

March 28, 2018



Mike Weston, City Manager  
City of King City  
15300 SW 116<sup>th</sup> Avenue  
King City, OR 97224

**RE: King City Urban Reserve Area 6D Concept Plan – Public Testimony for March 28, 2018  
Planning Commission Public Hearing**

Dear Mr. Weston,

We represent Mr. Bruce Ament, who owns property at 14390 SW Beef Bend Road. Mr. Ament's property is located in the Urban Reserve 6D Planning Area. Please accept this letter as our written testimony for the Planning Commission's March 28, 2018 public hearing regarding the Draft King City Urban Reserve Area 6D Concept Plan.

We support a resolution to approve the Concept Plan because it allows King City to determine how this area is developed, it is consistent with the City's statutory obligation to plan for future growth, it provides means to preserve important riparian habitat along the Tualatin River, and because it provides opportunities for a broader range of convenience and shopping amenities to serve the City's residents.

**The Plan ensures that the fate of Urban Reserve Area 6D (URA 6D) is decided by King City and its residents and not by the Cities of Sherwood or Tigard.** According to recent estimates, the Portland Metro Area is growing by more than 100 people every day. By 2035, more than 400,000 new residents will call the Portland Area home and over the next 10 years, more than 5,000 new housing units are expected to be needed in King City, Tigard, Sherwood, and Tualatin alone.

Adopting a Concept Plan for URA 6D is the only way for King City to have a say in how the area is ultimately developed. If the City does not adopt a Plan for the area, it is likely that URA 6D will be planned by the abutting Cities of Sherwood or Tigard as they identify means to accommodate their own local growth.

**The Plan fulfills King City's statutory obligation to plan for future growth.** Oregon Revised Statutes (ORS) Section 197.296(2) obligates local governments to demonstrate through their comprehensive plan or through the regional framework plan, that the Urban Growth Boundary (UGB) includes sufficient buildable land to accommodate estimated housing needs for 20 years. As the supply of buildable land in the UGB is exhausted, Metro will expand the UGB into designated urban reserve areas. The King City URA 6D Concept Plan acknowledges regional growth pressures and sets out a path for development in the area that is based on King City's values.

**The Plan identifies important stormwater infrastructure improvements that are necessary to reverse decades-long development related impacts to the Tualatin River.** Residential development in the area north of Beef Bend Road occurred prior to the current system of stormwater management by Clean Water Services and has resulted in significant environmental degradation, in the form of erosion and sedimentation, in URA 6D and in the nearby Tualatin River. While it may seem counterintuitive, new development in this area will

bring with it an array of stormwater management best practices and engineered facilities that can help to reverse the negative effects of past environmental degradation. Additionally, the plan sets aside more than 200 acres, of the approximately 500-acre URA, as a protected resource and habitat area to ensure that these areas can continue to perform their critical ecological functions as the region continues to grow up around them.

**The Plan identifies areas for new commercial uses that will enhance convenience for King City residents.**

The Concept Plan includes a new Town Center near the western edge of URA 6D that is envisioned to include new restaurants and shops, a grocery store, and possibly a new Civic Center that will create new and convenient shopping opportunities for King City's residents. Within the first 10 years the Plan anticipates that new residential development in URA 6D will provide a sufficient customer base to support approximately 60,000 square feet of new commercial space. Another 40-60,000 square feet of commercial space in the Town Center is expected to be developed in following years.

Thank you for the opportunity to provide input on King City's URA 6D Concept Plan. We're excited to be part of the City's efforts to plan for its future and are encouraged by the foresight of project stakeholders in developing a Plan that is focused on creating great neighborhoods, protecting the environment, and providing places for new and current residents to live, work, and shop, in a way that is pragmatic and equitable.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink, appearing to be 'Zach Pelz', written over a large, faint circular watermark or background mark.

Zach Pelz, AICP  
Land Use Planner  
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