

## **Frequently Asked Questions**

### **Artspace Development in Hopkins – Lot 800**

#### **What is an Artspace Development?**

Artspace is a nonprofit arts organization specializing in creating, owning, and operating affordable spaces for artists and creative businesses. These spaces include live/work apartments for artists and their families, working artist studios, arts centers, commercial space for arts-friendly businesses, and other projects. In Hopkins, an Artspace development would include live/work apartments, gallery space and possibly community space.

For additional questions about Artspace, please visit <https://www.artspace.org/what-we-do>.

#### **Why is the City of Hopkins interested in an Artspace project?**

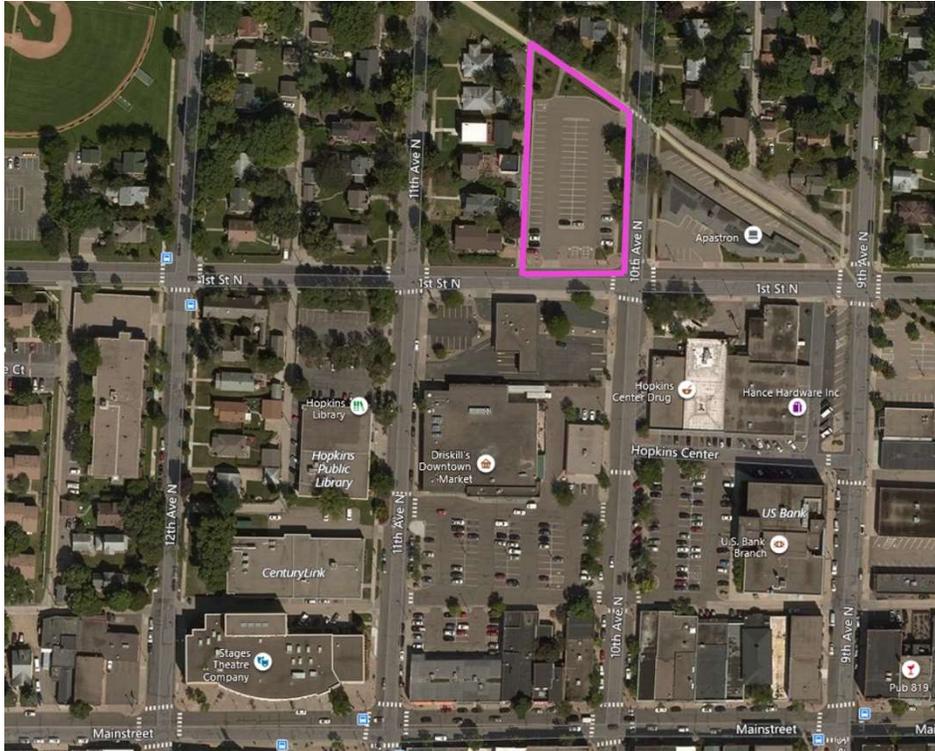
The City of Hopkins has been focused on using art and creative expression to build community for the past two decades. It began with the construction of the Hopkins Center for the Arts, which serves as the home for Stages Theatre, an art gallery, classrooms, community rooms and music and dance offerings. It grew to include Artstreet, an annual installation of public art, on loan from local and national artists. Recently, art was incorporated into the Artery as a way to tell the unique story of Hopkins for current and future visitors who may come to Hopkins on the Green Line.

This infusion of art has happened at the same time that creative businesses are flourishing. Hopkins is home to four dance organizations, a tattoo studio, music stores and many other creative and experiential enterprises.

Hopkins believes that creative people and the lifting of culture is and will be one of the City's greatest assets. It will be our competitive advantage and help to make the City resilient and sustainable through all the changes and challenges that lie ahead. To truly become a creative community that supports and values art and artists, artists need to be able to live in the community. Affordability is quickly leaving the Hopkins market and without projects that are built around a model of affordability, Hopkins will not be able to retain or attract emerging artists and creatives.

In an effort to realize our goals, the City of Hopkins invited Artspace to pursue a project in our Downtown. Through early feasibility and market analysis, it has been concluded that Hopkins is an excellent candidate for an Artspace development of approximately 40 units.

#### **Why is the City considering an Artspace development on Lot 800?**



Map of Lot #800

There are several factors that make Lot 800 a good candidate for an Artspace development including:

- **The site is underutilized.** The site is currently used as a free, unrestricted public parking lot. It has a total of 85 parking spaces but a recent count showed an average daily use of 17 parking stalls.
- **The site does not produce any revenue for the City.** The property does not generate taxes or permit income today.
- **The location** is within the 10-minute walkshed of the Downtown Hopkins LRT Station and close proximity to other arts-related activities including the Hopkins Center for the Arts and Stages Theatre. That means that the development will support transit ridership and will allow families to live in close proximity to jobs in the creative economy.
- **The site is zoned as R-4, Medium Density Multifamily Housing.** Through good design and input from the neighborhood, the use can be compatible with its surrounding uses.

### What is the process going forward?

The process for bringing an Artspace development to Hopkins will include many steps. The City of Hopkins recently submitted a grant application to the Metropolitan Council for predevelopment funds. If awarded, the intent is to work with the neighborhood and broader

community to help inform the design. Working together, we will seek input on a variety of elements including architectural style, materials, outdoor spaces, parking, sustainability, and community uses. Once we know the status of the grant application, we will be reaching out to neighboring property owners to invite them to participate in the community design process.

The pre-development activities are necessary in order to determine if the site is viable, how the project can best meet the needs of the community and realize the opportunities that artists bring. It will be used to inform a design that will then be considered through the traditional land use approval process, again with opportunity for the community to weigh in.

**What are some other details of the potential development?**

The building has been imagined as a 3-story structure with underground parking.

The development will pay property taxes.

It is too early in the process to identify what the maximum rents will be but the intention is for the units to be affordable to households making 30-60% of area median income. Those current rents could range from \$450 - \$1433 depending on bedroom size and income level.

**What will happen if the Lot 800 site is found to be not feasible for an Artspace development?**

City staff will continue to explore viable sites within the downtown for an Artspace development. The future of Lot 800 is uncertain but on a temporary basis it will be used as a park and ride for Metro Transit as the existing park and ride on Excelsior Boulevard will be under construction for SW LRT. This will create an increase in usage during this temporary period.

**Who can I talk to for more information?**

If you would like more information, please contact Kersten Elverum, Director of Planning & Development, at 952/548-6340.