

# 653 ARTIST LOFTS

653 Galtier Street, Saint Paul, MN 55103

[artspace.org/653-lofts](http://artspace.org/653-lofts)



## PROJECT DETAILS

**Owner** Artspace Projects, Inc.

**Development Partner** Twin Cities Housing Development Corporation

**Architect** Dovolis, Johnson & Ruggieri

**Financing** AFL-CIO Housing Investment Fund; Family Housing Fund of Minneapolis & Saint Paul; Minnesota Housing Finance Agency; National Equity Fund; Saint Paul Housing and Redevelopment Authority; U.S. Bank

**Funders** Bush Foundation; F. R. Bigelow Foundation; Local Initiatives Support Corporation; The McKnight Foundation; Northwest Area Foundation; Saint Paul Companies; Saint Paul Department of Planning and Economic Development; The Saint Paul Foundation

**Total Development Cost** \$3.6M

**Total Area** 61,551 sq. ft.

**Number of Units** 36

## OVERVIEW

This impressive brick structure in Saint Paul's historic Frogtown Neighborhood, built in 1917 as a clothing factory, was Artspace's second live/work project. Created especially for artists with families, the Frogtown Family Lofts opened in 1992 with 36 apartments including 12 with two bedrooms and 24 with three. Residents share landscaped gardens, a children's play area and a two-story art gallery known as the Atrium where tenants regularly exhibit their work.

Now known as 653 Artist Lofts, it resides in one of Saint Paul's most diverse neighborhoods. The surrounding area has a large population of Hmong families that migrated from the mountainous regions of Laos and Cambodia. Hmong merchants run many of the local shops, and neighborhood markets offer fresh Asian vegetables.

Until 653 Artist Lofts opened in 1992, Frogtown was a neighborhood in decline. One of its worst eyesores

was this old factory. The infusion of three dozen artists and their families — including more than 50 children — brought needed stability to the area and has inspired beautification projects and community gardens throughout the neighborhood.

*“These spaces ... not only transformed vacant eyesores and restored historic structures; community members also credit them with helping spur area redevelopment and providing lasting artist cachet.”*

— *Metris Arts Consulting, “How Artist Space Matters”*



# artspace

## 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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