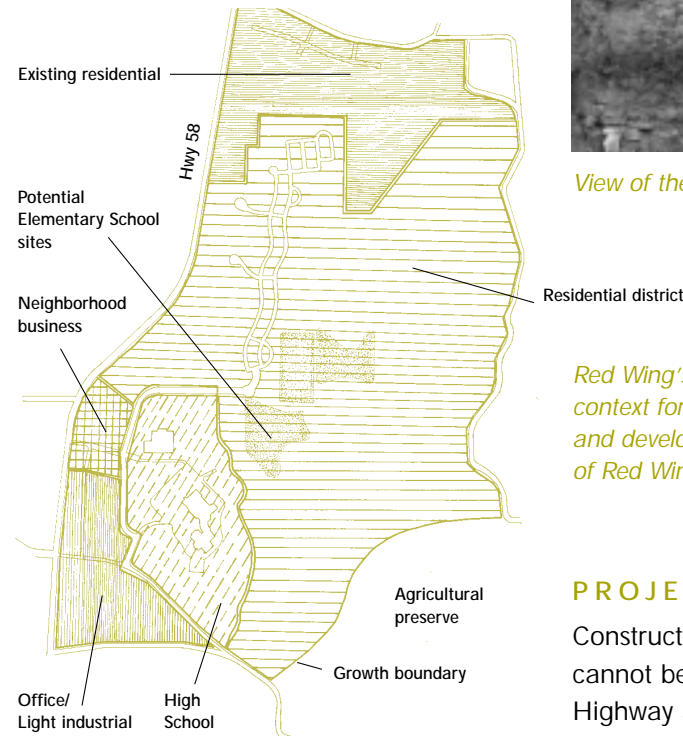


DEVELOPMENT PROCESS

In order to carry out the Housing Authority's vision for a livable neighborhood, the city first had to complete an Area Plan, or Comprehensive Plan amendment, to establish the context for the proposed development and its surroundings. As part of an earlier effort to identify critical natural areas, the Minnesota Department of Natural Resources completed a natural resources inventory as part of a Woodland Stewardship Plan. This information was combined with other data to complete an analysis of the area surrounding the high school. With partial funding from the McKnight Foundation and Minnesota Land Trust, the city hired a team comprised of the Hoisington Koegler Group, Inc. and architect Jack Buxell to assist in planning for future land uses, including a commercial area and a new elementary school. In numerous meetings with local citizens, adjacent townships, and government officials, the consultants presented several development options for the entire area. After reviewing these options, the one deemed most desirable was a mixed-use village, complete with schools, a small commercial area, a mix of housing and a pedestrian orientation. The city council adopted the Area Plan in January 2000. The next step was to create a more detailed neighborhood design for High Park Village, the first neighborhood of the development.



The success of High Park Village and the Area Plan is yet to be determined. However, other neo-traditional neighborhoods around the country have adequately demonstrated that it is possible to create mixed-use and mixed-density developments, while still turning high profits. The project will depend upon finding developers, builders and financiers that share the vision and trust that the market will support such an innovative project. In addition, the conservation intent of High Park Village will depend upon the extent to which the larger Area Plan is put into action. If the land surrounding the intended development retains its rural and natural character, then the wooded bluffs of the High Park Village site will be connected to larger natural areas. If not, the protected area could become an isolated island of reduced importance. With both the development site itself and the context of the Area Plan, the project partners are hopeful that High Park Village will set an example for future development in the bluffslands region.



View of the bluffs from Highway 58

Red Wing's Area-Wide Plan set the context for both conservation protection and development at the edge of the city of Red Wing.

PROJECT STATUS

Construction of High Park Village cannot begin until the rebuilding of Highway 58 and the construction of the access boulevard, which could take up to three years. The Housing Authority will soon determine the developer for the project and what the respective roles of the city and the developer will be.

PROJECT PARTNERS

- City of Red Wing
- Red Wing Housing and Redevelopment Authority
- Hoisington Koegler Group, Inc.
- J. Buxell Architecture Ltd.
- MN Department of Natural Resources
- Minnesota Land Trust
- Blufflands Alliance
- Developer to be determined

HIGH PARK VILLAGE

HIGH PARK VILLAGE is a compact mixed-use neighborhood that is being planned along the bluffs of the city of Red Wing. These natural, fragile bluffs help define Red Wing and many other Mississippi River communities, and they are facing intense development pressure up and down the river. A significant percentage of the housing will be kept affordable in this project. High Park Village demonstrates that conservation goals and other community objectives can be simultaneously met through creative design.

PROJECT OBJECTIVES

As Red Wing expands beyond its historic position on the floor of the Mississippi River Valley, the available land for new development is a landscape of narrow agricultural fields atop steep, wooded and fragile bluffs. The construction of the new high school along State Highway 58 in southeast Red Wing led the city's Housing Authority to consider acquiring adjacent land which, when combined with contiguous School District property, would provide a site for an affordable, livable neighborhood. The involvement of the city in the development also allowed the Planning Department to arrange for natural resource protection as an integral part of the project. The site will be served by city sewer and water and will have a combination of single-family, town homes and multi-family units at urban densities. The neighborhood will be surrounded on three sides by steep wooded bluffs and a walking trail will link the project to the city below and the school next door.

Significant goals for High Park Village include:

- Provide a streetscape, densities and architectural palette reflective of historic Red Wing
- Require that a portion of the housing be affordable
- Protect the natural wooded bluffs and ravines
- Manage stormwater onsite using unique grading, ponding and infiltration



wooded bluffs

When constructed, this development will be part of a new mixed-use neighborhood that will include adjacent functions such as a high school, recreational areas and a small commercial center. In addition, it was recommended that portions of the surrounding farmland be designated as preservation zones to help set limits on the size of the overall neighborhood and to prevent unplanned sprawl.

SPECIFICATIONS

SITE SIZE:

120 acres

NUMBER OF UNITS:

Approximately 272 units

LOT SIZES:

Single-family lots ranging from 6,400 to 13,500 sq ft

OPEN SPACE:

Approximately 38 acres on site (32%)/other preserved areas adjacent

WASTE TREATMENT:

City sewer

WATER:

City water

TRAILS:

Trails will connect with the school and other parts of Red Wing

NATURAL FEATURES:

Wooded bluffs and ravines



ARCHITECTURE

In order to respect the project's location in Red Wing, a set of architectural and landscaping guidelines has been established. They encourage homes to be based on vernacular-influenced styles such as Craftsman, Cottage or Bungalow. In addition, each homeowner is required to plant a landscape area of trees or gardens near the street edge.



TRAIL CONNECTIONS

Trails will connect the project to historic Red Wing at the base of the bluffs, and to the school adjacent to the development. In addition, other trails will provide recreational opportunities along the bluffs.



STORMWATER MANAGEMENT

The site has been designed to collect and infiltrate runoff at the center of the development, rather than sending stormwater down the highly-erodible slopes. The proposed entrance boulevard has a median that functions as a drainage swale and the cul-de-sacs and loop roads are designed with depressed centers to allow water ponding and infiltration. The space between the two parallel roadways will be graded to foster bio-filtration in predetermined locations.

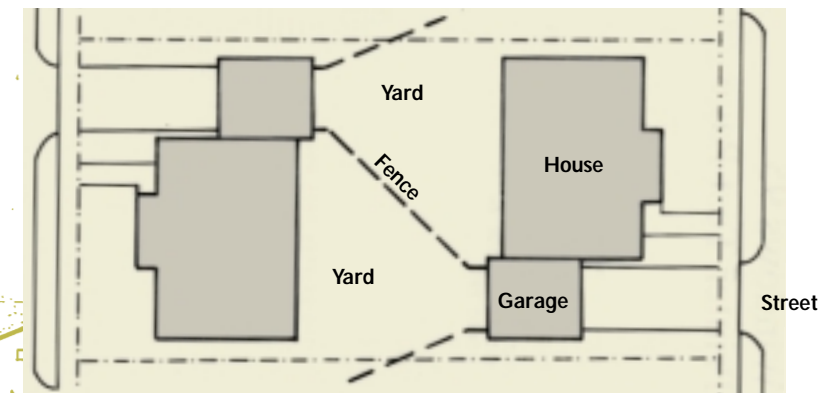


HOUSING DIVERSITY

The project will incorporate a range of housing prices and types, including single family, apartments, condominiums, in-law flats and twin homes. Much-needed affordable housing will be integrated into the overall project. Multi-family units are designed around cul-de-sacs that enjoy views over the bluffs. Normally, these bluff views would be saved for expensive single-family home sites.

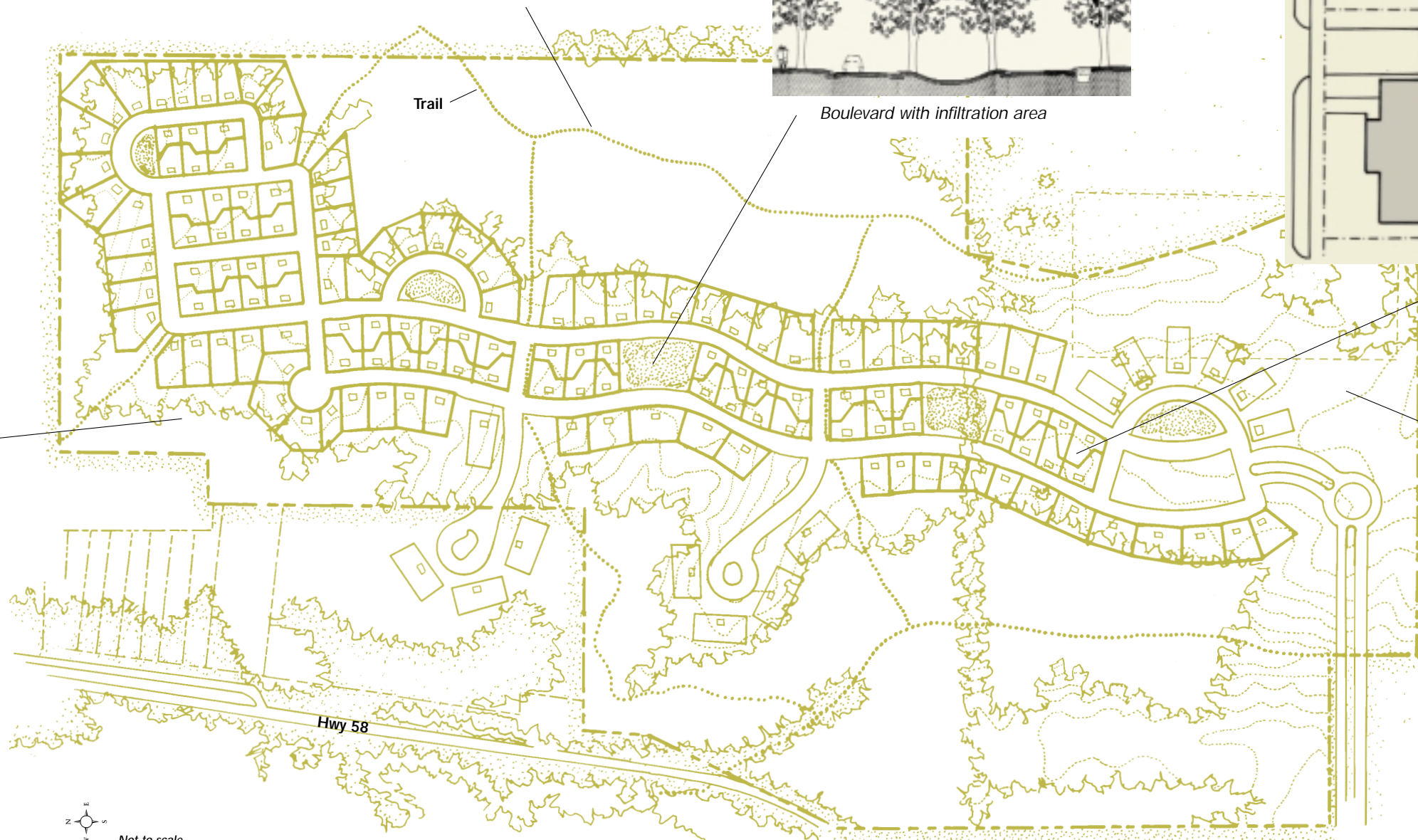
INNOVATIVE LOT DESIGN

To make the best use of limited space, the wide and shallow interior lots will be modified to provide deeper back yards. Interlocking home sites – or zipper lots – will be designed to give each house an angled, fenced back yard stretching all the way to the rear neighbor's garage wall. This arrangement allows for flexibility in house designs and provides higher densities, while still retaining privacy.



FORESTED BLUFFS

Conventional development often results in cutting into the bases of the bluffs or filling the valley sides. Even when development occurs only on the flat tops of the bluffs, runoff can cause severe gullying, and views from below can still be adversely impacted by removing vegetation. High Park Village attempts to preserve the natural wooded bluff features through permanent conservation easements and innovative stormwater management.



NEIGHBORHOOD CONNECTIONS

High Park Village was designed to fit into a larger plan that incorporates the high school and a future commercial center near Highway 58. When combined together, these elements will create a walkable, livable neighborhood with a variety of functions.

