



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	June 4, 2024

ITEM

1st and D Apartments Creative Space Options

BACKGROUND

At the May 20th work session, Artspace and the architects from Cushing Terrell presented the latest designs for the Space to Create 1st and D Apartments based off input from an open house in March and a follow-up survey. The intent was to provide an update on the progress and to see if City Council was in favor of Artspace taking the project to the next steps of hiring a general contractor, getting more precise cost estimates, and pursuing additional funding for the project. Council expressed support for the design and moving forward; however, Councilman Critelli noted that the creative community has expressed a desire for additional creative space, in general. At the May 21st regular meeting, a similar sentiment was also raised by Councilman Stephens. Following discussions with the Mayor, it was decided to bring this item to Council for a vote on whether or not the project should proceed as was presented on May 20th or if some level of redesign should be undertaken.

It should be noted that the property has specific use restrictions from the eminent domain case that require the property be used "to construct and maintain affordable housing and related improvements, and for other municipal uses." These restrictions (along with other zoning requirements) have largely directed the planning for the site to this point. The creative space currently proposed for the project includes approximately 1200SF of common flexible creative space, 900SF of lobby/gallery space, plus the open studio design layouts of each of the 19 residential units.

Since the last meeting, staff has worked with Artspace and the architects to provide Council with some options to consider for the project. Generally speaking, these options include: 1. Keeping the design as was previously presented; 2. Expanding the flexible creative space within the current designed footprint by relocating/eliminating other elements; or 3. Expanding the physical footprint of the building into the parking area to create additional creative space. Each of these options will be presented at the meeting, including the implications of each. Adjustments to the current design may have a variety of impacts on the project such as: additional costs for design and construction; delay in hiring a general contractor and eventual construction; a change in residential amenities; reduction in available parking; and the requirement for additional approval processes and public hearings.

SUGGESTED MOTION

Following presentation and discussion, a council person should make the following motion "I move to proceed forward with the design of the Space to Create 1st & D Apartments project [1. as currently



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designed] / [2. as currently designed but with additional creative space via the relocation/elimination of other elements on the ground floor] / [3. by expanding the physical footprint of the building to add creative space and authorizing staff to proceed with a variance application in front of the Board of Adjustments regarding required parking]” followed by a second and a roll call vote.