

COUNCIL MINUTES

February 8, 2016

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on February 8, 2016 at 5:06 p.m.

COUNCIL PRESENT

John Giles
Alex Finter
Christopher Glover
Dennis Kavanaugh
David Luna
Dave Richins
Kevin Thompson

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Jim Smith
Dee Ann Mickelsen

1. Review items on the agenda for the February 8, 2016 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items removed from the consent agenda: None.

2-a. Hear a presentation and discuss an update on the proposed Mesa Artspace Lofts proposal, Development Agreement, and Purchase/Sale Agreement.

Deputy City Manager Natalie Lewis introduced Rachel Robinson, Director of Property Development for Artspace, and displayed a Powerpoint presentation that provided an overall project update. **(See Attachment 1)**

Ms. Robinson announced that Artspace is a non-profit organization and the national leader in artists creative placemaking and artist housing. She reported that Artspace is a real estate developer that brings together diverse partners to convert commercial developments into artist studios/housing across the country, and has successfully completed over 40 developments nationwide.

Ms. Robinson indicated that the journey of Artspace in Mesa began in 2012 with a feasibility study of the community, which took stock in Mesa's cultural and creative assets. She highlighted the following shared goals for the 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.

Ms. Robinson discussed the creative placemaking that would be offered at Artspace and reviewed the site plan. (See Pages 6 through 9 of Attachment 1) She explained that the lofts would make up most of the site and run the length of the building, offering large one, two, and three bedroom apartments. She added that the three bedroom apartments have a large 20 x 40 galley style room with windows on both ends to maximize creative space.

Ms. Robinson provided details of the site plan's outdoor space for gathering, including the design of the glass garage doors that open to allow for work space and/or market space. She displayed a brief 3-D video of the space to show the open concept. She concluded by thanking the Council for their partnership in bringing Artspace to Mesa.

Ms. Lewis informed the Council that Artspace has made a process available for Mesa's creative veterans as well and has worked hard to incorporate this element into the project. She gave a brief synopsis of the Development and Purchase/Sale Agreement, including Artspace's commitment to the project as well as the City's. (See Pages 12 and 13 of Attachment 1).

Ms. Lewis provided the proposed timeline remaining for the project as follows:

- Council consideration and action on the Development and Purchase/Sale Agreement at the next Regular Council meeting.
- Consideration of HOME funding allocation at the next Community and Cultural Development Committee.
- Artspace submittal of Low-Income Housing Tax Credits by March 1, 2016.
- Arizona Department of Housing decision expected by Summer 2016.
- Closing/funding assurance by Fall 2016.
- Ground breaking in Fall 2016.
- Project completion in 2017.

In response to a question from Councilmember Richins, Ms. Robinson reported that Artspace has approximately 1 million square feet of commercial space and a very high success rate for finding tenants. She added that Artspace would be responsible for paying the operating expenses and, with the help of NEDCO as a partner, she believes they will find a great tenant who brings community value.

In response to a question from Councilmember Luna, Ms. Lewis replied that Artspace and the City of Mesa have had discussions with schools to look at the opportunity of developing an artist in residence program that directly serves the students of Mesa Public Schools.

Mayor Giles thanked Ms. Lewis and Ms. Robinson for the presentation and commented that he was excited to see Artspace progress.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Museum and Cultural Advisory Board meeting held on November 19, 2015.

3-b. Judicial Advisory Board meeting held on October 5, 2015.

3-c. Economic Development Advisory Board meeting held on January 5, 2016.

It was moved by Councilmember Luna, seconded by Councilmember Glover, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

4. Hear reports on meetings and/or conferences attended.

Mayor Giles: National Championship Tournament of Shuffleboard

Mesa City Council joint luncheon with the Salt River Pima-Maricopa Indian Community

5. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the schedule of meetings and general information is as follows:

Saturdays, 5:30 p.m. – Food Truck Forest in Pioneer Park

Saturday, January 16, 2016, 10:00 a.m. – Mesa Arts and Crafts Festival

Thursday, February 11, 2016, 7:30 a.m. – Study Session

Thursday, February 11, 2016, 8:00 a.m. – Community and Cultural Development Committee meeting

5. Adjournment.

Without objection, the Study Session adjourned at 5:28 p.m.


JOHN GILES, MAYOR

ATTEST:


DEE ANN MICKELSEN, CITY CLERK



I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 8th day of February, 2016. I further certify that the meeting was duly called and held and that a quorum was present.


DEE ANN MICKELSEN, CITY CLERK

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(attachment – 1)

artspace

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



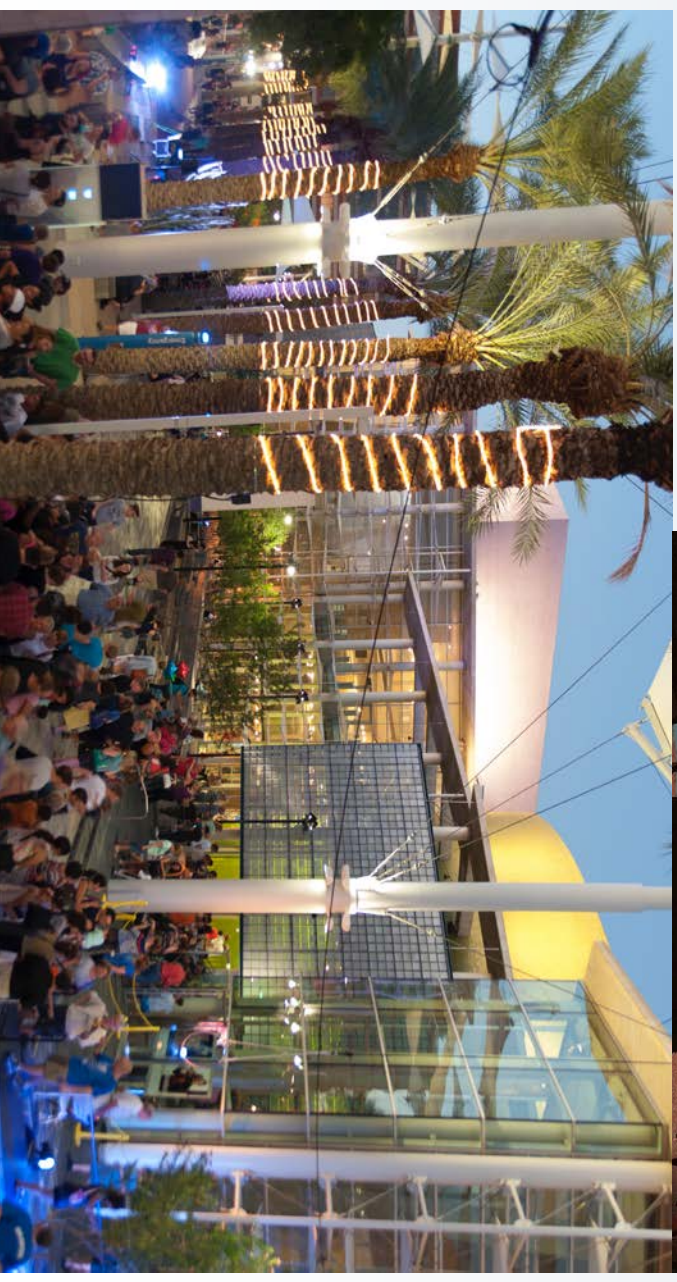
PATH TO THE PROJECT MESA AND ARTSPACE



- 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

Artspace Mesa Lofts

South Hibbert
Mesa, Arizona

Conceptual Landscape Plan

Chris Winters + ARC studios
landscape architecture
820 north 3rd street, suite arizona 85004
tel 602 955 8088 fax 602 253 3806
email cw@cwaadesign.com



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

CITY NUMBERS

MESA ARTSPACE LOFTS



Art - Bike Lane 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

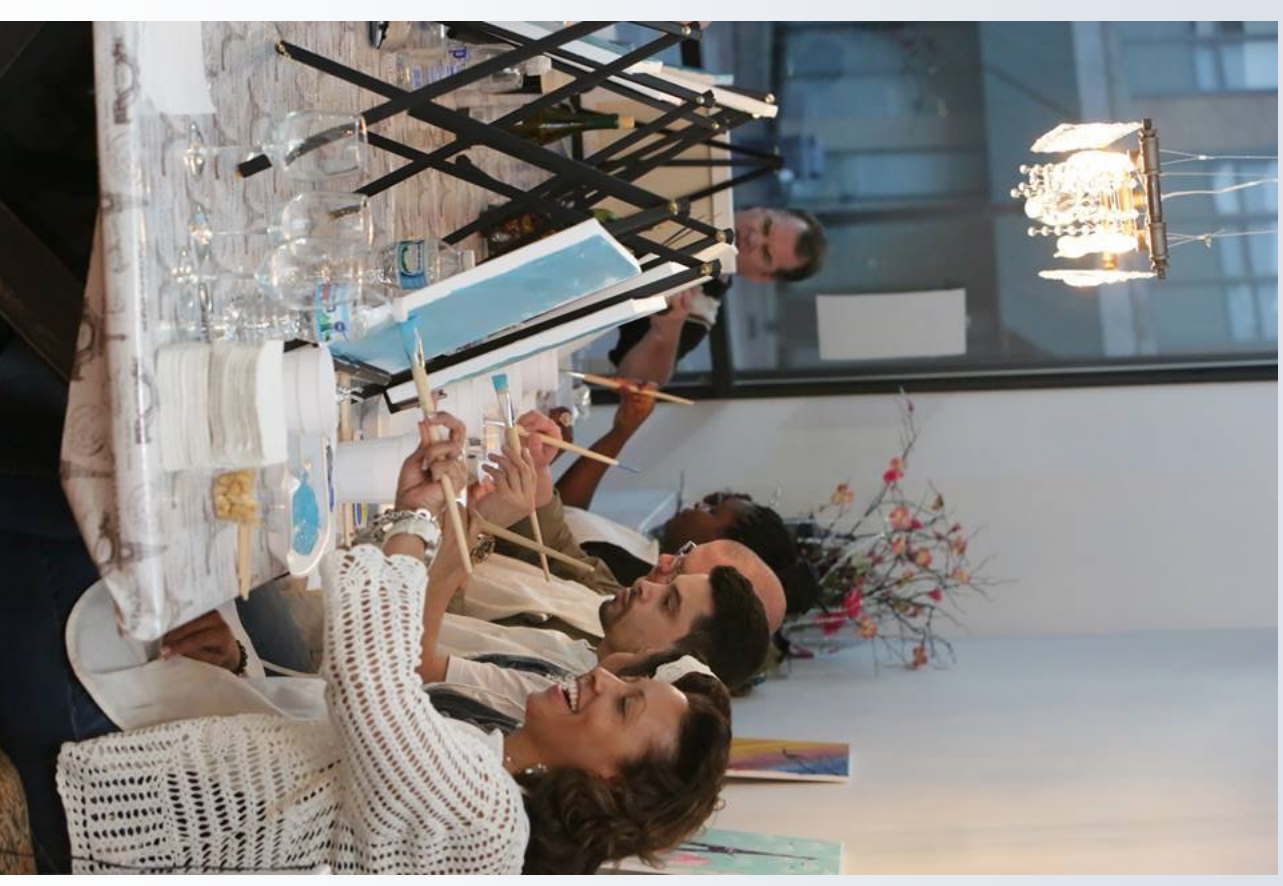
City exchange commitments:

- 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)

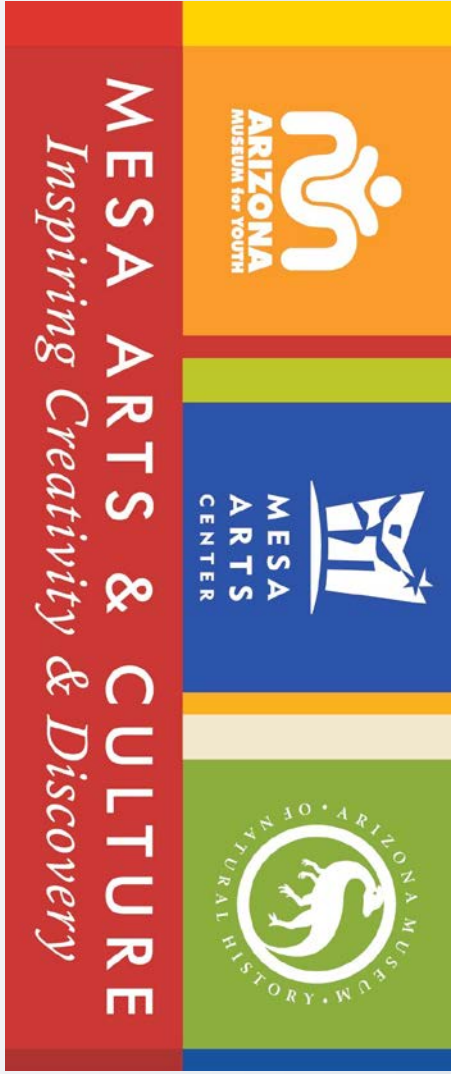


NEXT STEPS

- Council consideration and action 'site control' this evening
- Consideration of HOME funding allocation
- Artspace March 1st 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



MESA ARTS & CULTURE
Inspiring Creativity & Discovery



artspace



Building Better Communities Through the Arts

Questions?