

Nicollet Hotel Block Survey Excerpts (Property Information)

The Property

The property is a land parcel containing 74,378 square feet comprising an entire city block in the Downtown Business District of Minneapolis, Minnesota. The property's address is 200 Nicollet Mall and is referred to as the Nicollet Hotel block in this RFP.

Legal Description

The subject land's legal description is as follows:

Lot 156 through 167 together with the vacated alley adjoining said Lots all in Auditor's Subdivision No. 1337, Hennepin County, Minnesota.

Description of the Land

The Nicollet Hotel block comprises an entire city block in Downtown Minneapolis. Its overall size and shape, however, differ from the standard Downtown block. Such a block is square in shape having 330.0 feet of frontage on each of its border streets. These measurements give the typical Downtown block a total land area of 108,900 square feet, or the equivalent of 2.5 acres. The Nicollet Hotel block is smaller due to the angled southwest/northeast right-of-way of Hennepin Avenue. As such, the Nicollet Hotel block is a standard \pm 330.0 frontage only along one block face – the Nicollet Mall.

The block's street frontages then are as follows:

Nicollet Mall – 330.578 feet
Third Street South – 265.40 feet
Hennepin Avenue – 340.29 feet
Washington Avenue – 184.67 feet

These dimensions give the block a trapezoidal shape and a total land area of 74,378 square feet or 1.71 acres. For visual references refer to available Survey and Plat maps of the site.

Access to Site

Vehicular access is available from the adjacent streets. Third Street South, on the southern edge of the site, is a four-lane one-way street west bound. Washington Avenue on the northern edge of the site is a four-lane, two-way street east and westbound. The Nicollet Mall, bounding the eastern edge of the site, is unique in that only bus and taxi traffic and service vehicles are permitted on its two lanes. The greater part of the Nicollet Mall is thereby dedicated to pedestrian traffic. Each block length on the Nicollet Mall was designed to bear a slight or gradual "c" curve to it. Between Third Street South and Washington Avenue, the wider side of this curve is attendant to the site's west side of the Nicollet Mall. Hennepin Avenue borders the west edge of the site and is a one-way northbound traffic way on its eastern most three lanes. Hennepin Avenue's fourth lane (furthest from site) is reserved for public transportation (bus) and service vehicles

heading southbound out of Downtown Minneapolis. Daily traffic volumes on these streets are available from the City of Minneapolis Traffic Engineering Dept.

Topography of Site

The topography of the site is basically level and at grade with its border streets. All of the normal urban utilities are available to the site. Environmental reviews of the site were conducted in 1992 by consultants for the City of Minneapolis when the site was purchased. Results of these tests are available and no environmental pollution was discovered during the conduct of these tests. The entire site is, at present covered with asphalt and is used as a publicly owned and operated surface parking lot with transit terminal and waiting area.

Additional Property Information

For copies of the downtown zoning map and for all questions related to zoning, please contact Jack Byers (612-673-2634) or Carrie Flack (612-673-3239) in the Minneapolis Planning Department.

For copies of a 1992 survey of the Nicollet Hotel Block, please contact Jerry LePage at the MCDA (612-673-5240).