

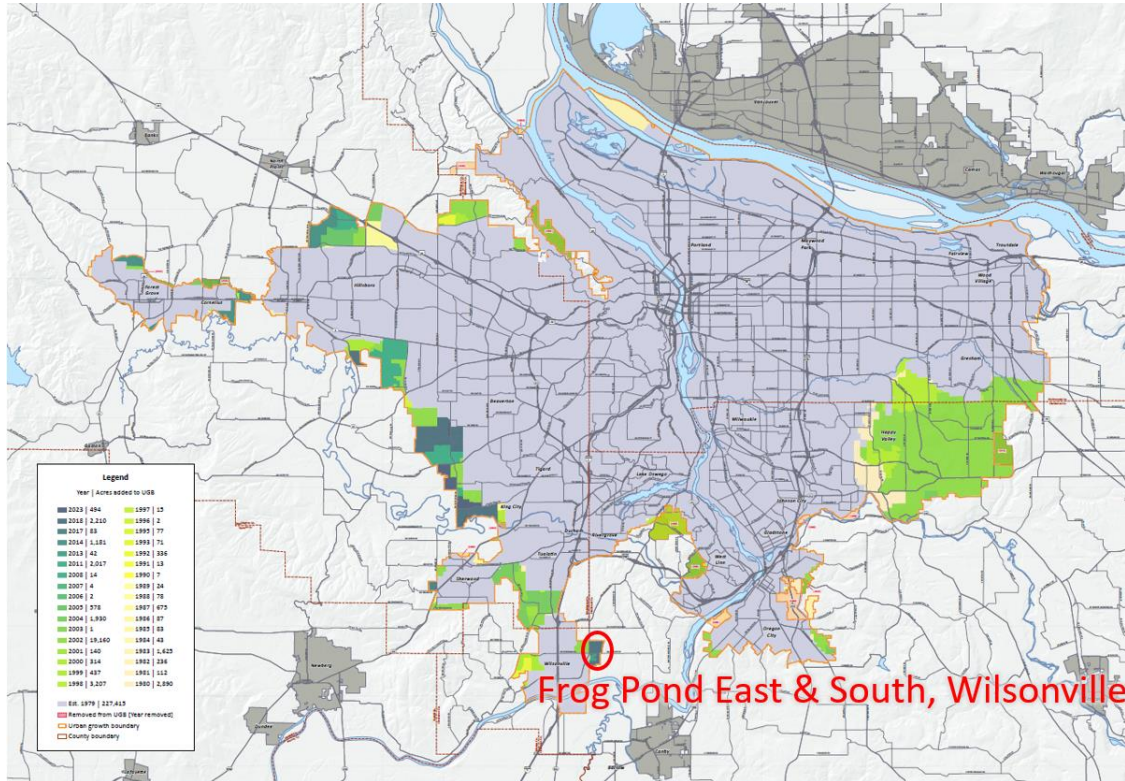
Frog Pond East and South Update

Home Building Association
of Greater Portland
April 18, 2024



WILSONVILLE
OREGON

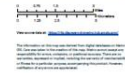
Location



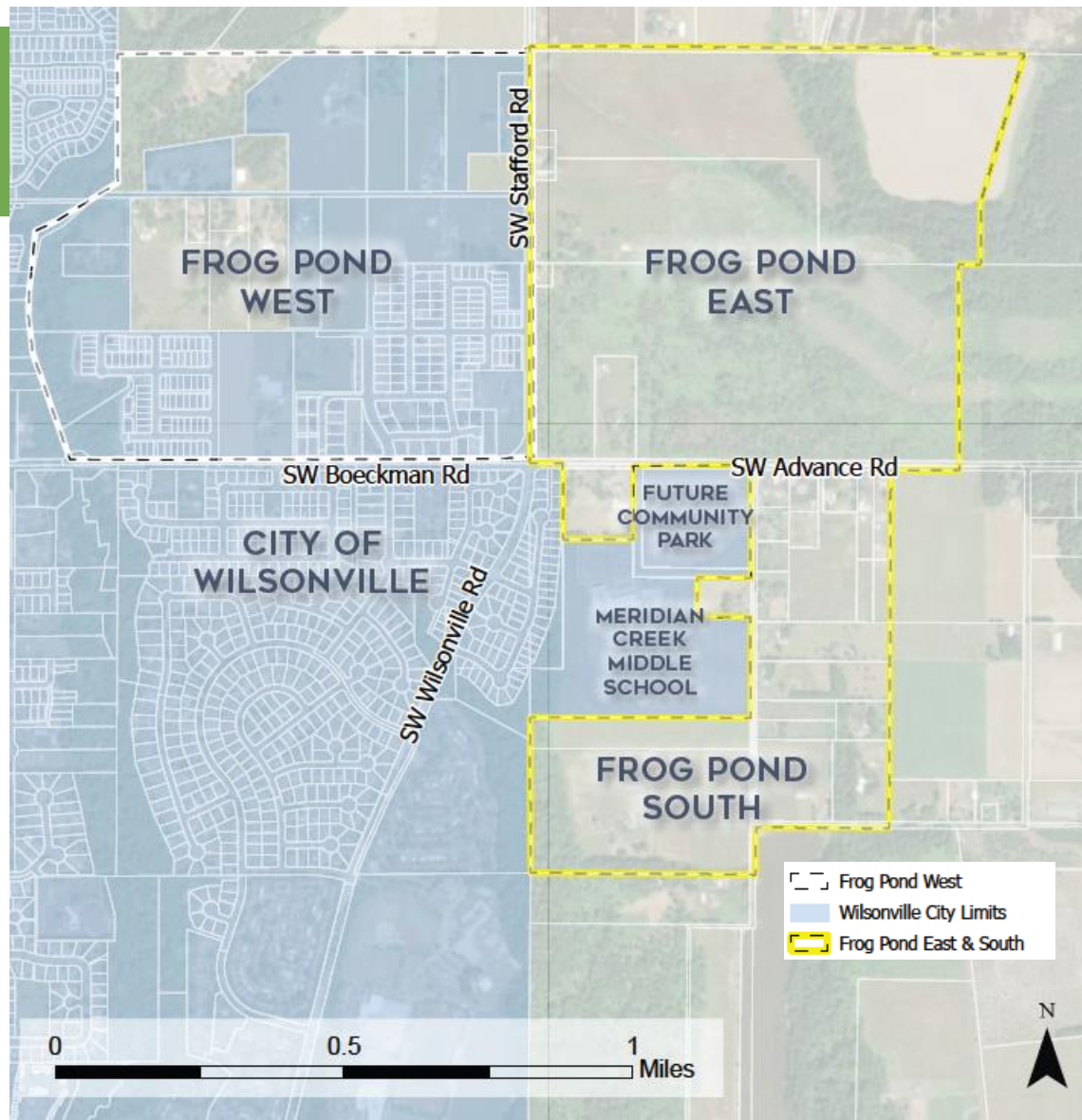
Frog Pond East & South, Wilsonville



Urban growth boundary expansion history



Extent



Frog Pond East and South Master Plan

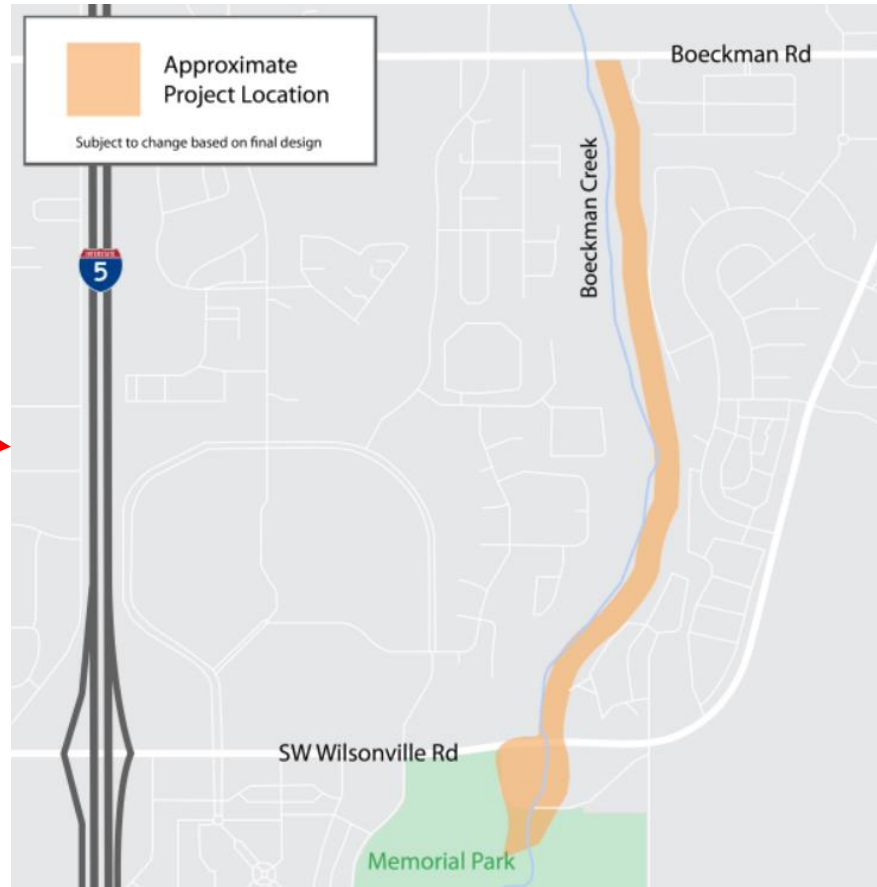
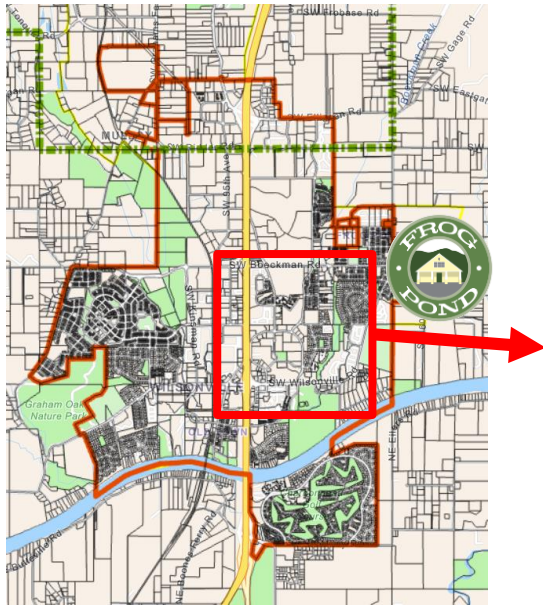


Frog Pond East and South Master Plan



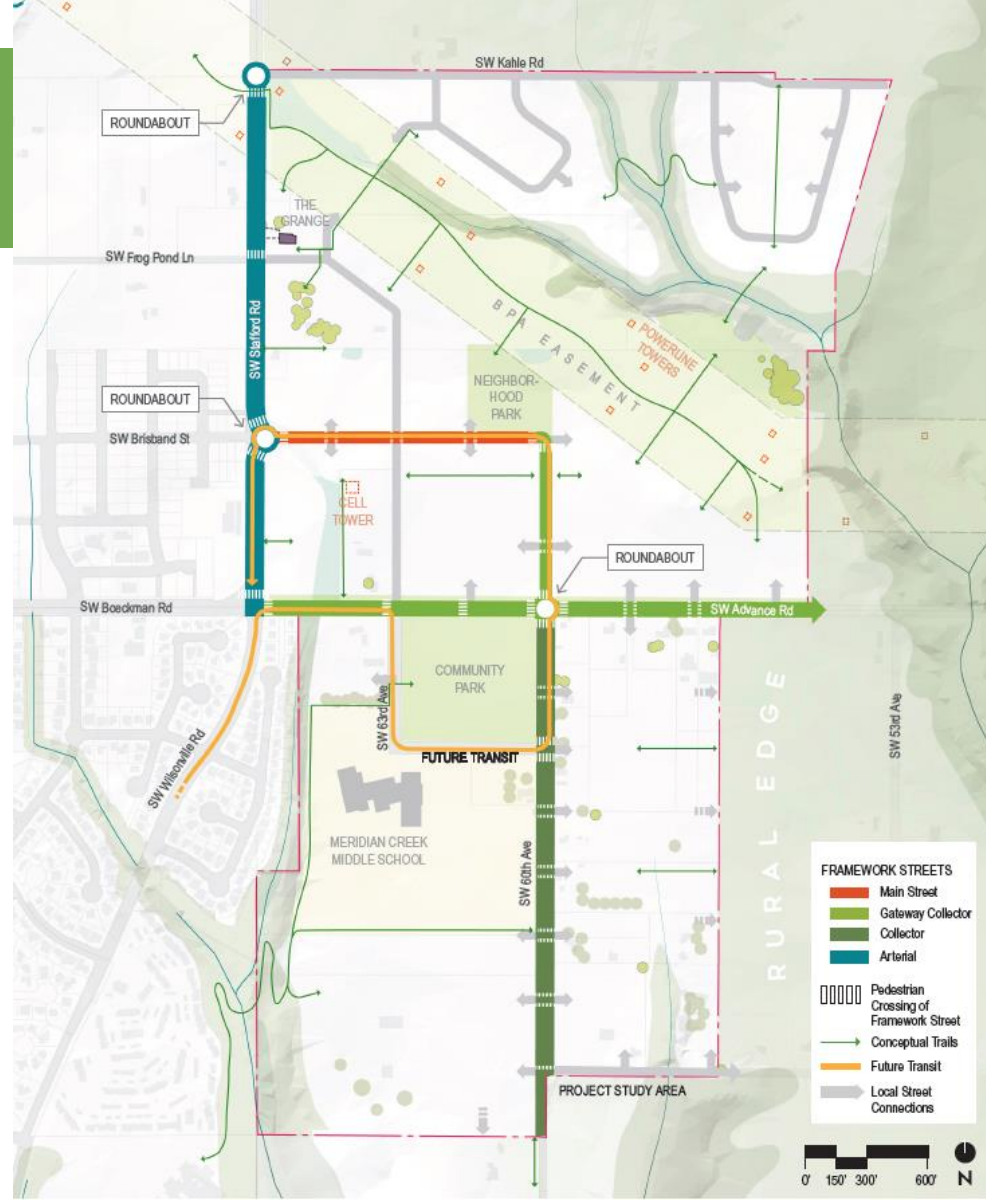
Development Timing

Boeckman Creek Sanitary Sewer Interceptor



Development Timing

Other Infrastructure





Thank you!





King City Development Update Spring 2024

Presented By: Max Carter – City Planner, King City



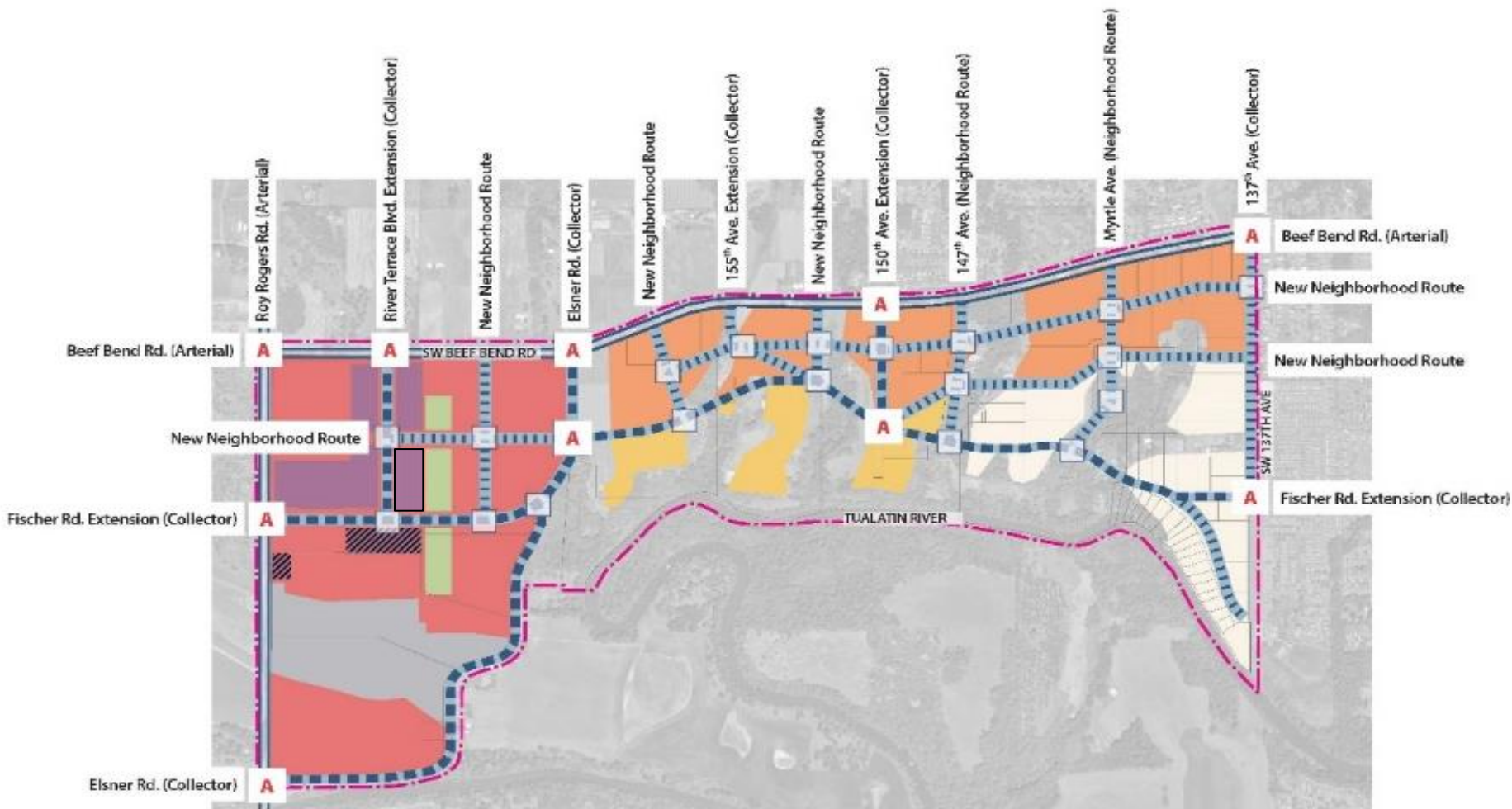
UGB Expansion 2018



Kingston Terrace

- 528 Acres
- Years of Planning
- Working Closely with Washington County and Neighboring Jurisdictions

Development of 20 Year Plan (2040)

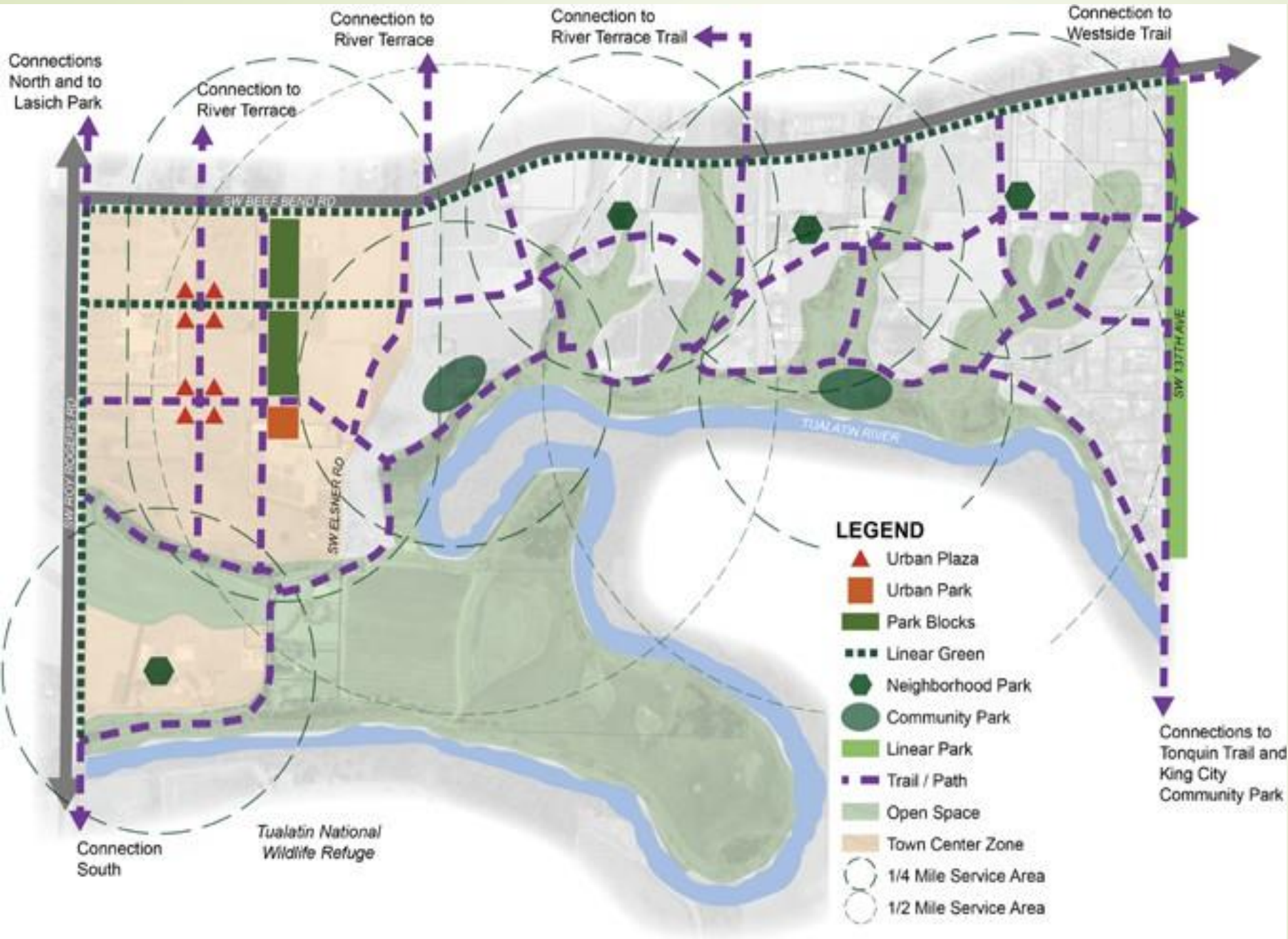


Legend

	Kingston Terrace Plan District boundary		Town Center Mixed Use Zone		Intersection Type A
	Town Center Neighborhood		Town Center Municipal Zone		Intersection Type B
	Beef Bend Neighborhood		Town Center Park Zone		Arterial
	Central Neighborhood		Collector Street		Neighborhood Route
	Rural Character Neighborhood				
	Natural Resource Area Overlay (Habitat Conservation Area)				

Regulating Plan Map Identifies:

- Transportation System Plan (O-2023-01)
- Kingston Terrace Master Plan (O-2023-02)
- Neighborhood Zones
- Natural Resource Areas



Comprehensive and forward-thinking community plan

Interconnected trail system

Designed for Walkability

Uses	Town Center Neighborhood	Beef Bend Neighborhood	Central Neighborhood	Rural Character Neighborhood
Dwelling, single-family detached ¹	Y	Y	Y	Y
Dwelling unit, accessory ¹	Y	Y	Y	Y
Dwelling, single-family attached ¹	Y	Y	Y	Y
Duplex, Triplex, Fourplex ¹	Y	Y	Y	Y
Cottage cluster ^{1,2}	Y	Y	Y	Y
Dwelling, multi ¹	Y	Y	Y	CU
Manufactured home ¹	Y	Y	Y	Y
Retail sales and service excluding drive-through facilities ³	Y	Y	N	N
Office	Y	Y	N	N
Motel ⁴	Y	CU	N	N
Quick vehicle servicing ⁵	Y	N	N	N
Live-work unit ⁶	Y	Y	Y	Y
Family care	Y	Y	Y	Y
Residential facility	Y	Y	Y	Y
Adult day care (family care)	Y	Y	Y	Y
Religious assembly ⁷	Y	Y	CU	CU
Schools ⁸	Y	CU	CU	CU
Community services ⁹	CU	CU	CU	CU
Public safety facility ¹⁰	Y	Y	CU	CU
Hospital ¹¹	Y	Y	CU	CU
Utilities ¹²	CU	CU	CU	CU
Parks and open space ¹³	Y	Y	Y	Y

¹ As defined by 16.24.030.C

² Cottage clusters are subject to the development and design standards in [16.84.060](#), Cottage clusters.

³ Retail sales and service uses are subject to Additional Requirements of Section 16.114.040.D and liquor license review according to [Chapter 5.05](#) of this Title.

⁴ Subject to approval standards of Section 16.156.060.E.

⁵ Subject to approval standards of Section 16.156.060.I.

⁶ Subject to [Chapter 16.172](#) approval criteria and standards.

⁷ Subject to approval standards of Section 16.156.060.J.

⁸ Subject to approval standards of Section 16.156.060.L.

⁹ Subject to approval standards of Section 16.156.060.A.

¹⁰ Subject to approval standards of Section 16.156.060.H.

¹¹ Subject to approval standards of Section 16.156.060.C.

¹² Subject to approval standards of Section 16.156.060.N.

¹³ Subject to approval standards of Section [16.114.110](#).

D.

Outdoor activities, storage, and display associated with an approved retail and service use may be permitted when the retail and service uses comply with:

1.

Pedestrian, bicycle, wheelchair, and motor vehicle access to and within the site is not impeded in any way;

2.

The outdoor storage and display is in conformity with any conditions of development permit or building permit approval;

3.

The outdoor storage and display satisfied all relevant provisions of this title and other applicable requirements of this code; and

4.

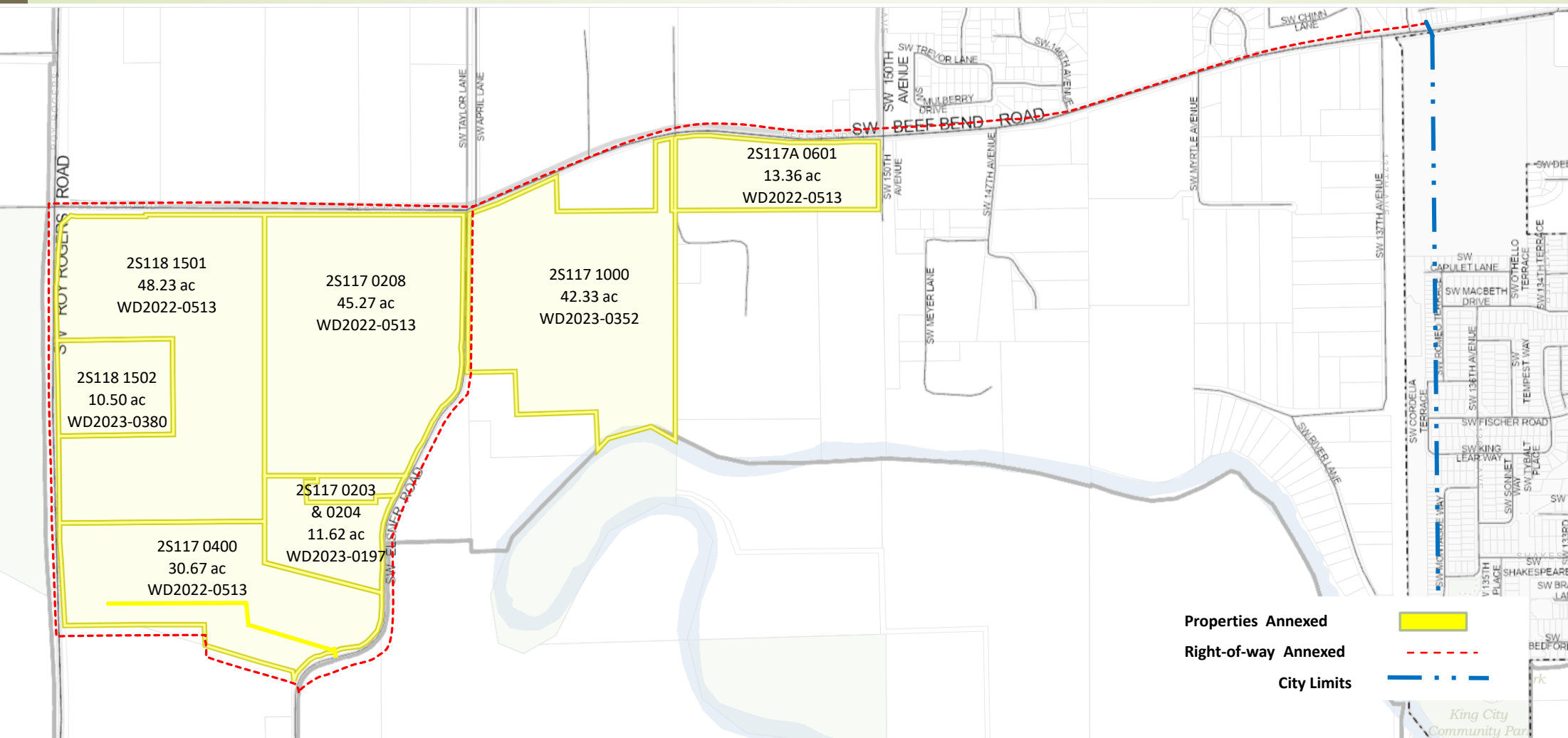
Outdoor speakers (i.e., audio speakers, amplified sound, etc.) may be used provided sound levels comply with Section [8.04.130](#) of the King City Municipal Code.

Density Requirements	Town Center	Beef Bend Neighborhood	Central Neighborhood	Rural Character Neighborhood
Minimum net density assigned to each development (dwelling units per net acre)	22	18	10	8
Minimum number of units that must be accommodated by each neighborhood	1,870	1,260	350	320

Dimensional Standards

Residential Use Types				
Minimum lot size, in square feet ¹⁵	1,500 ¹⁴	1,500 ¹⁶	2,400	2,400
Minimum lot width, in feet	20 ¹⁷	20 ¹⁷	20 ¹⁷	20 ¹⁷
Minimum lot depth, in feet	45	45	60	60
Front yard setback, front yard to residential building, minimum/maximum, in feet	10/26	10/26	10/26	10/26
Front yard setback, to porch, minimum/maximum, in feet	5/15	5/15	6/15	6/15
Front yard setback, to garage, minimum, in feet	18	18	18	18
Corner lot setback—front yard/side yard, minimum, in feet	8	8	8	8
Corner lot setback—garage, minimum, in feet	18	18	18	18
Side yard, interior—minimum, in feet ¹⁸	0 or 3	0 or 3	0 or 3	5 ¹⁹
Side yard—to public street, minimum, in feet	5	5	5	5
Rear yard—to residential building, minimum, in feet ²⁰	10	10	10	10
Rear yard—to garage entry on alley, minimum, in feet ²¹	0-6	0-6	0-6	0-6
Rear yard—to residential building or covered patio on alley, minimum in feet	3	3	3	3
Dwelling, multi, Mixed-Use, and Commercial Use Types				
Minimum lot size, in square feet	None	None	N/A	N/A
Minimum lot width, in feet	None	None	N/A	N/A
Minimum lot depth, in feet	None	None	N/A	N/A
Front setback, minimum/maximum, in feet	0/20	0/20	0/20 ²²	N/A
Side yard, interior—minimum, in feet	0 ²³	0 ²³	0 ^{22,23}	N/A
Rear setback, minimum, in feet	0 ²³	0 ²³	0 ^{22,23}	N/A
All Use Types				
Maximum building height, in feet	N/A	45	35	35
Maximum height, accessory structures and detached accessory dwellings, in feet	25	25	25	25
Maximum coverage of buildings and impervious surfaces ²⁴	90%	90%	90%	80%

- 14 In addition to the setback standards of Table 16.114-4, building setbacks for each type of structure must comply with the current Oregon Building Code.
- 15 Minimum lot size for residential land use types.
- 16 The minimum lot size for "Dwelling, single-family attached, Duplex, Triplex, and Fourplex" land use types may be reduced to 1,000 square feet.
- 17 The minimum lot width for "Dwelling, single-family attached, Duplex, Triplex, and Fourplex" land use types may be reduced to 15 feet.
- 18 There is no minimum setback for zero foot setback buildings. In all cases, zero foot setback buildings shall either: (1) be attached at the property line; or (2) have a total minimum separation of 6 feet between buildings.
- 19 Side yard of 5 feet for a single-story structure, and 10 feet for two-story structures.
- 20 Zero feet for a detached accessory dwelling unit or building less than or equal to 18 feet in height.
- 21 Zero to 6 feet or greater than 18 feet to a garage entrance to an alley.
- 22 Applicable to Dwelling, multi in Central Neighborhood. Mixed-use and commercial not permitted in Central Neighborhood.
- 23 Minimum 20 foot setback when abuts residential use.
- 24 Maximum coverage dimensional standards do not apply to Cottage Clusters.






- Annexation O-2024-01
- 01/17/24
- 100% Property Owner Initiated
- 215 Acres

King City Town Center



LEGEND

	8 - MIXED USE APARTMENT BUILDING 36 UNITS/BUILDING = 288 UNITS 4,239 SF COMMERCIAL SPACE PER BUILDING
	2 - 4-STORY ELEVATOR SERVED RESIDENTIAL ONLY APARTMENT BUILDING 34 UNITS PER BUILDING = 68 UNITS
	2 - 4-STORY ELEVATOR SERVED RESIDENTIAL ONLY APARTMENT BUILDING 22 UNITS PER BUILDING = 44 UNITS

TOTAL MULTI-DWELLING UNITS - 400
TOTAL COMMERCIAL SPACE - 33,912 SF

	COTTAGE HOMES -	80
	ALLEY LOADED ROWHOME LOTS -	160
	FRONT LOADED ROWHOME LOTS -	38
	SMALL - 26' WIDE SINGLE DWELLING REAR LOADED -	278
	SMALL - 24' WIDE SINGLE DWELLING REAR LOADED -	79
	STANDARD - SINGLE DWELLING FRONT LOADED -	143
	LARGE - SINGLE DWELLING FRONT LOADED -	8

TOTAL SINGLE-DWELLING UNITS - 786

TOTAL DWELLING UNITS - 1,186



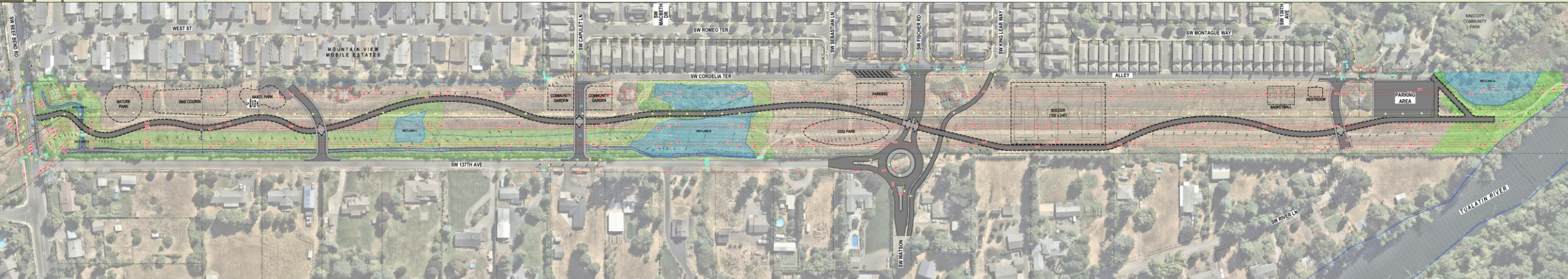
Revitalized King City

- 136 Acres
- 6.5 Acres Parks
- Improvements to County Arterials
- Multimodal Trail System



Westside Trail Segment One

- .8 Miles of Green Space
- Dog Park
- Pickleball
- Basketball
- Water Access
- Community Garden
- Pedestrian Bridge
- BMX Course
- Nature Play Area
- Multi-Use Path
- Bridge Between King City East and West
- Key Component Regional Trail System



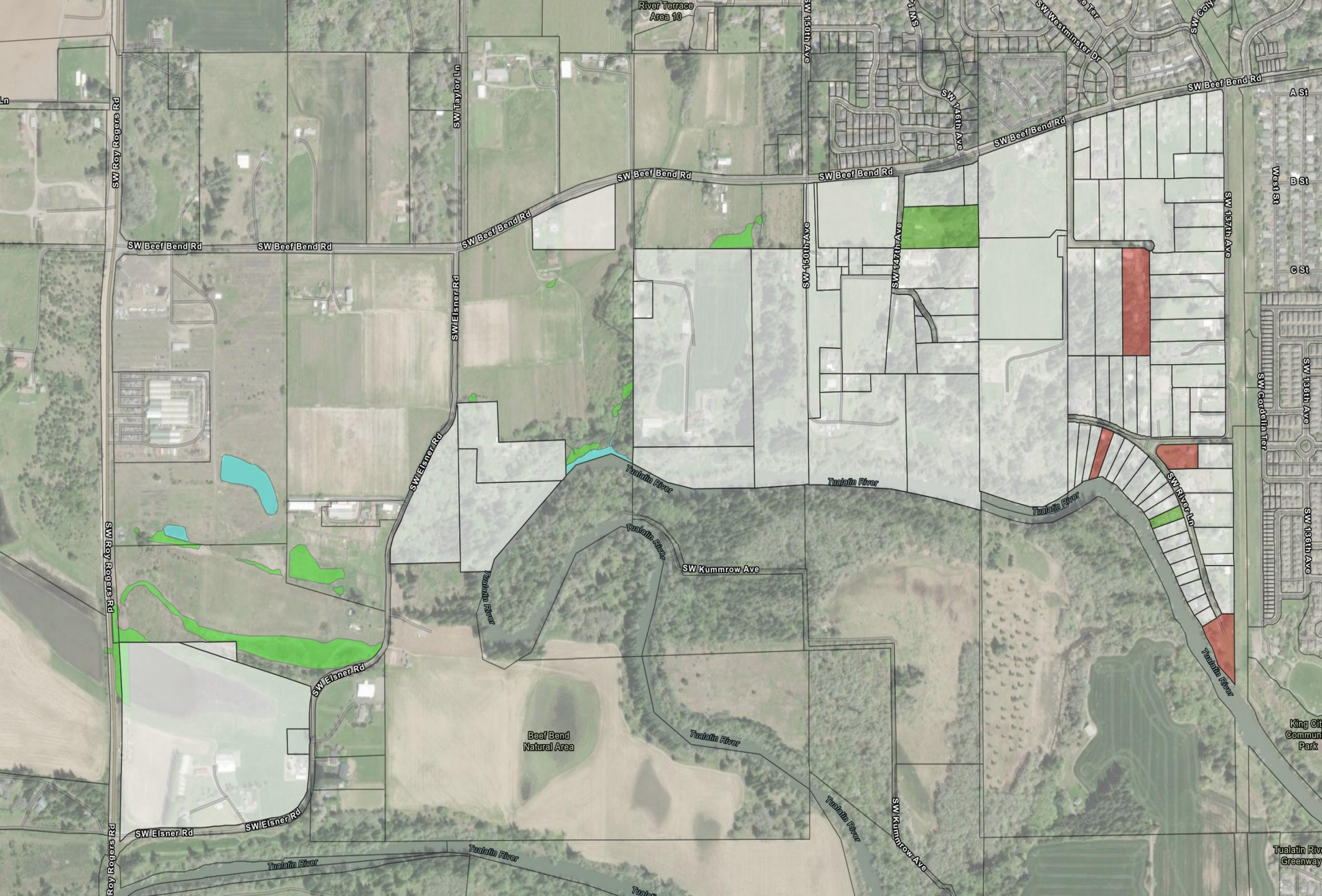


DEA LWI

- Approx. 100 Tax Lots in UGB
- Approx 310 Acres
- LWI Necessary for Annexation
- Facilitate Development

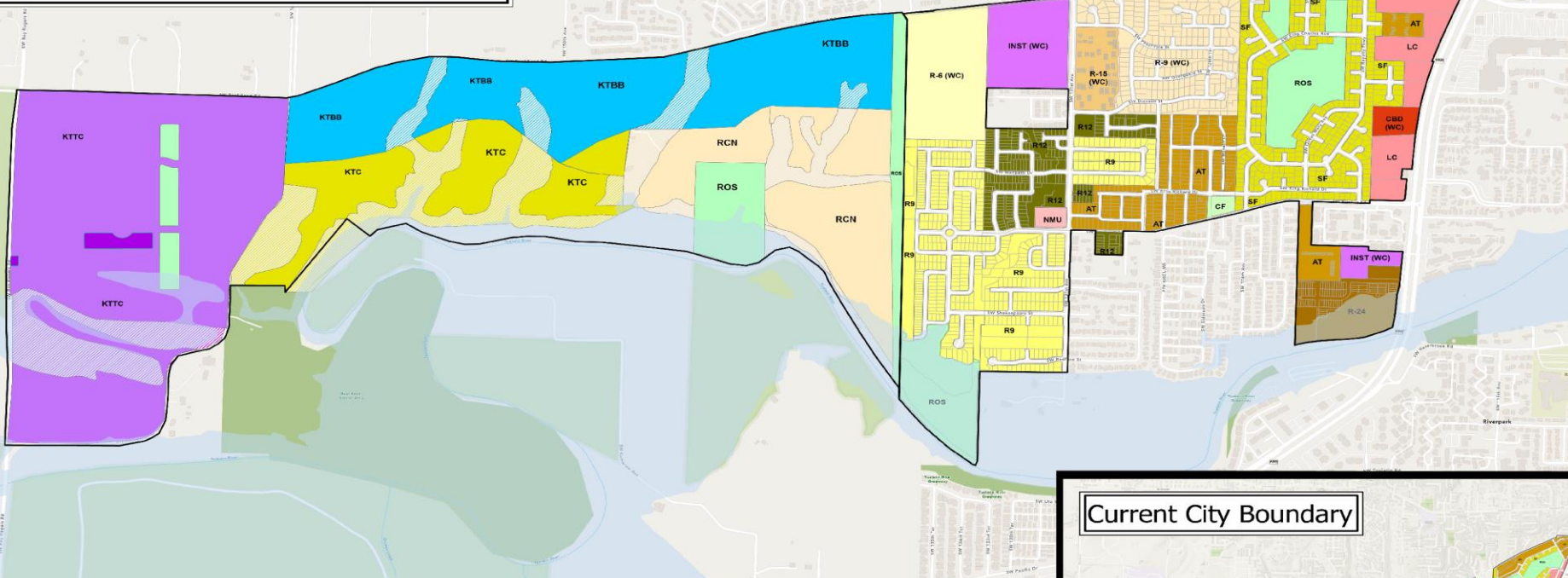
Areas of Interest

- Beef Bend Adjacent
- 137th
- 147th



City of King City Future Zoning Map

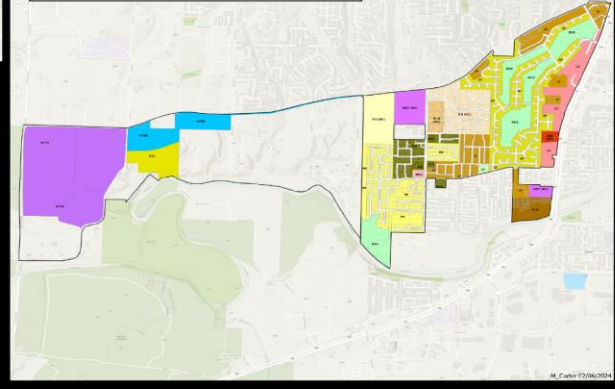
- Washington County Zones (within King City)**
- CBD (WC) - Community Business District
 - INST (WC) - Institutional
 - R-15 (WC) - Residential 15 units/acre
 - R-6 (WC) - Residential 6 units/acre
 - R-9 (WC) - Residential 9 units/acre
 - R-24 - Multifamily Residential
 - R-12 - attached Residential - 24 units/acre
 - R-9 - Residential 9 units/acre
 - ROS - Recreational Open Space
 - SF - Single Family - 9 units/acre
- Kingston Terrace Zone Designations**
- KTTC - Town Center
 - KTC - Central Neighborhood
 - KTBB - Beef Bend Neighborhood
 - RCN - Rural Character Neighborhood
 - 100 Year Flood Plains
- City Zoning**
- AT - Apartment/Townhouse - 15 units/acre
 - CF - Community Facilities
 - LC - Limited Commercial
 - NMU - Neighborhood Mixed-Use



Kingston Terrace

- Ambitious Planning
- Forward Thinking
- Flexible Zoning
- Livability
- Great Amenities

Current City Boundary



Location Map



Coordinate System: NAD 1983 HARN StatePlane
 Oregon North FIPS 3601 Feet Intl
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN
 False Easting: 8,202,099.7375
 False Northing: 0.0000
 Central Meridian: -120.5000
 Standard Parallel 1: 44.3333
 Standard Parallel 2: 46.0000
 Latitude Of Origin: 43.6667
 Units: Foot

0 1,500 3,000 Feet



City of Tigard

River Terrace 2.0

A Neighborhood for Everyone

HBA

April 18, 2024



CITY OF
Tigard

South Cooper Mountain
(Beaverton)

SW Scholls Ferry Rd

2014

SW Roy Rogers Road

River Terrace

SW 150th

SW Beef Bend Road



SW Scholls Ferry

2022

River Terrace

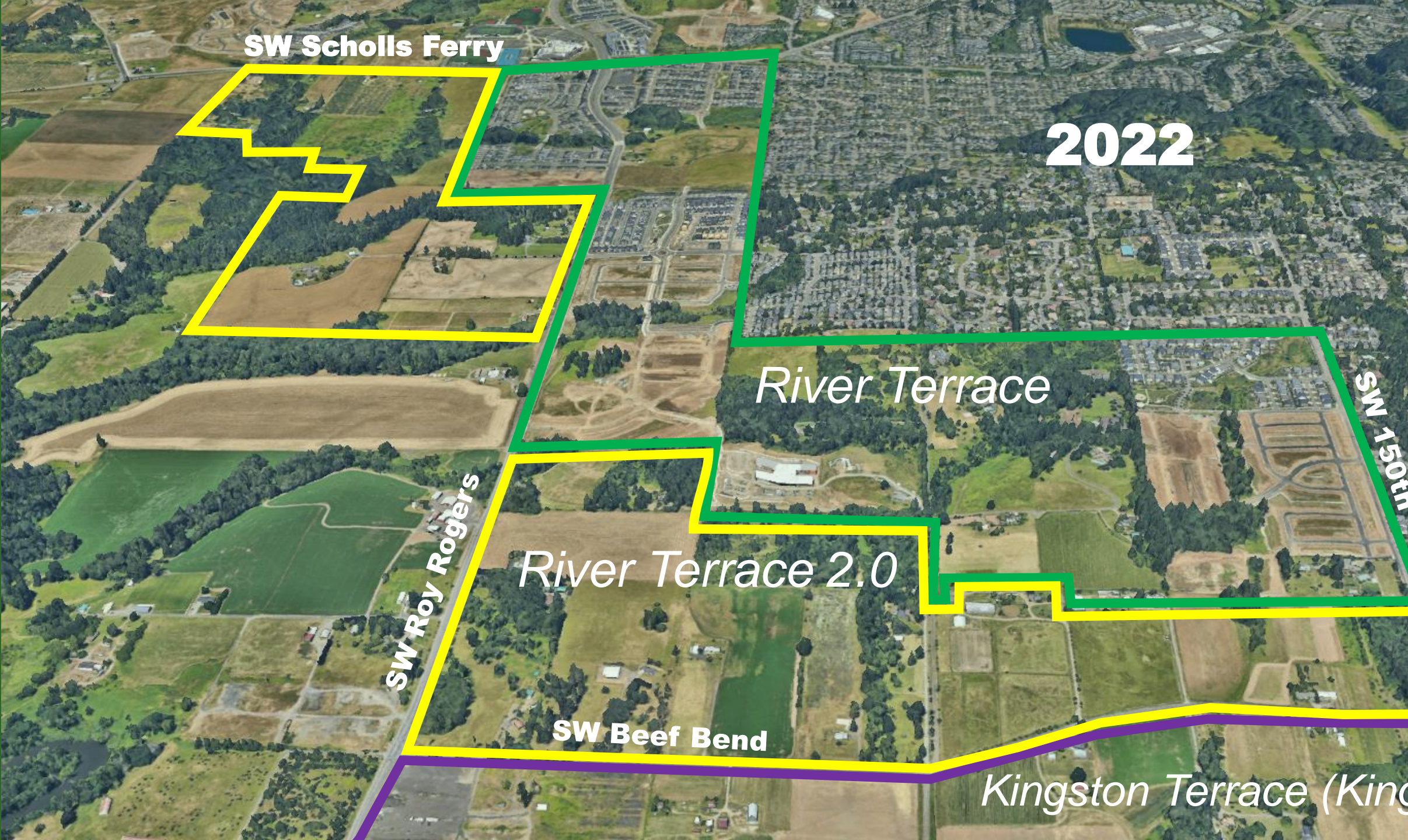
River Terrace 2.0

SW Roy Rogers

SW Beef Bend

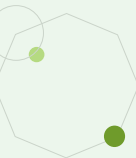
SW 150th

Kingston Terrace (King)



Project Focus

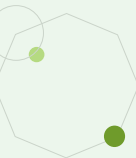
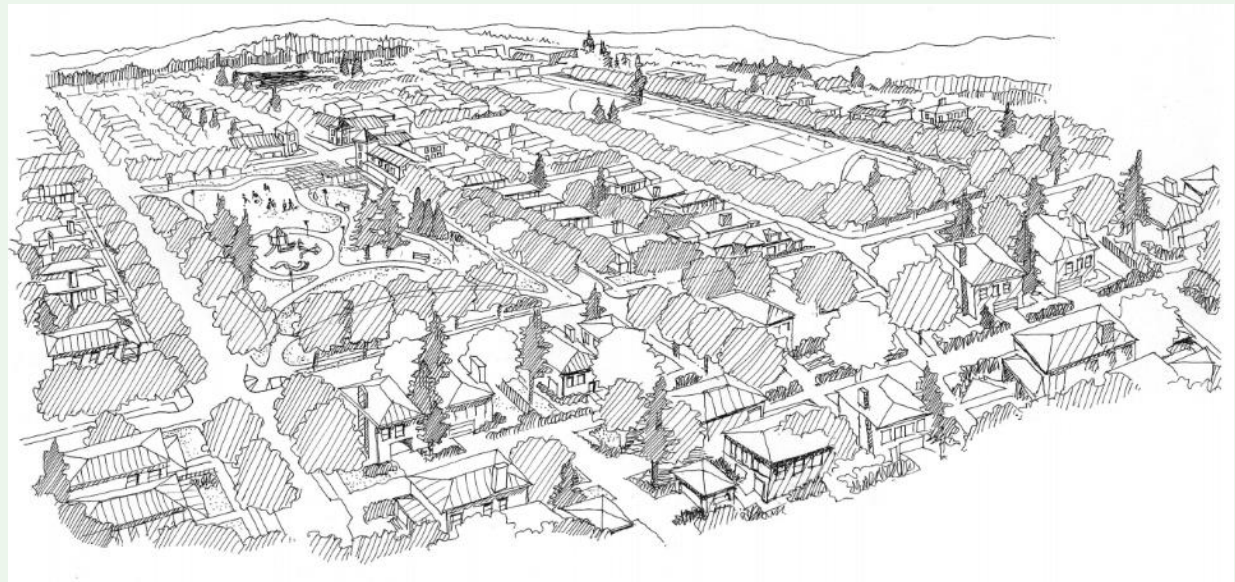
Two Lenses Shape Our Vision



Project Vision

A neighborhood for everyone and a complete community.

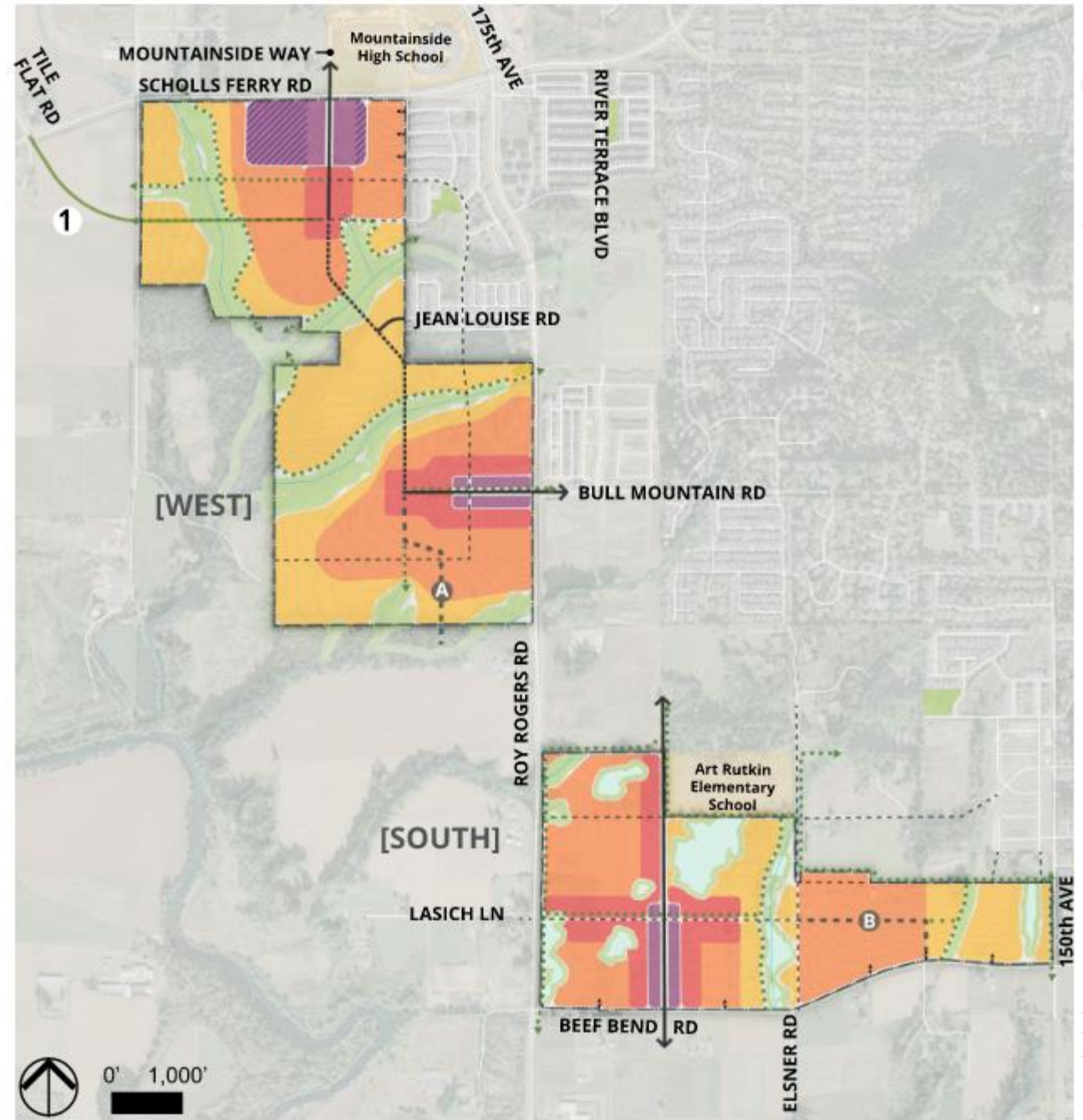
Housing
Affordability
Commerce
Transportation
Parks
Natural areas
Infrastructure



Legend

- River Terrace 2.0 Project Area
- Employment Area
- Commercial / Neighborhood Node
- Main Street
- Even Mix
- Feathered Edge
- Collector Road
- Street / Pedestrian Connection
- Minor Street Connection
- Mountainside Way Future Study Area
- Beef Bend Road Future Study Area
- Community Connection
- Trail Network
- Stream
- Wetlands
- Vegetated Corridor
- Park (Outside Project Area)
- School (Outside Project Area)

1 Tile Flat, Future Study Area - Framework B, See Transportation Section



Housing Typologies

Main Street

- Commerce-centered
- Taller Forms

Even Mix

- Diversity block-by-block

Feathered Edge

- Lower-profile forms
- Integrates natural edges



Feathered Edge Over Three Blocks

Recommended Housing Policies in Concept Plan

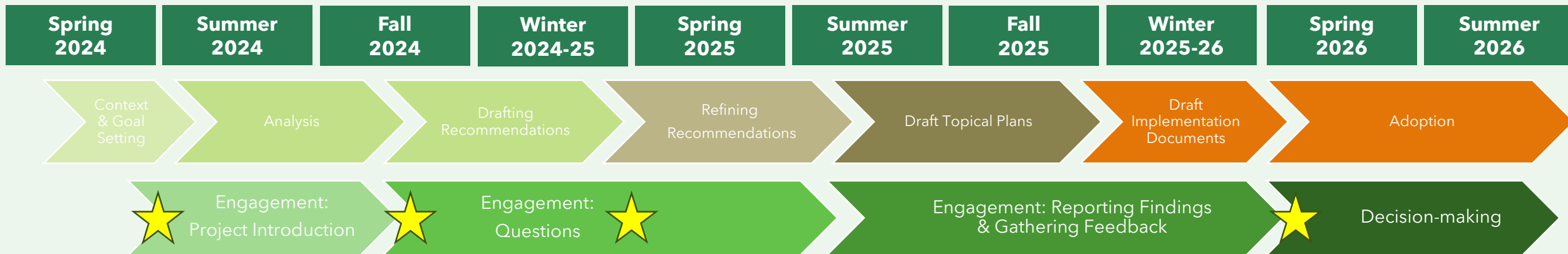
- Tiered SCD structure – lower SDC for smaller housing types
- City-supported loan program
- Incentives for second and third units
- Land acquisition and banking
- Education and information
- Community land trust partnership
- State investment



Community Plan Timeline

- April 2024 – project kickoff
- Winter 2025 – annexation of area complete
- Spring 2026 – adoption of Community Plan and code
- Summer 2026 – first land use applications accepted

DRAFT Workflow



Thank You Gracias



Kenny Asher 

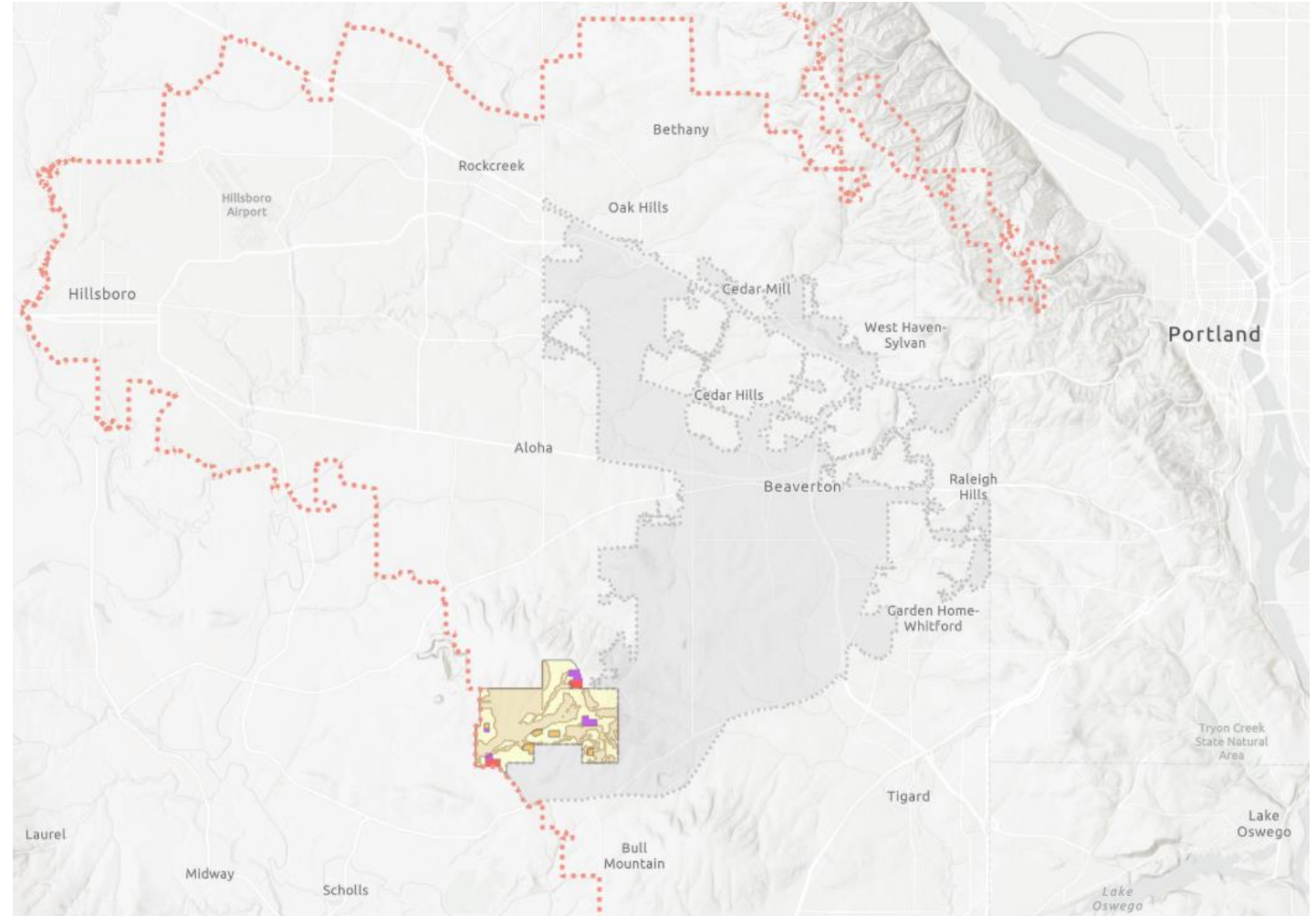
kennya@tigard-or.gov | 503.718.2443 



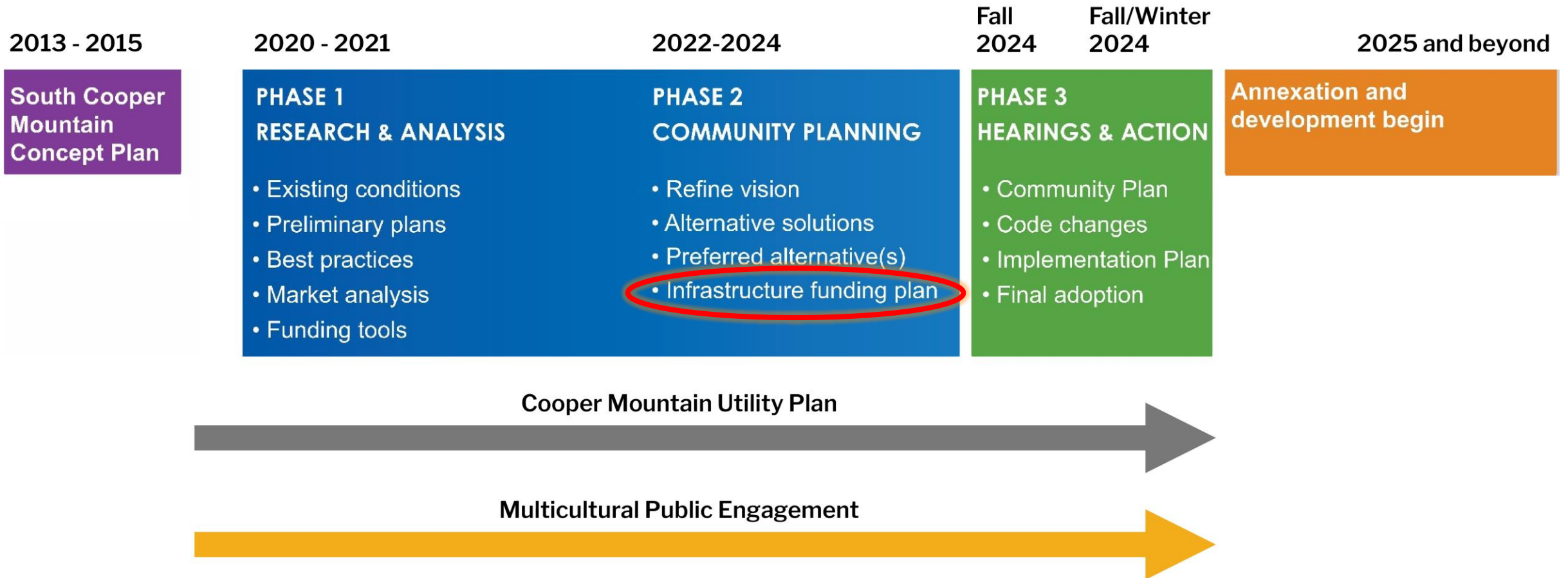
Cooper Mountain Community Plan

Project Overview

- **2018 UGB Expansion**
- **1,232 acres**
- **Anticipate 5,000 housing units**
- **Determine how growth will occur**
- **Racial equity framework guides decision-making**



Progress



Overview

- **Community Plan Goals**
- **Community Plan Concept Map**
- **Housing**
- **Natural Resources**
- **Community Resilience**
- **Public Facilities and Infrastructure**
- **Transportation**
- **Commercial Areas**
- **Funding Strategies**



Community Plan Goals

- **Equitable outcomes** for residents, including underserved and underrepresented communities.
- **New housing** in a variety of housing types and for all income levels.
- Preserve, incorporate, connect, and enhance **natural resources**.
- **Community resilience** to climate change and hazards.



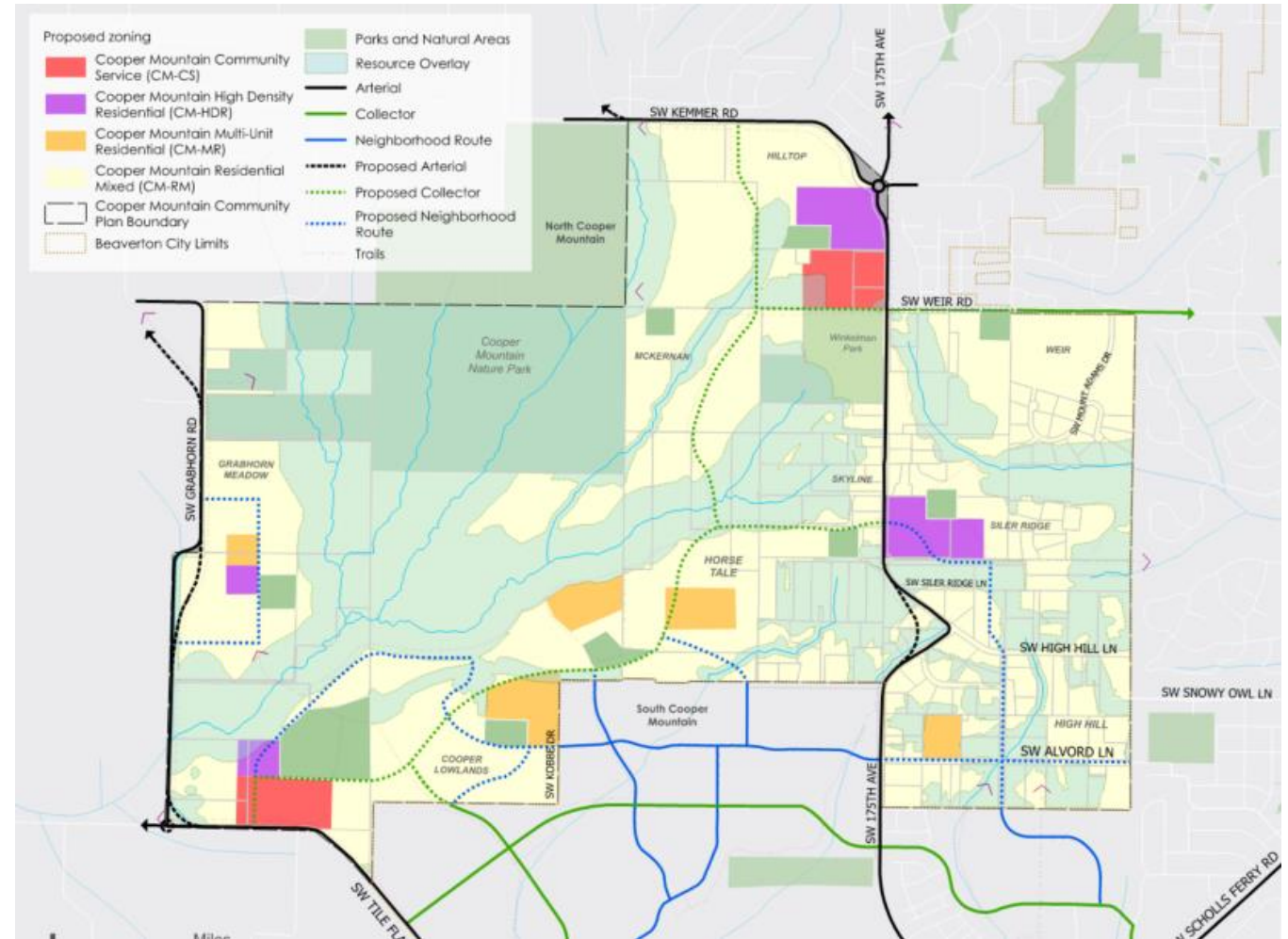
Plan Goals

- **Public facilities and infrastructure** needed for safe, healthy communities.
- **Safe, convenient access** to important destinations while supporting transportation options, including walking and biking.
- Opportunities for **viable commercial uses** (places to work, buy goods, get services)
- Identify feasible, responsible **funding strategies** to turn the vision into a reality.



Concept Plan

- A green framework
- Nine walkable neighborhoods
- Two mixed-use neighborhood centers
- Small-scale commercial
- Trails and pedestrian and bicycle connections
- A network of streets



Housing

- Inclusive and walkable
- Diverse housing choices
- Require housing variety
- Integrate housing types
- 450 affordable housing units
- Access to nature and parks for all housing types

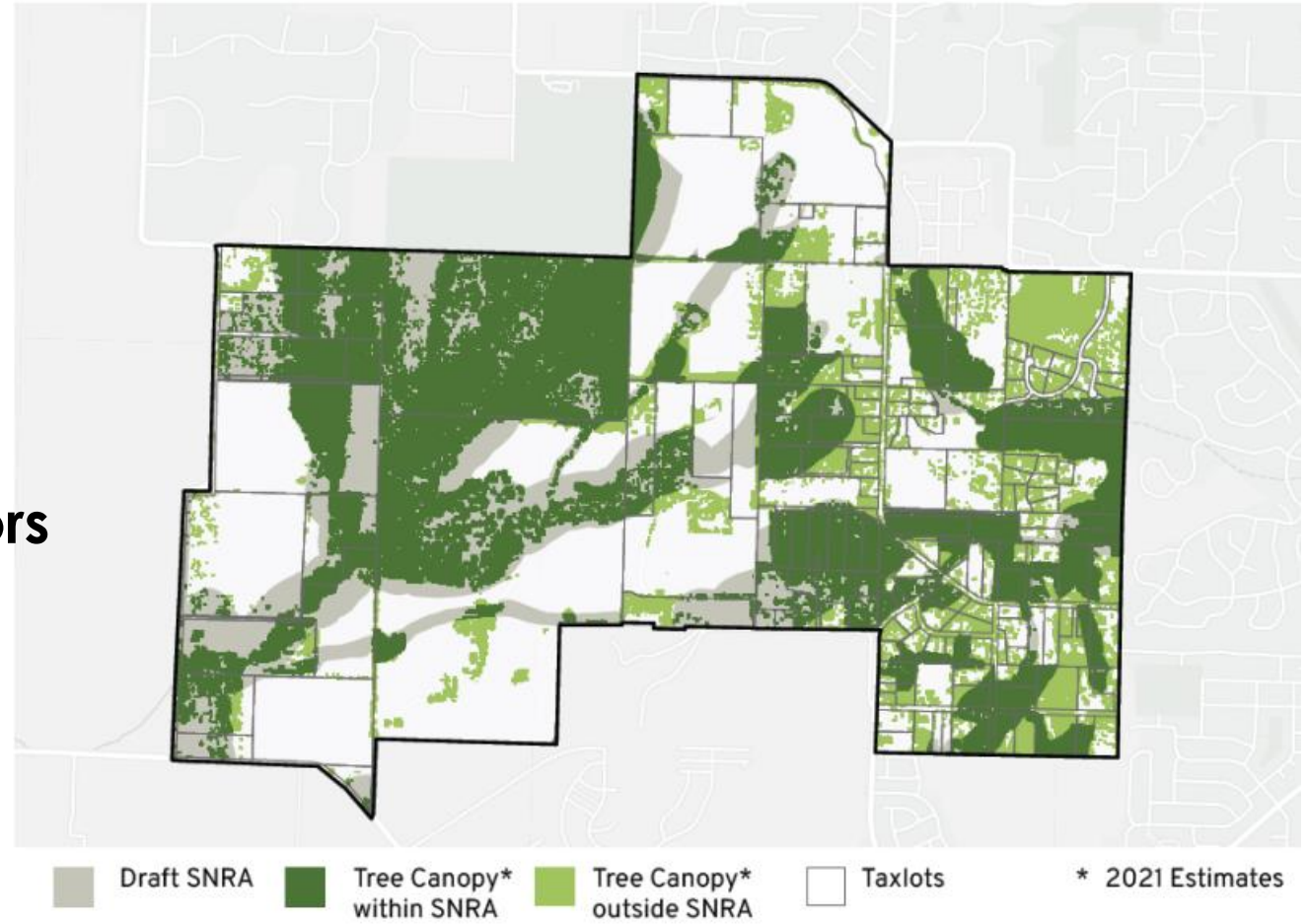
Neighborhood	Single-Detached Dwellings	Middle Housing and five- and six-plexes	Multi-dwellings (at least 7 units)	Total
Cooper Lowlands	420	280	440	1,140
Grabhorn Meadow	270	180	100	550
High Hill	350	230	90	670
Hilltop	270	180	250	700
Horse Tale	170	110	170	450
McKernan	230	150	0	380
Siler Ridge	170	110	190	470
Skyline	100	70	100	270
Weir	210	140	0	350
TOTAL	2,190 (44%)	1,450 (29%)	1,340 (27%)	4,980 (100%)



Natural Resources

- **Green framework**
- **Preserve and protect SNRAs**
- **Establish impact areas**
- **Trees and Tree canopy**
- **Protect and enhance wildlife corridors**
- **Stormwater management**
- **McKernan Creek Greenway**

Figure 3: Tree Canopy with SNRA Comparison



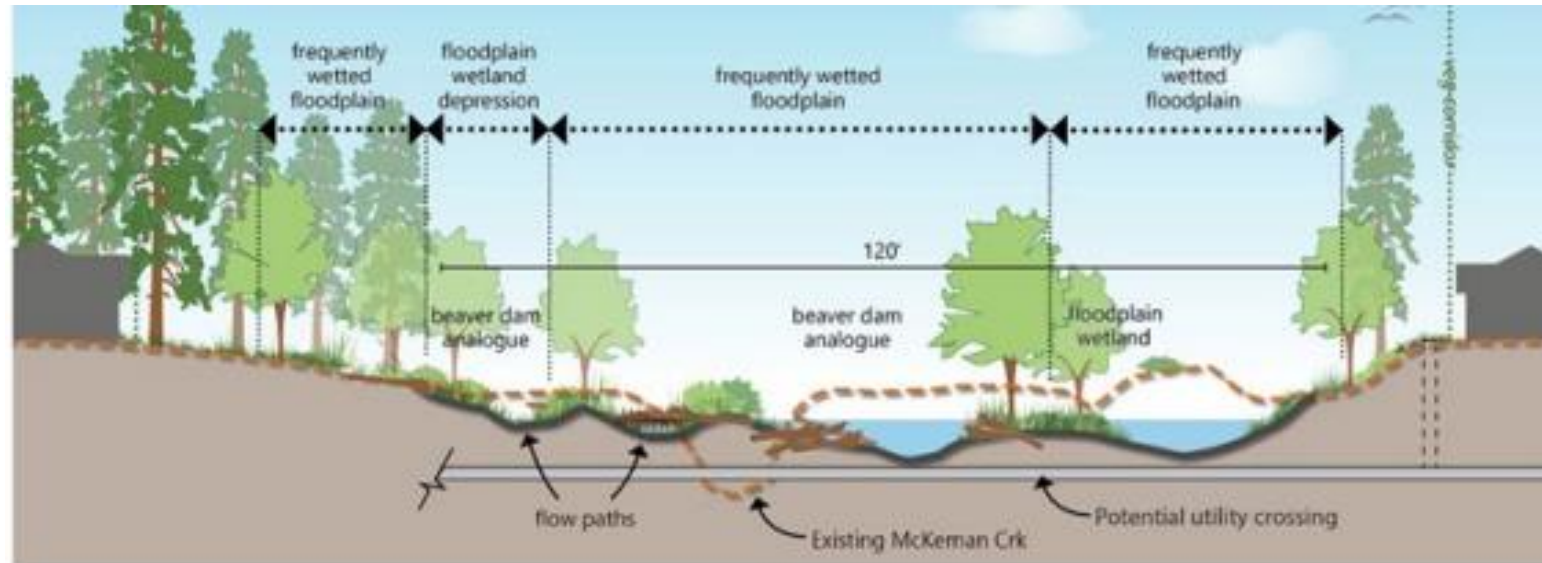
Community Resilience

- Small and attached dwellings
- Reduce transportation-related greenhouse gas emissions
- Protect the unique natural systems
- Tree canopy goals and requirements
- Best practice stormwater planning
- Purple pipe water infrastructure
- Ability to provide emergency response



Public Facilities and Infrastructure

- A range of **parks and community gathering spaces**
- Support expansion of **Cooper Mountain Nature Park**
- Coordinate and Implement **Utility Plans**
- Establish **McKernan Creek Regional Trail**



Commercial Areas

- Promote commercial and entrepreneurial opportunities by **creating two commercial centers**
- Expand opportunities for commercial uses by **incorporating mixed-use areas in Cooper Mountain**
- Provide for small-scale commercial opportunities near where people live, such as in limited locations in Residential Mixed areas to **provide better access to goods and services and more entrepreneurial opportunities**



Funding Strategies

Infrastructure Funding Plan

- **Transportation**
- **Potable Water**
- **Non-Potable Water**
- **Sanitary Service**
- **Stormwater**
- **Parks & Trails**

Exhibit 4. Projects and Cost Estimates, Transportation

Source: EConorthwest, City of Beaverton, DKS

Project Type	Description	Estimated Cost
Cooper Mountain Neighborhood Routes	New roads to provide circulation through and among new neighborhoods.	\$31.3 million
Cooper Mountain Collectors	New roads that provide circulation across the area and connections to adjacent areas and major roads, including a key central spine that crosses McKernan Creek.	\$80.7 million
Cooper Mountain Arterials	Intersection improvements, urban upgrades (e.g., adding sidewalk, bike lanes, and center turn lanes), and realignments of major through roads managed by Washington County that are within or on the edge of Cooper Mountain (175th Avenue, Tile Flat Road, Grabhorn Road, Kemmer Road, and Tile Flat Road). Includes realignment of the 175th Avenue "kink" and sharp corners on Grabhorn Road.	\$49.2 million
Regional Projects	Major intersection improvements, future road extensions, and realignments outside Cooper Mountain that are anticipated to be impacted by traffic from Cooper Mountain as well as development in other areas.	\$34.0 million
Total		\$195.2 million

Costs do not include local street network.

Values are presented in constant 2023 dollars and rounded to the hundred thousand.



Next Steps

Code and Comprehensive Plan updates

- **May 1 or 18: Planning Commission work session**
- **June 18: City Council Work session**
- **October: Planning Commission hearing (tentative)**
- **December: City Council hearing (tentative)**



Thank you!

Contacts

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Brian Martin, bmartin@beavertonoregon.gov

Leigh Crabtree, lcrabtree@beavertonoregon.gov

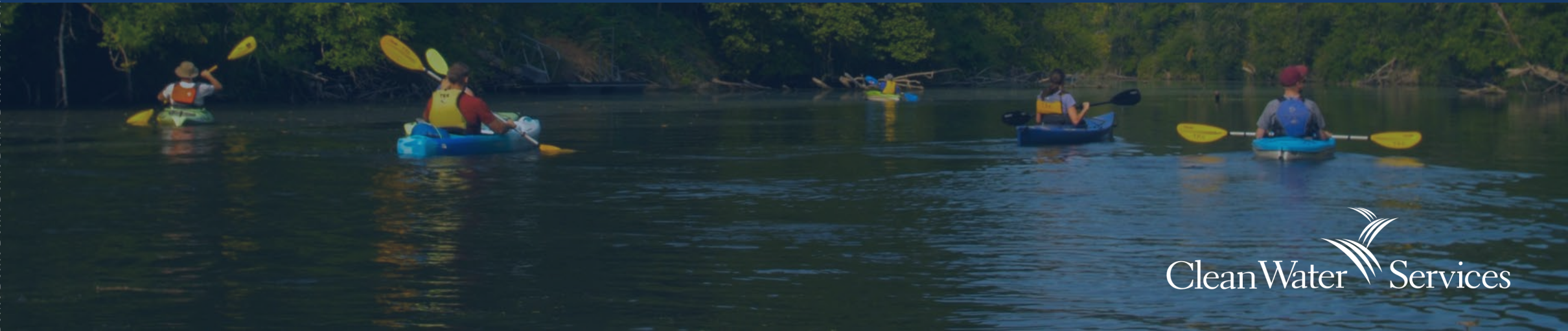


How CWS Plans for Local UGB Expansions

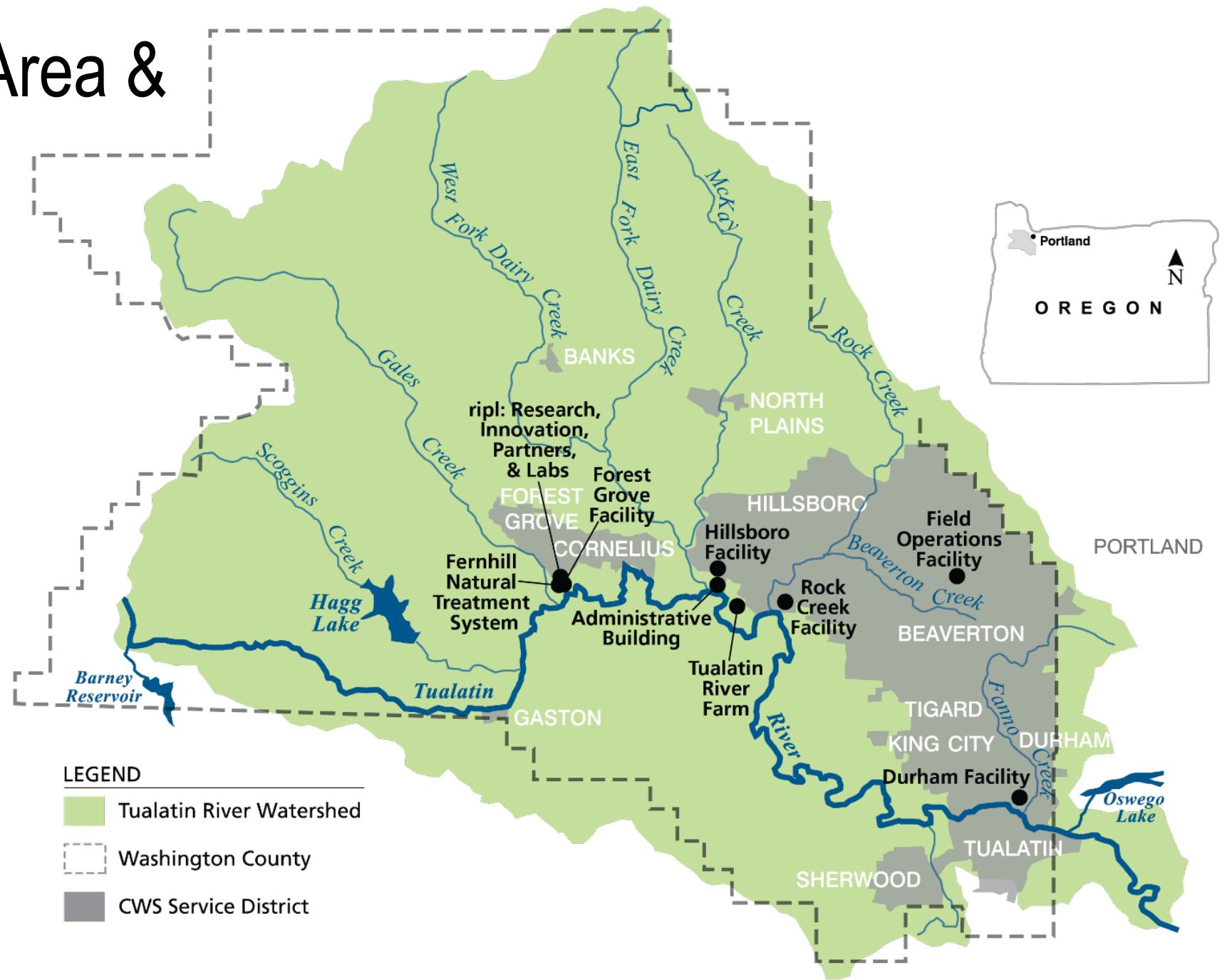
Chris Faulkner, AICP

Water Resources Program Manager

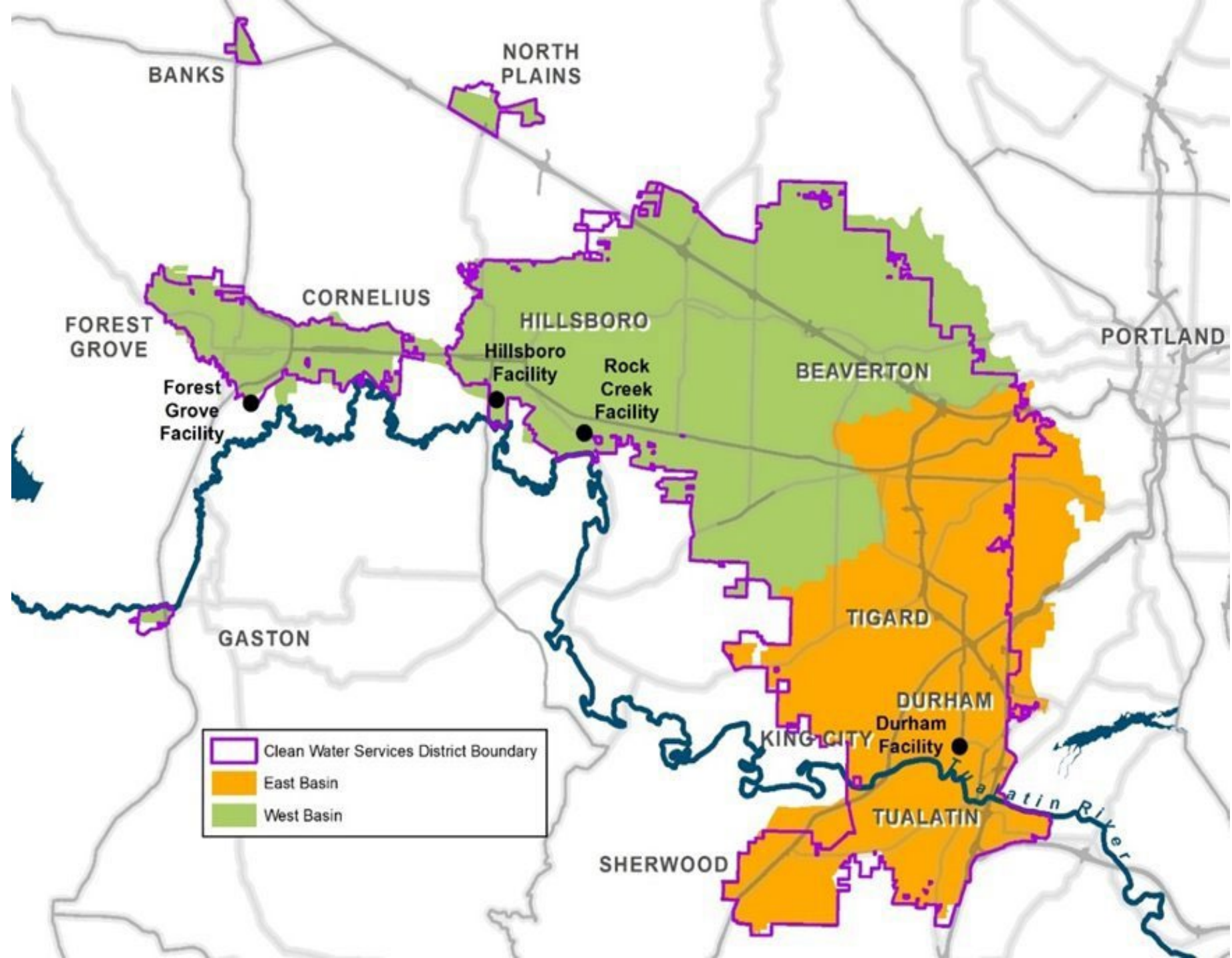
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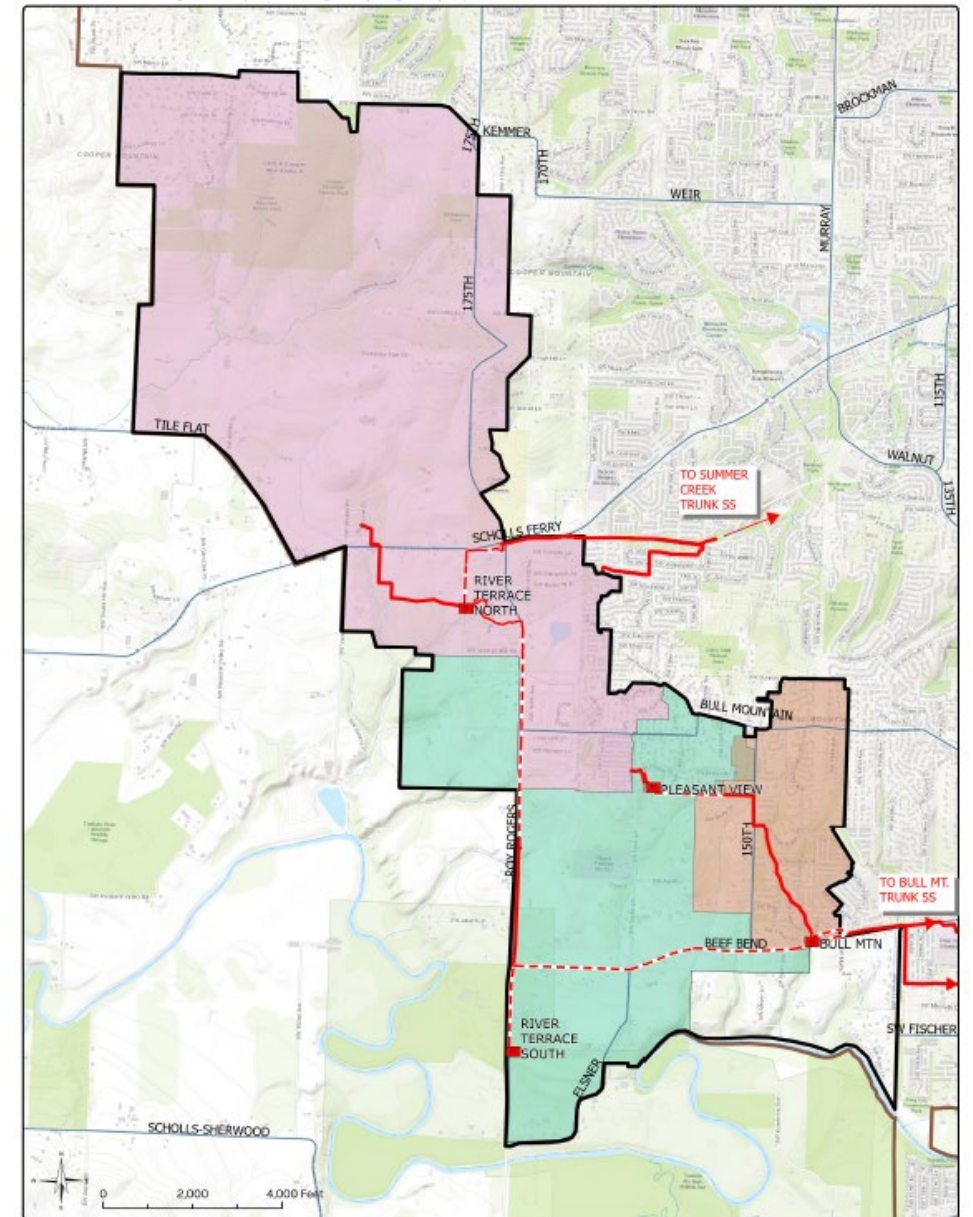
CWS Service Area & Facilities



CWS Sanitary Sewer Basins



Regional Infrastructure Planning

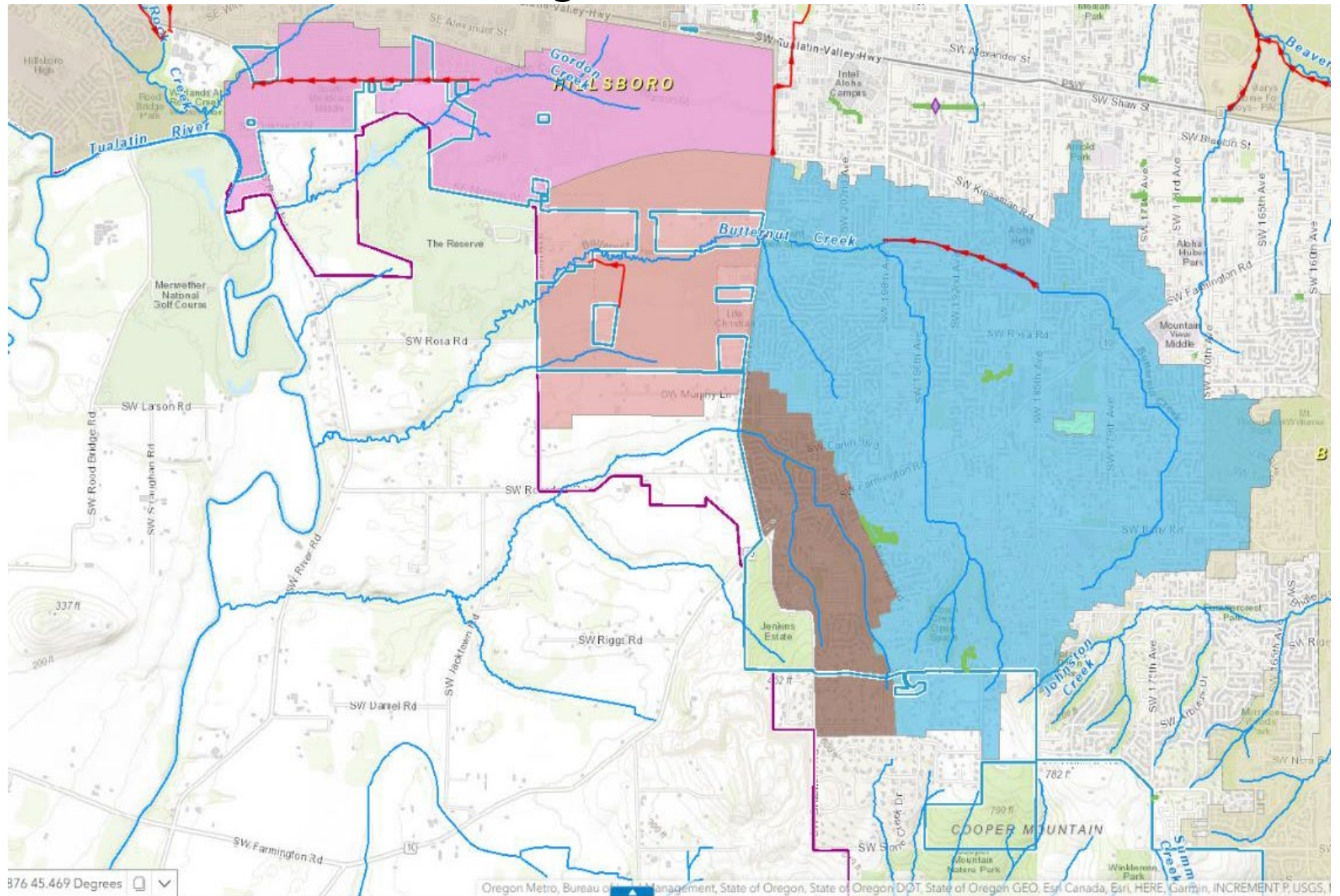


CleanWater Services **consor**

South Bull Mountain
Sanitary Sewer Concept Plan
Figure 1-1
Concept Plan Study Area

Project No: 22-3432 January 2024

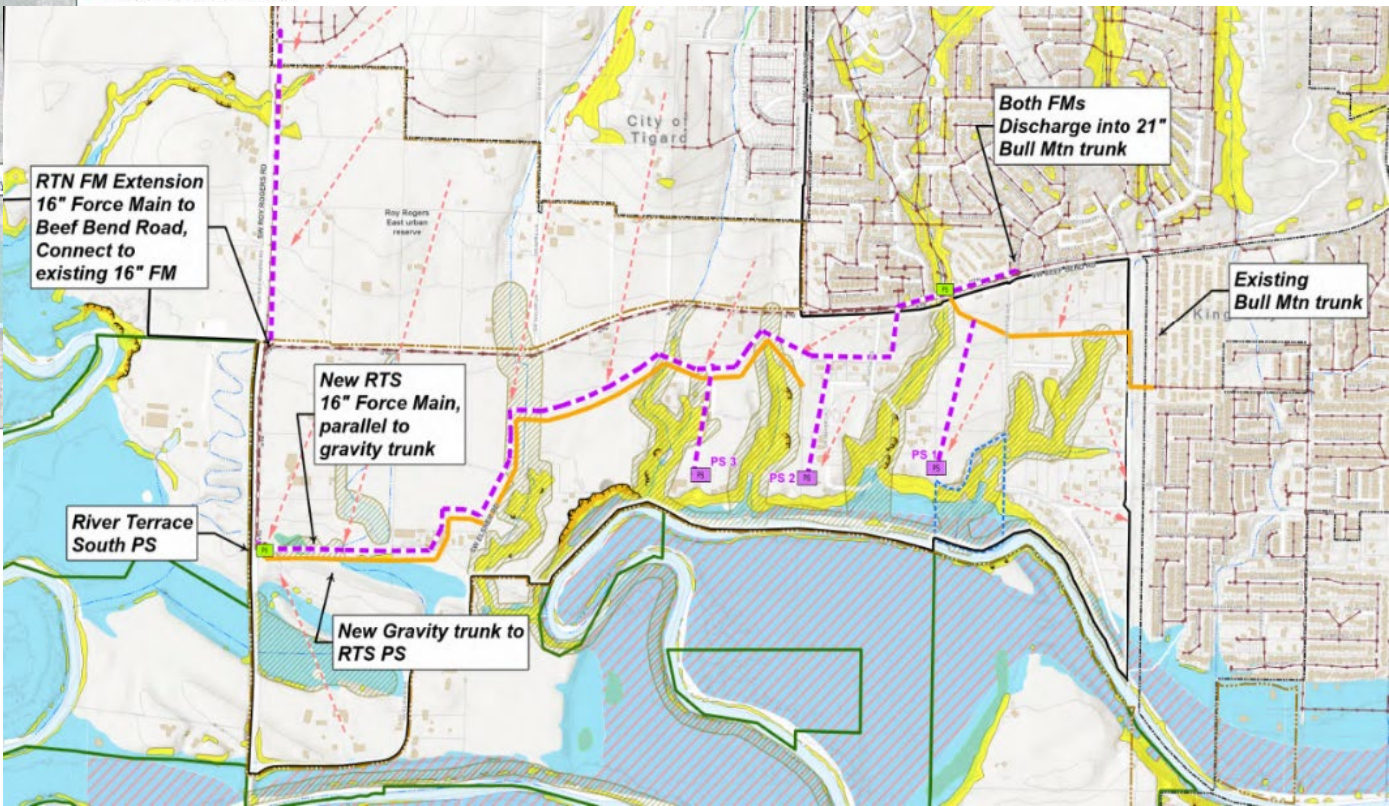
Regional Infrastructure Planning



Regional to Local Infrastructure Planning

REGIONAL APPROACH 3 RETROFITS AND RESOURCE ENHANCEMENTS SOUTH BULL MOUNTAIN | 18505J WASHINGTON COUNTY, OR

- LEGEND**
- River Terrace 2.0 (Tigard)
 - Kingston Terrace (King City)
 - Bankston Conservation Easement
 - Stream
 - 10' Contour
 - Special Flood Hazard Area
 - Wetland
 - Approx. Vegetated Corridor Buffer
- Proposed Stormwater Solutions**
- Stream Restoration
 - Stream Corridor Enhancement
 - Conveyance
 - High Capacity Bypass
 - Wetland Enhancement
 - Water Quality Facility
 - Water Quantity Retrofit Facility
 - Regional Stormwater Facility
 - Floodplain Enhancement
 - Onsite Water Quality Treatment



© PROJECT: 18505J, A00018505J, 18505J_PLAN_FIGURES/2023.APRX

Regional to Local Infrastructure Planning

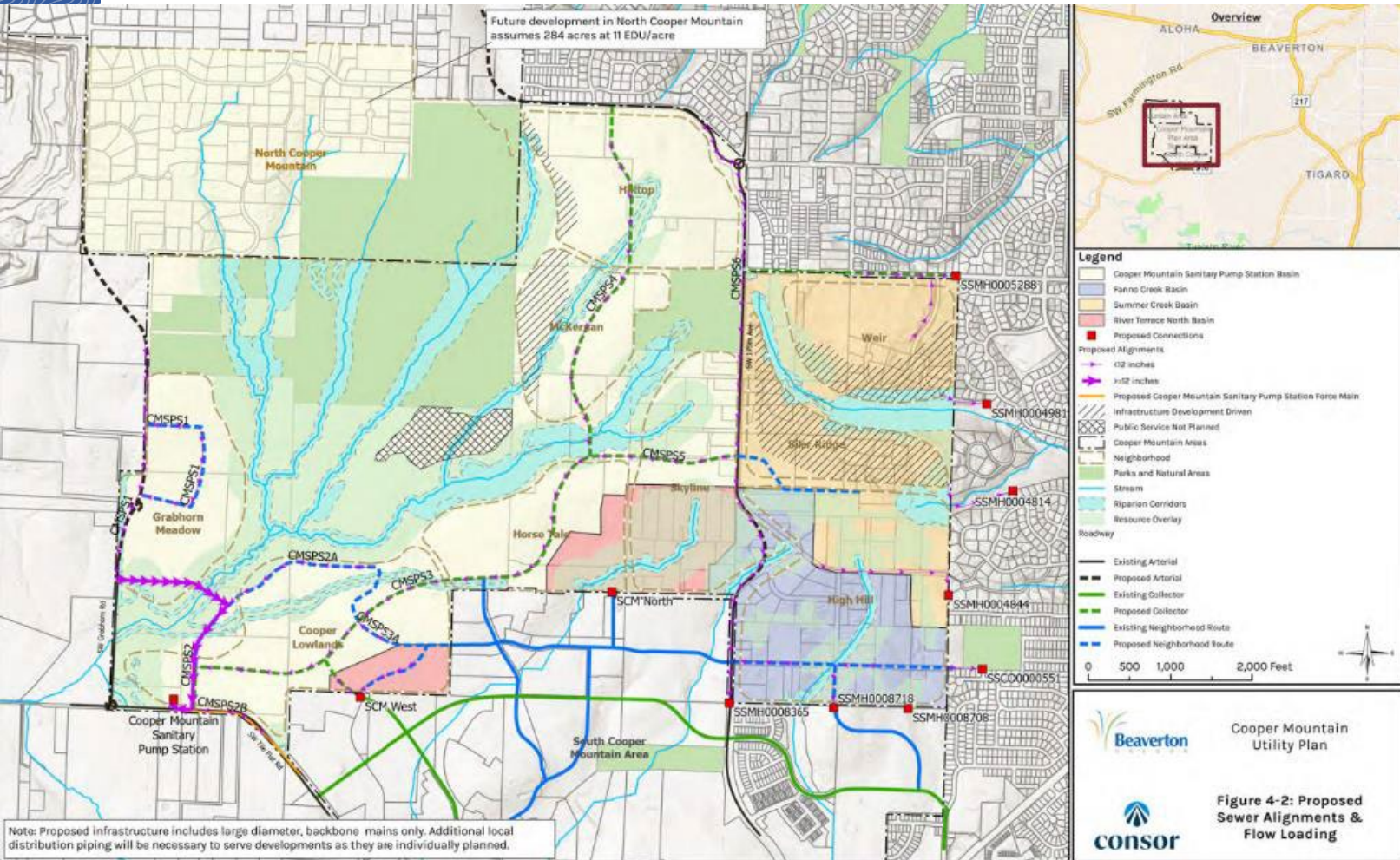
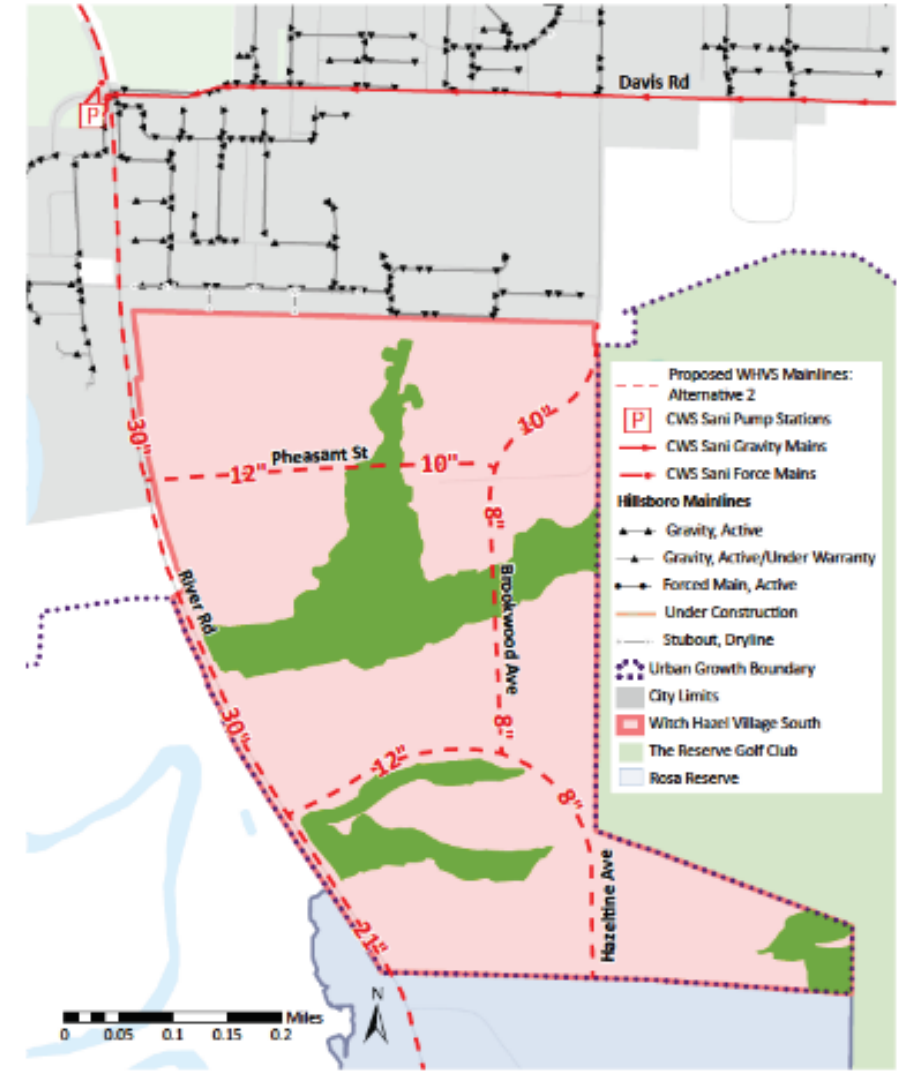


Figure 18: Witch Hazel Village South Sanitary Sewer Lines Map (Alternative 2)



Planning Considerations

- Early coordination
- Middle housing changes
- Timing & sequencing
- Level of certainty
- Alignment with local projects
- Future growth
- Legislation & rule changes



Thank You!

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