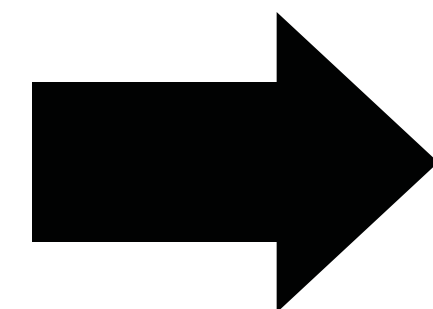
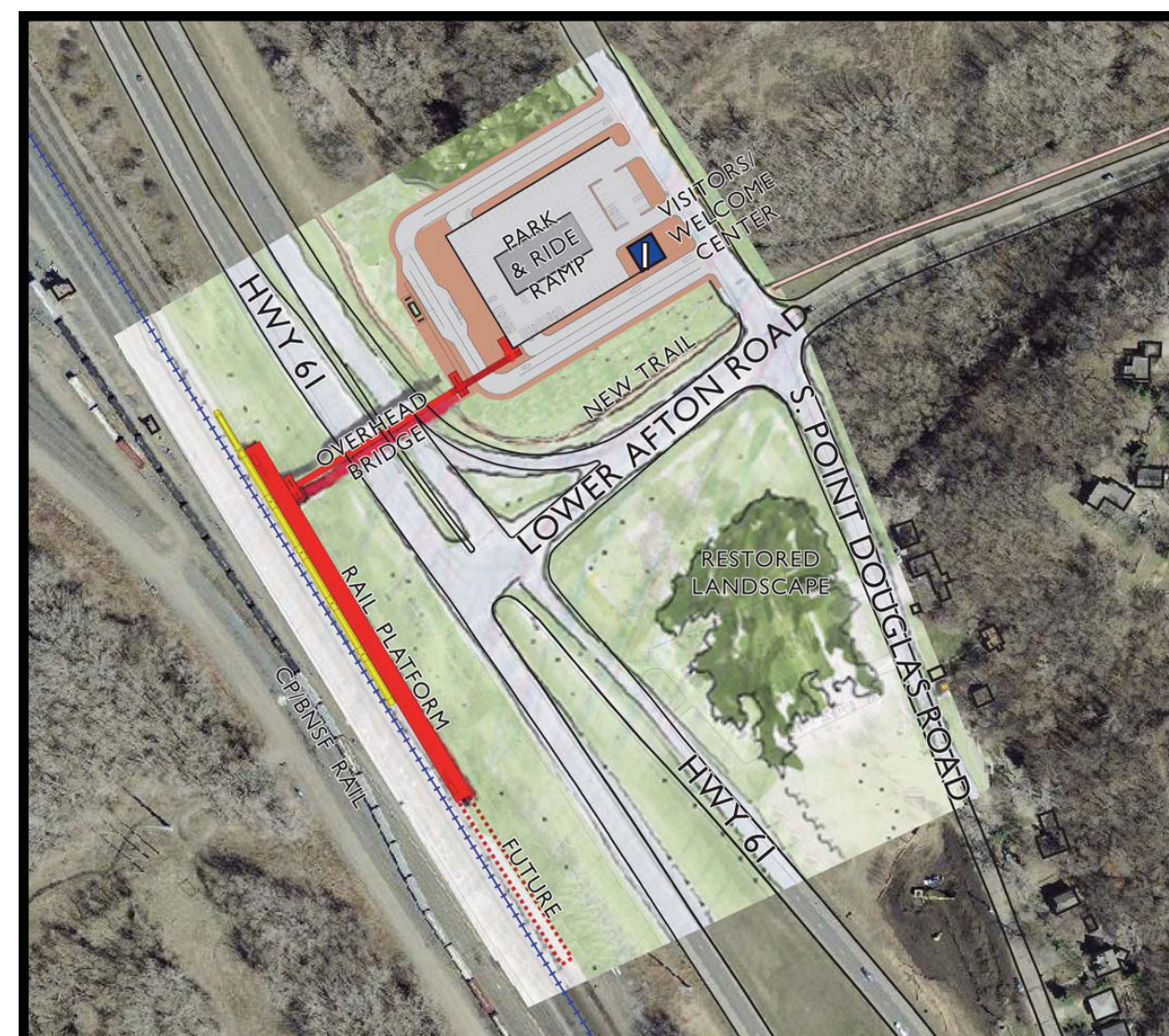


JOBS, DEVELOPMENT, AND HOUSING

The Lower Afton station introduces a 275 stall parking facility into the sloping Right of Way between Hwy 61 and South Point Douglas Road. A small Visitors or Welcome Center is proposed as part of the facility, and could strengthen the connection to local and regional trails and provide a gateway to Battle Creek Park. No additional development or housing is proposed.



Lower Afton - Building Scale & Type Summary*

Land Use Type	Building #	Footprint Area (SF)	# Stories	Total
Residential		-		- sf
Commercial				- sf
Mixed Use		-		- sf
Civic/Institutional/Office	1	1,625	1	1,625 sf
Industrial		-		- sf

Recommended Building Scale & Type Summary

Residential	0 sf
Commercial	0 sf
Mixed Use	0 sf
Civic/Institutional/Office	1,625 sf
Industrial	-
# of Housing Units @ 1200sf each (2BR)	0 Housing Units
Job Growth Potential (@ 350sf per worker)	5 Jobs
Park & Ride (commuter demand)	275 Cars
Planning Study Focus Area (includes both North & South Option)	~ 13.4 Acres

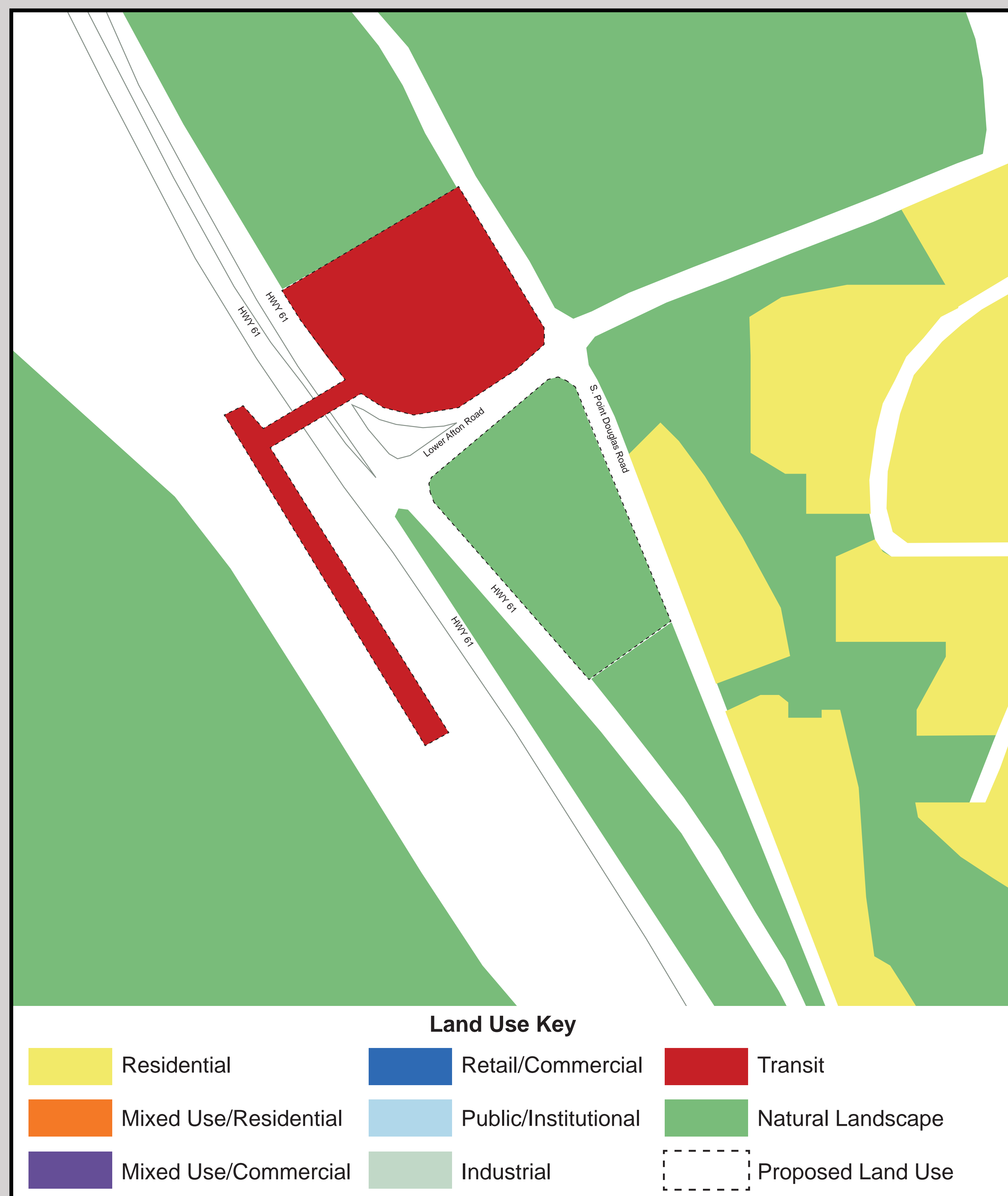
*plans and calculations are conceptual, based on full build out projections for beyond the year 2040, and may shift as a result of on-going station area planning and programming efforts. Residential SF counts 100% toward Housing Units; Commercial, Civic, Institutional, Office, and Industrial SF counts 100% towards Job Growth; and Mixed Use SF counts 50% towards Housing Units and 50% towards Job Growth.

HOW MUCH WILL THE STATIONS COST?

The cost estimates include costs associated with the following elements:

- Rail Platform
- Transit Plaza
- Ticketing & Signage
- Pedestrian Bridges
- Parking Facilities
- Roadways
- Utilities
- Environmental Restoration

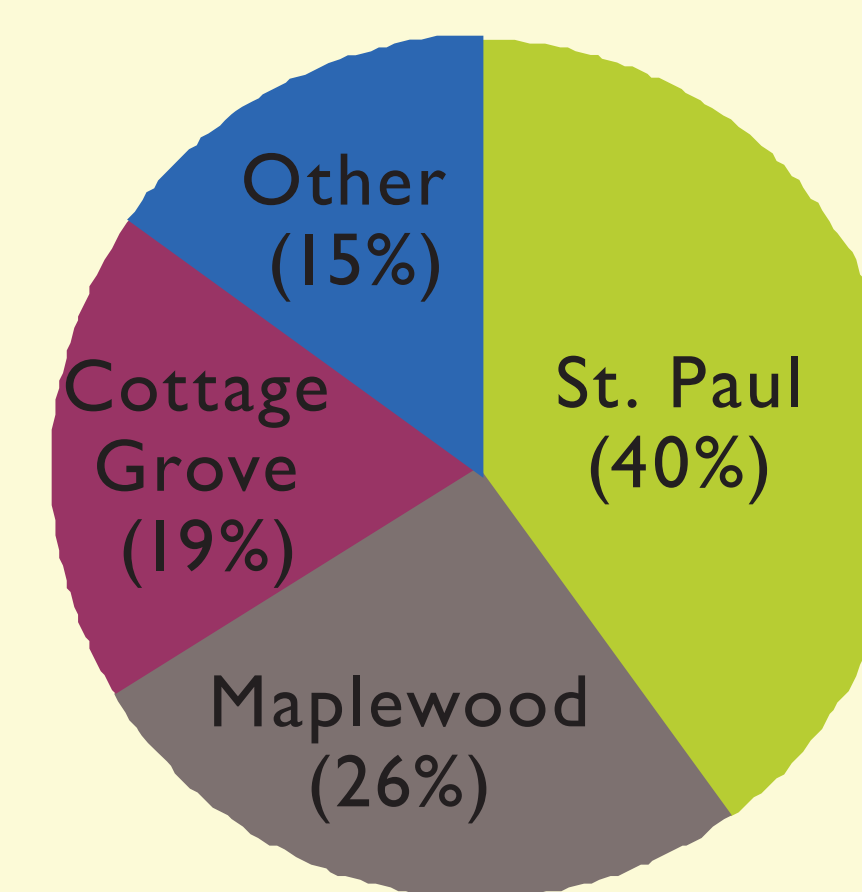
The Lower Afton Station is estimated to cost approximately \$521,600.



LANGDON VILLAGE PROPOSED LAND USE

In August 2010, bus riders at the Lower Afton Park & Ride were asked to participate in a survey. Of the approximately 43% of riders who responded, the following information was collected:

- 40% are residents of St. Paul
- 26% are residents of Maplewood
- 19% are residents of Cottage Grove
- 15% are residents of other communities
- 100% of the riders took the bus to Minneapolis



It is anticipated that the Lower Afton station will continue to primarily serve commuters that are traveling to Minneapolis.