

# Cottage Grove and St. Paul Park Small Area Plans

*Presentation to the Red Rock Corridor  
Commission*

*May 25, 2017*

# What are we doing?

- Small area plans for incremental changes in the St. Paul Park and Cottage Grove Red Rock station areas
- Outcome of the Implementation Plan



# Small Area Plan Goals

- Support comprehensive plan processes
- Support the character and vision of the communities
- Stimulate economic development and redevelopment
- Improve connections through the communities
- Identify transit-supportive strategies to build potential ridership

# Project Team

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# Who is working on it?

- Washington County
- Kimley-Horn
- Michael Lamb Consulting
- Perkins + Will
- Tangible Consulting Services

# Schedule

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	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>1. PROJECT MANAGEMENT</b>									
Meetings with County and City Staff and the PMT									
Red Rock Corridor Commission	■			■			■		
<b>2. PUBLIC INVOLVEMENT</b>									
Stakeholder Workshops and Open Houses		■				■			
Implementation Workshop						■			
<b>3. PROJECT AREA CHARACTERISTICS</b>									
Existing Conditions									
Market Analysis									
Development Scenarios									
Small Area Plans									
Implementation Strategies									
<b>4. FINAL REPORT</b>									
Final Document									

# Process

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# Existing Conditions Analysis

- Inputs

- Review of recent plans, studies, and reports
- Field work of small areas

- Outcomes

- Maps and graphics of small areas
- Documentation of existing conditions for market analysis

# Market Analysis & Development Scenarios

## ■ Inputs

- Market context
- Market trends
- Development trends
- Development comps
- Developer/broker interviews

## ■ Outcomes

- Identification of opportunity sites
- Future development forecasts

## ■ Input

- Range of development scenarios for 5, 10, and 20 years

## ■ Outcome

- Estimate of potential impacts to ridership, tax base, affordable housing, and value capture

# Stakeholder Workshops and Open Houses

- 2 workshops for each of the three small areas
- 2 open houses for each city
- 1 implementation workshop

# Small Area Visions, Plans & Implementation

## Vision and Plans

- Based on existing conditions, market analysis, and development scenarios
- Will respond to areas of change and stability
- Will focus on near-term, incremental investments to grow potential transit ridership

## Implementation

- Short-term and long-term implementation strategies for each of the small areas and site-specific concepts
- Implementation narratives

# Red Rock Corridor Commission Involvement

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# How You Can Help

- Identify stakeholders for inclusion in workshops
- Promote the open houses
- Participate

# Questions?

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