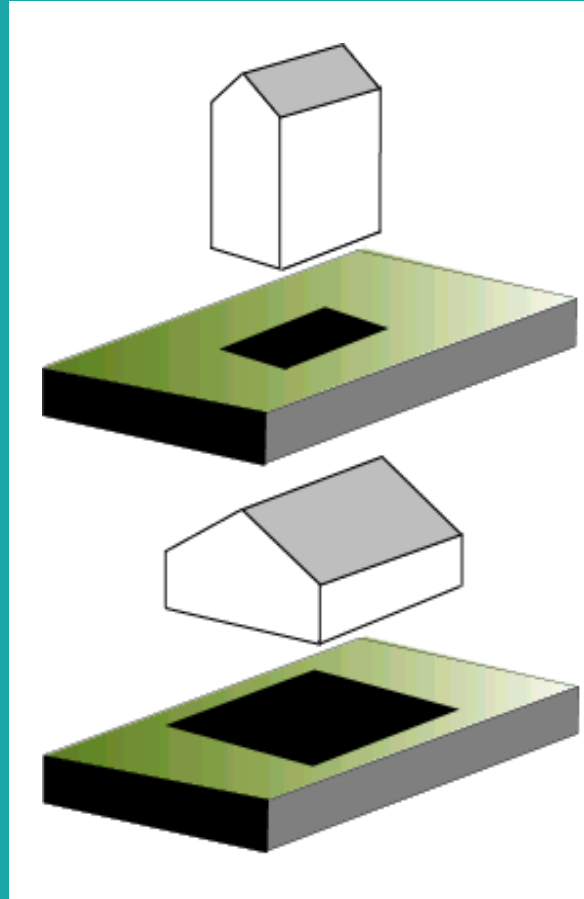


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## Reduce Impervious Surfaces: Build Up Not Out



# key issues/existing conditions

## natural systems

Water, water everywhere:

3 primary streams and  
many tributaries

3 Watersheds drain  
southward

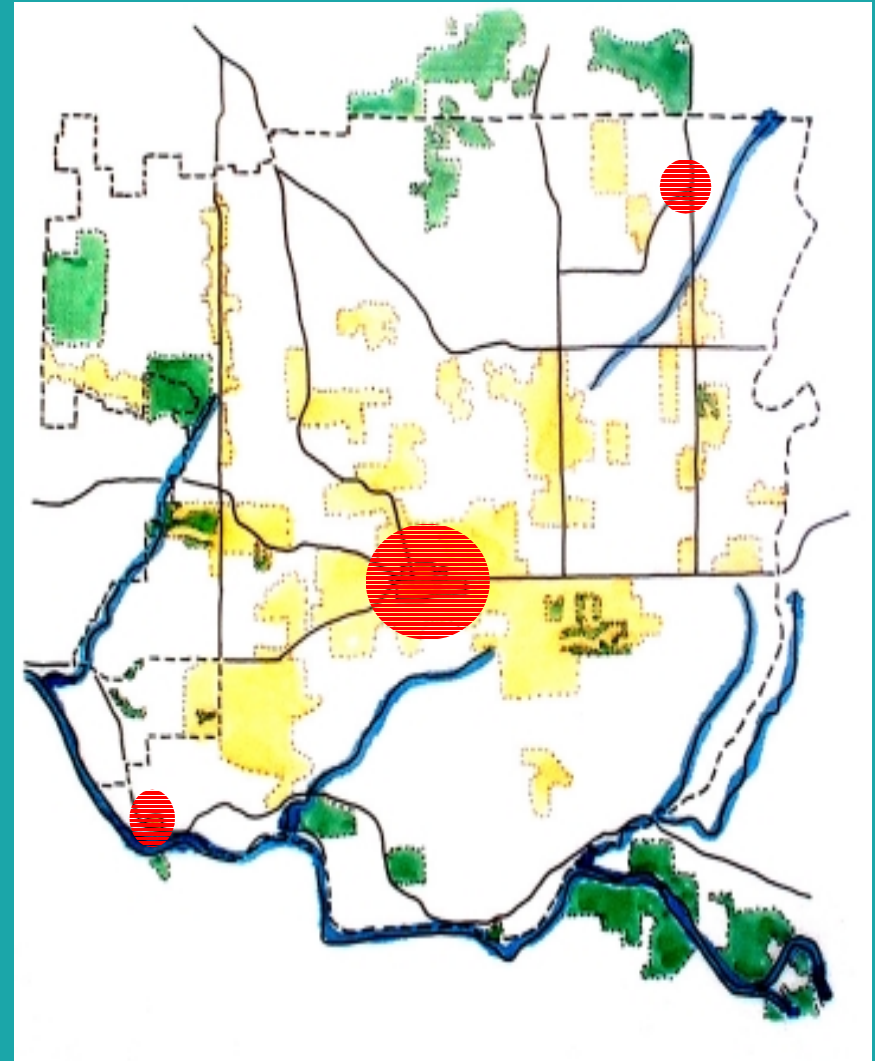
Landscape of buttes and  
gorges



# key issues/existing conditions

## cultural settlement patterns

- More than one neighborhood center
- Damascus as a bridge between two developable areas
- North-south pattern of development with east-west road network
- Where are the parks?
- What defines the south edge?
- What is the area's local character?



# Developing the Plan

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- Start with natural and spiritual beauty of the place
- Connect the ribbons of open space
  - Wildlife and Riparian Corridors
  - Buttes, steep slopes and views
  - Existing agricultural uses - large lot patterns
- Create network of farms, forest, and communities
- Use green neighborhood and design strategies



# Integrating Land Uses and Transportation into the Plan

- Central Damascus is focus of most intense development
  - Civic and commercial center
- Four to Five development centers
  - Two industrial centers in west
  - 28 residential neighborhoods with schools and parks in center
  - Educational - recreation center in south east
  - Agricultural - phased to industrial in north east



# Refine Green Principles

- Protect wildlife and riparian corridors
- Shift paradigm to protect headwaters in “headwater parks”
- Linked system of trails and greenways
- Acknowledge sacred centers
  - Watershed origins, buttes, ravines
- Retain land for agricultural uses at large and small scales
- Preserve existing homes and incorporate new homes
- Identify land for job base



## Land Use Program - From Design Brief

Type of Use	Land Estimate in Acres
Total Site	13,600
Natural Resource area	4,000
Buildable area	9,600
Residential/Mixed Use Res.	6540
Industrial/Buisness Park	483
Schools, Parks, Institutional	599
Roads	1576
<b>TOTAL BUILDABLE</b>	<b>9198</b>



# Phasing Concepts

- Growth Management Tools
  - Phased UGB expansion
  - City of Damascus Incorporation or annexation to existing
  - Expansion of urban services, road improvements and urban zoning only when services can be provided
- Managed growth will retain sense of community
- Limit the market tendency for "more of the same" development patterns





# General Green Infrastructure Concepts

- **Built Environment**
  - Derive sense of place from landscape
  - Reduce impervious surface in development scenarios
- **Transportation**
  - Use existing Roads as much as possible and avoid road crossings
  - Implement Green Streets and parking areas
- **Natural Resources**
  - Protect existing high quality corridors
  - Address property rights and equity issues



# Green Infrastructure - Natural Resources

- Public education
- Development mitigation/restoration requirements
- Zoning and regulation
- Conservation easements
- Outright purchase by public entity or private land trust
- Landowner tax incentives (restoration, enhancement)
- Create new local improvement district
- System development charges for parks, open spaces

