



## Building Better Communities Through the Arts

**City Council Study Session  
February 8, 2016**



## Purpose of Today's Discussion:

- Overall project update
- Review of key commitments
- Respond to questions



# MESA ARTSPACE LOFTS





# PATH TO THE PROJECT

## MESA AND ARTSPACE



- 2012 City/NEDCO invited Artspace; Artspace Feasibility Study – Live/Work Space for Mesa’s Creative Community
- Artist market survey extremely positive
- Many meetings with key stakeholders including:
  - Artist focus groups
  - Citizen groups
  - Neighborhood groups

# MESA AND ARTSPACE CONCEPT

- Embracing innovative approaches to economic development and business sector growth
- Retaining and supporting artists while attracting new ones
- Fostering small businesses by capitalizing on pedestrian traffic





# PLACEMAKING IN MESA



- **Art Displays**
- **Workshops and Classes**
- **Demonstrations**
- **Meet-Ups**
- **Lectures/Dialogues**
- **Arts Market and Festival**

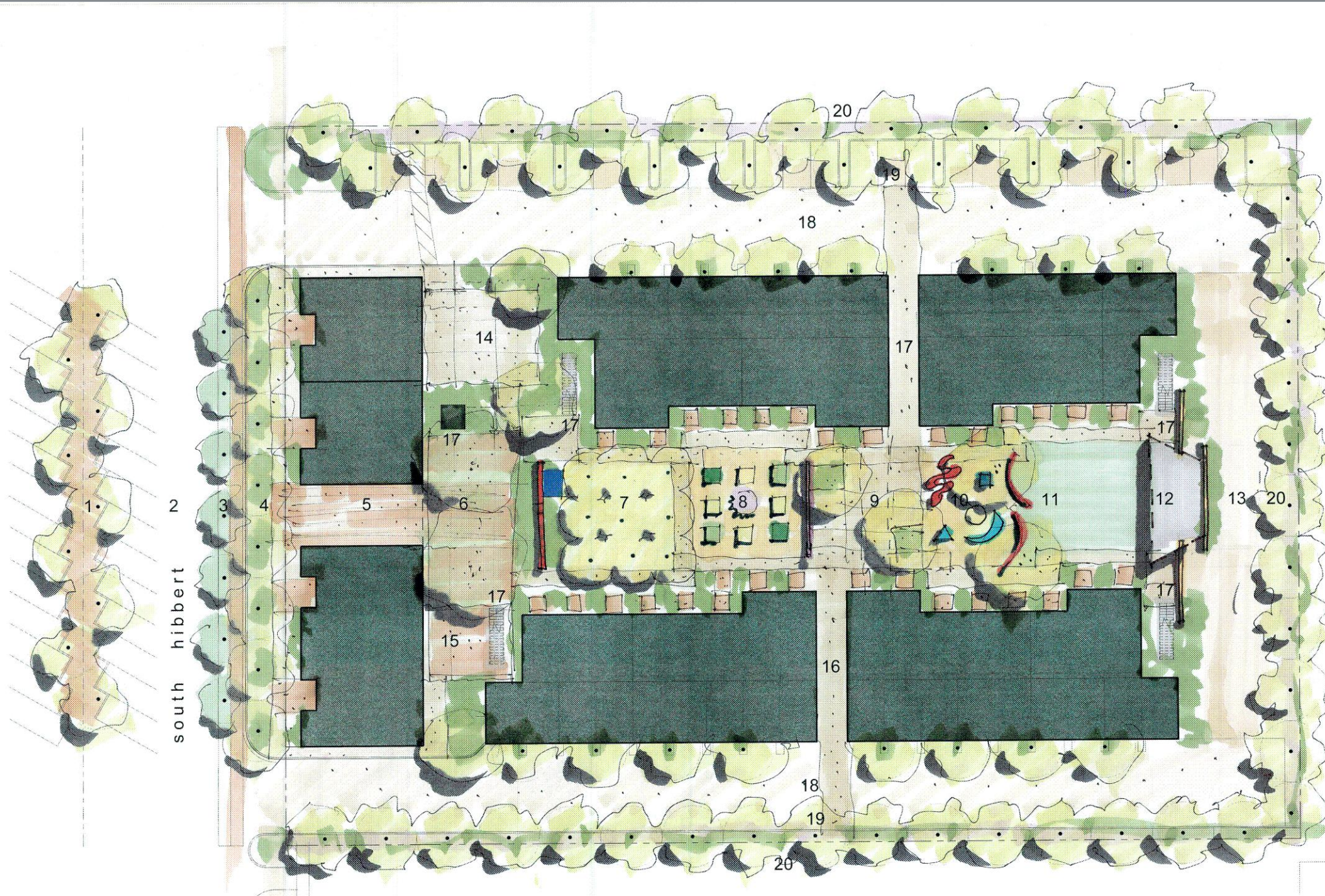
# ARTSPACE MESA LOFTS

- Site at 155 S. Hibbert
- Mixed-Use Creative Community
- 50 Live/Work Units
- Mixed-Use with Retail Storefront Space
- Art Gallery
- Community Gathering and Artist Market





# MESA ARTSPACE LOFTS - SITE PLAN



## SITE PLAN KEYNOTES

1. The Rambla- reconfigure roadway to place parking in center to separate pedestrians and bicyclists from cars along streetscape and provide dynamic space for street festivals.
2. North bound traffic lane on South Hibbert
3. Tactile paving strip with small scale street trees in Paver Grate system adjacent to bike lane to separate bicyclists from traffic
4. South Hibbert Streetscape- Landscape and street trees between curb and public sidewalk with paved areas for site furnishings and outdoor space along retail at ground floor
5. The Passage- Covered walk / gallery to interior courtyard spaces
6. Hear Ye Hear Ye- Public Welcome entry forecourt in transitional space to interior gardens
7. Gimme Shelter- Semi private, shaded courtyard with an elegant bosque of trees and crushed stone surfacing
8. The Incredible Edible Patio- Container garden patio
9. Meet me in The Square- Community meeting square and gathering place
10. That's a Playground?!- site sculpture worthy of play
11. The Yard- Open space for exercise, play and social gathering
12. All the World's a Stage- Covered performance and presentation space / outdoor screen
13. Release the Hounds- Pet run and exercise garden co-habiting with firelane and emergency access
14. Art Maker's Courtyard- Covered space for creating art with a thinking deck above
15. Art Lover's Courtyard- Covered space for Art appreciation below with a party deck above
16. North and South Galleries- exterior art passages
17. Chutes and Ladders
18. Car Courts and Drives- Paved in a manner to create a pedestrian scale, landscaped space that can be closed off and activated during events.
19. Crushed stone parking spaces to encourage infiltration and passive water harvesting
20. The Birds and the Bees- landscape buffer created with a pollinator hedgerow of native plants



Artspace Mesa Lofts  
South Hibbert  
Mesa, Arizona  
Conceptual Landscape Plan

Drawn: cw  
Checked: cw  
Date: 2015-04-16  
Revisions:

CITY NUMBERS



# MESA ARTSPACE LOFTS



Artwork: "Bike Men" By Andy Brown



# MESA ARTSPACE LOFTS





# DEVELOPMENT AND PURCHASE/SALE AGREEMENT



## **Artspace project commitments:**

- Min. 48 affordable, live-work units for artist and creative Veterans.
- Open and engaging design; opportunities for public interaction.
- On-site and off-site improvements; all permitting fees and taxes.



# DEVELOPMENT AND PURCHASE/SALE AGREEMENT

## **Artspace Commitments Continued:**

- Energy efficient and crime prevention building standards.
- Use of City services.
- Seek commercial tenant who will maximize hours, day and night.
- Partner with Mesa Public Schools, Arts and Culture, other creative entities.
- Sufficient evidence of funding prior to closing.





# DEVELOPMENT AND PURCHASE/SALE AGREEMENT

## City exchange commitments:

- Land conveyance (valued at \$230,000)
- Deed restrictions on the property for 20 years to assure affordable live/work units for artists and creative veterans, commercial and community spaces.
- 50% reduction in common area utilities (water, electric, natural gas) in exchange for a min. 48 affordable, live-work units for artists and creative veterans. (Estimated at approx. \$5k-\$10k per year)
- Completion of appraisals, Phase 1 environmental, site survey (valued at approx. \$45,000)





# NEXT STEPS

- Council consideration and action 'site control' this evening
- Consideration of HOME funding allocation
- Artspace March 1<sup>st</sup> submittal of Low-Income Housing Tax Credits
- AZ Dept. Housing decision Summer 2016
- Closing/funding assurance Fall 2016
- Ground breaking Fall 2016
- Project completion in 2017





# MESA ARTSPACE LOFTS: A PARTNERSHIP



artspace





Building Better Communities Through the Arts

Questions?