



Mesa Artspace Lofts

155 South Hibbert, Mesa, AZ 85210



Project Overview

In 2012, Artspace was invited to Mesa by the community to consult and investigate the feasibility of an Artspace live/work project; this included five community meetings and a six-month long market survey. Artspace is actively engaged in working with the Mayor, city staff, council members, community leaders, neighbors and local artist residents.

Artspace interviewed more than 660 artists in Mesa and the Valley, and received great interest and support for affordable rental housing with a preference for artists in the Mesa downtown community. After unveiling the survey results, Artspace began working closely with the City of Mesa, City of Mesa Arts & Culture Department, the Neighborhood Economic Development Corporation (NEDCO) and the community as a whole.

Mesa Artspace Lofts will include up to 50 units of artist live/work housing in downtown Mesa at 155 South Hibbert.

The facility will provide artists' housing, performance/exhibition space, educational space, and creative business space – all in close proximity to public transportation and within an easy 25-minute drive from downtown Phoenix.

Mesa Artspace Lofts will not only provide high-quality housing for families, but a significant economic development impact on the Mesa and Valley communities.

Project Details

Owner/developer // Artspace Projects

Development Partner // Neighborhood Economic Development Corporation (NEDCO)

Architect // Architectural Resource Team

Project Partners // City of Mesa,
Mesa Arts Center / Mesa Arts & Culture Department

Funder // JP Morgan Chase

Type of development // Mixed-use: live/work units, TOD

Number of residential units // est. 50

Sq. Ft. // 71,000

Commercial space // est. 5,000 sq. ft.

Community space // est. 1,200 sq. ft.

Type of units // studio, one-, two- and three-bedroom live/work units

Affordability // units range from 30%, 40%, 50% and 60% of area median income

Total estimated project cost // est. \$13.5 million

Project Timing

The Mesa area artistic community, civic and business leaders and elected officials engaged Artspace in 2012 to complete a preliminary feasibility study to explore the potential for creating a mixed use artist live/work project. Following on the heels of a successful feasibility study, a market survey of artists and creative businesses was completed in early 2014. Mesa Artspace Lofts is currently in pre-development, with an anticipated projected completion in 2017.

Project Funding

The predevelopment support to date has been provided by JP Morgan Chase and Local Initiatives Support Corporation (LISC) with programmatic support provided by our community partners, the Mesa Arts Center and NEDCO.

Growth for Mesa

The Mesa Artspace Lofts project is advancing multiple public agendas through the arts by:

Enacting and encouraging downtown revitalization. This empty lot was selected as the project site to rehabilitate a vacant and culturally important, underutilized corner of downtown.

Bringing visitors downtown and advancing neighborhood transformation. This project creates a hub of more than 45 artists and their families and will augment the bubbling interest in downtown – encouraging everyday activity on Mesa's main thoroughfare.

Creating higher density along Mesa's newly constructed light rail corridor. Mesa Artspace Lofts will be a significant addition to the multi-family housing landscape.



Artspace Contact:

For more information or to support the project, please contact:

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Mesa's Light Rail Photo: Nancy Mesaaz



Birds eye rendering by Architectural Resource Team



Circle Walk, Sculpture, Mesa Art Center Photo by Alan Dayley

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The Nation's Partner in Artist-Led Community Transformation

Artspace is the nation's leader in artist-led community transformation, with more than 35 projects in operation across the country and another dozen in development, representing a unique, \$600 million investment in America's arts infrastructure. Through its Consulting division, Artspace has brought its hard-earned expertise to more than 300 cultural planning efforts from coast-to-coast. With headquarters in Minneapolis and offices in Los Angeles, New Orleans, New York, Seattle and Washington D.C., Artspace is America's leading developer of arts facilities. To date we have completed nearly 2,000 affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations. artspace.org