



FireHouse Studios

A Project in Adaptive Reuse

FAIRMONT, WEST VIRGINIA

- **HISTORIC CITY**
- **HEART OF APPALACHIA**
- **WITHIN 500 MILES OF MOST OF THE EASTERN SEABOARD**
- **LOCATED ON I-79 CORRIDOR, MAJOR INTERSTATE**
- **GROWING TECHNOLOGY INDUSTRY**



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PROJECT BACKGROUND

- **FAIRMONT'S HISTORIC FIRE DEPARTMENT WILL SERVE THE COMMUNITY AS A SUSTAINABLE MIXED-USE SPACE FOR ARTISTS, ARTS ORGANIZATIONS, AND CREATIVE ENTERPRISE TO LIVE, CREATE, DISPLAY, AND PERFORM THEIR WORK.**
- **THIS ICONIC STRUCTURE IS AN ANCHOR IN FAIRMONT'S HISTORIC CITY CENTER. THE BUILDING HAS HEARTSTRINGS IN OUR COMMUNITY AND SERVES AT THE CENTER OF THE DISTRICT'S MOST CHERISHED ANNUAL EVENT, THE FEAST OF THE SEVEN FISHES.**

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Fairmont Firehouse



● **28,000 SQUARE FEET, 5 STORIES,
WITH ROOM FOR:**

- **OFFICE SPACE**
- **PERFORMANCE SPACE**
- **STUDIO SPACE**
- **RESTAURANT SPACE**
- **HOUSING**

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COMMUNITY ENGAGEMENT



- **PUBLIC FORUMS ENGAGING ARTISTS, CIVIC LEADERS, AND OTHER STAKEHOLDERS IN THE CITY.**
- **INFORMATION BOOTH AT MAJOR COMMUNITY EVENT, FEATURING A VIDEO ON THE PROJECT. COMMUNITY MEMBERS SHARED INPUT ON A LARGE CHALKBOARD**

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INTERESTED LESSEES

- **ALLEGHENY IMAGE FACTORY –FILM PRODUCTION GROUP**
- **MOUNTAIN CRAFT –VIDEO AND MARKETING COMPANY**
- **RESTAURANT – MULTIPLE LOCAL RESTAURANT OWNERS (2ND LOCATION)**
- **POPSHOP – NONPROFIT MUSIC ACADEMY**

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FIREHOUSE STUDIOS VIDEO



ACCOMPLISHMENTS

- **IDENTIFIED TENANT NEEDS**
- **PERFORMED STRUCTURAL ANALYSIS**
- **ENLISTED MINOR EMERGENCY ROOF REPAIR**
- **COLLECTED HISTORIC RESEARCH**
- **ROOF REPLACEMENT**
- **PHASE 1: COMMUNITY ENGAGEMENT**
- **PHASE 1: CONCEPTUAL DRAWINGS**
- **BUILDING CLEANOUT**
- **FEASIBILITY/ECONOMIC IMPACT STUDY**
- **SHOWCASED ON DEVELOPER'S TOUR**

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NEXT STEPS

- **MURAL PROJECT FOR BAY DOORS**
- **PROJECT TEAM MEETINGS TO REVIEW FUNDING STRATEGIES**
- **APPLY FOR GRANTS AND PUBLIC MONEY**
- **IDENTIFY NEW OWNER AND INVESTORS**



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WHAT WE NEED

- **OWNERSHIP/LEASE STRUCTURES**
- **EXAMPLE PROFORMA FOR PRIVATE/PUBLIC MIXED USE SPACE**
- **INTERESTED INVESTORS**
- **BUILDING REHAB FINANCE IDEAS**



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PROJECT CONTACT

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