

# SAWMILL CENTER FOR THE ARTS

Albuquerque, New Mexico



•• 516  
•• ARTS

CAPITAL CAMPAIGN

2020-2023





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[SawmillCenterCampaign.org](http://SawmillCenterCampaign.org)

CLICK HERE to Watch Video

Join us in making the vision a reality!



Sawmill Center for the Arts is supported in part by private donors and the following generous contributors:



“Bringing together 516 ARTS and the Outpost Performance Space under one roof is innovative and promising. (They) form part of our city’s strong cultural backbone and appeal as a destination for residents and visitors alike.”

— Tim Keller, Mayor  
The City of Albuquerque

“You can gauge the health of a community by the investment it makes in its arts and cultural industries. Now is an opportunity to make that investment.”

— Danny López  
Board Chair, 516 ARTS



World-class Programs  
Education  
Community  
Collaboration  
Access for Everyone  
Naming Opportunities

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# INTRODUCTION

## What is the Sawmill Center for the Arts and why now?

The Sawmill Center for the Arts will be a place to **experience, share and learn** about the arts while embracing creative activity for all, from emerging to professional and from all walks of life. Located in Albuquerque’s Sawmill District and adjacent to Old Town and several well-established cultural institutions, the Center will be well situated to contribute to the cultural vibrancy of the local and broader communities.

Two established and highly respected arts organizations, 516 ARTS and the Outpost Performance Space, will reside as “anchors” in the Center. Their side-by-side existence will contribute to the Center’s ability to collaborate — both within the Center and with the community. This collaboration will explore new relationships between existing art forms, between learners and artists as well as between artists and their audiences. It will strengthen our impact as **diverse, inclusive, and equitable** arts organizations.

The Center will also offer housing to future residents who may very well be artists and/or avid arts enthusiasts, bringing a creative new dimension to the enterprise. There is no place in Albuquerque where these opportunities exist. In fact, there are few (if any) such facilities in the United States. The Sawmill Center for the Arts will be truly unique — a model for others to observe and study.

Artists and their audiences are interdependent — they need each other. Artists invite reaction to their work in order to stimulate further creative activity. People seek meaning in life through artistic experiences. In the best of times, this relationship flourishes. The current pandemic, however, inhibits the link between artist and audience. It has literally shut down the very places where the two meet. Now, more than ever, people are searching for ways to come together, to learn, and to find meaning in our world. Fortunately, the pandemic will end. The Sawmill Center for the Arts will be an important venue for revitalizing and strengthening the artist–audience relationship. This center will help to build a healthier community while providing significant economic impact. Now is the perfect time to plan for the Sawmill Center for the Arts.

**Your participation is requested.** Please read our materials and watch our video, so that you may learn more about this project and consider how you might provide assistance. Together, we will create the Sawmill Center for the Arts and celebrate its existence with the community.

“Art is an experience that brings people together across different backgrounds, histories, and cultures to share a common language. And that language is the imagination.”

— Suzanne Sbarge  
Executive Director, 516 ARTS

# MISSION

The Sawmill Center for the Arts will be a place for all to experience, share, and learn about the arts. Located in the vibrant Sawmill / Old Town District, its mission will be:

- To provide a new, improved and sustainable home for two of New Mexico’s most respected arts organizations — 516 ARTS and the Outpost Performance Space — and Sawmill Center, Inc., a newly formed nonprofit arts organization.
- To present the highest quality arts activities, featuring local, national, and international artists, with music and the visual arts as the central focus within an interdisciplinary approach that spans all of the arts.
- To nurture diverse artists and audiences of all cultural and socioeconomic backgrounds, including Latinx, Black, Indigenous, people of color, and LGBTQ.
- To facilitate inclusive community involvement from the residents of the Sawmill community, all of Albuquerque, New Mexico, and our region.
- To reinforce the importance of art and music in the development of children and the enrichment of the surrounding community.
- To connect Albuquerque with the rest of the world, participating in regional, national, and international dialogues.
- To act as a resource for coming generations of artists and audiences through dynamic arts education programming and audience development.
- To offer artists and arts businesses affordable space and professional development.
- To amplify, expand, and complement Albuquerque’s Museum District.
- To lead collaborations and shared marketing initiatives for the Cultural Corridor of Albuquerque and New Mexico.

Experience  
Share  
Learn  
Nurture  
Connect





# VALUES

Once realized, the community will come to know the Sawmill Center for the Arts as a place that is inviting, accessible, exploratory and beneficial.

- CREATIVITY:** The Center embraces creative activity for all, from novice to professional. It is a place for learners as well as artistic professionals.
- INCLUSION:** The Center believes that all citizens can benefit from creative activity, and embraces greater diversity, equity and inclusion on every level. The center is, therefore, a place for everyone.
- COLLABORATION:** The Center seeks partnerships in the creative enterprise which will result in meaningful interaction for all participants.
- COMMUNITY:** The Center is an involved member of the community – both the immediate community and beyond.

# PROGRAMS

**EXPERIENCING:** The Center will offer opportunities to explore the creative work of local, national and international artists and provide opportunities for meaningful interaction between artists and members of the community. Audience development programs will encourage younger and more diverse participation as well as events designed for families. Cross pollination between the performing and visual arts will enhance the experience. The Center will demonstrate how community-based arts programming can truly be inclusive.

**LEARNING:** The Center will offer education programs which connect learners with artists through creative activity. Educational initiatives will pursue cooperative, innovative, interdisciplinary artistic activity. There will be collaborations with other organizations ranging from Tierra Adentro, to Explora, to UNM. The Center will serve as a model for how community-based arts programs can support school-based programs.

**SUPPORTING:** The Center will support economic development by offering artists, arts industry professionals, and arts businesses affordable space and professional development. The Center will support educational development by providing programs which assist diverse youth populations in realizing the potential of careers in the arts. The Center will support artistic development by inviting local artists and arts organizations to meet, interact, and share their work at the Center. The Center will demonstrate how community-based arts programs can support arts-related small business as well as emerging and existing artists.

# COMMUNITY

The Center will exist within the historic Sawmill District supported by and on land owned by the Sawmill Community Land Trust. The Trust provides housing for low- to moderate-income families and it seeks to empower communities through civic engagement, education, and advocacy. The Center, by its presence, will support these values and, in fact, will include approximately 40 rental housing units. The Center serves as a model for how community-based arts programs and land trusts can collaborate for the benefit of their communities.

In addition, the Center is adjacent to Old Town and several well-established cultural institutions and grass roots arts organizations as well as numerous local businesses. This proximity will encourage collaboration and allow the Center to contribute to the cultural vibrancy and economic health of the broader community.

# WHY SAWMILL?

516 ARTS and the Outpost Performance Space are interested in creating a new home for our organizations under one roof as part of a larger Center for the Arts in the Sawmill District because:

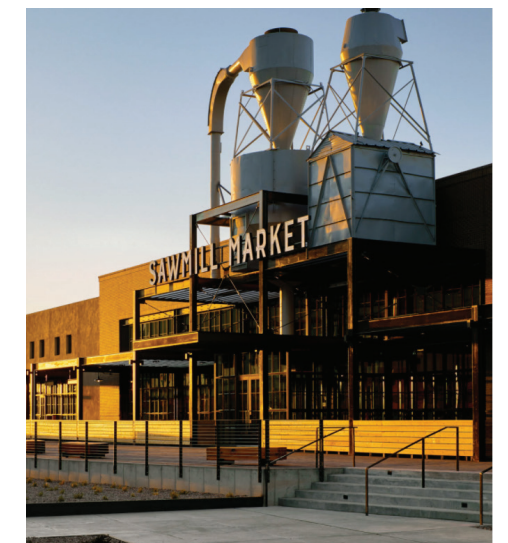
- Museum District**  
We want to be part of Albuquerque’s Museum District. 516 ARTS is Albuquerque’s only museum dedicated exclusively to contemporary art, and the Outpost Performance Space is a world-renowned presenter of jazz and more. Proximity to the Albuquerque Museum, the New Mexico Museum of Natural History & Science, Explora Children’s Museum, the National Institute of Flamenco, and commercial development including Hotel Chaco, Hotel Albuquerque, and the Sawmill Market, will allow us to participate in expansive collaborative activities that serve the neighborhood as well as our city, state, and region.

- Emerging “campus” for lifelong arts education**  
Education is at the center of the missions of both 516 ARTS and Outpost. We see the Sawmill Center for the Arts and the surrounding museums, youth-serving arts organizations, and schools as creating a unique constellation of inter-generational learning opportunities. Neighbors include Tierra Adentro, (a middle and high school for the arts operated by the National Institute of Flamenco, with a new building breaking ground soon), ACE Charter School (a high school focused on architecture, construction, and engineering), and Explora’s expansion to include facilities for early childhood and teen education.

- Parking and Safety**  
We have gone through an in-depth research process over several years to identify the best place for a combined Center for the Arts to make the most impact. We explored 12 buildings/sites both in Downtown and on the outskirts. We determined that it would be best for the Center to be located at the edge of Downtown to accommodate parking needs, accessibility for all ages, and safety needs.

- Opportunity Zone**  
The Sawmill District is designated by the IRS as an Opportunity Zone through the 2017 Tax Cuts and Jobs Act. It provides tax benefits to investors into low-income communities that have been left behind since the Great Recession.

- Partnerships along Cultural Corridor**  
We believe our Center for the Arts will be an important part of the momentum of Albuquerque’s Cultural Corridor spanning Nob Hill, UNM, EDo (East Downtown), Downtown, and Old Town. 516 ARTS and Outpost have long-time successful partnerships with UNM, the National Hispanic Cultural Center, and the KiMo Theatre, among many others, which will continue to thrive and grow.





# PROJECT PARTNERS

- **516 ARTS**

Since 2006, 516 ARTS has provided world-class exhibitions and public programs, arts education for schools, and leadership of large-scale collaborations. It has served as a unique, creative hub that spans art, technology, and community by partnering with 150+ organizations—ranging from science laboratories to immigration centers—and has worked with well over 1,500 artists from over 40 countries. As a 501(c)3 nonprofit organization and Albuquerque’s only museum dedicated to contemporary art, it will operate the visual arts facilities at the Sawmill Center for the Arts. [516arts.org](http://516arts.org)

- **The Outpost Performance Space**

The Outpost Performance Space has been presenting jazz, experimental music, international music, folk and roots music, spoken word, and more since 1988. It is recognized nationally and internationally and has received support from major local and national funders. In 2006, Outpost, in partnership with The Lensic in Santa Fe and the Santa Fe Jazz Foundation, inaugurated the New Mexico Jazz Festival, a major festival in the Southwest. As Albuquerque’s nonprofit, member-supported, community-based performing arts center, the Outpost Performance Space will operate the performing arts facilities at the Sawmill Center for the Arts. [outpostspace.org](http://outpostspace.org)

- **Sawmill Center, Inc.**

Sawmill Center, Inc. is a newly formed 501(c)3 organization established to serve as a support organization for 516 ARTS and Outpost Performance Space at the Sawmill Center for the Arts. It will manage the arts center portion of the Sawmill Center for the Arts and operate its community spaces, as well as lease the arts facilities to 516 ARTS and the Outpost Performance Space. [sawmillcentercampaign.org](http://sawmillcentercampaign.org)

- **Palindrome Communities & PacifiCap Properties Group**

Palindrome Communities is an affiliate of PacifiCap Properties Group, both founded and owned by Chad Rennaker. Based in Portland, Oregon, Palindrome is the developer of existing housing, the Ponderosa Brewery, the National Institute of Flamenco mixed use building in the Sawmill District as well as the recent El Vado redevelopment project in Albuquerque. PacificCap will finance and manage the housing at the Sawmill Center for the Arts, and will build both the housing and the arts center.

- **Sawmill Community Land Trust**

Incorporated in 1994, the Sawmill Community Land Trust is a 501(c)3 nonprofit membership organization that owns and holds land “in trust” for the benefit of the community while preserving affordability of the housing on the land, permanently. Sawmill Center, Inc. and PacifiCap will lease the land for the Sawmill Center for the Arts from the Sawmill Community Land Trust. [sawmillct.org](http://sawmillct.org)

- **Olson Kundig**

Based in Seattle, Washington, Olson Kundig is one of the leading architectural firms in the world. They have designed numerous museums and cultural institutions, including Burke Museum (Seattle, WA), Japanese American National Museum (Los Angeles, CA), and Takoma Art Museum (Takoma, WA), among many others. [olsonkundig.com](http://olsonkundig.com)



# FACT SHEET

## Proven records of success

- **350 or more events per year**

516 ARTS and Outpost present a combined total of 350 or more events per year including a wide variety of indoor and outdoor concerts, festivals, art openings, guest speakers, poetry events, workshops, public art projects, and youth programs.

- **Combined attendance of 85,000 annually**

516 ARTS and Outpost are two of the most respected and experienced arts organizations in Albuquerque, both recognized internationally for the high quality and relevance of their programs. 516 ARTS and the Outpost Performance Space have a combined attendance of 85,000 annually and 950,000 over a combined 47 years.

- **\$1.5 million per year**

516 ARTS and Outpost have a combined budget of \$1.5 million per year and a combined total of over 1,000 annual dues-paying members. Having earned strong reputations and built relationships with funders over decades, each year they bring hundreds of thousands of dollars in national and regional funding into the local community, and receive regular grants from local foundations and government.

- **Arts education**

516 ARTS and Outpost provide arts educational programs for Albuquerque Public Schools, UNM, CNM, NMHU, and a variety of youth-serving organizations.

- **Partnerships**

516 ARTS and Outpost Performance Space maintain active programming partnerships with other leading cultural institutions in Albuquerque, Santa Fe, and throughout the state. 516 ARTS facilitates a regional network spanning Colorado to Northern Mexico.

- **Media coverage**

516 ARTS and Outpost receive abundant media coverage in the local print, radio, TV and web media as well as coverage in national and international media.

- **Fulcrum Fund: \$645,000 to 313 NM artists**

516 ARTS’ ongoing Fulcrum Fund grant program, a proud partner in the Regional Regranting Program of The Andy Warhol Foundation for the Visual Arts and with additional support from the Frederick Hammersley Foundation at the Albuquerque Community Foundation, has awarded a total of \$645,600 to 313 independent New Mexico artists and artspace over the past 7 years, which includes \$321,000 awarded through 255 Covid-relief grants.



- Cultural Vitality
- Economic Development
- Access for Everyone
- Celebrating Diversity
- Serving Locals
- International Scope
- Lifelong Education





# ARTS ECOSYSTEM

Support for the Sawmill Center for the Arts fortifies a whole ecosystem of partnering organizations that work with 516 ARTS and the Outpost Performance Space. As highly collaborative organizations, 516 and Outpost work with the below list of over 50 partners, among others. Highlights include:

- **Flower Hill Institute**, a Native-owned, community-directed nonprofit. Cultural preservation is the heart of its mission. In addition to educating youth, supporting tribal agriculture, and responding to climate change, they address cultural preservation by hosting cultural events and inter-tribal gatherings. 516 ARTS has partnered with Flower Hill many times, including co-presenting Jemez Pueblo Youth Dancers and speakers at art and environment events, celebrating Indigenous Peoples Day, land acknowledgements, and partnerships to fund Indigenous artists.

- **John Aaron Lewis Legacy Project**, Outpost partner, celebrates the life of African American jazz icon, pianist, and composer, John Lewis. Lewis grew up in Albuquerque, graduated from Albuquerque High School and attended the University of New Mexico for several years. He went on to play with all the jazz greats of the bebop era and then founded the Modern Jazz Quartet which lasted for 45 years and was one of the most celebrated ensembles in the history of jazz.

- **PADMINI** (Promotion of Arts, Dance and Musical Instruments of India), Outpost partner, was formed in 1997 with the mission of promoting classical and other forms of traditional music, dances, and art forms of India in the local community. PADMINI has presented Maestro Amjad Ali Khan & sons; Zakir Hussain and Pandit Shivkumar Sharma, Zakir Hussain's Masters of Percussion, Maestro Vishwa Mohan Bhatt, and many more.

## SHARED PRESENTING PARTNERS

AMP Concerts  
 Artscrawl  
 City of Albuquerque Cultural Services Dept.  
 The Guild Cinema  
 National Hispanic Cultural Center  
 UNM College of Fine Arts

Outpost Performance Space  
 RedLine Contemporary Art Center  
 Rubin Center for the Visual Arts at UTEP  
 Sanitary Tortilla Factory  
 Santa Fe Art Institute  
 STEMarts Lab  
 UNM Art & Ecology Program  
 UNM Art Museum  
 Valle de Oro National Wildlife Refuge  
 Wheelwright Museum of the American Indian

## 516 PRESENTING PARTNERS

Albuquerque Dance Connect  
 Albuquerque High School  
 Albuquerque Museum  
 Art Meets History Initiative  
 Basement Films  
 City of Albuquerque Open Space Division  
 El Museo De Arte Ciudad Juárez  
 Explora Children's Museum  
 Flower Hill Institute  
 Found Sound Nation / OneBeat  
 FUSION /& The Cell Theatre  
 Harwood Art Center  
 Harwood Museum of Art  
 Indian Pueblo Cultural Center  
 Kolaj Institute  
 Maple Street Dance Space  
 MoCA Tucson  
 National Institute of Flamenco  
 NM Highlands University  
 NMSU Art Museum

## OUTPOST PRESENTING PARTNERS

516 ARTS  
 ABQSlams  
 African American Museum and Cultural Center of New Mexico  
 African American Performing Arts Center  
 Albuquerque Academy  
 Anyaa Arts Library  
 GIG Performance Space  
 John Aaron Lewis Legacy Project  
 Lentic Performing Arts Center  
 New Mexico Presenters Alliance (NMPA)  
 PADMINI  
 Santa Fe Music Collective  
 Southwest Roots Music  
 Taos Jazz Bebop Society  
 UNM John Donald Robb Composers' Symposium  
 VoxLox Documentary Sound Art  
 Western Jazz Presenters Network (WJPN)



# ECONOMIC IMPACT

516 ARTS and the Outpost Performance Space present a combined total of 350 or more events per year including a wide variety of indoor and outdoor concerts, festivals, art openings, guest speakers, poetry events, workshops, public art projects, and youth programs. The two organizations have been doing this work and successfully funding it for a combined total of over 47 years.

The creative economy of New Mexico is a unique and rapidly growing sector that contributes not only economic value to the state, but deep social and cultural growth as well. The Sawmill Center for the Arts seeks to create new spaces for artists — local and international alike — to come together through music and art, and will encourage community involvement in new arts programming and education opportunities.

To this end, the Outpost Performance Space (founded 1988) and 516 ARTS (founded 2006), under the aegis of a new 501c3 organization, Sawmill Center, Inc., have launched a \$10 million capital campaign to fund the creation of a new arts center which will house performance, museum and education spaces (Outpost, 516 ARTS, and community organizations), alongside approximately 40 residential apartments (\$4 million project to be financed by PacifiCap, LLC) to create the Sawmill Center for the Arts. The Center will create a large social and economic impact for the Sawmill

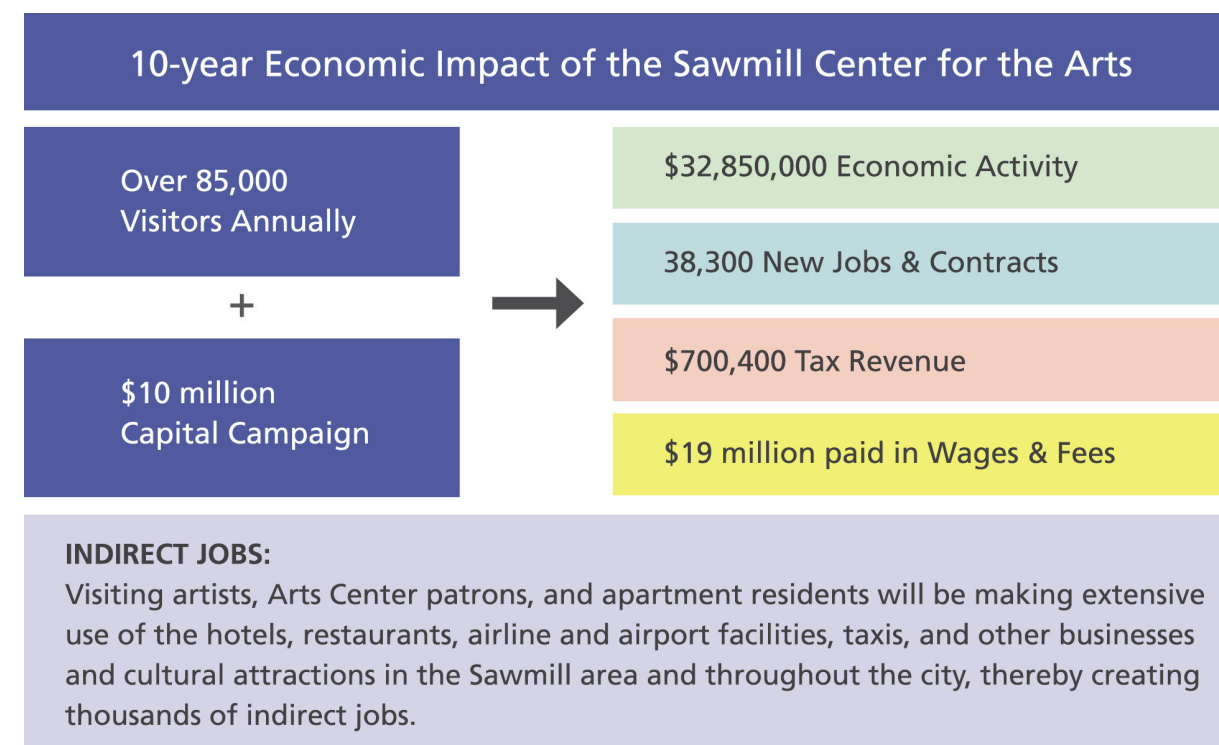
District, Albuquerque's Museum District, Albuquerque itself, and the state of New Mexico.

Year one outputs can be estimated at over \$2 million and 180 jobs. The Center is expected to draw upwards of 85,000 visitors and artists annually. These visitors will contribute to Albuquerque's tourism revenue, create tax revenue, and support the creation of at least 150 jobs in a ten-year period within the area.

With approximately 50 new apartments alongside the Center, we can estimate upwards of \$80,000 a year being spent at businesses near the Center. This number does not include the potential for other Center-related growth in the District.

As the Sawmill Center for the Arts grows, we can expect both wage increases and further job creation. At year one, the Sawmill Center Inc. will hire a director and part-time staff member alongside custodial staff. Over a ten-year period, at least 150 individuals will be employed by the Sawmill Center Inc., Outpost, and 516 ARTS.

The ten-year projection shows \$20 million in estimated rental, wage, and programming income. The tax revenue output reflects only the revenue collected from rental income and wage income, because the new Sawmill Center, Inc. will operate as a 501(c)3.





# EDUCATION

## Deep educational values for lifelong learning

### • Access for all

The Sawmill Center for the Arts and its two anchor tenants, 516 ARTS (founded 2006), and the Outpost Performance Space (founded 1988), believe that access to the arts is essential to informed communities and that it fosters equitable and creative lifelong learning. One of the primary goals of the Sawmill Center for the Arts is to enhance our commitment to providing high-quality educational programs and resources for students, educators, and adults from all cultural and socio-economic backgrounds, with targeted outreach to under-served populations.

### • Community spaces and services

Outpost offers youth and master classes, music ensemble classes, daytime performances, student art exhibits, performance opportunities for pre-school through high school ages, and a robust program designed for adults and seniors. 516 ARTS offers free educational programs with a focus on supporting local educators and their students from K-12 through college with resources, curricula, and opportunities to connect teaching with contemporary art practices, exhibition themes, and STEAM activities. The Sawmill Center for the Arts will provide much needed space for the community, including classrooms, practice rooms, and art studios, as well as a multi-use space, a state-of-the-art film theater/lecture hall, and a community gallery.

### • Supplementing arts education in the schools

The role that art museums and performing arts organizations play in contributing to social-emotional learning, in fostering empathy, and in serving as a point of contact for children and teens' well-being has been documented nationally. New Mexico is considered one of the poorest, most demographically diverse, and most under-served states in the country with one of the highest school drop-out rates. This is an area where 516 ARTS and Outpost supplement the arts education offered in the public school system.

### • Interdisciplinary programs

The shared spaces and proximity of 516 ARTS and Outpost in the new center will catalyze collaborative programs across the disciplines of visual art and music as well as dance, theatre, film, poetry and digital art forms with community partners. These expanded collaborative activities will provide enhanced partnerships with schools and youth-serving organizations, resulting in more art workshops, music classes and lessons, youth exhibitions and performances, music clinics and master classes, educational exhibition tours, face-to-face engagement with professional artists from near and far, and an array of events and opportunities for youth, teens, adults, and seniors.

“If you are contributing to something that brings so much joy to so many people for such a long time, what could be better?”

—Tracey Whitney  
Musician & Educator  
Outpost Performance Space



# EQUITY

## Commitment to diversity, equity, and inclusion

The Sawmill Center for the Arts will reflect the principles of 516 ARTS and the Outpost Performance Space, the two main tenants in the building whose organizations have been dedicated to the goal and implementation of the principles of diversity, equity, and inclusion since their inception. We recognize that there remains work to be done and we are committed to doing that work.

We acknowledge that the Sawmill Center for the Arts will sit on the traditional homelands of the Pueblos of Sandia, Isleta, and Santa Ana. As guests on this land, we honor and are committed to our relationship to Indigenous peoples.

The Sawmill Community Land Trust was chosen as the site for the new center because of its vision of diversity and long-term equity. The land trust model ensures permanent affordability for residents. A central part of the audience for the Sawmill Center for the Arts will be the neighborhood, which is designated as an Opportunity Zone comprising low-income residents. The Center will serve a mix of ages, ethnic, and socio-economic backgrounds that reflects New Mexico's diversity, a majority-minority state where Hispanics make up more than 50% of the population and where it is estimated that 75% of the population qualify as low-to-moderate income.

516 ARTS has always sought to be an active participant in celebrating the diversity in our community, while exploring topics such as socio-economic class, social justice, the environment, migration, and the U.S./Mexico border. It is growing its Indigenous Art Program, with major support from the Henry Luce Foundation. 516 ARTS continually evaluates its programming, board, and staffing in relation to its goals of audience engagement and diverse perspectives.

Outpost is undeniably one of New Mexico's leaders in the field of presenting music commonly referred to as "jazz." Outpost has always striven to present all of the multi-cultural manifestations of this great art form, and it has always highlighted the roots of the music, which lie in African American experience and culture. It has also been a leader in the presentation of music from around the world, including Africa, the Caribbean, Latin America, the Middle East, and South Asia, as well as being dedicated to presenting the work of women and LGBTQ artists.

516 ARTS and Outpost believe that our unique differences, ideas, preferences, and perspectives contribute to a rich, vibrant, and meaningful fabric that unites us all. The Sawmill Center for the Arts is committed to building upon the considerable diversity and inclusion which 516 ARTS and Outpost have fostered in their leadership and constituencies to build upon this record and ensure a diverse, equitable, and inclusive future.



“The Sawmill Center for the Arts as planned presents a very unique opportunity and experience for Indigenous Peoples, Natives, and Tribes alike. From its origin, it incorporates meaningful partnerships and alliances.”

— Roger Fragua (Jemez Pueblo)  
Governing Board, 516 ARTS





“Our passion for this work stems from our belief that good architecture functions as an armature for creative exploration and enlivens the activities taking place within — the ultimate integration of design and craft.”

—Tom Kundig  
Architect, Olson Kundig

Sawmill Center for the Arts:  
*Residential Units*



Sawmill Center for the Arts:  
*Shared Courtyard*







## Sawmill Center for the Arts Architectural Team

### About Olson Kundig

Olson Kundig is a full-service design firm based in Seattle, Washington. We provide integrated architecture, exhibit design, interior design, urban design and landscape architecture for clients around the world. Our design approach is grounded in the belief that buildings can act as bridges between culture, nature and people, and that inspiring surroundings can positively affect every aspect of our daily lives.

Rooted in a Pacific Northwestern culture of creativity and experimentation, we are a studio of makers. From the handmade models that help us explore design solutions to kinetic devices that simply yet elegantly transform spaces, our practice is deeply informed by craft. We have worked alongside world-class artists on custom commissions and collaborated with major institutions and collectors around the world for more than five decades. Our process is explicitly collaborative, integrating the perspectives of architect, artisan, craftsman, builder and client to add layers of meaning to every project that can only be achieved through partnership. While our work has received a wide range of national and international awards recognizing design excellence, we look to our long-standing relationships with repeat clients, collaborators and kindred spirits as testament to the success of this approach.

### Diversity of Projects & Clients

The firm began its creative existence in 1966 with the architect Jim Olson, whose work at that time centered on explorations of the relationship between dwellings and the landscapes they inhabit. Over more than five decades, we have grown and broadened this expertise to encompass museums, cultural and civic centers, residences, commercial and mixed-use buildings, and hospitality projects around the world. Our work covers more than fifteen countries on five continents, in locations ranging from the rural landscapes of Montana and Idaho to dense urban contexts in Manhattan and Mumbai. We have worked with a wide range of clients, spanning private homeowners, art collectors, nonprofit organizations and a collective of dairy farmers.

Olson Kundig

*The design of this museum breaks down traditional barriers between public and "back-of-house" spaces, integrating collections and research labs with traditional galleries.*

Burke Museum Seattle, WA, USA



*This adaptive reuse project transforms a former textile warehouse into a multidisciplinary gallery, archive and educational space.*

Bo Bartlett Center at Columbus State University Columbus, GA, USA

Our portfolio includes a recent renovation of Seattle's iconic Space Needle, the adaptive reuse of overlooked historic properties to new functions, and cultural centers across the globe.

### Working with Artists & Arts Organizations

Founded as a residential practice, Olson Kundig has worked closely with clients and craftspeople to create homes that celebrated their unique place in the world. Often this work connects us to collectors and artists, allowing us to form strong ties to both patrons and creators. These connections have led us to design studios, gallery spaces and museum exhibits that showcase the work of our artist clients and support mission-driven cultural institutions. Our long record of collaboration and discourse with artists and art lovers has advanced our practice for more than 50 years, allowing us to engage a wide range of arts-focused organizations and community stakeholders. The firm's owners, leadership and staff have served on numerous boards and even helped to found Artist Trust, an organization that has provided unrestricted funds directly to artists in Washington State, in 1987. Given this perspective, we recognize the importance of successfully realizing the vision of community-centered arts projects.

### Sawmill Center for the Arts

Since Design Principal Kevin M. Kudo-King met Suzanne Sbarge at a US Artists salon in Fall 2019, we have been inspired by this project. SCA's ambition to engage the art community across multiple mediums and create a cultural anchor for gathering, celebrating and making is more important now than ever—and is exactly the kind of project that drives our practice. We share SCA's vision to create a vibrant home base for Albuquerque's ongoing creative dialogue, supporting the mission of the organization and active engagement with its community. We are excited to incorporate a residential component that prolongs this engagement, fostering widespread discussion, learning, collaboration and amazing synergies among artists. Our passion for this work stems from our belief that good architecture functions as an armature for creative exploration and enlivens the activities taking place within—the ultimate integration of design and craft.

Olson Kundig



*Through architecture, interactive exhibits, landscape design, and custom furnishings, the new Tillamook Creamery is designed to illustrate the story of Tillamook's mission and origins.*

Tillamook Creamery Tillamook, OR, USA

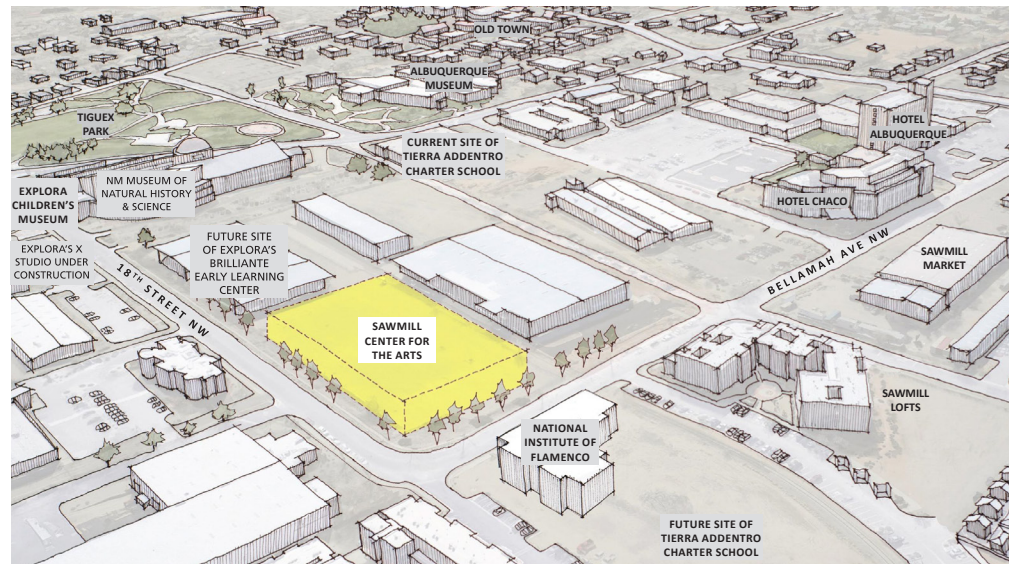


*This seven-story urban infill project provides ground level retail, parking, and six units of adaptable live-work space. Large operable doors are opened with a custom-designed hand wheel and hinge.*

Art Stable Seattle, WA, USA



# DEVELOPMENT PLAN



**SITE:** Blue Linx Site at Sawmill Development – North of Natural History Museum, South of Flamenco Institute

**LAND:** Sawmill Community Land Trust – Owns the 2.5 acre plot of land, to be leased long-term

**VISION:** Multi-use center for the arts with adjacent housing units

**DEVELOPER:** Chad Rennaker, Palindrome Communities

Based in Portland, Oregon, Palindrome is the developer of existing housing and the Ponderosa Brewery at the Sawmill Development as well as the recent El Vado redevelopment project in Albuquerque.

**ARCHITECT:** Olson Kundig

Based in Seattle, Washington, Olson Kundig is one of the leading architectural firms in the world, with a wealth of experience designing museums and cultural institutions across the country and the world.

**CONSTRUCTION:** Chad Rennaker, PacifiCap

**ARTS CENTER MANAGEMENT:** Sawmill Center Inc. – The nonprofit organization which was formed as a support organization for 516 ARTS and the Outpost Performance Space, will own and manage the arts spaces.

**HOUSING MANAGEMENT:** PacifiCap – The housing units adjacent to the museum will be owned and managed by PacifiCap for Chad Rennaker.

**FOOTPRINT:** 76,000 sq ft (32,000 sq ft arts center + 44,000 sq ft housing)

ARTS CENTER: 516 ARTS: 10,800 sq ft + Outpost: 10,800 sq ft + Sawmill Center, Inc. / Community Spaces: 10,400 sq ft

**TOTAL DEVELOPMENT COST:** Construction, Architect, Permits, etc.

**ARTS CENTER:** \$8,000,000 (funded by Arts Center Capital Campaign)

**HOUSING:** \$9,300,000 (funded by PacifiCap)

**ARTS CENTER CAPITAL CAMPAIGN GOAL: \$10 million**

Total Development Cost (\$8,000,000) + Equipment & Furnishings (\$800,000) + Planning & Development (\$500,000) + Reserve Fund (\$500,000) + Contingency (\$200,000) = \$10,000,000

**PROJECTED TIME LINE: 2020 – 2024**

Capital Campaign: 2020 – 2024

Construction: January 2023 – May 2024 (17 months)

Grand Opening: Summer 2024

# SPACES

76,000 SQ FT

**Center for the Arts** 32,000 sq ft

Capital Campaign Goal: \$10 million

Raised by Capital Campaign Committee

Managed by Sawmill Center, Inc.

**Housing** 44,000 sq ft

Total Development Cost: \$9.3 million

Financed, built & managed by PacifiCap

**516 ARTS** (10,800 sq ft):

- Museum galleries (4,800 sq ft)
- Art education center (2,000 sq ft)
- Art studios & arts business incubator spaces (2,000 sq ft)
- Storage (500 sq ft)
- Fabrication shop (500 sq ft)
- Office suite (1,000 sq ft)
- Outdoor art courtyard
- Loading dock

**OUTPOST PERFORMANCE SPACE** (10,800 sq ft):

- 180 seat flexible performance space (4,000 sq ft)
- Dressing rooms/Green room (1,500 sq ft)
- Music education center (2,000 sq ft)
- General storage (2,300 sq ft)
- Office suite (1,000 sq ft)
- Outdoor music courtyard
- Loading dock

**SAWMILL CENTER, INC.** (10,400 sq ft):

(Community Spaces)

- Lobby (4,000 sq ft, to accommodate rentals for 200-person events, Reception / Box Office / Giftshop)
- Film/lecture hall for 100 people with state of the art projection capabilities (1,500 sq ft)
- Interdisciplinary community arts space (2,400 sq ft)
- Large meeting room (1,000 sq ft)
- Café / Concession (1,500 sq ft)
- Outdoor courtyard off of lobby





# NAMING OPPORTUNITIES

Naming Opportunities at the Sawmill Center for the Arts exist at many levels, from the [YOUR NAME HERE] Sawmill Center for the Arts, to the Visual or Performing Arts wings, to a myriad of specific spaces within the Center. Naming opportunities range from \$4 Million to \$50,000. They include the following spaces, which are subject to change based on the architectural design process and which can be customized in conversation with contributors.

## Center for the Arts

- Full Arts Building

## 516 ARTS

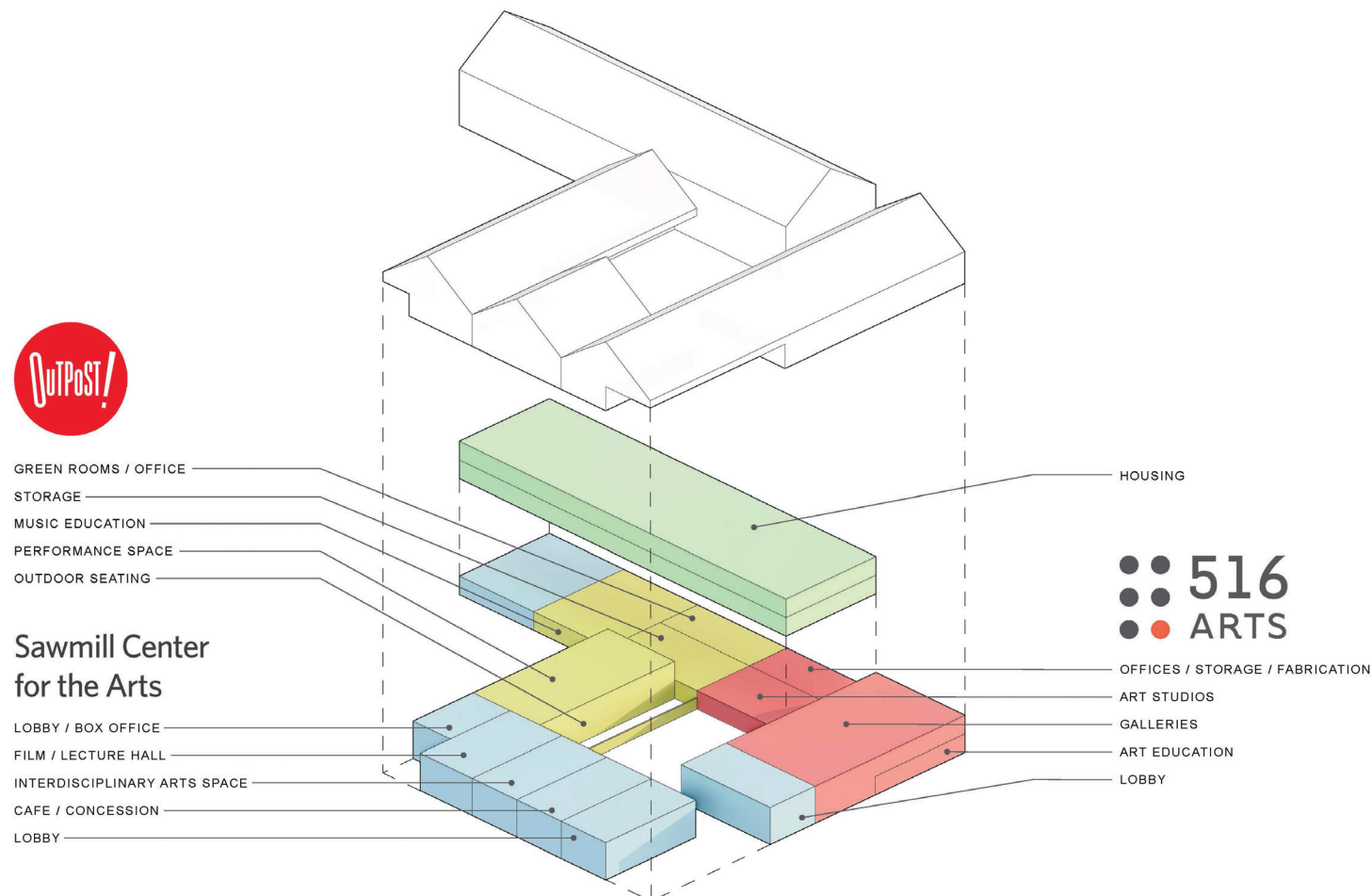
- 516 ARTS wing
- Art Galleries
- Art Education Center
- Artist Studios
- Arts Business Incubator Spaces
- Fabrication shop
- Art Storage
- Office Suite
- Outdoor Art Courtyard
- Art Loading Dock

## Outpost

- Outpost wing
- Outpost Performance Space Auditorium
- Green Room / Dressing Rooms
- Music Education Center
- Music Storage
- Office Suite
- Outdoor Music Courtyard
- Music Loading Dock

## Community Spaces

- Lobby / Entrance Hall
- Film/lecture Hall
- Interdisciplinary Community Arts Space
- Community Meeting Room
- Café / Concession
- Outdoor Lobby Courtyard



# CAPITAL CAMPAIGN COMMITTEE

**Roger Fragua** (Jemez Pueblo)  
Board member, 516 ARTS

**Joanie Griffin**  
CEO, Sunny 505

**John Grassham**  
Community Volunteer

**Tom Guralnick**  
Executive Director, Outpost  
Board Vice President, Sawmill Center, Inc.

**Danny López**  
Board Chair, 516 ARTS  
Board Treasurer, Sawmill Center, Inc.

**Alan Marks**  
Founder, South Valley Academy

**Kay Monaco**  
Board member, Outpost

**Kevin Paul**  
Project Coordinator, Sawmill Center, Inc.  
Marketing & Development Coordinator, 516 ARTS

**Tim Price**  
Community Relations and Foundation Giving  
Analyst, PNM Foundation  
Board Member, 516 ARTS

**Suzanne Sborge**  
Executive Director, 516 ARTS  
Board President, Sawmill Center, Inc.

“Buildings embody how we come together, and the Sawmill Center for the Arts will be one of those embodiments, one of those iconic architectural gems and jewels.”

— Lynn Trojahn  
Thrive Consulting





# New Mexico State Senate

State Capitol  
Santa Fe

COMMITTEES:

CHAIRMAN:  
Public Affairs

MEMBER:  
Rules

**SENATOR GERALD ORTIZ y PINO**

D-Bernalillo-12

400 12th Street NW  
Albuquerque, NM 87102

Cell: (505) 250-1280  
Home: (505) 243-1509

E-mail: jortizyp@msn.com

Senate E-mail: gerald.ortizypino@nmlegis.gov

September 18, 2020

Suzanne Sbarge

Executive Director, 516 ARTS

PO Box 4570, Albuquerque, NM 87196

Re: Sawmill Center for the Arts

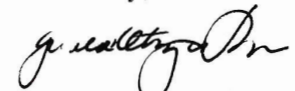
Dear Suzanne,

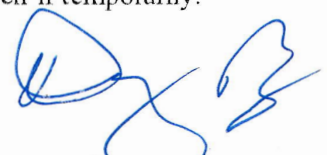

I and the other State Legislators who have signed below, are writing to express our great support for the development of the Sawmill Center for the Arts. This is a project which not only will enhance the cultural life of our community, but one which will stimulate the full development of the Sawmill neighborhood, economically and socially.

We are impressed with the broad level of interest your project has sparked in Albuquerque. That is an indication of the great need we feel exists for additional performance venues and exhibition space. Sawmill's proximity to Old Town and to Downtown make it an ideal location for the exciting project which 516 ARTS and Outpost Performance Space have spearheaded.


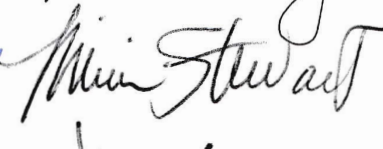

Many of us have tried to assist the Center with capital allocations in the past, but due to the State's economic downturn it may be several more years before we are able to do so in the future. However anything we can do to assist in locating support and in recommending the Center to other funders is yours—just make the request. This is a visionary project that is too important to set aside, even if temporarily.

Sincerely,

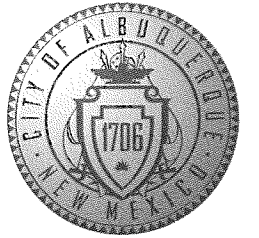
  
Gerald Ortiz y Pino  
State Senator, Dist. 12

Representative Daymon Ely, Dist. 23  
Representative Gail Chasey, Dist. 18  
Senator Mimi Stewart, Dist. 17  
Representative Javier Martinez, Dist. 11  
Representative Melanie A. Stansbury, Dist. 28

# CITY OF ALBUQUERQUE



February 22, 2021

Dear Suzanne and Tom,

I am an enthusiastic supporter of your plan to build a new multi-disciplinary arts and education center in Albuquerque's Sawmill District. Bringing together 516 ARTS and the Outpost Performance Space under one roof is innovative and promising. Your organizations form part of our city's strong cultural backbone and appeal as a vibrant arts destination for residents and visitors alike. Incorporating residential apartments, artist studios, and flexible arts and community spaces will not only make this center high-functioning but also accessible for all and uniquely appealing.

Our city's cultural treasures and amenities are world-class, and my administration works hard to ensure our arts community is as healthy as it can be. Arts and culture has always played an important role in the overall health of Albuquerque. The Sawmill Center for the Arts, when realized, will not only extend the high-quality programs your organizations are known for, but it will continue to build on our strong momentum in the economy. It's no secret the arts constitute a large percentage of our city and state's revenue and I am excited to support another high-quality project that will uplift and bring our community closer together. I look forward to following your progress.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,



Timothy M. Keller  
Mayor



# CITY OF ALBUQUERQUE



Suzanne Sbarge  
516 Arts  
PO Box 4570  
Albuquerque, NM 87196

Dear Suzanne,

As the Director of Cultural Services for the City of Albuquerque, I look forward enthusiastically to the development and establishment of the Sawmill Center for the Arts. The addition of an arts center focused on contemporary arts and artists within walking distance to fine hotels, Old Town, Albuquerque's Museum District, other dynamic arts organizations, and Sawmill Neighborhood is an exciting evolution for Albuquerque. The Sawmill Center for the Arts will further enhance Albuquerque as a tourist destination and unique cultural hub – and as a place that supports and invests in artists and creatives.

This is an ambitious and visionary project combining a visual arts space, performing arts venue, and residential housing, even more so during economic uncertainty. Although the near-term economic challenges are obvious, it is also clear that the long-term economic positive impact a center of this kind will have for the area and the City are also clear. In addition, the energizing impact such an institution can have on the arts and culture community are undeniable. As community and cultural partners with both organizations, please know that we will be strong advocates and active partners for 516 Arts and Outpost Performance Space and the shared vision for this center.

A center promising the highest quality arts activities, featuring local, national, and international artists, with music and the visual arts at the intersection of local history and modern-day amenities will complement the Sawmill and Old Town neighborhoods. I look forward to future collaboration with the Sawmill Center for the Arts.

Sincerely,

Dr. Shelle Sanchez  
Director, Cultural Services Department  
City of Albuquerque

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

*Albuquerque - Making History 1706-2006*



## County of Bernalillo State of New Mexico Commissioner Debbie O'Malley, District 1

One Civic Plaza NW, 10th Floor, Suite 10111  
Albuquerque, New Mexico 87102  
Office: (505) 468-7027  
<http://www.bernco.gov/district-1/>

November 12, 2020

Ms. Suzanne Sbarge, Executive Director  
516 ARTS  
P.O. Box 4570  
Albuquerque NM 87196

Dear Ms. Sbarge,

I am writing this letter in support of the **Sawmill Center, Inc.** a newly created nonprofit arts organization which will join **516 ARTS** and the **Outpost Performance Space** in the proposed Sawmill Center for the Arts building.

As the founder and first Executive Director of the Sawmill Community Land Trust, I continue to be encouraged and delighted with the transformation of the Sawmill District to a thriving commercial area adjacent to high quality, permanently affordable housing. The Sawmill Arts Center for the Arts as envisioned, is a wonderful opportunity for individuals and families who may not otherwise have many opportunities to meaningfully engage and benefit from different forms of art.

The arts and cultural industries have long been an important economic development priority for the City of Albuquerque, and I believe that the proposed Sawmill Arts Center will be a will be a wonderful addition to our community.

Sincerely,

Debbie O'Malley  
Bernalillo County Commissioner  
District 1

### COMMISSIONERS

Lonnie C. Talbert, Chair, District 4      Charlene E. Pyskoty, Vice-Chair, District 5  
Debbie O'Malley, Member, District 1      Steven Michael Quezada, Member, District 2      James M. Collie, Member, District 3

### ELECTED OFFICIALS

Tanya R. Giddings, Assessor      Linda Stover, Clerk      Cristy J. Carbon-Gaul, Probate Judge      Manuel Gonzales III, Sheriff      Nancy M. Bearce, Treasurer

### COUNTY MANAGER

Julie Morgas Baca





Suzanne Sbarge  
516 Arts  
PO Box 4570  
Albuquerque, NM 87196

**Re: Letter of Support**

Dear Suzanne,

I'm writing this letter with great enthusiasm and support for the development of the Sawmill Center for the Arts. The addition of an arts center with a proximately to fine hotels, Old Town, the Museum District, and Sawmill Market will enhance an already popular area in the heart of Albuquerque. The Sawmill Center for the Arts will further propel the Sawmill Neighborhood to securing its place as a tourist destination and unique cultural hub.

Spearheading such a large endeavor of combining a visual arts space, performing arts venue, and residential housing comes with a large lift, especially during economic uncertainty. But the long-term economic impact a center of this kind will have, and the support such an institution will have on the arts and culture community are undeniable.

A center promising the highest quality arts activities, featuring local, national, and international artists, with music and the visual arts at the intersection of local history and modern-day amenities will compliment the Sawmill and Old Town neighborhoods. I look forward to future collaboration with the Sawmill Center for the Arts.

Sincerely,

Synthia R. Jaramillo  
Director, Economic Development Department

December 18, 2020

To whom it may concern:

I am writing to express the Andy Warhol Foundation's support for 516 Arts and their initiative to expand as part of the Sawmill Center for the Arts complex.

As a national funder, we evaluate hundreds of contemporary art centers across the country. 516 Arts has long stood out for its thoughtful and responsive approach to artistic production and presentation. In just fifteen years, the organization has established itself as a leader in the field of artist-centered spaces, creating opportunities for meaningful exchange among internationally-recognized artists and local arts practitioners. The organization's strong leadership and deep ties within the community are among the reasons 516 Arts was selected to partner with the foundation to run our regional regrating program in 2016.

The organization has been nothing less than stellar in administering this important funding program, which provides transformative support to innovative artist-led public projects. When the devastating economic impact of the global COVID-19 pandemic became clear, and the foundation wanted to help, it was no surprise that 516 stepped up to meet the challenge. The organization was among the first in the nation to pivot its program to offer emergency COVID-relief funds for artists. It made sure that this opportunity was available and accessible to a wide range of artists in the region, including those in Black, LGBTQ, Latinx, and Indigenous communities while also securing additional support for this effort from local individuals, foundations, and agencies.

It is with this same spirit of inclusiveness and responsiveness that 516 Arts enters a new phase of its growth as part of the Sawmill Center for the Arts. In this uncertain time when so many organizations are shrinking or contracting, it is inspiring to see a partnership among arts institutions that is focused on expansion. The Foundation applauds 516 Arts and Outpost Performance Space for seizing the opportunity this moment provides in order to create a welcoming new space for creative engagement. A larger facility and contemporary art focus will complement the historical and scientific programming of other leading cultural institutions, creating a rich context in which to both encounter and experience new work.

The Sawmill Center for the Arts is sure to be a great cultural asset to the city and the region and we are confident in 516 Arts' abilities to ensure its success.

Sincerely,

James Bewley  
Senior Program Officer

65 BLEECKER STREET, 7TH FLOOR NEW YORK, NY 10012  
TELEPHONE (212) 387-7555 FAX (212) 387-7560



“This is a visionary project that is too important to set aside,  
even temporarily.”

— Senator Jerry Ortiz y Pino  
State of New Mexico

“The [Warhol] Foundation applauds 516 ARTS and the Outpost  
Performance Space for seizing the opportunity this moment provides  
in order to create a welcoming new space for creative engagement...  
The Sawmill Center for the Arts is sure to be a great cultural asset to  
the city and region.”

— James Bewley  
The Andy Warhol Foundation for the Visual Arts