	12	1%
02129	Charlestown	14	1%	12	1%	9	1%
02121	Roxbury	11	1%	6	1%	7	1%
02122	Dorchester	10	1%	5	1%	10	1%
02136	Hyde Park	9	1%	4	0%	7	1%
02113	North End	8	1%	4	0%	6	1%
02114	West End/Beacon Hill	8	1%	5	1%	5	1%
02126	Mattapan	7	0%	4	0%	5	1%
02108	Beacon Hill	4	0%	1	0%	4	0%
02110	Waterfront/Financial	4	0%	2	0%	2	0%
02111	Chinatown/Leather District	4	0%	2	0%	3	0%
02109	North End/Waterfront	3	0%	2	0%	2	0%
	Boston Total	**900**	61%	**525**	60%	**630**	66%
	Cambridge	253	17%	139	16%	137	14%
	Somerville	195	13%	122	14%	129	13%
	Brookline	117	8%	84	10%	62	6%
	Other Cities Total	**565**	**39%**	**345**	**40%**	**328**	**34%**
	Total Reponses	**1,465**	**100%**	**870**	**100%**	**958**	**100%**
		n=1,465		*n=870*		*n=958*	

Sixty-eight percent of respondents currently have work space in Boston: twelve percent in Jamaica Plain; eleven percent in Fort Point; and ten percent in the South End (Table 10). Thirteen percent of respondents report having work space in Cambridge, and thirteen percent in Somerville.

Table 10: Neighborhood Where Current Work space is Located

		Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
Zip Code	Neighborhood	#	%	#	%	#	%
02130	Jamaica Plain	136	12%	86	12%	90	13%
02210	Fort Point	130	11%	70	10%	89	13%
02118	South End	120	10%	92	13%	71	10%
02116	Back Bay	48	4%	29	4%	28	4%
02134	Allston	37	3%	26	4%	24	3%
02119	Roxbury	32	3%	19	3%	27	4%
02127	South Boston	29	3%	22	3%	21	3%
02128	East Boston	27	2%	20	3%	20	3%
02125	North Dorchester (Upham's Corner)	23	2%	12	2%	14	2%
02131	Roslindale	22	2%	11	2%	9	1%
02135	Brighton	22	2%	12	2%	11	2%
02215	Kenmore Square	22	2%	14	2%	15	2%
02115	Fenway/Kenmore	20	2%	14	2%	10	1%
02124	South Dorchester	20	2%	8	1%	10	1%
02136	Hyde Park	17	1%	10	1%	10	1%
02120	Mission Hill	13	1%	9	1%	10	1%
02109	North End/Waterfront	8	1%	7	1%	5	1%
02114	West End/Beacon Hill	8	1%	2	0%	4	1%
02126	Mattapan	8	1%	5	1%	7	1%
02110	Waterfront/Financial	7	1%	5	1%	6	1%
02111	Chinatown/Leather District	7	1%	4	1%	7	1%
02121	Roxbury	7	1%	5	1%	4	1%
02129	Charlestown	7	1%	6	1%	4	1%
02108	Beacon Hill	5	0%	3	0%	2	0%
02122	Dorchester	5	0%	1	0%	5	1%
02132	West Roxbury	5	0%	4	1%	4	1%
02113	North End	2	0%	1	0%	2	0%
02101	Central Downtown	1	0%	0	0%	0	0%
02112	Essex Station	1	0%	1	0%	1	0%
02167	Chestnut Hill	1	0%		0%		0%
	Boston Total	**790**	**68%**	**498**	**69%**	**510**	**73%**
	Cambridge	150	13%	91	13%	73	10%
	Somerville	154	13%	90	13%	86	12%
	Brookline	62	5%	41	6%	33	5%
	Other Cities Total	**366**	**32%**	**222**	**31%**	**192**	**27%**
	Total Responses	**1156**	**100%**	**720**	**100%**	**702**	**100%**
		n=1,156		*n=720*		*n=702*	

IV. Details on Current Space Arrangements Reported by Respondents

Many survey questions inquire about the respondent's current living arrangements. Of those artists interested in a live/work facility, the majority (64%) currently rent, while thirty-one percent own their living space (Table 11, column 4). In contrast, relatively equal numbers of artists interested in the work-only facility rent or own their current residences (Table 11, column 3).

Table 11: Homeownership

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Rent	900	47%	543	48%	765	64%
Own	933	48%	527	47%	370	31%
Do not rent or own	76	4%	52	5%	59	5%
No response	22	1%	4	0%	2	0%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

The majority of interested artists indicate that they do have some type of space they use specifically for their art (Table 12). Approximately half rent this space (Table 13), although given the large number of respondents who have the space within their home, these rental costs may not be distinct from home rental. About one-quarter own their studio/work-only space, and one-fifth neither own nor rent studio/work-only space. Only fifteen percent of those respondents who are interested in live/work space currently own studio/work-only space. Over thirty percent of respondents interested in either live/work or work-only space share their current studio/work-only space with at least one other individual (Table 14).

Table 12: Existing Studio/Work-Only Space

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Have studio/work-only space	1,395	72%	847	75%	813	68%
Have studio space in home	775	40%	411	37%	482	40%
Have studio/work-only space within 3 miles of home	230	12%	145	13%	138	12%
Have studio/work-only space more than 3 miles from home	385	20%	292	26%	231	19%
	n=1,931		*n=1,126*		*n=1,196*	

Table 13: Rental/Ownership of Current Work Space

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Rent	866	45%	594	53%	607	51%
Own	492	25%	223	20%	183	15%
Do not rent or own	394	20%	235	21%	291	24%
No response	179	9%	74	7%	115	10%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Table 14: Number of People Sharing Work Space

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
One	900	47%	504	45%	501	42%
Two	274	14%	180	16%	196	16%
Three or more	272	14%	197	17%	174	15%
No response	485	25%	245	22%	325	27%
	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

As noted in Table 15, just under twenty percent of respondents report costs for work space between $151 and $350 per month. In contrast, just over 20% pay work space costs over $551 on a monthly basis. About 40% of the survey respondents left this question blank or did not report any work space costs.

Table 15: Current Work Space Costs

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
Dollars/month	#	%	#	%	#	%
<$150	144	7%	88	8%	83	7%
$151-350	331	17%	218	19%	209	17%
$351-550	248	13%	164	15%	158	13%
$551-850+	407	21%	246	22%	244	20%
None/No response	801	41%	410	36%	502	42%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

The majority of respondents have less than 500 square feet of work space, while a minority (10%) has over 1000 square feet of space (Table 16).

Table 16: Current Work Space Square Footage

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
0-500	923	48%	586	52%	554	46%
501-1,000	340	18%	211	19%	194	16%
1,001-1,500	112	6%	47	4%	55	5%
1,501-2,000	41	2%	22	2%	22	2%
2,000+	39	2%	25	2%	21	2%
No response	476	25%	235	21%	350	29%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Two thirds of the respondents interested in a live/work facility have one or two bedrooms in their current residence, while more than one-quarter have three or more bedrooms (Table 17).

Table 17: Current # of Bedrooms

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
0	144	7%	68	6%	119	10%
1	504	26%	294	26%	374	31%
2	657	34%	410	36%	416	35%
3	594	31%	344	31%	276	23%
No response	32	2%	10	1%	11	1%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Nearly one-half of respondents report that they do not have any dedicated parking spaces at their current residence, while one-quarter report having one parking space (Table 18). Over two-thirds of interested artists use a car as a primary means of transportation. Mass transit (56%) and walking (42%) are also endorsed by many as modes of transportation they use.

Table 18: Current # of Parking Spaces

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
0	797	41%	475	42%	593	50%
1	483	25%	280	25%	303	25%
2	410	21%	255	23%	203	17%
3	212	11%	107	10%	90	8%
No response	29	2%	9	1%	7	1%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Twenty-nine percent of total respondents report a high degree of satisfaction with their current work space. Twenty-six percent are somewhat satisfied and another twenty-six percent rate their satisfaction as low. (Table 19).

Table 19: Satisfaction with Current Dedicated Studio Space

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
1-4, Low	511	26%	396	35%	372	31%
5-7, Somewhat	495	26%	329	29%	302	25%
8-10, High	553	29%	246	22%	264	22%
No response	372	19%	155	14%	258	22%
	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

Most respondents express satisfaction with their current living space, however, twenty percent of respondents with interest in live/work space rate their satisfaction with their current living space as low (4 or less) (Table 20).

Table 20: Satisfaction with Current Living Space

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
1-4, Low	271	14%	185	16%	243	20%
5-7, Somewhat	594	31%	356	32%	471	39%
8-10, High	996	52%	559	50%	458	38%
No response	70	4%	26	2%	24	2%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

V. Details on Projected Space Needs Reported by Respondents

As noted in Section I, 1,126 respondents, or fifty-eight percent, indicate an interest in relocation to a work-only facility in Boston (Table 21), and 1,196 respondents, or sixty-two percent, indicate they would consider relocating to an artists' live/work community in Boston (Table 22).

Table 21: Willingness to Relocate to a Work-only Facility in Boston

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Have work space	1,395	72%	847	75%	813	68%
Willing to relocate	1,126	58%	1,126	100%	808	68%
Would relocate with non-artists			776	69%	583	49%
	n=1,931		*n=1,126*		*n=1,196*	

Table 22: Willingness to Relocate to a Live/Work Facility in Boston

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Willing to relocate	1,196	62%	808	72%	1,196	100%
Would relocate with non-artists	899	47%	611	54%	899	75%
	n=1,931		*n=1,126*		*n=1,196*	

For artists seeking work-only studio space

Respondent artists are willing to consider a range of scenarios to meet that need (Table 23).

Table 23: Work-Only Studio Space Rental/Ownership

	Respondents with interest in work-only space	
	#	%
Rent	848	75%
Rent w/option to buy	896	80%
Co-op	765	68%
Condo	799	71%
	n=1,126	

These artists report a range of minimum square footage required to meet their need for work-only space. One-third of the respondents report they would like to have between 501 and 1,000 square feet of work-only space, which is almost double the number of respondents who reported currently having work space of this size (Table 24).

Table 24: Square Footage of Work-Only Space

	Desired square footage (respondents with interest in work-only space)		Current studio/work-only space square footage (respondents with interest in work-only space)	
	#	%	#	%
0-500	598	53%	586	52%
501-1,000	383	34%	211	19%
1,001-1,500	67	6%	47	4%
1,501-2,000	29	3%	22	2%
2,000+	28	2%	25	2%
No response	21	2%	235	21%
Total	1,126	100%	1,126	100%

Overall, the maximum amount respondents indicate they would like to pay for studio space is less than the amount generally reported as the cost of their current work space (Table 25).

Table 25: Cost of Work-Only Space

	Maximum amount respondents with interest in work-only space would like to pay for it		Amount respondents with interest in work-only space pay now for their current work space	
Dollars/month	#	%	#	%
<$150	149	13%	163	14%
$151-350	425	38%	436	36%
$351-550	307	27%	290	24%
$551-850+	206	18%	189	16%
No response	26	2%	76	6%
None	13	1%	42	4%
Total	1,126	100%	1,196	100%
	n=1,126		*n=1,126*	

For artists seeking live/work space

Respondent artists are willing to consider a range of scenarios to meet that need:

Table 26: Live/Work Scenarios

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Co-op	1,043	54%	666	59%	816	68%
Condo	1,253	65%	766	68%	950	79%
Single-Family	1,175	61%	699	62%	843	70%
Own-co-housing	456	24%	296	26%	378	32%
Rent-co-housing	356	18%	236	21%	305	26%
Rent to buy	1,257	65%	814	72%	982	82%
Rent	957	50%	621	55%	730	61%
Living & work integrated	1,240	64%	696	62%	652	55%
Work space in same building	1,548	80%	935	83%	1,088	91%
	n=1,931		*n=1,126*		*n=1,196*	

These artists report a range of minimum square footage required to meet their need for studio space (the work-only portion of live/work space).

Table 27: Minimum Square Footage Required for Studio Space

	Respondents with interest in live/work space	
	%	#
0-500	593	50%
501-1,000	386	32%
1,001-1,500	86	7%
1,501-2,000	36	3%
2,000+	24	2%
No response	71	6%
Total	1,196	100%
	n=1,196	

These artists wish to pay at or below the following maximum amounts for live/work space:

Table 28: Preferred Maximum Cost of Live/Work Space

Dollars/month	Respondents with interest in live/work space #	%
$500	68	6%
$600	72	6%
$700	86	7%
$800	132	11%
$900	77	6%
$1,000	159	13%
$1,200	188	16%
$1,400	116	10%
$1,600	97	8%
$1,800	55	5%
$2,000	65	5%
$2,000+	49	4%
No response	32	3%
Total	1,196	100%
	n=1,196	

The majority of the survey respondents currently have at least one bedroom. Sixty-five percent have two or three bedrooms (see Table 17). When asked how many bedrooms they would need, about forty percent of the respondents indicate two bedrooms; almost thirty percent would need at least one bedroom (Table 29).

Table 29: Number of Bedrooms Needed

	Total respondents		Respondents with interest in live/work space	
	#	%	#	%
-	107	6%	74	6%
1	524	27%	401	34%
2	713	37%	506	42%
3	338	18%	181	15%
4	67	3%	33	3%
No response	182	9%	1	0%
Total	1,931	100%	1,196	100%
	n=1,931		*n=1,196*	

Desired space features for both work-only and live/work space

When asked about their current parking situation, about forty percent say they do not have a dedicated parking space, one-quarter of the respondents report having at least one space and more than thirty percent have two or more dedicated parking spaces (see Table 18). With reference to parking spaces needed, almost half indicate they would need one parking space and thirty-five percent would need two or three parking spaces (Table 30).

Table 30: Parking Spaces Needed

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
0	189	10%	102	9%	145	12%
1	909	47%	536	48%	671	56%
2	605	31%	359	32%	345	29%
3	68	4%	41	4%	34	3%
No response	160	8%	88	8%	1	0%
Total	1,931	100%	1,126	100%	1,196	100%
	n=1,931		*n=1,126*		*n=1,196*	

The survey asks respondents to select three features from a list of twelve that are most important for their prospective studio/work-only space. Natural light is selected most often, by about three-fourths of respondents (Table 31). Other widely sought amenities include high ceilings, additional storage, special ventilation and soundproofing. These responses correlate with the genres in which respondents reported working. For instance, five percent indicate a desire for sprung floors important to dance; five percent of respondents are dancers (see Table 1).

Table 31: Desired Work space Features

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Natural light	1,408	73%	850	75%	892	75%
High ceilings	867	45%	555	49%	574	48%
Additional storage	579	30%	336	30%	374	31%
Special ventilation	563	29%	375	33%	364	30%
Soundproofing	505	26%	299	27%	332	28%
High-speed data lines	313	16%	193	17%	228	19%
Special electrical wiring	277	14%	169	15%	172	14%
Oversized doors	276	14%	188	17%	194	16%
Special plumbing	182	9%	127	11%	102	9%
High-load bearing floors	153	8%	98	9%	81	7%
Sprung floors	91	5%	53	5%	58	5%
Wheelchair accessibility	60	3%	28	2%	37	3%
	n=1,931		*n=1,126*		*n=1,196*	

Column percentages do not total 100%. Respondents were asked to select the three most important features . Percentages are from the total number of responses.

Repondents are asked to select which of sixteen shared amenities are most important to them (Table 32).

Table 32: Shared Amenities

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Gallery space	979	51%	622	55%	632	53%
Color copier	713	37%	434	39%	453	38%
Outdoor work area	476	25%	292	26%	320	27%
Theater/performance space	363	19%	217	19%	236	20%
Dark room	335	17%	218	19%	229	19%
Paint room	333	17%	218	19%	200	17%
Rehearsal space	262	14%	155	14%	168	14%
Classrooms	242	13%	149	13%	168	14%
Retail space	230	12%	130	12%	139	12%
Postage metering/mail room	220	11%	132	12%	148	12%
Foundry area	210	11%	144	13%	144	12%
Recording studio	210	11%	115	10%	142	12%
Video/film production	203	11%	143	13%	158	13%
Conference room	182	9%	112	10%	119	10%
Sprung dance floor	74	4%	44	4%	45	4%
Satellite uplink/downlink	72	4%	42	4%	57	5%
	N=1,931		*n=1,126*		*n=1,196*	

Column percentages do not total 100%. Respondents were asked to select the three most important amenities. Percentages are from the total number of responses..

Respondents interested in live/work space seem to prefer the South End, Jamaica Plain and the Back Bay for their potential space, but many are willing to live in almost any neighborhood (Table 33).

Table 33: Neighborhoods Respondents Would Like to Consider For Live/Work Space

	Respondents with interest in live/work space	
	#	%
South End	761	64%
Jamaica Plain	728	61%
Back Bay/Beacon Hill	714	60%
Downtown	590	49%
Fort Point	585	49%
Fenway/Kenmore	579	48%
Allston/Brighton	534	45%
North End	505	42%
Charlestown	440	37%
Chinatown	440	37%
South Boston	378	32%
Mission Hill	313	26%
Roslindale	303	25%
Dorchester	279	23%
Roxbury	279	23%
West Roxbury	235	20%
West End	233	19%
Hyde Park	190	16%
East Boston	188	16%
Mattapan	92	8%
	n=1196	

Column percentages do not total 100%. Respondents could select all that applied. The percentages are from the total number of responses.

The survey does not ask which neighborhoods are of interest to respondents who are only interested in work-only space.

Six community features are presented to respondents, who are asked to select the three most important (Table 34). Safety is the number one feature chosen. Transportation, including public transportation, ranks second among the respondents. Over half of the respondents indicate they would like to be near other artists. Good schools was ranked last (over half the respondents do not have children in their households).

Table 34: Important Community Features

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Safety	1,308	68%	760	67%	891	74%
Transportation	1,243	64%	744	66%	872	73%
Near artists	1,111	58%	678	60%	779	65%
Parks	768	40%	450	40%	538	45%
Art supplies/stores	362	19%	203	18%	232	19%
Good schools	286	15%	152	13%	170	14%
	n=1,931		*n=1,126*		*n=1,196*	
Column percentages do not total 100%, the percentages are from the total number of responses, listed above.						

Respondents are asked about the types of buildings in which they would be interested. There is an overwhelming interest in all of the building types offered.

Table 35: Building Type Preference

	Total respondents		Respondents with interest in work-only space		Respondents with interest in live/work space	
	#	%	#	%	#	%
Reuse industrial building	1,596	83%	963	86%	1,113	93%
Adaptive reuse	1,567	81%	943	84%	1,098	92%
Historic restoration	1,595	83%	965	86%	1,123	94%
Newly constructed	1,441	75%	879	78%	1,034	86%
	n=1,931		*n=1,126*		*n=1,196*	
Column percentages do not total 100%, the percentages are from the total number of responses, listed above.						

VI. Survey Methodology

Artspace Projects Inc. designed the survey used in this study (See Appendix A). The survey is four pages in length and is comprised of 37 questions. The questions address four areas of interest including: 1) current living and working information; 2) preferences for living and work spaces; 3) demographic information; and 4) the respondent's personal interest in several proposed projects.

In late March and early April of 2002, the surveys were mailed, along with a cover letter from Mayor Menino and self-addressed return envelopes, to identified artists in and around the Boston area. The cover letter described the city's initiative and the survey, and requested participation in completion of the instrument.

Several statements in the survey assured the respondent that responses would be kept confidential. Those receiving the survey were asked to complete and return the instrument in approximately one month. The artists in the sample were identified by their affiliation with specific arts groups and organizations in the Boston area. (See the acknowledgements for a list of arts organizations who shared their mailing lists with the BRA to assist this effort.)

Approximately 9,500 surveys were mailed, and the BRA collected additional surveys by hand at focus groups held in 12 locations throughout the city.

The total sample of returned surveys equaled 1931. Of these, 94% (n = 1816) were those sent via mail and 6% (n = 115) those distributed by hand. The total response rate of approximately 16 – 19% is typical for a single mailing format of this type in which limited follow-up is conducted.

The survey sample, as obtained from mailing lists of various arts organizations, is a sample of convenience, but believed to be grossly representative of the target population (all artists in the Boston area). However, generalization of these findings to this population should be conducted with utmost caution. Because of the non-random nature of the sample, the data reported include only descriptive statistics.

Frequency data were obtained for every survey question. Three data sets are examined in this report. The first set includes data for the entire survey sample (n = 1931). The second includes data for a sub-sample of respondents (n = 1126) who specifically expressed an interest in a work-only facility. Finally, the third set of findings pertains to those artists who expressed an interest in a live/work type of facility. The data sets for all responses can be queried for specific information. Please contact Heidi Burbidge, Senior Project Manager, Artist Space Initiative at (617) 918-4306 for more information.

Information about Artspace Projects

The mission of Artspace is to create, foster, and preserve affordable space for artists and arts organizations. For more information about Artspace, visit their website at www.artspaceprojects.org.