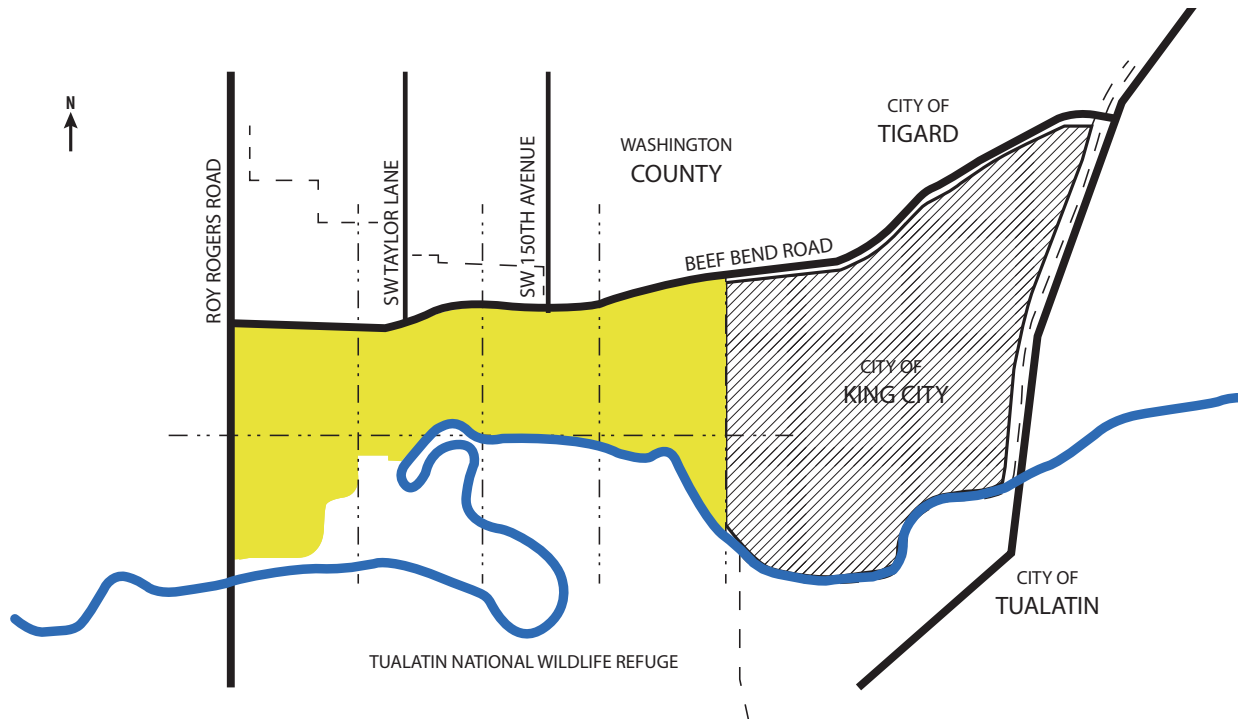




King City Urban Reserve Area 6D Concept Plan – Project Updates

The concept planning for Urban Reserve Area (URA) 6D, which began early this year, is proceeding to the final phase of the project. Thus far, the following phases have been completed:

- **Phase 1 – Set Vision and Goals.** The overall vision and aspirations for the area have been articulated based upon public comments.
- **Phase 2 – Base Conditions and Key Findings.** Background reports have been completed regarding housing, land use, infrastructure, natural resources, and environmentally sensitive areas.
- **Phase 3 – Concept Framework.** An overall planning framework for mobility, land use, natural systems, and infrastructure has been developed.
- **Phase 4 – Concept Alternatives and Recommendations.** Following a multi-day charrette in March, different potential land use and transportation alternatives were developed. These alternatives are being evaluated for consistency with the vision and goals as well as conceptual cost estimates for providing urban infrastructure. In September, the alternatives will be presented for additional analysis and public comment to create a final concept plan and preferred alternative this fall.



Urban Reserve Area (URA) 6D, shown in yellow, is an approximately 600-acre area in unincorporated Washington County west of the current city limits, and south of Beef Bend Road. Metro designated the Urban Reserve Area (6D) for potential future urban development in 2011.

Frequently Asked Questions

Why is this area being considered for expansion of the Urban Growth Boundary?

The Metro region (including King City) has been growing rapidly over the past 15 years, and the amount of developable land within the city is becoming increasingly limited. As part of ongoing growth management planning for the region, a number of areas around the edge of the Portland metro area are being considered for inclusion in the Urban Growth Boundary (UGB). Urban Reserve Area 6D is one of several that will be considered in 2018.

What is the difference between Urban Growth Boundary Expansion (UGB) and annexation?

The Portland metropolitan area maintains an UGB, which defines the boundary between urban development and rural uses, such as farming and acreage home sites. The regional government, Metro, controls the extent of the UGB and periodically approves its expansion to accommodate future urban land needs for housing and businesses. Cities may only annex land for development if it is within the UGB.

What is King City's role?

King City is sponsoring the concept planning work for the URA (labeled as URA 6D by Metro) immediately west of the city between Beef Bend Road and the Tualatin River. The concept plan represents the initial step to begin to determine the general shape of future urban development and the public services and facilities needed to serve it.

What is Metro's role?

Metro regional government has lead responsibility for long-range planning in the Portland region. Outside of the UGB, it has designated Urban Reserve Areas (URAs) in coordination with the state and local governments including King City and Washington County. URAs are considered to be logical areas to be brought into the UGB when additional land is needed to accommodate future growth. Following the completion of the concept plan for URA 6D by King City late this year, Metro will make a determination in 2018 if the UGB should be expanded, and if so, should URA 6D be one of the URAs brought into the UGB.

When is the soonest I might see development?

There is a sequence of planning steps in this process, each taking multiple years. The first step happened six years ago, when Metro designated the Urban Reserve Area (6D) for possible urban development. The current step, the Concept Plan project, began in 2016 and will conclude in late 2017. The third step will take place in 2018, when Metro considers the King City-sponsored Concept Plan. Metro approval of the Concept Plan may take place in 2018, or later. Once Metro approves URA 6D to be brought into the UGB, King City will initiate a Master Plan process that leads to comprehensive plan and code amendments. This process will include numerous public meetings, Planning Commission and City Council hearings before adoption. At this time, property owners in the area will have the option to annex into King City. The bottom line is, development won't occur before 2020, and is contingent upon Metro approval of the Concept Plan.

Will people be forced to develop?

No. Being brought into the UGB simply enables property owners to request annexation into a city if they wish to develop or redevelop their property.

Will environmentally sensitive areas, such as streams, be protected?

Yes. Clean Water Services (CWS) will be the lead agency for protection of environmentally sensitive areas. Depending upon the circumstances, the Oregon Division of State Lands and federal agencies may also require protection of these areas. The concept plan for URA 6D assumes that significant protection and buffer areas will be required along all stream corridors and other sensitive areas. Environmental requirements will essentially remain the same regardless of being outside or inside the UGB or annexed into a city.

How and when would infrastructure (e.g., streets, water, sanitary sewer) be available?

Some major infrastructure improvements, which will serve areas outside of URA 6D, may occur independent of any development within URA 6D. Potential examples would include improvements to Roy Rogers Road or Clean Water Services sanitary sewer line and pump station facilities to serve River Terrace in Tigard. Developers would generally be required to provide the infrastructure needed to serve their projects.

Will property owners be forced to connect to or provide infrastructure?

No. Connection or provision of infrastructure (streets, water, sanitary sewer, etc.) will only be required when a property owner requests service or develops property.

When do zoning modifications come into play?

Currently, Washington County zoning applies to the properties within URA 6D. If the area is brought into UGB, properties would continue to be in Washington County and would probably retain the same zoning as they have today. The zoning would change to allow urban development only following more detailed master planning and annexation into a city. It is important to note that the zoning designations have not yet been developed for URA 6D, and stakeholders and the public would participate in their development.