Planning Commission Review
February 26, 2018
COTTAGE GROVE 2040 COMPREHENSIVE PLAN

Comp Plan
Information
Vision/Goals
Alternatives
Implementation
Draft Plan
Final Plan
Vision & Key Themes

**Cottage Grove** is a welcoming city with convenient access to urban opportunities while enjoying recreational amenities, open spaces, high-quality schools, and a close-knit community. We strive to address these key themes in planning for the future:

**Commercial/Retail Offerings** – work to develop a greater variety of retail, restaurant and entertainment options

**Business & Jobs** – keep the City’s economy strong with good jobs, a strong workforce and ample land for business development

**Transportation Connections** – continue to develop walking, biking and transit as important complements to regional roadway access serving the City

**Housing Options** – strive to provide a diverse mix of housing types that are needed to serve all stages in the life cycle

**Parks, Trails, & Recreation** – continue to build the City’s park and trail system, a source of pride for residents.

**Mississippi River Access** – work to provide public access to the river and appropriate development opportunities on Lower Grey Cloud Island

**Serving All Generations** – continue to create diverse and vibrant neighborhoods with equal access to services and amenities for all citizens

**Great Schools** – work with the school district to support strong schools, to attract and retain families

**Environmental Stewardship** – continue to protect and enhance the natural environment, including air quality, stormwater management and energy usage

**Defining Our Character** – preserve and enhance the variety of neighborhood experiences in the City

*Cottage Grove - where pride and prosperity meet.*
Key Themes

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Key Themes are Interconnected

- Commercial Retail
- Housing Options
- Transportation Connections
- Parks & Trails
- Business & Jobs
What does it mean in Cottage Grove to have diverse housing options for all incomes and ages?
Market & Development Context/Housing

Housing Development by Decade

- Year of Housing Development:
  - 1930 - 1960
  - 1961 - 1970
  - 1971 - 1980
  - 1981 - 1990
  - 1991 - 2000
  - 2001 - 2014

Source: Assessor Data

Townhomes

Source: Assessor Data

Stantec
Cottage Grove Projected General Occupancy Demand 2013-2020

- Total housing demand through 2020 = 2,500 + units
- Total housing demand through 2030 = 3,500 + units
- Total housing demand through 2040 = 4,500 + units
Historic and Projected Single Family Housing Production = 150 units/yr
(Other housing = 50 units/year)
Opportunity Areas for Change
(most of the City won’t change)
Cottage Grove
Potential Areas of New Housing Development

- North
- 70th & Keats
- East Ravine
- South
- New School
- Cottage Grove
- BRT
- Moose Lake
- Mississippi River
- St Paul Park
Harkness Avenue Small Area Plan

< Recommended Land Use Plan

Concept Plan >
80th Street Development Opportunity Areas
Jamaica Avenue Development Opportunity Areas
Cottage Grove
East Ravine
Master Plan
Cottage Grove Business Park AUAR

- 1,700+ acres of Business Park
- AUAR = Alternative Urban Areawide Review
- Similar to EIS: analyzes impacts of traffic, noise, air pollution, groundwater, surface water, land use, etc.
- When complete, future projects won’t need separate EAW/EIS
- Staff/consultants prepared Draft, now out for agency comment

Figure 9-4: AUAR Development Scenario A
1. Commercial/Retail Offerings - work to develop a greater variety of retail, restaurant, and entertainment options

2. Business & Jobs - expand the City's economy with good jobs, a strong workforce, and ample land for business development

3. Transportation Connections - continue to develop walking, biking, and transit as important complements to local and regional roadway access serving the City

4. Housing Options - strive to provide a diverse mix of housing types that are needed to serve all income and stages in the life cycle

5. Parks, Trails, & Recreation - continue to build the City's parks and trail systems as a source of pride for residents and work to provide public access to the river and appropriate development opportunities on Lower Grey Cloud Island
Community Vision Themes

1. Commercial/Real Offerings - work to develop a greater variety of retail, restaurant and entertainment options

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2. Business & Jobs
Community Vision Themes

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4. Housing Options
My Future Cottage Grove
Housing Recommendation

Develop a Housing Plan that reflects what Cottage Grove is becoming
What type of residential density should Cottage Grove value most?

A. Low Density: 1-4 units per acre
B. Medium Density: 5-10 units per acre
C. High Density: 10-20 units per acre
5. Parks, Open Space & Trails

Plan for Parks, Open Space and Trails

- City Boundary
- Existing Trails
  - Transportation Trail
  - Recreation Trail
  - Natural Trail
  - Sidewalk
  - Mississippi River Trail Bikeway
- Existing Parks and Open Space
  - Community Park
  - County Park
  - Neighborhood Park
  - Open Space
  - Recreational Facility
  - State Scientific and Natural Areas
- Planned Trails
  - Transportation Trail
  - Recreation Trail
  - Sidewalk
  - Planned Parks/Private Open Space
  - Open Water

June 9, 2016

Scale: 0 - 9,000 Feet
6. Mississippi River Access
Other Key Themes – How to Address?

• **Serving All Generations** – continue to create diverse and vibrant neighborhoods with equal access to services and amenities for all citizens

• **Great Schools** – work with the school district to support strong schools, to attract and retain families

• **Environmental Stewardship** – continue to protect and enhance the natural environment, including air quality, stormwater management and energy usage

• **Defining Our Character** – preserve and enhance the variety of neighborhood experiences in the City
Vision:
Cottage Grove is a welcoming city . . .

Themes:
- Commercial/Retail Offerings
- Business & Jobs
- Transportation Connections
- Housing Options
- Parks, Trails, & Recreation
- Mississippi River Access
- Serving All Generations
- Great Schools
- Environmental Stewardship
- Defining Our Character

Alternatives:

Plan:
- Land Use
- Transportation
- Parks & Trails
- Water Resources
- Housing
- Economic Development

Goals & Policies
Next Steps

- Refine preliminary drafts, implementation:
  - Land Use, Transportation, Parks & Trails, Housing, Water Resources, Economic Development, Resilience
- TBD Transportation Forum
- March 5 Comp Plan Steering Committee
- March 26 Planning Commission review
- April 2 Comp Plan Steering Committee
- April 23 Planning Commission review
- May 7 Comp Plan Steering Committee: Draft Plan
- May 29 Planning Commission: Draft Plan public hearing
- June 6 City Council adopt Plan