

Grow in the Grove

A favorable climate for economic and employment growth

October 1, 2014

Cottage Grove Community Development Corporation's *Grow in the Grove* initiative is actively creating opportunities for businesses to achieve their growth target and for people to improve their lives.

Cottage Grove, Oregon, has a lot to offer: a convenient location, beautiful scenery, friendly residents, and amenities such as a new modern hospital and high school, library, parks and trailheads, and indoor and outdoor venues for arts and culture. Beneath the surface, however, Cottage Grove faces many challenges, including a struggling economy and an underused city center. Like many rural Oregon communities, Cottage Grove once had a vibrant wood products-based economy and thriving commercial downtown district—this has changed. According to the Oregon Economic and Community Development Department, Cottage Grove fits the criteria of a “severely distressed” city.

Cottage Grove Community Development Corporation has emerged as a local nonprofit leader in business development and community revitalization. We are equipped with tools and resources to create a happy, healthy, and vibrant community. We invite you to grow with us by investing in market-based efforts that catalyze economic and social change.

Allow us to illustrate the potential for your businesses to grow in—what locals call— the Grove.

Where is the Grove?

Cottage Grove is located on Interstate 5 (I-5) which is the region's major north-south interstate highway. Cottage Grove is approximately 20 miles from the major population center of the area (Eugene-Springfield) in the middle of western Oregon and in the southern part of Lane County. Cottage Grove, Oregon, is a community of approximately 10,000 residents with a population of 35,000 in the surrounding area. It has purposely forged its own identity and is not considered a "bedroom community" of the Eugene-Springfield Metro Area.



Why is the Grove a great place to do business?

Advantages include:

- **A small town with big ideas:** Cottage Grove has modern conveniences combined with small town appeal. Its mix of progressive and traditional values along with affordable living and sustainable practices attracts families to our vibrant community. Cottage Grove is so committed to sustainable practices that it has been named a Green Power Community and bears the title of Tree City USA. Cottage Grove is the only city in Lane County to be awarded the status of All America City twice.
- **Accessibility:** Halfway between San Francisco and Seattle, Cottage Grove has excellent access to western markets. The City is on Interstate-5, the main north-south highway connecting all major West Coast cities. This positions Cottage Grove on the main lines of several trucking firms. Federal Express and United Parcel Service operate daily in Cottage Grove. The Lane Transit District (LTD) helps to make the workforce commute to Cottage Grove a little easier. Route 98 Cottage Grove serves Eugene Station, Sacred Heart Medical Center at University District, University of Oregon, Lane Community College Main Campus, Creswell, and Cottage Grove.

- **A whole lot more:** The small town quality of life with close proximity to the Oregon Ducks sports team, golf courses, wineries, lakes, bike paths, and so much more are what brings and keeps businesses and families in Cottage Grove. With the access to cutting edge medical care, educational and research institutions, and mix of affordable and affluent housing, the summer Concert in the Park series, a local Growers Market, art galleries, restaurants, neighborhood parks, and festivals, Cottage Grove provides a high quality of life that is essential to relax in today's fast paced environment. All of these influences are what makes Cottage Grove a great place to live, a great place to work and play, and a great place to grow your business.

Recent accomplishments include:

- PeaceHealth Cottage Grove Community Medical Center, a rural, critical access hospital, provides 24-hour emergency care, and a 14-bed inpatient unit, with a complete lab, a radiology department with digital imagery, and clinic space for the physicians of South Lane Medical Group all under one roof, was built in 2003.
- New state of the art high school campus opened in 2003.
- Lane Community College at Cottage Grove opened its new facility in 2007, the first major construction funded by the May 1995 \$42.8 million bond measure. Lane offers classes to prepare for a new career or enhance workforce skills.
- City-owned fiber optic network allowing Wi-Fi capability in our historic downtown district and beyond installed in 2008.
- The "Cottage Grove Historic District" arch spanning main street installed in 2012 is part of a comprehensive downtown revitalization using the Main Street Approach® with a walkable downtown dense with art galleries, museums, bookstores, boutiques and cafes. Learn more: <http://blogs.usda.gov/2012/11/13/with-some-help-from-usda-a-small-oregon-town-brings-shoppers-back-to-main-street>.
- Bohemia Park, a 14-acre site that was once a Brownfield, is breathing new life into downtown. Its size, accessibility, and convenient location are drawing people in. The Gathering Space is proving to be a catalyst for new activities, enriching our community, supporting the local economy, and stimulating arts and culture. The park's finishing touches were highlighted in the Register Guard, "After years in the making, Cottage Grove has a new park and gateway: Community turns a rail yard into a focal point." (March 28, 2012) www.registerguard.com/web/newslocalnews/27831321-41/park-stewart-cottage-grove-bohemia.html.csp. In summer of 2014, a stage cover was added to the amphitheater. The park will also become the permanent home to the Bohemia Gold Mining Museum. See: www.bohemiagoldminingmuseum.com/future-home.

How can we help you do business in the Grove?

We offer the services and incentives you need to establish a successful business in our city. We are prepared and ready to help your business take advantage of local incentives and find a desirable location. Contact the Cottage Grove Community Development Corporation at www.cgcdc.org to take advantage of:

- **Available Properties:** Cottage Grove has a variety of locations available from shovel ready sites to ready to occupy buildings. Whether you are looking for a mixed use historic district, a 30-acre business park, or undeveloped land, we are confident you will find the right location for your business in our community.
- **Low Service Development Charges:** For developers Cottage Grove has one of the lowest Service Development Charges in the state. Our low fees are just one of the many ways that Cottage Grove is inviting developers to grow with us.
- **Tax Incentives:** Because of Cottage Grove's location, we can offer businesses moving to our community some great rural incentives. Our community is declared an Enterprise Zone offering tax incentives that few communities can beat. In Cottage Grove we can offer three year tax abatement for qualifying businesses. The Oregon Department of Energy also offers the Business Energy Tax Credit to those who invest in energy conservation, recycling, renewable energy-related manufacturing and less-polluting transportation fuels. These competitive tax incentives will help offset the cost of moving or developing a business in Cottage Grove.
- **Workforce Development:** Cottage Grove is located near colleges and universities, and has relationships with highly acclaimed educational and workforce training organizations to get you what you need when you need it.

What else does the Grove have to offer?

Contact the Cottage Grove Community Development Corporation at www.cgcdc.org or cgcdc@gmail.com.