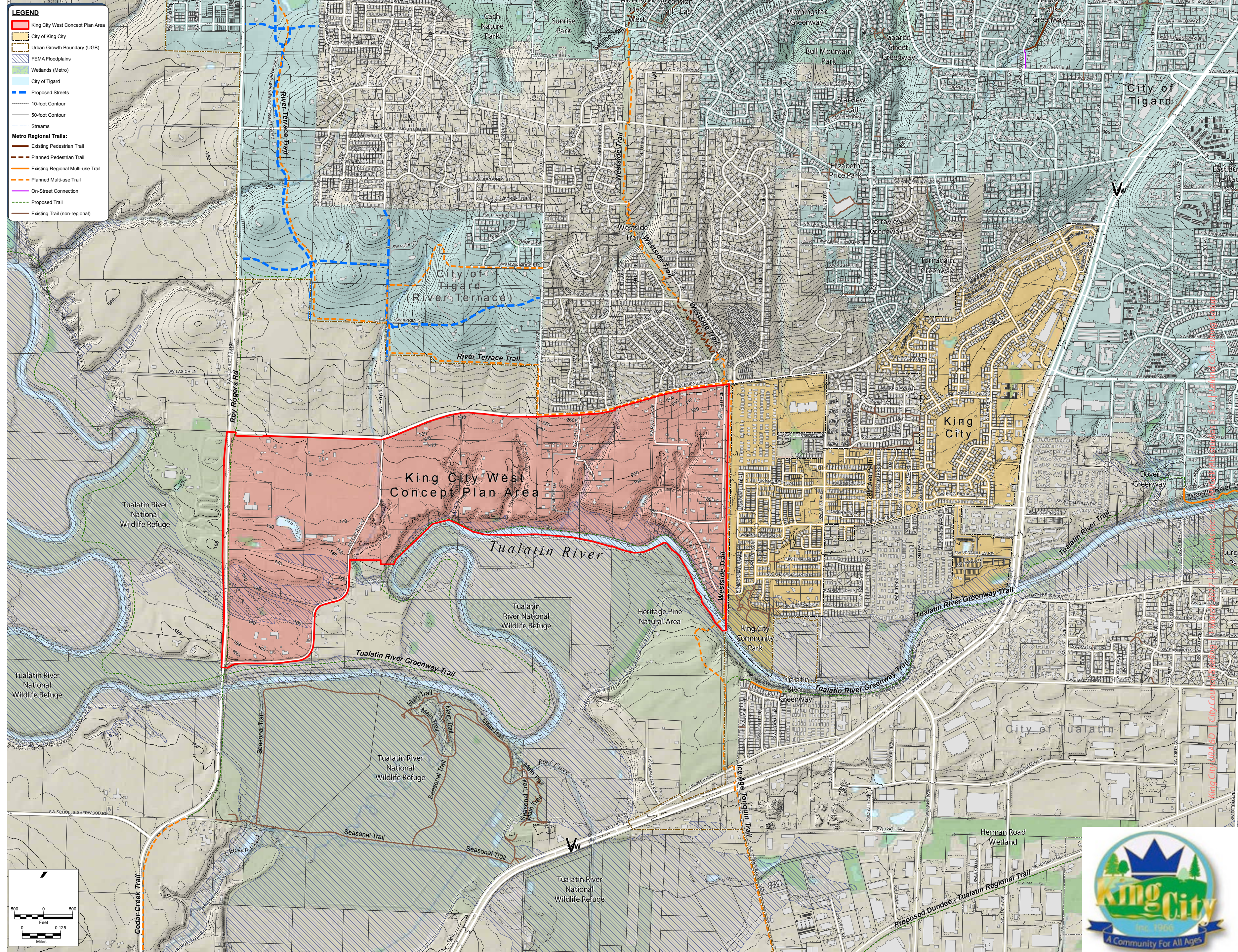


## Charrette Opening Evening Event, March 2017

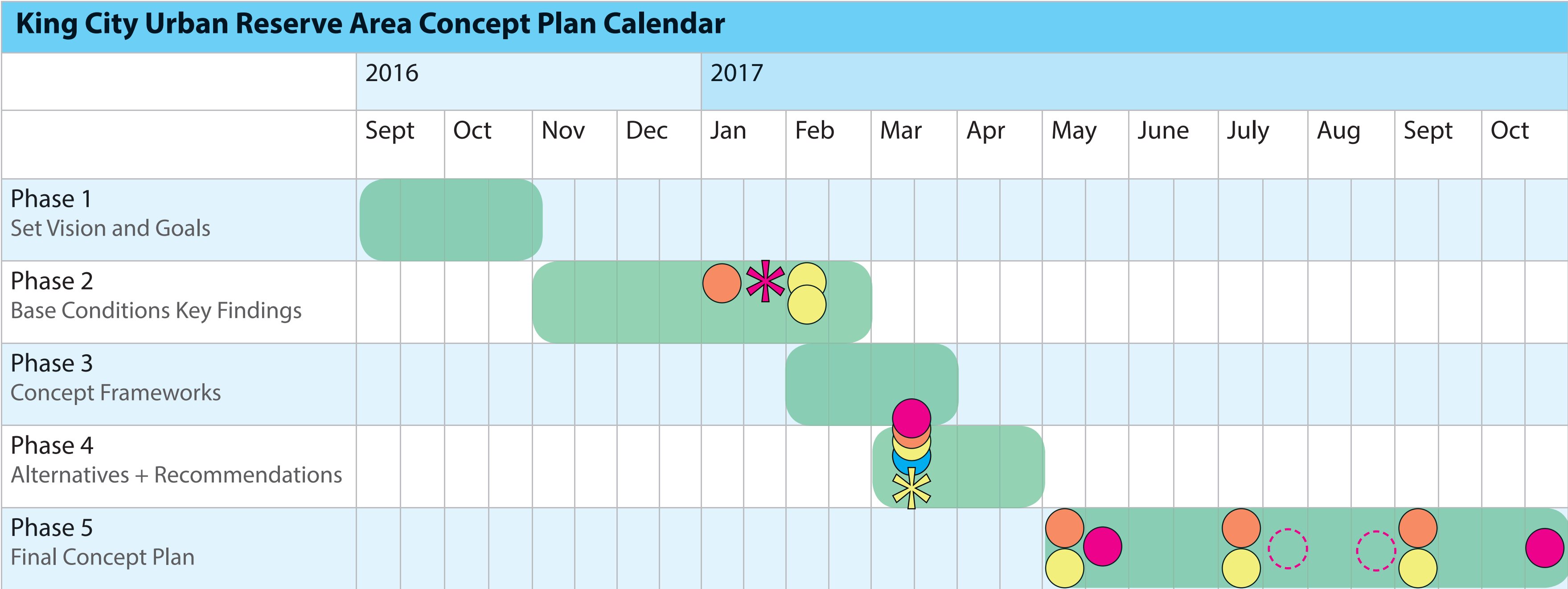
# King City URA 6D Concept Plan Project

- ✓ Introduction to Project
- ✓ Base Condition Report Key Findings
- ✓ Vision and Values





# King City URA 6D Concept Plan Timeline

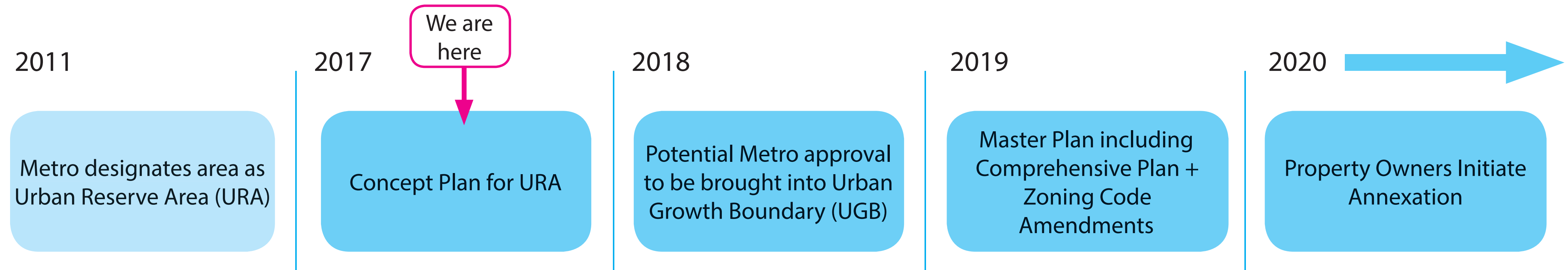


- TAC Meeting
- SAC Meeting
- Community Meeting
- Synthesis Workshop
- Joint City Council + Planning Commission
- CC update by City staff (regular meeting)
- Charrette  
March 13-15th

Important Dates	
Charrette	March 13-15 (at Deer Creek Elementary School and City Hall)
Public Design Workshop	March 13, evening (at Deer Creek Elementary School)



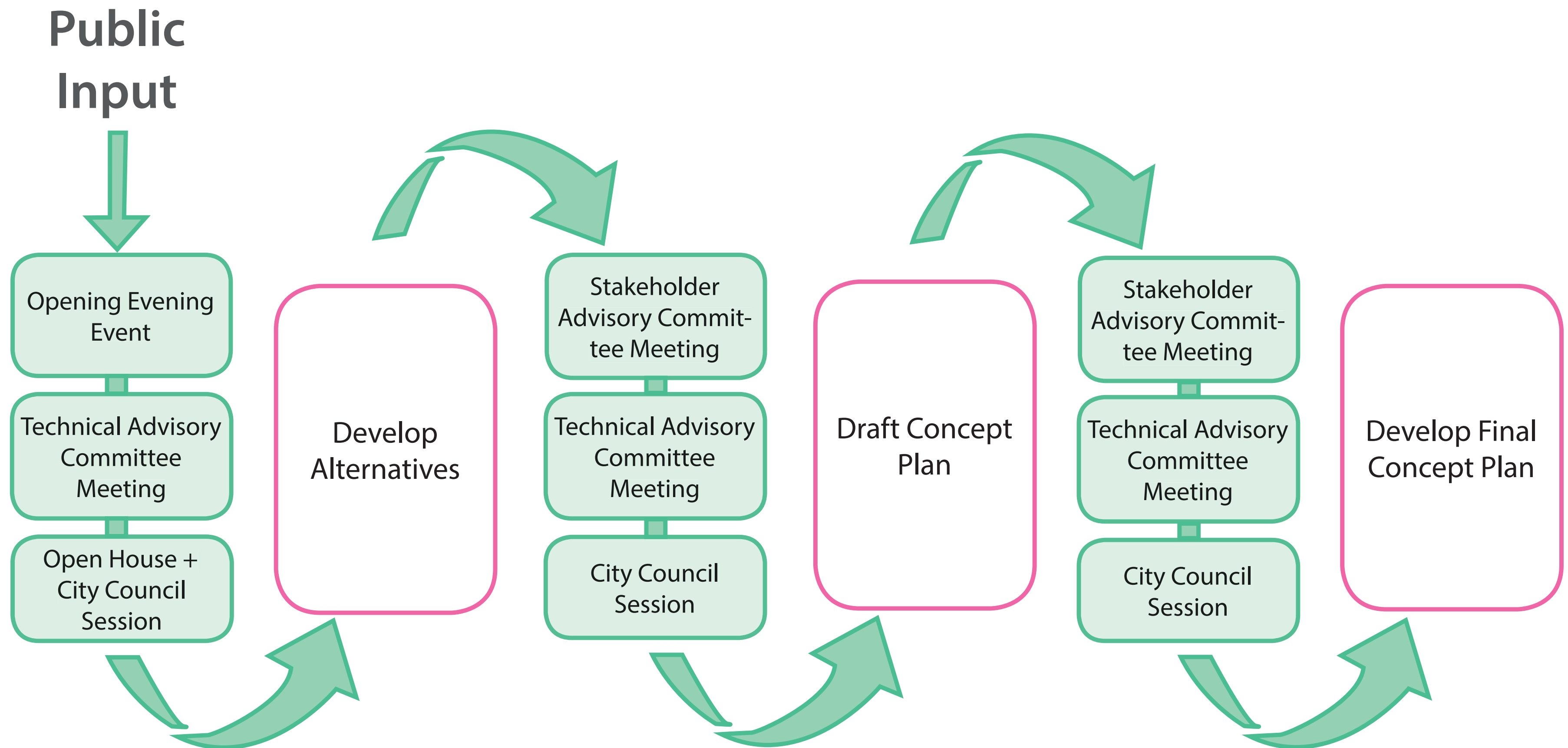
## Overall Planning Time Line



## Overall Planning Timeline



# Public Input Process





# King City URA 6D Charrette

Multiple design events  
happening tonight through  
Wednesday evening

At Deer Creek Elementary  
School and King City City Hall



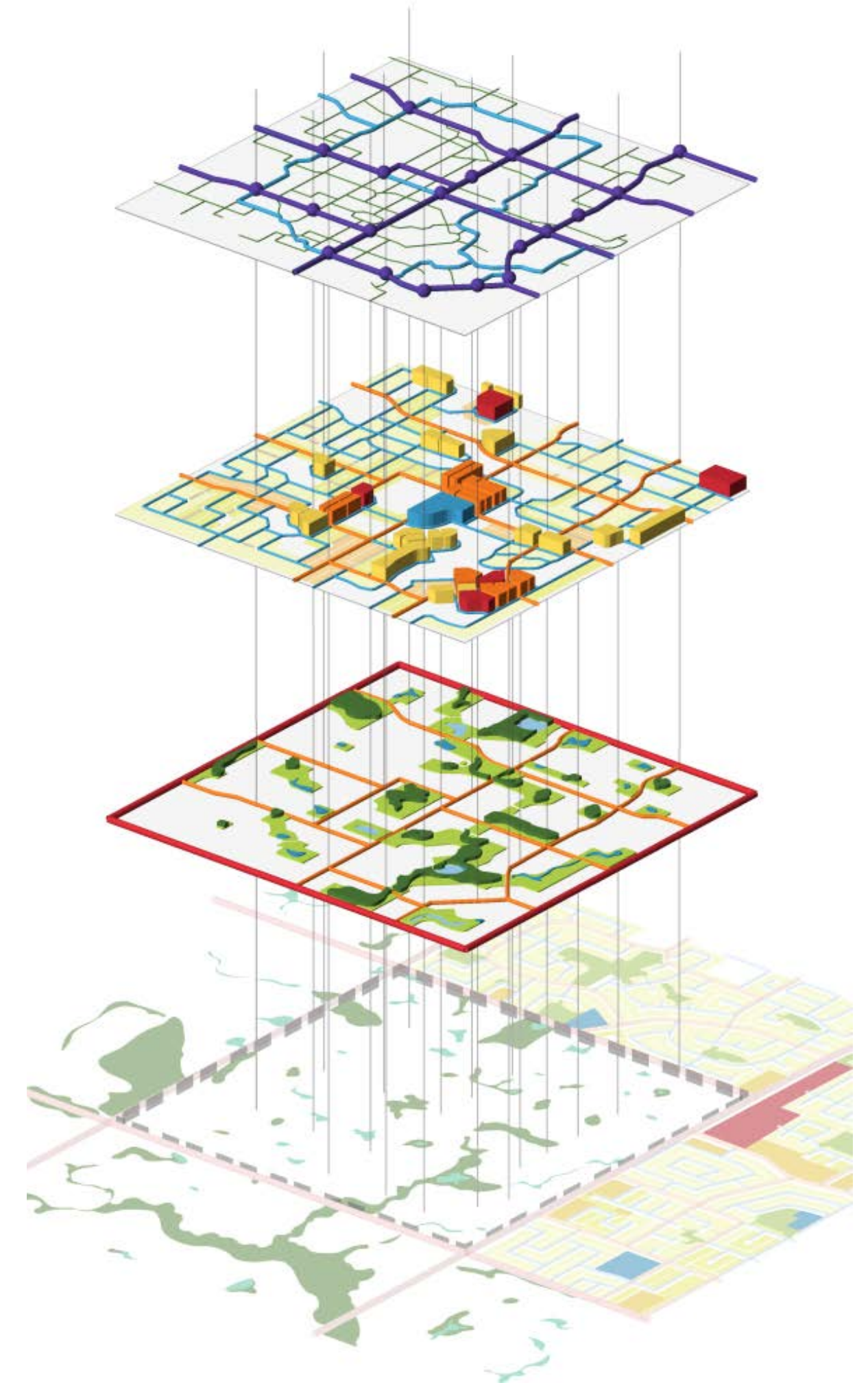
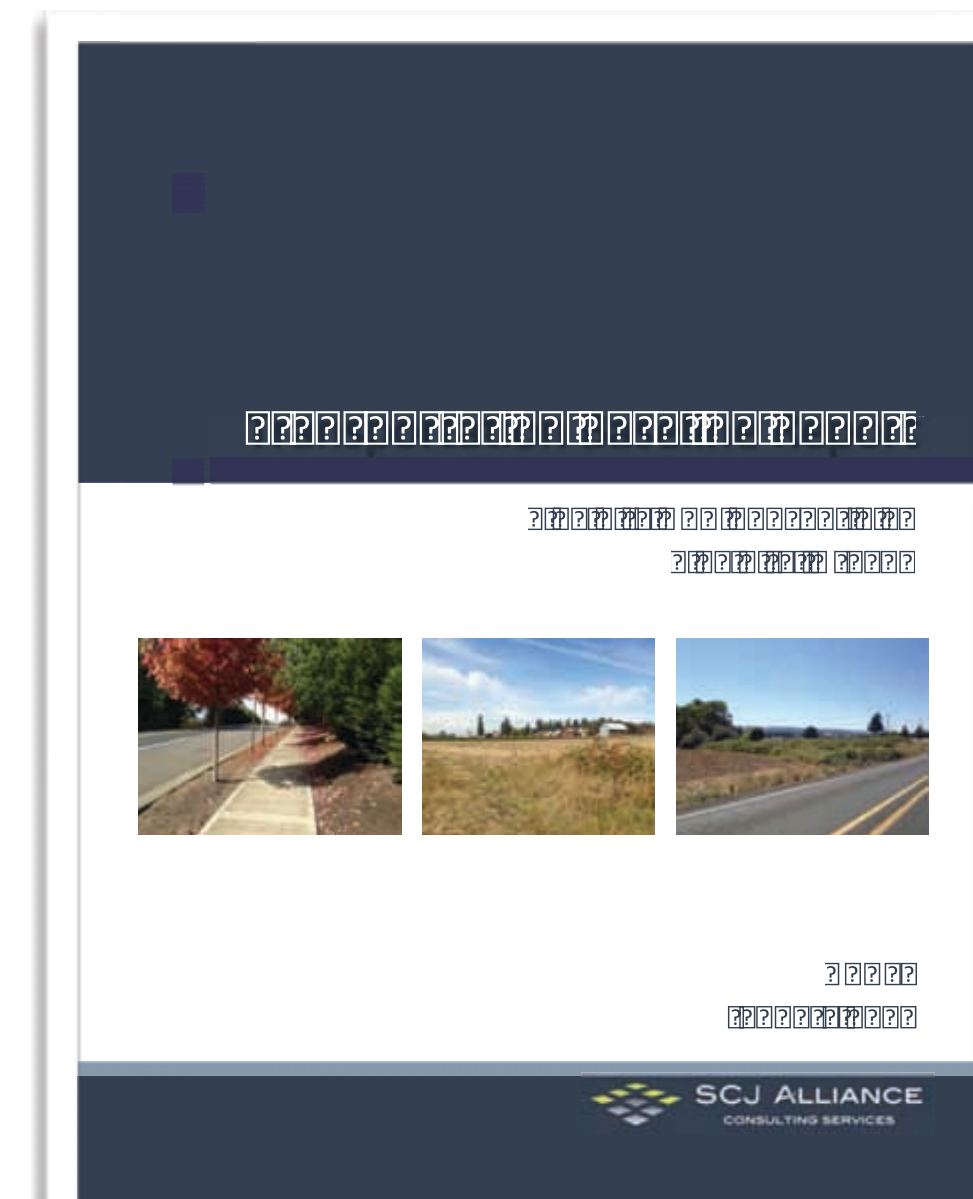
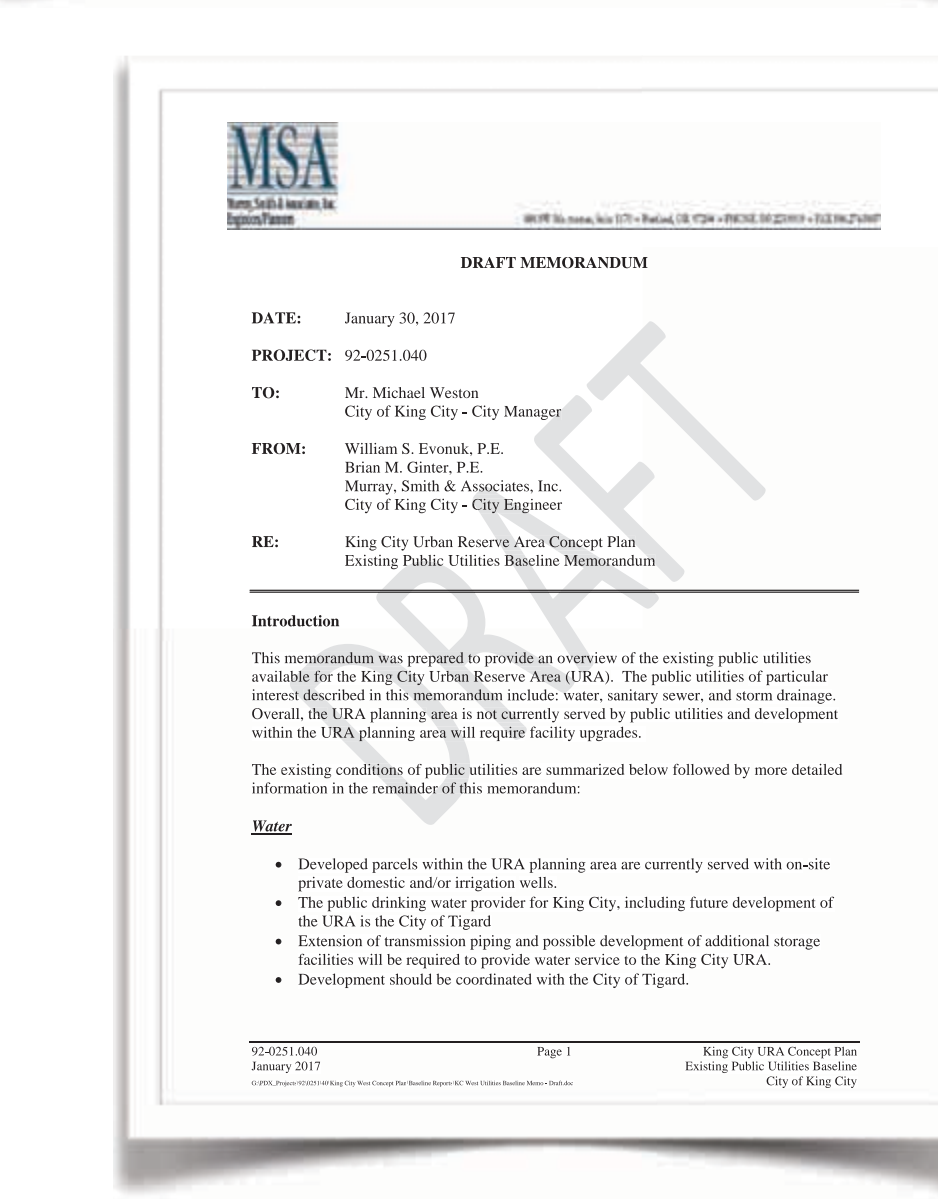
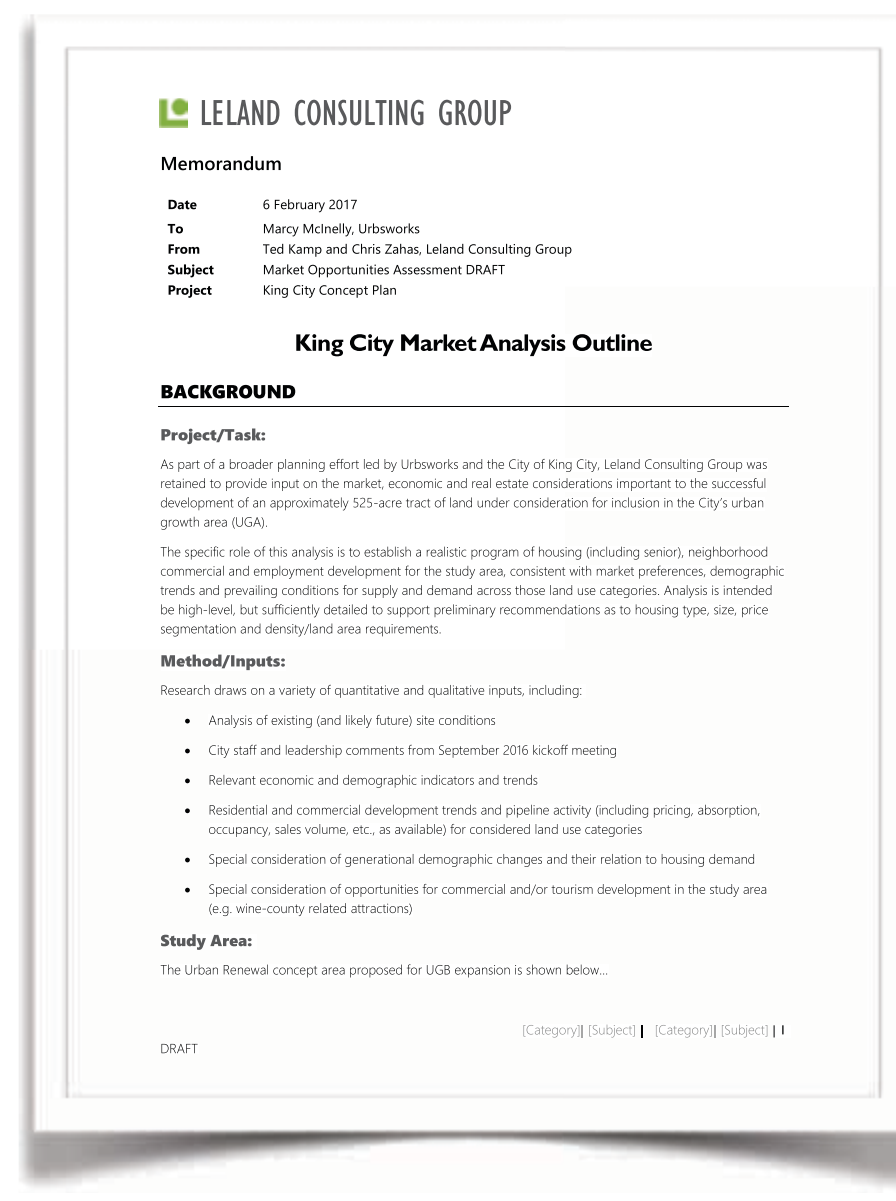
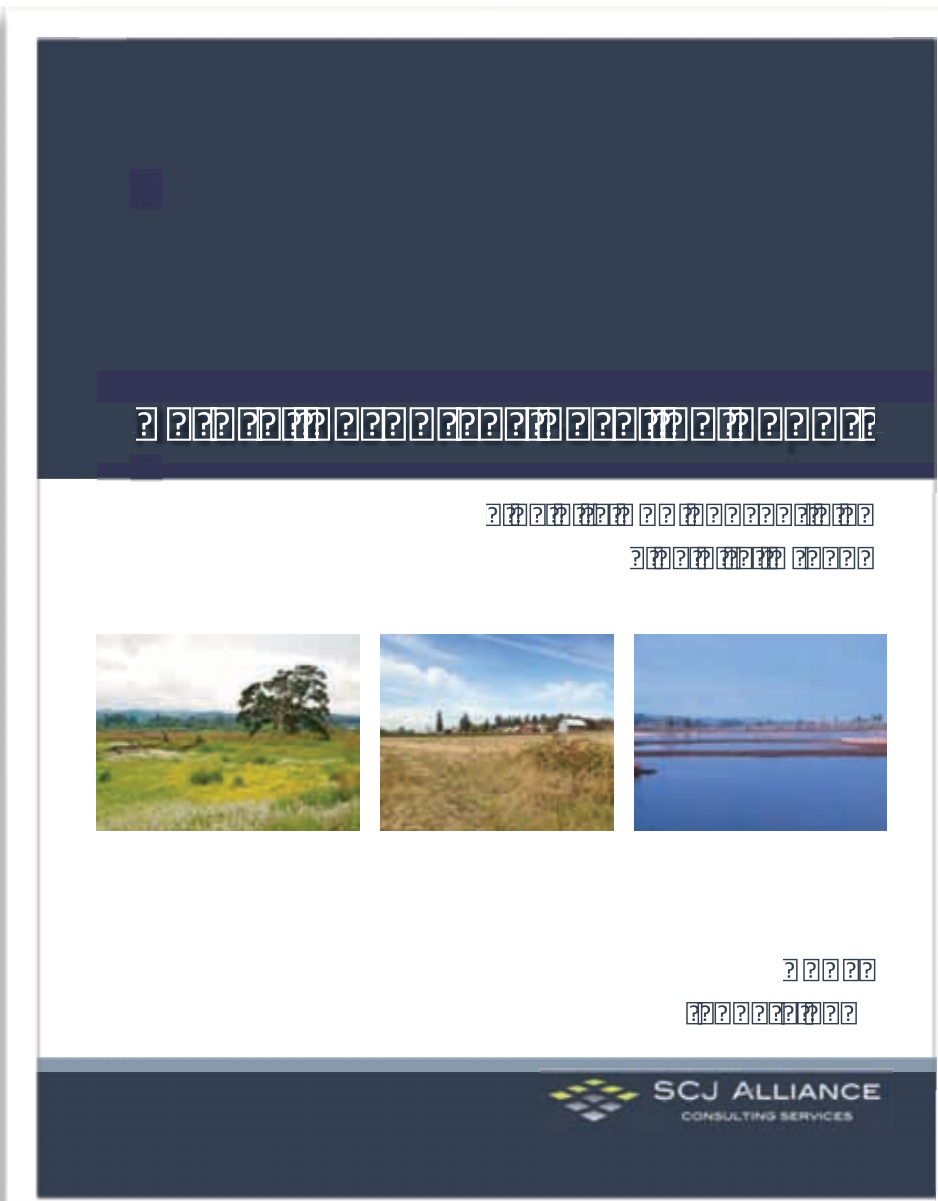
Charrette Schedule				
	Monday March 13 Day One	Tuesday March 14 Day Two	Wednesday March 15 Day Three	
Focus of the day's work				
8 am	<div>Site Tour with stakeholders</div> <div>Set up charrette studio</div>	<div>Project Managment Team regroup</div> <div>Document and synthesize previous evening event feedback</div> <div>Internal design team meetings</div>	<div>Internal design team meetings and work</div> <div>Meet with stakeholders (drop-in or by appointment)</div> <div>Prepare for evening events</div>	
9 am				
10 am				
11 am				
12 pm Lunch				
1 pm	<div>Team set up for Opening Event at Deer Creek</div>	<div>Technical Advisory Committee Meeting #2 (1-3pm)</div>	<div>Internal design team meetings and work</div> <div>Meet with stakeholders (drop-in or by appointment)</div> <div>Prepare for evening even</div>	
2 pm				
3 pm				
4 pm Dinner				
5 pm	<div>5:30 - 7:30 pm</div> <div>Opening Event, Presentation and Public Workshop</div>	<div>Document and synthesize Technical Advisory Committee feedback</div>	<div>4:30 - 6:00 pm</div> <div>Pin-Up and Open House</div> <div>6:00 - 7:00 pm</div> <div>Joint PC/CC Work Session</div>	
6 pm				
7 pm				



# Current work

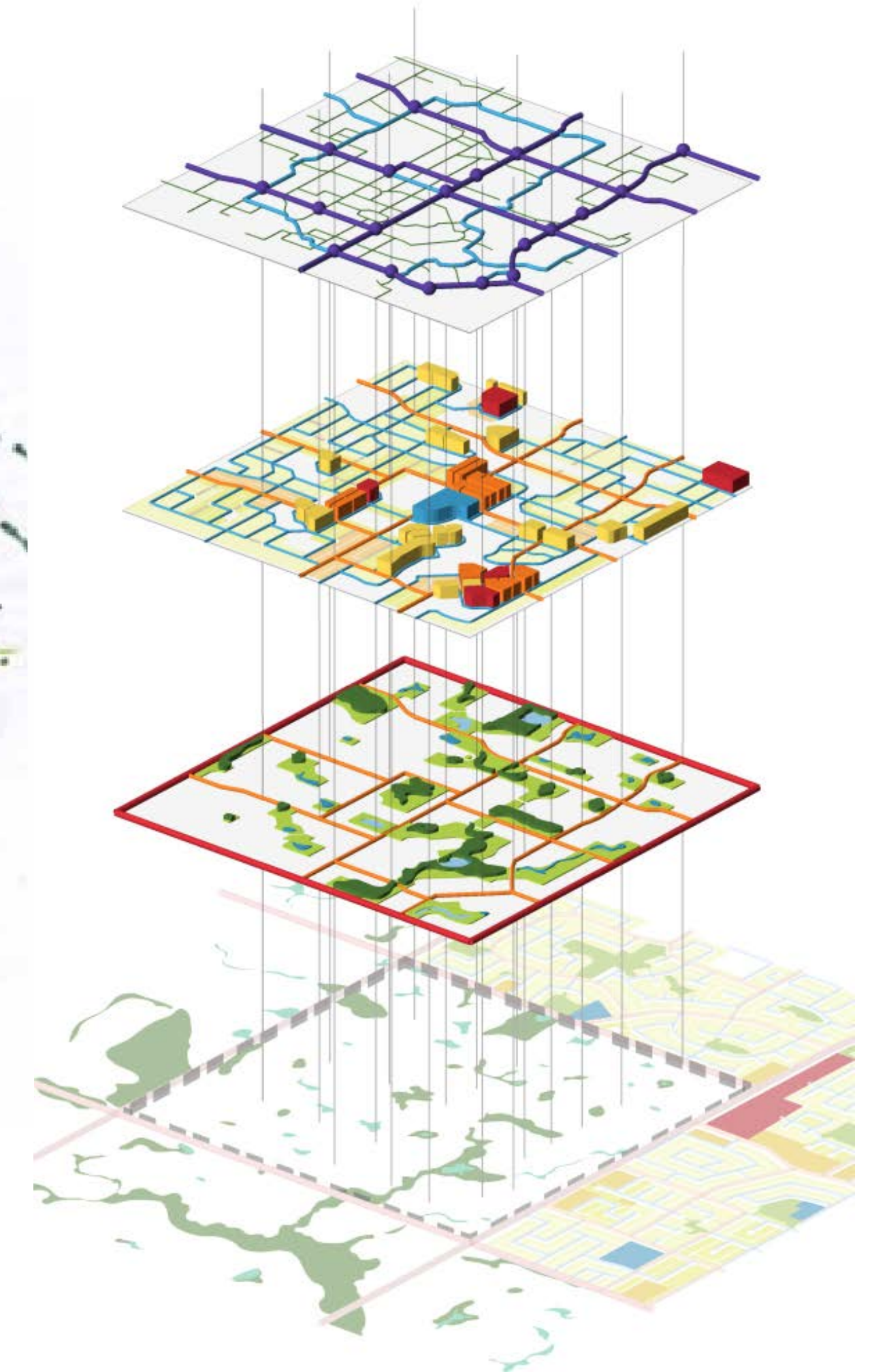
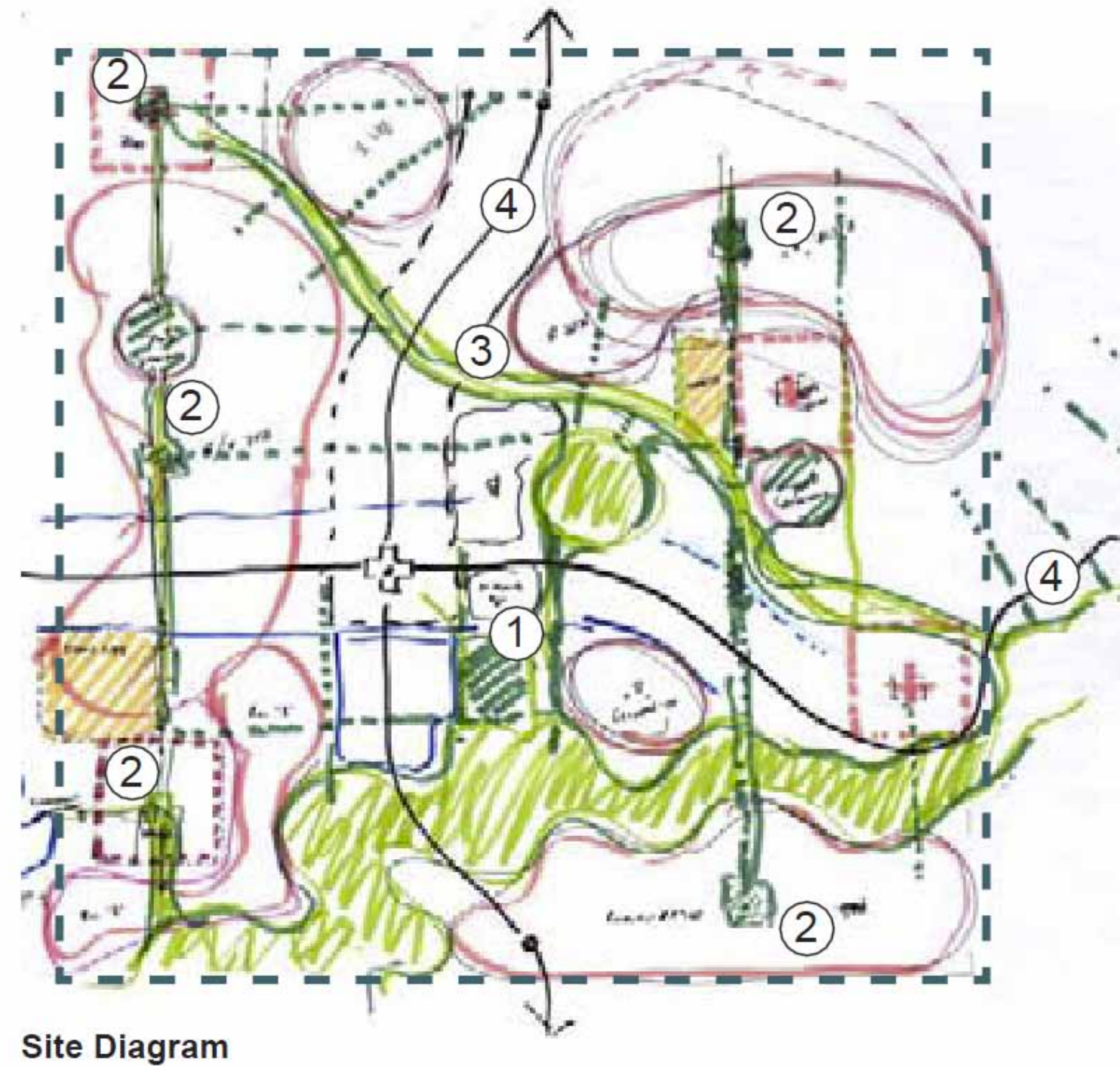
## Base Conditions Reports

- ✓ Transportation
- ✓ Natural Resources
- ✓ Infrastructure
- ✓ Market Analysis





# CHARRETTE PROCESS



Iterative exploration within a compressed timeframe  
'real time' modelling results



# Who is involved

## Technical Advisory Committee

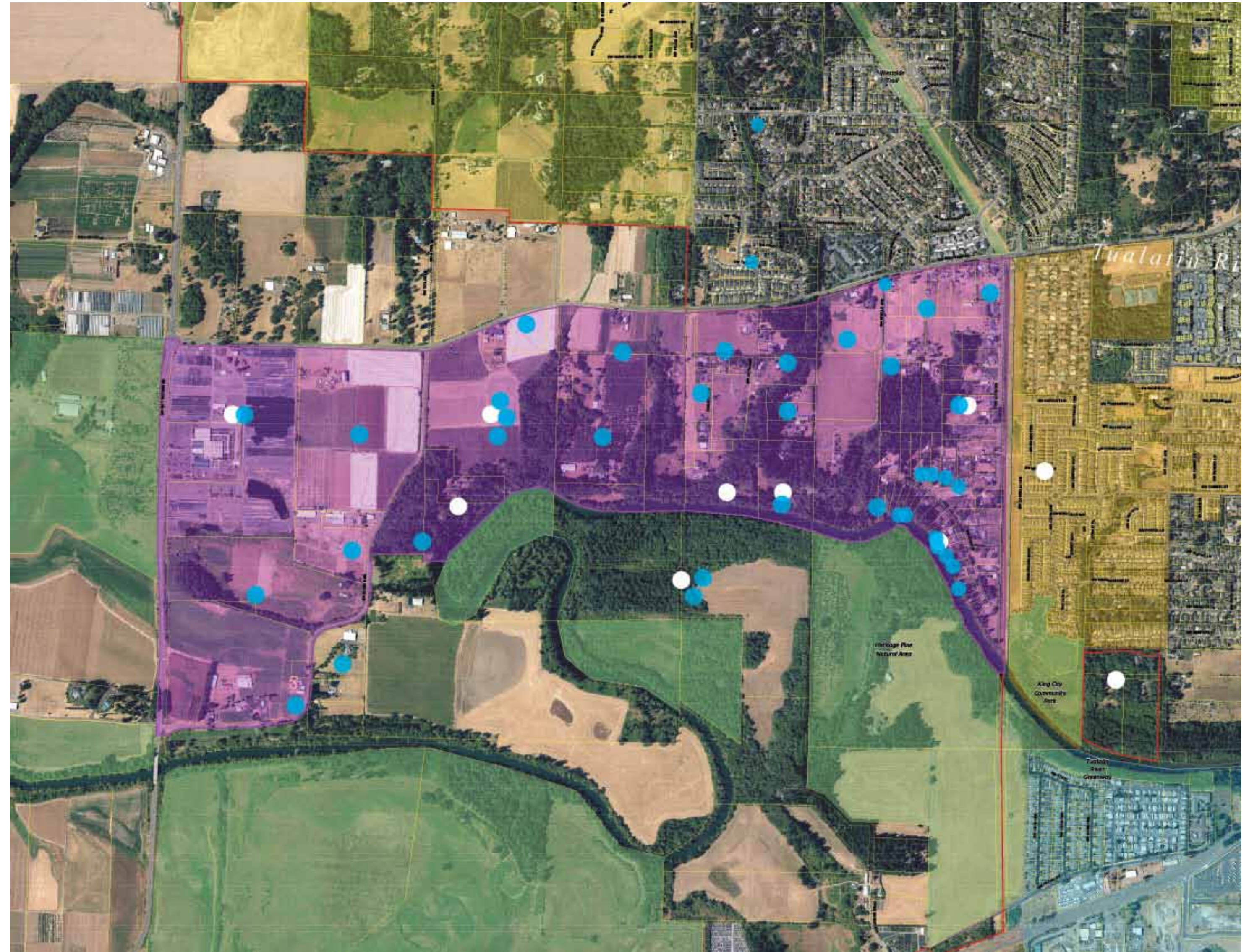
- ✓ 10 members
- ✓ City of Tigard, Washington County, Clean Water Services, ODOT, Tigard-Tualatin School District, Tualatin River National Wildlife Refuge, Tualatin Valley Fire & Rescue, Metro, AARP

## Stakeholder Advisory Committee

- ✓ 9 members
- ✓ Property owners within and around the planning area, including Friends of the Tualatin Wildlife Refuge and Tualatin Riverkeepers

## Interviews

- ✓ More than 20 people have participated in one-on-one interviews





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### Upcoming Events and Meetings

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# Market Analysis Report

## Key Findings

- ✓ 500-950 units are achievable within the study in the first ten years following master planning and / or annexation.
- ✓ The market supports a wide range of housing types.
- ✓ The location is well positioned in the region to capture housing growth.
- ✓ 40-60,000 square feet of a neighborhood retail center (e.g., grocery, restaurants) is achievable.
- ✓ Additional destination tourism-focused commercial is possible.
- ✓ Creating a unique sense of place will be key to creating value for the area and the city.





# Natural Resources Report

## Key Findings

- ✓ Areas of URA6D act like a bioswale north of the Tualatin River.
- ✓ Past development (north of Beef Bend Road) has caused significant environmental degradation in URA 6D.
- ✓ Mitigation of development impacts to natural resource areas will be required in the URA.
- ✓ The creation of a network of local streets and trails/walkways will need to address natural resource impacts and mitigation.





# Transportation Report

## Key Findings

- ✓ A network of local streets through the area is needed.
- ✓ Walking and bicycling should be encouraged for local trips to school, shopping, recreation, etc.
- ✓ Only collector streets can connect to Roy Rogers or Beef Bend roads per Washington County policy.
- ✓ Design options for Roy Rogers, Beef Bend and other arterials and collectors should be identified. Ideally, we should be looking for urban boulevard rather than rural highway design.
- ✓ Development of new street and trail design types should be considered.

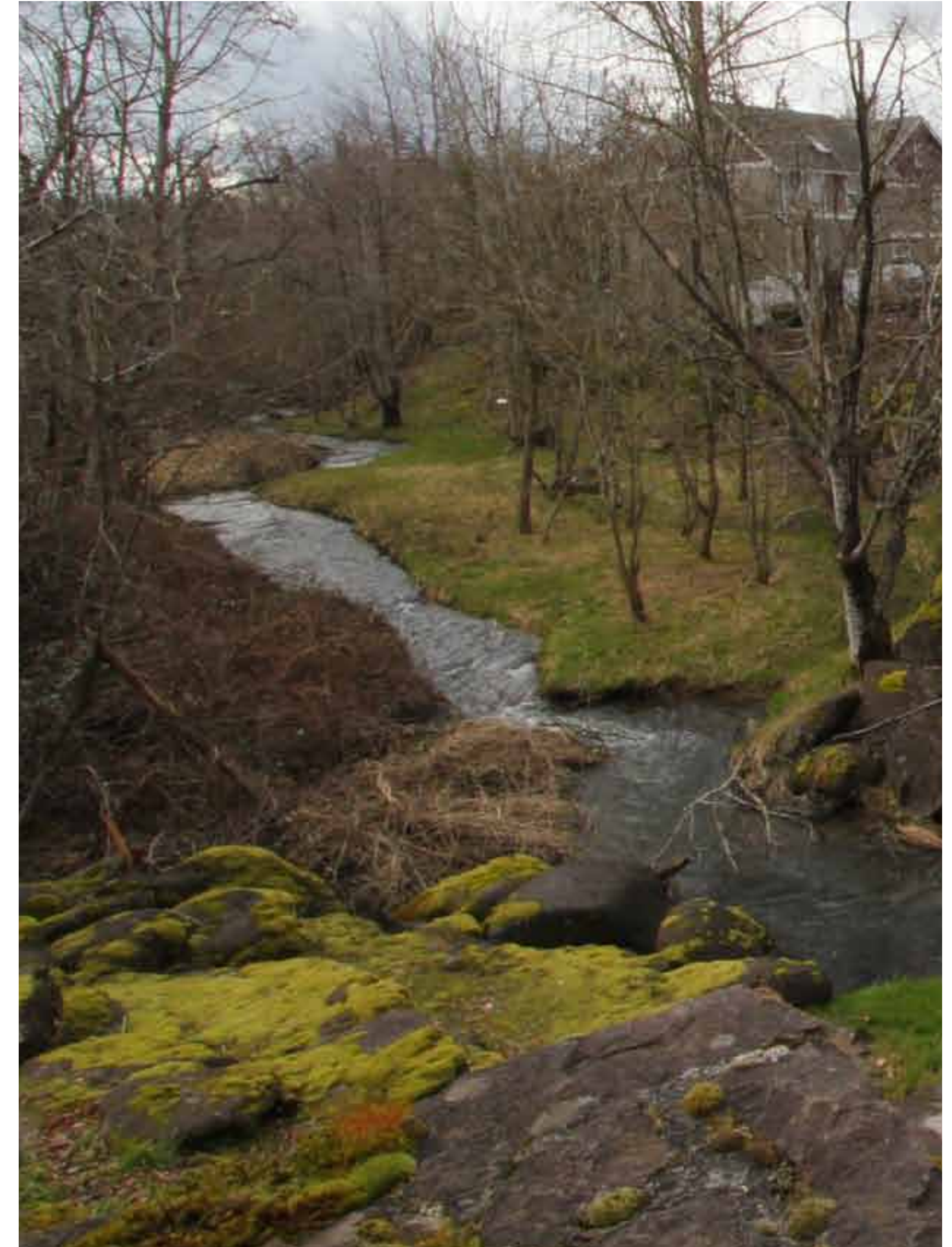




# Infrastructure Report: Water

## Key Findings

- ✓ Existing development within the URA planning area is currently served with on-site private domestic and/or irrigation wells.
- ✓ The Intergovernmental Water Board would be the public drinking water provider.
- ✓ Additional storage facilities and water lines will be required to provide water service.☒
- ✓ Further study should be conducted to identify the extent of de☒iciencies, need for additional infrastructure and funding mechanisms.
- ✓ Development will require coordination with the City of Tigard for water service.





# Infrastructure Report: Sanitary Sewer

## Key Findings

- ✓ Developed parcels within the King City URA are currently served with on-site private septic systems.
- ✓ Clean Water Services (CWS) would be the sanitary service provider for future urban development in the URA.
- ✓ CWS is planning for a sanitary sewer pump station adjacent to Roy Rogers Road to serve future development in the area.☒
- ✓ In addition to the pump station, CWS is planning installation of a force main and gravity conveyance system improvements.☒
- ✓ The southern half of the King City URA will probably require small developer pump stations as development occurs.
- ✓ Specific development system needs should be coordinated with CWS to identify system needs.





# Infrastructure Report: Storm Drainage

## Key Findings

- ✓ CWS is responsible for managing storm drainage throughout Washington County.
- ✓ The King City URA consists of natural stormwater infiltration and conveyance through natural drainage ways that ultimately discharge into the Tualatin River.
- ✓ The existing drainage ways are susceptible to erosion and degradation from high flows.
- ✓ The City of Tigard and CWS are currently considering alternatives to manage high flows from upstream development to reduce or prevent further degradation.
- ✓ New development within the planning area must not create an adverse impact to the existing storm drainage systems.
- ✓ Encourage multiple developers to share stormwater features to lower costs.





# Concept Plan Visions and Values





# Interconnected Local-Serving Streets, Paths, Alleys, Trails





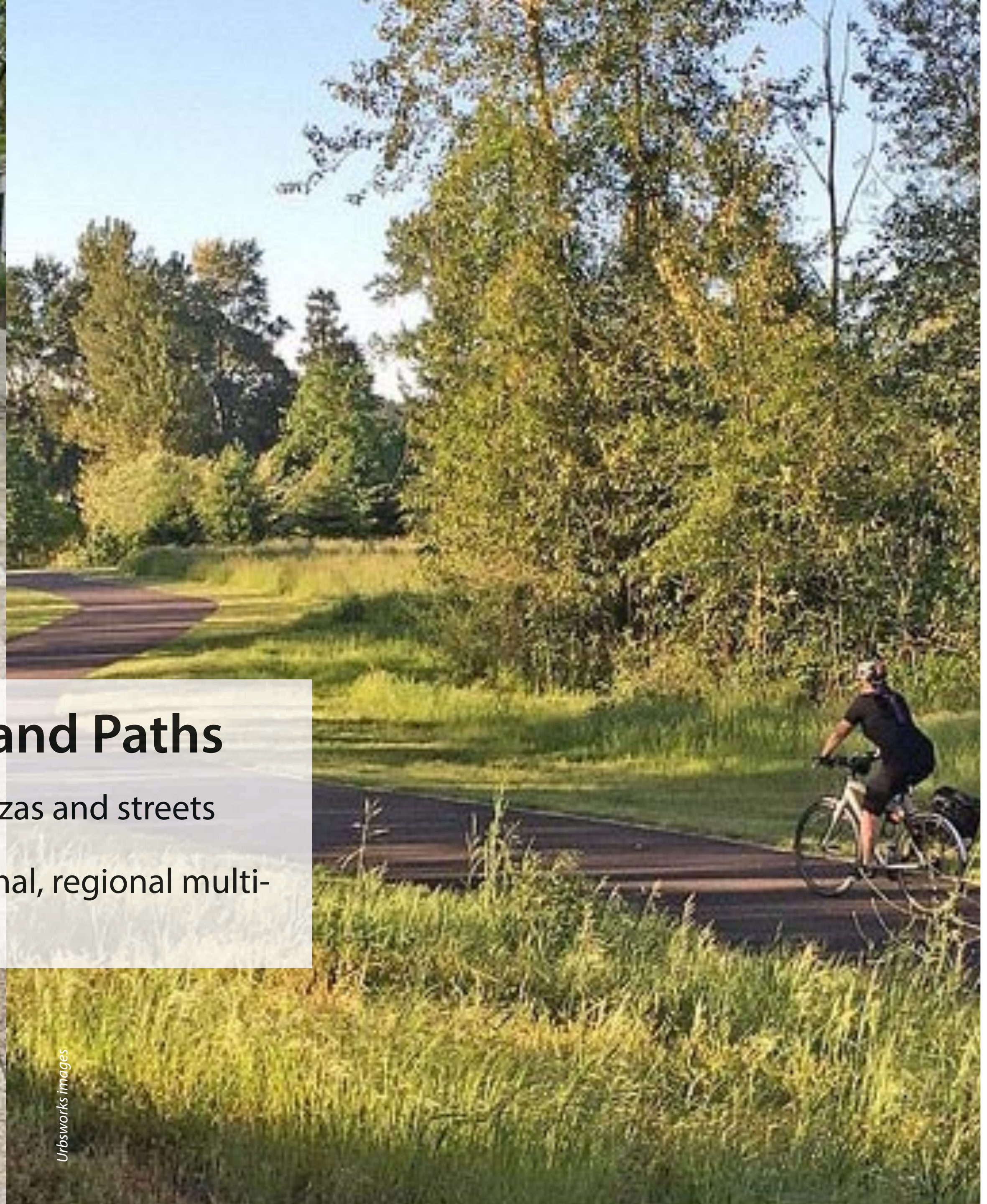


## Streets and Paths

- ✓ Intimately scaled residential streets
- ✓ Urban plazas and streets
- ✓ Recreational, regional multi-use trails







## Streets and Paths

- ✓ Urban plazas and streets
- ✓ Recreational, regional multi-use trails





## Streets and Paths

- ✓ Boulevards with planted medians
- ✓ Forest paths connecting civic, residential and commercial areas
- ✓ Intimately scaled residential streets





# Different Types of Housing and Neighborhoods

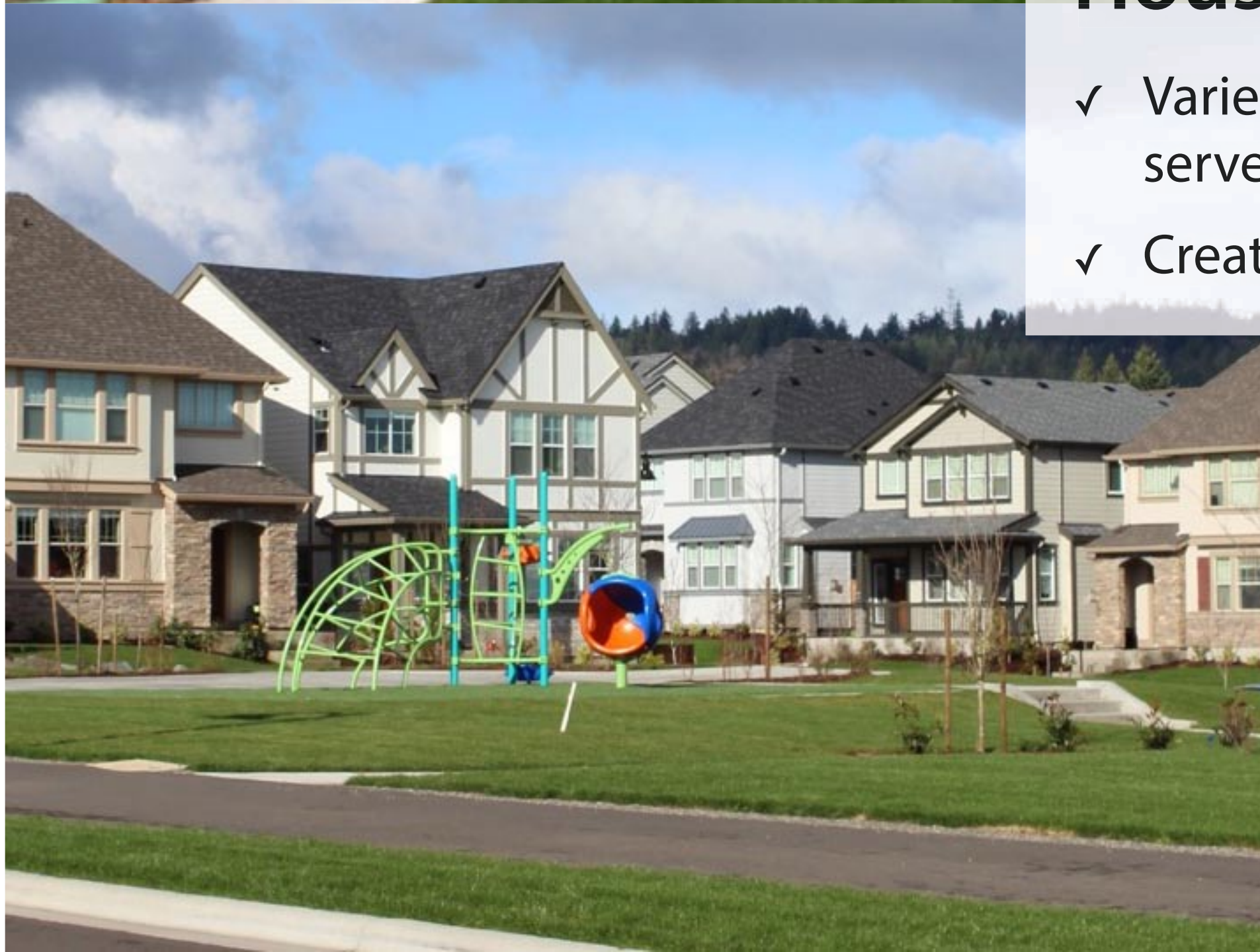






## Neighborhoods and Housing

- ✓ Variety of housing types to serve all ages
- ✓ Creative architectural design







## Neighborhoods and Housing

- ✓ Detached homes with yards
- ✓ Attached homes with or without ground floor office or retail
- ✓ Focused around shared space
- ✓ Facing pedestrian-friendly streets



# Protect and Connect Natural Areas

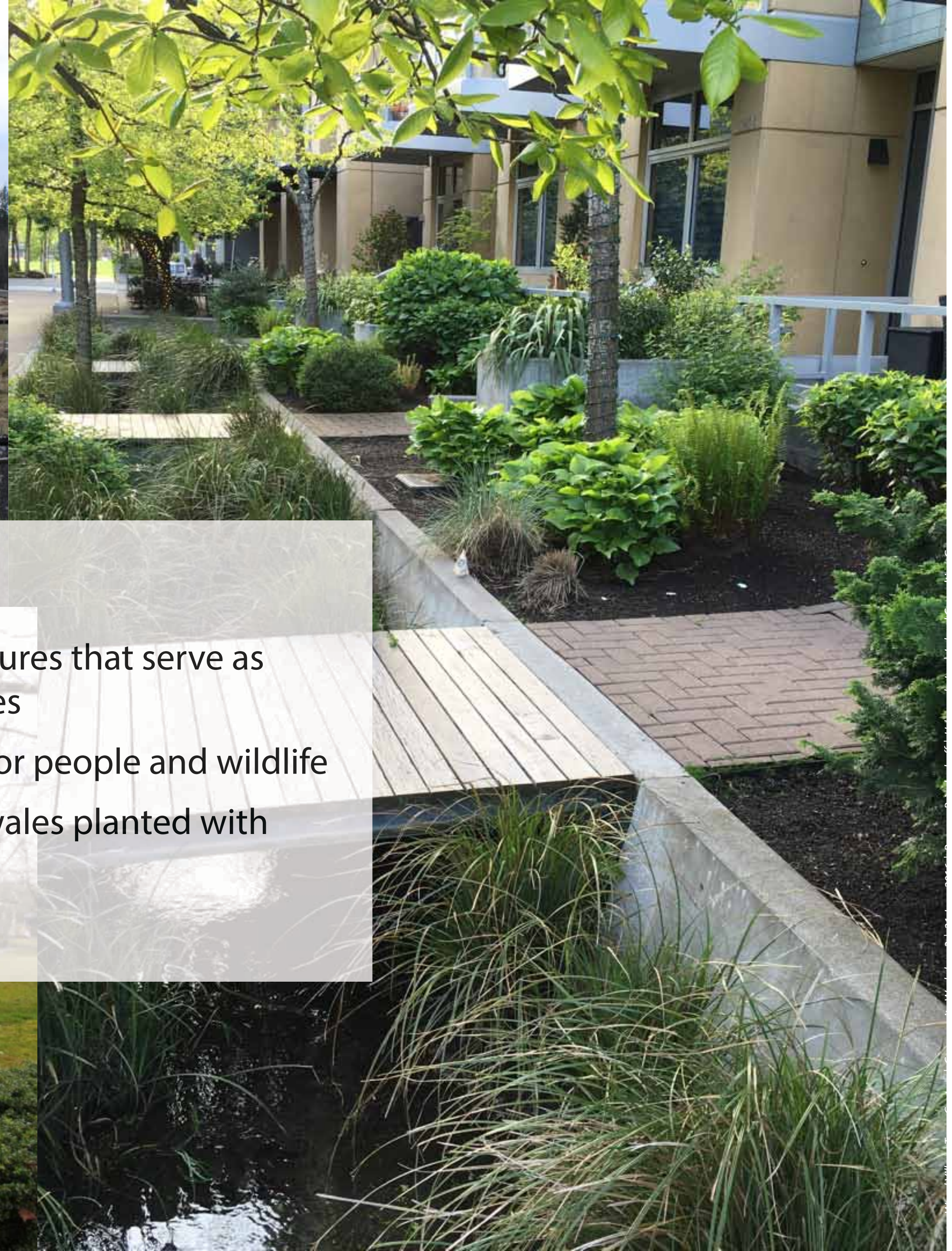






## Natural Areas

- ✓ Shared stormwater features that serve as neighborhood amenities
- ✓ Connect natural areas for people and wildlife
- ✓ Rainwater treatment swales planted with native plants
- ✓ Small pocket parks







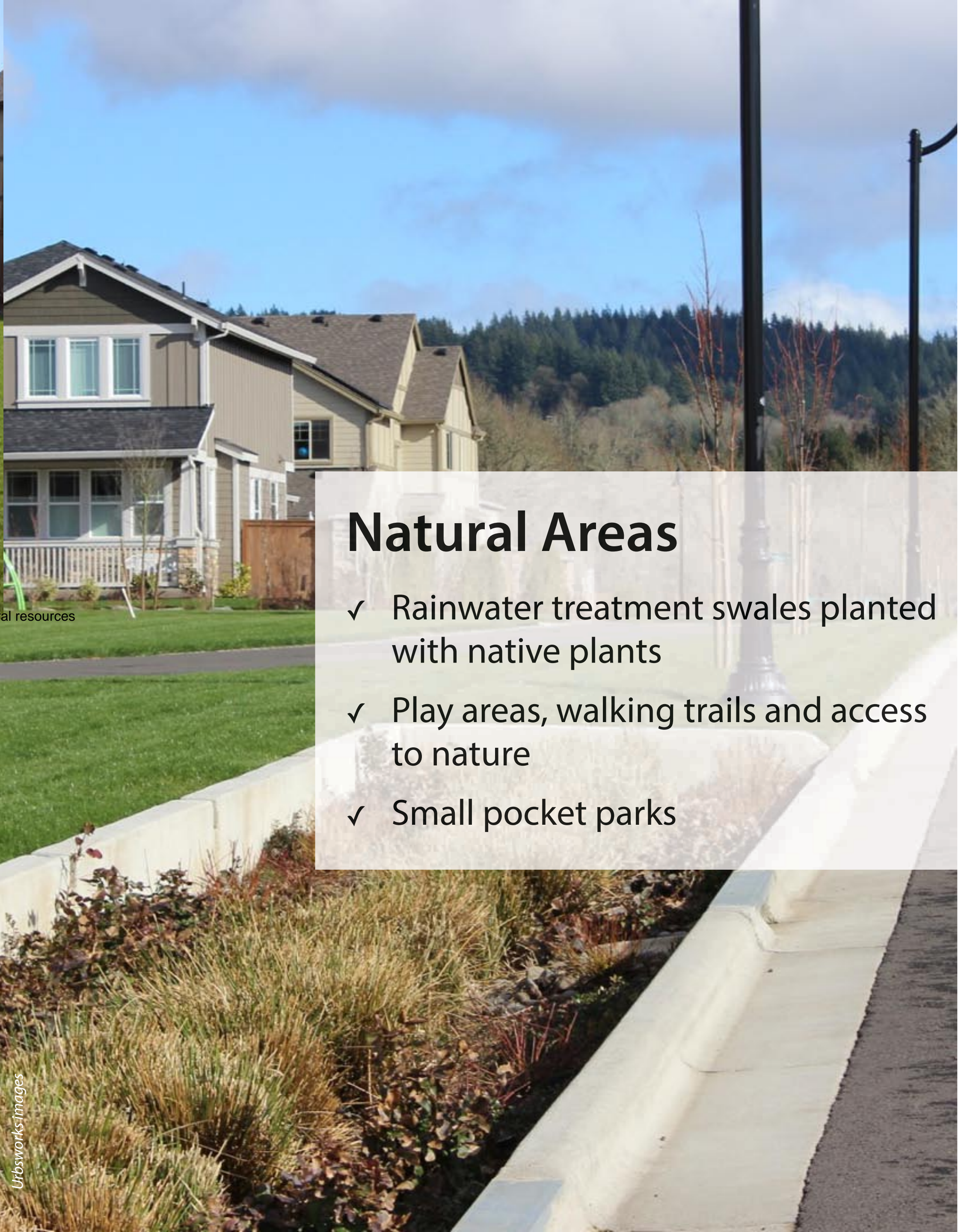
## Natural Areas

- ✓ Incorporate water—ponds, streams, riparian areas into development
- ✓ Connect natural areas for people and wildlife
- ✓ Rainwater treatment swales planted with native plants
- ✓ Play areas, walking trails and access to nature





Protect natural resources



## Natural Areas

- ✓ Rainwater treatment swales planted with native plants
- ✓ Play areas, walking trails and access to nature
- ✓ Small pocket parks

Urbisworksimages



# Graceful Transition







# Transitions

- ✓ Between rural areas and new development
- ✓ Between developed and natural







# Non-Strip Neighborhood Center







## Neighborhood Center

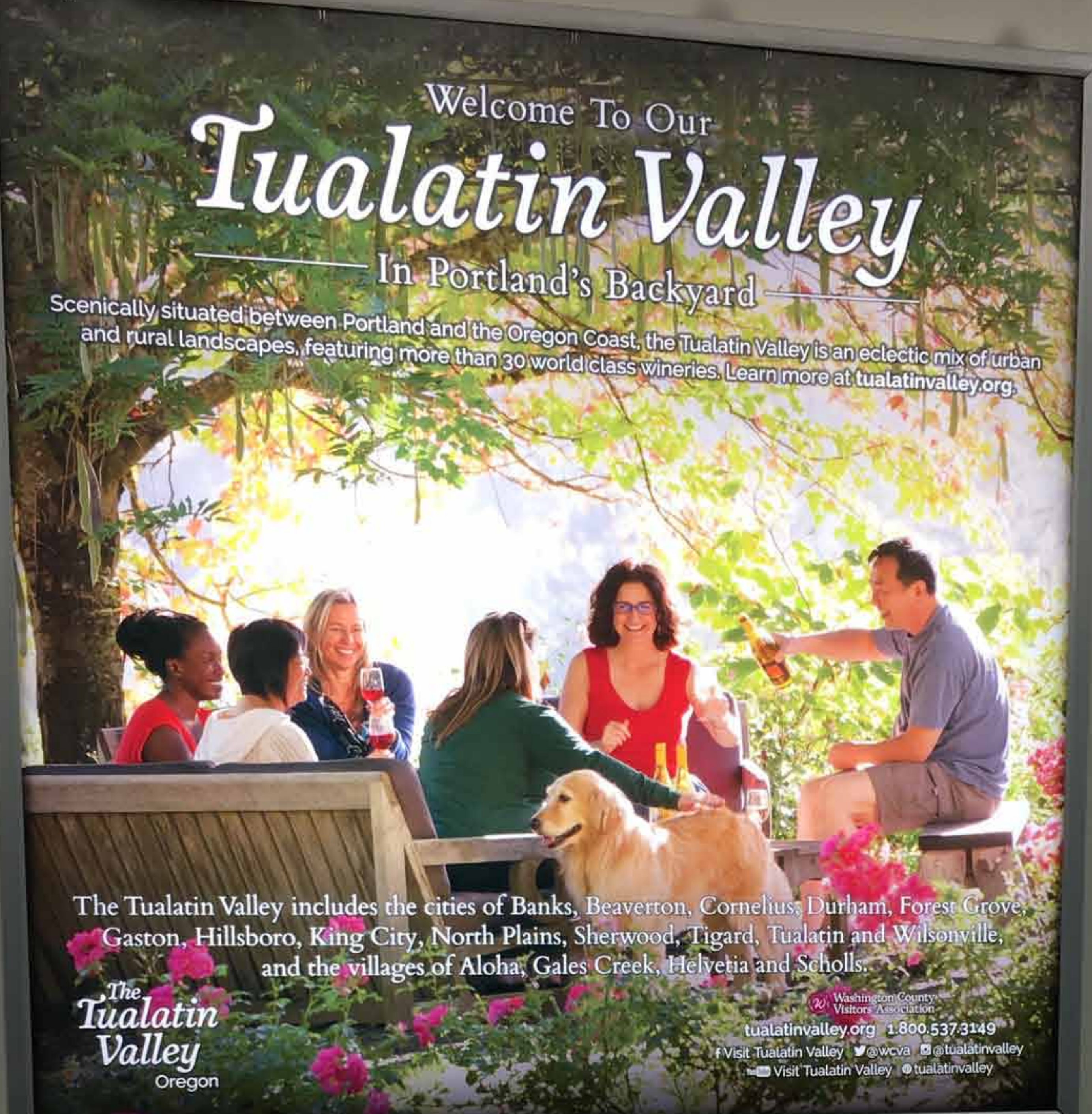
- ✓ Taller buildings with residential over retail
- ✓ Single-story retail and restaurant
- ✓ Including civic uses, such as library, city hall
- ✓ Places for gathering







# Connect to Area's History and Culture



Welcome To Our  
*Tualatin Valley*  
In Portland's Backyard

Scenically situated between Portland and the Oregon Coast, the Tualatin Valley is an eclectic mix of urban and rural landscapes, featuring more than 30 world class wineries. Learn more at [tualatinvalley.org](http://tualatinvalley.org).

The Tualatin Valley includes the cities of Banks, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, Tualatin and Wilsonville, and the villages of Aloha, Gales Creek, Helvetia and Scholls.

*The Tualatin Valley*  
Oregon

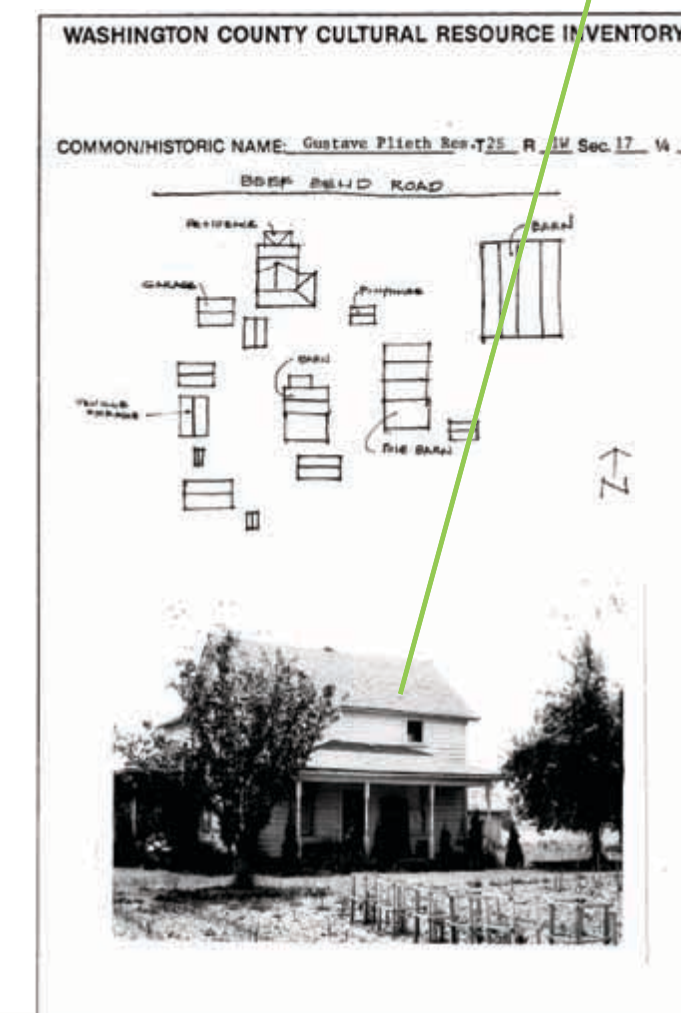
Washington County  
Visitors Association  
[tualatinvalley.org](http://tualatinvalley.org) 1.800.537.3149  
f Visit Tualatin Valley @wcva @tualatinvalley  
Visit Tualatin Valley tualatinvalley





## Cultural Connections

- ✓ To the wine industry and wine region
- ✓ Preserving agricultural heritage
- ✓ Connecting to the Tualatin River and the National Refuge
- ✓ Connecting to earlier cultures



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# Design Exercises

## ✓ Part 1: Important Places and Natural Areas

## ✓ Part 2: Commercial/Civic Uses and Residential Uses

### Notes for the Facilitators

Facilitators: Mike Weston, Keith Liden, Marcy McInelly, Erika Warhus, Joseph Readdy, Michael Scott, Bill Evonuk, Brian Ginter, Anne Sylvester, Chris Zahas

Other / on call: Myles Ricker

### For both exercises

- ☐ Facilitator assigns a note taker (a member of the SAC) to take notes on the easel paper. The note taker will follow along with the discussion and capture what is being said.
- ☐ The facilitator runs the exercise and captures ideas on the map.
- ☐ Distribute post-its and pens so that everyone who has something to write their individual comments with. Post-its can be attached to the maps or the easel paper.
- ☐ Ask the question of the moment. Give the group time to think and write. Then go around the table to each participant and ask them to share what they wrote. Capture the comments on the easel paper.
- ☐ When the exercise is over, encourage people to continue to add comments on their own. They can attach their post-its with notes on either the easel paper or the map.
- ☐ Move on to the next exercise and repeat.
- ☐ Remind them of future opportunities to comment, at the studio (drop-in by appointment) or at the Open House on Wednesday evening.
- ☐ After the exercises have concluded, tape the post-its to the maps and/or easel paper. Detach the easel papers and maps into a single pile with the table number on top.

### EXERCISE ONE—Important places and natural areas

**Time: 30 minutes**

Encourage people to talk about:

- ☐ **Important places in the area**  
Describe an important place in the area that should be considered in thinking about the Concept Plan and potential future development.  
  
Should it be protected, preserved, incorporated or emulated in new development?

### EXERCISE Two—“Commercial / civic uses and residential uses”

Encourage people to talk about:

- ☐ **What kind of residential development should be included?**  
Where would it be appropriate? Where would it NOT be appropriate?
- ☐ **What kind of civic uses (city hall, library) should be included?**  
What kind of **commercial development** should be included?  
  
Where would these uses be appropriate? Where would they NOT be appropriate?