

## 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.

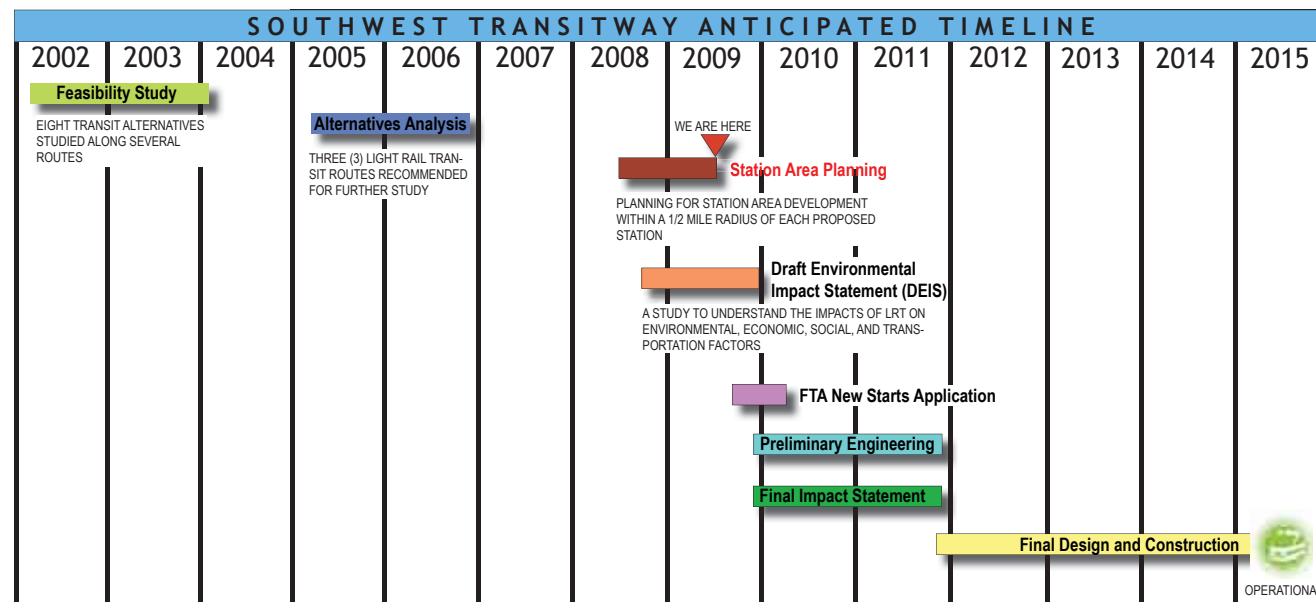
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



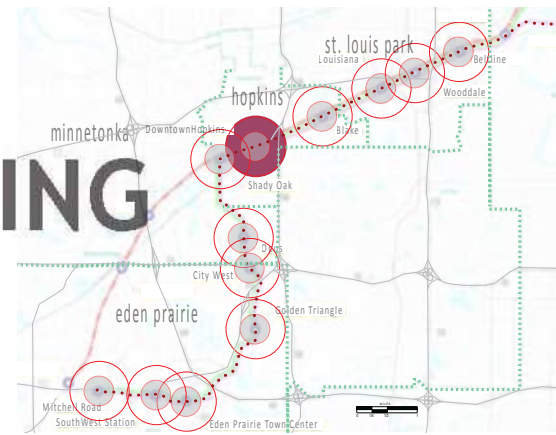
## HOW CAN I GET MORE INFO?

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

[WWW.SOUTHWESTTRANSITWAY.ORG](http://WWW.SOUTHWESTTRANSITWAY.ORG)

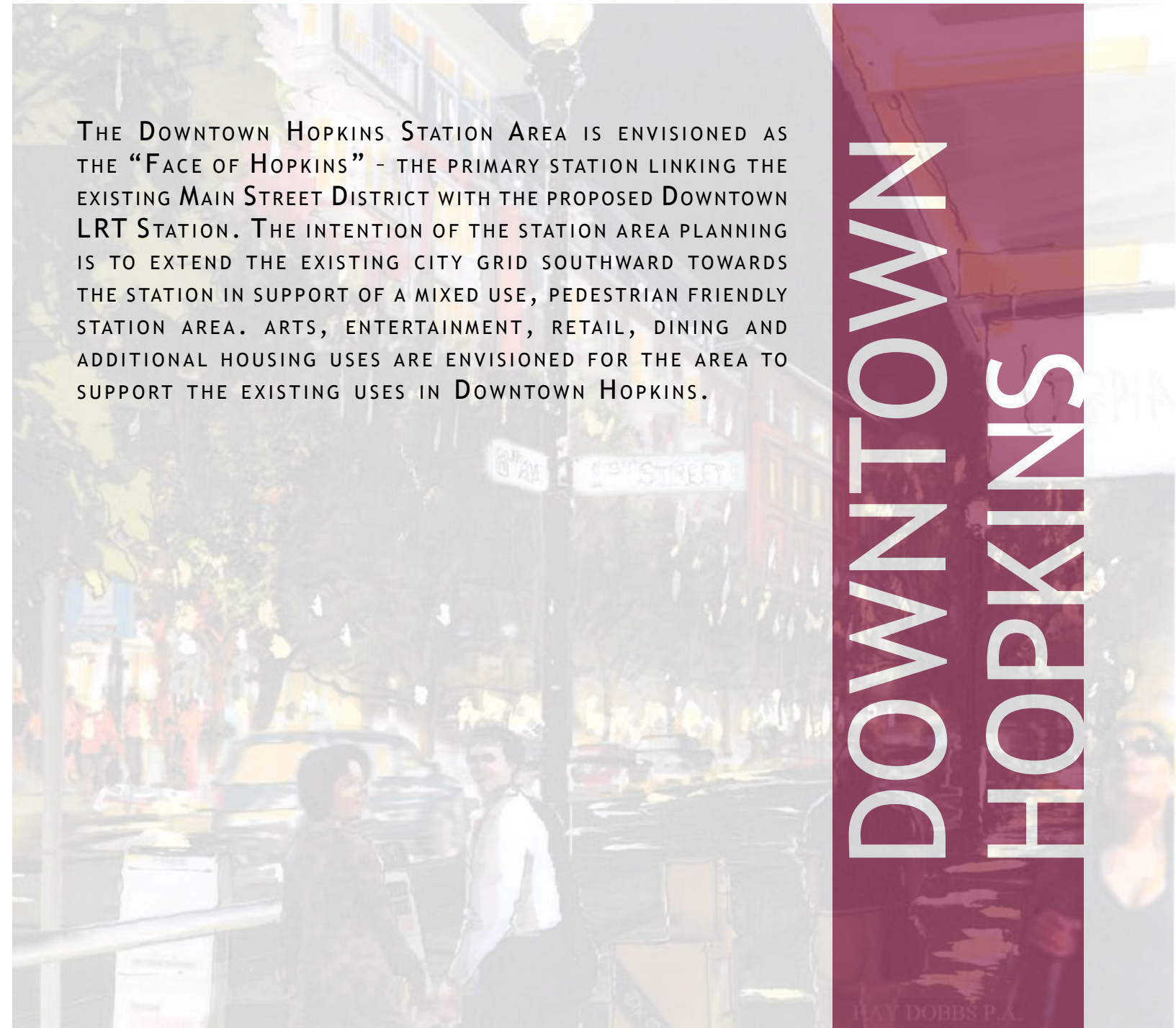


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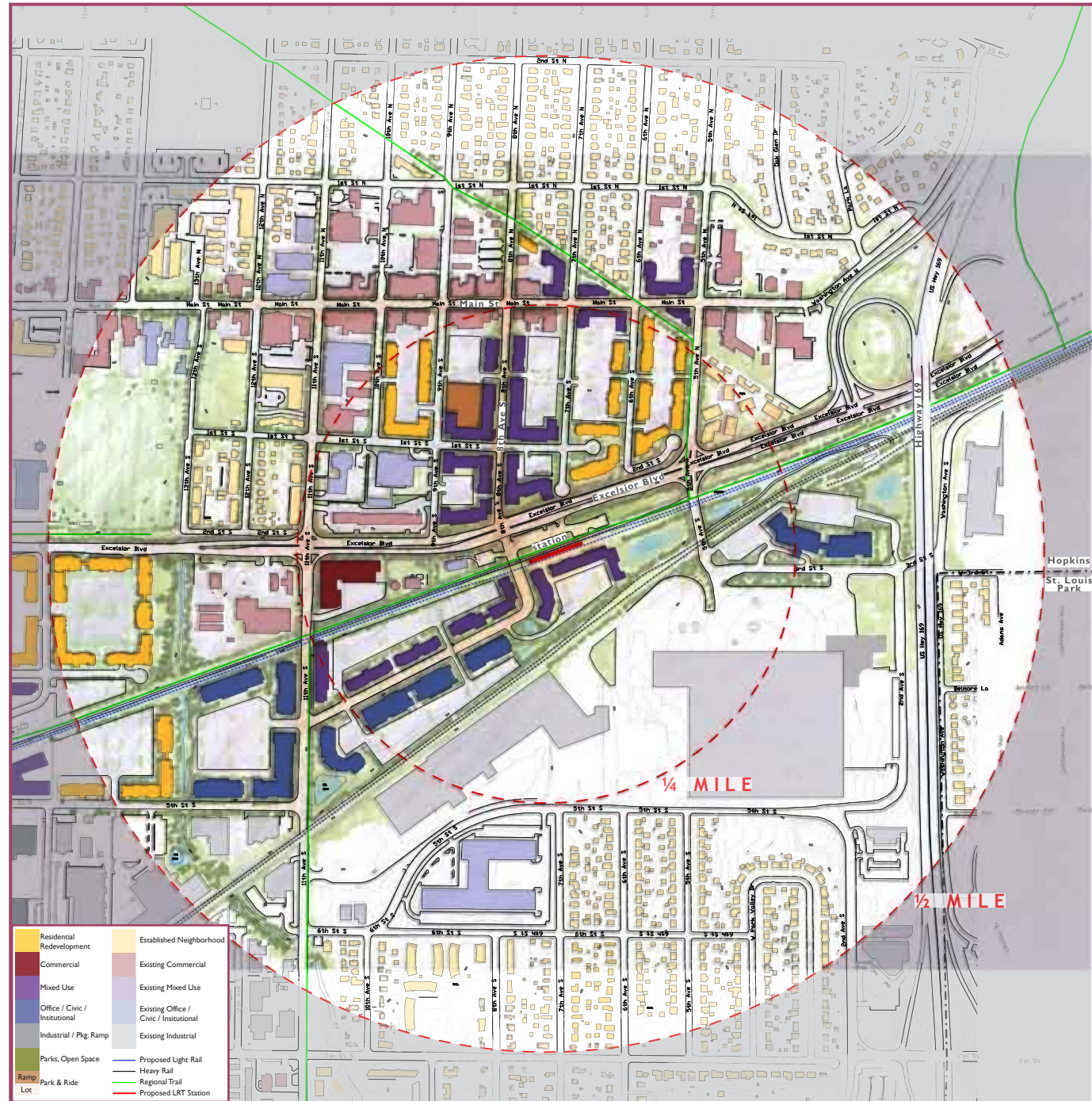
THE DOWNTOWN HOPKINS STATION AREA IS ENVISIONED AS THE "FACE OF HOPKINS" - THE PRIMARY STATION LINKING THE EXISTING MAIN STREET DISTRICT WITH THE PROPOSED DOWNTOWN LRT STATION. THE INTENTION OF THE STATION AREA PLANNING IS TO EXTEND THE EXISTING CITY GRID SOUTHWARD TOWARDS THE STATION IN SUPPORT OF A MIXED USE, PEDESTRIAN FRIENDLY STATION AREA. ARTS, ENTERTAINMENT, RETAIL, DINING AND ADDITIONAL HOUSING USES ARE ENVISIONED FOR THE AREA TO SUPPORT THE EXISTING USES IN DOWNTOWN HOPKINS.

DOWNTOWN  
HOPKINS



# DOWNTOWN HOPKINS

## GATEWAY TO HOPKINS, ENTERTAINMENT DESTINATION



**DOWNTOWN HOPKINS CONCEPTUAL SITE DEVELOPMENT PLAN** 0' 400' 800' N

# DOWNTOWN HOPKINS

## GATEWAY TO HOPKINS, ENTERTAINMENT DESTINATION

A VITAL, CONNECTED, URBAN DISTRICT IS ENVISIONED AT THE CORE OF DOWNTOWN HOPKINS. WIDE SIDEWALKS AND AN ENHANCED STREETScape WILL SUPPORT STRONG CONNECTIONS BETWEEN THE LRT STATION AND MAIN STREET. GROUND FLOOR SHOPPING, DINING AND ENTERTAINMENT USES WILL FLANK 8TH AVENUE WITH OFFICE AND RESIDENTIAL USES ON THE UPPER FLOORS. THIS WILL SUPPORT THE ABILITY TO “LIVE-WORK AND PLAY” WITHIN WALKING DISTANCE OF THE LRT STATION. 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	1,351,600 sf
= 1126 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	48,200 sf
Mixed Use Development	1,544,425 sf
= 1080 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	511,200 sf
= 1460 Jobs	
Park and Ride, Surface Lot	100 Cars



**TRAIL PLAN** 0' 800' 1600' N



VIEW OF 8TH AVE LOOKING NORTH



VIEW OF 8TH DISTRICT AT NIGHT