

MOUNT RAINIER ARTIST LOFTS

3311 Rhode Island Avenue, Mount Rainier, MD 20712

artspace.org/mount-rainier



PROJECT DETAILS

Developer Artspace Projects, Inc.

Architect Hammel, Green and Abrahamson; PAN Group

Financing Apollo Housing Capital, LLC; Maryland Department of Housing and Community Development; Prince George's County Department of Housing and Community Development; Redevelopment Authority of Prince George's County

Funders Eugene and Agnes E. Meyer Foundation; Morris and Gwendolyn Cafritz Foundation; National Endowment for the Arts

Total Development Cost \$11.7M

Total Area 68,441 sq. ft.

Commercial Area 7,000 sq. ft.

Number of Units 44

OVERVIEW

In the late 1990s, four small Maryland communities — Mount Rainier, Brentwood, North Brentwood and Hyattsville — joined forces to create the Gateway Arts District, a bold initiative designed to revitalize a two-mile stretch of the historic U.S. Route One Corridor in Prince George's County through an infusion of artists and arts facilities.

The first of the Gateway projects, Mount Rainier Artist Lofts, created 44 units of affordable housing for artists and their families in a new four-story building one block from the District of Columbia border. This \$11.7 million project — the first Artspace live/work project involving new construction — also contains 7,000 square feet of commercial space on the ground floor.

Residents of Mount Rainier enjoy the same amenities associated with historic warehouse lofts, including high ceilings and large windows, in an energy-efficient new building. The project's affordable rents and proximity to public transportation, as

well as Mount Rainier's small-town charm, make it even more attractive.

In the years since the Mount Rainier project opened, the Gateway Arts District has grown rapidly. The Gateway's annual Open Studio Tour boasts 17 venues, 70 studios and more than 120 artists.

"Moving into the Lofts kind of saved me. I've always felt like I was different and it inspired me to be in an environment with other artists. It's a vibrantly unique way of living."

— Heda Rose, Artist

The logo for artspace, with 'art' in a light green font and 'space' in a dark blue font.

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.

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