

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.

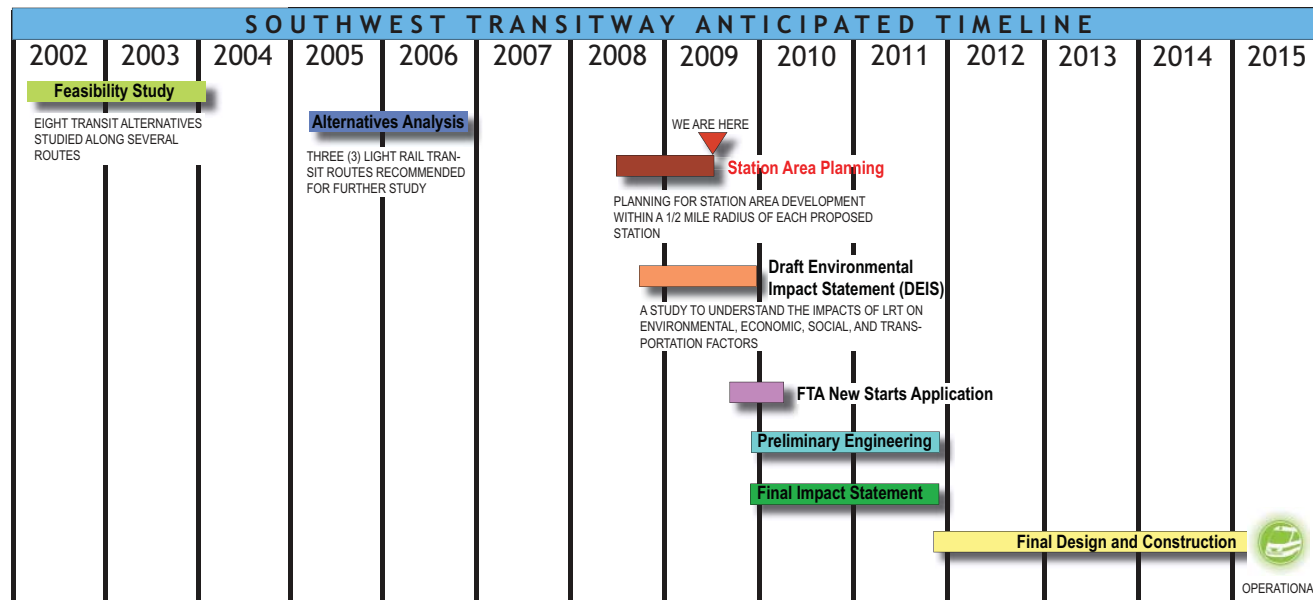
STATION AREA PLANNING IS INTENDED TO BUILD UPON THE PAST WORK OF EACH COMMUNITY. THE PRIMARY OBJECTIVES ARE TO LOOK AT HOW LRT RIDERS WILL GET TO/FROM THE TRANSIT STATIONS AND HOW DEVELOPMENT PATTERNS WILL LIKELY CHANGE NEAR EACH STATION. STRATEGIES AND RECOMMENDATIONS FOR EACH STATION HAVE BEEN DEVELOPED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



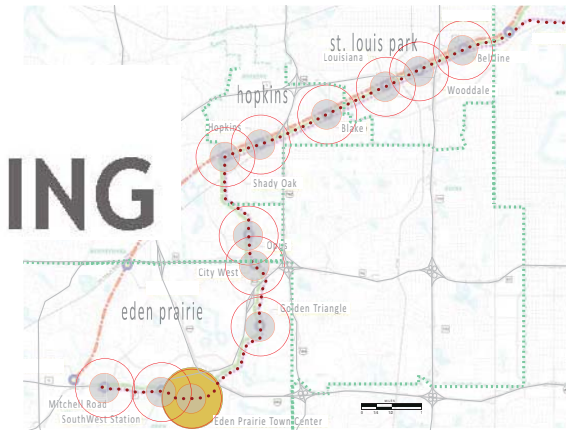
HOW CAN I GET MORE INFO?

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

WWW.SOUTHWESTTRANSITWAY.ORG

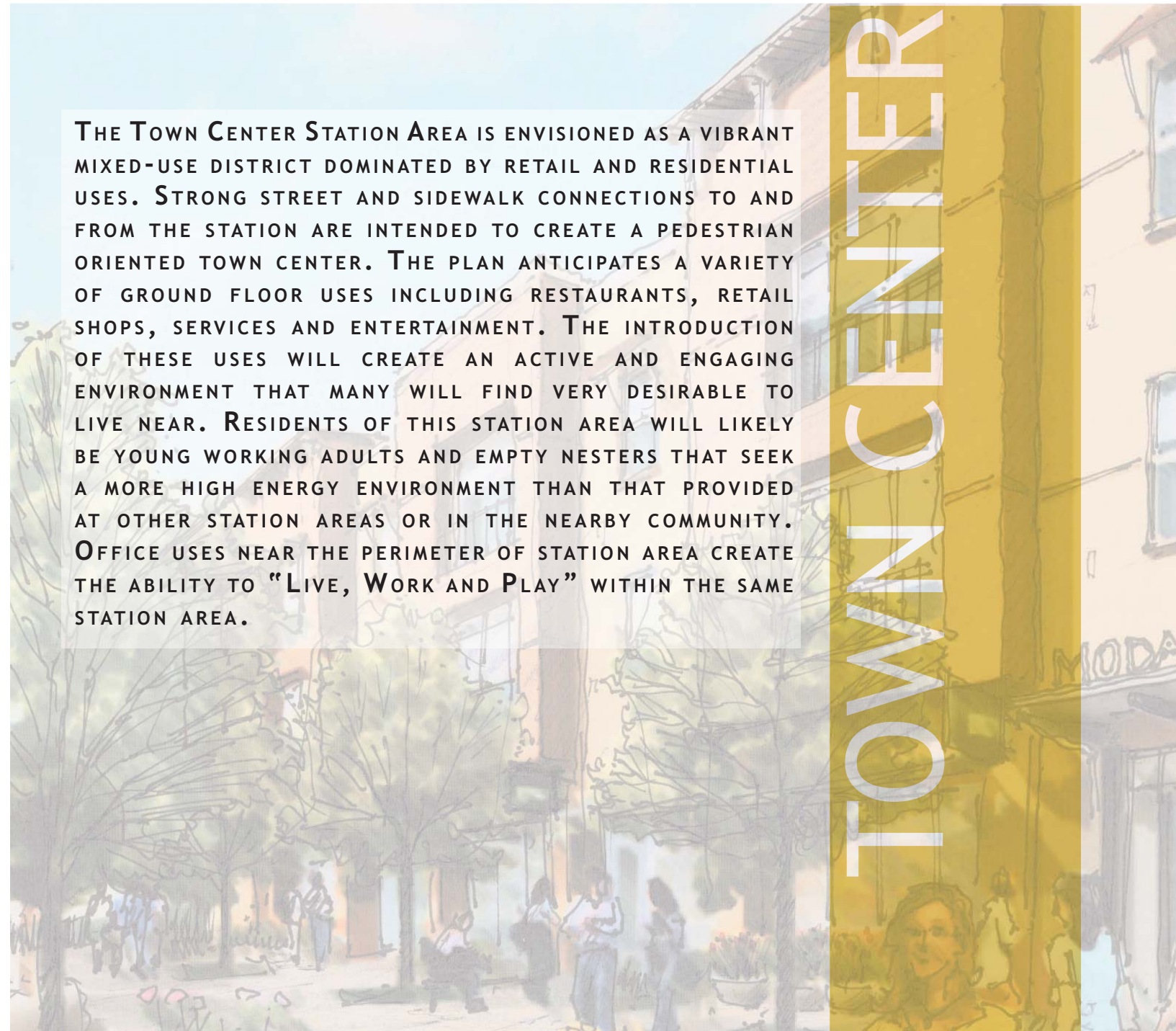


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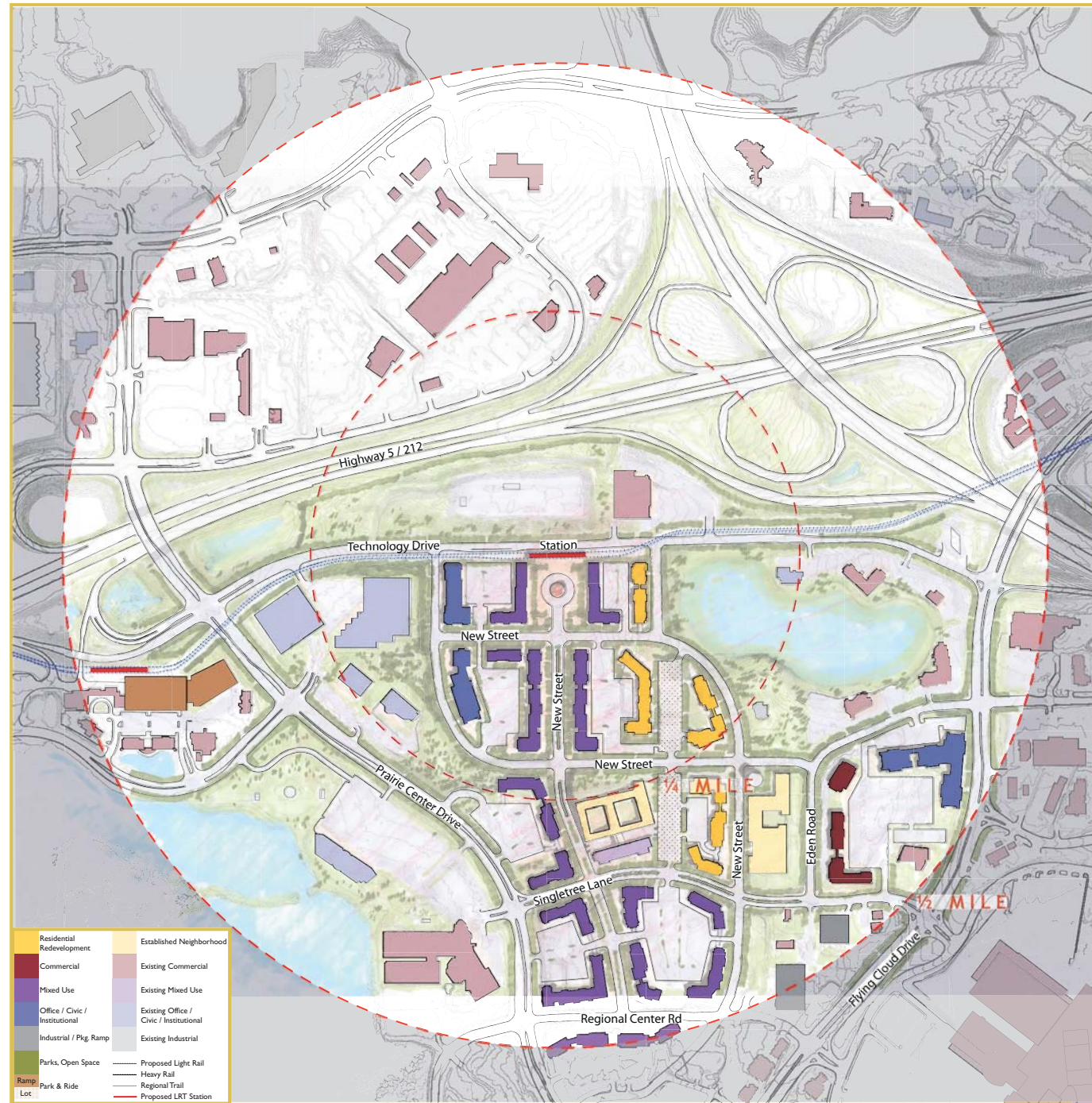
THE TOWN CENTER STATION AREA IS ENVISIONED AS A VIBRANT MIXED-USE DISTRICT DOMINATED BY RETAIL AND RESIDENTIAL USES. STRONG STREET AND SIDEWALK CONNECTIONS TO AND FROM THE STATION ARE INTENDED TO CREATE A PEDESTRIAN ORIENTED TOWN CENTER. THE PLAN ANTICIPATES A VARIETY OF GROUND FLOOR USES INCLUDING RESTAURANTS, RETAIL SHOPS, SERVICES AND ENTERTAINMENT. THE INTRODUCTION OF THESE USES WILL CREATE AN ACTIVE AND ENGAGING ENVIRONMENT THAT MANY WILL FIND VERY DESIRABLE TO LIVE NEAR. RESIDENTS OF THIS STATION AREA WILL LIKELY BE YOUNG WORKING ADULTS AND EMPTY NESTERS THAT SEEK A MORE HIGH ENERGY ENVIRONMENT THAN THAT PROVIDED AT OTHER STATION AREAS OR IN THE NEARBY COMMUNITY. OFFICE USES NEAR THE PERIMETER OF STATION AREA CREATE THE ABILITY TO "LIVE, WORK AND PLAY" WITHIN THE SAME STATION AREA.

TOWN CENTER



TOWN CENTER STATION

RETAIL DESTINATION AND HOUSING



TOWN CENTER CONCEPTUAL SITE DEVELOPMENT PLAN



TOWN CENTER STATION

RETAIL DESTINATION AND HOUSING

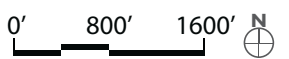
STRONG CONNECTIONS BETWEEN THE LRT STATION TO THE NORTH, AND CURRENT AND FUTURE DEVELOPMENT TO THE SOUTH OF THE STATION AREA, IS A KEY CONCEPT IN THE TOWN CENTER STATION AREA PLAN. A UNITED STREET GRID WILL CONNECT TO EXISTING INFRASTRUCTURE WHILE CREATING THE FRAMEWORK FOR FUTURE DEVELOPMENT. TREE LINED STREETS FRAMED WITH VIBRANT AND ACTIVE GROUND FLOOR USES WILL HELP TO CREATE A "VILLAGE-LIKE" CHARACTER. THIS WILL PROVIDE FOR A PLEASANT AND SAFE PEDESTRIAN ORIENTED ENVIRONMENT WITHIN THE STATION AREA. 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	614,000 sf
	= 512 Housing Units @ 1200 sf each (2 bedroom)
Commercial Development	82,800 sf
Mixed Use Development	1,249,200 sf
	= 809 Housing Units @ 1200 sf each (2 bedroom)
Civic/Institutional/Office	450,900 sf
	= 1288 Jobs
Park and Ride, Surface Lot	100 Cars



TRAIL PLAN



VIEW LOOKING NORTH TOWARDS THE TOWN CENTER STATION.