



King City Downtown Addition and Eastern Extension

King City, California



Client
Smith Monterey

Size
500 Acres

Designed
2005

Status
Construction 2007-2011

Services
Public Design Charrette
Preparation of a Master
Plan and Specific Plan
Form Based Coding

Located in south Monterey County, the small farming town of King City has been an increasingly attractive location for new housing over the past few years as housing to the north has become less affordable. The City undertook studies to determine the preferred areas for expansion, and chose the north—now under construction—and the east.

Immediately east of the historic downtown lies 500 acres owned by Smith Monterey, a farming company that has owned the land since the early 1960's. Of that acreage, the 100 acres immediately across the Union Pacific Railroad from the downtown had been incorporated into the City and subdivided in 1908, but never developed.

The project team led a public design Charrette in April 2005 to prepare a master plan including the 100 acres already within the City limits—the Downtown Addition—and the balance of the 500 acres—the Eastern Extension.

The master plan organizes the property into four walkable neighborhoods, the Downtown Addition including retail and mixed-use buildings, and the three to the east progressively less dense and more rural in character. The project incorporates two schools, large amounts of community open space, and a linear park along the creek incorporating sustainable stormwater management systems.