



King City Master Plan

PUBLIC INVOLVEMENT PLAN



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Project Overview

The City of King City is launching the *King City Master Plan*, an effort to guide future growth and development in the 528-acre King City urban growth boundary (UGB) expansion area. During this process, the City will work with community members to refine the community's vision, as initiated in the Concept Plan for this area formerly known as Urban Reserve Area 6D. The area is bounded by the current King City city limits to the east, Beef Bend Road on the north, the Tualatin River/Elsner Road on the south, and Roy Rogers Road to the west. The King City Master Plan will result in amendments to the King City Comprehensive Plan and Community Development Code to provide additional development detail and outcomes for the King City expansion area consistent with the 2040 Growth Concept, Urban Growth Management Functional Plan, and the Metro conditions of approval for the UGB decision. The Master Plan will be coordinated in alignment with King City's first Transportation System Plan. Ultimately, the *King City Master Plan* builds upon the concept plan to refine the vision of a main street center featuring mixed-use, neighborhood-scale commercial uses, excellent walkability, and transit-ready urban design, surrounded by interconnected neighborhoods with a full range of housing options.

Public Involvement Objectives

Community members, partners and stakeholders will have many opportunities to help shape the King City Master Plan. The purpose of the Public Involvement Plan is to describe ways in which the City will engage with key stakeholders and the community in the *King City Master Plan* process. The public involvement process aims to meet the following 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 to participate.
- Strive for community consensus through a process that is inclusive and welcoming for all local residents, businesses, property owners, and community organizations.
- Make a focused effort to engage historically marginalized populations, including people of color, people with limited English proficiency, and people with low income, as well as people with disabilities, older adults and youth.
- Strengthen the level of coordination and cooperation between the city and agency and jurisdiction partners.

Key Messages

Key messages will be used across all platforms and refined and augmented throughout the process to meet evolving needs.

- King City is preparing a master plan to guide future growth and development in the 528-acre King City expansion area.
- The King City expansion area extends from the city limits to Roy Rogers Road and from the Tualatin River/Elsner Road to Beef Bend Road.
- The master plan will refine the adopted community vision for the area, including:
 - a vibrant, walkable, and complete community where every day needs are easily accessible.

- housing choice and affordability for all 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.
 - the efficient and equitable provision of infrastructure and associated costs.
- There will be opportunities for community participation throughout the 16-month planning process.
 - Members of the community can provide comments or ask questions at any time by visiting the project website: [website address here](#)

Community Demographics

The following demographic profile will help the City tailor outreach efforts to meet the needs of specific community groups. The King City expansion area is located in Washington County and is west of King City’s current city limits. The King City census data refers to the City of King City. Approximately 3,807 people lived in King City in 2018.

Race and Ethnicity

According to the 2014-2018 US Census data, around 89 percent of King City residents identify as White, while 6 percent identify as Asian, 3 percent identify as Black or African American, 1 percent identify as American Indian or Alaskan Native, and 1 percent identify as two or more races. Census figures show Hispanic or Latino residents make up 9 percent of the King City population.

Race/Ethnicity	King City	Washington County	Oregon
White	89%	76%	84%
African American	3%	2%	2%
Asian	6%	10%	4%
Native Hawaiian and other Pacific Islander	0%	0%	0%
American Indian or Alaskan Native	1%	1%	1%
Other race	0%	5%	3%
Two or more races	1%	5%	5%
Hispanic or Latino (any race)	9%	17%	13%

Languages Spoken at Home

Census data indicates that most King City residents speak only English at home (78 percent), while 22 percent speak a language other than English. The most commonly spoken languages other than English in the city include Spanish (8 percent), other Indo-European Language (7 percent) and Asian and Pacific Islander languages (6 percent).¹

Age and Gender

Most King City residents identify as Female (60 percent) compared to Male (40 percent), and a significant portion of the population (40 percent) are 65 years and over. The age groups show more detail for ages 55+ to show the specific needs of the aging community in King City.

¹ U.S. Census. 2014-2018 American Community Survey (5-year Estimate) Table DP02.

Age	King City	Washington County	Oregon
Under 18 years	18%	24%	21%
20 – 34 years	12%	22%	21%
35 – 54 years	19%	28%	26%
55 – 64 years	12%	12%	13%
65 – 74 years	22%	8%	10%
75 years +	17%	5%	5%

Income

From 2014-2018, the median household income in King City was \$53,750, which is lower than the County median (\$78,010) and the state median (\$59,393). Almost 47 percent of King City households earn less than \$50,000 per household.

Income	King City	Washington County	Oregon
<\$15,000	14%	6%	10%
\$15,000-\$25,000	12%	6%	9%
\$25,000-\$50,000	21%	18%	23%
\$50,000-\$75,000	23%	17%	18%
\$75,000+	31%	52%	39%

People with Disabilities

Census data indicates that 21% of King City residents live with a disability. This is higher than the Oregon state average of 15% and the county average of 10%.²

Housing

Census data indicates that a little more than half of King City residents (59%) live in a single-family home, defined as a detached single-unit. A significant number of King City residents (41%) occupy multi-family homes as compared to the State of Oregon. Most King City residents are homeowners (82%) with renters making up 18% of the King City population.

Housing Type	King City	Oregon
Single-family home	59%	68%
Multi-family home	41%	21%
Homeowners	82%	62%
Renters	18%	38.1%

Stakeholders and Partners

The following table is a sample of the interests and stakeholders the project team will work to engage through the master planning process. With guidance provided by the Stakeholder Advisory Committee (SAC) and Technical Advisory Committee (TAC) formed during the TSP process, the project team will continue to identify specific organizations and groups within these interest areas.

² U.S. Census. 2014-2018 American Community Survey (5-year Estimate) Table DP02.

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 expansion area property owners Washington County Housing Advisory Committee
Health	Legacy-GoHealth Providence
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

The following table summarizes key engagement opportunities and tools to inform, consult and involve community members in the comprehensive planning process. In this time of uncertainty for in-person gatherings due to COVID-19, it is critical that we explore all avenues available and be creative in our approaches to community engagement. While some meetings can be held online, these forums are inaccessible to many residents, including historically marginalized populations. Before initiating each activity, the project team will assess current conditions and refine the strategy or approach behind each activity or tool to meet project needs and engage a full range of community members

Engagement Tool/Activity	Description
Stakeholder Advisory Committee (SAC)	<p>The SAC is a committee composed of King City community members with diverse perspectives. They will review and comment on work products, guide public outreach and engagement efforts, act as liaisons to specific constituencies or interest groups, host public forums, and encourage community members to participate in the process.</p> <p><u>SAC Review #1:</u> The first SAC meeting will include a project overview, presentation of key findings from the Existing Conditions Report, and discussions about opportunities and constraints. The meeting will also review the PIP and intended outcomes and format of Public Workshop #1.</p> <p><u>SAC Review #2:</u> Review the draft goals and objectives and plan alternatives or options with input from the survey. The SAC will focus on refining the alternatives/options to better achieve the King City vision.</p> <p><u>SAC Review #3:</u> SAC members will identify a preferred alternative and make refinements after presentations on the results of Public Workshop #2.</p> <p><u>SAC Review #4:</u> Review of the final Plan and Implementation Strategy adoption package.</p>
Technical Advisory Committee (TAC)	<p>The TAC is a committee composed of technical city staff, agency partners and service providers. The purpose of the TAC is to provide technical advice and serve as liaisons to other related projects, such as the King City TSP and the Tigard River Terrace projects.</p> <p><u>TAC Review #1:</u> The first TAC meeting will include a project overview, presentation of key findings from the EC Report, and discussions about opportunities and constraints. The meeting will also include a review of the PIP and the intended outcomes and format of Public Workshop #1.</p> <p><u>TAC Review #2:</u> Review the draft goals and objectives and plan alternatives or options with input from the survey. The TAC will focus on feasibility here.</p>

Engagement Tool/Activity	Description
	<p><u>TAC Review #3:</u> TAC members will identify a preferred alternative and make refinements after presentations on the results of Public Workshop #2.</p> <p><u>TAC Review #4:</u> Review of the final Plan and Implementation Strategy adoption package.</p>
Stakeholder Interviews and Focus Groups	Series of interviews and focus group conversations with community-based stakeholders designed to review core elements of the Concept Plan, identify areas of agreement, unearth key issues for further discussion, and begin to build a shared community vision. Interviews and focus groups will be held with a broad spectrum of groups including property owners, businesses, and educational, environmental, civic, and faith-based organizations.
Planning Commission and City Council	City staff and the consultant team will conduct regular briefings with the Planning Commission and City Council throughout the process to ensure that the City is aligned with the King City Master Plan process. There will be two (2) briefings, a Planning Commission and City Council Presentation after Public Workshop #2, and up to four (4) meetings with the Planning Commission and City Council to facilitate adoption of the King City Master Plan and Implementation Strategy.
Public Workshops	<p>Two public workshops will engage community members at key points in the process. It is likely that at least the first workshop will be virtual and may be supplemented with smaller, in-person activities (e.g. tabling at local stores or parks) and/or mailing surveys to households.</p> <p><u>Public Workshop #1:</u> The first public workshop will provide a project overview, Existing Conditions Report, and discussion of Opportunities and Constraints.</p> <p><u>Public Workshop #2:</u> In the second public workshop, participants will assess the Master Plan alternatives.</p>
Community Surveys	Online surveys be administered concurrently with key community outreach activities such as the public workshops. Surveys will allow community members to share feedback on the goals and objectives and three alternatives/options of the Plan in order to prioritize and refine the Plan moving forward.
Social Media	The City’s social media accounts will be used to share information, increase project awareness and provide avenues for community input.
Project Website	The King City Master Plan website will act as a hub for project information. The website will include a project overview and timeline, important contacts, schedule of opportunities for public engagement, updates on project status, a library of documents, and materials for public comment.
Print Materials	Print materials about the project will provide concise project information. There will be flyers, newsletters, facts sheets, media releases and other materials to educate and inform the public.

Evaluation

The project team will evaluate progress made toward meeting the public involvement objectives throughout the duration of the project, including, but not limited to, the following metrics:

- Number of participants at Public Workshops
- Number of survey respondents
- 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

Project Schedule

The schedule outlines the timeline for six tasks throughout the planning process.

