



FREQUENTLY ASKED QUESTIONS

Q: What is a Sub-Area?

A: A Sub-Area is a neighborhood, district, or other area that needs to be studied in greater detail than provided for in the Comprehensive Plan.

Q: What are the boundaries of the La Center Junction Sub-Area?

A: The Sub-Area is roughly bounded by NW 299th Street in the south, NW 41st Avenue on the West, the East Fork of the Lewis River on the north, and an area extending roughly one-half mile east of I-5 on the east.

Q: Why is the City conducting a Sub-Area Plan for the Junction?

A: The Sub-Area straddles the West Coast's major north-west transportation corridor – the I-5 freeway. The goal of this project is to use this favorable location to create opportunities for local jobs and economic diversity for the people of La Center and north Clark County.

Q: What will the Sub-Area Plan do?

A: In brief, the plan will identify the specific improvements necessary to serve future development at the I-5 junction, estimate costs to accomplish these improvements, and develop a funding strategy for near-term implementation. The plan will create a framework to ensure that appropriate sewer, water, other utilities, and infrastructure are available to accommodate growth.

Q: What are the steps to develop a Sub-Area Plan?

A: Basic steps in the process include:

1. Take an inventory of existing infrastructure (road, sewer, water, electrical) in the area;
2. Work with property owners, agencies, and the community to determine the preferred type of development;
3. Identify needed infrastructure to serve the preferred development;
4. Develop a financing plan to fund the needed improvements; and
5. Develop a near-term action plan that would include an analysis on how the City can expedite development investment.

Q: What type of development is planned for the Sub-Area?

A: As indicated in the La Center Urban Area Comprehensive Plan, employment activity should be dedicated to Employment Campus and/or Light Industrial use with limited commercial activity. Heavy industrial uses are not favored. Preference will be given to developments which provide jobs, goods, or services primarily for the local area.

Q: How will this new development impact businesses in downtown La Center?

A: Development at the Junction which may adversely impact the commercial viability and survival of downtown La Center is discouraged.

Q: Will the local community be consulted on how to fund improvements at the junction?

A: Yes. The City will consult with local residents, Clark County, the City of Ridgefield, the Port of Ridgefield, interested property owners, businesses, and agencies in the process of developing adequate capital facilities for the Junction.

Q: How will the improvements be funded?

A: Transportation, utility, and other improvements required for the initial development should be paid for by both public and private funds.

Q: How will the improvements be coordinated with development?

A: La Center shall ensure that public utilities, facilities, and such services necessary to support proposed development shall be adequate to serve such developments at the time the development is available for occupancy or use without decreasing service levels below locally established minimum standards.

Q: The La Center Junction is not currently inside the city limits? Does the City plan to annex the area?

A: Yes. As indicated in the La Center Urban Area Comprehensive Plan, La Center shall establish an Urban Growth Boundary and annexation policy which encompasses adequate areas for commercial and industrial use in order to enhance the economic and fiscal stability of the City. Development of the I-5 Junction is a priority for the City of La Center. Development in this area concurrent with or after annexation shall be undertaken with careful planning to efficiently use available land to best serve the La Center and general north county area. The City will provide impacted parties with access to all information needed to make responsible decisions regarding annexation and shall encourage an open discussion of all related issues.

Q: What design standards will be applied to development at the Junction?

A: Development should be consistent with minimum design standards, including signage, which should be limited to 30 feet in height; outdoor storage areas, if any, shall be fully screened from surrounding uses and rights of way; and landscaping shall be provided 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.

Q: Will the community have opportunities to be involved in the Sub-Area Planning process?

A: Absolutely. A public workshop on May 6 and open house workshops in June and August will give the community opportunities to gather information on the project, ask questions, and participate in facilitated discussion about the project. Each public event will be preceded by a mailing to the community with event date, time, location, and updated project details.

Q: What is the timeline for the project?

A: The planning and public involvement process will extend through the summer. The adoption process by the City Council will run concurrently, with final adoption expected by the end of the year.