

Bottineau Corridor development

Market Analysis and Zoning Codes

The station area planning process for the Bottineau corridor was completed in 2016. These plans created short term and long term visions that reflect the community's goals within ½ mile of the LRT stations, as well as put together a set of recommended actions and policy changes to consider to move the vision forward.

Project tasks and outcomes

To move the station area plans forward, implementation tools need to be developed. When completed, this work will provide cities with information about the market potential in their communities, which will then help inform the development of transit supportive zoning codes that can be used to implement the station area visions.

Work to be completed by fall 2018 includes:

- *Housing Gaps Analysis:* The housing gaps analysis will provide a forward-looking analysis of the potential for residential development in the corridor.
- *Commercial Market Analysis:* The commercial market analysis will evaluate local market demand and establish a baseline for commercial supportive uses within each station area.
- *Transit Oriented Development (TOD) Zoning Codes:* Using the previously completed station area plans, and the market analysis work as background information, TOD zoning codes will be developed for each city.

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Partners

City of Golden Valley
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City of Crystal
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Website

hennepin.us/bottineau

