



# KING CITY MASTER PLAN | SAC MEETING #1

February 8, 2021



# WELCOME!

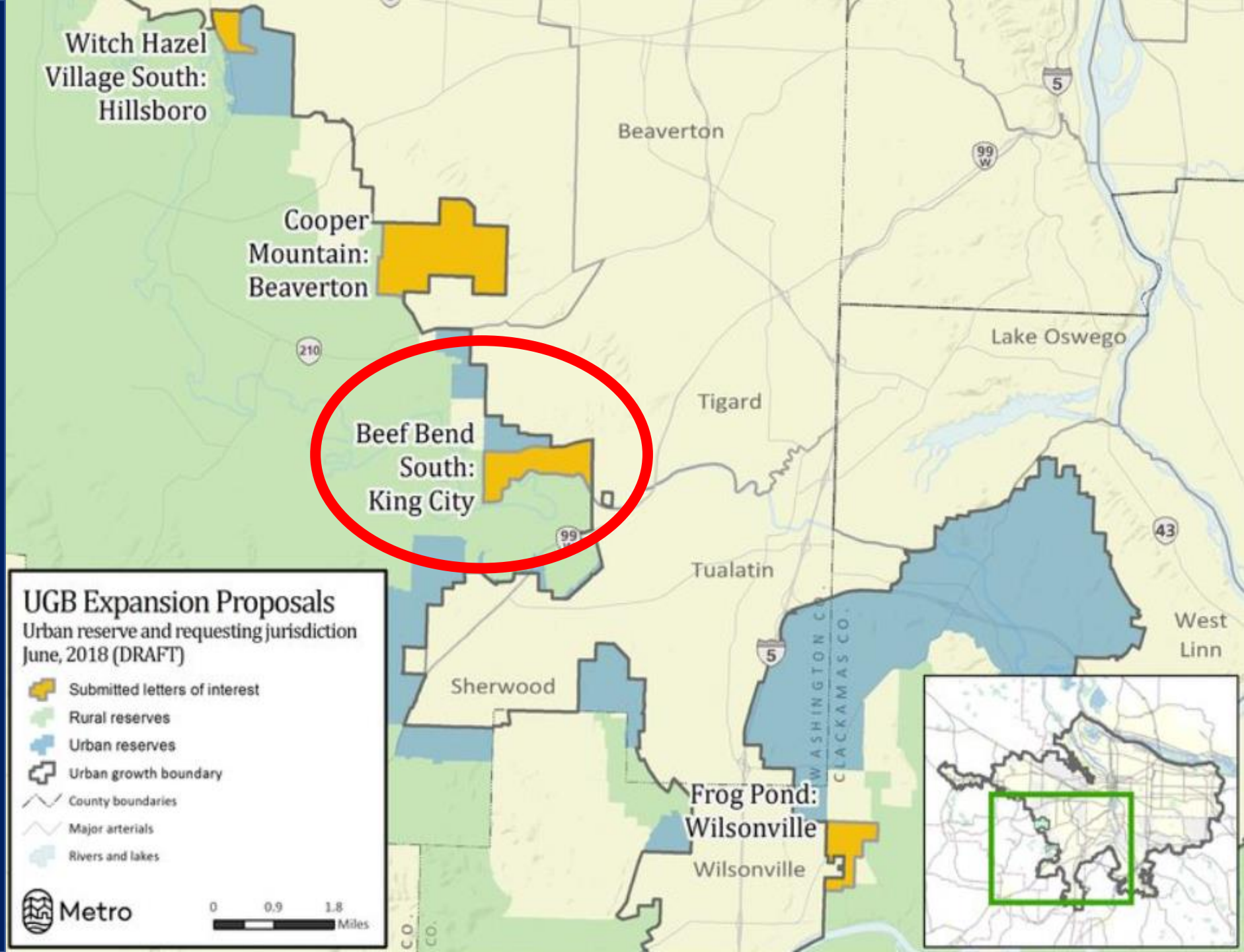
## Today's Agenda:

- Project Overview
- Process
- Existing and Planned Conditions
- Opportunities and Constraints
- Public Comment
- 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

# **SAC RESPONSIBILITIES**

- Be respectful
- Bring your concerns to the process
- Refrain from personal attacks
- Be mindful in all communications
- Represent yourself, not the SAC
- Other community members may attend as observers



**SAC members will participate in (4) meetings throughout the course of the 16-month process. SAC responsibilities include:**

Review and  
comment  
on work  
products

Act as  
liaisons

Encourage  
participation

Guide public  
outreach/  
engagement  
efforts

Host public  
events

\*Act as  
champions

**PROJECT PROCESS: *SAC Responsibilities***

# TASKS AND SCHEDULE



**PROJECT OVERVIEW: *Putting the pieces together***

King City Master Plan Schedule	2020				2021													
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		
Project Kick-Off	█																	
Existing Conditions		█			█	★	◆											
Goals, Objectives and Master Plan Alternatives					█			█										
Draft Master Plan and Implementation Strategy					█				█	█	★	◆						
Plan Consistency Analysis									█									
Final Master Plan and Implementation Strategy													█	◆	◆	◆	◆	◆

TAC/SAC Meetings █

Planning Commission/City Council Meetings ◆

Public Workshops ★

# PROJECT PROCESS: *Tasks and Schedule*

# **PUBLIC INVOLVEMENT PLAN**

# 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

## 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

## 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

# Evaluation

- Number of participants at public workshops
- Number of survey respondents/online open house participants
- Number of targeted focus groups
- Website analytics measuring project website hits and downloads
- Social media analytics measuring number of individuals and/or groups reached
- Number of project comments received
- Number of print materials and/or mailers
- Number of materials translated into Spanish and/or other languages

# **EXISTING AND PLANNED CONDITIONS**



*King City Master Plan Area  
(KCMP)*

**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**



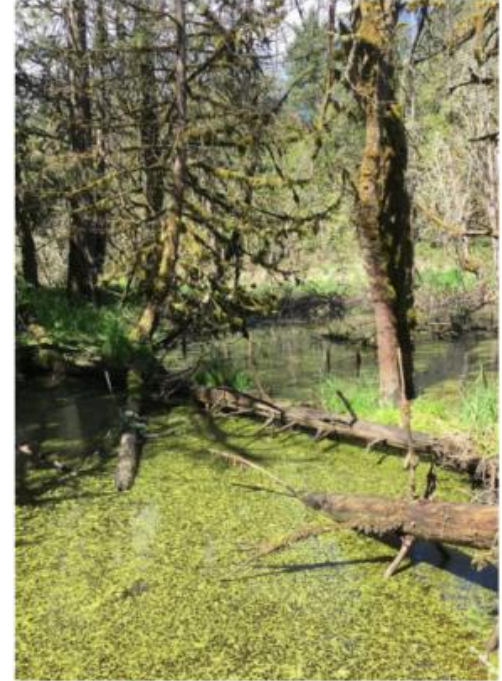


## Natural Systems

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

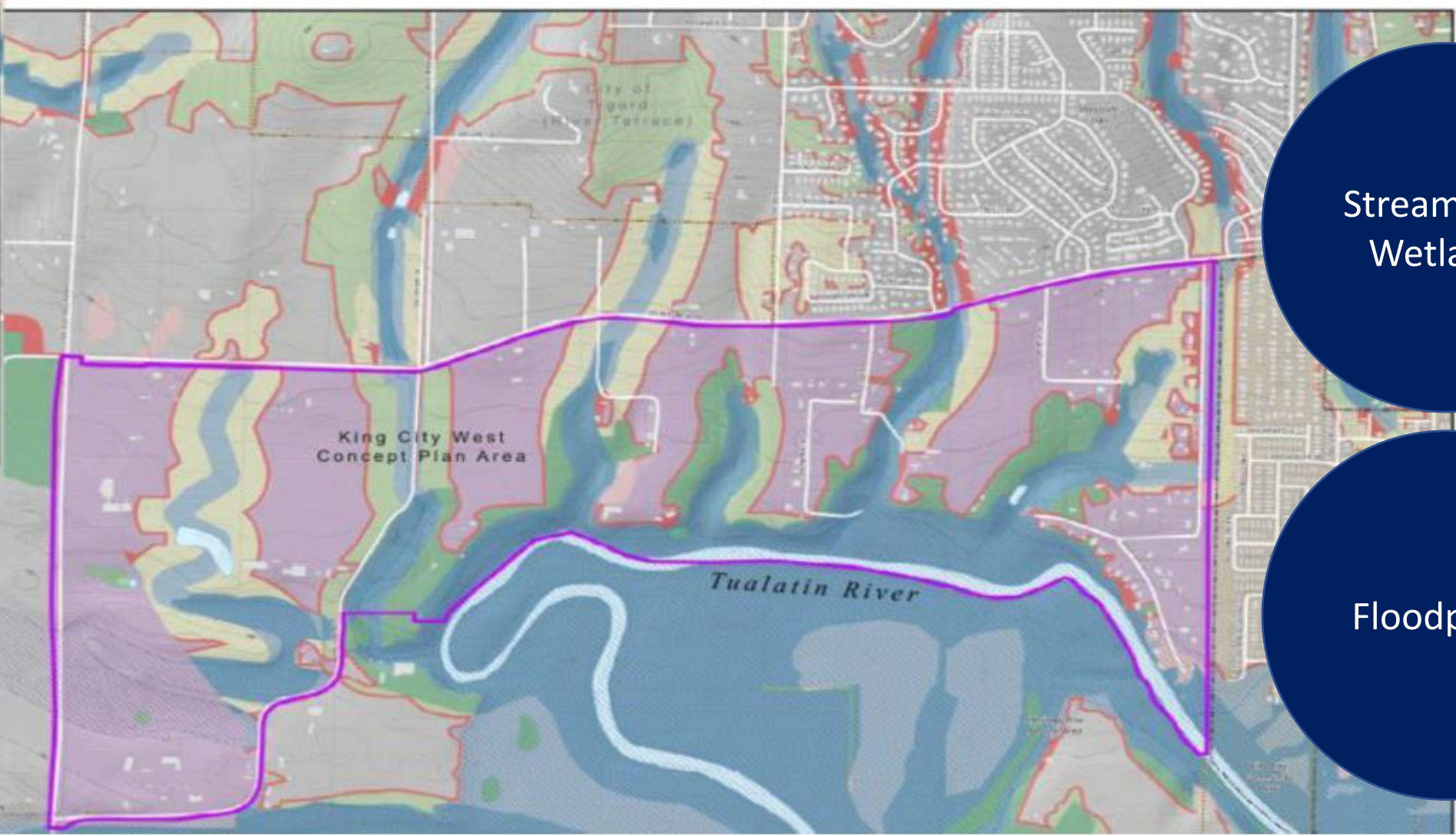


- **The area is moderately sloped** and generally drains from north to south.
- Most of the drainage corridors are believed to be in **advanced stage of degradation**.
- The recommended strategy is to **make use of Regional Stormwater Facilities**
- **The consolidation of regional stormwater facilities** to serve both River Terrace and the KCMP 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



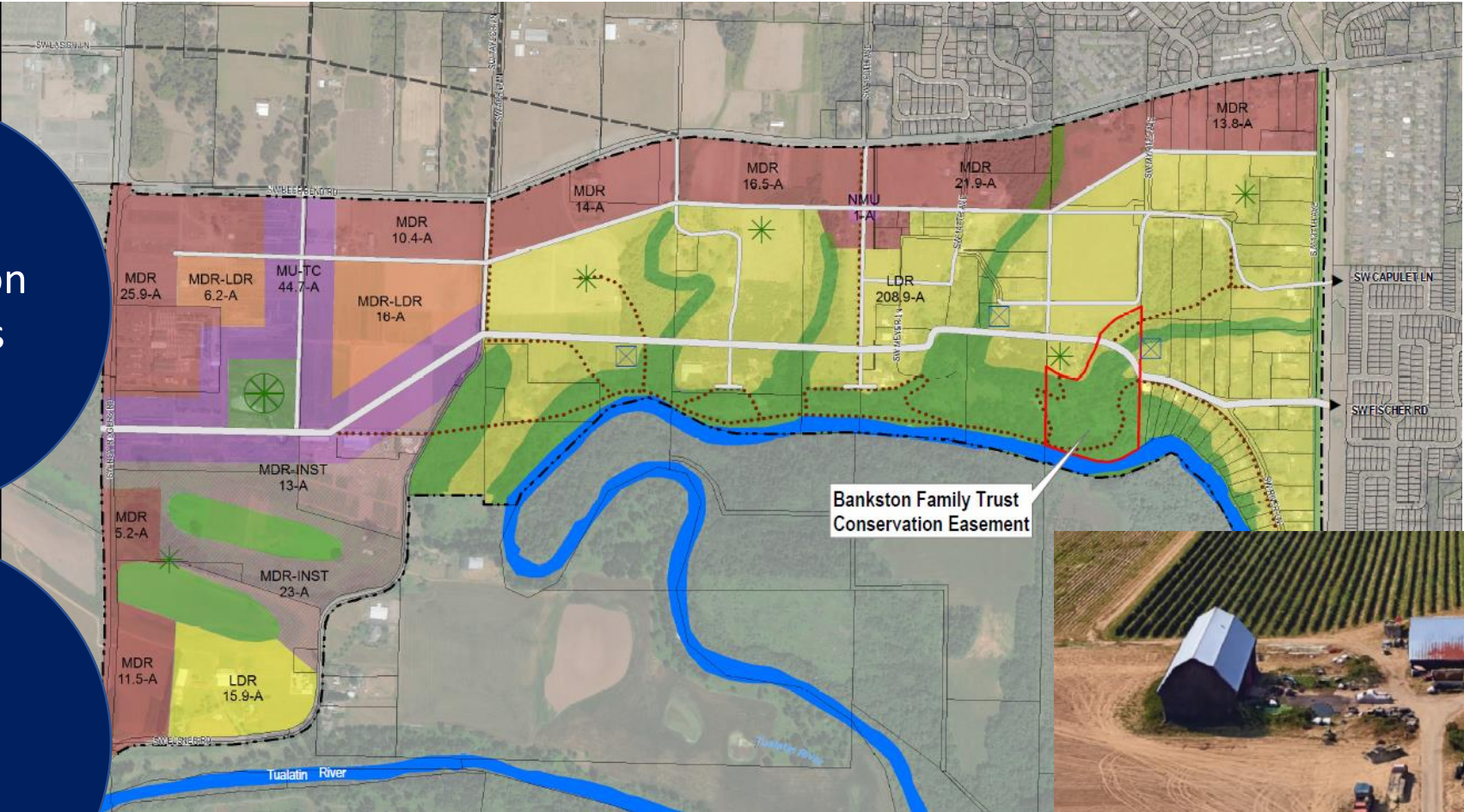
Streams and Wetlands

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 can be accommodated within four distinct neighborhoods including: **Main Street/ Town Center, Beef Bend Neighborhood, Central Neighborhood, and Rural Character Neighborhood**
- A spectrum of housing types should be accommodated, with a **focus on middle housing types.**





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



- 
- Projected level of commercial development by year 2045 ranges from **42,000 to 86,000 SF of leasable floor area.**
  - **The potential for future 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 located in an area with **good visibility and access from a high-volume roadway**
  - **Lower market potential** for a town center located **without visibility from a major roadway.**
  - **Private commercial development : 84 to 172 jobs,** but the potential to add 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

- Concept plan identifies a full range of street and path types for **context sensitive design**
- Street types include **green boulevard, main street, local neighborhood, local queuing, shared street, residential alley, rural character street, and multi-use path/trail**



## Potential Street Standards

- Outlines existing standards including ROW and street widths and cross-sections based on functional classification
- Alternative standards that could fit with urban design parameters and diverse housing types

Table 5. Summary of Alternative Street Typologies



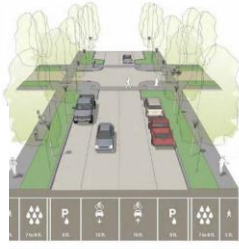
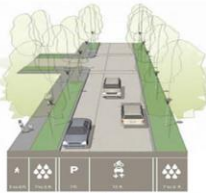


Street Type	Examples	Key Features	Sample Illustration
Big Street (Arterial)	Beef Bend Road	<p>Beef Bend Road is currently suitable for a 3-lane cross-section, but future development could require 5 lanes. The Concept Plan identified a goal for Beef Bend Road to tame traffic, while not impinging on auto mobility through the region.</p> <p>The vision for Beef Bend Road is slower traffic, a park-like setting, a planted median, inviting and safe opportunities for pedestrians and bicyclists.</p> <p>Development along Beef Bend Road would be multi-dwelling residential where homes face the street and have backside alley access. Homes would be separated from traffic by a wide greenspace.</p> <p>Because of area topography, travel lanes could be splayed to minimize the height and cost of structures (see illustration).</p> <p>A multiuse off-street path would provide a safe and attractive route for bicyclists and pedestrians.</p>	 <p>Beef Bend development design concept</p>  <p>Example of splayed travel lanes</p>
Collectors	SW Fischer Road SE Elsner Road Others to be determined	<p>A variety of collector street cross-sections could be developed with an overall goal of reduced travel speeds (i.e., 20 mph target speeds).</p> <p>Options could include the provision of on-street bicycle lanes, require shared bicycle and auto use on a low-speed facility, or rely on a separated multiuse</p>	

Table 5 Continued. Summary of Alternative Street Typologies

Street Type	Examples	Key Features	Sample Illustration
Local Streets	Neighborhood Street-2 side parking Neighborhood Street-1 side parking Neighborhood Street-Diagonal Parking Informal Walkway Streets Streambed Crossing	<p>Neighborhood Streets are designed to enhance safety for all modes: cars, bikes, pedestrians, and low speed vehicles. Speeds will be slow and cars meeting each other from opposite directions will slow and yield to one another. Bicycles will share the travel lanes with cars.</p> <p>Intersections may be necked-down with bulb-outs to improve safety for pedestrians.</p> <p>Permeable paving could be used in the parking lanes and flow-through planters in the street buffer area would reduce the extent of impervious surfaces in the study area which supports wetland and stream health. Parking could be provided on one of both sides of the street.</p> <p>These streets could also include a median to enhance street appearance and improve water quality by capturing and treating storm water runoff.</p> <p>Streambed Crossing represents a cross-section that could be applied to local or collector streets where the road would cross an existing streambed. The crossing could be made with a culvert or bridge.</p> <p>The street section would narrow to reduce initial and life-cycle costs and minimize the impact of culvert or bridge construction on the creeks.</p> <p>Speeds would be slow, and bicycles would share the travel lanes with cars.</p>	  

# 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

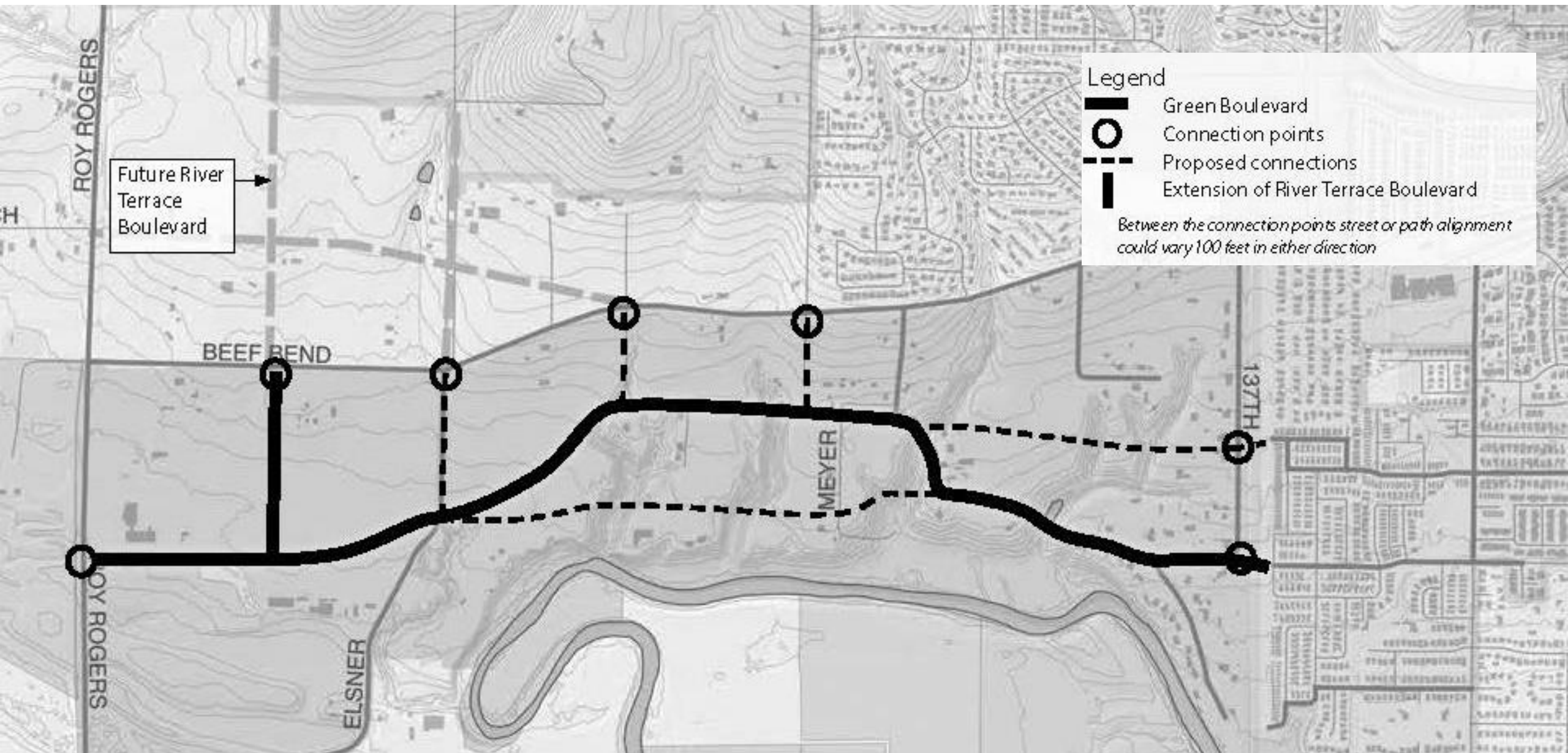
- Westside and Tualatin River Connections

## North/South alignment

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

## Urban Design Objectives

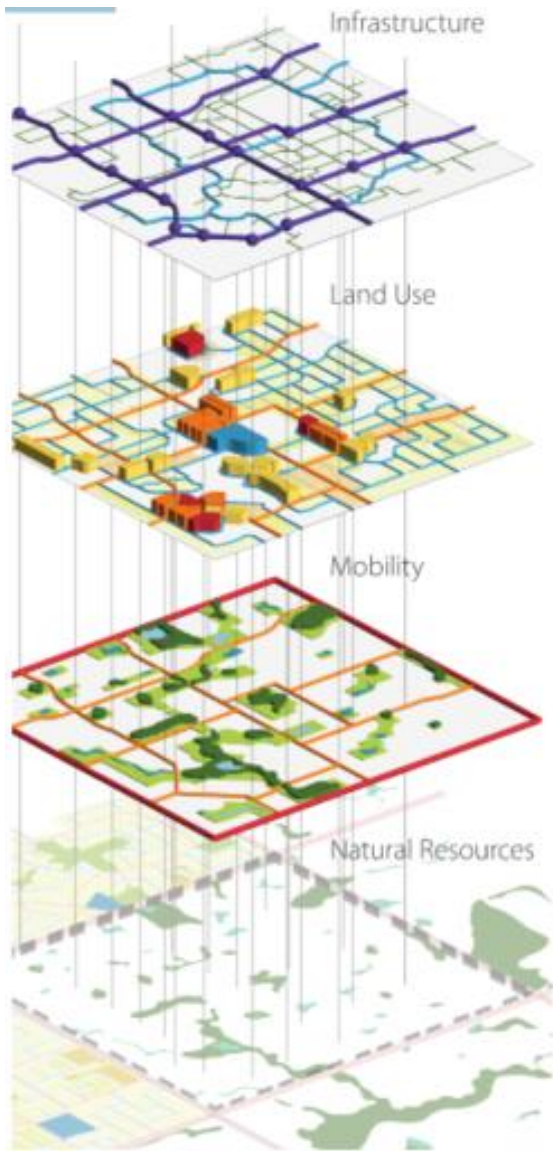
- Streets that suit urban design objectives while meeting transportation and safety needs and goals



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

# **PUBLIC UTILITIES AND SERVICES**





## Public Utilities and Services

Infrastructure development in the King City 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 KCMP.
- **A new local collector system is required** to convey wastewater from the area to the CWS system.
- Due to the topographic location of the Beef Bend South area, **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 CONSTRAINTS**

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

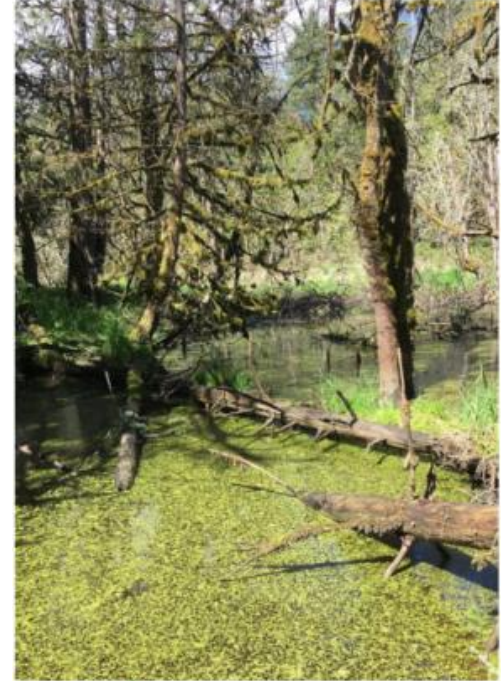


## Natural Systems

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

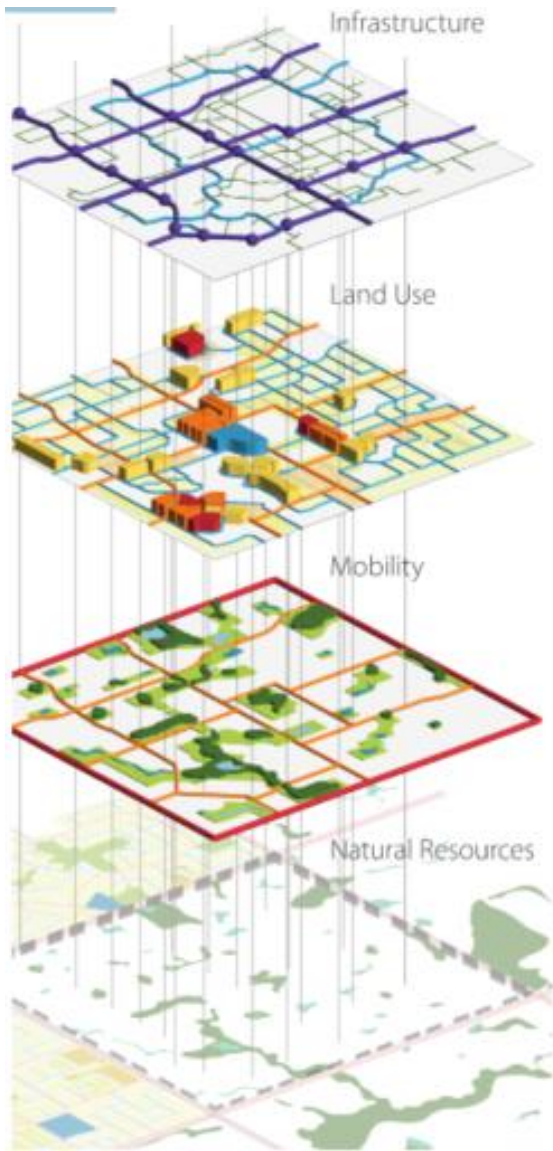


## Land Use

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.



## 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.



## Public Utilities and Services

Infrastructure development in the King City 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



**PUBLIC COMMENT**

# Next Steps:

- Stakeholder Advisory Committee – *February 2021*
- Online/Virtual Open House – *February 2021*
- Stakeholder Interviews/Focus Groups – *February/March 2021*

King City Master Plan Schedule	2020				2021											
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Project Kick-Off	■															
Existing Conditions		■			■	★	◆									
Goals, Objectives and Master Plan Alternatives					■			■								
Draft Master Plan and Implementation Strategy								■			★	◆				
Plan Consistency Analysis											■					
Final Master Plan and Implementation Strategy													■	◆	◆	◆

TAC/SAC Meetings ■

Planning Commission/City Council Meetings ◆

Public Workshops ★



# THANK YOU!

**KING CITY MASTER PLAN | SAC MEETING #1**

February 8, 2021

