

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.

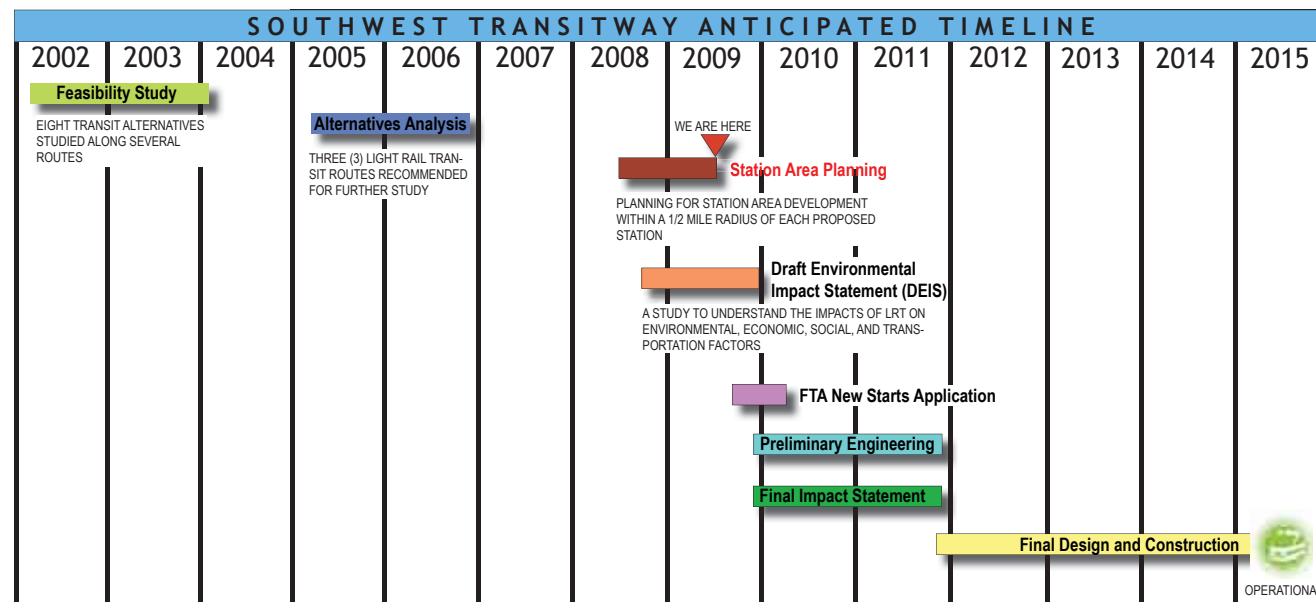
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



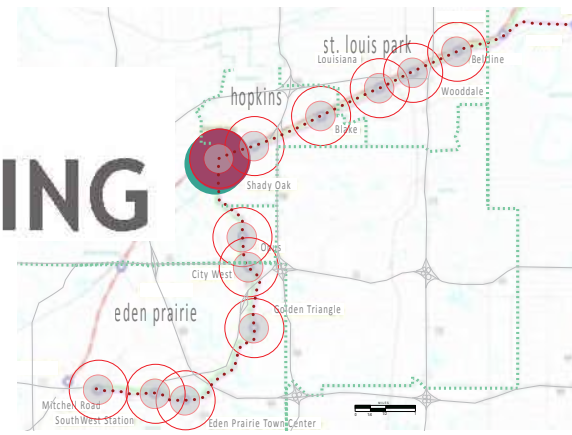
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG

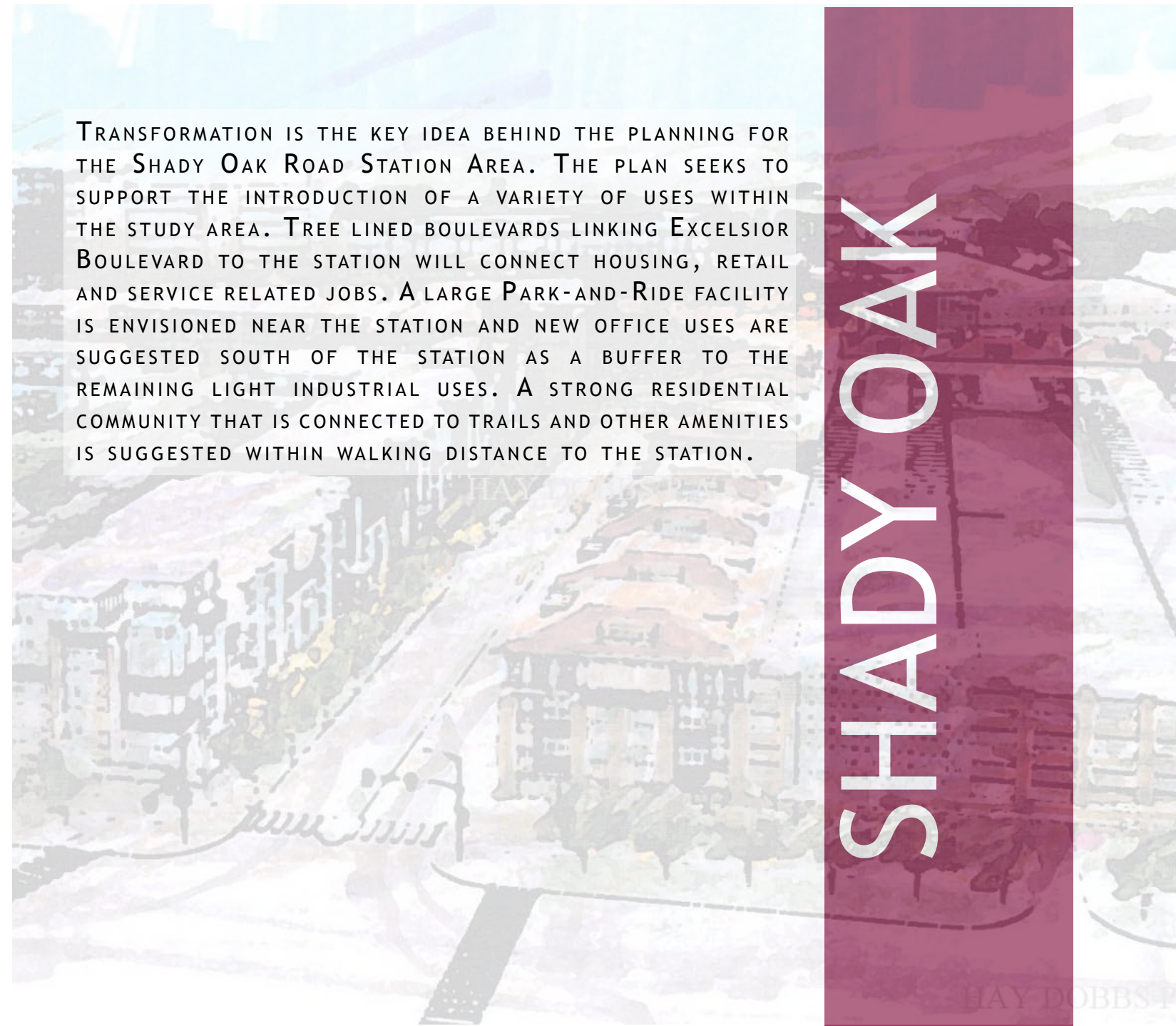


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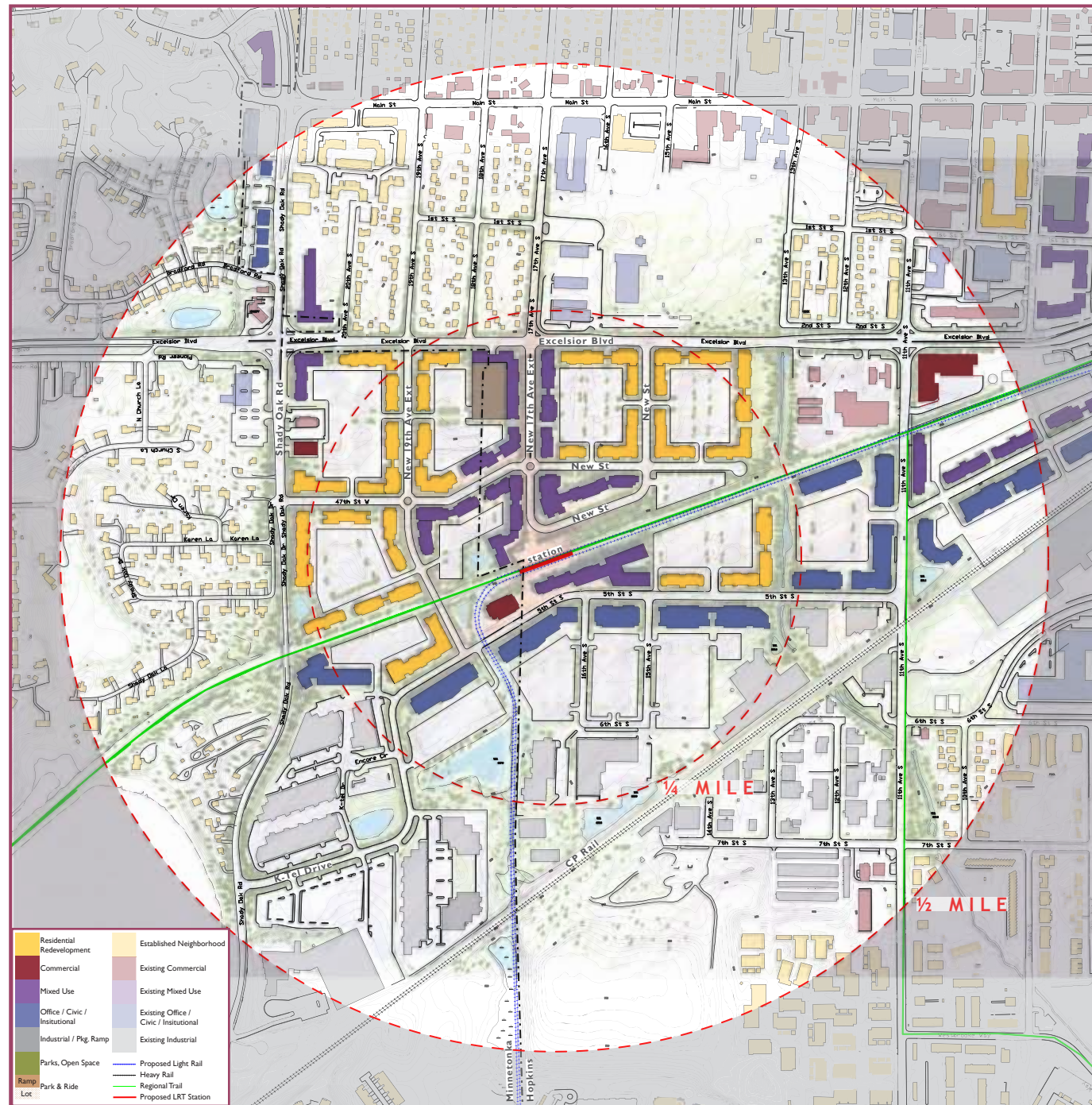
TRANSFORMATION IS THE KEY IDEA BEHIND THE PLANNING FOR THE SHADY OAK ROAD STATION AREA. THE PLAN SEEKS TO SUPPORT THE INTRODUCTION OF A VARIETY OF USES WITHIN THE STUDY AREA. TREE LINED BOULEVARDS LINKING EXCELSIOR BOULEVARD TO THE STATION WILL CONNECT HOUSING, RETAIL AND SERVICE RELATED JOBS. A LARGE PARK-AND-RIDE FACILITY IS ENVISIONED NEAR THE STATION AND NEW OFFICE USES ARE SUGGESTED SOUTH OF THE STATION AS A BUFFER TO THE REMAINING LIGHT INDUSTRIAL USES. A STRONG RESIDENTIAL COMMUNITY THAT IS CONNECTED TO TRAILS AND OTHER AMENITIES IS SUGGESTED WITHIN WALKING DISTANCE TO THE STATION.

SHADY OAK



SHADY OAK STATION

MIXED-USE, PARK & RIDE



SHADY OAK CONCEPTUAL SITE DEVELOPMENT PLAN

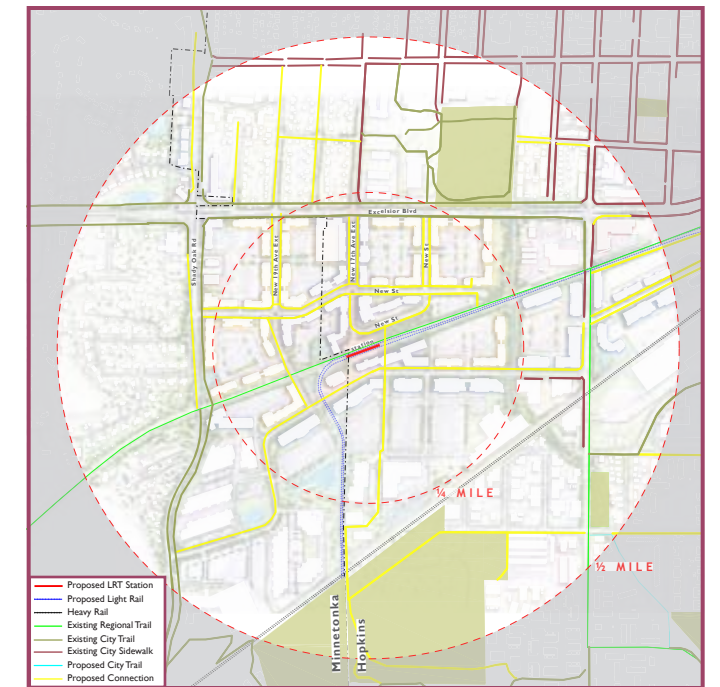
SHADY OAK STATION

MIXED-USE, PARK & RIDE

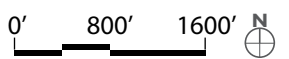
ACCESS TO THE LRT STATION WILL BE PROVIDED BY INTRODUCING A NEW NETWORK OF STREETS AND SIDEWALKS SOUTH OF EXCELSIOR BOULEVARD. THIS NEW INFRASTRUCTURE WILL ALSO ALLOW FOR ORDERLY AND PHASED DEVELOPMENT OVER THE COURSE OF TIME. THE ESTABLISHMENT OF A MIXED USE DISTRICT NEAR THE STATION SUPPORTING COMMERCIAL, OFFICE AND RESIDENTIAL USES IS PLANNED. A STRONG RESIDENTIAL DISTRICT SURROUNDING THE STATION WILL CONNECT TO EXCELSIOR BOULEVARD AND EASTWARD TO THE DOWNTOWN HOPKINS STATION. SPECIFICALLY, THE 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	2,170,320 sf
= 1809 Housing Units @ 1200 sf each (2 bedroom)	
Commercial Development	47,546 sf
Mixed Use Development	1,789,200 sf
= 1402 Housing Units @ 1200 sf each (2 bedroom)	
Civic/Institutional/Office	848,175 sf
= 2423 Jobs	
Park and Ride, Ramp	350 Cars



TRAIL PLAN



RENDERING LOOKING FROM EXCELSIOR BLVD DOWN THE NEW 17TH ST EXTENSION TOWARDS THE SHADY OAK STATION.