

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.

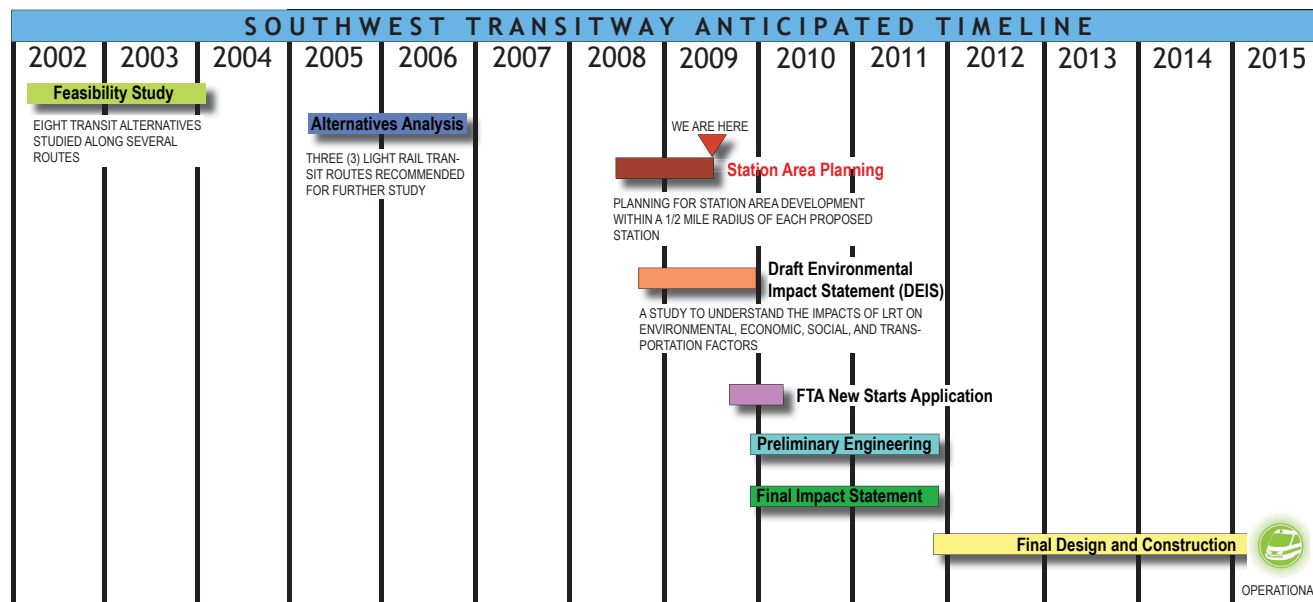
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



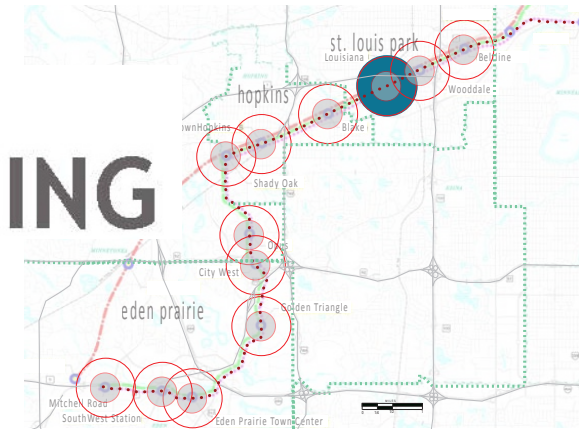
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG



STATION AREA PLANNING



THE LOUISIANA STATION BENEFITS FROM IT'S LOCATION NEAR BOTH TRANSIT AND THE ROADWAY NETWORK.

THIS STATION AREA IS SEEN AS A HEALTHCARE DESTINATION DUE TO ITS PROXIMITY TO METHODIST HOSPITAL. THERE IS AN OPPORTUNITY TO DEVELOP ADDITIONAL HEALTHCARE SERVICES WITHIN THE AREA INCLUDING MEDICAL OFFICE BUILDINGS, CLINICS, DIALYSIS, PHYSICAL THERAPY AND PHARMACY.

THE AREA HAS SEVERAL WATER AND WETLAND AMENITIES. THESE ARE SEEN AS FOCAL POINTS FOR OFFICE AND RESIDENTIAL DEVELOPMENT.

RESIDENTIAL USES MAY TAKE THE FORM OF SENIOR HOUSING OR ASSISTED LIVING DUE TO THE PROXIMITY TO HEALTHCARE, HOWEVER, A RANGE OF RESIDENTIAL TYPES ARE ENVISIONED.

LIGHT INDUSTRIAL USES ARE SEEN REMAINING IN KEY AREAS ALONG THE RAILROAD TRACKS TO PROVIDE A BUFFER TO OTHER USES, AS WELL TO PROVIDE NEEDED JOBS AND SERVICES TO THE SURROUNDING COMMUNITY.

ALONG HIGHWAY 7, COMMERCIAL USES ARE ENVISIONED TO SERVE COMMUTERS AND AREA RESIDENTS.

LOUISIANA

LOUISIANA STATION HEALTHCARE AND JOBS



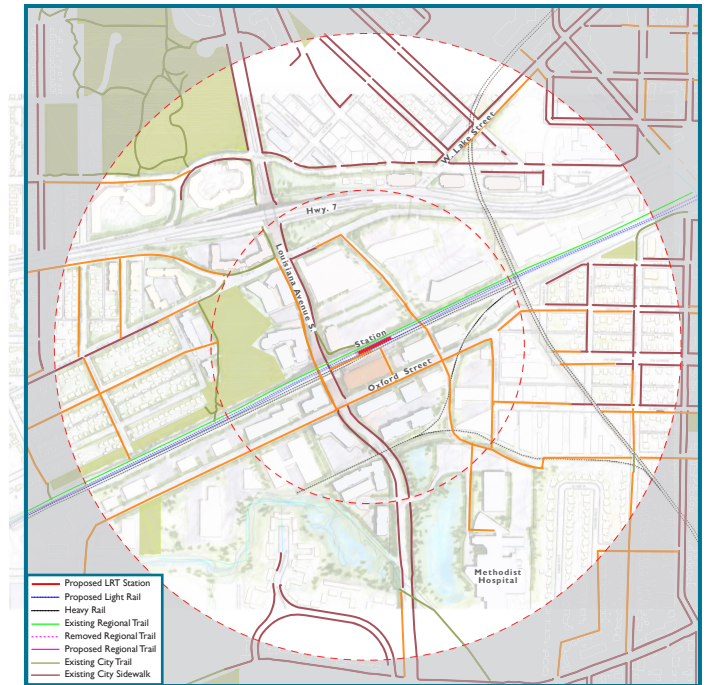
LOUISIANA CONCEPTUAL SITE DEVELOPMENT PLAN

LOUISIANA STATION HEALTHCARE AND JOBS

LOUISIANA AVENUE, BETWEEN HIGHWAY 7 AND METHODIST HOSPITAL, IS THE AREA OF FOCUS IN THIS STATION AREA PLAN. THIS LINEAR CONNECTOR FORMS A STRONG NORTH/SOUTH SPINE AND WILL BE PRIMARY VEHICULAR AND PEDESTRIAN ROUTE TO AND FROM THE STATION. THE AVENUE IS ENVISIONED TO BE LINED WITH HEALTHCARE AND OFFICE USES THAT BENEFIT FROM PROXIMITY TO THE HOSPITAL. A MODERATE PARK AND RIDE FACILITY IS PLANNED NEAR THE LRT STATION SUPPORTING COMMUTERS. A SMALL AMOUNT OF NEW, MODERATE DENSITY RESIDENTIAL WILL BUFFER THE EXISTING NEIGHBORHOOD TO THE WEST FROM THE MORE INTENSE USES ALONG LOUISIANA AVENUE. 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	452,700 sf
= 377 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	289,800 sf
Mixed Use Development	454,000 sf
= 372 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	630,000 sf
= 1430 Jobs	
Park and Ride, Ramp	250 Cars



TRAIL PLAN



ILLUSTRATIONS DEPICTING PHASED DEVELOPMENT AT LOUISIANA STATION. IN THE NEAR TERM, ABOVE, EXISTING INDUSTRIAL USES WOULD LIKELY REMAIN. THE LONG TERM, RIGHT, DEPICTS HIGHER DENSITY USES CONCENTRATED AT THE STATION.

