



O₂ Artisans' Aggregate

O₂ Artisans' Aggregate will be a place for artists, artisans and craftspeople to come together and ply their crafts in a dynamic live/work community designed to accommodate serious industrial work activity. Twenty six live/work units, each with a large adjoining industrial workspace, will encircle a central building. The recessed ground floor of this central structure will house 30 parking spaces and establish a podium level, above which will be a large gallery space for the resident craftspeople to display their work, and a restaurant/café. Office space for use by the resident individual businesses will occupy the top three levels.

The heart of the project is in the workspaces. The buildings that form the street front perimeter of the project will be primarily two levels of heavy industrial workspaces separated by a narrow four level stack of live/work units. Each live/work unit will connect directly to a workspace. Per building code standards, the live/work module will be separated from the workspaces by a 3-hour rated concrete block wall. All the units on the second main floor will be connected by an exterior exit balcony that will ring the courtyard and allow all of the second level workspaces to access freight elevators.

The project will be uniquely powered by a co-generation plant located at the southeast corner of the site. The plant will be fueled by wood byproducts generated by an adjacent mill, woodworking studios within the project, and local tree trimmings. The plant will generate electricity as well as supply hot water for both domestic use and radiant floor heating.



View of existing buildings at O₂AA site



Artist's rendering of proposed building configuration.

developer:

O₂AA, LLC

site area:

99,500 sf

built area:

190,000 sf

number of units:

*26 live/work units around
office/gallery/restaurant*

project cost:

\$20,000,000

project start:

November 2002