

DRAFT FOR SAC DISCUSSION

**Date** 17\_0508 | **Subject** King City URA 6D | **To** King City URA 6D Stakeholder Advisory Committee (SAC) | **From** Marcy McInelly, Erik Warhus, Urbsworks, Inc. | **Copy** Mike Weston, Keith Liden, King City

KING CITY CONCEPT PLAN FOR URA 6D

**Draft Visions and Goals**

**Overall vision statement [to be drafted]**

This will be a single state that summarizes the vision and goals listed below, as well as additional vision and goal statements that are collected in Phase 3. With additional SAC, TAC Planning Commission and City Council input, it will be drafted and used to evaluate the Concept Plan Alternatives during Phase 3.

**Land Use**

- Develop real neighborhoods that are a blend of residential and, in some locations, neighborhood-serving commercial.
- Incorporate nature into the development and also connect to the surrounding natural areas such as the Tualatin Wildlife Refuge and the Tualatin River.
- Make sure that development transitions down in scale and intensity where it meets natural areas, particularly on the southern edge where future development might be located near the Tualatin River.
- Leave a buffer between developed and undeveloped areas, the river and the Tualatin Wildlife Refuge.
- Consider Meyer’s airstrip land use and related airspace requirements may have on future development.
- Don’t ignore infill opportunities in existing King City while pursuing expansion in URA 6D.
- Don’t ignore the potential for expansion and improvement of existing civic and commercial activities in the King City Town Center area while pursuing expansion in URA 6D.

*This document is a preliminary list of visions and goals, and is intended to guide the Concept Plan design team’s work, specifically the Base Conditions Reports and Housing / Commercial Program, and to provide a starting point to prompt discussion at upcoming TAC and SAC meetings, the Synthesis Workshop and the Charrette. The document will be updated periodically to include additional ideas from stakeholders and involved citizens.*

*In addition, relevant policies that exist within the Comprehensive Plan and previous planning efforts, such as the King City Town Center Plan, will be added to this document.*

**Residential neighborhoods**

- For the new residential areas in the URA, provide a mix of housing to accommodate a wide range of household types, incomes, and needs.
- Housing should appeal to the increasing number of younger residents with families, as well as to the traditional King City senior population.
- Affordability is key; provide affordable housing that matches the identity of King City.
- Incorporate single story living options.

**Mixed-use area(s)**

- Create a mixed-use area that can serve existing neighborhoods and new residential uses that will be developed in the URA and surrounding area.
- The new mixed-use area should have local-serving uses and neighborhood scale and character.
- Consider for the new city-serving area public uses such as a library, a new City Hall, a police station and recreation facilities. In addition consider commercial uses that cater to wine country tourism, such as a boutique hotel, winery or brewery.

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**Environment**

- Use new development to treat stormwater from the new development but also from existing development uphill
- Aim to reduce runoff and heal erosion better than current development does.
- Connect new development in physical and other ways to the Tualatin River and the wildlife refuge.

**Mobility**

- Make walking and bicycling preferable to the automobile for some trips within the URA and nearby destinations, such as downtown King City.
- Besides promoting walking and bicycling, make it possible to get around King City on golf carts and horses.
- Golf carts in particular are unique to King City; consider extending their use by providing parking, service hubs, golf cart park and ride connections to transit. (Refer to King City Town Center Concept for additional ideas.)
- Connect King City residents to transit.
- Provide streets that seamlessly connect to trails and vice versa.
- Complement the conventional street and trail system of local streets and paths with types of streets and trails that are unique to King City, and that share park-like or rural characteristics: curbless green streets, alley-trails, "country roads."
- Create an internal system of streets and paths that offer internal neighborhood mobility, so that Beef Bend Road is not necessary for every trip.
- Provide access to the Tualatin River through a riverwalk trail and a trail across the river

**Parks, trails, open spaces, green spaces**

- Integrate green spaces and wetlands into each neighborhood.
- Denser development is desirable as long as there is plenty of access to green spaces.
- Provide different choices for recreation and parks, including pocket parks, recreation and playfields, and a connected trail system.
- Make it easy to access to farm-fresh foods; consider incorporating urban farming and/or provide easy access to urban farming, including community gardens.
- Use best practices for stormwater management and mitigation; build upon what Tigard has done for River Terrace and areas north of the URA
- Connect to existing and planned trails (Metro, Tigard, Washington Co., etc.)
- Connection with destinations (commercial, civic, recreation).

**Community**

- Bring the area together as a community and strive for community character where people know their neighbors.
- Address the conflict between urban and rural uses.
- Respect the over-55 community that exists in King City and has history in King City.
- Include history of the area in plans, including the history of the ferry crossing, and the heritage of agriculture and earlier cultures.