

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.

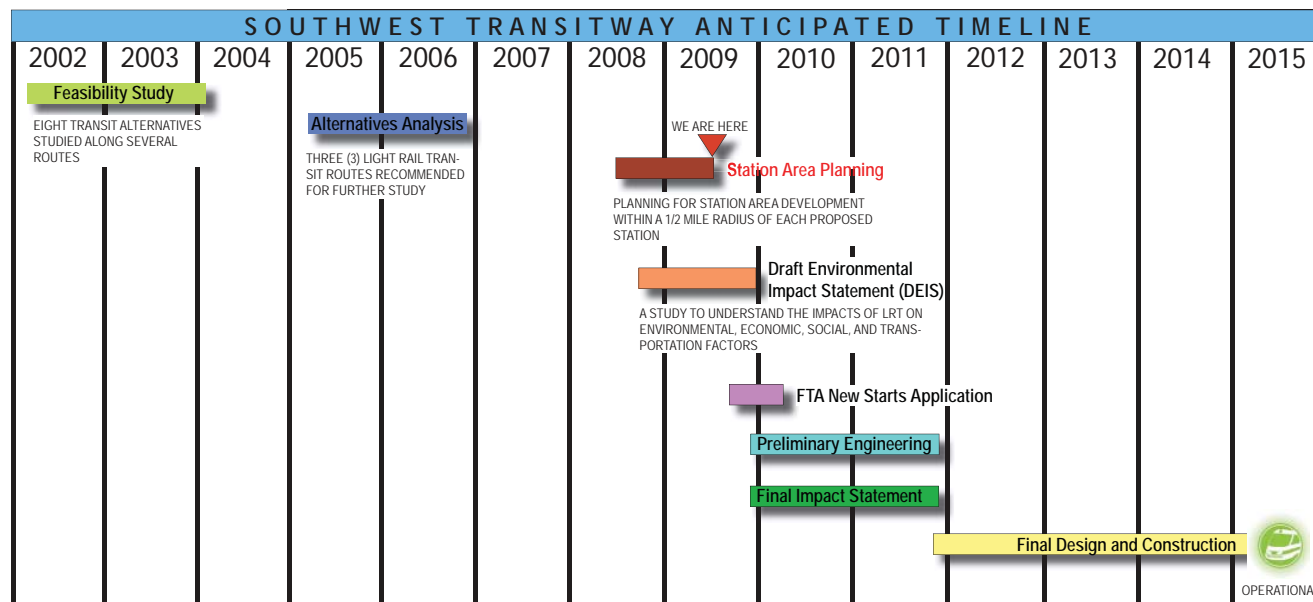
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



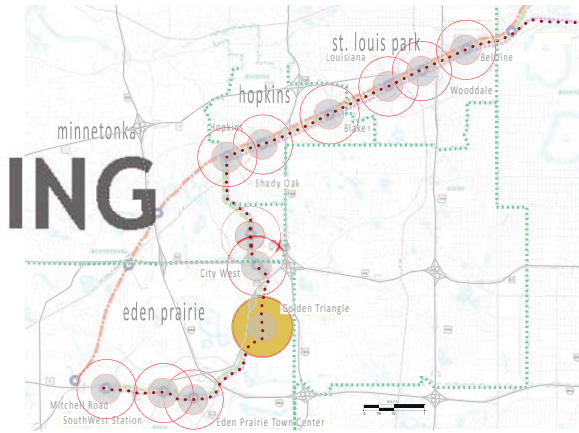
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG

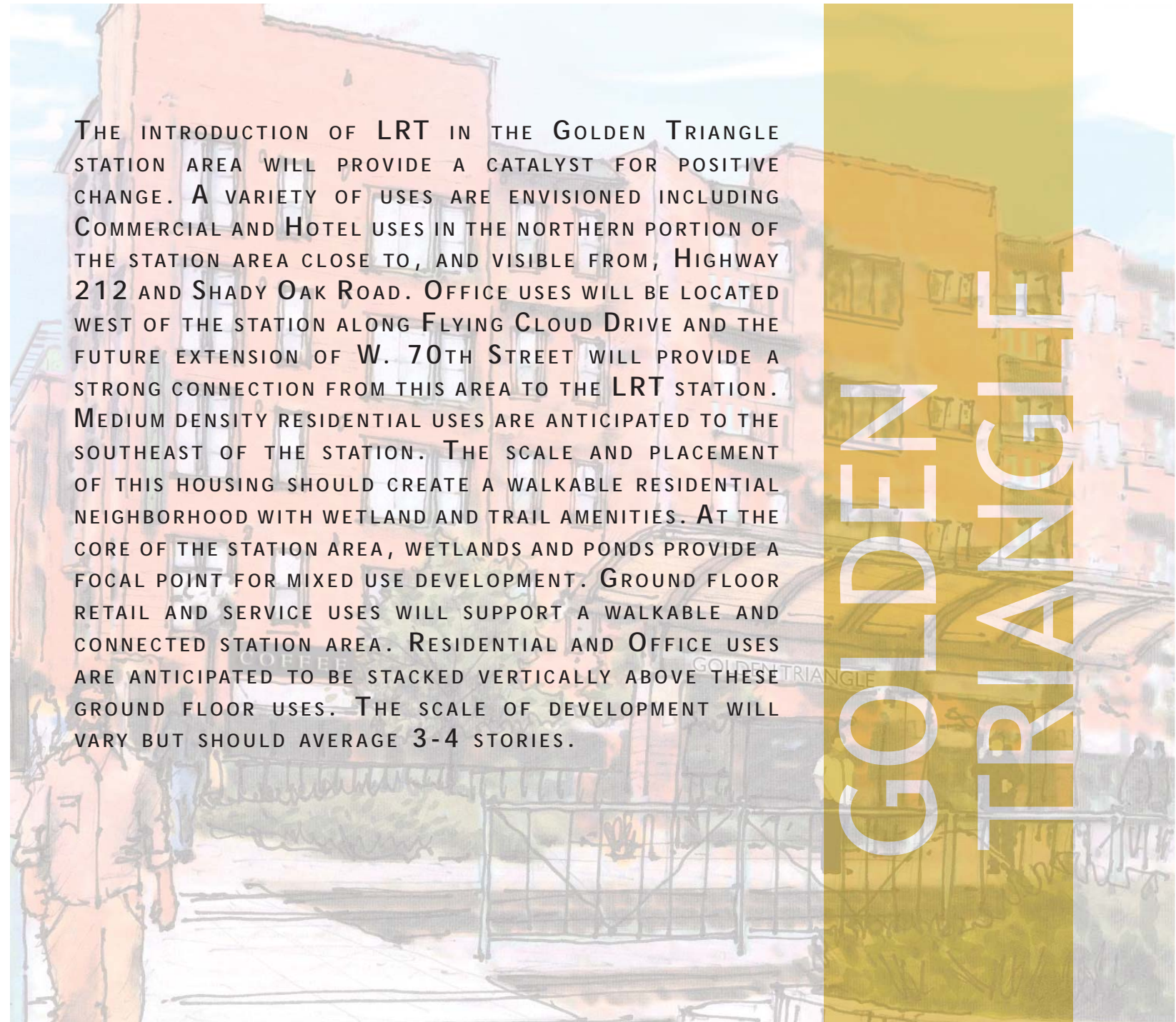


STATION AREA PLANNING

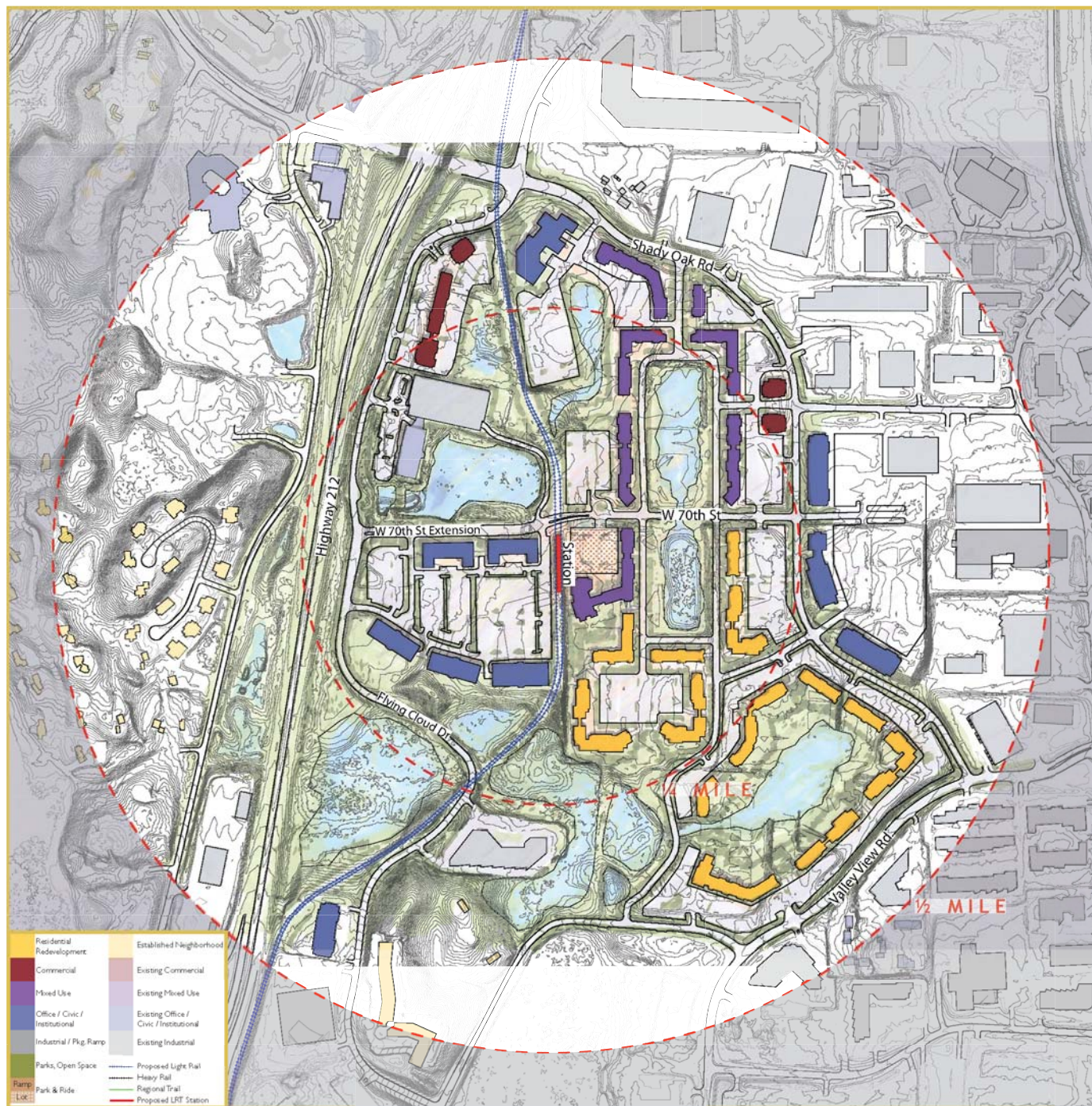


THE INTRODUCTION OF LRT IN THE GOLDEN TRIANGLE STATION AREA WILL PROVIDE A CATALYST FOR POSITIVE CHANGE. A VARIETY OF USES ARE ENVISIONED INCLUDING COMMERCIAL AND HOTEL USES IN THE NORTHERN PORTION OF THE STATION AREA CLOSE TO, AND VISIBLE FROM, HIGHWAY 212 AND SHADY OAK ROAD. OFFICE USES WILL BE LOCATED WEST OF THE STATION ALONG FLYING CLOUD DRIVE AND THE FUTURE EXTENSION OF W. 70TH STREET WILL PROVIDE A STRONG CONNECTION FROM THIS AREA TO THE LRT STATION. MEDIUM DENSITY RESIDENTIAL USES ARE ANTICIPATED TO THE SOUTHEAST OF THE STATION. THE SCALE AND PLACEMENT OF THIS HOUSING SHOULD CREATE A WALKABLE RESIDENTIAL NEIGHBORHOOD WITH WETLAND AND TRAIL AMENITIES. AT THE CORE OF THE STATION AREA, WETLANDS AND PONDS PROVIDE A FOCAL POINT FOR MIXED USE DEVELOPMENT. GROUND FLOOR RETAIL AND SERVICE USES WILL SUPPORT A WALKABLE AND CONNECTED STATION AREA. RESIDENTIAL AND OFFICE USES ARE ANTICIPATED TO BE STACKED VERTICALLY ABOVE THESE GROUND FLOOR USES. THE SCALE OF DEVELOPMENT WILL VARY BUT SHOULD AVERAGE 3-4 STORIES.

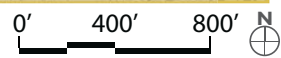
GOLDEN TRIANGLE



GOLDEN TRIANGLE STATION HOTEL, OFFICE, AND RESIDENTIAL



GOLDEN TRIANGLE CONCEPTUAL SITE DEVELOPMENT PLAN



GOLDEN TRIANGLE STATION HOTEL, OFFICE, AND RESIDENTIAL

THE GOLDEN TRIANGLE STATION AREA IS ENVISIONED TO BE WALKABLE AND CONNECTED, YET FOCUSED ON THE NATURAL AMENITIES OF THE SITE. THE LAND USE AND POTENTIAL BUILDING TYPES WILL TAKE ADVANTAGE OF PROXIMITY TO MAJOR REGIONAL AND LOCAL ROADWAYS WHILE ALSO FOCUSING DEVELOPMENT NEAR THE LRT STATION. THIS INTEGRATED, MULTI-MODAL PLAN WILL ALLOW FOR THE DEVELOPMENT OF A VARIETY OF RETAIL, HOSPITALITY, OFFICE AND RESIDENTIAL USES. 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	991,800 sf
= 827 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	56,700 sf
Mixed Use Development	837,000 sf
= 545 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	615,600 sf
= 1758 Jobs	
Park and Ride, Surface Lot	100 Cars



TRAIL PLAN



VIEW OF GOLDEN TRIANGLE STATION