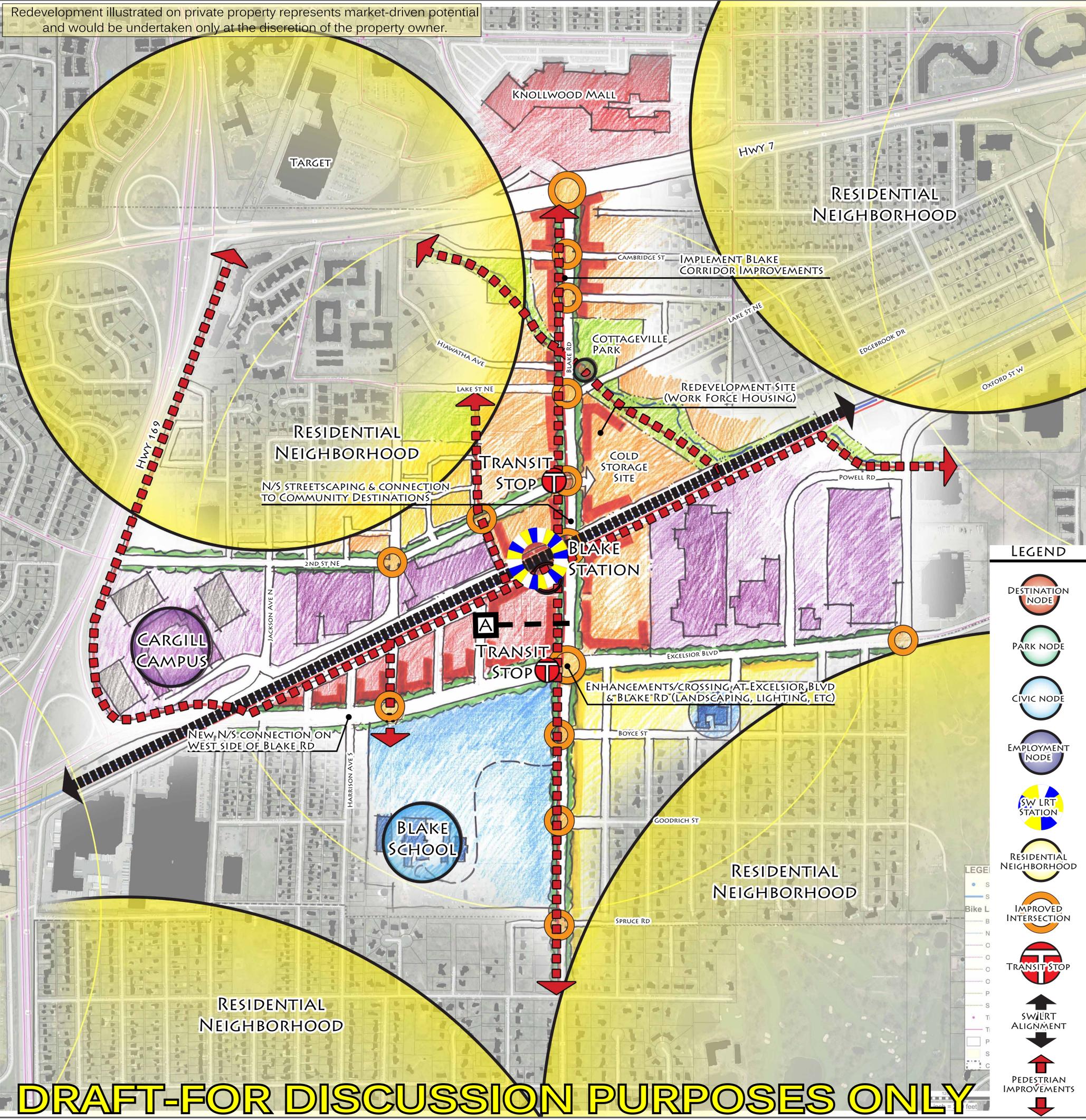


Redevelopment illustrated on private property represents market-driven potential and would be undertaken only at the discretion of the property owner.



DRAFT-FOR DISCUSSION PURPOSES ONLY

DIRECTIONS & OPPORTUNITIES

- » Option to move LRT alignment to the south & freight rail to the north:
 - South location may better support redevelopment
- » Embrace structured parking and extract (redevelopment) value:
 - Park & Ride at SW Quadrant of Blake Road and LRT line
 - No desire for surface parking, should all be structured (ramp) parking
 - No.12 bus will serve the station, comes in off Excelsior Boulevard
- » Capitalize on reconstructed Blake Road from existing neighborhood in south towards Knollwood Mall
- » Enhance walk to station along Blake Road corridor. Important for buildings to front corridor/street
- » Connect Cargill to the Station:
 - Potential to capitalize on shuttle connecting downtown
 - Neighborhoods needs to have access to retail that responds to cultural needs
- » Put in place the infrastructure for neighborhood serving retail
- » Potential for new YMCA or daycare to serve the community, building will not be city owned.
- » More workforce housing options around station for residents
- » Value land for building, not commuter parking

ENGINEERING CONSIDERATIONS

- » Creation of park related improvements that support connections to Station/Blake Road
- » Streetscaping north/south along Blake Road and connecting community destinations.
- » Layering of infrastructure to open up the area:
 - Block structure on SW parcel near station
- » Integration of trail system for bikes and pedestrians
- » New north/south connections on west side of Blake Road
- » Street enhancements/crossing on Excelsior Boulevard (landscaping, lighting)
- » Option to move light rail south/freight rail north
- » Workforce housing on Cold Storage site
- » Park & Ride ramp south of LRT platform, west of Blake Road
- » Kiss & Ride
- » Bus dropoff

OPENING DAY CONSIDERATIONS

- » Blake Road streetscape Improvements
- » Improved pedestrian crossings along Blake Road and Excelsior Boulevard
- » Land acquisition to get Park & Ride at SW quadrant of Blake Road/LRT Line.
- » Trail through 43 Hoops site to connect station to neighborhood to the north.
- » Improve pedestrian connections to businesses nearby
- » Park & Ride ramp south of LRT platform, west of Blake Road
- » Kiss & Ride
- » Bus dropoff
- » Signage / wayfinding improvements

