



Artspace Mt. Baker Lofts

2915 Rainier Avenue South, Seattle, Washington 98144



Photo: Sound Transit

Project Details

Owner/Developer // Artspace Projects, Inc.

Project Architect // SMR Architects

Landscape Architect // Place + Land

General Contractor // Marpac Construction

Engineering // Coughlin Porter Lundeen

Property Management // Quantum Management Services

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 // 1,300 sq. ft.

Number and type of units // 57 studio, one- and three-bedroom live/work units

Affordability // Rents range from \$428 - \$ 1,281

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 Artspace's third project in Seattle. This mixed-use building features three stories of residential units for artists and their families above street level commercial spaces for a diverse group of neighborhood small businesses. This innovative complex is a Transit Oriented Development (TOD); its location and amenities designed to encourage residents to walk, bike, and use mass transit in this bustling urban community.



Photo: Jordan Nicholson

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.

artspace

The Nation's Partner in Artist-Led Community Transformation

Artspace is the nation's leader in artist-led community transformation, with 35 projects in operation across the country and another dozen in development, representing a unique, \$600 million investment in America's arts infrastructure. Through its Consulting division, Artspace has brought its hard-earned expertise to more than 300 cultural planning efforts from coast-to-coast. 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 nearly 2,000 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

Stay Connected:

Sign up for property updates, event announcements, and learn more about the Lofts and information on how to apply at: artspace.org/MtBaker



Photo: Jay Alexander Garland