Public Art in Private Development
Guidelines for Developers

Commercial development with a construction cost of $500,000 and greater is required to include public
art in the project under the “Development Requirements for Public Art” provisions of the City Code (21-08).

A Developer’s responsibilities are to:

- Inform their development and design teams about the City’s requirements and
  expectations for public art at the earliest possible stage of their project.
- Meet with the Arts Coordinator to discuss requirements, expectations, options and
  resources at the earliest possible stage of their project.
- Submit a Preliminary Application for Public Art in a timely manner, prior to applying for a
  Building Permit.
- Present artist selection and concept to the Art in Public Places Committee for review and
  feedback, if recommended by the Director of Recreation and Parks.
- Submit a Final Application for Public Art before the Building Permit is issued.
- Contract with artist.
- Obtain all necessary permits for the artwork, which may be separate from the permits for
  the project that triggered the public art requirement.
- Oversee fabrication and installation of artwork.
- Provide a maintenance covenant for the artwork.
- If fulfilling the requirement by paying an in-lieu fee, submit the payment before the Final
  Certificate of Occupancy is issued.

Expectations for Public Art Installed On-Site:

- The selected artist shall meet the definition of Artist, as defined in City Code 21-08.020,
  and demonstrate artistic excellence, originality, and experience with projects of similar
  scope.
- The artwork shall be easily visible to the public, located in a prominent location that
  allows the art to be visible from a public right of way at least during business hours.
- The artwork shall meet the definition of Public Art, as defined in City Code 21-08.040, and
  be appropriate for the selected site, in regard to scale, siting, media and appearance.
- The art proposal should demonstrate feasibility in terms of budget, safety, durability,
  operation, maintenance, security and siting.
- The artwork should be a fixed asset of the property.
- The artwork should not create a safety hazard or public nuisance.
- The artwork value shall be at least 1% of the construction costs for the development as
  shown on the building permit valuation.
- Eligible public art expenditures conform to those allowed in City Code 21-08.050.
Pick up guidelines and application from Planning & Economic Development Department, or online at srcity.org/arts.

Submit a Preliminary Application for Public Art, indicating how the requirement will be fulfilled (opt to place art on site or pay the in-lieu fee)

**Place Artwork On-site**

Select an artist early in the discretionary review process and prepare artwork concept

Complete Final Application for Public Art and submit to Arts Coordinator in Recreation & Parks Department

Arts Coordinator checks application for completeness and either approves or advises developer on modifications

Building Permit will be issued only when the Final Application has been approved by Arts Coordinator

Final Certificate of Occupancy will be issued when artwork is satisfactorily installed on-site, as determined by Arts Coordinator, AND the Covenant to Maintain Public Art has been recorded

**Pay In-Lieu Fee**

Building Permit will be issued when the Preliminary Application has been signed and accepted by the Arts Coordinator

Final Certificate of Occupancy will be issued when the in-lieu fee has been paid at Planning & Economic Development Department

The installation of art on-site OR payment of the in-lieu fee may be deferred for up to six months by entering into a deferral agreement signed and accepted by the Arts Coordinator. A Temporary Certificate of Occupancy will be issued.

Please contact Tara Thompson with any questions:
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