

Artspace Hastings River Lofts

Hastings, Minnesota



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 ground-floor 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 → 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 → 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 → 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 Funding: \$29,100, TBRA, 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

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

