

30 Third St. S. (Nicollet Hotel Block) Request for Proposals  
Pre-proposal meeting  
Thursday, November 6, 2014  
Crown Roller Mill Conference Room 3  
11:00 A.M.

#### Questions

Q1. Regarding streetcar alignment, there are multiple options shown – can we get an update? What can we expect?

A1. The streetcar options are listed in the RFP. Developers can choose one of the options, either across the block or along Third St. Developers can propose on both options. In that case the City will choose the preferred option. The developer will need to work closely with the City through this process. The City anticipates that that the streetcar construction will coincide or at least overlap with the development of the site.

Q2. Are there any restrictions in regards to the streetcars? For instance, curb cuts, crossing tracks, etc.?

A2. Developers are allowed to show track crossings on proposals. In both alignment options, there will be a streetcar stop on the development site. For the cross block option, it will be a stop accommodating both directions of travel and for the Third Street option it will accommodate north bound travel. The chosen develop will need to work with the City on the location of any crossings so it does not negatively impact operations and stop placement.

Q3. Will the bike track on Washington Avenue be protected with a curb?

A3. Yes. Layout details are at <http://www.hennepin.us/residents/transportation/washington-ave-mpis>

Q4. What would the streetcar stop look like?

A4. Representative stop layout examples are listed on Sheet 16 and 17 at the following:  
<http://www.minneapolismn.gov/www/groups/public/@publicworks/documents/webcontent/wcms1p-132173.pdf> General information on modern streetcar is available at:  
<http://www.minneapolismn.gov/nicollet-central/WCMS1Q-071590>

Q5. Are there any issues with the Nicollet Mall redesign that will affect the Nicollet Hotel Block project?

A5. The Nicollet Mall reconstruction does not directly impact the development site. However the City will look to how development proposals integrate with the Nicollet Mall plan to increase publicly-accessible space and build connections, not only south down Nicollet but tying into a pedestrian connections to the North and towards the Mississippi River.

Q6. If we proposed multiple buildings be built on the site would each building be required to be 20+ stories?

A6. Yes.

Q7. What is the maximum height?

A7. The site's zoning has an FAR maximum of 8, but there are multiple FAR bonuses available, so the height will likely be limited by market conditions.