



# KINGSTON TERRACE MASTER PLAN

March 15, 2021



# AGENDA

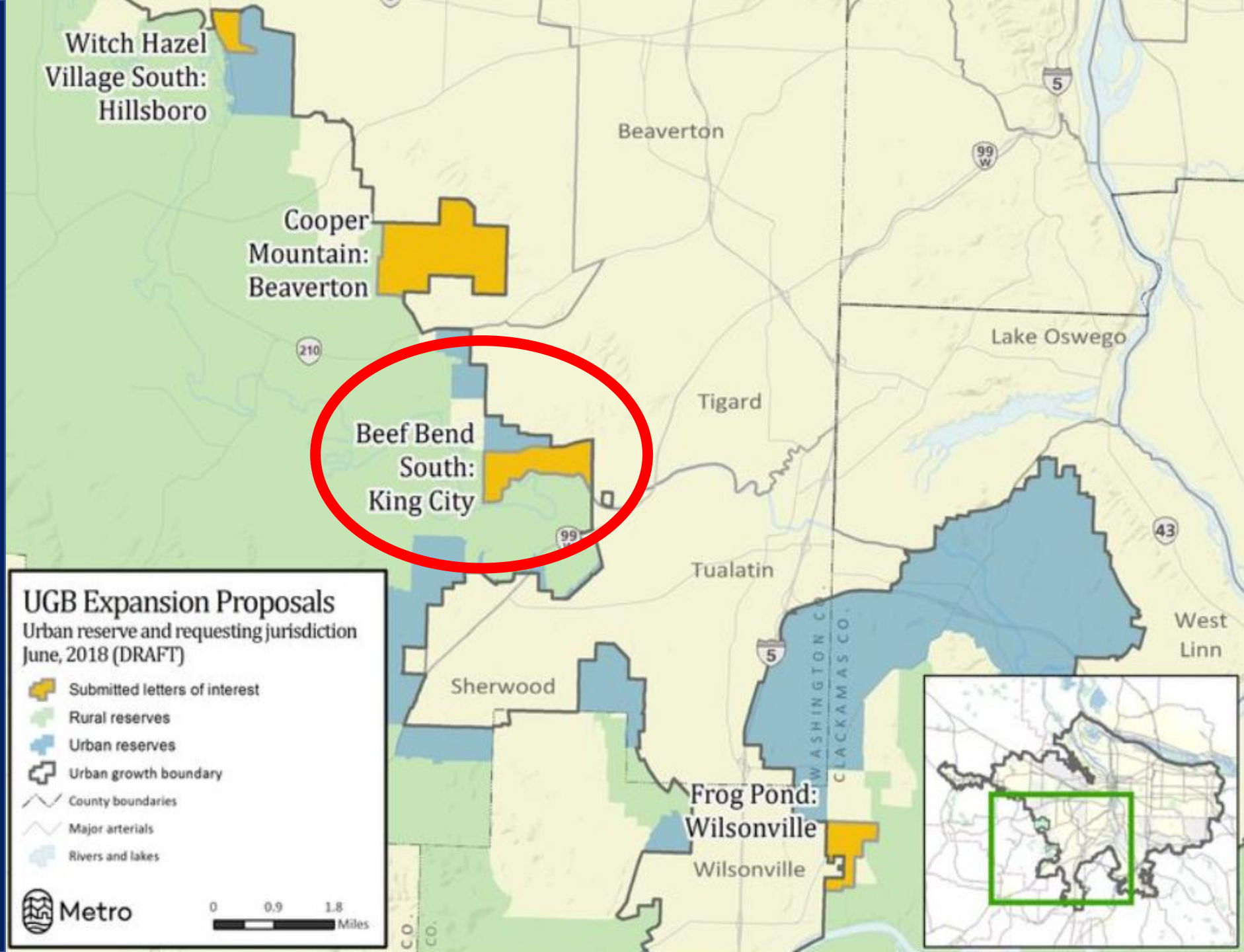
- **Project overview**
- **Project process**
- **Public involvement**
- **Existing and planned conditions**
- **Opportunities and challenges**
- **Next steps**

# PROJECT OVERVIEW



The *King City Urban Reserve Area 6D Concept Plan* led to Metro approval to bring this area into the UGB at the end of 2018.

The Master Plan is intended to refine the *Concept Plan* to provide additional development detail and outcomes.

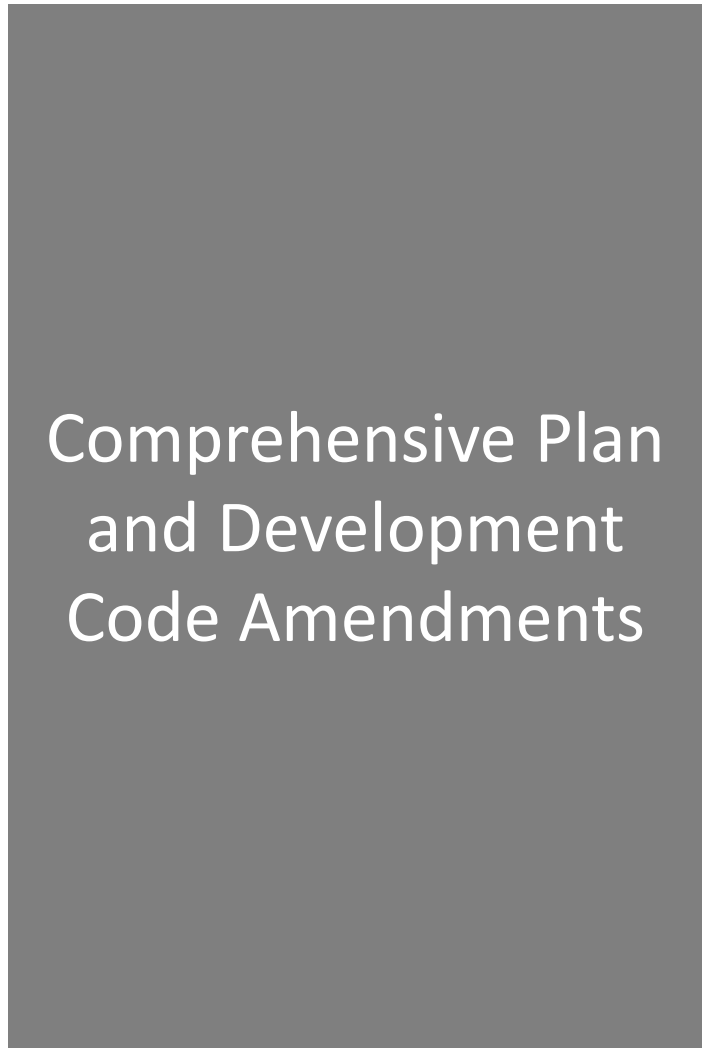






**PROJECT OVERVIEW: *What are we planning for?***

# PROJECT PROCESS



- Baseline Conditions
- Community Vision
- Preliminary Design Considerations

- Additional development detail
- Vision implementation





# STUDY CURRENT CONDITIONS

Fall 2020

# GOALS AND OBJECTIVES LAND USE CONCEPTS

Winter 2021

# DRAFT MASTER PLAN IMPLEMENTATION STRATEGY

Spring 2021

# MASTER PLAN ADOPTION PROCESS

Fall 2021

Winter 2021



Community Meeting #1



Community Meeting #2

Technical and Stakeholder Advisory Committee Meetings

City Council and Planning Commission Work Sessions and Hearings



## KING CITY MASTER PLAN



# **PUBLIC INVOLVEMENT**

# Objectives

- Inform the community with timely, transparent and accurate information
- Educate community members about planning and decision-making processes
- Engage the community through early, broad-based, and ongoing opportunities
- Strive for community consensus
- Make a focused effort to engage historically marginalized populations
- Coordinate and cooperate with agency and jurisdiction partners

# Preliminary Stakeholders

Interests	Potential Organizations/Groups to Engage
Schools	Art Rutkin Elementary School Deer Creek Elementary School Tigard Tualatin School District
Parks and nature	King City Parks and Recreation Tigard Tualatin Aquatic District Tualatin River National Wildlife Refuge Tualatin River Greenway Trail (City of Tualatin) Tualatin River Keepers
Industry and business	King City Civic Association Area businesses and business organizations
Public safety	Tualatin Valley Fire and Rescue King City Police Department
Utilities	King City Public Works Clean Water Services
Property owners/developers	King City residents King City expansion area property owners Washington County Housing Advisory Committee
Health	Legacy-GoHealth Providence



# Preliminary Stakeholders

Interests	Potential Organizations/Groups to Engage
Transportation	Washington County/Ride Connection TriMet Oregon Department of Transportation
Service nonprofits	King City Lions Club Free Food Ministries Food Pantry
Non-native English speakers	Spanish Speakers ESL Classes at St. Anthony Catholic Church, Tigard Senior Center and Tigard United Methodist Church Tigard Covenant Church Unite Oregon, Washington County
Arts and culture	King City Civic Center Clubhouse
Seniors	King City Senior Village King City Civic Center Clubhouse
Local, Regional and State Agencies	Cities of Tualatin, Tigard, Sherwood and Beaverton Washington County Metro Oregon Department of Land Conservation and Development Oregon Department of State Lands
Elected and Appointed Officials	King City Boards and Commissions King City Planning Commission King City City Council

# Engagement Activities and Tools

Stakeholder Advisory Committee (SAC)

Technical Advisory Committee (TAC)

Stakeholder Interviews/Focus Groups

Planning Commission/City Council Briefings

Public Workshops

Community Surveys

Social Media

Project Website

Print Materials



*Spanish and Korean  
translation and interpretation  
available upon request*

## Stakeholder Advisory Committee

- Marc Farrar, Metropolitan Land Group
- Mike O'Halleran, Landowner
- Kathy Stallkamp, CPO 4K
- Ashley Short, Tualatin Riverkeepers
- Tom Stibolt, Friends of Tualatin River Wildlife Refuge
- Mike Morse, Pahlisch Homes
- Mike Myer, Rivermeade
- Cliff Harrel, Beyond Rivermeade
- Joe Casanova, Edgewater
- Mike Dahlstrom, Highlands
- Katerina Wolfe, Arden Village
- Alex Morales, River's Edge
- John Southgate, Washington County
- Shayla Otake, Community Member
- Ezra Hammer, Home Builders Association of Metropolitan Portland
- Marc Manelis, Planning Commission
- Kate Mohr, City Council

*SAC members were selected to represent a range of interests and neighborhoods within King City and the expansion area.*



## Technical Advisory Committee

- Mike Weston, City of King City
- Keith Liden, City of King City
- Fulgene Bugingo, Murraysmith
- Chris Faulkner, Clean Water Services
- Anne Debbaut, Dept. of Land Conservation and Development
- Tim O'Brien, Metro
- Lake McTighe, Metro
- Seth Brumley, Oregon Dept. of Transportation
- Schuyler Warren, City of Tigard
- Dave Roth, City of Tigard
- Brenda Martin, TriMet
- Jessica Pelz, Washington County
- Larry Klimek, Tualatin Wildlife Refuge
- Jennifer Zarnok, Columbia Land Trust
- Sue Rieke-Smith, Tigard Tualatin School District
- Carol Bellows, King City, Planning Commission
- Micah Paulson, King City, City Council

# **EXISTING AND PLANNED CONDITIONS**

# Vision

- A vibrant, walkable, and complete community where every day needs are easily accessible
- Housing choice and affordability for current and future residents
- Safe, efficient, convenient and reliable transportation choices to enhance connectivity and minimize automobile dependency
- Protection of environmentally sensitive lands and retention of healthy ecosystems
- Efficient and equitable provision of infrastructure and associated costs





# **NATURAL SYSTEMS**

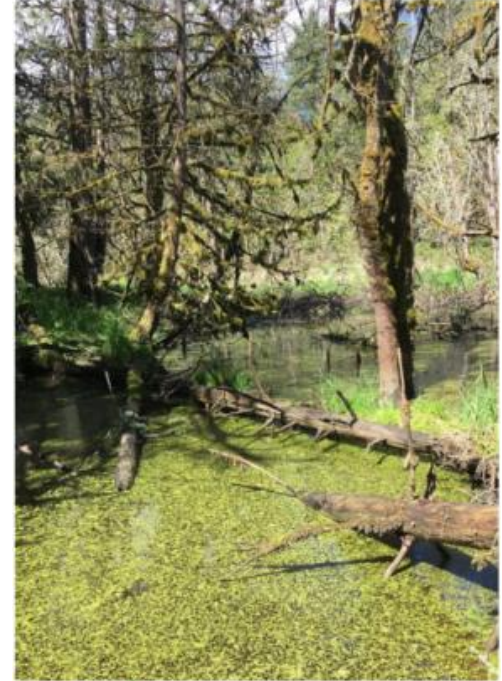


## Natural Systems

The community envisions an area with a mix of uses in harmony with environmentally sensitive lands and the Tualatin River.

### Goals

- Protect the Tualatin River, sensitive wildlife habitat, and other natural systems.
- Reduce runoff and heal erosion.
- Integrate green spaces and wetlands into developed areas.



Protected natural area with no development and little or no human activity



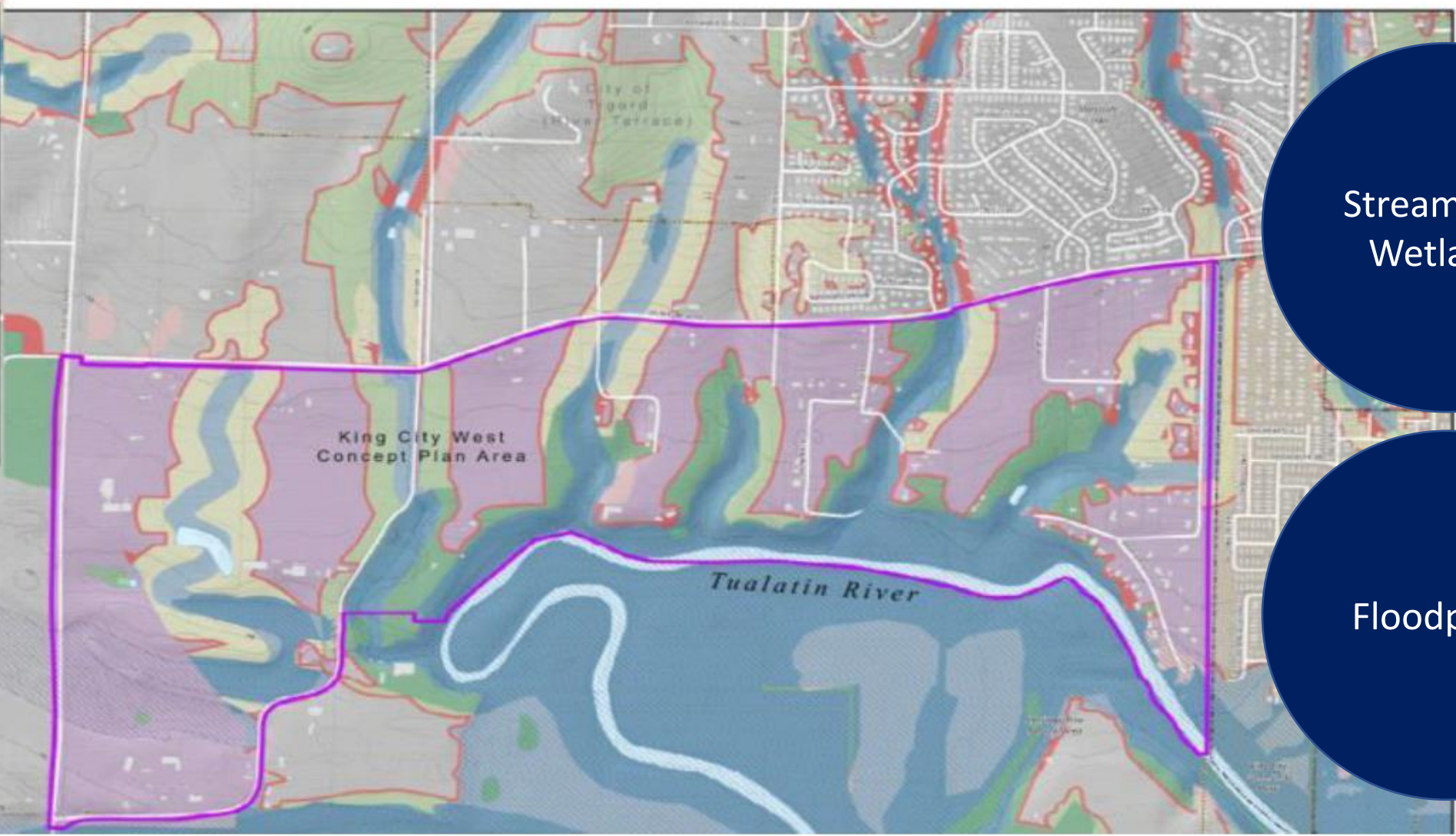
- **The area is moderately sloped** and generally drains from north to south.
- Most drainage corridors are believed to be in an **advanced stage of degradation**.
- Recommended strategy: **make use of Regional Stormwater Facilities**
- **The consolidation of regional stormwater facilities** to serve both River Terrace and the KTMP could be considered but would require further coordination.

**Existing and Planned Conditions: *Stormwater Infrastructure***



**LEGEND**

- King City West Concept Plan Area
- City of King City
- Urban Growth Boundary (UGB)
- Streams
- 50-foot Contour
- 10-foot Contour
- FEMA Floodplains
- Wetlands (Metro)
- Upland Wildlife Habitat Quality (Metro)**
- Class A
- Class B
- Class C
- Riparian Wildlife Habitat Quality (Metro)**
- Class I
- Class II
- Class III
- Other (Metro)**
- Areas where nearby activities have an impact on resources



Streams and Wetlands

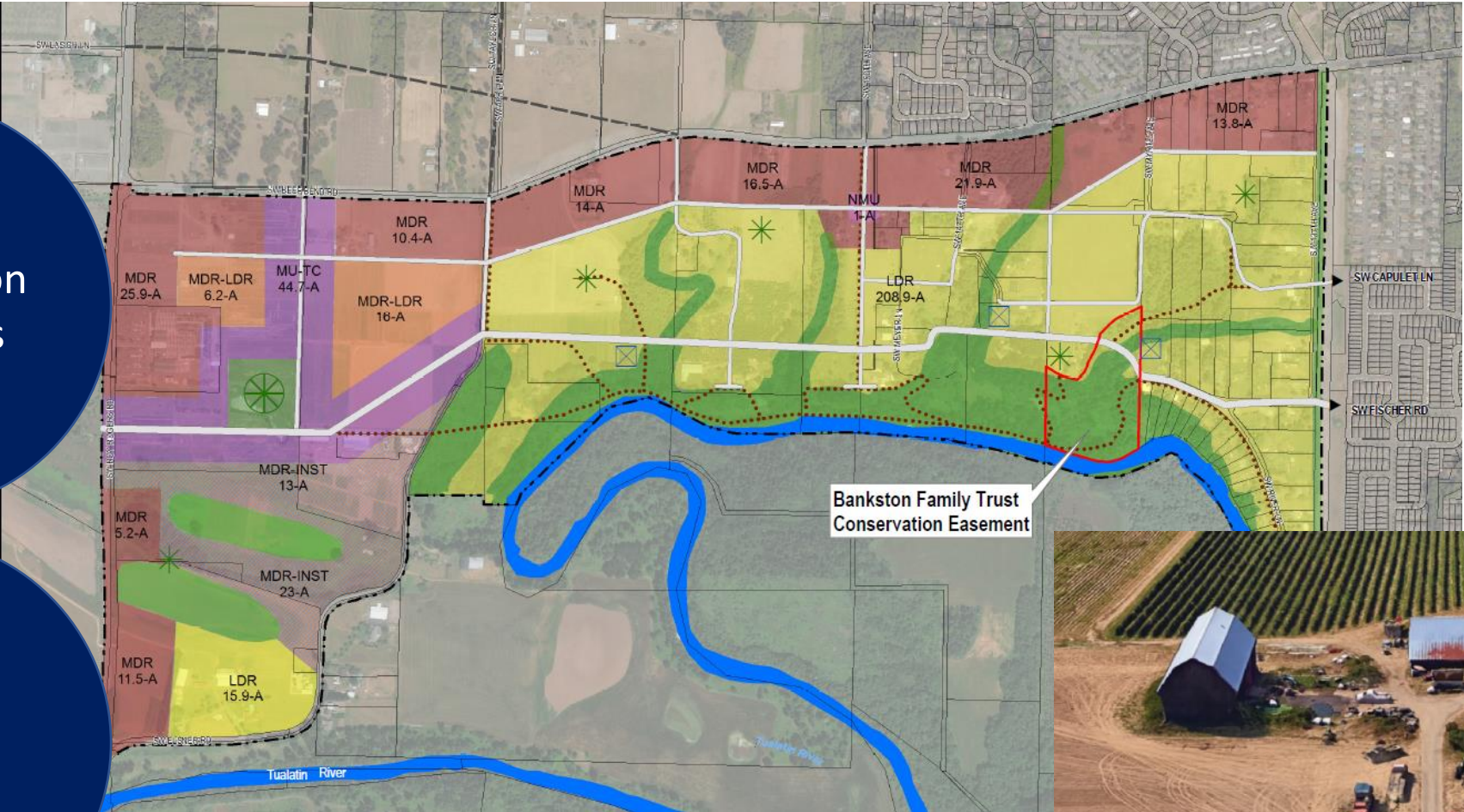
Floodplains

**Existing and Planned Conditions: *Natural Resources***



Conservation Easements

Cultural Resources



Existing and Planned Conditions: *Cultural Resources*

# LAND USE



## Land Use

The community imagines a range of housing types to support inclusive and diverse neighborhoods. Residential areas are supported by commercial and civic amenities and connections to the wider King City community and neighboring River Terrace area. A gradient of density creates four distinct neighborhoods.

### Goals

- Provide a mix of housing to accommodate a wide range of household types, incomes, and needs.
- Create a new mixed-use area with neighborhood scale and character.
- Allow for gentle transitions between rural and urban development.



## Land Use

- **3,576 dwelling units in four neighborhoods:** Main Street/ Town Center, Beef Bend Neighborhood, Central Neighborhood, and Rural Character Neighborhood
- A spectrum of housing types, with a **focus on middle housing types.**





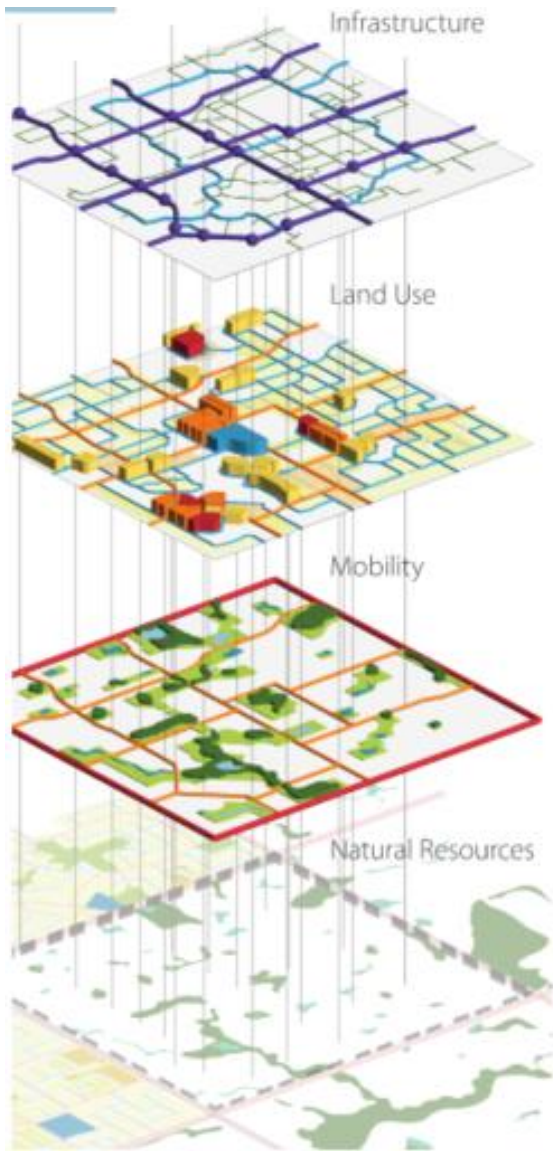
**Existing and Planned Conditions: *Housing***



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- Projected commercial development by 2045: **42,000 to 86,000 SF of leasable floor area.**
  - **Commercial development is not expected for at least 10 years,** or until significant residential activity occurs within the master plan area.
  - **Greater market potential** for a town center in an area with **good visibility and access from a high-volume roadway**
  - **Lower market potential** for a town center **without visibility from a major roadway.**
  - **Private commercial development: 84 to 172 jobs.** Adding new public facilities would increase job growth beyond the forecast of 275 jobs.

**Existing and Planned Conditions: *Commercial***

# MOBILITY



## Mobility

The community envisions that users of a variety of transportation modes will be safely connected to and throughout the area by a new internal network of streets and paths.

### Goals

- Provide a complete network of streets and path types.
- Connect the transportation network.
- Support all modes of transportation.
- Create a complementary walkable urban environment to support the provision of viable transit service.



Beef Bend development design concept.

# Street types

- Full range of street and path types for context sensitive design
  - Green boulevard
  - Main street
  - Local neighborhood
  - Local queuing
  - Shared street
  - Residential alley
  - Rural character street
  - Multi-use path/trail





# Key Transportation Challenges

## East/West alignment

- Provides link to existing city that can relieve Beef Bend Road while minimizing costs of crossing ravines
- Can address existing landowner needs and expectations (Sharlin Farms)
- Bankston conservation easement

## Regional Trail Connections

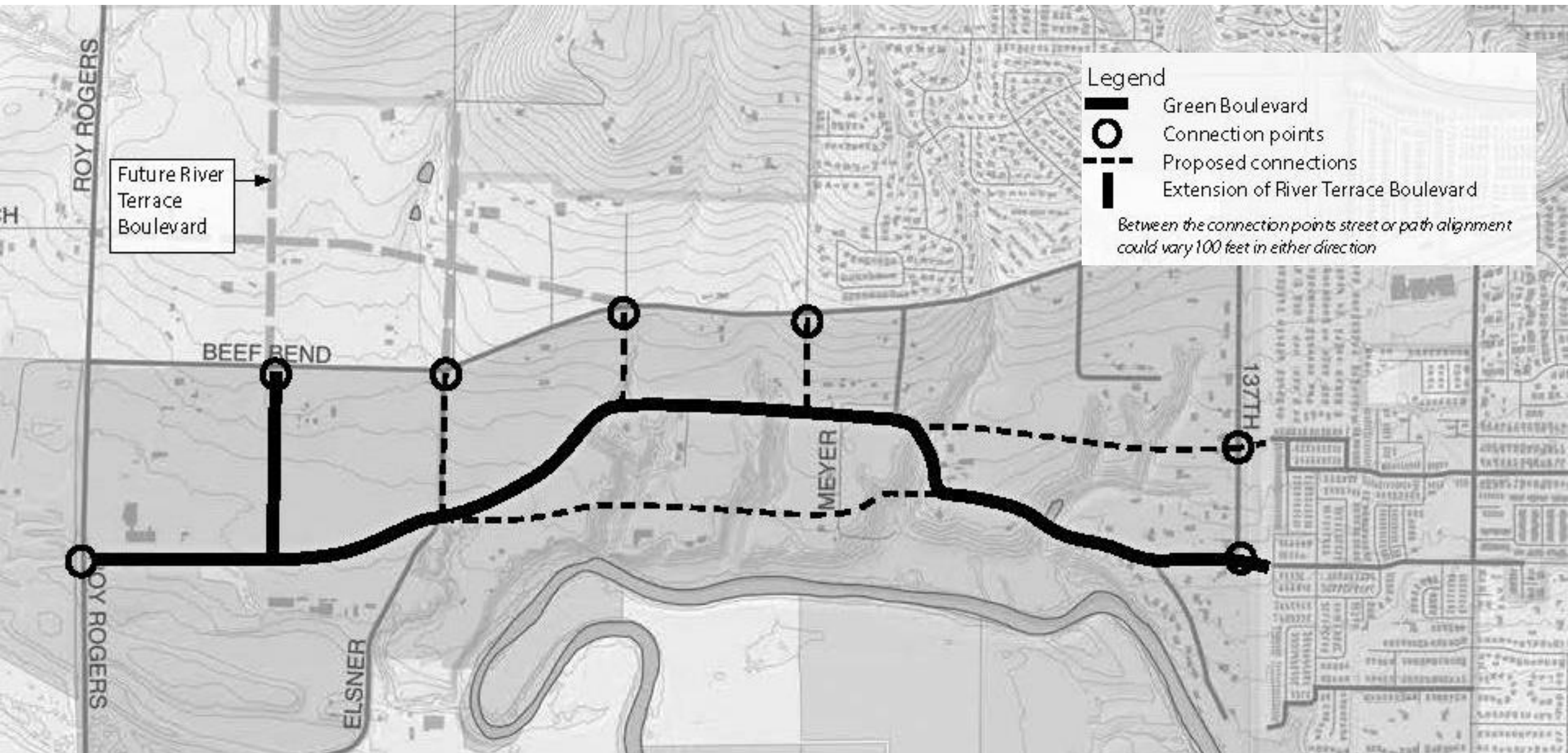
- Westside and Tualatin River Connections

## North/South alignment

- Street alignment connections to River Terrace and existing north/south streets on north side of Beef Bend Road

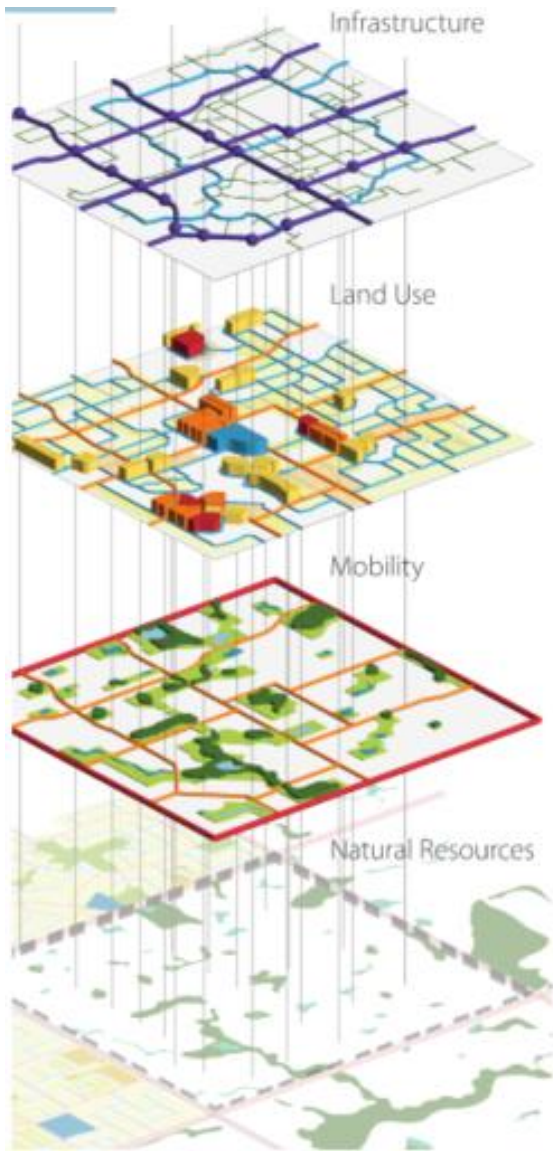
## Urban Design Objectives

- Streets that suit urban design objectives while meeting transportation and safety needs and goals



**Existing and Planned Conditions: *Potential Road Network***

# **PUBLIC UTILITIES AND SERVICES**



## Public Utilities and Services

Infrastructure development in the Kingston Terrace Master Plan area will align with the “gradient of density” and integrate stormwater management and mitigation throughout.

### Goals

- Integrated stormwater management throughout
- Reduce runoff and heal erosion
- Use best practices for stormwater management and mitigation





- The **City of Tigard** provides **potable water** service to the City of King City.
- **Tigard's water supply facilities** are adequate to supply water to the Beef Bend South area through 2050.
- The recommended strategy includes **main extensions and increased storage capacity**.



- CWS regional facilities are **adequately sized to receive and treat wastewater** generated from full buildout of the KTMP.
- **A new local collector system is required** to convey wastewater from the area to the CWS system.
- **CWS may require upsizing some new KCMP sewers** to serve existing and future development north of Beef Bend Road.
- An alternative regional strategy may include **relocating the existing CWS Bull Mountain Pump Station**.



# OPPORTUNITIES AND CHALLENGES

- **Natural Systems**
- **Land Use**
- **Mobility**
- **Public utilities and services**

Sensitivity to the Tualatin River and surrounding natural areas

High density residential near transit

Approximately 318 developable acres

A spectrum of housing types

Accommodate 50,000 SF of commercial uses within 10- to 20-year horizon

Perpendicular crossings at the narrowest portion of ravines

Accommodate 3,576 dwelling units within four distinct neighborhoods

Pedestrian and bike network connectivity

**OPPORTUNITIES AND CHALLENGES: *What remains fixed?***

A topographic map of a town area with several planning overlays. A red circle highlights a central area labeled 'Main Street / Town Center Employment Area'. A pink shaded area is labeled 'Beef Bend Neighborhood'. An orange shaded area is labeled 'Central Neighborhood'. A yellow shaded area is labeled '137'. A blue shaded area is labeled 'ROY ROGERS'. A dark blue shaded area is labeled '137'.

Town center location and orientation

Future development IN Bankston property and airfield areas

East-west connections

Local street alignments

North-south transit connections

Drainage area / topography

Ravine crossings (bridge vs. culvert)

Gravity pipelines across drainages / pipe alignments for sewer

**OPPORTUNITIES AND CHALLENGES: *What is not fixed?***

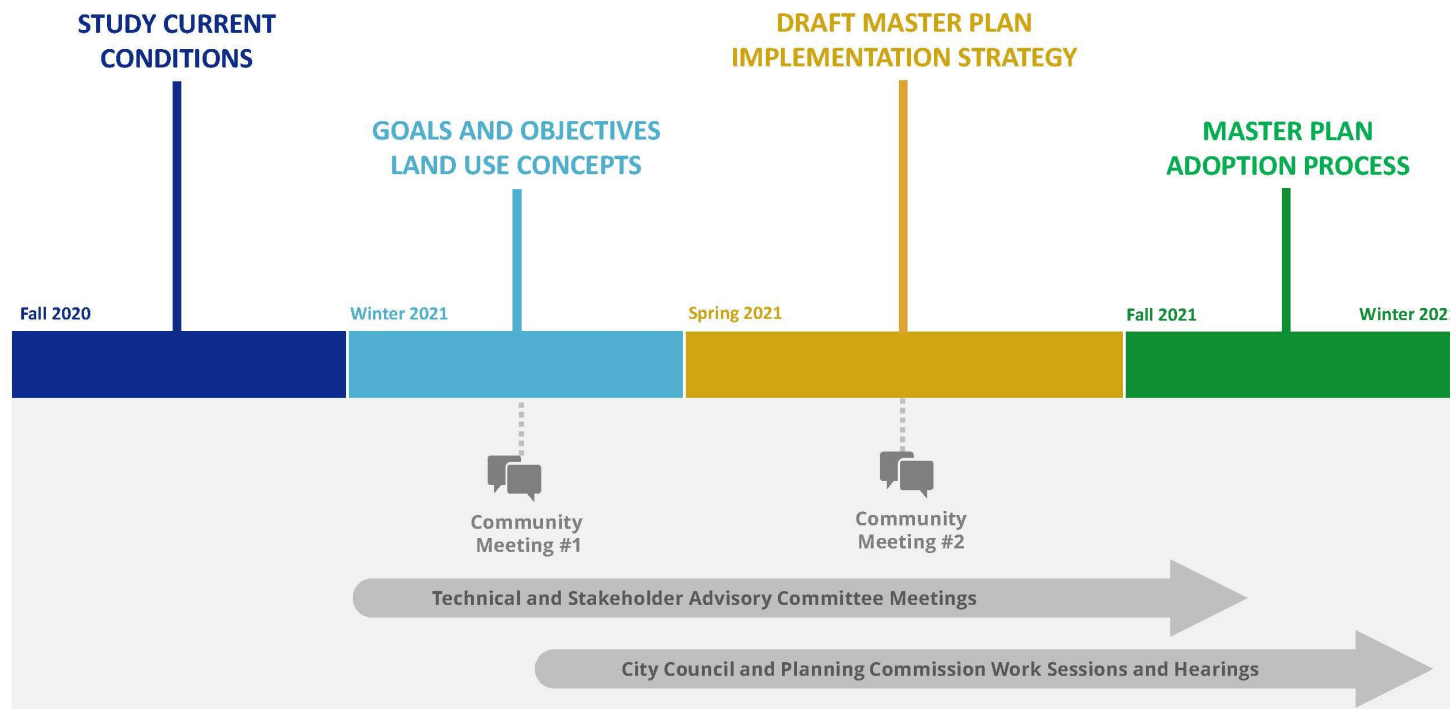
# QUESTIONS AND COMMENTS

**NEXT STEPS**



# Next Steps:

- Online Open House – [www.kingcitymasterplan.com](http://www.kingcitymasterplan.com)
- Stakeholder Interviews/Focus Groups – *February/March 2021*
- Develop Plan Alternatives – *March/April 2021*
- TAC/SAC/Online Survey – *April/May 2021*





**THANK YOU!**

**KINGSTON TERRACE MASTER PLAN**

March 15, 2021

