



THE NORTHRUP KING BUILDING

1500 Jackson St. NE, Minneapolis, MN 55413

PROJECT DETAILS

OWNER/DEVELOPER: Artspace Projects, Inc.

COMMUNITY PARTNERS: Northeast Minneapolis Arts District, Northeast Minneapolis Arts Association, Logan Park Neighborhood Association

TYPE OF DEVELOPMENT: Redevelopment of 13-acre campus, including preservation of existing NKB artist studios and adaptive reuse of three vacant buildings and grain elevators

SPACE: Nearly 8,500 square feet created and 350,000 square feet preserved

ESTIMATED TOTAL PROJECT COST: \$39,265,070

LEGISLATIVE REQUEST: \$1,715,471 for critical infrastructure needs for the project with City of Minneapolis

DETAILS:

Demolition/Erosion Control	\$110,000
Soil Correction	\$150,000
Utilities (sanitary & storm)	\$526,170
Pavement	\$472,500
Site Concrete	\$286,801
City of Minneapolis Admin Fee	\$170,000

ESTIMATED CONSTRUCTION PERIOD: 2022-2025

PROJECT FUNDERS TO DATE: Intermedia Arts, Sachs Family Foundation and Bridgewater Bank

PROJECT SUMMARY

In 2019 Artspace purchased the Northrup King Building (NKB): The largest complex of artist studios in the state of Minnesota; and an anchor venue in Art-a-Whirl, the nation's largest studio art crawl event. In addition to maintaining the studios of hundreds of artists, Artspace will transform surrounding vacant buildings into a 13-acre creative sector campus. This project includes the creation of approximately 100 affordable live/work units for artists within two empty buildings; the buildout of 8,500 square feet of space for community, nonprofit and creative enterprise partners; and unique artist residency spaces in the iconic grain elevators. It will also include improvements to the parking lot, utilities, and storm drainage; and will connect to immediate neighborhoods via nearby bike trails, creating even greater connectivity in the heart of the thriving Northeast Minneapolis Arts District. Construction is expected to begin in 2023.



Above: The Northrup King complex, courtesy of the Cunningham Group. The campus is comprised of 13 buildings, with six occupied and seven vacant.

CATALYTIC PRESERVATION OF THE NORTHEAST MINNEAPOLIS CREATIVE SECTOR

With support from Intermedia Arts, Artspace purchased NKB from Shamrock Properties in November 2019, preserving the crown jewel of the Northeast Minneapolis Arts District. While commonly referred to as one complex, the century-old structure is actually comprised of six interconnected buildings covering 350,000 square feet and filled with studios and galleries for some 350 visual artists and creative enterprises. It is one of the most substantial cultural hubs in the country, both in terms of its physical size and the number of cultural producers that it houses. Tens of thousands pass through NKB's doors each year to meet artists, view the high-quality works of art found in galleries and intimate studio environments, and purchase art.

"A hulking mass of industrial buildings reborn as an arts mecca in northeast Minneapolis stands at the center of a transformation of that community over several decades ... Success translates into a long waiting list of would-be tenants, demonstrating the need for [this] kind of workspace and illustrating how damaging the loss would be for tenants."

-The Minneapolis Creative Index 2018

NKB ANNUAL EVENTS

- First Thursdays, 5-9 p.m. monthly
- Art-A-Whirl, annually in May
- Art Attack, annually in November

www.northrupkingbuilding.com

"As fine as they are, the Weisman, Walker and MIA rarely let you speak with the artists whose works you admire. For that you have to go to the Northrup King Building."

**- Minneapolis Mind Expansion, Jerry Haines,
Los Angeles Times**

The preservation of the NKB and its thriving art community, as well as the planned redevelopment of the 13-acre campus that spans approximately 3.5 city blocks, represents a significant and continued investment in Artspace's home region of Minnesota. It will be Artspace's largest arts campus not only in the state, but nationwide as well. Existing Artspace properties in Minnesota include eight mixed-use buildings with affordable, live/work units for artists and their families. Four are located in the metro and four more can be found statewide: Artspace Jackson Flats (Northeast Minneapolis), 653 Artist Lofts (Frogstoun St. Paul), Northern Warehouse Artist Lofts (Lowertown St. Paul), Tilsner Artist Cooperative (Lowertown St. Paul), Artspace Hastings River Lofts (Hastings), Washington Studios (Duluth), Franklin Arts Center (Brainerd), and Kaddatz Artist Lofts (Fergus Falls). The Northside Artspace Lofts (North Minneapolis) is currently under construction, expected to complete in 2021. Artspace's unique

portfolio also includes eight single-family homes in North Minneapolis and Frogstoun, St. Paul (since sold to artists at below market rate); and five singular arts facilities in Minneapolis: Chicago Avenue Fire Arts Center (South Minneapolis), The Cowles Center for Dance & the Performing Arts (downtown Minneapolis), Hennepin Center for the Arts (downtown Minneapolis), Grain Belt Studios (Northeast Minneapolis), and the Traffic Zone Center for Visual Art (North Loop Minneapolis).

“What explains Minnesota’s growing arts ecology? Our generous arts funders, many artists’ centers, our Artspace artist housing and presentation spaces, and our Minnesota State Arts Board’s generosity.”

-How artists build careers, and why Minnesota stands out, MinnPost, Ann Markusen, Nov.21, 2018



Clockwise from top left: Angel Bomb letterpress studio; Tres Leches gallery; Art-a-Whirl interactive event, courtesy of the Star Tribune.





Left: Workers loading seed bags in the Northrup King complex, courtesy of the NKB archive.
Right: Original Northrup King Seeds sign.

HISTORIC SIGNIFICANCE

The Northrup King Building was first constructed in 1917 as the new headquarters for Northrup King & Co.—a household name at the turn of the 20th century. The company created beautiful seed catalogs illustrated with full-color lithographs, and sold mail-order, Northern-grown garden seed and Northern field seed and plant hybrids. The NKB headquarters adjoined the Great Northern and Northern Pacific railroad tracks, which made it the ideal distribution center from which to ship seeds across the United States. Northrup King & Co. was one of the first companies to use branding, with a focus on the frigid Minnesota weather for their hardy Polar, Sterling, Northland, and Viking brands; and eventually also partnered with the University of Minnesota on testing corn hybrids. For more than 50 years, the company contributed to Minnesota's reputation as a hotbed of robust farm and gardening activities, until Northrup King & Co. was purchased by Sandoz, Ltd. (a Swiss pharmaceutical company) in 1976. The company moved out of the NKB in 1986.

In 1996 the NKB was purchased by Shamrock Properties, Inc. and remained under the management of Debbie Woodward for more than two decades. The industrial spaces found new life as customized working artist studios, galleries, and a place for creative community; and the transformation of the warehouses into creative spaces redefined the complex's story.

Today the revived NKB is renowned as an extraordinary hub for the arts, and Artspace's ownership ensures that the space remains code compliant, artistically appropriate, and affordable for artists and innovators who have contributed much to the culture of Northeast Minneapolis and beyond.



Above: Chick Feed packaging from Northrup King & Co.
Below: Workers sort seed packets the Northrup King complex.



EXPANDING ACCESS FOR ALL MINNESOTANS

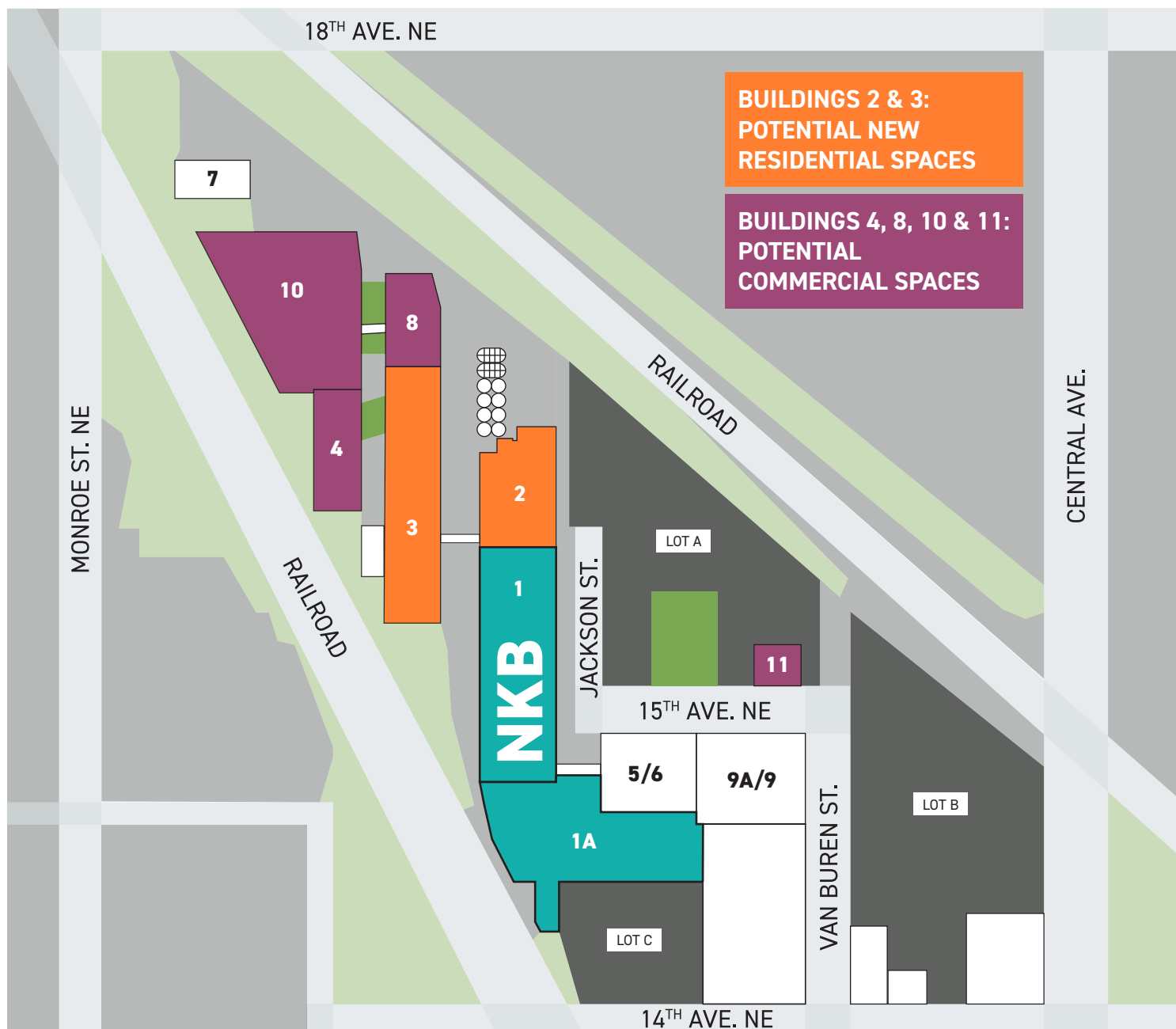
While redeveloping the NKB campus, Artspace is committed to opening new pathways to opportunity in Northeast Minneapolis. The neighborhood was historically comprised of an Eastern European immigrant community that transformed when major industries left the neighborhood, providing space for artists to create in large, abandoned warehouses, such as the NKB. Northeast has since become a highly sought-after destination, rightly renowned as a place to interact with cultural producers and discover fine dining and hip breweries. Commodification of this rich culture, however, threatens deepening disparities. Through equitable development, Artspace will address barriers in the Northeast Minneapolis Arts District by providing some 100 units of housing for artists earning 30 to 60% of Area Median Income, as well as their families, aligning with a city-wide strategy to advance the 2040 Plan and its emphasis on affordable housing. In addition, Artspace will create new, affordable studio and commercial spaces, accessible to people of color, people low in income, minority-owned businesses, and others.



Left: Sign above the Jackson Street entrance. Right: Inside the old grain silos. Photos courtesy of Cunningham Group.

artspace

Artspace is a nonprofit 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 remain affordable and accessible to artists in perpetuity. With more than 50 projects developed over the last four decades, Artspace has supported artist-led community transformation, representing a nearly \$750 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace champions the once-radical idea that artists living with financial hardship can leverage fundamental social change. With headquarters in Minneapolis and offices in 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. www.artspace.org



KEY

Building 1: 121,080 sq. ft.

Building 1A: 120,960 sq. ft.

Building 2: 84,870 sq. ft.

Building 3: 78,430 sq. ft.

Building 4: 30,465 sq. ft.

Building 5/6: 39,645 sq. ft.

Building 8: 8,725 sq. ft.

Building 9/9A: 63,760 sq. ft.

Building 10: 33,750 sq. ft.

Building 11: 3,000 sq. ft.

TOTAL SQUARE FOOTAGE: ~640,445 SQ. FT.

Buildings in blue are currently occupied.

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