



'no more empty buildings'



E-Blast

E-Blast :: Cool Space Locator :: June 2007

CSA07: Thank You and See You Again in 2009



Kyra presenting awards to CSA07 winners: supporters of Uncommon Grounds and Aliquippa

Thank you for supporting Cool Space Locator and the 2007 Cool Space Awards!

Over 200 guests joined us on June 1 as we celebrated cool space and urban revitalization at The Meter Room. Willow provided the food, East End Brewing provided the beer, DJ Soy Sos brought the grooves, and all of our guests made the night a success.

Now that you know about the CSA07 winners, visit them in their communities: [Aliquippa](#), [Bellevue](#), [Braddock](#), [East Allegheny](#), [Garfield](#), Highland Park, [Lawrenceville](#), [Lincoln-Larimer](#), and the [South Side](#). You can also read more about them and the [2007 Cool Space Awards](#) on our website. We have the art exhibit stashed away at the office, but the slideshow and virtual tours are still available.



Upcoming Workshop: It's More Than Just an Address How to Plan and Execute a Working Office

Thursday, June 28, 3:30 - 5:30 p.m.

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CSL T-Shirts Now Available



Proclaim your love of cool space with the official **Cool Space Locator t-shirt!** Unveiled at the CSA07 event, the t-shirts made of 100% organic cotton sport the five principles of cool space - connect, recycle, reflect, inspire, and you. Available sizes are S, M, L, XL, and 2X, and the price is \$15. Quantities are limited.

To purchase, go to our [website](#).

CSA07 Winners on YouTube

Want a closer look at CSA07's winners? Our CSA07 video is now

Riverside Center for Innovation
700 River Avenue, Pittsburgh, PA 15212 (Northside)

Once you've found the right spot to put your business, your location effort is only half done. Most business location projects involve construction and improvements to the space to meet the specific needs of your business. How do you estimate needs, costs and time related to tenant improvements? What are the unique challenges found in retrofitting older properties for a new use? How do you negotiate who pays for these improvements? This advanced workshop gets into the details of tenant improvements so you are not blindsided as you move through these often complex transactions. The workshop is also appropriate for those that are preparing to renovate a current office space.

CSL welcomes Lee Lewand of Lewand Business Solutions, LLC, who will be discussing the importance of build out, cost estimating, and properly preparing technology services in your new space.

This workshop builds on some of the information introduced in the Right Size It workshop and is appropriate for those who have previously attended that workshop, but anyone is welcome.

\$35/organization
(up to 3 persons/organization)

To register, visit our [workshops site](#) for a registration form, or call Robyn at 412.683.5790 x21.



West Queen West in Toronto, Ontario
Featured Neighborhood: [Beyond SWPA](#)



Residential rehabilitation project in WQW; Trinity Bellwoods Park

For many state-side city lovers, Toronto and its West Queen West neighborhood are a beacon of urban light across Lake Ontario. Toronto has earned the reputation as a city that has retained investment in its urban core, eschewed (for the most part) grid-destroying Urban Renewal-style projects, and played home to great stories in neighborhood revitalization. Despite the typical urban complications, Toronto has a collection of neighborhoods reflecting the diversity of the entire city, packaged with a small-town feel.

available on YouTube! This series of walkthroughs gives you a first hand look at our winners' spaces and how they benefit their communities.

Thanks to Jamie Lockhart and Chris Maurer of [Sonic Honey Media](#) for producing this video.

CSL on YouTube:
www.youtube.com/coolspacelocator

What's So Great About the City?

Venues and 18-hour neighborhoods



You're probably familiar with the daily beat of the neighborhood where you work. But what happens after the 5 p.m. exodus? Performance venues are one type of street-level business that picks up the slack of a neighborhood through the evening.

[Garfield Artworks](#) keeps Penn Avenue between [Garfield](#) and [Bloomfield](#) rocking well into the night. Debuting artists in various media, Garfield Artworks welcomes interested patrons to learn about art and experience the neighborhood's unique qualities. During intermission, it's easy to get a quick bite or drink at neighborhood eateries. And afterward, hit hot spots in [East Liberty](#) and [Lawrenceville](#) to keep your night going.

Popular Pittsburgh venues like Garfield Artworks, [The Meter Room](#) in the [West End/Sheraden](#) (as you saw at CSA07), [Mr. Small's Funhouse](#) in [Millvale](#), and [Mr. Roboto Project](#) in Wilksburg contribute to what urban designers and developers call "18-hour neighborhoods." An 18-hour neighborhood mixes commercial and residential spaces to function beyond the typical workday. This mix develops vibrant neighborhoods that offer retail, restaurants, entertainment, arts, culture and housing for all ages and income levels, and makes sure the life doesn't end at 5 p.m.

West Queen West is home to Toronto's arts community, and its quasi-bohemian mashing of artists, designers, and creatives have helped to boost a formerly faltering neighborhood. This neighborhood's pioneer artists and designers had set up their studios here toward the end of the last century, trying to bring productivity to a struggling strip. Now, West Queen West is the artistic playground of Toronto.

What makes your community great?

Let us know! Your opinion could be featured in a future E-Blast. Email us at info@coolspacelocator.com.

Geographically speaking, "West Queen West" refers to the Queen Street West corridor in Old Toronto's West End, stretching westward from Bathurst Street to the railroad overpass at Dufferin Street. Like much of the old city, this neighborhood is generally flat and laid out in a grid system extending from colonial lots. Moving westward on Queen Street from Yonge Street, Toronto's central thoroughfare, the streetscape gradually lowers in height, from downtown's gentrified high rises through a dramatic intersection at Spadina Avenue, to carefully restored historic structures to Bathurst.

West Queen West starts there, where gritty buildings in various states of rehab echo the sound of streetcars that run on most major Toronto streets. (Compared to cities of its size, Toronto has a relatively small subway system confined to a few central corridors.) Trinity Bellwoods Park on the northern side of Queen provides an anchor of public space in the heart of the corridor, and is lively even on a frigid March afternoon. West of the park, most commercial spaces are on the northern side of Queen Street, with residential and institutional buildings opposite them.



Spin Gallery; Gladstone Hotel

By day, West Queen West pulsates with creativity. Many of the studios for individual artists have given way to commercial galleries, designers, and more established artists - not to mention cafes, eateries, and nightspots - but the neighborhood's flavor remains.

The artistic anchor tenant is the [Museum of Contemporary Canadian Art \(MOCCA\)](#), which is mandated to "exhibit, research, collect, and promote innovative art by Canadian artists whose works engage and reflect the relevant stories of our times." MOCCA is an example of a successful major urban relocation, having come to West Queen West in 2005. The neighborhood is also home to the [Toronto Fashion Incubator](#), which considers itself the first of its kind in the world. The TFI was designed to encourage continued innovation in Toronto's

fashion industry, and to support entrepreneurs and small businesses in fashion design. These larger organizations complement the far more numerous smaller galleries, each with its own specialty and flavor visible from their ground-level windows.

The western boundary of West Queen West ends with a bang at two major rehabbed hotels: the [Gladstone Hotel](#) and the [Drake Hotel](#). By the 1980s, these former grand railroad hotels had declined to skid row flophouses. Both have undergone artist-inspired rehabs and now collectively command a prolific presence in citywide nightlife. The Gladstone is particularly noted for its artist-designed rooms.

In such an economically active neighborhood, plans for new development are bound to build off and scale up the established success of grit, art, and design. One of these new developments is high-density residential condo [Bohemian Embassy](#). This is only one of several projects attempting to drastically increase the physical scale of the neighborhood, increasing building sizes and densities beyond standards in the community plan. Controversy is heating up among community members regarding these unplanned uses, and some say that this radically different kind of development detracts from the authenticity of the neighborhood's artistic pioneers.

But for now, the essence of West Queen West is still authentic. The surrounding residential neighborhoods still house many locals, there's still room for creative enterprises to arrive, and not all properties have pristinely erased the wear and character that history has made on the neighborhood. Overall, West Queen West is a great example of a revitalizing arts corridor that maintains respect for its history and diversity while allowing new ideas to flourish.



Featured Toronto Publication: [Spacing](#)

spacing

Like traveling, reading about another city can stimulate appreciation and new ideas for someone's home city. Toronto is lucky enough to have [Spacing](#), an entire magazine dedicated to its urban public realm. *Spacing's* online intro evokes the bigger purpose of the public realm: "Public space is at the heart of democracy. It's where people interact, teach, learn, participate, and protest."

Although published only three times a year, the paper issue is packed with data, details, opinions, personal stories, and astute breakdowns of the inner workings of the city, based on a theme. The Winter/Spring 2007 issue, "At the Crossroads," focuses on intersections and how they reflect their respective

communities. The online version available at spacing.ca is just a taste of *Spacing*, with a handful of articles updated with every new issue.

Additional city-specific reading: [Curbed LA](#), a blog focusing on design and urbanism of Los Angeles' public realm. From their intro: "Angelenos' sense of place, and the neighborhoods they call home, are more important than ever."

Cool Space Locator is a non-profit commercial real estate organization supporting small business owners and non-profit leaders seeking cool space for their operations. Cool space is the commercial real estate in walkable neighborhoods, where sidewalks and the urban grid promote pedestrian travel and density. These properties may be older buildings that have existed since the founding of the neighborhood; spaces converted from other uses, like warehouses or factories; or new properties that fill gaps in the original urban fabric.

We offer property search and site location services in southwestern Pennsylvania; workshops to businesses and nonprofit leaders on real estate related topics; support in evaluating location opportunities; and financial planning as it relates to a move. We support clients by connecting them to local organizations, municipal regulators and service providers (zoning, safety, building code, etc.), in addition to supportive community-based lenders. By assisting our clients as they relocate, we work to cultivate vitality and creativity in historic towns, neighborhoods, and city centers where walkability is the norm.

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