

# ARTSPACE HIAWATHA LOFTS

843 Hiawatha Place S., Seattle, WA 98144

[artspace.org/hiawatha](http://artspace.org/hiawatha)



## PROJECT DETAILS

**Owner/Developer** Artspace Projects, Inc.

**Architect** Stickney Murphy Romine Architects

**Financing** City of Seattle Office of Housing, 2002 Housing Levy; Impact Capital; National Equity Fund; U.S. Bancorp; Washington State CTED Housing Trust Fund; Washington State Housing Finance Commission

**Funders** 4Culture; Building for the Arts; The Paul G. Allen Family Foundation; The Seattle Foundation; U.S. Bancorp Foundation; Washington Mutual Foundation

**Number of Units** 61

**Total Area** 88,843 sq. ft.

**Commercial Area** 4,975 sq. ft.

**Total Development Cost** \$17.1M

## OVERVIEW

The resounding success of the Tashiro Kaplan Artist Lofts whetted Seattle's appetite for a second Artspace live/work project. The result was the Artspace Hiawatha Lofts, a 61-unit building in the Jackson Place neighborhood on the southern fringe of downtown Seattle and just a block from the light rail line. Built at a cost of \$17.1 million, the Hiawatha is a four-story building with an expansive exterior courtyard and a large community room that accommodates a variety of uses, including performances and lecture/demonstrations by Hiawatha tenants.

Designed to recall the industrial buildings that formerly dominated the northern end of the Rainier Valley, it has large windows, high ceilings and durable surfaces that accommodate a wide variety of creative uses. It has 4,975 square feet of ground floor commercial space facing Hiawatha Place; among the tenants are Artspace's Seattle office, Café Weekend and My World Dance & Fitness. The Hiawatha meets

the Seattle Office of Housing's SeaGreen Standards — equivalent to LEED certification — for energy efficiency.

Located a block from the proposed east link light rail line scheduled for completion in 2020, and a short walk from Seattle's lively International District, the Hiawatha is a welcome addition to a neighborhood with many cultural assets, including the Pratt Fine Arts Center, home to glass-blowers, sculptors, jewelers and printmakers; the Langston Hughes Performing Arts Center; and the Japanese Cultural and Community Center.

*"If you think about it, every community has artists and designers. They are an asset, usually a grossly undervalued asset, for kickstarting momentum in our communities. And in this economy, it's hard to imagine why any community wouldn't deploy every asset it has for success."*

— Carol Coletta, Director, ArtPlace

# artspace

AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

ArtSpace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. ArtSpace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because ArtSpace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, ArtSpace has supported artist-led community transformation, representing a \$653 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 both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, 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](http://WWW.ARTSPACE.ORG)

