

# City of Minneapolis, CPED - Public Land Sale and Acquisition Form

## Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I. ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: [Casey Dziejewczynski](#), Phone #: [5070](#)

Form Initiated Date: [5/26/2015](#)

1. Address: [1704 33<sup>rd</sup> Ave N](#), Property Identification Number (PIN): [0902924240148](#)
2. Lot Size: [126' x 129'](#) Square Footage: [16,112](#)
3. Current Use: [vacant fire station](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [community gym on ground floor, private yoga stuio and private offices on second floor](#)
5. List addresses of adjacent parcels owned by CPED/City: [n/a](#)
6. Project Coordinator comments: [CPED issued an RFP for the subject property in January 2015, in May 2015 the City Council awarded exclusive negotiating rights to the nonprofit org, Fighting Chance, to redevelop the building. Per previous discussions with City Planning and Zoning staff, the proposed use requires a rezoning to C1. Fighting Chance has already submitted the rezoning application, which is scheduled to go to Planning Commission on June 15th.](#)

## Section II. Zoning Review

7. Lot is: Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: \_\_\_\_\_
  8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?  
Yes  No  If yes, what applications? [Rezoning. Possible parking variance, depending on final plans.](#)
  9. Comments: \_\_\_\_\_
- Completed by: [CAV](#) Date: [5/28/2015](#)

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect for this parcel.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood and the parcel specifically as public and institutional.](#)
12. Is future land use proposed in item 4 consistent with future land use plans? Yes  No  If no, why not? \_\_\_\_\_
13. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?  
Yes  No  If yes, explain possible development scenarios \_\_\_\_\_
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes  No  If Yes, what type of development? \_\_\_\_\_

Comments: [While the comprehensive plan shows the site as public and institutional, this is a reflection of the historic use of the building, not necessarily an indication of the future land use. The surrounding area is designated as Urban Neighborhood. The Urban Neighborhood land use category is predominantly residential, but can have some neighborhood serving commercial. An adaptive reuse of this building can be in conformance with the comprehensive plan.](#)

Completed by: [Jim Voll](#) Date: [5/28/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [6/5/2015](#)

## Section IV. Manager's Comments

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If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

**Residential Finance** by: [Andrea Brennan](#) Date: [6/9/2015](#) Comments: [RF supports this land sale review.](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [6/5/2015](#) Comments: [R-RED supports the disposition strategy as proposed.](#)

**Business Development** by: [Kristin Guild](#) Date: [6/5/2015](#) Comments: [Business Development initiated this land sale review and supports the proposed sale.](#)

### Section V. Manager of Initiating Project Coordinator

**PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

**HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Reason for **HOLD** status: \_\_\_\_\_