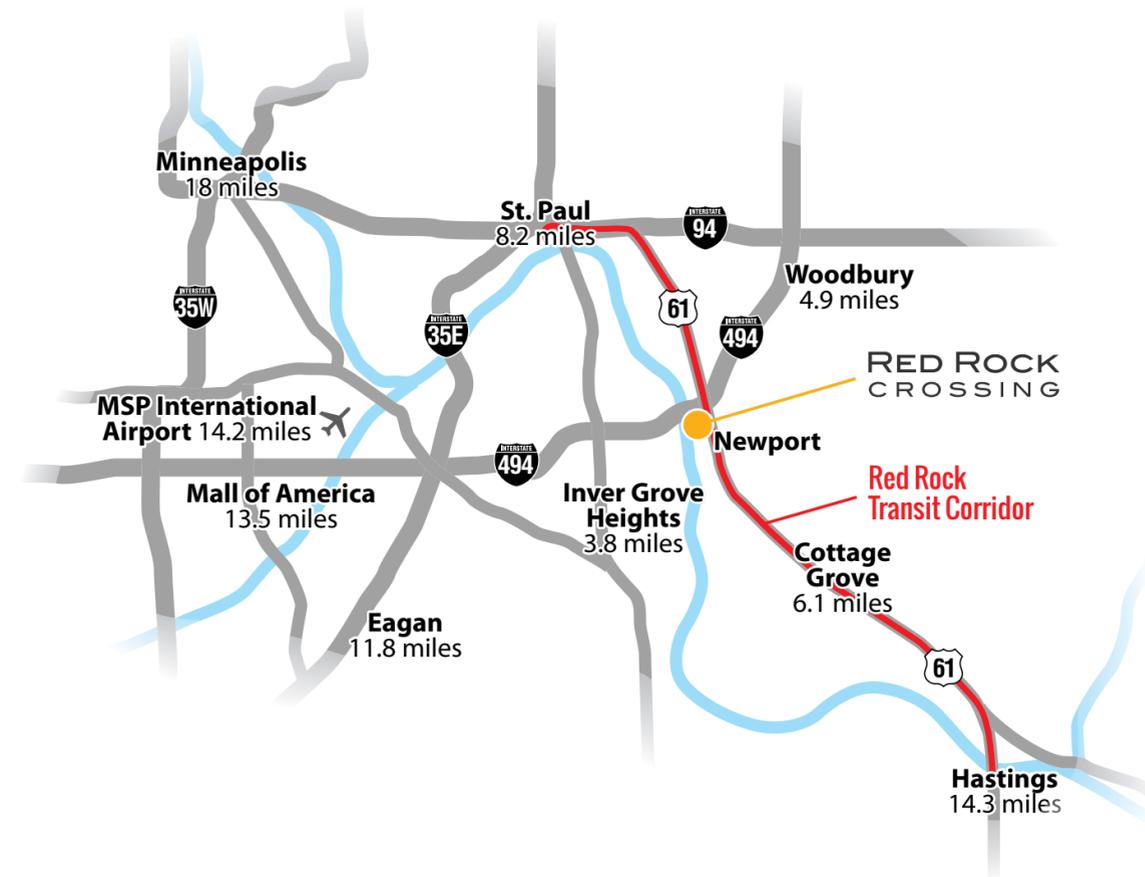


A new transit station is expected to catalyze an estimated \$86 million investment in Red Rock Crossing, a major redevelopment area on the eastern bank of the Mississippi River in Newport, Minnesota. The highly visible site is located at the intersection of two major highways, I-494 and Highway 61.

The vision: high-density multi-family housing, office space, retail, and more. Just minutes from downtown St. Paul, the City of Newport is bordered by the fast-growing communities of Cottage Grove and Woodbury.



RED ROCK
CROSSING

651-202-2820
kpaulson@wchra.com
www.redrockcrossing.com



RED ROCK
CROSSING



Poised to thrive

The Newport Transit Station will be a critical stop on the Red Rock Corridor, which stretches 30 miles from Hastings to downtown St. Paul. The site will offer express bus service to downtown St. Paul and enhanced transit service as demand grows.

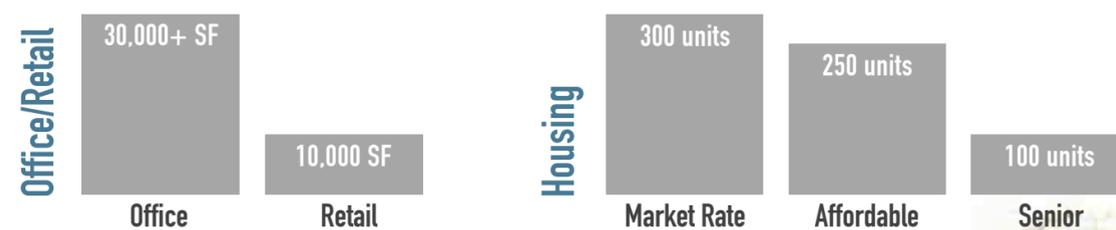
High visibility

Red Rock Crossing's location at the intersection of two heavily used highways make it a prime location for development. The daily traffic volumes on I-494 and Highway 61 are 87,000 and 59,000, respectively.

Bike and pedestrian focus

The City of Newport's trail plan for the Red Rock Crossing area includes new trails within the redevelopment area that connect to Lions Park, the proposed river park, the Mississippi River, and the city's trail system. Bike and pedestrian paths across the Wakota Bridge connect to trails on the west side of the river.

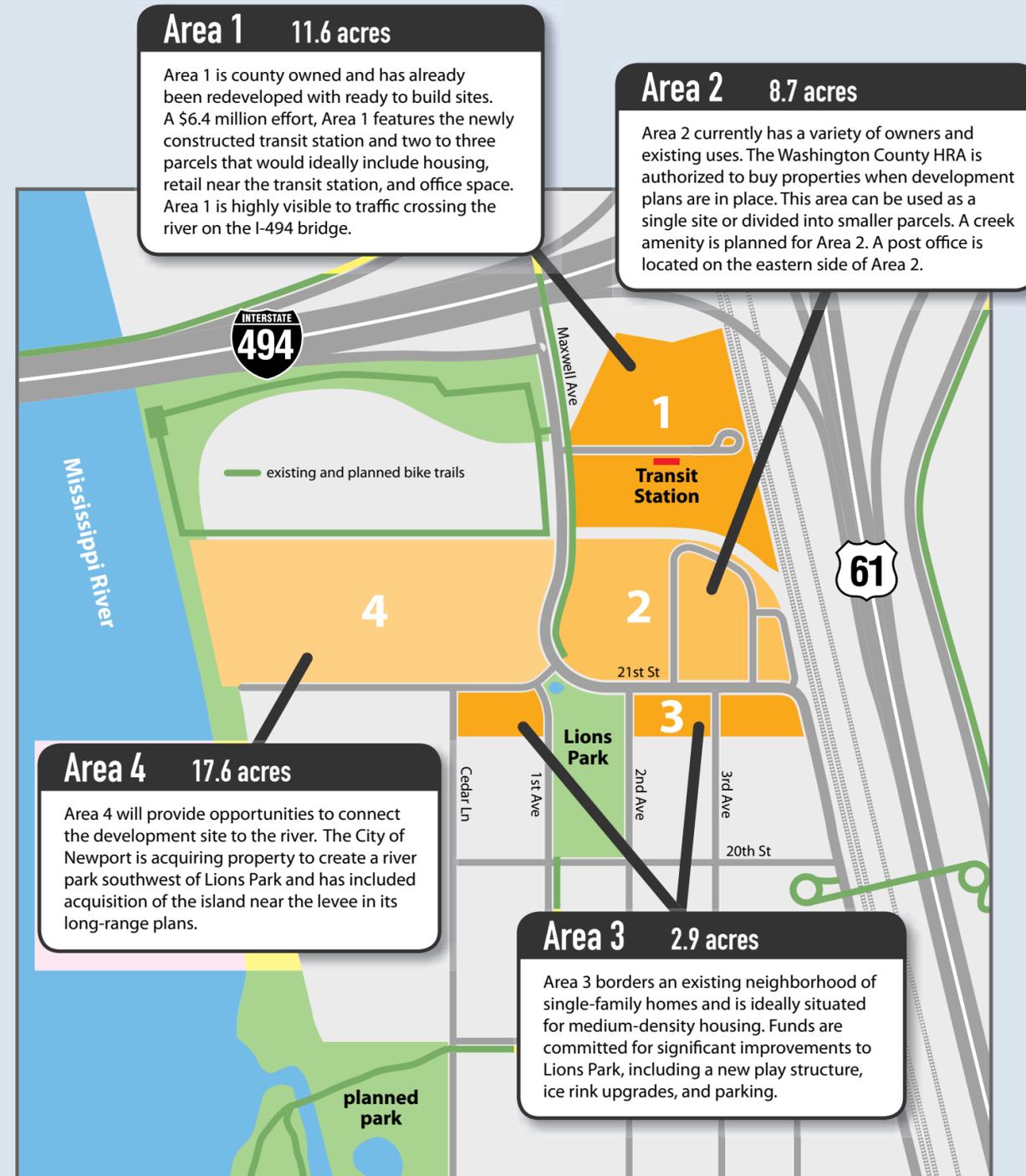
Market demand through 2030



Community support

The Newport City Council, Planning Commission, and city residents have been engaged in the redevelopment planning process. The City Council has passed more than a dozen resolutions supporting the transit station construction and the Red Rock Crossing redevelopment plans.

Development opportunities



Paving the way

Red Rock Crossing is ready for development. To date, the City of Newport and the Washington County Housing and Redevelopment Authority (HRA) have:

- Completed a market study
- Adopted the Red Rock Redevelopment Plan
- Completed a land use and zoning analysis
- Updated the zoning ordinance and zoning map to create a MX-3 Transit Oriented Mixed Use District
- Completed a proposed plan for innovative stormwater management
- Completed a comprehensive review of parks and trails and have begun improvements
- Approved development plans for the Newport Transit Station
- Developed and approved design guidelines

Our promise

The City of Newport and the Washington County HRA are committed to the success of our partners.

We promise to:

- Be transparent, open, and accountable
- Respond promptly to requests
- Provide development guidance according to the Red Rock Corridor Redevelopment Plan
- Complete master planning for stormwater management
- Facilitate the city approval process
- Provide public infrastructure
- Assist with land acquisition and site assembly
- Assist with qualified relocation activities
- Assist with development financing

Learn more

We're ready to partner with you.

Please contact Kathryn Paulson at 651-202-2820 or kpaulson@wchra.com to learn more about Red Rock Crossing.