

SOUTHWEST TRANSITWAY PROPOSED STATIONS

EACH STATION ALONG THE SOUTHWEST CORRIDOR HAS A UNIQUE CHARACTER AND FEEL. CONCEPTUAL SITE DEVELOPMENT PLANS AND PROPOSED LAND USE CONCEPTS REINFORCE THE IDEA OF "PLACE-MAKING" BY EMPHASIZING INDIVIDUAL STATION IDENTITIES.



EDEN PRAIRIE STATIONS

THERE ARE FIVE PROPOSED LIGHT RAIL STATIONS IN EDEN PRAIRIE.

THE CITY WEST STATION IS SITED ON THE SOUTH SIDE OF HWY 62, WEST OF HWY 212.

THE GOLDEN TRIANGLE STATION IS SITED SOUTH OF SHADY OAK ROAD, EAST OF HWY 212.

THE TOWN CENTER STATION IS SITED ON TECHNOLOGY DRIVE, WEST OF FLYING CLOUD DRIVE.

THE SOUTHWEST STATION IS SITED SOUTH OF HWY 5 / HWY 212, AND WEST OF PRAIRIE CENTER DRIVE.

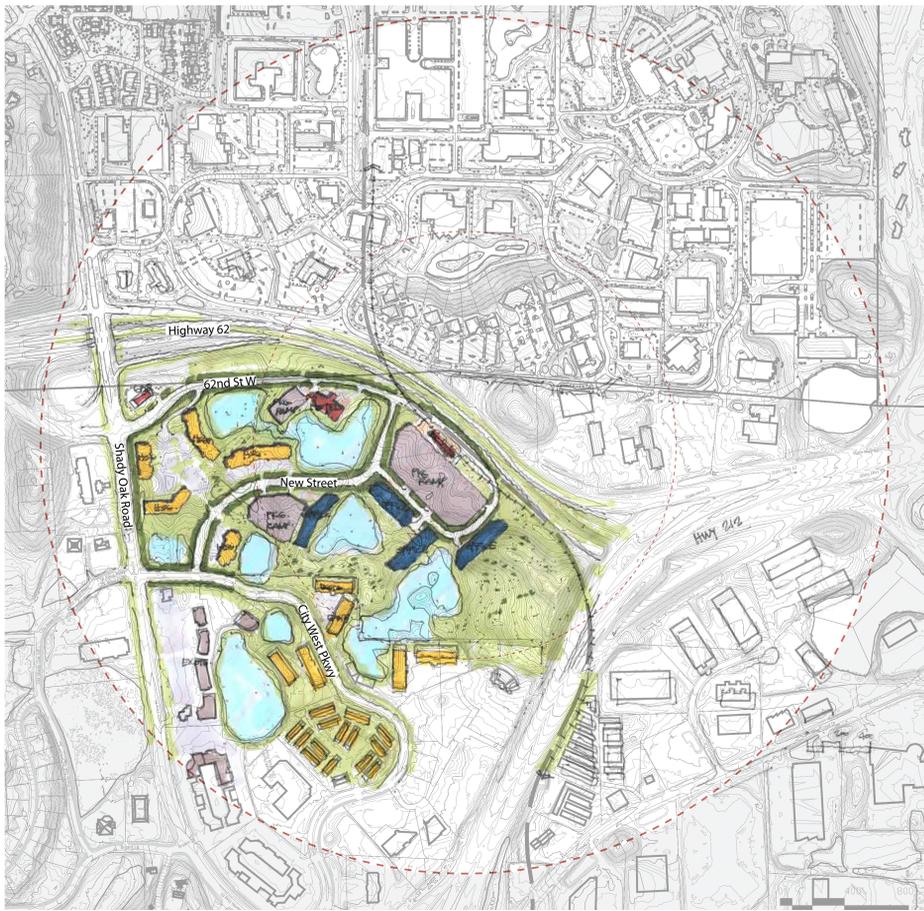
THE MITCHELL STATION IS SITED SOUTH OF HWY 5 / HWY 212, AND WEST OF MITCHELL ROAD.



STATION AREA PLANNING

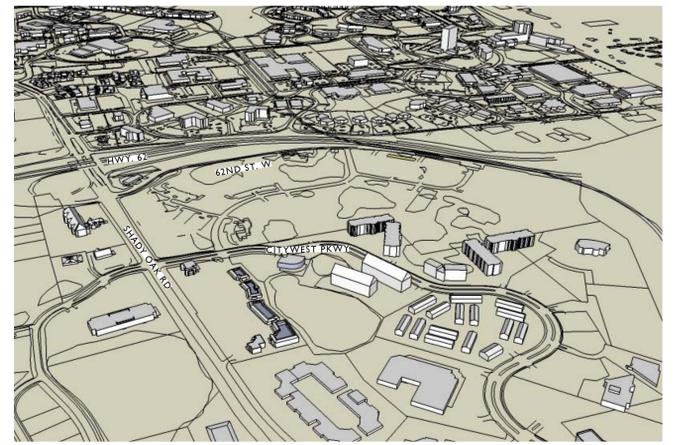


CITY WEST STATION EMPLOYMENT AND HOUSING



PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN 0' 400' 800' N

THE CITY WEST STATION AREA IS ENVISIONED AS MODERATE SCALE OFFICE AND RESIDENTIAL USES SITUATED IN A PARK-LIKE SETTING. WETLANDS ARE FOUND THROUGHOUT THE STATION AREA MAKING IT DIFFICULT TO EXTENSIVELY DEVELOP A ROADWAY NETWORK OR TIGHTLY CLUSTERED DEVELOPMENT HOWEVER A NEW WINDING STREET WILL CONNECT TO THESE ANTICIPATED USES. STRUCTURED PARKING ALONG WITH LIMITED RETAIL AND A POTENTIAL HOTEL USE COMPLEMENT THE MAINLY OFFICE AND RESIDENTIAL USES. THE ALIGNMENT OF THE LRT LINE SKIRTS THE EASTERN EDGE OF THE STATION AREA AND THE STATION WILL BE LOCATED ON THE EASTERN EDGE OF THE SITE. THERE IS AN OPPORTUNITY TO CONNECT TO EXISTING TRAILS AND AMENITIES BOTH NORTH AND SOUTH OF THE STATION, HOWEVER HIGHWAYS 62 AND 212 ARE SIZEABLE BARRIERS THAT MUST BE BRIDGED IF CONNECTIONS ARE DESIRED.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT CITY WEST



PROPOSED LAND USE PLAN 0' 400' 800' N

Southwest Transitway Station Area Planning LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Institutional / Office
- Industrial
- Parks, Open Space

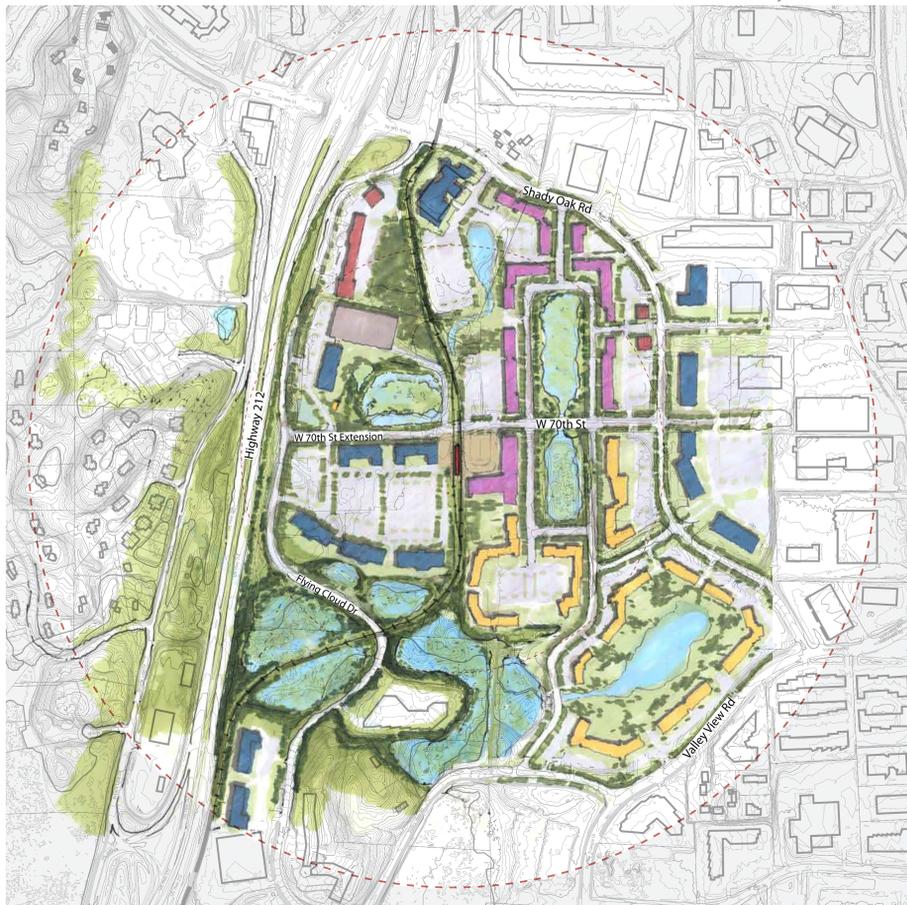


BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT CITY WEST HIGHLIGHTED IN YELLOW

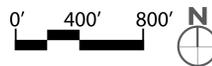


THE VISION OF THE PROPOSED LAND IS OFFICE USES SURROUNDED BY A PARK-LIKE SETTING NEAR THE STATION.

GOLDEN TRIANGLE STATION HOTEL, OFFICE, AND RESIDENTIAL



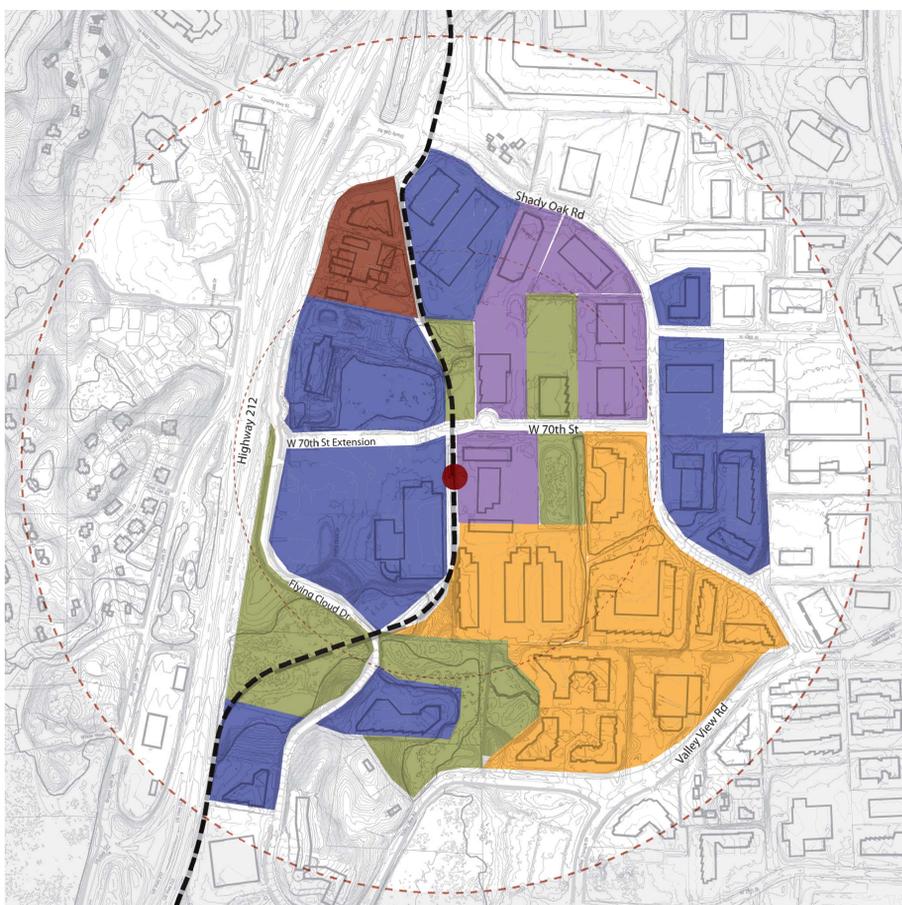
PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN



THE INTRODUCTION OF LRT IN THE GOLDEN TRIANGLE STATION AREA WILL PROVIDE A CATALYST FOR POSITIVE CHANGE. A VARIETY OF USES ARE ENVISIONED INCLUDING COMMERCIAL AND HOTEL USES IN THE NORTHERN PORTION OF THE STATION AREA CLOSE TO, AND VISIBLE FROM, HIGHWAY 212 AND SHADY OAK ROAD. OFFICE USES WILL BE LOCATED WEST OF THE STATION ALONG FLYING CLOUD DRIVE AND THE FUTURE EXTENSION OF W. 70TH STREET WILL PROVIDE A STRONG CONNECTION FROM THIS AREA TO THE LRT STATION. MEDIUM DENSITY RESIDENTIAL USES ARE ANTICIPATED TO THE SOUTHEAST OF THE STATION. THE SCALE AND PLACEMENT OF THIS HOUSING SHOULD CREATE A WALKABLE RESIDENTIAL NEIGHBORHOOD WITH WETLAND AND TRAIL AMENITIES. AT THE CORE OF THE STATION AREA, WETLANDS AND PONDS PROVIDE A FOCAL POINT FOR MIXED USE DEVELOPMENT. GROUND FLOOR RETAIL AND SERVICE USES WILL SUPPORT A WALKABLE AND CONNECTED STATION AREA. RESIDENTIAL AND OFFICE USES ARE ANTICIPATED TO BE STACKED VERTICALLY ABOVE THESE GROUND FLOOR USES. THE SCALE OF DEVELOPMENT WILL VARY BUT SHOULD AVERAGE 3-4 STORIES.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT GOLDEN TRIANGLE



PROPOSED LAND USE PLAN



Southwest Transitway
Station Area Planning
LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Institutional / Office
- Industrial
- Parks, Open Space



BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT GOLDEN TRIANGLE HIGHLIGHTED IN YELLOW



A PEDESTRIAN FRIENDLY, WALKABLE GROUND FLOOR RETAIL ENVIRONMENT BELOW HOUSING, SUPPORTS A WALKABLE AND CONNECTED STATION AREA.

TOWN CENTER STATION

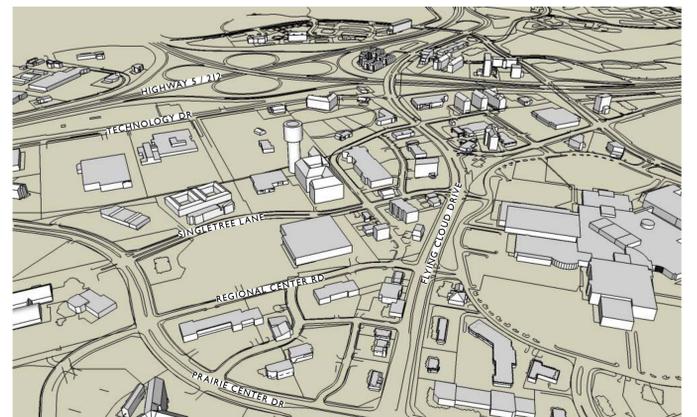
RETAIL DESTINATION AND HOUSING



PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN



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.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT TOWN CENTER



PROPOSED LAND USE PLAN



Southwest Transitway Station Area Planning LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Institutional / Office
- Industrial
- Parks, Open Space



BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT TOWN CENTER HIGHLIGHTED IN YELLOW



A VARIETY OF GROUND FLOOR USES INCLUDING RESTAURANTS, RETAIL SHOPS, SERVICES AND ENTERTAINMENT WILL CREATE AN ACTIVE AND ENGAGING ENVIRONMENT.

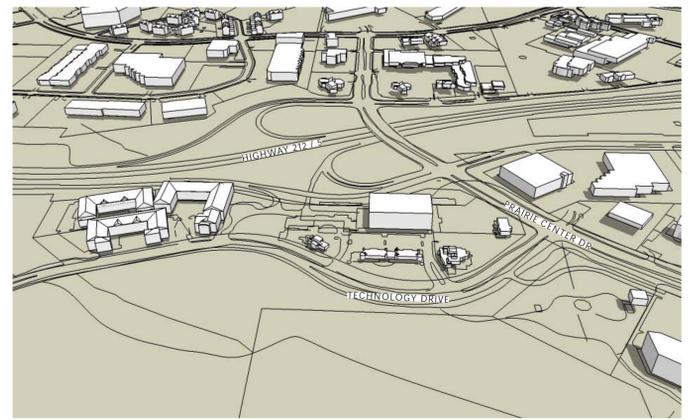
SOUTHWEST STATION HOUSING AND PARK & RIDE



PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN



THE SOUTHWEST STATION WILL FUNCTION PRIMARILY AS A PARK-AND-RIDE STATION SIMILAR TO THE WAY IT CURRENTLY FUNCTIONS. IT IS ANTICIPATED THAT THE EXISTING PARKING CAPACITY WILL BE NEARLY DOUBLED TO ACCOMMODATE LOCAL AND REGIONAL USERS OF LRT. AS NEW STRUCTURED PARKING IS DESIGNED AND CONSTRUCTED, IT IS DESIRABLE TO INTRODUCE RETAIL AND SERVICES INTO THE PARKING STRUCTURE ON THE LOWER LEVELS. THIS IS INTENDED TO INCREASE THE QUANTITY OF THESE USES ON SITE WHILE PROVIDING A MORE PLEASANT VISUAL ENVIRONMENT FOR PEDESTRIANS AND DRIVERS. FEW ADDITIONAL CHANGES ARE ANTICIPATED DUE TO LIMITATIONS IMPOSED BY THE SURROUNDING HIGHWAY LOCATIONS, ROADWAYS AND WETLANDS.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT SOUTHWEST



PROPOSED LAND USE PLAN



Southwest Transitway
Station Area Planning
LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Institutional / Office
- Industrial
- Parks, Open Space

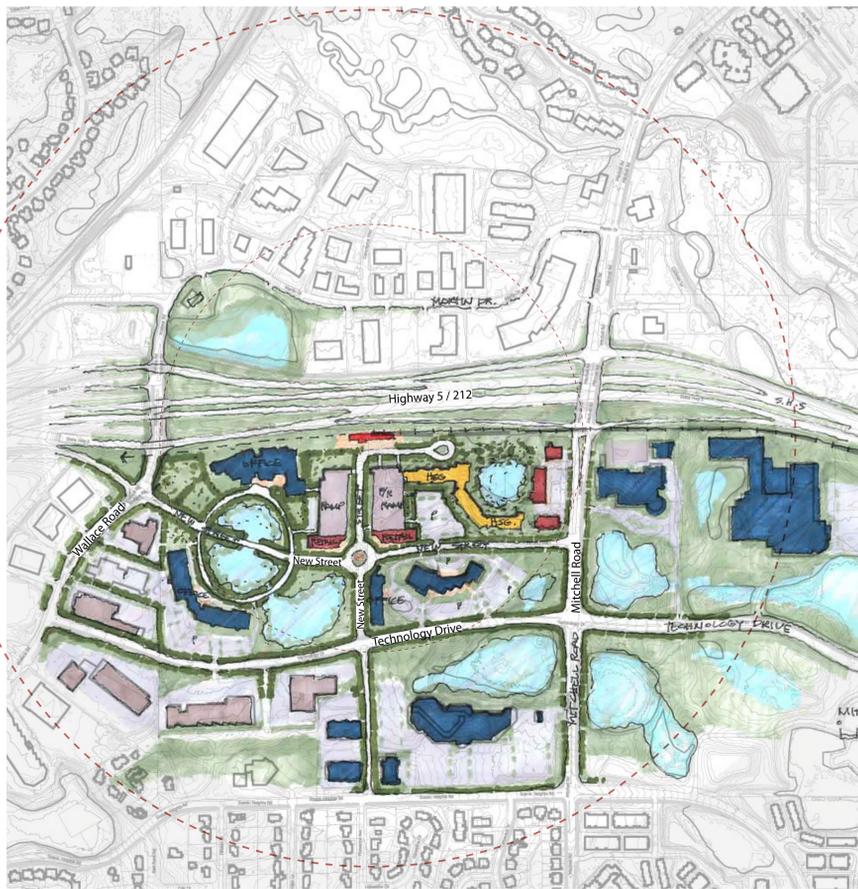


BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT SOUTHWEST HIGHLIGHTED IN YELLOW



AS NEW STRUCTURED PARKING IS DESIGNED AND CONSTRUCTED, IT IS DESIRABLE TO INTRODUCE RETAIL AND SERVICES INTO THE PARKING STRUCTURE ON THE LOWER LEVELS.

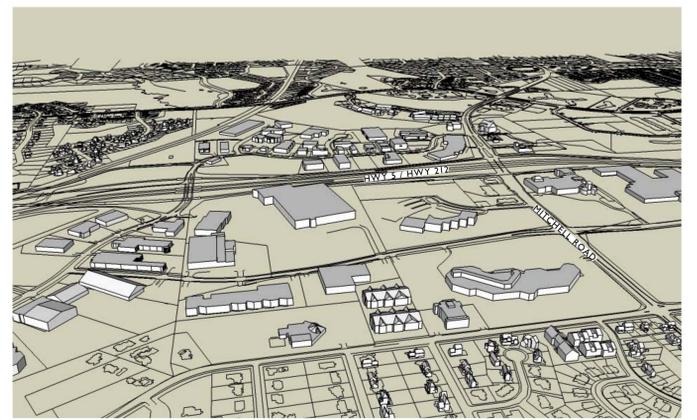
MITCHELL STATION OFFICE AND PARK & RIDE



PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN



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.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT MITCHELL



PROPOSED LAND USE PLAN



Southwest Transitway
Station Area Planning
LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Institutional / Office
- Industrial
- Parks, Open Space



BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT MITCHELL HIGHLIGHTED IN YELLOW



STRUCTURED PARKING WILL SUPPORT RIDER DEMAND AND WILL ALSO PROVIDE PARKING FOR NEW AND EXISTING OFFICE CAMPUSES.