

STATION AREA PLANNING

THE HENNEPIN COUNTY RAIL AUTHORITY HAS FUNDED A SERIES OF STATION AREA PLANNING ACTIVITIES IN PARTNERSHIP WITH THE CITY OF EDEN PRAIRIE, MINNETONKA, HOPKINS, AND ST. LOUIS PARK.

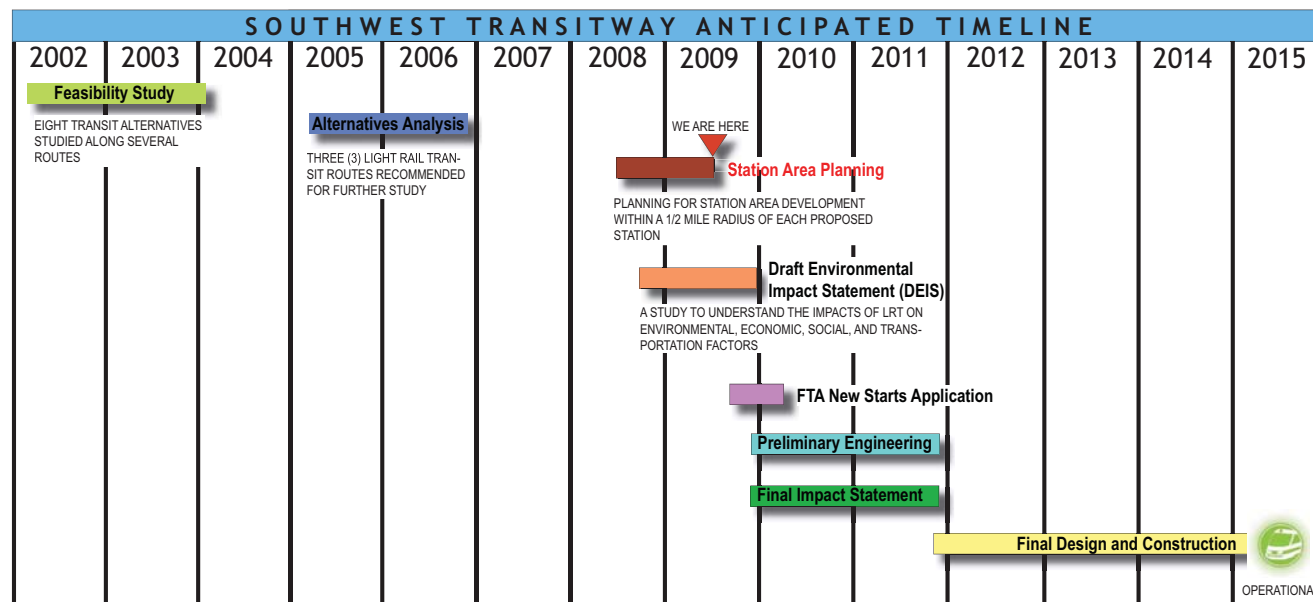
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED RESULTING IN LAND-USE PLANNING WITHIN A HALF-MILE RADIUS AROUND EACH OF THE 12 STATIONS IN THE SOUTHWEST TRANSIT CORRIDOR.

WHAT HAPPENS NEXT?

PRIOR TO LRT CONSTRUCTION, IT IS ANTICIPATED THAT EACH COMMUNITY WILL CONSIDER AMENDING THEIR COMPREHENSIVE PLANS TO INCORPORATE STATION AREA PLANNING RECOMMENDATIONS. THE PROCESS AND LEVEL OF PUBLIC PARTICIPATION WILL BE DETERMINED BY EACH OF THE PARTICIPATING COMMUNITIES.

WHEN WILL LIGHT RAIL BE HERE?

THE SOUTHWEST TRANSITWAY IS ANTICIPATED TO BE OPERATIONAL IN 2015. THE ANTICIPATED SCHEDULE FOR PLANNING, FUNDING, AND DESIGN ARE OUTLINED BELOW:



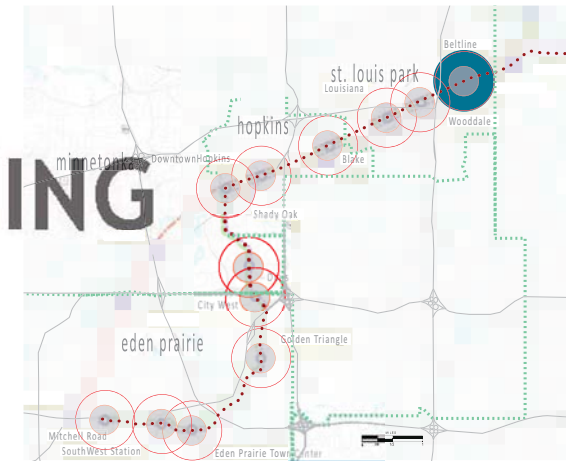
HOW CAN I GET MORE INFO?

STAY CONNECTED AND GET ANNOUNCEMENTS AND UPDATES FROM THE SOUTHWEST TRANSITWAY WEBSITE:

WWW.SOUTHWESTTRANSITWAY.ORG



STATION AREA PLANNING



THE BELTLINE STATION AREA IS ENVISIONED PRIMARILY AS A CENTER FOR JOBS WITH BELTLINE BOULEVARD BEING THE PRIMARY NORTH/SOUTH CONNECTION.

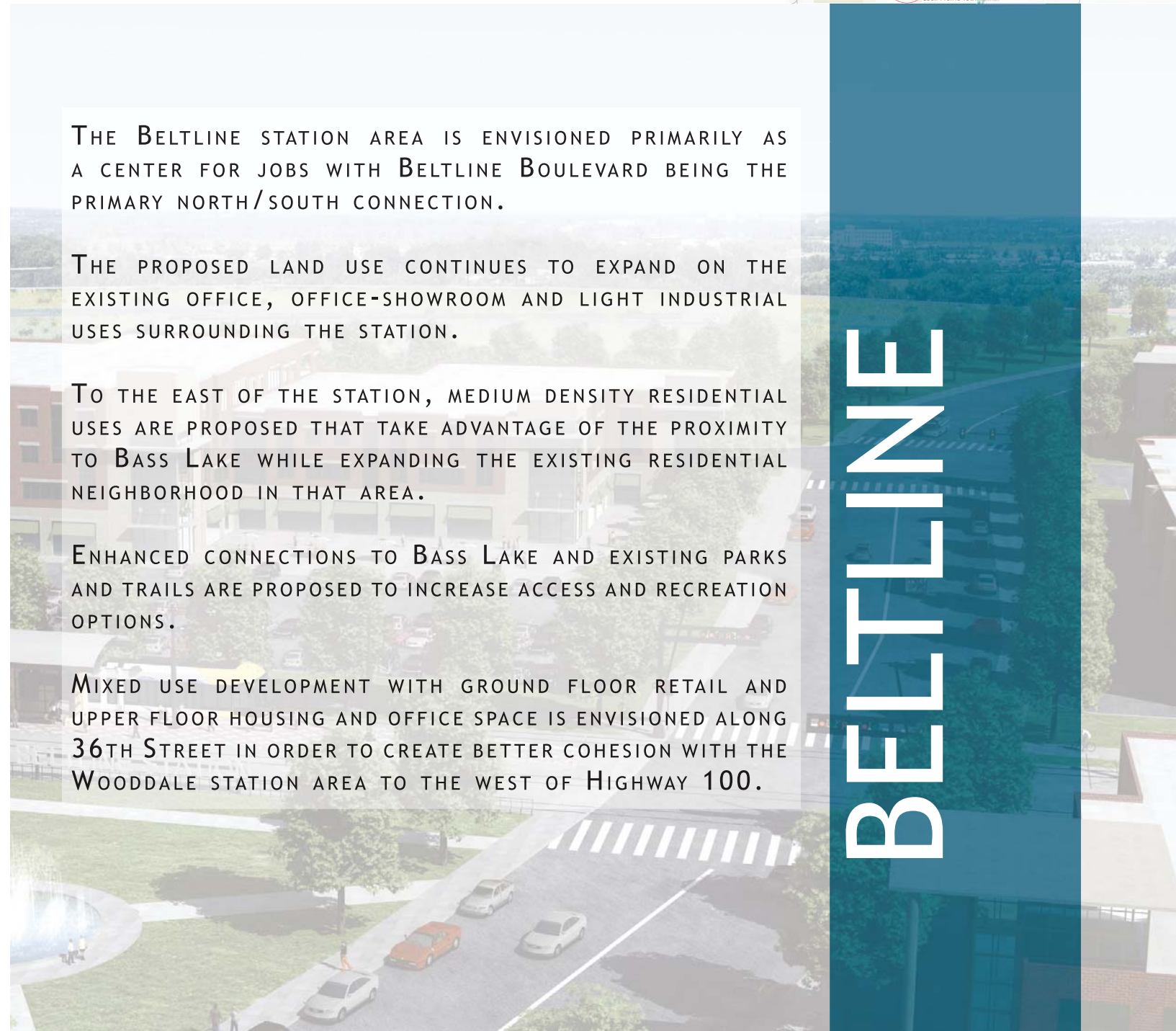
THE PROPOSED LAND USE CONTINUES TO EXPAND ON THE EXISTING OFFICE, OFFICE-SHOWROOM AND LIGHT INDUSTRIAL USES SURROUNDING THE STATION.

TO THE EAST OF THE STATION, MEDIUM DENSITY RESIDENTIAL USES ARE PROPOSED THAT TAKE ADVANTAGE OF THE PROXIMITY TO BASS LAKE WHILE EXPANDING THE EXISTING RESIDENTIAL NEIGHBORHOOD IN THAT AREA.

ENHANCED CONNECTIONS TO BASS LAKE AND EXISTING PARKS AND TRAILS ARE PROPOSED TO INCREASE ACCESS AND RECREATION OPTIONS.

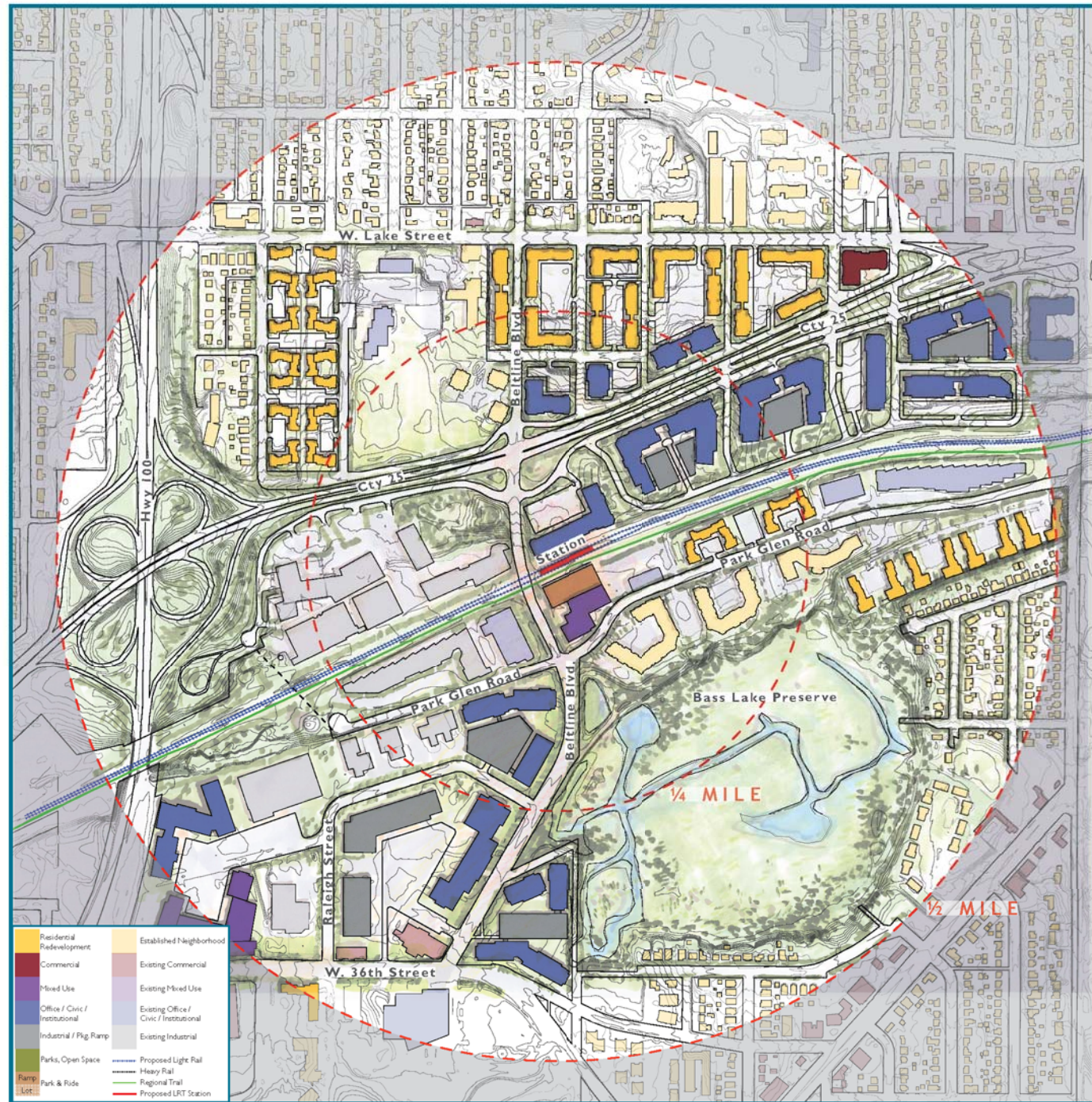
MIXED USE DEVELOPMENT WITH GROUND FLOOR RETAIL AND UPPER FLOOR HOUSING AND OFFICE SPACE IS ENVISIONED ALONG 36TH STREET IN ORDER TO CREATE BETTER COHESION WITH THE WOODDALE STATION AREA TO THE WEST OF HIGHWAY 100.

BELTLINE



BELTLINE STATION

JOBS, OFFICE AND LIGHT INDUSTRY



BELTLINE CONCEPTUAL SITE DEVELOPMENT PLAN

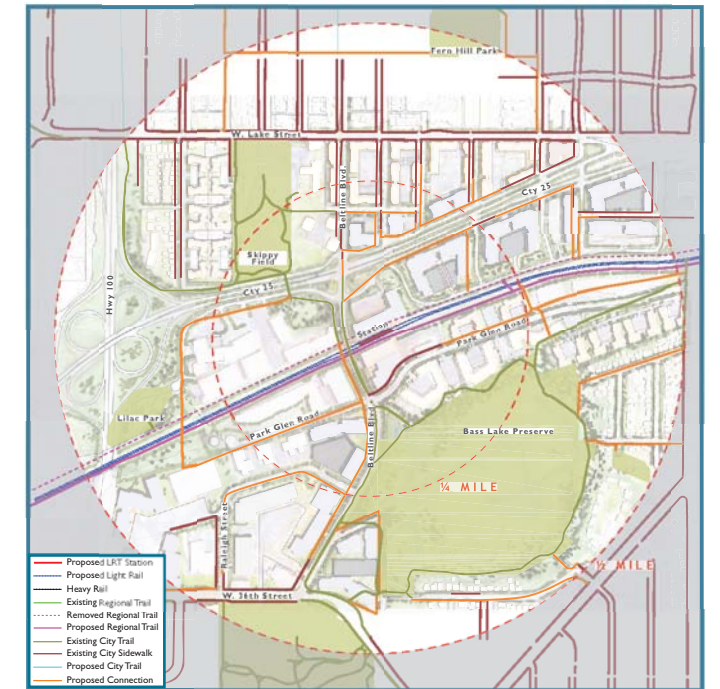
BELTLINE STATION

JOBS, OFFICE AND LIGHT INDUSTRY

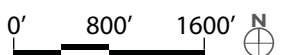
THE BELTLINE STATION AREA WILL BE A VITAL AND CONNECTED JOBS CENTER. IT WILL PROVIDE A FOCAL POINT TO THE AREA THAT EXPRESSES THE HISTORY AND VALUE OF NORDIC WARE WHILE PROVIDING NEW EMPLOYMENT OPPORTUNITIES IN ST. LOUIS PARK. THIS VITAL CORE OF COMMERCE WILL BE SURROUNDED BY NEW TYPES OF HOUSING AND CONNECTIONS TO PARKS TO CREATE A HIGHLY DESIRABLE LOCATION FOR JOB CREATION AND LIVING. THE SOUTHERN END OF THE STATION AREA WILL CONNECT WESTWARD OVER HIGHWAY 100 TO BEGIN TO KNIT TOGETHER THE WOODDALE STATION AREA AND THE BELTLINE STATION AREA VIA WEST 36TH STREET. SPECIFICALLY, THE GUIDELINES OF THIS STUDY WOULD ALLOW THE MAGNITUDE AND SCALE OF NEW CONSTRUCTION AS FOLLOWS:

Building Height Recommendations and Square Footage Summary (New Buildings Only)

Residential Development	1,927,020 sf
= 1606 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	47,800 sf
Mixed Use Development	462,000 sf
= 308 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	2,526,100 sf
= 5300 Jobs	
Park and Ride, Ramp	150 Cars



TRAIL PLAN



RENDERING LOOKING SOUTH DOWN BELTLINE BLVD. TOWARDS THE BELTLINE STATION--BASS LAKE IN BACKGROUND.