

## **Torpedo Factory Art Center 2.0**

When the Torpedo Factory Art Center was unveiled in 1974, the development and investment by the City was a tremendous success with many locals and tourists visiting the Center throughout the year and providing a thriving economy for the City of Alexandria.

*“The mission of the Torpedo Factory Art Center is to foster connections among artists and the public that ignite the creative spirit. We provide dynamic interactions with the arts through our community of visual artists, exhibitions, and programs. We offer art up close, in person, and in progress”.*

Today, more than 45 years later, there is a unique opportunity to update the mission and programming of the TFAC with a broader and more inclusive vision that better aligns with the diversity and interests of the City. Embracing an expanded vision for the TFAC is critical to fulfilling its potential as the epicenter of the Alexandria waterfront in the decades to come.

Our approach to revitalizing the Art Center starts with expanding the reach to recognize various types of artists and their respective crafts including the culinary arts, multimedia arts, computer generated arts, graphic arts and other forms of artistic expression. While still maintaining the mainstay of visual artists that are the backbone to the Art Center, we propose to add additional art programs throughout the facility.

As part of our vision to increase the visibility of all artists we are also proposing to add other programs to increase the visitation of the Art Center. We are proposing that the culinary arts become a part of the TFAC, through a world class food hall on the ground floor that will showcase the culinary talents of a diverse set of proprietors. A well designed and curated food hall will create a dynamic and powerful year round draw for visitors to the TFAC.

The second floor will consist exclusively of working artist and gallery spaces to reflect and showcase the visual arts that have been at the heart of the TFAC for the past 45 years. The presented plan calls for ~50 spaces across the 2nd floor for this purpose. There are a variety of economic and programming models that can be embraced for this purpose.

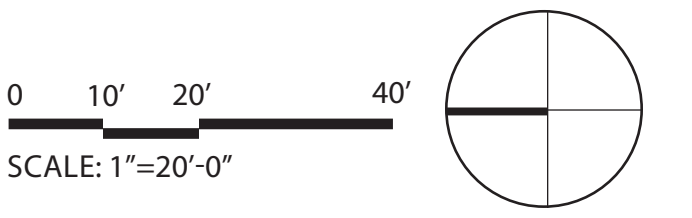
The third floor is intended to cover the addition of 21<sup>st</sup> century arts, including a maker space for physical creations, a digital art and media lab for digital and social media creations, a center for entrepreneurship + incubator space for local business creation, and a rotating exhibition space to keep the TFAC fresh and continuously updated.

A key ingredient to transforming the potential of the TFAC is the development of a new top floor that embraces a new home for the Alexandria Archaeology Museum, a new event space for conferences and events, a new restaurant with stunning waterfront views, and a publicly available indoor/outdoor observation deck. Our vision includes two new high speed elevators to invite visitors to the top floor, where we propose includes the display of the historic ship hulls recently unearthed from the waterfront. The top floor also includes an event space for conferences and weddings, a destination restaurant and an indoor/outdoor observation deck for the public. A new, open air atrium in the center of the building will bring natural light to all floors of the building as well as invite visitors to take the stairs from the top floor down to the lower floors, to be able to explore more of the building.

As the property owners of a ground lease of the adjacent building and the brick pads on the exterior of the Art Center, we also envision opening up more entrances and exits to the building. We propose a new open air alleyway between the two buildings opening up the North side of the TFAC and also envision outdoor seating on the brick pads along the entire waterfront to increase foot traffic.

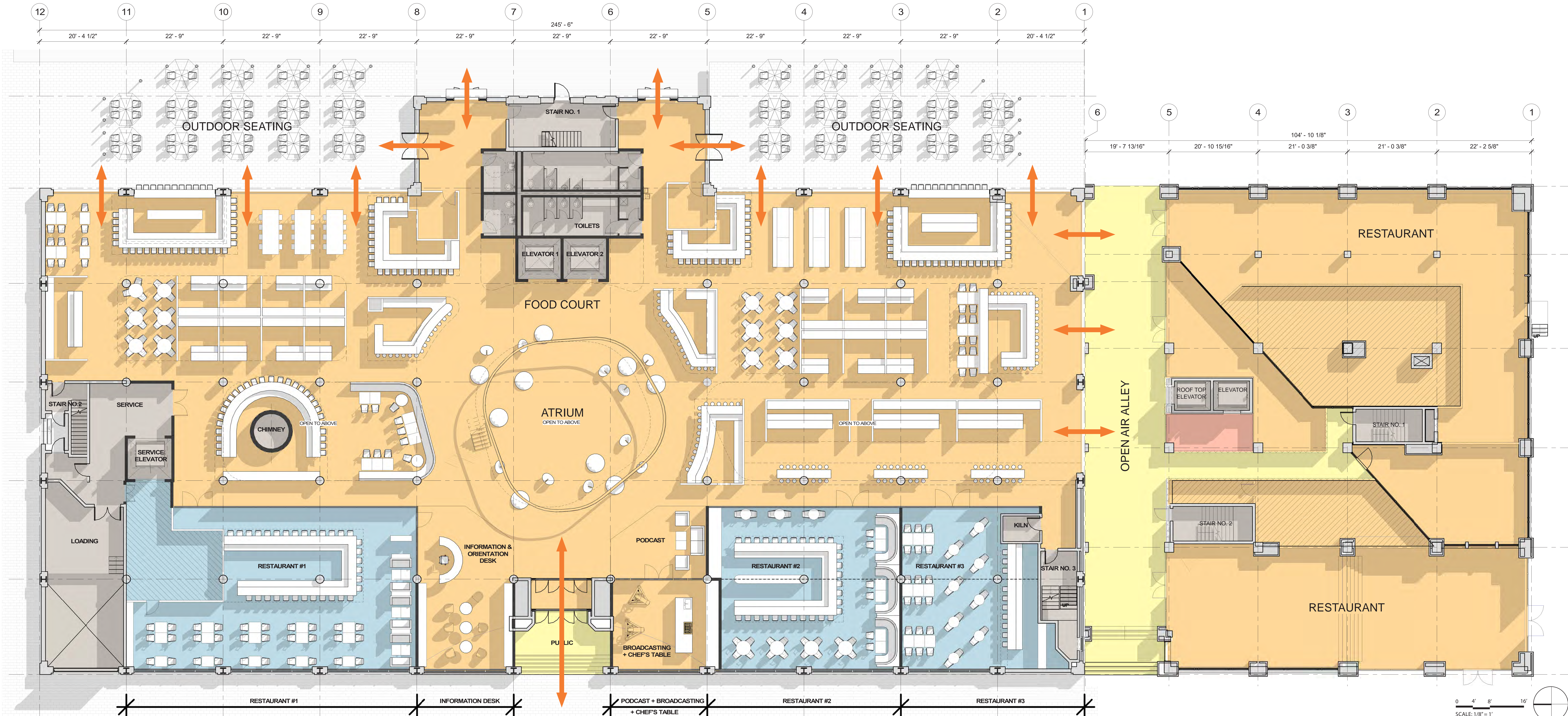
The economic impact of our proposal assumes a 40 year ground lease on the property. The estimated financial benefit that accrues to the City and its residents is an increase of approximately \$250M over the term of the lease and includes the following:

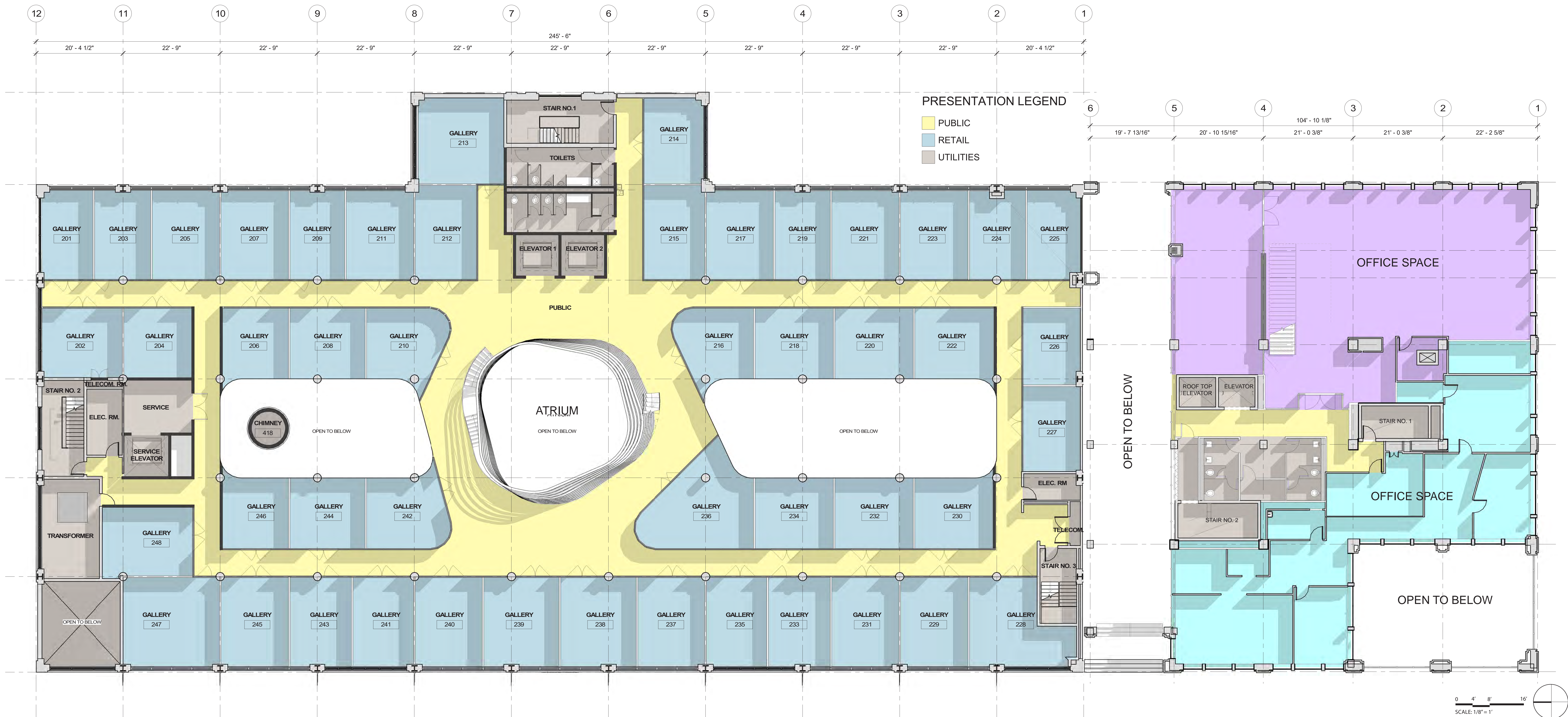
- Deferred maintenance, capital investment, and ongoing maintenance investment into the property.
- Rents to be received by the City as Landlord in excess of current amounts charged.
- Property, BPOL, sales and meals taxes to be received by the City on estimated transaction volume.
- Subsidized rent to be provided to artists and City departments within the Center.
- Reduction in burden by the City on property management, utilities, insurance and other operating expenses.

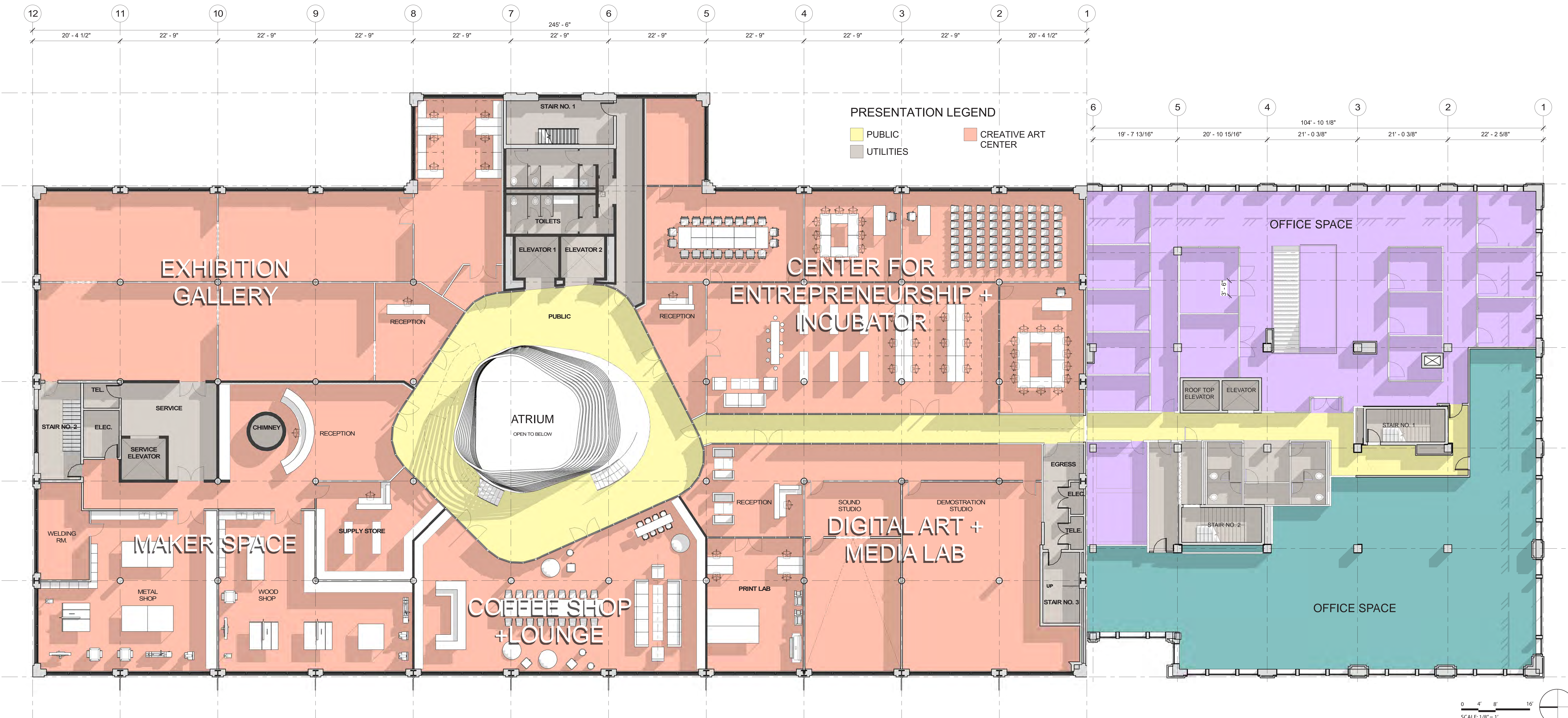


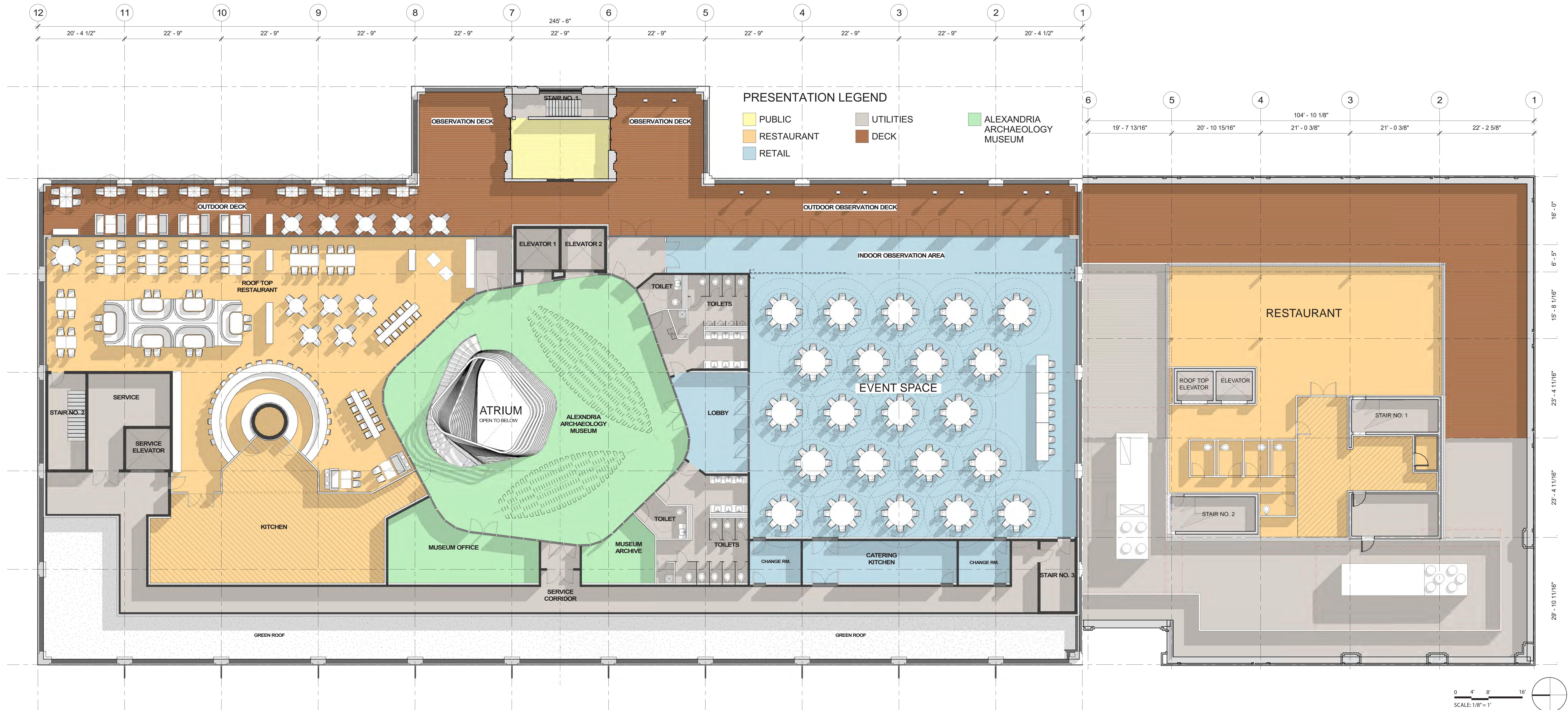
TORPEDO FACTORY ART CENTER  
 105 N. UNION STREET  
 OLD TOWN ALEXANDRIA, VA

SITE PLAN  
 09/21/2020











**2 WEST ELEVATION**  
1/8" = 1'-0"



**1 EAST ELEVATION**  
1/8" = 1'-0"





TORPEDO FACTORY ART CENTER  
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SECTION PERSPECTIVE  
09/21/2020

WINSTANLEY  
ARCHITECTS & PLANNERS



TORPEDO FACTORY ART CENTER  
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BIRD'S EYE VIEW  
09/21/2020