

MOUNT RAINIER ARTIST LOFTS

3311 Rhode Island Avenue • Mount Rainier, MD 20712 • Opened 2005



Revitalizing an historic corridor

In the late 1990s, four small Washington, D.C., suburbs — Mount Rainier, Brentwood, North Brentwood, and Hyattsville, Maryland — 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 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 exclusively — also contains 7,000 square feet of commercial space on the ground floor.

Residents of the 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.

“After years of planning, Prince George’s County will soon experiment with the hottest economic development tool: using artists to spruce up the neighborhood.”

The Washington Post





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LIVE/WORK UNITS:	44
DEVELOPMENT COST:	\$11.7 million
TOTAL AREA:	68,441 sq. ft.
COMMERCIAL:	7,000 sq. ft.
DEVELOPMENT PARTNERS:	Gateway Community Development Corporation PAN Group
ARCHITECT:	Hammel, Green and Abrahamson
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 U.S. Department of Housing and Urban Development
FUNDING:	Eugene and Agnes E. Meyer Foundation Morris and Gwendolyn Cafritz Foundation National Endowment for the Arts