

SPRING CREEK ROAD SITE CONCEPTS



KEY CONSIDERATIONS
EACH COLOR REPRESENTS INDIVIDUAL OWNER OR GROUP OF OWNERS



1ST SET OF CONCEPTS



2ND SET OF CONCEPTS



3RD SET OF CONCEPTS

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 - 54 multi-family housing units
- Site C - 10+ single-family housing lots

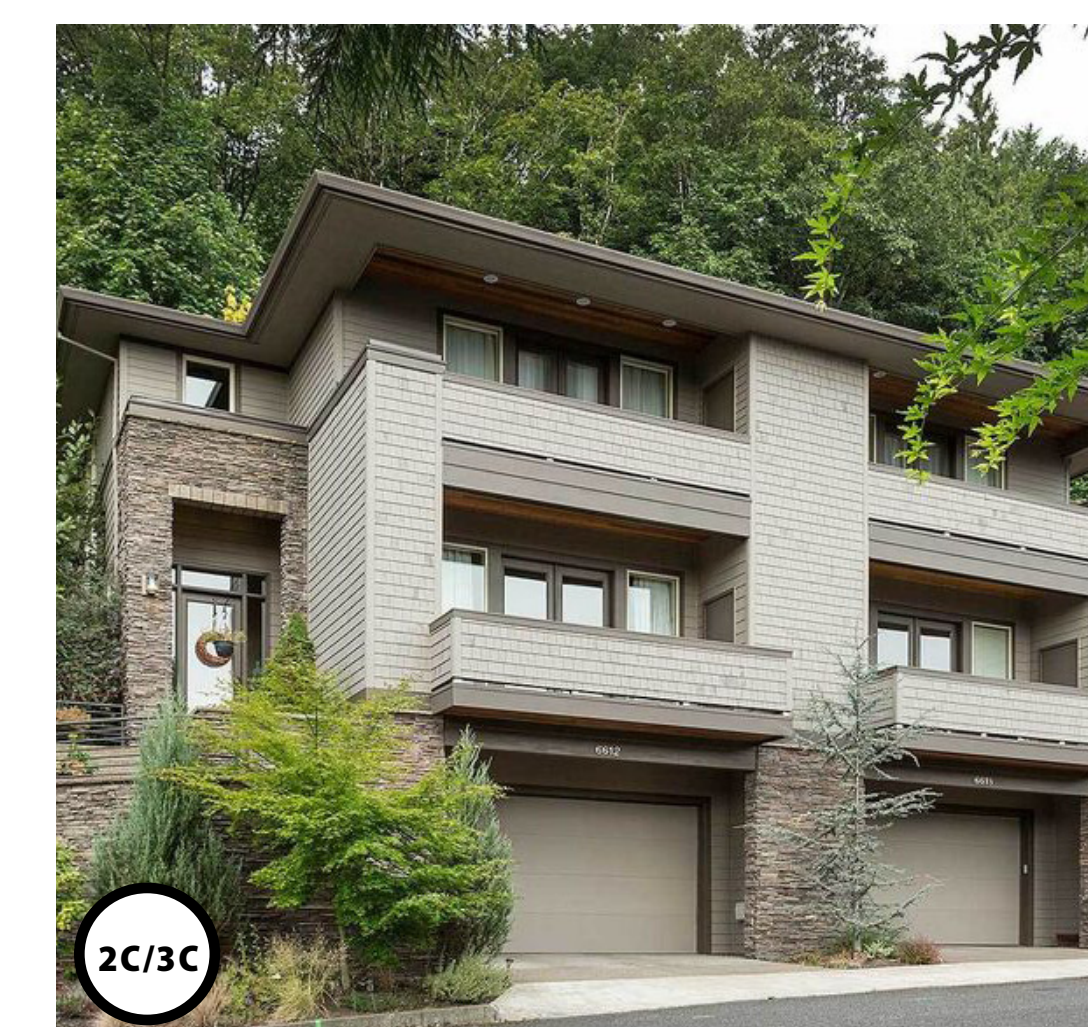
2nd Set of Concepts:

- Site A - 13,500 sq. ft. shopping/professional services center
- Site B - 17,000 sq. ft. hotel/hospitality center
- Site C - 39 townhome lots

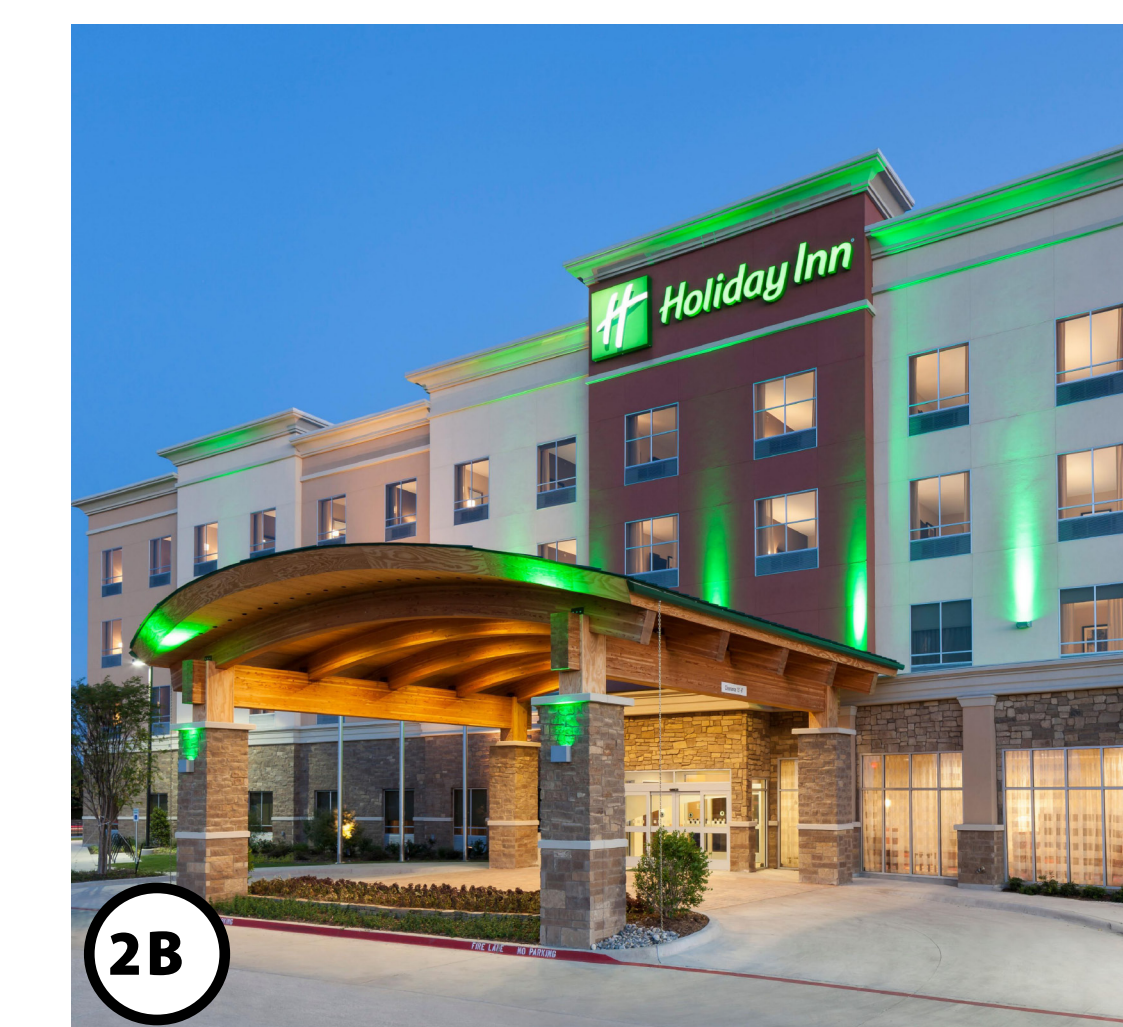
3rd Set of Concepts:

- 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

PRECEDENT PHOTOS



Townhomes



Hotel/Hospitality Center



Retail/Professional Services

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?