

# Artspace Mesa

**City Council Study Session  
July 8, 2014**



# Purpose:

- Proposed city-owned site
- Council direction – enter into exclusive negotiations with Artspace for this site; ability to extend timeline, if needed.
- Brief project background
- Next steps

# What is Artspace?

- Artspace is a nonprofit real estate developer specializing in creating, owning and operating affordable spaces for artists and creative businesses.
  - Artist developments meet fair housing standards.
- Local Partners for Mesa project:
  - Neighborhood Economic Development Corp. (NEDCO)
  - Local Initiatives Support Corp. (LISC)
  - JPMorgan Chase

# Proposed Mesa Site

- Designated downtown slum/blight
- Purchased over 15-year period (1984-99) with general funds
- 46 separate homes/owners
- Approx. 1.7 acres
- New appraisal completed
- Current zoning:
  - DR-2 (12 units per acre/ two stories) and DR-3 (up to 40 (form-based code for 2-3 stories, up to 40 units)



1ST AVE

HIBBERT

155 South Hibbert

138-66-090

POMEROY

2ND AVE





**Artspace Mt. Baker Lofts: Seattle**



**Artspace Elgin Lofts: Elgin, IL**













# Council Direction Today

## Memorandum of Understanding

- Authorize staff to negotiate and approve Memorandum of Understanding:
  - Provides exclusive negotiations (scope of development, commitments) with Artspace for the 155 S. Hibbert property. Key terms back to Council for review/action.
  - Includes ability to administratively extend negotiation timeline, if needed, and agreed to by both parties.
  - Ensures approvals contingent on securing housing tax credit and other needed sources of private and public funding in 2015.



# Next Steps

- Site planning, architectural concepts developed and shared
- Site rezoning, variance if needed
- Lease and development agreements drafted for Council consideration
- Housing tax credit application deadline March 1, 2015. (June/July decision)
- Construction 2016, opening early 2017

# Questions?

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