



 **MassDevelopment**

Collaborative Workspace Program

FY2021 Annual Report



About the Collaborative Workspace Program

MassDevelopment is pleased to submit the FY2021 annual report detailing the fifth round of the Collaborative Workspace Program, a vehicle for the Commonwealth to accelerate business formation, job creation, and entrepreneurial activity in communities by supporting infrastructure that fuels locally based innovation. The program funds innovation centers, incubators, makerspaces, artists' spaces, collaborative kitchens, and traditional coworking spaces – alternative workplaces that provide resources such as shared tools and equipment, mentoring and educational programming, and peer-to-peer support that create real economic opportunities for their members.

Since its inception in **fall 2014, and including the awards made in FY2021**, the Collaborative Workspace Program has provided more than **\$9.8 million in 164 awards** for the planning, development, and build-out of different types of collaborative workspaces. Through the first five rounds of the program, collaborative workspaces have added **10,106 users** since implementing their grant-funded projects, and occupy approximately **1,013,593 square feet** in cities and towns across Massachusetts. Many awards have benefited innovation spaces in the state's Gateway Cities.

In June 2020, MassDevelopment announced the opening of the fifth round of program grants. In a break from previous funding rounds, and in an effort to focus program resources on the sustainability of existing spaces impacted by the COVID-19 pandemic, this year the agency funded only established collaborative workspaces through matching "fit-out grants" of up to \$100,000 for new equipment or building improvements – with a recommendation for applicants to strongly consider necessary adjustments to help spaces adhere to the Commonwealth's social distancing and health and safety standards.

On the pages that follow you'll learn more about the 26 organizations, located in 16 communities throughout Massachusetts, that received a total of \$1,205,000 in fit-out grants. This funding will support communities of entrepreneurs, innovators, artists, scientists, and students who drive economic activity and create jobs, while allowing operators to improve facilities and reopen responsibly to protect their members and users and advance economic recovery. My sincere thanks to my predecessor Lauren Liss and her leadership team for their service and contributions to this effort. MassDevelopment is proud to administer the Collaborative Workspace Program, and looks forward to seeing its continued impact in communities across the Commonwealth.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Rivera', with a long horizontal flourish extending to the right.

Dan Rivera
President and CEO



599 Studios, Lawrence

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FY2021 Grant Recipients

Artisan's Asylum, Boston – \$100,000

Artisan's Asylum is a makerspace that provides members with access to personal studios, shared workshops, and open spaces for collaboration. The organization is relocating from Somerville to a larger building in Allston-Brighton and will use grant funding to buy updated manufacturing tools.

GrubStreet, Boston – \$25,000

GrubStreet Center for Creative Writing offers classrooms, a dedicated space for working artist instructors, community space for gathering and coworking, and a literary stage for artists to perform their work. This grant will contribute to the installation of a new HVAC system.

The Record Co., Boston – \$50,000

The Record Co. is a nonprofit community music workspace that aims to provide affordable music workspaces and professional development programs for local artists.



THE RECORD CO. – BOSTON

“We opened our new facility in January of 2021. Great timing, right!? But thanks to support from MassDevelopment's Collaborative Workspace Program we were able to add sanitizing germicidal UV lighting to our HVAC system and deliver on our commitment to provide a welcoming AND safe space for music makers in Boston. We've hosted more than 1,700 recording and rehearsal sessions to date and we're only just getting started!”

— *Matt McArthur, Owner*

Cambridge Innovation Center, Cambridge – \$50,000

The Cambridge Innovation Center (CIC) is a collaborative workspace for science and technology startups that provides office space, wet labs, and programming. The organization will use this grant to fund COVID-19 safety initiatives, such as creating a functional outdoor workspace and buying desk barriers.

LabCentral, Cambridge – \$40,000

LabCentral is a collaborative workspace for life sciences and biotech startup companies, and its Playroom serves as a multipurpose meeting and events space. The organization will use grant funds to build additional workstations and buy furniture in order to meet COVID-19 Workplace Safety Standards.

Falmouth ShareSpace, Falmouth – \$10,471

Falmouth ShareSpace is a coworking facility that provides office and meeting space and virtual office services for professionals, startups, freelancers, and other businesses. This grant will be used to refit part of the organization's space to meet COVID-19 Workplace Safety Standards as well as to upgrade the HVAC system.



SOUTH COAST SURFACE DESIGN – NEW BEDFORD

“When teaching illustration for Surface Design, we traditionally use ink, watercolor, and gouache paints for developing the colors and special effects in the designs. Adding plumbing to a business space is very expensive and this grant made that possible for us. We can now wash our brushes and have fresh water to support our painting and color work.”

— *Adrian Burke, Design Director and Program Manager*

Wheelhouse Cowork, Gloucester – \$65,000

Wheelhouse Cowork is Cape Ann's first collaborative workspace and provides a venue for individuals and groups to realize their business goals. The organization will use this grant to expand its existing space to meet increased demand while maintaining social distancing protocols.

Western Massachusetts Food Processing Center, Greenfield – \$61,000

The Western Massachusetts Food Processing Center is a shared space for food entrepreneurs. The organization will use grant funds to buy new equipment to help clients enhance food safety and gain access to new markets.

Cubit Coworks, Holyoke – \$27,315

Cubit Coworks offers a mix of coworking, meeting, and collaborative spaces designed to help members and users be productive. The organization will use grant funding to build three new offices, six micro-offices, two phone booths, and an additional meeting room, add dividers between desks in open spaces, buy air-purification equipment, and expand Wi-Fi access capability and video security throughout the space.



WHEELHOUSE COWORK – GLOUCESTER

“The Collaborative Workspace Program grant allowed Wheelhouse Cowork to grow and evolve at just the right time. Thanks in no small part to these funds, our membership has doubled and our collaborative workspaces are safer than ever. Our team looks forward to being a revitalizing force in our downtown community.”

— Nathaniel Cahill, Founder

Nuestras Raíces Farm/La Finca, Holyoke – \$55,000

Nuestras Raíces Farm/La Finca is a site for farm, food, and cultural businesses with an on-site market, event space, commercial greenhouses, and retail stand. This grant will be used to build an outdoor covered training space, buy additional farm equipment to reduce contact, and buy personal protection equipment for members and employees.

599 Studios, Lawrence – \$50,000

599 Studios is a collaborative workspace offering private studios and shared spaces with amenities for professional artists working in a variety of media. The organization will use funding to upgrade its air conditioning system, buy portable HEPA filtration units, add a contactless access system and ventilation in bathrooms, outfit a conference room with video conferencing equipment, install lighting, buy and install a spray booth for painting, buy temporary walls to create more private spaces, and build out and upgrade individual artist studios.

The WorcShop, Leicester – \$65,000

The WorcShop is a makerspace and business incubator that is currently relocating from Worcester to a 52,000-square-foot facility in Leicester's Rochdale Village. The organization will use this grant to fund infrastructure improvements and buy equipment for the new facility.



599 STUDIOS – LAWRENCE

"With help from MassDevelopment, we were able to kick start what has become a burgeoning arts hub that has grown to include visual artists working in a variety of media including recording artists and podcasters, woodworkers, knife makers, and, most recently, a glassblower. It is rewarding to be activating this part of Lawrence with affordable space for local creatives. We believe that the vibrancy their presence brings is having an impact that can be felt throughout the city and beyond."

— Ben Hirsch, Broadway Canal Management

Lowell Makes, Lowell – \$90,000

Lowell Makes is an established working laboratory and community makerspace that provides members and the greater Lowell community with access to shared workshops, equipment, education, and collaboration. The organization will use this grant to fund improvements and equipment for its new facility at 150 Western Avenue, including installing a utility sink for the ceramics area, renovating the main entrance to be front facing and handicap accessible, and buying metal shop equipment, a painting and finishing spray booth, scissor lift, custom signage for the main entrance, and cleaning equipment.

Nova Labs, Montague – \$30,000

Nova Labs is a collaborative makerspace located in a series of conjoined garages that serves as a community space for gear-heads, creators, woodworkers, and tinkerers. This grant will fund façade improvements, garage door and security improvements, and exterior lighting and awnings at the facility.

Groundwork, New Bedford – \$7,790

Groundwork is a collaborative workspace located in the Quest Center for Innovation primarily serving freelancers, consultants, remote workers, and nonprofits. The organization will use grant funds to make COVID-19-related safety improvements, including buying new phone booths equipped with airflow vents and ceiling fans, standing-height desk dividers, and individual desks to replace communal work tables.



LOWELL MAKES - LOWELL

"Since receiving this grant in 2020, Lowell Makes has achieved record growth in our active membership. In July 2021 we reached 170 members representing more than 50% year over year growth. We have added many new amenities including a triple bay utility sink and a state of the art spray paint booth. We also renovated our front entrance to be more accessible and welcoming. Our external transformation is a marker of how excited our community is to be able to make things together again."

— Amy Watson, Marketing Director

South Coast Surface Design, New Bedford – \$5,000

South Coast Surface Design is a design studio for apparel, home décor, stationery, and action sports products. The organization will use grant funds to buy and install a utility sink, upgrade the HVAC system, improve studio lighting, and complete IT and security upgrades.

Berkshire Innovation Center, Pittsfield – \$14,435

Berkshire Innovation Center is a collaborative workspace designed to support the life sciences, advanced manufacturing, and engineering community in Berkshire County. The organization will use grant funds to buy and install a simulation lab with augmented reality and virtual reality systems that will offer access to advanced, high-tech prototyping and product design review, socially distant training, and access to virtual meetings and conferences that will benefit its partners in industry and academia.

Greentown Labs, Somerville – \$70,000

Greentown Labs is North America's largest climate-tech startup incubator, offering members prototyping, wet lab and electronics lab space, shared office space, a machine shop, software and business resources, and access to a large corporate and investor network. The organization will use grant funds to install leasehold and operating improvements to better meet COVID-19 Workplace Safety Standards, including upgrading the HVAC and air filtration systems, installing hand sanitation stations, adding desk dividers and barriers, and upgrading technology in conference rooms.



BERKSHIRE INNOVATION CENTER – PITTSFIELD

“The application of augmented and virtual reality was advancing quickly prior to the COVID-19 pandemic, but the pace has accelerated rapidly as more and more organizations turn to it to adapt and thrive. Our new sim lab, made possible thanks to the generous support from MassDevelopment’s Collaborative Workspace Program and other industry partners, is helping to bring this revolutionary technology to companies and educational partners in Berkshire County.”

— Ben Sosne, Executive Director

Urban Artisan Farms, Springfield – \$50,000

Urban Artisan Farms is a shared food manufacturing and distribution facility, home to an urban farm, farmer’s market, coffee roasting company, cold brew company, artisanal bakery, and catering business. This grant will fund costs associated with the build-out of the production, packaging, and process elements of each business, and a proposed internship curriculum for students at neighboring colleges and a vocational high school.

MBI StartUp & ScaleUp Centers, Worcester – \$45,000

MBI StartUp & ScaleUp Centers is a life sciences incubator providing private laboratory suites and services to early-stage entrepreneurs. This grant will be used to buy an emergency power system to provide back-up power for freezers, incubators, and other safety equipment.

Technocopia, Worcester – \$45,000

Technocopia is 10,000-square-foot nonprofit, membership-based maker- and workspace. The organization offers rental bays, a variety of tools, training classes and workshops, and access to complete wood, metal, glass, and laser cutter shops, a 3D printer station, CNC router, electronics bay, and textile and design studios. The organization will use this grant to fit out its recently added shops and improve safety needs at the facility.



MBI STARTUP & SCALEUP CENTERS – WORCESTER

“MBI opened its Briden Street facility in August of 2020. Ten months later, the site is bursting with world class companies. The Collaborative Workspace Program grant will allow MBI to again increase its capacity to support more game changing, biotech companies trying to create jobs and bring products to patients.”

— Jon Weaver, President & CEO

Worcester Idea Lab & Accelerator, Worcester – \$1,855

Worcester Idea Lab & Accelerator is a collaborative workspace that provides office space for a variety of organizations, including nonprofits, high-tech startups, and universities. The organization is transforming a former restaurant into an additional collaborative workspace, and will use grant funds to buy furniture for the facility.

Worcester Regional Food Hub, Worcester – \$100,000

The Worcester Regional Food Hub is a shared commercial kitchen currently located in the Greendale People’s Church that provides food business entrepreneurs access to professional-grade cooking, baking, and cold-storage equipment as well as training certification and business planning assistance. The organization will use this grant to fit out its new headquarters in the lower level of Worcester’s Union Station, including buying equipment for two shared commercial kitchens.

WorcLab, Worcester – \$22,134

WorcLab is a collaborative workspace that provides the space, programs, training, and mentoring entrepreneurs need to propel their ideas into the market. They offer 10,000 square feet of private offices, desks, conference rooms, event space, a kitchen, and prototyping lab equipped with a 3D printer. The organization will use this grant to further fit out the prototyping lab with new equipment.



WORCLAB – WORCESTER

“MassDevelopment has been very supportive in helping us increase the services that we can provide to entrepreneurs and coworkers, from professional workspace, to a 3D printer farm and PCB manufacturing line.”

— Marc Printz, Community Manager

Approved Projects FY2021

Artisan's Asylum

Boston
\$100,000

GrubStreet

Boston
\$25,000

The Record Co.

Boston
\$50,000

Cambridge Innovation Center

Cambridge
\$50,000

LabCentral

Cambridge
\$40,000

Falmouth ShareSpace

Falmouth
\$10,471

Wheelhouse Cowork

Gloucester
\$65,000

Western Massachusetts Food Processing Center

Greenfield
\$61,000

Harbor Place Public Market

Haverhill
\$75,000*

Cubit Coworks

Holyoke
\$27,315

Nuestras Raíces Farm/ La Finca

Holyoke
\$55,000

599 Studios

Lawrence
\$50,000

The WorcShop

Leicester
\$65,000

Lowell Makes

Lowell
\$90,000

Nova Labs

Montague
\$30,000

Groundwork

New Bedford
\$7,790

South Coast Surface Design

New Bedford
\$5,000

Berkshire Innovation Center

Pittsfield
\$14,435

Greentown Labs

Somerville
\$70,000

Urban Artisan Farms

Springfield
\$50,000

Black Seed Farmers Market

Worcester
\$50,000*

MBI StartUp & ScaleUp Centers

Worcester
\$45,000

Technocopia

Worcester
\$45,000

Worcester Idea Lab & Accelerator

Worcester
\$1,855

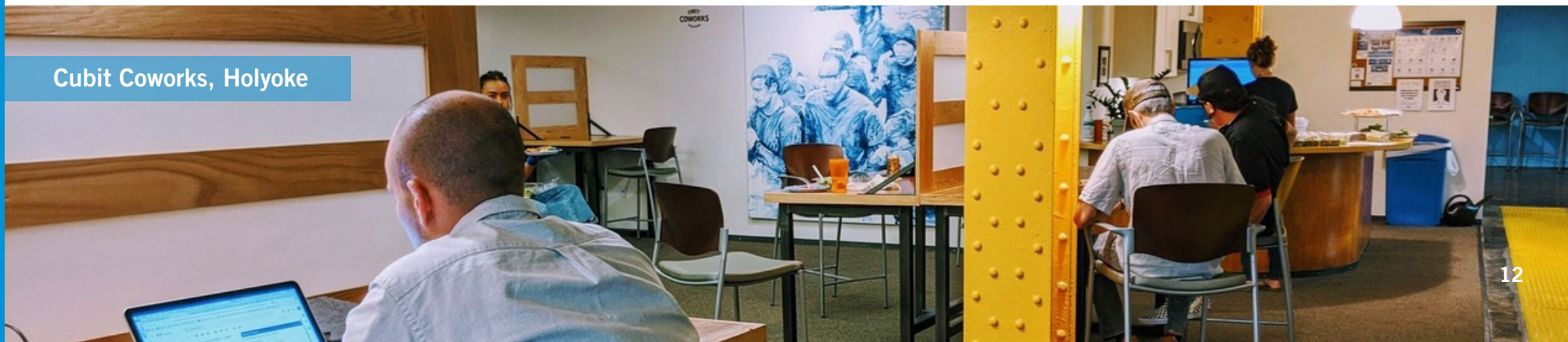
Worcester Regional Food Hub

Worcester
\$100,000

WorcLab

Worcester
\$22,134

**Funding was not advanced.*



Cubit Coworks, Holyoke

Geographic Distribution of Projects





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