

Stations (City)	Draft Place Type	Station Connectivity				Land Use Characteristics					Potential for Change			Equity Indicators		
		Primary Access Mode	Origin vs Destination	Planned Park and Ride	Access Barriers/Needs	Desired Land Uses	Scale of Transformation	Existing	Interim	Future (Post-LRT)	Pressure to Change	Proximity to downtown /major destinations	Land / redevelopment opportunities	Vulnerability	Median Income	Existing Affordable Units
Van White (Minneapolis)	Urban Neighborhood	Walk, bike, and bus	Mix	No	Hwy 55 potential ped/bike barrier. Potential N/S connections to SW LRT.	Medium density residential and mixed use. Community interested in seeing transformational change.	Moderate	Residential with multi and single family. Some industrial and institutional.	May see small infill.	Medium density residential and mixed use center.	High	High	Bassett Creek former industrial land, Minneapolis Public Housing Authority land to the north.	Moderate	Low	Heritage Park: (440 rental, 360 for-sale, 100 public housing for elderly)
Penn Ave (D1) (Minneapolis)	Urban Neighborhood	Walk and bike	Origin	No	Need feeder buses. Hwy 55 potential ped/bike barrier.	Medium density residential	Moderate	Residential, multi and single family	May see small infill.	Medium density residential on excess ROW.	Moderate	High	Potential excess right of way, PHA land.	Moderate-high	Low	Market rate housing is considered affordable.
Golden Valley Road (D1) (Golden Valley)	Suburban Neighborhood	Multi-modal	Mix	Not planned, but some shared parking solution desired.	Way-finding to the station, bus circulator access, kiss and ride needed.	Low density residential, some neighborhood retail. Park remains important destination.	Low	Single family residential, institutional, park.	None.	Small neighborhood retail, institutional, townhomes.	Low	Moderate	Church with excess land, fire station closing. Wirth Regional Park wants area to remain park-land.	Low-moderate	High	Courage Center is employment and service center. Some single family is market rate affordable.
Robbinsdale (Robbinsdale)	Main Street	Multi-modal	Mix	200/250 space P and R being discussed, where best to locate?	Circulator to N. Memorial Hospital.	Medium-high density mixed-use, depending on funding.	Moderate	Mixed use in downtown, residential.	May see infill, if market responds to existing City investment.	Mixed-use near downtown and Broadway. Office and institutional around North Memorial. Would welcome higher density from private market.	Moderate	Moderate	Barriers are small parcels and highly valued land. Some vacant and underutilized land downtown. New P and R could be opportunity for other uses.	Moderate	Low	Senior / disabled housing.
Bass Lake Road (Crystal)	Suburban Center	Multi-modal	Mix	No (some kiss and ride desired.)	Some bus connections ¼ mile west. Need ped/bike connection across BNSF freight line if possible.	Low density residential and commercial.	Moderate	Mix of uses, including small walkable retail near station, auto-oriented retail farther, residential, and industrial. Retail a significant destination.	Retail continue as destination, opportunities to support more walkable retail as turnover occurs.	No change.	Low-moderate	Low	In short term, some redevelopment and intensification of existing uses.	Moderate	Low	One project (51 affordable, 17 market) nearby. Market rate housing is considered affordable.

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63rd Avenue (Brooklyn Park)	Suburban Neighborhood	Multi-modal	Origin	Existing P and R (40 cars using 550 spaces)	Ped improvements planned on trails and sidewalks near station. Plan to raise intersection to improve connections (railway hump a challenge.)	Medium density residential, commercial.	Moderate	Primarily residential, multi and single family. Small retail cluster. Senior housing to the southwest of the station.	Limited infill opportunities.	Commercial on southeast corner, medium/high density housing near station.	Low- moderate	Low	Single family lots facing 63rd identified by city as redevelopment potential. Joint development at P and R.	Moderate	Mix	Senior care facility. Market rate housing is considered affordable.
Brooklyn Boulevard (B) (Brooklyn Park)	Suburban Center	Walk, bike, and bus	Mix	Auto access important. Bus hub nearby.	Feeder bus needed; connections across West Broadway.	Medium density mixed-use	Low	Mix of uses, large scale retail and residential. Northwest corner relatively higher density, northeast, lower.	Perhaps small scale reinvestment.	Limited change anticipated.	Low	Low	Low, high property values	Moderate	Low	Market rate housing is considered affordable.
85th Ave/North Hennepin Community College (B) (Brooklyn Park)	Employment Center / Campus	Auto-oriented	Mix	No	Sidewalks needed on Broadway, some connections from buildings to sidewalk already complete.	Low density residential and medium density institutional.	Moderate	Residential, multi and single family, with institutional.	North Hennepin Technical College expansion. New Hennepin County Library soon (NE corner.)	Residential, multi and single family, with institutional.	Low	Moderate	Community college will drive any redevelopment.	Low- moderate	High	Market rate housing is considered affordable.
93rd Ave (B) (Brooklyn Park)	Commuter Town Center	Multi-modal	Destination	Potential, but undecided.	Connections across West Broadway.	Medium density residential and commercial uses, including hotels, campus.	High	Business parks, small area of single family residential.	Limited change anticipated in short term.	Signature development, high intensity commercial, including hotels, campus.	High	Low	Farms and low density development	Low- moderate	High	Market rate housing is considered affordable.
Oak Grove Parkway (97th Ave) (B) (Brooklyn Park)	Commuter Town Center	Multi-modal	Destination	Potential, Target may include P and R.	Connections across West Broadway.	Medium-high density, mixed use.	High	Target Campus and vacant land.	600,000 SF of expansion to Target Campus	Mixed use, residential and commercial development. (8 million SF commercial, 2 million retail, 400,000 residential.)	High	Moderate	Target Campus	Low- moderate	High	Market rate housing is considered affordable.