

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.

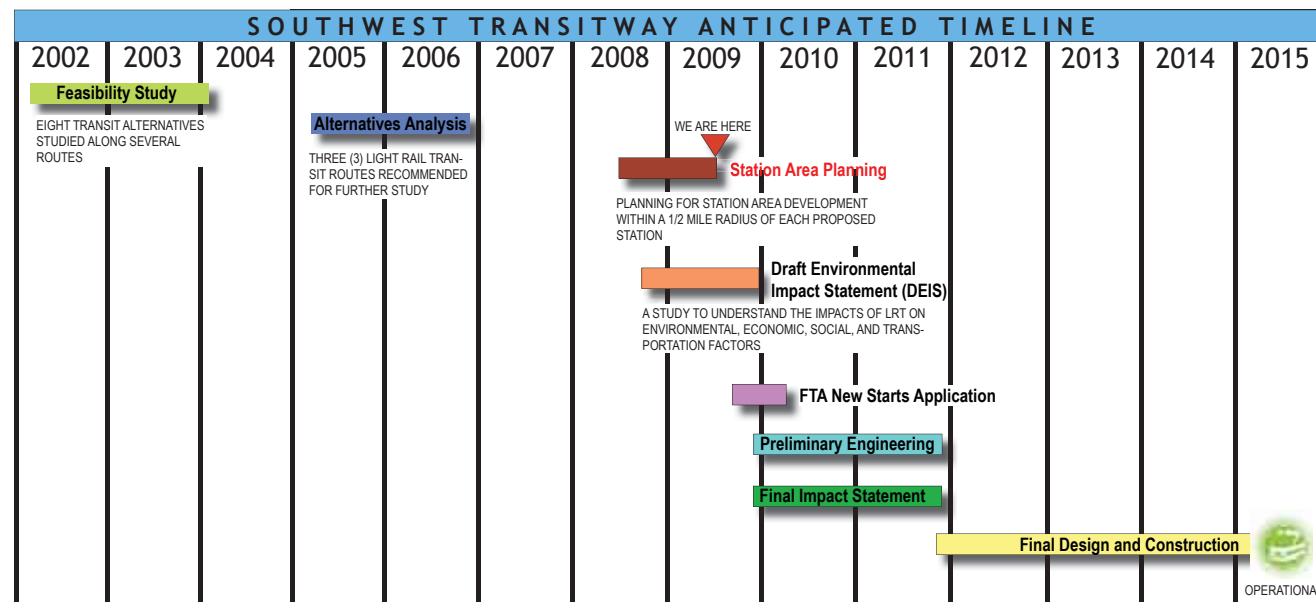
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED 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:



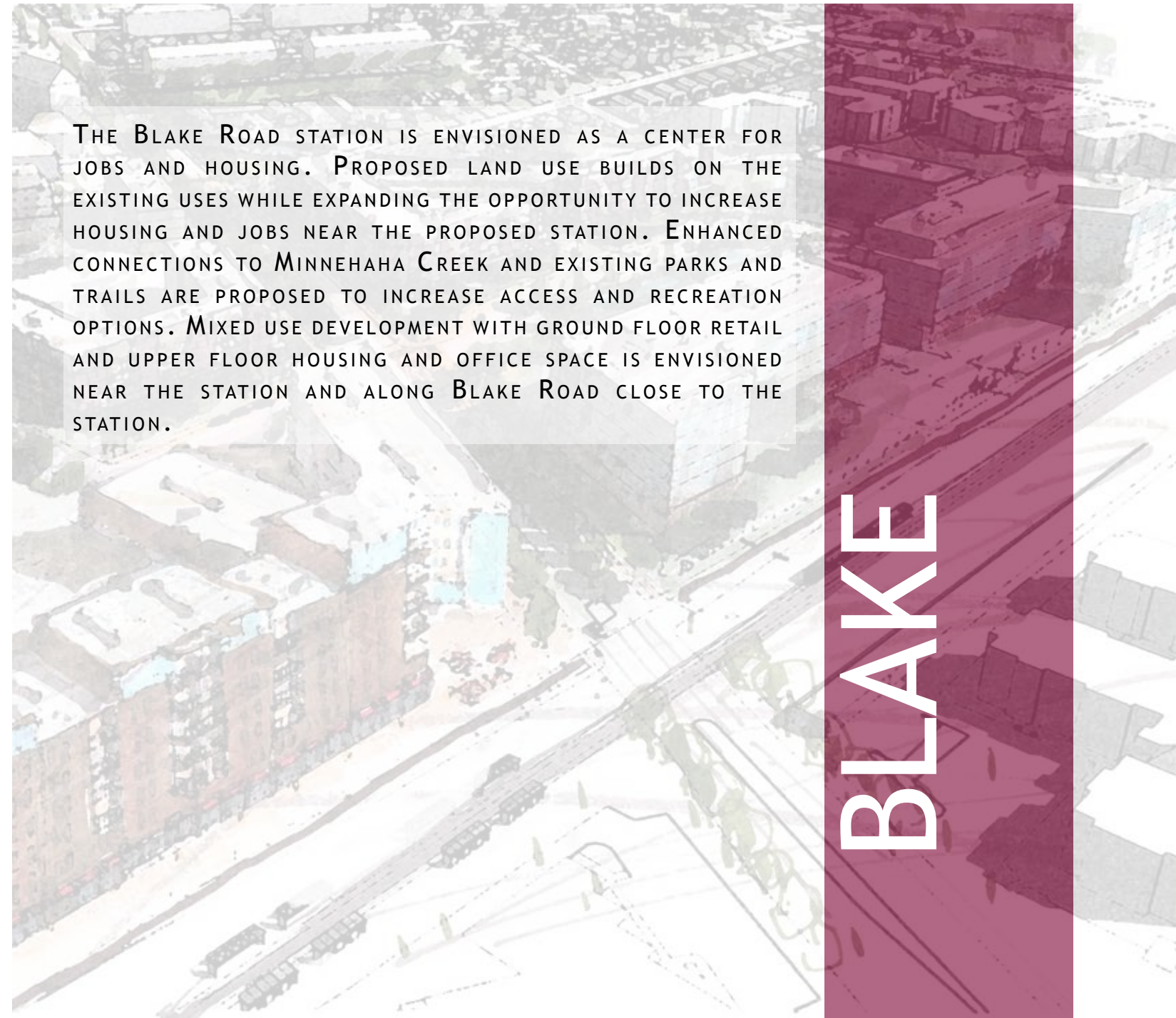
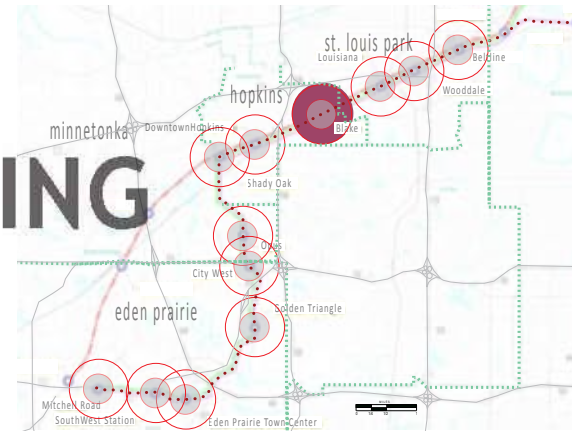
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG



STATION AREA PLANNING



THE BLAKE ROAD STATION IS ENVISIONED AS A CENTER FOR JOBS AND HOUSING. PROPOSED LAND USE BUILDS ON THE EXISTING USES WHILE EXPANDING THE OPPORTUNITY TO INCREASE HOUSING AND JOBS NEAR THE PROPOSED STATION. ENHANCED CONNECTIONS TO MINNEHAHA CREEK 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 NEAR THE STATION AND ALONG BLAKE ROAD CLOSE TO THE STATION.

BLAKE

BLAKE ROAD STATION

MIXED-USE RESIDENTIAL AND OFFICE



BLAKE CONCEPTUAL SITE DEVELOPMENT PLAN

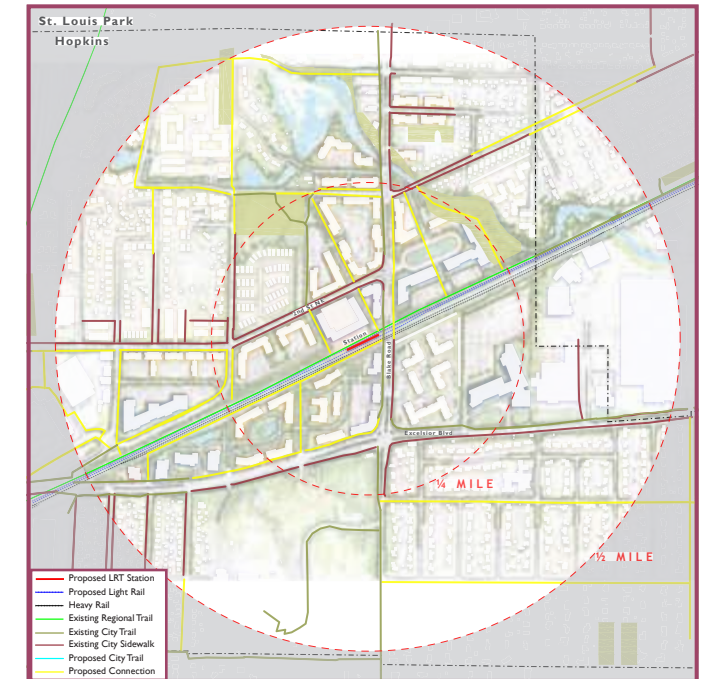
BLAKE ROAD STATION

MIXED-USE RESIDENTIAL AND OFFICE

JOBS, PARKING AND A STRONG RESIDENTIAL NEIGHBORHOOD DEFINE THE VISION FOR THE BLAKE STATION. SEVERAL NEW STREETS WILL ALLOW FOR BETTER CIRCULATION WITHIN THE STATION AREA. THE PLAN ENVISIONS IMPROVED ACCESS TO TRAILS, PARKS AND MINNEHAHA CREEK WHILE UPGRADING THE STREETScape ALONG BLAKE ROAD. SUPPORTING COMMERCIAL USES WILL SERVE TRANSIT USERS AND THE GREATER STATION AREA. 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	2,078,850 sf
= 1732 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	20,200 sf
Mixed Use Development	537,585 sf
= 358 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	1,194,960 sf
= 3414 Jobs	
Park and Ride, Ramp	250 Cars



TRAIL PLAN



RENDERINGS SHOWING POTENTIAL PHASING OF REDEVELOPMENT.

INITIAL REDEVELOPMENT AT THE STATION (ABOVE) INCLUDES A PARK & RIDE SURFACE LOT AND 1-STORY BUILDINGS.

THE LONG TERM VISION (RIGHT) INCLUDES A PARK & RIDE RAMP AND MULTI-STORY MIXED-USE

