



Moving the Needle on Land for Jobs 2.0

[A Sewer Perspective Follow-Up](#)
by Clark Regional Wastewater District



Overall Framework – Confirm Premise

- Major industrial investments are needed to move the needle for quality jobs and a healthy economy
- Commercial and residential will, to a large degree, respond to the resulting demand
- Therefore, what really matters is making game-changing industrial properties available for development



Overall Framework – Confirm Premise

- Infrastructure needs significantly out pace available dollars
- Therefore, use of funds needs to be more **strategic** and more **coordinated**
- Let's figure this out, so we can make a difference by *moving the right rocks together!*



Strategic – What is Game Plan?

- What types of industrial investments can Clark County compete for well?
 - CREDC Strategic Plan findings/recommendations?
 - What do potential investors say?
 - What can we learn from site selectors that have looked and left?
 - Why don't existing sites move – Union Ridge?
 - Do we have strategic advantage for “wet industries”?



Strategic – What is Game Plan?

- Which properties are the ones that really matter for those potential uses?
 - District analysis – economic opportunity sites
 - CREDC Lands for Jobs analysis
 - Other
- Need private sector to assist public sector by confirming viable industries and sites



Coordinated: Can We Align Processes?

- Community vision (embrace game plan)
 - Groups, agencies, people
- Planning/land use zoning
 - Are the properties in or outside of urban growth boundaries currently?
 - Are they zoned properly?
- Infrastructure investments
 - Transportation/utilities
 - Funding sources – PWTF in jeopardy!



Coordinated: Can We Align Processes?

- Prioritize infrastructure investments
 - Industrial over commercial/residential?
 - Specific areas/properties?
- Position infrastructure investment
 - Just-In-Time Delivery ready to respond in 18-24 month timeframe
 - Ridgefield Junction example



Challenges/Discussion

- Maintain priorities over multiple election/budget cycles – consistent leadership
 - Clarity/consistency on targeted industries/sites
 - Changes to zoning – property owner requests
 - Transportation priorities
 - State/local examples
 - Smaller scale development demands
 - Commitment from private sector – what should be required for public investment?
 - Ridgefield Junction examples

