

Metropolitan Council Community Development Committee

April 6, 2015



A great place to live, work and play.....



STATE



REGION



LOCAL

History



Great Schools



Environmental Leadership



Minnesota
GreenStep Cities

Transportation Leaders



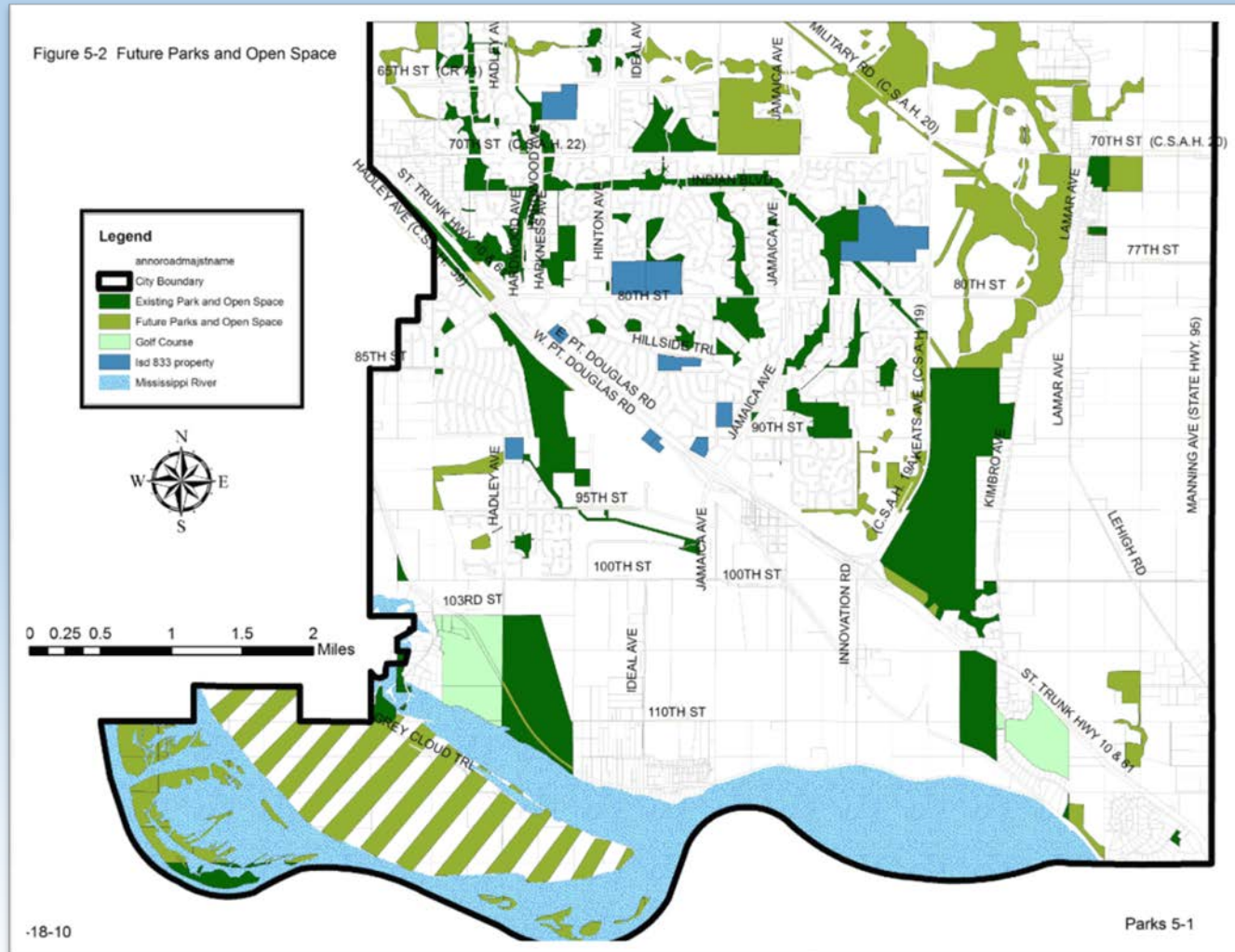
The Mississippi River



Parks

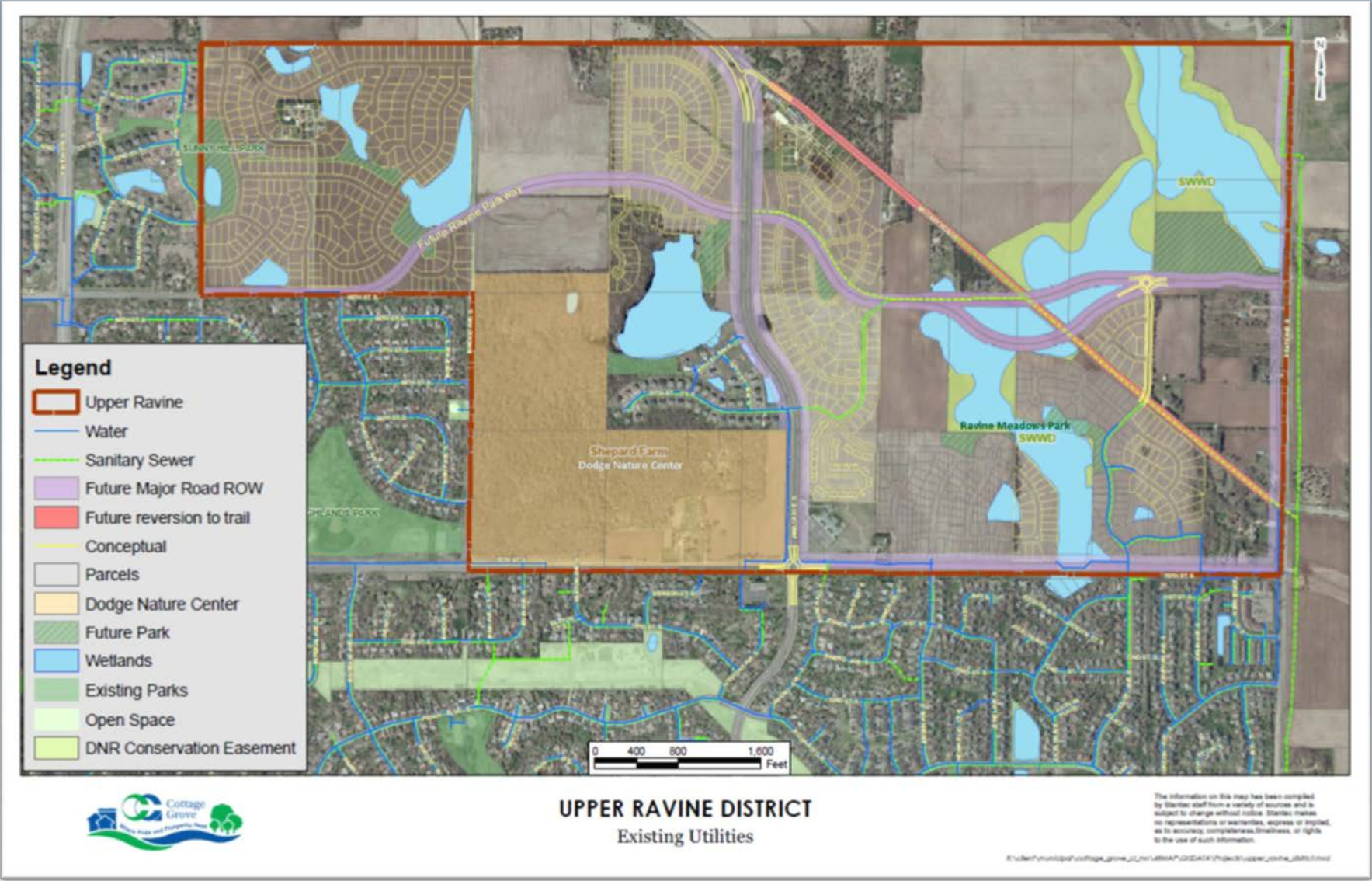


Parks and Open Space



- 1,200 Acres of Park
- 1 Regional Park
- 7 Community Parks
- 27 Neighborhood Parks
- 60 Miles of Trails
- 39 Miles of Shoreline and Bluffs
- 2 Golf Courses
- 1 Splash Pad
- An award winning bike park.
- A destination dog park.

Planned and Coordinated Open Space

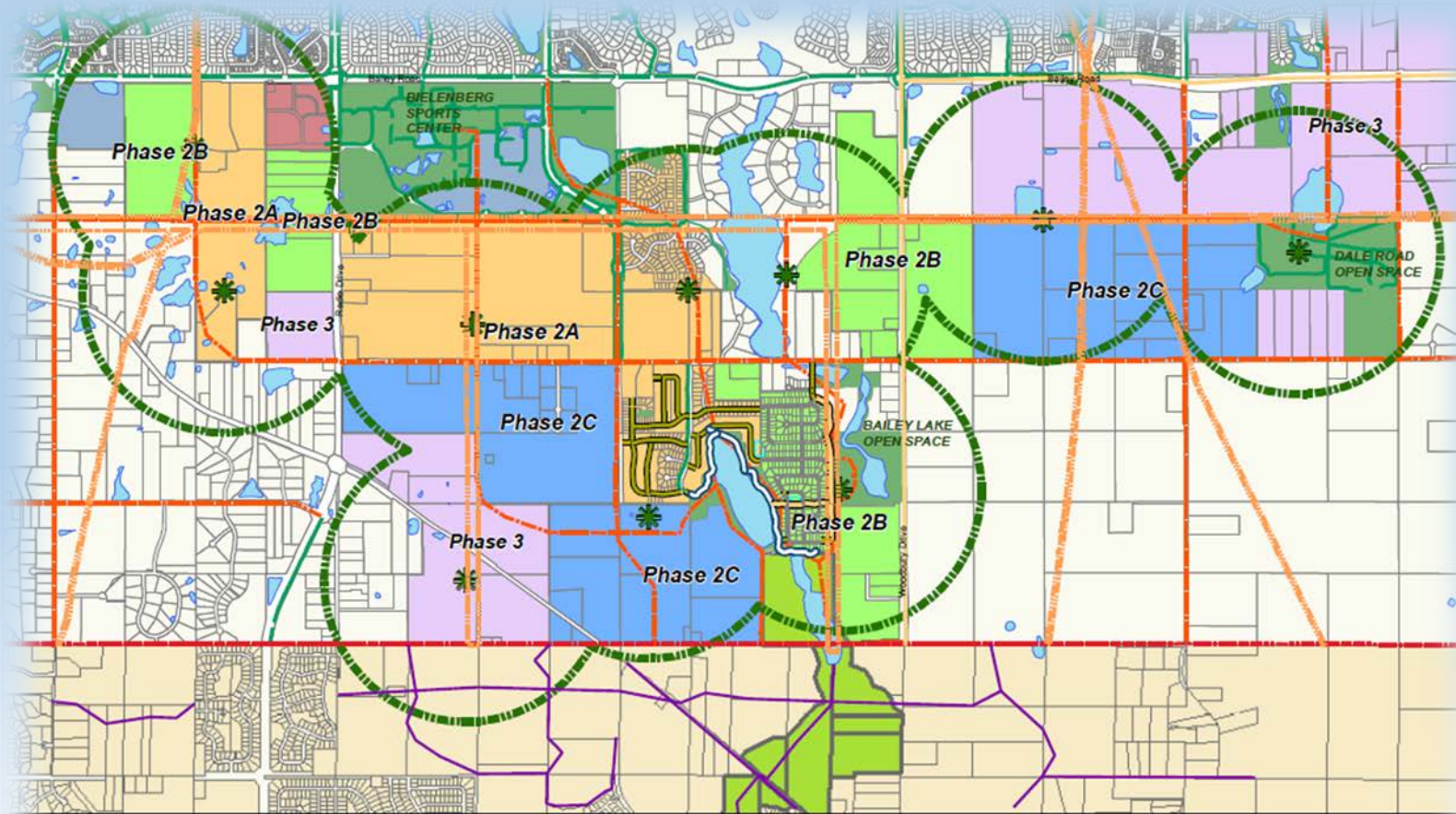


UPPER RAVINE DISTRICT
Existing Utilities

The information on this map has been compiled by Stantec staff from a variety of sources and is subject to change without notice. Stantec makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

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Space



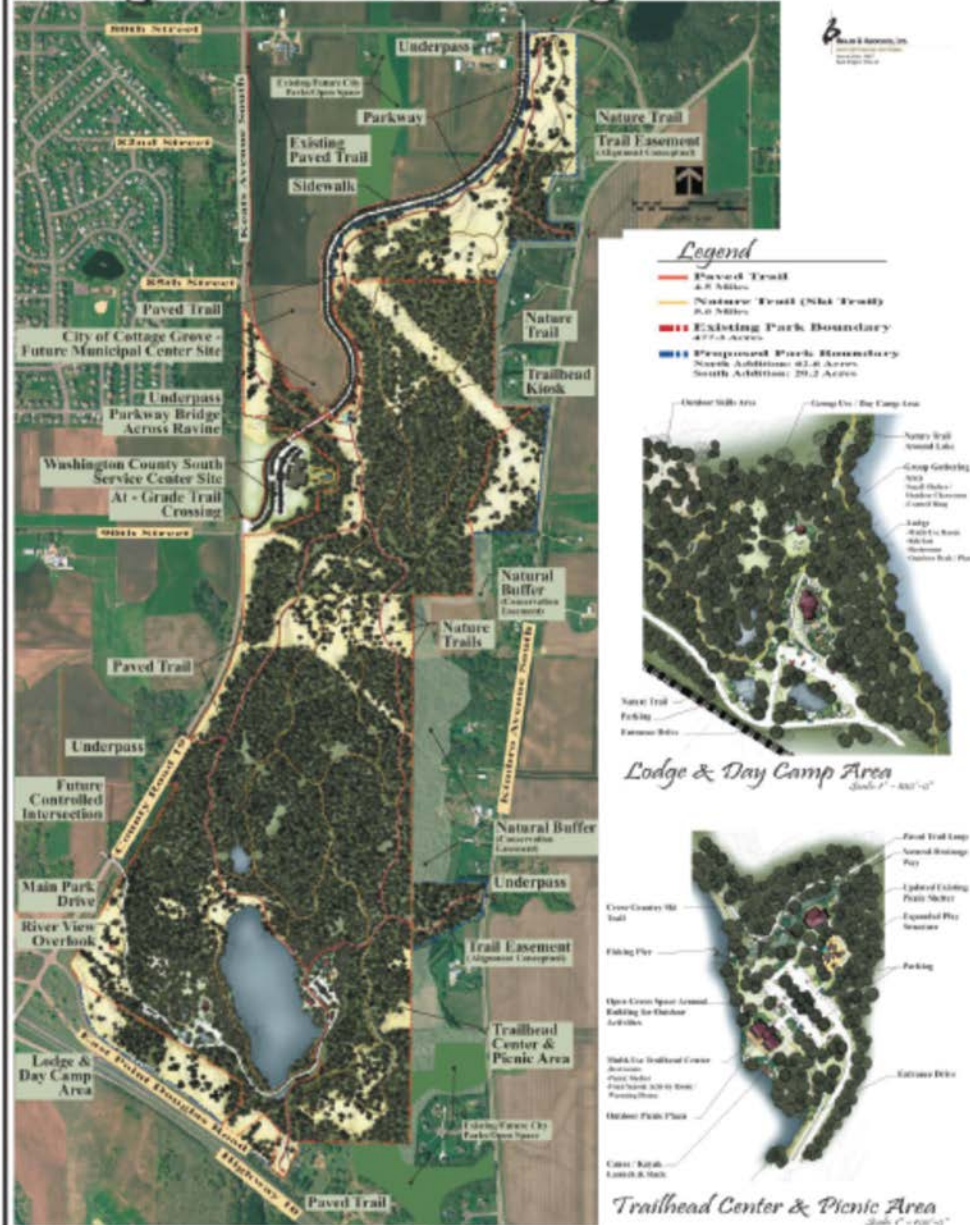
- | | | | |
|---|--|---|--|
| Existing Parks & Schools | Planned Projects | Phasing | Other |
| <ul style="list-style-type: none"> Park Open Space Schools | <ul style="list-style-type: none"> Proposed Paved Trails Sidewalk Planned Trails New Pioneer Drive Existing Trail CG Comp. Plan Trail System | <ul style="list-style-type: none"> Phase 2A Phase 2B Phase 2C Urban Village Phase 3 - 2020-2030 (Approximately) | <ul style="list-style-type: none"> Major Easements Watershed Properties Cottage Grove Parcels |
| Planned City Parks | | | |
| <ul style="list-style-type: none"> Park Expansion Area Park Search Area | | | |

Cottage Grove Ravine Regional Park

Washington County



Master Plan

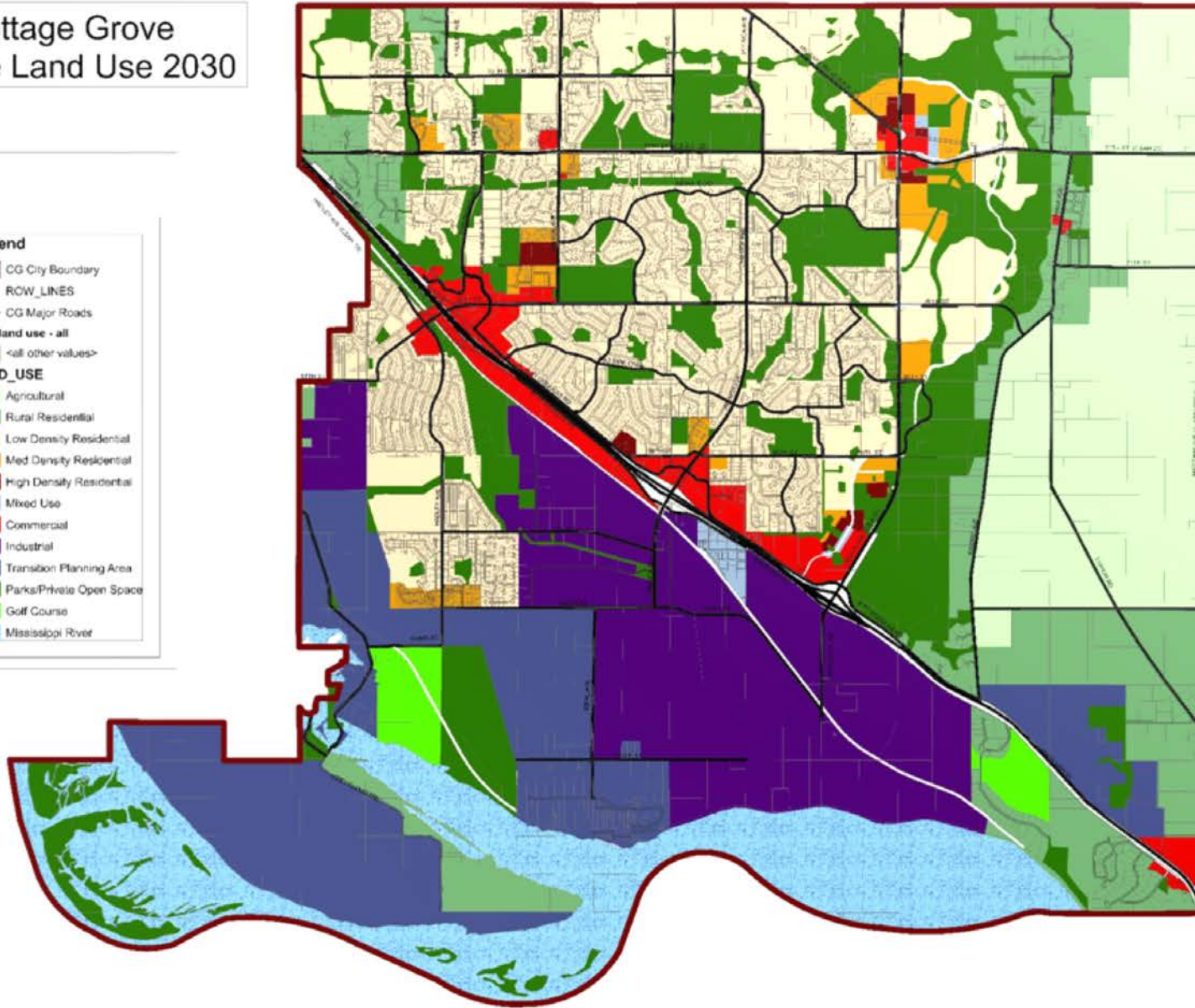


Park Master Planning

Cottage Grove Future Land Use 2030

Legend

- CG City Boundary
 - ROW_LINES
 - CG Major Roads
 - 2030 land use - all
 - <all other values>
- LAND_USE**
- Agricultural
 - Rural Residential
 - Low Density Residential
 - Med Density Residential
 - High Density Residential
 - Mixed Use
 - Commercial
 - Industrial
 - Transition Planning Area
 - Parks/Private Open Space
 - Golf Course
 - Mississippi River



Population Growth

Cottage Grove	Population			
Year	2010	2020	2030	2040
Estimate	34,589	37,500	43,200	49,300

Housing Growth

Cottage Grove	Households			
Year	2010	2020	2030	2040
Estimate	11,719	13,700	16,200	18,600

Aging Population

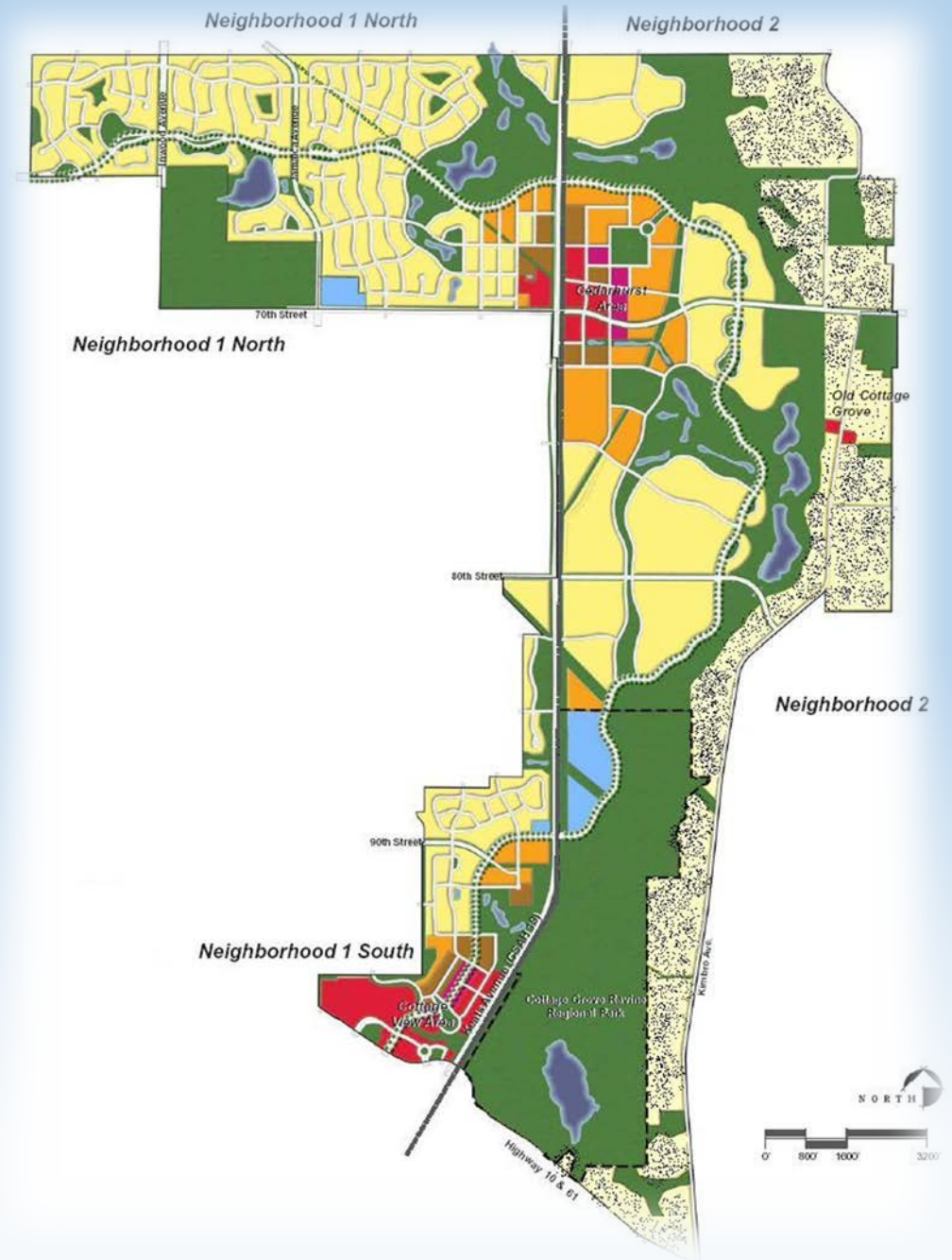
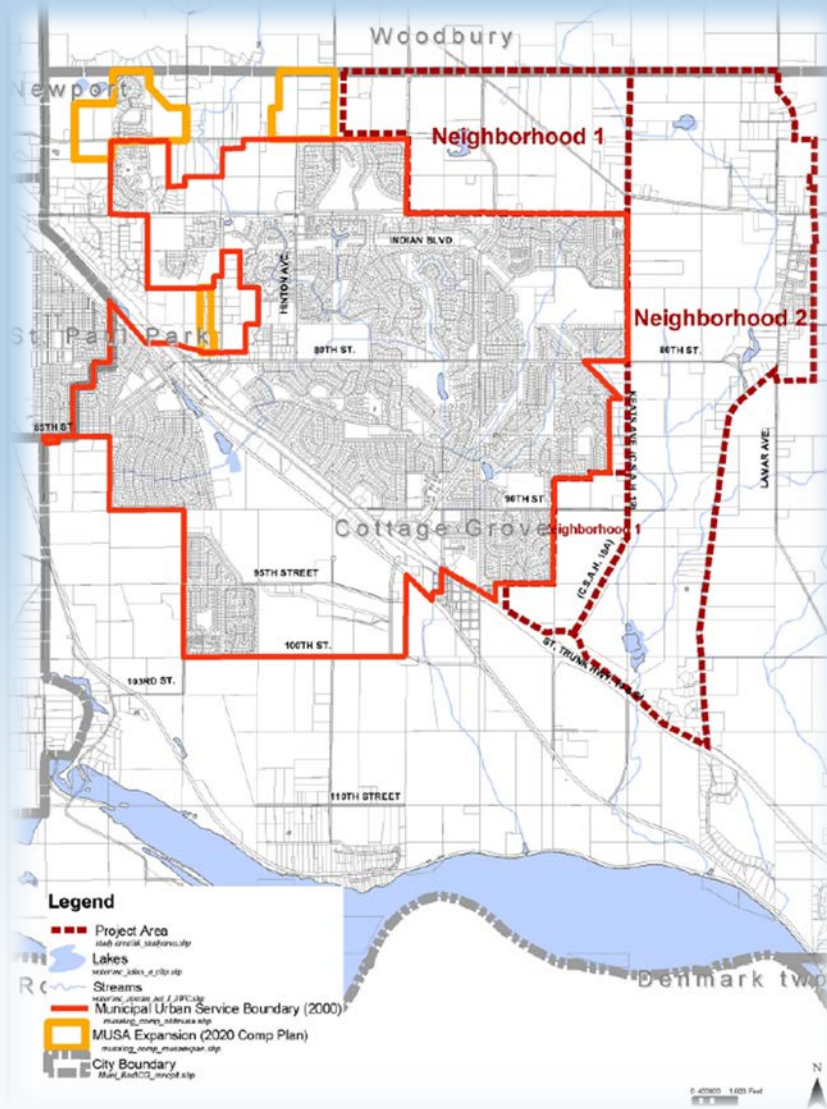


- The median age in Cottage Grove as of 2014 was 35.
- By 2040, the Metropolitan Council estimates that the population in Cottage Grove that is age 65 or greater will be 21 percent of the population.

Housing



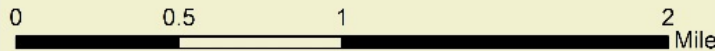
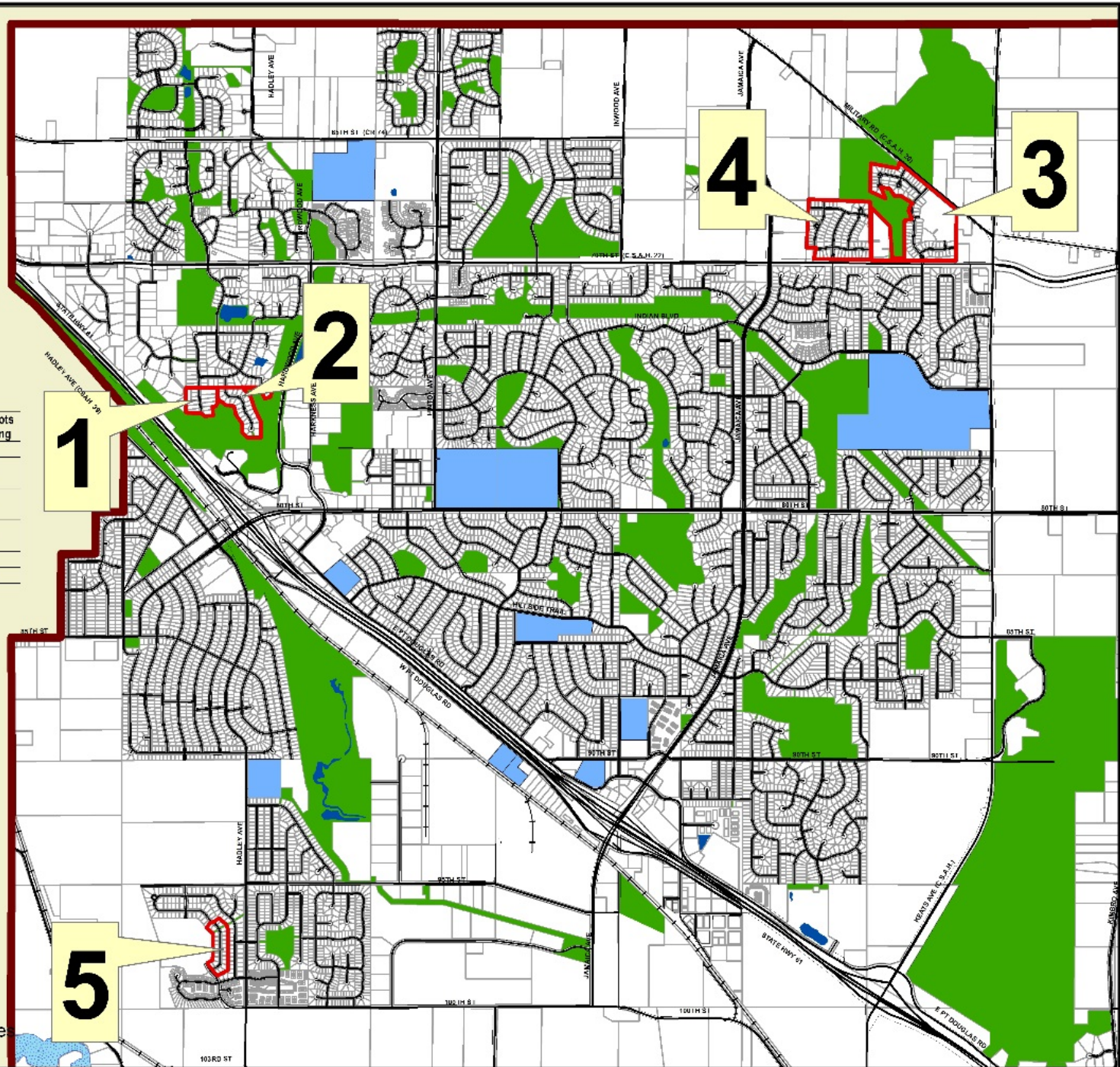
Growth Areas





Active Residential Subdivisions Cottage Grove, MN 2015

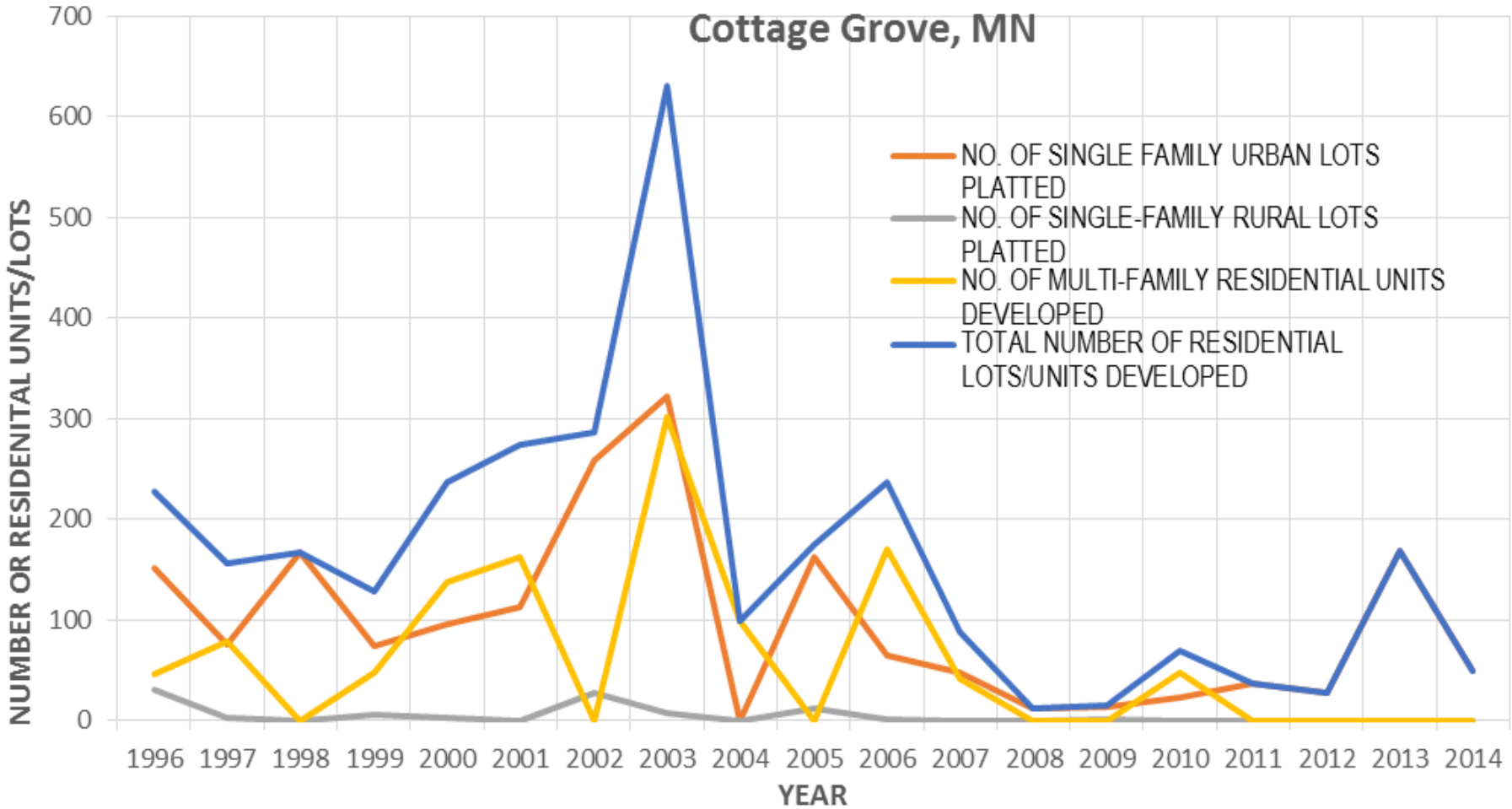
Map ID Number	Subdivision Name	Developer	Platted No. of Lots	Vacant Lots Remaining
1.	Oak Cove	Meridian Development	12	10
2.	Everwood, Everwood 2 nd , Everwood 3 rd , & Everwood 4 th Additions	Mike Rygh Development	27	13
3.	Eastridge Woods and Eastridge Woods 2 nd Additions	D. R. Horton	74	35
4.	Cayden Glen	Newland Communities (Lennar Homes Builder)	92	85
5.	Mississippi Dunes Estates 4 th	Meridian Development	29	4
TOTALS			234	147



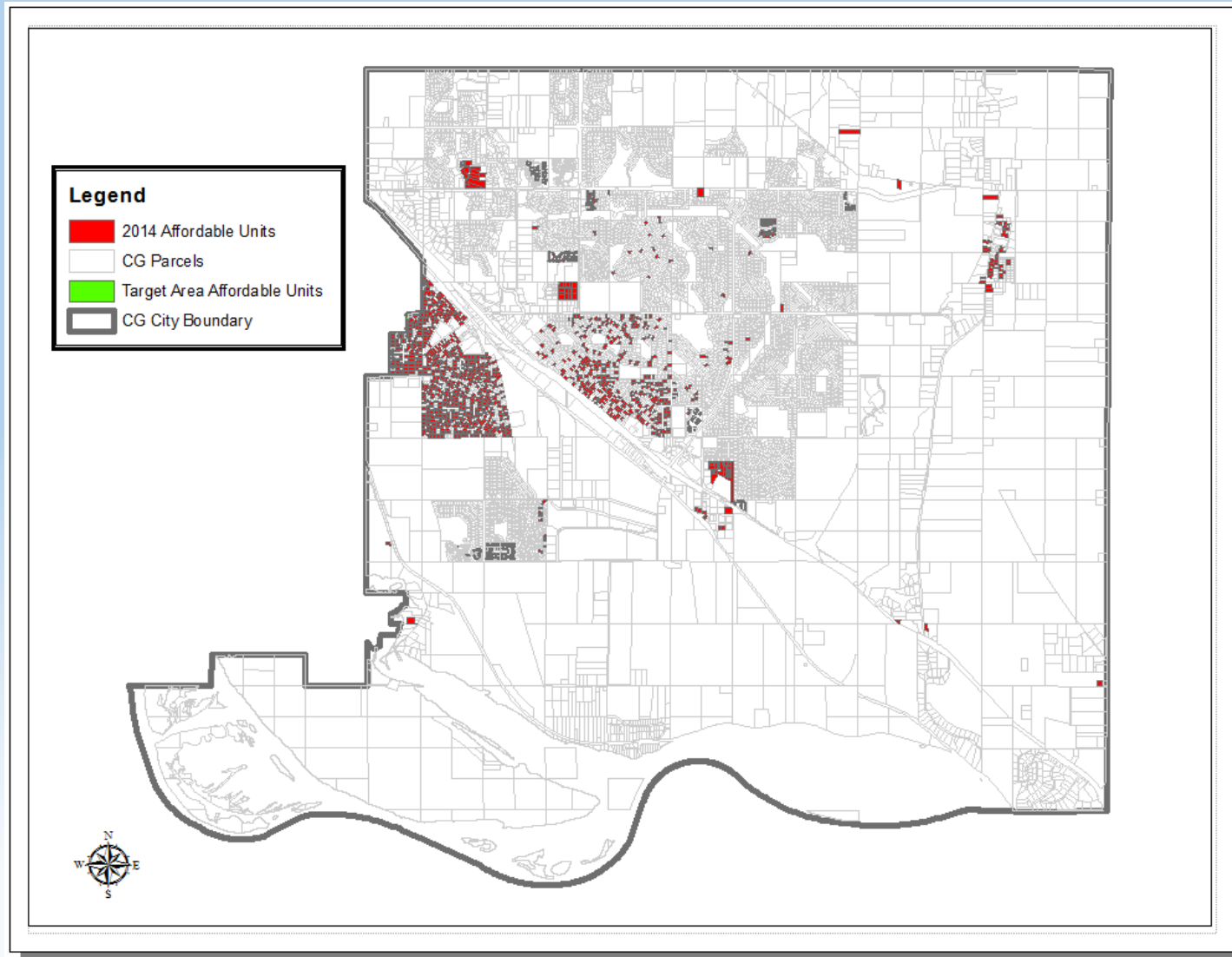
Market Dynamics



NUMBER OF RESIDENTIAL LOTS OR UNITS PLATTED YEARS 1996 through 2014

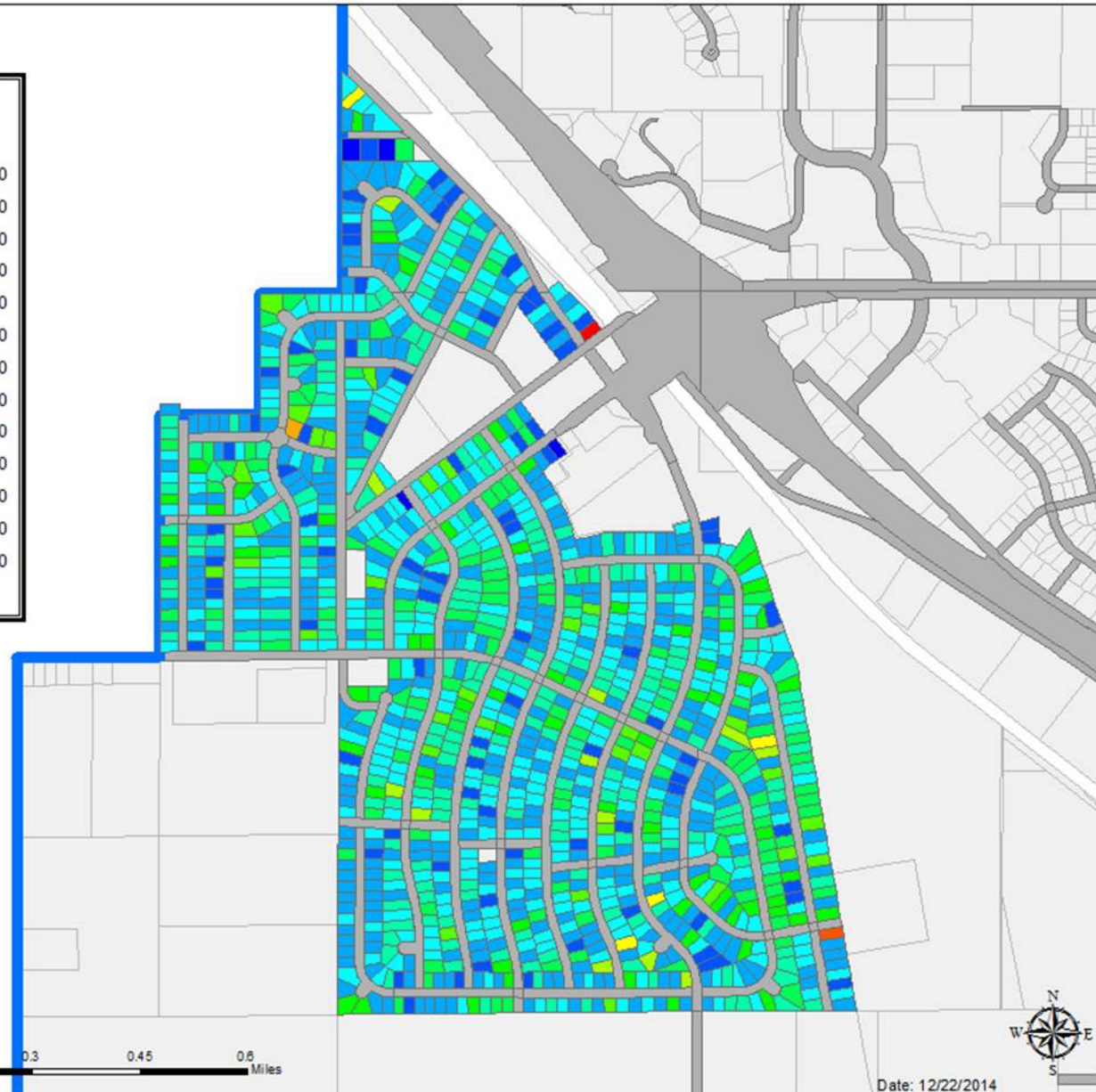
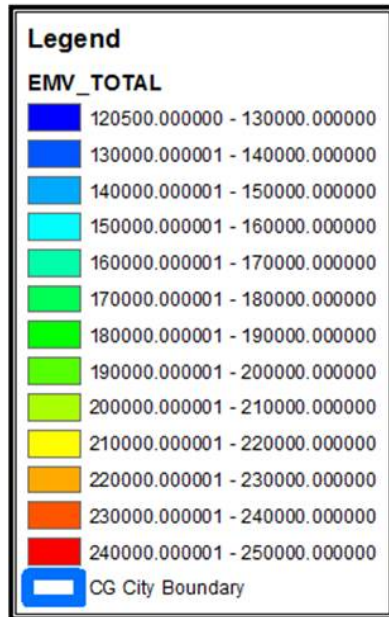


Affordable Housing (\$166,000)



Cottage Grove has 11,959 households of which, 18% meet the 2014 Affordable Housing In-dex of \$166,000.

Thompson Grove Total Market Value



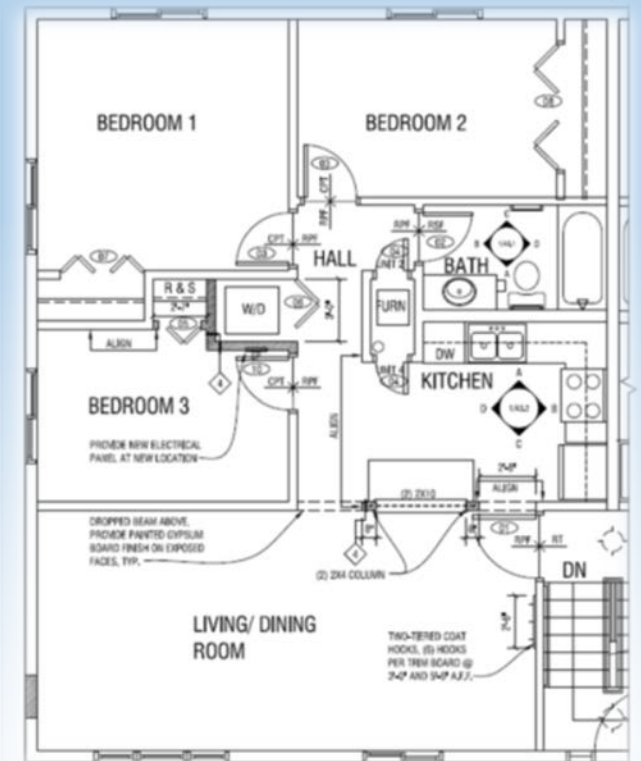
**835 Units in the
Thompson
Grove
Neighborhood
meet the
Affordable
Housing Index**

Low Income Housing

- Washington County HRA
- Physical Improvements
- Two Rivers Land Trust
- County CDBG Advisory Committee



Washington County
Housing and Redevelopment Authority



Housing Priority



The City Council has identified housing opportunities as one of its top initiatives for 2015-2016.

Solicitation of Market Interest



Goals of the Solicitation



- Increase home ownership and rental opportunities.
- Increase housing opportunities for an aging population.
- Provide housing styles or segments that are currently limited within the community.
- Provide for diversity in affordable housing opportunities.

Residential Housing Solicitation



- Multi-family condominiums
- Affordable independent living senior housing
- Attached housing including townhomes, twin homes, or patio homes
- Market rate apartments
- Apartments meeting the values established in the following table:

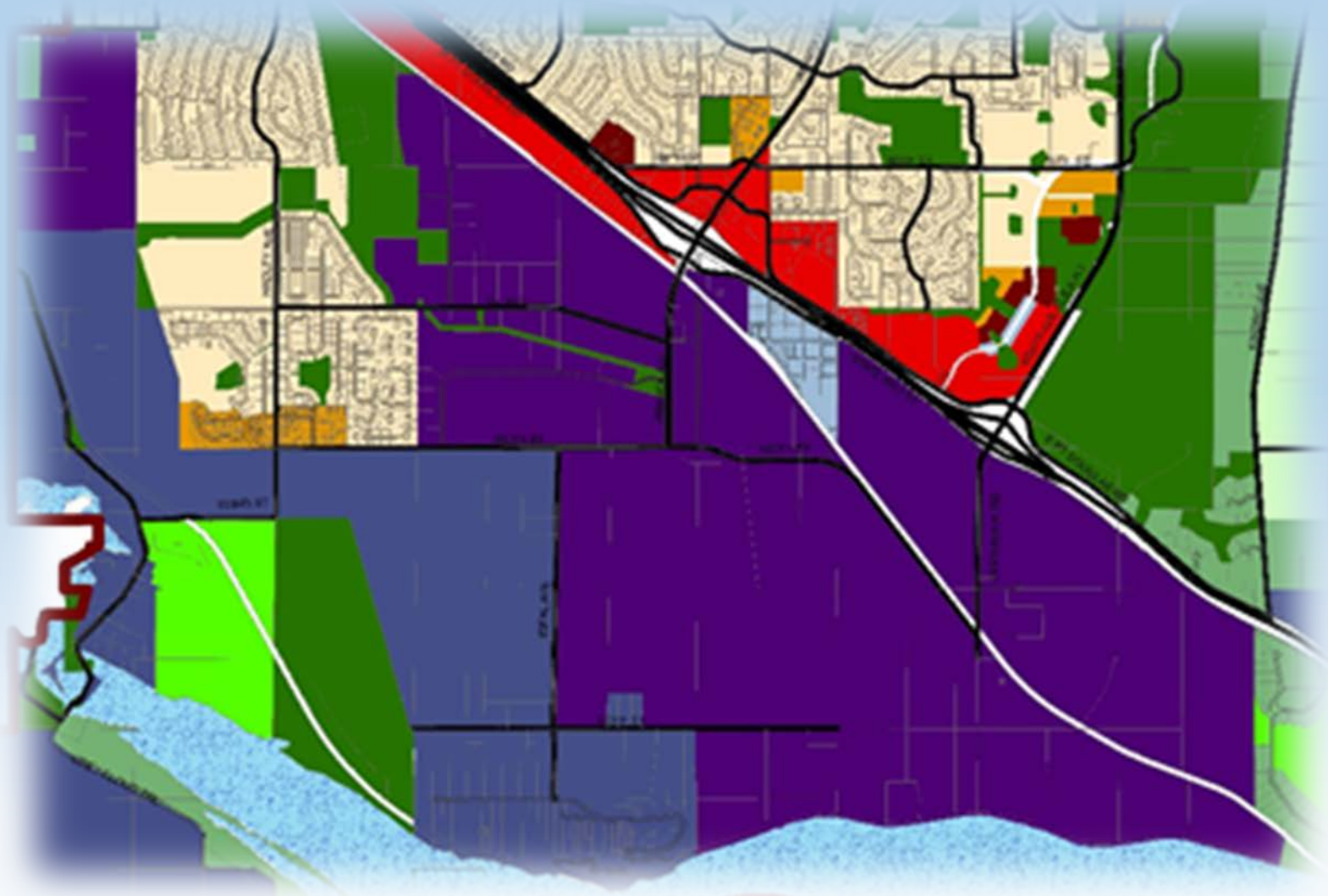
2014 RENTAL HOUSING

Bedroom size:	Monthly gross rent including tenant-paid utilities, affordable at 30 percent of area median income	Monthly gross rent including tenant-paid utilities, affordable at 50 percent of area median income	Monthly gross rent including tenant-paid utilities, affordable at 60 percent of area median income
Efficiency	\$435	\$727	\$872
1 bedroom	\$466	\$779	\$935
2 bedrooms	\$560	\$935	\$1,122
3 bedrooms	\$646	\$1,078	\$1,284
4 bedrooms	\$721	\$1,202	\$1,445

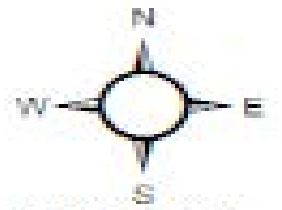
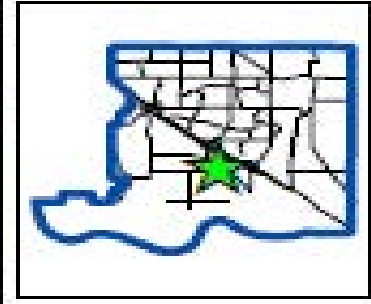
Outcome of Solicitation



Industrial Growth Area



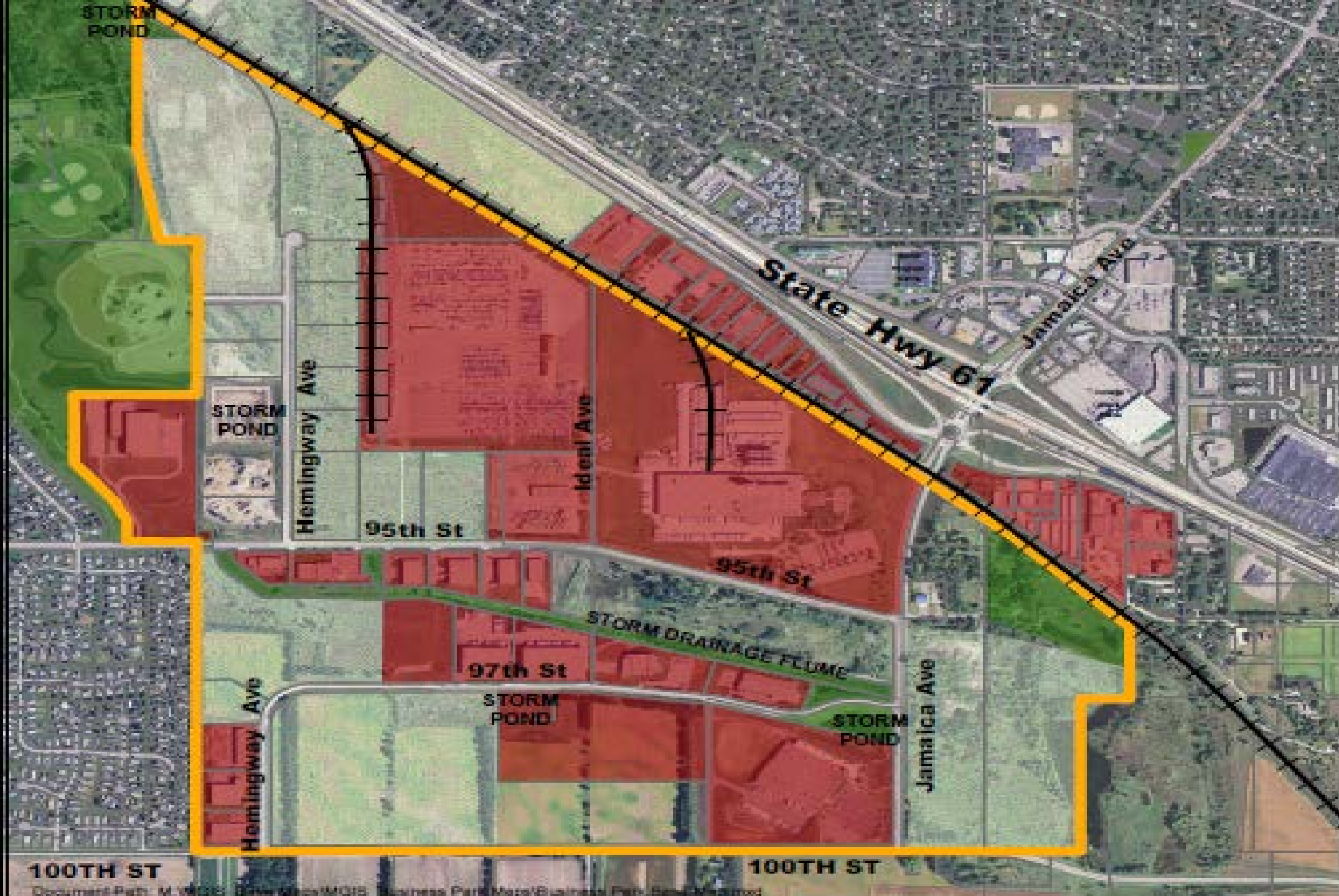
City of Cottage Grove
 Minnesota
 Business Park



0 205410 820 Feet

Legend

- Railroad
- Business Park Area
- PARCELS
- Developed Parcels
- Available Land
- Park and Open Space



Come see what's worked for 3M, Renewal by Andersen, Werner Electric, and more!

CCE Technologies, Inc.

ultrafine grinding and separating



CANADIAN PACIFIC



PLASTIC RESURALL



INNOVATIVE CHEMICAL CORPORATION



ADVANCE CORPORATION



WE
WERNER ELECTRIC



3M

Cottage Grove
1,750 Acres

Six 3M Divisions and Four Pilot plants
Call 3M Cottage Grove Home



Modern



Resorts and Lodges.com



American Distribution



renewal



TRADEHOME



3M
Test Track



3M





renewal
BY ANDERSEN

renewal
BY ANDERSEN

WERNER Electric Supply

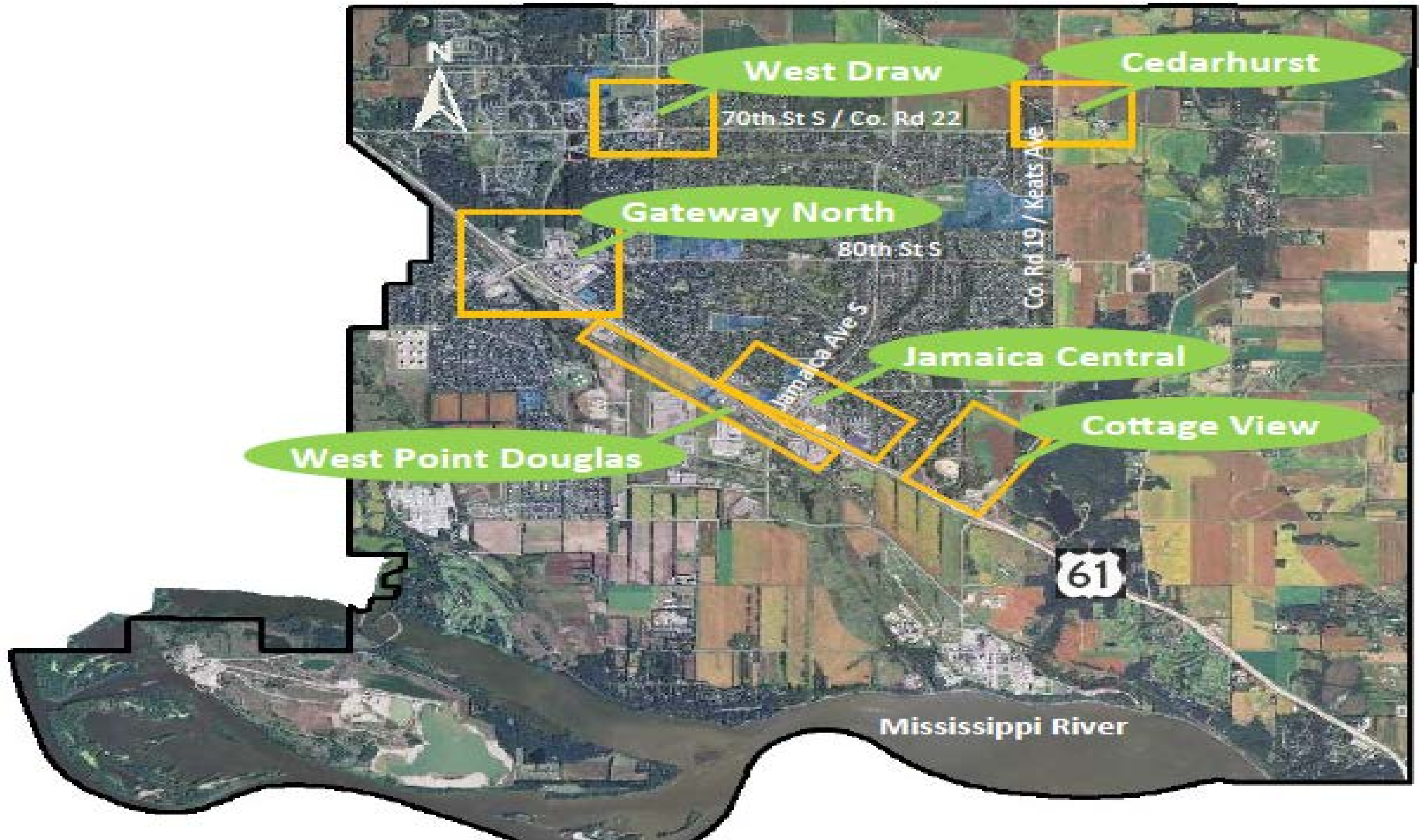
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LEAFLINE LABS



N

West Draw

Cedarhurst

70th St S / Co. Rd 22

Gateway North

80th St S

Co. Rd 19 / Keatts Ave

Jamaica Ave S

Jamaica Central

Cottage View

West Point Douglas

61

Mississippi River

Mixed Use





THE SHOPPES AT COTTAGE VIEW

ALTERNATIVE B



Development Hurdles





BUSINESS ENTERPRISE CENTER

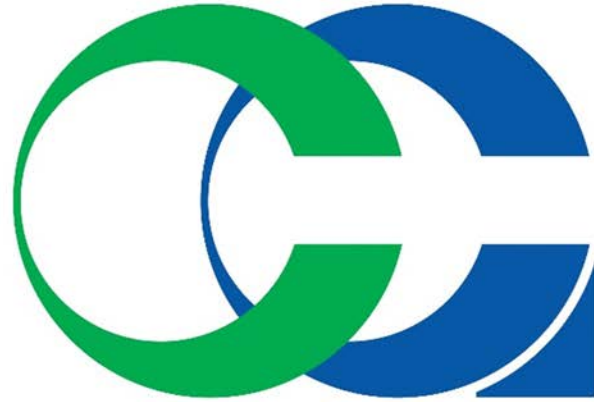
RESOURCES
COLLABORATION
INNOVATION



- ❖ American Nursing & Technical Institute
- ❖ Conexspace
- ❖ Cottage Grove Area Chamber of Commerce
- ❖ Dakota Sales Service
- ❖ Premier Biotech Lab LLC
- ❖ Renew Solar Store

Targeted Businesses

- Biotechnology/Clean technology
- IT
- Electronics
- Manufacturing technology
- Industries eligible for the MN Angle Tax Credit Program
- Manufacturing technology
- Consumer product creation
- Businesses with potential for high quality job growth
- Production services
- Support services



Cottage
Grove

Where Pride and Prosperity Meet