

# La Pine 2045 Comprehensive Plan Update

Steering Committee & Technical  
Advisory Committee #3

October 3, 2024

2:30 – 4:00pm



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# Agenda

- Project Overview and Updates
- Land Use Alternatives
- Comprehensive Plan Goals Discussion
- Next Steps

What is a  
Vision and  
Comprehensive  
Plan Update?

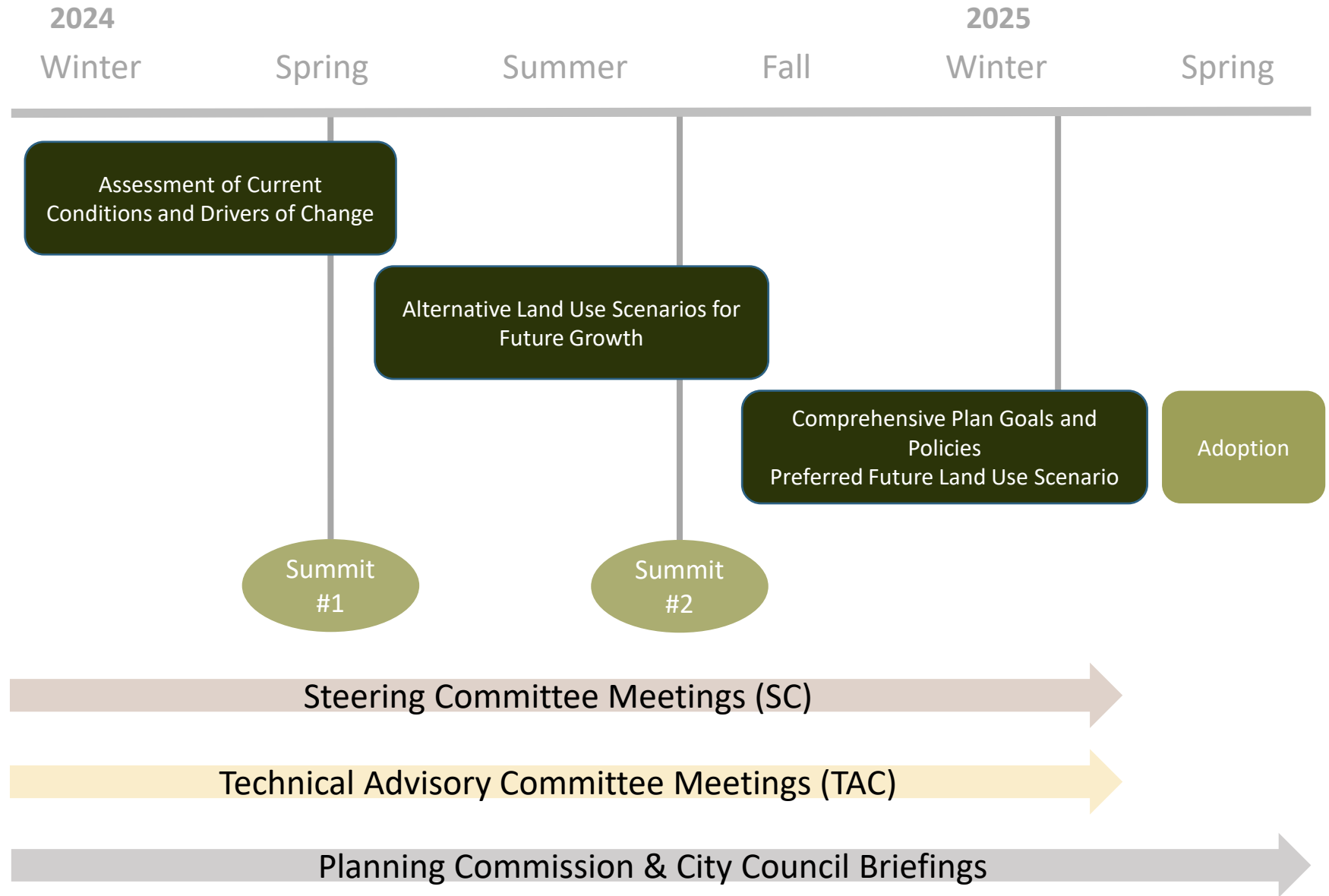


# Project Overview & Updates

# Developing the comprehensive plan: Overview and Process



# Schedule



# Project Website

<https://lapine2045.com/>



# Land Use Alternatives





La Pine Vision Summit Recap  
May 21, 2024, 5:30-7:30pm



1. Presentation



2. Map Exercise



3. Report Back

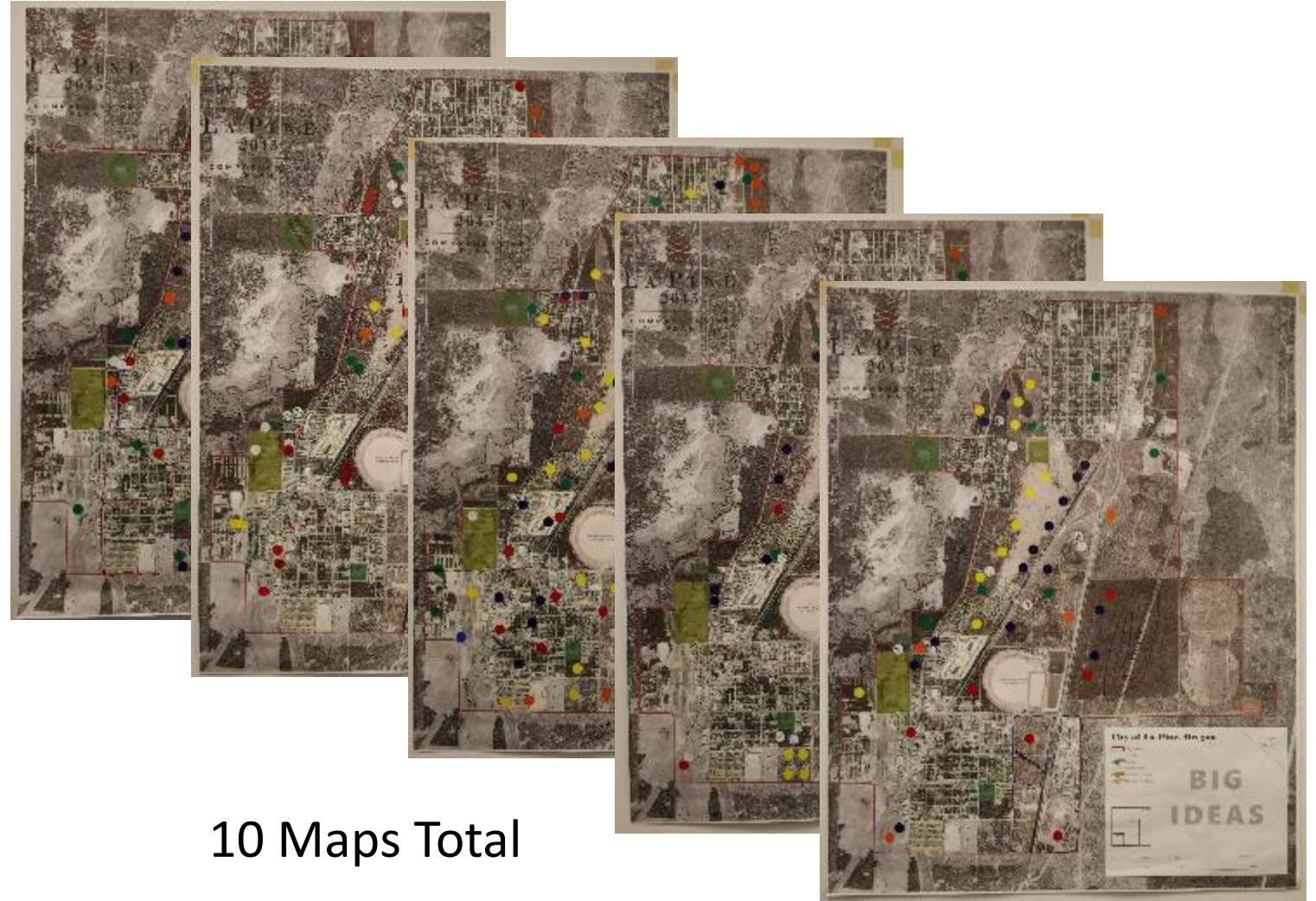
# The Mapping Exercise

Each table collaborated around a large map to record ideas.

You identified areas for preservation and development.

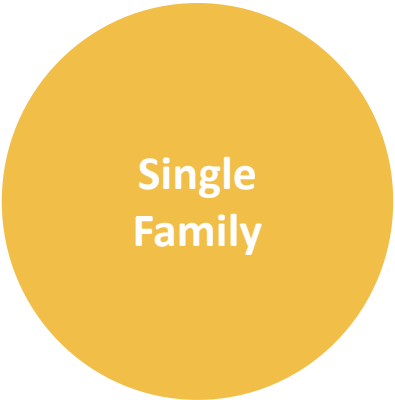
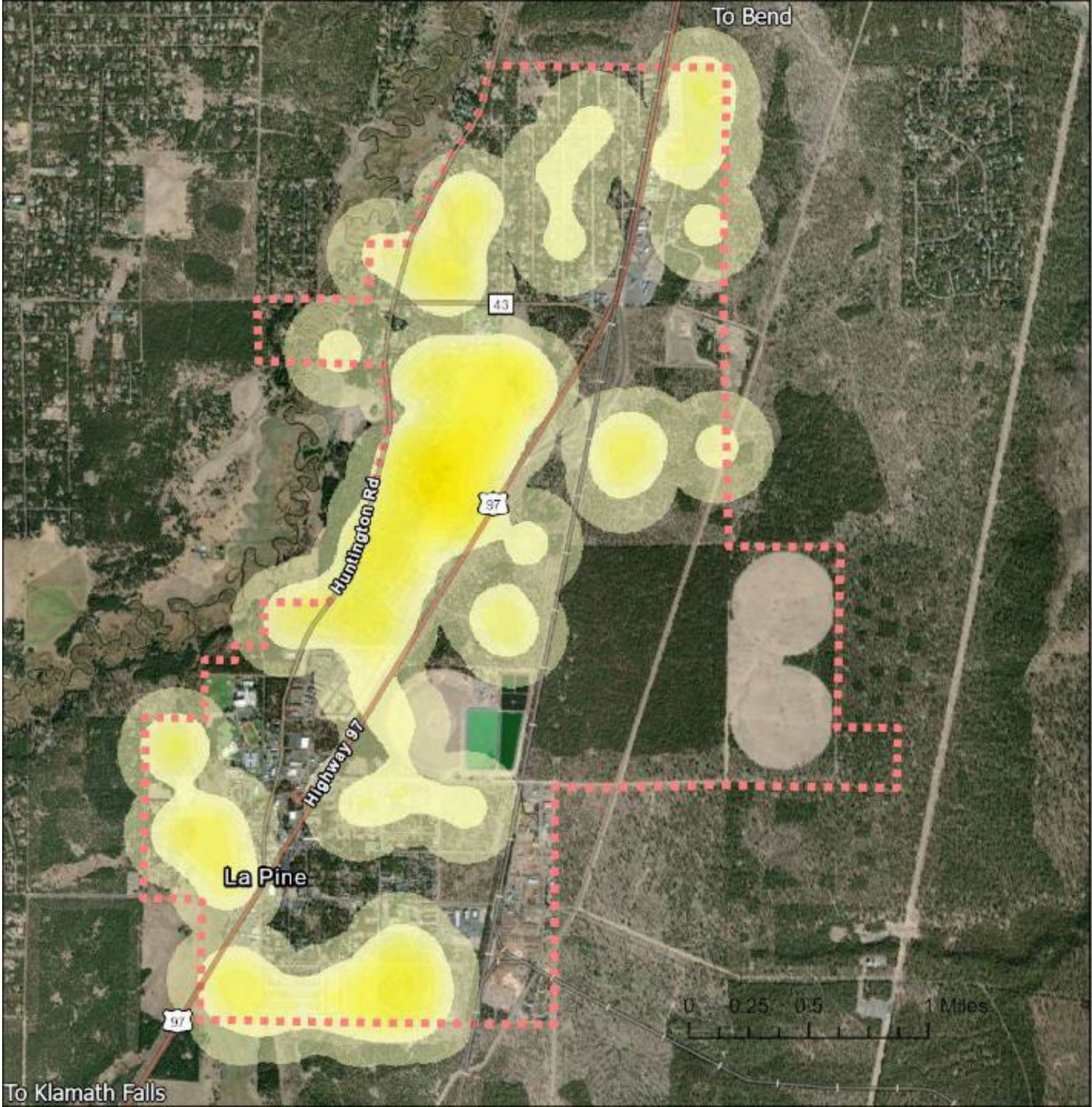


# We digitized and analyzed every map

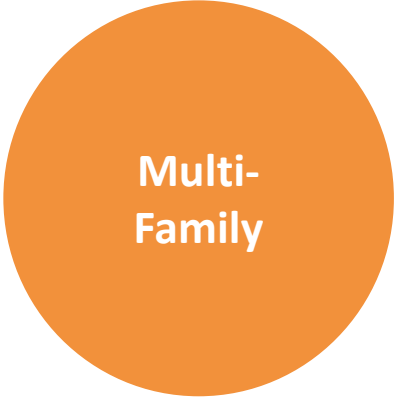
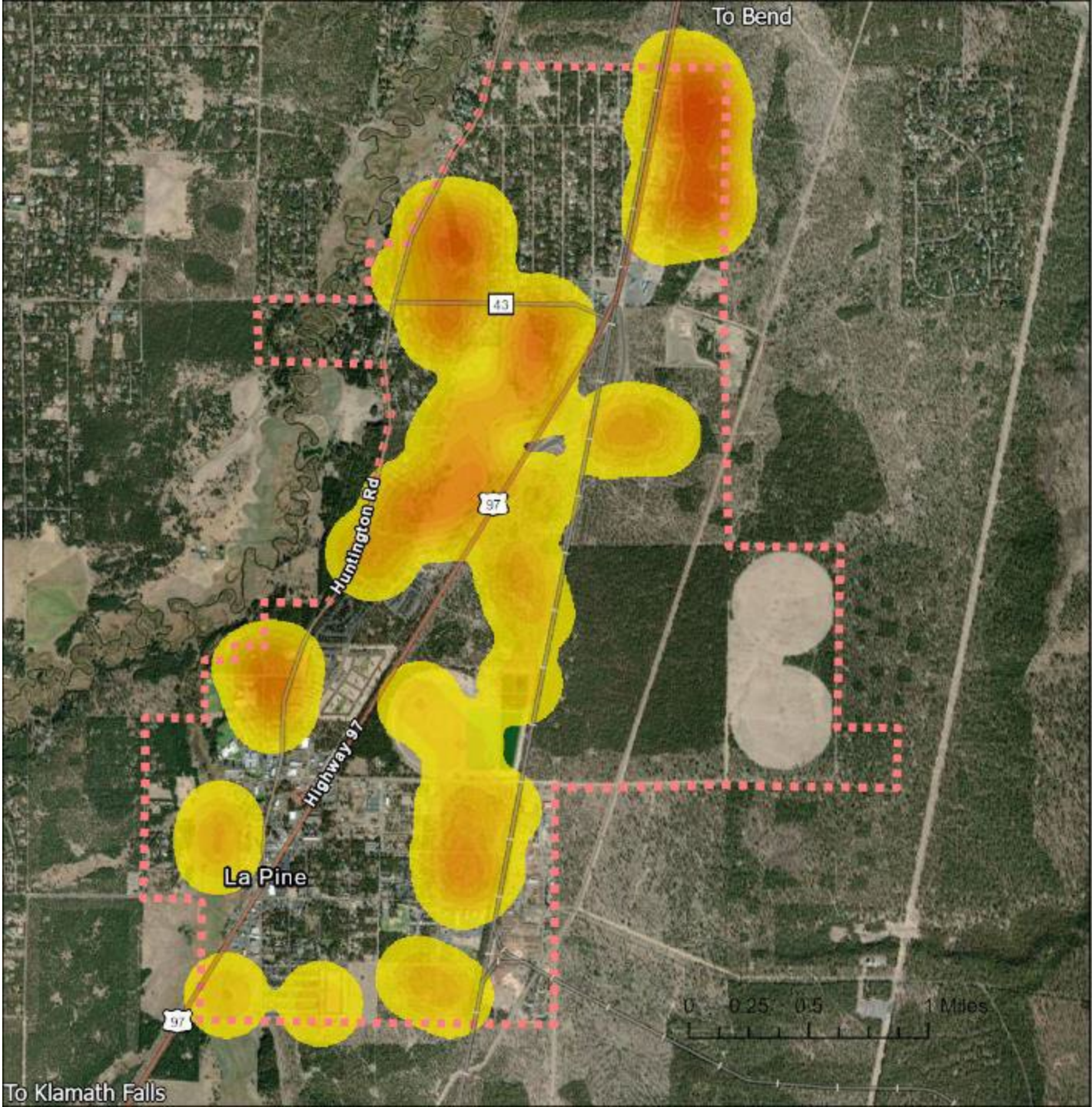


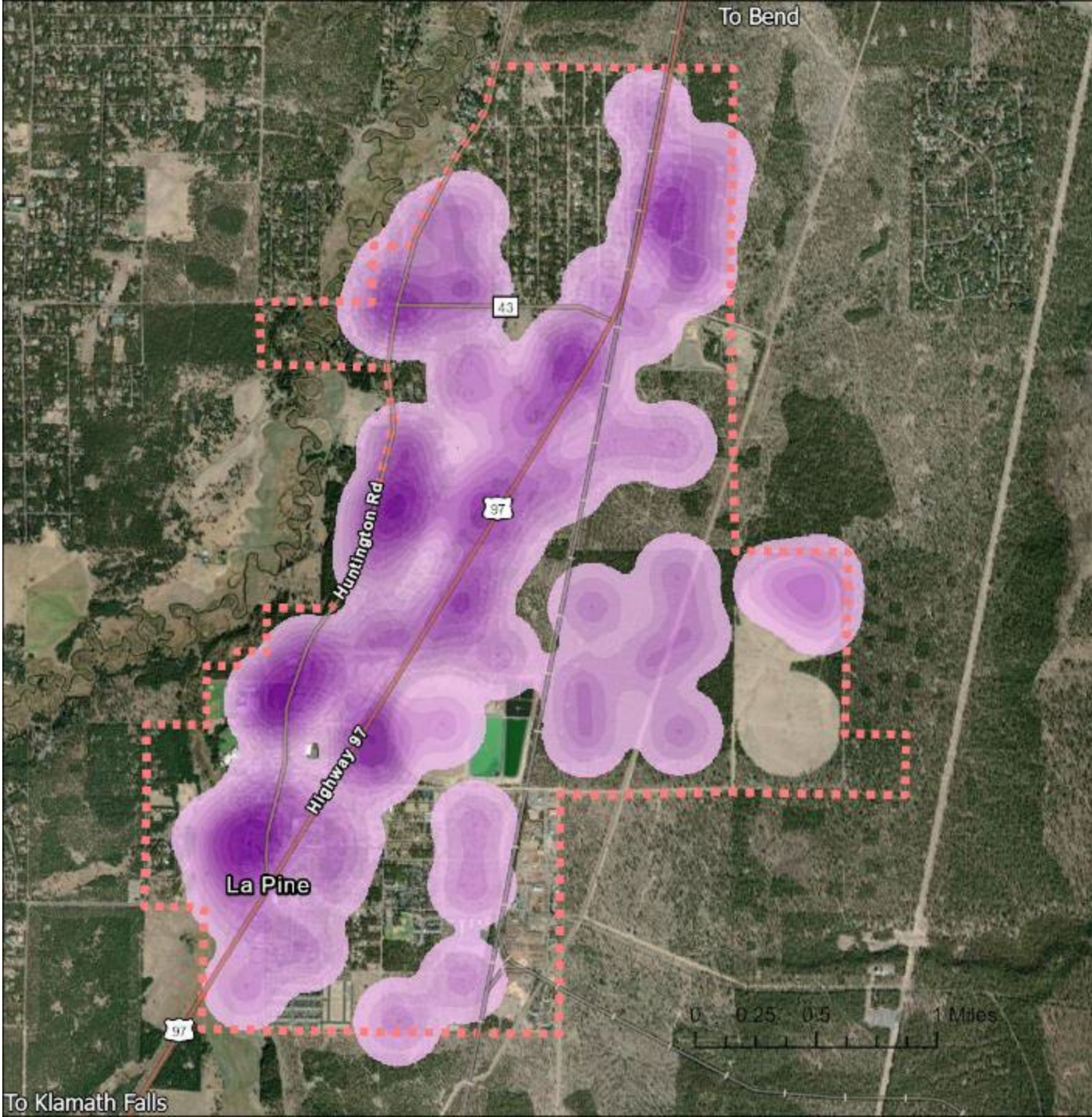
10 Maps Total

# Single Family Housing



# Multi Family Housing

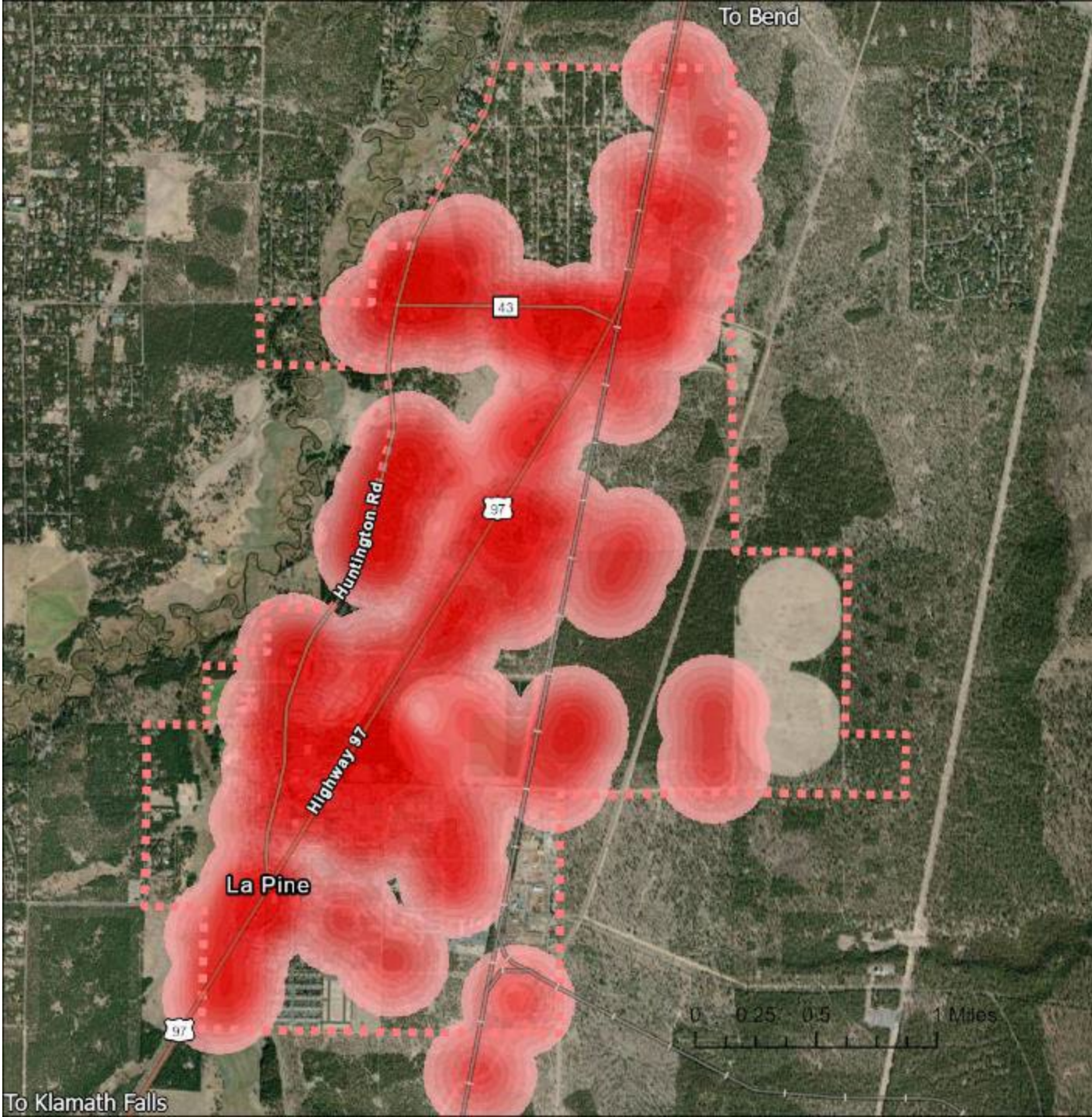




# Mixed Use



# Commercial



Commercial

Less Dense

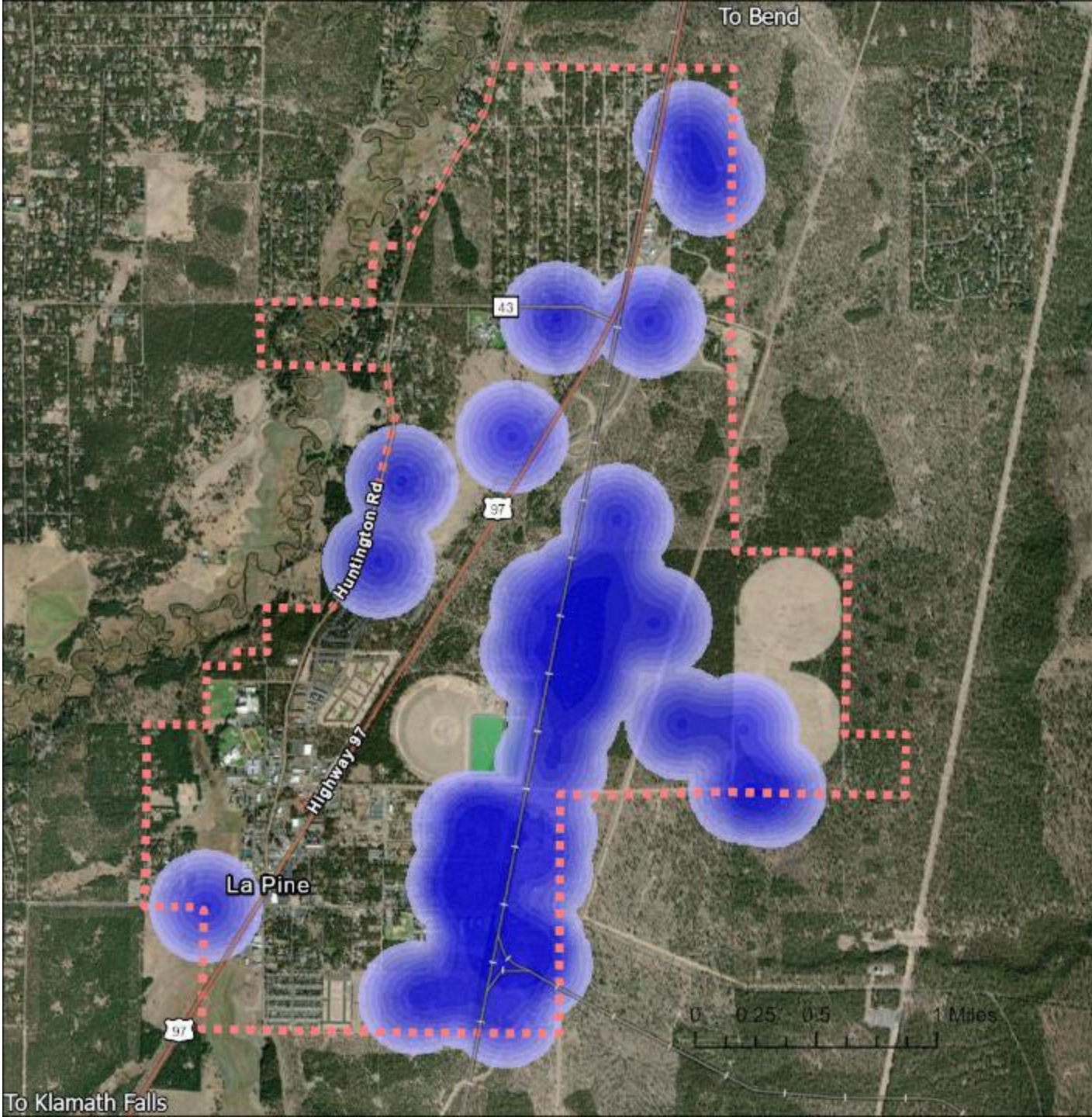


More Dense





# Industrial



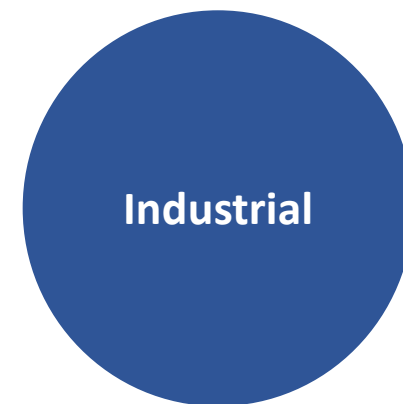
 City Limit

Industrial

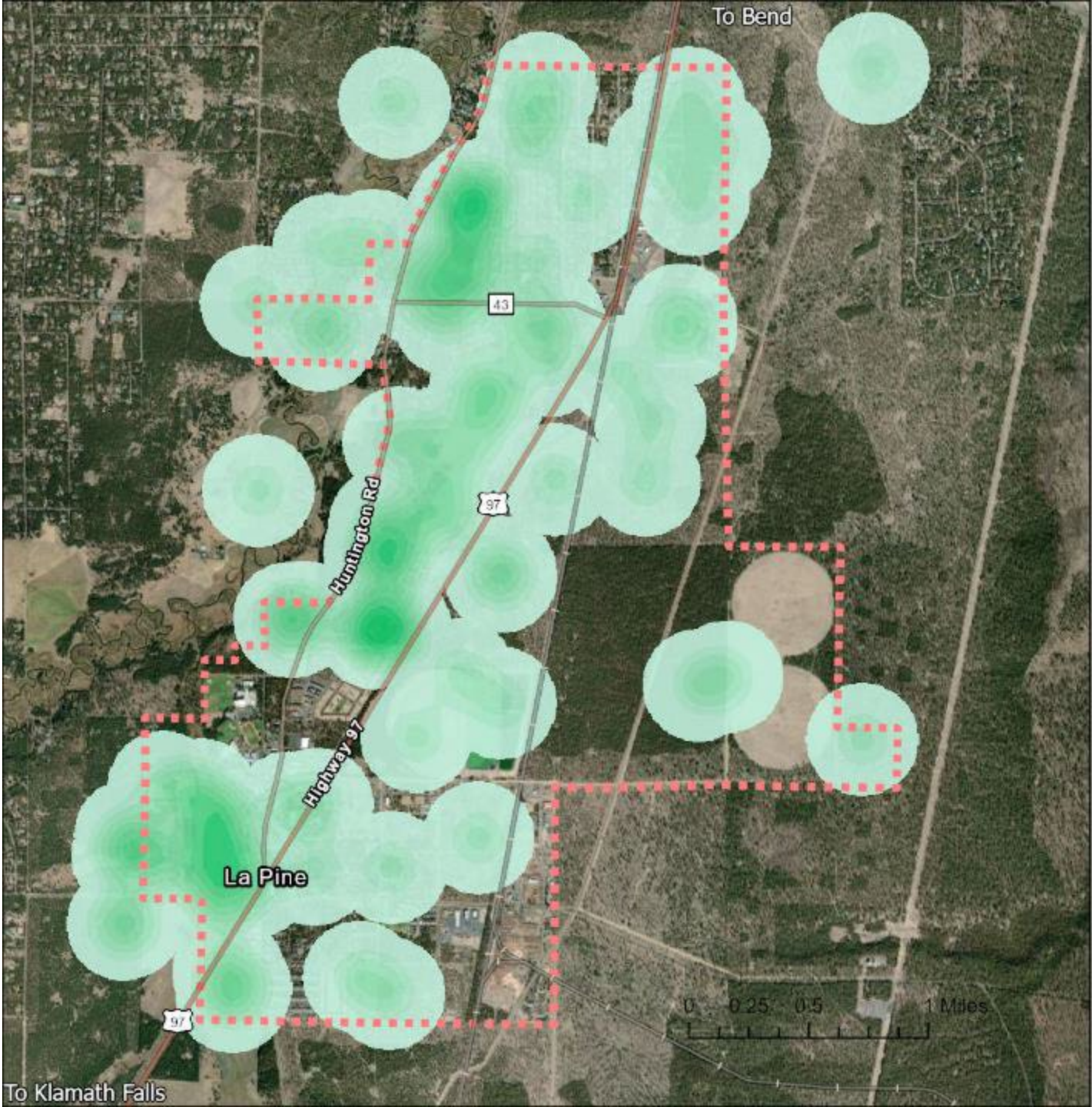
Less Dense



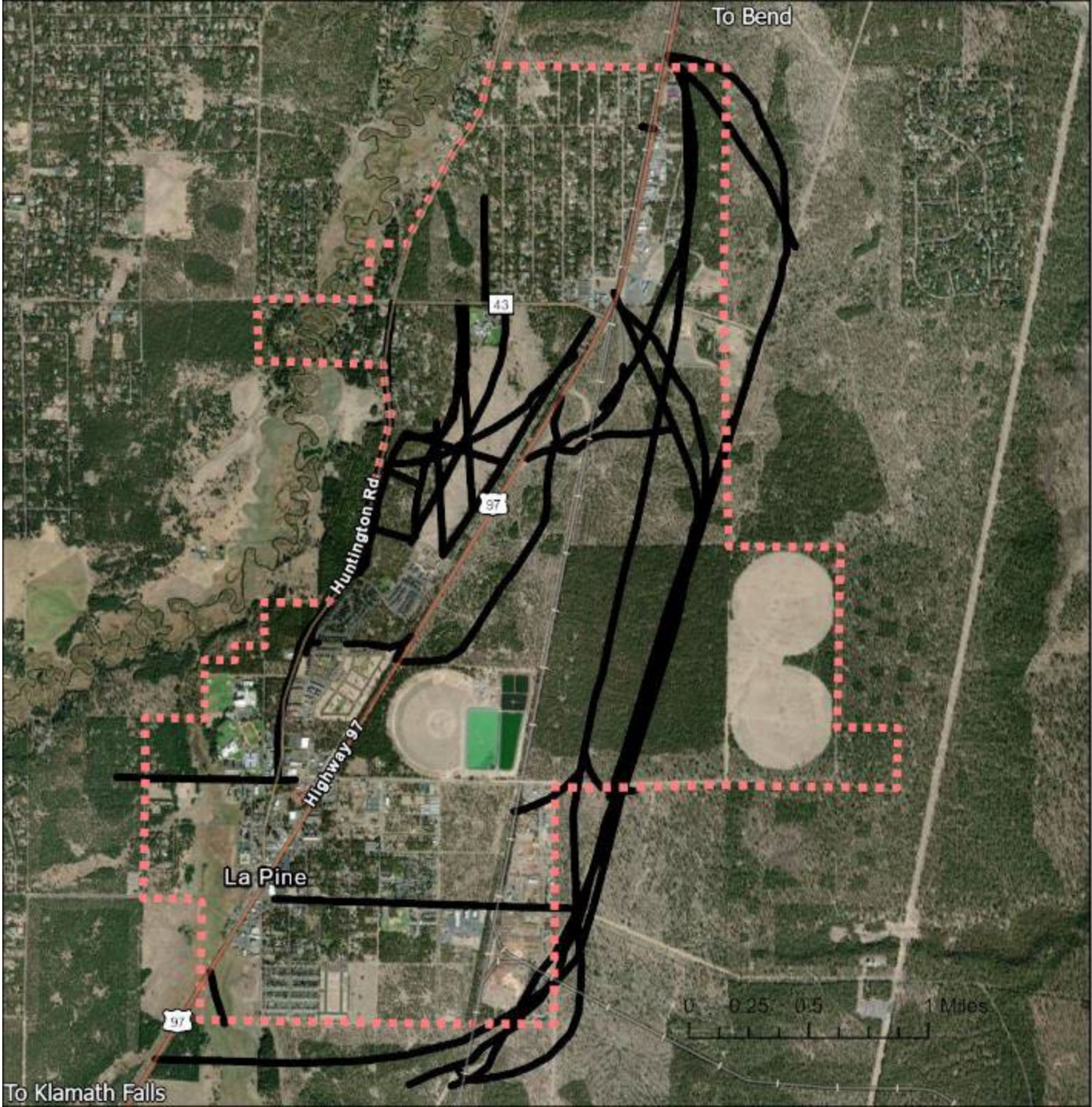
More dense



# Open Space

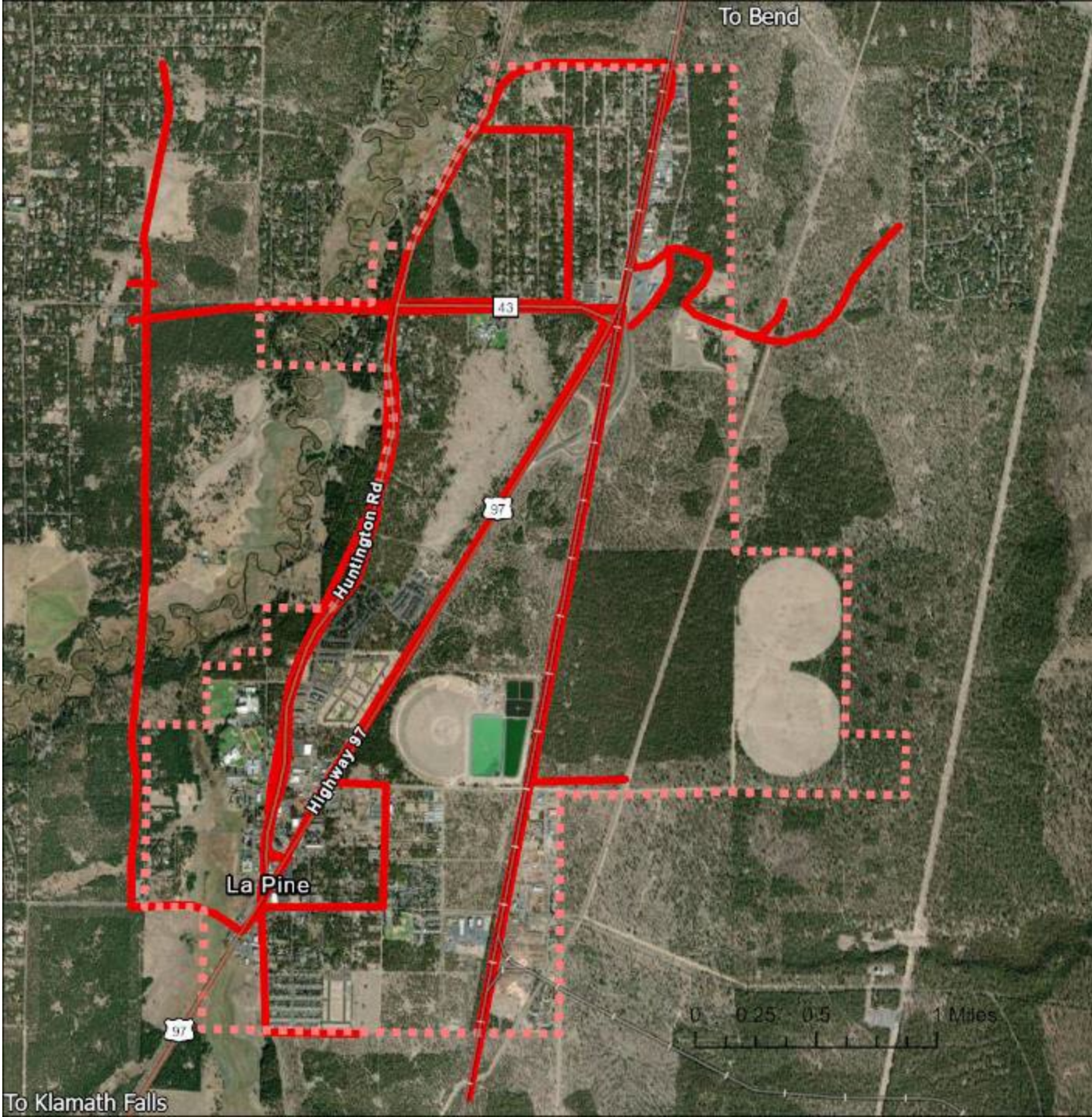


# Roads



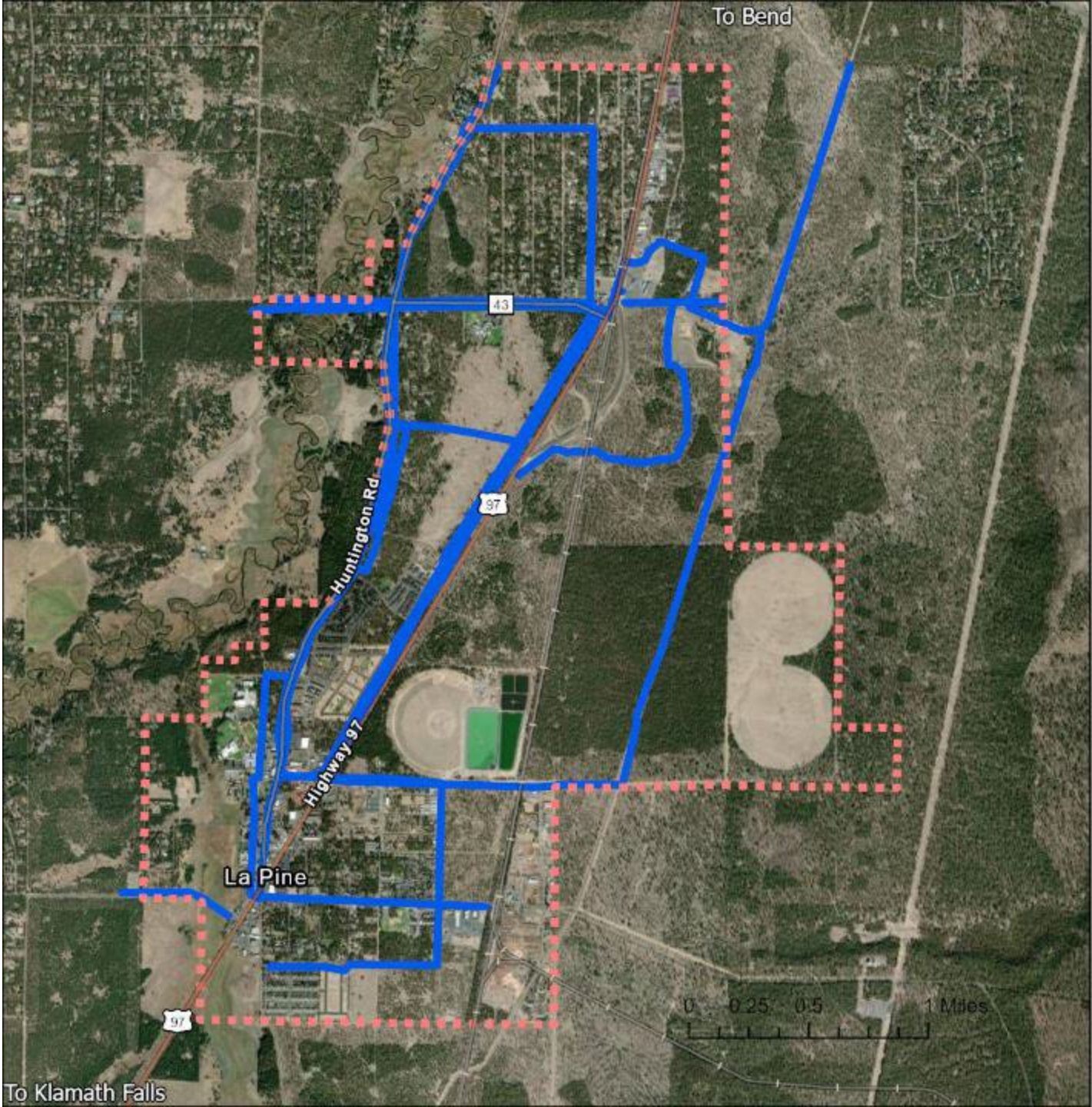
- City Limit
- Bikes and Trails
- Roads
- Transit





# Transit



-  City Limit
-  Bikes and Trails
-  Roads
-  Transit

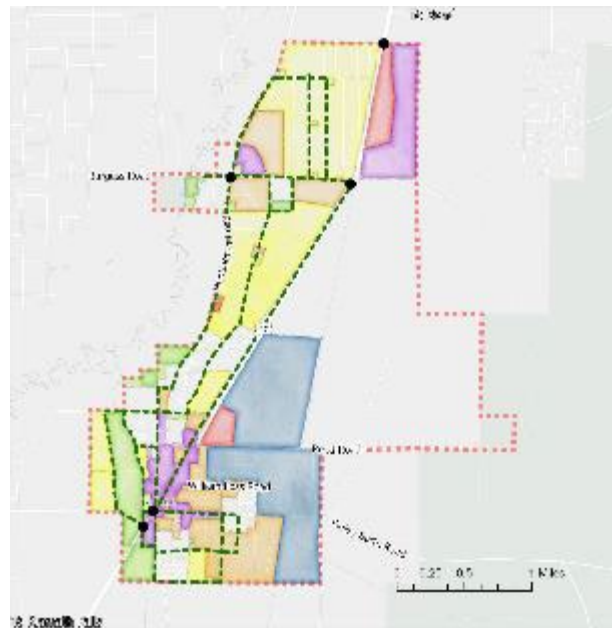
# Bikes & Trails



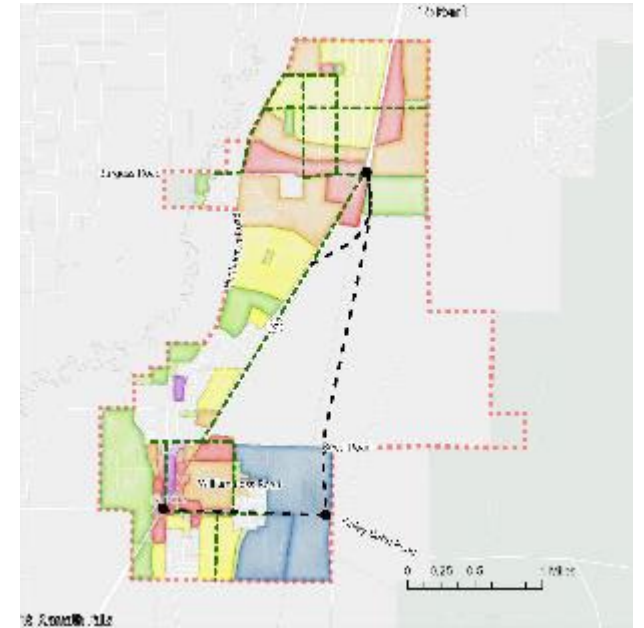
-  City Limit
-  Bikes and Trails
-  Roads
-  Transit

# Land Use Alternatives

# We used your maps to build a two future growth scenarios

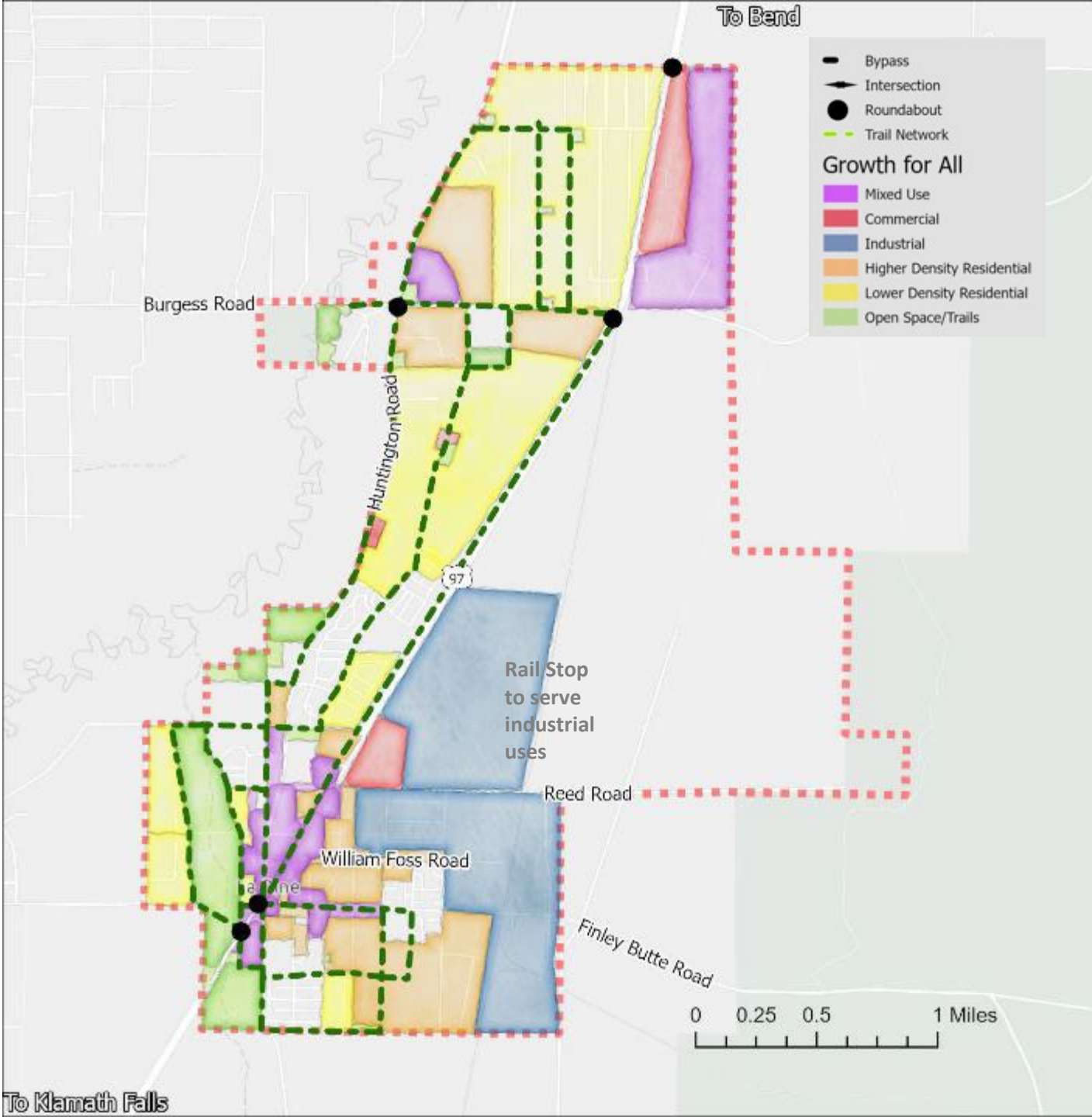


**Growth For All**



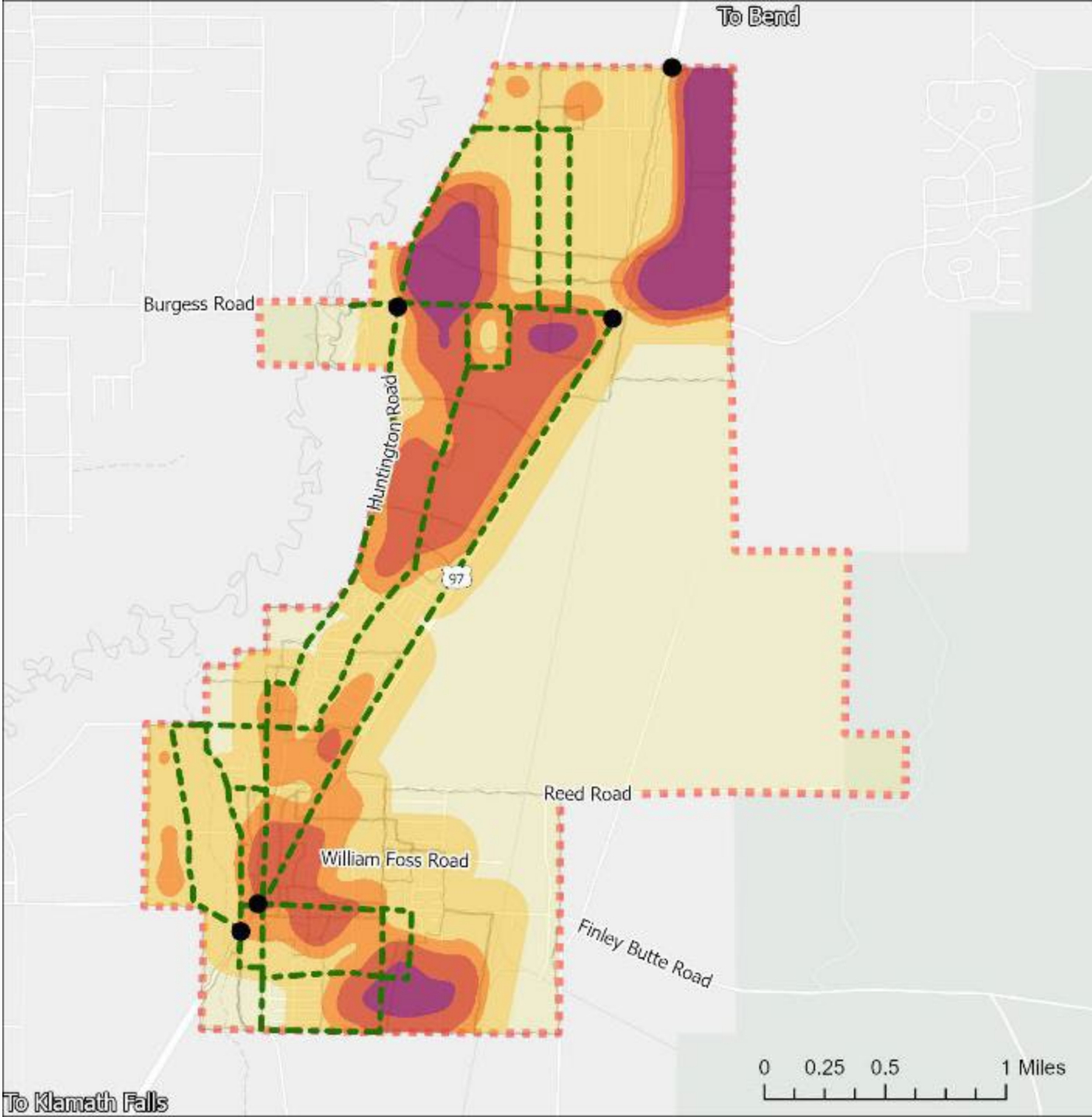
**Two Cities**

# Growth For All



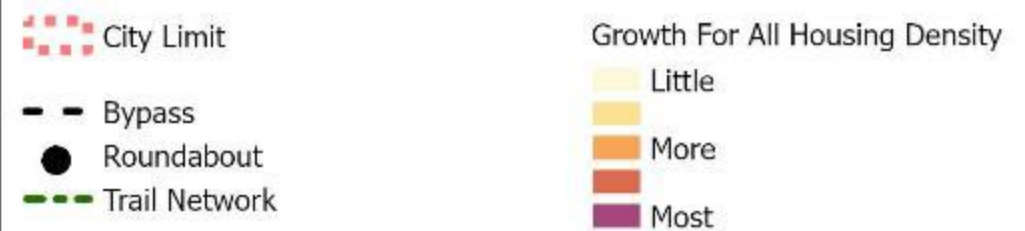
- Growth dispersed equally
- Infrastructure improvements
  - Roundabouts
  - Industrial use train stop by wastewater pivot
  - Built out green infrastructure
    - Sustainable new developments: solar and grey water use, xeriscaping, and efficient appliances
- Invest in public facilities
  - Build out sewer/water as planned
  - Multiple pocket parks linked to trails
  - Invest in workforce and senior housing for aging in place
  - Protect wetlands in the southwest





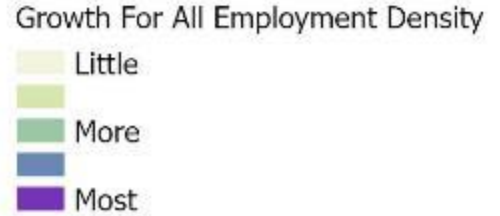
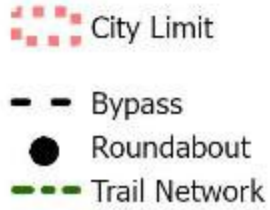
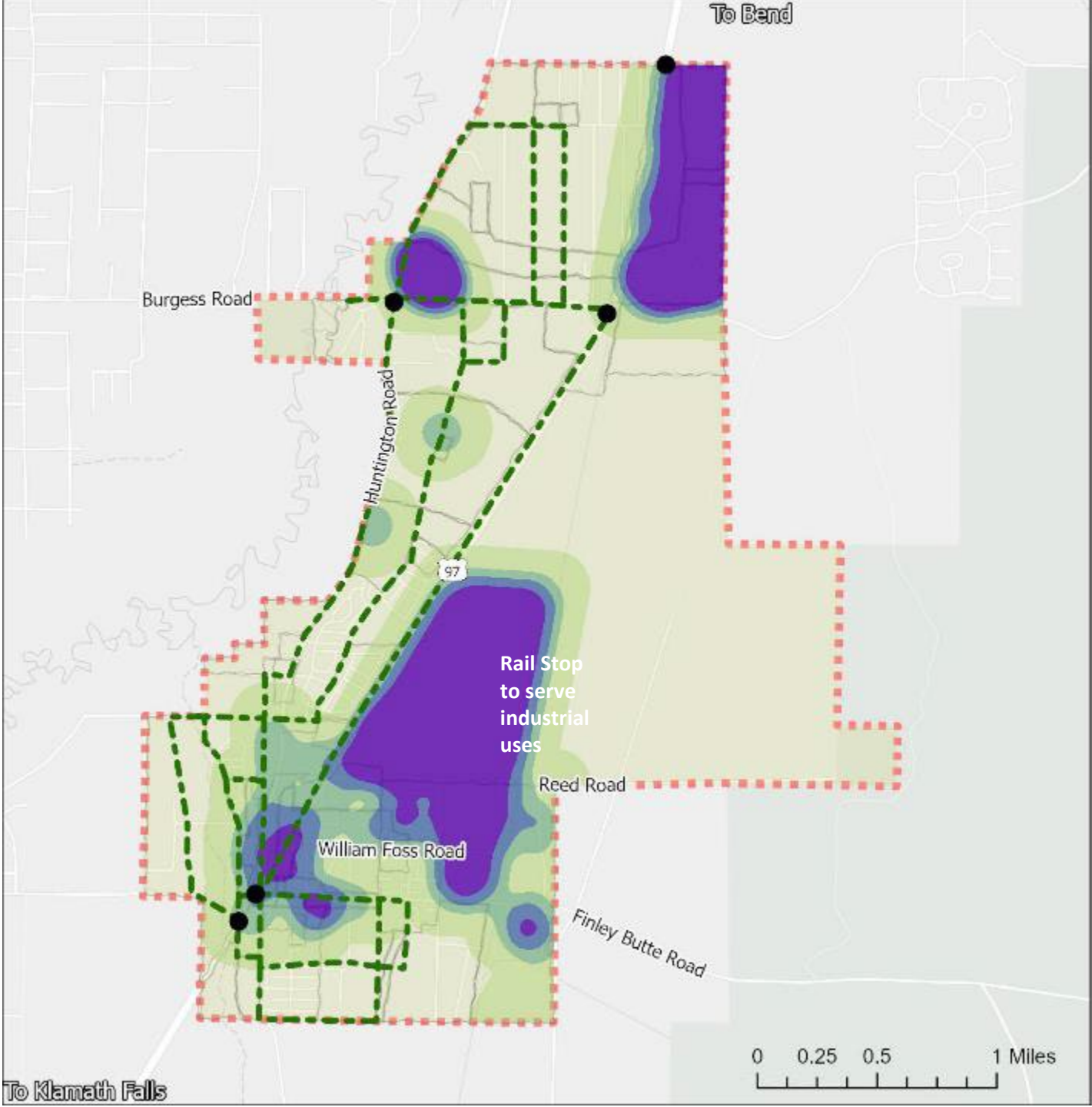
## Growth For All – New Housing

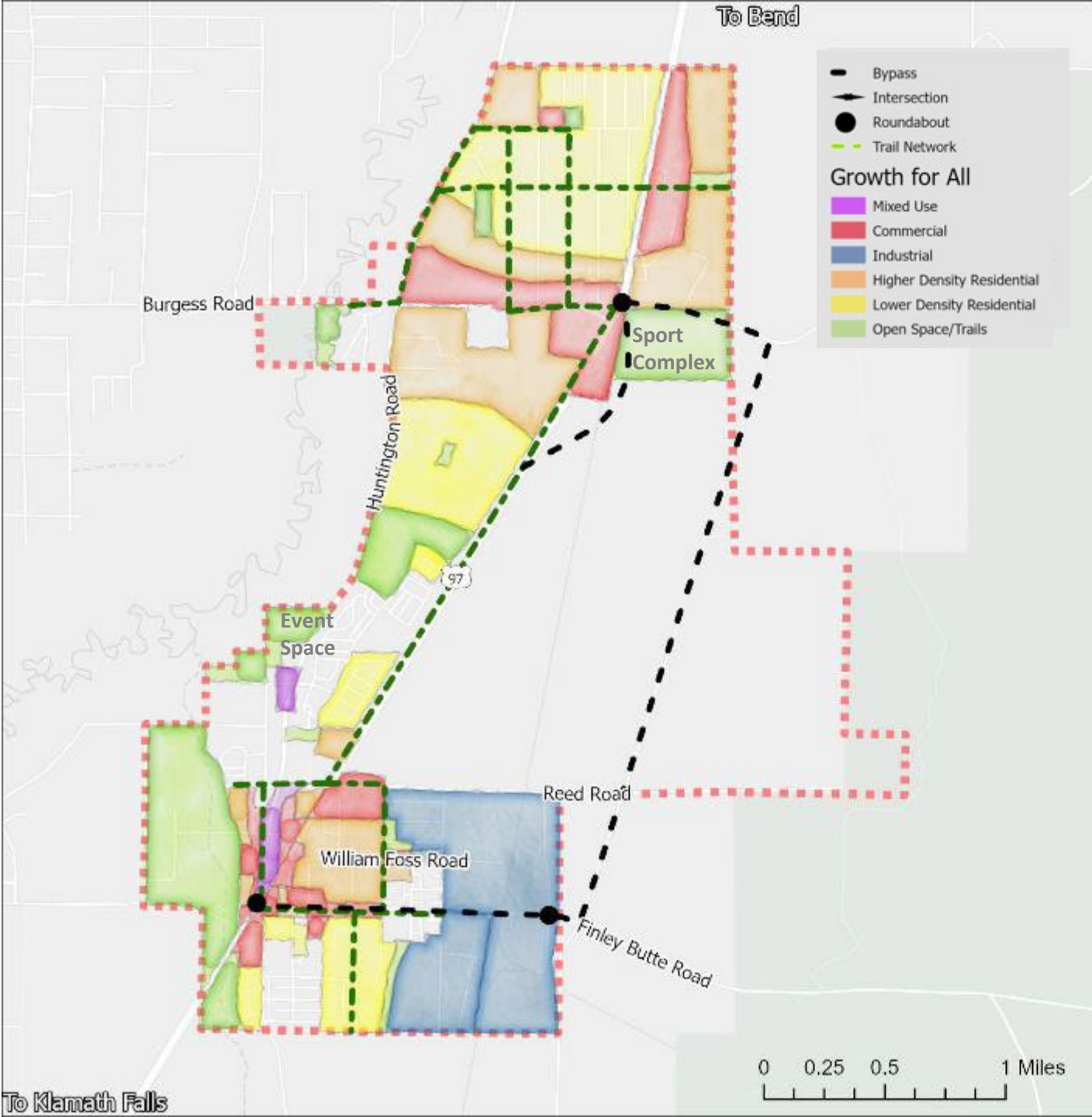
- More housing options
  - For families, singles, and seniors
  - Ability to age in place
  - Workforce housing reduces congestion
- Emphasis on strong neighborhoods
  - Single family home, townhomes, multiplexes, cottages, apartments, and condos
  - Concentrate infill on downtown and older residential neighborhoods
- Reduced residential water consumption
  - Smaller housing units typically use less water consumption overall



# Growth For All – New Jobs

- Main street feel with smaller shops and offices on smaller commercial sites and in neighborhood nodes
- Intense build out of industrial in south served by rail



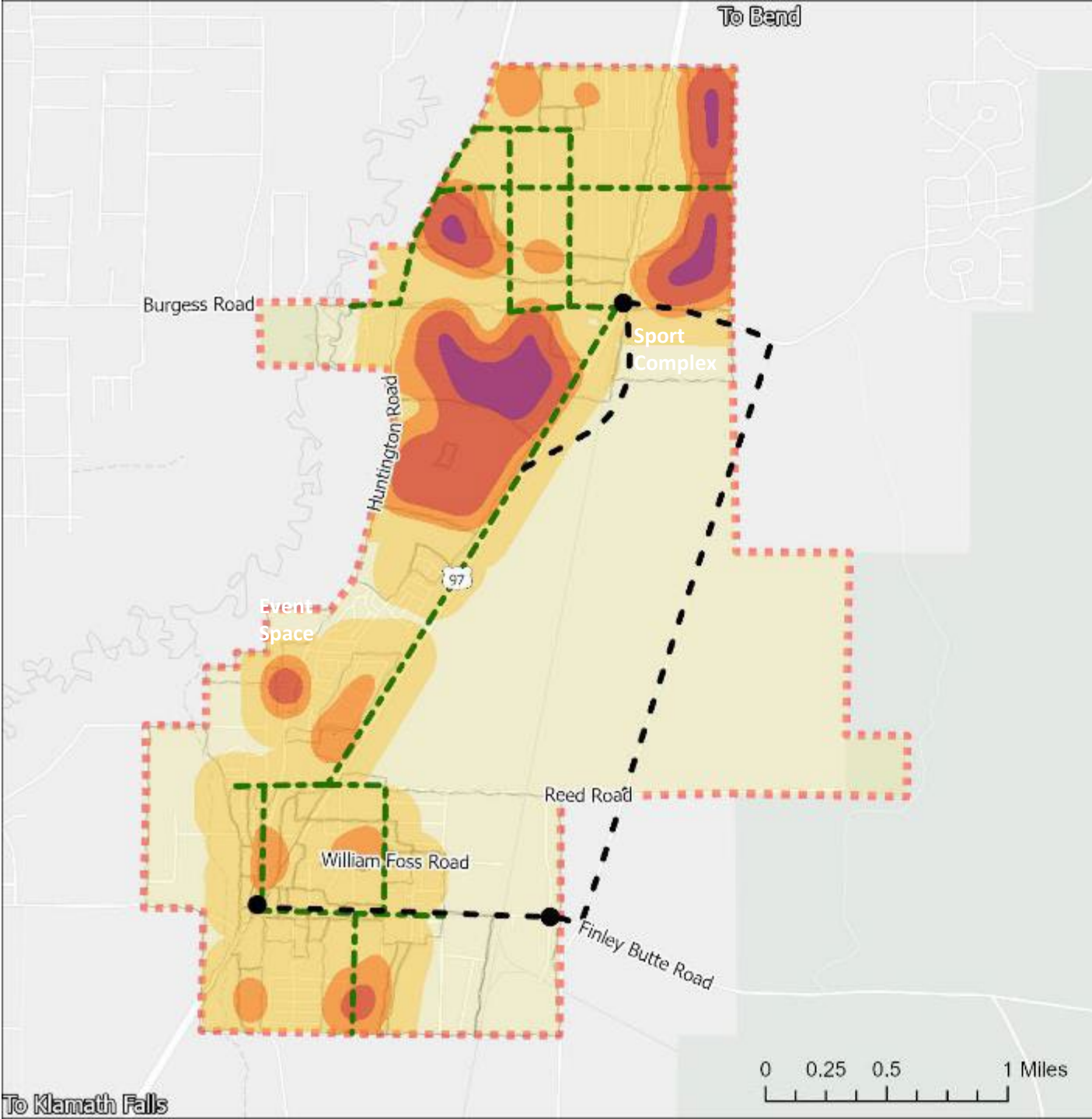


## Two Cities

- Two-axis city with concentrated development in North and South
  - Large open space areas
  - Welcoming gates at either end of town
- Infrastructure improvements
  - Roundabouts and bypass for traffic flow
  - Green infrastructure with Solar and grey water use, xeriscaping, and efficient appliances
- Invest in public facilities
  - Build out sewer/water as planned
  - Event space
  - Workforce and senior housing for aging in place
  - Protect wetlands in SW

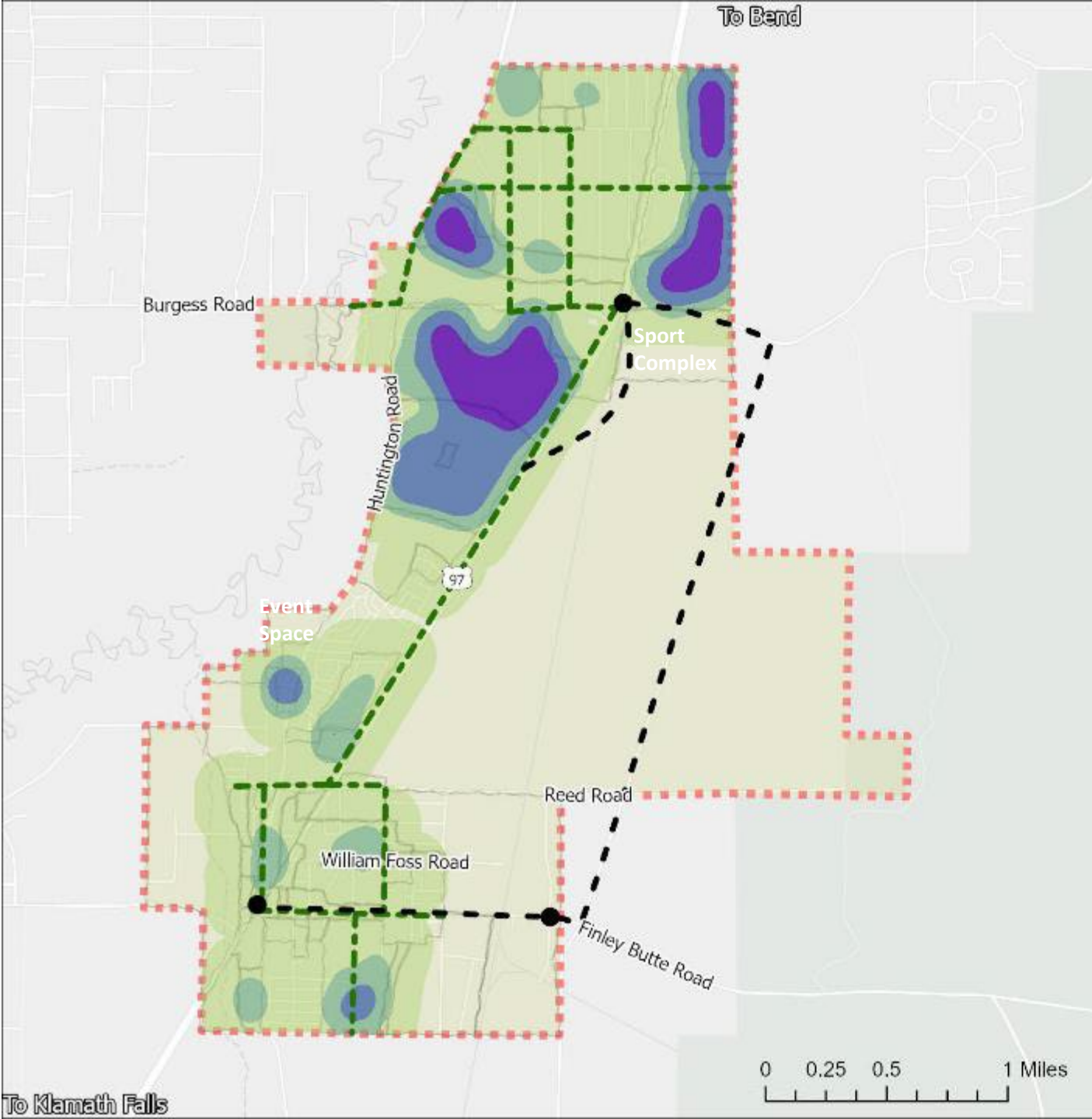
## Two Cities – New Housing

- Many housing options
  - For families, singles, and seniors
  - Ability to age in place
  - Workforce housing reduces congestion
- Two centers
  - North: modern suburban town with multiple housing options single family home, townhomes, cottages, apartments
  - South: lively downtown center with mixed use housing, condos in multiplexes near the center, and small single-family lots on the edge



## Two Cities – New Jobs

- Different employment base in each center
  - North: modern suburban town with small and large commercial sites and some office.
    - Large, regional serving commercial
  - South: lively downtown with a mix of small shops and restaurants attracting locals and tourists.
    - Expand existing industrial area for higher paying jobs



City Limit

Road Improvement

Roundabout

Trail Network

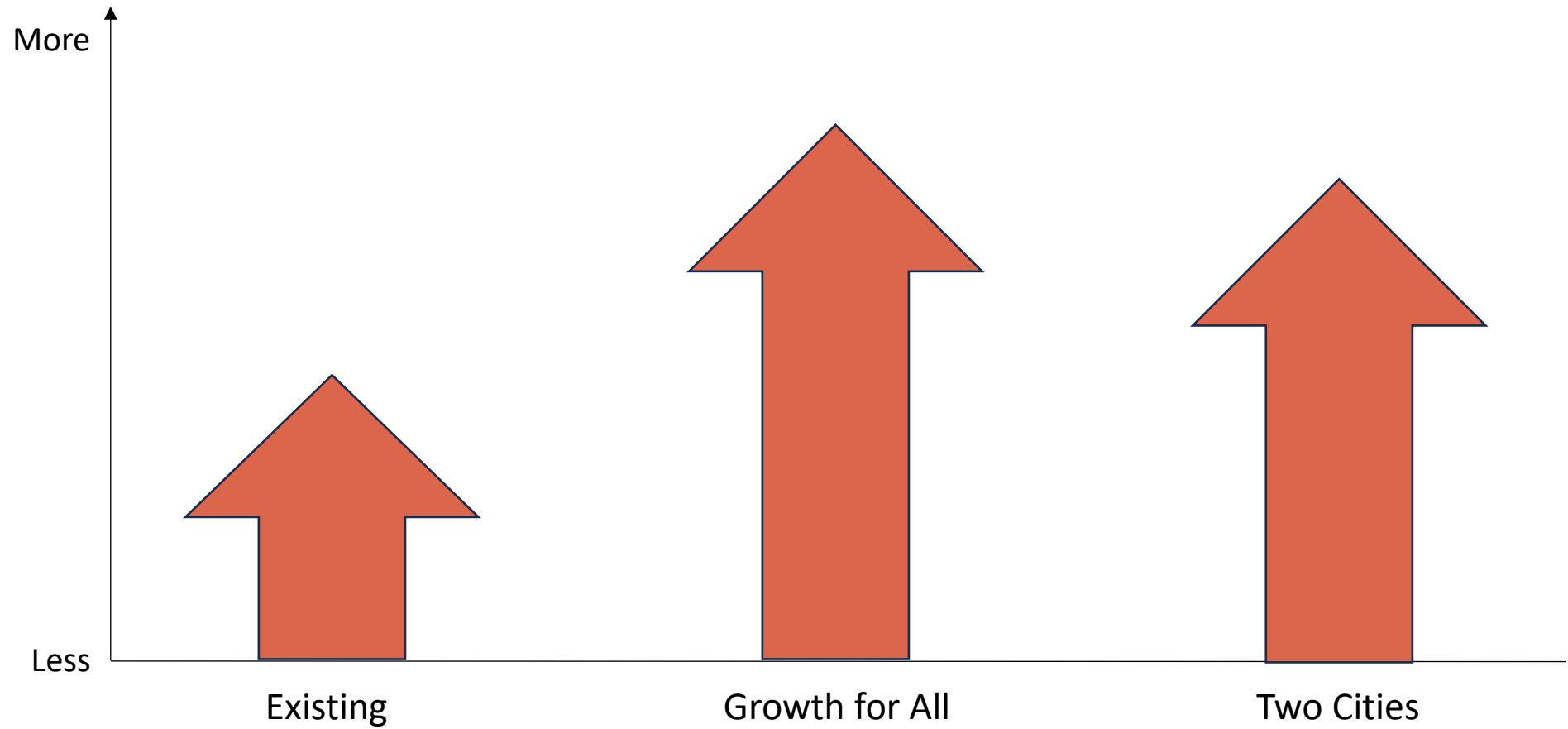
Two Cities Employment Density

Little

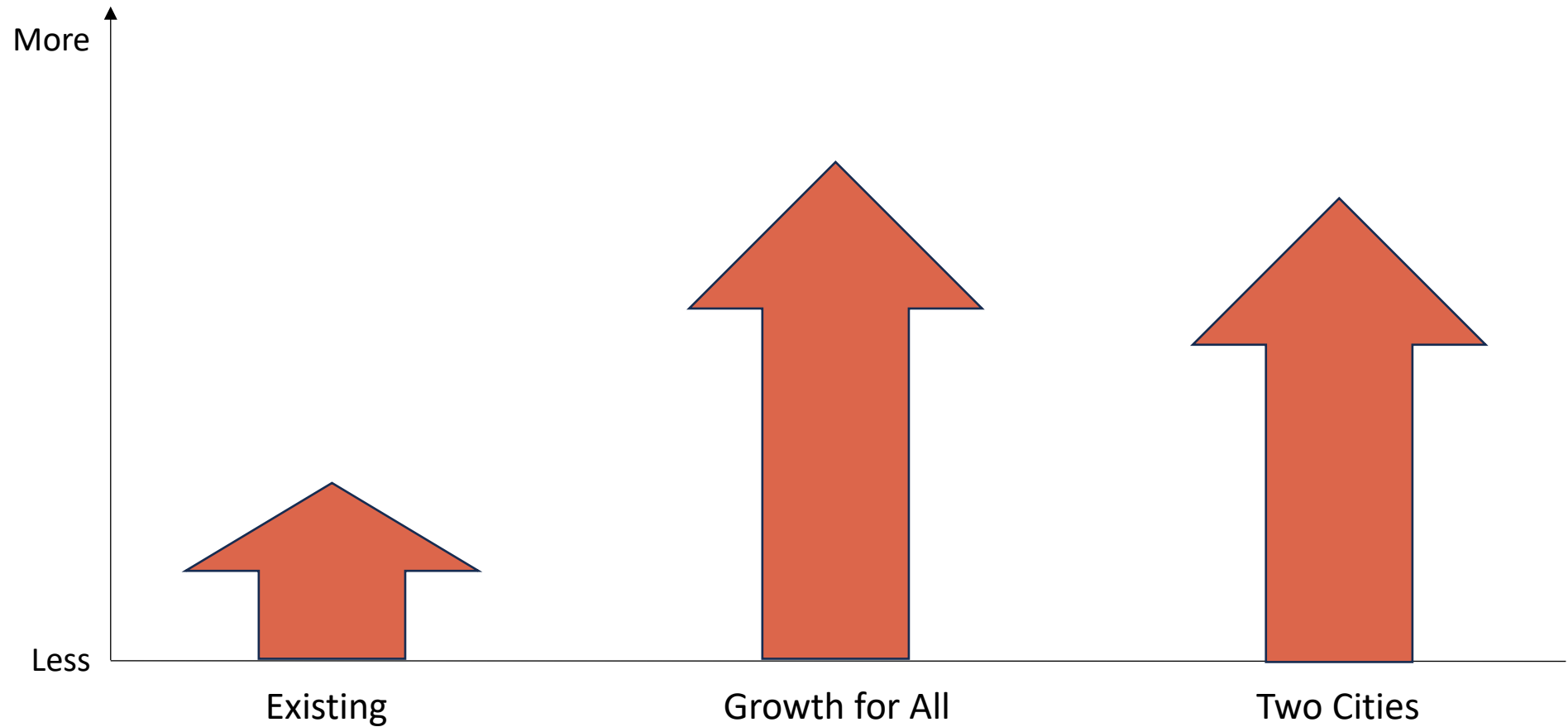
More

Most

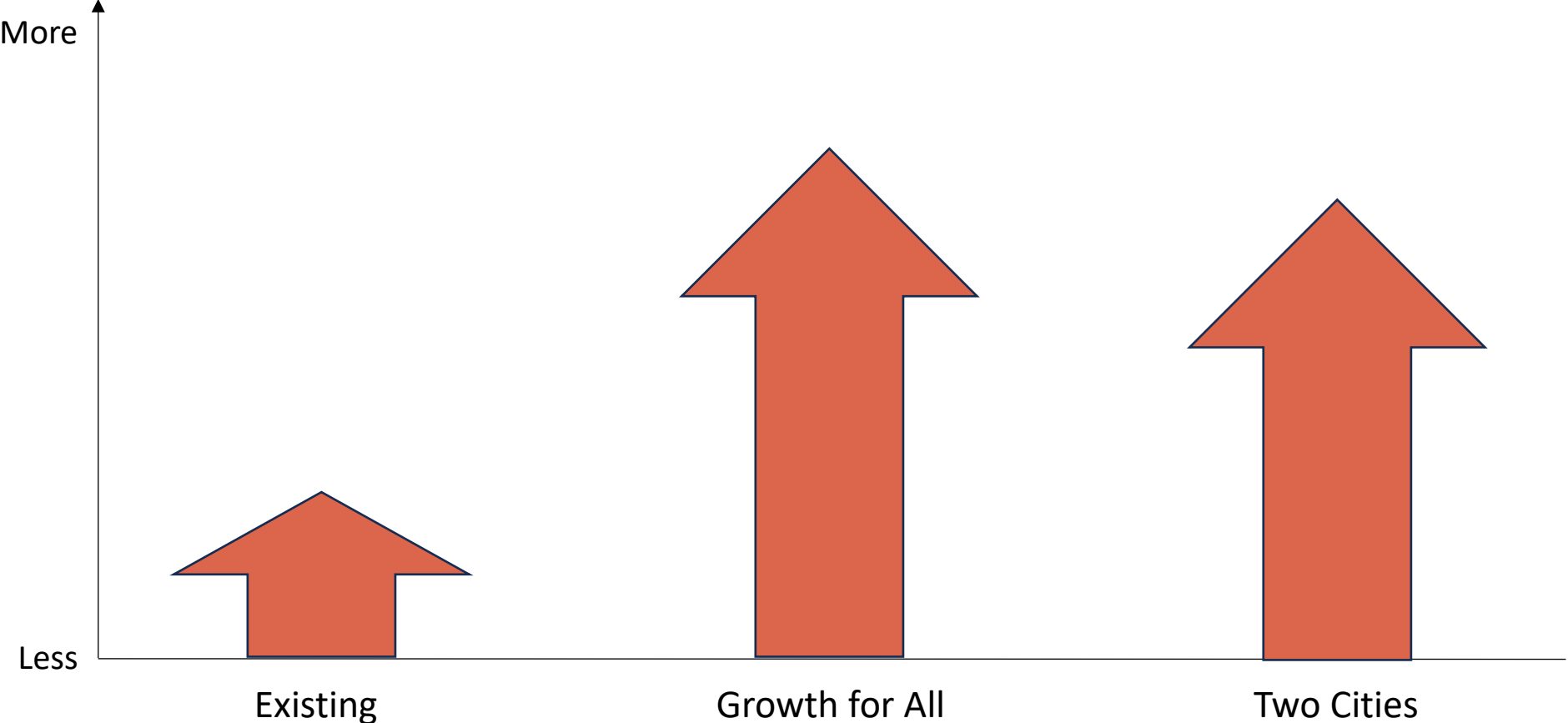
# Developed Acres



# Redevelopment

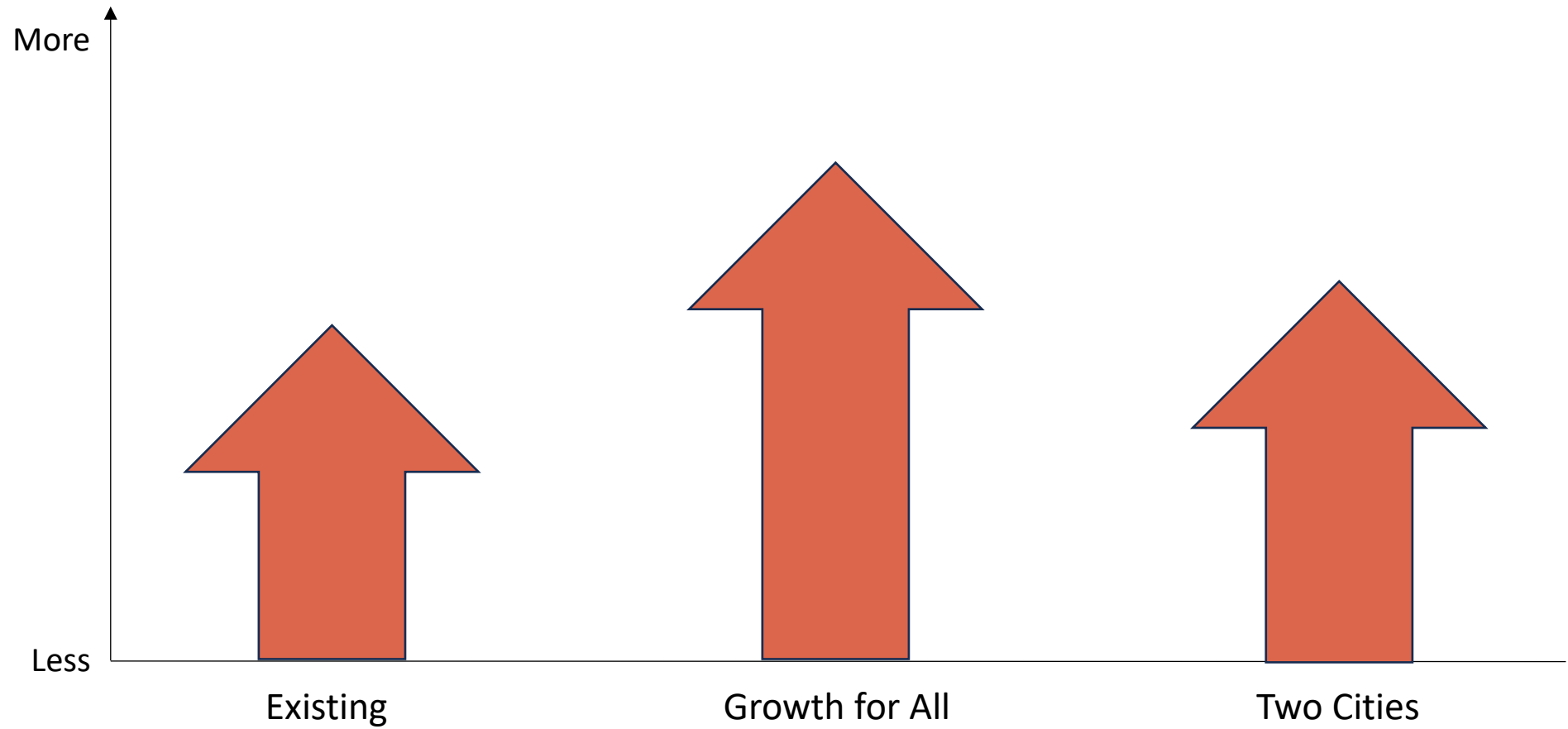


# Housing Mix

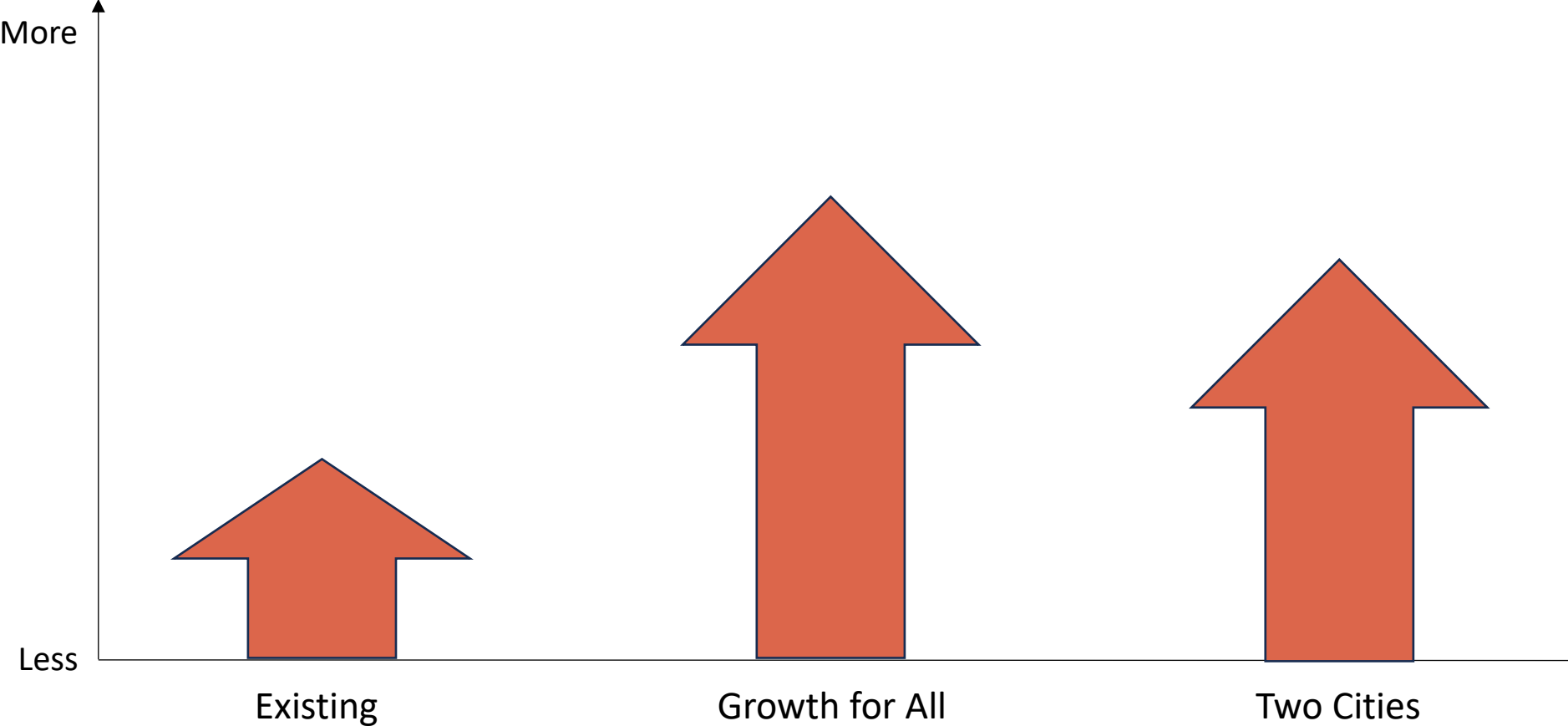




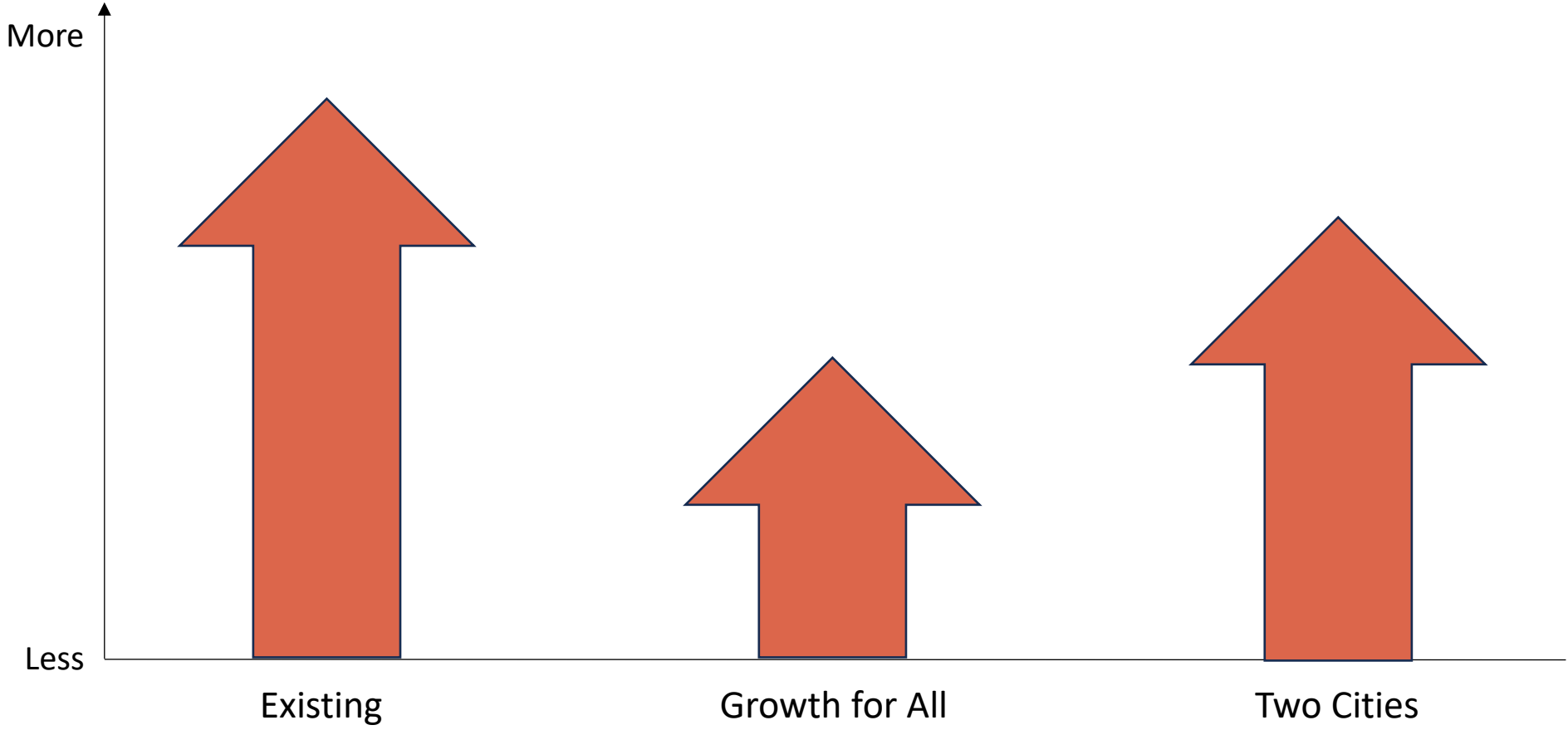
# Employment Mix

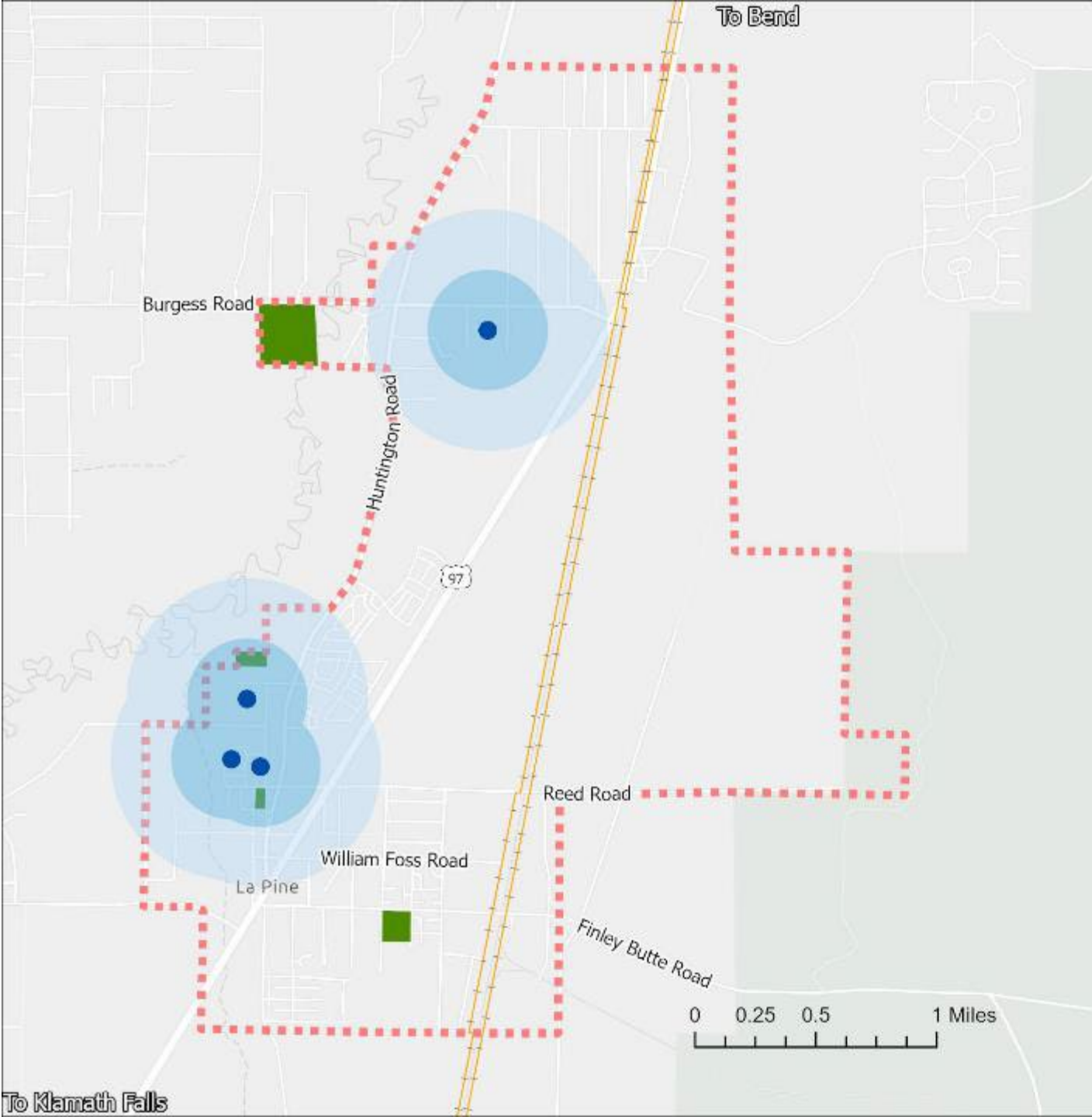


# Housing Density

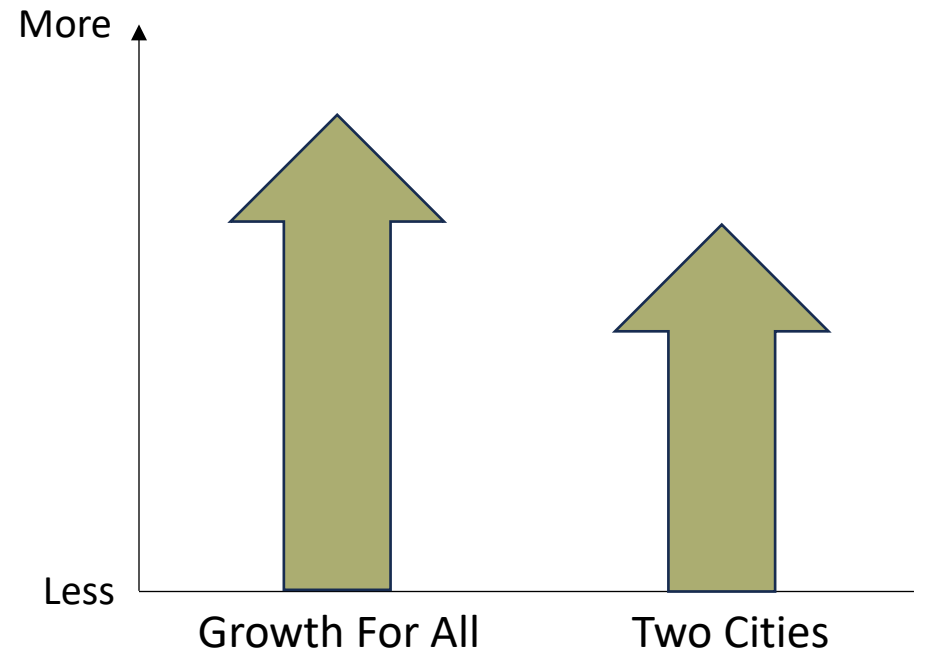


# Water Usage By Household

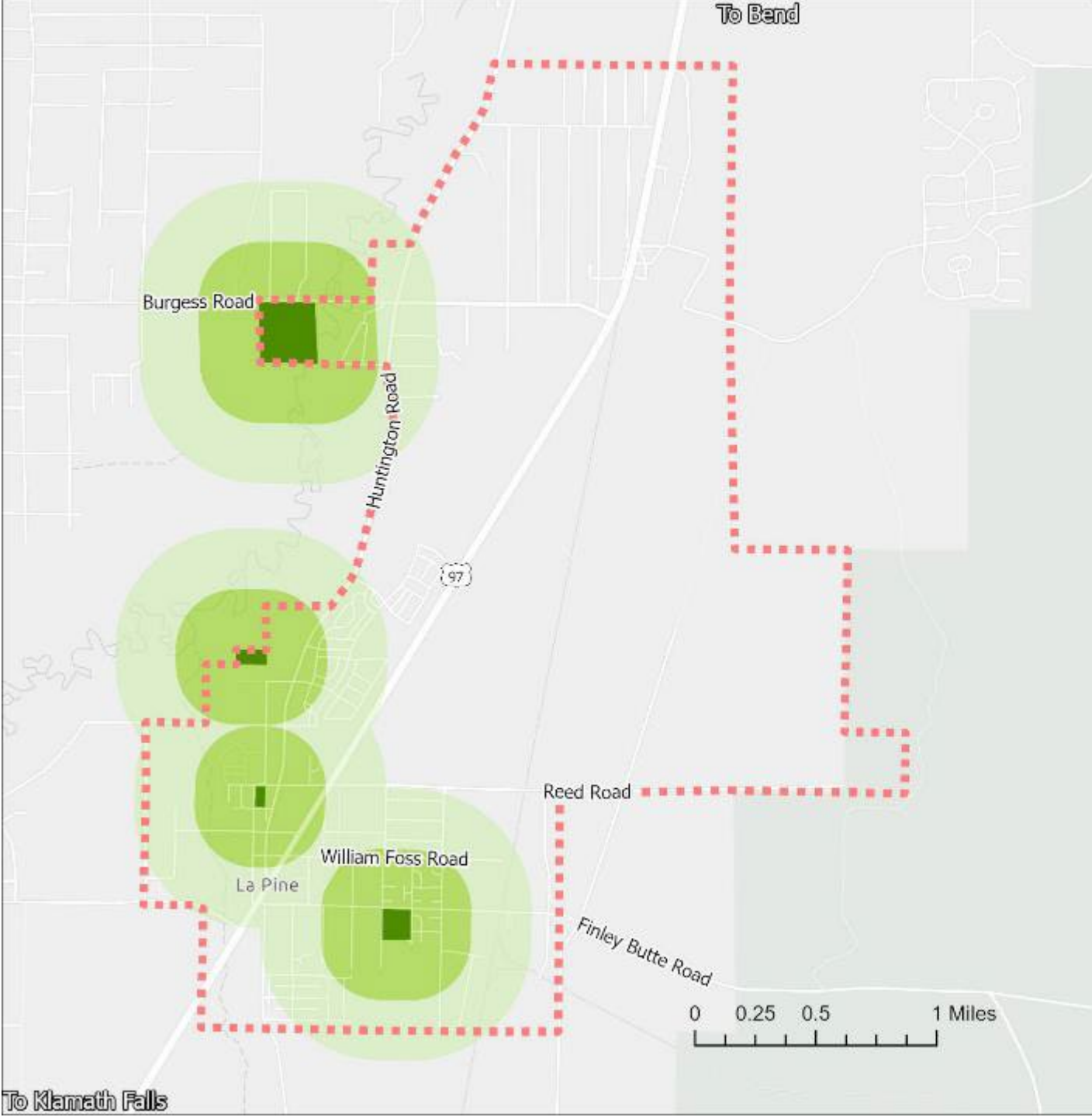




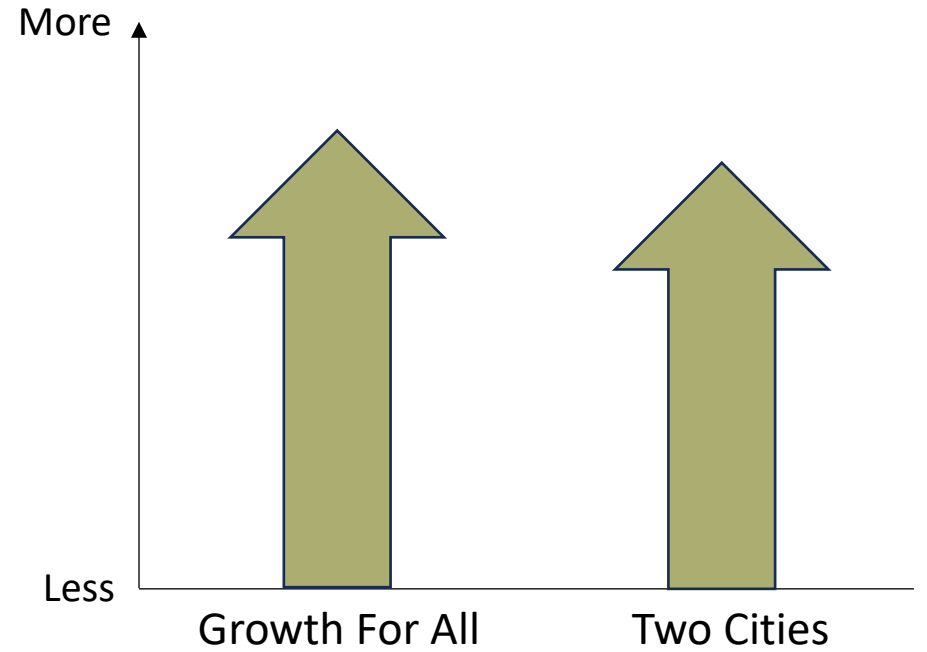
# Housing Proximity to Schools







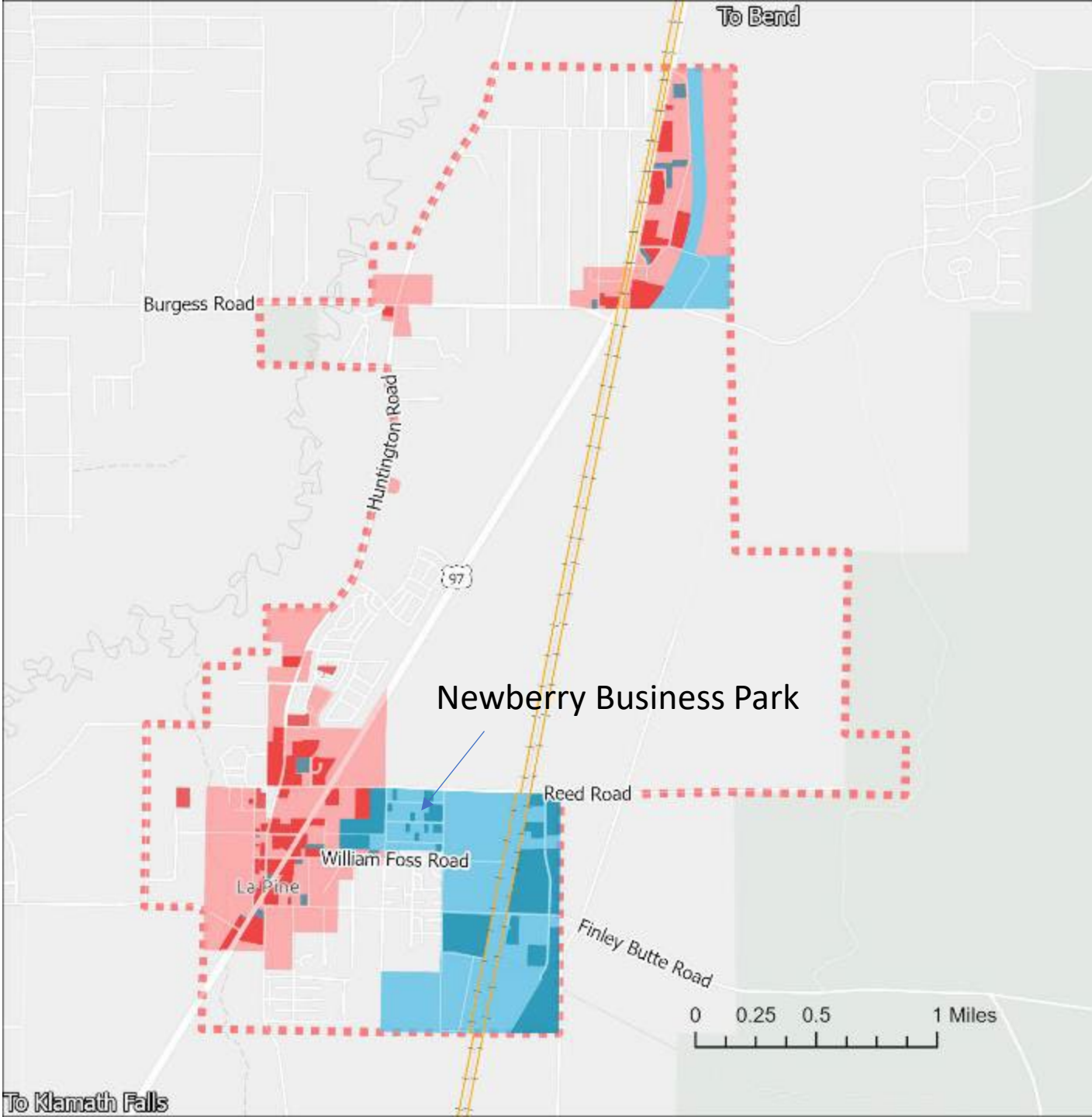
-  City Limit
-  Railroad
-  Parks
-  Schools
- Walking Distance
  -  Quarter Mile
  -  Half Mile



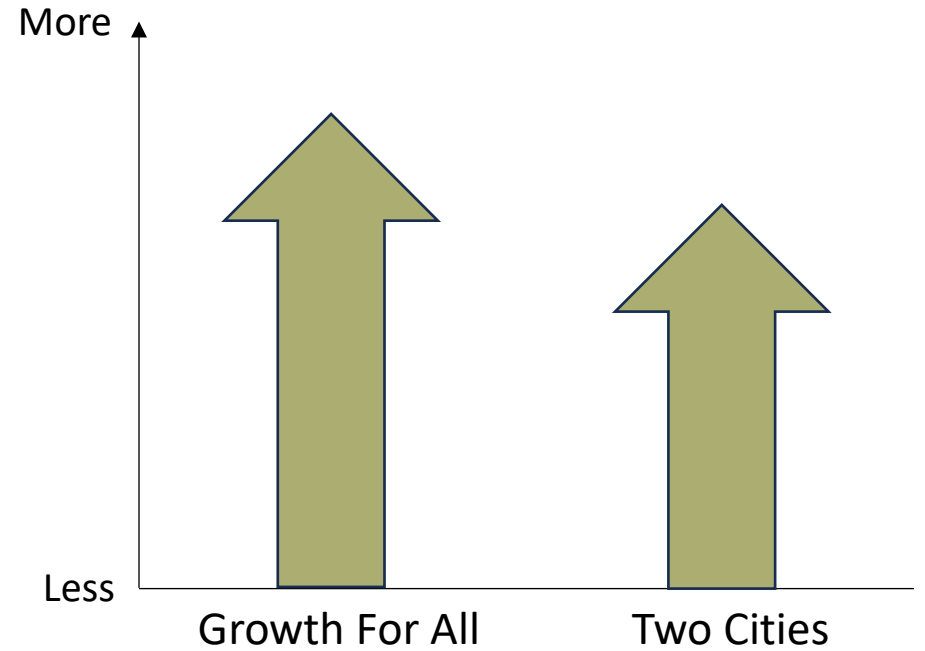
# Housing Proximity to Parks



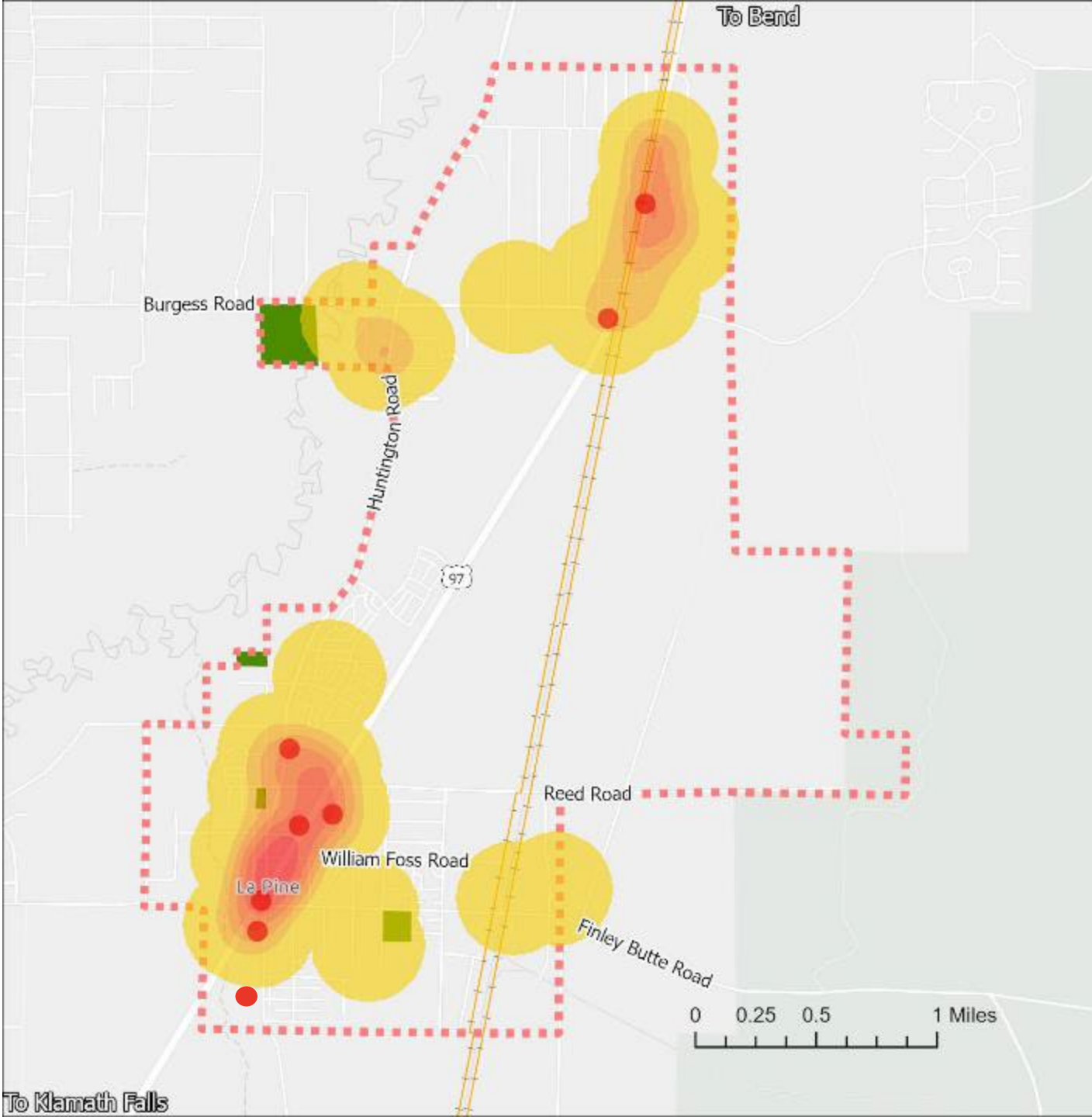
-  City Limit
-  Parks
- Walking Distance
  -  0.25
  -  0.5



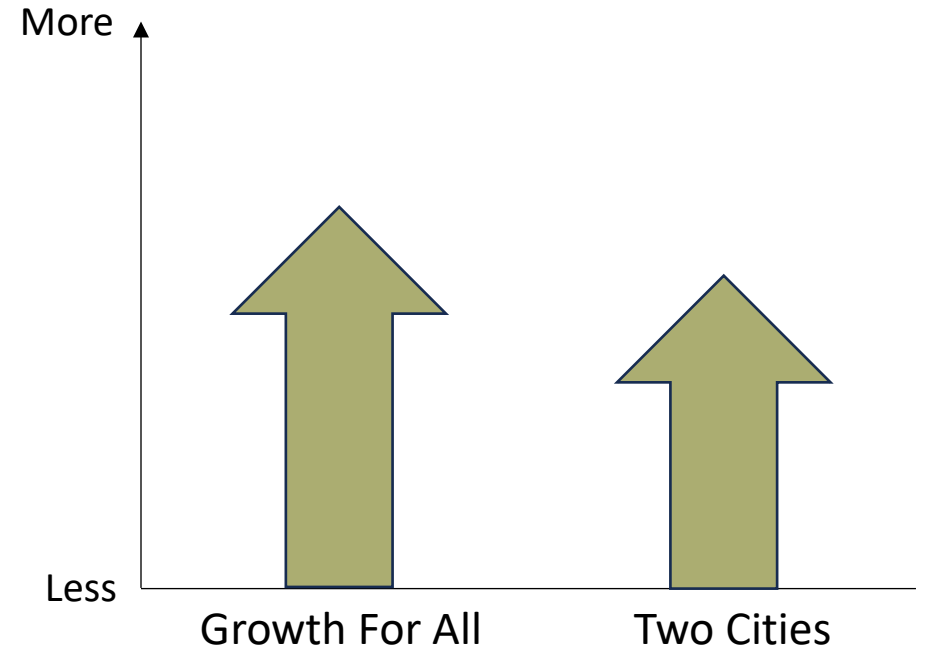
# Economic Development



-  City Limit
-  Railroad
-  Commercially Zoned Land
-  Existing Commercial Use
-  Industrially Zoned Land
-  Existing Industrial Use



# Housing Proximity to Commercial



City Limit

Railroad

Parks

Grocery Stores

Commercial Density

Less Dense

More Dense

# Comprehensive Plan Goals



# Vision Statement

The “what,” i.e. basic direction



# Vision Statement

The “what,” i.e. basic direction



## Goals Statements

The “where to,” i.e. what we must achieve to get there

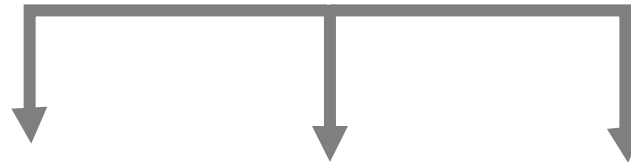
# Vision Statement

The “what,” i.e. basic direction



## Goals Statements

The “where to,” i.e. what we must achieve to get there



## Policy Direction

The “how,” i.e. specific outcomes

# Vision Statement

The “what,” i.e. basic direction

## Goals Statements

The “where to,” i.e. what we must achieve to get there

## Policy Direction

The “how,” i.e. specific outcomes

# La Pine 2045 Comprehensive Plan: Draft Goal Statements

**Goal 1. Citizen Involvement**

**Goal 2. Land Use Planning**

**Goal 5. Scenic, Historic Resources**

**Goal 6. Air, Water, Land Resources**

**Goal 7. Natural Hazards**

**Goal 8. Recreation Needs**

**Goal 9. Economic Development**

**Goal 10. Housing**

**Goal 11. Public Facilities and Services**

**Goal 12. Transportation**

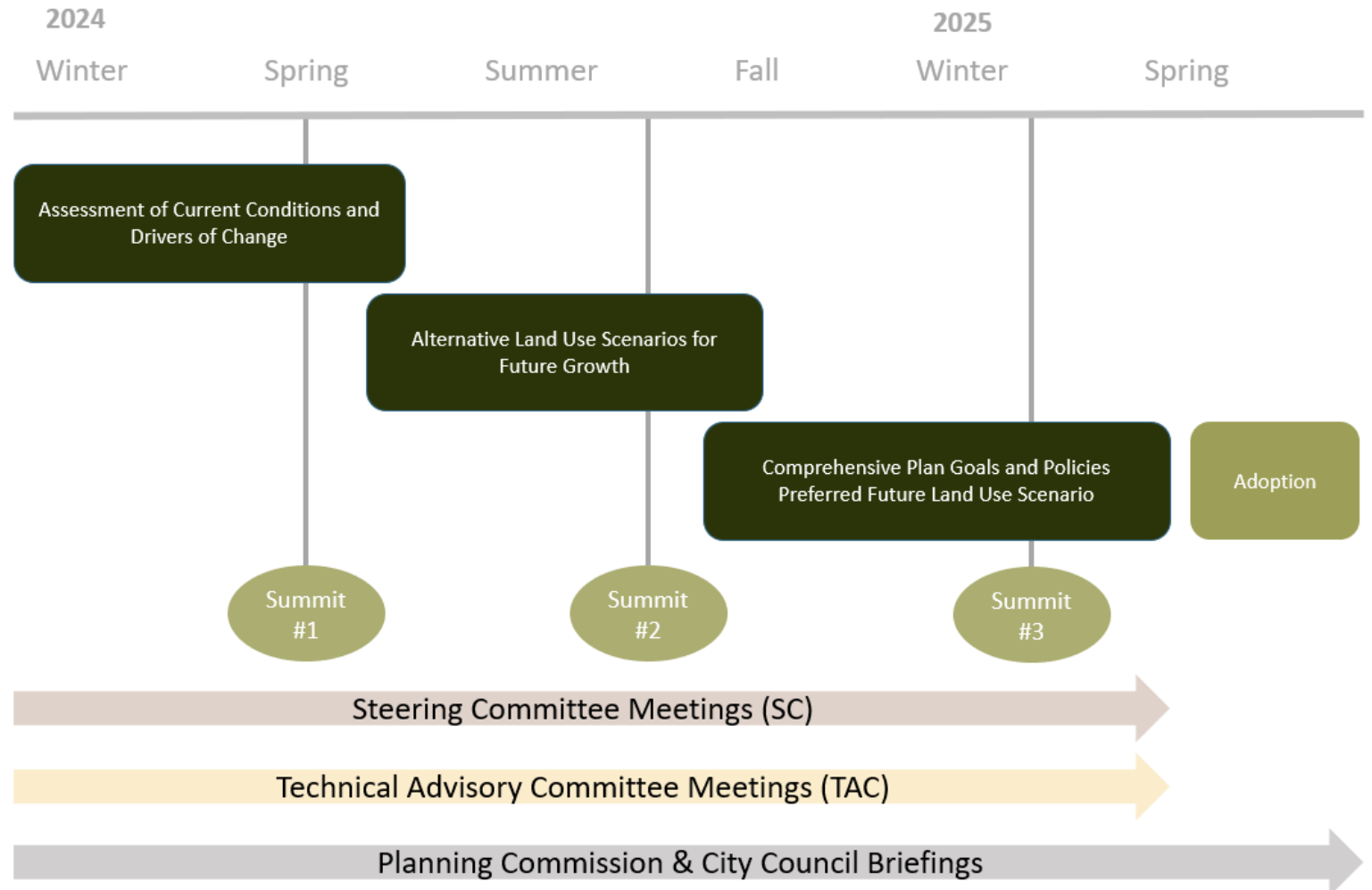
**Goal 13. Energy**

**Goal 14. Urbanization**

# Next Steps

# Next Steps

- La Pine Vision Summit #2
- Developing a preferred land use scenario
- Developing goals and policies – *TAC/SAC online survey*





L A P I N E  
2045

COMPREHENSIVE  
PLAN

Thank You!

