

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Create the Esperanza Media Arts Center



Project Location:
94 North Franklin St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Samira Abed

Property Ownership:
Samira Abed

Funding Estimate:
\$683,000
Total Project Cost
\$512,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Esperanza Media Arts Center is repurposing an existing multi-family residential building into a mixed-use facility that combines affordable rental housing with office and production space, maximizing the use of 4,060 square feet of usable interior area plus a proposed 320 square foot addition. The comprehensive renovation will create four residential units including a walkout basement one-bedroom apartment, two upper-level two-bedroom apartments (one designated for artist residency), and an attic studio apartment with digital editing suites, alongside an open-plan main level office divided into public co-working/workshop/screening space and private staff workspace with audio booth and production stations.

Create the Esperanza Media Arts Center

94 North Franklin St

Existing Site Conditions

Built in 1852, this colonial-style, two-story building features eight rooms and was most recently used as a four-unit owner-occupied apartment. The current owner began restoration by gutting the interior and removing black mold and other deteriorated elements but was unable to complete the renovations.

Capacity & Partners

The project sponsor recently founded a construction company and will serve as general contractor. She brings hands-on experience with historic renovations, a strong real estate background, and over 15 years in nonprofit program oversight. Thin Edge Films will support the project by providing equipment donations, managing operations, and staffing.

Alignment with Vision & Goals

The project strengthens the **quality of housing** by transforming an underutilized multi-family building into 4 residential units and activates **retail opportunities** by integrating office, co-working, and media production spaces.

Readiness & Timeframe

The building has been fully gutted and is ready for construction. No environmental remediation is required. Pending approval of a special use permit by the planning board, the project is prepared to move forward.

Project Category

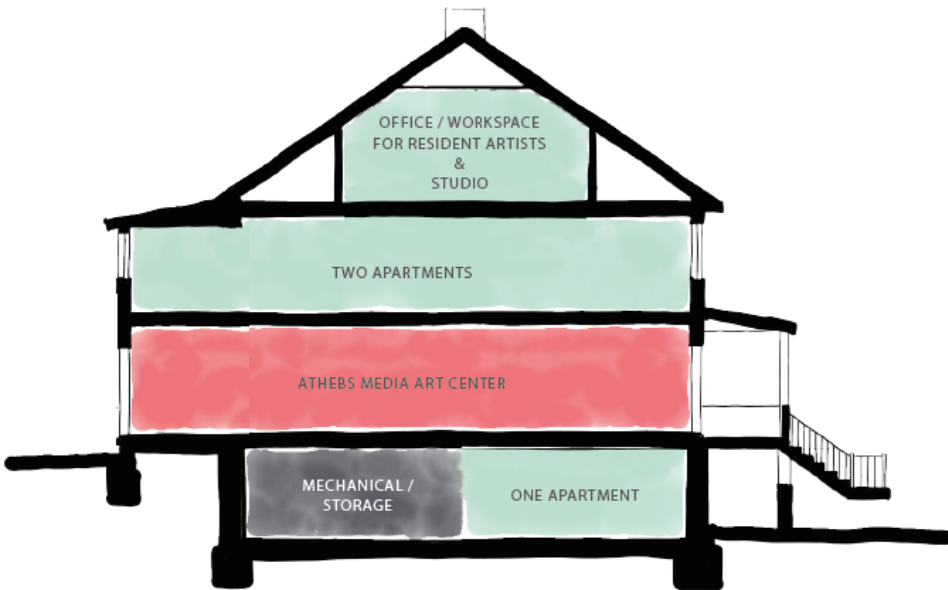
Redevelopment / Renovation

Project Size

Large

NYF Funds Requested

\$512,000



Above: Proposed building stacking



Above: Interior view, current condition