

MESA ARTSPACE LOFTS

155 South Hibbert
Mesa, AZ, 85210

artspace.org/mesa

Economic Impact for Mesa and the Valley Metro Area



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, Transit Oriented Development (TOD)
- **Number of Residential Units:** 50
- **Square Footage:** 73,220
- **Community Space:** 4,350 sq. ft., including gallery space
- **Outdoor Courtyard Space:** 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 Project Cost:** \$15.8 million

Project Overview

Due to strong local momentum for the arts as a strategy for downtown development, Artspace worked with the Mesa community beginning in 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, moved forward with plans to develop a new, affordable live/work facility for artists.

The Mesa Artspace Lofts, located at 155 South Hibbert in downtown Mesa, includes up to 50 units of live/work space for artists and their families. Residential units vary in type including studio, one-, two-, and three-bedrooms. Unit rents will serve households below 60% of area median income levels. The project includes 1,450 sq. ft. of ground floor space for art classes as well as 2,900 sq. ft. of community space for events, exhibitions, and performances. 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.



Last updated: 11/29/2021

Project Funding

Mesa Artspace Lofts is a \$15.8 million project. The majority of funding is through an allocation of Low Income Housing Tax Credits via the Arizona Department of Housing. Other funding sources 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 were essential to make the leap from “affordable housing” to “affordable live/work spaces for artist families” which include special features such as larger living spaces to accommodate art-making, common galleries, outdoor living/green space, and space for community activity.

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



Mesa resident artist in residence at Mesa Arts Center

“ [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



Mesa Light Rail, Sycamore Station. Photo: David Crummey

Artspace Contact

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artspace

**America’s Leading Nonprofit
Real Estate Developer for the Arts**

Founded in 1979, Artspace is a nonprofit organization whose mission is to create, foster, and preserve affordable and sustainable space for artists and arts organizations. To fulfill that mission, Artspace uses the tools of real estate development to construct or restore places where artists can affordably live and work. Artspace buildings also support healthy communities, anchored in existing assets. With a commitment to affordability, Artspace ensures that the spaces remain accessible to artists and their families in perpetuity. Artspace’s unique portfolio, developed over three decades, includes over 50 projects nationwide and represents more than \$800 million invested in America’s infrastructure. Beyond developing places, Artspace has also served as a consultant to hundreds of arts communities coast-to-coast, helping others advance their visions. While embracing the value the arts bring to individual lives, Artspace champions the once-radical idea that artists and arts organizations can leverage fundamental social change. Artspace’s headquarters are located in Minneapolis, with additional offices in New York and Washington D.C. For more information, please visit www.artspace.org.