



---

staycity\* Wilde

**Tivoli Space Open Call**

**Application Guidelines**

**Table of Contents**

Executive Summary..... 2

Key Dates ..... 2

Overview ..... 3

About the Space ..... 5

    Specifications of the space ..... 5

    Note on accessibility ..... 5

Details of the Opportunity..... 6

Application Process and Eligibility Criteria for Applicants ..... 7

    Application process ..... 7

    Eligibility criteria ..... 8

Additional Information..... 9

## Executive Summary

The Tivoli Space on Francis Street offers a unique opportunity for artists, cultural practitioners, and community-focused groups to shape a new cultural landmark in the heart of The Liberties in Dublin 8.

Staycity Group invites proposals from not-for-profit groups, collectives, arts organisations, and community-focused organisations for the cultural, creative, and community use of the internal Tivoli Space – a 353 m<sup>2</sup> white-box unit courtyard on the grounds of Staycity Aparthotels, Francis Street, Dublin 8. This heavily subsidised opportunity is open to those that meet the stated eligibility criteria. Applications are due by 17 May 2025.

## Key Dates

<b>Milestone</b>	<b>Date</b>
Open call applications launch	<b>9 April 2026</b>
First stage proposal due	<b>17 May 2026</b>
Submission review period	<b>Mid-May</b>
Applicants notified (advance to second stage)	<b>End-May</b>
Second stage presentations	<b>Mid-June</b>
Final decision	<b>End-June</b>

## Overview

Staycity Group is pleased to announce the launch of an open call opportunity to activate an internal space on the historic site of the Tivoli Theatre, Francis Street, Dublin 8. Honouring the cultural significance and heritage of this landmark, artists, collectives/groups and community practitioners are invited to submit creative, multidisciplinary proposals that will contribute to the cultural life of Dublin and engage local communities in Dublin 8.

Staycity recognises the growing demand for accessible, flexible spaces with low running costs among arts and cultural organisations, as well as within the Dublin 8 residential community. To meet this need, Staycity has invested in transforming the internal space into a compliant, white-box space<sup>1</sup>, designed to maximise its potential for diverse audiences and uses.

A clear eligibility criteria and application process have been developed to ensure a balanced and sustainable mix of creative, cultural, and community programming within the space. Informed by a public consultation process undertaken by Staycity in 2025, our vision is for this space to become a vibrant centre point for outreach, engagement, and collaboration offering year-round opportunities for a wide variety of audiences and demographics.

While there are clear challenges in reaching out across this broad basis, we believe it is essential for the long-term sustainability of the space. Through this transparent open call, we aim to identify partners who will utilise the heavily-subsidised space for a three-year period (2026–2029), delivering an active, engaging and inclusive programme.

The criteria outlined below reflect our expectation that the space will serve multiple audiences and foster cross-pollination between established and emerging entities. The aim is to provide a unique opportunity to create a new model of cultural infrastructure, one that not only encourages but insists on collaboration, innovation, and community integration.

Feedback through our public consultation with community stakeholders, cultural practitioners, and industry advisors, consistently highlighted the need for accessible, affordable cultural spaces throughout Dublin, but particularly in Dublin 8. The Tivoli site – now fitted out as a flexible, white-box environment – offers an ideal pilot: low-cost barrier, centrally located, and highly adaptable.

Staycity now invites proposals from not-for-profit groups, collectives, arts organisations, and community-focused groups for the cultural, creative, and community use of the

---

<sup>1</sup> Meaning the unit is finished to a compliant, clean, neutral, ready-to-use standard, designed for easy customisation.

internal Tivoli Space – a 353 m<sup>2</sup> white-box unit on the grounds of Staycity Aparthotels, Francis Street. Offered as a heavily subsidised opportunity, this initiative aims to support those most affected by the city’s shortage of affordable cultural infrastructure. It is a welcome chance to shape a versatile, centrally located space into a dynamic creative, cultural, and community hub, directly responding to one of the most pressing challenges facing artists, cultural practitioners, and grassroots organisations in Dublin today.

**For example, proposals may explore how the internal Tivoli space could serve as:**

- **Multipurpose venues** with a diverse and engaging annual programme of creative, cultural, and community events.
- **Supporting, presenting, and promoting arts and culture** in all forms including but not limited to visual arts, crafts, theatre, music, dance, literature, and more.
- **Accessible and flexible spaces** for artists and cultural practitioners to create, experiment, rehearse, exhibit, present and perform.
- A **public destination or walk-in space** for exhibitions, markets, performances, talks, or gatherings.
- A **platform for community access and engagement**, including workshops, classes, heritage celebrations, or collaborative events.

A combination of these above uses is encouraged to ensure use of the space is optimised. We particularly welcome proposals that:

- Engage local communities and underrepresented groups in an ongoing and meaningful basis
- Emphasise inclusivity and cultural access
- Explore innovative or sustainable models for creative space use

## About the Space

The Tivoli space is a single-storey, 353m<sup>2</sup> white-box unit, with a flexible, open-plan layout suitable for a wide range of creative, cultural, and community uses. It can accommodate exhibitions, performances, workshops, talks, and other public activities. Its clean and flexible design makes it an ideal canvas for creative programming and community engagement.

## Specifications of the space

The space is located within the footprint of Staycity's Aparthotel on Francis Street in Dublin 8 and offers the following features:

1. 353m<sup>2</sup> fully compliant, unfurnished, white-boxed space:
  - a. Own-door access
  - b. Separate office area with kitchenette (31.5 m<sup>2</sup>)
  - c. Three WC's, including fully compliant accessible DDA toilet
  - d. Climate controlled space (heating and cooling)
  - e. Sound baffling for noise control
    - i. Note on noise/sound restrictions: Given the nature of the surrounds, due consideration must be given to the limitations of noise/sound within the space
    - ii. If amplified sound is required additional investment in sound proofing would be required by the selected occupant
  - f. Vinyl flooring throughout
  - g. Maximum capacity number of attendees: 200
2. Additional separate storage space
3. Temporary loading bay/set down area. No on-site parking is available.

Images and floor plans of the space can be found at: <https://www.staycity.com/tivoli-space-open-call>

Please note the photo images show the internal space before the white-box works were completed. The floor plan and 3d image reflect the white-box status. Please note, no furniture is included with the space.

## Note on accessibility

The Tivoli Space is fully accessible. We welcome artists and audiences with all access needs and are committed to providing an inclusive environment.

## Details of the Opportunity

### **Staycity will provide:**

- 353 m<sup>2</sup> fully compliant, unfurnished, white-boxed internal space with accompanying storage unit
- Heavily subsidised rent, to be agreed with the selected occupant
- The use of the internal space 7 days a week from 8am – 10pm with some exceptions and restrictions
- A three-year licence with an 18-month review built in

By agreeing to occupy the spaces, the chosen applicant[s] will enter into a licence for the physical spaces and an agreement/memorandum of understanding for the overall partnership with Staycity Group.

### **What the successful occupant(s) will provide, where necessary:**

- On-site management of the space including administration, maintenance, housekeeping, health and safety, invigilation and security, as needed
- Utilities per usage (electricity, water, internet)
- Rates and service charges
- Insurance including contents, events and public liability
- Publicity and online social media
- Photo and video documentation of projects/events/engagements

# Application Process and Eligibility Criteria for Applicants

## Application process

This is a two-stage application process designed to facilitate a broad and representative spectrum of applicants.

### **Stage 1: Detailed Proposal**

This is an opportunity to share details about you and your organisation and to lay out your vision for the space. Please be concise with answers as word/character limits are in place. Applications must be submitted through the online form which can be accessed here: [Tivoli Space Open Call Proposal Application – Fill out form](#)

Please note, online responses in the form will not auto-save.

For reference only, a PDF of the questions contained in the form can be viewed here: <https://www.staycity.com/tivoli-space-open-call>

Proposals will be assessed on the following criteria:

1. Detailed Vision & 3 Year Indicative Programme Plan
2. Engagement Strategy
3. Measuring Impact
4. Management & Operational Capacity
5. Financial Viability
6. Governance & Staffing

**Shortlisted applicants will advance to Stage 2. Please note, financial statements (audited or unaudited accounts), governing documents and a detailed budget will be required from those that progress towards the second stage.**

### **Stage 2: In-Person Presentation**

Assessed on the following criteria:

1. Clarity of Presentation
2. Responsiveness in Q&A
3. Values Alignment
4. Leadership & Delivery Confidence

**Further FAQs can be found at:** <https://www.staycity.com/tivoli-space-open-call>

## Eligibility criteria



**Applications must demonstrate evidence of all the following criteria in each stage of the open call process, in the format requested. Joint ventures and partnerships that meet all the criteria are welcomed.**

### 1. Open, inclusive and publicly accessible

- Given its public orientation the space cannot solely be utilised as private or closed workspace. However, a portion of the space could certainly be utilised for studio/workspace.
- It is inclusive and accessible to all
- It caters for diverse demographics for example youth engagement, intergenerational activities, and intercultural inclusion

### 2. Demonstrate a balance of creative, cultural, and community engagement and use

- Creative: Original, imaginative, and innovative expression
- Cultural: Encouraging multidisciplinary approaches
- Community: Consistent outreach in Dublin 8 and further afield (for example to residents, schools, educational institutions, community groups and businesses)

### 3. Legal entity types and status

- Must be an organisation, group or collective operating in Ireland
- Only registered not-for-profit or charitable organisations will be considered

### 4. Must demonstrate a level of sustainable funding sources

## Additional Information

### Important Notes

Staycity Group reserves the right not to proceed with any application if the proposed use is not considered viable or appropriate.

All submissions will be treated confidentially and assessed fairly.

The selection process will be conducted in a **transparent** and consistent manner, guided by clearly defined criteria.

**The decision of Staycity is final in respect of applications. Due to the volume of applications, Staycity is unable to provide detailed feedback for applicants.**

**Further FAQs can be found at:** <https://www.staycity.com/tivoli-space-open-call>

**All additional queries can be directed to:** [tivolispaceopencall@staycity.com](mailto:tivolispaceopencall@staycity.com)