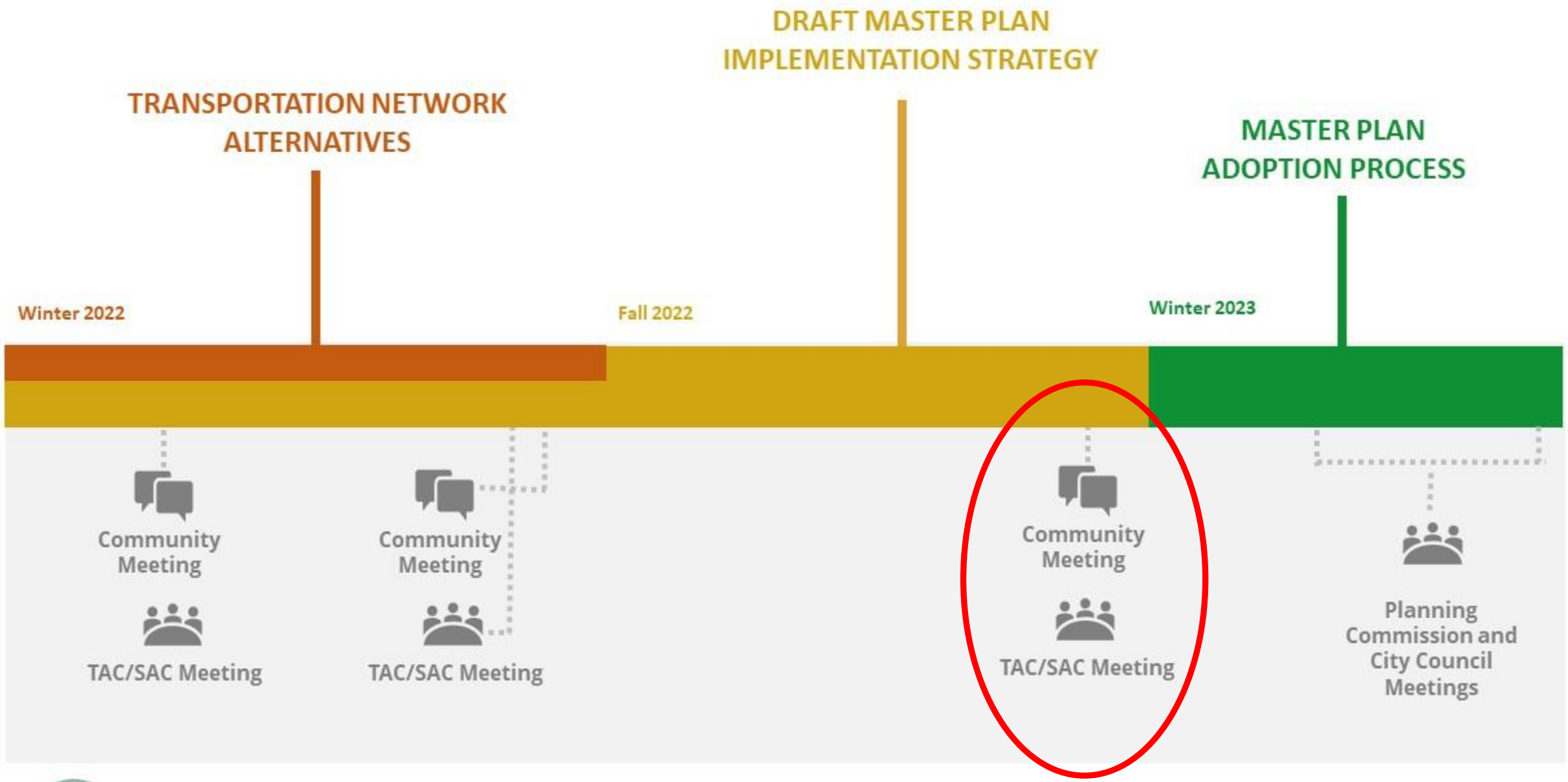
WELCOME

KINGSTON TERRACE MASTER PLAN

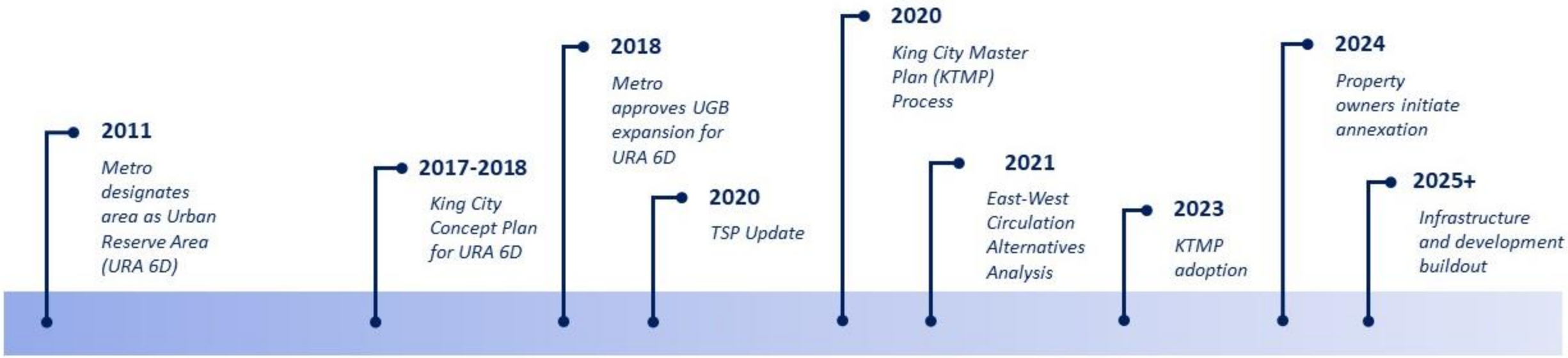
TAC MEETING #5

January 10, 2023


TRANSPORTATION NETWORK ALTERNATIVES
DRAFT MASTER PLAN IMPLEMENTATION STRATEGY
MASTER PLAN ADOPTION PROCESS
Winter 2022
Fall 2022
Winter 2023
Community Meeting
TAC/SAC Meeting
Community Meeting
TAC/SAC Meeting
Community Meeting
TAC/SAC Meeting
Planning Commission and City Council Meetings

Kingston Terrace Master Plan

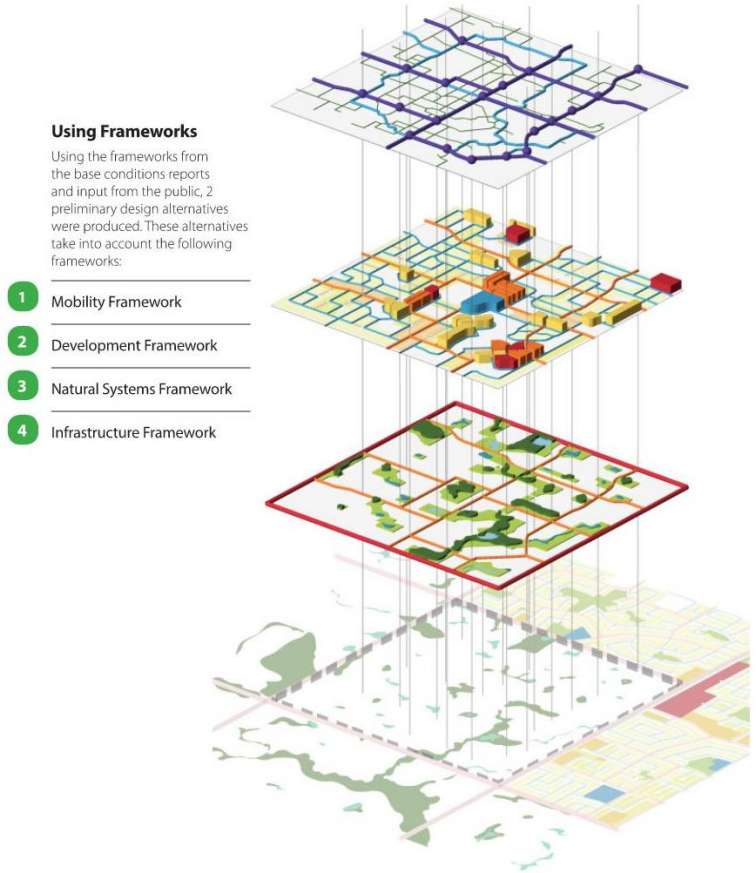
- Tool to manage development of Kingston Terrace
- Refines the King City Urban Reserve Area 6D Concept Plan
- Provides additional development detail and implementation strategies
  - Comprehensive Plan amendments
  - Community Development Code amendments
- Coordinate with the Transportation System Plan


2011
Metro designates area as Urban Reserve Area (URA 6D)
2017-2018
King City Concept Plan for URA 6D
2018
Metro approves UGB expansion for URA 6D
2020
TSP Update
2020
King City Master Plan (KTMP) Process
2021
East-West Circulation Alternatives Analysis
2023
KTMP adoption
2024
Property owners initiate annexation
2025+
Infrastructure and development buildout

HISTORY

Plan Organization

- Carries forward the frameworks used in the Concept Plan
  - Land Use
  - Mobility
  - Natural Systems
  - Public Utilities and Services

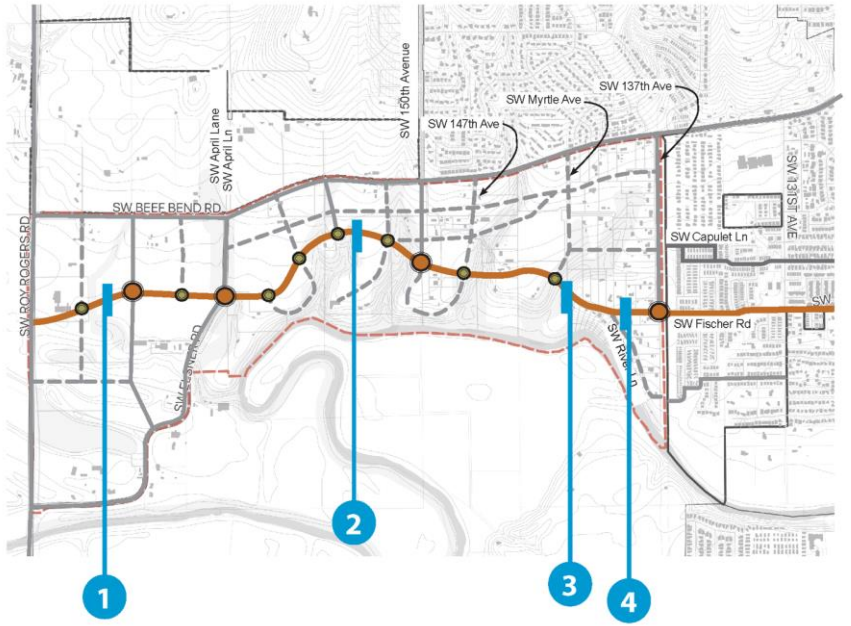


Main Sections

- Land Use:
  - Neighborhood Design
  - Land Use: Parks and Open Space
- Mobility
- Natural Systems
- Public Utilities and Services

Section Contents

- Base Conditions – new information gathered since the Concept Plan
- Policies – key elements of each section
- Implementation Strategies – concepts for updates to the development code and other implementing ordinances



Implementation Sections

- Infrastructure Funding – how public infrastructure will be funded
- Implementation – development phasing and annexation

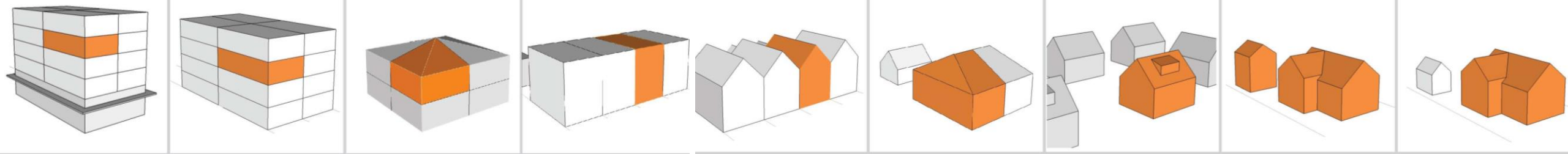
LAND USE AND NEIGHBORHOOD DESIGN

Base Conditions

- Land use vision/principles still center unique natural features, mix of housing
- TSP economic study upholds earlier projections, ca. 3,300 – 3,600 homes
- King City adopted HB 2001 amendments; new rules for master planned communities, e.g. 20 du/net acre
- Neighboring River Terrace develops, complements Kingston Terrace goals

Land Use Policies

- **Neighborhoods integrated with nature**: natural resources preserved, integrated in all neighborhoods
  - Rural-urban transect for parks and neighborhoods
  - Only about 318 of 528 acres can develop
- **Parks and natural areas for everyone**: parks and trails accessible to all residents



Land Use Policies (continued)

- **Mixed-income neighborhoods offer a wide variety of housing options:** Each neighborhood will feature a mix of housing
  - Town center features denser mixed use, municipal uses
  - Rural character neighborhood will feature clusters of dense housing
- Neighborhoods transition from west to east, development follows property owner decisions

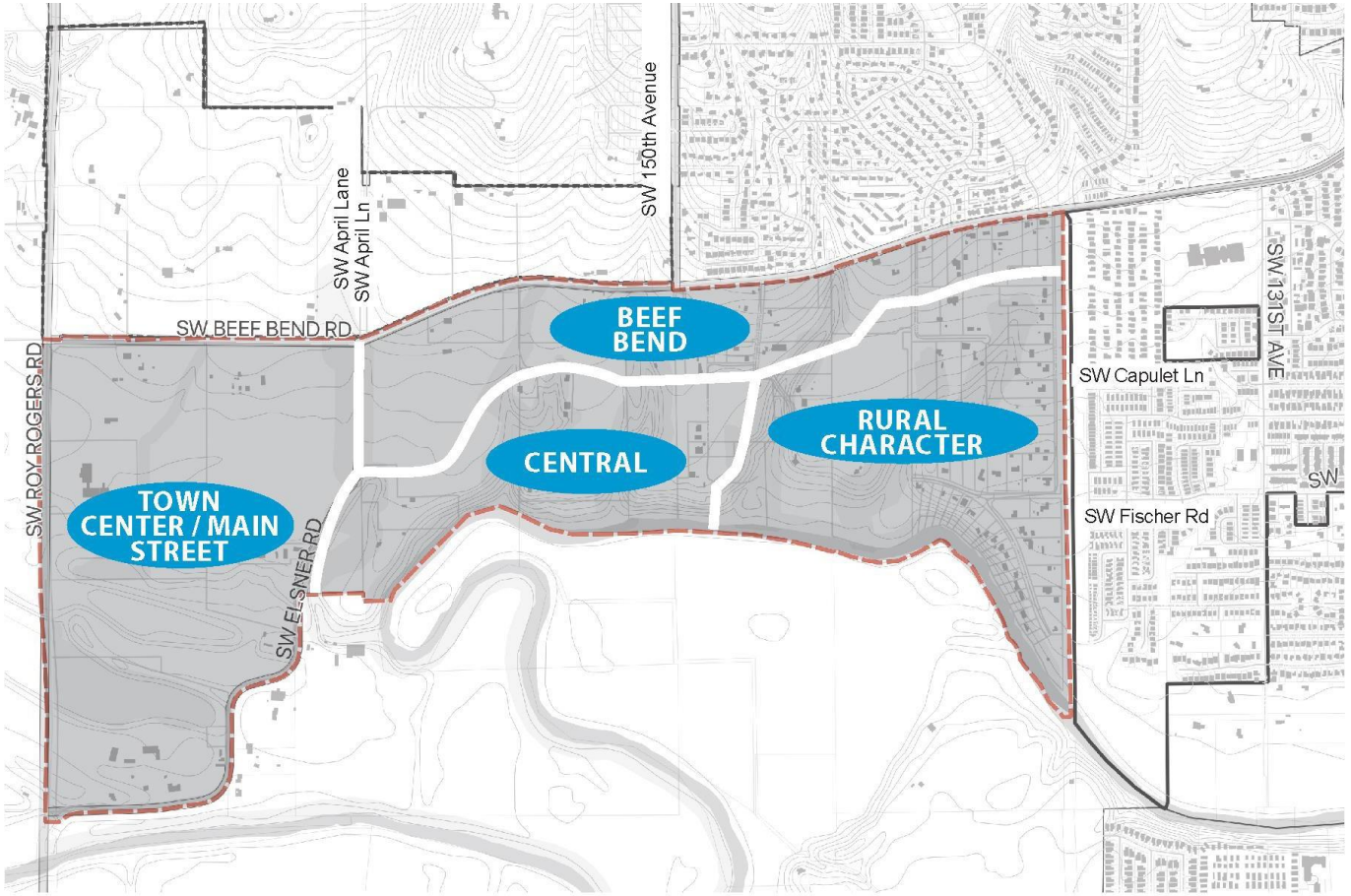
Implementation Strategies

General

- Master Plan Neighborhoods
- Neighborhood Development
- Req. Streets, Block Sizes, Connectivity
- Housing Types Adopted , HB 2001
- River Terrace 2.0 Concept Prototypes

Parks

- Transect Approach
- Part of a Regional Framework
- Connected to River Terrace Network



MOBILITY

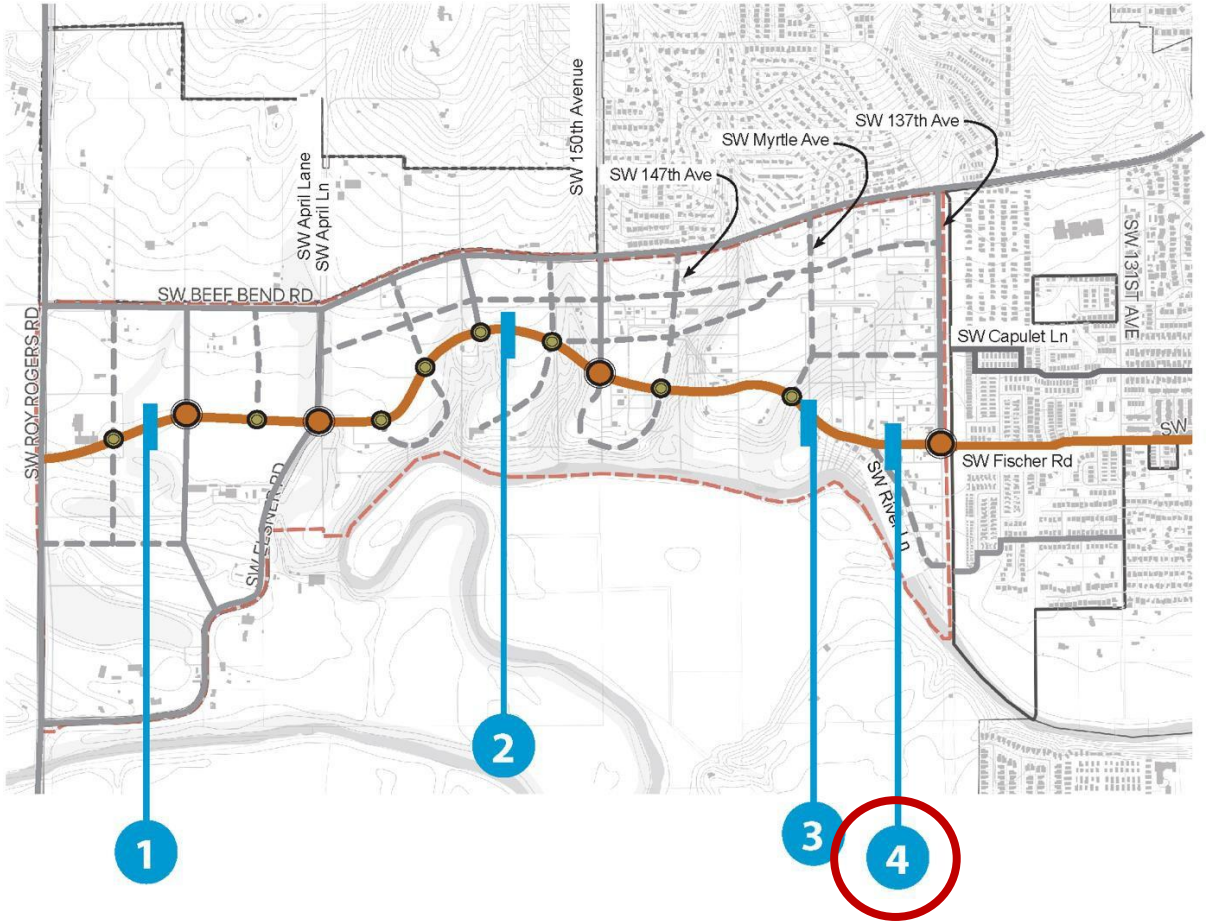
Base Conditions

Key updates through TSP (Draft), East-West Alignments study (2022):

- Internal system of streets and paths refined to maximize connectivity, safety, meet regional goals, serve local infrastructure
- Preferred alternative 2 identified in E-W study
- Caveat 1: This process will take a long time; immediate focus in the west
- Caveat 2: Streets will look very different in each area (see next slide)

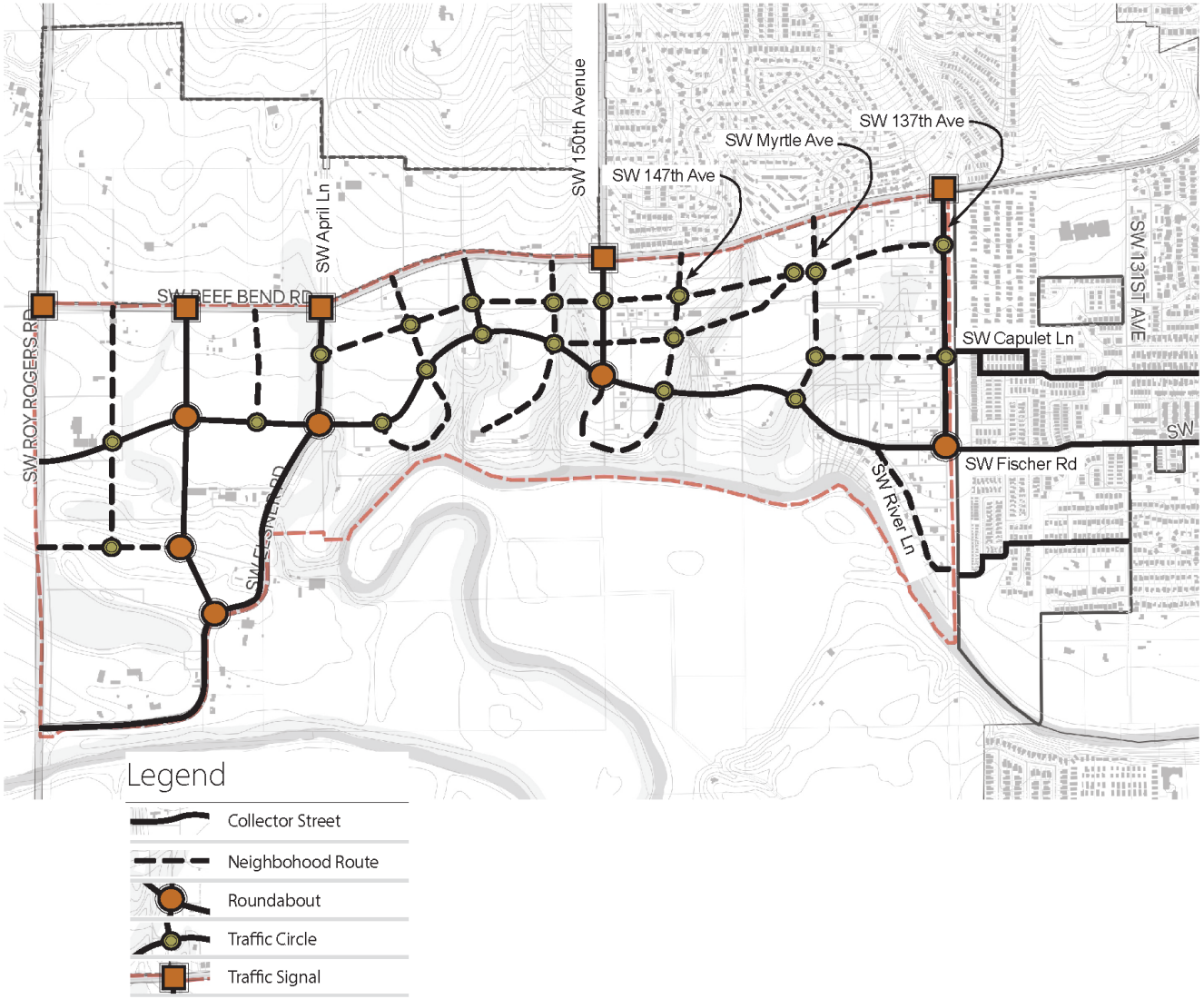
Mobility Policies

Context-sensitive: Streets transform to match neighborhood character of different zones (example: (4) rural character cross-section below)



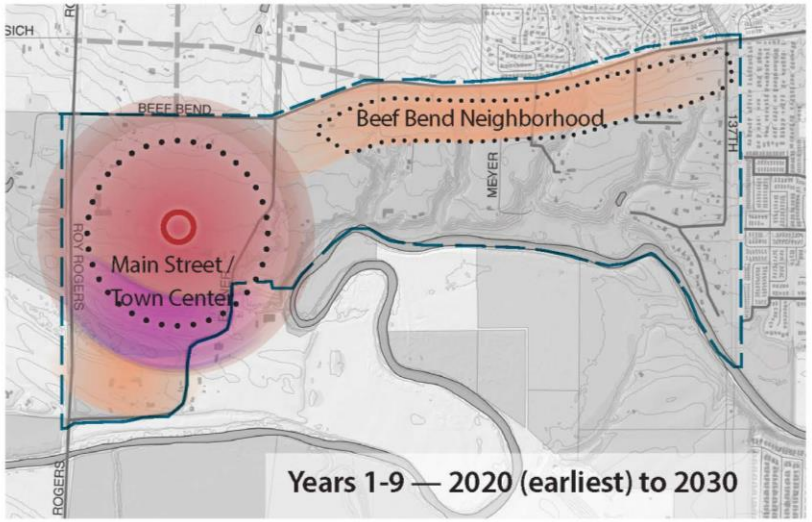
Mobility Policies (continued)

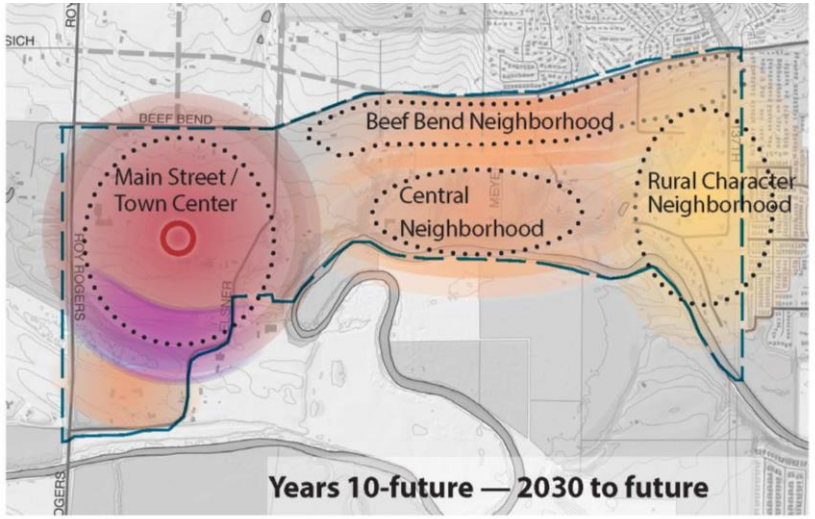
- **Connected**: Fine-grained network
- **Safe and slow**: Narrow streets and traffic controls tame cars, protect pedestrians, reduce cut-throughs
- **Streets for everyone**: micro-mobility, active transportation, and universal design built in
- **Big Streets connect not divide**: SW Beef Bend Rd and SW Roy Rogers Rd are safe to cross, and interesting and safe to bike and walk along with facades facing the street

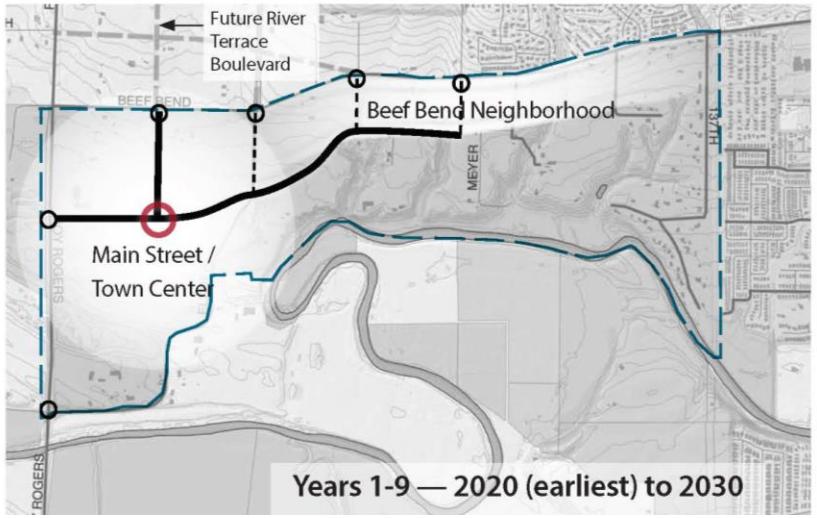


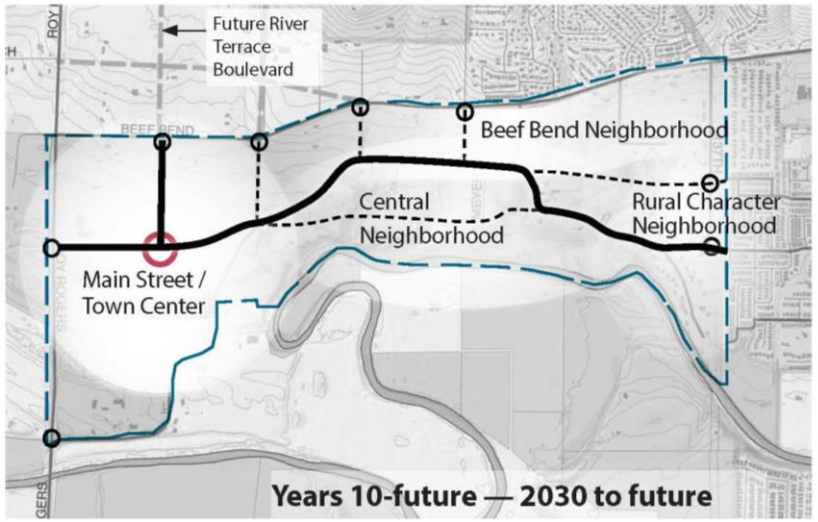
Implementation Strategies

- Master Plan Street and Path Types
- Transportation System Plan Functional Classifications and Context Sensitive Design of Streets
- Street and Path Dimensional and Design Characteristics
- Kingston Terrace Backbone Street System





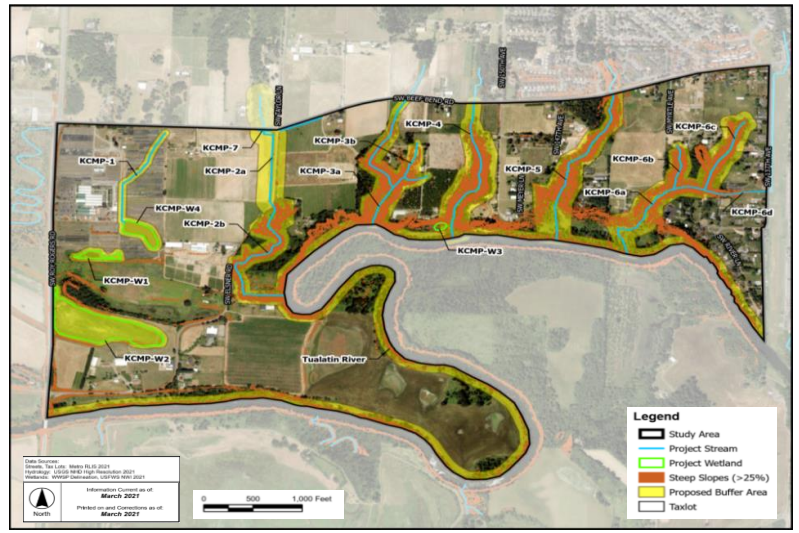




NATURAL SYSTEMS

Base Conditions

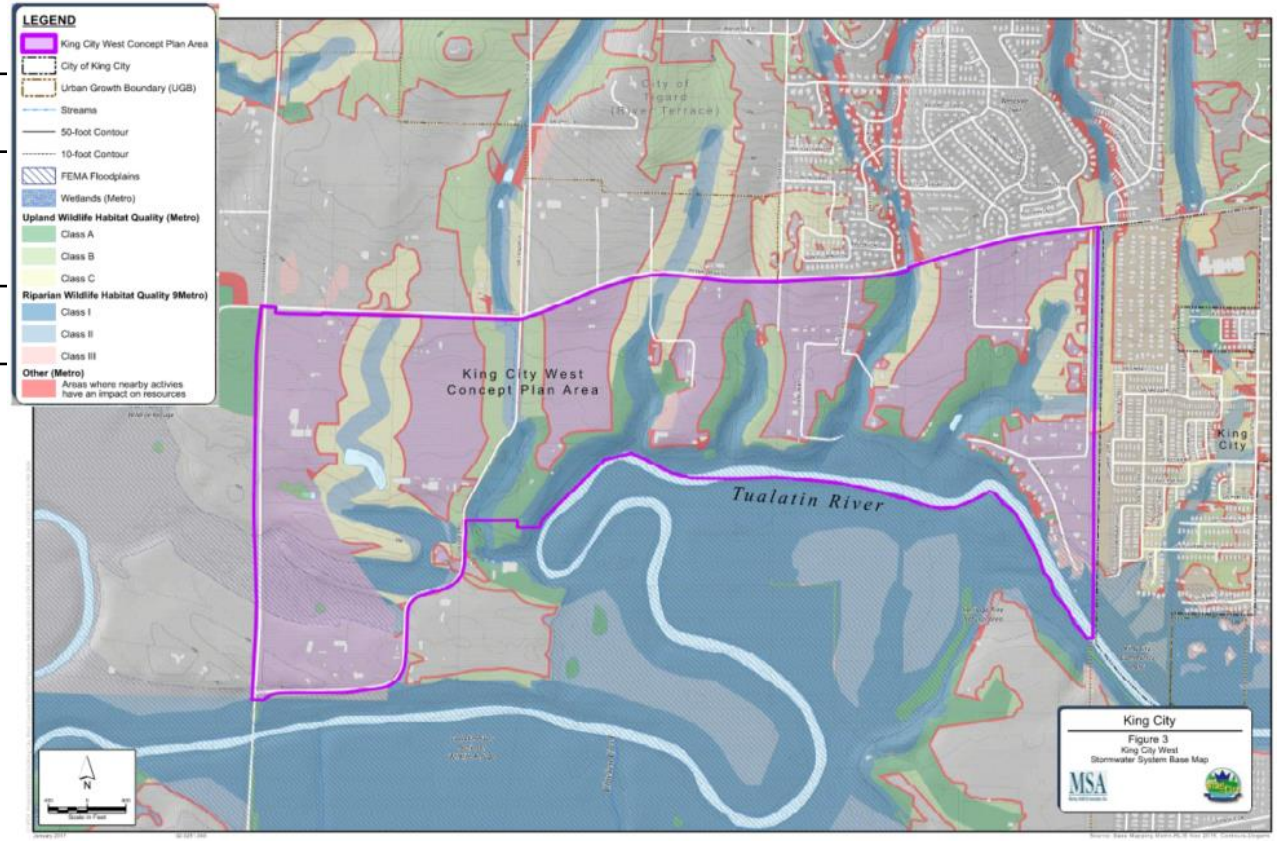
- Wetland, riparian, stream, and upland habitat quantity and quality is greater closer to the Tualatin River
- KTMP included a refined review of natural resources and analysis of upland habitat
- Natural resources are regulated at the time of development:
  - Water bodies and wetlands (Army Corps of Engineers, DEQ)
  - Water body and wetland buffers (Clean Water Services)
  - Upland habitats



Natural Systems Policies

1. Adopt a conservative approach to protecting natural areas.

Total land	528 acres
Developable land identified in the Natural Resources Baseline Report	460 acres
Developable land identified in the KTMP	318 acres



Stormwater system map (MSA). The red line represents areas where nearby activities have an impact on resources.

Natural Systems Policies (continued)

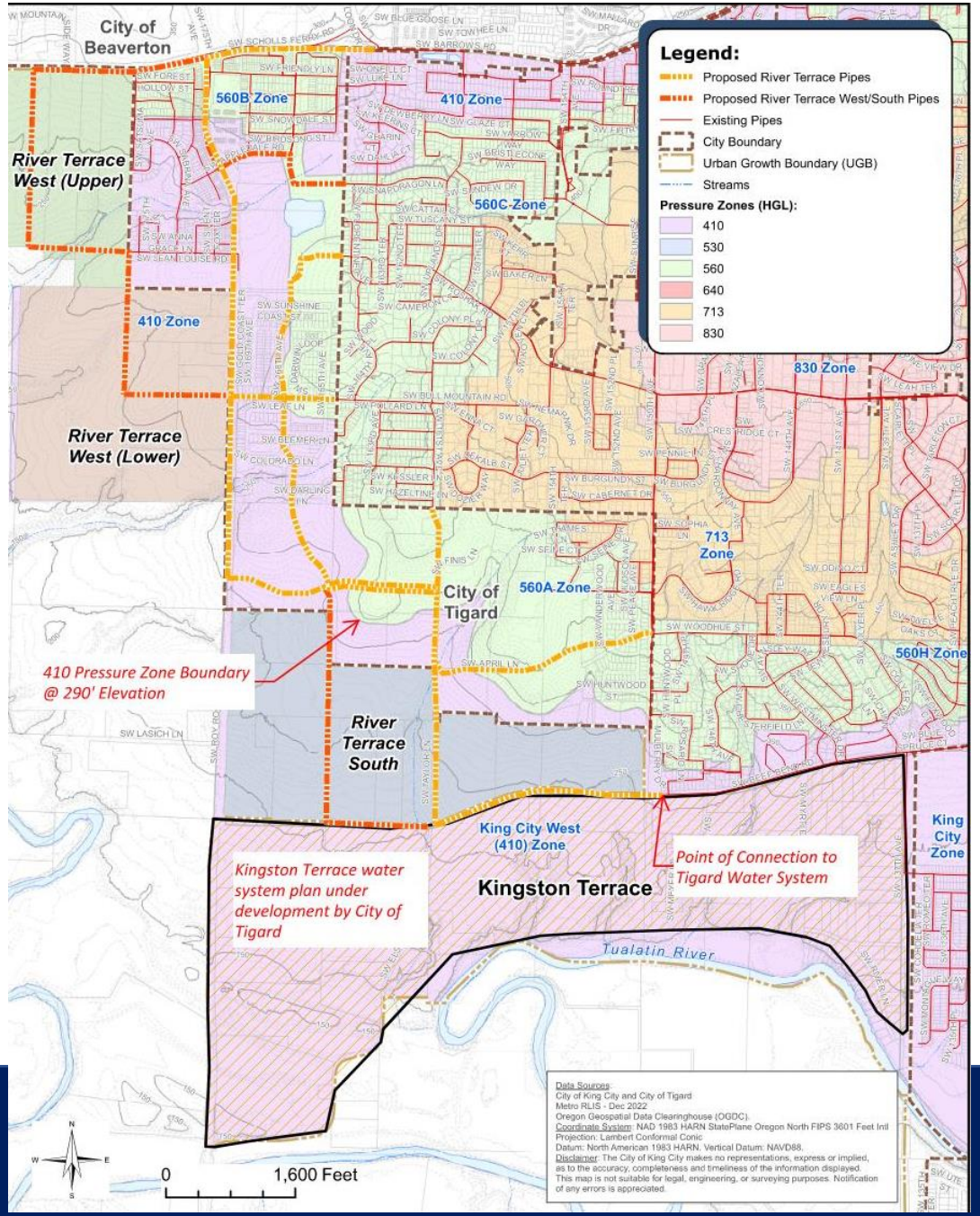
2. Improve the quality of natural resources through development.
   - Prevent damage in lower quality resource areas
   - Pursue active environmental repair in areas with higher quality resources

3. Feature natural areas and bring nature into the neighborhoods.
   - Public trails
   - Improved wildlife habitat and water quality treatment

Implementation Strategies

- Enact regulations to protect natural resources:
  - FEMA floodplains
  - Metro Wetlands
  - Class A, B, and C Upland Wildlife Habitat
  - Class I and II Riparian Wildlife Habitat Quality
  - Local Wetland Inventory (LWI)
  - Significant Natural Resources Inventory (SNR)
- Provide a network of trails.
- Reduce runoff and heal existing erosion damage:
  - Implement stream restoration projects.
  - Maintain and improve deep-rooted vegetation.
  - Attenuate stormwater flows from current and new development.

PUBLIC UTILITIES AND SERVICES

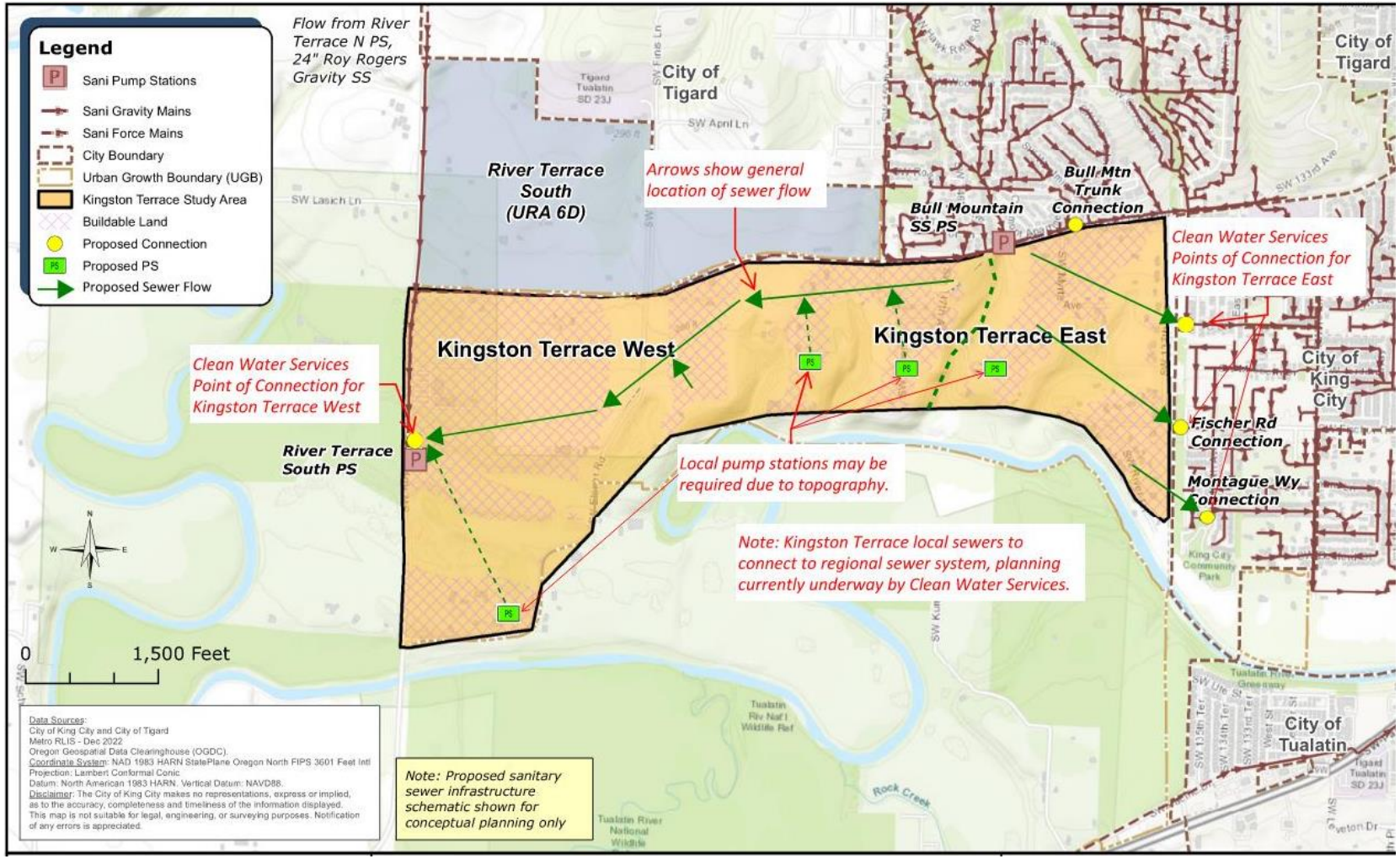


Base Conditions - Water

- Water provided by City of Tigard
- Main extensions and increased storage capacity
- Tigard Water Master Plan Update in progress

Base Conditions - Sanitary Sewer

- Connect to CWS regional sanitary system
- River Terrace South Pump Station serves western portion of KTMP areas
- Regional Sanitary Sewer Concept Plan in progress
- CWS looking for opportunities to co-locate infrastructure, but pump stations may be needed



Base Conditions - Stormwater

- Natural drainage ways are susceptible to erosion and degradation from high flows
- Future development should coordinate with upstream planning efforts to mitigate high flow events and prevent further degradation
- CWS study to identify opportunities:
  - For regional stormwater facilities
  - To incorporate stormwater management into new roads, parks and greenspaces
  - For water quality treatment of existing impervious areas
  - To enhance streams to a more “natural” state

Public Utilities and Services Policies

1. Coordinate co-location of utilities with infrastructure
   - City of Tigard, Washington County, Clean Water Services
   - PGE, BPA, Kinder Morgan

2. Reduce runoff and heal erosion
   - Integrated stormwater management
   - Coordination with upstream efforts to mitigate high flow events
   - Regional facilities

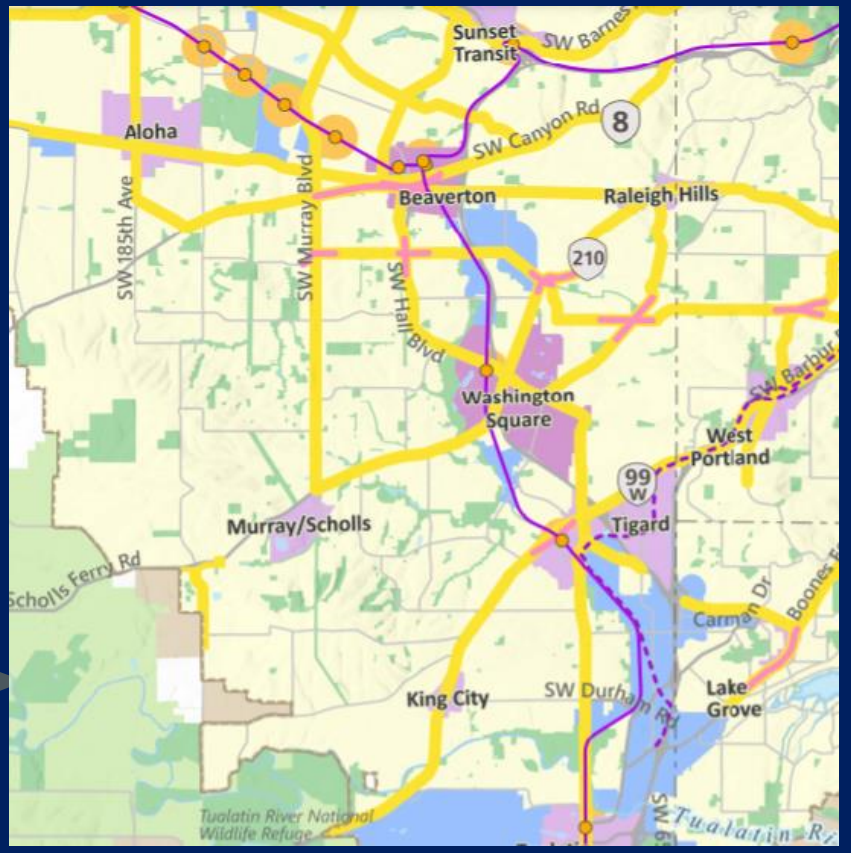
Implementation Strategies

- Water – coordinate with the City of Tigard to ensure sustainable and efficient water provision.
- Sanitary Sewer – specific strategies pending more information from CWS study.
- Stormwater – specific strategies pending more information from CWS study.
  - Adopt and in some cases exceed CWS regulations to reduce runoff and heal existing erosion damage
  - Build on stormwater regulations used in Tigard River Terrace

FUNDING STRATEGY

Metro Functional Plan, Title II 3.07.1120-c(8), Plans shall include:

"Provision for the financing of local and state public facilities and services."



Key Service Providers for Kingston Terrace

Public Facility/Service	Primary Service Providers (after annexation)
Annexation & General Government Administration	City of King City
Land Use	City of King City
Transportation	King City, Washington County, TriMet
Stormwater and Natural Resources	Clean Water Services
Water	City of Tigard
Sanitary Sewer	Clean Water Services
Schools	Tigard-Tualatin School District
Parks	City of King City
Energy/Power	Portland General Electric
Police Services	City of King City
Fire and Emergency Services	Tualatin Valley Fire & Rescue

Planned Public Facility Capital Costs & Baseline Funding Gaps

- Transportation
- Parks
- Sanitary Sewer
- Water
- Stormwater

Baseline Infrastructure Funding Gap, Projected 2023-2043

Facility Type	Estimated Capital Cost by Year 20	Estimated Kingston Terrace Cost Share	Projected Baseline SDC Revenue	Projected Funding Gap
Transportation	$ (131,314,500)	**$ (44,345,585)**	**$ 13,480,000**	**$ (30,865,585)**
Parks				
Open Space and Linear Park 1	$ (10,518,978)	**$ (10,518,978)**	**$ -**	**$ (10,520,000)**
Community Parks & Urban Plaza	$ (21,736,440)	**$ (21,736,440)**		**$ (21,740,000)**
Community Recreation Facility	$ (35,000,000)	**$ (35,000,000)**		**$ (35,000,000)**
Sanitary Sewer	$ (12,410,000)	**$ (6,455,405)**	**$ 11,845,500**	**$ (564,500)**
Water	$ (14,110,000)	**$ (9,180,000)**	**$ 1,146,108**	**$ (8,033,892)**
Stormwater	*tbd*	*	*	*

Notes: Derived from stated development assumptions & WA County TDT model input.
** analysis assumes that stormwater facilities are included as part of roadway and/or parks projects or funded by private developers.*

Potential Techniques to Address Funding Needs

Local Funding Options

- System Development Charges
- Development Agreements and Exactions
- Local Improvement Districts
- Reimbursement Districts
- Local Option Levy
- Urban Renewal District
- Utility Fees & Surcharges
- City General Fund
- Local Fuel Tax

Local Financing Options

- General Obligation Bonds
- Full Faith & Credit Bonds
- Revenue Bonds
- Inter-Fund Loans

State and Federal Grants & Loans

- CDBG Grants (Federal/State)
- WIFIA (Federal)
- Special Public Works Program (State)
- ODOT STIP Program
- Metro Grants

Funding Evaluation

- Sources & Uses of Funds
- Revenue Potential
- Reliability / Timing
- Equity & Market Support

	Eligible Infrastructure	Completeness		Funds Raised	Reliability	Citywide Equity
		Operations	Capital			
System Development Charges		○	◑	◑	◑	●
Developer Agreements and Exactions		○	●	◑	◑	●
Local Improvement District		○	◑	◑	◑	●
Property Tax Levy		◑	◑	○	●	●
Urban Renewal District		○	◑	◑	◑	○
Utility Fee Surcharge		◑	◑	○	◑	●
Grants		○	◑	○	◑	●
City General Fund		●	●	○	◑	○
Debt		○	●	◑	○	○
Local Gas Tax		●	●	◑	◑	○
Transportation Utility Fee		●	●	◑	●	○

Draft Funding Strategy: Backbone Streets

Facility Type	Existing or Potential Funding Requirement	Strategies & Actions
Transportation Arterials	Existing Washington County TDT funds and MSTIP funds, with potential Metro grants	City to work with Washington County and Metro to prioritize phased improvements along Roy Rogers Road, Beef Bend Road and Elsner Road. Note, buildout of Kingston Terrace could generate $20M in property tax revenue and $10M total in REET revenue for WA County over 30 years.
Transportation Collectors and Major Bicycle and Pedestrian Facilities	Existing TDT plus new Supplemental SDC is needed to fund collector roads	City to adopt a local citywide TSDC and consider separate Kingston Terrace TSDC surcharge. City to consider policy of allocating TDT & TSDC funds collected in Kingston Terrace to projects planned in Kingston Terrace.
Local Streets (excluding collectors)	Developer Funded	Required as condition of approval

Draft Funding Strategy: Parks, Sewer, Water, Storm

Facility Type	Existing or Potential Funding Requirement	Strategies & Actions
Community Parks, Linear Parks, Urban Plaza and Open Space	City to update its citywide Parks SDC, and consider supplemental Parks SDC for Kingston Terrace	City to consider adopting a Citywide SDC for parks
Neighborhood Parks and Pocket Parks	Developer Funded	Required as condition of approval
Community Recreation Facility & Trails	New Urban Renewal Area for Kingston Terrace with advance financing through LTGO Bond issued by City	City to conduct Urban Renewal Feasibility Study and Finance Plan (year 1). City to adopt a new Urban Renewal Plan (year 2)
Storm drainage (subregional ponds)	City to support CWS in planning and financing subregional facilities	Developer or CWS to pay upfront costs and receive credits for the construction of eligible capital facility improvements. City can adopt LIDs or reimbursement districts with special assessments to compensate others for advance financing
Sanitary sewer system	Existing SDCs and rates should cover capital cost	CWS and developers to pay upfront costs. Developers to receive credits for the construction of eligible capital facility improvements.
Water system	Existing SDCs along with supplemental connection charges required to fully cover cost of water systems	King City to partner with Tigard to finance water supply and transmission mains, with funding dedicated from rates and SDCs.
Local utility connections	Developer funded	Required as condition of approval

IMPLEMENTATION

Implementation following adoption of:

- King City Transportation System Plan (citywide)
- Kingston Terrace Master Plan
- King City Comprehensive Plan (supporting amendments)
- King City Community Development Code amendments (Title 16)

Implementation Elements

- Development phasing and annexation strategy
- New development consistent with KTMP
- Planning roles for King City and partner jurisdictions
- Funding mechanisms for public infrastructure

Development Phasing and Annexation Strategy

- Define annexation process
- Establish clear rezoning process from county to city
- Describe how development agreements may be used
- Property owner outreach

New Development Consistent with KTMP

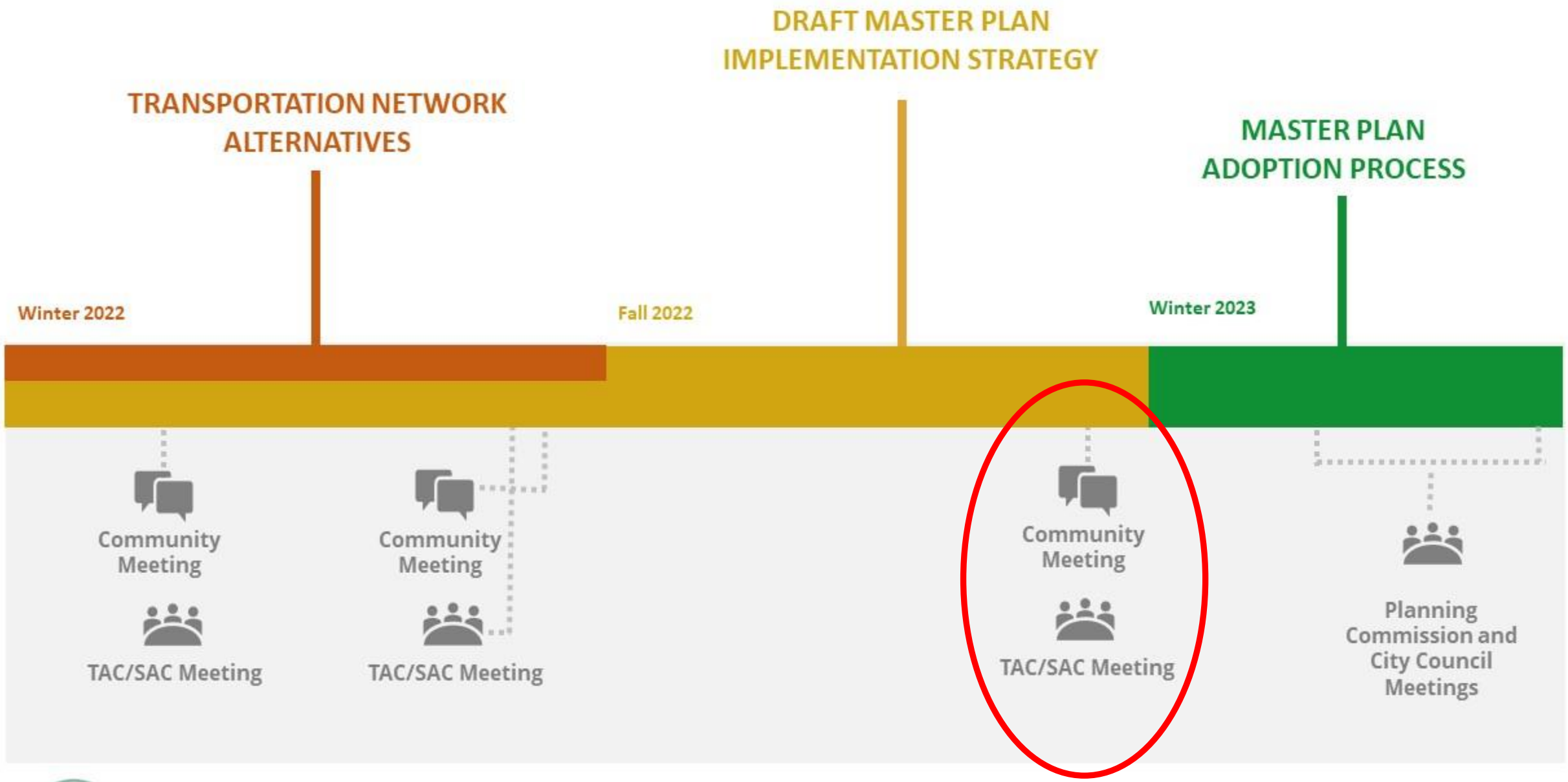
- Community Development Code standards
- Other requirements – CWS, county, state, federal
- Public improvements – infrastructure, parks, civic

Planning Roles for King City and Partner Jurisdictions

- Washington Co. – transportation and land use coordination.
- City of Tigard – transportation and infrastructure (esp. water)
- CWS – sanitary sewer, stormwater and environmental protection
- Tigard-Tualatin School District – coordination and potential school siting
- Tualatin Valley Fire & Rescue – emergency services and potential station

Funding Mechanisms for Public Infrastructure

- Transportation
- Parks
- Water
- Sanitary Sewer and Stormwater Systems
- Funding Strategy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