

Precedents for Exchange South End Space

The Boston Zoning Code requires that the Exchange South End project include approximately 30,000 square feet of space “for use by an existing or start-up business, or for not-for-profit affordable cultural space.” This language provides significant flexibility to determine what types of uses and users could be the best fit for the space and the neighborhood. A committee of residents, community representatives and local experts is currently working with the City of Boston and the developer--The Abbey Group--to solicit input from the neighborhood to look at creative examples and possibilities for the space or spaces (the 30,000 square feet could be consolidated as a single space or broken up into multiple spaces).

The following examples, drawn largely from Boston but also from beyond, are intended simply to stimulate the imagination. Some would be more feasible than others in this context. However, they show a variety of types of spaces--public, private, non-profit--with a wide range of activities.

It's useful to think about the spaces and activities as falling into--very roughly--the categories below. Many of the examples given cross boundaries and, it is also possible to consider ideas that generate synergies between these different categories.

Arts and Culture: Performing Arts



New England Conservatory Plimpton Shattuck Black Box Theater

A multi-purpose theater space with a capacity of up to 260. It provides options for proscenium, thrust, or in-the-round seating and an optional orchestra pit for concerts, theater, opera, multimedia presentations, and art installations.

Berklee College of Music 160 Mass Ave, Boston

The campus dining hall seats 400 people on its two levels. In the evening, the space is converted to a concert venue for student bands and other performers.



Arts and Culture: Art Creation and Display



[Harvard Ceramics Studio](#), Allston

An approximately 16,000 square foot space for artists, both local and visiting, students, gallery, and sales.

[Lesley University Lunder Arts Center](#), Cambridge

74,000 square foot space for working artists and designers with a photography laboratory, printmaking studio, animation studio, computer studios, arts library, and exhibition spaces.



Arts and Culture: Art Creation and Display

[BRIC Arts Media](#), Brooklyn

The leading presenter of free cultural programming in Brooklyn, and one of the largest in New York City. The main facility offers a public media center, a major contemporary art exhibition space, two performance spaces, a glass-walled TV studio, and artist work spaces.



[Podcast Garage](#), Allston

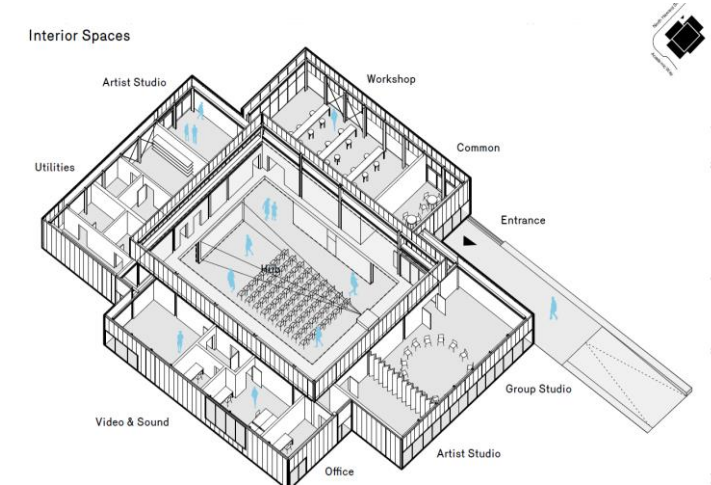
Roughly 1,250 square feet with facilities that include a four-person studio as well as a community space with weekly events and workshops. Podcast Garage supports the work of local audio producers and storytellers by providing the training, tools, and community.



Arts and Culture: Art Creation and Display

[Harvard ArtLab](#), Allston

A 9,000-square foot structure opening soon with spaces for film, theater, dance, and media. The ArtLab will house sound editing stations, a recording studio, space for rehearsal, improvisation, and informal performance, as well as flexible studio spaces for visiting and local artists.



[Narrative Arts Center](#), Boston

13,000+ square foot center to be built in Boston's Seaport with a bookstore, cafe, community space for writers, a podcast studio, classrooms, and an event space. Anchor tenants will include [GrubStreet](#), a local organization supporting aspiring and successful writers, and [Mass Poetry](#), an organization committed to promoting poetry.

Arts and Culture: Art Creation and Display

[Meow Wolf](#), Santa Fe

Arts and entertainment collective specializing in creating “immersive experiences” across a variety of media, including architecture, sculpture, painting, photography, video production, cross-reality, music, audio engineering, narrative writing, costuming, and performance. Includes a children’s learning center, café and bar, and music venue.



[MediaLab Prado](#), Madrid

Citizens’ laboratory for the production of open cultural projects. Anybody can make proposals or sign up to collaborate on proposals made by others. Activities are structured around work groups, open calls for the production of projects, collaborative research and learning communities that address a very wide range of topics.

Makerspace/Fab Lab

A “makerspace” refers to a collaborative workspace where people can share tools and learn, explore, and make things together. Tools may be traditional (e.g. sewing machines, woodworking tools) or high tech (e.g. 3D printers, laser cutters, etc.). When the emphasis is more on high-tech tools then the space might be more accurately called a Fab Lab intended to bring those machines and the training to use them to the broader public. Users’ goals may range from purely artistic to commercial, as these tools are often used to prototype products and develop new ideas.

[Artisan's Asylum](#), Somerville

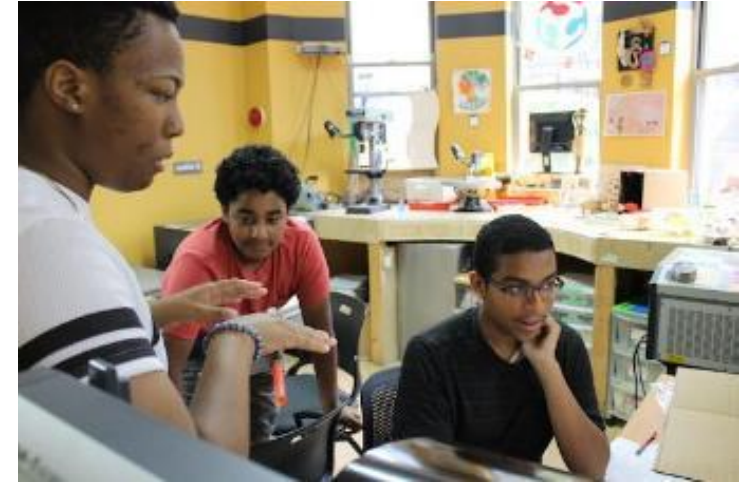
40,000 square foot non-profit community workshop dedicated to promoting the teaching, learning and practice of fabrication with shared equipment for electronics, robotics, woodworking, jewelry, metalsmithing, welding, precision machining, rapid prototyping, digital fabrication, fiber arts, screen printing and more, as well as affordable, publicly accessible classes offered by local artisans.



Makerspace/Fab Lab

[South End Technology Center Fab Lab](#), Boston

First fab lab in the world outside of MIT's Center for Bits and Atoms. In addition to serving participants in the South End Technology Center's programs, the Fab Lab is open to the general public Thursdays from 4:00-8:00 p.m.



[Fab Lab Roxbury](#)

The Fab Lab Roxbury is a space within the Roxbury Innovation Center that nurtures STEM education in collaboration with local non-profits and community organizations, K-12 schools, as well as higher education institutions.

Makerspace/Fab Lab

[DO Space](#), Omaha

"A technology library, a high-tech workshop, and an innovation playground." Free space offering classes in technology use as well as shared spaces and equipment.



[New York Hall of Science Design Lab](#), Queens

The Design Lab is a space within the New York Hall of Science dedicated to providing opportunities to explore design, play and engineering through hands-on experiences.

Business Development: Incubator/Start-Up Space

Space to help create and grow young businesses by providing them with necessary support and financial and technical services in a structured setting. Often tailored to certain types of businesses, e.g. social enterprise, food, technology.

Cambridge Innovation Center

One of the best-known names in the start-up world, with a 90,000 square foot facility in Cambridge and additional facilities in other cities in the U.S. and abroad. Provides flexible office and co-working spaces, conference rooms, enterprise-grade internet services, high-end furniture, operational and technical support, concierge services, perks and wellness offerings, and much more.



Business Development: Incubator/Start-Up Space

Made in New York Media Center

20,000 square foot collaborative workspace and community designed to support and connect the next generation of media and tech entrepreneurs, innovators, and artists with industry resources, events, mentorship, and educational opportunities.



MassChallenge, Boston

“MassChallenge strengthens the global innovation ecosystem by accelerating high-potential startups across all industries, from anywhere in the world.”

Business Development: Incubator/Start-Up Space

[Roxbury Innovation Center](#), Boston

"Innovative space, event venue, and programming hub designed to bring people together at every level of entrepreneurship."



[Bronx Business Bridge Incubator](#)

A project of the New York City Economic Development Corporation that focuses on supporting traditionally underserved entrepreneurs with extensive business support, counseling, flexible workstations and conference room space for approximately 30 start-ups and small businesses from the Bronx and New York City.

Co-working/Collaboration Space

Space for independent contractors and entrepreneurs to work, collaborate, and share resources such as conference rooms, as well as to collaborate on projects. Typically less structured, with less formal programming than an incubator or accelerator.

District Hall, Boston

“The living room of Boston’s innovation community: a place where people can work, exchange knowledge, build meaningful relationships, and make their ideas happen.” District Hall includes a free public work and meeting space as well as event space and a variety of programs and resources for entrepreneurs. The building also includes a restaurant and bar.



Co-working/Collaboration Space

The Lab, Miami

10,000 square foot “creative campus for entrepreneurs” with shared office space and event venue.



Workbar

A network of Boston-area co-working spaces that provide flexible space for entrepreneurs or others without a fixed workplace to have desk space, conference space, host events, etc.

Co-working/Collaboration Space

[Fairmount Innovation Lab](#), Dorchester

Co-working space geared toward artists, makers, and innovative creators' economic growth. Fairmount Innovation Lab promotes inclusive innovation, creative and social enterprise, and entrepreneurship in the Boston community. FIL provides collaborative co-work space and community, an intensive 12-week program for highly committed creative or social entrepreneurs who are ready to take their ideas and businesses to the next level, business workshops, services and events including pitch contests, and office hours with experts, networking events, access to innovators and entrepreneurs in residence, and a design and prototype / fabrication studio.



Social Enterprise

Social enterprises are commercial organizations that have an explicit social objective such as improving human health, education, economic opportunity, or environmental health. Unlike non-profit organizations, social enterprises seek to make profits while providing benefits to society. While earning profit is not the primary motivation behind a social enterprise, revenue still plays an essential role in the sustainability of the venture. In fact, sustainable revenue differentiates a social enterprise from a traditional charity that relies on outside funding to fulfill its social mission.

Impact Hub Boston

Impact Hub Boston is made up of social businesses addressing challenges both locally and globally. Members are entrepreneurs, freelancers, advocates, campaigners, artists, consultants, and others, who share a social platform connecting them to social entrepreneurs around the Boston area, as well as meeting spaces and hot desks, a flexible exhibition and events space, and member-driven events.



Social Enterprise

[Artists for Humanity](#), Boston

Artists For Humanity's (AFH) provides under-resourced urban youth with the keys to self-sufficiency through paid employment in art and design. AFH programs fuse art-making, entrepreneurial and business training, experiential arts and STEM learning and audience engagement to create empowering and transformational experiences for Boston youth.



[Social Enterprise Greenhouse](#), Rhode Island

SEG is a network of 400+ enterprises and 300+ business and community leaders who contribute time, expertise and funding to grow Rhode Island's social impact ecosystem. Several specific focus areas, including food, wellness (see below), and water, energy and environment.

Food

Food-oriented start-ups are an important part of the local small business landscape, creating new products and retail outlets. Many have a social or environmental mission (e.g. healthier food, a more sustainable food system). Food-oriented spaces and programming could include incubator space (such as a kitchen incubator with shared commercial kitchen facilities), retail opportunities for food-related start-ups, cooking classes for residents, and more.

[Commonwealth Kitchen](#), Boston

CommonWealth Kitchen provides shared kitchens combined with business assistance to help aspiring entrepreneurs build great food companies, create jobs, improve healthy food access, and strengthen our regional food economy.



Food

Boston Public Market

"A civic, community-building space for farmers, fishers, food entrepreneurs, neighbors, customers, and partners who come together around the common culture of food." An indoor, year-round marketplace featuring 35 New England artisans and food producers offering locally sourced food from Massachusetts and New England such as fresh produce, meat and poultry, eggs, dairy, seafood, baked goods, specialty items, crafts, and prepared food. The space also includes The Kitchen, which offers demos and tastings with local, seasonal ingredients, classes, workshops, and health and wellness programs.



Food

[Pepsi Nutrition Greenhouse](#), North America and Europe

A “collaborative accelerator” for emerging brands that are focused on helping people lead healthier lives. Focus on products that deliver nutrition, performance, lifestyle (e.g. veganism), or purpose (e.g. environmental benefits).



[Bow Market](#), Somerville

Bow Market provides small-scale storefronts to established and aspiring chefs, retailers, and artists. It is anchored by a brewery and taproom.

Food

[The Food Loft](#), Boston

An organization in Boston providing mentorship opportunities, strategic resources, partnership, early-stage investment, month-to-month office rentals and access to a supportive community space that helps food businesses launch, grow and thrive.



[Branchfood](#), Boston

“Branchfood seeks to promote food entrepreneurship and support the community of founders launching and scaling transformative businesses. We strive to cultivate community, inspire innovation, and elevate New England as a leading food hub.”

Health and Wellness

A space with a health and wellness focus could include wellness programming such as fitness, meditation, and nutrition for the local community. It could also serve as a coworking or incubator space for wellness-oriented businesses, as well as a platform for collaboration with the medical community to look for ways to enhance public health and address wellness challenges. There are examples of “co-wellness” space that allows independent wellness providers (e.g. massage therapists, fitness or yoga instructors, nutritionists) to use shared infrastructure.

[Core Collective](#), Singapore

A 23,600 square foot co-working space for health, fitness and wellness entrepreneurs and freelancers equipped with a gym, treatment rooms, Yoga and Pilates studios, conference rooms and a boxing ring, Core Collective is a co-working space that aims to remove the traditional barriers of entry for ‘resident’ health and fitness practitioners. For customers, the center provides a one-stop-shop for fitness and wellness services including acupuncture, chiropractic, nutrition, osteopathy, psychology, boxing, personal training, pilates, and yoga all under one roof.



Health and Wellness

Project by Equinox, New York

"Where New York's top trainers gather to break all the rules of boutique fitness...Design elements including color-shifting studio lights and a proprietary video capture station." Intended as an innovation space for trainers to develop their craft.



Third Space Wellness, Maryland

"A modern wellness hub where people come to receive services and are also empowered to play an active role in finding, improving, and maintaining their own well-being." Services provided in acupuncture, massage, nutrition, yoga, and more.

Job Training

Programs aimed at helping residents prepare to enter the workforce, train for specific careers, and improve their financial situation and economic opportunity generally. These could include skills training (e.g. computer skills, English language), apprenticeships, financial coaching, career counseling, youth development, or job readiness. Could also include space for non-profits or social enterprises with an explicit job training mission.

[Harvard Ed Portal](#), Allston

The Harvard Ed Portal fosters innovative ways of learning and provides programming in creative and performing arts; science and technology; wellness and recreation; and economic, workforce, and professional development for learners of all ages. The Ed Portal occupies approximately 13,000 square feet in the same building as the Harvard Ceramics Studio.

In addition to the programming mentioned above, the Ed Portal works with the City of Boston to deliver a range of workforce development programming, including English as a Second or Other Language classes, computer skills classes, interview skills, and job seekers sessions.



Job Training

[Future Chefs](#), Boston

"Future Chefs prepares teens for successful life and work after high school." Provides training for youth to work in commercial kitchens while also providing the foundation for a broad range of academic and professional careers based on the conviction is that the hard and soft skills learned in the kitchen can be applied meaningfully in all avenues of a fulfilling life.



[YouthBuild Boston](#)

Innovative non-profit offering a hands-on approach to job training for the building trades, with programs that provide opportunities in vocational education, counseling, and other life skills to prepare students for the workforce upon graduation.

Job Training

More Than Words, Boston

“More Than Words is a nonprofit social enterprise that empowers youth who are in the foster care system, court involved, homeless, or out of school to take charge of their lives by taking charge of a business.”

Young adults work at online, retail, pop-up and wholesale bookselling businesses, running a high-end event space, and gaining life skills and work experience while generating revenue that offsets program costs. They learn marketable and transferable job skills, including customer service, technology, inventory management, as well as critical professional skills such as working as a team.

