



# Request for Interest

for Development of Property at

**610 West 28th Street  
Minneapolis, MN 55408**

Development of Property at

**810 West 31st Street  
Minneapolis, MN 55408**

**January 2007**

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*610 West 28th Street,  
Minneapolis, Minnesota  
55408*



*810 West 31st Street  
Minneapolis, Minnesota  
55408*



# A Brief History

Salem Lutheran Church and Lyndale United Church of Christ are two small urban congregations in large and unsustainable buildings. After a significant process of discernment, in November of 2006, Salem and Lyndale entered into a partnership. To reduce facility costs while planning for development, Salem has moved to share Lyndale's building. Differing from a merger, in this partnership, each congregation maintains its own congregational identity and practice while sharing space and some resources.

Salem Lutheran and Lyndale UCC (the Churches) are jointly issuing this Request for Interest to receive and evaluate all uses, conventional or creative, for the respective parcels. Both parcels are available for purchase by qualified buyers, pursuant to individual purchase agreements entered into with each of the church bodies with regard to their respective parcel. The churches intend to work together in the process of soliciting and reviewing any and all expressions of interest and any subsequent negotiations for the purchase of either or both parcels. However, the churches each explicitly reserve the right to act individually and unilaterally on any offers for their respective parcel.

The churches have a mutual desire to stay in the Lake & Lyndale area. One option is to locate a joint Ministry Center (up to 12,000 sq. ft.) in a portion of any subsequent redevelopment of either parcel, or at an alternate location made available by any respondent as a part of its ultimate proposal. A comprehensive mixed use proposal for the Salem Lutheran parcel could also include the creative, "out of the box" re-use of the 1904 sanctuary structure, if feasible. A new building along Lyndale Avenue could house an interested arts organization (approx. 8,000 sq. ft.) as well as commercial and/or residential housing components. The Lyndale UCC parcel is similarly available for a variety of uses, including another church body.

The churches are interested in any and all creative redevelopment proposals for each parcel, with a particular view to how the proposals may impact the Lake and Lyndale area as a whole and the immediate neighbors of the respective existing parcels in particular.

**All ideas will be considered.**

# R. F. I. Process

Wednesday, January 17

**Salem Lutheran Church Parcel Inspection**

Salem Lutheran Church  
28th & Lyndale Avenue South  
2:30 p.m. Open House  
3:00 p.m. Conducted Tour

**Parcel Information and RFI Review**

Lyndale United Church of Christ  
31st & Aldrich Avenue South  
4:00 p.m. Interested Party Meeting  
— Review Parcel Information Package  
— Review Draft RFI Response Form  
— Question and Answer Session

**Lyndale United Church of Christ Parcel Inspection**

Lyndale United Church of Christ  
31st & Aldrich Avenue South  
5:00 p.m. Conducted Tour

Tuesday, January 30

**Interested Party Meeting**

Lyndale United Church of Christ  
31st & Aldrich Avenue, S.  
4:00 p.m.  
— Evaluation Process Reviewed  
— Final RFI Response Form Distributed  
— Question and Answer Session  
5:00 p.m.  
— Tour of both Parcels Available

Wednesday, February 14

**RFI Response Forms Due**

No later than 5:00 p.m. CST  
Postmarked or Delivered to:  
Mr. James C. Erickson, c/o Lyndale UCC Church  
810 West 31st Street  
Minneapolis, MN 55408  
or to: jim.erickson@mac.com  
All RFI Questions/Clarifications should be directed to:  
Jim Erickson, Owners' Representative  
Email: jim.erickson@mac.com (preferred)  
Phone: 612-325-3009

A downloadable pdf version of this RFI is available at:  
[www.discoverselem.com](http://www.discoverselem.com) or [www.lyndaleucc.org](http://www.lyndaleucc.org)

# Salem Lutheran Parcel

610 West 28th Street  
Minneapolis, MN 55408

Consists of 55,142 square feet  
1.27 Acres Approximate Property Perimeter 1,094 ft.  
Zoned R2B/Two Family District  
Building footprint of 19,027 sq. ft.  
Gross building area of approximately 44,000 sq. ft.  
Parking lot for approximately 47 cars  
Property ID # - 34-029-24-32-0062

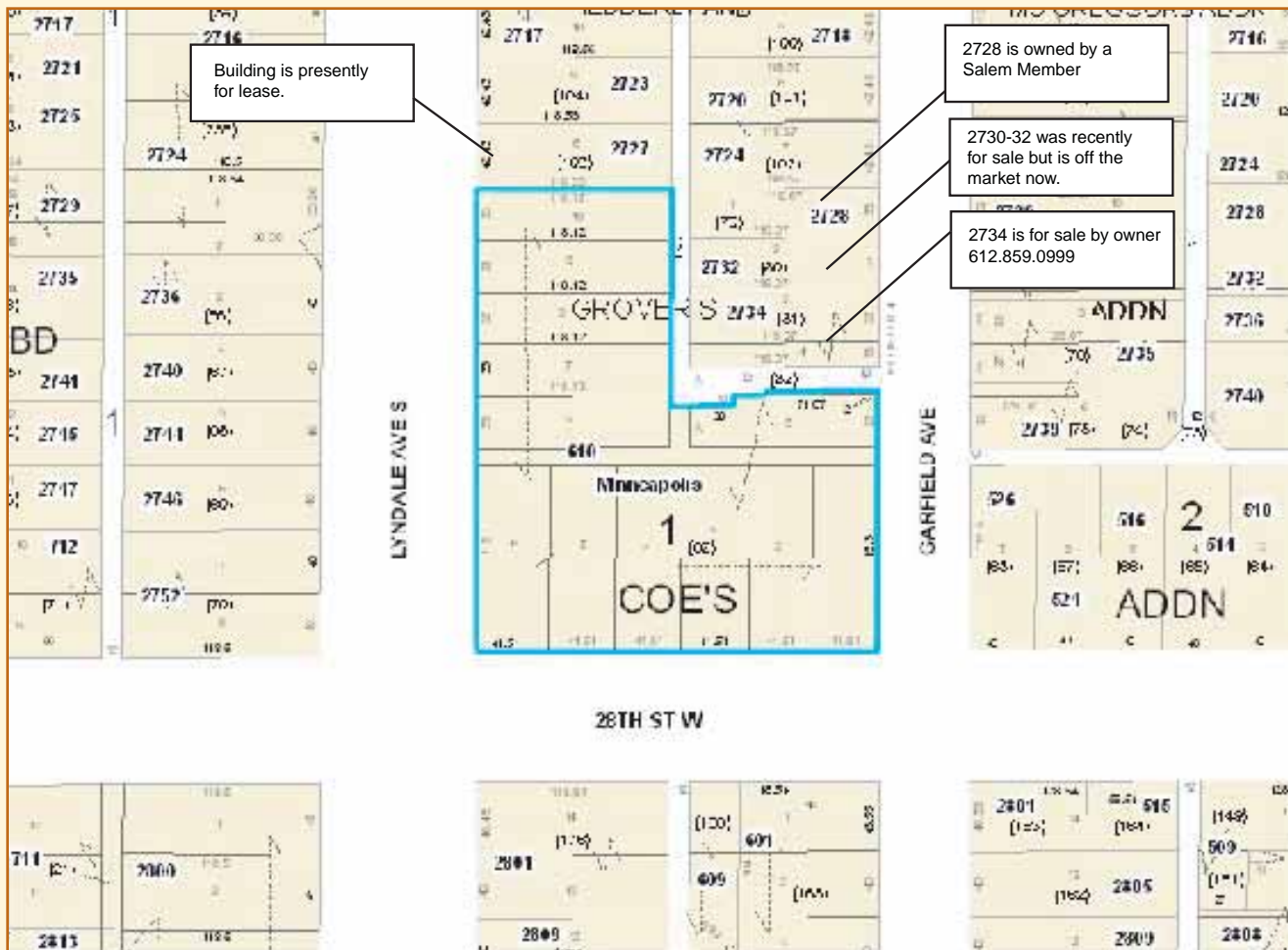


Image from Hennepin County Website

# Salem Lutheran Parcel

## Facility Description



*1904 Façade of the building*



*View North on Garfield*



*View east on 28th Street*



*View southeast across Lyndale*

Salem Lutheran Church's facility includes a building with a 19,027 sq. ft. footprint and parking lot that holds approximately 47 cars (if everyone parks carefully). The facility sits on a 1.27 acre lot. It has been estimated that the interior is 44,000 total square feet.

The oldest part of the present facility was built on the SE corner of the lot in 1904. It is constructed with a Platteville limestone veneer and red tile roof. This part of the building contains Salem's old sanctuary. The present structure replaced a wooden church building and has been added on to four times since then:

- 60' x 58', stone, two story education wing built in 1938
- 32' x 32' boiler room built in 1952  
(a concrete brick garage over the boiler room was most likely built at this time.)
- Platteville limestone extension to the Sanctuary was built in 1953 to match the 1904 structure (Along with a two story concrete addition on the west side of the sanctuary),
- 185' x 50' brick and precast concrete panel, two-story education wing was built on the west side of the building in 1963.

Known challenges for demolition of most additions and reuse of the sanctuary structure include:

- Asbestos materials used throughout the building.
- The north sanctuary wall is bowing. Opinions vary as to how severe the problem is.
- Underground storage tanks existed for a filling station previously on the southwest corner. Whether they are still there, or if they ever leaked, is unknown.
- Underground fuel oil storage tank located near boiler room.

Blueprints are available for most parts of the building.

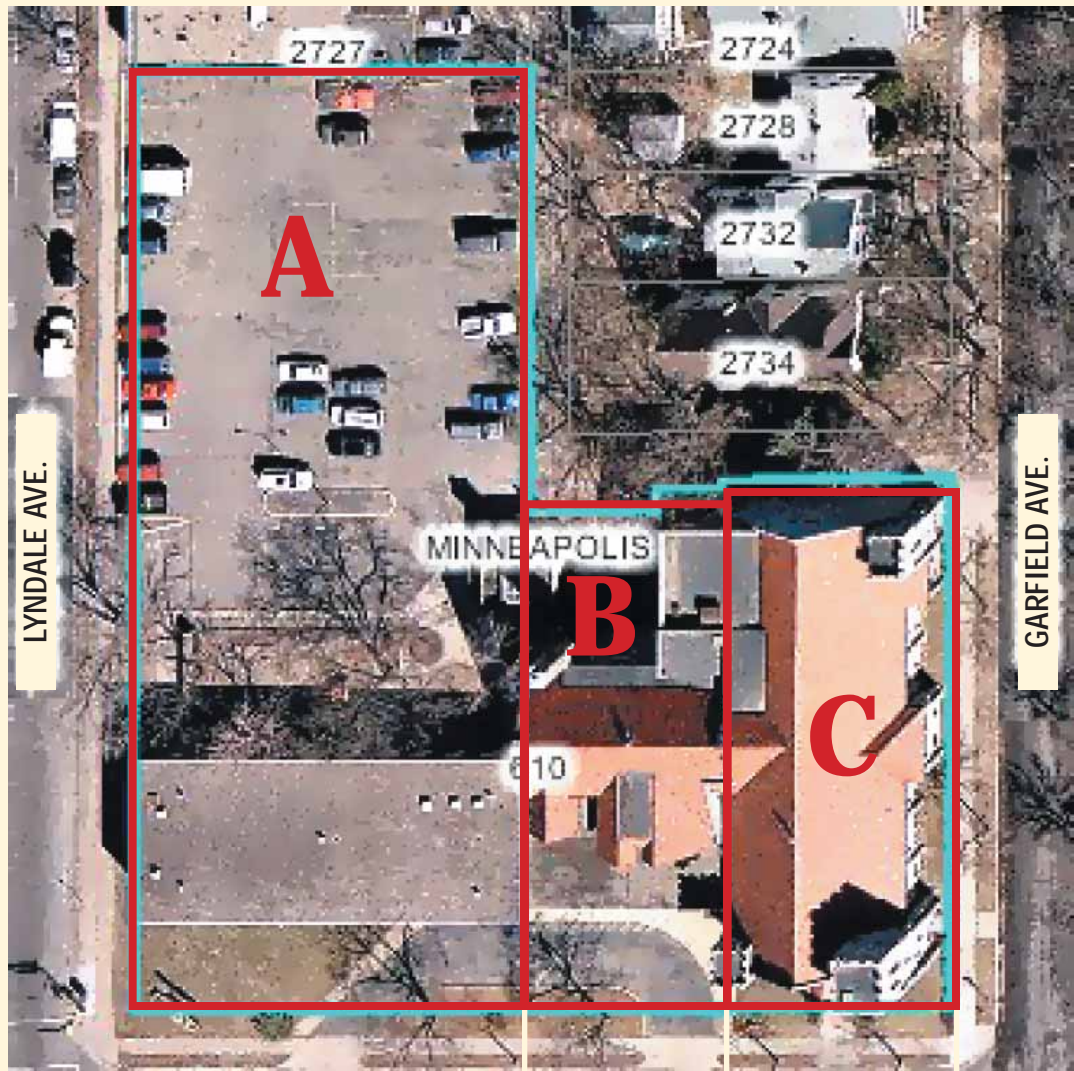
# Salem SubParcels

Sub Parcel A: Approximately 34,000 sq. ft.

Sub Parcel B: Approximately 9,000 sq. ft.

Sub Parcel C: Approximately 12,000 sq. ft.

*Aerial  
View of  
Property*



28th STREET

*Axiometric  
View of Property  
(from 28th Street  
looking north)*



**A**

**B**

**C**

## Lyndale UCC Parcel

810 West 31st Street  
 Minneapolis, MN 55408

Consists of approximately 24,192 sq. ft.  
 0.56 Acres Approximate Property Perimeter 634 ft.  
 Zoned R4/Multi Family General Residence District  
 Building footprint of 12,048 sq. ft.  
 Gross building area of 27,545 sq. ft.  
 Parking lot for approximately 22 cars  
 Property ID # 04-028-24-11-0030



Image from Hennepin County Website

# Lyndale ucc Parcel

## Facility Description



*From corner of 31st & Aldrich*



*From Aldrich looking west*



*from Aldrich looking southwest*



*Handicap accessible entrance*

Lyndale UCC is a five level church building, including a garden basement and a sub-basement, along with an unfinished attic. It has a footprint of 10,087 sq. ft. and an above ground building area of 15,497 sq. ft. In addition, there is garden basement and sub-basement space totaling 12,048 sq. ft. The total gross building area including both garden and sub-basement is 27,545 sq. ft.

Built in 1923, the building sits on a lot 129 X 188 sq. ft. This prime location is one block south of Lake Street and one block west of Lyndale Avenue South and across the street from Bryant Square Park. The building contains a five stop elevator, added in 1997 and besides the church, is home to a childcare center, dance studio and yoga studio.

The sanctuary seats 325 people and contains dark wood and beautiful stained glass windows. The parking lot behind the church holds approximately 22 cars.

The building exterior is all face brick. It has a gable roof with asphalt shingle roofing and metal gutters and downspouts. The exterior wood trim around the windows are in need of paint and though the entire building was tuckpointed in 1986, there are areas of the building that need it again.

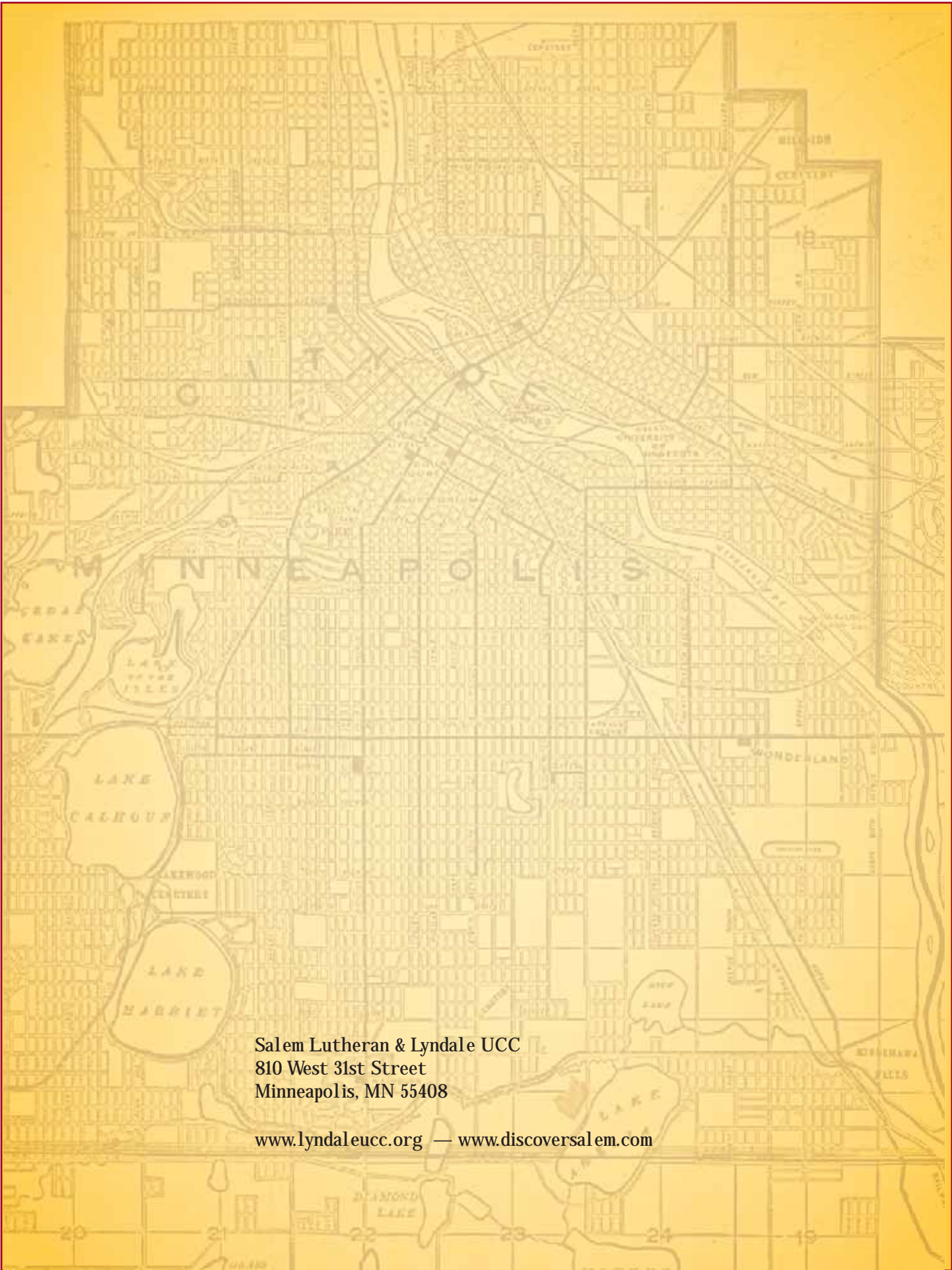
There are offices and classrooms in addition to the rented spaces and a fellowship hall with a kitchenette, as well as a kitchen in the basement. The sub-basement houses a boiler and mechanical room, a large gym and adjoining locker room facility (not in good working order).

There is water damage on walls throughout the building. The boiler system works well now, but may need to be replaced in the near future. This summer the last of the asbestos on steam pipes was abated.

# Parcel Locations

The Salem Lutheran and Lyndale UCC parcels are located in the Lyndale-Lake Street neighborhood which is developing rapidly due to its location between Downtown and Uptown and proximity to major transit corridors.





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[www.lyndaleucc.org](http://www.lyndaleucc.org) — [www.discoveralemm.com](http://www.discoveralemm.com)