

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.

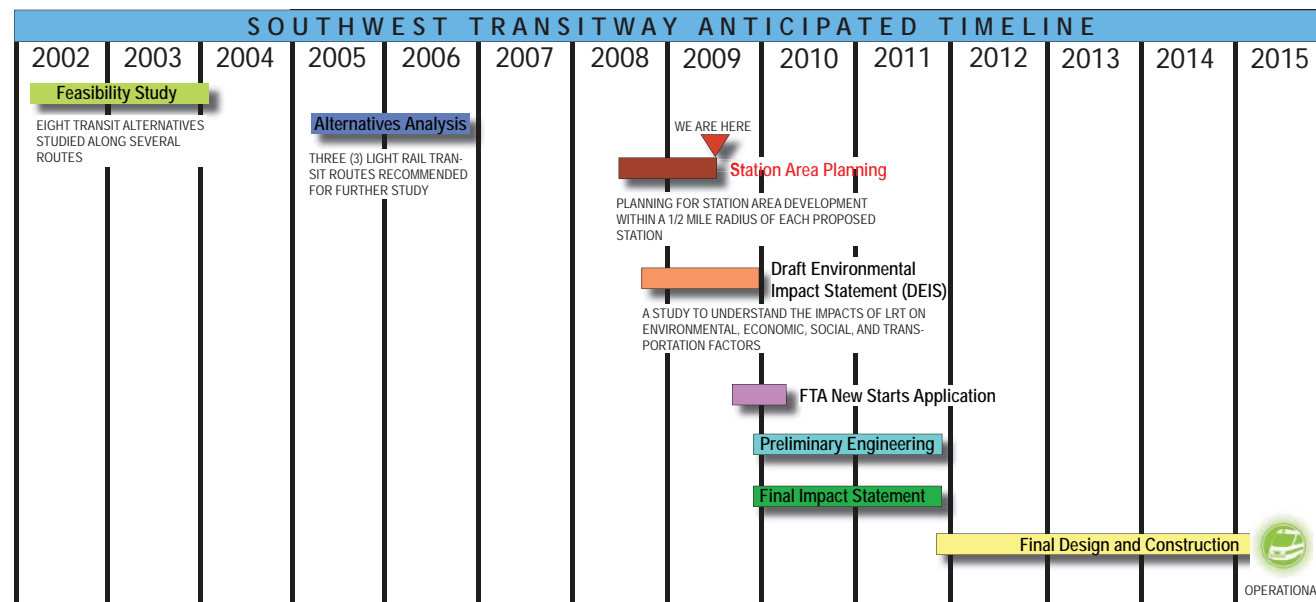
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



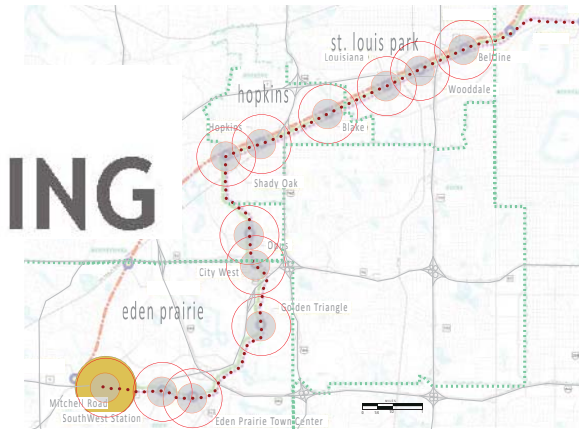
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG

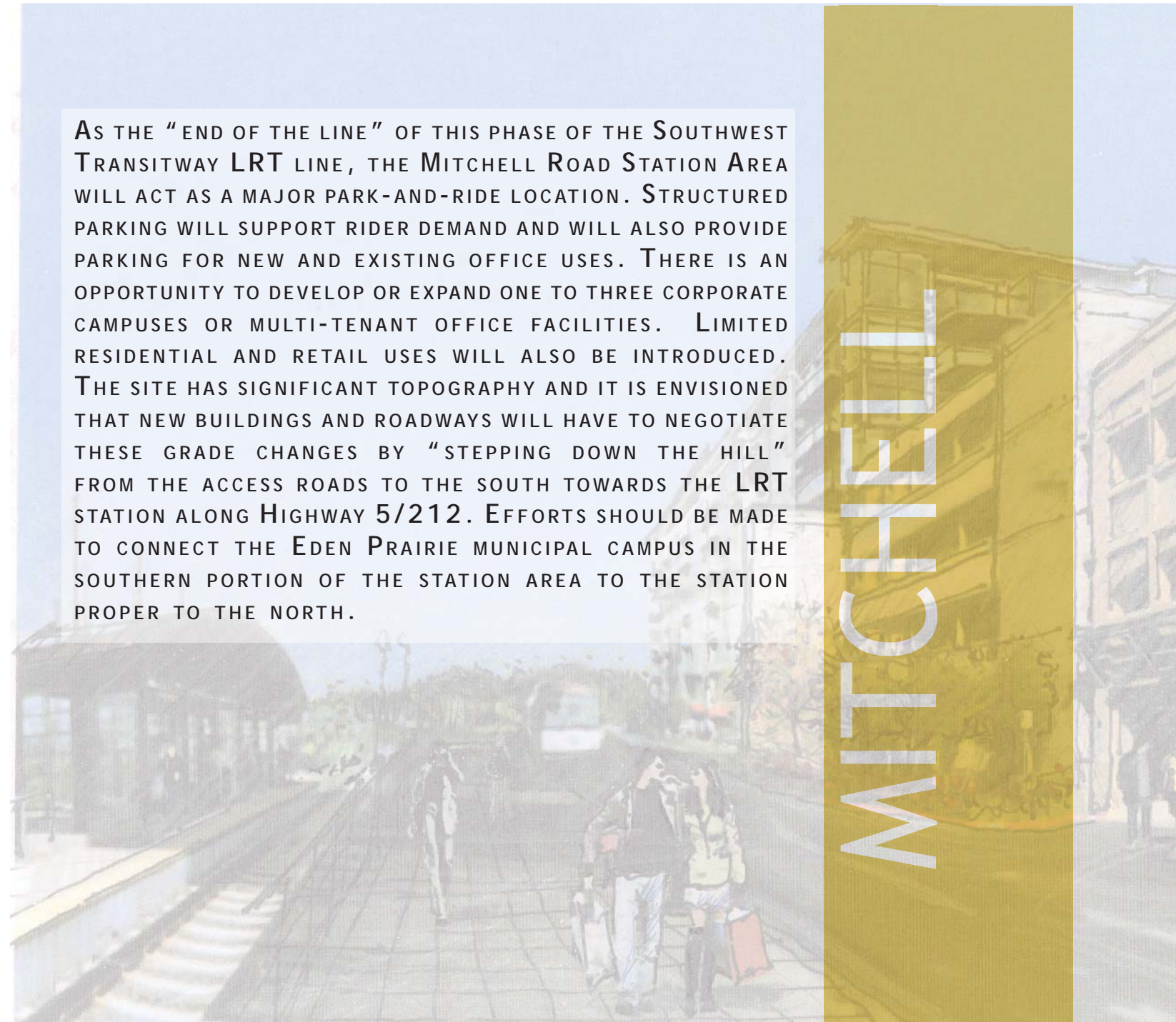


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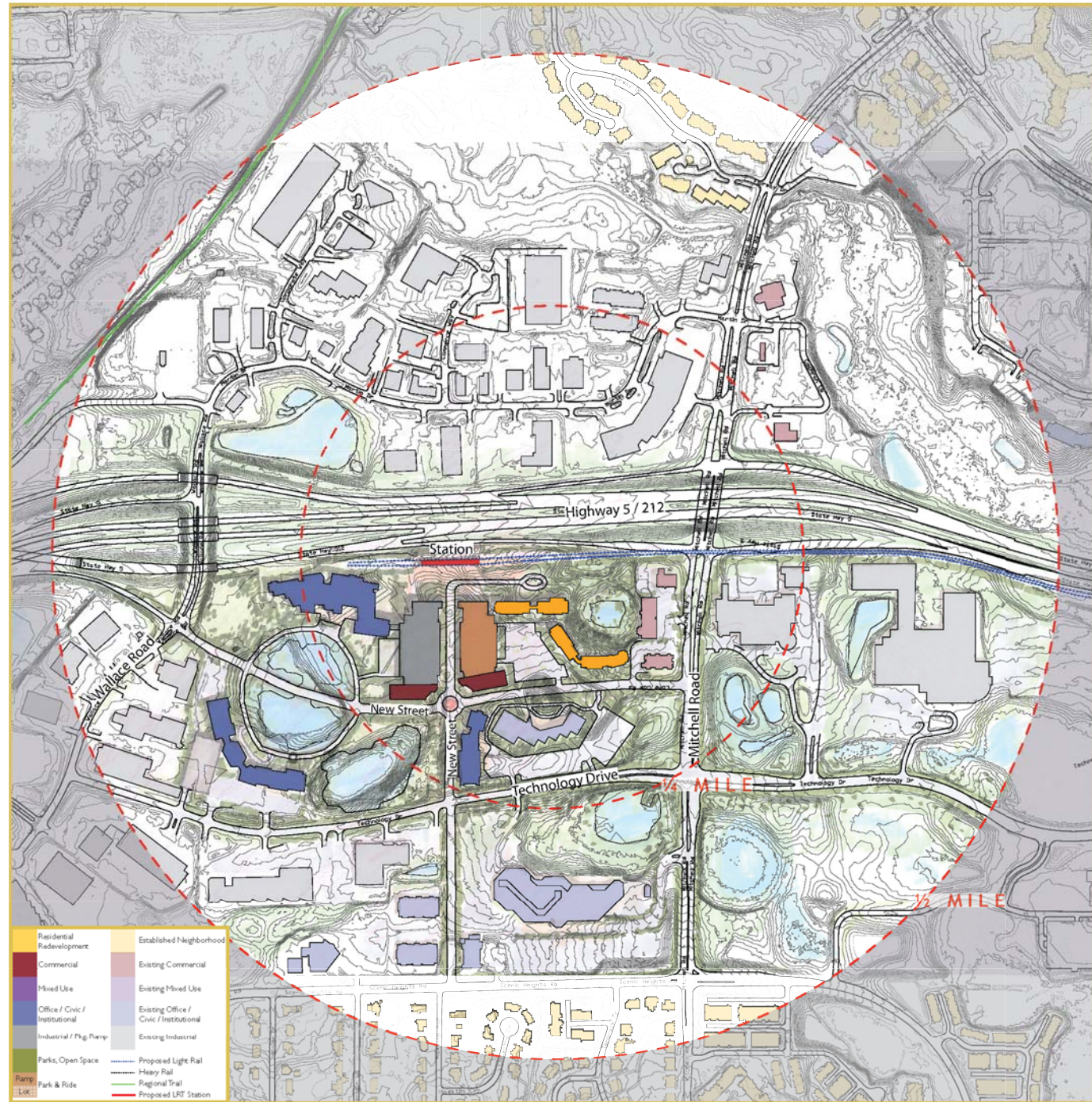
AS THE "END OF THE LINE" OF THIS PHASE OF THE SOUTHWEST TRANSITWAY LRT LINE, THE MITCHELL ROAD STATION AREA WILL ACT AS A MAJOR PARK-AND-RIDE LOCATION. STRUCTURED PARKING WILL SUPPORT RIDER DEMAND AND WILL ALSO PROVIDE PARKING FOR NEW AND EXISTING OFFICE USES. THERE IS AN OPPORTUNITY TO DEVELOP OR EXPAND ONE TO THREE CORPORATE CAMPUSES OR MULTI-TENANT OFFICE FACILITIES. LIMITED RESIDENTIAL AND RETAIL USES WILL ALSO BE INTRODUCED. THE SITE HAS SIGNIFICANT TOPOGRAPHY AND IT IS ENVISIONED THAT NEW BUILDINGS AND ROADWAYS WILL HAVE TO NEGOTIATE THESE GRADE CHANGES BY "STEPPING DOWN THE HILL" FROM THE ACCESS ROADS TO THE SOUTH TOWARDS THE LRT STATION ALONG HIGHWAY 5/212. EFFORTS SHOULD BE MADE TO CONNECT THE EDEN PRAIRIE MUNICIPAL CAMPUS IN THE SOUTHERN PORTION OF THE STATION AREA TO THE STATION PROPER TO THE NORTH.

MITCHELL

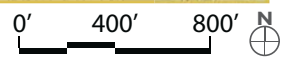


MITCHELL STATION

OFFICE AND PARK & RIDE



MITCHELL CONCEPTUAL SITE DEVELOPMENT PLAN



MITCHELL STATION

OFFICE AND PARK & RIDE

THE TOPOGRAPHY OF THE MITCHELL STATION IS QUITE DRAMATIC. THE CURRENT STATION LOCATION HUGS THE BASE OF LARGE HILLSIDE LOCATED SOUTH OF THE LRT STATION. A NEW ROADWAY WILL CONNECT DOWN THE HILL TO THE STATION AND TRANSIT PLAZA AND WILL FACILITATE BUS AND CAR DROP-OFF ACTIVITIES. LARGE PARKING STRUCTURES, AS WELL AS OFFICE AND RESIDENTIAL DEVELOPMENT, WILL "STEP DOWN THE HILL" AND ACT AS A LARGE RETAINING WALL WHILE CONNECTING USES AT THE HIGH AND LOW POINTS OF THE SITE. A NEW SERIES OF STREETS WILL CONNECT THE STATION TO THE EDEN PRAIRIE MUNICIPAL CAMPUS TO THE SOUTH AS WELL AS TO SURROUNDING ROADWAYS. A SMALL AMOUNT OF RETAIL SPACE WILL SERVE THE NEEDS OF TRANSIT USERS, RESIDENTS AND OFFICE WORKERS WITHIN THE STUDY AREA. GUIDANCE 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	237,600 sf
	= 198 Housing Units @ 1200 sf each (2 bedroom)
Commercial Development	108,000 sf
Civic/Institutional/Office	494,400 sf
	= 1412 Jobs
Park and Ride, Ramp	800 Cars



TRAIL PLAN

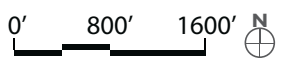


ILLUSTRATION LOOKING EAST AT MITCHELL STATION.