



38th Street Station Area Plan

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Introduction

Purpose Statement

The City's comprehensive plan, the Minneapolis Plan, identifies the area served by the 38th Street Light Rail Transit (LRT) station on the Hiawatha Line as a *Transit Station Area*. Various City policies call for changes in transit station areas, including appropriate higher residential and commercial densities near the station, mixed-use development and an environment that is friendly to pedestrians and bicyclists. The Minneapolis Plan also directs the creation of station area master plans to guide the evolution of the area.

This document is the City's vision for the future of the area. It is an articulation of, and will be amended to, the City's comprehensive plan. It identifies opportunities for enhancing the character, identity, and economic vitality of the 38th Street LRT station area. This includes identifying locations, priorities and guidelines for new development, as well as improving the character of the area and strengthening a "sense of place." As such, it serves as the

primary guide for Planning Commission review, zoning changes, capital investment, and housing and commercial development activities in this part of the city.

The success of the neighborhood and the success of the regional transit system are intimately related. Increasing ridership, stable housing values, and successful neighborhood businesses are closely tied. But the goal of this plan is not simply to support any new development that may add riders to the Hiawatha line. Rather, it recognizes that light rail can enhance accessibility, connection and community through development that strengthens a sense of place. Particular challenges and opportunities in developing a sense of place include bridging the communities on either side of Hiawatha Avenue and guiding the evolution of the adjacent industrial and freight rail corridor.



Vision Statements

The plan reflects a number of vision statements that emerged during the planning process. The steering committee helped articulate them, and they reflect the values and goals of the neighborhoods and City.

1. The 38th Street LRT station will become a focal point and gateway to the neighborhoods.
2. The station area will become a distinctive place with active street life, landscaping, street furniture and public art.
3. Walking and bicycling to the station will be easy, safe and interesting.
4. The plan will meet public objectives for housing and job growth that are well served by transit.
5. Buildings with architectural character will be maintained and rehabilitated for new uses.
6. New buildings will blend well with existing buildings, and they will include a mix of uses.
7. New development will respect the integrity of existing residential areas and add to the vitality of the neighborhoods.