

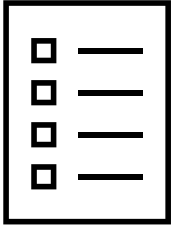


City of La Center

Timmen Landing and Downtown Subarea Plans

Community Advisory Committee Meeting #3
July 9, 2024

Agenda



- Welcome and Review Project Updates
- What Have We Heard: Focus Group Key Findings
- Updated Draft Vision Statements
- Concept Plans and Descriptions
- Next Steps

Project Updates

Key Milestones Completed Since May 2024

- Updated draft vision statements
- Conducted a series of 4 focus groups
- Draft concept plans



What Have We Heard?

Key Themes from Focus Groups

Subarea Plans should be flexible to meet a range of community desires and market opportunities.

Mixed-use zoning is challenging for developers. The proposed neighborhood commercial overlay in Timmen Landing is a better solution.

Commercial development in Timmen Landing should be appropriately scaled. Building frontage should be accessible and oriented towards La Center Road to increase visibility.

Development standards should be flexible to allow a positive human-scale environment.

Subarea plans support residential development needs.

Draft Vision Statement - Downtown

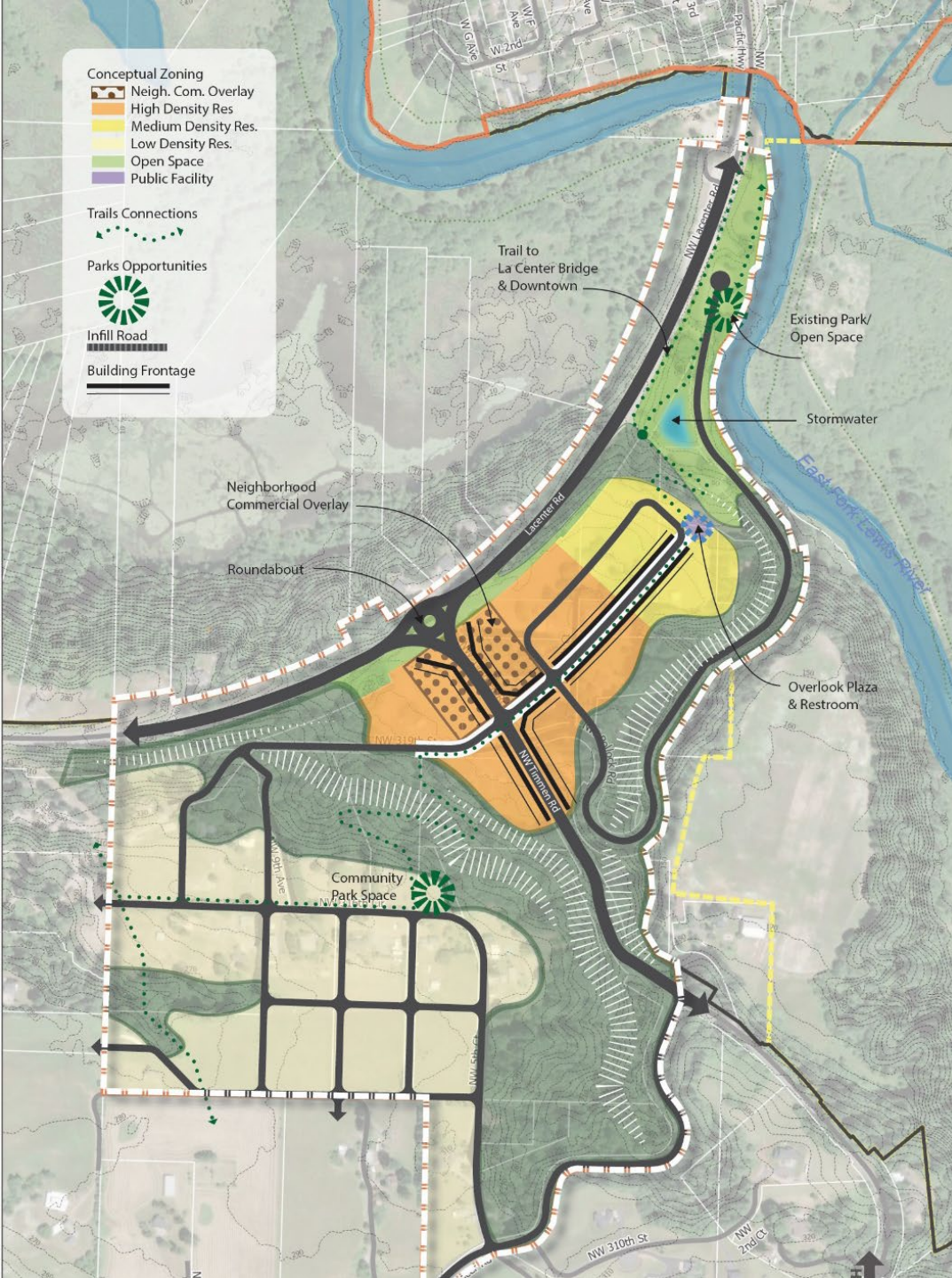
In 2045, Downtown La Center will be a thriving community with a rich history, small town character, and rustic charm that contribute to a vibrant environment that supports local businesses. Downtown will extend westward with economic, civic, and recreational activities that connect to the waterfront, linking natural resources with a safe network that accommodates biking and walking.



Draft Vision Statement – Timmen Landing

In 2045, Timmen Landing will be a distinct gateway to La Center that features access to downtown and the river's natural areas. This complete neighborhood will provide diverse housing choices and development opportunities with neighborhood-focused commercial outlets, access to quality schools, and public services. The area will connect to downtown with convenient, well-maintained road infrastructure and safe biking and walking paths.





Timmen Landing Subarea

- Roundabout at La Center Road intersection
- Opportunity for commercial development to serve as key gateway to La Center
- Building frontage set-back from main intersection
- Overlook plaza to connect new commercial and residential areas and existing open space
- Preserve low-density residential with new medium- to high-density residential extending from La Center Road intersection

Discussion:

How do these concept plans align with the vision for these subareas? Do you anticipate that these concept plans will support development opportunities? Do these plans address gaps in the market?

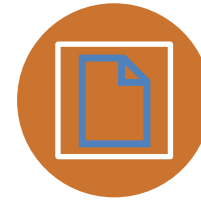
Next Steps



Community-wide
tabling at events in
July and August



Revise concept plans



Subarea plan
documents



Thank you!