**SANDY LN**

**GRAVES DR**

**KOSEC DR**

**MARTHA LN**

**SPRING ST**

**SPRING CREEK ROAD**

**CAROL LN**

**FORREST LN**

**LAKE ST W**

**HILLCREST ST**

**RED WING 2040 | COMMUNITY PLAN**

**KEY CONSIDERATIONS**

**1ST SET OF CONCEPTS**

**SITE A**

- Gas station and car wash
- Multi-family housing
- Shopping/professional services center
- Hotel/hospitality center
- Retail/Professional services

**SITE B**

- Multi-family housing
- Townhomes
- Fast food

**SITE C**

- Multi-family housing
- Townhomes

**2ND SET OF CONCEPTS**

**SITE A**

- Shopping/professional services center
- Hotel/hospitality center
- Retail/Professional services

**SITE B**

- Retail site
- 1,500 sq. ft.

**SITE C**

- Multi-family housing
- Townhomes

**3RD SET OF CONCEPTS**

**SITE A**

- Professional office/retail pad sites
- Hotel/hospitality center

**SITE B**

- Retail site
- 1,500 sq. ft.

**SITE C**

- Multi-family housing
- Townhomes

**PRECEDENT PHOTOS**

- Townhomes
- Hotel/Hospitality Center
- Retail/Professional Services

**SPRING CREEK ROAD OVERVIEW**

Construction of the Spring Creek Road and Highway 61 intersection is currently underway. The new intersection will include a traffic light and added frontage roads to the east of Spring Creek Road. The current zoning and existing land use patterns are inconsistent and are a result of development in this area before it was officially annexed by the City of Red Wing. This project presents an opportunity to re-imagine what the appropriate zoning and future land use should look like at this intersection. Three sets of concepts have been illustrated on three sites in the area to imagine future development possibilities to help guide land use and zoning decisions. The concepts presented on each site are independent of each other and area as follows:

**1st Set of Concepts:**
- Site A - Gas station and car wash
- Site B - 3,500 sq. ft. fast food and 13,500 sq. ft. retail sites
- Site C - 10+ single-family housing lots

**2nd Set of Concepts:**
- Site A - 13,500 sq. ft. shopping/professional services center
- Site B - 17,000 sq. ft. hotel/hospitality center
- Site C - 39 townhome lots

**3rd Set of Concepts:**
- Site A - Three 4,500-5,000 sq. ft. office/retail pad sites
- Site B - 3,500 sq. ft. fast food and 13,500 sq. ft. retail sites
- Site C - 12 townhomes and 90 multi-family housing units

**WHAT DO YOU THINK?**

Place dots on the boards and share your thoughts using a comment card and/or the sticky notes provided:

- I like this!
- This could use some work.
- What about this idea?