

Artspace Hiawatha Lofts

843 Hiawatha Place S. | Seattle, WA 98144 | Opened 2008



Photo by William Wright



Photo by Greg Handberg

Encore in the Emerald City

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.

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

DEVELOPMENT COST

\$17.1 million

TOTAL AREA

88,843 sq. ft.

COMMERCIAL AREA

4,975 sq. ft.

LIVE/WORK UNITS

61

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