

LA CENTER JUNCTION SUBAREA PLAN 2009



LA CENTER JUNCTION SUBAREA PLAN

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EXECUTIVE SUMMARY

This plan identifies the specific improvements necessary to serve the I-5 junction, estimate the cost of such improvements, and develop a funding strategy for near-term implementation. The intent is to more closely link land use and transportation improvement decision-making, and to provide a coordinated set of land use and transportation recommendations to be used by the Planning Commission and City Council in their reviews and evaluations of development proposals.

The City's long term goal is for the La Center Junction to provide employment for the benefit of the citizens of La Center and north Clark County (Policy 1.4). The City completed its first economic development plan in 2008. Targeted industrial clusters include: retail, material supplies, electronics and logistics & distribution.

The planning area covers 940 acres, of which 840 acres is held in private ownership. About 365 acres are unencumbered by critical areas and are expected to be privately developed.

Alternative Y was selected as the preferred alternative. This alternative is anticipated to result in 3,700 new jobs and an additional 800 to 900 residents. To accommodate this demand, infrastructure improvements totaling about \$40M (in 2009 dollars) will be needed over the next 20 years:

- Subarea arterial-collectors (\$18.0M),
- I-5 Interchange improvements (\$12.0M),
- Sewer main extension (\$7.6M), and
- Trails (\$2.3M).

This is in addition to projects already programmed within the *La Center Urban Area Capital Facilities Plan*.

Offsetting revenues include, impact fees and system development charges (45%), other private contributions (40%), state and federal grants (10%), and local government funds (5%).

Property and sales tax revenues from the fully developed subarea are expected to reach \$36M over the next 20 years.

Action steps listed in Chapter 7 include follow-on actions stemming from the City's 2008 *Economic Development Plan* including:

- Establish a city economic development lead,
- Conduct an economic development marketing program,
- Enhance business retention and expansion efforts, and
- Enhance economic position within region.