



46th and Hiawatha Station Area Master Plan

Prepared for: City of Minneapolis

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Summary

The purpose of the plan is to guide future development in the half mile area surrounding the 46th Street & Hiawatha Light Rail Transit Station.

Plan elements include:

- Ground level retail with residential uses above along 46h Street and in the quadrant southeast of Hiawatha and 46th.
- A mix of residential housing types with highest densities closest to the transit station
- Convertible office / residential buildings that could hold either use as the market dictates
- Three new parks and a new green corridor along the Soo Rail Line
- Extension of the street grid into areas south of 46th Street, between Hiawatha Avenue and Minnehaha Avenue.
- On-street parking on all streets as well as two surface parking lots
- A pedestrian and bicycle underpass beneath Hiawatha, north of 46th Street
- Pedestrian enhancements at the intersection of 46th Street and Hiawatha Avenue
- Drop and ride as well as mixed use buildings and townhomes on the LRT station site
- “Greening” efforts to improve the appearance of the area, provide wildlife habitat, and reduce urban heat island effects
- Best Management Practices should be implemented to improve Minnehaha Creek’s quarter quality and control stormwater runoff