Woodbury’s vision is a community where diverse opportunities for housing, employment, education, recreation, shopping, transportation, volunteer organizations, participatory government and cultural activities are woven together into a unique identity in the Twin Cities Metropolitan Area.

Introduction

The Vision and Guiding Principles provide the foundation for the Comprehensive Plan. The Land Use Plan, in turn, provides the framework for how land will be used to help achieve the future vision for Woodbury. The Land Use Plan seeks to reinforce desirable land use patterns, identify places where change is needed and guide the form and location of future growth.

The Land Use Plan is shaped by a variety of factors, including:

- The existing built and natural environment in Woodbury.
- Past experience in implementing the Comprehensive Plan.
- Development trends and projections for future growth.
- System plans for transportation, sanitary sewer, water supply and surface water management.
- The desire to promote sustainable land use patterns.
- The vision for Woodbury’s future.

The Land Use chapter of the Comprehensive Plan consists of the following components:

- The Land Use Plan Map (Figure 4-1) shows the land uses assigned to each parcel of land.
- Land use categories describe the land uses depicted on the map. This section includes land use goals and policies to be implemented through the Land Use Plan and the supporting elements of the Comprehensive Plan.
- Other land use plan elements describe special aspects of Woodbury’s Land Use Plan such as sustainability, phasing and affordable housing.
Land Use Plan Map

The Land Use Plan Map (see Figure 4-1) shows the designated land use for all property in Woodbury. The estimated land area contained in each category is shown in Table 4-1.

The Land Use Plan Map builds on previous community planning in Woodbury. The Land Use Plan seeks to:

- Organize the community in a sustainable manner that seeks to balance households with jobs, to promote alternative mobility options, to respect the natural environment and to result in enduring development patterns.
- Make efficient use of municipal utility systems and facilitate the orderly and financially feasible expansion of these systems.
- Provide the capacity for the type of growth desired by the community.

The Land Use Plan Map is only one piece of the land use plan for Woodbury. The other parts of the Land Use chapter of the Comprehensive Plan work with this map to explain the intent and objectives for future land use. Further, this map lays the foundation for land use controls that are used by the City to implement the Comprehensive Plan.

Table 4-1: Future Land Use Calculations

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Mixed Residential</td>
<td>10,406</td>
<td>46%</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>412</td>
<td>2%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>393</td>
<td>2%</td>
</tr>
<tr>
<td>Rural Estate</td>
<td>2,243</td>
<td>10%</td>
</tr>
<tr>
<td>Urban Estate</td>
<td>195</td>
<td>1%</td>
</tr>
<tr>
<td>Places to Shop</td>
<td>901</td>
<td>4%</td>
</tr>
<tr>
<td>Places to Work</td>
<td>1,575</td>
<td>7%</td>
</tr>
<tr>
<td>Gateway</td>
<td>142</td>
<td>1%</td>
</tr>
<tr>
<td>City Center</td>
<td>95</td>
<td>0%</td>
</tr>
<tr>
<td>Urban Village</td>
<td>51</td>
<td>0%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>125</td>
<td>1%</td>
</tr>
<tr>
<td>Urban Reserve</td>
<td>1,748</td>
<td>8%</td>
</tr>
<tr>
<td>Open Space</td>
<td>3,411</td>
<td>15%</td>
</tr>
<tr>
<td>Public/Semi-Public</td>
<td>904</td>
<td>4%</td>
</tr>
<tr>
<td>Other</td>
<td>208</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total Acres</strong></td>
<td><strong>22,809</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Land Use Categories

The Land Use Plan seeks to achieve a balance that provides for the overall needs and desires of Woodbury residents, employees and business owners. The plan uses the following land use categories to define the physical development patterns of Woodbury:

- Places to Live
  - Rural Estate
  - Urban Estate
  - Low Density Mixed Residential
  - Medium Density Residential
  - High Density Residential
- City Center
- Urban Village
- Mixed Use
- Places to Shop
- Places to Work
- Gateway
- Urban Reserve
- Open Space (Public and Private)
- Public/Semi-Public

Organization of Land Use Categories

Every land use category consists of three basic pieces: description, goals and policies. All of the three pieces work together to guide new and existing land use.

- Description - Each land use category begins with a section that describes allowable types of land use.
- Goals – The goals are statements of public objectives that the City seeks to achieve through the application of this land use.
- Policies – Policy statements provide additional details and guidance on the use of each land use.

Some land use categories require special consideration in their application. For these land uses, performance criteria are included for the designation of additional areas through the Comprehensive Plan amendment process or for review of projects in designated areas.
Figure 4-1 Land Use Plan
The sections that follow provide an explanation of the planning objectives for each of these land use categories.

**Places to Live**

Woodbury’s vision seeks to offer housing choices to people in all stages of life from first homes to dwellings that allow graceful aging. The vision further recognizes that Woodbury neighborhoods vary from rural estates to traditional single-family neighborhoods to places with a mix of housing styles and activities. To achieve its vision, Woodbury establishes a variety of residential land uses that create Places to Live.

Places to Live are depicted in the Land Use Plan with five land use categories: Rural Estate, Urban Estate, Low Density Mixed Residential, Medium Density Residential, and High Density Residential. Certain goals and policies apply to all categories of Places to Live.

**Goals for Places to Live**

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Places to Live:

1. Provide a variety of housing types that allow people to live in Woodbury at any stage in their life.
2. Manage the location, character and phasing of residential growth and development.
3. Maintain the integrity of Woodbury’s existing housing stock.
4. Create and maintain quality neighborhoods that are safe, healthy, livable and compatible with adjacent land uses.
5. Create a “sense of place”, an identity within each residential neighborhood.

6. Protect the natural resources of the community and acquire public green space while sensibly adapting housing to it.
7. Use land use tools and public involvement to establish a public system of green spaces that connect to each other and to residential neighborhoods.
8. Provide flexibility for increased density to encourage housing suited for older residents (independent living, assisted living and skilled care) as well as affordable housing and development of greenway corridors.
9. Address the density, affordability and mix (type) requirements for housing as established for the metropolitan region by the Metropolitan Council.

**Policies for Places to Live**

Implementation of the land use plan for Places to Live will be guided by the following policies:

1. Encourage a mixture of housing wherever possible by using a Planned Unit Development (PUD) approach to development.
2. Ensure an average net density for new residential development of three to five units per acre.
3. Maintain the present mix of housing, which includes approximately 50% single-family and 50% multi-family (two family, townhomes and apartments).
4. Scatter affordable housing throughout the community rather than concentrate it in larger projects, and encourage future residential development to address the need for affordable housing.
5. Use density bonuses and other tools to create and maintain affordable housing and elder housing.
6. Integrate Places to Live with park, trail and open space features.
7. Provide opportunities for the preservation and expansion of natural resources and public open space through the use of density transfers, conservation easements and other tools.
8. Require that Places to Live honor desired greenway corridors with no loss in density. Use density bonuses and other tools to create greenway corridors as described in the Parks, Trails and Recreation Plan.
9. Encourage housing development names which have a relationship to the City and the general area within which the development is located.

10. Require that institutional development (including schools and churches) in areas planned for urban housing include plans for future connection to the public sewer and water systems and are integrated with adjacent land uses.

**Density Bonuses**

To achieve specific public goals and policies, density bonuses may be considered and awarded to developments that achieve certain objectives of the City including, but not limited to, affordable housing or greenway development. Unusable lands (e.g. wetlands, ponds and lakes) are not intended to be eligible for density bonus. Potentially usable lands, such as greenways, may be eligible to receive density bonus. Table 4-2 shows the eligible density bonus for urban residential land use categories. Estate areas are not eligible for density bonuses.

The City has adopted policies to govern the use of density bonuses. The City Council may revise these policies to expand the use of density bonuses to achieve goals of this Comprehensive Plan including sustainable development or to address identified housing needs.

**Rural Estate**

Rural Estate areas are intended to offer a rural setting for estate or executive homes. Rural Estate areas are not intended to have the full complement of public services. The existing rural character is to be maintained and embraced as an essential element of neighborhood planning and design. Rural, not urban, planning and servicing principles apply to Rural Estate areas. Large lot rural estate housing is intended to be a long-term and enduring land use.

Rural Estate areas are located in southwestern Woodbury and around Bailey Lake.

This large lot development pattern makes the extension of municipal utilities very costly. It is, therefore, the intent of the City to allow limited Rural Estate infill with reliance on private on-site sewer and water systems at a net density of one unit per three acres. Minimum lot sizes would be generally compatible with adjacent lots and yet able to support on-site systems in accordance with Minnesota Rules Section 7080.

**Rural Estate Goals**

In addition to the goals for Places to Live, the City seeks to achieve the following goals through the implementation of the Rural Estate category:

1. Provide sustainable settings for existing neighborhoods served by private wells and septic systems.
2. Prohibit the designation of new areas for Rural Estate because of the desire to serve development with municipal utilities and the inefficiency of large lot development.
3. Allow limited Rural Estate infill relying on private on-site sewer and water systems at a net density of one unit per three acres. Minimum lot sizes should be generally compatible with adjacent lots and support on-site systems in accordance with Minnesota Rules Section 7080.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Base Density (units/acre)</th>
<th>Maximum Density Bonus (units/acre)</th>
<th>Maximum Allowable Density with Bonus (units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Mixed Residential</td>
<td>2 to 3.5</td>
<td>2</td>
<td>5.5</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>4.5 to 8</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>Urban Village</td>
<td>8 to 10</td>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>High Density Residential &amp; Mixed Use</td>
<td>10 to 15</td>
<td>3</td>
<td>18</td>
</tr>
</tbody>
</table>

Table 4-2: Density Bonus Calculations
Rural Estate Policies
In addition to the polices for Places to Live, implementation of the land use plan for the Rural Estate category will be guided by the following policies:

1. Apply rural design principles to Rural Estate areas.
2. Permit only single-family housing within the Rural Estate area.
3. Demonstrate rural design principles in the subdivision plan.
4. Require compliance with Washington County’s individual sewage treatment systems program and with Minnesota Rules Section 7080.
5. Provide for the extension of municipal sanitary sewer and water systems if warranted by changing conditions.
6. Consider re-subdivision options for new subdivisions in the event public utilities are determined to be necessary.
7. Verify the site or sites can support two septic drain fields in accordance with Minnesota Rules Section 7080.
8. Reflect a strong sensitivity to the preservation of natural resources (slopes, wetlands, ponds, drainageways, trees, etc.).
9. Provide access consistent with the City’s access management principles.

Urban Estate
The Urban Estate designation is used in unique circumstances where property can be served by municipal utilities from an adjacent community. This land use designation would allow for a density of one unit per three acres with the possibility of increased density under certain circumstances. This land use could provide a transition between Rural Estate (3 acre lots) and Low Density Mixed Residential areas (3.5 units per acre). Urban Estate may also be used in the future in other areas as a transition from Rural Estate to an urban land use if municipal services can be provided.

Urban Estate Goals
In addition to the goals for Places to Live, the City seeks to achieve the following goals through the implementation of the Urban Estate category:

1. Provide sustainable settings for residential development where sanitary sewer and water service is not planned in Woodbury, but these services can be provided by an adjacent city.
2. Provide transition from rural to urban residential areas.
3. Preserve environmental features and facilitate development of needed public infrastructure.

Urban Estate Policies
In addition to the policies for Places to Live, implementation of the land use plan for the Urban Estate category will be guided by the following policies:

1. Apply urban design principles to Urban Estate areas.
2. Permit only single-family housing within the Urban Estate area.
3. Clustering and/or densities up to one unit per acre may be allowed through the planned development process if the development design shows a strong sensitivity to the preservation of natural resources or provides for the dedication of needed public infrastructure.

Low Density Mixed Residential (2-3.5 units per acre)
Low Density Mixed Residential, the largest category of residential use, reserves land for densities from 2 to 3.5 units per net acre. Densities up to 5.5 units per net acre may be permitted through the density bonus program. This category is intended to continue the City’s present practice of mixing attached and detached single-family housing types (including traditional single-family detached homes, two-family homes, townhomes and detached townhomes). Very large developments should be planned around a central place or element that gives an identity that is unique to its location. Smaller developments, on the other hand, are intended to be integrated into a larger neighborhood rather than define their own unique identity. In all cases, pedestrian and open space
connections should be provided to achieve a relationship with the larger community rather than as a stand-alone or buffer element.

**Low Density Mixed Residential Goals**

In addition to the goals for Places to Live, the City seeks to achieve the following goals through the Low Density Mixed Residential category:

1. Plan large developments around a central place or element that gives an identity unique to its location.
2. Balance the intention to create a unique place with a shared relationship with the larger community.
3. Encourage smaller developments to be an integral part of the larger neighborhood rather than define their own unique identity.
4. Use pedestrian and open space connections to achieve a relationship with the larger community rather than as a stand-alone or buffer element.

**Low Density Mixed Residential Policies**

In addition to the policies for Places to Live, implementation of the land use plan for Low Density Mixed Residential will be guided by the following policies:

1. Require the use of planned unit developments for mixed housing projects.
2. Allow density within Low Density Mixed Residential areas from 2 to 3.5 units per net acre.
3. Encourage a scattered site approach for affordable housing.
4. Use density bonuses to encourage sustainable development, identified affordable or elder housing needs or additional green space.
5. Encourage integration of adjacent developments.

**Medium Density Residential (4.5 - 8 units per acre)**

Medium Density Residential is intended to reserve land for moderately higher densities ranging from 4.5 to 8 units per net acre. Densities up to 10 units per net acre may be permitted through the density bonus program. Housing types in this land use category would typically include lower density attached housing and higher density single family detached housing units. Some forms of stacked housing (condominiums and apartments) could be integrated into Medium Density areas, but would need to be surrounded by additional green space.

**Medium Density Residential Goals**

In addition to the goals for Places to Live, the City seeks to achieve the following goals through the Medium Density Residential category:

1. Allow density within Medium Density Residential areas from 4.5 to 8 units per net acre.
2. Use Medium Density Residential to preserve important environmental features, expand or create community greenways or provide affordable housing beyond what can be achieved with density bonuses in Low Density Mixed Residential.
3. Assist in promoting an overall housing supply that meets the needs of people in each phase of their life.
4. Encourage integration of adjacent developments.
Medium Density Residential Policies
In addition to the policies for Places to Live, implementation of the land use plan for Medium Density Residential will be guided by the following policies:

1. Locate Medium Density Residential where the street system is designed to support anticipated trips.
2. Provide sidewalks and trails that allow safe and convenient movement, consistent with smaller lots and narrower streets.
3. Apply appropriate standards for the construction of private infrastructure and require viable plans for the ongoing funding for the maintenance of such infrastructure.
4. Require that affordable housing be scattered throughout a project rather than condensed into one area.
5. Use density bonuses to encourage sustainable development, identified affordable or elder housing needs or additional green space.

High Density Residential (10-15 units per acre)
High Density Residential is intended to reserve land for higher densities ranging from 10 to 15 units per net acre. Densities up to 18 units per net acre may be allowed through the density bonus program. Housing types in this category would include higher density townhome, condominium and apartment developments generally in a stacked or attached configuration. These areas are often located near freeway corridors and major shopping/employment areas. Also of importance to the location of High Density Residential is proximity to the greenway system, parks and open space, employment, goods and services and transit.

High Density Residential Goals
In addition to the goals for Places to Live, the City seeks to achieve the following goals through the High Density Residential category:

1. Allow density within High Density Residential areas from 10 to 15 units per net acre.
2. Use High Density Residential to preserve important environmental features, create or expand community greenways or provide affordable housing beyond what can be achieved with density bonuses in Medium Density Residential.
3. Use High Density Residential to facilitate redevelopment in appropriate locations.
4. Assist in promoting an overall housing supply that meets the needs of people in each phase of their life.
5. Encourage integration of adjacent developments.

High Density Residential Policies
In addition to the policies for Places to Live, implementation of the land use plan for High Density Residential will be guided by the following policies:

1. Locate High Density Residential with proximity to transit facilities, major shopping districts and employment areas.
2. Locate High Density Residential where the street system is designed to support anticipated trips.
3. Improve pedestrian and bicycle connections between High Density Residential and community destinations including jobs, shopping, parks and civic facilities.
4. Use density bonuses to encourage sustainable development, identified affordable or elder housing needs or additional green space.

City Center
Located at the intersection of Radio Drive and Valley Creek Road, City Center is a major focus of the Woodbury community. It is a place to shop, work, live, play or just gather. City Center serves as the focal point for community activities, services and gatherings. A wide range of residential, commercial, office and civic activities can be found in City Center. Uses are intended to orient towards a neighborhood service center with businesses such as coffee shops, bakeries, antique or craft stores, grocery stores, hardware stores, restaurants, beauty salons, small community theater and dry cleaners. City Center also serves as a public service center with City Hall, Central Park, the Public Library and the YMCA. City Center has attracted high quality development with unique architecture inviting to the general public.
Goals for City Center

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for City Center:

1. Strive to achieve a pedestrian friendly social and business environment inviting to residents, businesses and visitors.
2. Provide public services in close proximity to one another and centrally located in the community.
3. Provide public spaces that invite people to casually interact with one another.
4. Provide a wide range of retail and civic services.
5. Display the City’s identity and image within the development and design of City Center.
6. Provide life-cycle housing opportunities integrated with places to work, shop and play.

Policies for City Center

Implementation of the land use plan for City Center will be guided by the following policies:

1. Sustain higher density residential development within and surrounding City Center to increase the retail market and labor pool and provide life-cycle housing.
2. Reinforce and improve pedestrian connections to City Center.
3. Require future redevelopment within City Center to provide a pedestrian movement plan that shows how the walking pedestrian gets into the City Center area and moves from place to place within City Center.
4. Encourage alternative modes of parking facilities including underground and ramp parking to reduce excessive hard surface and increase development intensity.
5. Apply architectural controls that require building materials, site design and landscaping to be compatible with the overall theme of the City Center area.

Urban Village

Urban Village is intended to be a smaller and less intensive version of City Center. Urban Village is planned for the southwestern quadrant of the intersection of Radio Drive and Bailey Road and will serve as a retail/service center for the southern portion of the community. This land use allows for a mix of community-scale retail, service, office, residential and public development. It is a place to shop, work, live and gather.

Goals for Urban Village

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Urban Village:

1. Provide necessary goods and services to southern Woodbury neighborhoods.
2. Create a setting for medium and high density housing with an anticipated density of 8 to 10 units per net acre with an emphasis on senior housing and convenient access to necessary goods, services and public amenities.
3. Create an environment that provides safe and convenient movement for both vehicles and pedestrians.
4. Attract high quality development with unique architecture inviting to the general public.
5. Consider public facilities consistent with the scale of this area and the service plans of local, state and federal governments that meet the needs of residents in southern Woodbury.
6. Reduce travel by providing goods and services in closer proximity to southern Woodbury neighborhoods.

Policies for Urban Village

Implementation of the land use plan for Urban Village will be guided by the following policies:

1. Orient retail development to Radio Drive and Bailey Road.
2. Encourage higher density residential development surrounding retail and service areas to provide housing in a walkable environment with convenient access to goods and services.
3. Provide safe and convenient pedestrian movement within the site and to adjacent neighborhoods, East Ridge High School and Bielenberg Sports Center.
4. Incorporate building materials, site design elements and landscaping to create a distinct identity for this area.

5. Use density bonuses to encourage sustainable development, identified affordable or elder housing needs or additional green space.

**Mixed Use**

Areas of mixed use are intended to provide flexibility to allow for two or more complementary uses on a single property. A mixed use land use pattern generally includes any combination of higher density residential, commercial services (Places to Shop), employment opportunities (Places to Work), transit and public gathering spaces. It contains uses that support one another. For example, higher density housing adds vitality to employment and commercial service nodes and improves transit service function.

Mixed use development is not a new concept. Urban development in the early 1900s often consisted of vertically mixed uses, such as the corner store with the owner’s residence in the apartment above. As the automobile increased mobility, suburban development moved away from mixed use developments and instead focused on strip commercial development and shopping malls that separated commercial development from residential areas. Recently, mixed use development has reemerged as a popular development form utilizing either a traditional vertical mix of uses or today’s more typical horizontally mixed land use pattern.

**Goals for Mixed Use**

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Mixed Use:

1. Allow development of multiple, complementary uses that support one another.
2. Promote a walkable, sustainable development pattern that supports alternative forms of transportation (walking, biking and mass transit) while still accommodating the automobile.
3. Demand high quality design to ensure compatibility between Places to Live and Places to Work or Shop.
4. Ensure adequate service and retail opportunities to meet the needs of major employment areas and businesses.
5. Enhance the local labor supply through provision of higher density housing in close proximity to major Places to Work.
6. Create attractive, community-oriented development that positively reflects on the image and identity of the City of Woodbury.

**Policies for Mixed Use**

Implementation of the land use plan for Mixed Use will be guided by the following policies:

1. Work with landowners to develop a master plan consistent with the intent of the Mixed Use designation.
2. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and transit facilities.
3. Encourage higher density residential development with densities of 10 to 15 units per net acre within Mixed Use areas.
4. Provide safe and comfortable walkway and trail linkages from Mixed Use areas to other public facilities, major employment and shopping centers, residential neighborhoods and green space.
5. Encourage multi-story buildings with office space or residential housing units over commercial space (vertical mixed-use).
6. Encourage creative design of public infrastructure (such as storm water management areas) to integrate such infrastructure into active public spaces.
7. Require Mixed Use developments to be planned through a planned unit development.
8. Promote the utilization of existing infrastructure.
9. Seek to meet housing needs of the community through Mixed Use developments.
10. Use density bonuses to encourage sustainable development, identified affordable or elder housing needs or additional green space.

**Performance Criteria for Mixed Use**

To create attractive Mixed Use developments that support the goals and policies of this designation, the following performance criteria shall apply to Mixed Use areas:

1. Locations are within close proximity to major transportation corridors and would support a transit role such as a park and ride lot, park and carpool lot or a transit stop.
2. Sites are large enough to support a quality mix of uses.
3. Buildings are designed to relate to one another and not be isolated from each other.
4. The plans reflect compact development that seek to create a sound economic base and a pedestrian friendly environment.
5. Alternative forms of parking such as shared, underground or decked parking are encouraged and should be incorporated into the site design to reduce hard surface cover and enhance pedestrian areas.
6. The plans reflect sensitivity to existing and future adjacent developments.
7. The plans contain unique architectural features within the buildings and landscape.

**Places to Shop**

Places to Shop are concentrated where access and visibility is good, and proximity to higher density housing and employment centers creates strong market areas. Some examples of businesses that fall into the Places to Shop category include personal services, child care facilities, dental and medical offices, business services, grocery stores, general merchandise stores, gas stations and restaurants.

**Goals for Places to Shop**

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Places to Shop:

1. Provide attractive, inviting, high-quality retail shopping and commercial services that are convenient to existing and future Woodbury residents, employees and visitors.
2. Provide a wide range of goods and services for Woodbury residents.
3. Diversify the property tax base.
4. Expand and diversify the supply of jobs.
5. Provide safe and convenient pedestrian movements to and within future shopping centers.

**Policies for Places to Shop**

Implementation of the land use plan for Places to Shop will be guided by the following policies:

1. Locate small neighborhood centers at major road intersections.
2. Establish unique architectural guidelines for the community shopping area at the southwest corner of Bailey Road and Radio Drive.
3. Require high quality architecture, landscaping and engineering for all commercial site development.
4. Ensure convenient access to major roadways and minimize impacts on existing and future residential land use.
5. Require pedestrian walkways that connect to the Woodbury trail system and adjacent developments and that allow pedestrians to safely move from outside the shopping center, through drive aisles and parking areas to store fronts rather than blending pedestrian traffic with vehicle traffic.
6. Require development of neighborhood convenience centers to be part of a planned unit development.

Places to Shop can be categorized into three categories: regional, community and neighborhood.

Regional shopping areas include outdoor retail centers located near Interstates 94 and 494, such as Tamarack Village, Woodbury Village, Woodbury Lakes and Woodbury Commons. Development of these facilities has made Woodbury a regional shopping destination. Regional shopping areas require substantial area (40 to 100 acres)
to accommodate parking and vehicle circulation. Additional future regional shopping areas may develop near the Manning Avenue/I-94 interchange.

Unlike regional shopping areas, community shopping areas (such as Valley Creek Mall) focus on the Woodbury community and consist of smaller scale convenience and retail services, such as groceries and gasoline. Community shopping areas typically range in size from 30 to 40 acres. They are also located in high intensity areas like freeway corridors or along intersections of major arterial roadways with quick and convenient automobile access. Community shopping areas are primarily oriented towards the automobile and the consumer; however, more attention should be given towards pedestrian connections from Woodbury residential neighborhoods to community shopping areas. A future community shopping area is planned in the Urban Village area at the southwest quadrant of Bailey Road and Radio Drive.

Neighborhood shopping areas are located to efficiently and effectively serve existing and future Woodbury neighborhoods with basic shopping needs such as gas, retail services, personal services, restaurants and other neighborhood-oriented businesses. The function of neighborhood centers is to accommodate the basic needs of the adjacent neighborhood residents rather than the regional consumer. Neighborhood commercial sites range in size between 5 to 10 acres. Businesses within these centers are generally quite small in size. Although these sites are typically located near major roadways, their design should focus both on pedestrian connections to the adjacent neighborhood and within the center as well as automobile circulation.

Performance Criteria for Neighborhood Shopping Centers

These nodes deserve special attention because of the resistance that some residents may feel to neighborhood commercial developments. Such centers may also include churches, daycare or green space.

Several future neighborhood commercial sites have been identified on the Land Use Map. Additional locations of neighborhood commercial development may be included as part of a residential planned unit development of 50 acres or more.

Design of neighborhood shopping centers should be of a human scale (not big box) and inviting to the pedestrian. Buildings should be set close to streets to screen large parking lots. Design criteria have been established in the Zoning Ordinance to require attractive elements (such as architecturally significant storefronts, landscaping and streetscaping) to face residential neighborhoods while shielding unattractive elements from residential uses and public streets.

To satisfy the public’s desire for quality neighborhood commercial development that blends with and relates to residential neighborhoods, the following criteria shall apply to all neighborhood commercial developments:

1. Buildings relate to the residential neighborhood and minimize glare, noise, air and water quality impacts.
2. Plans present unique architecture that reflects residential scale and style of development including such elements as gable roofs, residential style windows and landscaping.
3. The project is integrated into the larger neighborhood with interconnecting streets, pathways and sidewalks.
4. Unattractive elements such as loading docks, mechanical equipment and refuse containers are screened or hidden from view so as to not detract from the design.
5. The plan gives consideration to alternative forms of parking (on-street or parallel parking) to minimize the size of parking lots.
6. Uses are tailored to the needs of neighboring residents and not the regional consumer.
7. Signage size, style, location and lighting reflect the scale of the center.

Places to Work

The City has a significant supply of available land strategically located along or readily accessible to/from Interstates 94 and 494 where future office, industrial and business campus development can be expected to occur.
Places to Work are critical to sustainability. They provide opportunities for people to both live and work in Woodbury. Working and living in the community reduces travel to work and allows residents to spend more time in Woodbury. Places to Work expand and diversify the property tax base.

Because of the City’s freeway exposure, the perceptions people will have of Woodbury as they pass by on the regional roadway network will be greatly influenced by what they see.

It is the intent of the Plan to create office/business park settings where buildings and uses relate to each other to become “places” rather than function as freestanding elements. They will be places where public transit offers choice and buildings are situated to support public transit, where shared pedestrian spaces, recreation and open space amenities are available and where opportunities exist to share parking thereby minimizing impervious surfaces and associated water quality impacts. Essentially, every project should have the sense of being a part of the larger community.

Generally, uses that are intended to be accommodated in areas termed Places to Work include: business, industrial or technology parks; medical facilities and related uses; professional offices; office showroom; office warehouse; warehousing; limited manufacturing; light industry; accessory commercial uses such as hotels and restaurants; and wholesale businesses.

Goals for Places to Work
The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Places to Work:

1. Provide a diversity of employment opportunities for Woodbury residents.
2. Provide a sound economic base for the City, school districts and Washington County.
3. Increase the jobs to households ratio to 1:1.
4. Retain existing businesses and allow for expansion opportunities.
5. Create opportunities for signature developments at the key gateways to Woodbury.
6. Have attractive development throughout Places to Work.
7. Provide safe and convenient pedestrian movements to and within future Places to Work.

Policies for Places to Work
Implementation of the land use plan for Places to Work will be guided by the following policies:

1. Develop an economic development strategic plan and a business retention plan to retain existing companies wishing to expand facilities.
2. Work with local landowners to assemble and market large tracts of land for business park development.
3. Provide well-planned office/business park areas close to amenities for office/industrial development as a means to attract high quality businesses.
4. Guide high profile office development to major intersections along the freeway or “gateways” into the community.
5. Enforce architectural guidelines to ensure the aesthetics of future development is consistent with the Woodbury identity.
6. Encourage expansion of employment opportunities with “head of household” incomes enhancing the ability of Woodbury residents to work locally.
7. Ensures that high employment areas have direct access to the transportation network to minimize traffic impacts on residential areas.
8. Encourage future office and industrial developments to design for transit.
9. Encourage alternative parking schemes (such as multi-level parking or underground parking) that reduce hard surface area.
10. Facilitate development of a business or industrial park on remaining vacant commercial and industrial land.
Gateway

The Gateway land use category seeks to ensure that areas visible from the freeway system are developed with high quality, signature developments. The designation intends to create a business campus setting that is oriented to office development with limited supporting retail at gateways into the community. Waiting for just the right developments in these locations may take extraordinary patience.

This category recognizes that some retail development may be needed to support the primary business campus land use while not allowing retail uses to overtake the area. Retail uses should not exceed 30% of the floor area of the development. The remaining land uses must be consistent with Places to Work.

The character of Gateway development will be important as well. Gateway projects should be building intensive, not site intensive. In other words, uses that focus on businesses inside buildings rather than outside on cars and trucks are appropriate in Gateway areas. Attention must be given to attractive and high-end finishes. Gateway uses should have no outdoor storage. Loading docks or truck parking should be screened. Site design characteristics should emphasize sustainability in the Gateway districts such as low maintenance native and adaptive drought tolerant plantings or innovative storm water management techniques.

Goals for Gateway

In addition to the goals for Places to Work, the City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Gateway:

1. Present a desirable entry image with enhanced and coordinated design.
2. Create a business campus setting oriented to office development with limited supporting retail at gateways into the community.
3. Encourage projects to be building intensive, with buildings having substantial height and mass visible from the freeway, rather than site intensive; focus development on the businesses inside buildings rather than outside on cars and trucks.
4. Promote well-planned, unified and architecturally compatible developments.
5. Increase efficiency of infrastructure design and transportation and pedestrian networks.
6. Protect and enhance private property values.

Policies for Gateway

In addition to the policies for Places to Work, implementation of the land use plan for Gateway will be guided by the following policies:

1. Require the use of a planned unit development for Gateway projects.
2. Limit retail uses to no more than 30% of the floor area within the planned unit development.
3. Increase perception and awareness of buildings versus the site using placement, height, mass and signature architecture.
4. Prohibit uses requiring outdoor storage.
5. Require screening of parking areas, loading docks and truck parking.
6. Encourage sustainable landscaping and site design elements such as using low maintenance native and adaptive drought tolerant plantings or innovative storm water techniques.
7. Promote incorporation of plazas and distinctive public gathering spaces.
8. Require landscaping along major roadways consistent with adopted corridor plans, where applicable.
9. Incorporate pedestrian, bicycle and transit facilities as appropriate.
10. Portray Woodbury’s identity either through building design or landscaping.
11. Minimize the size and amount of surface parking lots through use of underground parking, parking decks or shared parking.
12. Provide colorful year-round landscaping.

Urban Reserve

Urban Reserve acts as a “holding zone” for future urban development. It is intended to preserve the ability to
extend urban services to future urban growth areas to facilitate and accommodate well planned, orderly urban expansion. In the interim, land use patterns should reflect a rural character consisting of open farm fields, pastures and farmsteads rather than scattered rural estate subdivisions.

Portions of the eastern edge and the southeastern corner of Woodbury have been designated as Urban Reserve. This land is contiguous to future staged urban growth areas and as such would be a logical future expansion area. It is intended that this land will be developed at urban densities but most likely beyond the 20-year time frame of this Comprehensive Plan.

Much of the land designated as Urban Reserve is currently used for agricultural purposes (grazing, row crop and nursery.) However, agricultural lands in this area should be viewed as an interim use until urban services are available. Speculation of future urbanization has resulted in much of this land area being owned or controlled by land developers with the intent to develop with urban land uses when services are available.

**Goals for Urban Reserve**
The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Urban Reserve:

1. Prevent the premature expansion of urban services.
2. Ensure orderly and well planned expansion of future urban services.
3. Maintain the rural lifestyle and character of the Urban Reserve area until such time that urban development is planned to occur.

**Policies for Urban Reserve**
Implementation of the land use plan for Urban Reserve will be guided by the following policies:

1. Limit density in the Urban Reserve to one unit per twenty acres.
2. Require developments within the Urban Reserve area to agree to connect to future urban services (sewer and water) when and if they should be made available.
3. Allow programs that retain agricultural land for agricultural uses such as the green acres program or conservation reserve program until such time as urban development is deemed appropriate.
4. Continue to review (at least every 5 to 10 years) urban land use needs as growth nears the Urban Reserve area to evaluate future land use beyond 2030.

**Open Space (Public and Private)**
Existing parks and open space are strategically intertwined among Woodbury neighborhoods with a trail system connecting schools and neighborhood parks to residential areas. This system was achieved through parkland dedication, partnerships with the school districts or land acquisitions. Woodbury will look to establish one new larger scale community park as discussed in Chapter 8, Parks, Trails and Open Space. In addition, new neighborhood parks will be established in conjunction with staged residential development. As discussed in Chapter 7, Natural Resources and Environmental Protection, as well as in Chapter 8, a system of greenways will be developed to connect community parks, open spaces, stormwater management areas, wetlands and other open spaces. Greenways may also serve as a continuous trail corridor. Future residential neighborhoods will need to provide connections so that all future residents will have good access to the community trail system. Public lands acquired to preserve natural resources also fall in this land use category as well as private parks developed to serve specific residential neighborhoods.

**Goals for Open Space**
The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Open Space:

1. Create a connected system of parks, trails and open spaces that responds to the needs of current and future Woodbury residents.
2. Maximize the use and efficiency of funds for the continued maintenance, development and expansion of existing and future parkland.
3. Protect areas of significant natural resources and provide future passive and active recreational opportunities for Woodbury residents.

**Policies for Open Space**

Implementation of the land use plan for Open Space will be guided by the following policies:

1. Accept cash in lieu of land as park dedication in developments that do not contain any portion of the greenway corridor or planned park areas.
2. Use cash in lieu of park dedication for continued development and improvement to the city-wide parks and trail system.
3. Require future developments to provide on- or off-street sidewalk or trail linkages to existing park areas, future parks and/or greenway corridors.
4. Preserve large open space parcels as identified in the Parks, Trails and Recreation Plan for passive open space and/or future park development.
5. Develop a balance of active and passive recreation opportunities within large community parks for the enjoyment of current and future Woodbury residents.
6. Coordinate future park facility development with school district facilities needs.
7. Provide on street bikeway and/or off street trail access to all future parks.
8. Coordinate park development with regional agencies and plans such as the Metropolitan Council and Washington County and with the neighboring communities of Afton, Cottage Grove, Maplewood, Newport, Lake Elmo and Oakdale.
9. Promote alternative means of creating open space as part of the open space and greenway corridors such as conservation easements, land trusts, land contributions, density transfers and other tools.

**Public/Semi-Public**

The Land Use Plan Map identifies areas where public and semi-public uses are existing, planned or proposed to be studied. This category includes religious institutions, municipal and county facilities, utilities, libraries, schools and other non-profit organizations.

**Goals for Public/Semi-Public**

The City of Woodbury seeks to achieve the following goals through the implementation of the land use plan for Public/Semi-Public:

1. Provide quality public services that maintain the safety and general welfare of the Woodbury population.
2. Provide adequate land holdings for the development of public infrastructure (water towers, water treatment plants, composting, fire stations and police stations) needed to meet the demands of the City’s future population.
3. Provide equal opportunity for the development of educational, religious and non-profit opportunities in the Woodbury community.

**Policies for Public/Semi-Public**

Implementation of the land use plan for Public/Semi-Public will be guided by the following policies:

1. Work with local school districts in the development of future facilities to meet the needs of a growing population.
2. Plan for development of lands for fire stations to adequately protect the entire community.
3. Periodically update plans for municipal facilities to reserve land for public uses.
4. Connect public/semi-public uses to local trails and sidewalks extending into residential neighborhoods and connecting to the city-wide trail system.
5. Locate public/semi-public uses to take advantage of shared services where possible.
6. Require public/semi-public sites to be served by municipal sewer and water and to be developed consistent with the City’s surface water management plan.
7. Conduct a traffic study where appropriate to determine potential impacts including what transportation improvements, if any, are necessary.
8. Ensure sites are large enough to accommodate all parking and internal vehicular circulation needs such as drop-off or bus loading/unloading.
9. Establish both an internal and off-site pedestrian system that directs pedestrians to controlled intersections rather than encouraging crossings at uncontrolled sections of roadways.
10. Adopt a School Siting Policy to further guide school locations.

**Other Land Use Plan Elements**

Certain aspects of Woodbury’s plan for land use are not completely expressed in the Land Use Plan Map and the related description of land use categories. This section explains goals and policies for other land use objectives.

**Sustainable Design**

All aspects of the Comprehensive Plan work to make Woodbury a more sustainable place. The following policies describe site design and development standards that should apply to all new development and redevelopment:

1. Encourage development within existing MUSA boundaries to prevent premature extension of utilities and infrastructure.
2. Encourage reasonable buffers between buildings and wetlands, water bodies, riparian areas or ecologically sensitive areas.
3. Develop properties in such a way so as to avoid flood damage from 100 year storm events.
4. Encourage use of land use tools to facilitate creation of greenway corridors.
5. Promote restoration of wildlife habitat and wetlands that have been damaged by previous development.
6. Encourage developments that reduce parking footprints by:
   - Using structured parking.
   - Providing secured bicycle storage spaces and spaces for carpools.
   - Providing preferred parking for low-emitting fuel efficient vehicles.
   - Sharing parking with other adjacent facilities.
7. Encourage development and construction methods that minimize site disturbance, promote energy and resource conservation, waste reduction (by toxicity and amount) and recycling.
8. Encourage use of native plantings as a means of restoring sites and habitat displaced by the development footprint (building and parking areas).
9. Encourage use of stormwater management techniques that promote infiltration to reduce the volume of stormwater leaving sites for new development and seek reductions in stormwater leaving previously developed sites.
10. Encourage sustainable buildings that minimize resource use in their construction, maintenance and operation while reflecting the high quality design standards of the community.
Phasing

The phasing plan serves as a guide for when public infrastructure, such as roadways, sanitary sewer and water, will be available in specific areas of Woodbury. The Metropolitan Council requires communities within the metro area to provide a plan that shows growth in staged increments.

Residential Phasing

The phasing plan shows two residential phases of growth extending to the year 2030. The residential phasing plan would accommodate a target growth rate of an average of approximately 600 housing units per year (see Figure 4-2). The City has adopted a Growth Management Policy to implement the residential phasing plan.

Two issues strongly guide development of a plan for phasing residential growth through the year 2030. The first issue is the goal of managing growth. The other issue is the location of future infrastructure. Residential phasing areas were established generally based on the sanitary sewer interceptor and other infrastructure investments. The anticipated MUSA boundary shown adjacent to existing Rural Estate areas around Bailey Lake and in southwest Woodbury is approximate (see Figure 4-3). It is the City’s intent to serve as much of this area as possible with a cost effective sanitary sewer trunk system. The ultimate service area will be determined based on the final design of the sanitary sewer trunk line and may differ from the estimated service area shown on the land use map.

Phase 2 (approximately 2010-2020)

Phase 2 involves enough land planned for residential use to accommodate an average annual growth rate of approximately 600 units per year over a ten-year period. Phase 2 is located south of Bailey Road and although most of the property is west of Woodbury Drive, it also includes property east of Woodbury Drive, north of Dale Road.

Phase 3 (approximately 2020-2030)

Phase 3 includes property in the southern and northeastern parts of the City. This phase will also accommodate an average annual growth rate of approximately 600 units per year. Phase 3 contains fewer acres than Phase 2 to allow for changes to density if demographic shifts warrant. This area will be re-examined as part of the next Comprehensive Plan update.

Urban Reserve (Post 2030) and Rural Estate

Land that is proposed to be developed beyond the year 2030 is classified as Urban Reserve. The Rural Estate area is not shown within any stage because it is not intended to receive urban services at this time.

Phasing in the Northeast Area

The phasing plan for the Northeast Area is based on the ability to provide sufficient transportation infrastructure to support development of this area, as described in the Northeast AUAR mitigation plan. It is not related to the provision of sanitary sewer service, as the entire area is within the 2020 MUSA. The City may adjust the phase boundaries at its sole discretion in conformance to the AUAR mitigation plan.

Phase A (approximately 2010-2020)

Phase A includes the approximate area that can be developed supported solely by improvements to local, county and state roadways but without any improvements to the interstate system. Timing and extent of needed roadway improvements will be determined on a project-by-project basis as this phase develops, guided by the Northeast AUAR mitigation plan. Approved development can not exceed that identified in the mitigation plan.

Phase B (To be determined)

Partial development of Phase B may be accommodated without improvements to the interstate system depending on development intensity within the Northeast Area and actual growth in background traffic. Full development of Phase B will require improvements to the interstate system. Specific improvements to the interstate system cannot be identified until the Minnesota Department of Transportation (MnDOT) completes its study of the I-94 corridor. This study, which includes I-94 from Saint Paul to the Saint Croix River, will investigate necessary improvements to both I-94 as well as options for transit. During the AUAR process, the City considered more intense land use scenarios for this area (see Chapter...
Figure 4-2 Land Use Plan & Phasing
Figure 4-3 MUSA Boundary
9, Transportation) but generally deferred any land use changes pending completion of the corridor study.

### Timing of Phasing

The dates shown for each phase are based on current conditions. Projecting future populations and growth rates is challenging. Economic conditions at the time this Plan was prepared suggest slower growth for the foreseeable future. While the phasing plan represents the best estimate of future growth, a variety of factors will influence actual outcomes, including:

- State and regional population and job growth or loss.
- Overall economic and housing market conditions
- Housing styles
- Energy costs
- Aging of the population and other demographic changes
- Competition from other communities

An important element of implementing the Comprehensive Plan will be to monitor these changes and implications for the future of Woodbury. The City may adjust the timing of a phase for the public benefit. Factors influencing this decision include commercial and residential supply and demand as well as other, broader economic conditions.

Figure 4-3 shows the 2010 MUSA boundary as well as the boundary for the 2020 MUSA and 2030 MUSA.

### Affordable Housing

The City of Woodbury is committed to providing a wide range of housing options. The Housing chapter (Chapter 5) of the Comprehensive Plan addresses in greater detail the role of the City in meeting community housing needs.

The land use plans of the City influence the supply of affordable housing. The City is committed to working with the Metropolitan Council to establish and implement plans to address regional needs for affordable housing. To ensure an adequate supply of affordable housing in the community, the City will:

1. Establish areas of Medium and High Density Residential land use at appropriate locations.
2. Incorporate areas of housing at a density of 8 or more units per acre into Mixed Use and Urban Village land uses. PUDs in the Low Density Mixed Residential areas may allow for pockets of higher density housing through the density bonus program.
3. Work with developers, non-profit organizations, Washington County Housing and Redevelopment Authority and other stakeholders to include affordable housing units in residential development projects.
4. Work with stakeholders to maintain the quality and affordability of the existing housing stock.

### Redevelopment

The City of Woodbury desires that all areas of the community are properly maintained and remain economically vital. The goal of the Comprehensive Plan is to proactively prevent conditions that create blight and lead to the need for City intervention and redevelopment.

Despite the best efforts of the City, it is likely that buildings may become physically deteriorated or economically obsolete. In anticipation of a future role in redevelopment, the Comprehensive Plan establishes the following policies:

1. Redevelopment should be driven by market forces. City intervention should only occur when needed to prevent the spread of blight or meet another public purpose.
2. Redevelopment should be consistent with the character of the surrounding land uses, unless the City determines that a broader change in land uses is in the best interests of the community.
3. Work to maintain a local economy where redevelopment is financially feasible without public participation. Any public financial partnerships for redevelopment will be limited to undertaking desired projects that clearly cannot occur without assistance and to achieving other public objectives that would not be achieved without public financial support.
Strategies for addressing redevelopment needs of Woodbury are also discussed in Chapter 6, Economic Development, of this Comprehensive Plan.

**Alternative Energy**

Increased development of alternative energy resources will support the delivery of the City’s commitments on both sustainability and climate change. Positive planning facilitates the development of alternative energy sources. Alternative energy is also discussed in Chapter 7, Natural Resources and Environmental Protection.

Increased use of alternative, renewable energy sources promotes sustainability by reducing reliance on diminishing supplies of fossil fuels. Development of alternative energy sources also helps sustain local economic growth through job creation, new technologies and diversification of the economy.

In 2007, the City Council endorsed the U.S. Conference of Mayors Climate Protection Agreement. In joining more than 780 other U.S. cities that have endorsed this agreement, Woodbury committed to working toward the Kyoto Protocol targets. These targets seek a 7 percent reduction in greenhouse gases from 1990 levels by 2012. These targets are ambitious for a community that has added almost 25,000 people and over 7 million square feet of commercial development since 1990 and expects continued growth. Promoting alternative energy is one means to move toward achieving these targets.

Alternative energy sources include wind, solar, geothermal and biomass. Small scale use of these resources can generally be incorporated into the existing land use framework. Accommodating these uses on a large scale involves very different issues from a land use perspective depending on the type of alternative energy source. To develop specific goals and policies, further research is needed to determine the feasibility of these different sources within Woodbury. This further study is recommended as an implementation item of this Comprehensive Plan. The following general principles will guide this study:

- Alternative energy development should be accommodated in locations where the technology is viable and environmental, economic and social impacts can be mitigated.
- Local plans and ordinances should promote and encourage, rather than restrict, development of alternative energy sources.
- Criteria should be developed to assess applications for alternative energy projects.
- Broader environmental and economic benefits should be considered when evaluating specific alternative energy proposals.
- Small-scale projects can provide a valuable contribution and should not be rejected just because their outputs are small.
- The community should be engaged early in the planning process.
- Alternative energy development impacts should be minimized through careful consideration of location, scale, design and other measures.

**Historic Resources**

Historic sites and objects provide a sense of place, orientation and history. Historic preservation can benefit communities socially, environmentally and educationally. The City’s agricultural history helps define the character of the community, and its anticipated growth provides impetus to develop goals to preserve historic sites, structures and landscapes for the first time in the Comprehensive Plan.

**Background**

Woodbury was organized as a township in 1858. Originally named Red Rock, after a sacred stone supposedly painted by the famous Dakota Chief Little Crow, the City was renamed in 1859 when the state legislature discovered another Red Rock Township in Minnesota. Woodbury was named after Judge Levi Woodbury of New Hampshire, a friend of the first town board chairman. The first settlers came to Woodbury in 1844. Most of the area’s early settlers migrated from the eastern states and from Germany. Immigrants also came from Ireland, Sweden, Switzerland, Scotland and Denmark.
In 1844 the area was largely covered with timber and was subsequently cleared for farming. Wheat was the principal crop grown, as well as barley, corn, potatoes and later soybeans. Generally the land was rolling and very fertile, which was particularly conducive to dairy farming.

The 1950s introduced a new phase in agriculture. Farming technology resulted in controlled acreage, more fertilization, improved crop rotation and chemicals for pest control, making agriculture an even greater contributor to the local economy. In 1955 the first housing development, Woodbury Heights, was started. The 1960s brought another outlook for the farmer as urban development began to replace farmland.

With the increase in population and urban development in the 1960s, residents felt a new form of government would best serve their needs. In 1967, voters approved village incorporation and chose the mayor-council form of government. With the new government came planning and park commissions, resulting in new steps to guide development and construction.

*Heritage Society*

The City is served by a volunteer Heritage Society with a mission to preserve and document Woodbury’s history and to aid the community in learning and understanding more about Woodbury’s early years. The Society was founded in 1983. The Society holds meetings and presentations of interests to residents on topics such as country schools, early roads in the city, family history nights, oral history workshops and gardening with heirloom plants. The Woodbury Heritage Society maintains a family/city history research room in City Hall. Census, church and land records, family histories, and help with genealogical research are available. In addition to the research room the Society, in cooperation with the City, operates and maintains a historical house, garden and tree park at the corner of Lake Road and Radio Drive. The Heritage Society will be an important resource in the long-term protection of the City’s historical resources.

*History Resource Inventory*

A comprehensive, recent historic resources inventory has not been completed for the City of Woodbury. This further study is recommended as an implementation item of this Comprehensive Plan. The following general principles will guide this study and development of future goals and policies:

- Develop and maintain a list of historic sites within the City.
- Identify historic resources and educate the public on their historic value.
- Promote the preservation and protection of valuable historic and cultural resources through community partnerships and collaborations with citizens and non-profit, public and private organizations.
- Encourage good stewardship of historic and cultural resources in private ownership.
- Encourage the preservation and adaptive reuse of structures of historic significance.
- Incorporate historic sites into new subdivisions or developments where possible.
- Use historical photographs, maps and artifacts in public buildings to provide education on the City’s history.
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