



KING CITY MASTER PLAN Stakeholder Advisory Committee Meeting #1

February 8, 2021 – 6 to 8PM

SUMMARY

SAC members present: Mike Dahlstrom, Highlands, Michael O'Halloran, property owner; Mike Meyer, west King City planning area; Kat Wolfe, Arden Village; Kathy Stallkamp, CPO 4K; Ashley Short, Tualatin Riverkeepers; Mike Morse, Pahlisch Homes; Marc Manelis, Planning Commissioner; Joe Casanova, Edgewater; Ezra Hammer, Home Builders Association; Marc Farrar, Metropolitan Land Group/property owner; Tom Stibolt, Friends of Tualatin River Refuge; John Southgate, Washington County Economic Development; Alex Morales, Tualatin High School student and habitat restoration project; Kate Mohr, City Councilor, Shayla Otake, Cliff Harrel, property owner.

Staff and Consultants: Mike Weston, City Manager; Keith Liden, City Planner; Steve Faust, 3J Consulting.

Welcome and Introductions

Mike Weston welcomed SAC members and thanked them for participation. He then gave a brief overview of the project. Following introductions, Steve Faust reviewed the agenda. The King City Master Plan (KCMP) project builds on and implements the *King City Urban Reserve Area 6D Concept Plan* that was approved by Metro in 2018.

Process

Ground Rules for Meeting Conduct

All participants agree to act in good faith in all aspects of SAC and planning discussions. This includes being honest and refraining from undertaking any actions that will undermine or threaten this process. This includes behavior outside of meetings.

Expectations for behavior of SAC members during and outside of meetings include:

- Be respectful at all times of other representatives and audience members. Listen to each other to seek to understand the other's perspective, even if you disagree. One person will speak at a time. Side conversations and other meeting disruptions will be avoided.
- Bring your concerns into this process to be addressed.
- Refrain from personal attacks and maintain a respectful tone even if highlighting different perspectives.
- Being mindful of these ground rules in any written communications, including e-mails, blogs and other social media. Remember that social media may be considered public documents. E-

mails and social networking messages meant for the entire group will be distributed via the project team.

- Individual SAC representatives agree to not present themselves as speaking for the SAC without specific direction and approval by the SAC.
- Non-members may attend meetings as observers, provide comments during public comment periods, and submit written comments for distribution to the SAC, but may not otherwise participate in the SAC deliberations.

SAC Responsibilities

The King City Master Plan (KCMP) Stakeholder Advisory Committee (SAC) is a committee made up of King City community members and other stakeholders that represent a range of interests and neighborhoods within the King City and the expansion area. The SAC will meet four times throughout the course of the KCMP project. SAC responsibilities include:

- Reviewing and commenting on work products.
- Guiding public outreach and engagement efforts.
- Acting as liaisons to specific constituencies or interest groups.
- Hosting public events.
- Encouraging community members to participate in the process.
- Acting as champions of the project and the recommendations that emerge from it.

Tasks and Schedule

The KCMP provides additional detail to implement the 2018 vision, including comprehensive plan and development code amendments. Two other processes that influence the KCMP process are the King City Transportation System Plan (TSP). The TSP is underway and is scheduled for completion in the summer of 2021. Findings and recommendations from that process will be integrated into the KCMP. The Concept Plan for Tigard River Terrace South and West covers the area just north of the KCMP study area. That process is nearly complete and we will coordinate with the City of Tigard to align the two plans.

The consultant team spent the fall of 2020 confirming membership for the Technical Advisory Committee (TAC) and Stakeholder Advisory Committee (SAC). The team also prepared the draft Public Involvement Plan and Existing Conditions Report. The TAC met to review existing conditions on January 19 and the SAC is meeting here today. The “hard launch of the project and community engagement efforts will take place in the coming weeks, including stakeholder interviews, an online open house and virtual community meeting.

Public Involvement Plan

Steve reviewed elements of the draft Public Involvement Plan (PIP).

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

The PIP includes a broad list of project stakeholders and Steve asked SAC members to review the list and recommend additions. SAC members had the following comments. Consultant responses are in *italics*.

- Under property owners, there are people who do not live in King City and don't live in the plan area, but could be impacted by traffic. This includes people who live north of Beef Bend Road and off of 131st and Fischer Road.
- Eldorado Villas, Castle Oaks, King Village and the Bedford are included in the mailing. Everyone from 99W to Tualatin and within 500 feet of the study area. There are representatives of that area from this group, and we cover neighborhoods within and adjacent to the study area.
- Rivermeade representative is on Johnson. Also, Cliff Harrel lives near the Elsner area.
- www.kingcitymasterplan.com website is lacking in information. It has TAC members, but not SAC members yet. Noted that five months have already passed and there is a lot to do between now and the end of the process. The website should have the information the people need to know where we are in the process. The timeline shows that there should be a public workshop in February. Hear there was going to be a public meeting in early March. There needs to be advanced noticed. *The first public meeting has not been scheduled and will not be an in-person event. The school grounds are not even open. SAC membership is not on the website because we are still confirming membership, but we will put up the names of people who have confirmed and add the others later. The website is the place we want people to go for information.*
- Please place a link/button to the master plan website from the main city website. *We can definitely put that up on the Urban Reserve website.*
- There should there be a category of advocacy organizations, such as the West Side Transportation Alliance and Community Housing Fund.
- See you have Unite Oregon listed here and maybe reach out to Ping Khaw. How much effort is intended to reach out to historically represented cultural groups. *That is still a topic of conversation for us and we want to learn from the SAC as to preferred outreach methods. We haven't yet launched the full public outreach efforts, so we want to right-size those efforts in terms of language or geography. That has not been finalized.* Under the Department of Justice, this is city-funded so the five percent language threshold may come into play.
- What about trying to capture demographic data anonymously? That might help people's willingness to participate.
- Speak to the methods we have in place to capture feedback from non-English speakers. Do we have translated documents or interpreters. *This is what we wanted to talk about tonight. There is some budget set aside for translation. Need to be thoughtful about what is translated and into what languages.*
- A Spanish-language meeting for the TSP was held, but did not get sufficient participation. Also have a high Korean population in King City.
- Encourage the City to look to Unite Oregon or Ping Khaw to assist with outreach because these communities typically do not participate in these activities.

- A survey is only as good as the questions it asks. Is there any additional input you receive when designing these surveys? The last survey I received was lacking. *We typically work with City staff to develop these surveys, but can discuss adding additional reviewers for surveys.*

Existing Conditions Report

Steve reviewed the project vision carried forward from the previous process and the four plan frameworks: Natural Systems, Land Use, Mobility, and Public Utilities and Services. SAC members had the following comments:

- Concerned that there could be setbacks of up to 100 feet based on water feature. That is aggressive and bears on housing affordability, because if you have less land, you will develop fewer lots. *The natural resources map is painted with a broad brush. The only river in this area that will have a large setback is the Tualatin River. There are five streams and a sixth that is no longer there. We took a deeper dive with DOWL to see what those streams would actually look like and prepared a refined map. The result is about 220 acres of land that will be restricted by floodplain or wetland considerations. 528 acres total in the expansion area.*
- Clean Water Services and Beaverton are exploring a program looking at sub-basin strategy where mitigation is done off-site to protect the most vulnerable streams. We would like the City to explore a similar program.
- From an environmental perspective, if you don't do proper setbacks or the sub-basin strategy that allows you to look at the area as a whole, these are multi-million-dollar problems to fix. Really important to size the stormwater properly or you will cost yourself a ton of money in the future. Make sure we're doing proper setbacks and proper stormwater management. Especially when this area already has streams that are degraded.
- Regarding the gradual transition from rural and urban development and the neighborhoods map. You have rural character along 137th and then high density immediately to the east and up along Beef Bend Road. I would think you would want more rural development along the river so you have a gradual transition from natural area to developed area. I would rather see rural character neighborhoods follow the banks of the river.
- I want to clarify whether the Concept Plan took into account the roughly 40% of acreage that is deemed natural resource area in terms of the dwelling unit targets. *Yes, it did. The majority of the density comes in the western sphere near the town center. Central and rural areas are less dense, more in the range of 10 units per acre. The town center area is R-15 and higher with quadplexes and multifamily. The target is roughly about 10-12 units per acre. King City West, the area between 137th and 131st, averaged about 8-9 units per acre.*
- Regarding the goals for housing, diversity of housing types should include rental and homeownership opportunities. *We looked at everything from apartments to vertical mixed use to cottage clusters and mobile home possibilities. Main attempt is to make sure that what we do helps the regional situation and there are marketable opportunities for missing middle housing. There will be room for the 700 to 800 thousand-dollar homes that you see in the River Terrace area, but we want to provide opportunities in the 250 to 450-thousand-dollar range that more people can afford. We were unable to get Habitat for Humanity to participate, but we also want to provide some affordable housing and opportunities for first-time homebuyers.*
- Have you thought about a purple pipe project like Beaverton has? I understand it's easier if you do it on the front end. I think we will need to get creative about water reuse in the future. *We just had that conversation with the City of Tigard and CWS a few weeks ago to extend that*

purple pipe and put it to use where we establish parks and Tigard is talking about ball fields across Roy Rogers. Currently we have it for the King City Golf Course and the Highlands has been in contact with CWS to get an extension in that area. We would love to have it along the west side trail under the Bonneville Power lines and at the King City Community Park and are on board if we can extend it further west.

Opportunities and Constraints

Steve asked SAC members share ideas of how the KCMP can implement the vision and frameworks.

Natural Systems

- Minimizing creek crossings and preserving wildlife corridors. There will have to be some creek crossings for roads and infrastructure, but best practices should be bridges that allow wildlife to go under and that can be expensive. More of those expensive crossings you have, especially if costs are covered by development, that can drive up the cost of homes and make it harder to keep homes affordable. So how do we have affordable housing and natural systems that work? Especially with climate change. We have seen data that shows creeks and rivers are resilient and that's how wildlife and plants will move up as the system warms. I'm happy to provide that data if it's useful.
- Would like to see any examples locally or elsewhere of areas with large crossings that were able to maintain more affordable housing prices, if that information is available.
- I have been struggling with erosion on my property as a result of development on the south side of Bull Mountain in the 1990s. It's worse than it was last winter. I invite anyone to come out to the property to see what happens when you don't plan properly for stormwater. Regulations at the time didn't require CWS to look all the way down to the end point. Need to look at where the water is going and what the impact will be. The Bankston conservation easement was identified by Metro as a mandatory requirement for the project. But there are four other creeks and they should be treated the same. It's a natural resource that needs to be protected.
- Addressing the runoff, agree with previous comments. CWS is doing groundbreaking work on groundwater infiltration, sub-roadway bioswale and stormwater displacement. A key piece is looking at the transportation system and how water can be conducted away from those streams.
- We get a lot of water that comes from north of Beef Bend Road. In areas even where there isn't development, if farming has changed, if the owners are not maintaining the subsurface collection system, that water goes into the ground and follows an underground stream and comes back out closer to the river. There is a bank at the bottom of our property that was a land slide some years ago. It recently slid again. The water is 20 to 30 feet down when it comes out. As Tigard and King City develop, we need to make sure that the water does not get into the ground. Once it gets in there, we are in trouble. We want to collect the water coming off the north side of Beef Bend before it moves to the south side of Beef Bend.
- *I want to echo these comments. We've also see this at the King City Community Park where there is a man made retention wetland that has caused the water to saturate into the soils and it percolates down until it hits the nonpermeable surface (shale or compact clay bank) and then sheets towards the Tualatin River resulting in large areas falling into the river. How do we deal with these erosions whether it's hydromodification of existing channels or enhancement*

to existing channels or regional retention facilities in those natural areas? Council doesn't want "stormwater jails," but we can get creative to do LIDAR along roadways to capture, slow down and treat runoff. Caution creating large retention issues like we have at King City Park.

- This discussion bodes well for this to be a poster child for how to develop an area with 40% natural resource area, that needs erosion healing while integrating the water quality processes and integrate for homeowners to be educated and what was done to create the community while preserving and healing the natural areas.
- Like the sub-basin plans that CWS is doing in other areas, we should let CWS be creative and do the science for a regional strategy that takes into account the whole landscape and uses the natural systems.
- As much as the water flowing causes problems, it can also cause problems if the water is channeled too much, land has been dried out and vegetation lost.

Land Use

- We are involved in the South Hillsboro Master Plan process and one incorporates a town center village similar to the area in King City. The phases where we plan to do the town center and multifamily, which would incorporate retail and office or multifamily mixed use, we need a lot of rooftops before we can justify doing that. Need to think about what direction it makes sense to develop from an infrastructure standpoint and, if west to east, what type of product that would be developed on the west side might not coincide with what the market is ready for. *That's what the market study said as well. The timing of commercial uses will be dependent on residential development.*
- Has there been any coordination with Sherwood regarding the Sherwood West planning area? That may contribute to the market analysis for a commercial area. *City staff has coordinated with Sherwood and discussed Sherwood West. The only commercial activity they have planned is a corner mixed use development at Scholl's and Roy Rogers. The King City commercial center will likely pick up the traffic and people from Bull Mountain area and King City West and probably reduce the number of people going to the Safeway and the commercial center at Tualatin-Sherwood Road where Roy Rogers hits Hwy 99W. The Sherwood West area has not been brought into the urban growth boundary and the City is taking another look at the Sherwood West Concept Plan. King City is ahead of where Sherwood is at with their planning.*
- How do we buildable walkable neighborhoods before we have places for people to walk to? *Need to be clear about what we want to do with the commercial element and where it is and where it fits in, so we know that when developing housing. Also, there is a civic component of the town center. Council has had a long-term (5-10 year) vision to relocate City Hall to this area and current City Hall will become the police station and courthouse. King City is looking for 1.5 to 2 acres for City Hall, library and rec center. We are teaming with Tualatin Valley Fire & Rescue who is looking for 1 to 1.5 acres also. In total, looking for 3 acres to develop that has close access to Roy Rogers. TVF&R also needs to be able to quickly get to areas to the north and south. This will be a civic anchor for the town center commercial and an amenity for the community. The Cornelius library and senior living development is an example. We have a long way to go and we know that commercial won't come on line until the homes are there and the City is 5-10 years before they'll be ready to develop the civic area.*
- In the in-between areas, will there be opportunities for a corner store or other mixed use that people will be able to walk to. *The concept plan does show intersections throughout with*

some neighborhood commercial uses.

- Walkability and an integrated community can exist beyond the placement of commercial. Reed's Crossing used open space and natural areas to help walkability even though the commercial areas came later.
- In terms of development fees, is some of development predicated on other types of development happening first. *Hope is that through this planning process we establish a financial plan of how to pay for infrastructure improvements and that would be a surcharge or system development fee that would be applied to every development. ECONorthwest also is looking at this as part of the TSP process.*

Mobility

- Big believer in not over-engineering the streets. Smaller streets are safer, lower environmental impact, and lower the cost of development. More livable, more walkable, more affordable, and more environmentally friendly.
- Think about divorcing bike paths from the roadway for safety and access reasons. With the sensitive creeks in the area, can we meet these goals and keep costs down and protect the creeks.
- New category of vehicle called low speed electric vehicles. The vehicle has to weigh less than 3,000 lbs and has to travel at less than 25mph and you can allow those vehicles on roads that are less than 35mph. The KCMP would be perfect for that idea. Google LSV 500 to get the federal classification. *That category of vehicles was considered in the concept plan and will be discussed going forward in this process.*
- Current conditions say that a lot of traffic will be expanded to Beef Bend Road so Fischer Road will be an east-west connection to relieve some traffic from Beef Bend. Beef Bend is not walkable without many crossings and sporadic sidewalks. It would be helpful to have more consistent sidewalks. *The nature of Beef Bend Road is a high priority issue going forward. The concept plan envisioned Beef Bend Road as more of a bridge between communities than a divider.*
- The Fischer Road extension is a huge topic of conversation for us. *This will be discussed as part of the TSP process so that is the best forum to comment on the road network system at this time. The KCMP is more about creating livable communities.*

Public Utilities and Services

There were no comments on public utilities and services.

Public Comment

There were no public comments.

Next Steps

The consultant team is planning an online open house and community meeting. SAC member comments included:

- It's important to have a live virtual meeting so that people can ask questions and get responses in real time.
- Because there is not enough time to answer every question live, a survey is important to get information and then direct people to a website with answers and more information.

- Using the ArcGIS mapping comment collection has been extremely valuable to show the comments and add thumbs up or down to those comments. River Terrace 2.0 story map is effective in telling a message. For online activities, I encourage City Council to attend in listen only mode to provide an opportunity to listen to constituents directly.
- Important to do a mailer or something similar. Your process is only as good as the people that know about it. Sometimes groups bring surveys to a group like this to get input. Can put out information in the CPO newsletter that reaches a large amount of people.
- Will provide paper surveys at city hall and other community locations

Adjourn