

# King City Town Center Plan and Implementation Strategy

## BACKGROUND

A significant portion of King City is designated as a town center and corridor in the Metro 2040 Growth Concept. It is one of seven town centers located within the southwestern portion of the Portland region. Although it is relatively small in size, it occupies an important location along the 99W corridor.

Considerable planning investments have been made recently by Metro, TriMet, and neighboring jurisdictions to create vibrant and successful town centers. The King City Town Center Plan, made possible by a planning grant from Metro, is intended to leverage these planning investments by refining the Metro 2040 Town Center/Corridor designation to ultimately create a more walkable commercial district that will continue to be a viable community asset.

## PROJECT DESCRIPTION

The King City Town Center Plan and Implementation Strategy is a 3-phase project:

- **Phase I – Existing Conditions Analysis** including four reports described below.
- **Phase II – Town Center Plan and Implementation Strategy** including a planning charrette to receive direction from the community regarding the desired future of the town center area.
- **Phase III – Implementation** including amendments to the King city Comprehensive Plan and Community Development Code and other actions to implement the outcome of Phase II.

### Phase I – Existing Conditions Analysis

The purpose of this phase, which is now complete, was to gain a better understanding regarding the existing conditions along 99W. This included an assessment of:

- Existing land use
- Existing public facilities and services
- Local, regional and state plans
- Market conditions

### Phase II – Town Center Plan and Implementation Strategy

The key element of the planning process was a multi-day planning charrette held on May 7<sup>th</sup> through 9<sup>th</sup>, which involved city residents, stakeholders, and government agencies. The charrette results, activities, and final versions of the Phase I existing conditions reports may be found in the **King City Town Center Plan and Implementation Strategy Charrette Report – May 7-9, 2014** and the **Charrette Report Appendices**.

### **Phase III –Implementation**

The Phase III implementation work will begin in late June. It will be guided by the charrette report, City Council, Planning Commission, city residents, and stakeholders. Additional public meetings and hearings will be scheduled to solicit additional comments about how the concepts presented in this charrette report should be implemented. ***The King City Planning Commission will hold an initial work session on July 23, 2014, 9:30 am at City Hall*** to discuss:

- How the King City Town Center will be developed;
- Potential amendments to the King City Comprehensive Plan and Community Development Code; and
- Other possible programs and actions to implement the town center plan.

The public is encouraged to attend to learn more about plan implementation provide comments. Additional opportunities will be provided through the fall for local residents, property owners, and businesses to participate in refining the elements of the King City Town Center Plan and the methods for implementing it. The Phase III implementation strategy, including amendments to the King City Comprehensive Plan and Community Development Code is scheduled for completion in January-February 2015.

Questions and requests for additional information should be directed to:

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