

ARTSPACE MT. BAKER LOFTS

2915 Rainier Avenue South, Seattle, Washington 98144

artspace.org/mt-baker



PROJECT DETAILS

Owner/Developer Artspace Projects, Inc.

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

Commercial Area 12 commercial spaces ranging from 275-1,170 sq. ft.

Community Space 1,300 sq. ft.

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

Affordability Units range from 30% to 60% of area median income

Number of Units 57

Total Development Cost \$18M

OVERVIEW

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

PROJECT DESCRIPTION

Located adjacent to the Mt. Baker Light Rail Station on Seattle's Central Link lightrail line, 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 has bicycle storage and a reserved car-share parking space, but no parking garage. Artspace envisioned a building with urban

agriculture, art galleries, community based nonprofits, and a cafe. The commercial spaces now 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 helped address that need when it opened its doors in 2014.

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

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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

