



ARCHITECTURAL
RESOURCE
TEAM

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The Artspace Mesa Lofts, Artspace's first project in Arizona, will be a mixed unit arts facility containing 45+ rental units of affordable housing for artists and their families, plus non-residential space for artist studios, arts organizations, and creative businesses. It will activate a vacant, under-utilized parcel of land, owned by the City of Mesa and near the light rail and the Mesa Arts Center. The Artspace Mesa Lofts will include clustered live/work housing and community facilities on 1.78 acres of property located in downtown Mesa near 2nd Avenue and Hibbert Road. The address is 155 South Hibbert. The property is proposed to be rezoned to T4NF with 3-story maximum height and up to 3,000 square feet of non-residential space.

Artspace estimates constructing live/work housing in three buildings with approximately 3,000 square feet of commercial space and 1,200 square feet of community space. A mix of 1, 2, and 3 Bedroom units is desired, with a total unit count of 51. A minimum of 11 parking is required and preferred.

DEVELOPMENT SUMMARY:

Site Acreage:	2.13 ac gross, 1.78 ac. net
Building Gross Area (3) New 3 Story:	65,792 GSF
Community Space:	1275 SF
Ground Floor Commercial Space:	3825 SF
Lot Coverage Proposed:	32.5%
Number of Units:	51 Units 18 1-bedroom 18 2-bedroom 15 3-bedroom
Parking Calcs:	Residential Uses: 1/1,000 SF min.* Retail and Service Uses: 2/1,000 SF min.** ((65,792 - 5,100 commercial space) - (2,000)/1000
Parking Req'd:	=58.7 38 single car garages 27 parking spots on site 58 on site, 27 off site =85 parking spots
Existing/Proposed Zoning:	T4N/T4NF
Common Areas:	5,760 SF
Residential Density:	28.68 Units/ac.
Site Lighting:	Building mount in courtyard and at parking. Dark sky design with layout yielding less than 0.5 fc at property line *No parking spaces required for the first 2,000 SF of residential use or for affordable or senior housing units. **No parking spaces required for lodging uses and ground floor uses less than 5,000 SF.

artspace Projects, Inc.
artspace Mesa Lofts
155 South Hibbert Mesa, Arizona

Zoning Case

Revision Schedule		
No.	Date	Description

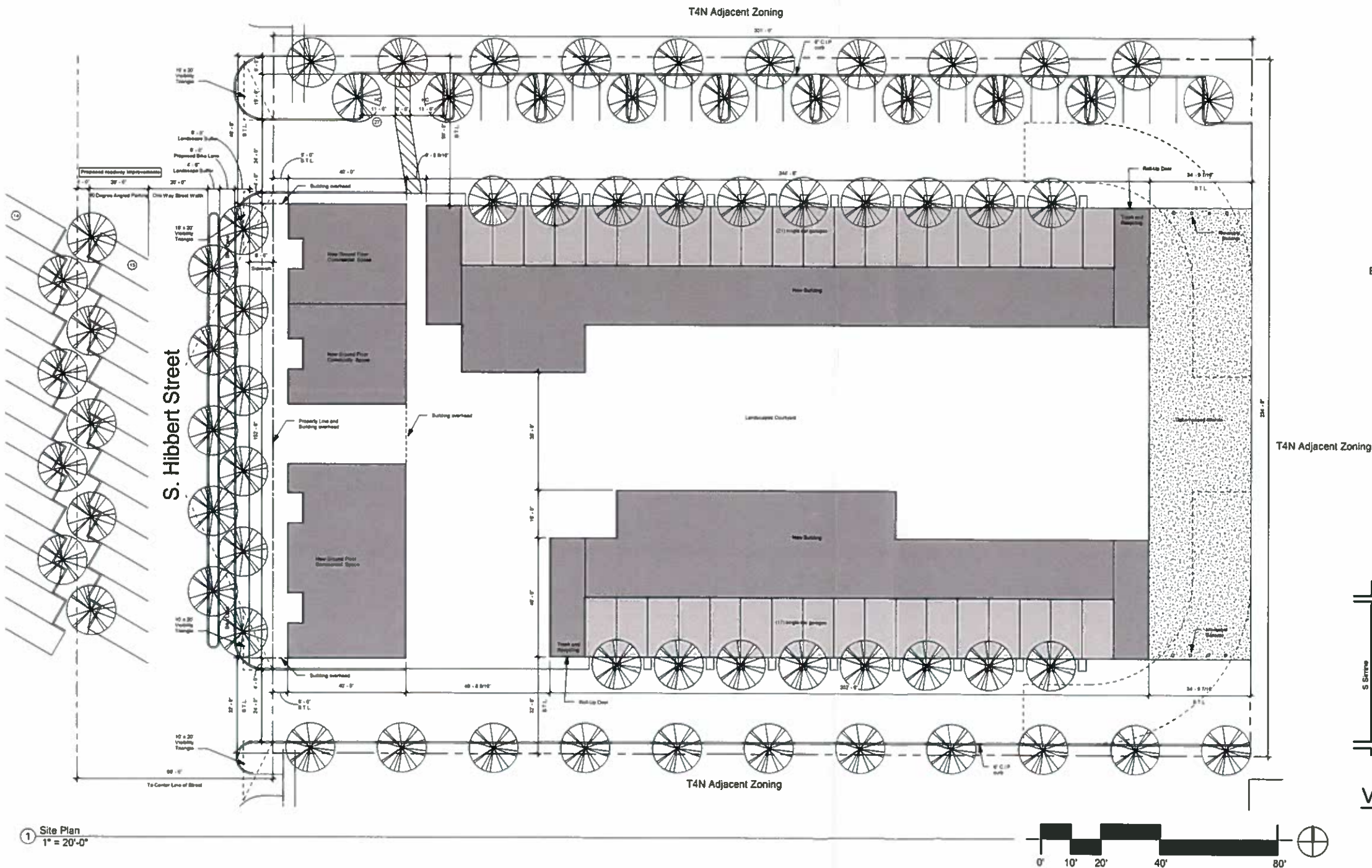
14058	DATE	ART PROJECT NO.
September 2014	DRAWN BY	
	CHECKED BY	

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Site Plan

DRAWING No.

A1.2



Artspace Mesa Lofts

Project Narrative

Artspace Background

Artspace Projects, Inc. is the nation's leading non-profit real estate developer for the arts. Since 1979, Artspace has completed and currently owns and operates twenty-seven large-scale arts facilities across the United States. More information regarding Artspace and its real estate development work can be found at www.artspace.org. Artspace's method of working involves collaboration with local, regional, and national public and private parties with the common goal of creating space for individual artists, arts organizations, and arts-related businesses. This collaboration results in the creation of mixed-use developments that include live/work housing for individual artist and non-residential space that accommodates a wide variety of uses such as art galleries, artist working studios, coffee shops and restaurants, and administrative, rehearsal and performance space for arts organizations.

Project Background

The Artspace Mesa Lofts, Artspace's first project in Arizona, will be a new mixed-unit arts facility containing 45-plus rental units of affordable housing for artists and their families, plus nonresidential space for artist studios, arts organizations, and creative businesses. It will activate a vacant, under-utilized parcel of land, owned by the City of Mesa and near light rail and the Mesa Arts Center. Artspace was invited to develop affordable live/work space for artists by the City of Mesa and the Neighborhood Economic Development Corporation (NEDCO).

Project Description

The Artspace Mesa Lofts Project will include architectural and engineering services for the new construction of clustered live/work housing and community facilities on 1.7 acres of real property located in downtown Mesa near 2nd Avenue and Hibbert Road. The address is 155 South Hibbert. The property is proposed to be rezoned to T4NF with 3-story maximum height and up to 3,000 square feet of non-residential space. Artspace estimates constructing 61,000 square feet of live/work housing in three or more buildings with 3,000 square feet of commercial space and 1,200 square feet of community space. A mix of 1, 2 and 3 BRs will provide approximately 48-52 units. A minimum of 1:1 parking is required and preferred. Design priorities include efficiency, sustainability, and accessibility.

Artspace Mesa Lofts - Citizen Participation Report

Planning & Zoning Case Number: PLN 2014-00477

Report Date: October 3, 2014

Overview:

This report provides results of the implementation of citizen participation plan for Artspace Mesa Lofts. This site is located at 155 South Hibbert, Mesa with the application in place for the rezoning of 1.7 acres from DB-2 and T4N to T4NF. The goal of the rezoning is to enable the development of the Artspace Mesa Lofts project, allowing additional building types and uses on the site. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-sheets, printed pieces and lists are attached.

Neighborhood Meeting:

A neighborhood meeting was held on at Mesa Contemporary Arts where citizens were invited to learn more and discuss the applicant's proposal (see attached sign in sheet).

Correspondence:

- Invitation Fliers (attached) were mailed to property owners within 1,000' of the site, (see attached list).
- Notification letters were mailed to all HOAs and registered neighborhoods within 1 mile of the property.
- Letters were also sent to:
 - Mesa Public Schools – District Office
 - Franklin West Elementary School
 - Lowell Elementary School
 - Kino Jr. High School
 - Mesa High School
 - New Horizon School for the Performing Arts
 - Mesa Arts Academy

Electronic Media:

- Invitations were also e-mailed to the NEDCO Arts & Art Organization listserv to 664 individuals, with 319 confirmed opens – a 49.8% open rate, compared to the non-profit industry average of 21.2% opens. This list includes individuals and organizations that took the Artspace Market Survey, NEDCO artist entrepreneurs and other interested parties.
- The invitation was posted on Artspace Mesa's Facebook page, reaching 385 people, and shared four times and generating 10 new likes for the page.
- The invitation was shared to the NEDCO Art Entrepreneur Alumni page, which has 45 members.

Results:

Seventeen community members attended the October 1st meeting at the Dobson Lecture Hall at Mesa Contemporary Arts. Five asked to be added to the contact list. (see attached list)

Summary of concerns, issues, and/or problems:

There have been no concerns, issues or problems raised at the time of this report.

There was support for the streetscape improvements that may, or may not, be part of the development.

Dear Neighbor,

Artspace, City of Mesa Arts & Culture Department, and NEDCO would like to invite you to a public meeting to learn about and discuss Artspace Mesa Lofts, a new development being planned for 155 South Hibbert. We are still in the early development stage and value your input.

The Artspace Mesa Lofts project includes the new construction of clustered live/work housing and community facilities on 1.7 acres of real property located in downtown Mesa near 2nd Avenue and Hibbert Road at 155 South Hibbert. The property is proposed to be rezoned from "T4 Neighborhood" to "T4 Neighborhood Flex" maintaining the current 3-story maximum height and up to 3,000 square feet of non-residential space. Artspace estimates constructing 61,000 square feet of live/work housing and 1,200 square feet of community space in three or more buildings. A mix of 1-, 2- and 3-bedroom homes will provide approximately 48-52 units. Design priorities include efficiency, sustainability, and accessibility.

Public Meeting

Wednesday, October 1 – 6:00pm

Mesa Contemporary Arts – Dobson Lecture Hall (downstairs)
 One East Main Street
 Mesa, AZ 85201

We have attached a preliminary site plan and encourage you to attend the upcoming public meeting, as well as to follow our progress on Facebook at www.facebook.com/ArtspaceMesa or sign up for our e-newsletter at eepurl.com/YY01v. We expect to have additional meetings, so please stay tuned!

If you have any questions, please feel free to contact Heidi Kurtze of Artspace Projects by e-mail at heidi.kurtze@artspace.org or by telephone at 612-819-6754.

About Artspace:

Artspace is America's leader in artist-led community transformation. With headquarters in Minneapolis and offices in Los Angeles, New Orleans, New York, Seattle and Washington DC, Artspace runs a network of 35 affordable arts facilities in 13 states. Representing a \$500 million investment in America's arts infrastructure, our facilities provide more than 1,100 affordable live/work units for artists and their families as well as a million square feet of non-residential space for artists, arts organizations and creative enterprises. Learn more at: www.artspace.org

About the Mesa Arts and Culture Department

The Arts and Culture Department of the City of Mesa, Arizona serves as the cultural liaison and ambassador for the City; the chief advocate for the importance of arts and culture to community life, education and economic development; and the oversight body for the three City-owned arts and culture venues/programs: the i.d.e.a Museum, the Arizona Museum of Natural History, and the Mesa Arts Center. Additional information is available at <http://www.mesaaz.gov/artsculture/>

About Neighborhood Economic Development Corporation (NEDCO)

Neighborhood Economic Development Corporation is a nonprofit 501(c)(3) Community Development Financial Institution dedicated to promoting and supporting innovative, targeted and collaborative economic and community development initiatives to help build and grow vibrant, sustainable and prosperous communities throughout the Valley of the Sun. Additional information is available at www.nedco-mesa.org

Kim Steadman

From: david.crummey@gmail.com on behalf of David Crummey <dcrummey@nedco-mesa.org>
Sent: Tuesday, October 07, 2014 10:33 AM
To: Kim Steadman
Subject: Re: Artspace Mesa Lofts Project - Z14-049

Hi Kim,

We did receive another comment after the report was written. It says that they do not like the 3-story height of the existing zoning (our zoning request does not change this height). We responded that we will be respectful of neighboring homes.

David Crummey | dcrummey@nedco-mesa.org
Community Development Real Estate Specialist
[Neighborhood Economic Development Corporation](#)
p: 480-258-6956 | f: 480-464-5871



On 7 October 2014 08:15, Kim Steadman <Kim.Steadman@mesaaz.gov> wrote:

Thanks David.

From: david.crummey@gmail.com [mailto:david.crummey@gmail.com] **On Behalf Of** David Crummey
Sent: Monday, October 06, 2014 2:44 PM
To: Kim Steadman
Cc: Stephen H. Azarik; Heidi Kurtze; Doug McCord
Subject: Artspace Mesa Lofts Project - Z14-049

Good afternoon Kim,

Attached is the Citizen Participation Report for Artspace Mesa Lofts. Please let me know if there is anything else you need!

Regards,