

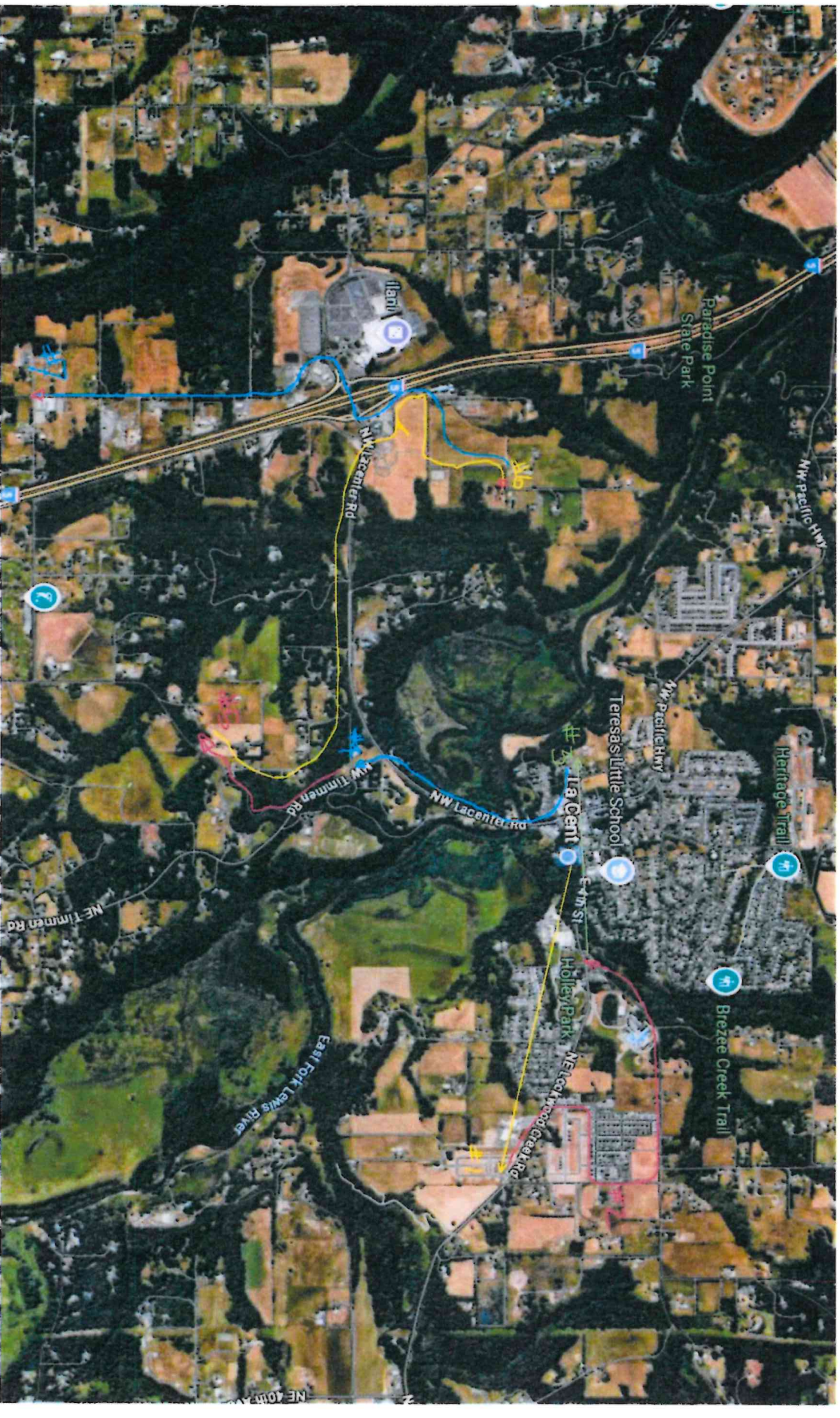


CITY OF LA CENTER

City of La Center/  
Clark County  
Councilor Tour



## Tour Map



City Tour Map



# INTRODUCTION

## La Center/Clark County Coordination Tour(s)

- October 20, 2025
- November 3, 2025
- Other dates as arranged

### City Preferred Alternative

The City of La Center has been diligently putting together its Comprehensive Plan over the past two years and much has been done the past twelve to eighteen months. The City started by looking at existing conditions, the location of major transportation facilities and public infrastructure, and the development of properties in the city and nearby to determine early alternatives to growth. In terms of status quo alternative, some notable limiting factors include topography, the existence of environmentally sensitive areas, the capacity of the La Center Road bridge near Timmen Landing, and land erosion related to land transfers into tribal trust by the Cowlitz Indian tribe.

As the City was preparing the Comprehensive Plan, City leaders and staff engaged the public and stakeholders about the need to update the plan, to accommodate new housing requirements, and to accommodate critical job growth so the City has a more robust and reliable tax base to provide public services to the community. The City looks critically to be sure there is adequate and sufficient employment land so that it is not simply a 'bedroom' community. The City desires a dynamic, inclusive, and engaged community of businesses and residents to fulfill its vision.

### *Takeaways of the City's Preferred Alternative*

- ❖ Supported by the community via extensive community and public engagement (two open houses, four tabling events, several Planning Commission and City Council workshops, scores of attendees at various events and meetings). They include the following
  - **Tabling Event #1:** Sunday, December 23, **2023**, 3:30 PM – 6:30PM Sternwheeler Park
  - **Open House:** March 20, 2024; 5:30 – 7:30 p.m.; La Center City Hall
  - **Tabling Event #2:** Saturday, July 6, 2024, 5:30 PM – 8:30 PM; Concerts in the Park
  - **Tabling Event #3:** Saturday, July 27, 2024, 9:30 AM to 6 PM; Our Days
  - **Tabling Event #4:** Tuesday, August 6, 2024, 3:30 PM to 6 PM; National Night Out
  - **Tabling Event #5:** Thursday, August 29, **2024**, 10:30 AM – 1 PM; Meal on Wheels
  - **Open House:** January 15, **2025**; 5 – 7 p.m.; La Center City Hall



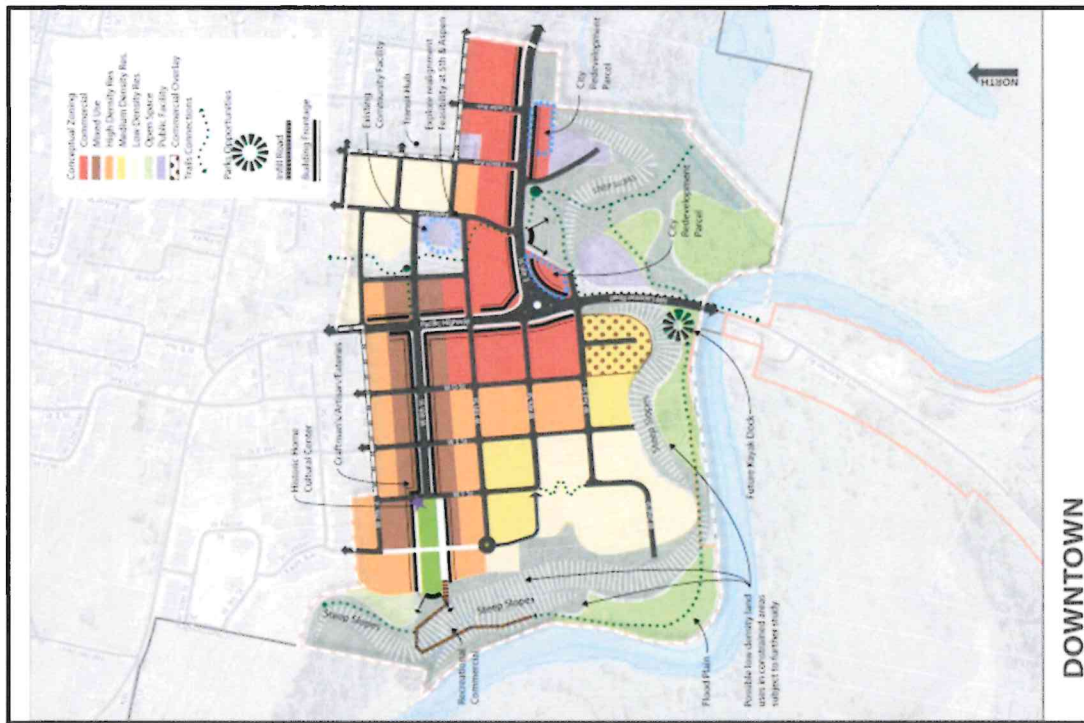
## Summary of Planning Commission and City Council Workshops 2024/2025

| Date              | PC or CC | Comp Plan Topic(s)  | Votes   |
|-------------------|----------|---|---|
| March 12, 2024    | PC       | Draft 1: Land Use & Housing Elements;<br>Draft Land Use Scenarios   | N/A   |
| June 11, 2024     | PC       | Draft 2: Land Use & Housing Elements; Draft Land Use Scenarios  | Unanimous 'yes' to forward drafts for Council review                              |
| October 8, 2024   | PC       | Draft 1: Environmental & Climate Elements; Draft Critical Areas Ordinance (CAO)   | N/A   |
| October 9, 2024   | CC       | Draft: Land Use & Housing Elements; Draft Land Use Scenarios  | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| October 23, 2024  | CC       | Review and selection of preferred land use scenario   | Unanimous 'yes' to select Scenario C as the City's preferred land use alternative |
| November 12, 2024 | PC       | Draft 2: Environmental & Climate Elements; Draft 2 CAO  | Unanimous 'yes' to forward drafts for Council review                              |
| December 10, 2024 | PC       | Draft 1: Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements                                     | N/A   |
| December 11, 2024 | CC       | Draft: Environmental & Climate Elements; Draft CAO  | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| January 14, 2025  | PC       | Draft 2: Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements                                     | Unanimous 'yes' to forward drafts for Council review                              |
| February 11, 2024 | PC       | Draft 1: Parks and Recreation Element   | N/A   |
| February 12, 2025 | CC       | Draft: Environmental; Climate; Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements and Draft CAO | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| March 11, 2025    | PC       | Draft 2: Parks and Recreation Element<br>Draft 1: Transportation Element  | Unanimous 'yes' to forward Parks and Recreation element drafts for Council review |
| April 8, 2025     | PC       | Draft 1: Capital Facilities and Utilities Element   | N/A   |
| July 8, 2025      | PC       | Draft 2: Transportation and Capital Facilities and Utilities Elements   | Unanimous 'yes' to forward drafts for Council review                              |
| August 13, 2025   | CC       | Draft: Parks and Recreation; Transportation; and Capital Facilities and Utilities Elements  | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |

- ❖ Takes into account the **net deficit of jobs** that can be accommodated into the planning horizon 2045 and proposes an Urban Growth Area expansion at the I-5/La Center Road Junction and also along I-5 south of the Ilani Casino and related commercial development.
- ❖ Includes several targeted rezones to accommodate the housing allocation with a 21-unit surplus for units <80% AMI and a 642-unit surplus for units > 80% AMI.

- ❖ The City adopted two subarea plans – Downtown and Timmen Landing – in June of 2025 to rezone more property for employment uses, higher density residential, and mixed use to accommodate a portion of the 2045 growth allocation. (Full size in appendix)

### Downtown Subarea Concept



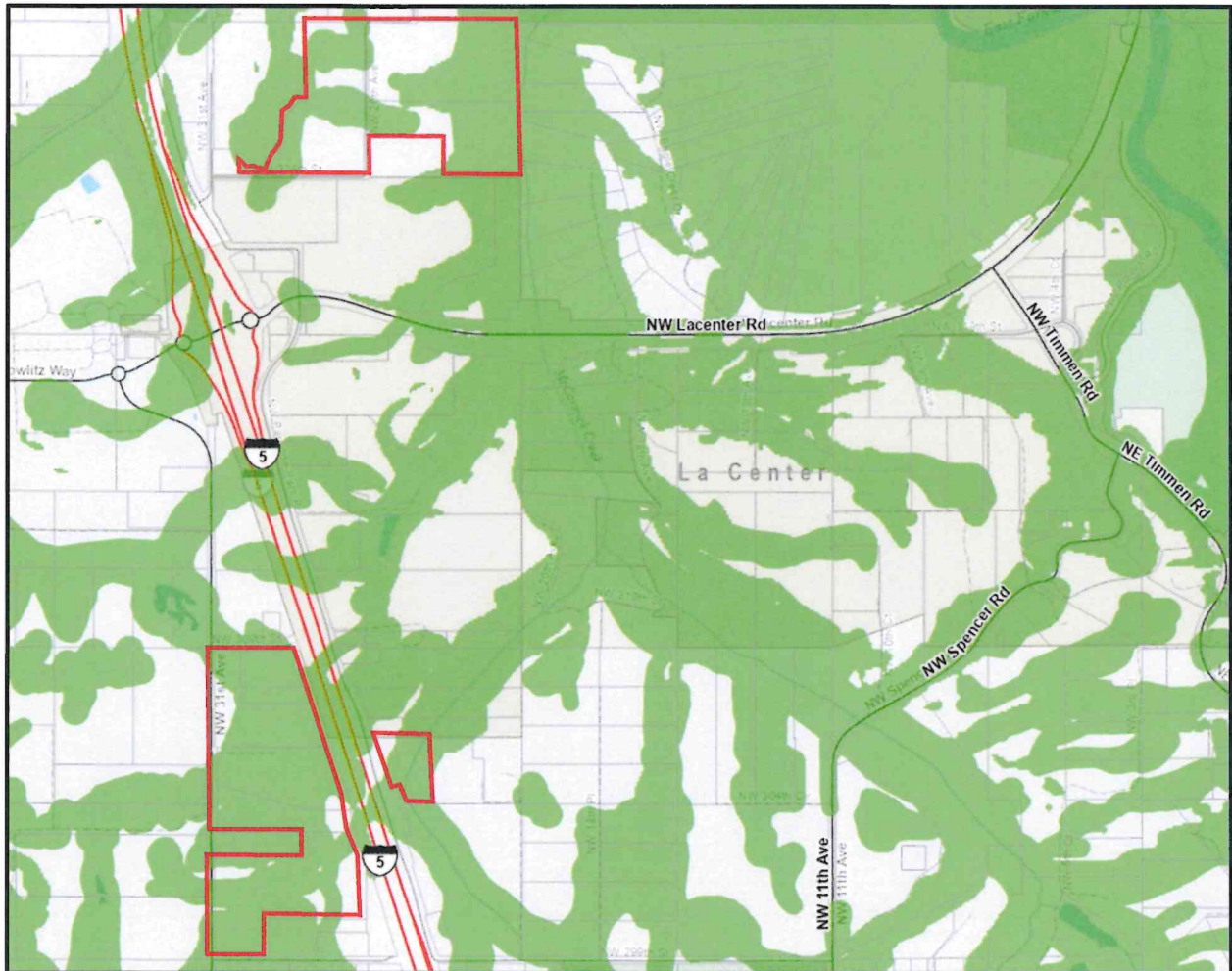
### Timmen Landing Subarea Concept





- ❖ Recognizes the presence and amount of property in the La Center UGA that contains environmentally sensitive areas (wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas), which La Center aims to protect.

**Map Showing Critical Areas Layers (with Proposed UGA Expansion in Red)**



(Source: Clark County GIS)

❖ Proposed UGA expansion recognizes the ***tens of millions of dollars*** of urban scale investments – in both public and private money – at the I-5/La Center Road Junction as shown below between 2015 and 2023 (below), which includes:

- a new span across I-5;
- two new roundabouts;
- realignment of Paradise Point Road; and
- commercial development and a fueling station just east of the eastside roundabout-

**La Center Junction circa 2015**



**La Center Junction circa 2023**



(Source: Clark County GIS)



- ❖ Proposed UGA expansion along the east side of I-5 recognizes the urban infrastructure and services (e.g., municipal water supply facility from CPU, electrical substation, regional school transportation facility - KWRL) currently adjacent to and serves other urban development.

**CPU Water Facility, KWRL Transportation Facility, CPU Electric Substation (l. to r.)**



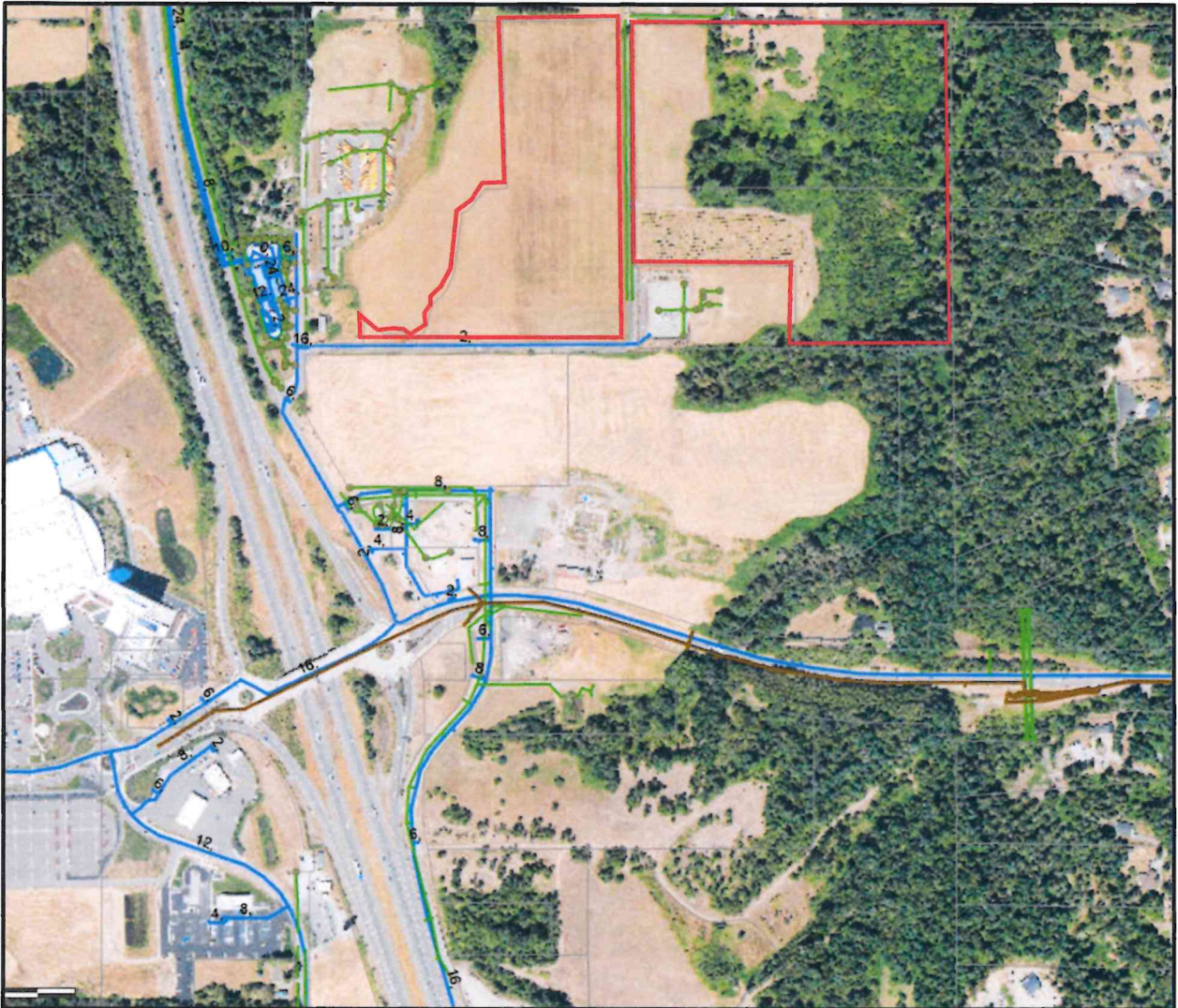
(Source: Clark County GIS)

- ❖ The proposed UGA expansion properties at the I-5/La Center Road Junction have been designated **Urban Reserve since 2007** and, in that, time have not been used for agriculturally of long-term commercial significance in nearly two decades.
- ❖ Although the soils in the area are suitable for most crops and pasture use, the lack of water rights and the cessation of hay production and cattle grazing render the agricultural use of the property economically infeasible; soils conditions alone are not the sole criterion for determining whether property should be designated Agricultural of long-term commercial significance.



- ❖ The properties within the proposed UGA expansion are all readily available to public infrastructure and services, especially those at the Junction.

**Map Showing Utilities [Water (blue), sewer (brown), and stormwater (green)]**

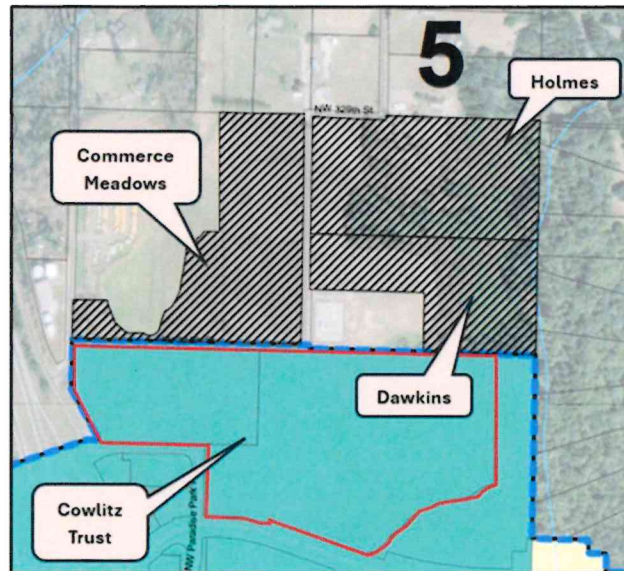


(Source: Clark County GIS)

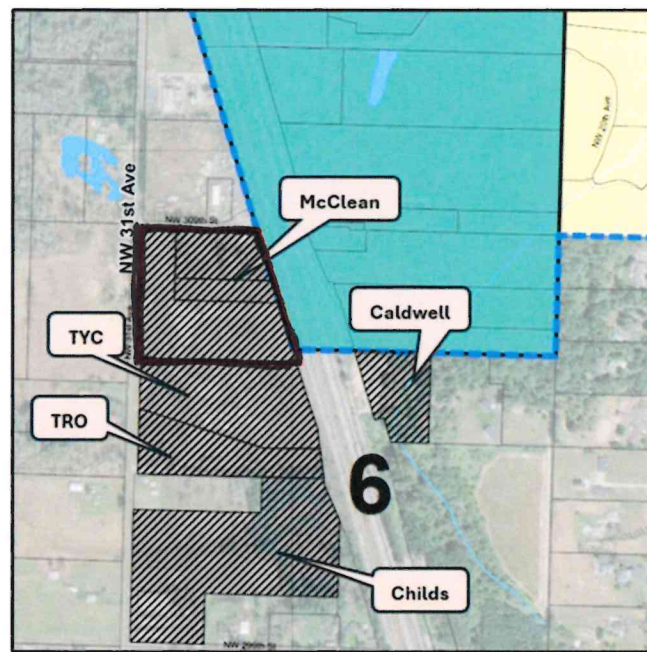


- ❖ The proposed UGA expansion properties at the I-5/La Center Road junction will ‘make up’ for similarly sized properties in the immediate area taken into trust land for the Cowlitz Indian tribe.

**Cowlitz Tribal Trust Lands (in red) within La Center Near the I-5 Junction  
(Property Ownership in Tags)**



**UGA Expansion Along I-5**

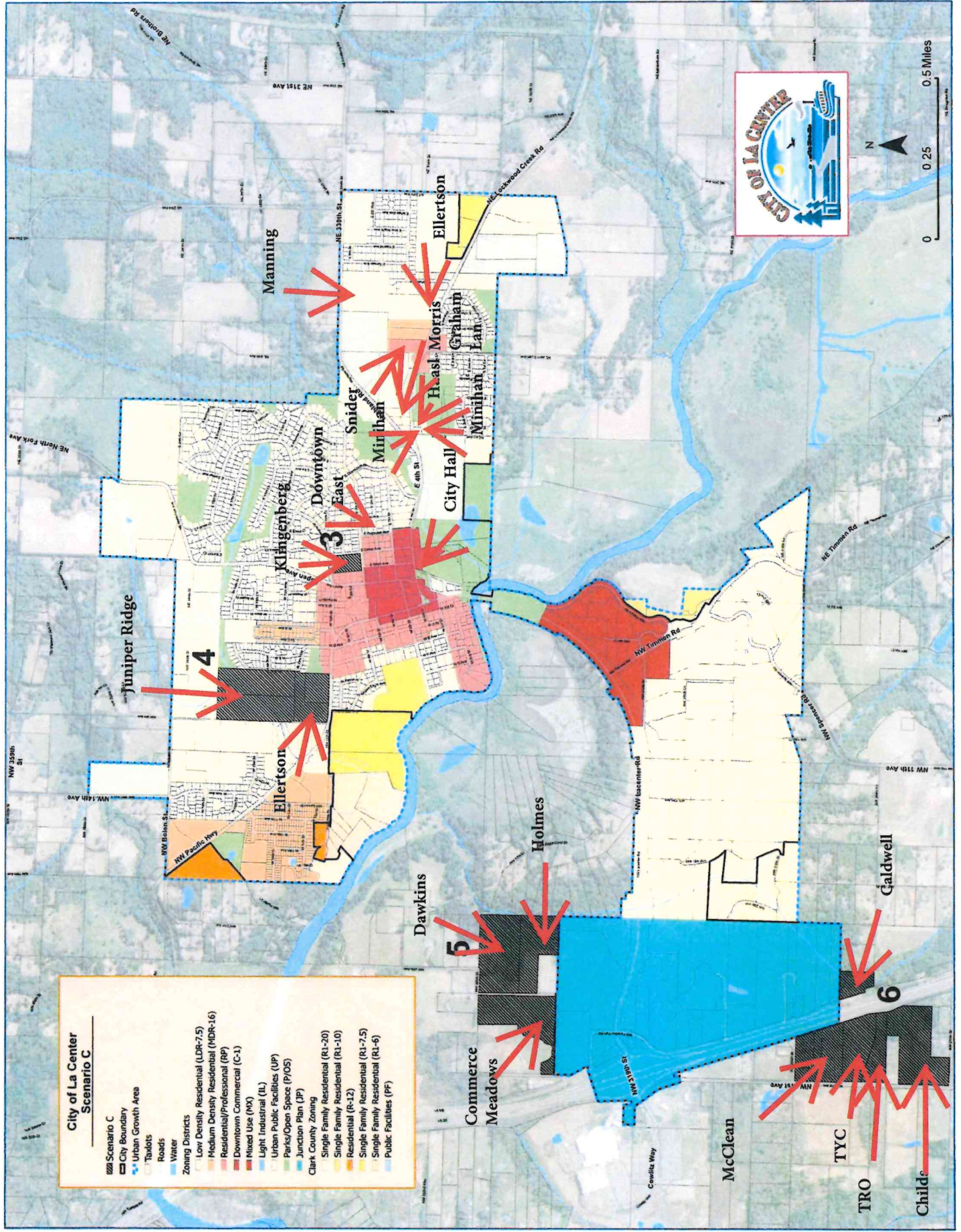


- ❖ The properties included within the proposed UGA expansion face development pressures due to the proximity of development immediately nearby; the value of the properties under the City’s preferred alternative is substantially higher than leaving them as Agricultural.
- ❖ The proposed UGA expansion(s) are supported by the property owners, some of whom have submitted Site Specific Requests with accompanying Agricultural Resource Land Analysis reports.



# Tour Full Write Up Map







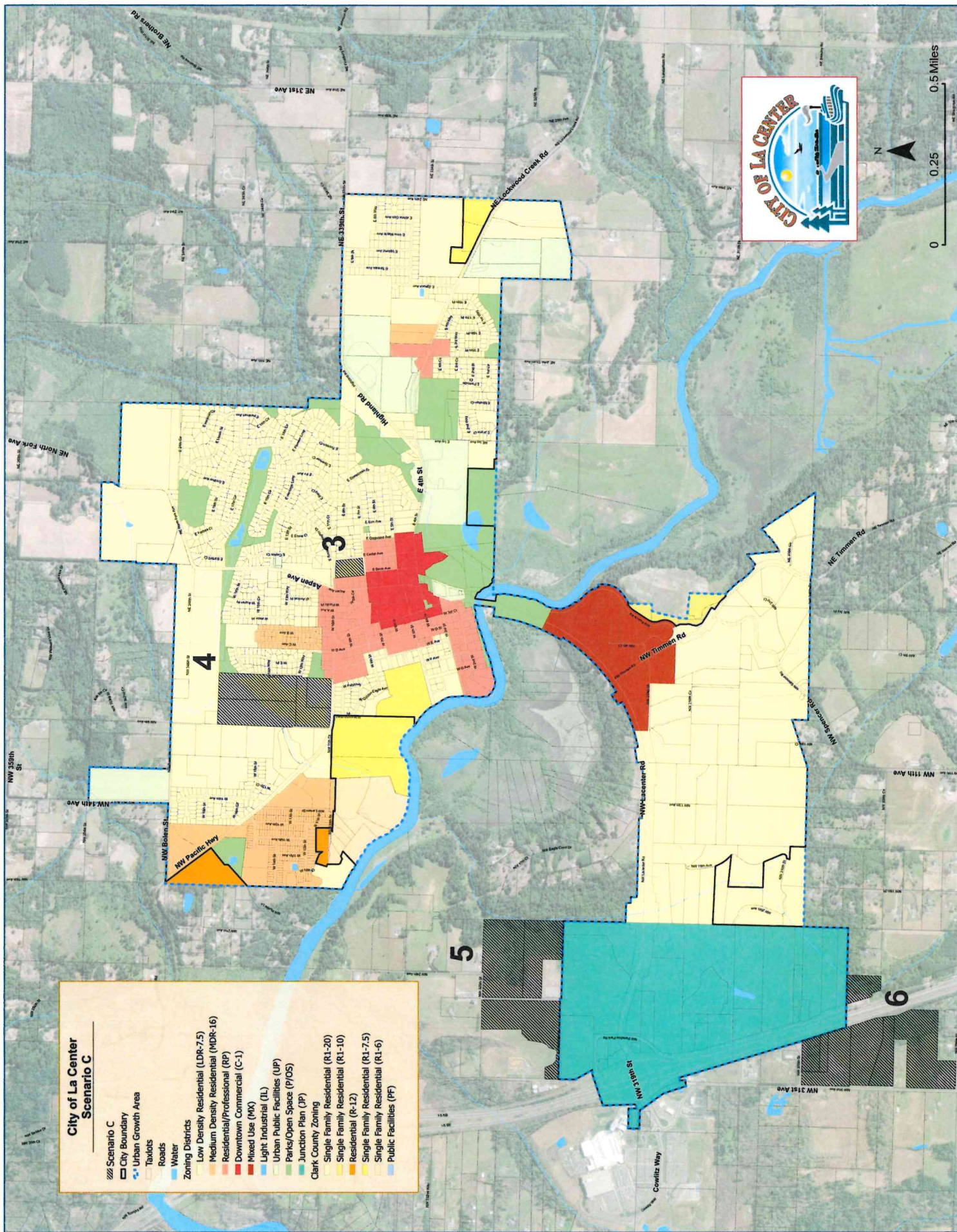
# Preferred Scenarios



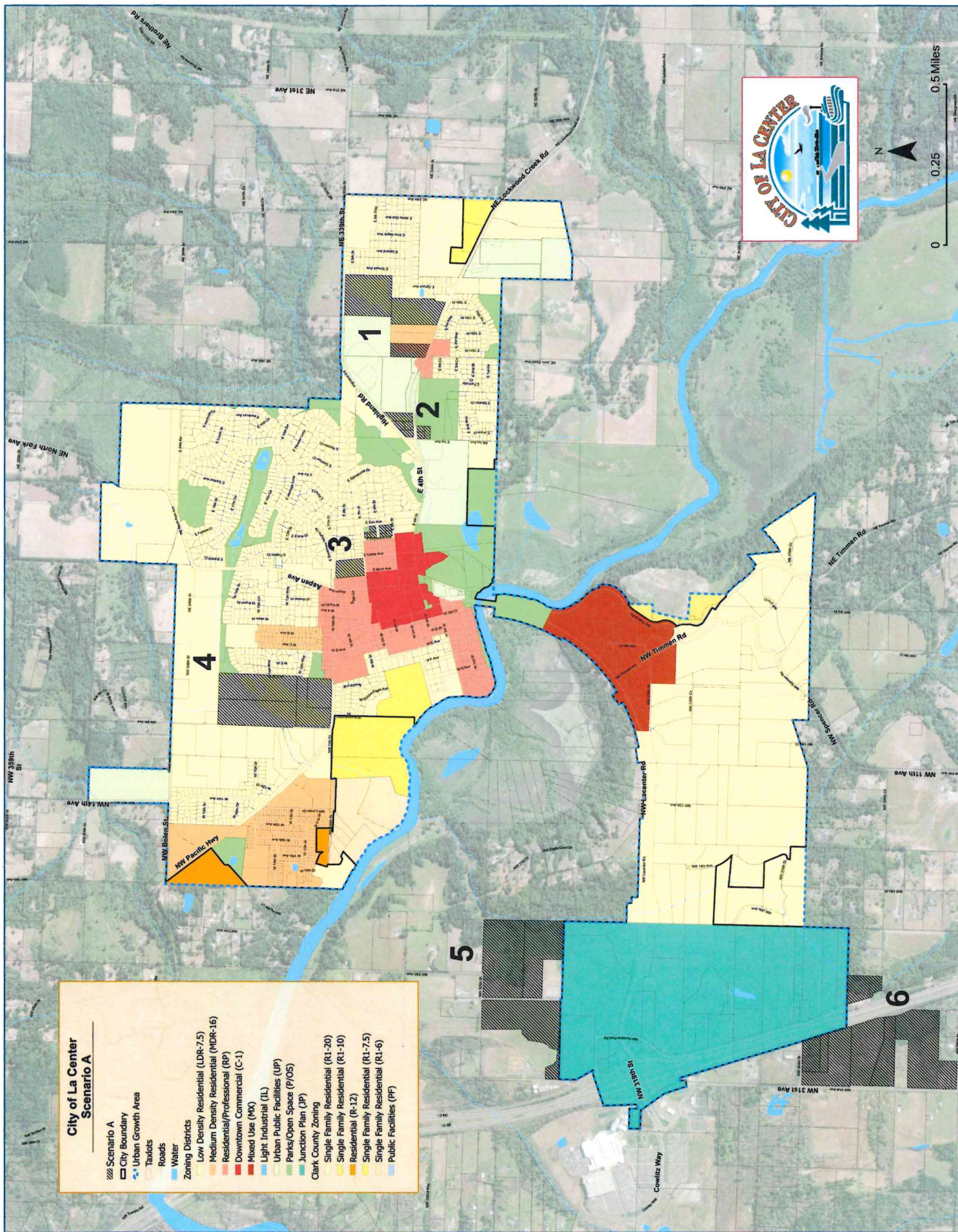
## Preferred Scenarios presented to Planning Commission & City Council

Scenario “C” was the preferred scenario because:

- Allows a mixing of housing of jobs north of Junction to allow denser, work-force housing to support employment in that area
- Reduces amount of upzoning north of La Center bridge to reduce traffic on an increasingly reduced capacity bridge
- Recognizes both the community’s and Council’s vision to balance the character of the current city while incentivizing denser development in undeveloped portions of the City, like Timmens Landing and the Junction
- It was one of two (out of three) scenarios that met the job allocations. The reasons above justified Council’s decision to choose this scenario over the other (Scenario A) that meets the jobs allocations.







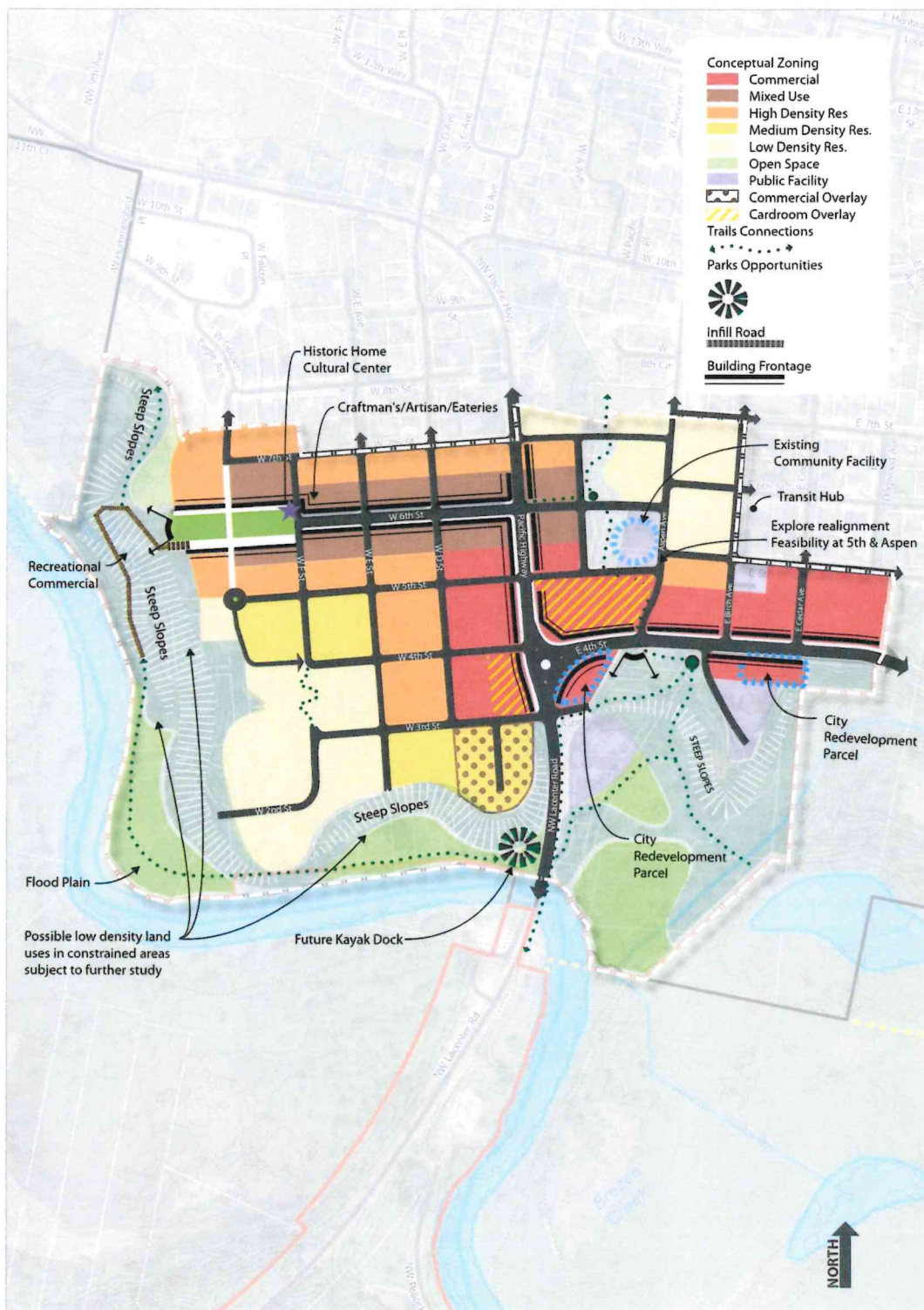




Downtown 2.0



**Figure 1. Downtown Subarea Concept Plan**

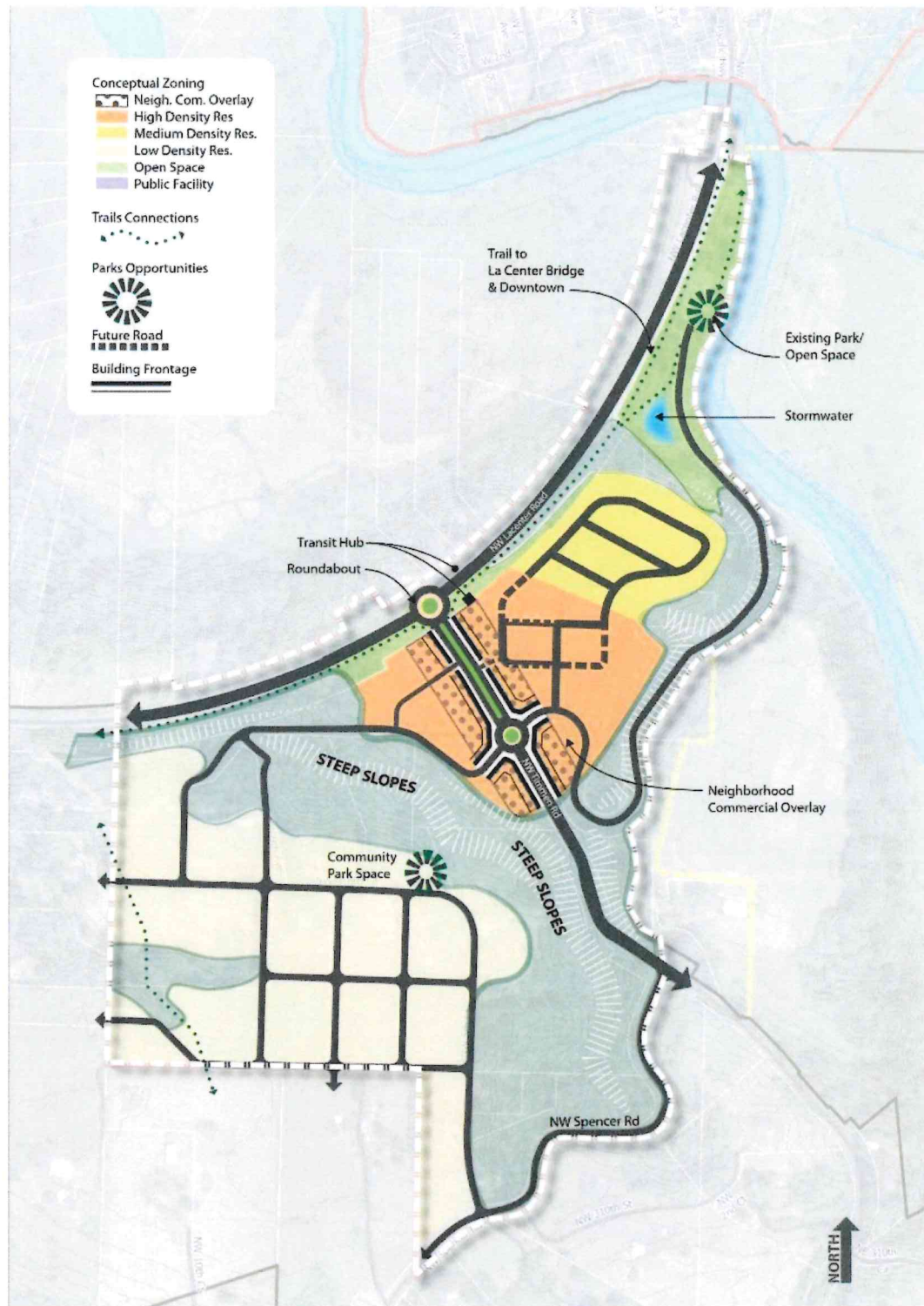


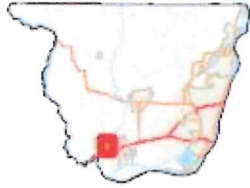


Timmen Landing

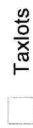


**Figure 4. Timmen Landing Subarea Concept Plan**

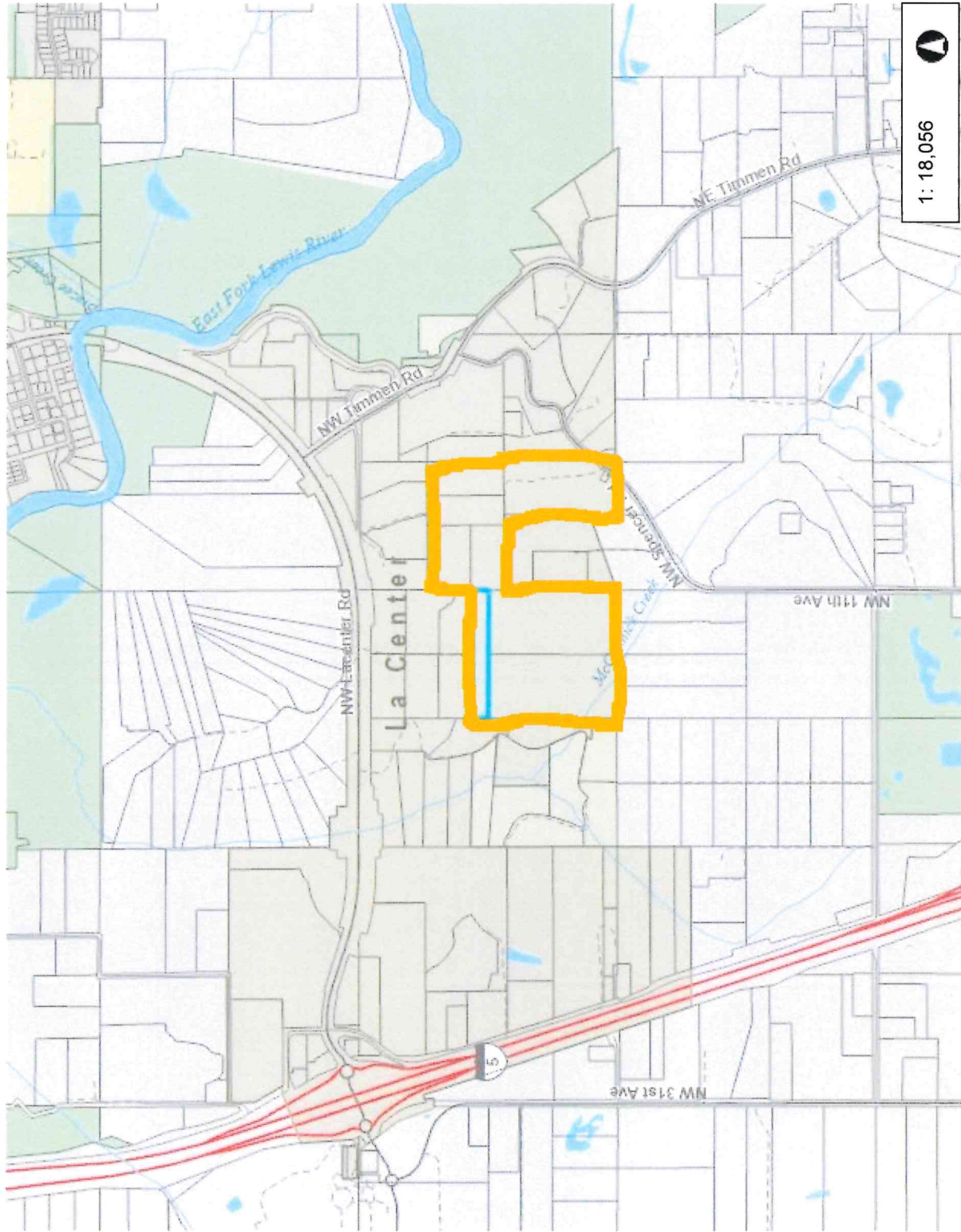




**Legend**



**Notes:**



1: 18,056



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

3,009.3 1,504.67 0 3,009.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>







# Commerce Meadows



# COMMERCE MEADOWS

## PARCEL: 209749000



Total Acreage  
18.43 AC  
150 Potential  
Jobs  
5.7 AC of  
developable land  
Mixed Use Zoning  
50% residential  
50% commercial  
Thus 68 jobs

## COMMERCE MEADOWS ENVIRONMENTAL CONSTRAINTS



18.43 Acres  
Approx 50%  
of the site is  
encumbered  
by wetlands/  
special  
permitting  
required to  
develop





Dawkins

DAWKINS  
PARCEL: 209693000



Total Acreage  
20.23 AC  
Dawkins/Holmes  
Combined Parcels  
35.2 AC  
8.5 AC Developable  
Lands  
Mixed Use Zoning  
50% residential  
50% commercial  
Thus 85 jobs



## DAWKINS ENVIRONMENTAL CONSTRAINTS



20.23 Acres

Approx 50%

of the site is  
useable. The  
other 50% is  
encumbered  
by enviro

constraints

# DAWKINS SLOPES

20.23 Acres  
Over half of  
the parcel  
contains  
steep slopes







Holmes

# HOLMES PARCEL: 20694000



Total Acreage  
15 Acres  
Dawkins/Holmes  
Combined Parcels  
35.2 AC  
8.5 AC Developable  
Lands  
Mixed Use Zoning  
50% residential  
50% commercial  
Thus 85 jobs

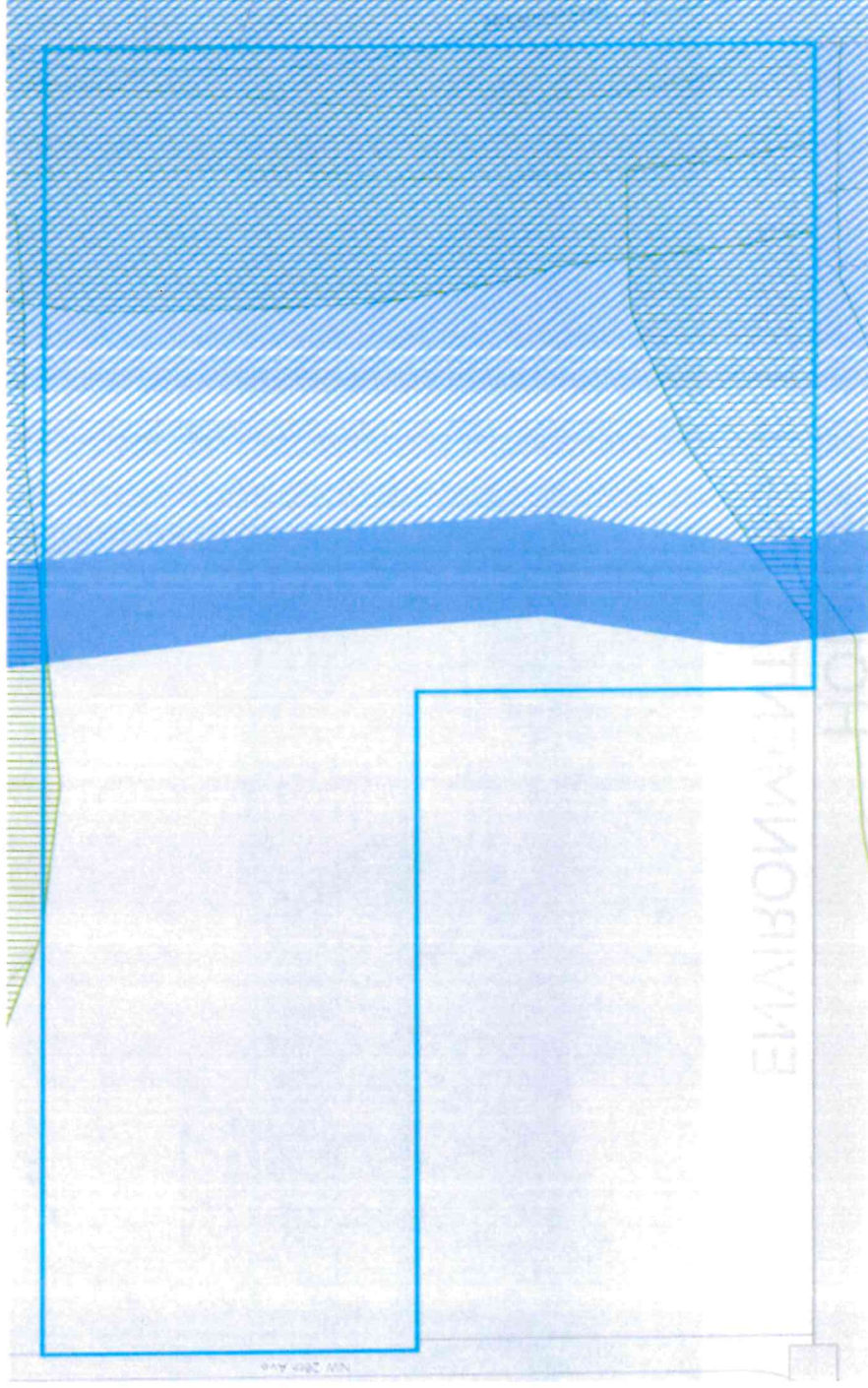


# HOLMES ENVIRONMENTAL CONSTRAINTS



Of the 15  
acres about  
10 acres is  
encumbered  
with enviro  
Constraints  
and approx.  
5 acres are  
developable

## HOLMES HABITAT RIPARIAN AREA



Approx 50%  
of the parcel  
has enviro  
constraints  
and/or  
habitat  
riparian areas  
Special  
permitting  
required to  
develop





Childs

CHILDS  
PARCEL: 211287000

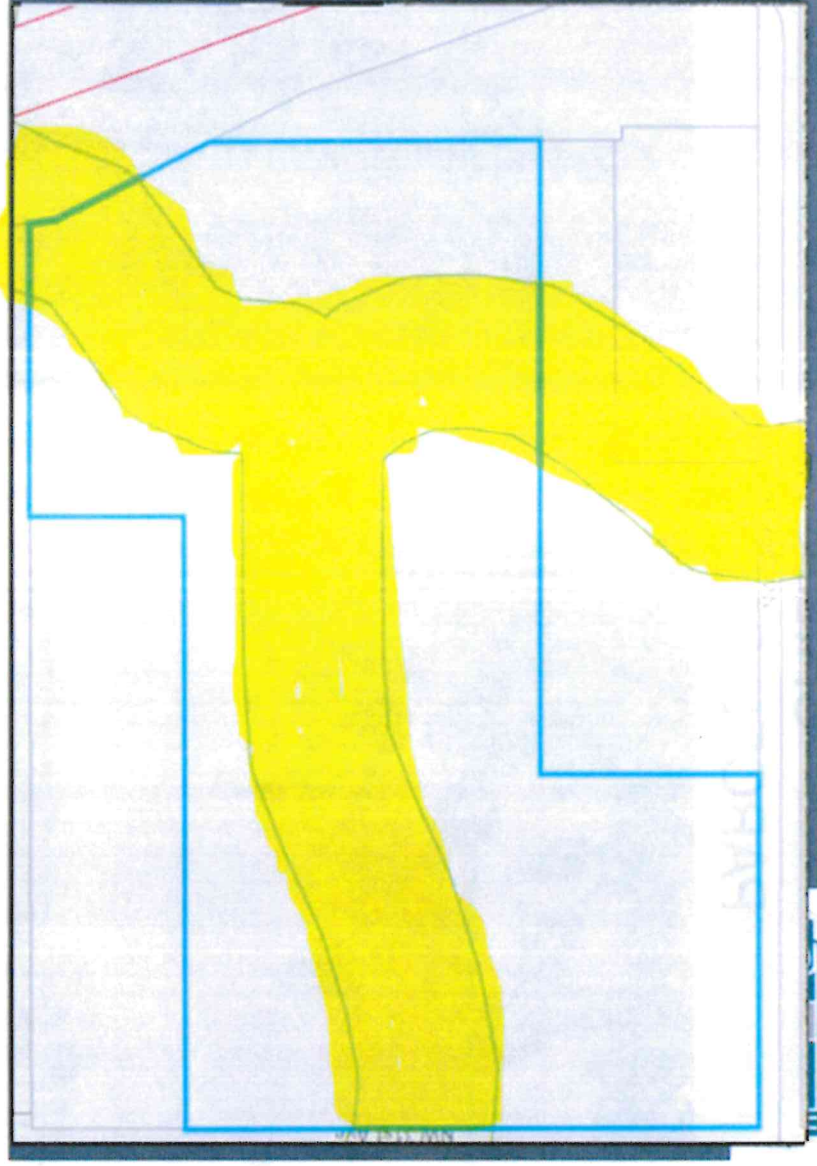


Total Acreage  
20.08 AC  
180 Potential Jobs  
4 AC developable  
lands  
Light Industrial  
Zoning  
Thus 36 jobs



# CHILDS RIPARIAN HABITAT AREA

Encumbered  
by riparian  
habitat area



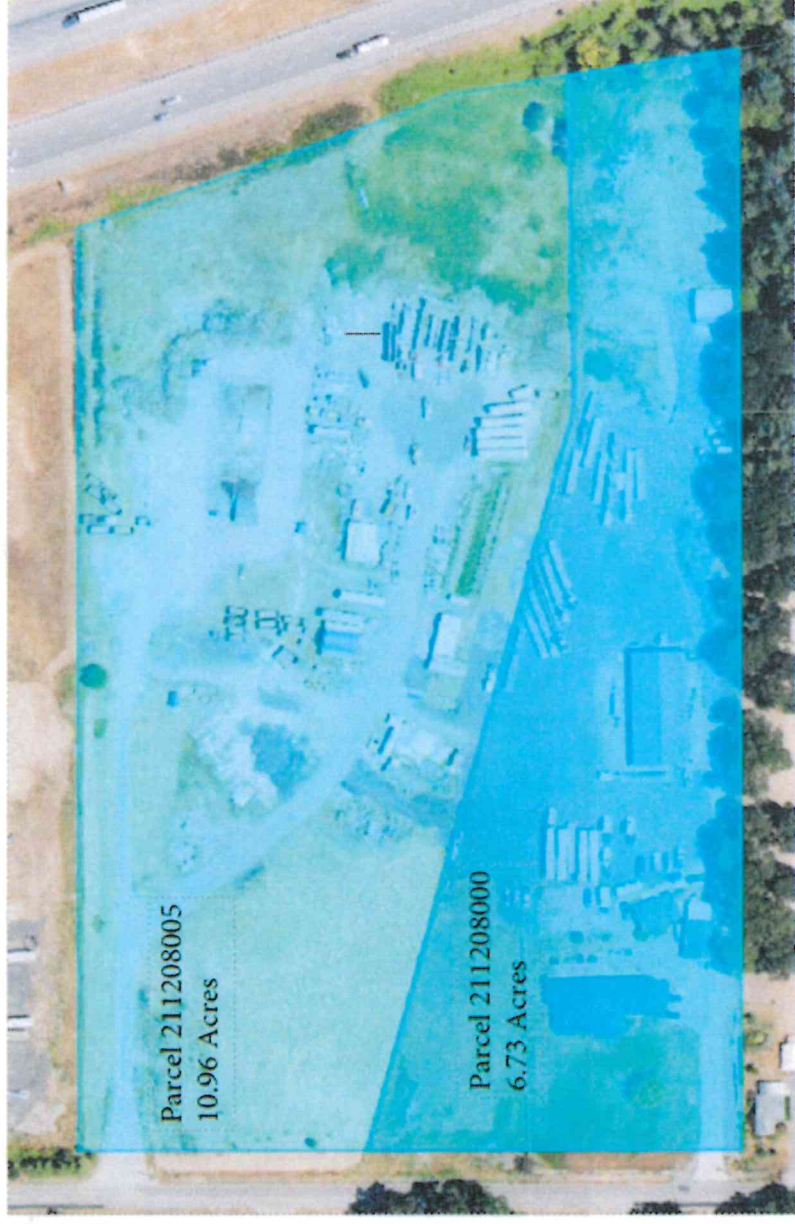


**CITY OF LA CENTER**

**TYC/TRO**



TYC/TRO  
PARCELS 211208000 & 211208005



Two Parcels  
Total Acreage  
17.69 AC  
180 Potential Jobs  
1.2 AC  
Developable  
Lands  
Thus 11 jobs



McClean



## McClean

Parcels: 211244000; 211241000; 211265000



Three Parcels  
Total Acreage  
16.08 AC  
Potential 150  
Jobs  
1.2 AC  
Developable  
Lands  
Thus 16 Jobs



## Full Tour Write Up





Public Works & Community Development  
Department  
210 E. 4th Street  
La Center, WA 98629

---

**To:** Clark County Council  
**From:** City of La Center  
**Re:** Clark County Council: Future of La Center Tour  
**Date:** October 20, 2025

Upon Clark County's (County's) review of the City of La Center's (City) land use alternatives (scenarios) to accommodate growth targets as part of the comprehensive plan periodic update, the City's Mayor, City Council, and Staff have requested the Clark County Council members to tour the City at the earliest opportunity as possible. The County Council confirmed to tour the City with Staff and the City's elected on October 20, 2025 from 9 a.m. to 12 p.m.

The tour will provide the County Council an opportunity to "ground truth" La Center's vision and goals as a community, future needs, and current capacity and infrastructure constraints to accommodate projected growth targets through 2045. It also provides the opportunity for City officials to share its story about how they arrived at the City's preferred alternative, which includes supplemental work with two subarea plans adopted by mid-2025.

In order to formulate the City's land use alternatives, City Staff performed extensive community outreach, workshopped with the Planning Commission and City Council, and collaborated with effected property owners. The alternatives were selected with one preferred by the City Council (Alternative 3/Scenario C) that supports the community's vision to retain a small-town feel, balances the vision with mandated growth, and realistic with current infrastructure and financial constraints.

This narrative provides the baseline capacity, allocations, and assumptions that the City has generated based upon both County data and local conditions. This baseline information was used to generate the two alternatives (scenarios) under review on the County's Draft EIS as further discussed in detail below.

## Baseline Assumptions

Per the County's 2023 Vacant Buildable Lands Model (VBLM), the vacant and underutilized lands in the City's UGA has the capacity to accommodate 2,122 housing units, 5,713 people, and 2,096 jobs. The County adopted the following 2045 allocations for the City: 2,123 housing units, 3,884 people, and 2,142 jobs. Table 1 shows the existing La Center UGA capacity surplus or deficit to accommodate the 2045 allocations provided by the County. Please note La Center's housing and employment capacity has been adjusted to accommodate land attained in Tribal Trust by the Cowlitz Indian Tribe and the adopted Downtown and Timmen Landing Subarea plans. Table 1 further shows there is an existing overall housing surplus of 464 units, an employment deficit of 197 jobs, and a population surplus of 1,829 people.

Table 1: La Center Capacity and 2045 Allocations

|                          | Capacity | Allocation | Surplus/Deficit |
|--------------------------|----------|------------|-----------------|
| <b>Housing (units)</b>   | 2,587    | 2,123      | +464            |
| <b>Employment (jobs)</b> | 1,945    | 2,096      | -197            |
| <b>Population</b>        | 5,713    | 3,884      | +1,829          |

## Housing Capacity for Income Segments

The City has an overall surplus of housing units, however, per new GMA mandates for the Comprehensive Plan Housing element, jurisdictions must accommodate housing needs by income segments. The Washington State Department of Commerce (Commerce) created the Housing for All Planning Tool (HAPT), which Clark County has relied on to allocate housing units by income bands. Table 2 shows the housing allocation in the City for each income segment by Area Median Income (AMI) using the HAPT as adopted by the County.

The City assessed its existing capacity to accommodate each income band with the assumption that all income needs <80% AMI would be accommodated by the City's medium density residential zones (Medium Density Residential-16 [MDR-16], Residential Professional [RP], and Junction Plan [JP] zones) and the implementation of the adopted Downtown and Timmen Landing Subarea zones, which includes Downtown Mixed Use (DMX) and High Density Residential (HDR). Each zone has an assumed capacity at a shared percentage of housing developed to accommodate <80% AMI housing. These assumptions are based upon historic City permitting, current development regulations, and market trends. As shown in Table 2, the City readjusted its capacity numbers using this methodology. The readjusted capacity to accommodate housing needs <80% AMI is a 203-unit deficit, whereas the readjusted capacity for >80% AMI is a 667-unit surplus.

Table 2: La Center Readjusted Housing Capacity

| AMI             | Allocation (units) | Zone Category Serving Needs | Aggregate Housing Needs (units) | Total Capacity (units) | Capacity Surplus/Deficit w/ ADUs (units) |
|-----------------|--------------------|-----------------------------|---------------------------------|------------------------|--|
| 0 – 30% PSH*    | 124                | Medium Density & ADUs       | 1,050                           | 847                    | -203                                     |
| 0 – 30% Non-PSH | 211                |                             |                                 |                        |  |
| 30 – 50%        | 311                |                             |                                 |                        |  |
| 50 – 80%        | 404                |                             |                                 |                        |  |
| 80 – 100%       | 234                | Low Density                 | 1073                            | 1,740                  | +667                                     |
| 100 – 120%      | 172                |                             |                                 |                        |  |
| >120%           | 667                |                             |                                 |                        |  |
| <b>Total</b>    | <b>2,123</b>       |                             |                                 |                        |  |

\*PSH – permanent supportive housing.

Therefore, the City has an overall employment deficit of 197 jobs due to limited existing capacity, even when adjusted to accommodate zoning from the Downtown and Timmen Landing subarea plans and excluding employment lands held by the Cowlitz Indian Tribe within the UGA. The City also has an existing <80% AMI housing needs deficit due to a surplus of lands in low density residential zoning within the UGA and overall limited capacity. La Center must accommodate these deficits with the proposed land alternatives as discussed below. The properties identified in each assumption were calculated to determine net buildability by deducting the gross area with mapped environmental constraints, market conditions, and infrastructure consistent with the County assumptions.



Please note that all UGA expansions identified in the City's land use scenarios below have been submitted as Site Specific Requests by the property owners to the County. Alternative 3, as assessed in the County's Draft EIS includes La Center's preferred Scenario C, plus additional Site Specific Requests near the La Center UGA as directed by the County Council. These additional Site Specific Requests are not supported by the City.

## Public Engagement

During the Comprehensive Plan review and update, which includes the land use alternatives process, the City provided information to and requested feedback from agencies, local organizations, and residents who could be affected by or interested in proposed changes. The City aimed to facilitate engagement with citizens and all relevant stakeholders by asking those involved to identify preferred and non-preferred areas for growth to help shape preliminary land use concepts. Public participation and communication are important components of the Comprehensive Plan update, as well as the selection and implementation of the preferred land use alternative.

The City engaged the community and stakeholders in selecting a preferred land use alternative through two public open houses with up to 40 participants at each, meetings with the Planning Commission and City Council, and outreach at city events. Public open houses allowed residents to provide direct input on the Comprehensive Plan update and land use options. See the following list of dates of open houses and tabling events held throughout the community:

- **Open House:** March 20, 2024; 5:30 – 7:30 p.m.; La Center City Hall
- **Tabling Event #1:** Saturday, July 6, 2024, 5:30 PM – 8:30 PM; Concerts in the Park
- **Tabling Event #2:** Saturday, July 27, 2024, 9:30 AM to 6 PM; Our Days
- **Tabling Event #3:** Tuesday, August 6, 2024, 3:30 PM to 6 PM; National Night Out
- **Tabling Event #4:** Thursday, August 29, 2024, 10:30 AM – 1 PM; Meal on Wheels
- **Open House:** January 15, 2025; 5 – 7 p.m.; La Center City Hall

Additionally, the City maintains a regularly updated webpage with an open comment form for ongoing feedback throughout the process. The City also performed outreach through newspaper posts and mailings in advance of open houses and critical City Council (CC) meetings supported public involvement throughout the planning process.

A series of Planning Commission (PC) and City Council (CC) workshops (see Table 3 below), along with interactive reviews, were conducted for each draft plan element, including Land Use, Housing, Environment & Climate, Economic Development, Parks, Transportation, and Capital Facilities. Each CC workshop followed the corresponding PC draft, incorporating additional comment periods and adoption holds as the project progresses into final adoption.

*Table 3: List of La Center Planning Commission and City Council Work Sessions from 2024 to Present*

| <b>Date</b>       | <b>PC or CC</b> | <b>Comp Plan Topic(s)</b>   | <b>Votes</b>  |
|-------------------|-----------------|---|---|
| March 12, 2024    | PC              | Draft 1: Land Use & Housing Elements;<br>Draft Land Use Scenarios   | N/A   |
| June 11, 2024     | PC              | Draft 2: Land Use & Housing Elements; Draft Land Use Scenarios  | Unanimous 'yes' to forward drafts for Council review                              |
| October 8, 2024   | PC              | Draft 1: Environmental & Climate Elements; Draft Critical Areas Ordinance (CAO)   | N/A   |
| October 9, 2024   | CC              | Draft: Land Use & Housing Elements; Draft Land Use Scenarios  | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| October 23, 2024  | CC              | Review and selection of preferred land use scenario   | Unanimous 'yes' to select Scenario C as the City's preferred land use alternative |
| November 12, 2024 | PC              | Draft 2: Environmental & Climate Elements; Draft 2 CAO  | Unanimous 'yes' to forward drafts for Council review                              |
| December 10, 2024 | PC              | Draft 1: Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements                                     | N/A   |
| December 11, 2024 | CC              | Draft: Environmental & Climate Elements; Draft CAO  | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| January 14, 2025  | PC              | Draft 2: Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements                                     | Unanimous 'yes' to forward drafts for Council review                              |
| February 11, 2024 | PC              | Draft 1: Parks and Recreation Element   | N/A   |
| February 12, 2025 | CC              | Draft: Environmental; Climate; Economic Development; Historic, Archaeological, and Cultural Resources; Urban Growth and Annexation; and Government Elements and Draft CAO | Unanimous 'yes' to hold drafts for future adoption of comp plan.                  |
| March 11, 2025    | PC              | Draft 2: Parks and Recreation Element   | Unanimous 'yes' to forward Parks and  |



| Date            | PC or CC | Comp Plan Topic(s)   | Votes  |
|-----------------|----------|--|--|
|                 |          | Draft 1: Transportation Element  | Recreation element drafts for Council review                     |
| April 8, 2025   | PC       | Draft 1: Capital Facilities and Utilities Element  | N/A  |
| July 8, 2025    | PC       | Draft 2: Transportation and Capital Facilities and Utilities Elements                      | Unanimous 'yes' to forward drafts for Council review             |
| August 13, 2025 | CC       | Draft: Parks and Recreation; Transportation: and Capital Facilities and Utilities Elements | Unanimous 'yes' to hold drafts for future adoption of comp plan. |

## Related Planning Projects and Agency Coordination

The City also completed date-driven methods for refining the land use alternatives, including:

- A Housing Inventory and Needs Assessment and Strategy (June 2024), which recommended strategies for meeting 2045 housing needs; and
- Adopted Capital Facilities plans, including;
  - Parks, Recreation and Open Space Plan final (July 2024)
  - General Sewer Plan final (December 2024)
  - Transportation System Plan final (late 2025/early 2026).
- Agency Coordination, between January 2024 and October 2025, the City collaborated with key service providers (e.g., schools, utilities, emergency services, library) to identify growth opportunities and constraints.

## Alternative 2 (Scenario A)

Alternative 2 is a focus on rezoning within the existing City UGA to accommodate the horizon year 2045 <80% AMI housing capacity deficit, while expanding the City's UGA to accommodate the jobs capacity deficit. Please see the Alternative 2 (Scenario A) map provided and description of each 'treatment' area below.

### Housing

In Alternative 2 (Scenario A), the City identified several properties (see Areas 1 through 4 on map) within the existing UGA to rezone from the City's low density residential (LDR-7.5) zone to its MDR-16 zone to accommodate the 2045 <80% AMI housing unit deficit. The assumed planned density for the LDR 7.5 zone is 5 units per acre and would increase to 12 units per acre for the MDR-16 rezoned. Twenty-two (22) properties were selected to rezone from LDR-7.5 to MDR-16, except one property with current Residential Professional (RP) zoning is proposed to be rezoned to MDR-16 to address this need. **The proposed residential zone changes in Alternative 2 (Scenario A) results in an overall capacity surplus (all AMI) of 632 housing units in the City with an 85-unit surplus for <80% AMI housing units.**

|                      | <80% Units +/- | >80% Units +/- |
|----------------------|----------------|----------------|
| Targeted Rezones     | +288           | -120           |
| 2023 VBLM Capacity   | -203           | 667            |
| <b>2045 Capacity</b> | <b>+85</b>     | <b>+547</b>    |

All properties proposed to be rezoned MDR-16 were selected for the following reasons, as applicable to each site:

- Locational Requirements of the MDR-16 zone (LCMC 18.140.015), which include:
  - Close proximity to collector or arterial roadways, current or proposed transit routes;
  - Near employment centers; and
  - Good access to local public schools.
- Areas of large, undeveloped land with minimal environmental and infrastructure constraints
- Contextually fits into existing land use patterns and surrounding uses
- Supported by property owners and community members
- Sites in the permitting pipeline (e.g. Juniper Ridge)



### Area 1: Northeast La Center

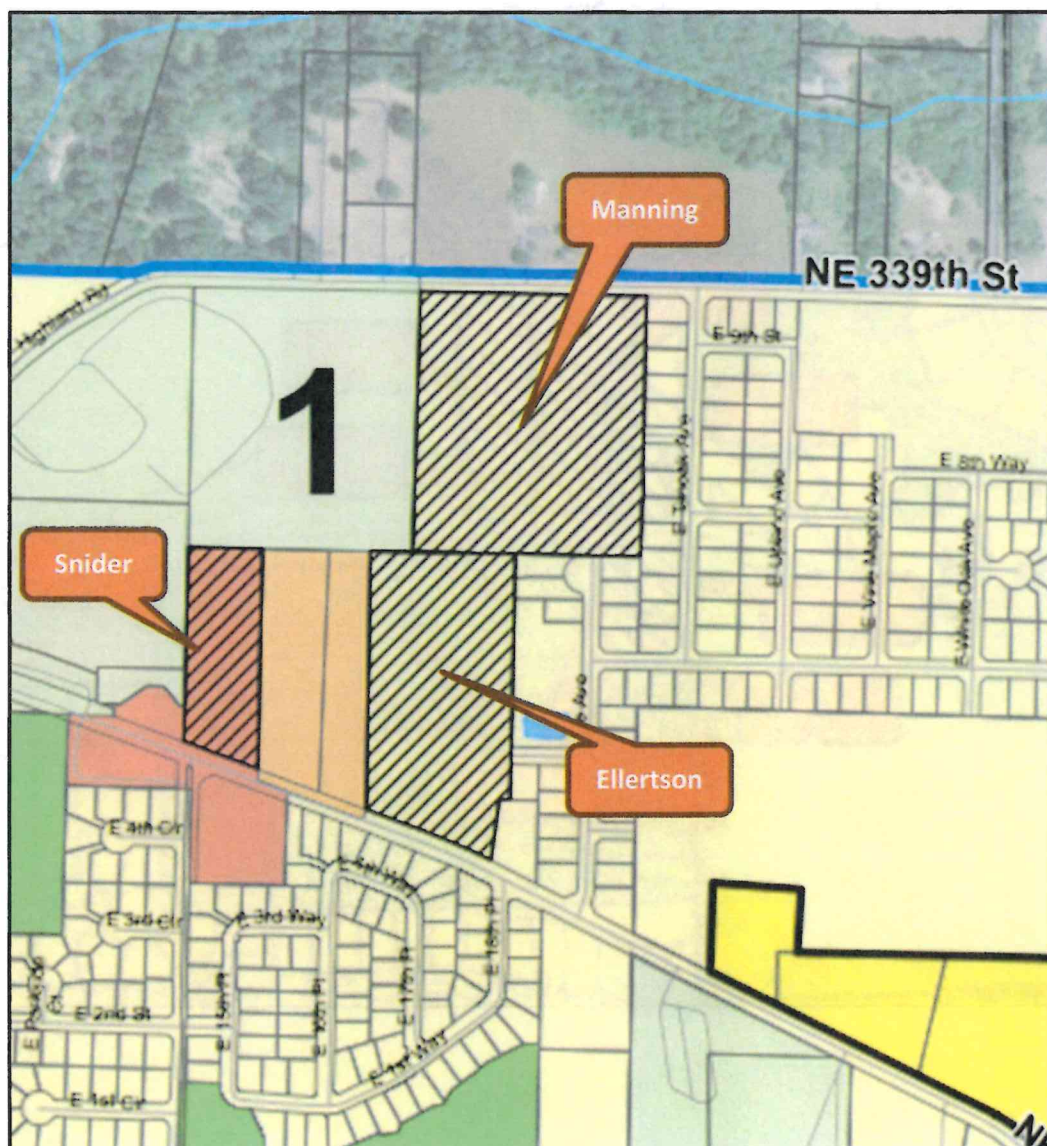
Two properties to be rezoned from LDR-7.5 to MDR-16. One property to be rezoned from RP to MDR-16.

- Northern property is undergoing review for rezone (LDR-7.5 to MDR-16) and subdivision (81 lots) with Manning Subdivision.

| Property     | Gross acres | Net acres    | Unit Yield |
|--------------|-------------|--------------|------------|
| Manning      | 12.0        | 7.82         | 94         |
| Ellertson    | 8.50        | 4.14         | 50         |
| Snider       | 3.20        | 0.29         | 3          |
| <b>TOTAL</b> | <b>23.7</b> | <b>12.25</b> | <b>147</b> |

|                        |            |
|------------------------|------------|
| LDR (>80% AMI) Loss    | -61 units  |
| MDR-16 (<80% AMI) Gain | +147 units |

Area 1: Northeast La Center



## Area 2: 4th/Highland

Seven properties to be rezoned LDR-7.5 to MDR-16.

| Property     | Gross acres | Net acres   | Unit Yield |
|--------------|-------------|-------------|------------|
| Minihan (2)  | 0.81        | 0.55        | 7          |
| HAASL        | 0.19        | 0.13        | 2          |
| Morris       | 1.22        | 0.84        | 10         |
| Landon (2)   | 0.93        | 0.64        | 8          |
| Graham       | 0.46        | 0.32        | 4          |
| <b>TOTAL</b> | <b>3.61</b> | <b>2.48</b> | <b>31</b>  |

|                        |           |
|------------------------|-----------|
| LDR (>80% AMI) Loss    | -12 units |
| MDR-16 (<80% AMI) Gain | +31 units |

Area 2: 4th/Highland





### Area 3: Downtown East

Nine properties to be rezoned from LDR-7.5 to MDR-16.

| Property          | Gross acres | Net acres  | Unit Yield |
|-------------------|-------------|------------|------------|
| Klingenberg       | 3.11        | 2.13       | 26         |
| Downtown East (8) | 0.69        | 0.47       | 6          |
| <b>TOTAL</b>      | <b>3.8</b>  | <b>2.6</b> | <b>32</b>  |

|                        |           |
|------------------------|-----------|
| LDR (>80% AMI) Loss    | -13 units |
| MDR-16 (<80% AMI) Gain | +32 units |

Area 3: Downtown East





Four properties to be rezoned from LDR-7.5 to MDR-16.

- | Property          | Gross acres  | Net acres   | Unit Yield |
|-------------------|--------------|-------------|------------|
| Juniper Ridge (2) | 24.68        | 4.19        | 50         |
| Wisner (2)        | 11.3         | 2.47        | 30         |
| <b>TOTAL</b>      | <b>35.98</b> | <b>6.66</b> | <b>70</b>  |

Area 4: Northwest La Center



## Employment

In Alternative 2 (Scenario A), the City identified nine properties for UGA expansion to accommodate the jobs capacity deficit in 2045. Three properties (see Area 5) are identified north of the Junction Plan area to be expanded with Commercial zoning or at a rate of 20 jobs per acre. The City also identified 6 properties (see Area 6) southeast of the Junction Plan and west of Interstate 5 (I-5) for UGA expansion for employment/light-industrial land use at a rate of 9 jobs per acre. One additional property was identified directly west of I-5 for Commercial zoning at a rate of 20 jobs per acre. **The proposed expansions in Alternative 2 (Scenario A) results in an overall capacity surplus of 159 jobs in the City.**

|                      | Jobs +/-    |
|----------------------|-------------|
| Jobs Expansion       | +356        |
| 2023 VBLM Capacity   | -197        |
| <b>2045 Capacity</b> | <b>+159</b> |



All properties proposed for employment expansion are chosen for the following reasons, as applicable to each site:

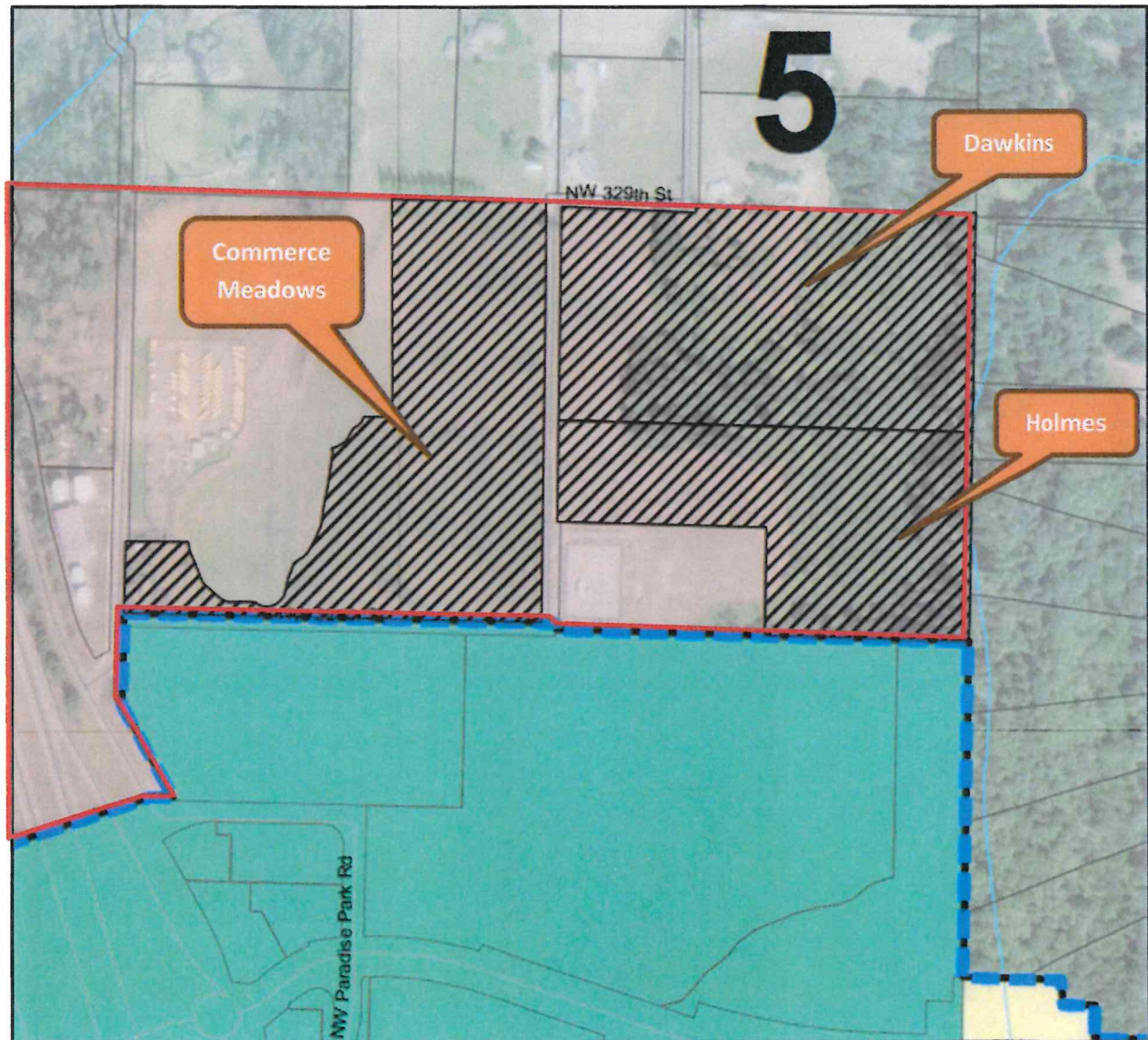
- No more realistic capacity within existing UGA to accommodate jobs, must expand to meet allocations;
- Reduced employment capacity within UGA due to lands now in tribal trust;
- The County's own Vacant Buildable Lands Model mapping shows nearly all the Commercial and Industrial land within La Center as either Vacant critical or Underutilized Critical, thus making it exceedingly difficult to attract employment growth to these properties;
- The proposed expansion has some of the flattest and least encumbered land that exists in the area. Nearby is a regional school bus transportation facility and an electrical substation;
- Expansion north of La Center Road bridge (the only way in and out of this portion of town) is not practical. The bridge is already feeling pressures of growth and is also a potential hazard if there is any emergency evacuation or damage to the bridge. Replacement of this bridge or a second bridge crossing creates an untenable and unrealistic financial burden on the City; and
- Locating additional job lands around commercial development, a regional transportation corridor, such as I-5, is most feasible for accessibility for freight and transport of goods and also commuters. Also, locating employment lands in close proximity to transportation corridor increases marketability of these lands.

### Area 5: North Junction

Three properties are proposed for expansion north of La Center's Junction Plan. These properties have been identified as Industrial Urban Reserve since 2007 and are currently zoned Clark County AG-20 with Urban Reserve Overlay (shown in red). These would be city-zoned commercial at 20 jobs per acre.

| Property             | Gross acres  | Net acres    | Job Yield  |
|----------------------|--------------|--------------|------------|
| Commerce Meadows     | 18.43        | 5.65         | 113        |
| Holmes & Dawkins (2) | 35.23        | 8.46         | 169        |
| <b>TOTAL</b>         | <b>53.66</b> | <b>14.11</b> | <b>282</b> |

Area 5: North Junction



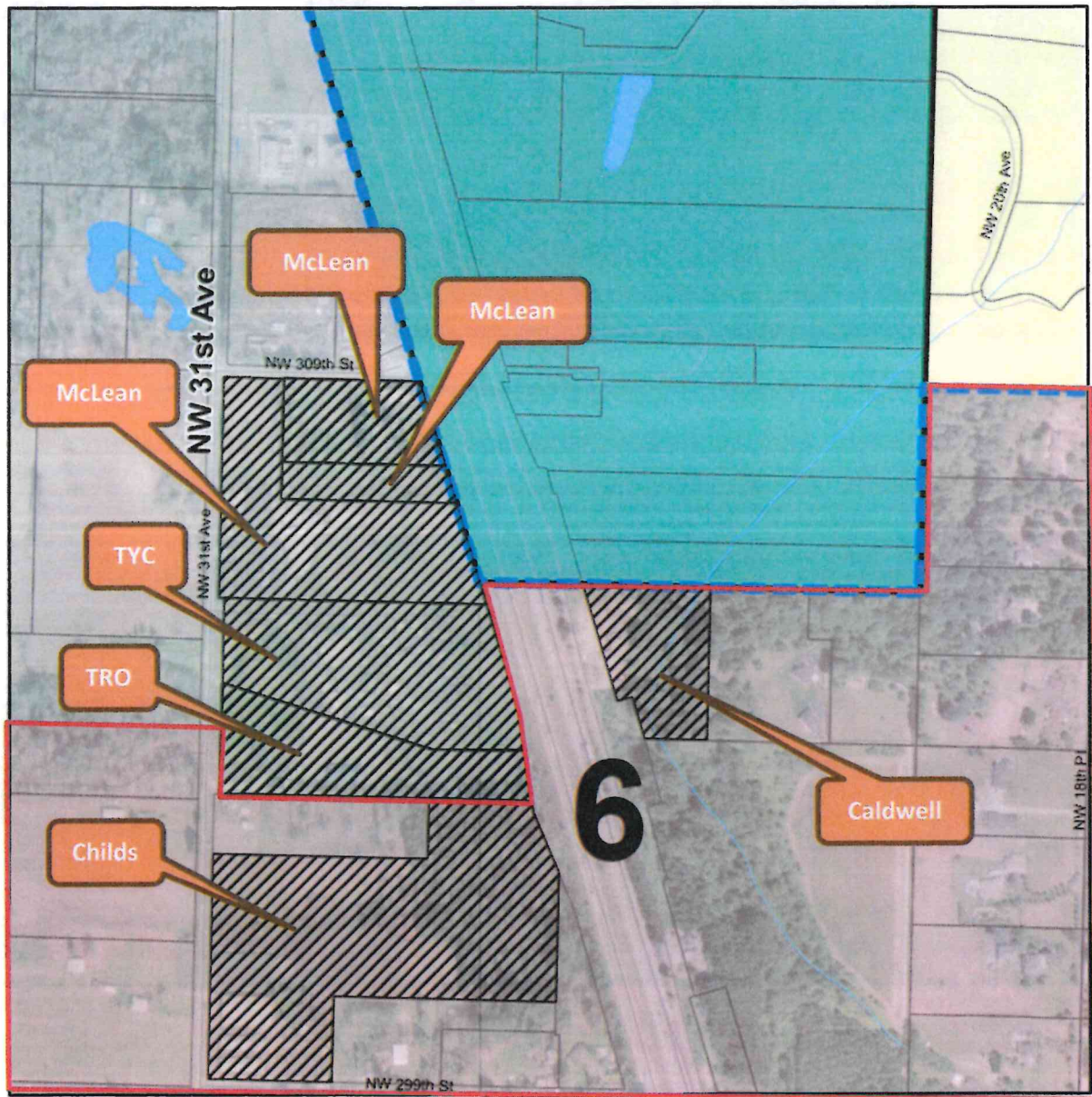


### Area 6: Southwest Junction

Seven properties are proposed for expansion. Six have been designated Urban Reserve since 2007 and are currently zoned Clark County Ag-20 with one (east of I-5) zoned Clark County R-5. Two of these properties are within the Urban Reserve (shown in red below). All properties west of I-5 would be city-zoned Employment at 9 jobs per acre, whereas the property to the east (Caldwell) would be city-zoned Commercial at 20 jobs per acre.

| Property             | Gross acres  | Net acres   | Job Yield |
|----------------------|--------------|-------------|-----------|
| McClean (3)          | 15.75        | 1.75        | 16        |
| TYC/TRO Holdings (2) | 17.69        | 1.21        | 11        |
| Childs               | 20.08        | 3.99        | 36        |
| Caldwell             | 6.23         | 0.29        | 12        |
| <b>TOTAL</b>         | <b>59.75</b> | <b>7.54</b> | <b>75</b> |

Area 6: Southwest Junction



## Alternative 3 (Scenario C) – City Preferred Alternative

Alternative 3 (Scenario C) is a focus on expansion of the existing City UGA to accommodate both the <80% AMI and housing and the jobs capacity deficit by implementation of a new mixed-use zone north of the Junction Plan as further outlined below. This includes rezoning some properties within the existing City's UGA. Please see the Alternative 3 (Scenario C) map provided. This is the City's preferred land use alternative as selected by the La Center City Council.

### Housing

The City identified five properties within the existing City UGA (all included in Alternative 2 [Scenario A]) from LDR-7.5 (5 units per acre) to MDR-16 (12 units per acre) (see Areas 3 and 4). In addition to the rezone of these properties, the city has identified three properties for expansion (same three in Alternative 2, [Scenario A] for C-1 zoning) and to be zoned with a new Junction Mixed Use zoning (see Area 5 below). The Junction Mixed Use zoning will assume a 40/60 net buildable land split between residential use at 21 units per acre and commercial use at 20 jobs per acre. **The proposed zone changes and expansion in Alternative 2 (Scenario C) results in an overall capacity surplus of 624 housing units in the City with a 21-unit surplus for <80% AMI housing units.**

|                      | <80% Units +/- | >80% Units +/- |
|----------------------|----------------|----------------|
| Targeted Rezones     | +105           | -43            |
| Mixed-Use Expansion  | +118           | 0              |
| 2023 VBLM Capacity   | -203           | 667            |
| <b>2045 Capacity</b> | <b>+21</b>     | <b>+624</b>    |

Similar to Alternative 2 (Scenario A), the properties proposed to be rezoned MDR-16 were selected for the following reasons, as applicable to each site:

- Locational Requirements of the MDR-16 zone (LCMC 18.140.015), which include:
  - Close proximity to collector or arterial roadways, current or proposed transit routes;
  - Near employment centers; and
  - Good access to local public schools.
- Areas of large, undeveloped land with minimal environmental and infrastructure constraints;
- Contextually fits into existing land use patterns and surrounding uses;
- Supported by property owners and community members; and
- Sites in the permitting pipeline, e.g. Juniper Ridge.

Additionally, three properties north of the Junction Plan are proposed to have Junction Mixed Use zoning with expansion. These properties were selected with mixed-use zoning for the following reasons:

- Generate higher density residential and workforce housing in close proximity to employment centers and job-generating lands/uses;
- Reduce densification of La Center north of the La Center Road bridge to reduce future capacities on a currently constrained bridge; and
- Large greenfield areas suitable for development and more apt to meet <80% AMI housing needs



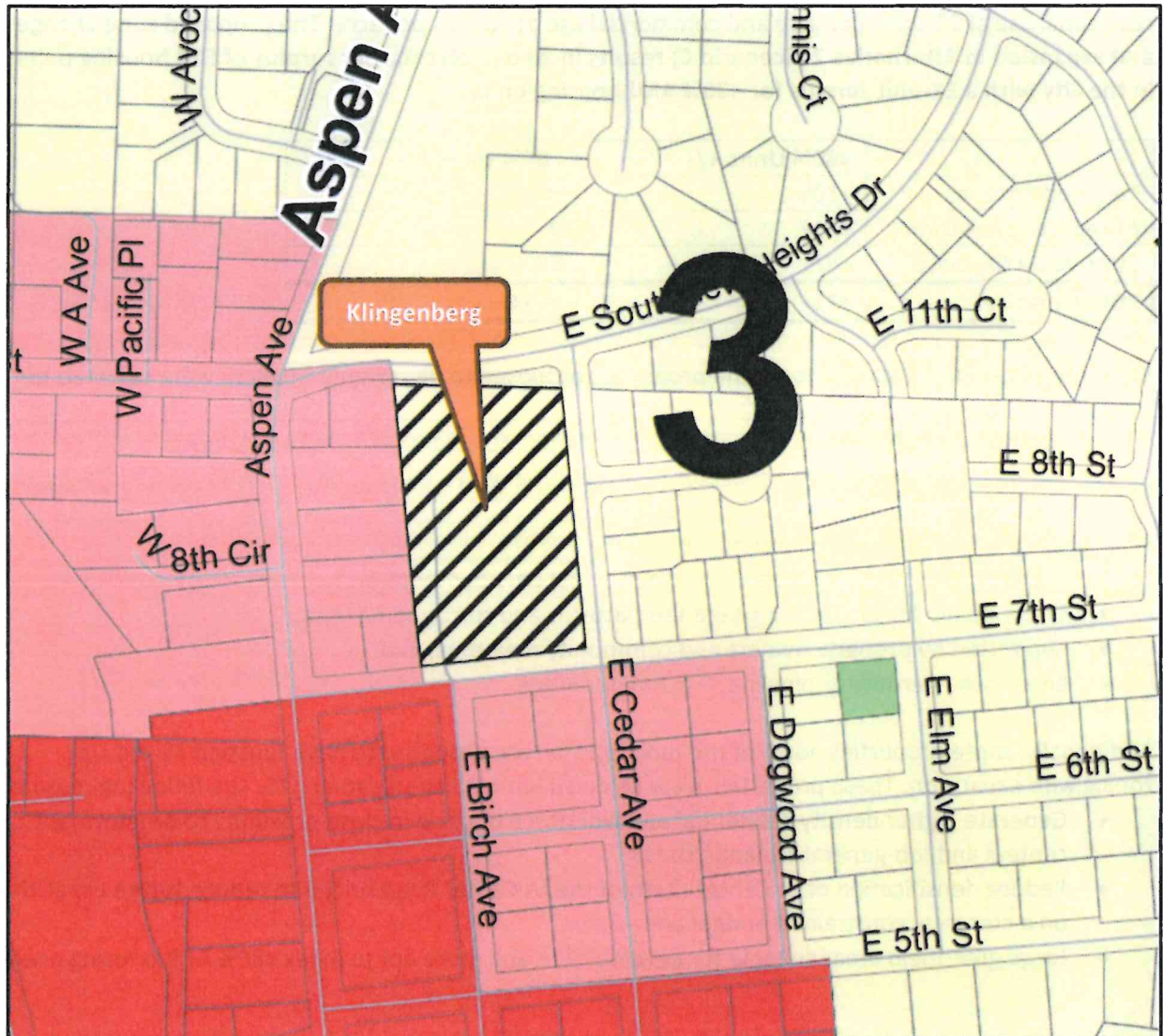
### Area 3: Downtown East

One property to be rezoned from LDR-7.5 to MDR-16 in east Downtown La Center. This removes several small properties (8 in total) from Alternative 2 (Scenario A).

| Property     | Gross acres | Net acres   | Unit Yield |
|--------------|-------------|-------------|------------|
| Klingenberg  | 3.11        | 2.13        | 26         |
| <b>TOTAL</b> | <b>3.11</b> | <b>2.13</b> | <b>26</b>  |

|                        |           |
|------------------------|-----------|
| LDR (>80% AMI) Loss    | -11 units |
| MDR-16 (<80% AMI) Gain | +26 units |

Area 3: Downtown East



#### Area 4: Northwest La Center

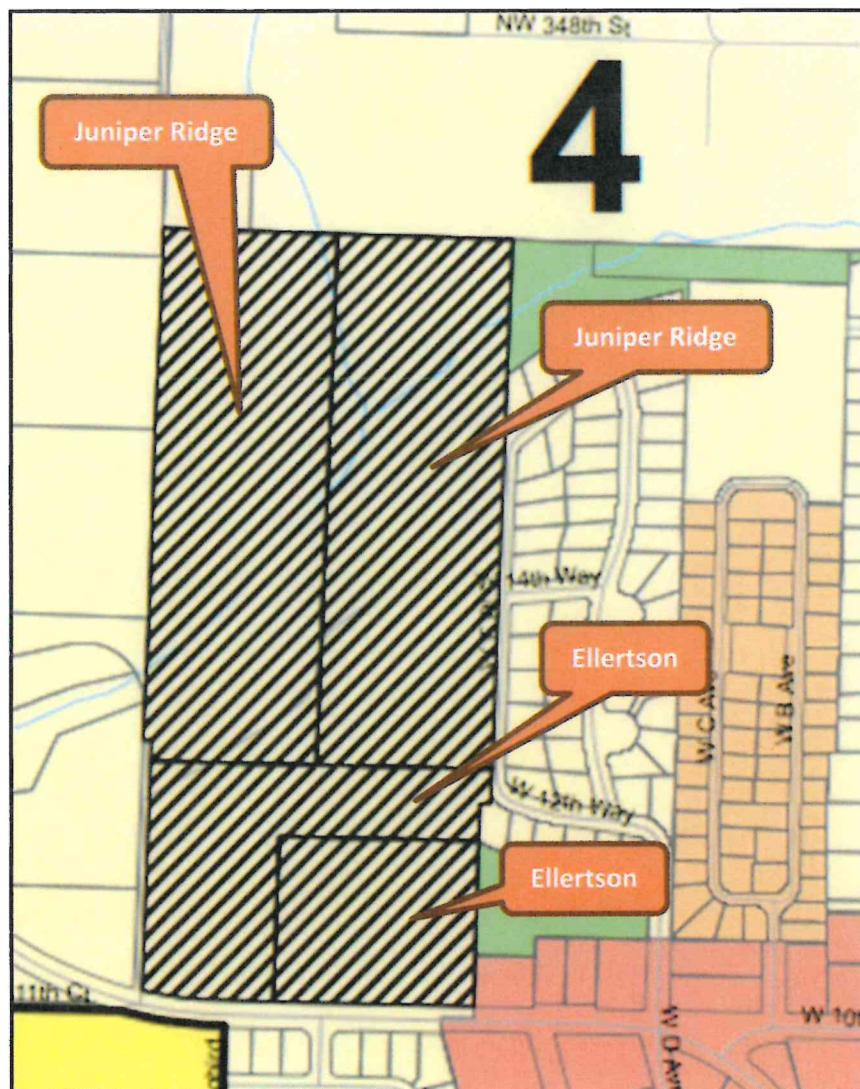
Four properties to be rezoned from LDR-7.5 to MDR-16.

- Northern two properties recently were approved for rezone (LDR-7.5 to MDR-16) and subdivision (67 lots) with Juniper Ridge Subdivision.
- Southern two properties recently held a pre-application conference for rezone (LDR-7.5 to MDR-16) and subdivision (81 lots) for 9th Avenue Subdivision.

| Property          | Gross acres  | Net acres   | Unit Yield |
|-------------------|--------------|-------------|------------|
| Juniper Ridge (2) | 24.68        | 4.19        | 50         |
| Wisner (2)        | 11.3         | 2.47        | 30         |
| <b>TOTAL</b>      | <b>35.98</b> | <b>6.66</b> | <b>70</b>  |

|                        |           |
|------------------------|-----------|
| LDR (>80% AMI) Loss    | -33 units |
| MDR-16 (<80% AMI) Gain | +70 units |

Area 4: Northwest La Center





## Employment

Similar to Scenario B, the 6 properties southwest of the Junction Plan and across I-5 are proposed for expansion for employment/light-industrial use at a rate of 9 jobs per acre, except for one property on the east side of I-5 will be expanded with C-1 zoning at 20 jobs per acre (see Area 6). The same three properties identified for expansion with the new Junction Mixed Use zoning in Scenario C for housing (see Area 5), will also provide jobs capacity. Sixty percent of the net buildability of these properties will generate 20 jobs per acre. **The proposed employment land expansions as described in Alternative 2 (Scenario C) results in an overall capacity surplus of 47 jobs.**

|                      | Jobs +/-   |
|----------------------|------------|
| Jobs Expansion       | +244       |
| 2023 VBLM Capacity   | -197       |
| <b>2045 Capacity</b> | <b>+47</b> |

Similar to Alternative 2 (Scenario A), all properties proposed for employment expansion are for the following reasons, as applicable to each site:

- No more capacity within existing UGA to accommodate jobs, must expand to meet allocations;
- Reduced employment capacity within UGA due to lands now in tribal trust;
- The County's own Vacant Buildable Lands Model mapping shows nearly all the Commercial and Industrial land within La Center as either Vacant critical or Underutilized Critical, thus making it exceedingly difficult to attract employment growth to these properties;
- The proposed expansion has some of the flattest and least encumbered land that exists in the area. Nearby is commercial development, a regional school bus transportation facility, and an electrical substation;
- Expansion north of La Center Road bridge (the only way in and out of this portion of town) is not practical. The bridge is already feeling pressures of growth and is also a potential hazard if there is any emergency evacuation or damage to the bridge. Replacement of this bridge or a second bridge crossing creates an untenable and unrealistic financial burden on the City.
- Locating additional job lands around a transportation corridor, such as I-5 is most feasible for accessibility for freight and transport of goods and also commuters. Also, locating employment lands in close proximity to transportation corridor increases marketability of these lands

Additionally, three properties north of the Junction Plan are proposed to have Junction Mixed Use zoning with expansion (See Area 5 below). These properties were selected with mixed-use zoning for the following reasons:

- Generate higher density residential and workforce housing in close proximity to employment centers and job-generating lands/uses
- Reduce densification of La Center north of the La Center Road bridge to reduce future capacities on a currently constrained bridge
- Large greenfield areas suitable for development and more apt to meet <80% AMI housing needs
- Increased marketability for job generating uses with proximity to I-5 and workforce housing

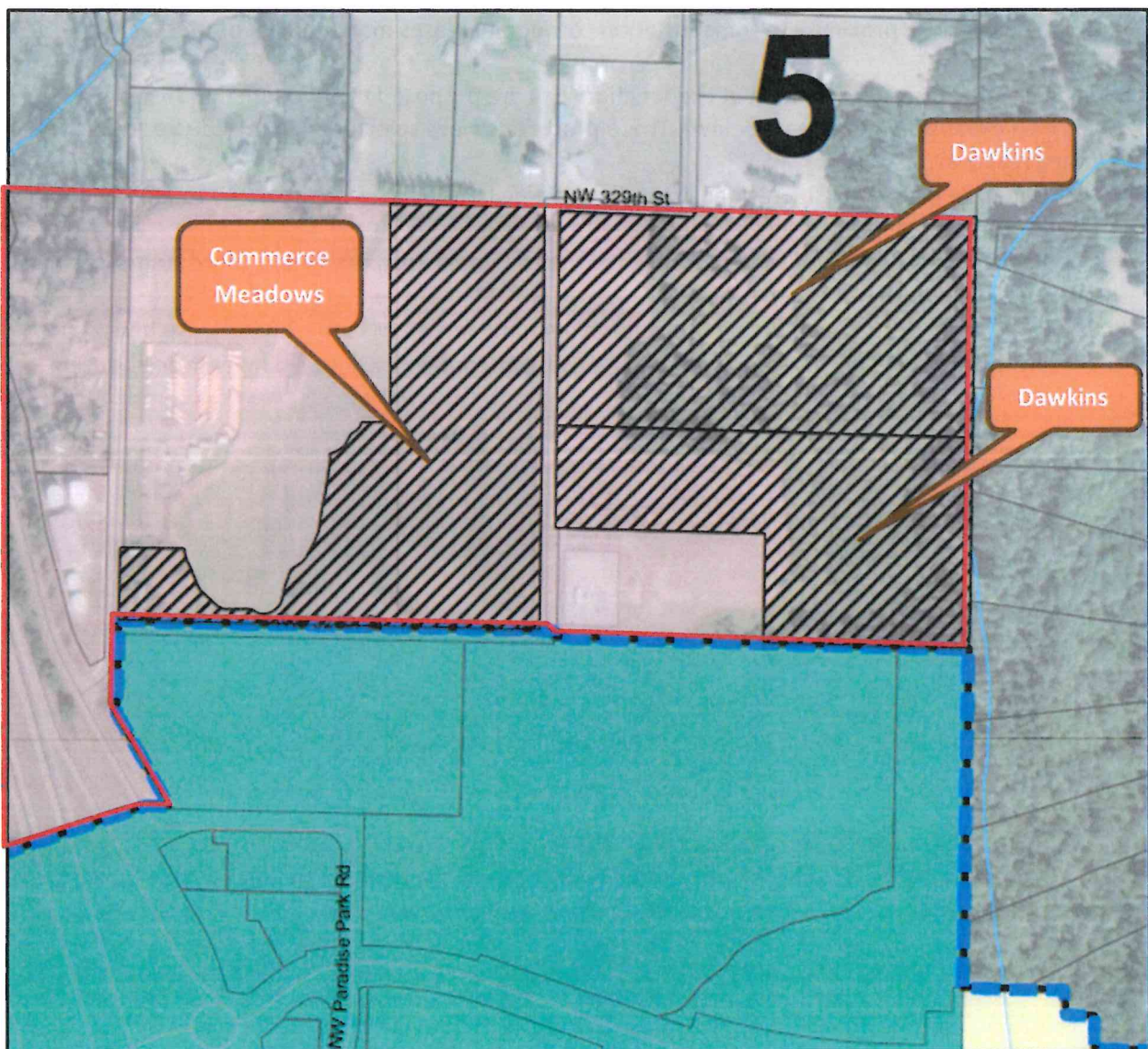


### Area 5: North Junction

Similar to Alternative 2 (Scenario A), three properties are proposed for expansion north of La Center's Junction Plan. These properties are currently zoned Clark County AG-20 with Urban Reserve Overlay (shown in red). These would be zoned mixed use in La Center, where 40 percent of the net developable land would be residential at 21 units per acre and 60 percent of the remaining developable land would be commercial at 20 jobs per acre.

| Property             | Gross acres  | Net acres    | Housing Yield | Job Yield  |
|----------------------|--------------|--------------|---------------|------------|
| Commerce Meadows     | 18.43        | 5.65         | 47            | 68         |
| Holmes & Dawkins (2) | 35.23        | 8.46         | 71            | 102        |
| <b>TOTAL</b>         | <b>53.66</b> | <b>14.11</b> | <b>118</b>    | <b>170</b> |

*Area 5: North Junction*



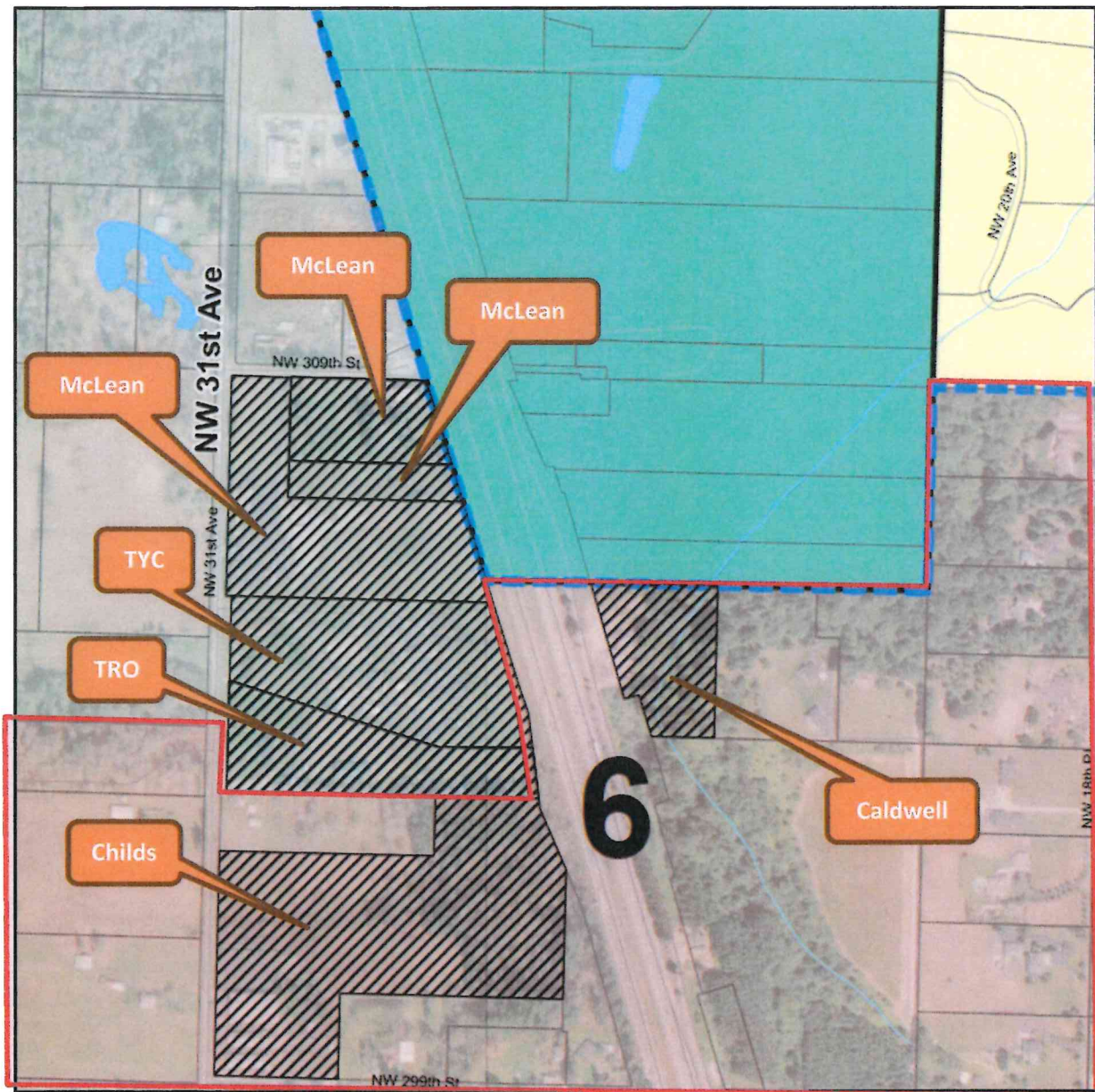


## Area 6: Southwest Junction

Same as Alternative 2 (Scenario A), seven properties are proposed for expansion. Six are currently zoned Clark County Ag-20 with one (east of I-5) zoned Clark County R-5. Two of these properties are within the Urban Reserve (shown in red below). All properties west of I-5 would be zoned Employment at 9 jobs per acre, whereas the property to the east (Caldwell) would be zoned Commercial at 20 jobs per acre.

| Property             | Gross acres  | Net acres   | Job Yield |
|----------------------|--------------|-------------|-----------|
| McClean (3)          | 15.75        | 1.75        | 16        |
| TYC/TRO Holdings (2) | 17.69        | 1.21        | 11        |
| Childs               | 20.08        | 3.99        | 36        |
| Caldwell             | 6.23         | 0.29        | 12        |
| <b>TOTAL</b>         | <b>59.75</b> | <b>7.54</b> | <b>75</b> |

Area 6: Southwest Junction





## Conclusion

In summary, the City of La Center has developed and refined land use alternatives to address future housing and employment needs, guided by community input and data analysis. The preferred alternative (Scenario C) balances growth with local vision and infrastructure realities. The County Council tour of the City will help validate these plans and support informed decision-making for sustainable, marketable development through 2045.