

# A few reminders...

#### Centralia is growing, faster than Lewis County:

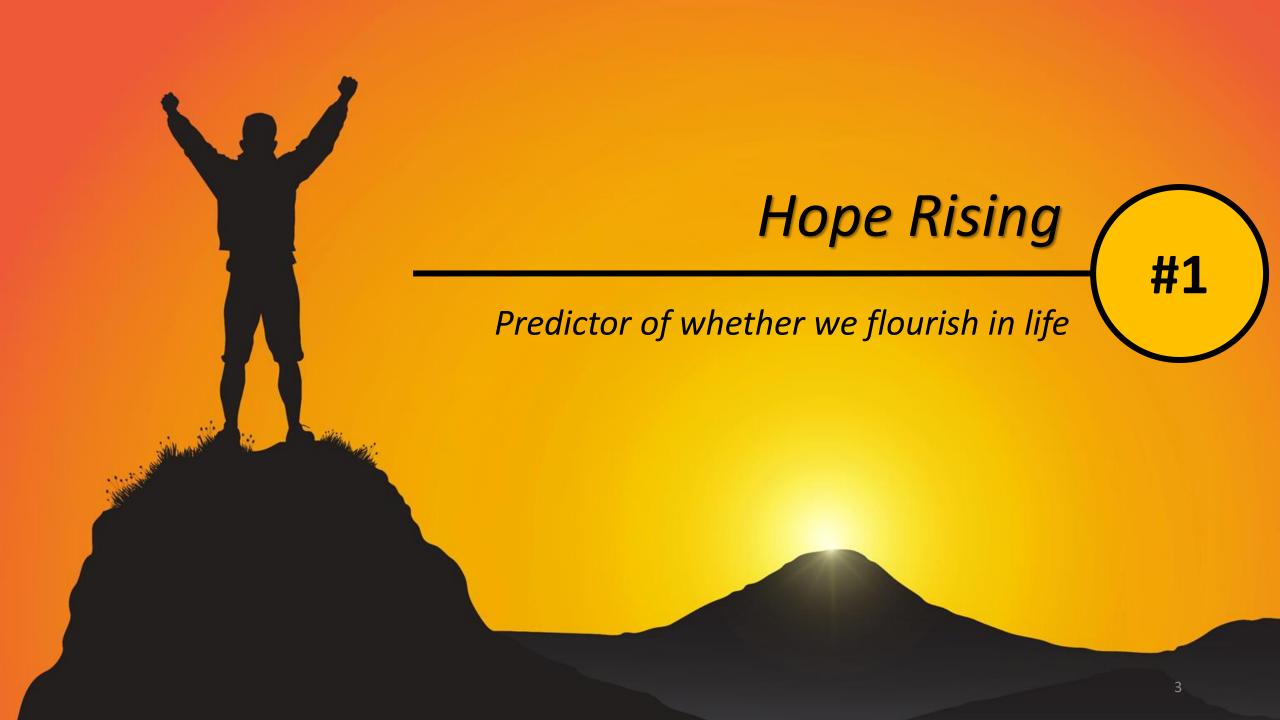
- 12% in last ten years
- Only 10% of people employed in Centralia work in Centralia

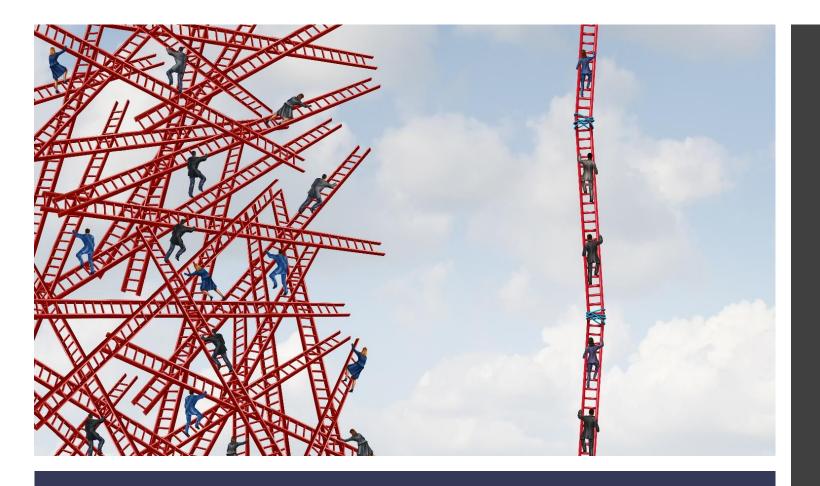
#### The housing crisis is here too:

- Need to increase housing production from average of 54 units a year to 202 units a year
- Half our housing is 3+ bedrooms, 75% of households are 1-2 people

### We need to improve household income:

- Median household income is \$40,625 (65% of WA). Lewis County: \$54,970.
- 16% poverty (25% higher than Lewis County; 1.5x higher than WA)





### Collective Hope

- Shared community goals
- Shared belief that community goals can be achieved
- Community ability to identify pathways to attain goals
- Community can find resources to achieve its goals
- Community willpower (agency) to achieve its goals



### Vision for the Future

#### Must Address:

- Growth 18,360 to 26,280 (2022-2040)
- Traffic congestion Harrison Avenue, Mellen Street, I-5 and it's interchanges
- Quality of life
- Inclusion
- Healthy economic portfolio for City

## Where do people want to live and visit?

#### Edison District

• Mix of housing types (SFH, duplexes, tri-plex, and MFR) but it is still desirable.

#### New Urbanism Design

- "Livable streets" arranged in compact, walkable blocks (5 min walks as a metric)
- A range of housing choices to serve people of diverse ages and income levels.
- Schools, stores and other nearby destinations reachable by walking, bicycling or transit service.
- An affirming, human-scaled public realm where appropriately designed buildings define and enliven streets and other public spaces – placemaking is a high priority

#### Blue Zones

- Create natural movement throughout the day
- Create gathering places where community happens





## Design Principles



- Pedestrian friendly design
- Front porches
- Tree lined streets
- 10 minute walk radius



- Interconnected street grid network
- Narrow streets, boulevards, and alleys



- Live, work, shop within within blocks, and within buildings
- Diversity of people of ages, income levels, cultures, and races



 A range of types, sizes and prices in closer proximity

- Creating a sense of place;
- Placement of civic uses and sites within community.
- Human scale architecture



## OF URBANISM



- Public space at center
- A range of uses & densities within 10-minute walk
- Transect planning: Highest densities at town center
- Create mix of natural habitats & urban settings.



- More buildings, residences, shops, and services closer together
- A more efficient use of services and resources,
- To create a more convenient, enjoyable place to live.



- A network of high-quality mass transit connecting cities, towns, and neighborhoods
- Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation



- Minimal environmental impact of development and its operations
- Eco-friendly technologies & value of natural systems
- Energy efficiency
- Less use of finite fuels
- More local production



- Pride in sense of place
  Healthier spaces that
- Healthier spaces that contribute to wellbeing.

### Blue Zones Power 9°

## Design Principles



### **Move Naturally**

 Make daily physical activity an unavoidable part of your environment

### **Right Outlook**

- 2. Know your purpose
- 3. Downshift: Work less, slow down, take vacations



### **Eat Wisely**

- 4. Eat until 80% full
- 5. More veggies, less meat & processed food
- 6. Drink a glass of red wine each day





### Belong

- 7. Create a healthy social network
- 8. Connect/reconnect with religion
- 9. Prioritize family





Vision: A Blue Garland with Nestled Neighborhood Hubs "Enemies to Amenities with Identity"

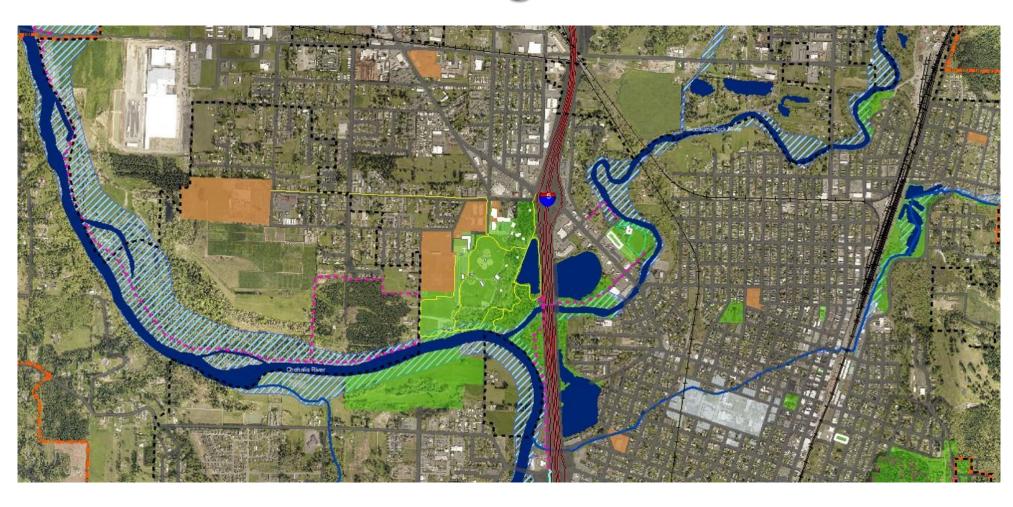
### EASTERN FOREST ALPINE MEADOW CHINA CREEK PINE FOREST FOREST ROCK PATHS UPLAND CONCRETE COASTAL FOREST **COASTAL DUNES**

CENTRALIA COLLEGE BLVD.

### Vision: A <u>Blue Garland</u> with Nestled Neighborhood Hubs

- Convert waterways from enemies to amenities
  - Historically, we've built over and turned our backs on our waterways
  - We fight flooding and fear our waterways
  - Create walkable paths and open, public spaces using our waterways
  - Use existing waterways to link public spaces and neighborhoods all across Centralia
  - Can be the backbone of the Safe Routes to Schools network
  - Make Centralia known for connecting rivers and lakes and beautiful green spaces throughout the City.

## Utilizing floodplains & open space to connect neighborhoods



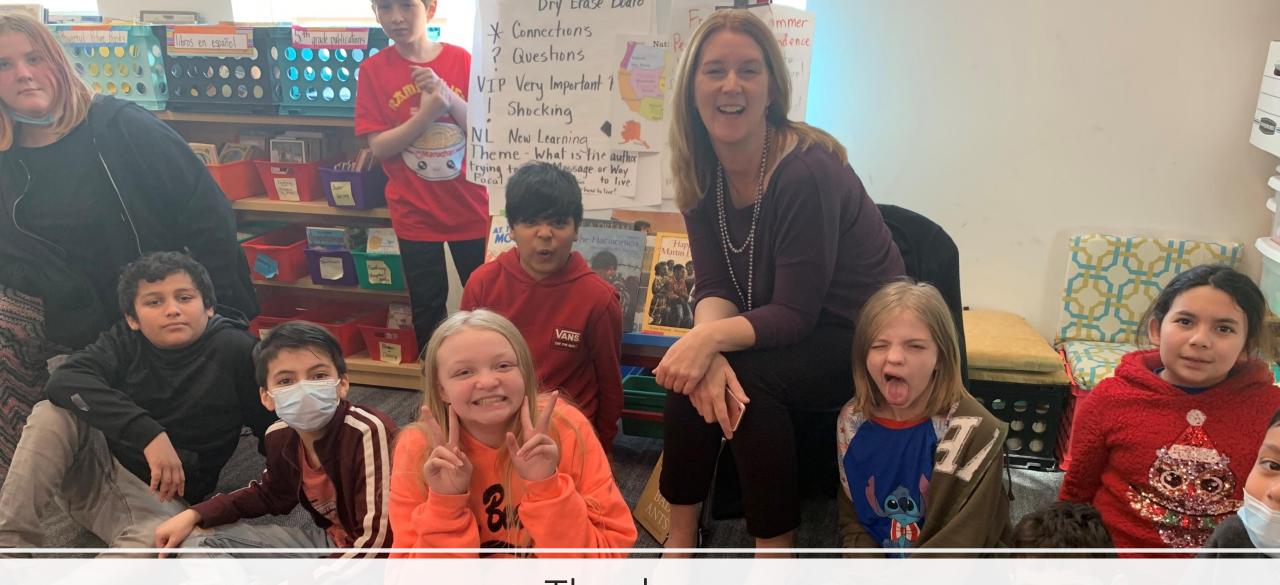






### Vision: A Blue Garland with Nestled Neighborhood Hubs

- Design Neighborhood Hubs with Unique Identities
  - Walkable, connected, mixed-use communities
  - Connect neighborhoods with trails that reduce need for residents to all drive to the same few locations, thus reducing congestion
  - Center around schools
  - Create public squares or plazas with mixed residential and commercial
  - Use New Urbanism design principles to develop neighborhoods on a human scale that are inclusive and welcoming
  - Make our neighborhoods destinations Invest in building neighborhood identities – uniqueness between neighborhoods



Thank you