



38th Street Station Area Plan

Prepared for: The City of Minneapolis

Date: October 20th, 2006

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Summary

This plan outlines the vision for the area served by the Hiawatha 38th Street Light Rail Transit Station. The station area is envisioned as a distinctive pedestrian and bicycle friendly place with active and aesthetic streets as well as housing and job growth that supports transit. Buildings with architectural character will be rehabilitated and re-used and redevelopment will include a mix of uses and be architecturally compatible with the existing neighborhoods. Within the Station Area, the plan identifies nine districts with redevelopment potential.

Redevelopment Districts

- The Station District (Hiawatha and 38th Street), where mixed use redevelopment and rehabilitation will reinforce the LRT Station as a neighborhood focal point.
- The 38th Street Residential District is envisioned as a moderate-density residential district with town homes and stacked flats.
- The 38th Street and 23rd Avenue Node is envisioned as small-scale neighborhood commercial.
- Three Minnehaha Avenue Nodes are in Longfellow at 35th Street, 38th Street, and 40th Street. Land use in these nodes would remain commercial and/or small scale mixed use with redevelopment of key properties, primarily at high visibility corners, and better attention paid to streetscape and site amenities.
- There are three districts on the east side of Hiawatha. Challenges in these districts include: reconnecting the street grid, reorienting site access to the east across the rail line, long narrow parcels and the adaptive reuse of the grain elevators.
 - Hiawatha Central is envisioned as high density mixed use redevelopment to create a transit orient community.
 - In the Hiawatha North district industrial and employment uses are envisioned north of 35th avenue and high density mixed use is planned between 35th Street East and 37th Street East.
 - Hiawatha South will evolve to moderate density residential fronting Snelling Avenue and industrial uses fronting Hiawatha Avenue