

artspace

Artspace Mt. Baker Lofts

2915 Rainier Avenue South, Seattle, Washington 98144



Rendering: SMR Architects

Project Details

Location // 2915 Rainier Avenue South, Seattle, Washington

Owner/developer // Artspace Projects

Type of development // Mixed-use: live/work artist housing and retail

Number of residential units // 57

Commercial space // 12 commercial spaces ranging from 275 to 1,170 sq. ft.

Community space // 1,500 sq. ft.

Type of units // studio, one- and three-bedroom live/work units

Affordability // units range from 30% to 60% of area median income

Total project cost // \$18 million

Project Overview

Artspace Mt. Baker Lofts, a new, mixed-use arts facility adjacent to the Mt. Baker Light Rail Station, is our third project in Seattle. This Transit Oriented Development (TOD) will consist of three levels of residential units above a ground-floor, retail commercial level. Artspace Mt. Baker Lofts will serve as a catalyst for the creation of a vibrant creative community at the gateway to Rainier Valley.

Project Goals

- ▶ To create permanently affordable artist housing serving a multi-ethnic community
- ▶ To serve as a demonstration project for other TOD along the light rail corridor
- ▶ To catalyze additional cultural development at the Mt. Baker Light Rail Station

Project Description

Artspace Mt. Baker Lofts is a Transit Oriented Development (TOD) located adjacent to the Mt. Baker Light Rail Station. One of the goals of the project is to jump-start the transformation of the Mt. Baker neighborhood from a car-oriented environment — Rainier Avenue is now a busy multi-lane thoroughfare — into an “urban village” whose residents choose walking, biking or riding mass transit over cars. The project will have bicycle storage and a reserved car-share parking space, but no parking garage. Artspace envisions a building with urban agriculture, art galleries, community-based nonprofits, and a cafe. The commercial spaces will offer an opportunity to engage with creative individuals and organizations representing the neighborhood’s diversity.

More than a thousand artists are on waiting lists for housing at Artspace’s first two Seattle projects, the Tashiro Kaplan Artist Lofts and Artspace Hiawatha Lofts. The Mt. Baker project will help address that need.

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The Nation’s Partner in Artist-Led Community Transformation

For more than 30 years, Artspace has brought its hard-earned expertise to more than 300 cultural facility planning efforts from coast to coast. Of these projects, 33 have been developed and are owned and operated by Artspace itself, representing a unique, \$500 million investment in America’s arts infrastructure. With headquarters in Minneapolis and offices in Los Angeles, New Orleans, New York, Seattle and Washington, D.C., Artspace is America’s leading developer of arts facilities. To date we have completed more than a thousand affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations. www.artspace.org

Residential Overview

- ▶ 57 studio, one- and three-bedroom units
- ▶ Roof deck with spacious garden area
- ▶ Large community room
- ▶ Ample bicycle storage
- ▶ Open floor plans to accommodate creative activities
- ▶ High ceilings, large windows and doors, durable surfaces and wide hallways

Commercial Overview

- ▶ 12 commercial spaces ranging from 275 to 1,170 sq. ft.
- ▶ Common restrooms equipped with showers
- ▶ Large community room available to commercial tenants
- ▶ Ample bicycle storage
- ▶ High ceilings, large windows and doors, durable surfaces and wide hallways
- ▶ Electricity submetered and distributed throughout each space
- ▶ Light rail access on site

Artspace Contact:

For more information about Artspace Mt. Baker Lofts, please contact:

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