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
The Golden Triangle station area is envisioned to be walkable and connected, yet focused on the natural amenities of the site. The land use and potential building types will take advantage of proximity to major regional and local roadways while also focusing development near the LRT Station. This integrated, multi-modal plan will allow for the development of a variety of retail, hospitality, office and residential uses. The guidelines 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**: 991,800 sf
  - 827 Housing Units @ 1200 sf each (2 bedroom)
- **Commercial Development**: 56,700 sf
- **Mixed Use Development**: 837,000 sf
  - 545 Housing Units @ 1200 sf each (2 bedroom)
- **Civic/Institutional/Office**: 615,600 sf
  - 1758 Jobs
- **Park and Ride, Surface Lot**: 100 Cars

**GOLDEN TRIANGLE CONCEPTUAL SITE DEVELOPMENT PLAN**

**VIEW OF GOLDEN TRIANGLE STATION**