

Date 19 July 2017
To King City URA Project Management Team
From Marcy McInnelly, AIA, Urbsworks, Inc., and Keith Liden, King City Planner

KING CITY URBAN RESERVE AREA 6D CONCEPT PLAN

Technical Advisory Committee (TAC) Meeting #4

On **Tuesday July 11th**, Technical Advisory Committee Meeting #4 was held in King City City Hall at 15300 SW 116th Ave, King City, OR 97224.

The following people attended:

City of King City

Michael Weston, City Manager
 Keith Liden, City Planner

Allen Kennedy, Tualatin Valley Fire and Rescue
 Hal Bergsma, AARP
 Marah Danielson, ODOT
 Avi Tayar, ODOT

Technical Advisory Committee

John Floyd, Washington County
 Jessica Pelz, Washington County
 Brian Harper, Metro
 Philip Wentz, Tigard Tualatin School District
 Wade Denny (Jadene Stensland), Clean Water Services
 Susan Shanks, City of Tigard

Consultant Team

Marcy McInnelly, Urbsworks, Inc
 Erika Warhus, Urbsworks, Inc

AGENDA

<p>1:00PM to 2:45PM 60 minutes</p>	<p>Review</p> <ul style="list-style-type: none"> • TAC #3 Notes • Schedule diagram <p>Discuss</p> <ul style="list-style-type: none"> • Discussion of development patterns in the various areas • Principle of connectivity and the range of street types • Cost estimating and infrastructure funding; update on Infrastructure Financing Report • What happens in July-August • Next meeting: September 12th, 2017 (TAC #5) <i>Note: This meeting will be rescheduled for October, watch for update</i>
<p>2:45PM to 3:00PM</p>	<p>Adjourn</p>

Discussion

Development Patterns in the Various Areas

Marcy explained that some aspects of all three alternatives may be carried to the end and run through the infrastructure financing/cost estimating to ensure that there are a range of feasible scenarios for infrastructure and development. For example, in one scenario there may be lower density on the east side and in another, the east side may not be developed except in the distant future. The numbers from the market report available on the city's website ([King City Market Analysis, March 2017](#)), says that the urban reserve area could support around 900 new dwelling units within the first ten years.

Annexation

Jessica Pelz: How would annexation work if a section is left out of the UGB?

Marcy McInelly: The team is in ongoing conversations with the Rivermeade community and their land use committee. We're exploring a scenario where the UGB doesn't include Rivermeade, or is on a slow, incremental schedule for change, and / or comes in with conditions. To make up for the lack of a near term east/west connection, one near-future scenario might emphasize north-south connections to the River Terrace area to the north. These north-south connections are probably good to emphasize in all scenarios; local and collector-level street connectivity is generally good for the whole area.

Susan Shanks: There's a difference between annexation and being brought into the UGB. A property owner may opt out of annexing. Still, if the eastern area does not annex and there is a "cherry stem" condition, this could be alarming to the Washington County residents to the north of Beef Bend because are already surrounded by neighboring jurisdictions on three sides. The City of Tigard was forced to keep this condition in mind as the Tigard River Terrace area developed.

John Floyd: This is an issue of perception and residents may feel like they will be forced to annex.

Hal Bergsma: Why is King City better situated than Tigard to pursue this UGB expansion? Especially if the area adjacent to King City might not want to come into the UGB? It is not a foregone who will annex the area once in the UGB?

Marcy McInelly: There is a Memorandum of Understanding between the two cities that the area to the south would not be part of Tigard's jurisdiction.

Marcy McInelly: The overarching goal is to bring the entire area into the UGB as it has been identified by Metro. But we are engaged in conversations with Rivermeade, who may not want to be a part of the effort. Or, there may be two separate timelines for annexation, with the west moving more quickly than the east.

Jessica Pelz: How have the conversations with the Rivermeade community been going?

Marcy McInelly: There is still fear of forced annexation. There have been a number of misconceptions about what it means to come into the UGB vs. annex, but working with the Land Use committee has kept the conversation open. The committee maintains that they don't want to see a Fischer Road connection, they want no change to the area at all. However, there are ongoing limitations with infrastructure and some may want to take advantage of hooking up to city water and sewer.

Keith Liden: Rivermeade residents still have a concern about forced annexation.

Several TAC members: Be sure to detail the Oregon state restrictions on annexation. It is very difficult (or impossible) to forcibly annex in the State of Oregon. Making this information available may help allay some of the concerns or misconceptions.

Hal Bergsma: Metro is less likely to accept this application if the east is not included.

Keith Liden: If the whole area gets brought into the UGB this would allow for options for annexation at a later date. It's easier for them to change their minds.

Susan Shanks: It would be odd not to petition Metro for the whole area, as it was all designated URA.

Jessica Pelz: Consider a special zone, a “Rivermeade District” with special regulations.

Susan Shanks: Beaverton has an interesting approach in South Cooper Mountain where zoning was only applied after a developer had gone in with an application. At that point the applicant proposed the zoning. During annexation, the zoning was left open. There were density targets established for the area, so it wasn’t completely open-ended.

Marcy McInnelly: A minimum lot size could be built into the zoning, as well as other zoning mechanisms that preserve existing density and character.

Susan Shanks: How would you maintain equity if part of the area is left rural? With different levels of density how would they pay their fair share? Fewer people would be served by the infrastructure so does this mean they would pay more? In River Terrace timing was very important for infrastructure. It needed to be equitable in the long run but feasible in the short term.

Jessica Pelz: The finance plan should lay out a methodology for doing that.

Wade Denny: Typically, you rely on the developer to pay the infrastructure costs.

Marcy McInnelly: Overall urban density requirements would be met across the whole area but in Rivermeade the density might be very low.

Hal Bergsma: This raises affordability issues. Be cautious about low density and lay out a process for change over time.

Infrastructure

Keith Liden gave an introduction on the team’s progress on infrastructure finance plan and approach. Three separate forms of financing have been identified by an in-progress report by Leland Consulting: 1) site-specific infrastructure paid by developer; 2) district or URA-wide shared by different developments, and 3) off-site infrastructure improvements. An example of site-specific infrastructure funding mechanism is a local street paid for by a subdivision. An example of URA-wide funding mechanism is an assessment district created to help pay for a collector street. An assessment district is entered into by willing property owners. An example of off-site infrastructure is the reservoir needed for water storage. The reservoir would be off-site but would serve the URA area, as well as other nearby neighborhoods and cities.

Murraysmith engineers (MSA) is working on high-level cost estimates of infrastructure to produce order of magnitude estimates. Water and sewer are more straightforward while stormwater costs and water access are more challenging.

The TAC was asked to provide ideas about the following set of questions::

- What are infrastructure costs we will need to cover?
- From your point of view (as a representative of your organization, agency or a city)::
 - How would costs be covered?
 - What are some likely scenarios
 - Please share your past experiences

Susan Shanks: What about water supply?

Marcy McInnelly: There was discussion by the city that they may be able to tap into the Willamette water pipe running up Roy Rogers. This would happen if the city took control of their water supply instead of partnering with Tigard.

Susan Shanks: Tigard has a whole new water supply from Lake Oswego and the Willamette line is not part of Tigard at all. A whole new reservoir needs to be built for the 4-10 pressure zone.

Keith Liden: Could reservoirs and main lines be funded through Systems Development Charges (SDCs)?

Susan Shanks: SDC's around water are unclear, need to find out. In River Terrace, all resources were used to fund the reservoir including increasing water rates and an SDC. Regarding the needed reservoir, where is the land acquired? Where the facility goes needs to be considered in Tigard's master plan. Rob Murchison can confirm how much area is needed and at what elevation. A meeting will be arranged with Rob to discuss.

Schools

Philip Wentz: With 900+ units, the area is going to need a school. River Terrace has a primary school planned. Need for which type of school will come as there are more specifics about the development but it likely won't be a high school. At this point, the district believes a primary, middle, primary/middle or combination K-8 will be needed to serve the new households. Common areas needed for schools as follows: Primary schools 6-8 acres. Middle schools need approximately 20 acres. High schools 50+ acres. Sherwood has a good design example of a combined primary/middle school.

Susan Shanks: Would River Terrace school be affected by this area expansion?

Philip Wentz: Yes, it could grow from a K-6 to a K-8. The areas will work together. Tigard Tualatin School District would be open to co-locating schools and parks.

Susan Shanks: River Terrace school was funded through a bond measure that passed in November.

Parks

Hal Bergsma: In my experience at Tualatin Hills Parks and Recreation (THPRD), found that the challenge was having enough money reserved to acquire park land before the cost of land escalated. If there is not an adequate SDC reserve, then consider tapping general funds.

Susan Shanks: In Tigard River Terrace, the local parks are funded from an SDC area calculation that was created in coordination with a funding strategy and the code language requiring parks. Those were the three key pieces: the cost estimate, the funding strategy, and the code requirements. Since the area was a blank slate, it was easier to set up the SDC mechanism. The SDC rate reflected developer-built parks, which reduced the SDC rates by 30%. Assumptions were made about cost estimates and code strategy. The size of the needed park was about the same size as what would be needed by code for a subdivision. Subdivisions were part of the earliest development and they were about 20-40 acres of different densities. So the parks came in with the subdivision development. The coordinated approach had the advantage of providing developer incentives to build the park facilities.

As for funding City-serving parks, consider Tigard's experience: a utility surcharge to help pay for city parks is built in before residents began arriving. They are now understood as "part of the deal" of living in the area.

Hal Bergsma: A sometimes overlooked aspect of parks is trails and it is important to include those in the cost estimating. Trails can also be part of the transportation system.

Susan Shanks: In Tigard, regional trails are part of the transportation SDC methodology while recreation trails are part of parks SDC methodology. It can get complicated: Think ahead about how you will be able to issue credits for the SDC funds that are paid into by different parts of a development.

Jessica Pelz: Washington County wants to see the Fischer Road connection.

Other

Allen Kennedy: Within the next 10-20 years Tualatin Valley Fire and Rescue wants to be out on Roy Rogers Road but are looking to acquire the land now.

Hal Bergsma: What about transit?

Susan Shanks: TriMet seemed most interested in having a route on River Terrace Boulevard, rather than on Roy Rogers. (See TAC #3 Summary Notes for more discussion on this topic).

Streets

Jessica Pelz: A traffic analysis needs to be done soon.

Marcy McNelly: A traffic analysis is not part of this Title 11 Concept Plan project.

Jessica Pelz: Title 11 is vague. The County is uncomfortable with the Concept Plan going forward without a traffic analysis.

Keith Liden: Could there be a placeholder for getting the analysis done at the master plan stage? An agreement defining the traffic analysis, and how it will be performed could be part of the final Concept Plan product. The agreement would be part of this project but the traffic analysis itself would be a future project.

The King City URA team and Washington County TAC representative agreed to schedule a meeting to discuss further, and clarify traffic analysis needs for Title 11 process.

Beef Bend Road

Keith Liden: Who pays for Beef Bend improvements? Would the County be looking at doing improvements all at once?

Jessica Pelz: Likely piecemeal as the area develops.

Susan Shanks: Costs of Beef Bend could be too expensive and impact the entire feasibility of the project.

Marah Danielson: ODOT wants to see traffic analysis for key intersections.

Marcy McNelly: The team will share the same information that is developed with Washington County (see item above) and share that with ODOT.