



The Green Team

*Warren Byrd, Jim Closson,
Chris Eaton, Jane Green, Jim
Labbe, John Gardiner, Lori
Hennings, Paul Ketcham, Chris
Midgley, Dee Wescott, Kennon
Williams, Don Yon*

Start With the Carrying Capacity of the Land

The Green Team started by examining the ecological carrying capacity of the site and by contemplating how much land could be developed before natural systems (such as salmon streams) were destroyed. The result of this method of inquiry was a diagram showing where development would be most appropriate, and where development should be precluded. This diagram created a framework for landscape preservation and development. Forested buttes were protected, as were streams (with a 300 foot riparian buffer on each side for streams in major ravines; other streams were provided with 150 foot riparian buffer on each side).

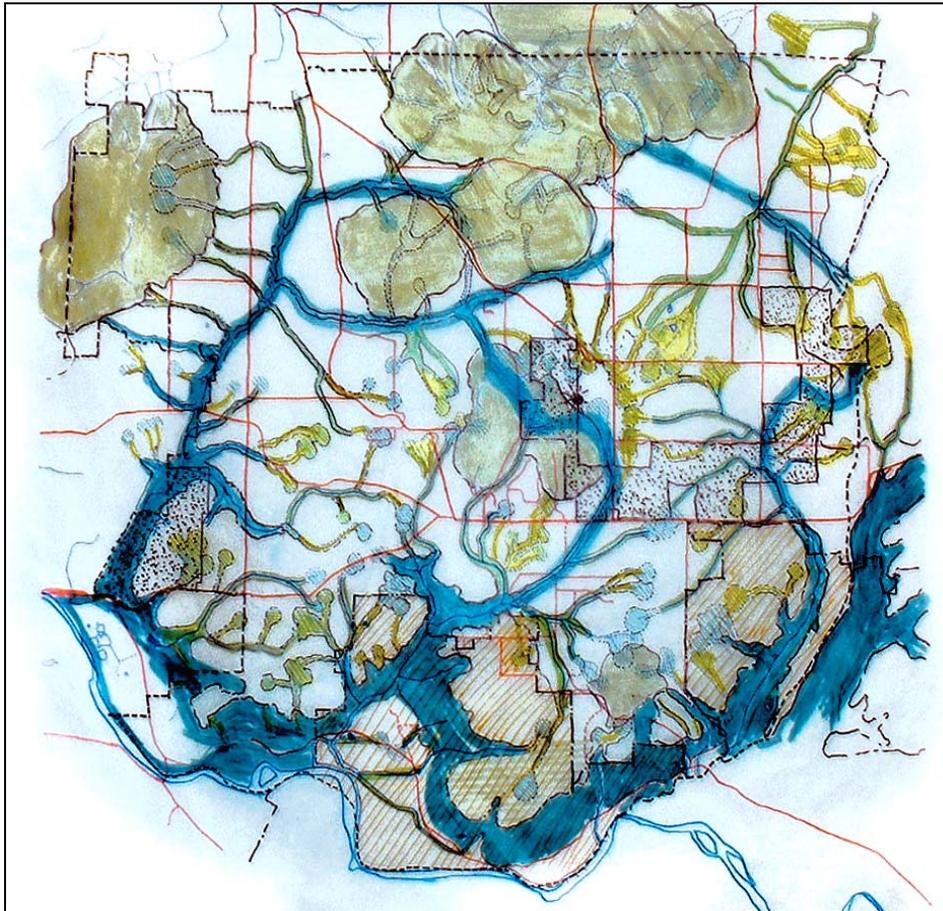
Two Basic Moves: Preserve Buttes and Stream Corridors

These two basic moves preserved the most important visual elements of the Damascus area and established a strong and attractive natural edge for future neighborhoods. The 300 or 600-foot wide riparian corridors bounding these discrete but interconnected neighborhoods would ensure the health of stream systems, preserve the most crucial habitat areas, create avenues for terrestrial wildlife movement, and provide an area-wide recreational trail system for pedestrians and bicycles. The protected buttes became the constant signature of the place, remaining visible from all parts of the site.

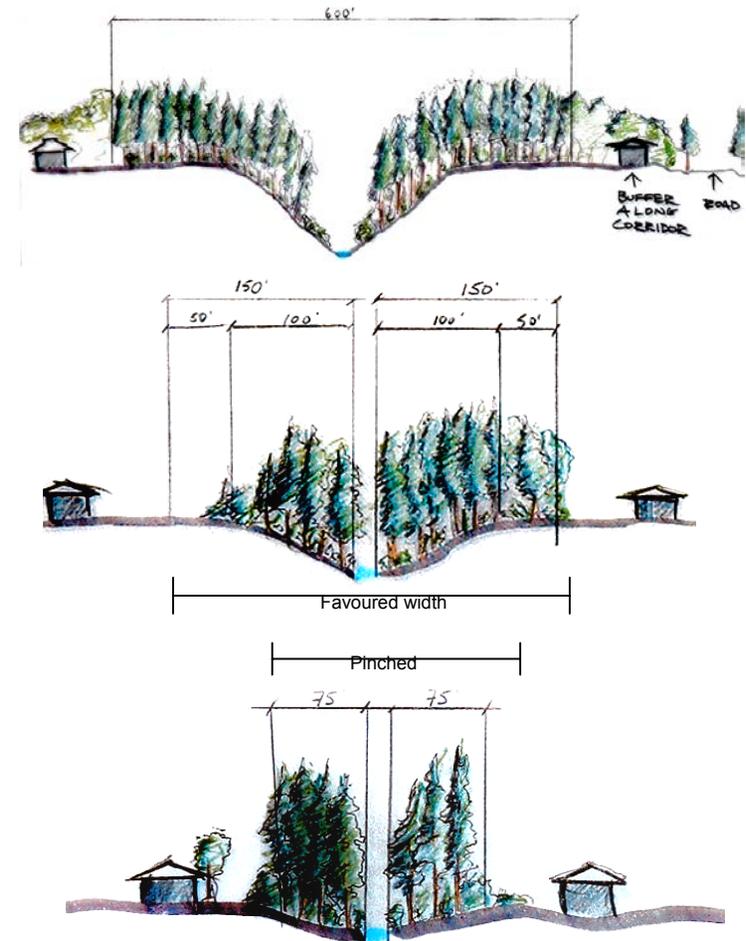
The plan proposed connecting the protected butte top forest zones to the Clackamas River via the wide stream buffers. Research has shown the overarching importance of a connected system of habitat, inclusive of all of the various types of habitat on the site (wet/shady, dry/sunny, etc.) and the blended ecotones (the transition zones between plant communities) that connect them. The continuous riparian connections between buttes and river would ensure the protection of a portion of all of these important ecotones and would protect migration paths and habitat for terrestrial animals as well.

The 600-foot Interconnectivity Standard.

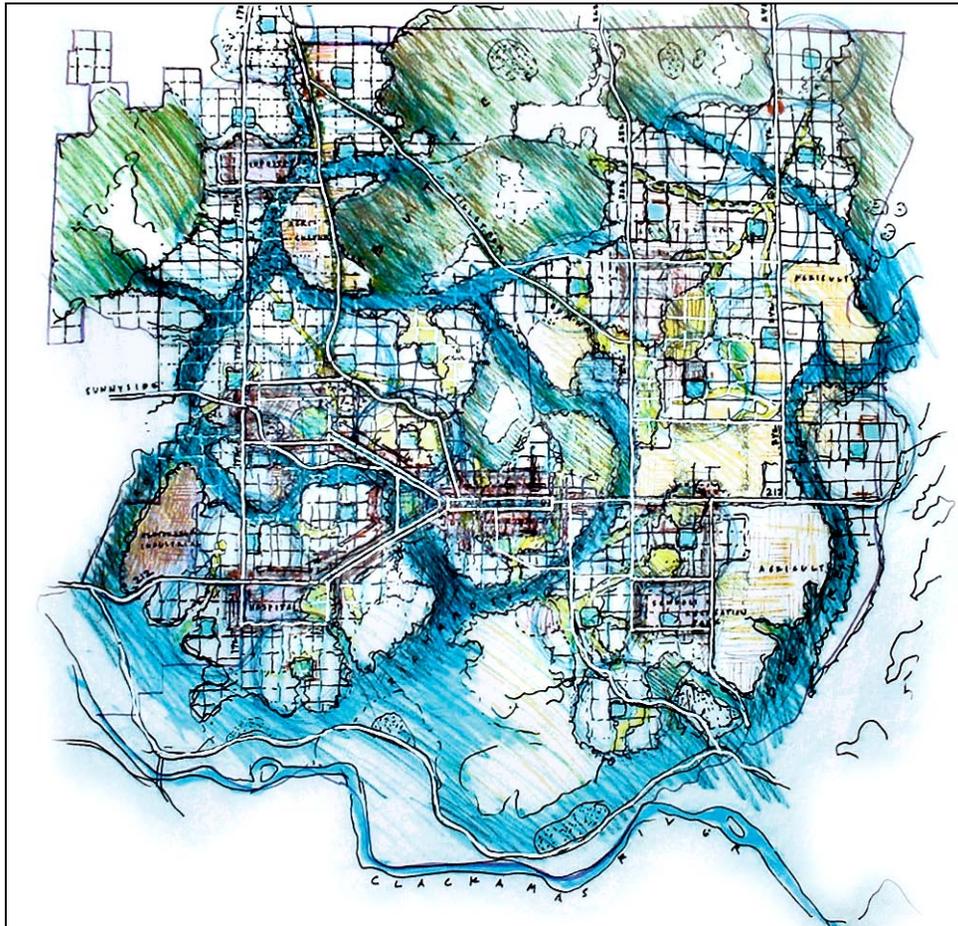
The Green Team's next important move was to impose a concept for an interconnected street system over portions of the landscape unconstrained by steep slopes or stream corridors. The interconnectivity increment they used conformed to Metro's "600-foot maximum distance to through streets" standard, which is crucial for reducing gridlock on suburban arterials. They laid this interconnected network along the cardinal axis lines (due north/south and due east/west) to align with existing roads and parcel boundaries, thus insuring that the community could develop incrementally as parcels became available. After a meeting of all three teams, the Green Team land use diagram became the basis for the Go Team's transportation planning efforts and for the Home Team's more detailed neighborhood concepts. The clear logic embodied in this plan



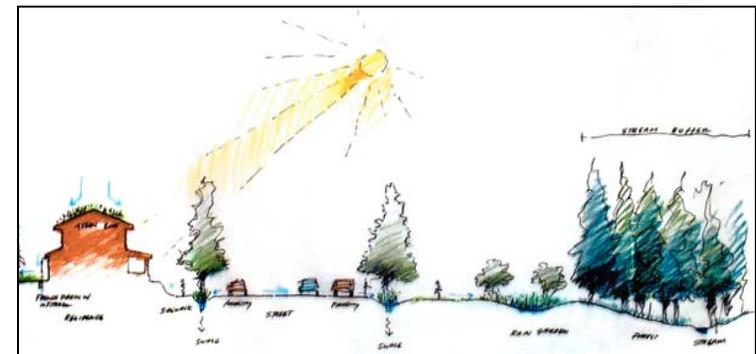
The inherent natural beauty and ecological capacity of the site provided the basis for an assessment of land use suitability and environmental protection. A key priority emerging from this diagram was to protect and connect the ribbons of green space that interlace the site. This included riparian and wildlife corridors, steep buttes, and key agricultural areas.



Riparian setbacks ranging from 150 ft. to 600 ft. wide, measured from top of bank to top of bank, were proposed to ensure the health of the site's stream network, preserve the most crucial habitat areas, create corridors for terrestrial wildlife movement, and build an area-wide system of trails and greenways.



A community structure based on a 600 X 600 ft. block increment forms around the interlaced network of streams, buttes and agricultural areas. Damascus centre is the focus of the most intense development with four smaller centers in surrounding areas. A total of 28 individual neighborhoods are envisioned, each organized around a five-minute walk, and each with a public park as its centre.

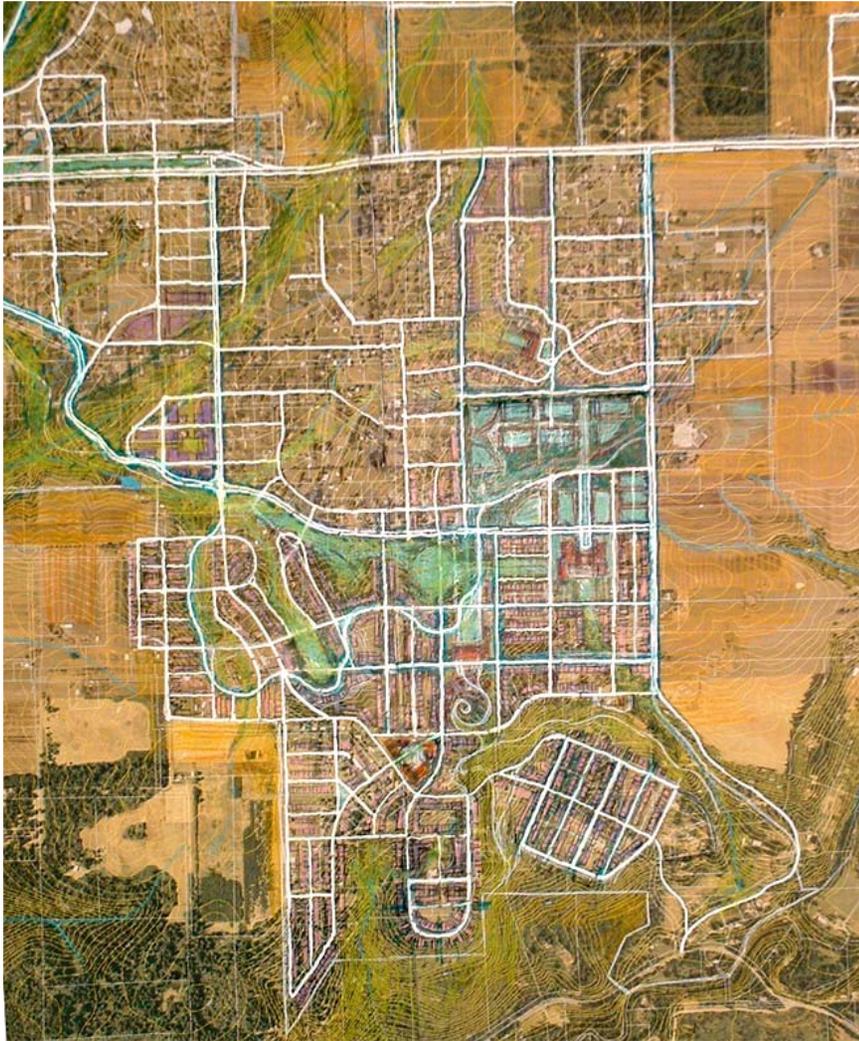


Top: Interconnected streets and pathways easily give way to the ecological underlay that bounds and reinforces each neighborhood.

Bottom: This section of a green street shows how runoff from roofs and streets can be managed and cleaned within the road right-of-way before being released slowly to receiving streams.



Green Team's detail plan for the northeast portion of the site. Note how natural systems influence the end shape of the district, and how citizens are never but a few steps from natural areas. Natural areas provide recreational trails and a secondary circulation system for bikes and pedestrians. Generous buffers and green infrastructure system tendrils that extend deep into the neighborhoods protect streams. Note the mixture of densities apparent, and the retention of various existing low-density development. Also note preservation of "tier three" farm lands and forested slopes.

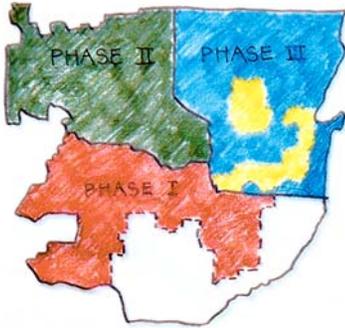


Detail from the final Green Team rendering showing southeast portion of the site (centered on the intersection of Rt 212 and 242nd Street). Area suggested for education campus (community college or branch campus for example) shown center right. This plan shows how the Green Team adapted to existing parcels, roads, and stream ravines to formulate a plan that could grow over time.



Close up detail from the Green Team rendering showing east central portion of the site centered just south of Wilson's Corner. The attention paid by Green Team members to existing parcel lines, drainage ways, and roads is apparent. The intention was to formulate a plan that could evolve over time through the independent decisions of property owners to develop or add housing to parcels.

Phasing Concept



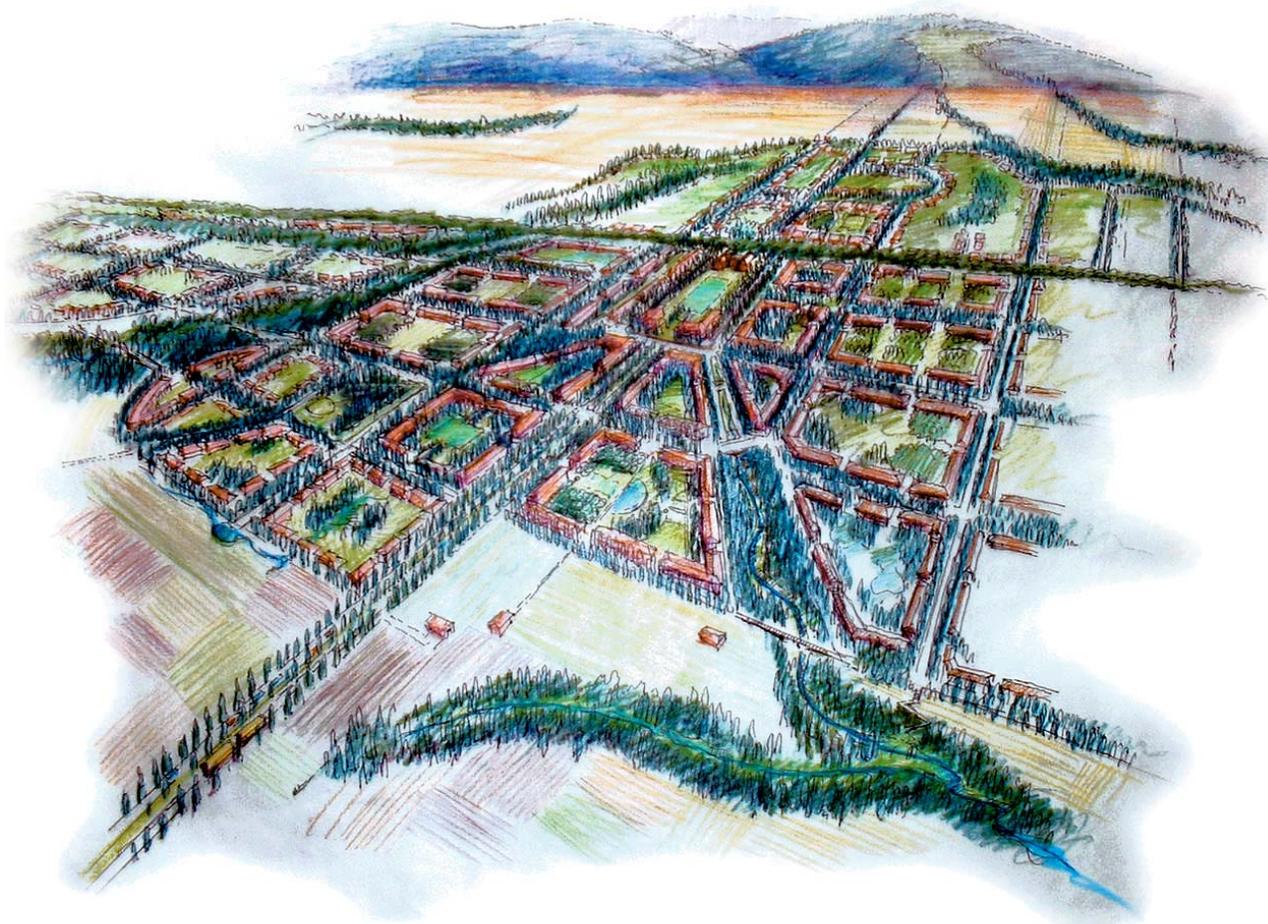
The Green Team recommended a managed approach to growth to retain the area's sense of community and unique identity. To achieve this, they recommended that the City of Damascus be incorporated or annexed to surrounding areas and that expansion of urban services (i.e., road improvements and urban zoning) occur only when services can be provided. These measures would help to limit the market tendency for "more of the same" type of development, seen in adjacent urbanizing areas.

meant that a process designed to be open to the creation of three different plans ended up arriving at an early consensus supporting one basic plan.

While the Green Team's proposal sacrifices many acres of agricultural land for urban uses, virtually all of the "Tier 3" resource lands were preserved (i.e., those situated in a large "U" shape [as depicted on Metro's Alternative Analysis Map] to the west of Damascus north of Route 212).² Preservation of these large fields would maintain a key aspect of the existing visual quality of the area as it develops while leaving options open for possible land use changes beyond the year 2040. These preserved fields would also clearly mark the transitions between one community district and the next.

A Framework for Land Use

The initial Green Team concept plan provides a logical framework for land use, with Damascus at the hub of four new community nodes. Finally, and in conformance with design brief targets for provision of job sites, the Green Team suggested two industrial centers in the west portions of the site and a third at the northeast corner of the site, in view of Highway 26. Up to 700 acres of dedicated industrial/business lands would be available during the first 20 years of development (and potentially 400 acres more after that). All of these lands would be close to either Interstate 405 via Route 212 or to Highway 26.



An aerial view of the center-east portion of the site as it might appear in 2040. The Green Team's careful approach to protecting the site's ecology and visual beauty does not come at the expense of creating an integrated, diversified and distinct community. Agricultural land and community plots bound this community node on 3 sides and maintain views from the surrounding buttes. The fine-grained grid of green streets and blocks gives way to streams and wildlife corridors, making natural systems a visible and vital part of everyday life.