



Hiawatha-Lake Station Area Plan

Prepared for: Hennepin Community Works

Date: June, 2000

Prepared by: IBI Group, Calthorpe Associates, Coen + Stumpf Associates LTD

Summary

The study focuses on the half-mile radius surrounding the Lake Street Hiawatha LRT station. The vision for the area is to become a vibrant, pedestrian-friendly urban environment with improved pedestrian connections, enhanced neighborhood-serving retail, local employment, and more diverse and affordable housing opportunities.

The plan suggests:

- Public realm improvements: streetscape on Lake Street; pedestrian connections to the LRT station; a civic open space adjacent to the LRT station; and neighborhood open space enhancements.
- Hi-Lake Shopping Center – redevelopment to high density residential with street level retail fronting Lake Street and pedestrian connections to the LRT Station.
- Edison / PPL School Site – redevelopment with commercial and office uses along Lake Street and multi-family residential at the perimeter.
- Redevelopment to street-fronting mixed-use development with at-grade retail and apartments above on East and West Lake Street.
- Residential infill/redevelopment on surplus LRT land in the Corcoran neighborhood, in the Longfellow neighborhood on 26th Avenue and 32nd Street; and on the Bituminous Roadways site.
- South Phillips Industrial - existing employment uses are preserved with the long-range intensification of industrial employment
- North Phillips Industrial - land use proposals include: reconstruction / expansion of the existing Public Works yard; new light industrial and office commercial uses north of 28th Street; police station (relocated from Lake Street); environmental remediation of vacant industrial lands and new open space adjacent to Hiawatha Avenue.
- Seward Place Business Park – expansion into surplus lands adjacent to the Hiawatha transportation corridor with landscaped surface parking and storage areas.
- East Lake Street Regional Commercial – supplement the existing large –format shopping center with freestanding pads or linear buildings fronting Lake Street and 26th Avenue.
- East Lake Entertainment Zone - a neighborhood cinema and related entertainment venues.