



1 Land Use

The Comprehensive Plan provides overall direction, but it intentionally lacks many of the finer details. Other plans and documents, such as the **La Center Municipal Code (LCMC)** and the **Capital Facilities Plan (CFP)**, which provide greater detail, must be consistent with and implement the Comprehensive Plan.

The Land Use chapter guides how land will be developed in La Center during the next 20 years; establishing the urban pattern for the city by directing the location of residential, commercial, and industrial growth **and land to preserve for open and green space**. The goal of the Land Use chapter is to ensure that as growth occurs the new and existing uses are compatible, that together the new and the old create attractive neighborhoods and vibrant commercial areas.



If future land uses are well planned, provision of capital facilities will be more cost-effective. Central to the **Land Use** chapter and the **Comprehensive Plan** as a whole is the **Comprehensive Plan Map**, which establishes a policy framework for regulating the locations and intensities of future land uses. **(Figure 1)**. The **City's** municipal code and other development regulations must be consistent with the **Comprehensive Plan Map**, the accompanying narrative contained within this land use chapter, and the other **Comprehensive Plan** chapters.

This land use element must be consistent with the Washington GMA, countywide planning policies in the Clark County Comprehensive Growth Management Plan and must be consistent with all other elements of the Comprehensive Plan including the Comprehensive Plan Map. If funding for capital facilities is inadequate, the City must adjust land use assumptions such as by redirecting growth, reducing levels of service, or finding additional funding sources.

Population and Demographics¹

La Center adopted its first **Growth Management Act (GMA)** comprehensive plan in 1994. At that time the population of the city was 759 persons. **In April 2015 the U.S. Census Bureau estimated that the population of the city was 3,100 persons. From 1994 through 2015 the city's population increased four-fold. Between 2004 and 2014 the Washington Office of Financial Management reported that La Center witnessed annual growth rates as low as 1% and as high as 10%. The average growth rate over the ten-year period was 4.3%. The city anticipates that the population will double over the next 20 years to 7,642. From 2000 through 2023, the city witnessed an annual**

¹ Data sources consulted include: www.data.wa.gov; www.ofm.wa.gov; www.census.gov; and www.factfinder.census.gov.

average population growth rate of 6.75 percent. The Washington State Office of Financial Management (OFM) reported that La Center had an estimated population of 3,890 people in 2023. Based on OFM's April 1, 2023 population estimates, La Center's total land area is 2.63 square miles, translating to a density of 1,479 people per square mile. The City anticipates that the population will more than double over the next 20 years to 8,793 based on 2024 Clark County population allocations.

In 2014 the La Center population mix was roughly 51% female and 49% male. Approximately 46% of the population was between the ages of 20 to 54. Approximately 9.3% of the population is age 65 or older. The median age is 35.3 years. In 2021, the La Center's population was 51 percent female and 49 percent male. Approximately 57 percent of the population was between the ages of 20 and 64, while approximately 16 percent of the population was age 65 or older. The median age is 38.7 years.²

In 2010² there were 942 households in La Center and 2,973 persons on average per household on average. Clark County and all jurisdictions in the county use 2.66 persons per household as a basic planning assumption for forecasting new growth. The county average reflects the lower number of persons per household in the Vancouver area and the higher number of persons per household in northern and rural Clark County. The La Center UGA is sized using the 2.66 persons per household.

Employment data is difficult to obtain for the city of La Center because of its smaller population total. The employment data provided in the Comprehensive Plan was gleaned from US Census data, Clark County sources, and City records. In 2014 there were 1,366 people in La Center in the regional workforce. However, La Center accounted for only 825 of those jobs. The U.S. Census OnTheMap data shows that in 2021, 53.8 percent of the population in La Center were employed compared to 61.8 percent of the population in Clark County. La Center has 800 jobs for the local workforce. More than half of the households in La Center have an income that is 80 percent or greater of the Area Median Income (AMI); however, 60 percent of the 800 jobs available in La Center pay \$40,000 or less annually, an amount that is not sufficient to pay for the average monthly mortgage or rent in La Center.³

La Center is a bedroom community where people commute to jobs available elsewhere. The City is taking steps to bring jobs to La Center, including developing subarea plans in Timmen Landing and Downtown. Approximately 80 percent of the workforce in La Center travel 24 miles or less to their job; however, these workers likely live outside the city. Approximately 8 percent of those who are employed in La Center jobs live and work in La Center while 92 percent live outside of La Center. Approximately ninety percent (89.8%) of those employed drive to work with a mean travel time of 28 minutes. Sixty-seven percent (67%) are employed in the private sector, 14

² US Census ACS 2021

³ La Center Housing Needs Analysis, January 2024

percent 27% are employed in the government sector (of which 27% are employed by schools, health care or social services) and only 7 percent% are self-employed.

The underlying population and employment projections are detailed in **Table 1**.

* www.factfinder.census.gov

Table 1: Population & Employment Projection

Year	Population	Households (2.66p/hh)	Employment	Jobs/Household
2020*	3,424	1,233	766	0.64
2021**	data not available	data not available	800	data not available
2023***	3,890	1,321	data not available	data not available
2045****	8,793	3,444	2,942	0.85

* 2020 U.S. Census Data (actual)

** 2021 U.S. Census OnTheMap (estimated)

*** Washington State Office of Financial Management intercensal estimate January 2024 (estimated)

**** Clark County Allocation, February 2024 (projection)

Year	Projected Population	Projected Households (2.66p/hh)	Projected Employment	Projected Jobs/Household
2010	2,800**	942**	800*	0.85
2015	3,100*	1,166	825*	0.71
2036	7,642***	2,659	2,876***	0.92

* Estimated

* Washington State Office of Financial Management intercensal estimate, April 1, 2015

** 2010 US Census Data – actual

*** Clark County Projection, March 2016

Description of Land Use Designations / Overlays

The La Center Urban Area Comprehensive Plan has four-five basic land use designations:

- » Residential – Low/Medium Density (R-L/M) Urban Residential,
- » Residential – High Density (R-H),
- » Commercial/Mixed Use, and
- » Employment, and Industrial, and
- » Public Facilities/Open Space.

These designations correspond to and guide the application of more discrete zoning districts detailed within the LCMC Chapter 18.110 and shown in Table 2. For example, if the Comprehensive Plan Designation is Residential – Low/Medium Density (R L/M), the zones that implement the plan designation include Low Density Residential (LDR 7.5) and Medium Density Residential (MDR 16). The zones that implement the Residential – High Density (R H) designation include the High Density Residential (HDR) zone. In the Commercial/Mixed Use (C/MX) plan designation, there are five-three types of commercial and mixed-use zones to implement that

plan designation: Downtown Commercial (C-1), (including the Cardroom Overlay (C-3)), Mixed Use (MX), Residential Professional (RP), and Junction Plan (JP), which includes its four plan districts with four plan districts – Town Center (TC), Town General (TG), Town Employment (TE), and Town Mixed Residential (TRd). The Employment (E) designation is implemented by Employment Campus (EC), Light Industrial (LI), and Junction Plan (JP). The Urban Public (UP) district designation is implemented by all comprehensive plan designations zones

The Urban Holding Overlay can be implemented across all the City's comprehensive plan designations and zones. La Center Municipal Code. For example, if the Comprehensive Plan Designation is 'Urban Residential' the two zones which implement the plan designation include Low Density Residential (LDR) and Medium Density Residential (MDR). In the Commercial/Mixed Use (C/MX) plan designation there are four types of commercial and mixed-use zones to implement that Plan designation: C-1, C-3, MX, Residential Professional (R/P), and the Junction Plan (JP) Zoning District. Urban Public zones, for example schools and parks, are allowed in all Plan designation areas.

Table 2: Comprehensive Plan Designation and Overlay Districts

Plan Designation	Residential – Low/Medium Density (R-L/M)	Residential – High Density (R-H)	Commercial Mixed Use (C/MX)	Employment (E)	Public Facilities/Open Space
Implementing Zone/Overlays	Low Density (LDR-7.5) Medium Density (MDR-16)	High Density Residential (HDR)	Commercial (C1, C3) Mixed Use (MX) Residential Professional (RP) Junction Plan Zoning District (JP)	Employment Campus (EC) Light Industrial (LI) Junction Plan Zoning District (JP)	Urban Public (UP)
LDR-7.5					
MDR-16					
HDR					
C-1					
C-3 (Overlay)					
RP					
MX					
EC					
LI					
JP					
UP					
UH-10 (Overlay)					

Changing zones within a plan designation, for example from LDR-7.5 to MDR-16, requires a zone change. Changing from one plan designation to another, for example, C/MX to URR-L/M, requires a comprehensive plan amendment. All zone changes must be consistent with the corresponding comprehensive plan designations in Table 2. For example, the HDR zone cannot be applied in the

C/MX comprehensive plan designation. Both zone changes and comprehensive plan amendments must be approved by City Council. The city, by law, may only amend the comprehensive plan once a year and must consider all proposed plan amendments concurrently. Zone changes may be requested at any time.

Plan Designation	Residential – Low/Medium Density (R-L/M)	Residential – High Density (R-H)	Commercial Mixed Use (C/MX)	Employment (E)	Public Facilities/Open Space
Implementing Zone/Overlays	Low Density (LDR-7.5) Medium Density (MDR-16)	High Density Residential (HDR)	Commercial (C1, C3) Mixed Use (MX) Residential Professional (RP) Junction Plan Zoning District (JP)	Employment Campus (EC) Light Industrial (LI) Junction Plan Zoning District (JP)	Urban Public (UP)
LDR-7.5					
MDR-16					
HDR					
C-1					
C-3 (Overlay)					
RP					
MX					
EC					
LI					
JP					
UP					
UH-10 (Overlay)					

lists the allowable zoning districts within each of the land use designations.

Plan Designation	Urban Residential (UR)	Commercial Mixed Use (C/MX)	Industrial (I)	Public Facilities/Open Space (PF/OS)
Implementing Zone	Low Density (LDR-7.5) Medium Density (MDR-16)	Commercial (C1, C3) Mixed Use (MX) Residential Professional (RP) Junction Plan Zoning District (JP)	Employment Campus (EC) Light Industrial (LI) Junction Plan Zoning District (JP)	Urban Public (UP) Parks & Open Space (P/OS)

Plan Designation	Urban Residential (UR)	Commercial Mixed Use (C/MX)	Industrial (I)	Public Facilities/ Open Space (PF/OS)
LDR-7.5				
MDR-16				
C-1				
C-3				
RP				
MX				
EC				
LI				
JP				
P/OS				
UP				
UH-10				

Residential – Low/Medium Density (R-L/M) Urban Residential

All residential lands have an Urban Residential (UR) Comprehensive Plan Designation. The Urban Residential designation The Residential – Low/Medium Density (R-L/M) designation includes two implementing zones: Low Density Residential (LDR-7.5) and Medium Density Residential (MDR-16). This designation can also implement the UH-10 overlay.

The designation allows for a broad range of residential living including attached and detached units, and 'patio' homes, duplexes, and triplexes, townhomes, apartments, condominiums, manufactured homes, cottage housing, accessory dwelling units (ADUs), and other low- and medium- density residential developments. The designation assures residential developments consider maximize public services needed to serve development, provide varying housing types to accommodate economic needs, and that medium- density housing will be located near employment centers, schools, and transportation facilities.

If modifying changing a zone from LDR-7.5 low density to MDR-16 medium density, or vice versa, the process requires a zone amendment change rather than a comprehensive plan amendment.

Residential – High Density (R-H)

The Residential – High Density (R-H) designation includes land reserved for one implementing zone: HDR. This designation and zone allows for high density residential developments, including multi-family housing such as townhomes, apartments, and condominiums, with some allowance for attached housing and mixed-use. If changing a zone from HDR to LDR-7.5 or MDR-16 to HDR, the process requires a comprehensive plan amendment. This designation can also implement the UH-10 overlay.

Commercial/Mixed Use (C/MX)

All commercial lands have a C/MX Comprehensive Plan Designation. Zoning districts and overlay which implement this designation include Downtown Commercial (C-1) and Cardroom Overlay (C-3), 1 & 3 Residential/Professional (R/P), Mixed Use (MX), and the Junction Plan (JP) Zoning District, which includes Town Center (TC), Town General (TG), Town Employment (TE), and Town Mixed Residential (TRx) Zoning Districts. This designation can also implement the UH-10 overlay. Changing from one zone to another within the C/MX plan designation requires a zone change rather than a plan amendment.

The C/MX designation provides land for small to medium-scale commercial retail and services, offices, and residential uses compatible with the existing character of downtown and the broader community as implemented by the C-1 and R/P zones. The designation also provides for mixed use development opportunities at the junction that will diversify La Center's commercial, residential, and office economy where compatible commercial office, and medium density residential uses can locate in close proximity including in the same buildings. The Cardroom Commercial (C-3) zoning overlay is only applied to land within downtown and is intended to control the location and expansion of cardrooms. The C/MX designation also allows for horizontal mixed use development south of near the Timmen Road and La Center Road junction within the MX district. The MX district allows for a mix of commercial uses and medium-density housing types including single-family detached and attached homes, and multifamily residential including apartments and townhomes.

The C/MX designation strongly discourages strip commercial development. Strip commercial developments attract excessive vehicular traffic which greatly reduces the traffic capacity of the abutting publicly funded streets while increasing the potential for traffic accidents. The linear nature of these developments, the number of driveways crossing sidewalks, and the lack of alternative cross-traffic, or pedestrian circulation, make these areas convenient and accessible solely to automobile traffic.

Industrial Employment

The primary goal of the industrial employment designation is to promote more intensive job-related land uses that pay higher wages, such as professional offices, and research and technology related industries located in a campus-like setting. These areas may also be targeted by special public and/or private incentive programs that provide up front public service improvements or other inducements to attract family wage employment where higher job densities are encouraged. Zoning districts that implement the Employment designation are the JP, EC, and LI. Please note that the EC and LI zones are currently not in use by the City and do not have corresponding zoning regulations in LCMC Title 18. However, these are placeholder zones for the city to implement in the future when needed to accommodate land for employment opportunities. This designation can also implement the UH-10 overlay. These areas are

specifically intended by local government and private sector job development organizations for special incentives to attract large scale businesses including public improvements, tax incentives, expedited development review or other considerations. Changes between zones within the industrial employment plan designation require a zone change, not a comprehensive plan amendment.

Consistent with these goals, the industrial plan Employment designation allows for light industrial and business park developments as implemented by the Junction Plan zoning district. This designation promotes light manufacturing and limited services that support industrial uses. The designation also supports job-related land uses that pay higher wages, such as professional offices and research and technology related industries. Industrial Employment lands are located in areas of compatible land uses and in areas with arterial access to the regional transportation network.

Public Facilities /Open Space

This designation provides for public park and open spaces to serve the recreational needs of the community and land for public facilities such as schools, community centers, and government buildings, and public and private utility uses including water towers and sewer treatment plants. The implementing zones are is the Parks and Open Spaces (P/OS) and Urban Public District (UP). This designation can also implement the UH-10 overlay.

Land Use Planning Assumptions

La Center is an ‘Urban’ area, as defined by the Growth Management Act GMA. Because County and eCity plans must be consistent with each other La Center planning assumptions mirror Clark County’s ‘Urban’ planning assumptions. Because La Center does not have planning jurisdiction over ‘Rural’ lands, it does not adopt Clark County’s ‘Rural’ planning assumptions. Table 3 identifies the planning assumptions underlying the La Center Comprehensive Plan.

Table 3: La Center Planning Assumptions and Targets⁵

2023 Population	4,462
20-Year Population Projection	8,346
Planned Population Growth (new)	3,884
Assumed Annual Population Growth Rate	3.5%
Minimum Density Target Overall	4.4 units per net acre ⁶
Housing Type Ratio	75% low density, 25% medium density

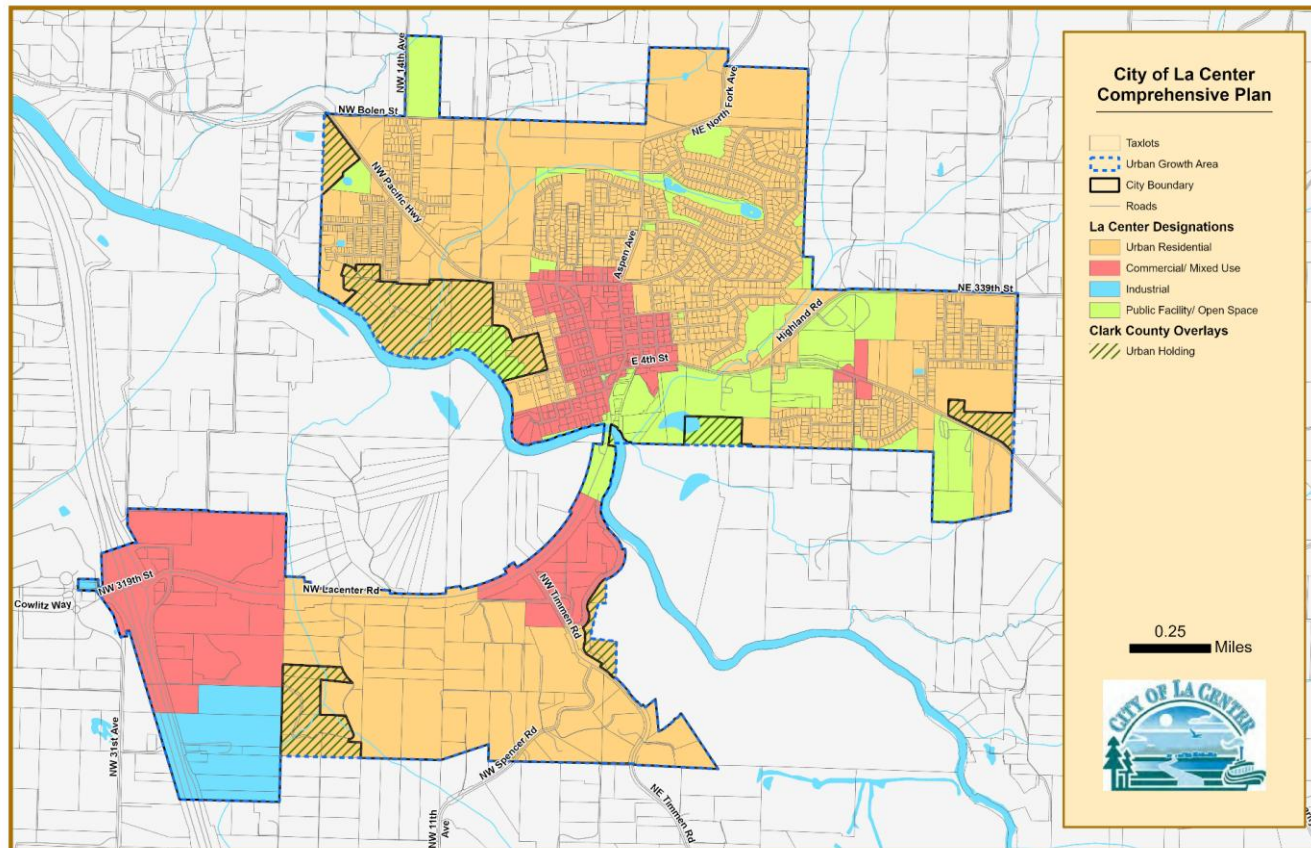
⁵ Clark County Housing and Employment Allocation, March 21, 2024

⁶ Clark County Buildable Lands Report, 2023

Persons per Household	2.66
2020 Jobs	800
20-Year Employment Allocation	2,095
Industrial Jobs	9 per acre
Commercial Jobs	20 per acre
Infrastructure Deduction (Residential)	31.5%
Non-residential Infrastructure Deduction	25%
Land that won't convert	Residential 5- 10%, Commercial / Mixed-Use 1 - 5%



Map 1: La Center Comprehensive Plan Map



Commented [A1]: Map to be updated pending final land use scenarios and designations. The title of the map itself within the legend should be updated to “Comprehensive Plan Map.” It also needs to be updated to change the Industrial designation name to Employment.

The existing depiction of employment at the Junction is inaccurate b/c there isn't an industrial zone.

Vacant Buildable Lands

Clark County produces an assessment of vacant buildable lands (VBL) county-wide and for each city and urban growth area (UGA) and includes this information in its vacant buildable lands model (VBLM). Table 4 represents the available vacant and buildable land within the 2016 La Center Urban Growth Boundary. The La Center VBLM is based upon 4 units per net acre overall.

Table 4: 2015-2023 Vacant Buildable Lands Model – La Center

Residential	Gross Acres	Constrained Acres	Will not convert Acres	Infrastructure Acres	Net Developable Acres	Assumed Density	Housing units	Jobs
LDR-7.5	563	166	88	97	211	5	1,127	1
MDR-16	29	5	5	6	13	12	206	1
Total Residential	592	171	94	224	384	1	1,333	1
Commercial	Gross Acres	Constrained Acres	Will not convert Acres	Infrastructure Acres	Net Developable Acres	Assumed Density	Housing Units	Jobs
C-1	2	<0	0	<0	1	20	0	22
RP	15	2	0	3	10	20	61	38
MX	27	2	0	6	19	20	179	74
JP	193	19	0	44	131	20	392	1,961
Total Commercial	236	23	0	53	160	1	632	2,096
Industrial	Gross Acres	Constrained Acres	Will not convert Acres	Infrastructure Acres	Net Developable Acres	Assumed Density	Housing Units	Jobs
	0	0		0	0	0	0	0

The city projects County's allocations for La Center assume a population growth of 4,433,884 new persons between 2023 and 2045, and the County VBL model projects only enough capacity to accommodate 3,971 new persons. The City anticipates that these additional 462 people can be accommodated by a combination of up-zoning land from low density to medium density, and by allocating some of the population to the Mixed Use and (R/P) zoning districts both of which allow up to 16 units per net acre.⁷ These steps will help ensure that the city has an adequate supply of residential land and ample housing opportunities. See page 38 for discussion of VBL

⁷ Maximum net densities may exceed maximum densities specified for the City's Medium Density Residential (MDR-16), Residential Professional (R/P), and Mixed-Use (MX) zoning districts if a development uses the critical areas density transfer process in the La Center Municipal Code.

allocation of population to low density, medium density, mixed use and residential professional areas;

The County projects that La Center will see a net increase of 2,051 new jobs and the VBL projects that the city has capacity to accommodate only 1,324 new jobs. essentially matching capacity with the allocation therefore, the City's capacity has a deficit of 46 jobs. After deducting capacity for the employment land in the Junction Plan entering tribal trust and factoring in capacity for the La Center Downtown and Timmen Landing Subareas Plans, the city anticipates that the additional new jobs can be accommodated by expanding its UGA to the west of I-5 and/or allocating additional jobs to the Mixed Use and C-1 districts through completion of the Timmen Landing and Downtown subarea plans, a combination of adding 56.55 gross acres of land to the Urban Growth Area at the La Center Junction and by allocating additional jobs to the Mixed Use and R/P zoning districts.

Commented [A2]: This paragraph will have to be updated depending on what the final land use scenario is that is selected.

Goal 1.1 — The vacant buildable land in the (R/P) zone has the potential to accommodate 38 new low density units, 98 medium density units and 190 new commercial jobs. The addition of 56.55 gross acres of employment land at the La Center Junction has the potential to accommodate 350 industrial jobs or 850 commercial jobs.

Land Use Goals and Policies

Goal 1.2 — La Center provide an adequate supply of land zoned for commercial, employment and industrial, residential, and other purposes to accommodate a variety of housing options, provide jobs and support the local workforce, and meet the needs of the community for the next 20 years.

Goal 1.1 Land Use Policies

» General Development

Policy 1.1.1 — Maintain consistency with the Countywide Planning Policies as the Comprehensive Plan is amended.

Policy 1.2.1 — Construct commercial, industrial, residential and other developments in a manner which generally fosters community identity and continuity, through the use of materials, architectural design, or other means consistent with La Center's heritage and character.

Policy 1.2.2 — Locate and construct commercial, industrial, residential and other development in a manner which allows for and facilitates travel to and between other uses in the city, through automobile, bicycle or pedestrian means.

Policy 1.2.3 —, the Junction Plan, Plan for development within the city limits of La Center to occur in a logical manner which allows for orderly and efficient provision of roads, sewer and water, and other services.

Policy 1.2.4 — Require development to make provisions for adequate road dedication and improvements, sewer and water improvements, and other capital improvements as needed to directly serve such development.

Policy 1.2.5 — Consider standards or guidelines to foster greater compatibility in cases where adjacent uses differ. Standards might include beveling lot size, building scale, landscape buffers, or public trails or parks, and other effective means to create separation between uses.

Policy 1.2.6 — Adopt mandatory impact fees, to be collected consistent with state statute in an amount proportionate to the capital services and facilities required by those developments. Funds collected through impact fees shall be allocated towards the cost of providing such capital services and facilities.

Policy 1.2.7 Policy 1.1.2 — Base land use designations on City and County comprehensive land inventories which shall consider the need for land used for public purposes, such as, utilities, transportation corridors, sanitary treatment facilities, stormwater management facilities, recreational areas, schools, open space, wildlife habitat and critical areas, and other public purposes the City deems important to the health, safety and welfare of the community.

Policy 1.1.3 — During Clark County's vacant buildable lands and periodic Growth Management update, the City shall consider and provide input to the County on population and employment projections, land capacity analysis, and comprehensive plan map designations.

Policy 1.2.8 — Monitor overall population density and annually report findings to the City Council.

Policy 1.2.9 Policy 1.1.4 —

Policy 1.2.10 — Partner with Clark County and the city of Ridgefield to define the scope of an open space corridor between the two cities.

Policy 1.2.11 — Coordinate with local agencies to anticipate the long-term opportunities for urban growth in the area between La Center and Woodland.

Policy 1.1.5 — Work with the U.S. Post Office to ensure that all land within the city limits has a La Center U. S. mail address. Zone changes within a Comprehensive Plan district designation, for example changing from low density (LDR 7.5) to the a higher medium density zone (MDR 16) within an Urban Residential Plan District the R-ML Comprehensive Plan designation, shall be reviewed by the Planning Commission and City Council. Provide an adequate supply of land zoned for residential purposes in order to meet the residential needs of the City at all income levels as required under the GMA.

Policy 1.1.6 — Provide at least three land use designations in which residential uses are allowed. They include:

- » Residential – Low/Medium Density designation in which low- to medium-density residential uses with minimum 7,500-square-foot lot sizes and medium-density residential uses with a minimum density of 8 units per acre and a maximum density of 16

units per acre are permitted to accommodate for a variety of housing options to meet community needs at all income levels.

» High Density designation in which high density residential uses are permitted.

» Commercial/Mixed Use designation in which in which medium-density residential uses ranging from 8-80 units per net acre, as well as temporary dwellings, and existing residences are permitted.

Policy 1.1.7 Provide zoning districts designed to encourage commercial development, provide for convenience shopping needs, opportunities for light retail and office uses, medium- to low-density residential uses, card rooms within the Downtown Commercial zone, opportunities to create a planned mixed-use development, and mix of uses along the I-5 corridor. Meet the employment needs of the community by providing commercial and employment land use designations that include the following: Commercial/Mixed Use and Employment. Commercial use districts include Downtown Commercial, Card Room overlay, Mixed Use, Residential/Professional, and Junction Plan.

Policy 1.1.8 Provide zoning districts designed to encourage commercial development, provide for convenience shopping needs, opportunities for light retail and office uses, medium- to low-density residential uses, and card rooms within the Downtown Commercial zone, opportunities to create a planned mixed-use development, and mix of uses along the I-5 corridor.

Policy 1.1.9 Zone changes within a Comprehensive Plan designation; (for example, changing from low density (LDR 7.5) to the medium density zone (MDR 16) within the R-ML Comprehensive Plan designation), should be reviewed by the Planning Commission and City Council.

Policy 1.2.12

Goal 1.2 La Center should foster community identity and compatibility in commercial, industrial, residential, and other developments in La Center to create a sense of place and connection in the community.

Policy 1.2.1 Medium-density development should be encouraged in areas where there is adequate access to services and public infrastructure.

Policy 1.2.2 Allow larger lot sizes within the Residential – Low/Medium Density designation implementing zones where new lots abuts the UGA.

Policy 1.2.3 Construct commercial, industrial, residential, and other developments in a manner that generally fosters community identity and continuity, through development code that promotes or requires the use of materials, architectural design, or other means consistent with La Center's heritage and character.

Consider standards or guidelines to foster greater compatibility in cases where adjacent uses differ. Standards might include beveling lot size, building scale, landscape buffers, or public trails or parks, and other effective means to create separation between uses.

Policy 1.2.13 Policy 1.2.4

Policy 1.2.5 Encourage downtown commercial development which fosters La Center's small town, "Main Street" ambiance consistent with . The following aspects of this ambiance should be consistent with Chapter 18.150 LCMC and the La Center Downtown Design Plan and Guidelines.

- » Store fronts should be located on the street along right-of-way lines. Business activity should be oriented towards the streets by allowing sidewalk cafes, design standards that encourage articulation and detail, including awnings or and pedestrian-scale lighting.
- » Parking areas should be located behind, or at the sides of buildings.
- » Commercial activities should use original building facades and appropriately sized and designed signs. New construction should be compatible with surrounding buildings in terms of scale, massing, materials, height and color.
- » Drive-through facilities should be discouraged or prohibited in Downtown except at gas stations and financial institutions.
- » Support public and private efforts to create tourism--related businesses and activities. Provide an adequate supply of land zoned for residential purposes in order to meet the residential needs of the city. Developments shall emphasize low density residential uses, but also allow for, and encourage, medium density development in certain areas.
- » Encourage residential development to use opportunities provided through infill development and redevelopment of existing housing stock, in addition to new construction on larger undeveloped lands. Provide adequate infrastructure and services in previously developed areas to encourage residential infill development in undeveloped areas within La Center.
- » Provide at least three land use designations in which residential uses are allowed. They include:

»

- » “Residential/Professional District” designation in which low density residential uses (minimum of 4 units per net acre), medium density residential uses (range of 8 to 16 units per net acre), and commercial (maximum 22 units per net acre) are permitted.⁸
- » “Mixed Use” designation in which residential uses, primarily in upper stories, may be permitted in conjunction with commercial or office uses.
- » Allow “Urban Residential” lot size for newly created lots to reach 11,000 square feet where the lot abuts the Urban Growth Boundary, particularly if there are no roads at the boundary.
- » Monitor overall population density and annually report findings to the City Council.
- » Provide a variety of housing products citywide and ensure that no single type of housing product, for example single family detached dwellings, comprises more than 75% of all housing stock overall. The city may accomplish this by allowing detached and attached housing and manufactured homes.
- »

Goal 1.3 La Center should Plan and designate land uses and apply zones where ensure adequate infrastructure and public services and facilities can be are provided to enhance well being and support a 20-year long-term growth period.

Policy 1.3.1 Plan for development within the city limits that allows for orderly and efficient provision of roads, sewer and water, and other services.

Policy 1.3.2 Provide adequate infrastructure and services in previously developed areas to encourage residential infill development in undeveloped areas within La Center.

Policy 1.3.3 Require development to make provisions for adequate road dedication and improvements, sewer and water improvements, and other capital improvements as needed to directly serve such development.

Policy 1.3.4 Adopt mandatory impact fees, to be collected consistent with state statute in an amount proportionate to the capital services and facilities required by those developments. Impact fees should reflect the size and type of use they are applied to so that smaller housing types (e.g., multifamily units), for instance, do not have impact fees equal to larger unit types. Funds collected through impact fees shall be allocated towards the cost of providing such capital services and facilities needed to serve growth.

⁸Maximum net densities may exceed maximum densities specified for the City's Medium Density Residential (MDR-16), Residential Professional (R/P), and Mixed Use (MX) zoning districts if a development uses the critical areas density transfer process in the La Center Municipal Code.

Policy 1.3.5 Evaluate opportunities to create public parking areas downtown and to reduce the burden of on-site parking on smaller lots.

Policy 1.3.6 Encourage commercial and industrial development in areas that directly benefit the La Center School District.

Goal 1.4 Consider the impacts of climate change on development, existing residents, and future generations, and natural resources when planning for future land uses and revising La Center's development regulations. La Center should implement efficient and sustainable practices that consider the impacts of climate change on development, existing residents and future generations, and natural resources.

Policy 1.4.1 Plan for higher density commercial and residential uses in the city center, the Junction Plan, and around alternative transportation routes to encourage multi-modal travel by transit, bicycle, or walking and to encourage shorter vehicle trips to reduce overall vehicles miles traveled without increasing greenhouse gas emissions.

Policy 1.4.2 Consider adopting the Wildland Urban Interface Code developed by the International Code Council to reduce risks posed by wildfire.

Goal 1.3—La Center should Commercial and Industrial Development

Goal 1.4 Cooperate with Clark County to maintain an adequate supply of commercial and industrial lands within the present and future urban growth area

Policy 1.4.1 Provide zoning districts designed to encourage commercial development. Commercial use districts include:

Policy 1.4.2 "Downtown Commercial", provides for convenience shopping needs in the downtown core. Typical allowed uses include convenience food markets, beauty and barber shops, bakeries and limited service industries.

Policy 1.4.3 "Residential/Professional", provides opportunities for light retail and office uses as well as medium density and low density uses surrounding the downtown commercial core.

Policy 1.4.4 "Card Room" overlay provides for card rooms within the "Downtown Commercial" zone.

Policy 1.4.5 "Mixed Use", provides an opportunity to create a planned development of office, commercial and upper-story residential uses in a compact area, such as the intersection of La Center Road and Timmen Road.

Policy 1.4.6 Encourage downtown commercial development which fosters La Center's small town, "Main Street" ambiance. The following aspects of this ambiance should be consistent with Chapter 18.150 LCMC and the La Center Downtown Design Plan and Guidelines:

» Store fronts should be located on the street along right of way lines. Business activity should be oriented towards the streets, through use of sidewalk cafes, tastefully designed awnings or similar features;

» Parking areas should be located behind, or at the sides of buildings;

» Commercial activities should use original building facades and appropriately sized and designed signs. New construction should be compatible with surrounding buildings in terms of scale, massing, materials, height and color. With the exception of gas stations, financial institutions and temporary coffee carts, the city discourages new drive through facilities in the downtown commercial area;

»

» Support public and private efforts to create tourism related businesses and activities;

Policy 1.4.7— Evaluate opportunities to create public parking areas downtown and to reduce the burden of on-site parking on smaller lots;

Policy 1.4.8— 1.3.5. Encourage commercial and industrial development in areas which directly benefit the La Center School District;

Goal 1.5 Plan for the La Center Junction, the intersection of the La Center Road and I-5 designated Junction Plan (JP) to become an mixed-use and employment area for the benefit of the citizens of La Center and north Clark County. Plan for the La Center Junction, the intersection of the La Center Road and Interstate 5 (I-5), to become an employment area for the benefit of the citizens of La Center and north Clark Co

Policy 1.5.1 Consult all affected agencies, interested property owners, and other parties including the Cowlitz Indian Tribe when planning for and constructing capital facilities for the Junction including the Cowlitz Indian Tribe.

Policy 1.5.2 Adopt a regional vision and long-term planning horizon by encompassing lands on both sides of I-5 south to NE 299th Street and north to the Lewis River.

Policy 1.5.3 Dedicate Encourage employment activities in commercial and light industrial formats compatible with La Center and the mixed-use concept for the Junction Plan. Industrial employment activity at the La Center Junction to in accordance with the implemented Employment Campus and/or Light Industrial Junction Plan use, consisting of Town Center (TC), Town General (TG), Town Employment (TE), and Town Residential Mixed Use (TRx) plan districts to and supporting commercial, employment, and light industrial activity. Heavy industrial uses are discouraged/favored.

Policy 1.5.4 Encourage development within city limits which provides jobs, goods or services primarily for the local area;

~~Policy 1.5.5~~ Policy 1.5.4 Pay for transportation, utility, or other improvements required for initial development at the Junction with public and private funds to the extent such funds are available. ~~The City shall~~ Consider the use of development agreements, contribution or latecomers' agreements, state and federal grants, or other tools to ensure the orderly and cost-effective construction of infrastructure improvements.

~~Policy 1.5.6~~ Policy 1.5.5 Encourage development within city limits at the Junction that complements the development and uses in downtown La Center.

~~Policy 1.5.7~~ Policy 1.5.6 Discourage development within city limits at the Junction which provides low levels of employment (fewer than nine⁹ employees per acre).

~~Policy 1.5.8~~ Policy 1.5.7 Development within city limits at the Junction should be consistent with minimum design standards that should, including limiting signage height; screen outdoor storage areas from, if any, shall be fully screened from surrounding uses and rights-of-way; and visually buffer commercial and industrial structures from public rights-of-way and I-5, installing landscaping along commercial and industrial property lines, as necessary, to provide a visual buffer of structures from public rights-of-way, including the I-5 freeway.

Policy 1.5.8 The plan should Update the Junction Plan to consider the effects of federal authority over land or resource use within the planning area, including jurisdiction on land owned or held in trust by the federal government as provided in the Washington Administrative Code (WAC 365-196-730(1)(b)).

Policy 1.5.9 Development at the Junction should include provisions for multi-modal transportation connectivity to encourage active transportation use, such as pedestrian and bicycle facilities to access development.

Policy 1.5.10 —

Placeholder

Commented [A3]: Reviewer comment: This placeholder for Chapter 2 (transportation) needs to remain for automatic numbering purposes throughout the document. Please ignore and see Chapter 3, Housing, below.



3 Housing

La Center's residential neighborhoods make up the majority of its land area and define the daily life of the community, are a defining chapter of this community.

La Center is committed to maintaining and enhancing our the quality of life in existing neighborhoods while accommodating future growth in new quality neighborhoods that integrate well with the existing community. New neighborhoods must should be consistent with the city's small-town feel, while accommodating growth within formats that have historically been uncommon in La Center, such as ADUs, duplexes, triplexes, townhouses, cottages, and apartments, and The City should emphasize residential infill development that is compatible with existing neighborhoods. The housing chapter provides the tools to accomplish this goal.

The Housing chapter and the Land Use chapters contain the essential goals and policies which that will guide the residential growth of La Center over the next 20 years. The land use goals and policies ensure that the City maintains an adequate supply of residential land for residential, commercial, industrial, and public facilities needed to serve growth. The housing goals and policies emphasize preserving existing residential neighborhoods, creating infill opportunities and identifying zones or areas where new growth can occur to accommodate a variety of housing types and densities, where new medium and low density housing will develop.

Growth Management Act

The GMA requires that a housing chapter be included in the Comprehensive Plan. Advanced planning for housing ensures that adequate and affordable housing is available to the community, and helps to plan for needed infrastructure improvements such as parks, schools, roads, water systems, etc. WAC 365-195-310 and The the GMA, as amended in 2021 established the following housing goal that housing elements must include:

- » Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.
- » An inventory and analysis of existing and projected housing needs, including units for moderate, low, very low, and extremely low-income households, and for emergency housing, emergency shelters, and permanent supportive housing.
- » A statement of goals, policies, and objectives for the preservation, improvement and development of housing, including single-family residences, and within a UGA boundary, moderate density housing options, including, but not limited to, duplexes, triplexes, and townhomes;
- » An identification of sufficient land capacity for housing, including government-assisted housing, housing for low-income families, very low- and extremely low-income households, manufactured housing, medium density multifamily housing, and group homes, and

foster care facilities; emergency housing, emergency shelters, transitional housing, and permanent supportive housing; and duplexes, triplexes, and townhomes;

- » Adequate provisions for existing and projected needs of all economic segments of the community;

- » Identifying and implementing policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing;

- » Identifying areas that may be at higher risk of displacement from market forces; and

- » Establishes anti-displacement policies, with consideration given to the preservation of historical and cultural communities, as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

The Act/GMA further requires inter-jurisdictional coordination and development of county-wide policies considering affordable housing and its distribution regionally. According to the US Department of Housing and Urban Development (HUD), affordable housing is generally defined as housing on which the occupant(s) is paying no more than thirty percent of gross income on housing costs, including utilities. The City must have enough land capacity for and adequately plan for housing affordable to the income groups as shown in Table 6 below.

A 1993 legislative amendment requires that all cities and public agencies develop an inventory of public properties no longer needed for public use and which may be available for affordable housing. The inventory identifies individual property locations, size, and current zoning category. Public agencies include all school districts and state departments of natural resources, transportation, social and health services, correction, and general administration. The inventory is provided by the city to the Washington State Office of Community Trade and Economic Development/Department of Commerce and is to be updated annually by November 1. The city is required by the State Housing Act of 1993 to adopt provisions for accessory housing. (RCW A.63.230).

Housing Inventory and Analysis⁹

Demographic and Housing Characteristics in La Center

In 2024, the City completed a Housing Needs Assessment and Strategy that inventoried the existing housing stock in La Center with an analysis of demographics and housing needs (see Appendix A). In 2015-2023, there were 1,451-1,176 dwelling units in La Center, an increase of

⁹ Data sources consulted include: www.data.wa.gov; www.census.gov; www.factfinder.census.gov; and La Center building permit data.

326,275 units above the 856,176 units available in 2006/2015 at the time of the last update of the Comprehensive Plan. All of the new housing developments occurred north of the East Fork of the Lewis River, because sanitary sewer service was not available in the newly annexed areas. (See Map 2—Approved Subdivisions.)

In 2023/2015, approximately 97%⁸⁴ percent of the housing units in La Center were low-density detached units with an average of 2.68 persons per household. On average, each unit contains approximately 2.97 persons per household. The targeted average persons-per-household ratio, as established by the Board of Clark County Commissioners, used for 20-year planning purposes, is 2.66.

According to OFM, the 2023 The 2015 year-end population in La Center excluding its unincorporated UGA was 3,890. 3,163. In concert with OFM, Clark County is responsible for allocating the 20-year population to cities and rural areas within the county. Clark County projected that La Center would have a 2045 population of 8,793 people and will need to accommodate 2,123 new dwelling units, and the projected 2036 population is 7,642. To accommodate the additional population of 4,433 persons the city will need an additional 1,667 dwelling units. By 2036/2045 the total number of dwelling units in La Center may be 1,7673,574,444.

Additional demographic trends¹⁰ provide a snapshot of the current growth patterns and provide evidence of future activity:

- » In 2021, the U.S. Census reported a total of 248 rental units in La Center.
- » Nearly 60 percent (57.9 percent) of the housing stock was built after 2000 while 83.7 percent of the housing units were built after 1990.
- » Estimated median household income in 2021 was \$91,375, significantly higher than the median incomes statewide (\$84,247) and in Clark County (\$82,719). Area median income (AMI) for La Center and all of Clark County is \$114,400.
- » According to the U.S. Census, the estimated median La Center house value in 2021 was \$399,700, higher than the Clark County median house value (\$381,700).¹¹
- » In 2022, the U.S. Census estimates that about 3.3 percent of La Center residents live below the federal poverty line¹².

Housing Allocations and Land Capacity

¹⁰ Source: 2010-2014 American Community Survey 5-Year Estimates

¹¹ www.zillow.com

¹² 2022 American Community Survey, Table S1701

As required by the GMA, La Center must identify sufficient capacity and make adequate provisions for housing serving all economic segments ranging from extremely low income to moderate income individuals. Using the Housing for All Planning Tool provided by the Washington State Department of Commerce, Clark County allocated new housing units to La Center by income category as shown below in Table 6.

Table 5. Allocated 2045 Housing Units by Income Bracket

Total Units	<30% AMI (Non-PSH)	<30% AMI (PSH)	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
2,123	211	124	311	404	234	172	667

The 2015/2023 Clark County VBLM Vacant Buildable Land (VBL) analysis indicates provides estimates of the existing vacant and underutilized housing and jobs capacity in each of La Center's zones as shown in Chapter 1, Table 4. The VBLM shows that the La Center UGA contains has the capacity for approximately 258,112 net buildable acres housing units on its low-density residential (LDR-7.5) land and 206 housing units on its medium-density (MDR-16) land. The MX zone has the capacity to generate 179 new residential units and the residential professional (R/P) zone has the capacity to generate 61 housing units. The JP zone has the capacity to accommodate 392 housing units. In the unincorporated UGA, La Center has the capacity for 157 housing units. The total buildable residential capacity within La Center's UGA is 2,122 housing units. La Center must accommodate 2,123 housing units by 2045; therefore, La Center has a small capacity deficit of one-housing unit over the 20-year planning period until 2045. At 4 units per net acre, the VBL projects that these lands can accommodate 1,032 new single family homes. On the medium density side, the VBL indicates that the La Center UGA contains about 33.4 net buildable acres (75 gross acres). Medium density zoning districts should generate between 8 to 14 housing units per net acre. These lands could generate between 267 and 468 new medium density units. Finally, the Mixed Use (MX) land use zones contain about 16.7 net acres and are planned to build between 8 and 16 units per net acre.¹³ MX zones have the capacity to generate 134 to 267 new medium density units.

In addition, as required by the GMA, La Center is required to have enough land capacity to accommodate a full spectrum of household income needs ranging from extremely low (0-30 percent) to moderate (80-100 percent). La Center has a shortage of land that can accommodate residences serving those with incomes of 80 percent or less of the AMI and excess land serving those with incomes of 80 percent or higher AMI (see Appendix B). La Center will need to rezone

¹³ Maximum net densities may exceed maximum densities specified for the City's Medium Density Residential (MDR-16), Residential Professional (R/P), and Mixed-Use (MX) zoning districts if a development

about 24 net acres of land from LDR-7.5 to MDR-16. La Center's Comprehensive Plan map reflects the changes needed to provide sufficient land capacity for each income segment.

Commented [A4]: Numbers to be finalized based on chosen land use scenario and need.

Consequently, the Comprehensive Plan anticipates that the La Center UGA has sufficient residential land capacity to accommodate the projected 2036 population:

Demographic trends¹⁴ provide a snapshot of the current growth patterns and provide evidence of future activity:

- » In 2010 the U.S. Census reported a total of 158 rental units in La Center.
- » Over forty five percent (45.3%) of the housing stock was built after 2000 while 85.4% of the housing units were built after 1985.
- » Estimated median household income in 2014 was \$71,948, significantly higher than the state wide median (\$58,686) and the Clark County median income (\$59,341).
- » The estimated median La Center house value in 2015 was \$339,800, higher than the Washington median house value (\$269,400).¹⁵
- » About 5.2% of La Center residents live below the federal poverty line.

Goal 3.1 — Statement of Policies that Encourage Affordable Housing

The city residential and mixed use zoning districts establish minimum densities:

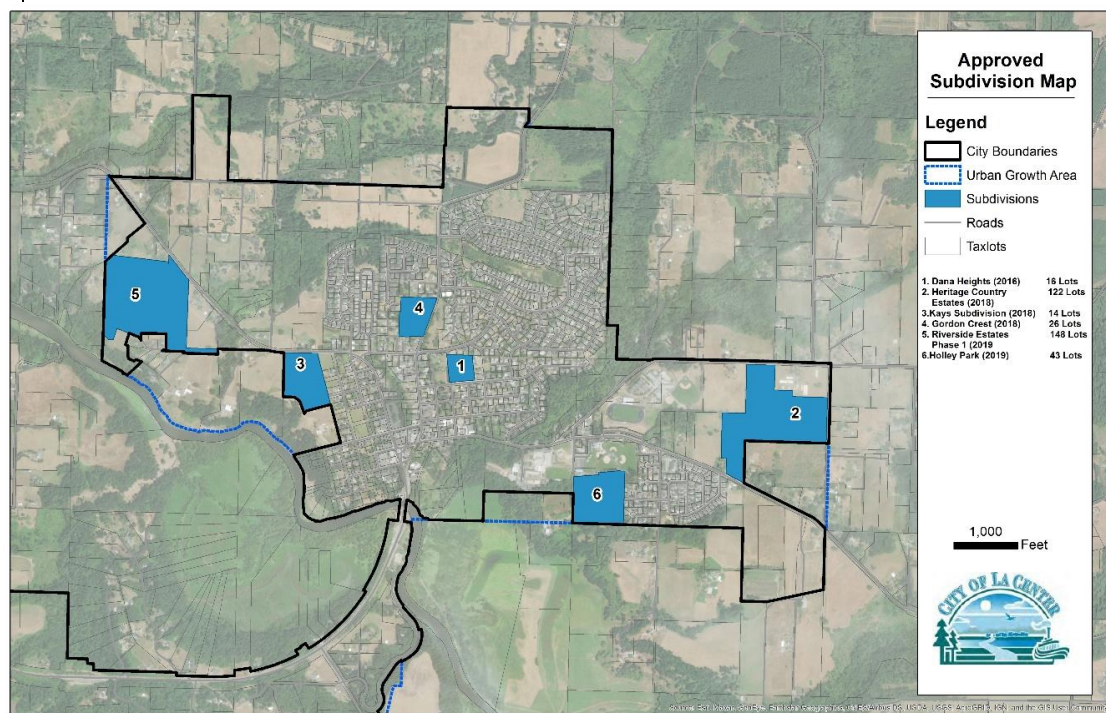
- » The Comprehensive Plan provides for a wide variety of housing options, such as, townhomes, condominiums, manufactured homes, accessory dwelling units (ADUs), cottage housing, and 'patio' homes (detached housing on lots as small as 3,000 SF).
- » The Residential Professional zoning district surrounding downtown is effectively a 'horizontal' mixed use district. Low density residential, medium density residential, commercial and office uses are all allowed individually or as a vertical mix of uses.
- » The development regulations require lot size 'beveling' to help blend the transition between low density and medium density zoning districts.
- » Consistent with state law, 'stick built' and manufactured housing are allowed in all residential districts.

¹⁴ Source: 2010-2014 American Community Survey 5-Year Estimates

¹⁵ www.zillow.com

» The introduction of a variety of medium density housing products, and renewed emphasis on mixed use, should provide a more diverse housing stock and a greater range of housing choices and prices for people seeking home ownership.

Map 2: Approved Subdivisions



Housing Goals and Policies

La Center will provide a sufficient supply of land ~~and allowances to accommodate a~~ variety of housing types ~~serving all economic segments of the community. The City's goal, as required by the GMA, is to provide a diverse housing supply,~~ including, but not limited to, low-density detached and attached housing, manufactured housing, and medium density housing ~~such as duplexes, triplexes, townhomes, and multifamily, as well as special needs housing (e.g., group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing).~~

Goal 3.2 — Housing Policies

Goal 3.3 — La Center will provide a sufficient supply of land for housing to accommodate a variety of housing types and economic needs, while also

ensuring that new housing is sensitive to the needs and values of existing residents.

Goal 3.4
Goal 3.1 La Center will provide a sufficient supply of land for housing to accommodate a variety of housing types and economic needs, while also ensuring that new housing is sensitive to the needs and values of existing residents. Work to ensure that medium- and high-density housing should account for at least 25% percent of all new residential units during the 20-year planning period through 2045, construction overall during the life of the plan.

Encourage flexible and cost efficient land use regulations that allow for the creation of creative housing types which will meet the needs of an economically diverse population.

Policy 3.4.2
Policy 3.1.2 Adopt implementation measures code requirements to assure that new residential development shall occur at an average density of four (4) units per net acre in the LDR-7.5 zone, and twelve units per net acre in the MDR-16, R/P, JP, and MX zones.

Policy 3.4.3
Policy 3.1.3 If the policy of providing an average of five units per net acre in the low-density zones and twelve units per net acre in the medium-density zones are not met.¹⁶ Reevaluate the status of local medium density housing opportunities at the time of updates to the Comprehensive Plan or Urban Growth Boundary UGA and adjust policies accordingly, if the goals of providing an average of four (4) units per net acre in the low density zones and 8 units an acre in the medium density zones are not met.¹⁷

Policy 3.4.4 Encourage, where practical, the preservation and improvement of existing housing stock.

Policy 3.4.5 Allow special needs housing, as necessary. Special needs housing may include emergency shelters, transitional housing, nursing homes, congregate care facilities, or housing for the elderly or disabled, consistent with state and federal law.

Policy 3.4.6 Support programs that assist individual homeowners and property owners in upgrading and rehabilitating historical and other housing units in need of repair.

Policy 3.4.7 Integrate public safety into the design of neighborhoods.

Policy 3.4.8
Policy 3.1.4 Enhance neighborhood attractiveness by linking neighborhoods to public amenities such as greenbelts, trails, open spaces and natural resources, parks, and downtown.

Policy 3.4.9
Policy 3.1.5 Work to or require that buffer neighborhood edges adjacent to major streets and areas of commercial development. Residential uses should be buffered from

¹⁶ Maximum net densities may exceed maximum densities specified for the City's Medium Density Residential (MDR-16), Residential Professional (R/P), and Mixed-Use (MX) zoning districts if a development uses the critical areas density transfer process in the LCMC.

commercial development and major streets unless the scale of commercial development is smaller, and well-integrated with residential uses.

~~Policy 3.4.10~~Policy 3.1.6 Encourage the blending of new and existing neighborhoods, and allow flexibility for varying housing types within areas with the potential for infill.

Policy 3.4.11—Identify mature neighborhoods that may benefit from revitalization and/or redevelopment and, to the extent that resources are allocated, pursue reinvestment through public projects, private and individual initiatives, and other incentives.

Policy 3.4.12—Study the need for, and opportunity to create, senior housing facilities to meet the needs of our aging population.

Policy 3.4.13—Develop regulations to allow gated residential subdivisions and housing complexes and ensure that gated developments do not impede emergency services or safe and direct walking to school or essential public facilities.

The City should continue development regulations requiring lot size ‘beveling’ to help blend the transition between low density and medium density zoning districts

Policy 3.1.7 Consistent with state law, ‘stick-built’ and manufactured housing are should be allowed in all La Center’s residential districts where ‘stick-built’ is permitted.

La Center should evaluate and update its regulations to blend density across the city including within the Low Density Residential zone to provide housing opportunities for a variety demographic groups and to avoid large concentrations of medium and high density housing that is not integrated into the community and close to services such as commerce, parks, and schools.

Goal 3.2 La Center should make adequate provisions to meet the affordable housing needs across the income spectrum ranging from extremely low to moderate income households.

Policy 3.2.1 Consider howEvaluate the need for a Planned Unit Development (PUD) ordinance that would emphasize might enhance opportunities for a variety of housing types and to accommodate all economic needs by providing incentives, such as increased density in exchange for affordable housing development and/or additional open space. develop regulations to implement a PUD ordinance.

~~Policy 3.4.14~~Policy 3.2.2 La Center should audit and revise its code to eliminate barriers to the development of affordable housing and evaluate the feasibility of financial incentives consistent with the recommendations of the 2024 Housing Needs Assessment and Strategy.

~~Policy 3.4.15~~Policy 3.2.3 The Comprehensive Plan and development regulations should provide for a wide variety of housing options, such as duplexes, triplexes, townhomes, condominiums, manufactured homes, ADUs, cottage housing, and ‘patio’ homes (detached housing on lots as small as 3,000 square feet). La Center should also plan for and accommodate emergency housing and shelters and permanent supportive housing.

Policy 3.4.16 Policy 3.2.4 The introduction of a variety of medium-density housing products, and renewed emphasis on mixed use, should provide a more diverse housing stock and a greater range of housing choices and prices for people seeking housing.

Encourage flexible and cost efficient land use regulations that allow for the creation of creative housing types which will meet the needs of an economically diverse population.

Policy 3.2.5 Identify lands suitable for implementing La Center should explore and consider creating and implementing a high-density residential zone with locational criteria for siting on suitable lands as another tool to make adequate provisions for housing meeting a variety of needs, to further accommodate affordable housing needs across the income spectrum.

Goal 3.3 La Center should zone land in proximity to employment locations for compatible and affordable residential uses with special consideration given to downtown and the I-5 Junction.

Policy 3.3.1 Zone land with appropriate densities in proximity to downtown and the I-5 Junction to accommodate a variety of housing types, including attached single-family, multifamily, and ADUs.

Policy 3.3.2 Review the prohibition on new housing in the C-1 downtown commercial zone.

Policy 3.3.3 Identify potential affordable housing locations, including a high-density residential zone, in areas that are in close proximity to downtown or the Junction and in proximity to future transit stops.

Goal 3.4 La Center should work to preserve existing housing across the city, emphasizing housing for renters and lower income groups.

Policy 3.4.1 La Center should encourage the preservation and improvement of existing housing stock.

Policy 3.4.2 Support programs that assist individual homeowners and property owners in upgrading and rehabilitating historical and other housing units in need of repair.

Policy 3.4.3 Identify mature neighborhoods that may benefit from revitalization and/or redevelopment to include a wider variety of housing types. Pursue reinvestment through public projects, private and individual initiatives, and other incentives.

Policy 3.4.4 Preserve manufactured housing as an important supply of affordable housing and prevent it from being converted to other uses through limitations on zone changes, conversion of private infrastructure to public ownership, and other tools that reduce the costs to residents and maintain the affordability of their housing.

Policy 3.4.5 The City should strive to integrate housing of different densities continue to monitor and update development regulations requiring lot size 'beveling' to help blend the transition between low density and medium density zoning districts including using tools such as beveling, landscape buffering and screening, and architectural treatments.

Policy 3.4.6 The **RP Residential Professional** zoning district surrounding downtown is effectively a ‘horizontal’ mixed use district and should be considered for expansion to encourage revitalization and preservation of older neighborhoods. Low-Density residential, medium density residential, commercial, and office uses are all allowed individual or as a vertical mix of uses.

Goal 3.5 La Center should make adequate provisions to accommodate special needs housing across the city.

Policy 3.5.1 Allow special needs housing in each residential zone as allowed per the GMA throughout the City. Special needs housing may include emergency shelters, emergency housing, permanent supportive housing, transitional housing, nursing homes, congregate care facilities, or housing for the elderly or disabled, consistent with state and federal law. Emergency shelters and housing are to be allowed in zones where hotels are allowed and permanent supportive and transitional housing are to be allowed in zones where residential dwellings and/or hotels are allowed.

Policy 3.4.17 Policy 3.5.2 Study ways the City can revise its regulations need for, and opportunity to create, to encourage senior housing facilities in a variety of contexts including in low density zoned areas to meet the needs of our aging population this demographic.

Goal 3.6 La Center should work to eliminate racially disparate impacts and exclusion that may have resulted from past policy, regulatory, and investment decisions to the degree such impacts are present.

Policy 3.6.1 La Center should review and revise its codes that have a discriminatory effect, including an oversupply of land zoned for low-density, large-lot single-family development and revise regulations to encourage affordable housing.

Policy 3.6.2 La Center should take into account racially disparate impacts when planning for and financing new infrastructure including when developing capital improvement plans.

Policy 3.6.3 La Center should monitor racially disparate impacts when reviewing or revising its comprehensive plan goals and policies, and development regulations, as well as when zoning land for development.

Policy 3.4.18 Policy 3.6.4 La Center should evaluate and update its regulations to blend density across the city to provide housing opportunities for a variety demographic groups and close to services such as commerce, employment centers, parks, and schools.

