

artspace

Mesa Artspace Lofts

155 South Hibbert, Mesa, AZ 85210



Project Overview

Due to strong local momentum for the arts as a strategy for downtown development, Artspace has been working with the Mesa community since 2012 to explore the feasibility of an Artspace live/work project. The Mesa Artspace Lofts initiative is a true community collaboration involving Artspace, NEDCO, Mesa's Mayor, City Council and City staff, community leaders, neighbors and local artist residents. Five community meetings and a six-month long market survey of arts-space needs within the greater metro area were included in the process.

The arts market study surveyed more than 660 artists in Mesa and the Valley metro area, with strong resulting figures showing interest and support for affordable rental housing for artists in downtown Mesa. Based upon the strength of the market survey results, Artspace, in collaboration with local partners, has moved forward with developing a new, affordable live/work facility for artists and arts oriented businesses.

The Mesa Artspace Lofts, located at 155 South Hibbert in downtown Mesa, will include up to 50 units of live/work space for artists and their families. Residential units will vary in type including one-, two-, and three-bedrooms. Unit rents will serve households below 60% of area median income levels. The project will include 1,450 square feet of ground floor commercial space for nonprofit arts organizations and creative businesses as well as 2,900 square feet of community space for events, exhibitions, and educational programs. The project is a Transit Oriented Development (TOD) site located one block from the new light rail corridor, major arts and culture assets and other downtown amenities.

Project Details

Owner/developer // Artspace Projects

Architect // Architectural Resource Team

Construction Company // Chasse Building 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,
Transit Oriented Development (TOD)

Number of residential units // est. 50

Sq. Ft. // 73,220

Commercial & Community space // est. 4,350 sq. ft.,
including a gallery

Outdoor courtyard space // est. 12,000 sq. ft.

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

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

Total estimated project cost // est. \$15.9 million

Project Timing

The project is currently under construction, with anticipated completion in the spring of 2018.

Project Funding

Mesa Artspace Lofts is a \$15.9 million project. The majority of funding will come through an allocation of Low Income Housing Tax Credits via the Arizona Department of Housing. Other funding sources will include additional public sources such as city CDBG and HOME funds, state funds, as well as a private mortgage on the property.

While representing a modest portion of the total budget, private philanthropic dollars are essential to make the leap from “affordable housing” to “affordable live/work spaces for artist families” which will include special features such as larger living spaces to accommodate art-making, common galleries, an outdoor courtyard, and space for community businesses and organizations.

Growth for Mesa

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

- > **Spurring Economic Development by:** increasing the density of people living and working downtown, leveraging the nearby light rail transit expansion, and having a positive economic impact on the downtown businesses as they respond to the needs of a growing residential community.
- > **Providing Essential, Affordable Residential and Commercial Space to a Growing Arts Community**
- > **Advancing the Revitalization of Downtown Mesa Through the Arts**
- > **Creating a Long-Term, Financially Stable and Sustainable Community Asset**
- > **Strengthening Existing Partnerships to complement an existing network of arts, culture, and community organizations**



"[Artspace] is a beautiful concept — that people can live sustainably and at the same time have a creative workspace. What's not to love?"

— Quest Skinner, Mesa native and resident of Brookland Artspace Lofts



Artspace Contact

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The Nation's Partner in Artist-Led Community Transformation

Artspace is non-profit organization that uses the tools of real estate development to create affordable places where artists can live and work. We develop these projects in ways that support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists in perpetuity. Over the last three decades, Artspace has led an accelerating national movement of artist-led community transformation. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living on the edge of poverty and chronically underfunded arts organizations can leverage fundamental social change. 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 and has served as a consultant to hundreds of communities and arts organizations nationwide. artspace.org