

Conclusion

At right is a copy of the U.S. Gelologic Survey map of the Damascus study area. On this map major features of the landscape can be discerned, including the high buttes and the deeply incised stream chasms. Patterns of development, presently confined almost exclusively to the forgiving valley bottoms can also be discerned. Also note more recent changes in the landscape, indicated in a purple tone. On the pages that follow we will show how this landscape might change over the years if the vision presented in these pages were followed.

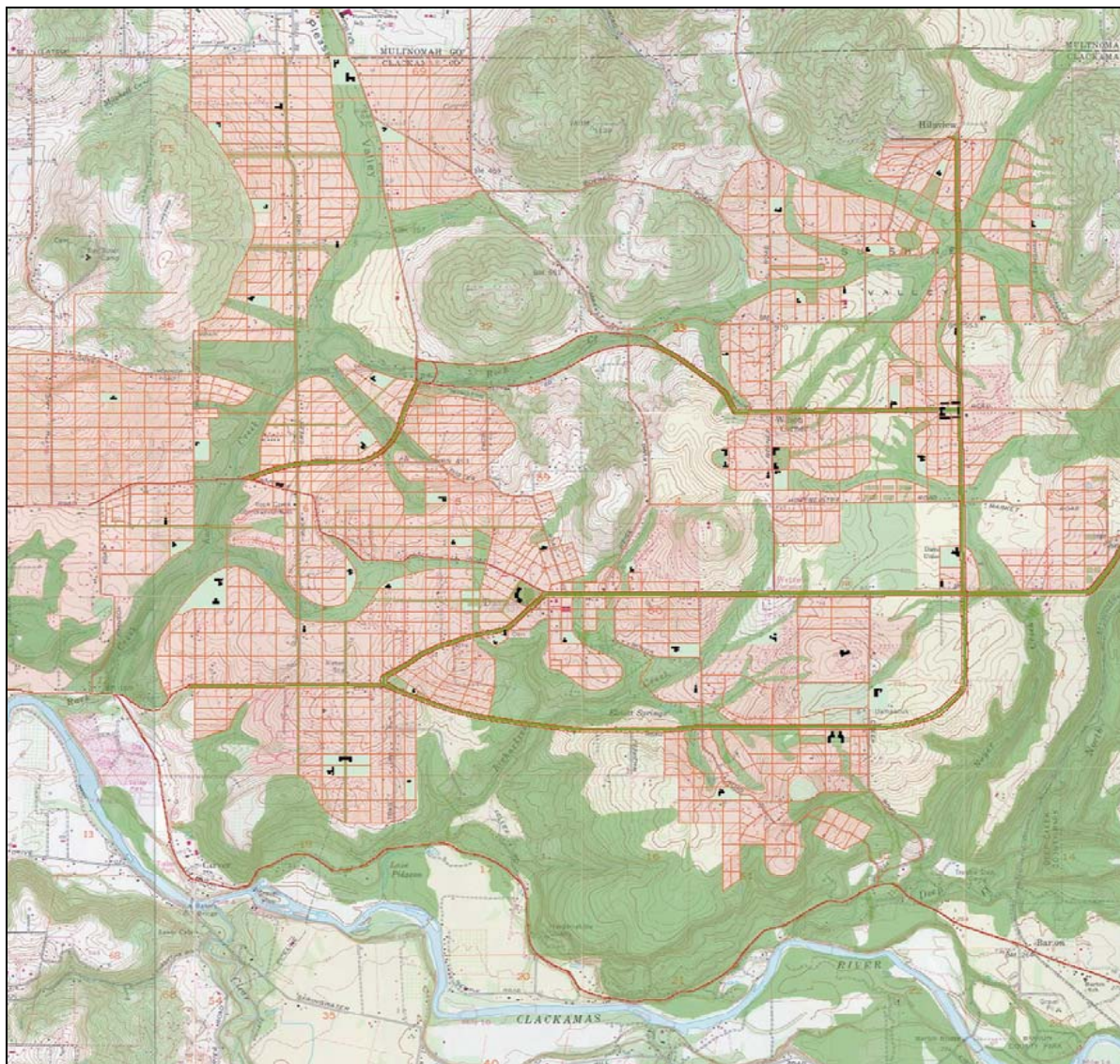
Note: The map at right only current to 1985



A Possible Future

At right is the view of how the community might look in 20-30 years. It is a composite view that incorporates all of the work done by the three workshop teams. About half of the site is intensively developed, lowering housing costs, increasing access to transit, and preserving green space as a result. Most trips take place within the district. Numerous surface and transit connections to other parts of the metropolitan region now exist.

TYPE OF USE	LAND IN ACRES
Total Site Area	13,600
Natural Resource/ Agricultural Area	4,000
Buildable Area	9,600
Residential/Mixed Use Res.	6,100 - 6,500
Dedicated Industrial/Business Park	450 - 900
Schools, Parks, Institutional	600
Roads	1,500



A Plan That Accommodates Two Jobs Options for the Damascus Area

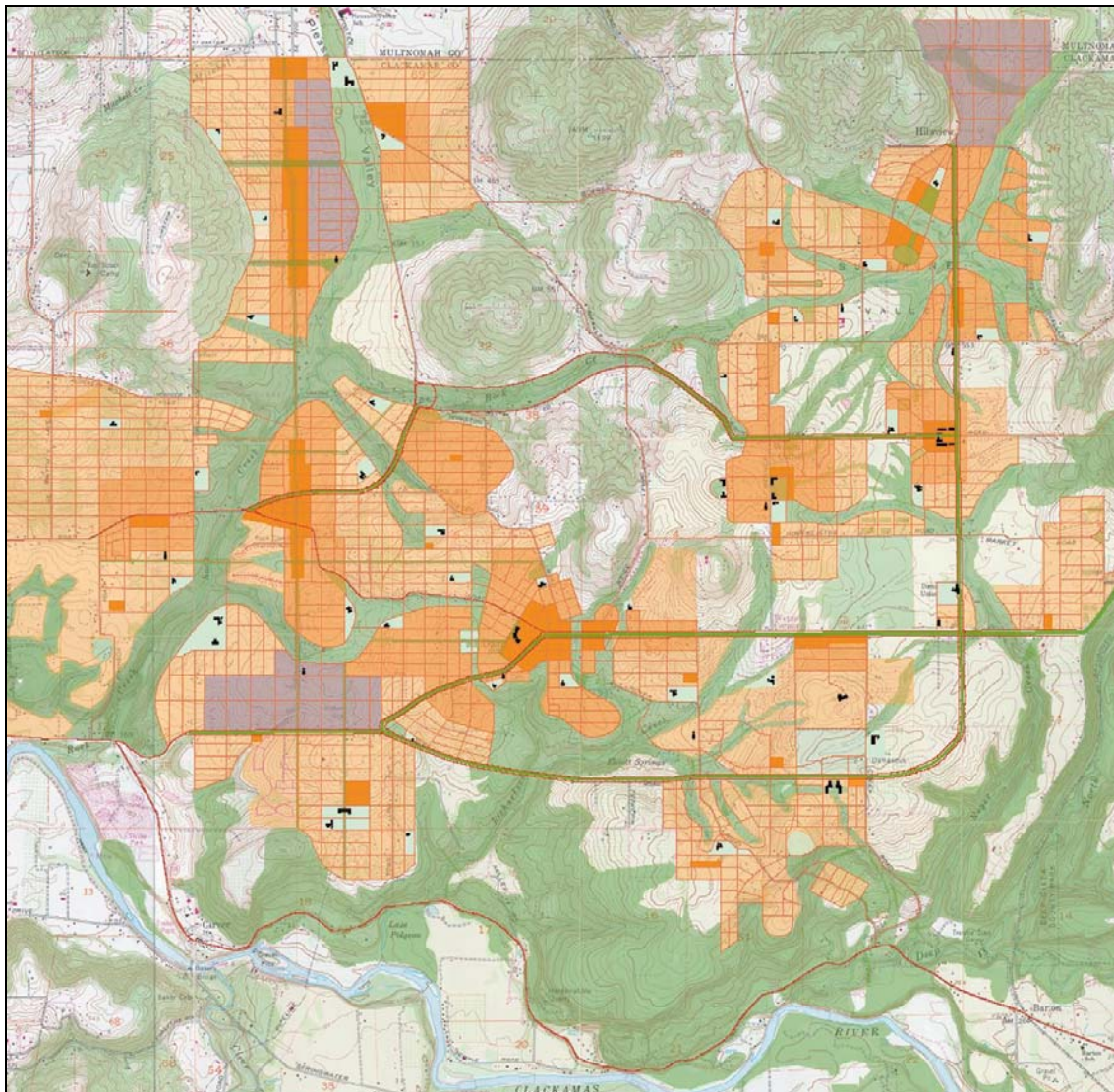
Jobs Options 1 – 40,000 Jobs

- 450 Acres Dedicated Business Sites
- 40,000 Jobs, 20,000 jobs in Dedicated Business Areas, 20,000 Jobs Integrated Into the Community.
- One Job Per Household

Damascus, Oregon

Land Use Map: High Industrial

- Commercial/Mixed Use
- High Density
- Medium Density
- Industrial/Business
- Existing Community
- Proposed Community
- Parkway
- Green Street
- School Building
- Church Building



A Plan That Accommodates Two Jobs Options for the Damascus Area

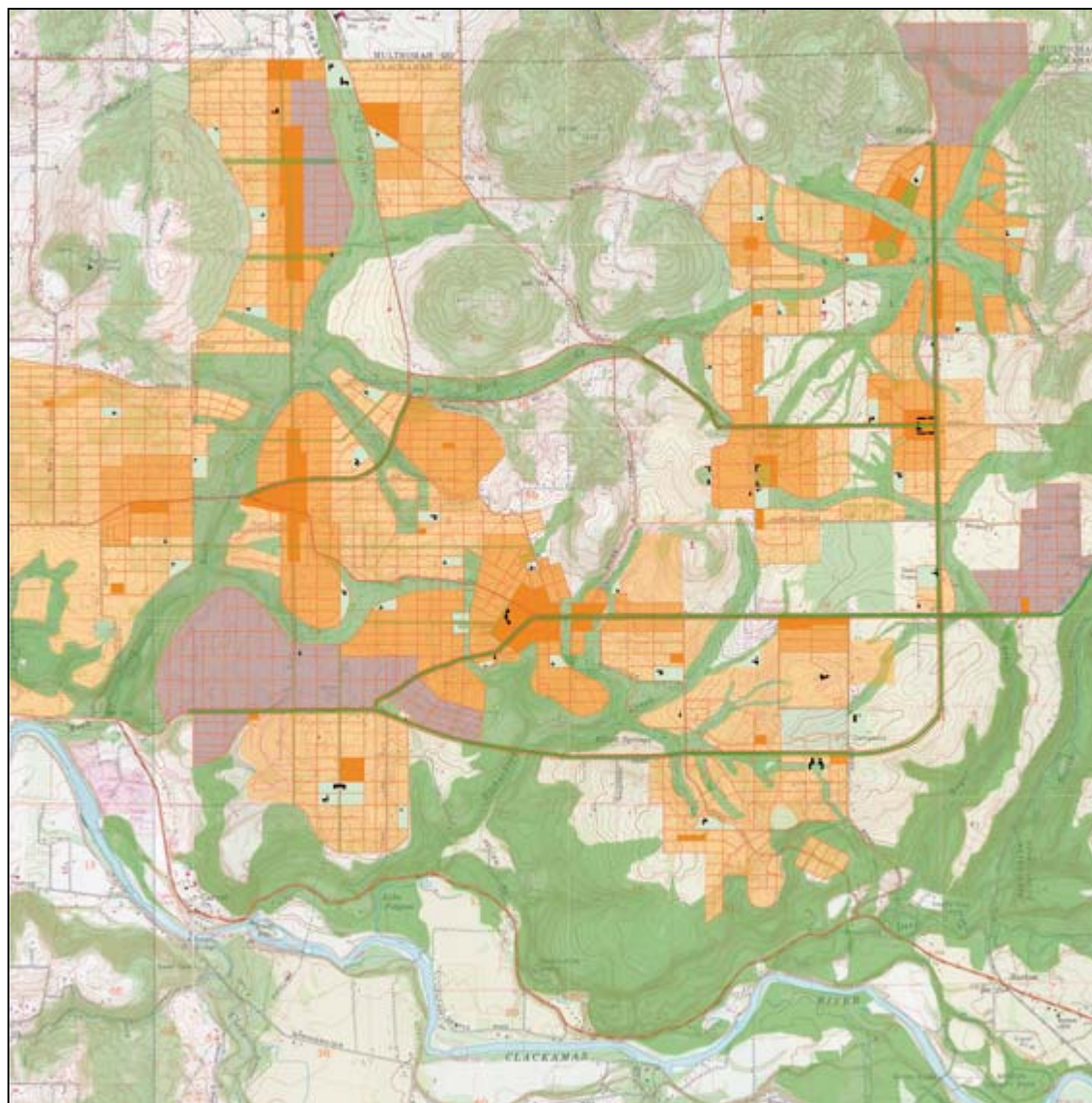
Jobs Options 2 – 80,000 Jobs

- 900 Acres Dedicated Business Sites
- 80,000 Jobs Total, 50,000 in Dedicated Jobs Sites, 30,000 Integrated Into Community
- 2 Jobs Per Household

Damascus, Oregon

Land Use Map: Low Industrial

- Commercial/Mixed Use
- High Density
- Medium Density
- Industrial/Business
- Existing Community
- Proposed Community
- Parkway
- Green Street
- School Building
- Church Building



¹ An Urban Growth Boundary is a legislated line in the landscape drawn to prevent uncontrolled urban development and the loss of farm and forest lands.

² As part of Metro's UGB expansion review and research process, Metro established a four-part system of classification to guide expansion. Based on the criteria established by the State, Tier One lands are the highest priority lands and are to be considered first for expansion, while tier Four lands are the lowest priority and are to be considered last.

³ 6 Holtzclaw, J, 1994, *Using Residential Patterns and Transit to Decrease Auto Dependence and Costs*, Natural Resources Defense Council, San Francisco, pp. 16-23; Parsons Brinckerhoff Quade Douglas, 1993, *The Pedestrian Environment*, 1000 Friends of Oregon, Portland, pp. 29-14; Cervero, Robert and K. Kockelman, 1996, "Travel Demand and the 3Ds: Density, Diversity and Design," *Transportation Research D*.

⁴ Gross residential density refers to the number of units a piece of land yields for housing inclusive of lands used for roads and other non residential uses.

⁵ A full section is one mile square. A quarter section is 1/4 mile square. A quarter quarter section is 1/8 mile square or 40 acres in area.

⁶ Metro Regional Services, May, 2002, *Green Streets: Environmental Designs for Transportation*, Portland, OR.

⁷ The workshop design brief required that designs ensure that between 80 – 90% of all water that falls on the site during an average year can be infiltrated by the soil.

⁸ National Home Builders Association: <http://www.nahb.com/default.asp>

⁹ See a recent independent study from Fannie Mae Foundation: http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1301_downs.pdf; Eban Goldstein, Dec. 1998, "Growth Management and Housing Prices: The Case of Portland, OR."

¹⁰ Nelson, Arthur C., Rolf Pendall, Casey J. Dawkins, Gerrit J. Knapp, The Link Between Growth Management and Housing Affordability: The Academic Evidence, A Discussion Paper prepared for The Brookings Institution Center on Urban and Metropolitan Policy, February, 2002.

¹¹ In the context of this workshop, "living wage" meant a wage that was sufficient to provide decent housing at market rates within reasonable distance of jobs, and also have enough left over to provide a quality of life and health for themselves and family members. In design terms this meant looking for ways to incorporate job sites for skilled workers.