Livable Communities Demonstration Account

**PROJECT PROFILE** 







Before

After (Near Completion)

## **PROJECT SUMMARY**

Artspace Hastings River Lofts is a former industrial site located in Downtown Hastings which features 37 affordable live/work units for artists and their families, 2,200 square feet of groundfloor retail space, a 1,400-square-foot gallery, and 2,960 square feet of community green space. A regional trail connection, art wall feature, art patio, bike racks, and stage for performance connects the project to downtown and the riverfront, and encourage further development around a site that has been substantially underutilized as a vacant parking lot for more than 30 years.

#### HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

**CONNECT**  $\rightarrow$  Artspace unlocks riverfront amenities by connecting the project to the Mississippi River. It also encourages cultural tourism of Hastings' artistic community through multi-modal transportation.

**DEMONSTRATE**  $\rightarrow$  With nearly 3,000 SF of programmable outdoor community and event green space, the project serves as a model for walkable, arts-based suburban redevelopment.

**CATALYZE**  $\rightarrow$  By aligning the project with ongoing downtown revitalization efforts, this project will catalyze significant private investment in the area and incentivize other developers looking to invest in Hastings.

# - LCDA GRANT INFORMATION

Applicant:	City of Hastings
Funding Cycle:	2016
Grant Amount:	\$236,891
Other LCA	\$29,100, TBRA <b>,</b>
Funding:	2016

### **Funded Elements:**

Site preparation, storm water management on site, placemaking elements related to: art wall, stage, art patio and trail, including lighting, bike racks for public, path connection to regional trail.

# - FAST FACTS

<b>Developer:</b> Artspace Projects, Inc.	<b>Project Type:</b> Mixed-use, live/ work units
Estimated Total Development Cost: \$12.6 Million	<b>Total Housing Units:</b> 37
Net Tax Capacity Increase: \$47,812	<b>Affordable Units:</b> 37
	<b>Jobs:</b> 75 temp, 2 permanent

## **RISKS AND OUTCOMES**

### FROM PROJECT DEVELOPER

During the planning process, city council members expressed concerns about the building's contemporary urban design adjacent to Hastings' historic downtown. Artspace responded positively to these comments, making efforts to relate to the downtown while retaining the project's modern design by adding more brick, incorporating 9-foot-tall windows, and varying the height. They also matched the color palette of Hastings High Bridge by adding hues of orange and yellow to the new development.

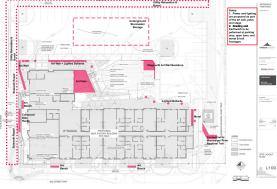
Artspace initially planned to provide underground parking, but issues of high bedrock forced them to build all surface parking to mitigate the environmental risk and to keep costs within budget.

> "Without LCDA funding, many project elements would have been implemented on a much smaller scale if not at all"

## FROM CITY STAFF

After years of contemplating and planning around the site, Hastings chose Artspace to develop the site. "Patience was necessary" explained John Hinzman of HEDRA (Hastings Economic Development and Redevelopment Authority), "redevelopment efforts for the site date back to the 80s." And despite never having developed artist's housing, the city viewed Artspace as a perfect fit for HEDRA's larger "Riverfront Renaissance" project. By connecting the site to the Mississippi River through artistic spaces, both public and private, the city has increased awareness of and appreciation for Hastings as an arts destination.

Contaminated soils were also discovered while securing funding. The city had done some remediation in the 1990s, but soil contamination standards have since changed, requiring more work to be done. In 2016 the City applied for a second LCA grant, \$29,100 from the Tax Base Revitalization Account (TBRA) for soil remediation.



Site Plan



Crowds Gather for a Groundbreaking Celebration

#### ABOUT LCDA -



The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates affordable housing, and links different land uses and transportation. The council awards 4 types of grants to communities. The Livable Communities Demonstration Account (LCDA) funds innovative development projects that efficiently link housing, jobs, services, and transit in an effort to create inspiring and lasting Livable Communities.

LCDA Contact: Ryan Kelley | ryan.kelley@metc.state.mn.us metrocouncil.org

#### LEARN MORE -

**Developer Contact:** Becky Carlson St. Clair becky.carlsonstclair@artspace.org

**City Contact:** John Hinzman jhinzman@hastingsmn.gov

Website: www.artspace.org/our-places/ artspace-hastings-river-lofts

Becky Carlson St. Clair, Project Manager