



when do you feel happy



do you feel happy

EXTRAS

AFFORDABLE MAKER BUILD- ING TOOLKIT



Artwork by Amanda Soule



Artists, fabricators, small retail businesses and other creative or low-margin businesses will continue to need affordable space. While the Woonasquatucket Corridor currently has enough space, the neighborhood should try to add new inventory to ensure an ample supply, as a way to both welcome more businesses into the area and also keep prices affordable.

INTRODUCTION

The potential for infill in the Woonasquatucket Corridor holds much promise for the future of affordable workspace. The assembled tool-kits in this section are intended to serve as guides for the economical development of infill fabrication buildings that will help meet community affordability objectives, provide an alternative type of fabrication space that can be operator controlled, and reduce potential vulnerability of fabricators and artisans.

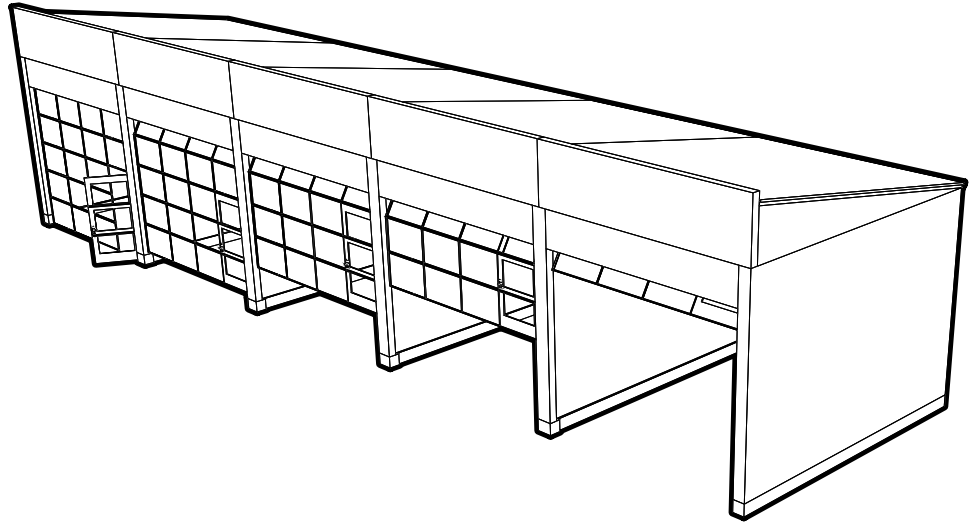
Each building type is presented with a floor plan, axonometric drawing, and static pro-forma sheet associated with each individual unit within a building. These pro-formas help to take the guesswork out of the economics of developing these structures and should be viewed as a public resource to anyone interested in developing these buildings.



X.1.1

Micro Maker

The Micro Maker is an entry level artist space. It is a flexible 18 ft wide by 25 ft deep white box with basic electrical and water hook ups. Each unit has a roll up translucent front lifting door with an integral entry door for efficient access on front. A single wythe masonry wall extends up past the roof system to provide a fire break. Extra space in the roof can accommodate a loft or mezzanine condition.

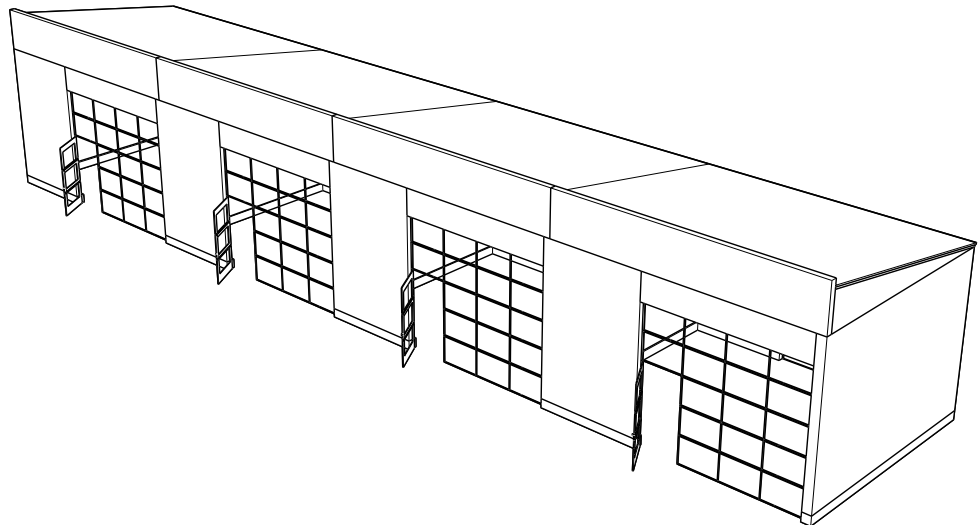


<i>Unit Size</i>	500 sf
<i>Land Cost</i>	\$10,000
<i>Construction Cost</i>	\$66,000
<i>Sale Price</i>	\$95,000
<i>Mortgage</i>	\$600
<i>Rent</i>	\$625

X.1.2

Maker Box

The Maker Box is similar to the Micro Maker, but with a wider 25 ft wide by 25 ft deep footprint. The extra half-bay can accommodate expansion space for larger mechanical or storage equipment that might be required for food service or light industrial users. The added building width also allows for the mezzanine or loft to be accessed by a more convenient egress stair.



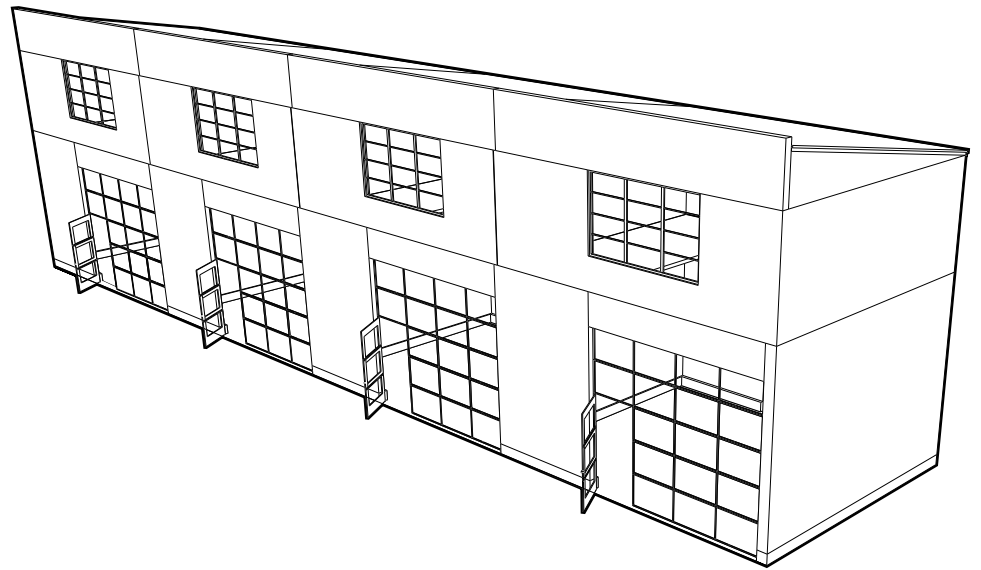
<i>Unit Size</i>	750 sf
<i>Land Cost</i>	\$13,000
<i>Construction Cost</i>	\$91,000
<i>Sale Price</i>	\$135,000
<i>Mortgage</i>	\$850
<i>Rent</i>	\$875

X.1.3

Maker Loft

Stepping up from the Maker Box, the Maker Loft has the flexibility to accommodate a residential loft on a mezzanine floor, or additional office or storage space. This maker type is important to the vitality of the street by providing for “eyes on the street” within what might be a predominantly industrial area.

<i>Unit Size</i>	1,250 sf
<i>Land Cost</i>	\$13,000
<i>Construction Cost</i>	\$133,000
<i>Sale Price</i>	\$190,000
<i>Mortgage</i>	\$1,200
<i>Rent</i>	\$1,220

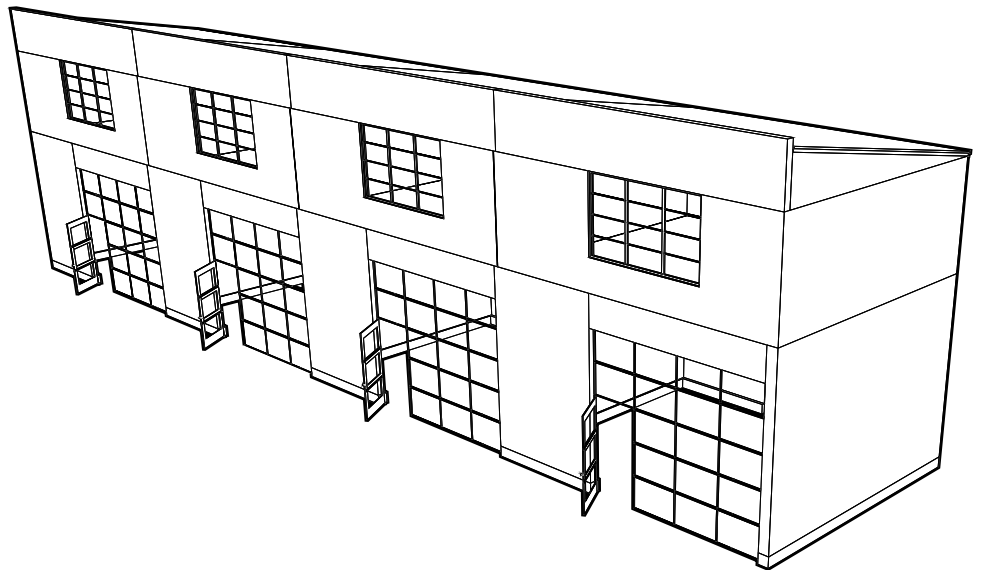


X.1.4

Maker Apartment

Graduating from a loft to an apartment on a full second floor, this unit is a “single family home” with a flexible first floor “garage” that can be used for a maker’s workshop or studio.

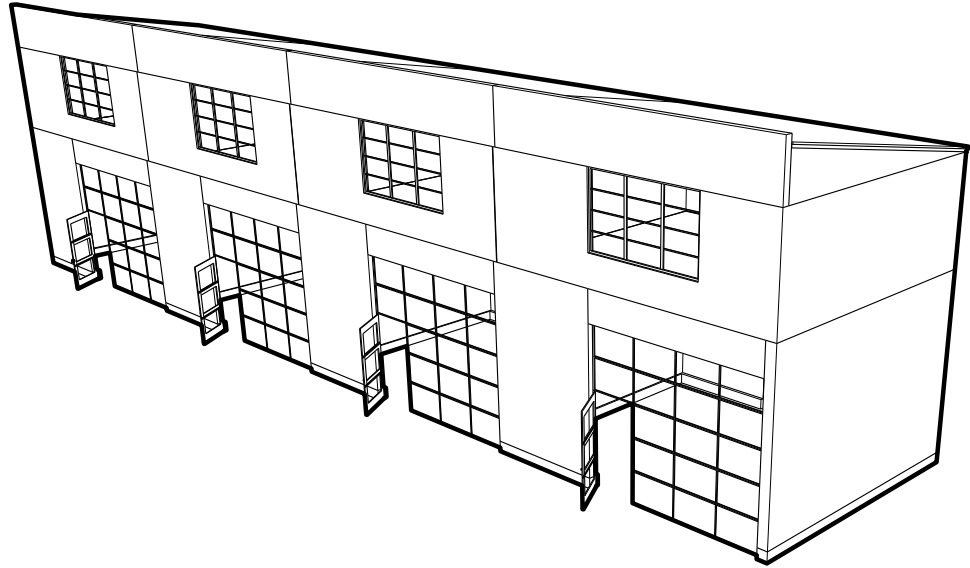
<i>Unit Size</i>	1,550 sf
<i>Land Cost</i>	\$13,000
<i>Construction Cost</i>	\$184,000
<i>Sale Price</i>	\$255,000
<i>Mortgage</i>	\$1,600
<i>Rent</i>	\$1,630



X.1.5

DIY Living

A larger version of the Maker Apartment, this simple single family home is an ideal project for the Do-It-Yourself lifestyle. Anticipating a deeper lot and a deeper building of 50 feet, the second floor can accommodate a roomy 1,200 square foot unit. The flexible first floor can accommodate both a traditional garage in the back and artist studio, workshop, or a home office facing the street.

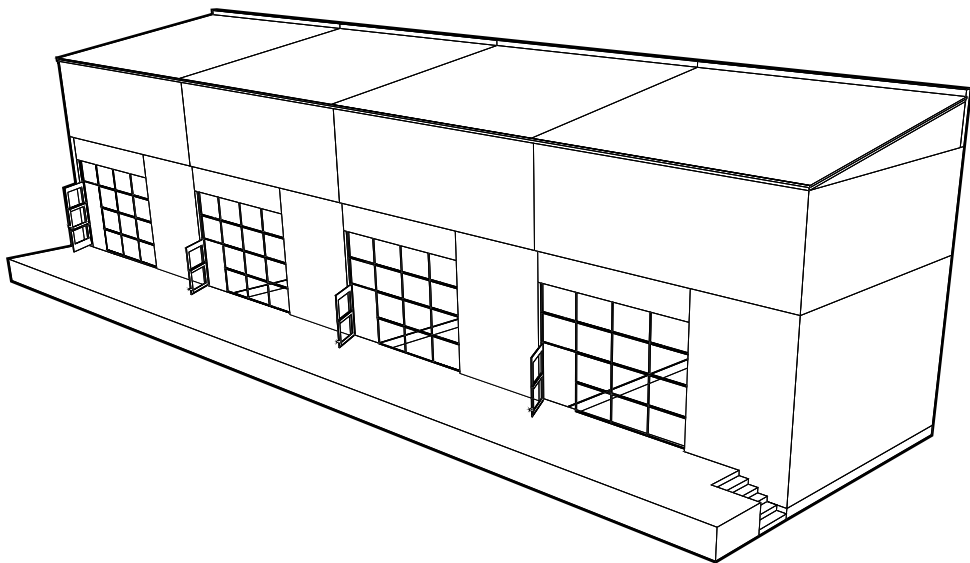


<i>Unit Size</i>	2,500 sf
<i>Land Cost</i>	\$25,000
<i>Construction Cost</i>	\$319,000
<i>Sale Price</i>	\$450,000
<i>Mortgage</i>	\$2,850
<i>Rent</i>	\$2,920

X.1.6

Loading Bar

A great multi-tasker, the Loading Bar includes an elevated slab along the rear elevation to ease the transfer of goods off of trucks and into the retail floor below. The Loading Bar is also useful as a transition type due to its potential for a more commercial front door, which can be paired with the elevated industrial loading platform in the back.

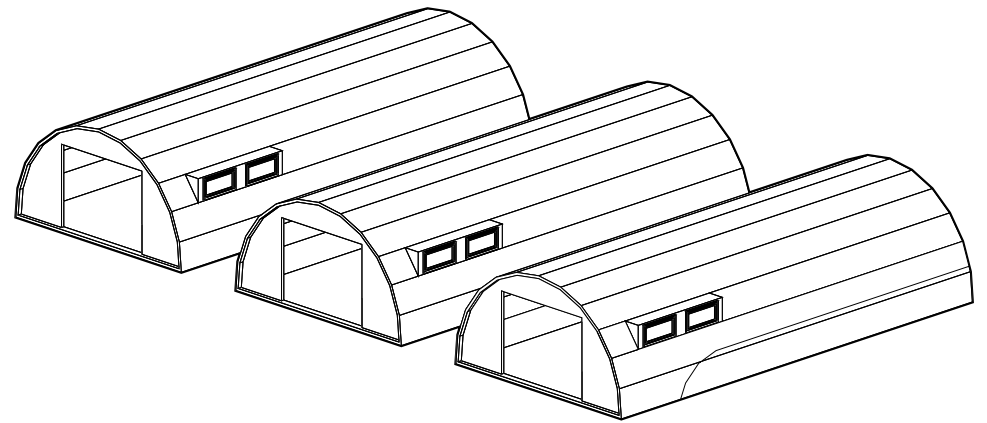


<i>Unit Size</i>	7,000 sf
<i>Land Cost</i>	\$150,000
<i>Construction Cost</i>	\$932,000
<i>Sale Price</i>	\$1,330,000
<i>Mortgage</i>	\$8,400
<i>Rent</i>	\$8,750

X.1.7

Quonset Hut

The Quonset Hut is based on a tried and true pre-fabricated metal building, designed off-site and delivered ready for rapid on-site assembly. The Quonset Hut is the gold standard for flexible maker space with a long service lifetime. This flexible building type may take many configurations based on the manufacturer and may be enhanced with thermal divided light windows along the frontage.

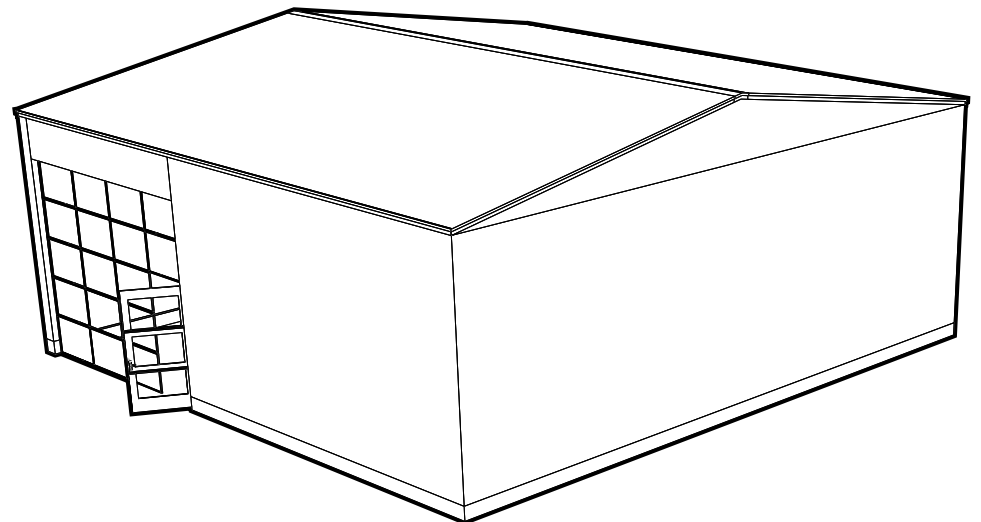


<i>Unit Size</i>	750 sf
<i>Land Cost</i>	\$13,000
<i>Construction Cost</i>	\$71,000
<i>Sale Price</i>	\$108,000
<i>Mortgage</i>	\$680
<i>Rent</i>	\$700

X.1.8

Made-It Maker

The Made-It Maker is a flexible warehouse type space that can handle large volumes of goods or industrial production, such as brewing operations. The building can be designed with a retail or a more functional industrial front. This building could also be operated as a collective with one master-lessee and sub-tenant, or as a co-operative ownership building.



<i>Unit Size</i>	11,000 sf
<i>Land Cost</i>	\$150,000
<i>Construction Cost</i>	\$1,273,000
<i>Sale Price</i>	\$1,800,000
<i>Mortgage</i>	\$11,400
<i>Rent</i>	\$12,200

