NICOLLET MALL IMPROVEMENT, MAINTENANCE AND OPERATION
PRESENT SPECIAL ASSESSMENT METHOD

A typical block in Downtown Minneapolis and along the Nicollet Mall is a square block having lineal dimensions of 330 feet on all 4 sides and a total land area of 108,900 square feet (330 feet times 330 feet). 330 feet divided by 2 equals 165 feet.

1. 50% of the total assessed amount is charged on a lineal frontage basis to properties having abutting footage along both sides of the Nicollet Mall from Washington Avenue South to Grant Street East and West. This is shown on the assessment map as "Zone 1 Frontage." If the total assessed amount is $1,000,000, this "Zone 1 Frontage" would account for $500,000.

2. 35% of the total assessed amount is charged on a square footage basis to properties having land area located within 165 feet on both sides of the Nicollet Mall from Washington Avenue South to Grant Street East and West. This is shown on the assessment map as "Zone 1 Area." If the total assessed amount is $1,000,000, this "Zone 1 Area" would account for $350,000.

3. 15% of the total assessed amount is charged on a square footage basis to properties having land area located within 165 and 330 feet on both sides of the Nicollet Mall from Washington Avenue South to Grant Street East and West. Also included are properties having land area located between Washington Avenue South and 165 feet Northerly of Washington Avenue South and properties having land area located between Grant Street East and West and 165 feet Southerly of Grant Street East and West. This is shown on the assessment map as "Zone 2 Area." If the total assessed amount is $1,000,000, this "Zone 2 Area" would account for $150,000.

4. The actual lineal and square footage is calculated for each property within the assessment district.

5. The actual lineal and square footage is then adjusted for each property based on the adjustment percentages assigned to the blocks and properties in the assessment district as shown on the assessment map and on the individual numbered sheets.

ADJUSTMENT EXAMPLE

ACTUAL	100%	75%	50%	35%	25%
100 ft. (Zone 1)	100	75	50	35	N/A
1,000 sq. ft. (Zone 1)	1,000	750	500	350	N/A
1,000 sq. ft. (Zone 2)	1,000	750	500	350	250

NICOLLET MALL IMPROVEMENT, MAINTENANCE AND OPERATION
PRESENT SPECIAL ASSESSMENT METHOD

6. The adjusted footages and square footages for all properties are totaled.

7. (a) $500,000 is divided by the total adjusted "Zone 1 Frontage." The result is the assessment rate per adjusted foot in Zone 1. The adjusted footage for all properties being charged in "Zone 1 Frontage" is then multiplied by this assessment rate.

   (b) $350,000 is divided by the total adjusted "Zone 1 Area." The result is the assessment rate per adjusted square foot in Zone 1. The adjusted square footage for all properties being charged in "Zone 1 Area" is then multiplied by this assessment rate.

   (c) $150,000 is divided by the total adjusted "Zone 2 Area." The result is the assessment rate per adjusted square foot in Zone 2. The adjusted square footage for all properties being charged in "Zone 2 Area" is then multiplied by this assessment rate.

8. The amounts from 7(a), 7(b), and 7(c) are then totaled for each property. The result for each property is its lump sum total assessment amount.

This document was prepared by the Minneapolis Department of Public Works, Management Services Division, (612) 673-2401.