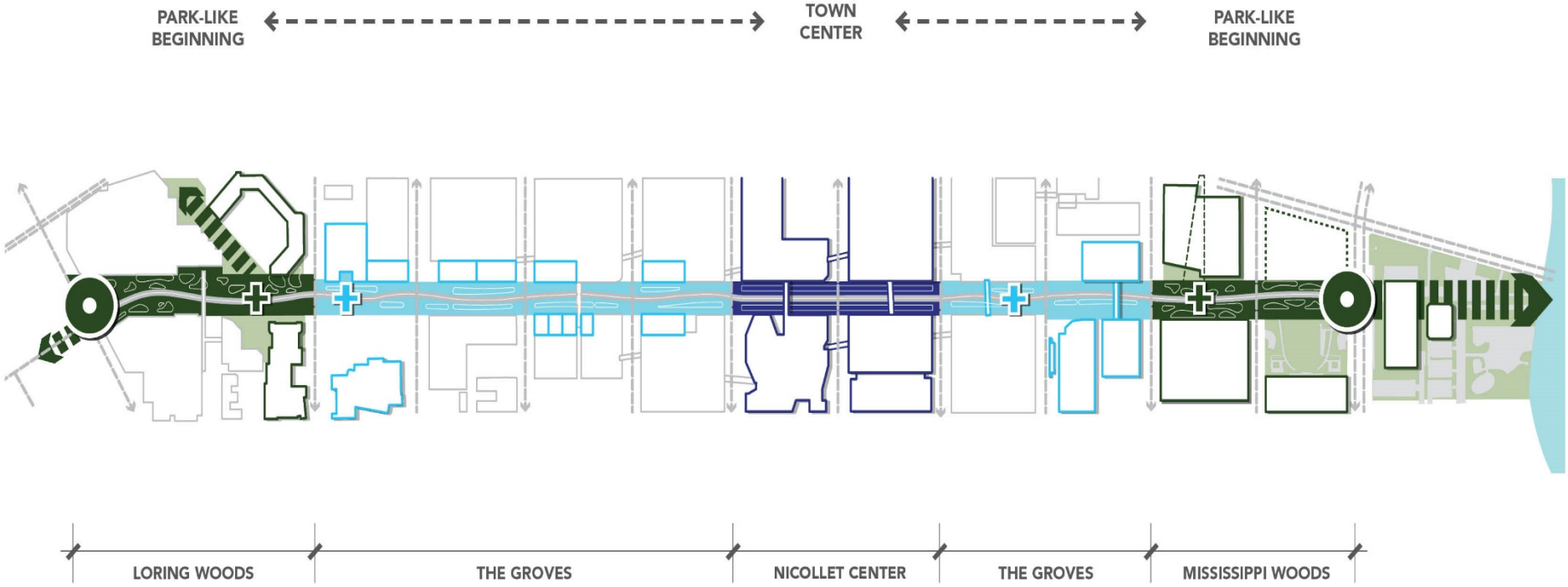
Welcome and Introduction

www.nicolletmallproject.com

Minneapolis
City of Lakes

MINNEAPOLIS
DOWNTOWN
COUNCIL

NICOLLET MALL FRAMEWORK PLAN

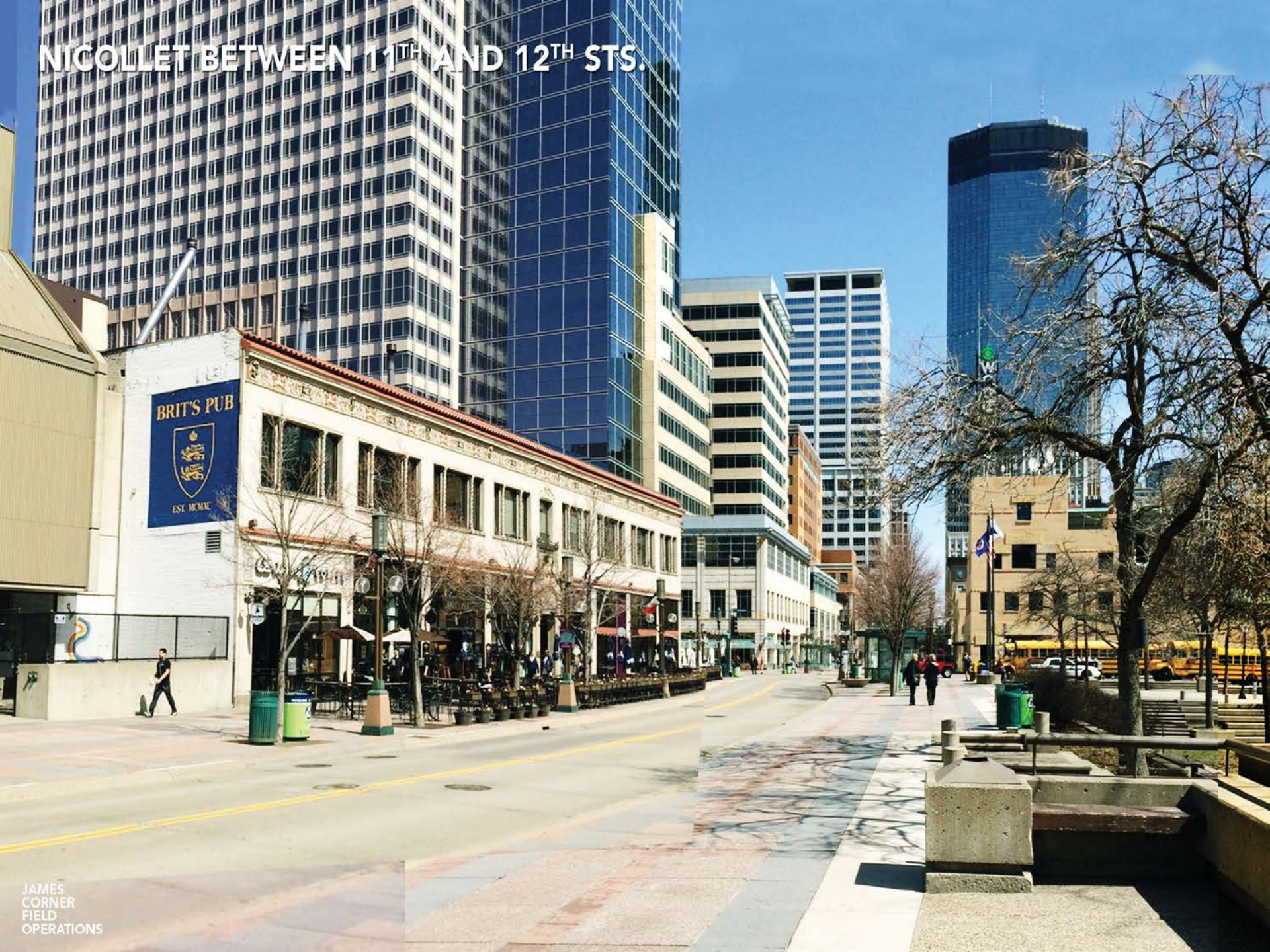


JAMES CORNER FIELD OPERATIONS

NICOLLET BETWEEN 3RD AND 4TH STS.

JAMES CORNER FIELD OPERATIONS

NICOLLET AT LORING GREENWAY
JAMES
CORNER
FIELD
OPERATIONS


NICOLLET BETWEEN 11TH AND 12TH STS.
BRIT'S PUB
EST. MCMXC
JAMES
CORNER
FIELD
OPERATIONS

NICOLLET BETWEEN 11TH AND 12TH STS.

JAMES
CORNER
FIELD
OPERATIONS

JAMES
CORNER
FIELD
OPERATIONS

"MISSISSIPPI WOODS" BETWEEN 3RD AND 4TH STS.

JAMES
CORNER
FIELD
OPERATIONS

JAMES
CORNER
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OPERATIONS

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JAMES
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FIELD
OPERATIONS

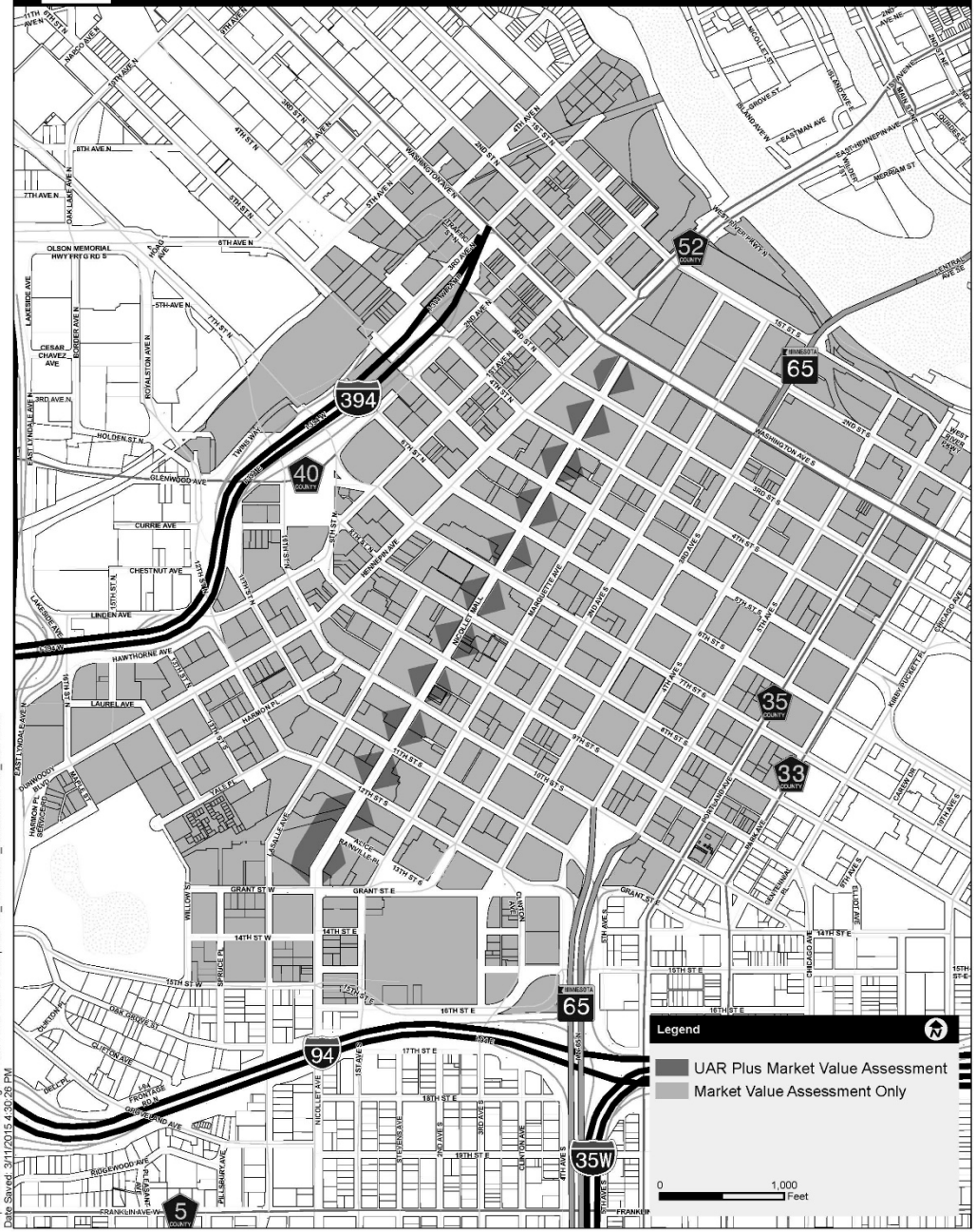
NICOLLET BETWEEN 11TH AND 12TH STS.
NICOLLET
MILE
JAMES
CORNER
FIELD
OPERATIONS

JAMES
CORNER
FIELD
OPERATIONS

Nicollet Mall Assessment Area

City of Minneapolis

March, 2015



Map Document: \\arcserver1\gis\MPLS\T1110\495\ESRIMaps\MPLS_NicolletMall_AssessmentArea_65x11.mxd
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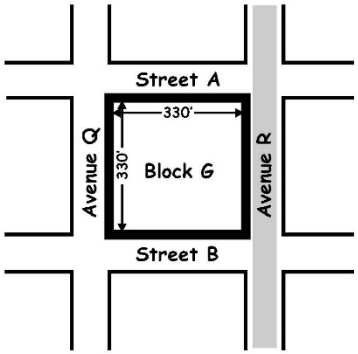
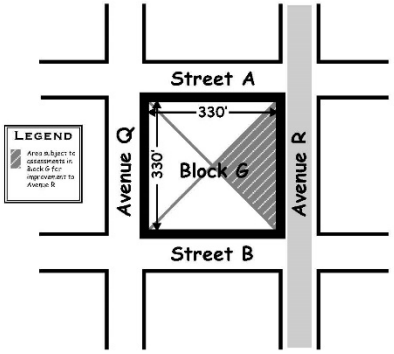
DEVELOPMENT OF THE INFLUENCE AREA ASSESSMENT METHOD

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS



Question: How do we assess Block G for improvements to Avenue R AND allow for future assessment to Block G for similar improvements to streets A & B and Avenue Q, to be done at a later date ?

Answer: Assess ¼ the land area of Block G



Question: How do we assess Block G for improvements to Avenue R AND allow for future assessment to Block G for similar improvements to streets A & B and Avenue Q, to be done at a later date ?

Answer: Assess ¼ the land area of Block G, **by splitting the block into 4 equal triangles.**

2015 UNIFORM ASSESSMENT RATES
RESIDENTIAL = $0.82/ SQ FT
NON-RESIDENTIAL = $2.46/ SQ FT

Rob

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS — March 13, 1998 — ENGINEERING DESIGN

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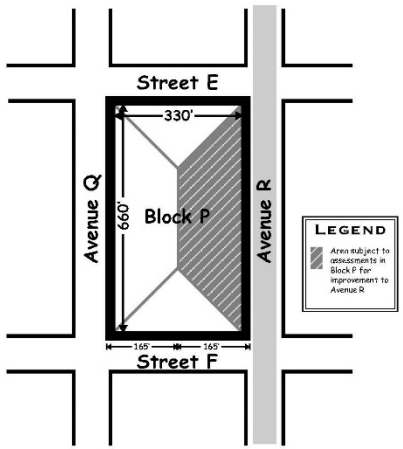
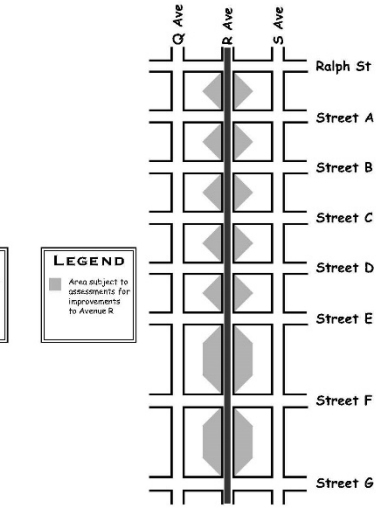
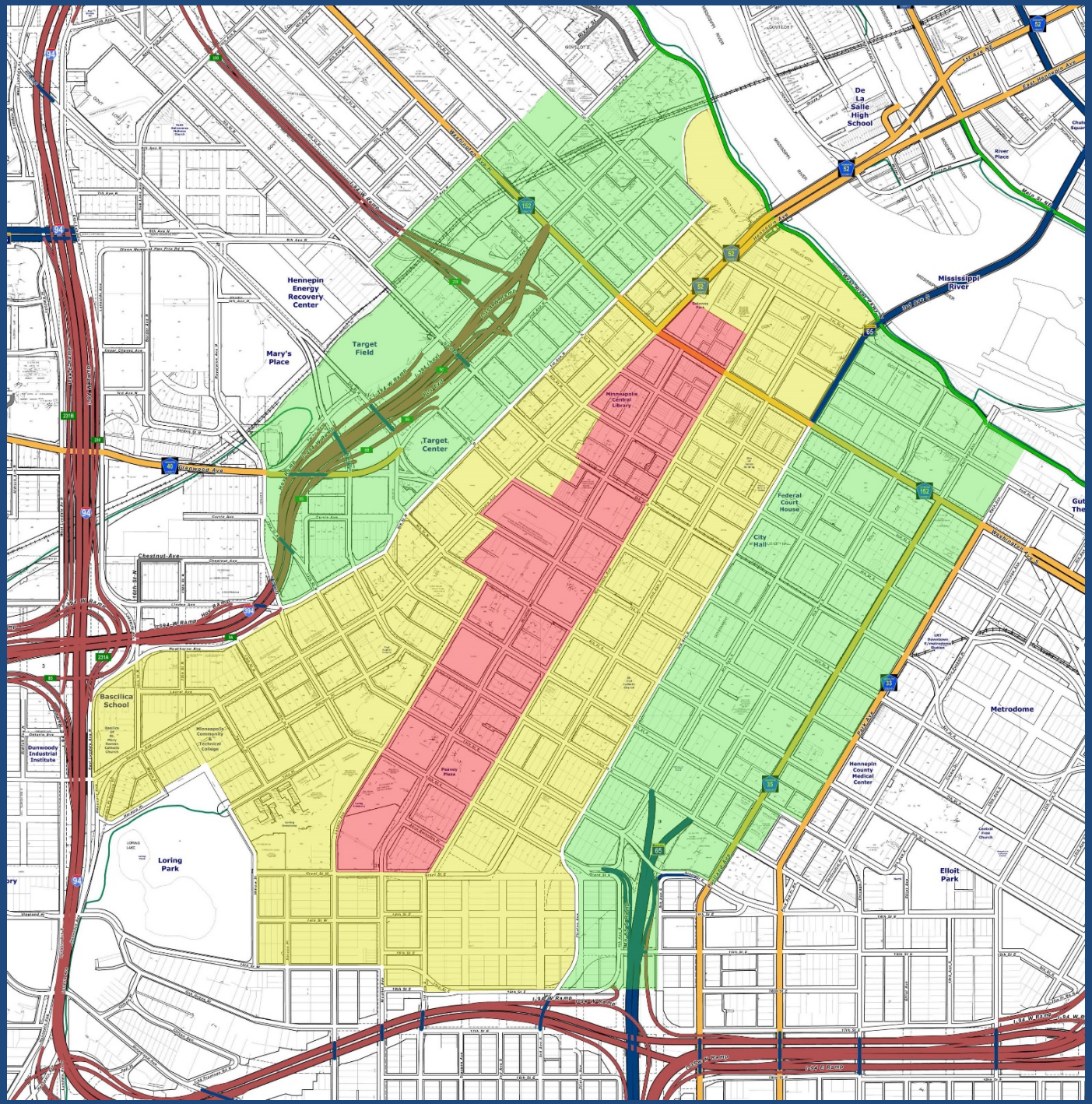
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS





Rob

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS — March 13, 1998 — ENGINEERING DESIGN



De La Salle High School
Mississippi River
Hennepin Energy Recovery Center
Mary's Place
Target Field
Target Center
Minneapolis Central Library
Federal Court House
City Hall
Bascilica School
Dunwoody Industrial Institute
Minneapolis Community & Technical College
Loring Park
Metrodome
Hennepin County Medical Center
Elliot Park
Peavey Plaza
Glenwood Ave
Chestnut Ave
Washington Ave N
Washington Ave S
Hennepin Ave
Park Ave
Main St NE

NICOLLET MALL
Special Benefit Rates

Property Type	Red	Yellow	Green West	Green East
Office	0.58275%	0.33075%	0.31185%	0.26250%
Hotel	0.58275%	0.33075%	0.31185%	0.26250%
Retail	0.56175%	0.30975%	0.29610%	0.24150%
Parking	0.56175%	0.30975%	0.29610%	0.24150%
Industrial	0.00000%	0.25200%	0.19740%	0.18878%
Institution	0.44625%	0.18900%	0.10500%	0.10500%
Residential	0.26250%	0.13650%	0.08400%	0.08400%
Land	0.15750%	0.07980%	0.05250%	0.05250%

Building Size
Building Density
Property Use
Building Age
Construction Materials
Land Area
Building Condition
Building Quality
Assessor's
Market Value

SPECIAL ASSESSMENT SAMPLE FORMULAS

Example 1

Office Building/Red Tier:

$10,000,000 Assessor's Market Value x .58275% Special Benefit Rate = $58,275 Total Assessment
÷ 20 years
= $2,913.75 Annual Assessment

Example 2

Parking Lot/Yellow Tier:

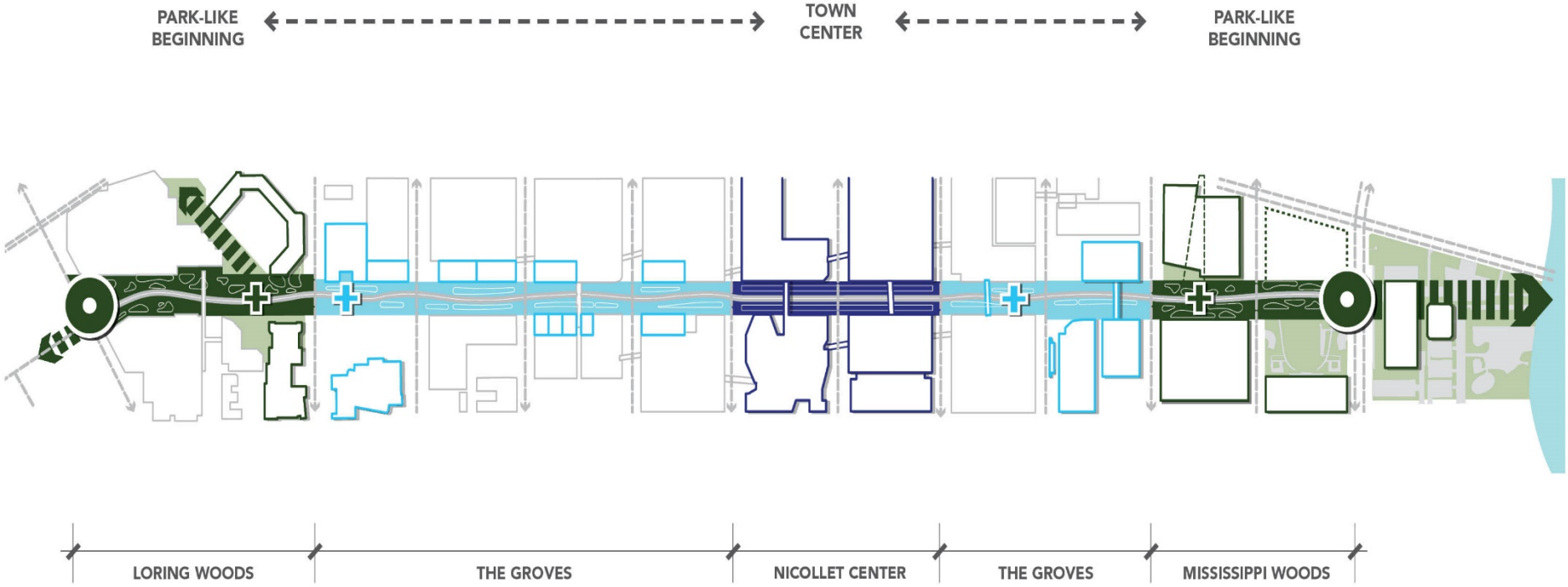
$5,000,000 Assessor's Market Value x .30975% Special Benefit Rate = $15,488 Total Assessment
÷ 20 years
= $774.40 Annual Assessment

Example 3

Residential/Green:

$250,000 Assessor's Market Value x .08400% Special Benefit Rate = $210 Total Assessment
÷ 20 years
= $10.50 Annual Assessment

NICOLLET MALL FRAMEWORK PLAN



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