Golden Triangle Station Area Plan

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Overview

- Diagnosis
- Vision
- Action Plan
  - Phase 1 Scenario
  - Phase 2 Scenario
  - Community System
  - Connectivity System
  - Natural Resources System
Diagnosis

Golden Triangle Station Area Plan
The Development Site

Golden Triangle Area (GTA)  Liberty Property Site
Business & Employment

• 9.8 Million Square Feet of Office Space

• 9% of All Office Space in Twin Cities (2nd only to Downtown Minneapolis)

• Around 15,000 Jobs

• 91% of Workforce Lives Outside of Eden Prairie

Major Employers

- SUPERVALU
- Starkey
- compellent
- Lifetouch
- Minnesota Vikings
- CIGNA HealthCare
Residential and Housing

- No residential units on the site itself
- 598 Dwelling Units (entire GTA)
- City forecasts 3,278 Dwelling Units by 2030
- Predominantly Apartments and Condos
Natural Resources & Greenspace
Parks and Recreation
## Land Use

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Parcel Acres</th>
<th>% of Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>504.78</td>
<td>52.6%</td>
</tr>
<tr>
<td>Commercial</td>
<td>242.29</td>
<td>25.2%</td>
</tr>
<tr>
<td>Residential</td>
<td>22.41</td>
<td>2.3%</td>
</tr>
<tr>
<td>Cooperative</td>
<td>9.22</td>
<td>1.0%</td>
</tr>
<tr>
<td>Vacant</td>
<td>180.97</td>
<td>18.9%</td>
</tr>
</tbody>
</table>

Source: Hennepin County Parcel Data, February 2011

<table>
<thead>
<tr>
<th>Land Use Cover</th>
<th>Acres</th>
<th>% of Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface &gt;75%</td>
<td>749.31</td>
<td>68.8%</td>
</tr>
<tr>
<td>Upland Areas</td>
<td>184.93</td>
<td>17.0%</td>
</tr>
<tr>
<td>Seasonal or Permanent Wetlands</td>
<td>154.85</td>
<td>14.2%</td>
</tr>
</tbody>
</table>

Source: MLCCS Data, 2003
Land use in a nutshell...
Vision
Golden Triangle Station Area Plan
A day in the life of Shaker. Tuesday, May 7, 2019
Golden Triangle’s Visional Hierarchy

Residential
- apartments and townhomes

Land Use
- intensified land use, TOD development, transit overlays

Business and Employment
- retail and service industries, higher-density offices, wider range of commercial businesses

Connectivity
- multimodal, sidewalks everywhere, streetscaping, extensive trail network

Parks, Natural Resources, Greenspace
- central station park, pocket park, passive park, picnic area
One Whole Triangle

- Residential
- Commercial
- Retail
- Parks and Greenspace
- Manufacturing
Action Plan

Golden Triangle Station Area Plan
GOLDEN TRIANGLE STATION AREA: PHASE 1

1. Liberty Plaza (120k sq/ft)
2. Structured Parking (750 to 1000 stalls with ground floor office or retail)
3. 70th Street Extension and Improvements
4. Pocket Park
5. Office Building (90k sq/ft with ground floor retail)
6. LRT Station
7. Office Building (75k sq/ft)
8. Picnic Area & Tot Lot
9. Passive Park
10. Access to Flying Cloud Dr.
GOLDEN TRIANGLE STATION AREA: PHASE 2

1. Hotel (100 to 150 rooms)
2. Office (360k to 450k sq/ft)
3. Office (185k to 250k sq/ft)
4. Office (70k to 140k sq/ft)
5. Structured Parking (300 to 600 spaces)
6. Office (60k to 100k sq/ft)
7. Live/Work Housing, Community Center
8. Connectivity Improvements
9. Affordable and Market Rate Apartments (72 to 108 units)
10. Workforce Housing Townhome Units
Sustainability Systems Maps

Golden Triangle Station Area Plan
Community, Equity, & Prosperity System

- Guiding Principles
  1. Create a visually appealing environment for businesses, employees, and residents
  2. Create a place that encourages community interaction
  3. Provide a mix of residential and commercial spaces

Liberty Plaza
COMMUNITY, EQUITY & PROSPERITY SYSTEM MAP

1. Luxury Hotel
2. Streetscape Design Improvements
3. New Structured Parking & Street Level Retail
4. High Density Office Space
5. Additional Trails & Park Space
6. Market Rate & Affordable Housing
7. Coworking/ Collaborative Space, Community & Fitness Center
Connectivity System

• Guiding Principles
  1. Transition from an auto-oriented environment to a multi-model environment
  2. Increase pedestrian/bicyclist access throughout the GTA
  3. Create easy connections between employees and future services
CONNECTIVITY SYSTEM MAP

1. Shared bike trails
2. Upgraded pedestrian infrastructure
3. Improved trail network
4. Traffic Calming
5. Bike sharing program
6. Bicycle storage facilities
7. Improved connections between uses
8. Rear parking lots
Natural Resources System

• Guiding Principles

1. Design for hydrology to help minimize stormwater runoff and enhance water quality
2. Expand natural areas, greenspace, and vegetation throughout the development area
3. Reduce energy impacts


**Natural Environment System Map**

1. Natural Stormwater Infrastructure
2. New Dark Sky Compliant Street Lighting & Solar Traffic Signals
3. Reduced Setbacks
4. Green Roof
5. Expanded Green Space
6. Native Landscaping
7. Boulevard Trees with Tree Wells
8. Compact Design
9. Passive Solar Designed Apartments
10. Pervious Parking & Sidewalk Pilot Project
Questions?