



artspace

ARTSPACE HASTINGS RIVER LOFTS

121 Tyler Street, Hastings, Minnesota, 55033

PROJECT DETAILS

DEVELOPER: Artspace Projects

DEVELOPER: Artspace Hastings Lofts, LLLP

TYPE OF DEVELOPMENT: Mixed-use, live/work units; including resident gallery, outdoor performance, event, and green space

NUMBER OF LIVE/WORK UNITS: 37

RESIDENT GALLERY SPACE: 1,600 sq. ft.

COMMERCIAL SPACE: 2,060 sq. ft.

TYPE OF UNITS: Studio, one-, two- and three-bedroom units

AFFORDABILITY: Units available to families earning from 30% to 60% of area median income and 10 units of market-rate housing

TOTAL PROJECT COST: \$12.6 million

PROJECT OVERVIEW

Hastings is a picturesque Mississippi River town complete with a walkable downtown full of historic buildings, a burgeoning art scene, and access to a pedestrian and bicycle trail system that extends over 30 miles.

Responding to the success of Artspace projects throughout Minnesota and across the country, the Hastings Prescott Area Arts Council (HPAAC) and the City of Hastings brought Artspace in to conduct a survey of the space needs of artists living and working in Hastings and the surrounding River Valley area.

The more than 200 local artists who participated in the survey revealed a need for affordable artist housing and an interest in a variety of spaces that would serve artists and creative industries in Hastings.

Based on community and artist demand, Artspace is developing the Artspace Hastings River Lofts. The \$12.6-million, mixed-use facility will be located on a longtime vacant and formerly industrial site at the east end of downtown Hastings' historic main street. The project will include 37 affordable live/work units for artists and their families, 2,060 square feet of ground floor retail space, and a 1,600-square-foot resident gallery. It will also feature nearly 3,000 square feet of programmable outdoor community and event green space.

The project is part of a larger redevelopment effort throughout downtown Hastings and its accompanying Riverfront Renaissance movement, which includes streetscape improvements and the renovation of Levee Park to feature an amphitheater pavilion, children's music area, a walking labyrinth, and picnic areas, just steps from the project.

PROJECT GOALS

- Engage Hastings' artistic community in supporting the economic vitality and livability of downtown Hastings
- Provide affordable housing for artists and affordable space where artists and arts organizations can pursue their work
- Develop a long vacant site surrounded by current and future City investments
- Connect Hastings' Main Street, and the activity it hosts, to the Mississippi River and to emphasize the confluence of art, history, and nature along the River
- Encourage multi-modal transportation use and car-lite lifestyles by its proximity to bike trails, a carpool lot, a future BRT line, downtown restaurants and businesses, and Riverfront amenities.

PROJECT FUNDING

- Dakota County Community Development Agency
- Citi Community Capital
- RBC Capital Markets
- Bigelow Foundation
- McKnight Foundation
- St. Paul Foundation
- Mardag Foundation
- U.S. Bank Foundation
- Metropolitan Council through the Livable Communities Fund
- Minnesota Department of Employment and Economic Development

PROJECT TEAM

- UrbanWorks Architecture, LLC
- Loeffler Construction & Consulting
- MetroPlains Management

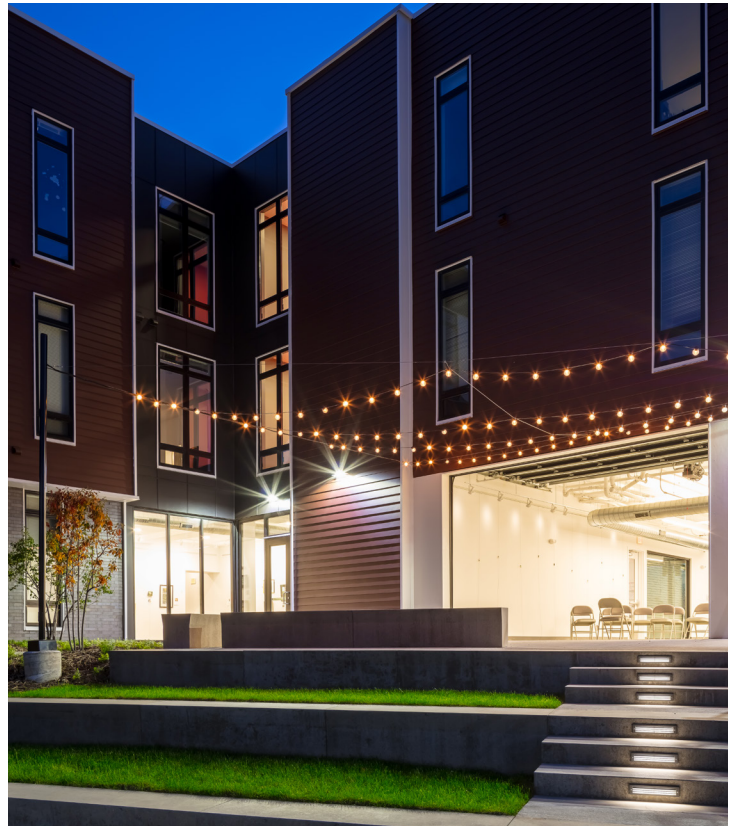
PROJECT TIMING

Construction began in the fall of 2016, with an expected summer 2017 opening.

ARTSPACE CONTACT

For more project information, please contact:

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THE NATION'S PARTNER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a non-profit organization that uses the tools of real estate development to create affordable places where artists can live and work. We consistently develop these projects in ways that support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists in perpetuity. With 46 projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$500 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, Los Angeles, New Orleans, New York, Seattle and Washington D.C., Artspace is America's leading developer of arts facilities and has served as a consultant to hundreds of communities and arts organizations nationwide.

www.artspace.org