

New Look for City Website - Historical Photos Needed

You may have noticed our Quarterly Newsletter has taken on a new look. This is to coincide with the new City website. Not only has the style changed on the website but we have recently added new features, which includes a drop menu at the top. "Community" is one of the new sections, which will provide information on the City and local events. In this *Community* section you will find a new *History* page. The City is searching for historical photos to add to the website. If you would like to share your historical photos,

please visit City Hall so that we can obtain copies of these treasured photos of our great city.

The site also includes a Google search and a dropdown menu called "I am looking for," to help readers find information more easily or rapidly. Another feature is an RSS feed button to notify people when we have made changes on our site. Click the *Let me Know* button if you have any comments or concerns for City staff or Council. You will receive a response within two days.



Damascus Peace Candle
1959 Centennial Celebration

Upcoming Events

July 16 6:30 PM
Council Work Session

July 20 7:00 PM
Council Meeting

July 21 6:30 PM
Council Work Session

July 30 6:30 PM
Council Work Session

August 3 7:00 PM
Council Meeting

August 13 6:30 PM
Council Work Session

August 17 7:00 PM
Council Meeting

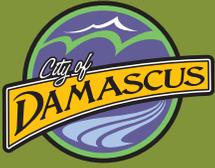
Former Mayor Dee Wescott Selected for Leadership Award

The Oregon Chapter of the American Planning Association selected the late Dee Wescott, former Mayor of Damascus, for the Distinguished Leadership by an Elected Official award. The award was based on the contribution of an elected official to the land use planning profession. Dee Wescott was an involved citizen his whole life and as the first mayor of Damascus provided leadership to the community for the first new city in over 20 years in Oregon.

Anita Yap nominated Dee with the endorsement of many planning professionals that worked with Dee over the years. The Wescott family accepted the award at the June awards ceremony.



Wescott Family: Kay, Karl and Mary Wescott accept award



Transportation Open House

More than 110 people attended a June 2 public meeting to kick off Damascus' transportation planning effort. Safety and congestion were among the biggest concerns expressed by participants. Issues with the lack of



a well-connected transportation system, an element considered critical to supporting motorized and non-motorized travel as well as mass transit, were also raised.

Participants spent time around tables sharing their ideas on transportation needs and expressed their priorities on a set of project guiding principles based on the community's core values.

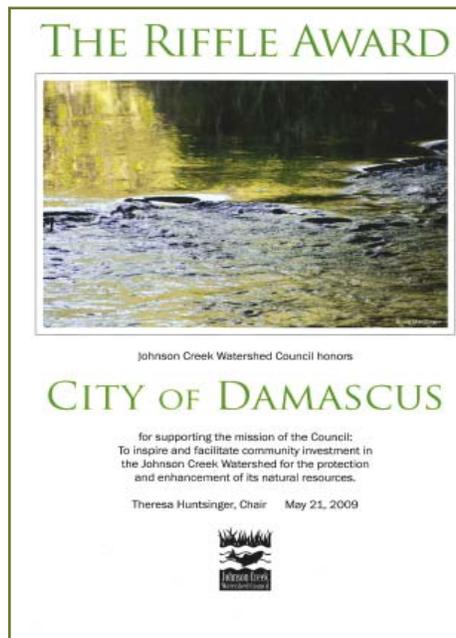
To see a more detailed report on the results of the meeting, go to the City website – www.ci.damascus.or.us.



City Planning Project Receives Award

The Johnson Creek Watershed Council selected the City of Damascus to receive the Riffle Award for 2009. Riffle Awards are presented to community groups, businesses and individuals who have made outstanding contributions to the Watershed in 2008. Several areas within the city, including the Buttes area at the Kelly Creek headwaters and the Sunshine Valley basin, are part of the Johnson Creek Watershed. The ecosystem services planning work includes an evaluation of the benefit of natural systems relating to carbon storage, stormwater systems, water quality and wildlife habitat improvement. The next step is the implementation phase of ecosystem services to determine the tools that could be available, such as transfer of development

rights or credits, system development credits, and carbon market credits along with regulatory tools.



Planning Staff

- Anita Yap, Community Development Director
ayap@ci.damascus.or.us
- Carrie Brennecke, Associate Planner
cbrennecke@ci.damascus.or.us
- Erika Palmer, Associate Planner
epalmer@ci.damascus.or.us
- Bob Short, Associate Planner
bshort@ci.damascus.or.us
- Chris Alfino, GIS Technician
calfino@ci.damascus.or.us
- Theresa Nation, Administrative Specialist - tnation@ci.damascus.or.us

19920 SE Highway 212
Damascus, OR 97089
Phone: 503-658-8545
Fax: 503-658-5786

Transportation Planning – Design Workshop

Damascus recently launched joint development of a Transportation System Plan and a Highway 212 Land Use and Transportation Corridor Plan. A team of transportation planners, engineers and designers assembled at City Hall over a three-day



period (June 23 – 25) to draft alternative solutions to the City's current and future transportation issues.

Participants helped identify needed transportation system features that were sensitive to neighborhood, environmental, topographical and other community concerns. Public input collected during a comment period that began with a June 2 open house and ended June 19th guided the team as they worked intensively to flesh out the concepts. A set of Guiding Principles (available online) established the standards for thinking about alternative solutions. Public presentations were held each evening to display the day's progress and get public feedback.

The design team is finalizing development of the most promising



transportation system ideas. Those draft transportation system concept maps will be posted on the City's website later in July. The alternative concepts will

be further analyzed, evaluated and improved this summer with the results and refined maps presented to the public for review and comment early this fall. To view project information, go to the City website - www.ci.damascus.or.us.

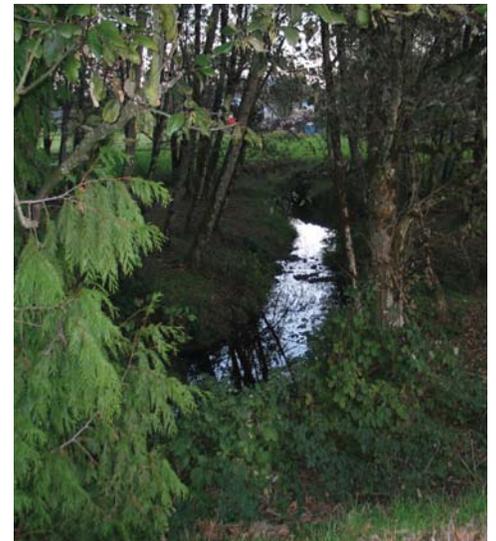
Development Code Open House

The initial draft of the Damascus Development Code was presented to the public at an open house at City Hall on June 17. The well-attended open house included a presentation and several displays illustrating the contents of the Draft Code. The State Transportation and Growth Management Program also provided funding for a brief Phase II of the project. This phase will produce additional code sections including an Employment district, a Clackamas Greenway overlay, and Flood and Civic overlays. Four case studies will also be produced that will demonstrate how development could occur in village centers and steep slope areas once the Code is adopted.

Natural Features

The Natural Features Topic Specific Team has been hard at work. They have completed a draft Economic, Social, Environmental and Energy Analysis for the City's Goal 5 significant resources. The ESEE analysis evaluates the different tradeoffs of conflicting uses to determine whether to allow, limit, or prohibit conflicting uses within significant natural resource sites. The analysis is part of the State's Goal 5 planning requirements. This analysis will shape upcoming recommendations for boundaries of natural resource conservation/protection areas and also guide policy direction for how development in environmentally

constrained areas will take place. For more information on the City's natural features, please contact Erika Palmer at (503) 658-8545.



On the Web
WWW.CI.DAMASCUS.OR.US

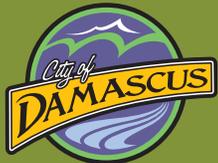
Phone: 503-658-8545
Fax: 503-658-5786

Working with you today,
for Damascus tomorrow

Community Development Department



PRESORT STANDARD
US POSTAGE PAID
PORTLAND OR
PERMIT NO. 2358



VOLUME 2 ISSUE 3
3RD QUARTER 2009

PLANNING NEWS QUARTERLY
COMMUNITY DEVELOPMENT DEPARTMENT

East Damascus Water Reuse Study

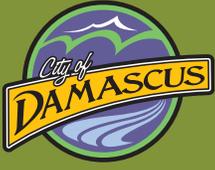


In April the State of Oregon Water Resources Department awarded the City of Damascus a grant to prepare a feasibility study that will investigate opportunities for Southeast and Northeast Damascus, evaluating water reuse options and partnership opportunities as Damascus seeks to solve the wastewater collection and treatment issues

in combination with reclaimed water solutions. In June the City of Damascus held a Southeast Damascus Reuse Study Brainstorming and Chartering Workshop that was attended by city staff, service providers and agency representatives to identify values

and generate ideas. The development of the feasibility study is expected to be a six-month process.





PLANNING NEWS QUARTERLY
COMMUNITY DEVELOPMENT DEPARTMENT

Damascus in the News

The City of Damascus has recently been recognized for innovative and cutting-edge planning activities.



The Oregonian reported on *Blurring the Urban Rural Divide in Damascus*, focusing on agriculture and urbanization.

<http://www.oregonlive.com/envi->

[ronment/index.ssf/2009/08/blur-ring_the_urbanrural_line.html](http://www.oregonlive.com/environment/index.ssf/2009/08/blur-ring_the_urbanrural_line.html)

The University of Oregon Landscape and Architecture program studied Thompson Farms for a winter studio for integration of urban development and farming and developed a report on the results.

<http://ci.damascus.or.us/references/misc/UOprojThompFarm.pdf>

The Damascus Story, published in the Oregon Planners' Journal, provides background on the formation

of the City of Damascus and opportunities and challenges.

<http://www.ci.damascus.or.us/references/misc/Damascus%20Story.pdf>

Ecosystem Services and City Planning, published in the Oregon Insider, discusses the City's focus on developing a program to value the natural resources in the city and provide opportunities for benefit to property owners.

<http://www.ci.damascus.or.us/references/misc/Insider.pdf>

Upcoming Events

October 5 7:00 PM
Council Meeting

October 13 6:00 PM
Transportation TST/SAC

October 14 4:00
Development Code TST

October 15 6:30 PM
Council Work Session

October 19 7:00 PM
Council Meeting

October 29 6:30 PM
Council Work Session

November 2 7:00 PM
Council Meeting

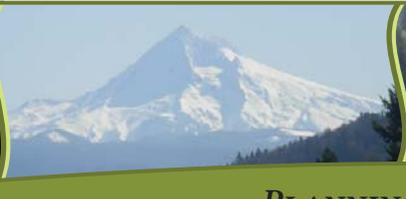
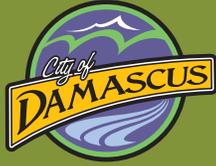
Planning Staff

Your City Planning staff brings a range of expertise to their job. From public facility planning, natural resource planning, transportation, public involvement, development

review and long range planning, this dedicated team is working to bring the community together for a shared vision for Damascus.



Left to Right: Anita Yap, Community Development Director; Bob Short, Associate Planner; Erika Palmer, Associate Planner; Theresa Nation, Administrative Specialist; Chris Alfino, GIS Technician; Carrie Brennecke, Associate Planner.

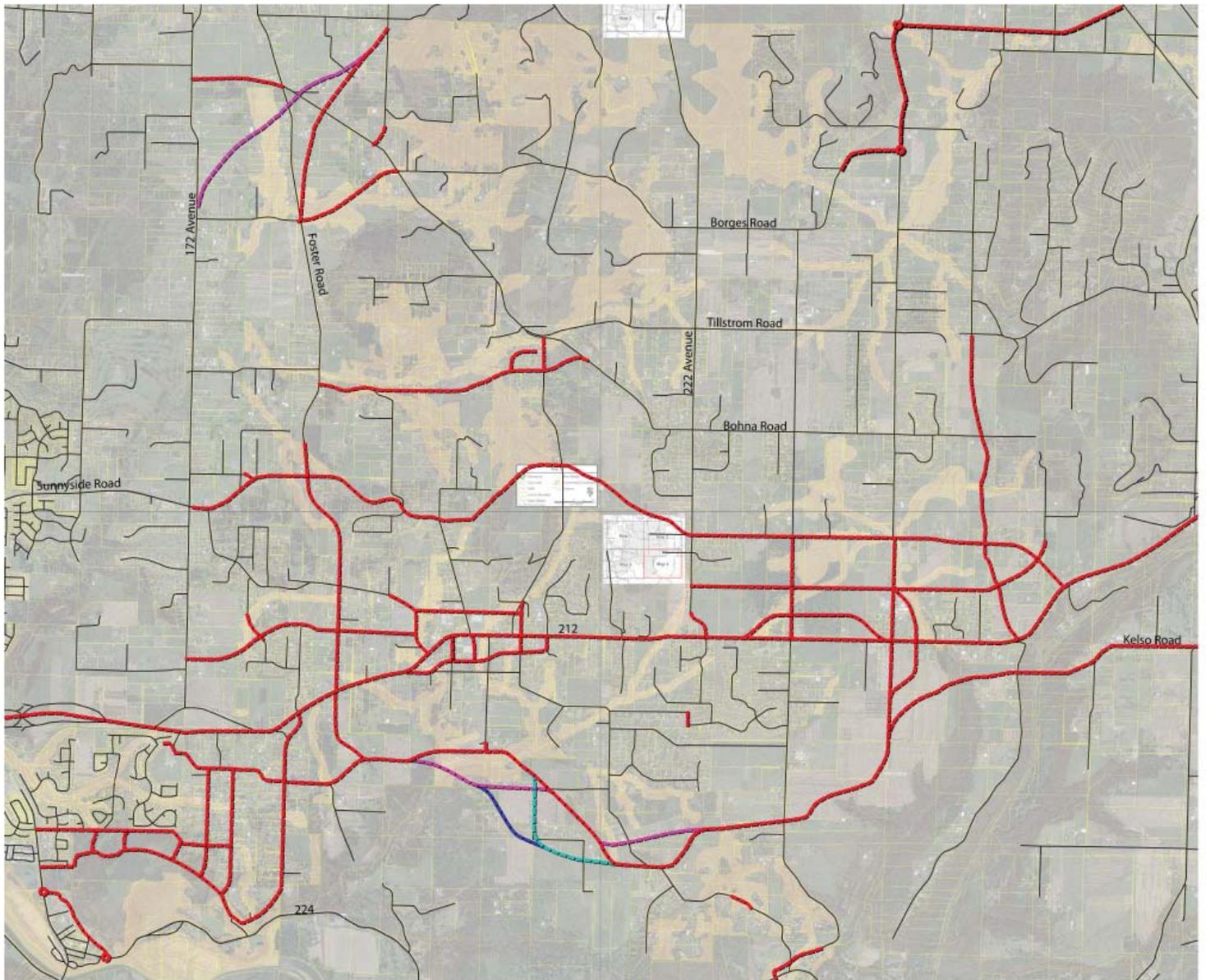


Transportation System Plan Update

The design team has finalized the most promising transportation system ideas that came out of the design workshop and have provided the City with the Draft Highway 212 Land Use and Transportation Corridor Study and the Draft Trans-

portation System Plan (TSP) map which are available on the City's website www.ci.damascus.or.us. The draft TSP map shows the proposed alternative connections for roads throughout the city while the Highway 212 corridor study illustrates

in higher detail alternatives for the Highway 212 corridor. Alternative concepts are being further analyzed, evaluated and improved and the refined results and maps are expected to be presented to the public for review in late fall.



LEGEND

- Parcel Boundaries
- Topography
- Existing Road Connections
- Proposed Alternatives

Draft Damascus Transportation System Plan
Proposed Alternative Connections



Damascus Christian School Receives Donation

The East Metro Realtors Association donated \$1000 to the Damascus Christian School for their support for the spring Smart Growth Conference. The Damascus Community Church, home of the Damascus Christian School, hosted the conference, which drew over 60 attendees to learn about smart growth concepts. The donation was excess proceeds from the conference that was co-sponsored by the Oregon Transportation & Growth Management Program (TGM), East Metro Realtors Association, City of Damascus, Oregon Association of Realtors, National Association of Realtors, and Damascus Community Church. The Damascus Community Church has been an active partner in the community, hosting many events at the school gymnasium.



Anita Yap, City of Damascus Community Development Director; Shelia Runcie, Damascus Community Church; Bob Watt, Damascus Community Church; Steve Hardy, Damascus Community Church; Ed Darnell, Damascus Community Church; Mayor Jim Wright, City of Damascus; Jerry Johnson, Damascus Community Church; Debbie Price, President East Metro Association of Realtors; Chris Olson, Burns & Olson; John Hull, Executive Officer East Metro Association of Realtors.

Planning Staff

Anita Yap,
Community Development Director
ayap@ci.damascus.or.us

Carrie Brennecke, Associate Planner
cbrennecke@ci.damascus.or.us

Erika Palmer, Associate Planner
epalmer@ci.damascus.or.us

Bob Short, Associate Planner
bshort@ci.damascus.or.us

Chris Alfino, GIS Technician
calfino@ci.damascus.or.us

Theresa Nation, Administrative
Specialist - tnation@ci.damascus.or.us

19920 SE Highway 212
Damascus, OR 97089
Phone: 503-658-8545
Fax: 503-658-5786

Sustainable Agriculture Representatives Tour Thompson Farms

Representatives of the Western Sustainable Agriculture Research and Education (SARE) program visited Damascus on August 18th. SARE is a program of the U.S. Department of Agriculture designed to advance environmental and profitable farm systems that benefit communities. The SARE group came from all over the western United States to tour Thompson Farms and attended a presentation at City Hall on the best approaches to preserve

some farming in Damascus as the city develops. State Representative Martha Schrader, Metro Councilors Rod Park and Carlotta Collette, and Damascus city councilors attended the tour and presentation.



Printed on
Recycled Paper with
Soy Ink



On the Web
WWW.CI.DAMASCUS.OR.US

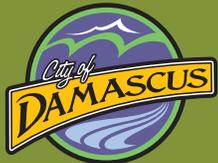
Phone: 503-658-8545
Fax: 503-658-5786

Working with you today,
for Damascus tomorrow

Community Development Department



PRESORT STANDARD
US POSTAGE PAID
PORTLAND OR
PERMIT NO. 2358



VOLUME 2 ISSUE 4
4TH QUARTER 2009

PLANNING NEWS QUARTERLY
COMMUNITY DEVELOPMENT DEPARTMENT

Urban Forestry Ordinance Update

The Natural Features and Development Code Topic Specific Teams (TST) have been hard at work developing a comprehensive urban for-

estry code that will replace the existing tree cutting ordinance. In August, the two TST's held a joint meeting to review and

comment on a draft ordinance. The ordinance will provide for the protection and management of the city's urban forest and overall functions provided by the trees and their canopies while allowing for forest practices, site development and infrastructure im-



provements. Over the next couple of months this draft ordinance will be refined and recommended to City Council for adoption.





Agriculture Cluster

Introduction

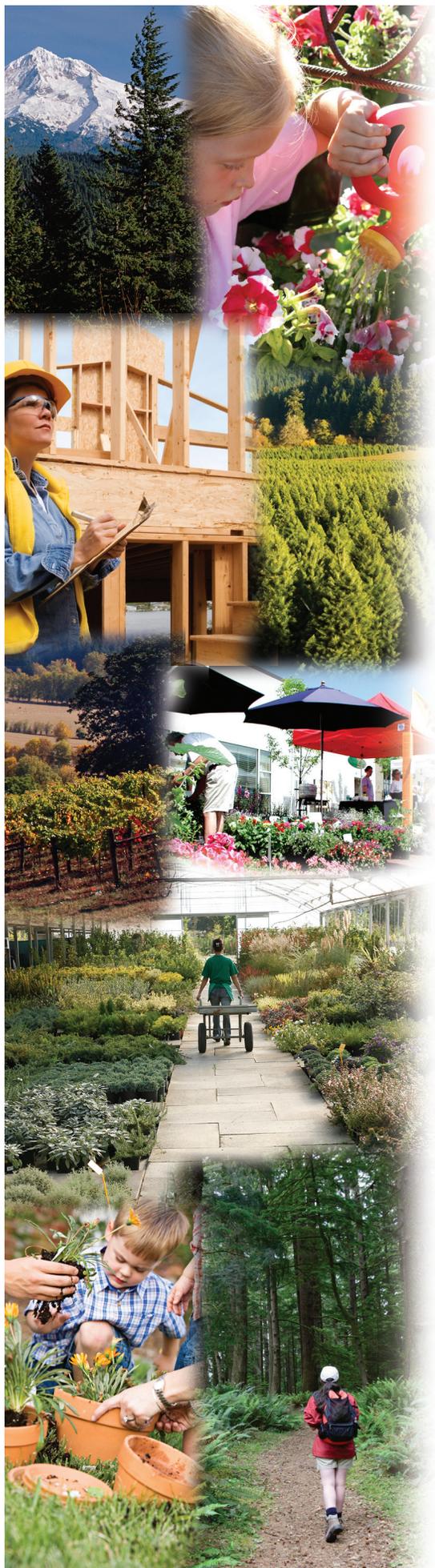
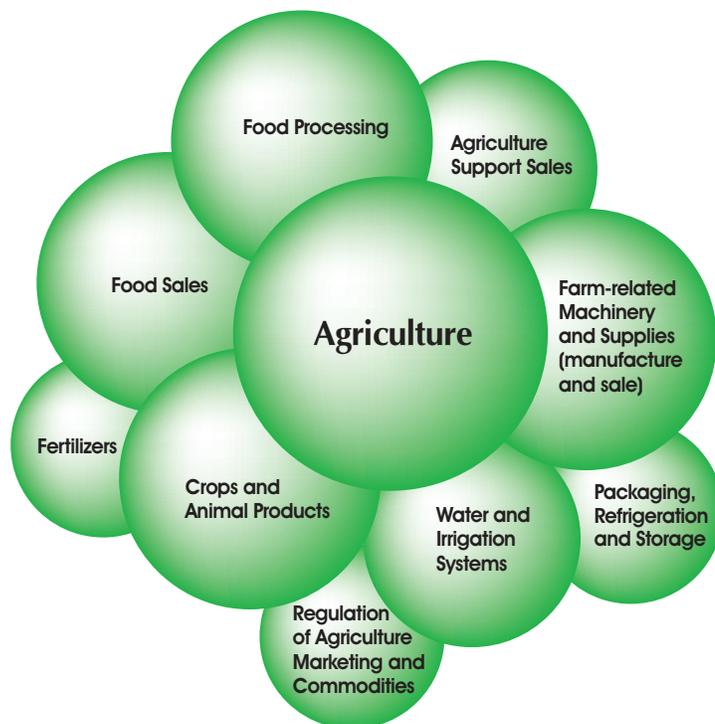
Productive and healthy agriculture and natural resource lands, with their economic and livability values, are at the heart of what makes Clackamas County a special place to live, work and play. These lands provide the foundation for the production of food, nursery crops and renewable energy.

The Clackamas County Board of Commissioners appointed the Green Ribbon Committee and developed an action plan to support the County's agriculture cluster that will benefit our economy, communities and environment in the years ahead. This fact sheet summarizes the agriculture industry cluster, key trends and an action plan to strengthen the cluster over time.

Agriculture is an Economic Engine

The agriculture "cluster," of farms and associated businesses, is a vital part of Clackamas County's industrial mix. This cluster is comprised of a wide variety of high-value products, including nursery crops, Christmas trees, organic foods, food processing and food sales.

Clackamas County Agriculture Cluster



Global and State Overview

- Global agricultural products are in greater demand as the world population grows and diets change.
- Food demand from China and India is increasing while global grain harvests are flat or declining.
- Globally, fresh water supplies are declining in certain regions because of pollution, overuse and climate change.
- Competition for agricultural crops is causing major pricing pressures, especially as demand for biofuels increases.
- The US is a major supplier of agricultural products – providing 25 percent of total global trade in corn, wheat, soybeans and cotton.
- Local and metropolitan food production and sales through farmers' markets and Community Supported Agriculture (CSA) is increasing.
- Oregon's agricultural industry provides 150,000 jobs and \$3.2 billion in goods purchased each year.
- Oregon produces a diversity of 225 specialized food crops.
- Strong land use laws and plans to develop 50-year rural reserves for agricultural lands in the Portland region will provide certainty for the industry.
- The Oregon Department of Agriculture supports use of healthy, locally grown foods in schools and for institutional purchases and export.
- Oregon is already a tourist destination because of its natural beauty. Based on the experience of Italy and France, it is possible that agricultural tourism will become a major focus in the future.

Clackamas County Overview

Clackamas County is ranked first among Oregon counties for the sale of nursery crops and Christmas trees, second for all farm sales with \$400 million in annual revenue, first in the number of farms (3,700), first in the number of farms in certified organic production (63) and first in the number of horses (9th nationally), with the equine industry collectively valued at \$32 million. More than 215,000 acres in the county are actively farmed. However, most farms are small. Half are less than 10 acres and only one-quarter are greater than 21 acres.

The economic impact of agriculture in the County is significant, providing 24,085 jobs, an average annual wage of \$23,785 per person and more than \$573 million in annual payroll. In addition, agriculture contributes more than \$1 billion to the Clackamas County economy in total industry output per year. The County has 995 food processing employees that earn more than \$31.4 million in wages each year.

Local Trends

- Agricultural lands are under pressure from urban development. This challenge is being addressed by establishing rural reserves for a 50-year land supply.
- The market for local food products is growing and can be further developed through farmers' markets, CSAs, food purchases by institutions such as schools, and increasing sales to existing wholesale and retail markets.
- Clackamas County has the most farms in certified organic product production in Oregon.
- The metropolitan region is developing a vision of a region-wide Metropolitan Foodshed that will strengthen the market for local agricultural products and services in the future.
- Demand for biofuels is likely to increase demand for land for production.
- Agricultural tourism is growing with popular attractions, such as wineries, flower farms and specialty nurseries.

Action Plan

The Green Ribbon Committee identified strategic opportunities for strengthening Clackamas County's agriculture cluster in three major areas:

- Protecting agricultural land resources
- Promoting metropolitan agriculture
- Growing the grower

The Board of County Commissioners approved the following top priorities, measures and action plan steps to preserve and support the County's agricultural industry:

- Create a County Office of Sustainability.
- Preserve a 50-year supply of agriculture land through rural reserves.
- Expand the Portland/Multnomah Food Policy Council to include Clackamas County.
- Increase market-based incentives for local food producers.
- Support agricultural tourism.
- Help farmers obtain and maintain water rights and use technologies for water conservation.

Join us: For more information or to help grow our vital agricultural enterprise, contact Clackamas County Business and Economic Development 503-353-4327.

Website for full reports and other resources:
www.clackamas.us/business/grc.htm



CLACKAMAS COUNTY
Soil and Water Conservation District

Consultant
COGAN
OWENS
COGAN

OREGON PLANNERS' JOURNAL



American Planning Association
Oregon Chapter

Making Great Communities Happen

A Publication of the Oregon Chapter of the American Planning Association

September / October 2009



Planning for Food Systems in Oregon

Cover-Lead Story Description

[> Go to Story](#)

INSIDE THIS ISSUE

Food Access in Portland

Description

[> Go to Story](#)

Farmers in the City

Should farms be inside UGBs?

[> Go to Story](#)



Contents

MONTH / MONTH 2009

Story Title	[page 3]

Cover photo by Anita Yap, City of Damascus.

Oregon APA Representatives

EXECUTIVE BOARD

PRESIDENT:
 Greg Winterowd
 Winterbrook Planning
 (503) 827-4422
president@oregonapa.org

VICE PRESIDENT, PRESIDENT ELECT:
 Brian Campbell, FAICP
 Planning Consultant
 (503) 422-3601

TREASURER:
 Heather Hansen
 City of Albany
 (541) 917-7564

SECRETARY:
 Scott Whyte, AICP
 City of Beaverton
 (503) 526-2652

EDUCATION & OUTREACH:
 Ann Pytynia, AICP
 City of Gresham
 (503) 618-2859

LEGISLATIVE & POLICY AFFAIRS:
 Ed Sullivan, Chair
 Garvey Schubert Barer
 (503) 553-3106

Jeannine Rustad, Vice-Chair
 City of Hillsboro
 (503) 681-5321

PROFESSIONAL DEVELOPMENT OFFICER:
 Jason Franklin, AICP
 Parametrix
 (503) 223-2400

MEMBERS-AT-LARGE

Amanda Ferguson
 City of Cottage Grove
 (541) 942-3340

Ellie Fiore, AICP
 Cogan Owens Cogan
 (503) 225-0192

Tom Schauer
 City of Grants Pass
 (541) 474-6355 x6418

Damien Syrnyk, AICP
 City of Bend
 (541) 312-4919

PLANNING COMMISSIONER REPRESENTATIVES
 Cliff Walkey (City)
 Bend Planning Commission
 (541) 382-1544

John Sullivan (County)
 Lane County Commission
 (541) 896-3825

STUDENT REPRESENTATIVES
 Åsa Bergman (Portland State University)

Greg Butler and Fraser Macdonald
 (University of Oregon)

COMMITTEE CHAIRS

AWARDS CHAIR:
 Amanda Ferguson
 City of Cottage Grove
 (541) 942-3340

CONFERENCE COMMITTEE:
 Deb Meihoff, AICP, Co-Chair
 Communitas LLC
 (503) 358-3404

Amanda Ferguson, Co-Chair
 City of Cottage Grove
 (541) 942-3340

ETHICS COMMITTEE:
 Dennis Egner, AICP
 City of Lake Oswego
 (503) 635-0290

MEMBERSHIP COMMITTEE:
 Steve Faust
 Cogan Owens Cogan
 (503) 225-0912

RE-ENGAGE OREGON COMMITTEE:
 Brian Campbell, FAICP
 Planning Consultant
 (503) 422-3601

SCHOLARSHIPS:
 Vacant

Women in Planning:
 Susan Davis
 ECONorthwest
 (503) 222-6060

Oregon Planners' Journal

Published bi-monthly • Founded in 1984

"The Oregon Planners' Journal is a forum for the open and free discussion of planning issues in Oregon. The ideas presented in the Journal are the official position of the American Planning Association only when so stated."

OPJ Volunteer Staff

Managing Editor and Layout: Associate Editor:
 Becky Steckler, AICP Colleen Greer Acres, Ph.D, AICP

To Publish

ARTICLES: Articles should be 500 to 2,000 words in length. Use a spell checker, and write in the active voice. Please include your name, organization, phone number, and internet address. Photographs and illustrations are encouraged. E-mail articles to Becky Steckler at becky.steckler@gmail.com, Phone: (503) 889-6536.

Suggestions for authors or articles, or comments regarding the Journal can also be sent to Colleen Greer Acres, Ph.D, AICP at shamrock@teleport.com, Phone: (503) 256-5264.

ADS: To place an ad, or for information about this service, please contact Patricia Zepp at (503) 657-6087.

Membership Information

If you have a change of address or want to become a member of the American Planning Association, please contact the APA national office, not the Oregon Planners' Journal. APA national maintains the membership records and monthly mailing labels.

Membership in APA can take several forms:

- Regular members belong to national APA and the Oregon Chapter, thus getting benefits of both national and state membership. Dues for regular APA membership are pro-rated by income.
- AICP members are planners who have met rigorous national standards to become members of the American Institute of Certified Planners.
- Students and Planning Commissioners qualify for a reduced fee that gives them membership in both the national and state organizations.
- Chapter-only members pay lower fees, but are members only of their state or regional chapter, not of the national organization.

Send your inquiry to any of the following:

Mail: APA Membership
 122 S. Michigan Avenue
 Chicago, IL 60603-6107

Fax: (312) 431-9985

Phone: (312) 431-9100

Internet: membership@planning.org

OAPA Executive Director: Patricia Zepp
 Phone: (503) 657-6087, oapa@oregonapa.org

Planning for Food Systems in Oregon

BY AARON ABRAMS, PROJECT MANAGER, MIG, INC.

PHOTOS BY ?????

Clean air, clean water, and healthy food are essential for human life. As our society has begun to understand our impact on the natural world, we have recognized a need to protect and restore the natural systems that sustain us. Traditionally, environmental protection and restoration efforts have focused on clean air and water, endangered species, or wildlife habitat. More recently, however, we also have begun to realize the role that healthy foods play in sustaining our communities.

THE SOCIAL, ECONOMIC, AND ECOLOGICAL SYSTEMS that support the provision of food are integral to individual and community health. The developed world, and the United States in particular, relies on a model for producing and delivering food that has large impacts on our health, social well-being, and natural environment. We take our food for granted. It has become a mass-produced commodity, and little thought is given to the system as a whole and its long term impacts.

As we recognize the effects that our current food system has on community health and environmental sustainability, it is increasingly clear that we need to address food production and delivery through planning. In fact, food systems planning should be given an equal footing with the efforts we already undertake for housing, land use, transportation, and economic development.

Why is Food Systems Planning Important for Our Profession?

According to the APA's Food Systems Planning Whitepaper (2005), a food system is defined as "the chain of activities connecting food

production, processing, distribution and access, consumption, and waste management, as well as all the associated supporting and regulatory institutions and activities." From land use and transportation, to economic development and community building, food systems touch on nearly every aspect of a planner's work. For example:



The goods from the Farmer's market.

- Food systems have profound impacts on public health, as diet-related diseases such as obesity and childhood diabetes are increasing at record rates.
- The production and transportation of food has widespread impacts on the natural environment.
- Access to healthy foods can be limited, particularly in economically disadvantaged communities.
- Food production and sales are important economic drivers, and networks of local food producers can be an excellent source of employment and economic development.
- Food is an important component of community building, bringing people together around common goals and interests.

Food systems planning is important, since our current food system already has widespread impacts on nearly every area of our work. Also, planning for current and future food systems provides opportunities for planners to serve the public more meaningfully. Many forms of planning are already intricately linked with food production, delivery, consumption, and disposal. Our profession has begun to recognize this over the last decade, and it is beginning to take steps to integrate food systems planning into the overall planning framework.

How Should We Support Food Systems Planning in Oregon?

As planners, we can support strong and effective food systems planning through a range of actions that help to increase the resilience and health of our communities. The following recommendations include policies and resources that could help local jurisdictions address food systems issues.

Establish and Support Food Policy and Food Security Councils

Food Policy and Food Security Councils have been organized in several cities and counties

throughout Oregon. These organizations are often made up of a mix of private citizens and local officials who study food systems issues and make policy recommendations. Lane County, Corvallis, Portland and Multnomah County, and Tillamook County all have organized food policy or food security councils. These councils are an excellent way to marshal resources and focus attention on food systems issues, and they can serve as a major resource for jurisdictions seeking to better understand and assess their food systems needs.

The Community Food Security Coalition has an excellent set of resources online, including a handbook outlining the basics of setting up a food policy council. This information is available at <http://www.foodsecurity.org/FPC/>

Support Local Institutional Buying Practices

With the adoption of the latest federal farm bill, many barriers to institutional purchasing of local foods have been removed. Agencies and jurisdictions have significant purchasing power. A decision to buy local food can help to establish local food production and make it economically viable. Institutional buying helps to build networks and connect food producers to consumers. Even a small shift in purchasing policies can go a long way towards establishing a stable and viable network of producers, who will then be able to grow their business and increase local economic opportunities.

Farm to school efforts are a prime example of effective institutional purchasing efforts focused on local buying. Several pilot projects are in place across the State (e.g., in Bend, LaPine, Lebanon, Crow, Eugene, Springfield, and Portland). The National Farm to School Network is an excellent resource for learning more about institutional purchasing of local food. Several how-to manuals and additional information is available at their website: <http://www.farmtoschool.org/>.

Integrate Food Systems into Planning and Reduce Barriers to a Strong Local Food System

Many types of planning provide opportunities to support a strong food system. For example, when developing a neighborhood plan, does your analysis include food issues? If you are analyzing a UGB expansion, how does food policy interact with your analysis? Does your parks, recreation, and open space plan include recommendations to support community gardens? Does your jurisdiction have publicly owned land that can be leased to a Community Supported Agricultural operation? Does your zoning code allow for farm stands, or small scale retail operations on the site of a farm itself? Sometimes, past policies have inadvertently limited our ability to develop healthy and interconnected networks of local food producers, processors, sellers, and consumers. This oversight can be addressed by asking, "How can I incorporate or address food systems in this planning process?" Asking this question will help ensure that food policy issues are integrated into our planning efforts.

Design for Health, a partnership between the University of Minnesota, Cornell, and the University of Colorado has developed a toolkit designed to help planners integrate food issues (and overall community health) into local comprehensive planning efforts. They have even developed a checklist that offers some excellent guidance on how to build food policy into our work. See: <http://www.designforhealth.net/>

Use Food to Build Community

The best part about food systems planning and policies is that people really enjoy food. We all can inherently relate to food systems issues, because food is essential to human life. Food is the great equalizer. We all have our favorite recipes and memories of great meals shared with family and friends. Food brings us together and it brings us joy. Food planning can provide great environmental, economic, and health benefits, PLUS it can bring people together in a cooperative and collaborative way. Planners should relish the opportunity to address a topic that elicits such a positive response from the public. (There may even be

some good snacks provided at the planning meetings)

Every corner of the State has local residents and non-profits engaged in significant food systems planning work. This issue has strong interest that reaches a wide variety of diverse people. Chances are your local community already has individuals and active non-profit organizations committed to building strong local food systems and developing information networks around food production and distribution.

Two great examples of organizations working in food systems issues are the Sauvie Island Center and The Friends of Zenger Farm. Both organizations provide field trips for youth to local sustainable farms, helping to strengthen their connection to the land and build a better understanding of where their food comes from. As they are learning, these children and their families are building connections to their



CAPTION: SAUVIE ISLAND



CAPTION: ZENGER FARMS

community. You can learn more about these organizations at the following websites: <http://www.sauvieislandcenter.org/> and <http://www.zengerfarm.org/>.

In addition, Oregon State University has developed an excellent database of people working on food systems issues in every County in the State. This resource can be accessed at <http://foodfororegon.oregonstate.edu/>.

Advocate for Local, Regional, and State Policies

As planners, we are in a position to help build strong, sustainable, and resilient food systems. However, if we ignore the issue, we can also be a significant roadblock. We have a responsibility to learn more about food systems planning and educate our colleagues and the public about why it is important. We can and should work to build networks across jurisdictions, and help increase support for a more comprehensive food policy framework. Also, we can and should work with policy makers and elected officials to make sure that food systems issues are taken seriously at all levels of state, regional, and local government.

For example, the State of Oregon has been trying for several years to establish a statewide food policy council. Unfortunately the budget for this effort was cut during the 2007 legislative session. Planners should seek to engage with

policy makers, growers, farmers, processors, and other food systems stakeholders to help make a statewide food policy council a reality.

Conclusion

Across the Country, many people are beginning to understand and see a way to bring healthy foods and sustainable food systems to the forefront of our policy discussions. Planners should participate in, and lead efforts to create a food system that helps connect our community, preserves important and meaningful ways of life, improves our health and wellness, protects the environment, and supports economically viable and sustainable communities.

If we are to promote effective, forward-thinking planning at the state, regional, and local level for food systems, we as planners need to work with our community partners, agricultural producers and processors, the public and elected officials to build a policy framework specifically around food issues. We need to elevate food systems issues to the same level as our discussions about air, land, water, transportation, energy, and housing.

There is an incredible amount of energy and interest at the community level around local food and sustainable agriculture. It is time to take advantage of and harness this energy to help improve the health and resilience of our communities and our state.

Aaron Abrams bio

Assessing Food Access in Portland

ARTICLE AND GRAPHICS BY PORTLAND STATE UNIVERSITY COMMUNITY FOOD CONCEPTS TEAM: STUDENT PLANNERS KIM ARMSTRONG, ELIZABETH CHAPIN, APRIL CHASTAIN, JULIA PERSON, STEPHANIE VANRHEEN, AND STEVE WHITE

Food systems and food access, especially in urban environments, have become more visible as issues to planners and policymakers in the last few years. Food access plays a central role in the creation of healthy, livable, environmentally sustainable, and economically vital communities. Hunger and poor nutrition are linked to limited access to fresh, affordable food. Limited access to food also drains the physical, economic, and social resources of individuals and households, while contributing to equity imbalances by increasing health risks in many low-income and/or minority communities.

UNTIL RECENTLY food access was often overlooked by the planning community. Food systems have traditionally been considered a rural issue, outside the scope of planners in general and urban planning specifically. Because private market forces largely drive the food system, and food system changes over time have largely been invisible to urban dwellers, there has been limited recognition of food systems as a relevant and vital component of urban life. But food access is as important to urban life as access to transportation or housing, subjects central to city, regional, and national planning policy. Adequate access to food across a community is a key factor in providing an equitable and healthy place to live. Increasing recognition of these issues has brought greater interest to food access as a planning issue in recent years.

As a result, the City of Portland Bureau of Planning and Sustainability became interested in addressing food access in the Portland Plan, the Bureau's on-going citywide effort to update the city's comprehensive plan, reassess its priorities, and guide the City's development over the next 30

years. Community feedback from VisionPDX, the initial outreach component of the Plan, revealed a strong interest in food issues among Portland residents as well—with many citizens expressing concerns about equitable food access across the city, increasing children's access to healthful food, and increasing access to local and organic products. However, early conversations with BPS revealed that while several small-scale studies provided interesting insights into the food access picture in Portland, the City was still not quite certain what the food access problem in Portland was, or how food access varied across the city.

The Research Team

In January 2009, a group of 6 graduate students in the Urban and Regional Planning program at Portland State University agreed to complete a Planning Workshop project for BPS to assess food access in Portland. Planning Workshop projects are short-timeline professional planning projects completed by PSU graduate students during their second year of the Master's program.

Student teams contract with clients to provide planning services that address issues of local and regional interest. Workshop projects provide experience in planning for constructive social and environmental change, and allow student planners to serve the public interest by providing volunteer professional service to local clients.

Student planners Kim Armstrong, Elizabeth Chapin, April Chastain, Julia Person, Stephanie VanRheen, and Steve White formed a team called Community Food Concepts (CFC) to conduct the “Foodability” workshop project. The Foodability project sought to provide BPS with a draft vision for food access that would help inform future discussions with professional and non-profit stakeholders, use a GIS-based measure of the current spectrum of food access across the city, and recommend strategies to improve food access in Portland. The project considered food access largely as an issue of socioeconomic equity, and its strategies and recommendations reflect this approach.

The Foodability Score

In order to better understand and assess food access issues in Portland, CFC identified five variables that significantly impact residents’

ability to access food. These variables, known throughout the project as the Five As, were identified through research of existing local food access studies, literature review, and input from the project Advisory Committee.

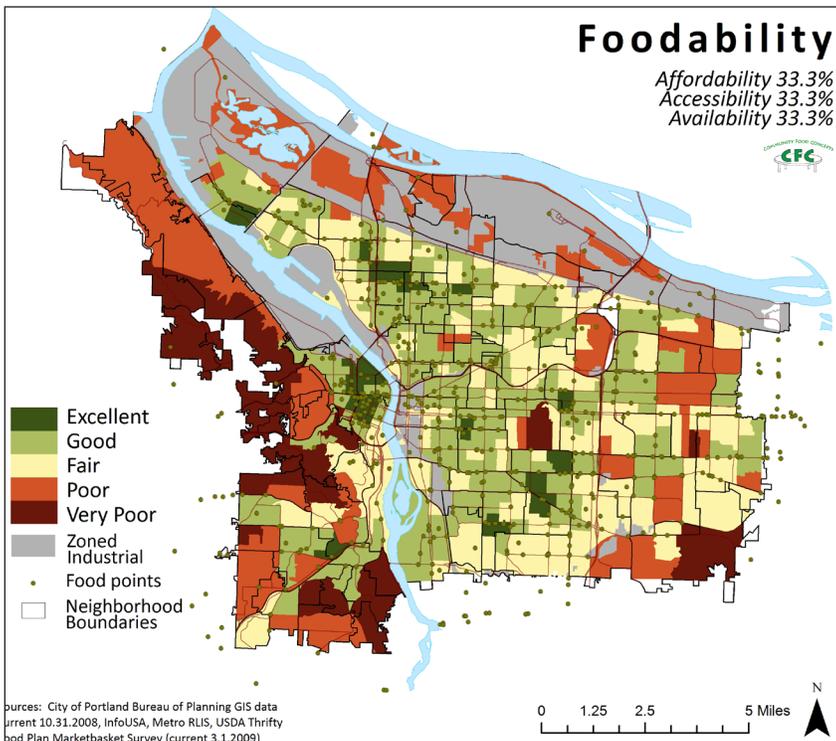
- ♦ **Affordability**—Product of sale prices and consumer purchasing power.
- ♦ **Accessibility**—Ability to travel to and from a food source.
- ♦ **Availability**—Presence of sufficient variety of foods needed to meet the consumer’s dietary requirements and personal preferences.
- ♦ **Awareness**—Knowledge or skills necessary for locating, buying and/or cooking affordable, appropriate foods.
- ♦ **Appropriateness**—Ability of available goods to satisfy the preferences of specific groups of people with explicit food preferences.

These variables served as the basis for data collection and analysis, and helped inform and anchor visioning dialogues throughout the project.

The Foodability score was originally intended to be a general assessment of the overall level of food access in each of Portland’s 432 block groups. The score was based on measurement of these five variables at all of Portland’s non-restaurant food points.

However, as the project progressed it became apparent that some variables, like accessibility, were fairly easy to measure with existing data (street connectivity, slope, transit lines, etc) while others, like awareness, were extremely difficult to measure and even more difficult to map.

CFC also received feedback from the Advisory committee and visioning participants indicating that some issues were more important than others—affordability and availability of food were consistently emphasized as high-priority concerns, while appropriateness was seen as less vital than insuring citywide access to affordable,



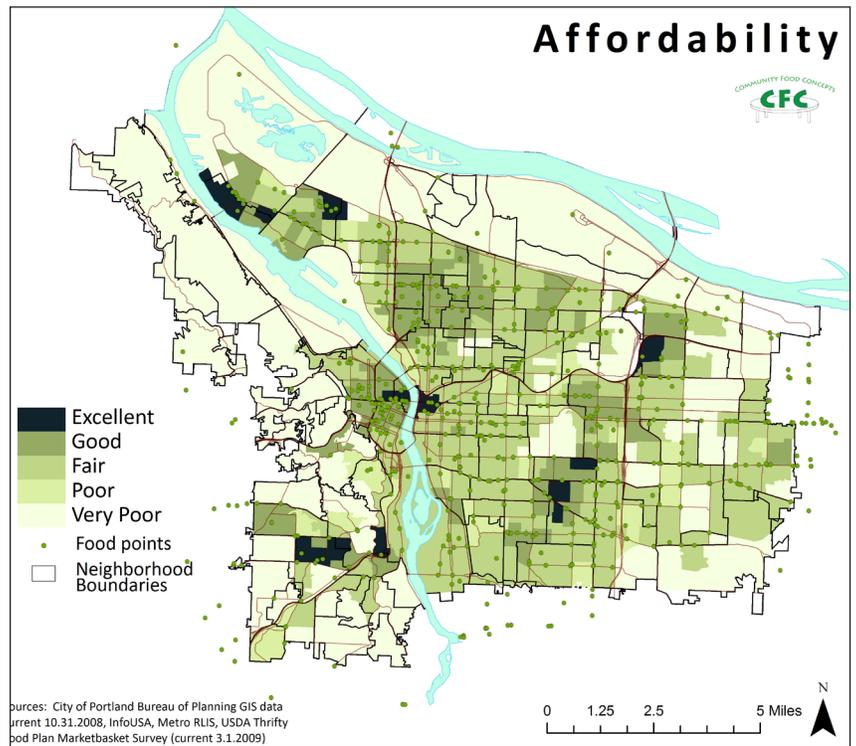
Sources: City of Portland Bureau of Planning GIS data (current 10.31.2008), InfoUSA, Metro RLIS, USDA Thrifty Food Plan Marketbasket Survey (current 3.1.2009)

healthful food options.

In the end, Foodability scores were calculated by equally weighing the affordability, accessibility, and availability scores for each block group in Portland.

Measurement

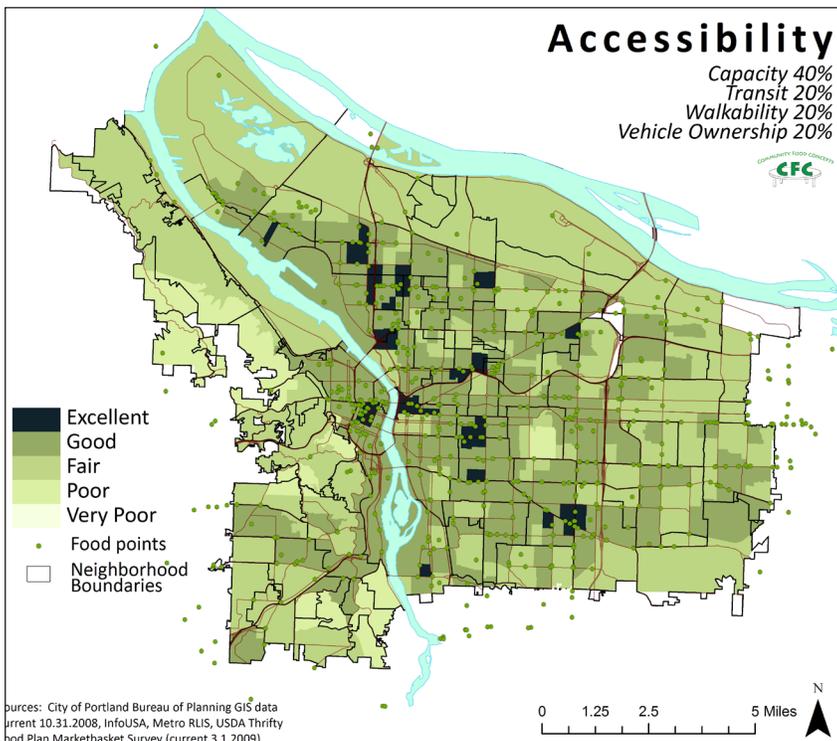
Data for calculating block group affordability came primarily from market basket surveys conducted at 47 different grocery, convenience, ethnic food, and specialty food stores across Portland, which were then generalized based on type to all non-restaurant food sources across the city. The market basket survey for this project were based on the USDA's Community Food Security Survey. The affordability score for each block group was created by averaging the affordability scores for all the food stores within walking distance (1,000 meters) of the block group center.



The accessibility score for each block group had four main components: walkability, food point supply capacity, level of transit service, and vehicle ownership. Data was collected from City departments, market basket surveys, and 2008 projections of Census data.

The availability score was also based on market basket survey data, and measured the availability of surveyed food items present in each store. Food points also received higher scores if they offered a wide variety of choices, on the premise that a greater variety of foodstuffs would enable consumers to find foods suited to their personal preferences. The availability score for each block group was the maximum availability score for all the food points within the block group.

By combining the measures of each of these variables, the Foodability score intends to provide a rough but meaningful indication of a block group's level of food access, considering availability and affordability of food present, as well as physical accessibility of food sources. The Foodability map displaying scores for Portland's block groups provides a spatial illustration of the current geography of food access across the city.



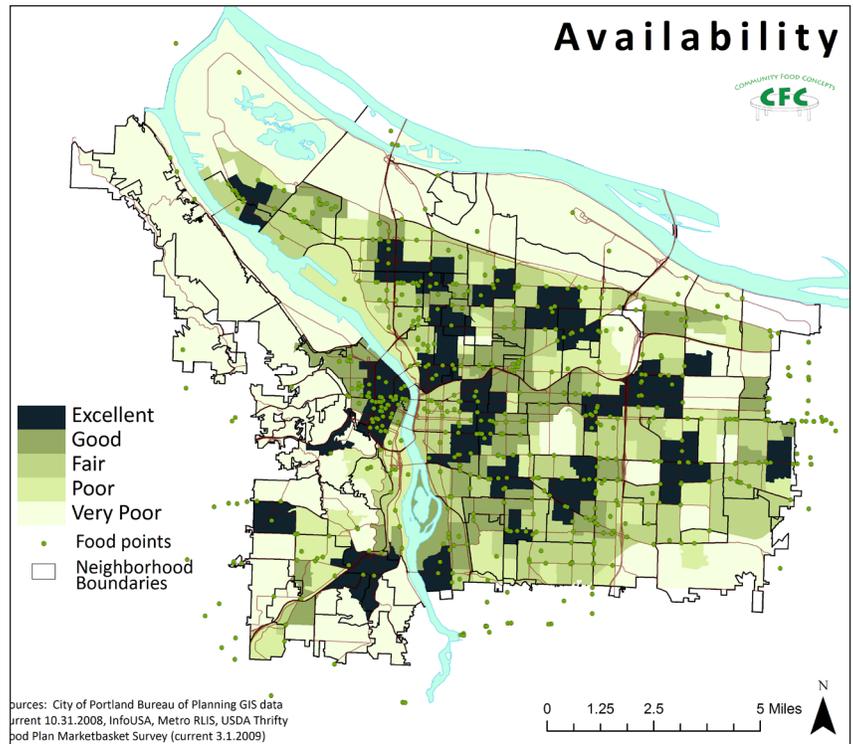
In order to surface some of the potential

problems facing Portland residents—especially low-income residents—it was necessary to consider median income level and access to affordable stores that offer a variety of foods—specifically, access to low-cost full-service grocery stores. Block groups with low median income but no nearby low-cost grocery store may have other accessible food options—community gardens, small shops, or emergency food sources. However, the lack of a low-cost full-service grocery store means that low-income residents are likely to have unreliable access to sufficient affordable food nearby, and may be forced to travel to another location to purchase food.

Portland Foodability Map Analysis

Overall, the Foodability map for Portland indicates that the city is generally well served by the private market, at least with respect to healthful foods as defined by the USDA, and does not suffer the sort of 'food deserts' that impact other cities. Most parts of the City contain accessible healthful food, with a number of food points offering a fairly affordable range of offerings. Although there are some areas with poor access, these areas are most often located in neighborhoods with high median household income. Residents in these neighborhoods are unlikely to perceive their food access as poor because they can conveniently rely on auto travel to do their food shopping and are comfortable doing so.

However, there are a few underserved low-income areas within Portland that are not within a one mile radius of an affordable full-service grocery store, including sections of north and northeast Portland and outer east Portland. The



visioning component of the project indicated that improving access in these communities should be a top priority for the city, and served as the focus for development of recommended food access improvement strategies for implementation at the neighborhood and citywide scale.

Project Recommendations

1. Neighborhood-level recommendations

- ♦ Create “Community Food Development Zones” to foster pockets of innovative food access practices in underserved areas of the City.
- ♦ Provide incentives to small grocers and convenience store owners to stock fresh produce and other healthful food options at affordable prices, including grants for energy-efficient lighting and refrigerators
- ♦ Encourage small grocers and convenience store owners to become licensed to accept OR Trail cards and WIC coupons.
- ♦ Provide free or reduced-cost classes on shopping and cooking healthfully and affordably, especially for recent immigrants and low-income households.

- Provide free or reduced-cost classes on growing your own food and preservation techniques, especially for youth and low-income households.
- Require a food access impact assessment before reducing transit service
- Require new multi-family residential developments to set-aside a portion of land for growing space, or provide incentives for developments to do this.
- Encourage urban agriculture initiatives on City owned property, as well as at Portland Public School properties.
- Conduct food assessments as part of the community planning process, especially in underserved areas.
- Require a food access impact assessment before reducing transit service.

2. Citywide Recommendations

Citywide recommendations seek to improve access for all residents, and focus on awareness of options that may already exist in their neighborhoods. Citywide strategies also target vulnerable groups, such as children or low-income households, regardless of the level of food access in their residential location.

- Create an online community forum for residents to connect and exchange information and food resources.
- Develop comprehensive marketing and educational campaigns to promote awareness of quality food options.
- Expand the reach of Farm-to-School programs to include nutrition and agricultural education.
- Work with healthcare organizations to promote

direct access to quality food through coupons, vouchers, or even prescriptions.

- Convene organizations, agencies, and neighborhoods on an ongoing basis to brainstorm, share program ideas, and interact professionally.

Continuing Momentum for Food Access in Portland

BPS and other organizations with an interest in food access may take a number of steps to continue the process of bringing food access issues into the Portland Plan and other policy processes. Possible future actions to build on the outcomes of the Foodability project include:

- Continuing to solicit feedback and comments from community members to develop broadly supported, adoptable food access visions, goals, and strategies.
- Conducting Community Food Assessments across Portland to better ground-truth and refine the Foodability model.
- Assess needs and capacity to support additional food stores in underserved areas.
- Apply Foodability score and recommendations to the greater Metro region.

Food access and more general food systems issues are subjects that generate much interest in the Portland community, and we hope that this project has contributed to the ongoing discussion at the BPS and other interested agencies and organizations across the region.

More information about the Foodability project, including a downloadable PDF of the final report, is available on the project website at <http://foodability.wordpress.com/>.

Multnomah County Tackles Food Policy Issues

INTERVIEW BY ROBIN SCHOLETZKY

Robin Scholetzky had the opportunity to sit down with Kat West, the Sustainability Manager for Multnomah County and learn about County projects and programs that address food policy issues.

Robin: *As the Sustainability Manager for Multnomah County, what projects is the County working on that illustrates the connection between food and land use planning?*

Kat: Multnomah County has several programs and projects underway or in development that are forging a more transparent connection between food policy and land use planning:

For one, the County jointly appoints members to the Portland/Multnomah Food Policy Council that provides recommendations and advocacy on food-related issues to both the County and the City.

A program which I'm very excited to see move forward due to its significant opportunity to support urban agriculture is the County Digs Policy - This initiative promotes urban agriculture, first, by using county property for farms/ gardens & second, by donating tax-foreclosed properties to non-profits for urban agriculture purposes. County Digs was inspired by the City of Portland's Diggable City project where the city uses its properties for urban agriculture purposes. We are just starting, but so far Multnomah County has a garden and a farm on county property and has donated at least 3 properties to local non-profits for community gardens.

An important planning tool being developed is the Portland/Multnomah Climate Action Plan that is a 40-year roadmap which includes planning for 20-minute neighborhoods. A component of the Plan is the on-going development of a more sustainable regional food system as well as creating increased attention on issues of resiliency and prepared communities on food issues.

A major project that is in development is the Multnomah Food Initiative: this project will create a shared community vision, identify indicators, and establish high level goals via a community Food Action Plan (a 15-20 year roadmap for creating a sustainable, local food system). There are great models for this type of work in other cities, New York City, Berkeley, California, Bristol England, and others which have all created goals and policies regarding food.

Robin: *Kat, could you describe the County's recent projects regarding community gardens and former County site:*

Kat: Sure, there are three new food producing projects that the County launched this spring/ summer:

The first is the Hope Garden on the County's

Headquarters rooftop as recommended by the Portland/Multnomah Food Policy Council. The City of Portland also has a Hope Garden at City Hall.

The second project is the County CROPS Project: This was led by Multnomah County Commissioner Jeff Cogen to create two acre farm on county property and funded with donations and managed by a AmeriCorps volunteer. The harvest will go to the Oregon Food Bank. The county has hosted volunteer work parties out at the CROPS Project farm inviting all members of the community to come out and take part. It's a great example of how underutilized land can be used to create both community value as well as assist our community with food security.

The third project is the Juvenile Justice Center (JJC) Garden: here, the county constructed gardens which are tended by youth offenders on the grounds of the JJC – The food produced will be used in the JJC kitchen and/or donated to the Oregon Food Bank.

Lastly, the County Health Department has programming around healthy eating and nutrition as part of their health and wellness mission for low-income residents.

Robin: *As you continue to work within the area of food-related policy for the County, what findings*

have surprised you the most?

Kat: Well Robin, I've been most surprised by how enthusiastic the public is around regional and sustainable food systems. I work on a lot of sustainability-themed projects and policies, but none that generate as much excitement or the number of people wanting to be involved as with food.

Robin: *What would you want local planners outside of the Metro area to know/be aware of?*

Kat: I heard Michael Pollan talk about the critical importance of a regional and sustainable food system in terms of the intersection of the various crises that our communities are facing – the energy and climate crises, the unemployment and hunger crises, and the obesity and health care cost crises. I'd like planners to raise their awareness around the issue of food planning so that they can be responsive to the above crises and assist with community resiliency. Food is an integral part of urban planning on par with mobility, water and energy infrastructure, and economic development.

Robin Scholetzky serves on the Portland/Multnomah Food Policy Council and is an Environmental Planner for Ecology and Environment, Inc. an international environmental planning firm.

Farmers in the City: Growing Community and a Local Food Economy

BY ANITA YAP, CITY OF DAMASCUS, IN COLLABORATION WITH LARRY THOMPSON, THOMPSON FARMS

PHOTOS BY ANITA YAP, CITY OF DAMASCUS

The average produce purchased at a supermarket travels an average of 1500 miles to reach your table. This equates to 1 million barrels of oil that could be conserved per week if each U.S. citizen ate one meal a week made from local, organically grown produce. In addition, you would be supporting a local business and eating healthy.

DO YOU KNOW where your food comes from? Who grows it? How it was grown? Did the farmer use pesticides? Did the farmer use genetically modified seed? Were the farm workers paid a fair wage? Are you eating food grown locally and in season? Are you paying a fair price and know this is going directly to the farmer? Do you know a farmer?

The City of Damascus along with local farmers is developing a plan to integrate local food production into the city's comprehensive plan. While the plan is in development, we are also creating concepts for integrating the farmers into the city. This includes finding ways to encourage farmers to continue farming, even with encroaching urban development. How do you

build a local food economy? What is the best way to encourage farmers to continue to farm and produce food?? How do you integrate uses that may have conflicts?

While some farmers are more than willing to sell their property to the nearest developer for a housing subdivision and retire, others are interested in leaving a legacy for their families and also for the community. We are creating an environment where relationships between farmers and the community can grow and thrive.

The Farmers Perspective

Farming is hard work. There is more to it besides plowing, planting and harvesting. There are



Thompson Farms displays peaches for sale at the DAMASCUS FARMERS MARKET???

irrigation lines to move, water rights issues, wells and pumps to maintain and the risk of losing crops to the weather. A farm with diversified crops like Thompson Farms requires that varieties are reliable and accessible. This also includes labor and equipment. During full season, Thompson Farms employs a small harvest crew, which has been with him for 10-20 years, creating a dependable workforce than plants, harvests and works the fields. A sales crew of mostly college bound students works at three farms stands, various farmers markets and local hospital stands. Thompson's unique marketing approach allows him to direct market all his produce, without middle men taking a cut of the profits. This was not always the case, his father sold his crops to canneries and supermarkets that set prices and decided which crops to accept.

Like any other business, there are conflicts and challenges to farming. Land use laws are one challenge. Land partitioning laws and zoning regulations, including permitted uses on farm parcels do not always allow for the full array of potential uses on the farm. Other uses that could be hosted on the site, including weddings, concerts and other gatherings that may have limited connection to the raising of crops, is one issue that has not been resolved between farmers and government regulators about appropriate uses on farms.

Conflicts with neighbors are common, on one day in early spring; a truck liming the field covers an entire neighborhood in Damascus with a white haze for hours. Running tractors at night, irrigation and field crews working a dawn to dusk, truck and equipment noise and traffic conflicts with tractors and other large delivery vehicles are many issues that farmers and neighbors deal with. Wildlife control and damage to crops, vandalism, theft and complaints are common issues for farmers and urban neighbors.

Farmers also deal with environmental regulations, such as water rights, stream, wetland and wildlife issues. Certification for organic produce, marketing to farmers markets, labor issues, road and access issues, the list goes on. With all these challenges and barriers, no wonder there are fewer and fewer farmers willing to carry on the family businesses.

However, according to Thompson, farmers need to think in new ways. The "business as usual" way of farming has to change with the times. This can be hard for farmers; they are mostly risk adverse, relying on crops and practices that have proven successful over the years. Farmers need to embrace new crop varieties, sustainable practices that reduce the need for inorganic fertilizers, natural pesticides, water conservation and new marketing opportunities. Farmers also need to work with local governments to seek support for economic development and developing new business models. In addition, new ways to interact with the community is essential, developing relationships with neighbors and the community is essential to a sustainable farmer in the city.



CAPTION

The City's Perspective

Creating a new city from scratch isn't easy. The city isn't really new and the creation isn't really from scratch, but developing a new comprehensive plan is new for this community. In particular, the community values its rural character, natural resources and endeavors to plan a sustainable community. Local food production is a key element in the city's planning concepts. It's not preserving the farms for sentimental reasons, it's creating opportunities for farmers

to continue farming, allow flexibility and create an environment in which relationships to the community can grow.

One challenge is the state land use planning program. While the program has done a good job in many respects, protecting farms and forests outside UGBs, the economy and environment have changed in the last 30 years. Protecting existing farms inside the city is not allowed by state law. State regulators have said, “You can’t do that! You’ll have to zone it for a Wal-Mart distribution center!” Of course, the farmer can continue to farm as long as they want to, but in the end, the conversion to an “urban land use” is required under state land use law. What if the city desires to allow the property to continue in farm use?



The Thompson Farms Fruit and Vegetable Stand

Innovative zoning concepts could be one way to address these issues. The city is exploring the option of an Urban Agriculture overlay, which would allow the base comprehensive plan designation (an urban land use) with specific master plan requirements that has allowances for percentages for agricultural uses and allowing a transfer of development rights, either on the site or a direct transfer somewhere else in the city. The overlay also contemplates other allowable uses related to farm activities, such as harvest activities, other outdoor uses, such as weddings and concerts with specific limitations, some commercial uses, such as farm stands, restaurants, small scale processing, etc as long as they have a



Raspberries

direct relationship to the farm, in exchange for a conservation easement on the farm. The city is also seeking to designate a place for a permanent farmers market and community gardens within new developments.

Another option would look at farm uses as employment. Farming is very similar to industrial uses, there are conflicts relating to noise, emissions, transportation and infrastructure issues. The city could develop siting standards allow these uses under this type of designation. As with any business, the city could provide economic development incentives, but would also not require a business to stay in business if the market doesn’t support it.



Farming within the UGB.

The Shared View to the Future

The City of Damascus, along with their local farmers are exploring options to encourage local food production, create community and also develop a local economic model to encourage the integration of farming with the community. We hope to create an environment where the farmer can become part of the local community, marketing directly to residents, providing business incentives, allowing compatible development along with farming and creating relationships that will help the community recognize these farms as a local asset. We have a lot to learn from each other, but together we can design a vision for the community that will sustain for years to come.

It is our hope that we create relationships within the community, both socially and on the landscape that the farms are viewed as such a community asset, that when the farmers are ready to retire, there is someone else ready to step into that role, whether it be a family member or some other person that sees the value of maintaining the community connection.

These concepts can have a broad application, not only for Oregon, where there is always tension on both sides of the UGB, but for other communities where local food production can integrate with communities. Local elected officials support opening this discussion, which can lead to a regional strategy for local food production and urbanization. Lynn Peterson, chair of the Clackamas County Board of Commissioners states: "Sustainable agriculture is a leading industry in Clackamas County. As we look to diversify our economy, local food production, both inside and outside the urban growth boundary needs special consideration. The work that Damascus is exploring, encouraging local food production and integrating urbanization

is key to a new paradigm for sustainable communities. Oregon's land use regulations that are responsive to these issues will make all the difference."

State Senator Martha Schrader, former Clackamas County Board of Commission and farmer from the Canby area states: "As a farmer and now as a state legislator, I know that local food sheds and their proximity to local markets make our communities livable and sustainable. The renewed connection from farm to local market energizes the local economy. It is estimated that farming has a multiplying effect of seven to one dollars on businesses that support farming: equipment, local hardware stores, feed for livestock, seed purchasing--even the local restaurants. Sustaining the local food economy is not only healthy for the community--it's good for business and supports the essential social fabric of our communities."

We believe we have a unique opportunity in Damascus to create model for a new way to integrate urban and rural thinking, living and eating. The time is now to move towards this new vision.

Larry Thompson is a second generation farmer in Damascus Oregon. He is a member of the City's Community Coordination Committee and Vice Chair of the Development Code Topic Specific Team. In addition, Larry has served on the Portland Multnomah County Food Policy Committee and is the longest tenured member of the Western Sustainable Agriculture Research and Education (SARE) Administrative Council.

Anita Yap is the Community Development Director for the City of Damascus. Anita is a former board member of OAPA, serves on the Professional Development Committee and is a Board member of the Oregon City Planning Directors Association.

LCDC Adopts Climate Change Framework

BY KIRSTIN GREENE, COGAN OWENS COGAN

The Land Conservation and Development Commission (LCDC) adopted its first Comprehensive Climate Change Framework at their meeting in Brookings on July 31. The framework's interim strategy and work program build upon extensive staff research, stakeholder outreach and previous Commission discussions in April and June. The interim strategy focuses staff work on three concurrent efforts: adaption planning, urban mitigation, and community engagement.

Adaption Planning

The Department of Land Conservation and Development (DLCD) will work with state agencies and others to develop a state-level framework for adaptation planning. DLCD will continue staff work on the possible effects of climate change, including landscape level predicted effects of climate change such as

Oregon's Land Conservation and Development Commission tackle climate change.

flooding, landslides, wildfire, and effects on water resources and transportation facilities. Up to five pilot planning projects will be undertaken around the state to identify and evaluate the possible effects of climate change at the local level. Results of these projects will be used in the development of a state-level adaptation plan.

Urban Mitigation

Efforts will center on reducing emissions in urban areas through the implementation of HB 2186 and HB 2001 passed in the 2009 legislative session. HB 2186, directs DLCD to work with the Oregon Department of Transportation, the Oregon Metropolitan Planning Organization Task Force and other agencies to advance land use and transportation scenario planning to reduce GHG emissions in Oregon's metropolitan areas. The report is due to the legislature in January 2010. Focus in this area will be on the regional integration of land use and transportation planning to reduce greenhouse gas emissions associated with climate change.

Community Engagement

DLCD will undertake community engagement in conjunction with its work on adaptation planning and allied endeavors as other opportunities arise. DLCD will also develop a program for broader community engagement to present to the legislature at the next biennium. Calls for initiation of an engagement effort will continue into the next biennium. LCDC's Citizen Involvement Advisory Committee (CIAC) will be asked to help design the approach for this effort.

All efforts will involve collaboration with local, state and federal agency partners, as well as with the private, non-profit and academic communities.

In adopting the July 17 recommended interim strategy and work program, LCDC Chair John VanLandingham asked staff also to ensure that the topic of climate change is a discussion point in future LCDC roundtables with local government and that it becomes a standing LCDC agenda item starting in the spring of 2010. DLCD Director Richard Whitman, Coastal Conservation Coordinator Jeff Weber and Transportation Planning Coordinator Bob Cortright were the lead authors of the strategy.

See the Department's Web site for more information on the interim strategy and work plan: http://www.oregon.gov/LCD/docs/rulemaking/072909/item16_climate_change.pdf and the next issue for additional and related information.

Kirstin Greene, AICP is Managing Principal of Cogan Owens Cogan, LLC, a land use and public engagement consulting firm located in Portland, Oregon.

Understand the Recession and Survive

By Richard Carson, Citygate Associates

So you are a planner and you are out of work! Or you are a planner who is worried that you will soon be out of work. So what do you do? This article is a manual on how to survive a recession.

I AM AN URBAN PLANNER and I have lived long enough to go through two recessions. When I was a young lad of 34, I went through a recession that peaked in 1981-1982. When I chose my planning career, I had no idea what a recession was, what a significant impact a recession could have on property development, and the tremendous impact the recession would have on people who planned for or regulated property development.

Welcome to “Survive and Understand the Recession 101.” This is the class they never taught you in planning school.

What is Past is Prologue

During the first major recession, I lived in Portland, Oregon. Oregon is a place that seems to always be the first in and the last out of recessions. In the 1980s, the problem was that Oregon had a resource-based economy that was dependent on lumber, agriculture and fishing. Back then; I was desperate having been out-of-work for 6 months so I answered an advertisement in the Los Angeles Times to work in southern California. I had a job the next day!

But Oregon grew up to become the “Silicon Forest” where Intel, NEC, Fujitsu, Epson and others were prominent. So I came home and took a job with the Oregon Economic Development Department promoting Oregon’s economic

recovery by selling our state to the Japanese corporations.

But personal computers, like housing lumber, become less relevant when people don’t have money for anything but rent, food and gas. So once again the Pacific Northwest and the nation started going back into the economic toilet in 2005.

Now I am over 60 years old, a young lad no longer, and back in a new recession. The big difference is that this time I saw it coming and understood what was happening.

I turned 60 years old in October 2007 and quit my job. I ran a Portland-Vancouver planning agency with 165 employees, which had reviewed \$600 million in new development and completed two comprehensive plan updates. It was at the peak of the building boom. And I quit because I saw the economic tsunami coming. I decided that I did not want to participate in the destruction of one of the nation’s best planning agencies.

So I became semi-retired and started doing consulting work helping planning agencies be more cost efficient and more organizationally effective. Our motto is “The Business of Better Government.” It was a good choice because I ended up working and learning with agencies in San Diego, Sacramento and Solano Counties (California); Ogden City (Utah), and West Linn

(Oregon).

As planners, we know about “growth management.” But few of us understand or talk about “decline management.” You have to live long enough to realize that Isaac Newton got the what goes up must come down thing right.

Get out of Dodge?

If you want to keep working, then think seriously about moving. Forbes Magazine (March 2009) tells, in an article titled “Ten Cities Where Americans Are Relocating,” where you could move to if you want to work. The top ten cities are:

1. Denver, Colorado
2. Atlanta, Georgia
3. New Orleans, Louisiana
4. Houston, Texas
5. San Antonio, Texas
6. Dallas, Texas
7. Phoenix, Arizona
8. Charlotte, North Carolina
9. Austin, Texas
10. Raleigh, North Carolina

Why these cities? Read the Forbes article to find out. I can only do one doctorate thesis at a time. Would you want to move to any of these cities? That is a very personal question only you can answer.

Alternative Careers

These options have some positives and negatives. But do you have any better ideas? You can:

1. Temporarily change careers. Taking a lesser or equal job temporarily is all about paying

the bills. Moving from the public sector to the private sector is an option. But in this kind of recession, both are equally affected. In my case, I decided that the most popular job in a recession in the early 1980s was in economic development. I got a good job and worked for two state governors for some seven years. It was very rewarding and looked good on my resume.

2. You could move from the government sector to the public sector or vice versa. But the truth is both are in trouble.
3. Permanently change careers. Changing jobs is dramatic and traumatic. What jobs are in high demand and what you are qualified for is a question only you can answer.
4. Do consulting work. To begin with it fills in the gaps on your resume. But most planners are really terrible at marketing themselves. A MURP does not mean you have a MBA or even a MPA. You need to get over your preconceptions.
5. Don't become a financial planner. Seriously, you are no more suited to being a financial planner than you are a wedding planner. So don't take any advice from me without doing your own research.

Other Survival Strategies

Explore all your life experience options.

1. Maintain your APA membership. You are a planner and you really need to keep up-to-date on what is going on. Also, your APA membership lets you access information on jobs and network with fellow professionals. Hello!
2. Apply for unemployment insurance. Your unemployment is pre-paid and I recommend you collect it. I realize that this may be personally embarrassing. But financial survival is what you need to focus on. These days you get six months unemployment pay from the state and some five to six months from the new federal stimulus package.

3. Health insurance. If you are laid off, then you can get COBRA and extend you can health insurance. You cannot afford to be without life insurance because one catastrophic illness could put you into bankruptcy. And so don't bet that President Obama will get universal health care done soon. This is your life not a card game.
4. Don't cash in any of your retirement funds. The federal taxes and penalty fees are too high and you will pay for it in your retirement years. If you are 60+ years old, then you can take money out of your retirement funds with no penalties. However, you still have to pay taxes on it.
5. If you are going to move, then rent and don't sell your home. Don't walk away from your

home mortgage if you are "under water." Time solves such financial issues. The value will come back.

Final Thoughts

All recessions end. My main advice is to learn from a recession like I did. Start planning for the next one. It may some 15-20 years in the future, but it may happen again.

Richard Carson is a Senior Associate with Citygate Associates, based in Sacramento, California and the General Manager of their Pacific Northwest Office based in Vancouver, Washington. Richard has been a planner at the city, county, regional and state level for some 30 years.

UPCOMING EVENTS AND ANNOUNCEMENTS



Oregon Transportation Summit

September 11, 2009

The Oregon Chapter of APA is proud to partner with WTS, ITE and the Oregon Transportation Research and Education Consortium (OTREC) to bring you the first annual Oregon Transportation Summit on Friday, September 11 at Portland State University. OAPA is applying for up to seven AICP credits for the Summit.

For practitioners, the morning program will feature briefings on the Moving Cooler report (on transportation and climate change) and ODOT's recently completed Tolling Policy Research. The luncheon will feature a keynote address by Tom Vanderbilt, the author of "Traffic: Why We Drive the Way We Do" and the presentation of OTREC's inaugural Peter DeFazio Transportation Hall of Fame Award. The afternoon will include concurrent sessions on 11 different topics:

- Safety "Smackdown"
- Secretary Lahood Calls for Livability, How Do We Answer?
- System Performance: Beyond V/C
- Managing Rural Transportation Assets with Limited Funding
- Rural ITS: Where's the Potential?
- Planning and Engineering for Healthy, Active Living
- The Nuts and Bolts of Building and Maintaining Green Infrastructure
- Life as a Transportation Writer
- OTREC Electric Vehicle Initiative Kickoff Meeting
- Moving Cooler, the Workshop
- Tolling Policy, the Workshop

To learn more about the Oregon Transportation Summit and OTREC, and to

register, please visit <http://otrec.us/transportationsummit.php>. The cost is \$140 for general registration, \$90 if you are a member of WTS, ITE or OAPA, and \$30 if you are a student.

Planning and Sustainable Development: Integrating Urban Planning and Green Building

October 6, 2009 and November 3, 2009

OAPA is collaborating with the Cascadia Chapter of the Green Building Council to bring planners and the green building community an educational breakfast series this Fall to be held from 7:30 am to 9:00 am on October 6, 20th and November 3rd located at the Portland Development Commission offices. The title of this event is: *Planning and Sustainable Development: Integrating Urban Planning and Green Building* that includes a three-part series with the first session discussing: The Social Ecology of Development, the second session covering: Envisioning Sustainable Communities, and then concluding with a third session on: Models, Tools and Metrics. AICP continuing maintenance credits will be available for this training. For more information, please contact Tina Osterink at 503-740-7285.

Legal Issues Workshop Friday, December 11th

Save the Date! OAPA will host its annual Legal Issues Workshop on Friday, December 11th, 2009 at the City of Portland, Portland Building, on December 11 from 8:30 am to 5:00 pm. Topics include:

- Foreclosure for planners

- Urban and Rural Reserves and their Legal Implications
- Case Law Review
- Legislative Update
- Ethics

OAPA will apply for AICP credits (including the required legal and ethics credits) with National APA. Registration will open in October. Check www.oregonapa.org for more information as it becomes available.

National Planning Award Nominations

Nominations due September 8, 2009

The nomination period is now open for the American Planning Association's (APA) 2010 National Planning Awards. Nominations close September 8, 2009. Award recipients will be honored at APA's National Planning Conference in New Orleans in April 2010.

Get recognized for your work! Help others get recognized for their outstanding planning projects and contributions to our industry. Select from 19 different award categories. Check out the award categories, including new categories such as Planning Firm, the Pierre L'Enfant International Planning Award, and Innovation in Best Practices for Sustainability: www.planning.org/awards/categories.htm

Questions about APA's National Planning Awards? Go to: www.planning.org/awards/faq.htm or contact Roberta Rewers, APA Public Affairs Associate at rewers@planning.org.

JOURNAL SPONSORS



—24—
JOURNAL SPONSORS

Index of OPJ Sponsors

To place an ad, or for information about this service, please contact Patricia Zepp at (503) 657-6087.

Angelo Planning Group	15
Associated Transportation Engineering and Planning Inc.	16
The Benkendorf Associates Corp.	16
CardnoWRG	15
Citygate Associates, LLC	16
Clarion	16
Cogan Owens Cogan	16
Crandall Arambula	16
David Evans & Associates	16
Fregonese Associates	16
Garvey Schubert Barer	16
Mark J. Greenfield	16
Harper Houf Peterson Righellis Inc.	16
Harrang Long Gary Rudnick P.C.	14
Johnson Gardner	16
Jones & Stokes	16
Jordan Schrader	16
MIG	17
MultiTech Engineering Services, Inc.	17
Parametrix	15
RBF Consulting	17
Satre Associates	17
Westlake Consultants, Inc.	15
WinterBrook Community Resource Planning	15

NOTE TO BECKY:
Change all page numbers
for advertisers before this
goes to press.

*A sustainable approach to balancing
the needs of people, nature, and the economy*

Parametrix

Jason Franklin, AICP
JFranklin@parametrix.com
T. 503.233.2400 360.694.5020
www.parametrix.com

PLANNING • ENVIRONMENTAL SCIENCES • ENGINEERING

Westlake consultants, inc



Lee D. Leighton, AICP
DIRECTOR OF PLANNING

EM Leighton@westlakeconsultants.com
PH 503.684.0652 | FX 503.624.0157

PLANNING ENGINEERING SURVEYING

Land Planning | Civil Engineering | Landscape Architecture
Land Survey | Water Resources | Transportation



Shaping the Future

5415 SW Westgate Drive | Suite 100 | Portland, Oregon
503.419.2500 www.cardnowrg.com



Greg Winterowd & Tim Brooks
Principals

- Urban Growth Management
- Specific Area Plans
- Natural Resource Plans
- ESA, Wetlands, Goal 5 Compliance
- Development Code Administration

503.827.4422 www.winterbrookplanning.com



921 SW Washington Street
Suite 468
Portland, OR 97205

tel 503.224.6974
fax 503.227.3679

LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT

www.angeloplanning.com



**ASSOCIATED
TRANSPORTATION
ENGINEERING &
PLANNING INC.**

P.O. Box 3047
Salem, OR. 97302

Dick Woelk, P.E., T.E. Karl Birky, P.E., T.E., PTOE
dwoelk@atepinc.com kbirky@atepinc.com

Office: 503.364.5066 • Fax: 503.364.1260

Traffic Impact Analysis
TPR Analysis
Warrant Analysis
Turning Path Analysis
Trip Generation
Signal Design



**COGAN
OWENS
COGAN**

www.coganowens.com

Tel 503.225.0192
Fax 503.225.0224

320 Woodlark Building
813 SW Alder Street
Portland, Oregon

**Planning • Public Engagement
• Project Management • Sustainability**

Arnold Cogan, FAICP Dave Mayfield
Jim Owens Steve Faust, AICP
Elaine Cogan Teak Wall
Kirstin Greene, AICP Ellie Fiore, AICP
Robert N. Wise Daniel Christensen

*Engaging people to create and sustain
great communities.*

Community Development Consulting & Improvement



CITYGATE ASSOCIATES, LLC

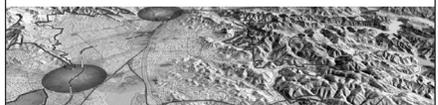
Pacific NW Office
Richard Carson
(360) 535-9063
richcarson@q.com
www.citygateassociates.com

- Customer Service Enhancement
- Workflow Analysis
- "Best Practice" Peer Review
- "On Time" Development Permitting Review Process Improvement
- Interdepartmental Coordination and Team Building
- Productivity Improvement



**FREGONESE
ASSOCIATES**

URBAN & REGIONAL PLANNING



333 SW 5th Avenue, Suite 300 503.228.3054
Portland, OR 97204 www.frego.com

CRANDALL ARAMBULA

revitalizing america's cities

www.ca-city.com
Planning . Urban Design . Architecture
503.417.7879

**Growth Management
Transportation
Natural Resources
Site planning
Permitting**

www.deainc.com



**DAVID EVANS
AND ASSOCIATES INC.**

OREGON OFFICES

Portland (503) 223-6663
Bend (541) 389-7614
Corvallis (541) 754-0043
Salem (503) 361-8635

GARVEY SCHUBERT BARER

Edward J. Sullivan, Esq.
Land Use & Condemnation,
Municipal Law and Real Estate

- ▶ 35-plus years in private and public practice
- ▶ 2005 "Best of Bar" in Land Use and Real Estate
- ▶ Legal Counsel to local governments

503.228.3939 esullivan@gsblaw.com

MARK J. GREENFIELD

Attorney At Law

Land Use
Transportation
Permitting

111 SW Columbia St. Suite 1080 Portland, OR 97201
Tel: (503) 227-2979 Fax: (503) 227-3015



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

www.hhpr.com



**JOHNSON
GARDNER**

Portland Seattle

JERALD W. JOHNSON
PRINCIPAL

319 SW Washington Suite 1020 Portland, Oregon 97204
503 295 7832 fax 503 295 1107
jw@johnson-gardner.com



Jones & Stokes

NEPA, ESA and 404 Compliance
Open Space, Conservation and Recreation Plans
Comprehensive, Community, and Redevelopment Plans
Habitat Restoration and Wetland Management

Portland 503.248.9507 • Ashland 541.488.5767 • Bellevue 425.822.1077
www.jonesandstokes.com



**JORDAN
SCHRADER**
ATTORNEY AT LAW

JORDAN SCHRADER RAMIS PC



Tim V. Ramis
503.598.5573 Direct
tim.ramis@jordanschradec.com
www.jordanschradec.com



Bill A. Monahan
503.598.5519 Direct
bill.monahan@jordanschradec.com
www.jordanschradec.com



815 SW Second Avenue, Suite 200
Portland, OR 97204 | USA
503.297.1005 office | 503.297.3195
www.migcom.com

planning | design | communications | management | t



ENGINEERING SERVICES, INC.
CONSULTANTS

JEREMY GRENZ
(503) 363-9227 • FAX (503) 364-1260
office@multitech.ws

1155 13th ST. S.E.
SALEM, OR 97302



Join the RBF Team
www.RBF.com

ENVIRONMENTAL ASSESSMENT • URBAN DESIGN/GUIDELINES
LANDSCAPE ARCHITECTURE • GENERAL/SPECIFIC PLANS
COMMUNITY VISIONING • ZONING REGULATIONS • GIS

Offices located throughout CA, AZ and NV • 800.479.3808

PLANNING • DESIGN • CONSTRUCTION

SATRE ASSOCIATES, PC
101 East Broadway, Suite 480
Eugene, Oregon 97401
(541) 465-4721 * Fax (541) 465-4722
www.satrepc.com



Richard M. Satre, AICP, ASLA, President
Rob Dehnert, AICP, Planning Manager
Michael Howard, AICP, Planner IV

Planners, Landscape Architects and Environmental Specialists
SOLUTIONS. SATISFACTION. SATRE.

THE BENKENDORF ASSOCIATES CORP.



503.226.0068
Urban Planning and Development Services

CLARION
Comprehensive Planning | Growth Management
Zoning | Historic Preservation | Economics

1700 Broadway, Suite 400
Denver, Colorado 80290
(303) 830-2890
www.clarionassociates.com

Chapel Hill | Fort Collins | Cincinnati | Chicago | Philadelphia

OREGON PLANNERS' JOURNAL



American Planning Association
Oregon Chapter

Making Great Communities Happen

A Publication of the Oregon Chapter of the American Planning Association

July / August 2009



The Damascus Story

Four years after incorporation, challenges and lessons learned in one of Oregon's newest cities.

[> Go to Story](#)

INSIDE THIS ISSUE

On the "Front Burner" — La Pine

La Pine work on its first comp plan.

[> Go to Story](#)

Legislative Update

2009 Legislature passes Big Look Bill.

[> Go to Story](#)

Contents

JULY / AUGUST 2009

The Damascus Story	[page 3]
On the Front Burner — La Pine	[page 10]
Legislative Update	[page 13]
Future OAPA Events for CM Credit	[page 16]
2009 OAPA Planning Conference	[page 18]
Upcoming Events and Announcements	[page 20]
OPJ Sponsors	[page 22]

Cover photo by City of Damascus Staff

Oregon APA Representatives

EXECUTIVE BOARD

PRESIDENT:
Greg Winterowd
Winterbrook Planning
(503) 827-4422
president@oregonapa.org

VICE PRESIDENT, PRESIDENT ELECT:
Brian Campbell, FAICP
Planning Consultant
(503) 422-3601

TREASURER:
Heather Hansen
City of Albany
(541) 917-7564

SECRETARY:
Scott Whyte, AICP
City of Beaverton
(503) 526-2652

EDUCATION & OUTREACH:
Ann Pytynia, AICP
City of Gresham
(503) 618-2859

LEGISLATIVE & POLICY AFFAIRS:
Ed Sullivan, Chair
Garvey Schubert Barer
(503) 553-3106

Jeannine Rustad, Vice-Chair
Winterbrook Planning
(503) 827-4422

PROFESSIONAL
DEVELOPMENT OFFICER:
Jason Franklin, AICP
Parametrix
(503) 223-2400

MEMBERS-AT-LARGE

Amanda Ferguson
City of Cottage Grove
(541) 942-3340

Ellie Fiore, AICP
Cogan Owens Cogan
(503) 225-0192

Tom Schauer
City of Grants Pass
(541) 474-6355 x6418

Damien Syrnyk, AICP
City of Bend
(541) 312-4919

PLANNING COMMISSIONER
REPRESENTATIVES
Cliff Walkey (City)
Bend Planning Commission
(541) 382-1544

John Sullivan (County)
Lane County Commission
(541) 896-3825

STUDENT REPRESENTATIVES
Åsa Bergman (Portland State
University)

Greg Butler and Fraser Macdonald
(University of Oregon)

COMMITTEE CHAIRS

AWARDS CHAIR:
Amanda Ferguson
City of Cottage Grove
(541) 942-3340

CONFERENCE COMMITTEE:
Becky Steckler, AICP
Planning Consultant
(503) 889-6536

ETHICS COMMITTEE:
Dennis Egner, AICP
City of Lake Oswego
(503) 635-0290

MEMBERSHIP COMMITTEE:
Steve Faust
Cogan Owens Cogan
(503) 225-0912

RE-ENGAGE OREGON COMMITTEE:
Brian Campbell, FAICP
Planning Consultant
(503) 422-3601

SCHOLARSHIPS:
Vacant

Women in Planning:
Susan Davis
ECONorthwest
(503) 222-6060

Oregon Planners' Journal

Published bi-monthly • Founded in 1984 • Circulation 1,250

"The Oregon Planners' Journal is a forum for the open and free discussion of planning issues in Oregon. The ideas presented in the Journal are the official position of the American Planning Association only when so stated."

OPJ Volunteer Staff

Managing Editor and Layout:
Becky Steckler, AICP

To Publish

ARTICLES: Articles should be 500 to 1,000 words in length. Use a spell checker, and write in the active voice. Please include your name, organization, phone number, and internet address. Photographs and illustrations are encouraged. E-mail articles to Becky Steckler at becky.steckler@gmail.com, Phone: (503) 889-6536

Suggestions for authors or articles, or comments regarding the Journal can also be sent to Colleen Greer Acres, Ph.D, AICP at shamrock@teleport.com, Phone: (503) 256-5264

ADS: To place an ad, or for information about this service, please contact Patricia Zepp at (503) 657-6087.

Membership Information

If you have a change of address or want to become a member of the American Planning Association, please contact the APA national office, not the Oregon Planners' Journal. APA national maintains the membership records and monthly mailing labels.

Membership in APA can take several forms:

- Regular members belong to national APA and the Oregon Chapter, thus getting benefits of both national and state membership. Dues for regular APA membership are pro-rated by income.
- AICP members are planners who have met rigorous national standards to become members of the American Institute of Certified Planners.
- Students and Planning Commissioners qualify for a reduced fee that gives them membership in both the national and state organizations.
- Chapter-only members pay lower fees, but are members only of their state or regional chapter, not of the national organization.

Send your inquiry to any of the following:

Mail: APA Membership
122 S. Michigan Avenue
Chicago, IL 60603-6107

Fax: (312) 431-9985

Phone: (312) 431-9100

Internet: membership@planning.org

OAPA Executive Director: Patricia Zepp

Phone: (503) 657-6087, oapa@oregonapa.org

The Damascus Story



BY
DEAN APOSTOL,
MIG AND
ANITA YAP,
CITY OF DAMASCUS

PHOTOS COURTESY
OF THE CITY OF
DAMASCUS

A Great Oregon Experiment

Damascus, founded in 2004, was the first new city incorporated in Oregon in over 22 years. (La Pine incorporated in 2006). Four years later, we report on the progress, challenges and lessons learned in the creation of this new American city in the 21st century.

THE JURY IS STILL OUT on whether Damascus will be a success. In the interim we have a story to tell that may have important lessons for planners and policy makers alike.

A Bit of History

The Portland Region established a large Urban Growth Boundary (UGB) in the late 1970s. Pressure to expand it built gradually. In 1998 Metro added 1,400 acres to the UGB in upper Pleasant Valley, a semi-rural enclave between Gresham and Portland. The rural center of

Damascus is only a few miles south of Pleasant Valley. At that time, both areas were characterized by unplanned scatterings of random subdivisions separated by farms, nurseries, and forested buttes.

Farming was always marginal in this area. Crop choices and productivity were limited by lack of irrigation, presence of class 3 and 4 soils, and poor drainage. Berry growing thrived for a time but declined by the 1950s.

Ornamental nurseries have

CONTINUED on next page

been successful but require a lot of infrastructure investment, including deep wells for irrigation and dense networks of drain tile. Because of close proximity to Portland, many farms had been chopped into smaller part-time farming or forestry operations. Some landowners opted for subdivisions where septic fields could function.

In early 2002 Damascans and Boringonians (residents of nearby Boring) received notice that Metro was considering the area for urban expansion. 1000 Friends of Oregon scheduled a “design charrette” to explore how a city of 100,000 or more people could be squeezed onto the local hills and valleys using progressive planning principles. The “Damascus Charrette” produced a plan for a city of over 100,000 and alerted local people as to what was likely to be coming their way.

Community members were sent surveys about local values, asking what people liked about the land, whether they favored urban growth and so forth. In overwhelming numbers the answers were: we like it as it is and no thanks to urban growth. Bye-bye now, and don't let the screen door hit you on the way out. But planners are a stubborn lot accustomed to initial rejection. They knew that land use rules require “exception lands” (mostly rural residential zoning) to be urbanized before more productive farm and forest land, and that this would eventually push urban expansion into the Damascus area regardless of

local opinion.

Some community members formed the “Committee for the Future of Damascus” which became the voice of the community to elected officials. Most local residents remained on the sidelines. Others came to open houses to berate the planners and perhaps scare them off. “Thanks for coming, your input is very important to our process” was the usual response.

In the end Metro decided to expand the Urban Growth Boundary (UGB) by 12,500 acres around rural Damascus. Boring was spared, at least for the time being.

When in Doubt Form Another Committee

Metro has a requirement that a concept plan be created for new UGB expansions before rezoning and development can proceed. This is a sensible provision that slows things down, and prevents poorly planned development.

The chief problem at the outset was political. Since the 12,500-acre expansion area was unincorporated and not obviously attached to any existing city, who would be in charge? Clackamas County was on record that any urban development in the Damascus area would have to be within incorporated city limits. They already had their hands full providing urban services to unincorporated, previously urbanized areas, and did not want to govern another non-city. Ultimately the County and Metro teamed up and a \$1.4 million Federal Transportation grant was appropriated to pay for the effort. A combination staff and consulting team (OTAK) was assigned and an unwieldy advisory committee recruited (including one of the authors, Dean Apostol).

Eighteen months, many meetings, some spirited arguments, a new design charrette, and a few public open houses later a plan was agreed upon. This was a compromise stitched together from the disembodied parts of four or five previously considered alternatives. It was part two-dimensional land use map and part visionary urban design using smart



Highway 212 traffic near the city center, over 22,000 vehicles daily travel on Highway 212.

growth principles. But it was compromised to the point where few really liked it and it lacked defenders. The committee and community had begun with “let’s build a vision” and ended with “this will have to do.” The final open house had over 800 people. An anti-green contingent handed out anti-plan flyers at the entrance. People were herded from one display to another. “Your input is very important to our process” was the refrain.

Reactions ranged from “interesting” and “what are all these color blobs” to “You have got to be joking!” Three years of effort and the local community was no closer to embracing an urban future than it had been in the beginning. Faced with the prospect of apartments next door, new roads slicing through neighborhoods, subdivisions transformed to industrial parks, and every farm paved over the process had come full circle to “thanks but no thanks.” The concept plan process ended with a loud bang when the anti-greens joined forces with anti-new-roads-in-my-backyard neighbors in theatrical shout-fests at the final two Advisory Committee meetings.

The process closed with no modifications made to the plan that nobody liked very much. And the funds were all spent.

The New City of Damascus

Part way through the Concept Plan development Damascans voted to incorporate a new city. A few saw this as a hopeful sign that the community was organizing itself to go boldly where no Oregon community had gone before—to a planned future before the city was built. But the yes vote was rooted more in fear than in hope. Pro-incorporation campaigners knew that raising the specter of Happy Valley and/or Gresham gobbling up green space via annexations and paving over strawberry fields with ugly McMansions or cheap apartments was the surest way to get people to vote for what amounted to a hefty tax increase to pay for what few wanted in the first place. Sixty-five percent voted for incorporation.

One of the new city council’s first acts was to

quietly bury the Concept Plan. Understandably, they wanted a fresh start, and brought in new consultants and the first of four community development directors to begin again. It went back out to the community, this time in small kitchen table “coffee klatch” groups (thus avoiding theatrics,) to ask everyone once again what their values were, what they liked about Damascus, and so forth. To no one’s great surprise, the answers were as before.

Most people (of the several hundred who showed up) liked Damascus as it is, meaning a semi-rural tapestry of farm fields, forested slopes, and scattering of large lot or small acreage subdivisions. Some additional development was acceptable, but not too much and not too fast. Many liked the idea of having a nice new downtown, permanently conserved green spaces, walkable neighborhoods, retention of rural character, and so forth. These were codified in seven “Damascus Core Values,” essentially the same as expressed before.

The new planners assured the participants that “your input is very important to our process.”

Starting a new city proved to be more difficult than most had imagined. There needed to be a place to hold council meetings, someone to take meeting notes and make public records, an official budget, computers, desks, pencils and someone to answer the phone. It took several years for essential administrative tasks and a basic infrastructure to be put into place. Initially, all city administrative tasks were run by the Mayor, city council, and various consultants, most of whom had little relevant experience in city administration and political and community relations. New staff were hired and dispatched with alarming speed, including five city managers and four community development/planning directors in the first two years.

The Draft Comprehensive Plan Process

A new planning committee was formed, called the Community Coordinating Committee (C3). It included 23 members, all local

CONTINUED on next page

citizens, property, or business owners. Their role was not well defined at the beginning, but they were expected to serve as a filter for planning until a formal commission could be created. They were asked to represent the wider community rather than their own personal interest. Opinions ranged from strong private property rights advocates to strong conservationists, with all shades in between. Additional committees were initiated for transportation, citizen involvement, codes, and natural resources.

Consultants did detailed mapping of natural resources (Goal 5) and hazards (Goal 7). Other consultants created land use suitability maps that used complex formulas that considered a range of variables (slope, wetness, proximity to main roads, parcel size, and so forth). A Community Atlas was assembled from various demographic and GIS databases. A scenic landscape survey was completed to get at the question of what citizens valued with respect to rural character (a key sticking point during the Concept Plan). Damascus was divided into four sub-areas to break a big planning problem down into more manageable bits. A series of workshops and a third design charrette were held, culminating in a Draft Comprehensive Plan.

The Proposal

The Draft Comprehensive Plan proposes a basic land use framework. It includes a base zone of at least 1-3 new housing units to the acre, so that



Thompson Farms looking east to the UGB edge

every landowner with more than an acre would likely get some new development opportunity. This is intended to soften the resistance of landowners with natural resource constraints. It includes a conservation overlay that encompasses steep slopes, stream corridors, wetlands, hazard areas, and forested habitats. A new downtown core is located in the Southeastern quadrant of the city, where slopes are gentle, tax lots large, and major highway access good. Employment centers are placed mostly at the periphery of the community. The interior includes several village centers at key intersections. All existing subdivisions are kept intact, possibly with light levels of infill, but no major land use changes. An “urban farm” overlay is included in part of the city, with the hope that some small to moderate scale local food growing can continue into the indefinite future.

So far, it is fair to say that the Draft Comprehensive Plan has been met with a less than enthusiastic response from the community, the C3, and the city council. The main arguments against it are that it lacks vision and does not correspond to the community core values. Negotiations are under way to figure out what to keep and what to change. We expect that this process will take several further iterations before a plan is created that has a critical mass of community support.

Lessons Learned

There are several reasons why planning and future development of Damascus has been, and will continue to be, difficult.

• First, there are simply too many landowners operating at cross-purposes. Successful planned communities the world over have been initiated and controlled by top-down authorities, either empires establishing colonies (Rome, Greece, Spain,) strong states creating orderly growth (Finland, Sweden, Great Britain, the Soviet Union,) or private developers who owned large areas of land as real estate ventures (Seaside, Irvine, Radburn, Riverside, and Reston among others). China has been

CONTINUED on next page

planning and building large cities over the top of rural residents, but they can and do simply order existing residents, who hold no title to the land, to move out and make way for progress. None of these are not going to happen in Damascus.

- ♦ Second, a substantial majority of the community still resists the idea of transforming the rural place they live into a city. The local political climate is uneasy. Without a long-term track record of municipal decisions, the newly elected city council is uncertain about making any unpopular decision. Local citizens resent the rules imposed from above (Metro and the Land Conservation and Development Commission (LCDC)), and this resentment has fertilized the soil for seeding anti-government ballot initiatives. About 65% of current residents live on an acre or less, and have nothing to gain from development. The latest evidence of this resistance is a series of local ballot measures that restrict any and all methods to pay for planning and infrastructure. The most recent (not yet voted on) would prohibit all inter-governmental agreements without a direct vote of the people. Inter-governmental agreements are essential to the functioning of a new city, and it is difficult to imagine moving forward if the measure limiting them passes. Local control is unfortunately being used to keep most or all development out, rather than to make it better fit local values.
- ♦ Third, the projected cost of new infrastructure may be prohibitive. As every reader of this Journal well knows, there is not enough funding for infrastructure needed in existing communities, let alone to build a new one. Current estimates are that total infrastructure costs to service a Damascus of around 60,000 people will be \$4 billion, requiring systems development fees of \$40,000 a unit or more, which would be the highest in Oregon. (Note: a vote of the people is also required before SDCs can be established due to the aforementioned ballot measures).
- ♦ Fourth, there is the land itself. If Damascus were a good place for a mid-sized city, in all likelihood one would have been built here years ago. The combination of steep topography, wet

soils, and high stream density all conspired to make Damascus a fairly isolated location. It was settled only a full two decades after the rest of the Willamette Valley was claimed, did not get electricity until the mid 1930s, and even today is hard to get in and out of by road. Several streams form deep canyons that are barriers to development and road crossings. It could be that these land constraints are significant enough to keep development away for many years to come.

- ♦ Fifth, the state-planning framework has no provision for planning and designing a new town. When Lawrence Halprin drafted Willamette Valley Choices for the Future in 1972, the foundation for Oregon's planning system, he called for identifying suitable locations for new towns, recognizing that if urban growth boundaries simply kept on expanding Oregon would end up with the very sprawl it wanted to avoid. But the state planning goals failed to make provision for entirely new towns (other than destination resorts, which are not meant to be complete towns).

The Metro Functional Plan and Statewide planning goals thus push Damascus into a planning approach designed to shape new growth in existing communities, not to create new communities. All Oregon planners and cities must work within the state framework, but every city in Oregon, including Keizer and La Pine, were substantially built before the rules were established. Damascus lacks a comprehensive plan policy framework. State administrative rules address requirements "at periodic review" or a "post acknowledgement plan amendment," but Damascus has no plan to amend. How do these rules apply to a new city? The regulatory jury is still out, waiting until Damascus can piece together a comprehensive plan, policy document, development code, zoning map, transportation system plan, Goal 5 and 7 program, a housing needs analysis, economic opportunities analysis, and numerous other requirements. A "chicken and egg" question follows every planning work task at hand. No adopted comprehensive plan map, no buildable lands inventory, no

ESEE analysis based on plan designations. What comes first?

Finding the Opportunities

While the challenges are substantial, opportunities to think and plan creatively are also abundant. The absence of existing urban infrastructure opens the door to exploring alternatives. City planners and consultants have been investigating an “ecosystem services” approach to public facility planning. This would place a value on the existing natural environment for the services it provides to the community. For example, healthy upland forests, riparian corridors, and wetlands all protect water quality and reduce stormwater management costs. Since Damascus has yet to implement new zoning and development regulations, it can charge valley bottom development to pay for upland forest conservation that reduces stormwater system costs. This approach has potential appeal to both the resource conservationists and property rights advocates who advocate compensation for providing green space for the community.

Oregon’s land use program is based in large part on strict separation of farms and cities, and thus discourages or prohibits zoning exclusively for agriculture within an urban growth boundary. But Damascus has several property owners making a good living farming, and we know local citizens value farm conservation. We may be testing state assumptions by using various tools to set aside land for continued use for growing food, and integrating active farming and the agricultural heritage into urbanization, albeit at a scale appropriate to an urban community. Initiating a regional foodshed strategy is one possible outcome of these efforts.

Recognizing the high costs of infrastructure and limitations on groundwater and surface water supply, Damascus is exploring options for integrating potable water, wastewater, and stormwater management. We may be able to employ alternative wastewater systems, including reuse of stormwater, and marry this effort to farm conservation.

Arguments over greenspace are what derailed the Concept Plan, and open space conservation is probably the make or break issue for Damascus. Nearly 40% of the city is mapped as Goal 5 (Natural resource,) Goal 7 (Hazards,) or both. Damascans are conflicted over conservation. Based on public input, most of the community supports conserving forests, steep slopes, and streams, but at the same time many also support private property rights and want there to be economic fairness when allocating new development rights. Planners are exploring three key methods for achieving both conservation and economic fairness.

- ♦ First, landowners would have to build their density allotment on only the most developable part of their property, avoiding natural resources and hazards.
- ♦ Second, the plan may organize the community into master plan districts that require or encourage multiple landowners to join together to plan development and conservation in concert. If one landowner has valuable conservation land, their entire development allotment could be transferred to nearby properties with less conservation value, with everyone receiving near equal value for their property.
- ♦ Third, a transferable development right option (TDR) could allow broader shifting of development rights from parts of the community with high conservation value (the forested buttes) to areas with high development potential (the new city center).

We expect some combination of these three methods, along with ecosystem service program.

Predictions about the Future are Hard

Damascus was incorporated to gain “local control,” but cannot avoid the broad legal and policy framework established by state and regional officials. As the first new city ever pre-planned in Oregon, Damascus may be allowed to test the edges, and possibly directly

challenge one or more aspects of the Oregon Land use program. This potential has several regulatory and watchdog organizations keeping their eye on our progress.

One positive outcome to date has been the impetus to build community where in the past there had not been one. Damascus was essentially a disparate cluster of subdivisions, with kids attending one of several school districts, some on community water systems, most not, some with homes hooked to County managed sewer systems, but most not. The only two entities in common were the Boring Fire District, the nursery ground for a number of community leaders, including the first City Mayor, Dee Westcott (recently passed away), and the local newspaper, the Damascus-Boring Observer. Planning a new city has brought the authors, City Council members, committee members and hundreds of others that have shown up at meetings together for the first time. Many have lived in the community 20 or more years but had never met most of their neighbors. City staff has begun to develop a neighborhood association program and has initiated other community building events. This is a slow process and building trust among community members, city staff, and elected officials will take some time.

Sometimes it is hard to see how this community will be able to move forward, create a workable plan, and gain enough support for managing and financing orderly development. Damascus may yet emerge one day as a model 21st century American city, or it may remain a lovely rural landscape that is a city in name only. A hardy few continue to meet and make plans.

The current economic crunch has bought some time for Damascus to regroup and get things right. If a good plan, supported by a critical mass of the community can be completed soon,

perhaps the anti-development, anti-community backlash can be interrupted and even reversed. A lot rides on Damascus' shoulders, and we often feel that the whole state is watching us. If we can create a compelling community of walkable, solar powered villages and hamlets nested within green corridors, forested slopes, and urban farms, with employment close at hand, and if a way can be found to build an affordable infrastructure, Damascus could become the star on the crown of the state land use system. But if it continues to sink into an unproductive argument clinic, it could become a battering ram for those who want to take state planning down once and for all.

Readers who have any ideas that can help us should call or write. We are still in the planning stage, so stay tuned. Your input is very important to our process!

Dean Apostol is a senior landscape architect with MIG, a planning, urban design, and landscape architecture firm in Portland and Berkeley. He lives in Damascus on a small farm-nursery, and has published three books: Forest Landscape Analysis and Design, Restoring the Pacific Northwest, and Designing Sustainable Forest Landscapes. He writes regularly for the Damascus-Boring Observer (winner of the 2004 Oregon APA Merit Award in Journalism).

Anita Yap is the Damascus Community Development Director, the longest tenured planner in the history of Damascus (two years and fingers crossed). She previously worked for Bend, Coburg, Lane Council of Governments and Lane Transit District. She received several awards for her work on innovative projects and building community, including the Governor's Livability Award and the Oregon Downtown Award. She finds that the Damascus experience is the challenge of a lifetime.

On the "Front Burner" – La Pine City Council and Community Focus on the City's First Comprehensive Plan

BY DEBORAH McMAHON, DMC CONSULTING SERVICES LLC AND JAMES LEWIS, FORETERRA LLC

La Pine, incorporated in 2006, is in the early stages of creating its first comprehensive plan. Like the City of Damascus, the City of La Pine has to work through a state land use process that is better designed for updates, than the creation of a new plan.

THE LA PINE CHAMBER OF COMMERCE

describes the community of La Pine as follows:

"Beautiful La Pine, Oregon is a jewel in Central Oregon and south Deschutes County. A community among thousands of tall pines, close to the Cascade lakes and the Newberry National Volcanic Monument, it boasts spectacular outdoor recreation opportunities through its hometown slogan "The Outdoors at Your Front Door."

And, it is all true.

Location, Sense of Place, and History

For quick reference, La Pine is located on Highway 97 just south of Bend. With a population of roughly 1,600 it is one of Oregon's newest cities incorporated in 2006. The Little Deschutes River with its riparian environment and expansive stands of Lodgepole Pine define the area's natural terrain.

The community is tightly knit and fiercely independent. Bumper stickers are proudly displayed showing admiration for this strong

community spirit – and why not? A sense of place is exactly what a new city needs to define itself or it could succumb to "the sameness" that Central Oregonians, and Oregonians in general, seek to avoid when planning and nurturing newly incorporated communities. La Pine is no exception and as the community recognizes its 100-year mark there is a lot to be thankful for given the natural setting and the intent of both the City's leadership and community to succeed and prosper.

With a history of development dating from 1825, 156 years later, La Pine maintains an interesting place in history. It will take strong City leadership to succeed and prosper as the 242nd city in Oregon.

The Comprehensive Planning Process

La Pine has its share of challenges and the new City Council wisely focused on developing its first Comprehensive Plan as a top priority. This task required extra care to make sure community interests were recognized, understood and captured in the Plan's

CONTINUED on next page

objectives, goals, and policies. Money is tight but the Department of Land Conservation and Development (DLCD) awarded La Pine a grant to support the planning effort. The City and its consultants have a great relationship with DLCDC representatives Mark Radabaugh and Larry French – they have been instrumental in helping the project succeed. The planning efforts and the public outreach process has been dominated by an intensive spirit of collaboration with the City Council, citizens, Chamber of Commerce, school district, local utility districts, Deschutes County, State of Oregon, and other key agencies.

Economic Base

La Pine has a great abundance of natural beauty and urban potential but is currently classified as a "severely distressed community" with many citizens at or below the Federal poverty level, etc. To complicate things further, La Pine has a housing/jobs imbalance because many of its citizens must commute 40 minutes to Bend for work and services. With no 24-hour emergency medical care facility and, a limited amount of employment, service, shopping, and housing choices, La Pine must re-define its future now. The current economy makes this challenge even more critical as unemployment numbers rise to

levels that exceed the national average.

Designing the Complete Community

La Pine is perfectly positioned to improve its situation by refining its foundation of land uses and developing creative zoning to support a "Complete Community" in an effort to foster greater independence and sustainability. For La Pine, the "Complete Community" concept begins with an understanding that Complete Communities are comprised of various "Complete Neighborhoods." Such neighborhoods include areas for employment, services, schools, open spaces, urban amenities, housing choices, and adequate utilities while maintaining the livability goals established by citizens. La Pine plans to identify its various neighborhoods and create policies and actions to support the complete neighborhood concept. If successful, the result will be a variety of neighborhoods within the complete community and eventually, a more sustainable city.

Creating the "Complete Community" concept in a 20-year land use plan requires recognition of the current land uses and organization of those uses.

CONTINUED on next page

The Deschutes County website notes an interesting historical reference about La Pine.

"The first recorded exploration to the inland Oregon region known today as Central Oregon was in the winter of 1825 by Peter S. Ogden of the Hudson's Bay Company. Ogden's chosen path was the River of the Falls, the Deschutes of the Oregon country. On a second trip down the Deschutes Ogden discovered East and Paulina Lakes in Newberry Crater. The winter of 1834 brought another explorer named Nathaniel J. Wyeth, who explored the upper Deschutes River. In 1853, the La Pine basin became the site of the Elliott Cutoff Party's attempt to find a new route through the Cascade Divide. More than 250 wagons and loose stock, led by Elijah Elliot, followed the Little Deschutes River upstream to the vicinity of Crescent, Oregon before heading west across the Cascade Mountains creating the Willamette Pass."



DESCHUTES COUNTY HISTORICAL SOCIETY

In La Pine, the current pre-existing zoning (applied by Deschutes County) recognized existing uses and the boundaries created by adjacent farm, Bureau of Land Management (BLM), and Federal Forest uses. It is no surprise that the Highway 97 corridor and the BNSF Railroad create physical obstacles that tend to divide the community. It is generally understood that new "at-grade" railroad crossings are rare. Yet, some sort of crossing is needed to serve the community's goal for efficient grid traffic movements and ODOT's corridor standard. ODOT is currently designing a grade-separated overpass at Wickiup Junction. Funding the enormous price tag is a challenge as one might expect. In the meantime, it is essential that the problem not be compounded by speculative zoning that could create further crossing conflicts – no small task for a community that has a highway and a railroad cutting through the middle of it.

Use of Transfer Development Credits

La Pine also has an issue with high ground water and significant efforts have been made to develop community sewer and water systems. The existing program of TDCs or Transfer Development Credits allow property owners to sell the ability to build a house on their property, while retaining ownership of the property, similar to a property owner selling an easement or other right.

Local governments establish TDC systems where public processes are used to identify "sending" and "receiving" areas. Typically, a sending area is rural, agricultural, environmentally sensitive, or of historical significance- an area that warrants

government protection. Receiving areas are, in general, more urbanized, able to accommodate growth more efficiently and with less environmental degradation. TDC programs allow rural areas to reduce continued development in sensitive areas and encourage development in areas more suited to urbanization.

In the case of La Pine, the surrounding unincorporated areas contain many hundreds of older, pre-zoning, platted lots, some of which are unsuitable for development given high water tables or sensitive land classifications. Thus, lands inside the City limits (served by urban sewer and water utilities) can be developed by utilizing the credits upon County-owned lands. This proactive approach focuses and encourages urban development within the incorporated area of La Pine. On the surface, this is a seemingly "win-win" situation but the impact of the remaining rural lots must be considered in the long-term visioning of the entire La Pine community, whether incorporated or not.

The Future

The Comprehensive Planning project will conclude in the next few months and a final community vision will be developed to reflect citizen comments and the collective goals of the City Council. La Pine is planning for a great future.

Deborah McMahon of DMC Consulting Services LLC and James Lewis of Foreterra LLC are land use consultants working on the La Pine Comprehensive Plan project.

Legislative Update: End of Session Report

BY STEPHEN KAFOURY

The 2009 legislative session was not a bad one for the OAPA, but it could have been better. Some land use legislation we supported was passed, and no rollbacks occurred, but several opportunities for major improvements were squandered, and that which did pass was often heavily compromised.

TWO FACTORS kept the session from making more far-reaching laws. The first and most obvious was the financial situation. Oregon's recession affected not only budgets, but spread like a fog over all legislation. "Could this possibly cost money or jobs?" was a common question asked by legislators about many bills. The other more subtle reason was the ideological makeup of both the Senate and the House of Representatives. Although both houses had heavy Democratic majorities, many of these members had a conservative bent, and they left their imprint on legislation.

The bill receiving the most attention from the OAPA was HB 2229 that was based on the recommendations of the "Big Look Task Force." OAPA's Re-engage Oregon Committee followed that task force for the nearly four years of its deliberations, and offered substantive amendments once HB 2229 was introduced. Unfortunately, the suggestions, although received well by legislative leadership, ultimately proved too controversial. One good provision was included (which OAPA felt should have been undertaken by the Task Force in its initial deliberations) was the establishment of a policy-neutral audit of Oregon's land use statutes and administrative rules. When the bill finally passed, both 1000 Friends of Oregon and Oregonians in Action testified in favor of the bill, evidence that

the final version did little.

Initially, the bill allowed counties to form regional entities to determine farm and forest lands under regional criteria. This controversial provision, opposed by OAPA and others, was changed to allow for "re-acknowledgment" of existing plans to allow for mapping corrections for individual parcels, and allowing them to be designated "non-resource" and thus available for low-intensity development.

The bill additionally included four "Overarching Principles" to be used as guides for legislation and rules, and in the interpretation of the standards used in the Oregon land use system. However these principles are vague, and fear of activists using them as a source of future litigation forced an amendment stating that they are "not judicially enforceable."

Rather than adopt OAPA's suggestions for redesigning regional decision making, the legislation settled for a modest improvement to Regional Problem Solving. The legislation now allows an existing or future process to continue even if a participant dissents or withdraws.

HB 2229 also expresses the hope that expenditures of funds will

CONTINUED on next page

result in “compact development” and the use of “alternative modes of transportation” in areas of the state that are growing rapidly. The legislation directs that the diversity of the state be considered in rule-making and allows more time for decisions if the applicant and the local government wish to mediate. For the most part, those things can be done under current law.

Perhaps the most controversial land use issues in this session dealt with destination resorts. After much arm twisting and vote trading, HB 3298 prohibited destination resorts in the Metolius basin by directing the Land Conservation and Development Commission (LCDC) to declare the basin an “Area of Critical Statewide Concern.” OAPA was neutral on this bill. HB 2228 allows developers who wanted to establish destination resorts there to transfer their development rights elsewhere. It also traded protection of the Skyline Forest (west of Bend) for allowing a destination resort in part of the tract. HB 2227, which would have authorized LCDC to adopt rules for ensuring destination resorts met land use criteria, was narrowly defeated in the final hours of the session.

HB 3099 was an attempt to reform the exemptions from the EFU (exclusive farm use) statutes. (The 2009 session appears to be the first session where no additional exemptions were allowed since these statutes were enacted.) Few of the bill’s initial provisions remain, but it does exclude golf courses on high value farmland and schools whose primary population would be urban students.

OAPA was also involved in killing a few bills, including SB 634 which would have given priority to land for inclusion into a UGB where the land was owned by the State of Oregon and was acquired from the federal government. Our opposition was to any legislation directed at specific parcel of land by changing the priority list.

Additional bills

HB 2001 was the massive transportation funding bill. While 1000 Friends of Oregon

opposed the bill because of its perceived focus on building highways, a few provisions were included requiring transportation planning to consider environmental concerns, establishing carbon planning in the Metro area, and allowing federal flex funds to be used for alternative transportation.

HB 2230 excludes from definition of “land use decision” a local government decision that a state agency permit is consistent with statewide land use planning goals and compatible with an acknowledged comprehensive plan if the local government has already approved the use, the use requires a subsequent land use decision, or the use is allowed without review under the local code. The bill excludes from the definition of “land use decision” an action by a state agency if the use has already been approved by the local government or the use is not regulated by the local government. It authorizes LCDC to adopt rules establishing the sequence for a local government land use decision and state agency action concerning the same use. OAPA was instrumental in getting the negotiated settlement allowing this bill to proceed.

HB 3043 states that territories brought into Metro’s urban growth boundary (UGB) are annexed to Metro by operation of law.

HB 3056 was a compromise between cities with urban renewal districts and other governmental agencies that lose tax revenue by freezing tax values. It limits the amount these districts will lose.

HB 3225 gives relief to some persons who made claims under Measure 49, but who were given bad legal advice, and so failed to perfect their claims.

HB 3379 allows local governments that are unable to meet the funding requirements of DLCDC’s Transportation Planning Rules to apply for extensions, alternative plans, or to adjust traffic performance standards (This may already be allowed under present law).

SB 170 slightly expands the

number of rural airports eligible to participate in pilot project encouraging economic development. It also authorizes industrial development of participant airport property.

SB 566 exempts Metro from the requirement of conducting soil capacity analysis when bringing urban reserves into its urban growth boundary.

SB 691 keeps a promise made to the forestry industry as a reward for not opposing Measure 49. It expands the class of forestry regulation that would give rise to a claim for compensation and sets up a methodology for proving a reduction in fair market value. It further allows transferability of a claim. OAPA testified against the bill, but the deal had been cut.

SB 763 authorizes “governmental units” to

establish transfer of development credits (TDC) programs. If sending and receiving areas are in different jurisdictions, the jurisdictions must have intergovernmental agreements that include DLCD. The bill also establishes standards for TDC programs. OAPA was involved in the technical drafting of the bill.

SB 945 specifies eligibility requirements for certain claims filed under Measure 49. It describes procedures for relief, and directs DLCD to review claims. It further directs the department to issue final orders for claims on or before specified dates and to investigate certain matters related to filing of claims. DLCD will report its findings to an interim committee of Legislative Assembly before the end of 2009.

Future OAPA Events for CM Credit and Free CM Credit Opportunities

BY SCOTT WHYTE, OAPA SECRETARY AND CM OFFICER

Are you looking for CM credits to finish the year and wondering what OAPA has in store? Since the beginning of 2009, OAPA members have asked about the events and programs that will be offered throughout the year. Members with AICP certification have expressed specific interest in events eligible for CM credit.

IN RESPONSE to these inquiries, OAPA has compiled a list of upcoming events (see the Upcoming Events and Announcements on page 20 for more information about the events and how to register):

- Small-scale Food Options Bike Tour, Wednesday, July 29
- Sustainable Viticulture bus tour (Yamhill County), Thursday, Sept. 3
- 1st Annual Oregon Transportation Summit with WTS and OTREC (Portland), Friday, Sept. 11
- Planning and Sustainable Development breakfast sessions (Portland), Tuesday, Oct. 6, Tuesday, Oct. 20, and Tuesday, November 3
- Legal Issues Workshop (Portland)- Friday, Dec. 11
- Central Oregon Workshop - TBD

Please note that not all OAPA events are eligible for CM credit. As a registered CM Provider, OAPA is required to explain how each event qualifies for CM credit and how the presenter is qualified to speak on the topic. Events that are

credit-eligible will show the “CM” logo followed by the amount of credit hours the event has to offer. For the events listed above, OAPA will apply credits for each event; one credit equals one session hour.

Free CM Credit Opportunities

As for “free” CM credits, APA National is providing some free on-line courses to its members and will send e-mail descriptions of these courses as they become available. A free podcast “The 2008 AICP Symposium” is available until September 30, 2009, and is eligible for 2.5 CM credits. To participate, members should visit <https://www.planning.org/aicp/symposium/2008/>. Also, free podcasts of “Tuesdays at APA” may be obtained for CM credit. Members may also browse the distance education listing from the CM Activities page to find podcasts eligible for CM credit.

Certification Maintenance: 32 CM Credits Every Two Years

All AICP members must earn 32 CM credits every two years. That means that if you have been an AICP member since 2007, by the end of this year, you must earn a total

CONTINUED on next page

of 32 CM credits. This includes a minimum of 1.5 credits on the topic of ethics plus another 1.5 credits on the topic of current planning law. OAPA is committed to providing its members with educational and training opportunities throughout the year.

For more information about upcoming CM AICP courses, go to www.oregonapa.org and click on the Professional Development link on the left (or go to: <http://www.oregonapa.org/pageview.aspx?menu=4527&id=16681>).



ABOVE: Bob Yakas of PMC talks to the planners at Metro Planning, Inc. in the exhibition area of the 2009 Planning Conference.

2009 OAPA Planning Conference

Planning For a New World — Preparing for the Future

TEXT BY BECKY STECKLER, AICP AND PHOTOS BY PAT ZEPP

Over 300 planners come to Portland to learn the latest on planning, sustainability, climate change, multicultural issues and much, much more.

IT'S A LOT OF WORK to organize a statewide conference for over 300 planners. From what we are hearing, it was well worth it. Planners came from all corners of the state to attend the 2nd Annual OAPA Planning Conference, *Planning for a New World — Preparing for the Future*.

Over 20 volunteers, one part-time staff, and two meeting consultants put in hundreds of hours to make this conference a success. The conference included five mobile workshops, 15 sessions, two lunch speakers, and a reception. Despite the economic downturn, attendance was high — about 275 planners attended the conference on both Thursday and Friday.



ABOVE: The Oregon Chapter of the American Planning Association Board holds its monthly board meeting at the Conference.

To help unemployed members, as well as members that work for cash-stopped organizations and agencies, OAPA again offered 20 reduced-fee scholarships. For many, this is the only way they

CONTINUED on next page

were able to attend the conference.

The highlight of the conference was the key note speaker on Thursday, Ed McMahon from the Urban Land Institute. His talk about the “Dollars and Sense of Preserving Community Character.” Mr. McMahon talked about the importance of building communities that people will love and cherish. By perserving buildings and landscapes that are beautiful or preserve a communitites history, we are more likely to nurture all aspects of the community. He showed example after

example of buildings that housed chain stores and restaurants that conformed to the community, instead of the community conforming to cookie-cutter store designs of the national chains. Planners walked out of lunch feeling inspired.

OAPA would like to thank the Conference Committee, the volunteer speakers, the attendees, the sponsors and exhibitors, and everyone else that helped to make this conference a success. We hope to see you next spring for the 3rd Annual Conference: stay tuned for more information.



TOP: About 40 planners spent Friday, June 5 learning about the latest in climate change efforts in Oregon.

LEFT: Jason Franklin, AICP, addresses the attendees of the Climate Change Workshop.

ABOVE RIGHT: Oregon Planners learn more about the LEED for Neighborhoods program.

UPCOMING EVENTS AND ANNOUNCEMENTS



—20—

UPCOMING EVENTS AND ANNOUNCEMENTS

Small-Scale Food Options Bike Tour

**Wednesday, July 29th, 1:00
pm-5:00 pm**

Enjoy a bike tour of some of Portland's small-scale and sustainable food options. We will visit popular food cart districts, a neighborhood farmer's market, and a community garden.

The tour will start at one of downtown's popular downtown food cart districts (SW 9th/10th and Alder) and move to the second at SW 5th and Stark. These have over 35 food carts in operation. You can enjoy authentic foods from all over the globe: Kazakhstan, Vietnam, Peru, Poland, Thailand and even New York City, to name a few. One of the authors of foodcartsporeland.com will share with us his thoughts and knowledge of food carts in the City.

We will then hear from Steve Cohen, Food Policy Program Coordinator from the City of Portland Bureau of Planning and Sustainability.

A leisurely bike ride on the Springwater Corridor along the Willamette River will take us to the Moreland Farmer's Market. This neighborhood market is one of the fourteen (14) farmer's markets in the City, one of the thirteen (13) which have opened since 1991.

Finally, we will visit the Clinton Community Garden. A representative from Portland Parks and Recreation's will speak about the benefits and popularity of the Community Garden program.

An optional post-tour happy hour will

take place at Hopworks Urban Brewery. The HUB, as it is known, is "Portland's first Eco-Brewpub," and offers all organic beer, local ingredients and a sustainable building design.

For more information and to sign up for the workshop, go to: www.oregonapa.org. Note that all participants will be asked to sign a liability waiver. Please print, read, sign and turn this in at the start of the workshop.

Sustainability in Viticulture: A Mobile Workshop

September 3, 2009

Sustainability, in general terms, is the ability to maintain balance of a certain process or state in any system. In an ecological context, sustainability can be defined as the ability of an ecosystem to maintain ecological processes, functions, biodiversity and productivity into the future. Environmental costs of wine production can include topsoil depletion, erosion and land conversion; high levels of fossil fuel use; reliance on inorganic fertilizers and synthetic organic pesticides; reductions in genetic diversity; water resource depletion; pollution; and social problems including the decline of family farms.

This mobile workshop will highlight sustainable architecture and agriculture, organic farming and sustainable business practices at six renowned Oregon wineries.

We will start and finish the tour at the park and ride lot at the Tigard (Regal) Cineplex, 11626 SW Pacific Hwy. We will

leave the lot at 9:00 a.m. sharp and will return between 4 p.m. and 5 p.m. Our bio-diesel fueled & handicap accessible bus will whisk us safely to the six wineries pictured below. OAPA will provide box lunches. Coolers will be available for your non-alcoholic drinks. Officials from the Oregon Department of Agriculture and Yamhill County government will describe sustainability and land use challenges facing the local viticulture industry.

Winderlea Winery - a 4,000-square foot tasting room featuring solar hot water heaters passive heating system, natural vegetation and lighting and building material with recycled content. The building has a zero carbon footprint.

Domaine Drouhin - integrated into the hillside, the winery has a 94.5 kilowatt (kW) solar energy system consisting of more than 500 photovoltaic panels and temperature-controlled underground cellars to reduce energy demand.

Stoller Vineyards - with multi-level gravity flow wine transport, a large solar photovoltaic array, passive heating and cooling, waste-water reclamation & LIVE® certification, this is the nation's first LEED® Gold winery.

Sokol Blosser Winery - certified organic winery with an underground barrel cellar that earned LEED 2.0® Silver Certification by the US Green Building Council. Solar photo-voltaic panels supply one-third of the winery's energy needs.

Domaine Serene - economizing on energy consumed in wine production, grav-

CONTINUED on next page

UPCOMING EVENTS AND ANNOUNCEMENTS



ity moves the wine through the five-level winery building. The winery's operation in Carlton re-uses a 1913 structure, reducing waste and material used.

Lemelson Vineyards - this winery touts gentle gravity flow processing, a 500 kW photovoltaic array that provides 40% of needed energy and precast concrete underground cellars with radiant heating and cooling.

Register early for what promises to be a popular workshop - Space limited to 50 people.

Registration: 1) Fill out, print and mail event brochure with payment to the address on the form or 2) print form and fax in the form (503) 210-0860 and follow with payment; or, 3) register online with credit card or PayPal account. Registration is on a first come basis and is due by August 1. Registration is limited to 50 persons. No refunds after August 15.

Waiver: All participants will be asked to sign a liability waiver. Please print, read, sign and turn this in at the start of the workshop.

Fees: OAPA Member \$65 for tour with lunch; Non-OAPA member for tour with

lunch \$90;

OAPA Member \$100 for tour with lunch and tastings at 6 wineries; Non- OAPA Member \$125 for tour with lunch and tastings at 6 wineries.

Questions: Contact Pat Zepp 503-657-6087 (oapa@oregonapa.org) or Jason Franklin 503-963-7883 (jfranklin@parametrix.com) *Subject to changes by wineries without notice or refund. Complementary tastings will be available at three wineries.

AICP members - We are applying for 5 CM credits for the workshop.

Mailing address: Oregon Chapter - American Planning Association, PO Box 3674, Wilsonville, OR 97070

Planning and Sustainable Development: Integrating Urban Planning and Green Building
October 6, 2009 and
November 3, 2009

The Oregon Chapter of the American Planning Association is collaborating with the Cascadia Chapter of the Green Building Council to organize outreach

and educational events for the planning community. The aim is to bridge the green building community with the planning community in order to develop a coherent understanding of sustainability in our communities.

Please "Save The Date" for an educational breakfast series this Fall to be held from 7:30 a.m. – 9:00 a.m. on October 6, 20th and November 3rd located at the Portland Development Commission offices. The title of this event is: Planning and Sustainable Development: Integrating Urban Planning and Green Building that includes a three-part series with the first session discussing: The Social Ecology of Development, the second session covering: Envisioning Sustainable Communities, and then concluding with a third session on: Models, Tools and Metrics. AICP continuing maintenance credits will be available for this training. For more information, please contact Tina Osterink at (503-740-7285).

Legal Issues Workshop
Friday, December 11th

Save the Date! More information to come. Check www.oregonapa.org for more information as it becomes available.

JOURNAL SPONSORS



Index of OPJ Sponsors

To place an ad, or for information about this service, please contact Patricia Zepp at (503) 657-6087.

Angelo Planning Group	22
Associated Transportation Engineering and Planning Inc.	23
The Benkendorf Associates Corp.	24
Citygate Associates, LLC	23
Clarion	23
Cogan Owens Cogan	23
Crandall Arambula	23
David Evans & Associates	23
Fregonese Associates	23
Garvey Schubert Barer	23
Mark J. Greenfield	23
Johnson Gardner	23
Jones & Stokes	23
Jordan Schrader	23
MIG	24
MultiTech Engineering Services, Inc.	24
Parametrix	22
RBF Consulting	24
Satre Associates	24
Westlake Consultants, Inc.	22
WinterBrook Community Resource Planning	22
WRG Design Inc.	22

*A sustainable approach to balancing
the needs of people, nature, and the economy*

Parametrix

Jason Franklin, AICP
JFranklin@parametrix.com
T. 503.233.2400 360.694.5020
www.parametrix.com

PLANNING • ENVIRONMENTAL SCIENCES • ENGINEERING

Westlake consultants, inc



Lee D. Leighton, AICP
DIRECTOR OF PLANNING

EM Leighton@westlakeconsultants.com
PH 503.684.0652 | FX 503.624.0157

PLANNING ENGINEERING SURVEYING

W R G DESIGN INC.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

www.wrgd.com
503.419.2500



Greg Winterowd & Tim Brooks
Principals

- Urban Growth Management
- Specific Area Plans
- Natural Resource Plans
- ESA, Wetlands, Goal 5 Compliance
- Development Code Administration

503.827.4422 www.winterbrookplanning.com

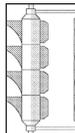


921 SW Washington Street
Suite 468
Portland, OR 97205

tel 503.224.6974
fax 503.227.3679

LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT

www.angeloplanning.com



ASSOCIATED
TRANSPORTATION
ENGINEERING &
PLANNING INC.

P.O. Box 3047
Salem, OR. 97302

Dick Woelk, P.E., T.E. Karl Birky, P.E., T.E., PTOE
dwoelk@atepinc.com kbirky@atepinc.com

Office: 503.364.5066 • Fax: 503.364.1260

Traffic Impact Analysis
TPR Analysis
Warrant Analysis
Turning Path Analysis
Trip Generation
Signal Design



www.coganowens.com

Tel 503.225.0192
Fax 503.225.0224

320 Woodlark Building
813 SW Alder Street
Portland, Oregon

**Planning • Public Engagement
• Project Management • Sustainability**

Arnold Cogan, FAICP Dave Mayfield
Jim Owens Steve Faust, AICP
Elaine Cogan Teak Wall
Kirstin Greene, AICP Ellie Fiore, AICP
Robert N. Wise Daniel Christensen

*Engaging people to create and sustain
great communities.*

Community Development Consulting & Improvement



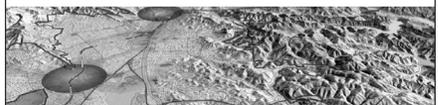
CITYGATE ASSOCIATES, LLC

Pacific NW Office
Richard Carson
(360) 535-9063
richcarson@q.com
www.citygateassociates.com

- Customer Service Enhancement
- Workflow Analysis
- "Best Practice" Peer Review
- "On Time" Development Permitting Review Process Improvement
- Interdepartmental Coordination and Team Building
- Productivity Improvement



URBAN & REGIONAL PLANNING



333 SW 5th Avenue, Suite 300
Portland, OR 97204

503.228.3054
www.frego.com

CRANDALL ARAMBULA
revitalizing america's cities

www.ca-city.com
Planning . Urban Design . Architecture
503.417.7879

Growth Management
Transportation
Natural Resources
Site planning
Permitting

www.deainc.com



DAVID EVANS
AND ASSOCIATES INC.

OREGON OFFICES

Portland (503) 223-6663
Bend (541) 389-7614
Corvallis (541) 754-0043
Salem (503) 361-8635

GARVEY SCHUBERT BARER

Edward J. Sullivan, Esq.
Land Use & Condemnation,
Municipal Law and Real Estate

- ▶ 35-plus years in private and public practice
- ▶ 2005 "Best of Bar" in Land Use and Real Estate
- ▶ Legal Counsel to local governments

503.228.3939 esullivan@gsblaw.com

MARK J. GREENFIELD
Attorney At Law

Land Use
Transportation
Permitting

111 SW Columbia St. Suite 1080 Portland, OR 97201
Tel: (503) 227-2979 Fax: (503) 227-3015

CLARION
Comprehensive Planning | Growth Management
Zoning | Historic Preservation | Economics

1700 Broadway, Suite 400
Denver, Colorado 80290
(303) 830-2890
www.clarionassociates.com

Chapel Hill | Fort Collins | Cincinnati | Chicago | Philadelphia



**JOHNSON
GARDNER**
Portland Seattle

JERALD W. JOHNSON
PRINCIPAL

319 SW Washington Suite 1020 Portland, Oregon 97204
503 295 7832 fax 503 295 1107
jw@johnson-gardner.com



Jones & Stokes

NEPA, ESA and 404 Compliance
Open Space, Conservation and Recreation Plans
Comprehensive, Community, and Redevelopment Plans
Habitat Restoration and Wetland Management

Portland 503.248.9507 • Ashland 541.488.5767 • Bellevue 425.822.1077
www.jonesandstokes.com



JORDAN SCHRADER
ATTORNEY AT LAW



Tim V. Ramis
503.598.5573 Direct
tim.ramis@jordanschrader.com
www.jordanschrader.com



Bill A. Monahan
503.598.5519 Direct
bill.monahan@jordanschrader.com
www.jordanschrader.com



815 SW Second Avenue, Suite 200
 Portland, OR 97204 | USA
 503.297.1005 office | 503.297.3195
 www.migcom.com

planning | design | communications | management | t



ENGINEERING SERVICES, INC.
 CONSULTANTS

JEREMY GRENZ
 (503) 363-9227 • FAX (503) 364-1260 1155 13th ST. S.E.
 office@multitech.ws SALEM, OR 97302



Join the RBF Team
 www.RBF.com

ENVIRONMENTAL ASSESSMENT • URBAN DESIGN/GUIDELINES
 LANDSCAPE ARCHITECTURE • GENERAL/SPECIFIC PLANS
 COMMUNITY VISIONING • ZONING REGULATIONS • GIS

Offices located throughout CA, AZ and NV • 800.479.3808

PLANNING • DESIGN • CONSTRUCTION

SATRE ASSOCIATES, PC
 101 East Broadway, Suite 480
 Eugene, Oregon 97401
 (541) 465-4721 * Fax (541) 465-4722
 www.satrepc.com



Richard M. Satre, AICP, ASLA, President
 Rob Dehnert, AICP, Planning Manager
 Michael Howard, AICP, Planner IV

Planners, Landscape Architects and Environmental Specialists
SOLUTIONS. SATISFACTION. SATRE.

THE BENKENDORF ASSOCIATES CORP.



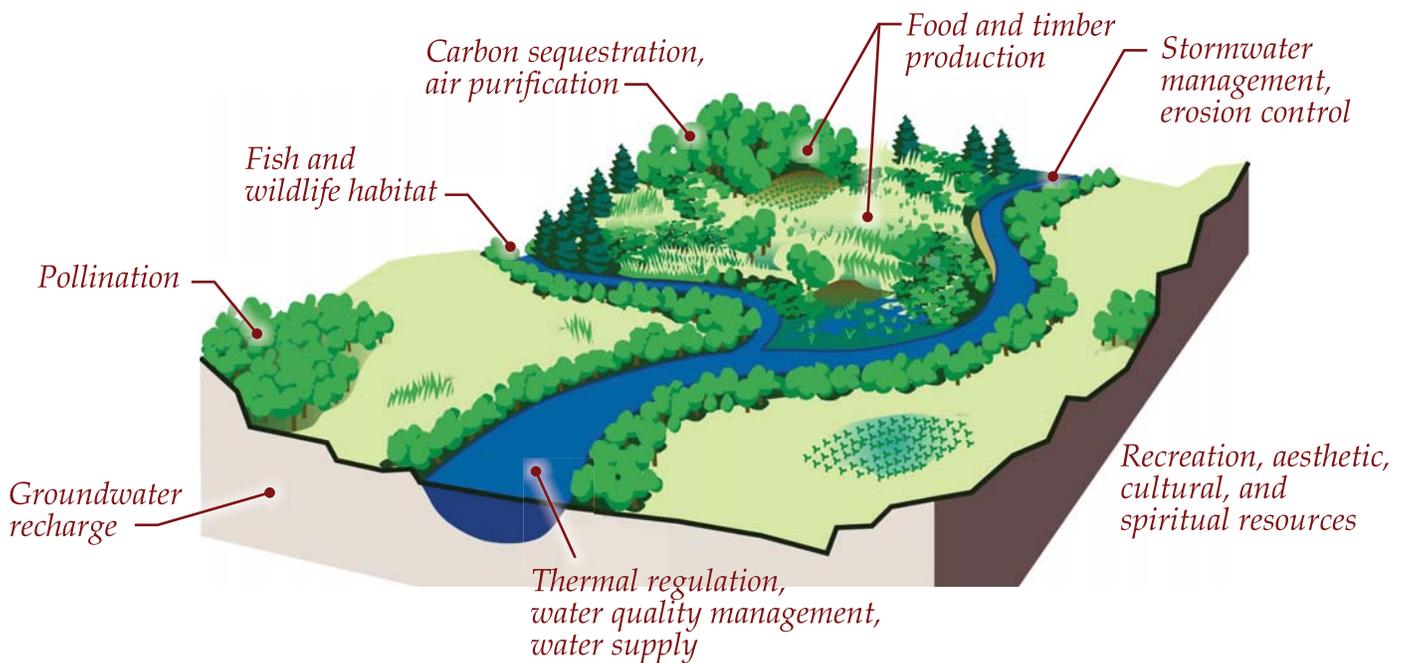
503.226.0068
 Urban Planning and Development Services



Ecosystem Services FOR PUBLIC BENEFIT

Under a grant from the Department of Land Conservation and Development, the City of Damascus, Oregon, is charting new territory by including ecosystem services in its Public Facilities Planning.

In 2008, the City, in partnership with CH2M HILL, began this innovative planning process that includes natural resources in tandem with traditional services such as stormwater and wastewater systems.



What Are Ecosystem Services?

“Ecosystem services” refers to services that are provided by the natural environment and are of value to humans.

ECOSYSTEM SERVICES MAY INCLUDE:

- Food production
- Water quality protection
- Nutrient recycling
- Clean water supply
- Fish/shellfish habitat
- Flood protection
- Stormwater management
- Recreational fishing

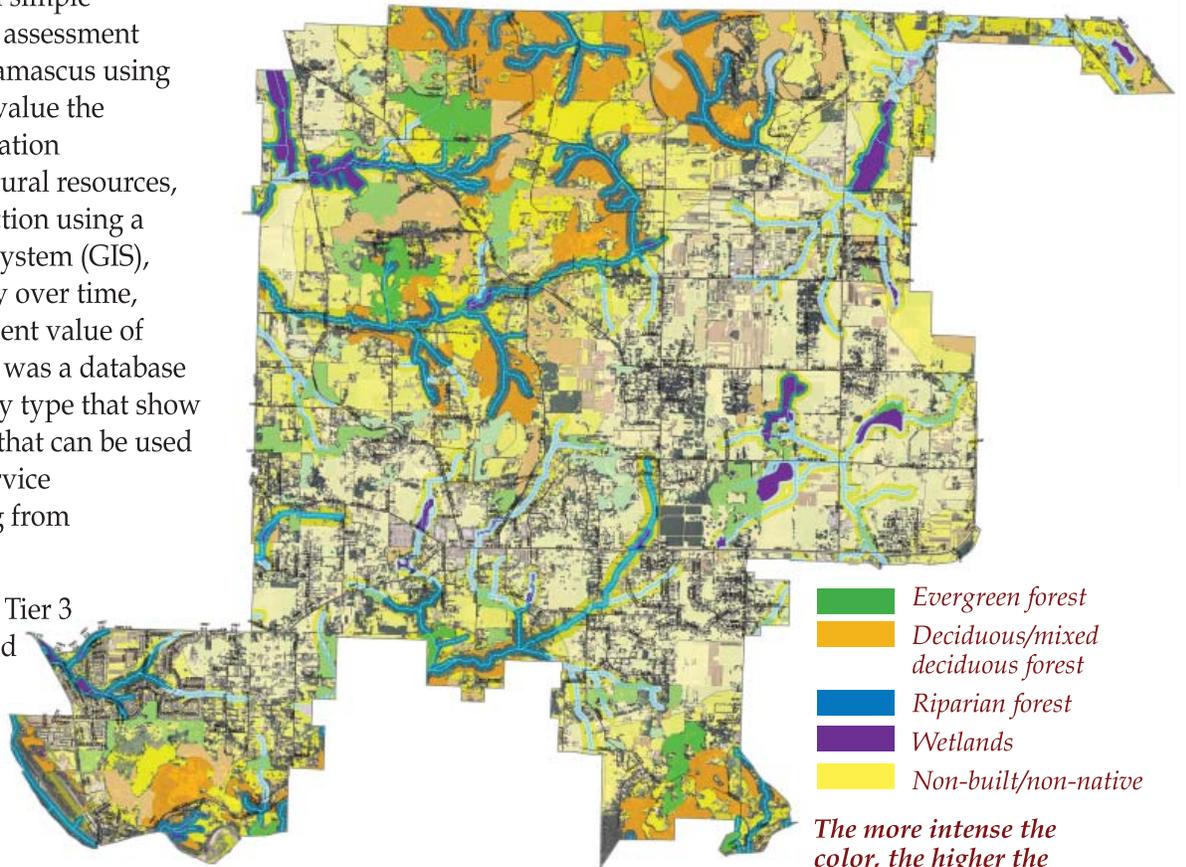
The Benefits of Integrating Ecosystem Services

Traditionally, ecosystem services have been viewed as “public goods” – that is, free benefits to society. As a result, the contributions of functioning ecosystems are often overlooked in decision-making. Thus, the areas supporting ecosystem services (such as a wetland which cools and filters water) are susceptible to development pressures and possible loss. When ecosystems are viewed as natural assets with economic and social value, these values can be brought into the overall “balance sheet” and lead to more responsible decision-making.

Measuring Ecosystem Services

CH2M HILL developed a simple Tier 1 ecosystem services assessment method for the City of Damascus using readily available data to value the services. The Tier 1 evaluation consisted of mapping natural resources, analyzing ecological function using a geographic information system (GIS), assessing resource quality over time, and determining the present value of those services. The result was a database and map of ecosystems by type that show aggregate service values that can be used to evaluate ecosystem service gains and losses resulting from development actions.

More in-depth Tier 2 and Tier 3 analyses can be performed when a greater level of detail is desired.



- Evergreen forest
- Deciduous/mixed deciduous forest
- Riparian forest
- Wetlands
- Non-built/non-native

The more intense the color, the higher the ecosystem service value. The lighter the color, the lower the value.

Implementing Ecosystem Service Policies

To protect services and fairly compensate landowners, the City and CH2M HILL are developing the following:

- An ecosystem services implementation program that will include draft goals and policies
- A local regulatory program with development codes and standards
- Local ecosystem market programs
- Policies for participating in ecosystem market programs outside Damascus
- A system for integrating ecosystem services with other ongoing comprehensive program elements

KEY ELEMENTS OF A SUCCESSFUL ECOSYSTEM SERVICE POLICY INCLUDE:

- Community support to administer and for property owners and developers to implement
- Incentives for property owners to conserve natural resources
- Policies that are easy for City staff
- An accounting system supported by adequate monitoring

FOR MORE INFORMATION, PLEASE CONTACT:

Anita Yap, Community Development Director
City of Damascus
ayap@ci.damascus.or.us

Gretchen Honan, Senior Project Manager
CH2M HILL
gretchen.honan@ch2m.com





Land Use Planning, Local Food & Sustainable Communities:

Using a Form-Based Code to Support Agricultural Urbanism in Damascus, Oregon

by Elizabeth Weigand

Masters Project Committee:

Rob Ribe (chair)

Mark Gillem

May 27, 2009

Master's Project Proposal

alternate title:

Land Use Planning, Local Food,
& Sustainable Communities:
*Preservation of small-scale ur-
ban family farms with a Form-
Based Code*

Project Scope, Definition, and Significance:

Sustainability & the Food System

The term “sustainability” is wrought with overuse and misuse. It is a term that in its nature is both simple and complex and can be used to oversimplify and manipulate various situations. Yet, at its most basic, the definition is clearly relevant to all levels of decision making: “capable of being sustained” (Merriam Webster, 2009).

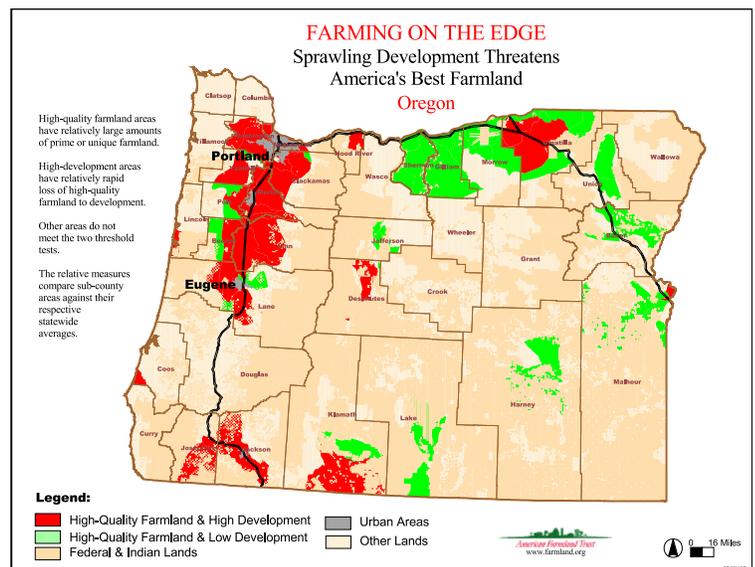
It is with this definition that one begins to question the “sustainability” of existing systems in our environment that provide humans with basic provisions with which to live. Some systems have begun to be questioned more visibly in their ability to be sustained than others. These include clean air, clean water, clean energy, and housing (APA Policy Guide, 2007). The topic of food systems, on the other hand, has rarely entered the professional and political sustainability debate in regard to an examination of its operations and infrastructure (APA Policy Guide, 2007).



Agricultural Urbanism food system model.
www.agriculturalurbanism.com Accessed 3/2009

Some progressive organizations, groups, and communities have begun to realize the importance of analyzing and crafting improvements to our food systems. In the past ten years, more than 35 local and state food policy councils have sprung up in the United States (APA Policy Guide, 2007). Regionally, both Portland, OR and Vancouver, B.C. have engaged in land inventory analyses to identify potential urban agriculture parcels (Mendes, Balmer, Kaethler, Rhoads, 2008). A team of professionals in Vancouver, B.C. have bonded together to establish and coin a phrase that embodies a new and comprehensive way of thinking about food: *Agricultural Urbanism* (AU), which they define as “an all-encompassing planning and design framework that combines sustainable community ideas and design strategies as well as the growing practices of urban agriculture and sustainable food systems” (Agricultural Urbanism, n.d.). AU considers the food system as “the cycle of farming, processing, transporting, distributing, celebrating, and recovering food waste in the context of larger natural, social, political, and economic driving forces” (Agricultural Urbanism, n.d.). AU sheds light on the inability of current planning and political frameworks of most jurisdictions to influence food system components. It suggests a new way of approaching the planning, design, and management of communities to stimulate the development of a local, efficient, socially-enriching, and economically-viable food system: In other words, a more sustainable food system.

At the core of AU is the need to shift away from the global-industrial food system and to a more localized system. There is mounting concern regarding the industrial food system’s unsustainable dependence on extensive transportation channels, decreased focus on food nutrient quality, and inability to stimulate local economies (Fleming, Henderson, Holland, Mullinix, Porter, de la Salle, 2008). Additionally, this system fails in its inability to stimulate community connectedness to the land and to food itself. Acknowledgement of these characteristics reinforces the opportunity for communities to explore new and improved ways of thinking about food systems operations.



American Farmland Trust.
Retrieved May 26, 2009 http://www.farmland.org/resources/fote/states/map_oregon.asp

Community & Cultural Values

At the community level, it is increasingly apparent that citizens and local governments are exploring new ways to grow sustainably. Communities are grappling with this challenge in a variety of ways and some progressive communities have recently begun to investigate the potential of urban agriculture (UA) as a way to engage sustainable processes (Mendes, Balmer, Kaethler, Rhoads, 2008). Leveraging UA as a sustainability strategy into the planning, design, management, and growth of communities requires thinking more holistically about the food system through food systems planning (Kaufman, 2006). Various studies show that a local food system is more sustainable than the dominant global-industrial food system.

Building a local food system requires consideration of various components, one of them being the production part of the food system cycle: the *growing* of the food. Food production requires farmland: land that is valuable for its high-quality soils and other characteristics that make it feasible for producing crops. Capitalizing on existing agricultural resource land and on the knowledge of the farmers who have ‘worked’ that land for years, decades, or even generations is paramount. These lands have potential to serve as an economic base for the community, as a social-educational resource, and for their ability to preserve the rural-agricultural landscape that is prized by society.

In order to understand how to redefine the food system to become more localized, it is important to be aware of the trends in the agricultural industry in the United States. There is a major demographic shift occurring in this industry. The average age of a farmer in this country is 57, up from 50 in the 1970s and the proportion of farmers over 60 years old continues to increase (USDA, 2007). Less than 1% of U.S. citizens today are involved in agriculture compared to **X% X years ago?? (read this somewhere but cannot relocate!)** Additional trends include an increasing amount of agricultural land converted to other uses; over one million acres of farmland are developed each year (American Farmland Trust). As a reference, the USA is roughly two billion acres. According to the American Farmland Trust’s *Farming on the Edge* report, between 1982 and 1997 the “U.S. population grew by 17 percent, while urbanized land grew by 47 percent.” This means that land use planning laws could improve in their efficient management of growth. Since the mid-80s the “acreage per person for new housing almost doubled” and most grossly, since 1994 “10+ acre housing lots have accounted for 55 percent of the land developed” (American Farmland Trust).

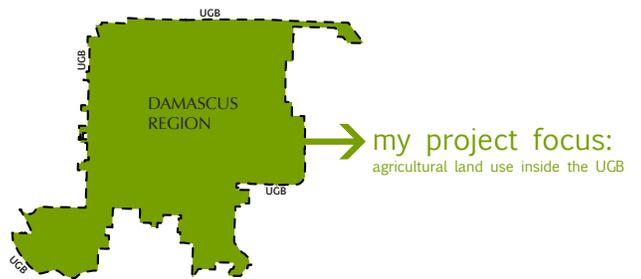
These are a few of the many statistics that emphasize changing agricultural trends in the United States. As the daughter of a farmer, this information is intimately connected to me, my life, and the lives of my family members. I also feel connected to a bigger family – those that are facing similar challenges my family faces and/or will face in the coming decades as our population swells and continues to mount pressure on land owners to sell their land.

It is for all the above reasons that this project will examine the possibility of preserving *small scale agricultural operations* that are *within urban areas* in an effort to emphasize the value of the farmer, the farmer’s knowledge of his/her land, and the ability of these farms to serve as *food production sources* for their respective regional population centers.

Types of Urban Agriculture:

- Public Community gardens
- Private (Backyard) and Semi-private Gardens at Grade
- Rooftop Gardens
- Balconies, Window Boxes
- Edible Landscaping of the Public and Semi-private Realm
- Commercial Greenhouses
- Commercial Market Gardens
- Inside Buildings
- School Gardens
- Aquaculture & Bioponics
- Micro-livestock

Urban Family Farms → my project focus



my project focus



Preservation of urban farms

A growing movement underway in the United States considers a new type of coding to place more control over the design and growth management of communities. This movement stemmed from the inability of traditional zoning to respond to new social needs and the failure of development to produce built form as envisioned by community members. This movement utilizes a Form-Based Code to initiate place-based, binding, comprehensive, and vision-based development plans (Crawford, Parolek, Parolek, 2008). Form-Based Codes have proven capable of delivering an urban form that meets citizen needs and desires.

Form-Based Codes are typically applied to small parcels of land in medium-high density urban areas (Crawford, Parolek, Parolek, 2008). The application of Form-Based Code to a lower-density area has also been practiced, resulting in a transect-based code; this looks at a gradient of land use and intensity across a 'transect' of land while introducing formal requirements to the built landscape. Furthermore, existing efforts regarding the form of urban agriculture in high-density areas has been researched at length by the City of Vancouver and affiliates.

Despite similarities recognized above, the application of a Form-Based Code to an area dealing unilaterally with urban agriculture is minimal, if non-existent. Formal design considerations to the zone between small scale commercial urban agricultural use and other uses in suburban, low-density, rural areas facing forecasted population growth and development have been paid little attention.

This project will address these gaps by looking at landscapes that are currently low density but that face future growth demands. In these regions, agricultural land use and low density residential land use have coexisted peacefully for decades, but as population growth continues to generate development these uses are brought physically closer together. Inevitably, a set of relationships evolve; various tensions and synergies arise that were once before nonexistent. This project aims to identify and define these relationships, including political, legal, and social/cultural. The relationships generated through this new overlap merit attention via mitigation of the tensions and celebration of the synergies.

This project seeks to attend to these new circumstances through policy changes and thoughtful design and management of the land. A Form-Based Code will be utilized as a mechanism to mitigate tensions and celebrate synergies that generate by locating small scale commercial farming land use next to various urban land uses. A set of typological proposals will be the result of this phase of the project and the objective is for these formal design suggestions to be transferable to communities dealing with similar land use adjacency issues.

Application of these typologies will be demonstrated in the context of Damascus, Oregon. Damascus, which is within the Portland Metro urban growth boundary, is Oregon's newest incorporated community. The dominant land uses are farm and rural residential. Thompson Farms, a 77 acre piece of land, will be the area of study to which the typologies are applied. The selection of Damascus is based on the community's existing efforts to explore the establishment of locally-based urban agricultural land use. A written code that is customized to the Damascus social/political/legal context will be developed to ensure further application of the typological formal suggestions and to support the establishment of local farming/food production.

My intention with this project is to demonstrate the importance of enabling family farmers in Damascus and elsewhere the ability to continue farming, to serve as the stewards of the land that can give us the nourishing sustenance we all need to live, and to allow the continuation of farmers as our "gardeners of Eden" while making a dependable living within a political framework that safeguards the value of what they

"Perhaps highly skilled stewards of the land will one day be treated as a collective value. Perhaps a strong partnership between the "amenity-lifestyle-service economy" and the "work-in-the-dirt-and-protect-the-land economy" will give us all what we need: food, shelter, clothing, and a strong and resilient ecosystem. While some of us will benefit from the amenity lifestyle and never get our hands dirty, others are content to be the gardeners of Eden"
(Jung, 2000).

Table of Contents

ACKNOWLEDGEMENTS

DEDICATION

ABSTRACT

Urban Agriculture, Sustainability, and 21st Century Values

TABLE OF CONTENTS

DEFINITIONS

INTRODUCTION

CHAPTER 1

Context of this project

- I. The SOCIAL climate . . . changing human values and social evolution: What is happening socially that merits a new way of perceiving community growth?
 - A. A more holistic view that provides personal “return”
 - B. The Community: the people, the economy, the natural systems
 1. The farmers
 2. Genus locii, the unique character of place
 3. The LAND
 4. Community well-being
 5. The human spirit -- HAPPINESS
- II. Agricultural Urbanism - a response to changing values
 - A. An organizing system to implement the value changes ON THE GROUND
- III. Form-Based Code - the political device to ensure implementation of AU principles which respond to the changing human values
- IV. Oregon State Land Use System
 - A. Preservation of ag land inside vs. outside the UGB
 - B. Need for the system to respond to changing community/social needs

CHAPTER 2

Exposing and Leveraging Tensions and Synergies

- I. Urban+ag tensions
 - A. Farm operations lead to unwanted externalities
 1. Mitigation of externalities
 - a) Farming operation changes
 - b) Design solutions
 - B. Respect for privacy/need to respect the farm as a business operation

CHAPTER 3

Communities Demonstrate the Importance of Food Systems Planning

- I. Case Study findings
 - A. Southeast False Creek, Vancouver, B.C.
 - B. Southlands, B.C.
 - C. St. Lucie County, Florida

CHAPTER 4

Typological Proposals

Chapter 5

Building an Agricultural Model for Damascus, Oregon

- I. Translation of typological findings to Damascus, OR context
- II. Define and design a Form-Based Code and corresponding components for Damascus, OR site

CHAPTER 6

Conclusions, What Next, and How to Move Forward with Agricultural Urbanism - Local Sustainability

- I. Transferability of lessons learned to other communities in Oregon and elsewhere

CONCLUSION

APPENDICES

Methodology

Literature review, case study analysis, and design exploration

A literature review will be conducted to understand and provide evidence for the validity of the researchable question from a social (i.e. farmers and consumers) and economic perspective. The review will examine the dynamic of current social evolution; what proof from society (i.e. consumers) merits the development of a more comprehensive local food system? Literature reviews and interviews will also be used to understand farmers' perspectives on the current food system and how they think it should change as well as state land use laws and local policies that are obstacles to redefining the food system.

A further review will be focused on identifying the tensions and potential synergies of locating agricultural land use inside an urban area. Later in the project, these circumstances will either be mitigated (tensions) or celebrated (synergies) through design innovation.

Case study analysis will be conducted of several projects that support integration of food production. Presently, these sites are Southeast False Creek in Vancouver, B.C.; The Southlands, Vancouver, B.C.; St. Lucie County, Florida; and Fairview Gardens, Goleta, CA. (I am currently exploring the potential of a few other options as presented in the American Farmland Trust website). The findings from these case studies will be used to make suggestions, both formal and written code, for subsequent parts of the project.

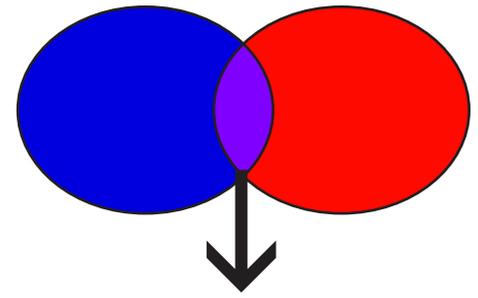
A preliminary analysis of land use adajencies in Damascus, OR will be used to provide background information for typological design proposals. This will be a GIS mapping exercise which identifies current land uses (e.g. agricultural land) and future zoning designations in the Damascus area (e.g. ag land slated for medium-density residential). This contextual information will become the basis for the next part of the project: a typology kit of parts.

Typology sections and plans will be drawn that utilize the information gleaned through literature review and case study analysis. These typologies will be keyed to specific combinations of potential urban agriculture land use with various adjacent land uses (e.g. ag + medium-density residential; ag + industrial; ag+mixed use, etc.). These typologies will become a 'kit of parts' that will inform future planning, design, and management decisions. Application of the typology plans and sections will then be applied to a specific piece of land, namely the Thompson Farms 77 acre site in Damascus, OR. This application will form the basis of an illustrative set of drawings for the site. Finally, a Form-Based Code will be generated that integrates literature review and case study findings into a comprehensive set of sug

Expected Outcomes/Products:

1. Analysis of constraints in siting agricultural uses within urban areas
2. Ability to preserve rural-agricultural landscape heritage through progressive coding in light of forecasted population growth/migration to a region
3. Creation of typological design proposals that attend to various ag land use + other urban land use relationships
4. Form Based Code for a specific site in Damascus, OR
5. Recommendations/Guidelines to ensure further local urban agricultural integration in a written and illustrated format for communities to apply when facing similar issues as faced by Damascus, OR

The diagrams on the following page illustrate a new urban land use relationship that will be analyzed and studied through the proposed methods of this project.



The point at which
**VALUES OF THE FARMER &
VALUES OF THE COMMUNITY MEMBER**
overlap is when small scale commercial
farming and farmland *inside* urban areas
will be preserved.

*This project asserts that this overlap
of values is beginning to occur and so
community planning objectives should be
responsive.*

Methodology, continued



www.flickr.com/photos/ellievanhoutte/299854745/ Accessed 5/8/09

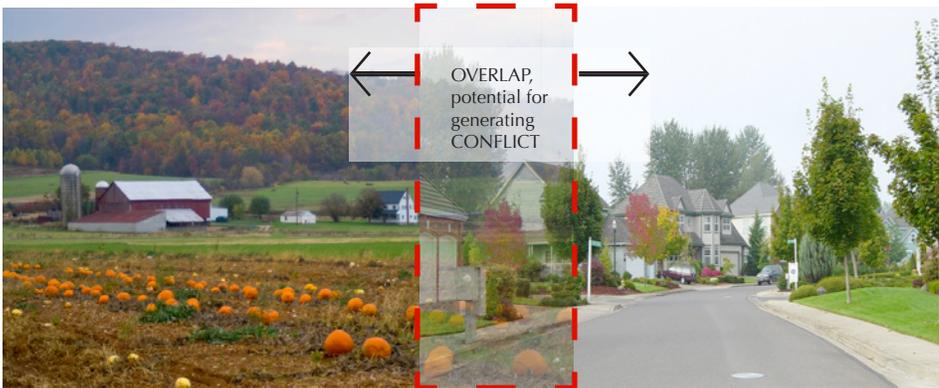
Existing relationship in Damascus and other low-density communities: separate and co-existing. No conflicts because uses are separated.

← NO OVERLAP, NO CONFLICT →



"Large lot housing." Allen Lowe powerpoint presentation

NEW, PROPOSED RELATIONSHIP for Damascus and other low-density communities: *an engagement of uses*. Co-existence generates conflict. These conflicts must be mitigated to establish a successful joining of land use.



www.flickr.com/photos/ellievanhoutte/299854745/ Accessed 5/8/09

"Large lot housing." Allen Lowe powerpoint presentation

UA - Existing efforts:

SEFC, B.C.: Formal UA suggestions in high-density development, policy efforts to enforce UA

SOUTHLANDS, B.C.: Local food systems model within mainly single family residential suburban-rural landscape. Focus on retention of 10+ acre commercial agriculture

ST. LUCIE, FL: Transect-based planning preserves ag land in edge transects.

TODs, density concentrated in village/town centers

Agricultural use and form + Low density residential use and form are combined. The overlap of these forms stimulates the generation of new and different forms to accommodate the two distinct uses.

The objective of this project is to address the overlap of these uses and create formal suggestions for the successful combinations of them.



DAMASCUS: an existing rural-large lot residential region facing forecasted population growth and development. The community would like to preserve the heritage of the landscape for visual/aesthetic as well as functional food-preserving reasons. My specific farmland site is zoned for medium and high density residential development. What is the relationship between these uses, which have historically been separated, as they grow closer to each other and possibly even overlap?

My project addresses this newly evolving relationship: I am looking at landscapes that are currently low density but that face future growth demands. In these areas, ag land use and low density residential land use have co-existed for decades, but as forecasted population growth

is expected to bring development demands to these suburban/rural areas, what can food systems planning do to foster the preservation of existing farmland? This existing farmland is valuable for its high-quality soils and other growing conditions, for its potential to serve as an economic base for a community, for its potential to serve as a social/educational resource for a com-

SPRING '09

CONCEPTUAL GOALS - define them

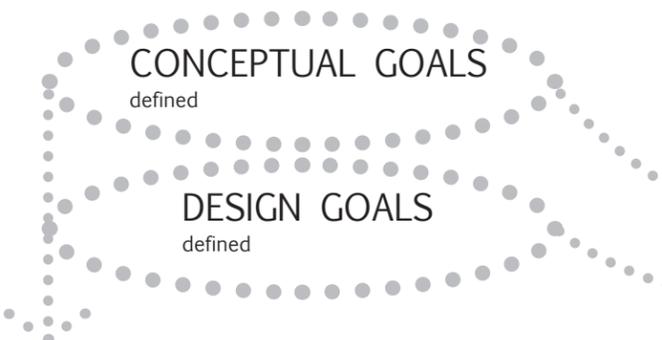
What is the REASON for doing this project? Establish a more efficient food system (i.e. why doesn't the existing industrial ag model work? and why/how can a local food system benefit a community/region economically and socially?)

What are the social implications of this decision? (i.e. people increasingly demanding healthier choices i.e. local choices; "pushing the farmer away" land use planning prioritizes development over farming, local food, and the expertise/knowledge the farmer has over a parcel of land >> can this change? can the farming lifestyle be prioritized b/c what the farmer provides is socially/culturally beneficial to the whole community?)

What is the economic viability of local food crops? What food is being supplied by the food growers in Metro region NOW? What crops are most economically rewarding? What food crops are not being grown that could be grown and a market for them could develop?

DESIGN GOALS - define them

First, what are the historic and evidential tensions in locating ag use adjacent to urban uses? (literature review)
Create design goals to minimize operational conflict on small scale urban farms



LITERATURE REVIEW FOR CHAPTERS 1, 2, 3

PROPOSAL ACCEPTED
BEGIN CHAPTER 1

5

SUMMER '09

GIS MAP OF DAMASCUS - make a map

What areas qualify for ag use and where do these lands meet lands of other uses/zones? This will tell me how many code typologies exist (e.g. ag+high density res; ag+commercial; ag+mixed use, etc.)
DECIDE: am I coding for ALL combos or choose several? (see Typology Sections)
Build a map of this exercise and use this as a reference for the entirety of the project. (Assume land use decisions as per Damascus draft comprehensive plan)

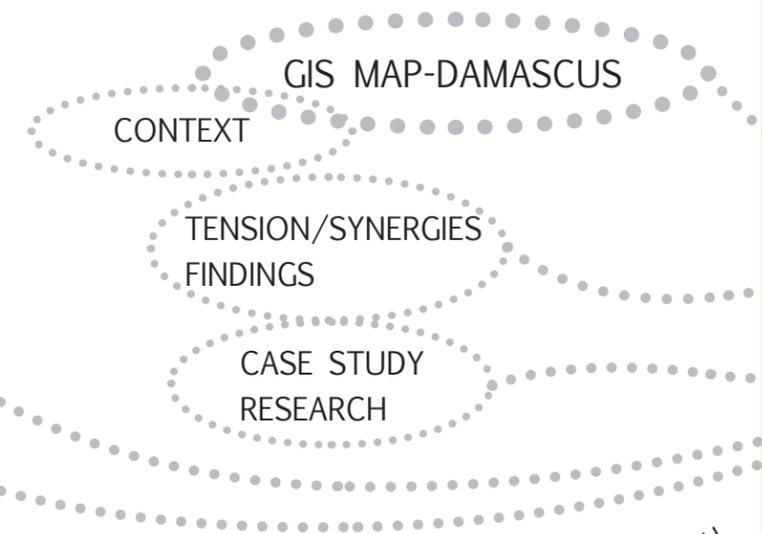
CONTEXT

What are the neighboring uses and contextual issues that will drive the code? What types of context will be influential? Use the GIS Map, aerial photos, and field observation to account for all contextual implications.

possibly . . .

AERIAL PHOTO COLLAGE

Illustrate how cities have grown, sprawled and "swallowed" ag lands that used to be on the fringe and are now in the suburbs. E.g. Fairview Gardens in Goleta, CA. Demonstrate how we have literally built over thousands and thousands of acres of good farmland in excellent proximity to our population centers



FINISH CHAPTER 1
SCHEDULE INTERVIEWS
WRITE CHAPTER 2
INTERVIEWS, CASE STUDY RESEARCH
WRITE CHAPTERS 3

6	7	8
---	---	---

now we are here . . .

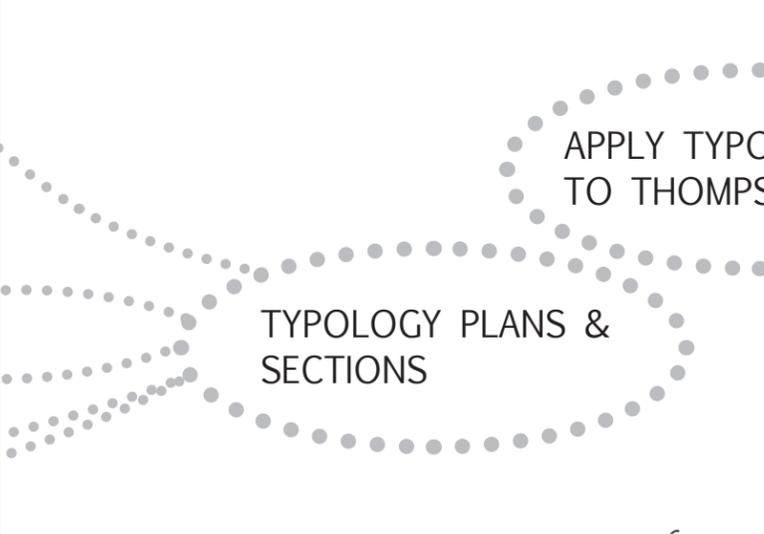
FALL '09

TPOLOGY SECTIONS

Establish a generic parcel size (e.g. 20 acres but it must be a number that's chosen for specific, valid reasons). The suggestions for this parcel size can still be applicable to other parcel sizes, e.g. a range of 5-50 acre parcels. Draw sections for each type of contextual condition. Within each condition, how are uses relating to each other? How are tensions being mitigated through form?

TPOLOGY PLANS

Illustrate same issues as in section drawings, but in plan view.



DO TPOLOGY DESIGN STUDY
WRITE CHAPTERS 4
APPLY TYPOLOGIES TO DAMASCUS
WRITE CHAPTERS 5

9 enroll: LA	10 699 Master Project	11
-----------------	--------------------------	----

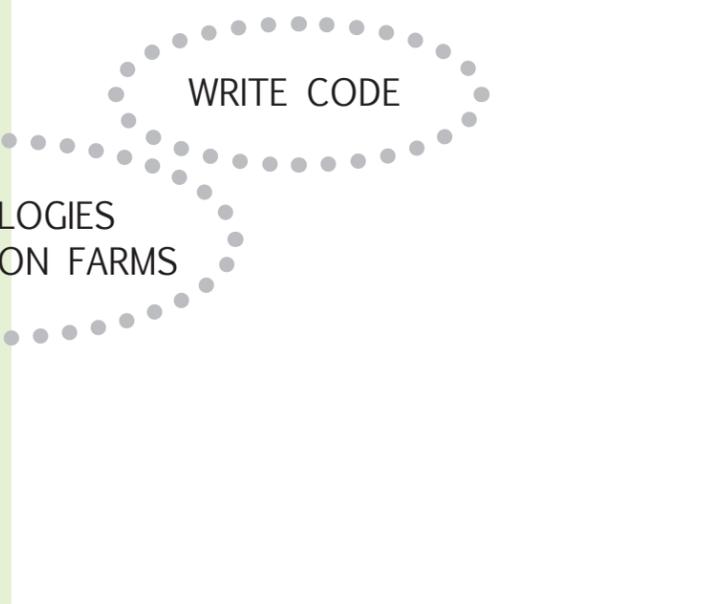
WINTER '10

APPLICATION OF TPOLOGY DESIGN PROPOSALS TO THOMPSON FARM

Recognizing draft comprehensive plan proposed zoning classifications, develop a Form-Based Code that utilizes the use/context-derived formal typologies developed earlier. Then develop a vision plan and other illustrative drawings based on these derived design decisions.

WRITTEN CODE

Using Ag PUD codes as precedents, develop a written code that will apply to all small scale commercial urban ag use lands



WRITE CHAPTERS 6
CREATE PRESENTATION
FINALIZE REPORT
PRESENT

12 enroll: LA 699 Master Project & Context of the Profession	1	2	3
--	---	---	---

then we are there . . .

REFERENCES

Cited References:

- Agricultural Urbanism: Planning and Design for Sustainable Food Systems. (n.d.) HB Lanarc Consultants, Institute for Sustainable Horticulture, Kwantlen University College, Earthwise Community Garden, & Ekistics. Retrieved March 9, 2009, from <http://www.agriculturalurbanism.org/>
- American Farmland Trust Farmland Information Center. Retrieved May 26, 2009. www.farmlandinfo.org/agricultural_statistics/
- American Farmland Trust. *Farming on the Edge*. <http://www.farmland.org/resources/fote/default.asp>
- American Planning Association. Policy Guide on Community and Regional Food Planning. May 11, 2007.
- Crawford, Paul C., Daniel and Karen Parolek. 2008. *Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers*. John Wiley & Sons, Inc. Hoboken, New Jersey.
- Fleming, Patricia, Deborah Henderson, Mark Holland, Kent Mullinix, Edward Porter, Janine de la Salle. *Agricultural Urbanism and Municipal Supported Agriculture: A New Food System Path for Sustainable Cities*. 8/30/2008. White Paper Submitted for the Surrey Regional Economic Summit.
- Kaufman, J. & Glosser, D. (2006). "Food System Planning – Why is it a Planning Issue?" *Environmental Planning Newsletter*. American Planning Association's Environment, Natural Resources & Energy Division. April 2006.
- Mendes, W., Balmer, K., Kaethler, T., & Rhoads, A. (2008). Using Land Inventories to Plan for Urban Agriculture Experiences From Portland and Vancouver. [Article]. *Journal of the American Planning Association*, 74(4), 435-449.
- Merriam Webster Dictionary. Retrieved March 12, 2009. www.merriam-webster.com
- USDA National Agricultural Statistics Service. (2007). 2007 Census of Agriculture Fact Sheets. Retrieved May 26, 2009. http://www.agcensus.usda.gov/Publications/2007/Online_Highlights/index.asp

Additional References:

- Ableman, M. (1993). *From the Good Earth: A Celebration of Growing Food Around the World*. New York: Harry N. Abrams, Inc.
- Ableman, M. (1998). *On Good Land: The Autobiography of an Urban Farm*. San Francisco: Chronicle Books.
- Ableman, M. (2005). *Fields of Plenty: A Farmer's Journey in Search of Real Food and the People Who Grow it*. San Francisco: Chronicle Books.
- Alterman, R. (1997). The Challenge of Farmland Preservation - Lessons from a Six-Nation Comparison." *Journal of the American Planning Association*, 63(2), 220-43.
- Arendt, R. (1994). *Rural by Design: Maintaining Small Town Character*. Chicago: American Planning Association, Planners Press.
- Balmer, Kevin, James Gill, Heather Kaplinger, Joe Miller, Melissa Peterson, Amanda Rhoads, Paul Rosenbloom, Teak Wall. (2005). *The Dig-gable City: Making Urban Agriculture a Planning Priority*. Portland State University School of Urban Studies and Planning. Prepared for the City of Portland, OR.
- Bradshaw, T. K., & Muller, B. (1998). Impacts of Rapid Urban Growth on Farmland Conversion: Application of New Regional Land Use Policy Models and Geographical Information Systems. *Rural Sociology*, 63(1), 1-25.
- Campoli, J., & MacLean, A. S. (2007). *Visualizing Density*. Cambridge, MA: Lincoln Institute of Land Policy.
- Corner, J., & MacLean, A. S. (1996). *Taking Measures: Across the American Landscape*. New Haven: Yale University Press.
- Cosgrove, S. (2001). Montréal's community gardening program. Retrieved: July 29, 2007, from <http://www.cityfarmer.org/Montreal13.html>.
- Glosser, Deanna, and Jerome Kaufman. (2006). Food System Planning - Why is it a Planning Issue? *American Planning Association - Environmental Planning Newsletter*.
- Damascus Farm and Nursery Report and Recommendations. (2008).
- Duany, A. (2001). *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* (1st ed). North Point Press.
- Hayden, D. (2004). *A Field Guide to Sprawl* (p. 128). New York: W. W. Norton & Company.

- Holland Barrs Planning Group. (2007). *Designing Urban Agriculture Opportunities for Southeast False Creek*. Prepared for the City of Vancouver, Southeast False Creek Project Office. Retrieved March 9, 2009 from <http://vancouver.ca/commsvcs/southeast/documents>
- Holland Barrs Planning Group & Lees + Associates Sustainability Ventures Group. (2002). *Southeast False Creek Urban Agriculture Strategy*. Prepared for City of Vancouver. Retrieved March 9, 2009 from <http://vancouver.ca/commsvcs/southeast/documents>
- Jacobs, J. (1993). *The Death and Life of Great American Cities*. Modern Library.
- Jungwirth, L. (2000). Who Will Be the Gardeners of Eden: some questions about the fabulous new west. *Chronicle of Community*. 31-34.
- Kaplan, R., Kaplan, S., & Ryan, R. L. (1998). *With People in Mind: Design and Management of Everyday Nature*. Covelo, CA: Island Press.
- Kline, J. D. (2005). Forest and Farmland Conservation Effects of Oregon's (Usa) Land-Use Planning Program. *Environmental Management*, 35(4), 368-80.
- Lynch, K. (1960). *The Image of the City*. MIT Press.
- McKibben, B. (1993). *Look at the Land: Aerial Reflections on America*. New York: Rizzoli International Publications, Inc.
- Ministry of Interfaith That's My Farmer Network. (2009). *Action Guide for Faith Communities Practicing Community Supported Agriculture*.
- Nelessen, A. C. (1994). *Visions for a New American Dream: Process, Principles, and an Ordinance to Plan and Design Small Communities*. (2nd ed). Chicago: American Planning Association.
- Porter, D.R. (2008). *Managing Growth in America's Communities*. 2nd Edition. Washington: Island Press
- Redell, C. (2009). Site Connects Consumers and Farmers. *Sustainable Industries Journal*.
- Robbins, W.G. (2006). *The Place We Call Home: A history of land-use planning in Oregon*. Oregon Humanities. Spring/Summer 2006. Retrieved January 28, 2009 from <http://www.oregonhum.org/place-we-call-home.php>
- Salant, P., & Waller, A. J. (1995). *Guide to Rural Data: Revised Edition*. Covelo, CA: Island Press.
- Southlands: A Vision for Agricultural Urbanism, Design Brief. (2008) Southlands Community Planning Team.
- Vancouver, City of. Southeast False Creek Information Sheet. (2007). Retrieved March 9, 2009 from <http://vancouver.ca/commsvcs/southeast>
- Vancouver, City of. Creating a Sustainable Community - Southeast False Creek neighborhood website. Retrieved March 9th, 2009 from <http://vancouver.ca/commsvcs/southeast/index.htm>
- Weitz, J., and T. Moore. (1998). Development inside Urban Growth Boundaries - Oregon's Empirical Evidence of Contiguous Urban Form. *Journal of the American Planning Association* 64(4), 424-40.

Damascus Farm and Nursery Report and Recommendations



*Prepared for City of Damascus by Soapbox Enterprises
with the support of area Farmers: 2008-09*

Acknowledgements

The City of Damascus would like to thank the following farmers and nursery owners for agreeing to share their time, energy and visions about their business and helping the City create a community for the long term. We also want to thank these business owners and all the other farmers and nursery owners for being stewards of the land.

Blair Anderson, Fairway Nursery
Theresa Dillard, Dillard's Nursery
Don & Kaino Leetham, Leethem Nursery
Gretchen O'Brien, River Rock Nursery
Cherie Seigmund, Cedarglen Floral Company
Jim Siri, Siri and Sons Farm
Ken Spiess, K.C. Farms
Dave Tillstrom, Tillstrom Nursery
Larry Thompson, Thompson Farms

**Developed and designed by Anita Yap, Community Development Director
City of Damascus**

Prepared by Michelle Gregory, Soapbox Enterprises

Table of Contents

Introduction
The Situation
Recommendations
Interview Methodology
The Interview
Appendix 1: Stakeholder Contact Log
Appendix 2: Interview Questions
Appendix 3: Map of Damascus Area Farms and Nurseries

Introduction

Agriculture is still a thriving land use and business in Damascus. During this time of economic recession, food cost and availability are at the forefront of everyone's mind. The creation of a new city during this time includes advanced planning for essential goods and services for the community, including food. The city of Damascus recognizes the valuable asset that these businesses provide now and in the future but has yet to formalize its policies with respect to agriculturally productive land within its city limits.

With this in mind, the Community Development Department, along with a consultant, Soapbox Enterprises endeavored to interview farmers and nursery owners in the Damascus area. The intent was to find out about existing and future operations, business models and future prospects. This research conveys how these business owners and employers perceive the opportunities (or road blocks) that exist between their vision for a future city and the continued operation and transition of their business to a more urban setting.

The outcome of this project is intended to provide guidance for the city leaders as they develop policies or implementing regulations that will provide incentives for continued farming, transition to sustainable farming practices and integration with urban development both on these properties and adjacent to these businesses.

The Situation

Though farmers face uncertainty about their individual investments and many wonder how much demand there will be for ornamental trees and shrubs in a stagnant development market nationally, they all recognize that people continue to need food. There is a general concern about farmer succession and farm survival as growth comes to Damascus. Many see the future as bringing increased urbanization along with some form of produce-farming, as a way to reduce transportation costs, provide food supply for a local and regional economy and conserve open lands, scenic views and air quality within the metro area.

Those interviewed seem to be doing well enough considering the economy and all are conscious of the transition that both Damascus and the nation faces in terms of environmental sustainability and economic recovery. They want better options for mixing land uses that have traditionally been separated, such as a produce farm and a restaurant, or hospital that might rely upon a nearby parcel for its food. Some want the ability to have retail nursery activities or farm stands on site. Their feelings about future land regulations run the gamut from highly protective of natural resources to highly permissive of resource use by land owners. Water access is a limiting factor for many and soil quality needs further research if it is to serve as a guide for where protected farm land might be sustained inside the growth boundary.

The presence of an open-air, permanent market is imagined by many in Damascus as a foundation for a thriving local economy. With enough local farmers, enough visitors and a strong enough customer base, it could be sustained. There is a common concern for the impacts that farming generates and how farming can co-exist as a business activity in an area that will see increasing development, human activity and traffic in the years to come.

The current role that Damascus farm and nursery owners play in the regional economy is also worth considering as local land use designations are hashed out and economic transition occurs

on a national scale. To put it metaphorically, there are a few big fish who swim primarily in the export waters, but there are also several smaller fish who swim all about our local economy as nursery suppliers or produce growers and farmers market participants. More importantly, both the big fish and the little fish currently care for a large expanse of land situated at the base of Mt. Hood and both employ Oregonians. Those whose economic ties reach beyond Oregon's border, seem a bit less interested in farmland preservation and a bit more willing to sell their land for development. Some have the resources and inclination to take up farming elsewhere, some want to retire and others have deep roots in the ground they currently care for.

Damascus may be able to cultivate a niche in the region by attracting newcomers who have a noted preference for, or a professional stake in local food source production and land stewardship. To do this, the new city needs to articulate a vision that can translate into a sustainable economic development strategy and a distinctly livable neighborhood form over time, while protecting its unique bounty of natural resources and nurturing community-supported agriculture. These interviews reveal many of the practical considerations and possibilities as seen by farmers who are working a cumulative total that exceeds 500 acres of land in the Damascus/East County area. Many more acres are dedicated to farming, nursery or forestry in the area right now, though we were not able to reach all the farmers or property owners who have rights and responsibility for that land.

Recommendations

1. **Continue to encourage the practice of local food and plant generation on land that is still viable for such and within proximity to an urban population.** For the time being we are faced with a surplus of housing and commercial real estate both nationally and regionally. And in that same time we are also faced with the daunting task of creating a diverse, sustainable energy policy that weans us of our dependence upon fossil fuels. Moving food from field to grocery involves a transportation cost. It does not make sense for Damascus to grow a residential tax base on lands that are currently worth more for their weight in local food production. Currently, these lands cost less in terms of public services needed to support their use and would only cost more in terms of subsidy needed to jump start development activity in the current economic climate. Moreover, productive farm land that is well managed and close to urban activity can actually contribute to the community's health indirectly for the open space and scenic quality that it preserves, the habitats it supports and the ecosystem services it can provide to the region.
2. **Respect Right to Farm Laws and Acknowledge Right to Retire.** "The greatest threat to the viability of local farming is the aging farmer." This was a common refrain among those in the trade and it conveys differing sentiments. For some it's a call to service..local farming will not survive if there are no young people willing to become farmers for the next generation of eaters. For others it is a cynical yet deferential reference to the "Farmer's 401k" – Many view selling their land for development as their hard-earned reward for many years of working that land. As Damascus reaches into the future to help define local, sustainable agriculture it must respect the rights and options of these property owners in a time when their property is being reconsidered for its value and purpose.

An excerpt from *AG Quarterly*, Oregon Dept of Agriculture, on right to farm laws details the challenge:

The Oregon right-to-farm law includes specific protection from legal actions because of noise, vibration, odors, smoke, dust, mist from irrigation, use of pesticides and crop production substances, and transporting or movement of farm equipment or vehicles and livestock on public roads.

The protection for these farm practices is applicable on all lands zoned exclusively for farm use (EFU) or forest use outside an urban growth boundary in Oregon. If an urban growth boundary is changed to include a farm inside its limits, the protection applies until it is changed to nonfarm use.

However, being in an EFU zone or operating a farm does not imply blanket application of right-to-farm protection. In order to maintain the protection under the law, an operation must:

- a. Be a commercial operation with the intent to make a profit;*
- b. Be in compliance with all applicable laws;*
- c. Employ practices that are generally accepted, reasonable, and prudent for the operation to make money (generally accepted means "recognized by experts and widely utilized or able to be utilized if circumstances apply;" reasonable means "with sound judgment and not extreme or excessive;" and prudent means "judicious and practical in application to obtain a desired result;"*
- d. Use practices that are commonly used on farms of a like nature.*

3. **Consider a Farmland Transfer Program.** The community of Damascus may want to explore the potential for a land link program that connects retiring farm owners with aspiring farmers in search of land and facilities. Montana has recently implemented such a program through its Missoula County Community Food and Agriculture Coalition, in an effort to shelter productive lands from premature urbanization. While it is set within a different state land use context, the program seeks to promote local farming and ranching practice, and support farming as a career option, while providing alternatives for retiring farmers and shoppers who want to buy fresh from a local field.
4. **Discuss Water Issues.** Damascus is conducting a public facility planning process as a part of its comprehensive planning. Through this effort the city will consider water supply and projected demand, waste water treatment options and reuse of grey water resources. This analysis should include the potential for agricultural land in the area to support rather than divert water services for the community.
5. **Consider Transitional Uses.** Over time, as Damascus grows into an older city with more established neighborhoods and a broader mix of uses, its rural character will evolve from being a primary feature of the landscape to a heritage element of the new community. There are unique uses that could naturally arise in an area that is converting from one primary use to another such as farmland to a residential enclave or village center. The city might want to explore these 'bridge uses' or industries. The ability for farmland edges to be used as commercial and retail operations can support local economic development and a gradual transition to more urbanized living, that is context-sensitive and market responsive. Such uses might include: Open markets, or seasonal events in the future town center area. On-site stores, produce stands, restaurants and

craft shops featuring “value added products” derived from the farm, are also a common cottage industries that can co-exist between the farms and the nearby villages that sustain them.

6. **Prevent Conflicts and Promote a Culture.** Much of the demise of local farming has happened incrementally as fields convert to building foundations. Lifestyles are designed from curb to corner as new subdivisions are built. New neighbors who are often attracted by low density and surrounding open spaces, can clash with their agricultural predecessors when it comes to the day to day operations of rural life. Some of this is addressed through right to farm laws, while other aspects of these land use conflicts are best dealt with through proactive communication and code compliance services. Damascus has an opportunity to project itself as a farm-sensitive community that attracts people who want to live near their sources of food and plants. But this assumes they are willing to incorporate certain lifestyle elements into the design and function of their community.

7. **Develop both a philosophical and pragmatic rationale for the Agriculture Overlay inside an Urban Growth Boundary.** As food products are procured for an ever-increasing population through a series of global transactions that have supplanted the more traditional routes from farm to market across the nation, the costs of global trade are catching up with us. We are in a time of change as Americans strive to reinvent their communities into more sustainable economies that rely less on fossil fuels to move people and resources around the globe and more on local resources that can strengthen our home base of jobs, services and products. In many places, we are rediscovering the value of the local farm and the corner store. Damascus has an opportunity to capitalize on this wave of self-sustaining interest, by not allowing itself to disappear into the abyss of unremarkable urbanization, but rather by promoting its unique identity as a place that is intentionally designed to support these values. Meanwhile communities throughout the country are expending precious resources to retrofit their form and function so they can retrieve what Damascus is capable of starting from scratch in the coming years. The city is poised to lead in this arena and it may wish to partner with a university, some foundations and/or some local farmers who are committed to this challenge and this form of place-making progress.

Interview Methodology:

A list of farmer and nursery owners in the Damascus area was provided to the consultant by the city. A set of common questions was developed jointly by community development director Anita Yap and consultant, Michelle Gregory.

Introductory letters were sent by Anita Yap explaining the opportunity to participate in the interview process. Interviews were conducted from September through November of 2008, by Michelle Gregory. Most interviews were conducted over the phone, though some were done in person at the request of the interviewees. There were others who considered doing an interview but ultimately declined to participate and still other contacts that turned out be dead ends. A complete log of contact made with each stakeholder is contained in the appendices.

Interviews were conducted with:, Blair Andersen, Theresa Dillard, Cherie Siegmund, Don and Kaino Leetham, Gretchen O'Brien, Jim Siri, Ken Spiess, Dave Tillstrom, and Larry Thompson. Interviews were attempted but not completed with: Leo & Patti Gentry, a Furney's representative

in Seattle, Olson's Century Farm and Carl Weber. The remaining contacts have either rejected the opportunity to participate or not yet responded to the request. A map developed by the city contained in Appendix 3, which locates and delineates the land that is owned and operated by these farmers.

1. What is the nature of your enterprise?

Blair Anderson	16172 SE Keller Rd. Whole production acreage is 80 acres. But we lease over half (some in Boring, some in Damascus area) Used to have some in Happy Valley.	Wholesale nursery grower. Family owned
Theresa Dillard	23055 SE Tillstrom Rd. Own 150 acres, lease 150 acres.	Nursery wholesaler. Family business
Don & Kaino Leetham	25495 SE Hoffmeister Rd. Own 16 acres, with about 13 of it in production for nursery stock.	Whole sale nursery– trees, shrubs
Gretchen O'Brien	19350 SE Hwy 224 Own 40 acres, 5 acres are farmed for the nursery but much of it is non-usable (wetland, creeks, etc.)	Trees and shrubs. Family owned and operated
Cherie Seigmund	25054 SE Sunshine Valley Rd. We have 5 acres with three green houses that are about 7000 sq ft. of space. Annuals and perennials and baskets for municipalities. Linked with the maintenance.	We are a whole sale greenhouse nursery in the sunshine valley area. Family owned/operated.
Jim Siri	16410 SE Highway 212 Own some (40 acres) and lease some (about 100). Much of the family's property is in Happy Valley	Siri and sons farms - family owned produce farm with packing shed on this location. We also have other locations across the street.
Ken Spiess	18910 SE Cheldelin Rd. 8 acres total, farm 5 acres.	Raising field nursery stock, sells to retailers and other wholesalers.
Dave Tillstrom	23355 SE Borges Rd. 30 acres, all owned.	Raises Nursery Stock. Family owned, also a Pastor at Hillview Church
Larry Thompson	24727 SE 242 nd Within Damascus he owns and leases approx. 110 acres. He farms a total of 140 acres in the Mt. Hood region. His other fields are in Gresham near 190th, Estacada and Sandy. Approx. two thirds are owned and the other third is leased.	Produce farming. He grew up farming, with his parents, has been farming his whole life, and is currently teaching his son the trade.

2. Number of employees: how many workers does your biz employ (full time, part time, seasonal)?

Blair Anderson	Full and part time. Has 5 full time employees and up to 12 seasonal.
Theresa Dillard	38 Full time employees
Don & Kaino Leetham	They use part-time help in the winter for digging season and in summer they generally hire 1 or 2 guys to help with crop care.
Gretchen O'Brien	One full time employee and myself, totaling 2.
Cherie Seigmund	3 full time, 1 seasonal, full time employee and 2 part time seasonal employees, not including selves.
Jim Siri	All seasonal, 50 from about May to November.
Ken Spiess	Part time employees (seasonal digging season 1 or 2.) buyers often provide their own labor. Tag and dig, ball and burlap.
Dave Tillstrom	no employees
Larry Thompson	3 full time employees, 22 part time/seasonal employees. Of those, 10 are dedicated to harvest activities and 12 are sales people who work in the farm stands and farmers markets. He employs legal migrant workers and teens who want to learn agricultural marketing.

3. Operational Needs

Transportation

Blair Anderson	My own day to day logistical challenge for trucks and tractors to go from location to location. Extra costs to transport between locations. Use a common carrier for shipping out of state.
Theresa Dillard	150 to 200 semi trucks loads per year. Docked and shipped to 48 states, Canada, and once to Mexico.
Don & Kaino Leetham	3 tractors, a trailer for occasional deliveries. Access to their property is pretty good but they have limited shipping and receiving abilities because of the way the driveway is layed out in relation to the crops.
Gretchen O'Brien	We use a tractor, we have both delivery and pick up of our

	plants. We own a van and a trailer.
Cherie Seigmund	We have a tractor, cube vans, we do have semi's deliver material to us.
Jim Siri	Tractors and trucks fleet 15 total
Ken Spiess	2 trailers, 3 tractors, 1 dump truck, 1 back hoe. Also do Septic install and repair.
Dave Tillstrom	five tractors, a truck. Could use a caterpillar
Larry Thompson	7 tractors and 8 pick up trucks.

Water use and source

Blair Anderson	I have two parcels that are on city Clackamas River Water District. Ridiculously expensive. Other parcels in restricted ag use area so cannot drill for wells. Relies on rainfall and one irrigation well that is used for one parcel. Dry farm on the other. Leases a parcel in Boring and rents an irrigation well over there. Can't add.
Theresa Dillard	Wells, groundwater supply for irrigation.
Don & Kaino Leetham	Boring city water service. They also talked about how some of their neighbors are on their own wells and they have dried up. As a consequence they are surrounded by water line easements and often approached about allowing water line access across their own property. They do not want to do this.
Gretchen O'Brien	There is a natural spring source on property and we have rights Clackamas river water. Another farmer rents 22 acres of our land for vegetable farming.
Cherie Seigmund	we use our own well.
Jim Siri	we use creek water, well water, Clackamas district water, relay on rainfall.
Ken Spiess	not on Damascus water have our own well. Water right well to irrigate.
Dave Tillstrom	I have my own well and it's a great one. It was put in 1962 and the city should buy my water, His dad tapped into a river. Hasn't dropped more than ½ inch since 1962. Pumps 250 gallons a day. He has rights for ag only at this point.
Larry Thompson	2 wells with water rights for irrigation.

Pesticide use or other treatments/amendments –

Blair Anderson	Yes, I use some insecticide as needed. Herbicides very minimally. Fungicide use also.
Theresa Dillard	yes, necessary to help plants also gov regs at state and federal level require us to be pest-free for shipping outside of Oregon.
Don & Kaino Leetham	Don't use any pesticides regularly though occasionally used round up or pre-emergent and did hold a pesticide applicators license for many years but generally shyed away from using it. Sometimes uses a mineral oil spray.
Gretchen O'Brien	don't use any

Cherie Seigmund	don't do a lot of spraying. Our integrated pest management program as needed. Turn over material quickly so not a lot of problems. Do plant growth regulators.
Jim Siri	we are organic
Ken Spiess	very little. Do some pre-emergent and occasionally some round up. Usually herbicide. He is only operator and uses only small quantities. Twice a year. Spot spraying. d. Any special equipment - No, nothing in particular.
Dave Tillstrom	Yes. Fertilizer pellets and spray occasionally.
Larry Thompson	Doesn't do any routine application of pesticides but does occasionally spot-spray herbicides. Also occasionally applies organic and inorganic fertilizer

Equipment –

Blair Anderson	Two different styles of tree diggers unique to industry. B&B grower (Ball and Burlap) versus container. Dig mostly by hand
Theresa Dillard	Three semi's, ten pick ups, thirty small tractors, ten bigger ones. We have an aerial application of fertilizers, but that is contracted. Five conveyors systems, three irrigation pumps, The 150 acres we own is tiled.
Don & Kaino Leetham	green house.
Gretchen O'Brien	nothing
Cherie Seigmund	greenhouses
Jim Siri	nope.
Ken Spiess	No, nothing in particular.
Dave Tillstrom	I have a shop for repairs, plows, discs, no back hoe.
Larry Thompson	15 ft wide plowing disc, tractors

Operating hours

Blair Anderson	7:30 – 4p
Theresa Dillard	Our official hours are 8 to 4:30pm but farming is really a 24-7 operation. E.G dealing w/ root weevil requires night treatment if you want to minimize pesticide use, so you get out there at 3am when the weevils are on top of the ground rather than burrowed into it.
Don & Kaino Leetham	8 to 5pm but not a retail operation.
Gretchen O'Brien	Wish I could have them. Have a neighbor who doesn't want them to operate. Yells at people to get out of the nursery. Has posted signs defaming the nursery and she recently got a restraining order on him.
Cherie Seigmund	7a to 5p and as needed
Jim Siri	sun up to sundown and then some.
Ken Spiess	No official hours, all the time
Dave Tillstrom	8 to 5pm
Larry Thompson	Farm stands are open 9a to 6p, but farming activities can occur anytime day or night, as weather and mother nature dictate.

4. Does your business involve the care or processing of livestock? None of the participants reported any livestock operations.
5. Do you practice any degree of organic farming or maintain any certifications?

Blair Anderson	No
Theresa Dillard	No
Don & Kaino Leetham	Have used green cover crops to control erosion and add humus to the soil.
Gretchen O'Brien	We practice organic but are not certified.
Cherie Seigmund	No
Jim Siri	Some we farmed conventionally over time. Took three years for some, others have always been organic
Ken Spiess	No. Did try to use chicken manure this year. Less cost.
Dave Tillstrom	No
Larry Thompson	Larry grows all organic produce however he does not pursue certifications for such. Used to be active in the Food Alliance, however he says it became much too cost-prohibitive and complicated to keep up with the programs, also noted that the bar has been lowered for this designation and it is no longer worth it is his view, for the time it takes to maintain certifications for the diversity of produce he grows.

Economic/business model

6. How much of your product/crop is exported out of Oregon? How much is sold within Oregon?

Blair Anderson	95% exported east of Mississippi - ornamental trees and shrubs
Theresa Dillard	80% eventually goes out of state (via re-wholesalers (20) or directly shipped by us (60%). The other 20% probably stays in Oregon.
Don & Kaino Leetham	This varies from year to year but they believe its about 50% (in Oregon) and 50% out of state.
Gretchen O'Brien	40% out of state and 60% in. Does mail order. Has a website. Has done the Farmers market.
Cherie Seigmund	Probably about 20 percent outside, 80 within state.
Jim Siri	Probably 80% is sold within, perhaps 20%
Ken Spiess	Probably 80% is sold within, perhaps 20%
Dave Tillstrom	Guessing its 60% export, 40% sold in. Current crop is nursery stock.

Larry Thompson	100% of Larry's production is sold within Oregon, directly to customers via farm stands and farmers markets. Some U-pick but not as much any more.
----------------	--

7. Does your business serve as a source of produce or goods for the metro area farmers' market system? Wholesale grocers? Restaurants and other food service? Local landscapers, developers or retailers?

Blair Anderson	Yes about 5% of crop is sold to local landscapers/developers.
Theresa Dillard	We wholesale mostly export with some local.
Don & Kaino Leetham	Landscapers Yes. No for produce. Though they do have about an acre of fruit trees and garden stock. They don't sell it but give it to local charities and friends.
Gretchen O'Brien	Yes on farmers markets. Hollywood market. Sellwood, Eastbank, Milwaukie, Oregon city. Boring one too but it didn't have enough traffic.
Cherie Seigmund	We sell to some folks who do go to the farmer's markets. Hanging baskets, color plants. Also sell to local landscapers, developers and retailers.
Jim Siri	Wholesale grocers. Vegetables.
Ken Spiess	Yes. Small percentage perhaps ten percent.
Dave Tillstrom	Yes, but shifting from nursery stock to wheat in two years.
Larry Thompson	Yes ..currently Larry sells produce at 3 farm stands, 7 farmers markets and 4 area hospitals. Hospital customers are a mix of staff and visitors.

8. How has your business grown or evolved over the last decade or longer? existing conflicts, if any, with nearby landowners

Blair Anderson	Increase in over all gross revenues up until two years ago. No real conflicts w/ neighbors. But has seen increase in cost of shipping and increase in competition. Been operating for about twenty years.
Theresa Dillard	Dillard has doubled its acreage in last ten years. This has brought a substantial increase in complaints from neighbors. There aren't necessarily more neighbors yet, but less tolerance and definitely more traffic. Roadway usage conflicts and noise are the biggest issues. We also have challenges with public access onto property. People want to walk across the fields, play in them, occasionally camp. Open space is sometimes perceived as perceived as public space.
Don & Kaino Leetham	Most of our business has been generating through networking at trade shows, professional associations and referrals. We were active in OAN for many years but are now starting to wind down and succession of the business is a consideration.

Gretchen O'Brien	<p>Can't grow much because I can't add to the nursery. It would be really good if that was possible because then she could grow the business. Worried about personal safety. Has a restraining order against neighbor (who has a u-cut xmas tree lot.) He is combative and chases people away from her business/driveway.</p> <p>Gretchen notes natural conflicts with proximity to an urbanizing area. Its important to try to keep the natural land in the urban areas and still have urban farm options. There should be a way for producing food and plants locally and demonstrating the value of land as an agriculture close to the city.</p>
Cherie Seigmund	We've experienced growth every year 10-15%. Neighbors vacant property has weeds that encroach on our land. We need to maintain sun access. With new development we'd be concerned about all the houses that would encroach upon our sunlight particularly southern exposure.
Jim Siri	We have some conflicts stemming from traffic and slow moving vehicles. Happy Valley growth over the last forty years. Sometimes an irrigation problem leaks onto the road or a nearby property. Transporting workers via buses can sometimes be cumbersome. Getting around on tractors on highly congested roadways. Increased size by about 30%
Ken Spiess	No conflicts. Surrounding land use and acreage has stayed same. Selling is good. This year is a big question because of the economy.
Dave Tillstrom	There is always neighbor encroachment problems. On the whole its not a big problem for us, but one neighbor complains of dust when I disc. People (urban residents) don't understand that the weather dictates when we work. Also, my farming practice guidelines are set by the state Dept of Agriculture (which gives me certain rights to do things like road blocking to get crops out or parking along the side of the road during harvest...its comes with his license. Rabbits are pests that can destroy my crop. The city says you can't shoot guns in city limits by virtue of a recent ordinance, but Oregon Ag says you can take out your predators. So there is inherent conflicts.
Larry Thompson	When his father was farming they would supply to canneries, grocers and resturauntuers..but as time progressed it got so these entities were dictating price structures to the point of weakening the farmers ability to sustain a living. He chose to take the business in a direction of direct marketing to the consumer and this enabled him to highlight the locally grown, organic aspect of his product, which was diminished by wholesalers and competition from larger non-local, non-organic competition. He has also cut back on the Upick aspect

	<p>of his business quite a bit because it the income to acreage ratio was weakening. Larry has focused his marketing efforts on the concept of a community-based farm. He maintains strong relationship with neighbors and other local buyers, community leaders and opinion leaders. This is a key aspect of his business model. People buy his produce because they like the idea of a community farm. They like to know the farmer and have access to the field.</p>
--	---

Economic outlook

9. How do you foresee growth of the Damascus area affecting your business activity over the next decade or longer?

Blair Anderson	Growth will push me out and I will likely relocate.
Theresa Dillard	<p>Theresa believes that growth will slowly squeeze her out. She and her family are struggling to define away to gracefully bow out of the business as time changes their operating circumstances. They would like to stay on as long as possible and there is another generation of family members who want to farm. The greatest dilemma will probably be traffic conflicts and farm practices – she cited the classic rooster crowing issues. There is a wonderful affection for farms as viewable assets, but neighbors in urbanizing areas generally don't want any of ther other sensory impacts (noise, smells, traffic). She estimates that they will be facing dissolution in 20 years, but would like to see right to farm laws stay in place as long as possible. Went from sole proprietor to 3 way partnership through last generation (her dad left the business to three kids. We will probably dissolve as we experience the challenges of growth and go our separate ways. Economic costs too great to relocate given family structure and the sunken costs at our current facilities. Yes, our kids are interested in carrying on the business. We would love to thrive for another fifty years but we don't want to become a sacred cow surrounded by suburbs. At a certain point, the farm is not sustainable by the local economy.</p>
Don & Kaino Leetham	<p>The Leetham's are concerned about the impact that growth will have on the wildlife corridors around their farm. The critters have come out of what used to be the woods (they talked about a neighbor who had clear cut a large swath of land nearby. This has caused the rabbits and dear to seek refuge on their land. They love the animals but in this case they are pests. They would like to stay at their place for as long as they can. They would like to see a family member continue to farm the land. Don is about to have his 80th birthday. Their daughter is interested in carrying on the nursery business.</p>

	Their son would like to build a house on some of the land.
Gretchen O'Brien	Continued conflicts with neighbors as the area develops. I could foresee it as a growth opportunity and educational value. Metro owns property right behind us. Madrone wall is going to be a park. There is a good wildlife corridor and could be a benefit. I would like to continue the business as long as I can.
Cherie Seigmund	See us being squeezed for tax reasons. Possibly if we get lots of development in the area spraying and the tractor may be an issue. Congestion increases and water access will continue to challenge us. Conversion to residential tax base may affect our tax rate. Currently we are zoned rural residential (county designation.) Everything depends upon on how fast development comes. We see ourselves selling in another 12 years or so.
Jim Siri	I would think they are trying to fix lots of infrastructure and 212 and hopefully that will take traffic off of it and that makes it difficult for us to cross the road during heavy traffic time. Getting trucks started when they slow. Logistics of moving help around. Improving roads - redirecting our entrances and exits will divert us into a longer trip...will transportation costs and time will inconvenience, We will loose access. Trying to get a left turn out from Armstrong circle to hwy 212. Won't leave arterials open because they say its not safe. 172 & hwy. 212. We are going to continue here as long as we can. Acces may be the biggest threat. Would rather not move, as our market place is right here. Adequate help is also local. If we move down further into the valley we won't have the employee base.
Ken Spiess	Eventually going to grow and as it happens we're on the north edge, we will probably be late to develop, we may see conflicts as we see more residential neighbors..we are mostly a day time operation, but if we are enclosed by residential. Slower to grow. 190th and Cheldelin. On county line. Blueberry farm, non-productive acreage..1 to 5 acres. Not urbanized yet but close to urban areas. Winters used to be more harsh. We will continue biz, of retirement age draw on SS, like to work. Grafts and lace leaf. Focus on a few plant species. I will probably sell and move out of the metro area of rural southern or central Oregon. Keep some equipment and do some back hoe work to keep active. No next generation of farming.
Dave Tillstrom	I think that some of us won't be able to continue to farm. You can't farm on thirty acres and make it anymore..so its likely that we'll get gobbled up by growth. Farmers can't compete with development when we have to pay farm price for land that is being eyed by a developer who is offering so much more. It's the economic reality, we're not gonna stop the growth. Its

	not fair for the farmer who gets boxed in and people want to make his farm a trophy greenspace but they don't want to live with the impacts of farming or accept the true costs of farming in an urban area. I would like to have the best of both worlds and farm as long as reasonable, my family wants to farm but someday it may make more sense to sell and see the land convert to houses.
Larry Thompson	Continued growth of the area can harm or help his business depending up on how times change. More neighbors (who are tolerant of farm activities) is a good thing. More neighbors who complain about farming activities will ultimately damage the business because the farmer has to devote too much effort to neighborhood relations. Right to farm issues come into play eventually. And he thinks in terms of down-sizing the farm operation as growth pressure fetches a good price for the land. Much depends upon how long his son's interest in farming will be sustained. Currently his son wants to continue the family farm but he has already stated that "he does not want to work as hard as Dad does." This according to Larry. Larry is planning on farming until he cannot physically handle the work any more...he is not likely to continue farming in a different location though he acknowledges that this is how some farmers might deal with growth around them. He expects to sell some of his land for development and likes the latest rendition of the comprehensive plan map that locates a city center north of 212 in the Sunshine Valley. He also likes the idea of incorporating the wetlands area as a water feature. As his personal holdings are sold for development he envisions a small demonstration farm or a research farm that perhaps his son manages in the future or his family partners with a foundation to sustain. That is the legacy he would like to leave.

10. Are you inclined to continue your business in Damascus, in another location or are you likely to retire?

Blair Anderson	Growth will push me out and I will likely relocate
Theresa Dillard	Went from sole proprietor to 3-way partnership through last generation (her dad left the business to three kids. We will probably dissolve as we experience the challenges of growth and go our separate ways. Economic costs too great to relocate given family structure and the sunken costs at our current facilities. Yes, our kids are interested in carrying on the business. We would love to thrive for another fifty years but we don't want to become a sacred cow surrounded by suburbs. At a certain point, the farm is not sustainable in the local economy.

Don & Kaino Leetham	They would like to stay at their place for as long as they can. They would like to see a family member continue to farm the land. About to have his 80 th birthday. Their daughter is interested in carrying on the nursery business. Their son would like to build a house on some of the land and daughter n law is not a rural type..she would want a country club nearby.
Gretchen O'Brien	I would like to continue the business as long as I can
Cherie Seigmund	Depends upon on how fast development comes. We see ourselves selling in another 12 years or so.
Jim Siri	We want to continue as long as you can. Access may be the biggest threat. Would rather not move, as our market place is right here. Adequate help is also local. If we move down further into the valley we won't have the employee base.
Ken Spiess	We will continue biz, we are of retirement age and can draw on SS, but like to work. Will refine focus on a few plant species. Someday when I can no longer work I will probably sell and move out of the metro area to a rural place, southern or central Oregon. I'll probably keep some equipment and do some back hoe work to keep active. There is no next generation of farming to keep this place going after me.
Dave Tillstrom	I would like to have the best of both worlds and farm as long as reasonable, my family wants to farm but someday it may make more sense to sell and see the land convert to houses.
Larry Thompson	He thinks in terms of down-sizing the farm operation as growth pressure fetches a good price for the land. Much depends upon how long his son's interest in farming will be sustained. Currently his son wants to continue the family farm but he has already stated that "he does not want to work as hard as Dad does." This according to Larry. Larry is planning on farming until he cannot physically handle the work any more...he is not likely to continue farming in a different location though he acknowledges that this is how some farmers might deal with growth around them. He expects to sell some of his land for development.

11. What are the greatest challenges you face in the continued operation of your business?

Blair Anderson	Where I'm growing now, is not conducive to neighboring city dwellers. They don't want mud, dirt, dust, lime or pesticides.
----------------	--

Theresa Dillard	Urbanization, right to farm laws slipping away..they need to stay in place as long as possible. We don't view our land as replaceable by another piece of land, in the same way that a residence or a retail facility might be swapped out for a new one. When you work the land it gets in your blood and becomes your passion.
Don & Kaino Leetham	Limited retirement options. We may have to sell the land and subdivide in order to provide an income. Don says that he has had offers to buy the land from Mexican landscapers and speculating developers. He would prefer not to see the land get consumed by houses but acknowledges that it may be inevitable. He talked a lot about neighboring property owners and their troubles with water service access and the complications brought on by the presence of antiquated easements where no rightful owner can be located. This results in conflicts and encroachments by neighbors who disagree on how the easements ought to be used.
Gretchen O'Brien	Neighbor conflicts and on-site use restrictions. She would like to operate a retail outlet from her property. An aside: I used to be really involved in all the planning activities and the CPO and such, but after a while you get to feeling hopeless because the same old growth model appears in every community. We pave over good soils to put up Fred Meyer and the subdivisions that will support it. There has to be some way to fund doing the right thing with the land. I would be willing to serve on a planning committee if there was a real chance at providing farmlands in urban areas.
Cherie Seigmund	Right now economical. Tough times nationally. Finding more space in a shrinking ag environment may be a challenge given our growth rate. Other growers willing to lease, we've considered buying from them.
Jim Siri	Road access, get consumer demand up for organic produce. Credibility problems with organic has been a challenge, but doing more advertising and promoting better health programs and environmental values. Hopefully more people will appreciate it. Much more expensive to farm - much more labor intensive, infestation. Beneficials don't control everything. Blowing and watering pests. Cultural practices changes. Degree culling – amount of crop per acre 35% whereas conventional farming affords a higher rate of return. Mulching can be done. Canneries, processed foods, quick frozen.
Ken Spiess	Pesticide reporting is a pain, and most farmers are responsible, but those that collect the reports and used by watershed, looking for bad guys..government needs to keep out and trust me to be a responsible person. Fabricated

	overblown by media and regulators.
Dave Tillstrom	You fight too many challenges over the years and its fearful if you don't watch it. Seems like you can't survive on a few acres anymore.
Larry Thompson	Labor supply is not an issue for him. Though he points out a key challenge in continuing small-scale farming: the scarcity of young people who want to go into farming. It's not something that we focus on when educating young people and that is unfortunate. Another challenge is the presence of subsidies..Larry has strong feelings about subsidies. They kill innovation and that will kill farming in the long run. Damascus has a real opportunity to create a farm-based market where people come to enjoy the experience of shopping for produce, local artistry and taking in the local culture..he thinks one vital ingredient (apart from willing vendors and buyers) is a covered area with a view Mt. Hood. He doesn't see Damascus as attracting a regional market for this activity, as that would involve a lot more traffic and congestion. (ie seasonal waves of activity on Sauvie Island). But he thinks that with enough compact development located within city limits, the walkable, bike-able community can be created to sustain it. He has concerns about horse activities and equestrian trails. This stems from his personal experience with the liabilities associated with equine activities.

12. Are there other businesses in the area that would be affected by the termination of your own enterprise (secondary business impacts)? Others we should contact?

Blair Anderson	Most of vendors that he purchases from are outside the area. Local auto parts and hardware stores might be affected. Cumulative affect of other business.
Theresa Dillard	Yes definitely..if Gentry sold and turned into subdivisions, I would sell. There is a cascading affect. As far as businesses that depend upon us...there are fertilizer companies, supply houses, local tractor places and other machinery. Then there are the 350 vendors that would no longer be needed if the wholesalers weren't around. Huge local concentration of nurseries in this area.
Don & Kaino Leetham	No we are too small scale to affect others.
Gretchen O'Brien	Not really, the surrounding land use is conserved.
Cherie Seigmund	Yes..mostly in Gresham area, local retail garden centers, and city muni – basket things. They sell baskets and plants to five area cities.

Jim Siri	We would sell to the same area. Scenic area value. Hugely, hardware, miller brothers auto, foster auto, john deer, box people, tire people. Fuel suppliers. Fabricators.
Ken Spiess	Not really, we are a small grower.
Dave Tillstrom	Yes..there are farm dealerships, tractors stores, mechanics.
Larry Thompson	Larry does not consider himself large enough to have an impact on the viability of other businesses though he does think that some equipment suppliers and box and bag suppliers will suffer as the area changes, particularly as the nursery business wanes in the area.

Long term / Big Picture

13. What do you see as the key opportunities for your business enterprise as Damascus experiences growth?

Blair Anderson	Increased local sales perhaps or greater proportion of sales to local developers/landscapers.
Theresa Dillard	
Don & Kaino Leetham	Much depends upon daughters commitment to carry on the nursery biz. They would like to see it continue. They are also very interested in the emergence of urban farms and the possibility of supporting a local food supply. Years ago they engaged an engineering/surveyor Compass engineering to help them subdivided into 3, 5 acre parcels. Something went wrong with the deed filing and it never came to closure. Compass acknowledged fault in the situation. Upshot: they remain confused about what they have the right to do with their property.
Gretchen O'Brien	Preserved w/ recent public lands. Edibles opportunity.
Cherie Seigmund	With more residential there may be more retail locations nearby, and possibility of us going retail.
Jim Siri	New Seasons moved in and they have helped our business. So closer retail outlets. Variations between conventional and organic.
Ken Spiess	He was originally for Damascus incorporation as a better opportunity than becoming part of Happy Valley. But taxes are not getting us anything perhaps a few deputies. Forming a city is costly. The tree cutting issue is ridiculous in his view (enacting urban forestry ordinance.) There is this lady who is coming in and telling me I can't cut a tree. It's my land. Tree cutting in ROW is a different issue. Why doesn't the city get so excited about the trees that are encroaching on my land?

	Feels its Unamerican to have a tree cutting ordinance.
Dave Tillstrom	When I turn it over, I want the option of being able to sell to a developer. A school from Gresham would like to buy my property. They want to land bank it. I want to be able to pursue this option. The city should be willing to entertain this options with me.
Larry Thompson	Continued direct marketing with this urban-farming concept as new residents move to Damascus. Developing some of his land as opportunities present and farming naturally gives way as a business enterprise. Green farming as long as possible and sustainable.

14. As the lands in Damascus covert to other uses, what is your sense of how your land ought to best be used?

Blair Anderson	Light Industrial
Theresa Dillard	
Don & Kaino Leetham	If it cannot remain an ag use, they would like to see their land considered for public open space acquisition.
Gretchen O'Brien	Should stay farm. There is a great diversity of natural features but also wetlands which affects buildability. Have a measure 49 claim to put a house on one of lots. A house would help, as an investment opportunity.
Cherie Seigmund	Greenspace most likely because we have creek tributes to Johnson creek and old growth, conservation area. Other parts would be developed.
Jim Siri	Max return some sort of commercial / industrial because its right along the corridor. Rolling land.
Ken Spiess	Gentle slope could be anything, zoning not finalized...could be developed houses. Nursery stock could continue..I would like to see that right maintained because I don't see housing happening in your anytime soon. At least into the next decade. We need open lands and parks, Metro has bought up lots of land and now its off the tax rolls and they are paying people like me to cost taxpayers. Neighbors should communicate with each other. Don't get caught in the liberal media, be responsible for yourself and neighbors need to exercise common sense. Hates the urban forestry ordinance and the idea that somebody from the government can come and tell me what

	trees to cut and what not to cut.
Dave Tillstrom	My biggest concern is the uncertainty about what my options are. I don't like to be told what I can and cannot do with my land. Metro likes to tell people what they should do with there land.
Larry Thompson	Larry really believes that in order for an urban farm community to work it needs to accommodate a mix of uses. He could see his farm lasting longer if he could operate a resturaunt or small market on his premises for example, somewhere on the edge of the farm where the land uses begin to get more commercial. This is vital for making it work because its cuts down the transportation costs associated with moving food to market...bring market to the food source!

15. Urban farming is a hybrid agricultural model that has taken hold in older, more developed regions of the world, as land for local food supply is consumed by population growth and urbanization, and the costs of transportation escalate. Do you believe this concept has a place in the region and/or in a future Damascus economy? What do you foresee as the greatest barriers to cultivating urban farms in the Damascus area?

Blair Anderson	As food crops yes..nursery no. What it takes to grow is different. Biggest challenge would be education of the nearby residential home dwellers and water restrictions.
Theresa Dillard	
Don & Kaino Leetham	Absolutely. The Leethams are into the local, organic food movement. They mentioned Michael Palan's research and also talked of the ISOCARP visit and what they felt was the wisdom of older, more compact countries in reserving some of their land for urban food supply, open space and wildlife corridors. They talked about innovation by the Vietnamese and the Germans in this regard. They are 1000 Friends of Oregon members and Tom McCall devotees. The desire of some opinionated citizens and politicians to make Damascus into their own utopian city. They recognize the value of growing compact cities that encourage walking, transit and open space pres..but they feel that it is dangerously driven by the pressure to sell off land and consume it for homebuilding. This seems backwards to them given the glut of new construction on the market in Happy Valley.
Gretchen O'Brien	Definitely. There should be a community college in Damascus with a focus on urban farms and farmers market. True value of the land for other things. Retirements are locked up in it. There has to be some means of compensating the farmer. We filed M37, M49 because it's a dollars and sense issue. We'd

	like to preserve agricultural lands, but investment sense prevents them from doing it.
Cherie Seigmund	Absolutely. Would consider converting to food production. Big demand for vegetables may increase. Challenges will be keeping up with demand, price of land, low profit margins in farming. Labor is probably the key thing.
Jim Siri	Yes - we've seen how it works (in Europe and other countries) and its mostly smaller farms with roadside operations. Here (in the u.s.) we move food production all around the country via corporate distribution systems. We can sustain it for a while but we're loosing our connection to our land and the farmer. I do think it could work fine here with an industrial interface. Build up instead of out. Challenges: The real estate market/America's desire for its own backyard. Farmland preservation hasn't taken hold here the way it has in Europe.
Ken Spiess	Definitely, it's a good thing. These crops are being reasonably close so transport costs are as low as you can get. Strawberry farming used to be a thriving business around here. Most is very satisfactory for berry types. Lots of berries were raised and processed here. Broccoli and cauliflower too. Used to be canneries. It should be a part of Damascus plan to keep the farm land going for as long as possible. It's a bad thing when our food has to be shipped long distances. Farming in their blood, somebody else may want to do this in the future. We should definitely try to keep some of our best farm land into the future. Some of the best truck gardens have been turned into warehousing near the airport. Keep some of it zoned so that it has to be sold to another farmer if there is a way to do that. Neighbors who like to see the open space but don't like the impacts – noise, dust, sprays, so you have two different types of people in these developments. If I was moving into a development I would like to see some farm land around me.
Dave Tillstrom	
Larry Thompson	Larry believes there is great potential for urban farming in Damascus provided that we retrain farmers and inspire new farmers to strive for this kind of a crop production/business model, and retrain customers so that demand goes in the direction of locally grown produce and all that it takes from a village to sustain such. Cities and the region also need to think in terms of keeping select parcels of land available for this activity. The greatest challenge is the ongoing neighbor conflict/right to farm issue and how that balances with the need to preserve a farmer's options. Land gets developed because farmers put their whole life into that land and when its time to retire, that is their 401k (so to speak). We typically

	<p>don't have other retirement options and we don't like other people telling us what we can and cannot do with our land. Farmer's need to become more enterprising and willing to think outside their own box...especially if they want to benefit from the urbanization of lands around them.</p>
--	---



INSIDER



A MONTHLY DIGEST OF ENVIRONMENTAL MANAGEMENT & REGULATORY NEWS

Inside...

Ecosystem Services & City Planning 1

Ecosystem Services Conference 11

Ecosystem Services Legislation17

Enviro Briefs 21

Calendar 23

Erratum

Our July article on implementation of SB 737 incorrectly stated the due date for Toxics Reduction Plans for pollutants exceeding trigger levels in wastewater treatment plant effluent. The Plans are due to DEQ by July 1, 2011.

ECOSYSTEM SERVICES & CITY PLANNING

THE CITY OF DAMASCUS DEVELOPS A MODEL APPROACH TO PUBLIC FACILITIES PLANNING

by AnitaYap (City of Damascus), Gretchen Honan (CH2M HILL, Portland), and Mary Kealy (CH2M HILL, Philadelphia, PA)

Introduction

The City of Damascus, Oregon (City), the first new city in Oregon in over 22 years, was incorporated in 2004. The City has established the pursuit of sustainability as a core value — a process which includes integrating the preservation of naturally occurring ecosystem services with its obligation to provide public facilities and services to support new development. The City’s rural, forested and agricultural rich setting is located among volcanic buttes and a network of perennial and ephemeral streams and riparian corridors tributary to the Clackamas River. Residents value the diversity of the natural landscape for its scenic beauty as well as for its contributions to biodiversity, clean water, clean air, and the rural character of the area. The landscape also provides opportunities for income from timber sales and agricultural endeavors ranging from organic vegetable farms to Christmas tree farms.

In 2002, this area was included in an Urban Growth Boundary established under the State of Oregon’s land use planning framework. This designation dramatically changed the area’s land use regulations, which had previously been more protective of forest and agricultural uses, and opened the door for planning for urban levels of residential, commercial, and employment development.

The City recognized that the existing natural and modified ecosystems within and outside of their municipal boundaries provide benefits (“natural capital”) that if lost would result in costs to its citizens. This recognition of the services provided by natural resources has led the City to focus on identifying and quantifying these services so that decisions about their preservation, mitigation or restoration can be incorporated into their plans and implementation mechanisms. In initiating state-mandated planning for provision of necessary public facilities (such as water, wastewater treatment, stormwater management and transportation), the City is pursuing an approach that explicitly accounts for changes in natural capital and its ability to provide valued ecosystem services for people.

This article will outline the conceptual approach employed by the City to identify, assess, and place value on ecosystem services; and on the development of approaches for managing natural capital to provide valued ecological services.

Ecosystem Services: An Overview

“Ecosystem services” refers to the range services provided by natural resources that are of direct or indirect value to humans or help support the natural resource base.

ECOSYSTEM SERVICES MAY INCLUDE:

- capture of sunlight for food
- shelter
- nutrient recycling
- capture of pollutants from runoff
- nursery area for fish/shellfish
- flood protection
- recreational and commercial fishing
- stormwater retention

City Planning

Ecosystem Loss

Uneven Impacts

Ecosystem Valuation

Planning Opportunities

“UGB” Designation

Researchers have found that as population, income, and consumption levels increase, humans put more and more pressure on the natural environment to deliver benefits. Sixty percent of ecosystem services assessed globally are either degraded or are being used unsustainably (Cowling, 2008 — see references, page 10).

Climate change, pollution, over-exploitation, and land-use change are some of the drivers of ecosystem loss, as well as resource challenges associated with urbanization. Often the benefit derived from altering the ecosystem is immediate and accrues to one individual, entity, or group, as in money made from the sale of clear-cut timber; whereas the cost, (erosion of soil, sedimentation of streams leading to loss of a fishery) is experienced by others and the full costs may not be realized for years or even decades. This unequal distribution — between narrowly-accrued temporary benefits on one hand and broad, long-lasting, social and ecological costs on the other — underlies the growing need for mechanisms to balance the use and loss of natural resources with the maximization of conserved ecosystem services.

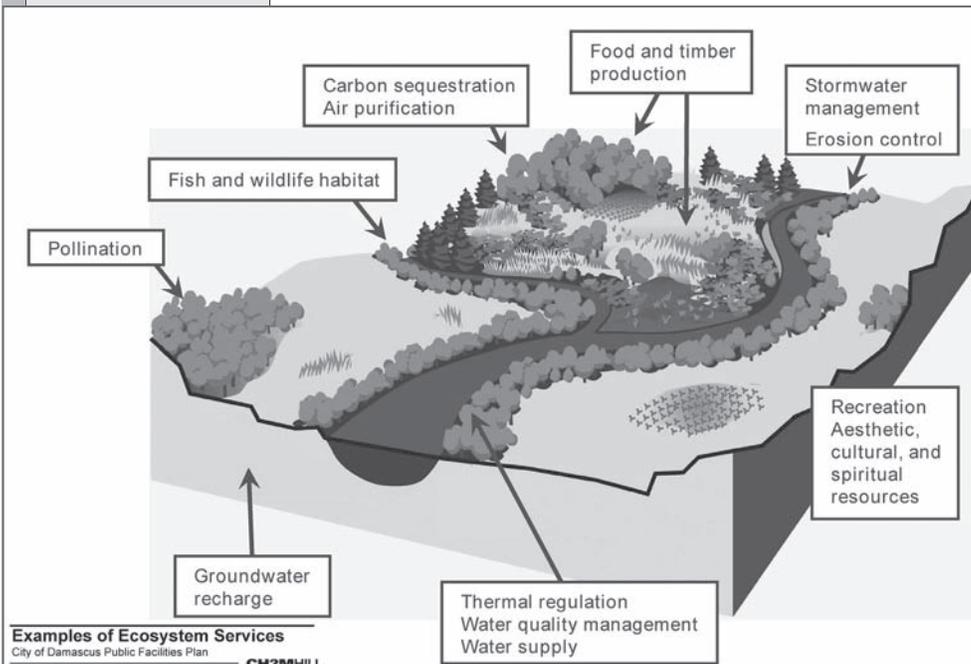
Traditionally, ecosystem services have been viewed as “public goods” — that is, free benefits to society. Naturally occurring (outside “the market”), the important and even critical contributions provided by functioning ecosystems are often overlooked in decision-making (USFS, 2009). When the ecosystem services provided by our natural and open space lands are not valued, or are undervalued, the areas supporting them are much more susceptible to development pressures and ultimately conversion to another use. However, when municipalities view their ecosystems as natural assets with economic and social value, these values can be brought into the overall “balance sheet” — leading to more responsible decision-making (USFS, 2009).

The City has multiple opportunities for offsetting the ecological service lost due to land use changes by providing gains in ecological services elsewhere. Such gains can be based upon protecting areas that might otherwise be lost or degraded due to development and by acquiring, preserving, enhancing, and restoring ecosystems. An ecological service “credit” is measured relative to a baseline of no action by the City. Thus, areas that are already protected by regulation may not provide credits, but improvements to those areas would generate credits. Protections that go beyond current regulation would also generate credits.

Regulatory Background: Urban Growth Boundaries

The City was formed under regulatory circumstances stemming from the expansion of the Portland metropolitan area’s Urban Growth Boundary (UGB) in 2002. The Damascus area, which is predominately developed as rural residential, currently contains a population of 9,775. It is expected to accommodate 50,000 to 60,000 people upon build out of the city limits..

The State of Oregon’s land use planning program is still considered a “cutting edge” tool for growth management. Developed in the late 1970s, the State’s planning program has undergone many legal battles and refinement in the intervening years. Under State law, each city and metropolitan area must delineate a UGB to contain urban development and develop a Public Facility Plan for providing urban level services, such as sewer, water, stormwater management, parks, schools, emergency services and transportation systems. In addition, cities must inventory natural resources and natural hazards and determine a program for balancing development and conservation. Areas outside UGBs are designated to protect for farm and forest production.



OREGON INSIDER (ISSN 1043-7142) is published monthly by Envirotech Publications, Inc. 260 North Polk Street, Eugene, OR 97402
Editors: David Light, David Moon **website:** www.TheOregonInsider.com
Phone: 541/ 343-8504, **Cell Phone:** 541/ 517-5608, **Fax:** 541/ 683-8279, **email:** epi@rio.com,
Subscription Rates: \$245 per year, \$195 for private non-profit 501 (c)(3) organizations; Multiple subscription rates available.
 Postage Paid at Eugene, OR Postmaster: Please send address corrections to Oregon Insider, 260 North Polk Street, Eugene, OR97402
 Reproduction in any form forbidden without the express consent of the copyright owner. Copyright© 2009 Envirotech Publications, Incorporated

City Planning

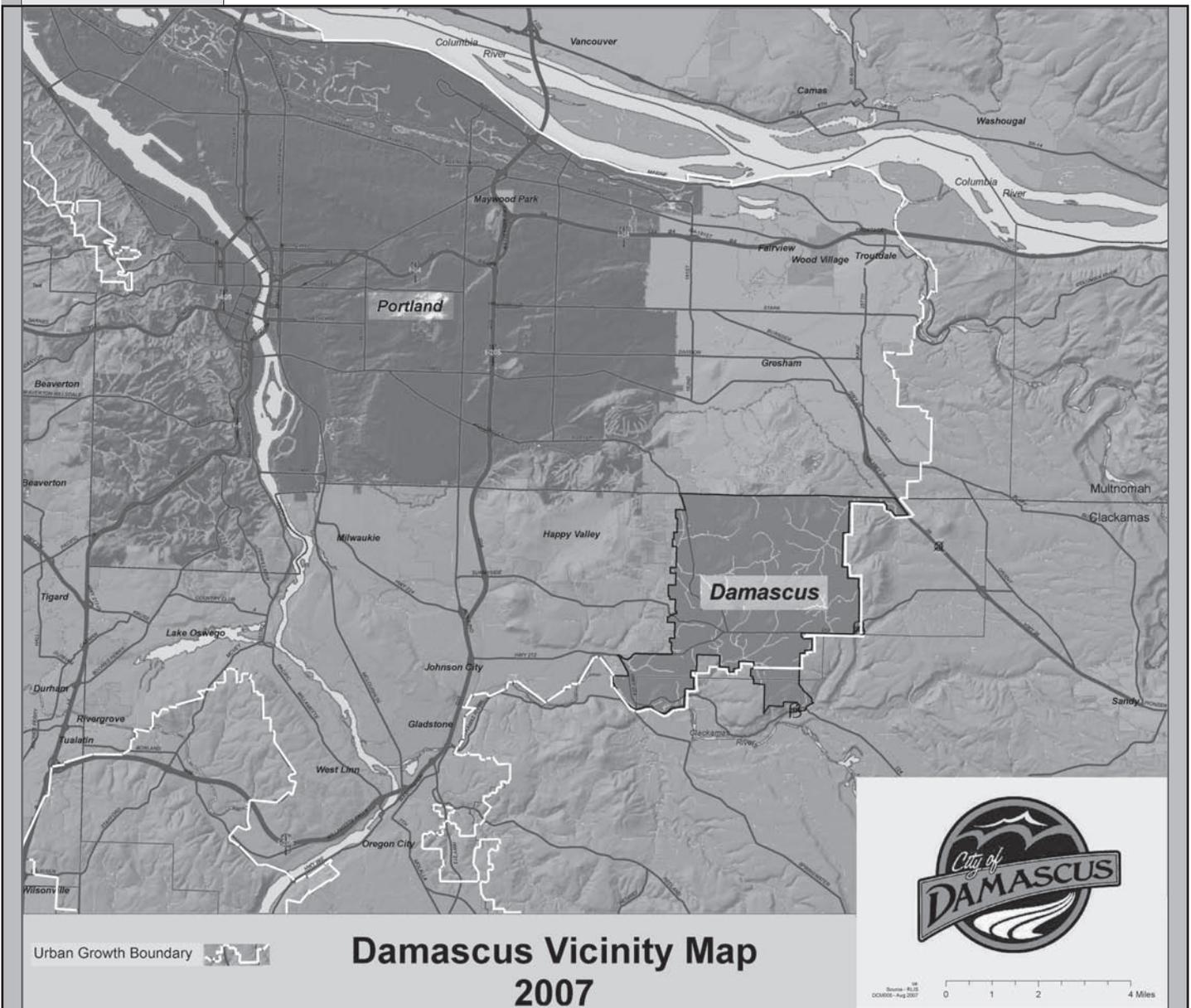
**Protecting
Ecosystem
Services**

**Developing
Options**

**Land Use
Comprehensive
Plan**

Initial estimates of the costs of providing urban level services to Damascus, is range from \$3 to \$4 billion. The City is exploring innovative ways to provide infrastructure for a newly developing community. Approximately 35% of the City’s land base is considered development-constrained in some way — e.g., by riparian areas, wetlands, steep slopes, landslide areas or floodplain. As the City undertakes envisioning and developing a long range land use plan, the City intends to protect existing natural areas, farms and forested areas with new financing methods and protection programs. The recognition and valuation of “ecosystem services” is a key element in the City’s long-term protection of natural resources. This planning process will both provide for property owner equity and avoid future infrastructure costs to the City by protecting the natural systems — and the services they provide — for public benefit. The City anticipates a combination of local regulatory programs for protection of highest functioning systems, along with a suite of options for property owners to utilize, such a transfer or sale of development rights, clustering, system development charge credits, density bonus, mitigation banks, tax incentives, etc. In addition, the City is exploring participation in ecosystem markets outside its jurisdiction.

The City is mid-way in developing a long range Comprehensive Plan, as mandated for all cities under the State land use planning program. Plan work program elements that have been completed include: natural resource and natural hazards inventory; housing needs analysis; economic opportunities analysis; draft comprehensive plan map; draft goals and policies. The following elements are ongoing: natural resource and natural hazards evaluation and program development; draft development code; park and open space plan; ecosystem services program implementation; and the development of a Public Facility Plan.



City Planning***DLCD Grant******Elements of Success******Rural Community******Infrastructure Alternatives******Analyzing Environmental Benefits******Evaluation Output******Aggregated Ecological Units***

The Public Facility Planning process undertaken by the City is challenging the regulatory, financial and technical standards that have been used in Oregon over the last 30 years. The City's innovative approach garnered the attention of the Oregon Department of Land Conservation and Development ("DLCD" — which oversees the State's land use planning program) which resulted in a grant to the City. The ecosystem services concept has a broad connection (and potential application) to a number of elements of municipal land use planning, including: stormwater; water quality; wastewater; transportation systems; urban farming; and parks and open space planning. As an ecosystem services planning approach has not been developed in Oregon at this scale and within the State's land use program, the City finds itself on the leading edge of developing the ecosystem services planning model for use in other communities. The "key elements for success" identified by the City include: community buy off; equity for property owners for conservation of natural resources; ease of administration and implementation for City staff as well as affected property owners and developers; and an appropriate accounting system supported by adequate monitoring.

Ecosystem Services: The City's Perspective

The City currently occupies 10,333 acres (16.15 square miles). Approximately 10% of the City is served by a sanitary sewer system. The community is considered rural in nature and properties average around an acre in size. Most properties are served by either wells or small private water systems and utilize on-site septic systems. No municipal stormwater system currently exists. Most of the roads are rural in nature, with two auto lanes and drainage ditches, and lack shoulders, curbs, or sidewalks. As noted above, it is estimated that it will take from \$3 to 4 billion to provide needed infrastructure. (Metro, 2008).

Faced with limited financing from typical federal sources for wastewater, stormwater and transportation systems, the City is seeking creative alternatives to infrastructure development. The ecosystem services approach is providing a way for the City to quantify the contribution of natural resources to the public facility system and, in the end, reduce the cost of providing built infrastructure for the community. It is essential for the City to develop an analysis, accounting and implementation system to provide developers and property owners certainty in the expectations and requirements for property development. The City's approach is being designed to be clear and understandable to anyone involved, including those with a limited scientific background.

Ecosystem Services – Identification, Assessment and Valuation**NET ENVIRONMENTAL BENEFIT ANALYSIS - HABITAT EQUIVALENCY ANALYSIS**

Net Environmental Benefit Analysis (NEBA) and the associated Habitat Equivalency Analysis have been being used by a range of federal and state agencies and others for a substantial amount of time. The NEBA framework shares the same theoretical foundation as conventional cost-benefit analysis. The NEBA approach identifies and values the primary environmental services that an area or portfolio of holdings may provide given different land uses and actions (for example, wildlife management, building roads and infrastructure, siting facilities, discharging effluent, restoring stream habitat). The NEBA approach uses the recent emphasis in the ecological sciences to consider environmental services within a landscape context. Proposed actions can be analyzed as to their affects on the valued quality and quantity of ecological services produced at the site or parcel. Such affects occur differently at different sites, depending upon the broader ecological and human landscapes. Some services may be improved, some may not be affected, and some may be harmed. A systematic landscape-based evaluation of ecological service flows is necessary in order to realistically determine values for ecosystem services and development/conservation options within their context.

THE CITY'S NEBA EVALUATION WILL:

- establish the existing "baseline" condition
- make consistent comparisons across alternative actions affecting the City's natural resources
- evaluate trade-offs, to determine mitigation for offsetting losses
- optimize the achievement of environmental objectives at least cost

Even with advances in measurement, the services of nature are sufficiently varied, abundant, and specific to the human and ecological landscape, that it is not practical to attempt to assign a monetary value to every ecological service provided by every parcel. Fortunately, the quality and quantity of ecological services can be measured using aggregated ecological units. This can be accomplished using a "high level view" which incorporates metrics that which capture the aggregation of ecosystem service flows from each broad class of ecosystem/habitat types. This was the approach taken for incorporating natural resources and ecological services into the City's "Public Facilities Plan" development process (Public Facilities Plans are mandated as part of the State's Land Use Planning Goals).

City Planning**Eco-Services
Quantification**

The basic economic principles guiding quantification of ecological services are straightforward.

QUANTIFICATION OF ECOLOGICAL SERVICES INCLUDES:

- choosing ecological metrics that capture the valued functions and services of the natural resources (a higher score on the quality scale and a larger number of units corresponds to an increase in value)
- ensuring that these metrics are sensitive to the actions or changes to be evaluated (application of the metric facilitates a credible and defensible priority ranking of different quality parcels of similar type ecosystems)
- establishing ecological metrics that are understandable to decision-makers and other stakeholders

When properly planned and implemented, the NEBA approach provides a systematic, consistent, and defensible process that can significantly enhance stakeholder support for selected environmental and land use planning decisions.

Ecological Service Value Quantification

Habitat Equivalency Analysis (HEA) is the NEBA methodology adopted for the “high level” quantification of valued ecological service. HEA is used to quantify the ecological service value associated with selected parcels of similar functionality and ecosystem type. The HEA methodology is supported by many federal agencies (NOAA, DOI, USFWS, and NRCS) and in federal court rulings (e.g., *USA vs. M. Fisher et al.* 1997) as a valid approach for quantifying impacts and benefits of ecological services associated with various actions, including preservation. The origin of this approach is presented in the 1991 USEPA commissioned paper entitled “*Scientifically Defensible Compensation Ratios for Wetland Mitigation*” (King and Adler, 1991). HEA methodology has also been used with multiple state regulatory agencies across the United States (California, Texas, New Jersey, South Carolina, Virginia, Indiana, Louisiana, Florida, Oregon, Idaho, Alabama, plus others). Several peer reviewed articles have been published discussing the merits and limitations of this approach (King and Adler, 1991; Mazzotta, et al., 1993; Unsworth and Bishop, 1994; NOAA, 1995; NOAA, 1997; NOAA, 1998; Fonseca, et al., 2000; Nicolette et al., 2001; Efroymson et al., 2004).

HEA methodology values natural resource assets in terms of the “discounted” sum of valued ecological service flows over time. Similar to traditional cost-benefit analysis, this discounting reflects the greater value of current, as opposed to future investment. For ecological service flows, HEA uses indicators to measure the functionality of the ecosystem as a percentage of maximum functionality per acre (or an alternate spatial measure). Thus, an acre of wetland that is fully functioning for one year receives a score of 100% and provides one service-acre-year (SAY) of wetland services. However, an acre of wetland that is functioning at 80% of maximum potential provides only 0.8 service-acre-years of wetland services. Looking to the future, if maintained in the baseline condition these wetland acres will continue providing a reasonably predictable flow of ecological services. These predicted services are similarly valued in terms of their anticipated level of functionality and subject to measurable verification. However, just as with valuing any asset based upon the stream of benefits that it “pays” over time, the future “payments” are discounted to reflect the preference for receiving the benefits sooner rather than later. Thus the total ecological service value of a natural resource asset is found by taking the “discounted sum of service acre years” (DSAYs). In the case of the City, it is assumed that the planning horizon extends for 100 years. If the wetland were to be developed in the future, the subsequent flow of ecological services (i.e., future DSAYs) would be diminished relative to its discounted contribution to that 100-year timeframe.

**Service Flows
Over Time****“DSAYs”****Ecosystem Services Evaluation for City of Damascus, Oregon**

The scale and complexity of evaluation is a key component in the cost and practicality of quantifying ecosystem services. The Natural Capital Project undertaken by a consortium of academics has laid out an approach to ecosystem services evaluation using three tiers. This approach moves from landscape level to more detailed and site specific levels, which provides a helpful starting place in determining the scale or level of detail appropriate for a given purpose or situation (Natural Capital Project, 2009).

THE THREE-TIERS USED FOR THE CITY OF DAMASCUS EVALUATION INCLUDE:

- Tier 1: fundamentally simple, providing a relative sense of the level of services provided across the landscape, and using readily available data from standard municipal planning efforts
- Tier 2: providing a level of certainty based on more site specific data on current and future expected habitat characteristics
- Tier 3: more in-depth with inclusion of parcel level data on habitat type and specific characteristics of the ecosystem dynamics and plant community characteristics linked to measurement of a specific ecosystem service — Tier 3 is time, data, and cost intensive

**Three-Tier
Approach**

City Planning

Public Facility Plan

TMDL Concern

Location, Type & Function

Functionality Score

Color-Coded Map

The City’s Public Facility Plan development process served as a vehicle for Tier 1 assessment, introducing the concept of ecosystem services and allowing discussion and action to incorporate these values as part of City policy and procedure. More in-depth analyses of ecosystem services at the Tier 2 and Tier 3 level can then be undertaken in partnership with landowners, developers and agencies when the need for these increasingly greater levels of resolution arise. For example, in the future, the Tier 1 high level assessment can be augmented with detailed evaluations of specific ecosystem services that stakeholders target for active management. The City is specifically concerned about addressing the thermal quality of their streams so as to meet temperature requirements which have been set in a Total Maximum Daily Load (TMDL) established under the federal Clean Water Act. In order to reach and maintain water temperature targets, metrics and measurement methods specific to this goal must be developed. Accounting for such individual services on an “as needed” basis is considerably more manageable than attempting to comprehensively identify and measure all of the ecosystem services provided by each land parcel, stream mile, and lake area.

The Tier 1 evaluation used existing natural features inventory mapping and habitat quality assessment to identify the location of the City’s natural resources by ecosystem type and to assess their relative function. Habitat quality assessments were based on collection of field data related to provision of specific ecosystem services. Table 1 lists the habitat types and the ecosystem services evaluated in the functional assessment and Table 2 shows how the assigned alpha designators for function (e.g. A for high; B for moderate, and C for low) were translated to numeric scores of a measurement of how well each habitat type is providing its ecosystem services. Where data were not available, an assessment based on ecological principals was made using various geographic information system (GIS) tools.

Each ecosystem parcel in the GIS database was then identified by type of ecosystem and assigned the functionality score to estimate the ecological services per-acre-per-year that are supported by that ecosystem parcel. These DSAYs were computed for each ecosystem parcel and included in the inventory. For this purpose, it was assumed that the parcel would remain in its existing condition into perpetuity, if undisturbed. For example, an evergreen forest rated as ‘A’ quality by the City’s assessment team was assumed to be providing the ecosystem services of an evergreen forest at 75% to 100%; ‘B’ at 50% to 74% and ‘C’ at 25% -49% into the future. The end products of the Tier 1 evaluation are a database of ecosystem service values by land parcel and a wall map depicting the preliminary range of values by ecosystem type. For the wall map a color was assigned to each ecosystem type (e.g. green for evergreen forests; blue for wetlands; three additional DSAY categories) and the relative value in DSAYS depicted by the shade of the color (e.g. the deeper the hue the higher the value, the lighter the hue the lower the value). The wall map is a useful tool for discussion and for use in policy decision making. [Editor’s Note: The wall map referred to is well worth looking at, if particularly ill-suited for the Insider’s greyscale format. Please contact one the authors (contact information below) if you are interested in seeing a color version of the map.]

Table 1. Ecosystem Services by Habitat Type

Habitat Type	Associated Ecosystem Services
Evergreen Forest	Wildlife habitat Erosion control Hydrologic control (stormwater conveyance/control; flood attenuation) Water quality protection
Deciduous & Mixed Deciduous Forest	Wildlife habitat Erosion control Hydrologic control (stormwater conveyance/control; flood attenuation) Water quality protection
Wetlands	Wildlife habitat Fish habitat Water quality protection Hydrologic control (stormwater conveyance/control; flood attenuation)
Riparian Corridors/Streams	Wildlife habitat Fish habitat Water quality protection Streamflow moderation/water storage (Hydrologic control)* Biodiversity support
Non-built/Non-native Lands (pasture and agricultural lands primarily)	Wildlife habitat Water quality protection

City Planning

Ranking System

Forest Habitat Example

Table 2. Habitat Functional Rankings from City of Damascus, Oregon Natural Features Inventory Translated to Measure of Ecosystem Service Function

Habitat Functional Rating	Percent Ecosystem Service Function
A	75 % to 100% (mid-point 87.5%)
A-	72% to 74% (mid-point 72 %)
B+	65% to 71% (mid-point 68%)
B	60%-64% (mid-point 62%)
B-	50% to 60% (mid-point 55%)
C+	40% to 49% (mid-point 44%)
C	35% - 39% (mid-point 37%)
C-	28% to 34% (mid-point 31%)

Table 3 shows a portion of the results of the HEA value quantification for the evergreen forest habitat type. In this example there are 164.2 acres of ‘A’ quality evergreen forest. For year 1 the 164.2 acres is multiplied by the percent function for an ‘A’ quality habitat shown in Table 2, or 87.5%. This yields the service acre years (SAYS) value of 143.68. This is discounted by 3% annually yielding the discounted service acre years (DSAYS) of 139.5 for year 1. The sum of the DSAYS for the 100-year model run yields the net present value (NPV) of the DSAYS for evergreen forest of ‘A’ quality, of 4, 540 DSAYS. Dividing this by the number of acres (164.2) yields the value of 27.65 DSAYS per acre when valued for 100-years. Discounting the SAYS out into perpetuity yields a NPV of 4,789. Dividing this by the number of acres (164.2) yields the value of 29.17 DSAYS when valued on into perpetuity. As seen in Table 3 the DSAYS for all 164.2 acres at year 100 is only 7.5 as compared with 139.5 in year 1. At some point after 100 years the DSAYS will approach zero. The Perpetuity NPV column accounts for the sum of DSAYS beyond 100 years until they approach zero.

Table 3. Sample Discounted Service Acre Years Calculations for 100 Years and for Perpetuity for Evergreen Forest ‘A’ Quality Habitat

Evergreen Forest									
Calendar Year	Year	Discount Rate	Acres A	Quality	SAYS ^{1,2}	DSAYS ^{1,3}	Cumulative DSAYS ⁴	NPV DSAYS/acre ^{1,5}	Perpetuity NPV DSAYS/acre ^{1,6}
2008	0	0.03	164.2	0.875				27.65	29.17
2009	1		164.2	0.875	143.7	139.5	139.5		
2010	2		164.2	0.875	143.7	135.4	274.9		
2011	3		164.2	0.875	143.7	131.5	406.4		
<i>Etc.</i>	*	*	*	*	*	*	*	*	*
2108	100		164.2	0.875	143.7	7.5	4,540		
NPV ¹					4,540				
Perpetuity NPV					4,789.2	Perpetuity NPV			
Notes:									
¹ SAY = service acre years; DSAYS = discounted service acre years; NPV = net present value									
² Acres X % function = SAYS									
³ SAYS/(1 + discount rate) ^{year} = DSAYS									
⁴ Sum of annual DSAYS (i.e. year 1 DSAYS + year 2 DSAYS = year 2 cumulative DSAYS etc.)									
⁵ Cumulative NPV DSAYS for year 100/ total number of acres = net present value of discounted service acre years per acre									
⁶ Perpetuity cumulative NPV/ total number of acres = net present value of discounted service acre years per acre									

City Planning**Compensating
for Losses**

The Tier 1 ecosystem service assessment provided a screening level valuation that could form the basis for a scaled assessment fee for all City lands or to value lands for purchase of their ecosystem service value. Developers would be charged a fee for loss of the NPV DSAYS of their given property or required to purchase equivalent NPV DSAYS to compensate for loss of services. If a fee were assessed the City could use this revenue to purchase the development rights or conservation easements of high ecosystem service values lands, or to fund restoration efforts. Using the evaluation of NPV DSAYS completed for the City, the per acre NPV DSAYS of 29.17, shown in Table 3, can be used to quantify the lost ecosystem service value of developing anywhere from 1 to 164.2 acres of 'A' quality evergreen forest or to establish the acres of 'B' or 'C' evergreen forest necessary for restoration to an 'A' level as compensation for lost 'A' quality evergreen forest ecosystem service values.

**Implementation
Tools**

Regulations or flexible ordinances, land acquisitions, conservation easements, and tax incentives are some of the tools that the City can use to protect and conserve the public goods provided by their natural resources while providing for growth and development. Traditional conservation programs are not likely sufficient to safeguard the natural landscapes and traditional markets may not provide landowners with a sufficient economic incentive to own and sustainably manage their privately held lands for public benefits. To prevent the indiscriminate loss or degradation of ecosystem services, the City has the opportunity to incorporate into any decision-making the value of ecosystem services and to provide economic and financial motivations for conservation of high valued services (Cowling, 2008).

Capturing Value

Mechanisms are being explored by which private landowners can seek returns on their land in addition to or in place of those commonly associated with urban uses. The ability to capture the financial value of ecosystem services may help landowners who currently do not benefit from the true value of their land and all of the goods and services their natural resources provide. Because ecosystem services are not traded and do not have a "price," landowners are not typically compensated for the critical benefits their land naturally deliver to the public. New natural revenue streams might help owners cover the costs of owning natural lands and provide them with incentives to hold onto their land in lieu of selling or developing. Valuing ecosystem services will encourage preservation and restoration and may provide a new means to finance these activities.

Next Steps**Implementation
&
Integration**

The City's next steps include developing: an ecosystem services implementation program (which will include draft goals and policies); a local regulatory program (with development codes and standards); local market programs; policies for participating in outside market programs; and integration with other on-going comprehensive program elements. This process has caught the attention of other agencies grappling with similar issues of conservation vs restoration and the City will be partnering with Clackamas County Water Environmental Services to develop the implementation program.

The City anticipates creating a working group or sounding board of both professionals in the ecosystem services market field and also developers, contractors and property owners to provide feedback on the program under development. In addition, the City anticipates that a local regulatory program for ecosystem services conservation will work in conjunction with other local market programs (such as transfer of development rights, system development credits, acquisition of easements, tax incentives) as well as outside markets as part of the City's implementation program.

Conclusion

The City of Damascus, Oregon is charting new territory in their attempt to include the services that the city's natural assets provide their citizens into their Public Facilities Planning. Implementing a fair and equitable system for regulation of these areas or development of effective incentive based programs is challenging and as yet, untested. The goal is a practical integration of ecosystem services into decision-making, in a way that is credible, replicable, scalable, and useable. There remain many challenges to understand how human actions affect ecosystems, the provision of ecosystem services, and the value of those services, but the Tier 1 assessment provides a screening level valuation that can form the basis for preservation of ecosystem service values. The City still faces the challenges associated with incorporating this understanding into effective policy that accurately reflect the social values of ecosystem services to its citizens (Daily, 2008)

FOR ADDITIONAL INFORMATION:

ANITA YAP, City of Damascus, 503/ 658-8545 or email: ayap@ci.damascus.or.us

GRETCHEN HONAN, CH2M HILL, 503/ 736-4258 or email: ghonan@ch2m.com.

MARY KEALY, CH2M HILL, 302/ 478-1521 or email: mary.kealy@ch2m.com

City Planning**City of Damascus Goals, Policies & Recommended Actions****Goals & Policies**

The goals and policies related to ecosystem services from the City of Damascus Preliminary Goals and Policies 2008 include:

- Consider development policies that minimize encroachment on open space and rural landscape.
- Incorporate the natural functions of the City's natural resources into infrastructure development
- As growth proceeds, a density gradient shall be established and maintained. The gradient shall provide for transition and integration of the natural environment.
- The natural environment shall be utilized as part of infrastructure, stream corridors can provide for trail and stormwater control.
- Growth shall be designed to ensure the quality of nature's gifts: clean water, high quality fish and wild-life habitat, healthy area quality and the area's heritage and history.
- The City shall provide incentives to the private sector so open space can be conserved without undue hardships to private land owners. Such incentives can include land banking, transfer of development rights and others.
- Consideration shall be given to meeting multiple objectives with open space, such as recognition of the natural function, connectivity and resource protection.
- The City shall protect and enhance natural resource sites and values through a combination of programs that involve development regulations, purchase of land and conservation easements, educational efforts, and mitigation of impacts on resource sites.
- The City shall pursue funding for the acquisition, protection, or enhancement of natural resource areas through private environmental groups, federal or State agencies, or local groups.
- The City will encourage projects which will enhance and restore the natural functions and values of stream corridors. This includes maintenance of water quality, storm runoff and flood water conveyance, wildlife habitat, open space, recreation, and aesthetic values.

Recommended Policies & Actions

- The policies or actions recommended for consideration in future planning include:
- Establish a city-wide level of service for use and preservation of ecosystem services by ecosystem type
- Establish a standard for siting of City facilities to minimize degradation of ecosystem services
- Establish a standard for replacement of lost services by ecosystem type
- Integrate master planning for parks and open space and recreational services with ecosystem service management so that preservation of services can in part meet the need for parks and open space
- Integrate master planning for stormwater services with ecosystem services
- Integrate park amenities and recreation facilities with stormwater best management practices (BMPs)
- Complete an ecosystem services master plan to address:
- Refinement of ecosystem service evaluation,
- Integration with parks and open space and stormwater planning, and
- Strategies for implementation of regulations and flexible ordinances to preserve and compensate for the loss of ecosystem services

Anita Yap, City of Damascus, is the City's Community Development Director. Anita is leading the development of the long range Comprehensive Plan for the new city of Damascus. Along with City Engineer Dave Green and his team from CH2M Hill, Anita is developing the implementation program for ecosystem services and detailed master facility plans for water, stormwater, wastewater, and water reuse plan. Anita has over 25 years experience in city, regional, transportation and natural resource planning in Oregon.

Gretchen Honan, CH2M Hill, is a geographer with advanced training in wetlands and marine policy. She specializes in integrated water resources planning and manages a range of projects, including watershed studies, terrestrial and aquatic field studies, stream restoration planning, and design and analysis for project permitting. Gretchen is currently leading the public facility planning for the City of Damascus, Oregon, implementing an innovative approach to valuing public benefits that existing natural resources provide to the City. She led the development of quantification of ecosystem services and is now developing the recommended regulatory and market-based mechanism for ecosystem services exchanges.

Mary Jo Kealy, CH2M Hill, has over 27 years experience as a professional economist, specializing in the valuation of environmental amenities and ecological services using cost-benefit analysis, risk-benefit analysis, Habitat Equivalency Analysis (HEA), and Net Environmental Benefit Analysis (NEBA). Dr. Kealy's experience with valuing ecological assets and/or evaluating ecological trade-offs covers a variety of contexts including: land asset management; water resource management; managing natural resource assets for sustainability; NEPA documentation; regulatory compliance (e.g., NRDA, CWA, RCRA); FERC licensing; and permitting. She is involved in several on-going water resource allocation projects involving diverse stakeholder interests, ecological values, and incentive-based solutions. Examples include: flow regime/aquatic ecosystem restoration in the Great Lakes Basin; water rights on the Blackfoot Indian Reservation based upon beneficial use; stream and wetland habitat restoration in the Great Lakes Basin; environmentally sustainable inter-basin water transfer in Texas; hydropower relicensing in Oregon/California; waterfront restoration in Dallas, Texas; and public facility planning in Damascus, Oregon.

*City Planning***References**

- Cowling, R.M., B. Egoh, A.T. Knight, P.J. O'Farrell, B. Reyers, M. Rouget, D.J. Roux, A. Welz, and A Wilhelm-Rechman. 2008. An Operational Model for Mainstreaming Ecosystem Services for Implementation. Proceedings of the National Academy of Sciences. Vol. 105, No. 28, pp 9483-9488. July 15, 2008.
- Daily, G.C. and P.A. Matson. 2008. Ecosystem Services: From Theory to Implementation. Proceedings of the National Academy of Sciences. Vol. 105, No. 28, pp 9483-9488. July 15, 2008.
- DOI (US Department of the Interior). 1995. 43 CFR Subtitle A, Part 11. Natural Resource Damage Assessments.
- DOI (US Department of the Interior), Virginia Department of Environmental Quality, and District of Columbia Department of Health. 1999. Colonial Pipeline Oil Spill, Reston, Virginia. Final Restoration Plan and Environmental Assessment. National Park Service, U.S. Department of the Interior, Washington, D.C.
- Efroymsen, R.A., J.P. Nicolette, and G.W. Suter II. 2004. "A Framework for Net Environmental Benefit Analysis for Remediation or Restoration of Contaminated Sites," Environmental Management. Vol. 34, No. 4, pp. 315-331. 2004.
- Fonseca, M. S., B. E. Julius, and W. J. Kenworthy. 2000. Integrating biology and economics in seagrass restoration: How much is enough and why? Ecol. Eng. 15:227– 237.
- King, D. M., and K. J. Adler. 1991. Scientifically defensible compensation ratios for wetland mitigation. U.S. Environmental Protection Agency Office of Policy, Planning and Evaluation. Washington, D.C.
- Metro, July 9, 2008, Comparative infrastructure costs: local case studies. Regional Infrastructure Analysis Discussion, Draft
- National Research Council. 2001. Operational Guidelines for Creating or Restoring Self-Sustaining Wetlands, from 'Compensating for Wetland Losses Under The Clean Water Act,' June 2001 (Chapter 7, pp. 123-128).
- Natural Capital Project. 2009. InVEST: Integrated Valuation of Ecosystem Services and Tradeoffs. <http://www.naturalcapitalproject.org/InVEST.html>
- Nicolette, J. P., M. Rockel, and M. J. Kealy. September 2001. Quantifying ecological changes helps determine best mitigation. Pipe Line Gas Ind. 52–57.
- National Oceanic and Atmospheric Administration (NOAA) Damage Assessment and Restoration Program. 1995. Habitat equivalency analysis: an overview. National Oceanic and Atmospheric Administration. Silver Spring, Md.
- NOAA Damage Assessment and Restoration Program. 1997. Scaling compensatory restoration actions, guidance document for Natural Resource Damage Assessment. National Oceanic and Atmospheric Administration. Silver Spring, Md.
- NOAA Hazardous Materials Response Branch. 1990. Excavation and rock washing treatment technology: Net environmental benefit analysis. National Oceanic and Atmospheric Administration. Seattle, Wash.
- United States Environmental Protection Agency (USEPA). 2000. Guidelines for Performing Regulatory Impact Analysis. EPA-240-R00-003. Office of the Administrator, Washington, D.C. 20460. September, 2000. <http://epa.gov/osa/spc/eaeb.htm>.
- USEPA. 2006. Ecological Benefits Assessment Strategic Plan. EPA-240-R06-001, National Center for Environmental Economics (1809T) Office of the Administrator, USEPA, 1200 Pennsylvania Ave., N.W., Washington, D.C. 20460. October, 2006. <http://www.epa.gov/economics/>
- Unsworth, R. E., and R. C. Bishop. 1994. Assessing natural resource damages using environmental annuities. Ecol. Econ. 11:35–41.
- US Department of Commerce. 1996. Oil Pollution Act Regulations. Part 990. Natural Resource Damage Assessments. 15 CFR Part 990. <http://www.epa.gov/superfund/programs/nrd/15cfr990.pdf>
- USFS (United States Forest Service). 2009. Ecosystem Services. www.fs.fed.us/ecosystemservices/; www.fs.fed.us/ecosystemservices/About_ES/index.shtml

***Ecosystem
Markets*****ECOSYSTEMS MARKETS CONFERENCE**

ECOSYSTEMS MARKETS CONFERENCE 2009: A YEAR OF PROGRESS

by Gregg Bryden, Kennedy/Jenks Consultants (Portland)

***International
Audience******Governmental
Recognition******Market Basics******Regulation
Insufficient******Market
Incentives*****Introduction**

The “Ecosystems Markets: Making Them Work” conference held in Portland 18 and 19 June 2009 showcased the recent advances— and lessons learned — in establishing market-based trading of ecosystem services. The two-day conference, presented by the American Forest Foundation and Northwest Environmental Business Council, drew an international audience of over 200 attendees, representing investors, developers and buyers of credits, regulators, market registries, and technical consultants. The presence of Oregon Secretary of State Kate Brown (opening speaker); Gail Atchterman, currently Director of the Institute for Natural Resources and Chair of the Oregon Transportation Commission; and Sally Collins, Director of the federal Office of Ecosystem Services and Markets (see brief, *Insider* #442) indicated increasing governmental recognition of the importance of ecosystems credits trading in addressing present-day environmental challenges.

Background

Many excellent articles on the technical issues associated with market based ecosystems credit training have appeared in the Oregon *Insider* (see Primozich/Lindley, *Insider* #393; Light, *Insider* #380; Primozich, *Insiders* #402/403, #434; LaRocco/Vickerman, *Insider* #416/417; Halsey, *Insiders* #420/421, #432 & #437; Bryden, *Insider* #436; and Cochran/Primozich/Martin, *Insider* #446). This article will not go into details already presented, except to set the stage with a general overview of how markets work.

Simply put, ecosystems provide a wide variety of services including water quality enhancement, stream temperature reduction, carbon sequestration, flood control, wildlife habitat, and natural resources production, to name a few. Regulations and voluntary restoration needs create a demand for such services, and private property owners can provide these needed services through restoration and conservation projects, often at lower cost and with multiple benefits, compared to traditional mechanical process engineering solutions. To make the trading work, we need a regulatory framework that allows credit trading, capital to fund restoration and conservation projects, and a market place and registry where trades can be recorded and credit pricing can be openly established.

The Need for Ecosystem Market Trading

It is becoming increasingly evident that regulations alone will not suffice to mitigate our collective impacts on air, water, and the biosphere. Regulations and permits have taken us a long way toward our goals for a sustainable, livable planet: rivers no longer catch fire, there are fewer smog alerts, and some species, notably the American bald eagle, have been removed from the federal Endangered Species list. Despite these advances, which focus primarily on industrial “point sources” or large projects that require permitting, the collective actions of individuals continue to take their toll on climate, water quality, habitat, and other ecological services — many of which are not currently protected by regulation. This problem will only increase as populations grow and the large populations living in underdeveloped countries seek to raise their standard of living to match the developed world.

Market based trading provides an opportunity to meet these challenges when regulations cannot, in part by providing incentive for individuals to take actions they otherwise would not due to economic constraints. For example, some private forestry managers are finding higher returns on investment for properties where timberlands are put into conservation easements or managed to have lower impact forest management practices. Credits are then sold for carbon sequestration and habitat conservation, making such practices a better investment than current high-yield log production practices. Moreover, markets provide an opportunity for speculation by investors willing to risk capital for restoration and conservation projects, motivated by the prospect that credits can be produced at costs lower than current market prices. This infusion of funding has a huge potential to create more projects at a faster pace.

The Role of Private Investment

Ecosystem Markets

As indicated by the conference presence of numerous ecosystems investors (including, Benchmark Asset Managers, Equator LLC, Ecotrust Forest Management, Wildlands, Environmental Incentives, and other investment groups), there is growing interest from business investors in funding projects and selling credits. John Campagna, Managing Director of Benchmark Asset Managers explained why private investment in restoring the Chesapeake Bay makes sense for investors. He described several financial mechanisms beyond direct investments that can work for restoration projects and provide a reasonable return on investment. As markets mature and risk is reduced, the cost and amount of capital available for these funding mechanisms will increase.

Financial Mechanisms

ECOSYSTEM CREDIT FINANCIAL MECHANISMS INCLUDE:

- **Bridge Financing for Remediation Projects** –As the markets mature and become more certain, future payments become more certain and debt financing becomes available.
- **Debt Pools** for large restoration/conservation project development – With more potential ecosystem credits revenue, land projects can use debt to finance transactions with repayment from these new sources (e.g., water quality or carbon credits).
- **Debt Guarantee Funds** –Pools of capital invested in short term debt can act as bond guarantee funds allowing the leveraging of capital for projects with repayment coming from many sources including credit sales.

Carbon, Biodiversity, & Water

One example of active investment in this arena came from Wolfgang Ortloff, Director of Environmental Asset Management of Equator, LLC, who discussed the ECO Products Fund, which is co-managed by Equator, LLC and New Forests Inc. The ECO Products Fund is a \$100 million (US dollar) private equity fund, launched in 2008, that is premised on long-term growth prospects for ecosystem service markets. The fund is currently investing in suite of environmental credit positions associated with carbon, biodiversity and water. While the investors yet to ascertain the full potential value of the market, capital is flowing to fund new projects.

Credit Accounting

METHODS AND REGISTRIES NOW AVAILABLE

The methodologies for determining carbon credits and registering sales have matured and these processes can be adapted and scaled to cover additional ecosystem services and trades.

Assessment & Reporting

James R. Remuzzi of Sustainable Solutions, LLC described LandServer, an ecosystem service assessment and reporting tool developed to support markets through consistent credit measurement tools. Using geographic information system and web-based tools, service providers such as Nature Conservancy, Ecosystem Investment Partners, and the Pinchot Institute for Conservation rely on this third-party service to measure and verify credits.

California Registry

Rachel Tornek of the Climate Action Reserve described how their California Climate Action Registry includes recognized protocols for measuring, monitoring, and verifying projects that generate carbon credits. She points out that standardization has become integral to valuation and notes a “flight to quality” in 2009 — with increased reliance on standards, verification and registries. While carbon emissions are often calculated from directly monitored sources; ecosystem services can be much more complex. Therefore, standardization will be even more critical.

Joanna Silver, Head of Ecosystem Markets at TZI (a preeminent environmental markets registry business) demonstrated her company’s web-based credit trading registry.

TZI Registry

TZI is taking a lead role in developing transparency in US markets. Their registry has enhanced market credibility by eliminating overselling and provides easier ledger management. Use of their registry has lead to increased sales and stimulation of voluntary markets. These efforts have measurably increased capital flows into the market. TZI’s registry provides a means to track credits, support markets by recording transfer of credits efficiently and electronically, and grows the markets by providing a rigorous process that is transparent and scalable.

TZI’S MULTI-CREDIT ENVIRONMENTAL MARKETS REGISTRY INCLUDES:

- **Carbon:** global registry of choice for most carbon standards (VCS, Social Carbon, CCB, ISO etc.) and credits (with 70% market share)
- **Biodiversity:** US conservation banking pilot with USFWS, Malua Biobank in Borneo with Equator LLC and New Forests Pty Ltd
- **Multi credit programs:** Willamette Partnership’s Counting on the Environment and The Bay Bank
- **Water Quality and Water Quantity programs**

Working Markets

A number of presentations at the conference showed how ecosystems markets are already working in areas including established trading in carbon, habitat, and water quality/quantity.

Carbon and Forest Sequestration

After wetlands, carbon trading is one of the most established areas where credit trading has been taking place — both voluntarily in California and internationally in countries participating in the United Nations Framework Convention on Climate Change. Carbon credits can be established by measuring baseline current conditions, then measuring additional carbon sequestration generated through sustainable forestry practices (after subtracting a portion of the credits as a margin to account for catastrophic effects from fire). For credits to be valid, timberland owners must commit to long-term sustainable practices and must be credits validated every year.

Betinna von Hagen, Ecotrust Forest Management, believes that a forest management system which co-produces ecosystem services and commodity goods, functioning in an efficient market for these goods and services, produces greater value both to the public and to the landowner than the current single commodity production system. She detailed how forest carbon sequestration has multiple benefits.

FOREST CARBON SEQUESTRATION BENEFITS INCLUDE:

- Habitat banking for forest-dependent species and habitats (salmon, spotted owl, floodplain forest, etc.)
- Wetland banking (in forested wetlands)
- Flood control/water storage
- Water quality: temperature reduction
- Scenic vistas
- Passive and active recreational opportunities
- Moderation of temperature and rainfall, and
- Wild mushroom (and other plants) harvesting,

In short, an appropriately managed forest can provide all these benefits and more, while still providing for timber, pulp, fuel, and other commercial harvest opportunities, and jobs.

Ecotrust Forest Management intends to profit from the value of these services by investing in sustainably managed forests. This subsidiary of Ecotrust has raised capital in an open, perpetual, fund that currently has 34 investors. The fund will acquire and manage forestland for longer rotations, structural complexity, and diversity. The goal is to generate competitive returns for investors through full range of forest products and services, including both timber and non-timber ecosystem services, while generating jobs and wealth for local residents.

Jerry Grossman, Grossman Forestry Company, explained how carbon offsets can be generated through enhanced forestry practices even on small timberland holdings. The Michigan Forest Carbon Offset & Trading Program is currently profitable and self-sustaining. Through outreach and technical assistance, it is possible to pool small family forest landowners to create efficiencies that are competitive, provided the market price of carbon offsets remains at or above \$2.50 or more per ton, sold on the Chicago Climate Exchange. With this narrow margin, operational efficiencies are critical to the success viability of forestry based carbon sequestration.

Water Quality & Quantity

Ecosystem services credit trading is proving to be a valuable tool to help solve water quality and quantity issues. The pioneering work by Clean Water Services with temperature and nutrient trading in the Tualatin watershed is working (see Biorn-Hansen, *Insider* #293 and Logue, *Insider* #311), and the Willamette Partnership is building on this experience by implementing trades in the Willamette Basin. Project DX is leading the effort to use market approaches to encourage property owners to undertake stormwater management projects to meet the City of Portland's water quality and flow control goals (see Vizzini, *Insider* #438).

Without sufficient quantity, water quality improvements cannot be effective. Rob Harmon, of the Bonneville Environmental Foundation gave the particulars of their program to restore stream flow in Montana and Oregon using Water Restoration Credits (each credit being equal to 1,000 gallons in a critically de-watered stream at a critical time of year). The credits are bought by conservation groups and individuals, funded voluntarily. Because in some states dedicating water to in stream flow is considered a beneficial use, water rights holders can use their allocations for stream flow without losing the water right. Water conservation groups such as the Deschutes River Conservancy and Montana Water Trust monitor and gauge the streams to ensure the water bought as credits is actually where it should be, when it should be. The Trusts sign legal attestation of the transfers and provide monitoring data to verify flows. The

Ecosystem Markets***Sustainable Practices & Validation******Forestry Benefits******Competitive Returns******Michigan Program******Oregon Efforts******Water Quantity Credits***

Ecosystem Markets***Ohio Program******Avoided Costs******Willing Buyers******Best Management Practices******“Reverse Auction”******City of New York Program******Program Tools***

Bonneville Environmental Foundation has developed outreach tools and even operates a website where the public can buy Water Restoration Credits (see website: www.BEFwater.org).

Elsewhere in the US, market-based solutions are stimulating restoration projects where regulation alone has failed to restore beneficial uses in watersheds. Douglas “Dusty” Hall, of the Miami Conservancy District in Dayton, Ohio, described the achievements being made in the Great Miami River watershed. The Great Miami River watershed encompasses over 4,000 square miles watershed where most of the land use is agricultural. Excess nutrients, primarily nitrogen and phosphorus, not only contribute to water quality problems within the local watershed, but, as a tributary to the Mississippi River, may be contributing to the dead zone in the Gulf of Mexico over a thousand river miles downstream.

The Miami Conservancy District did the math. A study titled *Preliminary Economic Analysis of Water Quality Trading Opportunities in the Great Miami River Watershed, Ohio*, found that encouraging conservation and land use methods could save rate payers millions of dollars by avoiding costly wastewater treatment plant upgrades. An ecosystem market approach would be more effective and would provide additional benefits such as flow velocity reduction, habitat creation, and greenhouse gas emission reduction. To receive credit, the projects must be new, not already otherwise required or funded, and must be upstream of purchasing wastewater treatment plant discharges.

Implementing market based conservation measures took many meetings with stakeholders and collaboration from a wide range of state and federal resource management agencies, but the effort is paying off. Municipalities in the watershed (the largest being the City of Dayton) that need to reduce nutrient loads are willing buyers of credits, and land owners, assisted by the National Resource Conservation Service (NRCS) and local agricultural agencies were willing to adopt agricultural best management practices related to tillage, manure handling, milk cow management, and stream buffer strips to generate credits. Local soil and water conservation districts and the NRCS verify projects and implement trades.

A novel aspect of this program has been the use of “reverse auction” process where producers of credits compete to provide nutrient loading reduction credits at the lowest cost to buyers. The program also has a set aside for an insurance pool to cover failed projects. So far, the program has had five reverse auctions involving 49 projects, which have generated 326 tons of nutrient reductions at a total cost of about \$937,000. Information on the program and forms and tools used to implement the program can be found online (see: www.miamiconservancy.org/water/quality_credit.asp).

The City of New York is also using credit sales incentives to encourage conservation projects to protect water quality in its Catskill/Delaware and Croton watersheds, which are the source for the City’s drinking water. This approach has a direct cost savings through avoidance of multi-billion dollar costs for filtration plants required to meet Safe Drinking Water Act surface water filtration rules.

Tom O’Brien, an independent consultant who has worked on the program, explained that the funding sources for the projects (the buyers) are the City of New York and other resource agencies. Participation by private landowners in the program is voluntary, and involves applying conservation practices on private forest and farm land to mitigate nonpoint source pollution. The program achieves water quality goals while creating opportunities for forestry and farming land uses to perpetuate. It provides an alternative to restrictive land and water use regulations that are considered limiting to working lands business enterprises.

TOOLS OF THE CITY OF NEW YORK PROGRAM INCLUDE:

Nutrient Management Credit Program, where adherence to Nutrient Management Plans is assisted by providing equipment and best management practices to farmers. This includes providing credits earned for repair and maintenance of manure spreading equipment and incentives to offset the cost for distance and tonnage for larger farms to incentivize custom spreading over larger areas.

Conservation Reserve (Enhanced) Program funded by the US Department of Agriculture (USDA).

The program incentivizes removing riparian lands from disturbance, reforestation through native tree plantings, and conservation practices installed at government expense. These agreements typically last 10 or 15 years with annual rental payments to landowners paid by the USDA Farm Service Agency.

Cost-sharing with landowners for the development of Forest Management Plans by private Consulting Foresters.

Cost-sharing or loaning specialized timber harvesting equipment to enhance BMPs.

Enlisting sawmills to provide a premium for watershed woods harvested by Trained Logger Certified practices.

Management Assistance Program (MAP) — a program that provides resources through a competitive grant program for implementation of Forest Management Plan components.

Economic Assistance Program (EAP) that providing 1:1 Matching grants for creation/expansion of secondary wood product businesses.

Ecosystem Markets

Market Drivers

Superfund Restoration Liability

Texas Program

Costa Rican Forestry

Mr. O' Brian listed the measurable successes of the program, including improved water quality since the inception of the program; the area within the watershed under active management has not significantly decreased; and forestland parcelization has slowed.

Species and Habitat

The drivers for preservation of species diversity and habitat are both regulatory and voluntary. Regulatory drivers include the federal Endangered Species Act (and state equivalents) and Natural Resource Damage Assessment (NRDA) under the federal Superfund and the Oil Pollution Acts. Voluntary markets are principally supported through conservation organizations and encompass projects ranging from the local to international scale.

Scott Lockert, of Bluefield Holdings, Inc. provided a regional example of how private investment is helping speed cleanup and restoration in the Lower Duwamish River in Seattle (see Lockert, *Insider* #445). In this case, NRDA restoration liability under Superfund is the driver, and private investors like Bluefield Holdings, in partnership with stakeholders, believe they can deliver restoration credits to offset resource damages at a lower cost and a faster pace compared to the traditional payment-to-trustees approach.

Under the Duwamish Habitat Restoration Program, credits are created and maintained using private funds such as pension investments. The credits are allocated under protocols developed in conjunction with Trustees and the US Environmental Protection Agency (EPA). Potentially Responsible Parties seek settlements with Trustees and the credits are sold through Bluefield. This assures that the habitat restoration projects are well built and maintained, providing long-term benefits for businesses, the community and the environment.

David Wolfe, of the Environmental Defense, reported on how Fort Hood pays private landowners in Texas to conserve and manage endangered species habitat on their ranches and in return Fort Hood receives credits that it may use to offset impacts to habitat on the base. This program has helped preserve and enhance habitat for the ESA-listed golden cheeeked warbler. Under the three-year pilot program, there are 13,858 acres of potential habitat and 2,201 acres of existing occupied golden cheeeked warbler habitat under time-limited contracts. A similar program is being implemented to protect the Utah prairie dog.

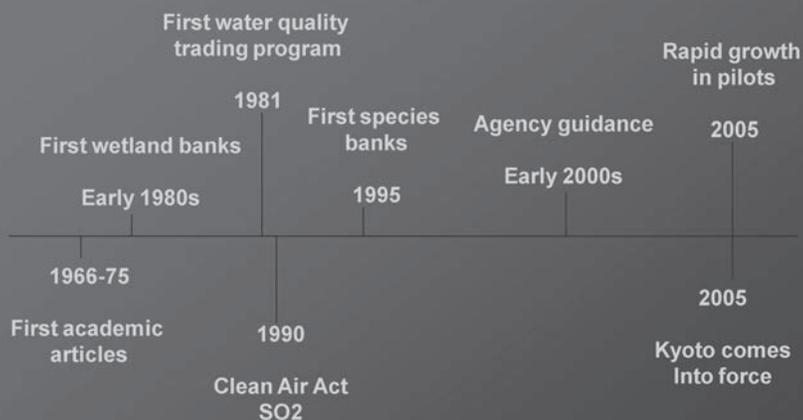
Dr. Gary S. Hartshorn, President and CEO of the World Forestry Center, related market based efforts to reduce and reverse deforestation in Costa Rica. Rapid deforestation (~65,000 hectares per year) in the 1970s and 80s significantly reduced forest cover in the country, leading to water quality impacts, floods, landslides, and habitat loss. The Environmental Services Payment Program, operated from 2001 through 2005 has exceeded project goals and currently has 212,000 hectares under contract involving 2,356 private landowners. The number of women landowners increased from 22 to 474 (comprising more than 30,000 hectares) and indigenous communities land management increased from 2,850 hectares to 25,125 hectares. The projects create a sustainable financing mechanism that generates about \$64 per hectare per year for participating land owners.

Lessons Learned

Each ecosystem service has unique challenges in terms of funding, measurement, verification, and regulatory acceptance. In some cases, credit registration and markets for trades can use similar web-based, scalable tools. But there are differences. For instance, because greenhouse gas emissions are a global issue, credits can be exchanged worldwide. However, nutrient trading is often on a regional or watershed basis. Likewise, habitats are local and species-specific. Even within the realm of forestry-based carbon sequestration, the measurement tools needed to generate equivalent credits may vary greatly from region to region because of the variety of forests and regional growth rates involved.

Despite these challenges, Rob Harmon, Chief Innovation Officer at the Bonneville Environmental Foundation, was willing to extrapolate nine general "lessons learned" about ecosystem markets.

History of Ecosystem Markets



Ecosystem Markets – Taking Action – June 18/19,

Ecosystem Markets

Advice & Cautions

Challenges

Regulatory Flexibility

ODOT Program

Advances

ECOSYSTEM MARKETS LESSONS-LEARNED INCLUDE:

- 1) **Businesses like things that are easily quantified.** If the measurements are clear, buyers know what they are getting and risk is lower; hence costs are driven down.
- 2) **The planet cares about scale.** Therefore we should make projects and tools that are scalable.
- 3) **Work early in multi-stakeholder process for good standards.** We must provide adequate: Science; Market Information; and Consumer Protection.
- 4) **Revisit the standards regularly and update when appropriate.** Technology and science continue to refine and improve our tools, standards must reflect this continuous improvement.
- 5) **Be practical about your true expertise and focus on your niche.** One person or one firm cannot cover all aspects of ecosystem services.
- 6) **Markets must work for all participants.** Participants have to include: Landowners; Developers; Brokers; Customers; and The Planet.
- 7) **Don't let the perfect be the enemy of the good.** The planet cares about gross amount, not rounding errors. A great deal of time and effort has been wasted arguing over details, while conditions continue to decline.
- 8) **Build alliances under a large tent.** It takes buyers, sellers, verifiers, market places, investors, and regulators to come to consensus to make markets work.
- 9) **Circle the wagons, not the firing squad.** There is considerable debate about the policy underpinnings of markets, leading to confusion and frozen markets. It is more effective to work together on these issues than to allow infighting to kill the idea entirely.

Filling the Gaps & Next Steps

The technical challenges to measuring and monitoring projects that generate credits are rapidly developing and being refined. These technical challenges can be met through hard work and good science. The political challenges are less certain. Regulations need to adapt to allow markets to work, and policy on levels ranging from international to personal will have to change.

In the panel discussion on Market Design, these policy issues were explored. An example is the challenge of matching water quality permit requirements, which are often very precise and prescriptive, with services provided by natural systems. It is difficult to measure ecosystems effects, but permits require high precision. More flexible permitting schemes that recognize the value of services while allowing for uncertainty and variability in service quantification are needed. The Oregon Department of Environmental Quality is trying to address temperature trading through a recent Draft Update to the agencies *Internal Management Directive on Water Quality Trading* that was recently published for public comment (available online at: www.deq.state.or.us/WQ/trading/docs/TradingIMDPublicCommentDraftMay2009.pdf).

Oregon Department of Transportation (ODOT) is a large purchaser of ecosystems services to offset impacts of road projects. When lack of resources on the part of agencies that regulate their projects slowed project delivery, ODOT funded positions in those agencies to help develop policy. While ODOT may be able to fund their projects, most purchasers cannot afford these high transaction costs. Large mitigation banks can help spread the costs, but the regulatory community has to come together and transition to outcome-based permitting strategies to make markets work.

Conclusion

The tools of market based ecosystem services trading are rapidly advancing and pilot projects have demonstrated the effectiveness of the market based approach to fill in where regulation alone cannot. Investors have recognized the opportunity and value and are investing in ecosystems projects, but the risks of regulatory and project uncertainty need to be reduced to bring down the overall transactional costs. Governments are recognizing the value of the tools and are acting to enable secure training, but due to the complexity of our current compartmentalized regulatory framework, this will take considerable time and stakeholder involvement.

FOR ADDITIONAL INFORMATION, CONTACT: GREGG BRYDEN, Kennedy/Jenks Consultants, 503/ 423-4003 or email: GreggBryden@KennedyJenks.com

CONFERENCE WEBSITE: Copies of the presentations made at the 2009 *Ecosystems Markets: Making Them Work* conference are on the web, thanks to the Northwest Environmental Business Council, see: www.nebc.org/content.aspx?pageid=46.

Gregg Bryden is a water quality scientist who will be celebrating 25 fulfilling years with Kennedy/Jenks Consultants this September. He takes full responsibility for any misquotes, errors, or bonehead personal opinions in this article.

ECOSYSTEM MARKETS LEGISLATION

OREGON APPROVES PATH-BREAKING LEGISLATION

by Sara Vickerman, Senior Director for Biodiversity Partnerships, Defenders of Wildlife

Ecosystem Markets Legislation

National First

Bill Supporters

Terms Defined

Market Benefits

Development Needs & Effective Options

Mature Market

Introduction

Oregon is likely the first state in the nation to adopt legislation providing specific direction to state agencies concerning the development of markets for ecosystem services. Oregon Senate Bill 513 passed both houses of the legislature easily, though not without opposition. Governor Kulongoski is expected to sign the bill. The bill’s sponsors were an unlikely bi-partisan combination: Senators Richard Devlin (D-Tualatin), Jason Atkinson (R-Central Point), and Representatives Chris Garrett (D-Lake Oswego) and Vic Gilliam (R-Silverton).

The bill was proposed by Defenders of Wildlife and supported by a host of other diverse stakeholders including: the Willamette Partnership; Oregon Homebuilders Association; The Nature Conservancy; Oregon Forest Industries Council; Oregon Business Council; Ecotrust; Sustainable Northwest; Wildlands Inc; Parametrix; Clean Water Services; and the City of Portland. The bill’s broad appeal is based on the expectation that a properly structured and managed market for ecosystem services can provide improved ecological benefits while expediting development in designated places. It can also provide revenue to depressed rural areas where ecosystem services are abundant but landowners are strapped for cash and struggling to remain on the land.

Ecosystem Services Market

Ecosystem services are defined in the bill as “benefits that human communities enjoy as a result of natural processes and biological diversity.” Ecological values are defined as “clean air, clean and abundant water, fish and wildlife habitat and other values that are generally considered public goods.” An ecosystem services market is “a system in which providers of ecosystem services can access financing to protect, restore and maintain ecological values, including the full spectrum of regulatory, quasi-regulatory, and voluntary markets.” A payment for ecosystem services is an arrangement through which the beneficiaries of ecosystem services pay back the providers of ecosystem services.

Legislation Overview

Senate Bill 513 includes formal recognition that maintaining sustainable rural landscapes is important to Oregonians, and that landowners need assistance to maintain ecological values on the land and pass it on to future generations.

The legislation acknowledges the need to restore some of Oregon’s ecosystems, especially in the face of climate change. It also finds that given appropriate oversight, ecosystem service markets can save money, lead to more efficient, innovative and effective restoration actions than pure regulatory approaches, and facilitate improved integration of public and private resources.

The bill addresses a shortage of industrial land in the Willamette Valley, created largely by previous zoning decisions that placed many industrial zones in protected wetland areas. In a somewhat misunderstood Section 3 (2), the bill recognizes the potential economic benefits of directing development to less ecologically-sensitive areas and providing options for developers that enhance both economic and ecological outcomes. The legislation encourages more effective approaches like the West Eugene Wetlands program, where development continued while substantial contiguous areas of wetland have been restored. The misunderstandings associated with this provision may have been based on concerns about changing the way local governments allocate resources under the State’s current land-use regulations.

Ecosystem Services Markets: Background & Examples

For readers who are unfamiliar with these concepts, a few examples of existing and emerging markets may be useful.

Wetland Mitigation Banks

The most mature domestic market for ecosystem services is probably wetland mitigation banking. Wetlands are protected by the federal Clean Water Act. The national policy of “no-net-loss” triggers mitigation responsibilities for developers and others whose activities impact wetlands. A historic preference for on-site, in-kind mitigation projects produced a rash of criticism from the scientific and conservation communities, who documented the failure of many of these projects to replace lost or degraded ecosystem functions and values. Under “on-site/in-kind” mitigation sites tended to be small,

Ecosystem Markets Legislation

located in developed areas, and inadequately maintained over time. In contrast, utilizing wetland mitigation banking a landowner or restoration business can restore or enhance a large, properly situated wetland and provide long term management to protect its ecological values. Credits are generated and approved by regulators, then sold to developers to offset the adverse impacts to wetlands on the development site. Although some wetland banks have been more successful economically and ecologically than others, the general trend in wetland mitigation banking has been toward improvement in both the regulations guiding the process and the on-the-ground results.

Water Quality Trading

Another example, somewhat unique to Oregon, is a water quality trading program operated by Clean Water Services (see Biorn-Hansen, *Insider* #293 and Logue, *Insider* #311). This special district provides sewer and water services to Washington County. It must comply with the federal Clean Water Act, which regulates discharges of warm water from its treatment facilities. The Oregon Department of Environmental Quality authorized a water quality trading program in which Clean Water Services compensates landowners for providing riparian vegetation that shades streams and cools the water. This approach provides a much broader spectrum of benefits than traditional engineering solutions, including improved fish and wildlife habitat, aesthetic and recreational values. It also pencils out at about ten percent of the cost of cooling towers at the “end of the pipe.”

Carbon Trading

A quasi-regulatory market prominently featured in the news and policy debates is carbon trading. In a regulated version of this market (“cap and trade”), carbon dioxide emissions are capped, and companies are allowed to buy and sell credits or allowances not needed for compliance. Since neither Oregon nor the federal government have yet adopted laws that mandate and guide a cap and trade market in the US, trades in this country are voluntary, though some are driven by the anticipation of future regulation.

Conservation Banking

An emerging ecosystem market is conservation banking, common in California but rare elsewhere. This program addresses the loss of endangered species habitat by allowing landowners to establish banks with suitable habitat and sell the credits to developers who impact habitat for the same species. Oregon’s first example, the Agate Desert Conservation Bank, is operated by the Oregon Department of Transportation to offset impacts from several highway construction projects. The 80-acre bank contains vernal pools, prairie and oak savanna in the Agate Desert area near Medford.

Voluntary Markets

Internationally, some voluntary markets have emerged. For example, Forest Trends and the Katoomba Group have been working for years to develop a Business and Biodiversity Offsets program. It is supported by conservationists and progressive companies that believe it is their best interest to avoid harming, or even improve the survival prospects of local flora and fauna, especially endangered species, even though they are not technically required to do so.

Government Incentive Programs

Finally, there are many government incentive programs that provide assistance to landowners to improve air or water quality, protect wildlife habitat, reduce carbon dioxide emissions, or address other environmental challenges. To the extent that these programs are outcome-based, they may be considered to be payments for ecosystem services. For example, under the federal Farm Bill, there are dozens of programs to conserve wetlands, rangelands, rare habitat, and to improve water quality. Although not market-based, these programs share many features of ecosystem service markets.

SB 513 Specifics

Experiences with the programs discussed above have revealed a number of thorny challenges that frustrate practitioners and stakeholders and led to a series of policy dialogues in Oregon and elsewhere. Sponsored by the Willamette Partnership and Defenders of Wildlife, and facilitated by the Oregon Institute for Natural Resources, these forums produced several reports (see LaRocco/Vickerman, *Insider* #416/417), culminating with a report called *Policy Cornerstones and Action Strategies for an Integrated Ecosystem Marketplace in Oregon* in July, 2008. An early draft of SB 513 began to address these issues.

A SUMMARY OF THE FINDINGS INCLUDES:

Ecosystem Services Unevenly Regulated: For example, water quality, endangered species, air quality and wetlands are regulated to varying degrees, but other resources, like forested watersheds, native prairie, and functioning floodplains are not. Section 2 of SB 513 begins to address this problem by establishing a policy in Oregon to “support the maintenance, enhancement and restoration of ecosystem services throughout Oregon, focusing on the protection of land, water, air, soil and native flora and fauna.” The bill does not require that these resources be protected through regulation,

Clean Water Services Program

Quasi-Regulatory Market

Species Impacts

International Efforts

Government Assistance

Oregon Policy Report

**Ecosystem
Markets
Legislation**

**Adaptive
Management
Encouraged**

**Landscape-Scale
Restoration
Preferred**

**Policy
Workgroup**

**Workgroup
Tasks**

but goes beyond the “no-net-loss” requirement for wetlands by suggesting the need to restore some ecological systems that have been degraded and require restoration. It also sets the stage for more specific policies that address the conversion of the forest land base to other uses, or the destruction of pollinator habitat by industrial farming practices. This provision suggests a need to quantify the ecosystem services provided by different land uses and management practices in order to determine when they are being compromised and when they are showing improvement.

Agency Authorizations: Agencies are/were not explicitly authorized to engage in adaptive management under Oregon law. Based on a court decision in the Deschutes Basin (*Waterwatch of Oregon, Inc. vs. Oregon Water Resources Commission*, 112 P.3d 443(2005), a representative of the Oregon Attorney General’s office suggested that agencies were not explicitly authorized to modify management activities in accordance with new information gained through monitoring the results of previous actions. Section 4 (1) in SB 513 explicitly encourages State agencies to “adopt and incorporate adaptive management mechanisms in their programs in order to support the maintenance, restoration, and enhancement of ecosystem services.” This provision is especially relevant in the face of climate change, where so many uncertainties surround predictions about temperature, precipitation, and the response of Oregon’s flora and fauna to inevitable changes.

Market Encouragement: Narrowly focused mitigation approaches remain imbedded in agency policy and culture. As previously noted, historically on-site/in-kind mitigation efforts have produced limited ecological benefits and often irritate developers who are not expert ecologists and do not generally want long-term management responsibilities. Section 4 (2) of SB 513 encourages state agencies to use ecosystem services markets to address mitigation needs, after carefully avoiding impacts to the most sensitive areas, and minimizing damage to others. The bill explicitly requires that agencies “consider mitigation strategies that recognize the need for biological connectivity and the overall ecological viability of restoration at landscape scale rather than exercise an automatic preference for on-site, in-kind mitigation.”

Sustainability Board / Watershed Enhancement Board Workgroup

ISSUES REMAIN

There are many remaining policy issues to be addressed. To address the remaining policy issues, SB 513 directs the Oregon Sustainability Board to convene a workgroup to prepare a report and policy recommendations for the 2011 legislature. Staff support is to be provided by the Oregon Watershed Enhancement Board. The workgroup will be composed of diverse interests including, but not limited to: local, state and federal agencies; Indian tribes; conservation organizations; developers and landowners from the private sector. Representatives must “be active in improving the ecological effectiveness of ecosystem services markets.”

THE LEGISLATIVE CHARGE TO THE WORKGROUP INCLUDES:

Goals: The workgroup will study and propose over-arching goals to guide the development of integrated ecosystem service markets in Oregon that are efficient, coordinated, and designed to produce positive ecological and economic outcomes with reasonable administrative costs to all participants. The purpose of this section is to encourage agencies to work together to develop an integrated system rather than continue in silos.

Implementation: The workgroup will identify the entities that would be the most appropriate to guide, facilitate, and implement an ecosystem service market in Oregon. This section opens the door to a discussion of a potential role for a lead agency or private sector entity (like a non-governmental organization) to manage transactions. For example, the Green Building Council oversees green building standards and certification without government management. The Willamette Partnership has emerged as a facilitator and market manager in the Willamette Basin and beyond.

Methodology: The workgroup will address the need for consistent methodology to describe and quantify ecological values and in doing so consider methodologies that have been developed or are in the process of being developed. This section recognizes that substantial work has been done in this arena, especially under the “Counting on the Environment” project managed by the Willamette Partnership, and by Parametrix working with the Oregon Department of Transportation. The Oregon Institute for Natural Resources also has a grant from the federal Transportation Research Board to refine these tools. SB 513 also highlights the need to develop a full compliment of tools to quantify these services, ideally with an appropriate balance between the need for precision and practicality.

Evaluation & Accounting. The workgroup will make recommendations concerning the development of appropriate ecological evaluation and accounting systems. The goal in this section is to promote more consistent approaches.

***Ecosystem
Markets
Legislation******Government's
Role******Multiple
Credits******Rewarding
Market Use******Regulatory
Issues******Oregon
Leadership***

Government Participation: The workgroup will consider the appropriate role of government participation in ecosystem service markets in order to ensure that the activities of state agencies are well-coordinated and maintain a positive influence in maximizing ecological, social, and economic benefits for the public and private sectors. This section highlights a significant difference of opinion concerning the role of government in managing ecosystem service markets. Some agencies have proposed selling ecosystem services (like wetland credits, carbon sequestration benefits, or improved habitat) to the regulated private sector from their publicly held lands. Some private actors consider the sale of ecosystem services from public lands to be unfair competition, and some conservation interests object for other reasons. A related issue involves the degree to which government agencies control the market transactions. While most agree that some role is appropriate, some fear that overly prescriptive regulations will raise transaction costs and create enough uncertainty to strangle the markets.

Bundling & Stacking. The workgroup will consider rules concerning the “bundling” and/or “stacking” of ecosystem services (i.e. the production and sale of multiple eco-credit types from the same actions/land parcels). Landowners want to be able to sell multiple ecosystem services from the same property, but some regulators consider this practice to be double-dipping. While there are technical solutions to the bundling and stacking problem, different approaches by different agencies complicate the application.

Stimulating Demand. The workgroup will propose policies to stimulate the demand for payments for ecosystem services, in particular the development of voluntary or regulatory markets. This effort will address policy options for rewarding public and private sector entities for using market-based approaches that create demonstrable ecological improvements. For example, developers may agree to purchase credits from conservation banks to avoid the delays and costs associated with on-site mitigation. Another option is to address the unevenness of regulations to facilitate a more holistic approach to conservation and mitigation. Improving the certainty for investors by adopting clear and consistent rules and providing insurance to cover unforeseen events will all help encourage buyers to participate. It is generally recognized that regulations create markets, but the workgroup may consider creative policy options or incentives that stimulate investment without new regulations.

The workgroup is expected to be convened in late summer or early fall, and work for approximately a year to develop a report and policy recommendations for the 2011 legislature. Although detailed plans for the membership and process have not been announced, suggestions from potential buyers, sellers, and regulators of ecosystem services will be solicited and considered.

Conclusion

Oregon has already established a leadership position in the ecosystem markets arena, especially with respect to multi-credit markets focused on ecological integrity. Successful implementation of the workgroup process could have a profound and positive impact on the development of markets in Oregon and nationally.

FOR ADDITIONAL INFORMATION: SARA VICKERMAN, Senior Director for Biodiversity Partnerships, Defenders of Wildlife, 503/ 697-3222 or email: 503-697-3222

OREGON LEGISLATIVE ASSEMBLY WEBSITE: Senate Bill 513 is available online at:
www.leg.state.or.us/09reg/measures/sb0500.dir/sb0513.en.html

Sara Vickerman is Director of the Northwest office of Defenders of Wildlife and that organization's Senior Director for Biodiversity Partnerships. Ms. Vickerman serves on the Board of Directors for the Willamette Partnership and the American Forest Foundation as well as serving on the Oregon Sustainability Board and two advisory committees for the Doris Duke Charitable Foundation. Sara is currently working with a variety of public and private partners to create the “Marketplace for Nature” — a proof-of-concept voluntary project to conserve and restore both regulated and unregulated natural resources. Sara one of the initiators the legislation discussed in the above article.

ENVIRO BRIEFS**DEQ JUNE PENALTIES**

DEQ announced 12 penalties totaling \$42,856 for June 2009. So far in 2009, DEQ has issued 91 penalties totaling \$637,640. At the same time a year ago, DEQ had issued 119 penalties totaling \$890,834.

Nearly all of the 12 penalties DEQ served to environmental law violators for this month-long period pertained to stormwater or wastewater discharge violations. Five of the penalties dealt with violations of stormwater discharge permits for facilities in the Portland area. In each of these cases, the penalty recipient failed to collect and analyze all required discharge samples, as required by the permits.

Penalties Announced by DEQ During May 2009

(All data current as of July 8 DEQ press release)

Responsible Party & Location	Violation(s)	Penalty	Case Status
Byron R. and Brenda C. Moore Estacada	Discharging partially treated sewage onto ground surface in March 2007 from wastewater treatment system (\$3,058); failing to notify DEQ of above-listed discharge, as required by permit (\$1,437); failing to submit for DEQ approval an operation and maintenance plan for sand filter treatment and disposal facility within 90 days of permit issuance (\$2,187); violating waste discharge permit by failing to submit monitoring, maintenance practices, solids handling and monitoring results (\$3,106)	\$9,789 (total)	Did Not Respond by Deadline; Penalty Due
Ste. Michelle Wine Estates Ltd dba/Erath Winery Dundee	Discharging a waste (approx. 400 to 500 gallons of wastewater from its wine bottling process) into state waters (into a stormwater pipe outfall and into Hess Creek) without a waste discharge permit	\$4,800	Appealed
New Albertsons Inc. Portland	Violating stormwater discharge permit by failing to collect and analyze a minimum of two discharge samples during 2007-08 monitoring period	\$3,070	Paid
Edward Clarence Horecny Seaside	Open burning of prohibited materials (including aerosol cans, plastic, copper wire, tires and appliances) on property near Seaside	\$2,796	Appealed
City of Reedsport Reedsport	Violating mutual agreement and order to meet interim effluent limits for sewer treatment plant discharges by exceeding weekly average for biological oxygen demand in August 2007, monthly average for biological oxygen demand in September 2007, and monthly average for total suspended solids in October 2007	\$600	Paid
City of Cascade Locks Cascade Locks	Violating wastewater discharge permit for municipal wastewater treatment plant west of Herman Creek and on the Columbia River by failing to meet monthly average for total suspended solids concentration for October 2008	\$750	Paid
AGG Enterprises Inc. Portland	Violating stormwater discharge permit for waste refuse facility by failing to collect and analyze all required discharge samples required as part of 2007-08 monitoring period	\$4,418	Appealed
Columbia Environmental LLC Portland	Violating stormwater discharge permit for scrap and waste materials facility by failing to collect and analyze all necessary discharge samples during 2007-08 monitoring period	\$4,443	Did not Respond by Deadline; Penalty Due
Auto Truck Transport Corp. Portland	Violating stormwater discharge permit for facility by failing to collect and analyze all required discharge samples from each outfall during 2007-08 monitoring period	\$1,949	Paid
Oregon Metallurgical Corp. dba/Allvac dba/ATI Albany Operations Albany	Discharging wastewater from manufacturing facility in April 2009 at a point not authorized by its waste discharge permit	\$3,200	Paid
Andrew Korhonen Astoria	Violating mutual agreement and order regarding unpermitted sewage discharges from floating home by failing to submit to DEQ a plan and schedule for ending the discharges (\$250); failing to begin operation of holding tank at site by March 1, 2007 (\$250)	\$500 (total)	Penalty Amount Due
Harder Mechanical Contractors Inc. Milwaukie	Violating stormwater discharge permit for pipe and pipe fittings fabrication facility by failing to collect and analyze discharge samples and conduct visual monitoring of discharge from July 1, 2005 through June 30, 2008	\$6,541	Paid

For info: Jeff Bachman, DEQ Compliance & Enforcement, 503/ 229-5950

WATER QUALITY PROJECTS

\$44.3 MILLION IN STIMULUS FUNDS

DEQ recently announced receipt of \$44.3 million in federal stimulus funds for 13 water quality improvement projects throughout the State. The funds, offered through the federal Clean Water State Revolving Fund loan program, will allow communities from Albany to Pendleton and irrigation districts in Central Oregon to make improvements in wastewater treatment systems and irrigation systems. DEQ has no specific estimates on how many jobs will be created through these projects at this time, but it is expected that the cumulative work on the projects will likely require hundreds of people in various project phases.

The funds came through a capitalization grant DEQ obtained from EPA for monies available to states via the 2009 American Recovery and Reinvestment Act. The Act, signed by President Obama on Feb. 17, 2009, provides \$4 billion of stimulus funding nationwide through state clean water loan programs. In all, DEQ received 160 applications from communities, irrigation districts and other entities throughout Oregon requesting funding for \$718 million in water quality improvements projects.

List of projects:

DEQ provided the following list of projects eligible for the federal stimulus loans through an Intended Use Plan submitted to and approved by EPA. Many of the projects' total costs exceed what was able to be provided through federal stimulus monies, but communities typically supplement funding for these projects through a combination of sources, including federal economic development/agricultural improvement grants and loans, municipal bonds, and their own available funds.

LIST OF PROJECTS:

- City of Albany, \$4 million. To construct wetlands which will provide additional treatment of effluent from the Albany wastewater treatment plant before the treated wastewater discharges into the Willamette River.
- City of Astoria, \$4 million. To work on the Denver Street water storage project as part of city's combined sewer overflow elimination project.
- Central Oregon Irrigation District (Redmond), \$4 million. To install irrigation piping so that irrigation water can be taken out of open ditches and into an enclosed system.
- Clackamas County Service District #1 (Oregon City), \$4 million. To construct collector sewers to replace septic systems.
- Farmers Irrigation District (Hood River), \$4 million. To install irrigation piping

so water can be transported through an enclosed system.

- Metropolitan Wastewater Management Commission (Springfield), \$4 million. To make phase-one wastewater treatment improvements and expansion for system serving Eugene/Springfield.
- City of Millersburg, \$4 million. (In conjunction with City of Albany project). To construct wetlands to provide additional effluent treatment.
- City of Milwaukie, \$4 million. To install sewer lines in areas previously unconnected to the city's sewer system.
- City of Pendleton, \$4 million. To make wastewater treatment system upgrades.
- City of St. Helens, \$4 million. To make sewer system improvements to reduce the amount of unwanted stormwater leaking into the existing sewer system.
- City of Scappoose, \$705,660. To make sewage treatment and pump station improvements.
- Swalley Irrigation District (Bend), \$3.4 million. To install irrigation piping so water can be transported through an enclosed system.
- Three Sisters Irrigation District (Sisters), \$165,340. To install irrigation piping so water can be transported through an enclosed system.

For info: Rick Watters, DEQ Clean Water State Revolving Fund Program, 503/ 229-6814

DEQ WEBSITE: www.deq.state.or.us/wq/loans/loans.htm.

NO2 AQ STANDARD

EPA PROPOSES REVISION

For the first time in more than 35 years, EPA has proposed to strengthen the nation's nitrogen dioxide (NO2) air quality standard that protects public health. EPA states that the proposed changes reflect the latest science on the health effects of exposure to NO2, which is formed by emissions from cars, trucks, buses, power plants, and industrial facilities and can lead to respiratory disease.

EPA's proposed revisions apply to the primary NO2 standard.

Proposed revisions would:

- establish, for the first time, a one-hour NO2 standard at a level between 80 – 100 parts per billion (ppb),
- retain the current annual average NO2 standard of 53 ppb,
- add NO2 monitoring within 50 meters of major roads in cities with at least 350,000 residents, and
- continue monitoring "area-wide" NO2 concentrations in cities with at least 1 million residents.

These proposed standards and additional monitoring requirements would protect public health by reducing people's exposure to high, short-term concentrations

of NO2, which generally occur near roadways. The proposal would also ensure that area-wide NO2 concentrations remain below levels that can cause public health problems.

Current scientific evidence links short-term NO2 exposures, ranging from 30 minutes to 24 hours, with increased respiratory effects, especially in people with asthma. These effects can lead to increased visits to emergency departments and hospital admissions for respiratory illnesses, particularly in at-risk populations such as children, the elderly, and asthmatics.

EPA first set standards for NO2 in 1971, establishing both a primary standard to protect health and a secondary standard to protect the public welfare at 53 ppb, averaged annually. Annual average NO2 concentrations have decreased by more than 40 percent since 1980. All areas in the United States are well below the current (1971) NO2 standards with annual averages ranging from approximately 10 – 20 ppb.

EPA will accept public comments for 60 days after the proposal is published in the Federal Register. The agency will hold two public hearings in August 2009: one in Los Angeles and one in the Washington, D.C. area. EPA will provide details on the public hearings in a separate notice issued later this summer. EPA must issue a final decision on the NO2 standard by Jan. 22, 2010.

For info: Cathy Milbourn, EPA, 202/ 564-7849 or email: milbourn.cathy@epa.gov
EPA website: www.epa.gov/air/nitrogenoxides

RENEWABLE FUEL STANDARD

EPA COMMENT PERIOD EXTENDED

On July 2nd, EPA extended the comment period by 60 days on its proposed rule revising the national Renewable Fuel Standard program, commonly referred to as RFS2. The original comment period was to end on July 27, 2009 and will now end on September 25, 2009. The proposed rule would dramatically increase the volume requirements for renewable fuels, establish four categories of renewable fuels, and require some renewable fuels to achieve greenhouse gas emission reductions compared to the gasoline and diesel fuels they displace. These revisions were mandated by the Energy Independence and Security Act of 2007. With the 60-day comment period extension, EPA seeks to provide the public adequate time to provide meaningful comment while finalizing and implementing the standards in a timely manner.

For info: Cathy Milbourn, EPA, 202/ 564-7849 or email: milbourn.cathy@epa.gov
EPA WEBSITE: www.epa.gov/otaq/renewablefuels/index.htm

ENVIRO BRIEFS**DEQ AIR QUALITY RULEMAKING**

Over the last few years, EPA has adopted or amended numerous National Emission Standards for Hazardous Air Pollutants (NESHAPs) and New Source Performance Standards (NSPS). DEQ is currently undergoing rulemaking to address these changes otherwise update its air quality rules.

To meet the requirements of the federal Clean Air Act (CAA), EPA identified 33 hazardous air pollutants that — when emitted by small and mid-sized commercial, institutional and industrial facilities (“non-major” or “area” sources) — pose the greatest threat to public health in urban areas. The CAA requires EPA to regulate enough area sources to ensure that 90 percent of the emissions of the 33 hazardous air pollutants are subject to the National Emission Standards for Hazardous Air Pollutants (NESHAPs). The CAA also requires EPA to establish New Source Performance Standards (NSPS) for categories of sources that cause or contribute significantly to air pollution that endangers public health.

DEQ’S RULEMAKING PROPOSES:

Area Source NESHAPs

- Adopt by reference federal area source standards regulating aluminum, copper, and other nonferrous foundries; ferroalloy production; metal fabrication and finishing; paint stripping and miscellaneous surface coating operations; and plating and polishing operations.

Air Contaminant Discharge Permit (ACDP)

- Add the new area source NESHAPs to the list of business categories (see pages 10-13 of Attachment D) eligible to obtain a simple or general ACDP. Without this change, these sources would automatically be subject to a standard ACDP.
- Add a new general ACDP annual fee class.
- Assign each new general ACDP to an annual fee class.
- Adopt a requirement that any dry cleaner using perchloroethylene obtain an ACDP, unless the dry cleaner registers with DEQ. Previously only noncompliant dry cleaners were required to obtain an ACDP.

General ACDP Issuance

- Change the requirement that the Environmental Quality Commission, DEQ’s policy and rulemaking board, issue general ACDPs by rule to instead allow DEQ to issue general ACDPs by order.

General ACDP Attachments

- Allow businesses eligible for multiple general ACDPs to be assigned to one general ACDP and one or more general ACDP attachments.
- Adopt an annual fee for general ACDP attachments.

Registration as an Alternative to Permitting

- Allow auto body shops and dry cleaners that voluntarily participate in an environmental certification program to register as an alternative to permitting.
- Adopt annual fees for registration.

Federal Air Quality Regulations

- Update previously adopted NESHAP and NSPS rules to keep them consistent with federal amendments.

Gasoline Dispensing Facility Rules

- Correct referencing errors and add clarity to the “topping off” ban.

Utility Mercury Rule

- Modify Oregon’s utility mercury rule by adding material sampling provisions vacated by a federal court ruling, correcting errors, and allowing DEQ to approve alternative calibration gases.

PUBLIC HEARINGS: August 17 (Bend); August 18 (Medford); August 20 (Portland) —see Calendar below

CLOSE OF COMMENT: August 26, 2009

DEQ WEBSITE: www.deq.state.or.us/news/publicnotices/uploaded/090715_4014_PN-fedAQregs.pdf

For info: Jerry Ebersole, DEQ, 503/ 229-6974 or email: federalrule@deq.state.or.us

CALENDAR

August 6-7

Renewable Energy in the Pacific Northwest Seminar, Seattle, WA. Westin Hotel. For info: Law Seminars Int’l, 800/ 854-8009, email: registrar@lawseminars.com, or website: www.lawseminars.com

August 7

Oregon Fish & Wildlife Commission Meeting, Salem. For info: Director’s Office ODFW, 503/ 947-6044, email: odfw.commission@state.or.us, or website: www.dfw.state.or.us

August 11

CANCELLED: Oregon State Land Board Meeting, Salem. For info: Lorna Stafford, ODSL, 503/986-5224 or website: www.oregonstatelands.us

August 11

Residential Green Building & Building Codes Class, Bend. For info: Jonathan Balkema, Oregon Home Builders Assn, 503/ 378-9066 x5

August 12

Residential Green Building & Building Codes Class, Baker City. For info: Jonathan Balkema, Oregon Home Builders Assn, 503/ 378-9066 x5

August 13

Portland Air Toxics Solutions Advisory Committee, Portland. University Place, 310 SW Lincoln, 9am to 4pm. For info: Sarah Armitage, DEQ, 503/ 229-5186 or website: www.deq.state.or.us/aq/toxics

August 14

Oregon OHSA General Administrative Rules Public Hearing (Safety & Health Inspections), Bend. Red Oaks Square, 1230 NE Third St, Ste A-115. Comment period closes August 21. For info: Trena Van De Hey, OR-OHSA, 503/ 947-7459, email: trena.vandehey@state.or.us or website: www.orosha.org

August 17

DEQ Clean Air Act (NESHAP & NSPS) Rulemaking, Bend. DEQ Bend Regional Office, 475 NE Bellevue Dr., 6pm. Comment period closes August 26, 5pm. For info: Jerry Ebersole, DEQ, 503/ 229-6974 or email: federalrule@deq.state.or.us

August 18

DEQ Clean Air Act (NESHAP & NSPS) Rulemaking, Medford. DEQ Medford Regional Office, 221 Steward Ave, 6pm. Comment period closes August 26, 5pm. For info: Jerry Ebersole, DEQ, 503/ 229-6974 or email: federalrule@deq.state.or.us

August 18

Oregon OHSA General Administrative Rules Public Hearing (Safety & Health Inspections), Medford. Jackson Co. Juvenile Services Ctr, 609 W 10th St. Comment period closes August 21. For info: Trena Van De Hey, OR-OHSA, 503/ 947-7459, email: trena.vandehey@state.or.us or website: www.orosha.org

August 19-21

Advanced ArcGIS 9 for Fisheries & Wildlife Biology Applications Course, Olympia, WA. The Evergreen State College Library. For info: NWETC, 206/ 762-1976 or website: www.nwetc.org

August 20

What’s Green Building? Class, Portland. Earth Advantage Ctr, 16280 SW Upper Boones Ferry Rd. For info: Earth Advantage website: www.earthadvantage.org

August 20

DEQ Clean Air Act (NESHAP & NSPS) Rulemaking, Portland. DEQ HQ, 811 SW 6th Ave, 6pm. Comment period closes August 26, 5pm. For info: Jerry Ebersole, DEQ, 503/ 229-6974 or email: federalrule@deq.state.or.us



OREGON INSIDER
260 N. POLK STREET
EUGENE, OREGON 97402

PRSR STD
US POSTAGE
PAID
EUGENE, OR
PERMIT NO. 921

Environmental News You Can Use...

CALENDAR

(continued from previous page)

August 20-21

Oregon Environmental Quality Commission Meeting, Newport. For info: Stephanie Clark, DEQ, 503/ 229-5301, email: stephanie@deq.state.or.us or website: www.deq.state.or.us

August 21

Integrated Design & Envelope Performance Class, Portland. Earth Advantage Ctr, 16280 SW Upper Boones Ferry Rd. For info: Earth Advantage website: www.earthadvantage.org

August 21

Clean Water State Revolving Fund Loan Program Rules - DEQ Public Meeting, Newport. Agate Beach Inn, 3019 North Coast Hwy. For info: Judy Johndohl, DEQ, 503/ 229-6896 or website: www.deq.state.or.us/news/eventdisplay.asp?eventID=1326

August 26-27

Sustainability Training for Accredited Real Estate Professionals Class, Portland. For info: Earth Advantage website: www.earthadvantage.org

August 26-27

Introduction to Aquatic Toxicology Course, Seattle, WA. For info: NWETC, 206/ 762-1976 or website: www.nwetc.org

August 31-Sept. 1

The Ecology of Pacific Salmonids Course, Seattle, WA. For info: NWETC, 206/ 762-1976 or website: www.nwetc.org

September 4

Oregon Fish & Wildlife Commission Meeting, Grants Pass. For info: Director's Office ODFW, 503/ 947-6044, email: odw.commission@state.or.us, or website: www.dfw.state.or.us

September 9

Oregon Board of Forestry Meeting, Salem. State Forester's HQ. For info: ODF website: www.oregon.gov/ODF

September 10-11

Oregon Water Resources Commission Meeting, TBA. For info: Cindy Smith, OWRD, 503/ 986-0876 or website: www.wrd.state.or.us

September 10-11

Introduction to Ecological Statistics Course, Seattle, WA. For info: NWETC, 206/ 762-1976 or website: www.nwetc.org

September 11

Advocating for an Environment of Equality: Legal & Ethical Duties in a Changing Climate Symposium, Eugene. U of O School of Law. Sponsors: Journal of Environmental Law & Litigation and Bowerman Ctr for Environmental Law. For info: ENR, 541/ 346-1395 or website: www.law.uoregon.edu/org/jell/equality.php

September 11

Environmental Initiatives for 2009 & Beyond Seminar, Seattle, WA. For info: The Seminar Group, 800/ 574-4852, email: info@theseminargroup.net, or website: www.theseminargroup.net

September 11-13

Spawning Solutions Through Creative Ideas Conference, Salem. Oregon 4-H Conference Ctr. Sponsored by Oregon Dept. of Fish & Wildlife's Salmon Trout Enhancement Program. For info: Debbi Farrell, ODFW, 503/ 947-6211, email: Debbi.L.Farrell@state.or.us or website: www.dfw.state.or.us/STEP

September 14-16

Clean Pacific Conference & Exposition, Portland. For info: Clean Pacific website: www.cleanpacific.org.

September 15-16

2009 Ocean Renewable Energy Conference IV, Seaside. Seaside Convention Ctr. Sponsored by Oregon Wave Energy Trust. For info: Conf. website: www.oregonwave.org

September 16-17

Sustainable Stormwater Symposium, Portland. For info: ASCEOR website: www.asceor.org/stormwater_home

September 18

Ecosystem Goods & Service Valuation Course, Seattle, WA. NW Environmental Training HQ. For info: NWETC, 206/ 762-1976 or website: www.nwetc.org

September 20

Advanced Water Rights Bootcamp, Klamath Falls. Sponsored by Water for Life and Schroeder Law. For info: Helen Moore, WFL, 375-6003, email: helen.moore@waterforlife.net or website: www.waterforlife.net

September 21-22

Resolving Interstate Water Conflicts Seminar, Spokane, WA. For info: Law Seminars Int'l, 800/ 854-8009, email: registrar@lawseminars.com, or website: www.lawseminars.com

September 21-Oct. 9

BPI Building Analyst Training & Cert. for Residential Energy Auditors & Weatherization Professionals, Seattle, WA. For info: EOS Alliance website: http://eosalliance.org/bpw-404_09-09_seattle.htm

September 22

DEQ Air Toxics Science Advisory Committee Meeting, Portland. DEQ HQ, 811 SW Sixth Ave, EQC Rm, 8:30-11:30am. For info: DEQ website: www.deq.state.or.us/eq/toxics/meeting.htm

September 24

Climate Change: Positioning Your Business, Portland. Sponsored by Northwest Environmental Business Council. For info: NEBC, 503/ 227-6361 or website: www.nebc.org

September 24

Green & High Performance Building Seminar, Portland. For info: The Seminar Group, 800/ 574-4852, email: info@theseminargroup.net, or website: www.theseminargroup.net

September 24

Wind Power Seminar, Portland. For info: The Seminar Group, 800/ 574-4852, email: info@theseminargroup.net, or website: www.theseminargroup.net



**2008 International Urban Planning
Advisory Team**



Table of Contents.....	2
Acknowledgments	3
Program Overview	4
Program Schedule	5
A New Beginning, Damascus City	6
People Working Together for a Better Community, Junction City ...	14
A Great Place to Try Something New, Cutler District, Lincoln City ...	20
The City that Works, Portland City	23
The New Look, Metro Regional Government	26
The Big Look, Oregon Land Use System	29
Directory	31
Index	33
Appendices	34



International Society of City and Regional Planners (ISOCARP)

American Planning Association (APA), Oregon Chapter

Damascus City

Lincoln City

Metro Regional Government (Metro)

Portland City

Urban Land Institute (ULI), Oregon/SW Washington District

ISOCARP President **Pierre Laconte** [Belgium]
ISOCARP President-Elect **Ismael Fernandez Mejia** [Mexico]
ISOCARP Secretary General **Pablo Vaggione** [Spain]
ISOCARP Vice President **Elias Beriatos PhD** [Greece]
ISOCARP Vice President **Jim Colman** [Australia]
ISOCARP Vice President **Zeynep Enlil PhD** [Turkey]
ISOCARP Vice President **Paolo La Greca PhD** [Italy]
ISOCARP Vice President **Manfred Schrenk** [Austria]
ISOCARP UPAT Member **Francesco Martinico PhD** [Italy]
ISOCARP UPAT Member **Robbert Rhemrev** [Netherlands]
ISOCARP Executive Director **Judy van Hemert** [Netherlands]
ISOCARP U.S. National Delegate & ULI Oregon/SW Washington Chair **Ric Stephens**
Alpha Community Development President **Jerry Palmer**
APA Oregon President **Philip Farrington, AICP**
APA Oregon President-Elect **Greg Winterowd, AICP**
APA Oregon Board Member **Deb Meihoff, AICP**
APA Oregon Conference Organizer **Becky Steckler**
APA Oregon Executive Director **Patricia Zepp**
Damascus City Community Development Director **Anita Yap, AICP**
Damascus City Planning Consultant **Michelle Gregory, AICP**
Host & Driver **June Stephens**
Junction City Manager **David Klein**
Junction City Planner **Kay Bork**
Lincoln City Urban Renewal Director **Kurt Olsen**
Lincoln City Planner & ISOCARP Member **Alexandra Roberts**
Metro President **David Bragdon**
Metro Planning Director **Andy Cotugno**
Portland Planning Bureau Director **Gil Kelley**
Portland Planning Bureau Liaison **Brian Campbell, AICP**
Portland Planning Commissioner & Stoel Rives Attorney **Michelle Rudd Esq**
Portland State University, Urban Studies & Planning Director **Ethan Seltzer PhD**
ULI Oregon/SW Washington Coordinator **Meagan Bailey**
ULI Oregon/SW Washington Sponsorship **Matt Stanley**
ULI Oregon/SW Washington Urban Community Adviser **Susan Marcus PhD**
ULI & ISOCARP Member **Lorraine Gonzales**
ULI Worldwide President **Rick Rosan**



The International Society of City and Regional Planners (ISOCARP)

www.isocarp.org

The International Society of City and Regional Planners (ISOCARP) is a global association of experienced, professional planners. Founded in 1965 with a vision of bringing together recognized and highly qualified planners in an international network, ISOCARP is a non-governmental organization, recognized by the United Nations and the Council of Europe and with a consultative status with UNESCO.

ISOCARP Urban Planning Advisory Teams

The objective of an ISOCARP Urban Planning Advisory Team (UPAT) is to offer the extensive planning experience and expertise of ISOCARP members for international planning projects, program and policies. The UPAT is a 'bottom-up' initiative that activates the members of ISOCARP who highlight UPAT opportunities, and find sponsorship.

ISOCARP Executive Committee

The ISOCARP Executive Committee (EXCO) convened its Spring meeting in Oregon then conducted an intensive UPAT visiting several cities and participating in numerous planning activities and events.

Damascus City, Junction City, and Lincoln City

The Host Cities entered a Memorandum of

Understanding (MOU) with ULI for their sponsorship fees to support the program. The Host Cities also provided logistics and event planning for the UPAT.

The American Planning Association (APA)

www.planning.org

The American Planning Association provides leadership in the development of vital communities by advocating excellence in community planning, promoting education and citizen empowerment, and providing the tools and support necessary to meet the challenges of growth and change.

The APA Oregon Chapter (OAPA) convened a statewide planning conference which the EXCO attended as guest speakers.

The Urban Land Institute (ULI)

www.uli.org

The Urban Land Institute (ULI) is a non-profit education and research institute with the mission to provide leadership in the responsible use of land in creating and sustaining thriving communities worldwide. ULI organizes Technical Advisory Panels to provide technical assistance to communities. These panels consist of ULI members with the specific expertise to analyze and make recommendations on community development.

The ULI Oregon/SW Washington District organized a variety of events and activities for the EXCO; provided transportation; and coordinated funding arrangements.

Additional Sponsors

- ▶ **Alpha Community Development** helped organize the program.
- ▶ **Metro** partnered with ULI on an International Seminar.
- ▶ OAPA Executive Director **Pat Zepp** hosted ISOCARP Executive Director Judy van Hemert
- ▶ **Portland Planning Bureau, Portland Development Commission** and **Portland State University** hosted a reception dinner program.
- ▶ **Stoel Rives** provided meeting space for the ISOCARP EXCO.

Program Schedule

The Program Schedule is based on the UPAT format. The EXCO was provided background materials in early 2008 in preparation for an intense, interactive week-long program. The typical format is to conduct site visits, interviews, charrettes/workshops, followed by public presentations. The UPAT also included several dinner presentations, an International Seminar and participation in the Oregon APA statewide planning conference. A video was made for public broadcast and will be aired in mid 2009.





	Friday 5/9/2008	Saturday 5/10/2008	Sunday 5/11/2008	Monday 5/12/2008	Tuesday 5/13/2008	Wednesday 5/14/2008	Thursday 5/15/2008	Friday 5/16/2008	Saturday 5/17/2008
	ARRIVAL	EXCO	LINCOLN CITY	LINCOLN CITY	JUNCTION CITY	DAMASCUS CITY	METRO	OAPA	DEPARTURE
800		Breakfast	Portland / UGB Tour	Breakfast	Breakfast	Breakfast	ULI/Metro Breakfast	Breakfast	Breakfast
900		ISOCARP EXCO Stoel Rives Portland	Northern Light Productions	Cutler District Community Visioning & Planning	Oregon Coast/ Valley Tour	City Tour & Interviews	ULI/Metro Staff Meeting	OAPA Planning Conference "Making Great Communities Happen" Portland State University	Classical Chinese Garden
1000							International Seminar Metro ULI Rick Rosan		
1100			Inland Oregon Tour		Junction City Walking Tour				
1200		Portland Lunch Stoel Rives	Lincoln City Lunch The Bay House	Lincoln City Lunch Mo's	Junction City Lunch Viking Sal	Damascus City Lunch City Hall	Metro Lunch Regional Center	OAPA Lunch PSU	
1300	Powell's Bookstore	ISOCARP EXCO	Cutler District Tour & Interviews	Cutler District Community Visioning & Planning	Highway 99 Couplet Charrette Festival Hall	Community Design Workshop Damascus City Hall	Willamette River / Portland Jetboat Tour	OAPA Planning Conference	
1400									
1500	ULI/ISOCARP EXCO								
1600	EXCO								
1700									
1800	ULI Welcome Dinner Red Star Tavern & Roast House	Portland Planning Bureau, PDC, PSU Dinner Heathman Restaurant	Lincoln City Dinner Design Studio	Lincoln City Dinner Pacific Coast Center for the Culinary Arts	Junction City Dinner Pfeiffer Vineyards	Damascus City Dinner Stone Cliff Inn	ULI Dinner "International Perspectives on Portland" Wildwood Restaurant	OAPA Farewell Dinner Bridgeport Brewery	
1900				Public Presentation Lincoln City Hall	Public Presentation Junction City Hall	Open House Damascus City Hall	Tony Starlight's Supper Club & Lounge		
2000		Arrivederci's Wine Bar	Snug Harbor Pub						
	Paramount Hotel	Paramount Hotel	Looking Glass Inn	Looking Glass Inn	Marriott City Center	Marriott City Center	Marriott City Center	Marriott City Center	



A New Beginning Damascus City



City of Damascus

www.ci.damascus.or.us

Damascus is a city in Clackamas County with a population of about 10,000. Incorporated in 2004, Damascus is the newest city in the state since the 1980s and is in the process of preparing its Comprehensive Plan. The ***Citizen's Guide to the Damascus Comprehensive Plan***

www.ci.damascus.or.us/references/misc/Citizens%20Guide.pdf provides an overview of this process. Community Development Director **Anita Yap** is coordinating this city-wide program.

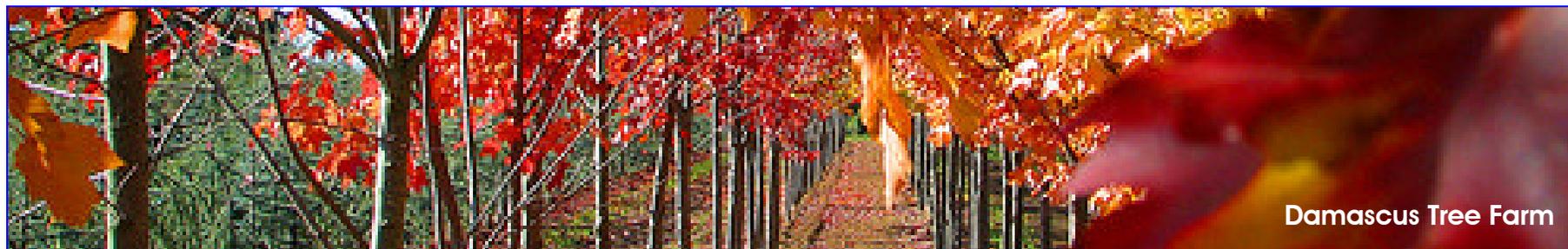
Global Planning Team Drawn to the Damascus Challenge

Damascus—It's a pretty bucolic place nestled under the visage of Mt. Hood on the freshest edge of the Portland Metro Area Urban Growth Boundary. Its home to about 10,000 people - some farmers, some home-based entrepreneurs, some bedroom-community commuters and lots of flora and fauna that still thrives despite the march of progress in its direction. It's also the most recently incorporated city in the state of Oregon and the first one ever to confront the behemoth job of formulating a comprehensive plan from scratch under the state's uniquely proscriptive planning system.

This lopsided pairing of a small berg and a mighty task has drawn statewide attention as property rights battles have played out locally

and the foundation of Oregon's revered though off-criticized land use system gets turned upside down and inside out by every stripe of place-maker within reach, like a Rubik's cube in a chaotic classroom. The search for an equitable evolution of what many regard as the almost-best-system-yet for combating sprawl and building sustainable communities nationwide, continues to hone in weekly on Damascus as this dedicated community attempts to cultivate its own destiny. Nothing like a little pressure, huh?

In short, a lot hinges on the story of Damascus and how well it gets planned. To lend support (and see what all the fuss is about), a cadre of international planning experts is about to inject some high-octane, worldly perspective during an intensive, one-day visit to Damascus. This is a rare opportunity for Damascus to render some old world wisdom for it's new city plan.





A New Beginning Damascus City



In view of this, the preparation of a strategic plan that would contemplate how to create and sustain a distinctive brand for Damascus was proposed. This plan would benefit from scenario planning, depicting pros and cons of possible population futures and its implication on the economic base, the environment, infrastructure, land use, urban services and civic amenities, and the overall character of Damascus. Key questions that this exercise should address include *What is the best future for Damascus in 2017? What is the right amount of people for it? What is the economic base that supports that figure?*

the highest ratio of home workers in Oregon, the highest recycling per capita, and that only 1/6 of its land is occupied.

Challenges include integrating jobs and local resources to avoid becoming a “bedroom community”; determine the best and highest land use whilst keeping an environmental balance and building fewer roads; managing water and energy consumption increase and sewage systems whilst reducing the ecological footprint.

The striking variation in landform is one of the most memorable characteristics of Damascus City. The buttes and their adjoining valleys, together with the lush meadows and small productive farms, create an image which is predominantly rural rather than urban. Is this the springboard for planning the future of a growing city?

Concepts

Damascus, a city incorporated as recently as less than

4 year ago, has been included within Portland’s urban growth boundary (UGB). To discuss about the challenges and opportunities that this would bring on Damascus, the city council hosted a charrette that included the participation of city representatives and community groups integrated in the C3.

Local participants mentioned that population increase could range from 16,000 to 70,000 in less than ten years. The economic base that would support this growth was not particularly clear, other than the influence of Portland’s growth on housing demands.

What does the spirit of the pioneer “New Beginning” mean in our century?

This framework should not mean that development must be avoided.

What it would bring is a roadmap of conservation for development, intending to preserve without “freezing” opportunities for sustainable growth.

The community in Damascus is facing the rare opportunity to plan a city from scratch in the 21st century. In its origin, the city of Damascus was named after a “new beginning”, portraying the spirit of the pioneer. But what does the spirit of the pioneer mean in our century? It transcended in the charrette that building on strengths and capitalizing on this spirit is a distinctive element in the city’s development strategy. The C3 group verbalized a number of strengths, including





A New Beginning Damascus City

Maybe not – for one reason if not many: because Damascus City lies within the urban growth boundary of Portland City. This location brings with it threats to its rural image and the clear prospect of Damascus becoming a dormitory suburb for Portland. An obvious question arises: would this be such a bad thing? It is an important question, even if it sounds like heresy to those locals who see themselves surrounded by utopia and who cannot contemplate the changes which they associate with urban growth.

The fact is that Damascus really has no choice. Already, population increases ranging from 16000 to 70000 over 10 years being projected. So the question for the planners – already the subject of numerous studies and charrettes – is more to do with how to accommodate growth and less to do with how to restrict or prevent it.



That is the demographic scenario. Somehow it has to be meshed with the aspirations of a relatively privileged community living in a beautiful locality on the very edge of a big and growing city. As the old saying goes, you can't have your cake and eat it. You cannot have it both ways. Something has to give; but perhaps there is a middle way. In the case of Damascus City it is suggested that the only rational approach to coping with future growth is to create one or more growth 'nodes' – in addition to or perhaps building on existing urban centers in the city. Within such nodes, planning controls should be as flexible as possible. Town center densities higher than those currently in force could be introduced. Keep the buttes more or less as they are, and concentrate growth in those localities in which roads, services and utilities can be provided at least cost.

These concepts and many others have already been given much study by city planners and community alike. But sooner or later, decisions will have to be taken. For the ISOCARP team it would seem to be self-evident that if Damascus is going to avoid becoming an exclusive dormitory for the elite it must adopt density standards which will bring with them the population thresholds needed to



Property planned, the specialized agricultural sector could create a hinge between urban and rural ecosystems.

sustain a range of social, cultural and infrastructure facilities appropriate to a modern urban community.

In concrete terms, what would this mean? Some examples...

- ▶ a local bus service – reducing the reliance on private auto use
- ▶ one or more town centers with housing options ranging from studio rental apartments to generous but compact condominium units for rent or purchase
- ▶ more bikeways; more traffic free routes and areas for pedestrians
- ▶ net residential densities of at least 8 dwellings per acre in certain localities – and perhaps more on sites close to



A New Beginning Damascus City



of jobs. If this is not viable, then the chances of becoming a dormitory community are rather high. A population of 16,000 would require say 8,000 jobs. Somewhere in between these two figures lies the right figure for Damascus. The Damascus strategic plan should first of all define what the economic focus is on.

A C3 representative highlighted how Damascus has the “smartest kids in the state”. This is a significant asset and indicates the need to create quality jobs to retain this vital human capital.

considered a sector with potential for Damascus, building on its expertise in nurseries and existing specialized farms. This does not mean commodity-based farming, large scale operations that require extensive acreage, heavy investments in specialized machinery and a complex transport system. Boutique farming can function with small plots, between 10 to 20 acres according to specialists. Properly planned, the sector could create a hinge between urban and rural ecosystems. The adequate plot size would contribute to keep the current landscape character which is believed to be an asset for the community. The development of such sector would require nurturing human resources with specific farming skills, a careful policy for water management and incentives for setting up direct linkages between producers and consumers. A number of specialists, and the media, have indicated the sector’s potential, including its linkages to complementary

- services and facilities
- ▶ sites for special housing and facilities for the elderly
- ▶ retention of small productive farms within the city boundaries
- ▶ a community theatre; quality downtown restaurants; comparison shopping
- ▶ more jobs and employment opportunities
- ▶ and so on.

Density is one of the key elements to design a vibrant community

The familiarity with remote work was mentioned as strength of Damascus. It would

however be difficult to respond to the magnitude of jobs needed relying solely on remote workplaces. Damascus’ high quality of life could be considered as a potential factor for creating a corporate office sector. An overall accessibility plan including infrastructure improvements and a public transport means would have to be considered depending on the scale of such developments. Tax incentives for relocation and housing, schools and hospitals availability will be a deciding factor for companies considering relocating to Damascus.

The ISOCARP team observed that small-scale, added-value, “boutique” farming can be

Economic Base

Damascus has to find a suitable economic base that, building on its strengths, is able to capitalize on the opportunity of being included in the UGB. Usually, an economic base is strongly linked to population magnitudes. A city with a population of 70,000 would need to generate about half that figure





A New Beginning Damascus City

sources of economic development. These include food processing, food markets, and ecotourism. Rental farms are also in high demand by urban citizens who wish to reconnect with the basics in life. Clustering specialized farms to take advantage of synergies, and setting up a research and development center linked to the University of Oregon will contribute to create an innovative and sustainable sector which could be a positive ingredient for the Damascus brand.

Land Use, Spatial Planning & Infrastructure

Spatial planning and the resulting city form are greatly linked to decisions in the economic base. Population figures will have a strong impact on issues such as land use, density, and the amount of land dedicated to infrastructure.



12 November 2008 Draft

Damascus enjoys a number of territorial profiles in a quite compact area. These include:

- ▶ The Commercial Center on HWY 212
- ▶ The farmlands of Sunshine Valley to the East, composing an attractive rural landscape
- ▶ The buttes, a hilly area with a tall and dense forest with scattered residential units
- ▶ The Foster Corridor, which acts as a buffer to the development of neighboring Happy Valley
- ▶ Carver, an area of residential growth and adjacent to the Clackamas river



The equation necessarily needs to factor in the preservation of the economic and environmental landscape linked to the farmlands

During the charrette it was discussed how the Commercial Center on Highway 212 could become the heart of the city. The scattered population of Damascus City and its variety of territorial profiles would benefit from establishing a civic center with amenities, a place for community gathering, and a gateway to the other areas of the city.

It was recommended to increase the density of this area with mixed-use development, including commercial, office and residential. The center can be developed to "human scale" environment where pedestrian and

bicycle trips can replace the car.

The issue of density triggered a lively debate. Density has different meanings to different cultures.

Whilst in the Damascus charrette a speaker linked density with crime, for other cultures a low density inspires feelings of loneliness, insecurity and fear of not being protected by a community. Of the planners' dashboard, density is one of the key elements to design a vibrant community. Such is the case of Barcelona, a city which is consistently perceived by international rankings to be one of the most livable cities in the world. Barcelona's urban fabric is depicted by 4-storey blocks, commercial ground floors with residential units above, and one way streets



A New Beginning Damascus City



with chamfered intersections. Barcelona's density is on average 20 times that of Damascus.

This illustrates that for many socially integrated and economically vibrant cities, density is not confronted with quality of life. The right density today can bring about economies of scale, allowing access better schools, better health provision and facilities, better urban services, and cultural and entertainment facilities including theatres, cinemas, and restaurants. So, density can be a factor for a better quality of life.

If we agree that unique environment can be a factor to induce increased land values, then Sunshine Valley can be looked at as both a

landscape reservoir and a source of economic development. If the intention of Damascus is to retail what makes it different instead of becoming a carpet suburban development filled with McMansions, then the equation necessarily needs to factor in the preservation of the economic and environmental landscape linked to the farmlands. Combining the right scale for boutique farms with nodes of residential units will be the challenge of urban planners and designers. It's not easy but not impossible. And the reward of becoming a model community is certainly a great stimulus for the planning team.

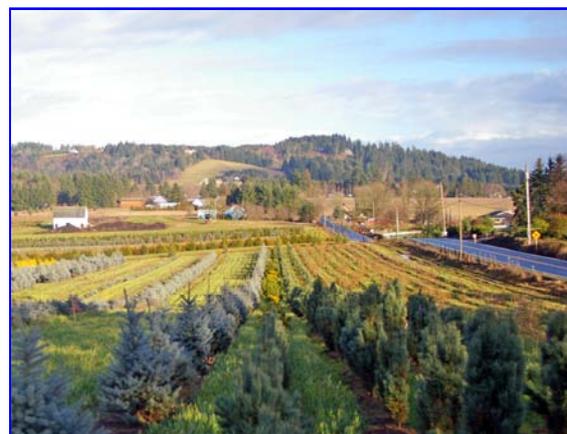
To the ISOCARP mission, the area of the Buttes resemble a national park

To the ISOCARP mission, the area of the Buttes

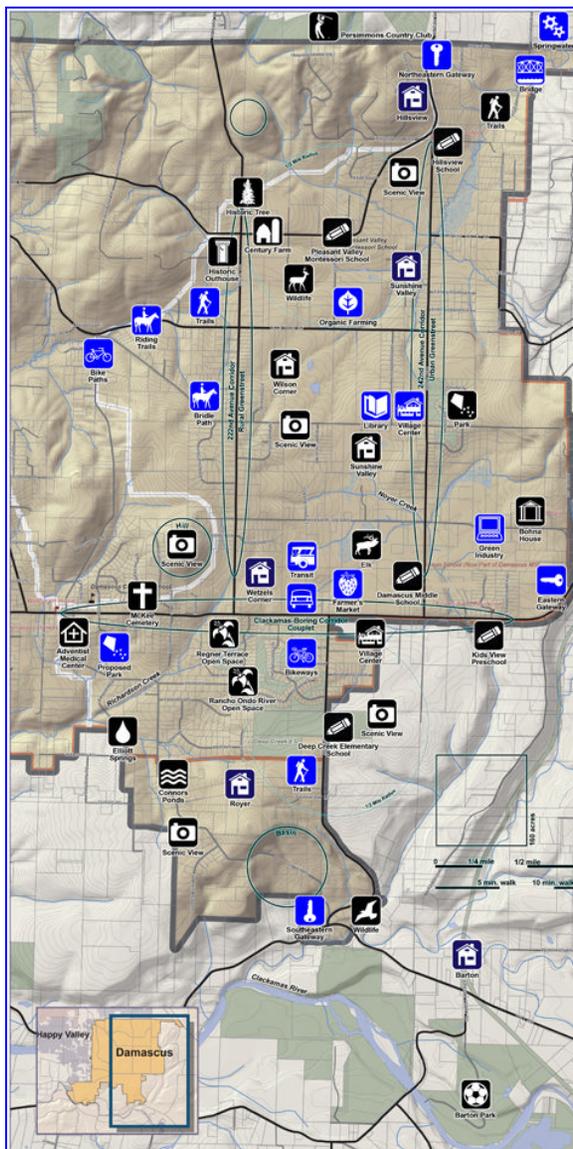
resembled more a national park than an urbanizable area. This special landscape should be considered as an important asset for Damascus. The challenge here is how to deal with population increase, development pressures and possible land speculation. It would be indeed difficult to freeze all development in such an attractive and valuable area. Accessibility to the landscape, both visual and physical, and the preservation of the forest area must be considered as a priority when planning and designing potential nodes of residential units. The ISOCARP team concurs that controlling the amount of units to a minimum impact on the landscape is a key element for the sustainable development of

Damascus, both economically and environmentally.

The Foster Corridor can act as a buffer between the rapidly developing area of Happy Valley and the environmentally rich areas of the Buttes and Sunshine Valley. In addition to development pressures in the form of housing units, the forecasted increase in population will mean a necessary increase of transportation infrastructure. This will condition the character of this central spine, which could be dominated by fast traffic and trucking and delivery vehicles which do take up significant amounts of space. The city could perhaps consider a lower-speed corridor with commercial uses and frequent clusters of civic and commercial interest, but this would require incentivizing heavy traffic to use a different route. Whatever the desired profile for the corridor, the strong influence of the Happy Valley Plan must be taken into



A New Beginning Damascus City



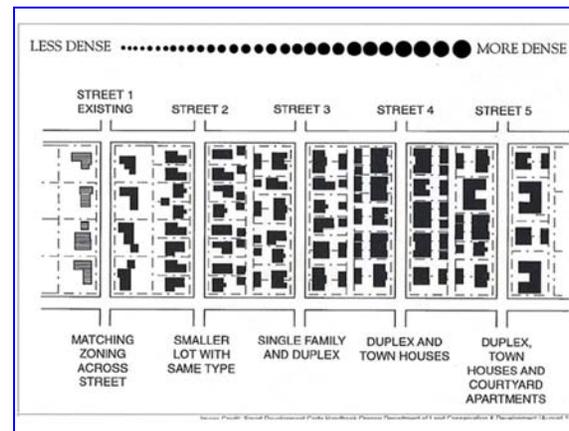
Along valley floors and on the lower slopes, trunk cycling and pedestrian routes could be established – perhaps running along or within green wildlife corridors.

In the city center, through traffic should be constrained by good urban design and traffic calming devices – and there should be at least one space dedicated exclusively to pedestrian use.

Environment & Energy

It was discussed in the charrette the opportunity for Damascus to become, and be known for it, a model community with zero emissions. This is perceived as an aim that would capitalize on landscape strengths whilst creating a unique brand for Damascus, a city in a region with a vast amount of natural resources. But as fossil fuel illustrates, no natural resource is forever.

Actions toward this include the revision of building regulations to reduce energy consumption; reducing the need for vehicle-based movements through mixed use clusters and creating continuity in the urban fabric, thus discouraging land leapfrogging; providing efficient local scale transport alternatives as well as with other cities in the UGB; encouraging the use of soft mobility, such as



Damascus can become an energy-producing city especially through solar and biomass systems taking advantage of farming waste

walking or bicycles; introduce onsite sewage, water harvesting and other urban services mechanisms; obtain and coordinate federal or state

subsidies for specific home equipment such as waterless toilets, energy-efficient lighting, solar-powered water and heating, and many others. Damascus can also look at becoming an energy producing city especially through solar and biomass systems, taking advantage of the farming waste.

Although it is nearby in most of its south border, Damascus has a limited area of riverfront of the Clackamas River. Its 9000 feet of linear frontage are a significant asset for the community. Planning decisions must



A New Beginning Damascus City



- ▶ Introduce strict controls on outdoor advertising along main roads and in public spaces
- ▶ Encourage the use of local building materials wherever possible.

Identified Themes for the Damascus Plan

- ▶ What are short term and long term goals of Damascus?
- ▶ Can Damascus be a pilot community for environmental consciousness? Start every planning process thinking on the natural assets: they have to organize the structure

specifically address
how to make the
most out of it, that is,
how to achieve
economic benefit

Can Damascus be a pilot community for environmental consciousness?

from this natural asset whilst above all keeping
a balance in the ecosystem and maintaining
this precious asset open to reach of the
community.

plan and the city
development
strategy
▶ How to best
capitalize on a new

hospital?

Develop a healthy living narrative and
address the aging population issue.

- ▶ What are neighboring communities doing and how it will affect Damascus?
Inter-city coordination?



Urban Design

Some suggestions...

- ▶ Exploit the visual attractions / geographic qualities of the locale by identifying views and vistas – especially those which can be enjoyed from public places.
- ▶ Create more intensively landscaped spaces and traffic routes, especially in the town center and along the valley floors
- ▶ Encourage quality architecture: no more faceless boxes !





People Working Together for a Better Community

Junction City



Junction City

www.junction-city.or.us

Junction City is in Lane County with a population of about 5,000. Junction City was originally named by railroad magnate Ben Holladay around 1870, who decided this would be where the rail line on the east side of the Willamette Valley met the rail line on the west side. However, the westside line was not built according to plan, although

Junction City later was where the two main branches of U.S. Highway 99 (which had divided in Portland, Oregon) joined. Junction City is home to the Scandinavian Festival, an annual 4 day event which pays homage to the cultures of Denmark, Finland, Norway, Sweden, and Iceland. The City is updating their Comprehensive Plan, preparing a new Open Space and Parks element, and updating their Transportation System Plan. City Planner **Kay Bork** is directing these city-wide planning programs.

Junction City will be adopting a Highway 99 Refinement Plan which includes a major transportation project to be built in the next 10-15 years. This project includes the construction of two, one-way streets in place of the existing highway that runs through town. The project is referred to as the Ivy/Holly couplet which will include two, one-way streets running north and south. Currently, Ivy Street is a two-way state highway (Highway 99) that runs through town and Holly is a two-way city collector street. The

couplet project will convert Ivy into a one-way, southbound street and Holly into a one-way, northbound street all within the existing right-of-way. The project is necessary to maintain freight mobility (truck freight), relieve congestion, and improve failing intersections along the stretch of the highway that runs through the city. In order for the couplet system to be constructed, existing railroad tracks in the street right-of-way would need to be relocated to rail property two blocks to the east.

There is some concern over the couplet system because it has the potential to turn Holly Street into an urban freeway if some design standards are not in place. Property along Holly Street is zoned General Commercial, Central Commercial, and Industrial and includes part of the downtown core. It is a mix of small retail, services, and single family homes with some industrial uses. Rail lines currently run down Holly Street and access to industries at the northern end of



Pfeiffer Winery



People Working Together for a Better Community

Junction City



town will need to be maintained through the adjacent rail line to the east along Front Street.

Properties along Ivy Street are zoned General

Commercial and developed with auto dependant retail and service businesses. Most of the commercial development in Junction City is along Ivy Street and it is not very pedestrian or bike friendly.

Positive Elements of Couplet

- ▶ Creates on-street parking on Ivy where none exists, creates bike lanes, wider sidewalks, and removes rail lines on Holly Street.
- ▶ Opens up new pedestrian spaces, improves pedestrian access, and greatly

The couplet opens up new pedestrian spaces, improves pedestrian access, and greatly increases convenience for local auto traffic and local business

- increases convenience for local auto traffic and local business while only slightly impacting through traffic.
- ▶ Increases traffic on Holly Street which will encourage commercial development/ redevelopment and help revitalize downtown.

Negative Elements of Couplet

- ▶ Increased traffic has potential to negatively impact non-commercial properties along Holly Street.
- ▶ Access management requirements by the Oregon Department of Transportation along couplet system will cause increased traffic on city side streets and alleys. City street system is in disrepair and street budget has been significantly decreased.



Concepts

Junction City is a pleasant small town in the heart of Oregon. Although the city has been able to retain a number of elements of its identity, reports made available to ISOCARP indicated that future traffic demands will require improvements in its road infrastructure

which will affect the urban form.

Local sources expressed that the location of a state prison and a state mental health hospital will bring about growth opportunities in the near future. An increase in population will demand new housing, commercial and civic facilities and additional urban services. In addition, a key issue for Junctions City is to define is the relationship with Eugene, a relatively large conurbation of 150,000 inhabitants situated 12 miles to the south, and how its growth will affect its surrounding area.

The present-day urban form of Junction City reflects its history and especially its dependence on rail and latterly auto transport. Like hundreds of small towns in the USA (and Australia) its grid layout is a reminder of the power of the early surveyors and engineers





People Working Together for a Better Community

Junction City

and of the pressing need to create useful plots of real estate for an energetic pioneering community.

Today, that grid layout clearly offers scope for a degree of 're-modeling' to allow Junction City to adapt relatively easily to contemporary urban realities and pressures. These include the imperatives of

- ▶ reducing the reliance on the automobile and on gasoline
- ▶ conserving energy and water
- ▶ ensuring that housing choice is available to renters as well as owners, across a range of price categories, localities, and household sizes
- ▶ creating a distinctive identity for the downtown precinct
- ▶ recognizing that today Junction City is as much a 'dormitory suburb' of Eugene as it is an independent and self-sufficient town in its own right.



12 November 2008 Draft

Planning is a process which relies as much on lessons from the past as it does on ideas from the present. It is therefore considered that valuable concepts from the 2003 plan could be re-visited and re-shaped for inclusion in today's plans for the future of the city.

Circulation / Connectivity

The city's grid layout is ideal for applying notions of connectivity, permeability and convenience of access to key locations. However, it also brings its own problems – especially when it comes to dealing with fast heavy through

transport, pedestrian safety and comfort, and related challenges. The two rail tracks through the heart of downtown are part of the pattern – to be seen as liabilities or assets, depending on one's position and preferences at the time.

The Ivy-Holly Streets Couplet remains a useful and well-considered concept and should not be discarded lightly. However, a fundamental question must be asked.

What is its primary purpose?

At first glance it appears that the answer is to facilitate the transit of through (truck) traffic



The grid layout clearly offers scope for a degree of "re-modeling"

and make things easier for the motorist? That is a reasonable objective, in itself.

But if its achievement brings costs to the amenity and environmental quality of downtown, caution is indicated. Evidence is mounting, worldwide, that thriving town centers are those which offer a high quality pedestrian environment. Heavy traffic on Main Street is no longer an acceptable answer – especially at a time when cycling and walking are becoming more popular and when the needs of the elderly are demanding more attention from planners.

It is suggested that with careful design, the couplet can be made to serve both drivers and pedestrians, with positive spin-offs for

People Working Together for a Better Community

Junction City



- ▶ generously sized dedicated and well marked crossings for pedestrians and disabled
- ▶ conveniently located cycle lanes and parking
- ▶ curbside parking lane.

Such a system could bring fewer accidents, less noise, less pollution, and greater pride in the downtown as a place for meeting, shopping, strolling. This result will in due course enhance the attractiveness of the town center as a good place to invest and do business.

Two alternatives were discussed about the relocation of the Burlington Northern line in a charrette which included the participation of traffic consultants and ODOT representatives. Given the precedents in other locations across the US, sharing the line between Union Pacific and Burlington Northern was not considered impossible. Furthermore, it was deemed the alternative with highest viability in the short term. Brokering an agreement with the two railway companies is a prerequisite for moving forward with this option. In the medium term, a parallel track can be considered, and its best location was deemed adjacent to the existing Union Pacific line.

Identifying the rail track issue as the project's critical path does not mean that the train should be considered as an enemy. Rather, as the price of fossil fuels increase, the

both. Design could be based on the following principles, the aim being to signal to all drivers

It is imperative to first solve the issue of the Burlington Northern line location

that the minute they enter the couplet they are 'guests' of Junction City who must recognize that whilst in town, pedestrians and cyclists have priority. Design principles might include:

- ▶ roundabouts at both ends of the couplet (entry/exit points) – say between Safeway and the Guarantee building
- ▶ mandated and policed speed limit in the downtown blocks between roundabouts of 10-15 mph
- ▶ footpath widening; variations in pavement materials, colors, textures
- ▶ change of carriageway pavement material to encourage slower vehicle movement – why not cobblestones ?
- ▶ distinctive lighting and street furniture

The Junction City Refinement Plan recommends tackling future traffic

demands through a couplet using Ivy and Holly Streets. The ISOCARP team was introduced to this option and asked to put forward their view on potential implications.

In every project there is a critical path, an issue that signals go or not go. In the case of the Junction City couplet, the critical path is solving the location of the Burlington Northern line on Holly Street. If the relocation of this line is not executed, then whatever strategy and / or design intentions the city may have would not be able to be implemented. It is then imperative to solve this issue first.





People Working Together for a Better Community

Junction City

economics of goods and people transportation using rail will make more and more sense, thus increasing its chance of attracting private sector investment.

The availability of two complementary railway lines is considered a significant asset for Junction City. An operator focusing on state and interstate transportation such as Union Pacific can be ideally complemented by Burlington Northern operating at a regional scale. This recalls the very reason for existence of Junction City, the junction of two rail lines that actually never happened.

In terms of passenger movement, Union Pacific currently carries the Amtrak passenger line. It was discussed that the Burlington Northern line could become a regional and local passenger line allowing an easy commute to Eugene.



12 November 2008 Draft

Possible Congestion at Intersections

In the entry and access point of the couplet, vehicles travelling in the South-North direction will have to take a sharp right turn followed by another sharp 90 degree angle one block after. This may cause traffic slowdowns especially when large trucks are concerned. If traffic lights are programmed to give priority to this trough traffic, the communication between the east and the west of Junction City will be made more difficult. Hence, studying design options for these entry points is highly recommended, whenever consists of roundabouts, coordinated traffic lights or other solutions.

The availability of two complementary railway lines is a significant asset

Traffic Increase in Holly Street

The current appearance of Holly Street features the qualities of a calm, small town in rural America. Traffic is scarce, parking is easy, and is safe for pedestrians to cross the street at any point. Furthermore, a stroll along it is a pleasant and relaxed experience. The setback of its residential units can be considered minimum if not close to zero. The introduction of a significant amount of traffic in the S-N direction will definitely alter this urban ecosystem. Furthermore, traffic levels in the afternoon are expected to be significant, and



implications in terms of noise, air quality and pedestrian safety will be noticeable.

Urban Design

Treating the couplet as an urban design problem rather than one of traffic management would signal a healthy shift from the 'hard engineering' approach to one based on other more human values. The same can be said when it comes to dealing with other parts of town outside the couplet. It is suggested that the overall aim should be to develop over time a set of design attributes unique to Junction City. Already the downtown area has some memorable qualities – (not all of which warrant praise !). It will be up to the



People Working Together for a Better Community

Junction City



and various left-over spaces between buildings. Success will be a measure of the extent to which design has achieved comfortable, safe, attractive and enjoyable public spaces which can be used by all age groups and which offer opportunities for social exchange no matter what the time of day or season. Junction City can become a model for others, given determination on the part of the Council and a willingness to find the necessary resources to make it happen.

buildings, malls, parking lots and commercial clutter

OR

Scenario 2:

Junction City—an attractive, carefully landscaped and pedestrian friendly place whose design reflects pride of ownership, respect for the past, and a spirit of friendly optimism about its future as a distinctive place in which to live, work and visit.

Council to identify a set of design standards which reflect local aspirations; utilize local materials

Junction City can become one of the most attractive and memorable destinations on Highway 99

However, establishing the sense of place is not only a matter for the Council. Individual property owners and local organizations can play a vital role, as exemplified in the

wherever possible; tell the 'story' of Junction City in a memorable way; and generally remind both visitors and locals that this is a special place—different from all others. The urban design program should be seen as having equal priority with other budget lines and not simply seen as an optional add-on after roads, drains, and parking lots have been covered.

Sense of Place / Identity

Urban design is all about creating quality in the public domain – this being all the areas and spaces which are accessible to the general public including car parks, sidewalks, roads

Scandinavian Festival and cultural center. Over time, with cooperation between Council, owners, businesses, churches, and local groups, Junction City can become one of the most attractive and memorable destinations on Highway 99. Leadership is the vital ingredient. In this regard, it seems that Junction City is in good hands with an enthusiastic Council and skilled planning staff. The design priority can be simply presented by contrasting two possible scenarios:

Scenario 1:

Junction City—a drab, auto-oriented strip town dominated by billboards, faceless

TAKE YOUR PICK !

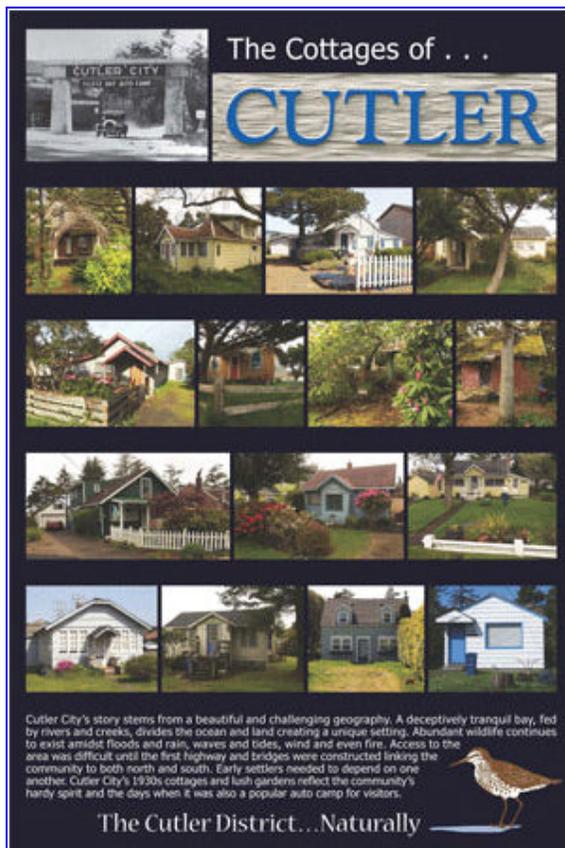




A Great Place to Try Something New Cutler District, Lincoln City



Lincoln City, with a population of about 8,000, stretches along eight miles of sandy beaches on the Central Oregon coast. It is a popular year-round recreation destination and thriving retirement community, nestled between the 680-acre Devils Lake and the Pacific Ocean. Incorporated in 1965, Lincoln City is comprised of six districts: Wecoma Beach, OceanLake, Delake, Nelscott, Taft and Cutler City. In 1988, the Lincoln City Urban Renewal Agency determined that revitalization plans should be



created for each of these historic commercial and neighborhood districts. This plan came to be known as the **"String of Pearls Plan"**, representing the larger pedestrian-oriented historic business districts as 'pearls' connected by the narrow highway frontage as the 'strings'. In May 2008, Lincoln City Urban Renewal worked with the community to create the fourth of these plans—the Cutler District Community Vision & Corridor Plan. Lincoln City Urban Renewal Director, Kurt Olsen, is directing these efforts.

The International UPAT participated in the Cutler Design Charrette—a visually engaging, interactive, and collaborative series of public workshops and design sessions. The event brings community design experts together with Lincoln City residents of the Cutler District and adjacent communities to achieve workable visions and solutions.



Siletz Bay, Junction City



**Cutler City
Vision Emerges**
Excerpts from *The News Guard*

For the next stage, the design team was joined by the executive committee of ISOCARP, a worldwide group of planning experts meeting for the first time on U.S. soil. The group, composed of expert planners from Turkey, Italy, Spain, Austria, Belgium, Greece, Australia and Mexico, set to work alongside the design team, developing the workshop ideas and creating maps and illustrations for the public to see. Vice-president **Ismael Fernández Mejía** said the group's varied backgrounds and experiences would allow "a sort of cross-pollination of ideas." Secretary General **Pablo Vaggione** said while the community had worked in a "tremendous

Preserve the Cutler District built environment materials, scale, and proportion, but allow this generation's contribution

amount of detail," the ISOCARP members had tried to see things from a "10,000-foot view." In a Monday night presentation to members of the Lincoln City Urban Renewal Agency, Vaggione focused largely on sustainable initiatives such as conserving water use, putting pedestrians at the center of all planning and even turning Cutler city into "an energy autonomous peninsula" powered by solar energy. Other bold concepts included making free bikes available to all residents and turning all Cutler City streets into "linear parks" where cars would come second to walkers, bicyclists

and kids playing ball games. Vaggione praised the level to which residents were prepared to get involved with planning in the

community. "It's not something you should take for granted," he said. "You have something very special that you should nurture." More information on the vision is available at the Urban Renewal Department in City Hall or at www.historiccutler.org.

Concepts

What makes Cutler a special place?

- 1. Remarkable, Compact Ecosystem
- ▶ River
- ▶ Pacific Ocean

**A Great Place to Try
Something New
Cutler District, Lincoln City**

- ▶ Mountains
- 2. Remarkable History and Culture
- ▶ Pioneering Settlement
- ▶ Adaptive
- ▶ Remarkable People—Sense of Community
- 3. Natural resources
- ▶ Water
- ▶ Quality Soil
- ▶ Timber

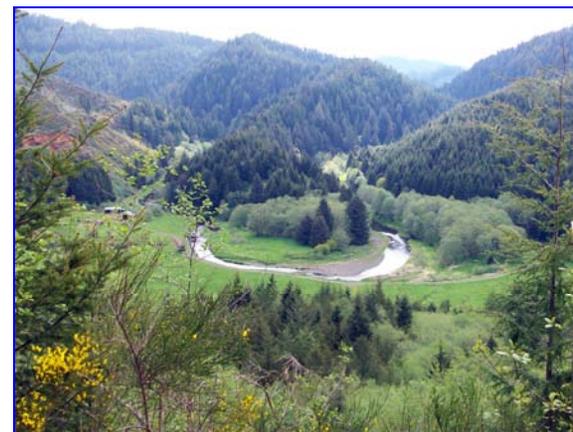
How can we protect and enhance this special place?

Growth is inevitable. How can we make development happen to our advantage?

- ▶ Preserve materials, scale, proportions...but allow this generation's contribution.
- ▶ Consider streets as **linear parks** to expand public space.
- ▶ Consider converting street surfaces to



A Great Place to Try Something New Cutler District, Lincoln City



- permeable, landscape materials.
- ▶ Include **street art** in the streetscape.
- ▶ Engage local artists and artisans in community planning and urban design.
- ▶ Provide a consistent image for this identity through urban design, streetscapes, signage and other community features.
- ▶ **Tame traffic** and send a message about the character of Cutler.
- ▶ Create a new streetscape for 101 within Cutler District 1/2 mile. For example, colored and textured surface treatment.
- ▶ Provide continuous and clear communication between citizens and City officials regarding localized issues.

Cutler City is a unique ecosystem

ENERGY

- ▶ Focus on the community as a model of sustainable development.
- ▶ Request state and federal government



12 November 2008 Draft

- support as a “demonstration” community.
- ▶ Create an “energy-autonomous” peninsula which can be a “living lab” for green development.
- ▶ Incentivize solar energy application for heating and electricity. Consider wind farms in select areas to produce clean energy.

WATER

- ▶ Develop water harvesting systems. Remember the James Bond rule: only **0.07%** of water is drinkable worldwide. Water will be the “oil” of the 21st century.
- ▶ Encourage waterless toilets for private sector and require for public sector.
- ▶ Upgrade pipelines to reduce leakage (40% of water is lost through faulty piping)
- ▶ Monitor water usage.

*Share the “Lincoln City experience”
with the state, country and world*

TRAFFIC

- ▶ Consider traffic from mobility to accessibility and reduce car usage.
- ▶ Consider Walkability in all community decisions—place the pedestrian at the Center.
- ▶ Enable and encourage bicycling as a daily transport mode.
- ▶ Consider providing free bikes.

MESSAGING

- ▶ Create a strong message of blending quality of life, environmental preservation and sustainable development.
- ▶ Capitalize on Oregon’s brand of compact growth and green development.
- ▶ Explore “city-to-city” partnerships in the United States and overseas.
- ▶ Share the “Lincoln City experience” with the state, country and world.
- ▶ Contact and attract innovative institutions and individuals who are interested in this innovative approach to community development—people who want to be part of a Great Place to Try Something New.





The City that Works

Portland City



Portland Central City Plan

www.portlandonline.com

The Central Portland Plan focuses attention on the downtown and Central City, the hub of the metropolitan region. The Plan will update the 1988 Central City Plan and be developed in an interactive public process over the next two to three years. Background research for the new Plan has begun and

continues as the initial phase of the project proceeds.

Economy and Jobs

Central Portland has seen more modest economic and job growth than the larger metropolitan area over the past several years, but the region's health and long-term success depends on the economic strength that flows from an economically vital Central Portland. Given that the Central City is the focal point for transportation routes and concentrated land-use patterns that can reduce sprawl, it is the logical place to locate more jobs, industry and intensive economic growth.

Transportation

Central Portland has earned a reputation over the past 25 years for its innovative transportation investments and policies emphasizing multiple types of transit and reduced reliance on the car. These policies and investments have included extensive

support for light rail, streetcar, bus and bicycle and pedestrian routes as well as pioneering land-use strategies. Complex transportation challenges now confront Central Portland, however, such as growing congestion, aging infrastructure, a prolonged maintenance backlog, sustained funding cuts and job sprawl.

Housing

The number of people living in Central Portland has grown nearly 47 percent since 1990, from about 21,000 to more than 31,000 in 2005. Public policies provided the push to add housing in Central Portland, and that effort has been matched by market demand over the past several years. Former warehouses and contaminated industrial sites have been transformed into new neighborhoods that continue to evolve. However, lower income households and families with children need more housing options in Central Portland.



Willamette River, Portland



The City that Works

Portland City



The Environment, Open Space and the Willamette River

Portland's "green" legacy and leadership on

recycling, public transportation, green building and other sustainable practices, natural resource conservation and stewardship, and its emphasis on public access to the river, parks and other natural areas, both connect people to and protect the environment. Still, providing enough park and open space in Central Portland while the number of residents will potentially double or triple in coming decades will be a challenge.

Central Portland continues to be the region's arts and culture center with its offerings of art, programs and facilities that include the offbeat and unusual, the traditional and the classic

Social Services

A large variety of government and nonprofit social service agencies that provide safety and welfare to diverse Portlanders are located in Central Portland. In fact, social service providers tend to be grouped in Old Town/Chinatown, while shelters and residential hotels are clustered there and in the West End. Such concentrations may be considered both a challenge as well as an opportunity by providing people with the convenience of having a broad choice of facilities within a small area.

Arts, Culture and History

Central Portland continues to be the region's arts and culture center with its offerings of art,

programs and facilities that include the offbeat and unusual, the traditional and the classic. These cultural and historic resources are major contributors to the region's outstanding "livability" because they give Portland its character and appealing uniqueness. Multiple efforts are currently in place to support the role of the arts, culture and history in Portland; however, arts funding

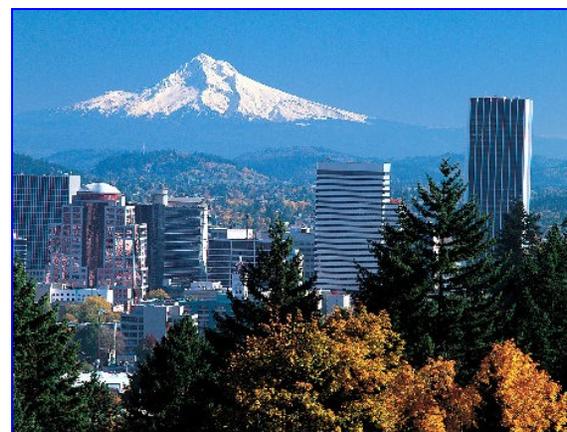
by private and corporate funders lags behind that of other western cities.

Finance

Central Portland has generated funding for its programs and services in the past few decades through: appropriations in the city's annual budget; passing bond measures to carry out specific projects (i.e., protect natural areas by purchasing sites from willing sellers); and tax increment financing (TIF), which leverages public tax investments to encourage private investment in urban renewal areas.

Urban Design

The city is a physical place, and urban design refers to how we build that place. The impact of urban design in Central Portland is far





The City that Works

Portland City

reaching and comprehensive. Urban design concepts, goals and actions are embedded throughout our current guiding document, the 1988 *Central City Plan*, but its initial clarity has been eroded by changes in context, inconsistent revisions to the plan's subdistricts and new priorities. Many trends and issues are currently affecting Central Portland's urban design, including new interest in development; sufficient capacity to accommodate denser development; developers maximizing entitlements by transferring FAR; need for open space; green city infrastructure that seeks to maximize nature; and the need for more community-building amenities such as grocery stores, libraries, schools and places of worship.



12 November 2008 Draft

Concepts

The Dinner series took place on two different occasions in which very informal discussions occurred between the international Urban Planning Advisory Team and local decision-makers and stakeholders. Much of the discussion was informal "off the record" to share approaches to issues that are particularly sensitive. Below are a sample of these topics:

Transit

- ▶ Consider the "car-free cities" concept in the downtown Portland area.
- ▶ Re-image transit to be the preferred mode choice

Promote the "Portland Green" brand nationally and internationally



Density

- ▶ Consider that maybe 1.5 million is the right size for Portland.
- ▶ There are higher crime rates in lower density areas – contrary to popular perception.

Identity

- ▶ Focus should be on creating and maintaining "villages in the city".
- ▶ Promote the "Portland green" brand nationally and internationally.





The New Look Metro Regional Government



Making the greatest place: 2040 Growth Concept

www.oregonmetro.gov

This region is admired across the nation for its innovative approach to planning for the future. Our enviable quality of life can be attributed in no small measure to our stubborn belief in the importance of thinking ahead. One example of this foresight was the Metro Council's adoption of the 2040 Growth

Concept, a long-range plan designed with the participation of thousands of Oregonians in the 1990s. This innovative blueprint for the future, intended to guide growth and development for the next 50 years, is based on a set of shared values that continue to resonate throughout the region: thriving neighborhoods and communities, abundant economic opportunity, clean air and water, protecting streams and rivers, preserving farms and forestland, access to nature, and a sense of place. These are the reasons people love to live here.

A vision for the future

Policies in the region's long-range plan encourage:

- ▶ safe and stable neighborhoods for families
- ▶ compact development, which uses both land and money more efficiently
- ▶ a healthy economy that generates jobs and business opportunities
- ▶ protection of farms, forests, rivers, streams and natural areas
- ▶ a balanced transportation system to move people and goods

- ▶ housing for people of all incomes in every community.

Challenge and opportunity

Since the adoption of the long-range plan in 1995, the region's population has increased by 200,000 residents. More people, especially young adults, are moving to the region because it is a great place to live, work and play. This rapid growth brings jobs and opportunity, but it also creates new challenges. Our challenge is to serve as good stewards of the region and to build a foundation for fair, responsible growth. We're growing faster than anyone expected. New forecasts show that within the next 25 years, about a million more people will live in the five-county Portland metropolitan region. In addition, time has exposed some of the shortcomings in the implementation of the region's long-range plan, as well as tensions and trade-offs between different objectives. We must make difficult choices if we want our neighborhoods and communities to continue to thrive.



The New Look Metro Regional Government



Updating the region's long-range plan

During the next two years, the Metro

Council will be working closely with individuals and groups throughout the region to take actions that will shape our future, including:

- ▶ deciding which areas should be designated as urban and rural reserves
- ▶ stimulating innovative development of housing and jobs in regional and town centers, transit corridors, and new communities
- ▶ further reforming the growth management process so we can achieve our aspirations for developing great communities.



Concepts

Infrastructure

- ▶ Consider the **Greece** formula for paying for infrastructure in new urban areas: 1/3 paid by local residents, 1/3 by providers, and 1/3 by the state.
- ▶ Direct growth through investments in infrastructure as in the **Singapore** model.
- ▶ Coordinate infrastructure services, especially for maintenance, as a key to successful service provision. **Vienna** has consolidated service provision but not maintenance.
- ▶ Coordination to put infrastructure in place is a good goal, but it is problematic when services are provided by a variety of entities and funds are available at different times.
- ▶ Reevaluate infrastructure privatization. Privatization is not always successful—examples of failure when basic services such as roads are privatized but do not bring in expected revenues (**Australia** freeways, **UK/France** Chunnel, **British Rail**).
- ▶ Consider alternative public-private partnership (PPP) models such as those in France and England for public planning and control of infrastructure, with a competitive concession for operations and maintenance. **France** has increased

Develop a vision, then craft regulatory tools to allow and encourage that vision

- the efficiencies of its concessions so that the profit margin is low. In **Japan**, high-speed rail provides service of a similar distance from New York to Philadelphia in half the time, for half the cost, due to PPP and development concessions for Japanese rail operator. In **London**, the congestion charge is also a winner for British Telecom who collects Short Message Service (SMS text messaging) fees when the charge is paid over a mobile phone.
- ▶ Coordinate with the construction sector. **Madrid** is home to many of the largest construction companies and brings them together to increase support for infrastructure provision and leveraging private sector investment. This gives the construction companies the opportunity to see the benefits of diversifying to meet new infrastructure needs.
 - ▶ Change consumer behavior with variable service costs especially to offset peak hour





The New Look Metro Regional Government

usage. **Singapore** is so carefully metered that there is no rush hour due to such high tolls on the roads at that time. Variable pricing can work for energy and water as well.

- ▶ Coordinate utilities construction and provision. This can save money, increase efficiencies for example running fiber cables through sewer lines.
- ▶ Provide new mechanisms for delivering infrastructure.
- ▶ Unbundle services and regulations so that the system doesn't lead towards sprawl—post-Euclidean zoning—but do so incrementally.
- ▶ Focus not just on the hard infrastructure but on the people that make up our cities, and the impact their outlook will have. Every one out of two people in cities will be a newcomer in a matter of time.



Growth

- ▶ Determine the carrying capacity of a city by looking at environmental, topographical, and geomorphology is one way to help focus visioning, planning, and infrastructure provision.
- ▶ Build new communities by setting aside old zoning rules, developing a vision, and then crafting zoning rules to allow and encourage that vision.
- ▶ Allow each neighborhood to determine its vision and then build accordingly.
- ▶ Focus growth in existing urban areas to be resource efficient.
- ▶ Re-image “density” to be viewed as a positive attribute—not to be feared.
- ▶ Plan for “Social/Active” cities and communities that provide greater sense of security.
- ▶ Do not allow safety and security concerns to “kill” cities.
- ▶ Conduct community visioning and education programs to understand needs and demands. **Istanbul** is a city of 12 million, projected to be 23 million by 2025. Their challenge in is to move some industry to neighboring communities with develop community support.
- ▶ **Re-mix the City** as the key to the future—being able to live, work and play all in one place.

*Re-mix the City to be able to live, work
and play all in one place*

Resources

- ▶ Improve the quality of life while using less resources using the **Rule of 4**: double the quality of life while using half as many resources.
- ▶ Plan for water as a high-level resource. Water scarcity will be the problem of the future—like oil is now—and will become necessary for peace.
- ▶ Consider institutional changes in how water is delivered, technological advances that minimize energy consumption and increased efficiencies of water treatment.
- ▶ **Recycle, Reuse and Reduce**—key for our shared future.





The Big Look Oregon Land Use System



Oregon State Planning

www.lcd.state.or.us/LCD/goals.shtml

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 Statewide Planning Goals. The goals express the state’s policies on land use and on related topics, such as citizen involvement, housing, and natural resources. Most of the goals are accompanied by ‘guidelines,’ which are

suggestions about how a goal may be applied. Oregon’s statewide goals are achieved through local comprehensive planning. State law requires each city and county to adopt a **Comprehensive Plan** and the zoning and land-division ordinances needed to put the plan into effect. The local comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the state’s Land Conservation and Development Commission (LCDC). When LCDC officially approves a local government’s plan, the plan is said to be ‘acknowledged.’ It then becomes the controlling document for land use in the area covered by that plan.

Big Look Task Force

www.oregonbiglook.org/pageview.aspx?id=24959

In 2005 Governor **Ted Kulongoski**, Speaker of the House **Karen Minnis**, and Senate President **Peter Courtney** appointed a task force of individuals who represented different opinions, perspectives and professions from across our

diverse state to review the current land use system. The Oregon Task Force on Land Use Planning, created by Senate Bill 82 (2005), is a 10-member group charged with conducting a comprehensive review of the Oregon Statewide Planning Program.

Called the **Big Look Task Force**, this group has been asked to make recommendations for any needed changes to land-use policy to the 2009 Legislature. With an eye toward meeting the future land use needs of all Oregon communities, the Big Look Task Force recently completed a final report and provided proposed legislation to Gov. **Ted Kulongoski** and the Oregon Legislature for consideration during the 2009 legislative session. The legislation was developed after nearly three years of extensive examination, discussions with interested groups and the public, and technical research. The final report and legislation completes the work of the Big Look Task Force, a bipartisan group appointed in 2005 by the governor and legislature to review Oregon’s statewide land use program.





The Big Look Oregon Land Use System

While Oregon's land use system can count many successes, policy makers and citizens have important concerns with how our system will address future challenges such as the location of housing and jobs, infrastructure financing, and climate change. The proposed legislation aims to update and enhance the existing system by continuing to preserve our farms and forests, improve protection of natural areas, and promote regional land use planning. To ensure equity for all citizens, the legislation contains methods to achieve these objectives.



“Making Great Communities Happen” Statewide Planning Conference Portland State University, 16 May 2008

The ISOCARP International Urban Planning Advisory Team participated in several panels addressing planning issues from an international perspective.

Creativity and Professional Practice—An International Perspective

This roundtable discussion posed a series of questions to planners in Oregon and around the world:

- ▶ How do you define creativity in professional planning practice?
- ▶ What are the individual, organizational, political and other circumstances that promote and sustain creativity? And
- ▶ Are opportunities for creativity in practice likely to increase, decrease, or stay the same in the future? Why?

The Task Force does not believe that fundamental changes are needed in the state's land use system, but instead recommends strategic adjustments

International Speakers Session

The Urban Planning Advisory Team discussed challenges and successes of overseas planning. Topics included:

- ▶ The Story of European Spatial Planning
- ▶ Making Great Communities Happen: A Few Overseas Practices



The Oregon International Urban Planning Advisory Team visited Oregon from May 9-17, 2008, traveling more than 1,000 kilometers across the state, visiting four cities, attending the Statewide Planning Conference and the International Seminar, and making a positive and lasting impression on the hundreds of people they met.



**Beriatos PhD, Elias**

ISOCARP Vice President
University of Thessaly
Pedion Areos
38334 Volos, Greece
+30 (10) 24210 74449
beriatos@otenet.gr

Bork, Kay

City Planner
Junction City
PO Box 250
Junction City OR 97448
(541) 682-6441
kbork@ci.junction-city.or.us
www.ci.junction-city.or.us

Campbell AICP, Brian

Portland Planning Bureau Liaison
briancpdx@comcast.net

Colman, Jim

ISOCARP Vice President
2 Delta Road
Lane Cove NW 2066, Australia
+61 (2) 9420 4688
james.colman@bigpond.com

Cotugno, Andy

Planning Director
Metro
600 NE Grand Avenue
Portland OR 97232
(503) 797-1763

cotugnoa@metro.dst.or.us
www.metro.dst.or.us

Damascus City Hall

19920 SE Highway 212
Damascus OR 97089
(503) 658-8545
www.ci.damascus.or.us

Enlil PhD, Zeynep Meray

ISOCARP Vice President
Yildiz Technical University
Faculty of Architecture
Department of City and Regional Planning
Besiktas Campus, Istanbul, Turkey
+90 (212) 259-7070 ext. 2336
enlil@yildiz.edu.tr
zeynepenlil@gmail.com

Junction City Hall

PO Box 250
Junction City OR 97448
(541) 682-6441
www.ci.junction-city.or.us

Kelley, Gil

Director
Portland Planning Bureau
1900 SW Fourth Ave
Suite 4100
Portland OR 97201
(503) 823-7701
gkelley@ci.portland.or.us
www.portlandonline.com

La Greca PhD, Paolo

ISOCARP Vice President
Catania University
Dipartimento di Architettura e Urbanistica
95125 Catania, Italy
plagreca@dau.unict.it

Laconte, Pierre

ISOCARP President
Foundation for the Urban Environment
Abdijdreef. 19
BE-3070 Kortenberg, Belgium
+32 (2) 759 61 88
pierre.laconte@ffue.org

Lincoln City Hall

801 SW Highway 101, P.O. Box 50
Lincoln City OR 97367
(541) 996-2151
www.lincolncity.org

Mejia, Ismael Fernandez

ISOCARP Vice President
IFM Internacional
plaza del carmen 5
San Angel
01000 Mexico d.f., Mexico
+52 (55) 5616 8901
isma48@prodigy.net.mx

Martinico PhD, Francesco

Associate Professor
Universita di Catania
Dipartimento ASTRA



Via Maestranza 99
I-96100 Siracusa, Italy
+39 (0931) 46 96 25
martinico@dau.unict.it

Metro Regional Center

600 NE Grand Avenue
Portland OR 97232
(503) 797-1700
www.oregonmetro.gov

Olsen, Kurt

Urban Renewal Director
Lincoln City
PO Box 50
Lincoln City OR 97367
(541) 996-1003
kurt@lincolncity.org
www.lincolncity.org

Portland Planning Bureau

1900 SW Fourth Avenue, Suite 3100
Portland OR 97201
(503) 823-7701
www.portlandonline.com/planning

Portland State University

[OAPA Statewide Conference]
Smith Memorial Student Union
1825 SW Broadway
Portland OR 97201
www.pdx.edu/usp

Rhemrev, Robbert

Bureau Vermehr-Rhemrev
Sweerts de Landasstraat 62
6814 DH Arnhem, Netherlands
+31 (26) 443 7273
r.rhemrev1@upcmail.nl

Schrenk, Manfred

ISOCARP Treasurer
CEIT Central European Institute of Technology
Am Concordepark 2/F
A-2320 Schwechat, Austria
+43 (1) 892 85 02
m.schrenk@ceit.at

Seltzer PhD, Ethan

Director, Nohad A. Toulon School of Urban
Studies and Planning
Portland State University
P.O. Box 751-USP
Portland OR 97207-0751
(503) 725-5169
seltzere@pdx.edu
www.pdx.edu/usp

Stephens, Ric

Chair
ULI Oregon/SW Washington
Stephens Planning & Design LLC
8157 SW Campion Court
Beaverton OR 97008
(503) 501-7397
ric@stephensplanning.com

Vaggione, Pablo

ISOCARP Secretary General
Design Convergence
Paseo del Rey 10
28008 Madrid, Spain
p.vaggione@designconvergence.org

Van Hemert, Judy

ISOCARP Executive Director
P.O. Box 983
2501 CZ The Hague, The Netherlands
+31 (70) 346 26 54
isocarp@isocarp.org

Winterowd AICP, Greg

President
Oregon Chapter American Planning
Association
Winterbrook Planning
310 SW Fourth Ave, Suite 1100
Portland OR 97204
(503) 827-4422 x102
greg@winterbrookplanning.com
www.oregonapa.org

Yap, Anita

Community Development Director
City of Damascus
19920 SE Highway 212
Damascus OR 97089
(503) 658-8545
ayap@ci.damascus.or.us
www.ci.damascus.or.us



2040 Growth Concept (Metro) 26
APA American Planning Association 4
Big Look 29
BLTF Big Look Task Force 29
Central City Plan (Portland) 23
Comprehensive Plan 6, 9, 25, 29
Couplet 12-15
Damascus City 6
Directory 31
EXCO Executive Committee 4
FAR Floor Area Ratio 25
ISOCARP International Society of City and Regional Planners 4
Junction City 14
LCDC Land Conservation & Development Commission 29
Lincoln City 20
Metro Metro Regional Government 26
New Look (Metro) 26
OAPA Oregon Chapter of the American Planning Association 4
Oregon Task Force on Land Use Planning 29
Portland City 23
PPP Public-Private Partnership 28
PSU Portland State University 4
String of Pearls Plan 20
TAP ULI Technical Advisory Panel 4
UGB Urban Growth Boundary 6
ULI Urban Land Institute 4
UPAT Urban Planning Advisory Team 4



ISOCARP *Net* Volume 15, Issue 2, August 2008

APA International Division *INTERPLAN* Issue 85, Summer 2008

Damascus Schedule of Activities

Damascus Opportunities & Constraints

Junction City Charrette

Junction City Zoning

Lincoln City Cutler District Base Map

Lincoln City Zoning

Portland Community Building Sourcebook

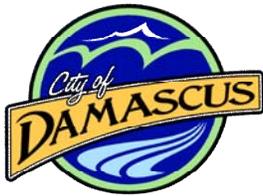
Central Portland Plan

Metro 2040 Growth Concept

Metro Regional Infrastructure Analysis

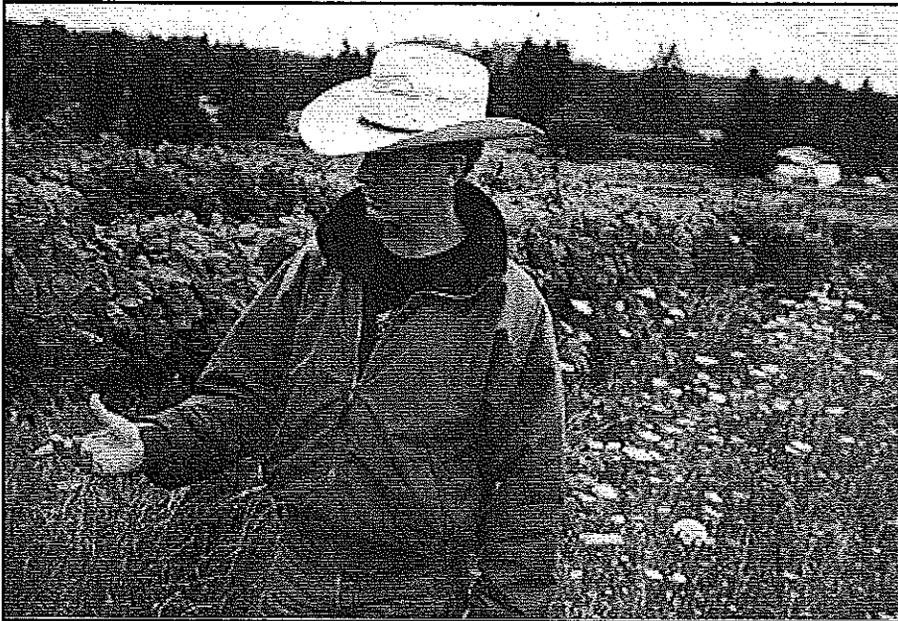
Big Look Final Report

Draft Legislation



Blurring the urban-rural line in Damascus

Posted by [ameunier](#) August 08, 2009 17:00PM



Thomas Boyd/The

Oregonian Oregon's land-use system has protected agriculture by separating it from urban development, but farmer Larry Thompson and the new city of Damascus want to integrate the two. DAMASCUS -- Larry Thompson has always been ahead of everybody else.

He stopped using pesticides and fungicides on his fruit, berries and vegetables years before organic became iconic, and long ago eliminated the middleman distributor by selling direct at his fruit stands and at seven farmers markets.

His harvest crew, including three generations of what began as a migrant family, has been documented, paying taxes and earning Social Security since 1986. He donated the use of 3.5 acres to Mercy Corps Northwest, which teaches Russian and Cuban immigrants how to farm Oregon-style.

He earns ovations at land-use conferences, gladly consorts with government planners and won a Western region sustainability award at the 2008 New American Farm conference. At 55, he's trim and shrewd in a cowboy hat and big Chevy pickup truck.

But not even Larry Thompson has grown a city before, and his ideas this time would turn Oregon's heralded land-use system on its head.

The region's growth regulators seeded the new city of Damascus on Thompson's 77-acre farm. In Thompson's vision, the city can be a place where urban development and agriculture entwine like his graceful marionberry canes.

Part of the farm could be developed for housing, he suggests, while he continues to farm the better soil. The farm's crops could supply an "eco-restaurant" at the top slope of the property. Along the road below could be a fruit and produce stand. Next to it could be a community kitchen and education center where customers could preserve the berries they just bought or learn how to improve their home gardens.

Thompson acknowledges the idea "steps way out of bounds."

Because if it's done nothing else, Oregon has drawn a bright line between urban and rural. Development

occurs within tight growth boundaries; farming and forestry happen out in the country. Period.

Thompson says it's time to blur those lines.

"Instead of saying, 'Here's the boundary for growth,' maybe we should start with the farm first and create the community around farms," he says. "That's my intent."

Metro, the regional government, planted Damascus on the edge of Portland in what many now see as a confounding expansion of the urban growth boundary. A lack of infrastructure -- adequate sewer, water and roads -- made traditional development severely expensive, and Damascus became the punchline to the area's development joke.

Seeking to control their destiny, residents of the rolling hills incorporated in 2004, but the subsequent recession and collapse of the housing market have left Damascus virtually unchanged. Anita Yap, community development director, describes it as "10,000 acres and 10,000 people." The view from Thompson's pumpkin patch contains no highways or high-rises.

Before incorporation, the one institution many Damascus residents had in common was the Boring Fire District. Five school districts and two water districts serve the area. City offices are in the area's lone commercial center, an abbreviated strip mall along Oregon 212 that includes a Bi-Mart, Safeway, hair salon and other businesses.

"City hall?" A man waiting in an insurance office 50 yards away has to think on it. "I hear they have one now," he offers.

But stalled development has given Damascus time to imagine itself, and in every discussion residents made it clear they value the area's farms and fruit stands, including Thompson's.

At the same time, the Portland metro area embraced the value of a regional "foodshed" and of slow food. And more: the security of growing and eating locally, and the climate change problems exacerbated by transporting products and traveling to stores. Farmers' markets have exploded in popularity, backyard chicken coops and gardens are increasingly common and small-acreage farms sell veggies to subscribers.

Thompson acknowledges that his first thought when Damascus became a city was, "I'm rich. Wow, I've finally made it. I could develop my land and retire and be wealthy."

His second thought was, "This is my heritage. It's a lot bigger than Larry Thompson."

His parents, Victor and Betty, arrived from South Dakota in 1947 and proceeded to "raise strawberries and kids." Thompson, the youngest of four children, is the only one to farm full-time. He says it is what he was meant to do.

Farming is important to society, he says. It feeds people, yes, but it also sustains something we have difficulty naming. Something emotional; connection with the agrarian roots from which most Americans are still just two or three generations removed. It is the green space we take our children to see.

Oregon farming is a \$5 billion annual business, employing more than 50,000 workers on farms and 19,000 in food processing plants. It thrives even as the state's population jumps and urbanizes; fast-growing Clackamas and Washington counties ranked fourth and fifth in crop sales value, and Multnomah County is in the state's top 15.

Growth boundaries, required of every city, have allowed agriculture to hang on by separating it. But along the urban fringe, farms are elbow to elbow with new residents who often don't understand or

appreciate dust, long hours and machinery noise.

"High-density apartments on one side, and the other side is combines," as Clackamas County Commissioner Charlotte Lehan puts it.

"Oregon land use is very dichotomous," she says. "You're either urban or rural -- urban with 10 houses per acre or rural with one house per 80 acres. I'm coming to the opinion that maybe we need to recognize another kind of animal which is neither fish nor fowl."

That describes Thompson's idea.

"All the people are on the bandwagon saying they want to save farms, but the way to do that is to make sure farms are making money," he says. "This is a way to do that while you develop an area."

Thompson is an able spokesman for urban agriculture. He befriends a neighboring subdivision by letting residents freely walk his property, favors U-pickers because it reconnects them with farm life, and tells anyone listening that making a good living goes arm in arm with being a responsible caretaker of the land.

Thompson has an important ally in Yap, the Damascus community development director. Although Damascus can't zone Thompson's land as Exclusive Farm Use, it may be able to treat it as industrial land or open space, zone it residential with an "agricultural overlay" that allows continued farming, or call it "land-based employment" property.

Oregon's land-use system has protected agriculture well for 30 years, "But this is a new city," Yap says. "Land-use law doesn't talk about climate change and peak oil" and doesn't address agriculture in terms of food security, community identity and economic development, she says.

In an article for this summer's edition of Oregon Planners' Journal, Yap and co-author Dean Apostol said Damascus is Oregon's first new city in 22 years and the first to be pre-planned. As such, it may be allowed to "test the edges" of the state's land-use system.

"We may be testing state assumptions by using various tools to set aside land for continued use for growing food and integrating active farming and the agricultural heritage into urbanization," they wrote.

Development groups and state and regional policymakers, are keenly interested in what Damascus is up to.

Damascus is proposing to treat agriculture as an urban economic activity similar to commercial or industrial development, says Jim Johnson, land-use coordinator for the state Department of Agriculture. "In some ways, what Damascus is doing is recognizing the obvious," he says.

But he's concerned that reserving acreage for farming within the urban growth boundary will cause development groups to seek expansion of the boundary as compensation -- and bump farther into farmland.

Johnson also cautions that what works for Larry Thompson, known as one of the region's most innovative and progressive farmers, might not work for others.

"What happens when Larry leaves?" Johnson asks. "Will someone else want to farm in that (urban) environment? I don't know."

Thompson says he has no retirement or succession plans. He and his wife, Kathy, have two children: Michelle, a counselor, and Matt, a student at the University of Oregon. Matt Thompson has expressed

interest in farming, but it won't be forced upon him, Larry Thompson says. On the other hand, a successful venture with Damascus might make the farm attractive to a buyer who would continue the operation.

Metro Councilor Rod Park of Gresham, himself a farmer on the UGB fringe, says the success of urban agriculture may depend on its scale. Nearby residents would have to remember that "Farming is a verb, not a noun," Park says.

The Damascus concept may be doable, "Given where people are at right now with concern about where their food is coming from," he says.

Jon Chandler of the Oregon Homebuilders Association says the Damascus idea sounds like a thoughtful approach, but says the region should question whether farming is the best use of land within the urban growth boundary.

The current system promotes the most effective placement of roads, sewer and other infrastructure, says Greg Manning, vice president of the Oregon chapter of NAIOP, a commercial real estate development association.

"When you break that up with intermittent, alternative uses it can reduce the efficiency of land use and infrastructure use," Manning says. "Do we have three subdivisions, 400 acres of farmland, then a shopping mall?"

Portland land-use lawyer Ed Sullivan says state law may make it difficult for Damascus to set land aside for farming. State statute, based on an Oregon Court of Appeals decision, says land within the growth boundary must be urban or "urbanizable."

"I wouldn't bet the farm on it, to coin a phrase," he says. "I can't say categorically that they would never make it, but I think this is a hard row to hoe."

Damascus is proceeding with the conditional blessing of Richard Whitman, director of the state Department of Land Conservation and Development.

"I'm not prepared to say it can't be done under Oregon law," Whitman says. "I think there are ways to do it. I think we should be able to accommodate that within the system."

But Damascus has an obligation to Metro to take on its share of the region's population and job growth, Whitman says. If land within the city is reserved for farming, the tradeoff is that some neighborhoods may have to be developed more densely, he says. It would be "problematic" if urban agriculture was used as an excuse for expanding the growth boundary, Whitman says.

Larry Thompson believes Oregon has reached the point where it can open the gates now separating the people who eat his pumpkins, corn, zucchini and berries from the land that produces it.

"It would be a reason to move to Damascus," Thompson says. "Our identity was lost when the UGB came and we incorporated. We went from a pastoral setting to, 'Now what?'"

-- *Eric Mortenson*; ericmortenson@news.oregonian.com

Categories: [Breaking News](#)

Comments

RU4Oregon says...

Growing a Sustainable Portland Metropolitan Foodshed Executive Summary of Project Proposal

August 18, 2009

Current Situation: The Portland metropolitan area is well known nationwide for its cutting edge sustainability vision, urban development and farmland protection framework. The region has a large number of highly productive small farms that are located within and near urban areas. There is a growing groundswell of interest in, and support for, locally grown, sustainable food. This interest is driven by rising concerns over human health and obesity, food security, oil supply and price swings, climate change, economic turmoil and the search for a more sustainable lifestyle. There is growing support for community supported agriculture, farmers markets, community gardens, local healthy food school programs and institutional purchases of fresh, locally grown produce.

This project seeks to identify the needs faced by producers and provide strategies to link producers, consumers and government to strengthen the local food production system in a way that supports regional sustainability goals. We will also explore the possibility of a regional strategy and partnership for a sustainable food future for the region.

Goals:

- Define the Portland Metropolitan Foodshed, develop a needs assessment based on input from producers and other metropolitan stakeholders.
- Assemble a regional toolkit of strategies to support evolution of a sustainable Portland Metropolitan Foodshed.
- Develop a research and educational program that supports these goals.

Distinctiveness: This project has the support of a broad private-public-academic coalition within the Portland region. Partners include the State of Oregon, Metro regional government, Clackamas County government, City of Damascus, Oregon State University (OSU) and Portland State University (PSU), natural resource agencies and leading agricultural producers.

Outcomes: The project will produce a user friendly on-line and in-print toolkit to help guide and shape state, regional and local policies to support the Portland regional foodshed. The toolkit will be valuable throughout the United States.



Collaborators:

Government

- Jim Wright, Mayor and Anita Yap, Community Development Director, City of Damascus
- Lynn Peterson, Chair and Charlotte Lehan, member, Clackamas County Board of Commissioners
- Carlotta Collette and Rod Park, members, Metro Council
- Martha Schrader, Oregon State Senator/Farmer

Research/Oregon University System

- Sheila Martin, Director, Institute of Portland Metropolitan Studies, PSU
- Garry Stephenson, Director, Small Farms Program, OSU
- Beth Emshoff, Metro Specialist, OSU Cooperative Extension
- Nick Andrews, Instructor, Small Farms outreach, North Willamette Research and Extension Center, OSU
- Larry Lev, Professor, specializing in farmers markets and sustainable agriculture, OSU

Producers:

- Thompson Farms, Larry Thompson
- Three Rivers Farm, State Senator Martha Schrader
- Oregon Lavendar Farm, Jim Dierking
- Klock Blueberry Farm, Clair Klock
- Siri and Son Farms, Jim Siri

Economics and Market Improvements Strategies:

- Private sector: Cogan Owens Cogan, LLC. Bob Wise, specialist in Sustainable Economic Development
- Clackamas County Soil and Water Conservation District. Rick Gruen
- USDA/Natural Resources Conservation Service. Chris Homma

Contacts:

Anita Yap, AICP **Community Development Director**

City of Damascus
19920 SE Highway 212
Damascus, OR 97089
Voice: 503-658-8545
Fax : 503-658-5786
ayap@ci.damascus.or.us
www.ci.damascus.or.us

Robert N. Wise **Senior Project Manager**

Cogan Owens Cogan, LLC
813 SW Alder Street, Suite 320
Portland, OR 97205
Voice: 503-225.0192 Ext. 213
Fax: 503-225-0224
bob.wise@coganowens.com
www.coganowens.com



Thompson Farm:

Sustainable Development & Agriculture Preservation

A design collaboration between the City of Damascus and the University of Oregon



2009



UNIVERSITY OF OREGON
School of Architecture and Allied Arts



This booklet is the culmination of a partnership between:

The City of Damascus

Anita Yap, Community Development Planner

Larry Thompson, Landholder

and the University of Oregon Landscape Architecture and Architecture
Departments

Faculty:

Anne Godfrey, Landscape Architecture

Michael Fifield, Architecture

Students:

Kelsey Lovett, Leah Lyon, Hillary Olson

Hayley Cook, Joanna Johnson, Jenny Marx, Susan Spence

Zac Rix, Tyson Staab, Garrison Winkle-Bryan

Darcy Anders, Jessica Dunlap, Nate Ulrich, Reid Ekman

Elizabeth Weigand, Shannon Eldredge, Brett Holverstott

Matthew Morgan, Dylan Versteeg, Michelle McPherson

Vito Cerelli, Justin Simms, Roxana Monjaras-Como, Justin Mayo

Patricia Stevenson, Amanda Roses, Stephanie Nelson

The projects documented in this booklet would not have been possible without the input, participation, and interest of the Community of Damascus. Thank you for your support.

Booklet and Text compiled by Darcy Anders

With Advisor Anne Godfrey

godfreya@uoregon.edu

Project completed January 2009 - March 2009

Booklet Compiled July 2009

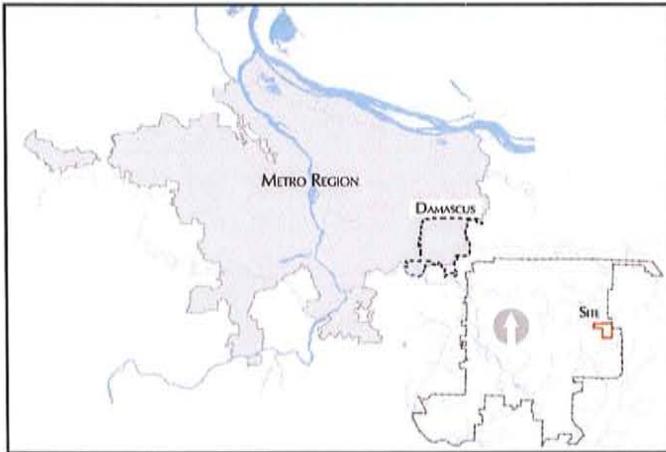
Contents



The City of Damascus and Thompson Farm	4
The University Of Oregon and the Project	6
Thompson Farm Sustainable Village	8
Thompson Farms: A Thriving Farm in a Thriving Community	10
Thompson Urban Farm	12
Growing Network: Community Connections, Agricultural Heritage, and Ecological Strategies	14
Trans - Farmation	16

Oregon Agriculture:

How Family Farms Relate to Urban Communities



Pete Springer/OPB News

People have been trying to understand the relationship between urban and rural landscapes, and communities ever since cities were formed. Oregon's solution has been to draw a boundary around cities in an attempt to preserve the agricultural and enliven the urban. However, as we learn more about the effects of our industrial cities and industrial farming on transportation, environmental health, community isolation, and the quality of our food, some people begin to question the quality of life this solution offers.

Larry Thompson has found a way out of the industrial past, creating a financially, ecologically, and socially successful farm. Located on the eastern edge of the City of Damascus, southeast of Portland, Oregon, his family and others in the area have been farming for generations.

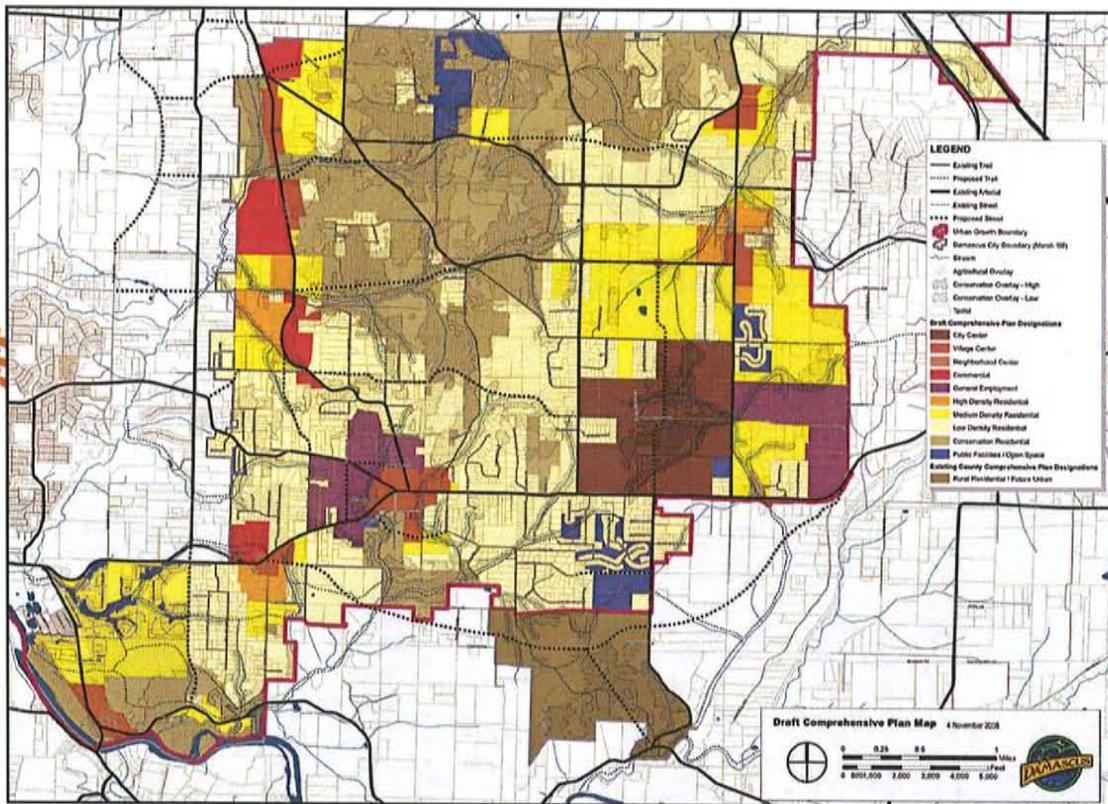
He has said "Today what we do, this whole neighborhood right next to me, everyone knows [about it]-- they walk their dogs out here, they jog around the farm, they ride their bicycles up and down the roadways. We encourage all of that because our job, again, is not only raising food but we're part of the

community and we realize that."

These are the characteristics of a sustainable, high quality life. Thus, when the Metro Area expanded its Urban Growth Boundary to include the city of Damascus and Larry's farm, he began searching for a future that would include the new land use policies and still hold agricultural traits.

After two generations of "growing strawberries and children" in a fully functioning family farm he is looking for a plan of action that will preserve the best of this life and share it with the new community. Instead of lamenting a loss, he is hoping to celebrate the beginning of a development that receives its food from on site, guiding Damascus towards becoming a leader of sustainable cities.

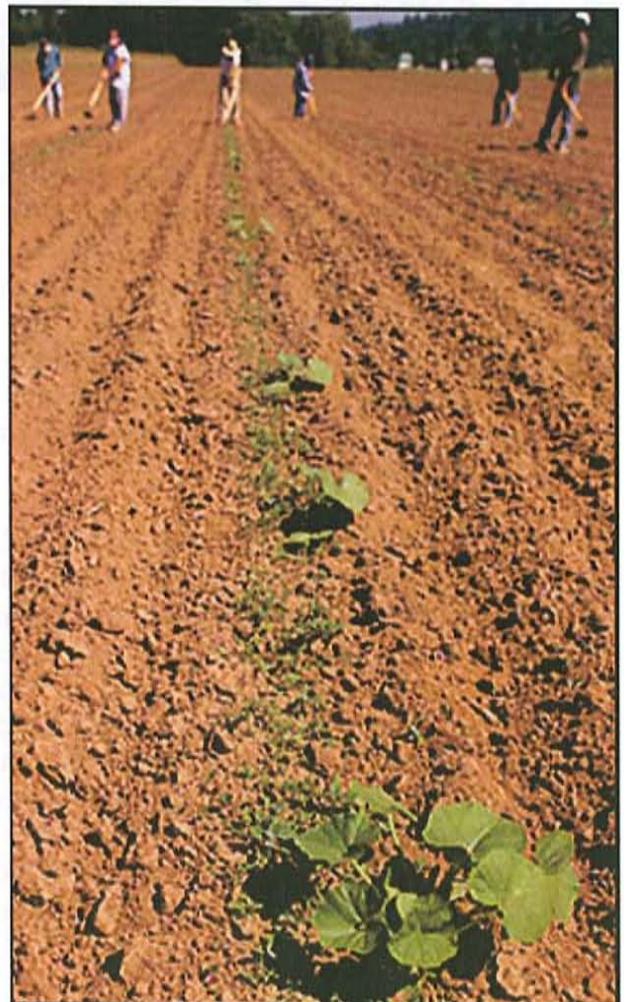
Ideally, the unique land use planning strategy which prompted this transition, the Urban Growth Boundary (UGB), is drawn "to provide land for urban development needs, and to identify urban, and urbanized land from rural land." (Oregon's Statewide Planning Goals & Guidelines) This ensures land use



decisions are in the hands of committees and are “based not on financial and political aspirations of local landowners, developers, and elected officials, but on solid data about future growth and clear principles governing where development is appropriate.” (1000 friends of Oregon) In order to slow the growth of urbanization, density within the UGB is encouraged and often required.

Based on the City of Damascus' Vision Plan, Thompson farm is designated as medium density residential. This means that the minimum number of dwelling units per net acre is six with a maximum number of twelve. For example, if a planner wanted to achieve ten dwelling units per acre on Larry's 77 acres, they would need to build 770 dwellings total. Such density traditionally leaves little room for agriculture.

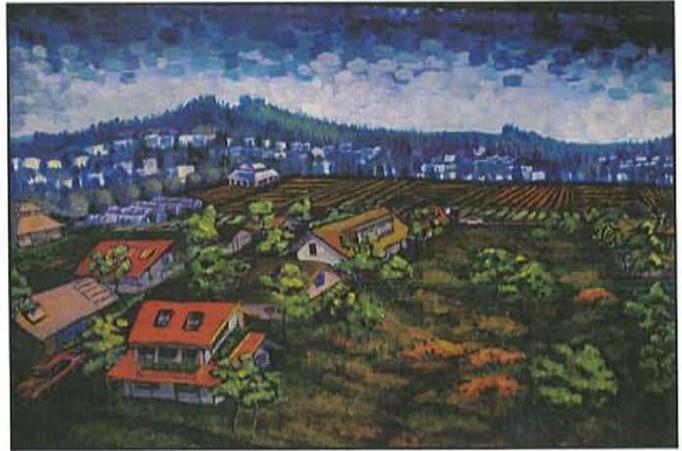
Since one of the goals of the UGB is to preserve agriculture outside its limits, agriculture within is seen as unsuitable. However, to ensure quality of life, public park and open space is designated for every community. Here, in the correlation of open space and quality of life, is the opportunity for mixing agriculture and communities, which are otherwise separated.



Pete Springer/OPB News

Dreaming New Lives:

Where Food Production and Community Meet



With new land use laws and a new generation Larry envisioned his land most likely becoming a smaller farm surrounded by restaurants, high-end houses, and retirement communities. However, with the help of Anita Yap, Community Development Planner of Damascus, and his pioneering spirit and dedication to education, he collaborated with a group of architecture and landscape architecture students from the University of Oregon to brain storm other possibilities.

Led by landscape architecture professor Anne Godfrey and architecture professor Michael Fifield, they attempted to create a community on Thompson Farm that would achieve a sustainable, high quality life through the inclusion of agriculture. To achieve this the class developed the following goals: integrate agriculture, ensure environmental health (water quality, energy consumption, habitat value, etc), provide for a variety of life situations (age, family size, income, etc), connect the community to the rest of Damascus, provide opportunities that will cultivate a supportive community, and meet the density required within the Urban Growth Boundary.

The target density of the designers began at ten dwelling units per acre (DUA), the middle of the given residential density range for Portland Metro, totaling 770 dwellings. However, after the designs were complete the total dwellings ranged from 400 to 600, which is a rough equivalent of six to eight dwelling units per net acre. Though the students did not meet their target goal, they did stay within the prescribed medium density range of six to twelve dwelling units per net acre.

Since this project is attempting to integrate urban density with a rural, productive landscape, a low density would negate the urban aspect and ignore a key challenge. Tackling this challenge is crucial for the continuation of higher net density adjacent to agricultural use to succeed within the Urban Growth Boundary. A lower density than planned would result in expanding the UGB further, or in ill-fitted infill development.

The city government of Damascus has been grappling with this issue since the city's inclusion in the UGB. They know growth is coming and they



have many decisions to make. Luckily, they also see potential in the opportunity to plan a new city. Anita Yap is ready to make it the most sustainably livable cities around. While working closely with local residents she was able to coordinate University students with a farmer looking for new ideas. Yap then facilitated a dialogue between the community and the university students about the proposed designs. Such discussions introduced fresh ideas and helped tailor the designs to the community's needs.

The enthusiastic approach to learning and planning taken by the city of Damascus has produced many options for the city and provided new problems, enriching the education of many students. This project also required the input of community members such as Larry Thompson and those who came to review the proposed designs at community meetings. With the support of such an eager community, state and city

organizations are more able to listen to a spectrum of ideas, enhancing the lives of all involved.

The participating students were part of a joint studio between the architecture and landscape architecture programs at the University of Oregon. Students and professors from each department teamed up to teach and learn together. Graduate, undergraduate, landscape architecture, and architecture students mingled in teams of three or four and drew on each other's experience to create a comprehensive design. Beginning with an assessment of the problem and of the site, the students had twelve hours of class time a week, for ten weeks, to design, discuss, present, discuss, edit, and design again. The following are five of these projects, the results of students working together to envision a way of living that binds the urban and rural seam.

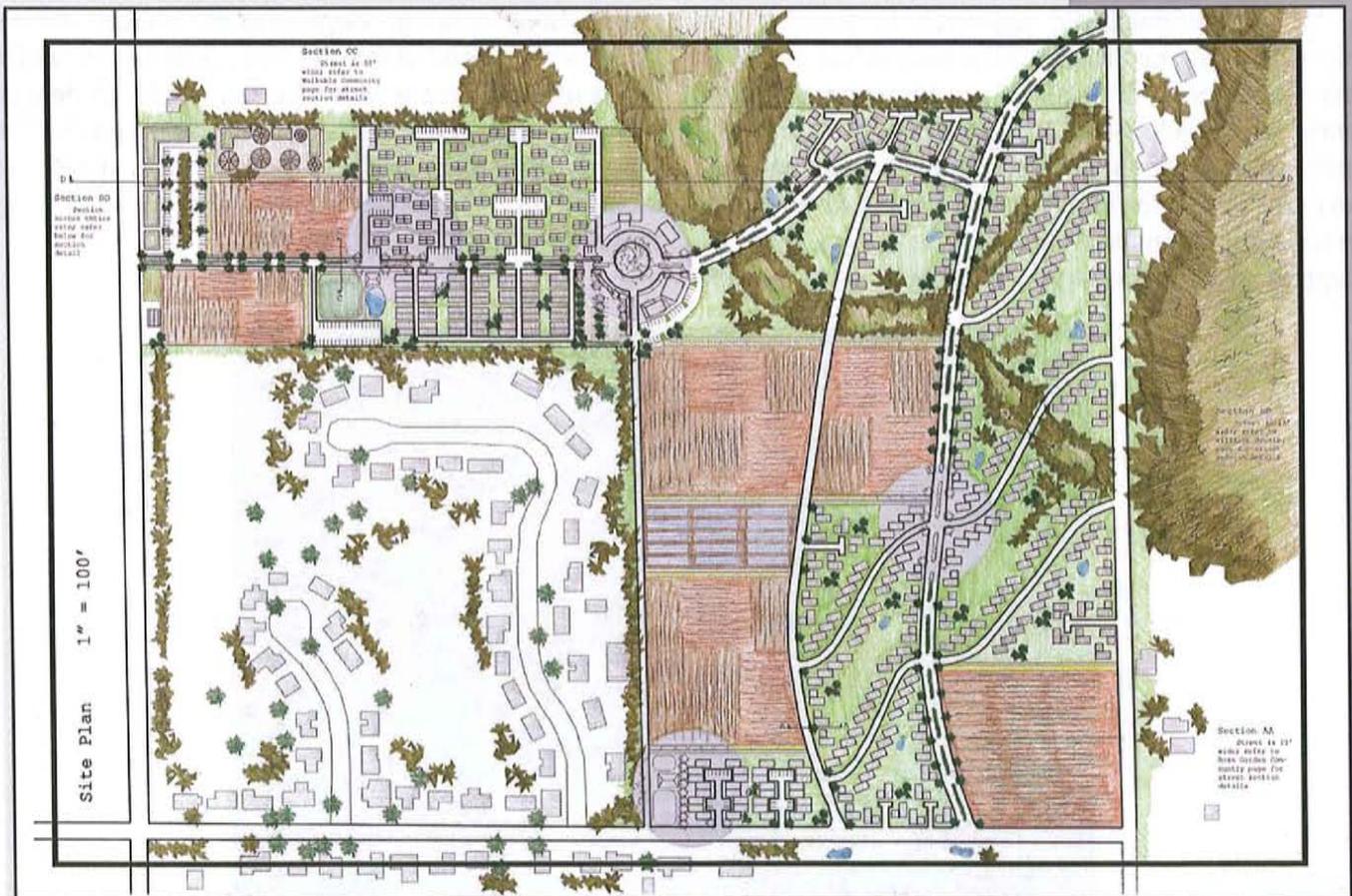


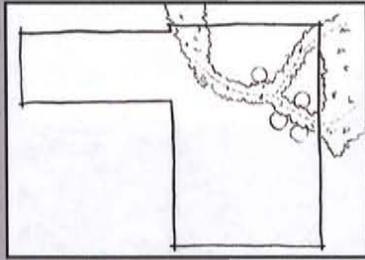
Thompson Farm Sustainable Village

Kelsey Lovett, Leah Lyon, Hillary Olson

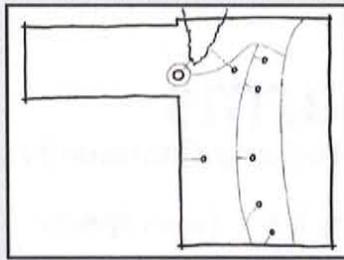


This design incorporates: 1) **community spaces** such as a pool, recreation area, shared laundry facilities, shared parking, a market, an eco-café, gardens, community trails, and a shared composting site; 2) many **connections** to the greater Damascus community; 3) **affordability** by offering a range of diverse housing and shared common spaces; 4) **maximized green space** with a large green belt connected to the existing wetland, garden education, community/urban farms, and orchard parking lots; 5) clearly **integrating the urban fabric** in the agricultural setting; 6) and upholding the commitment to **sustainability** through use of an anaerobic digester, grey water systems, small unit footprints, rainwater collection, green roofs & walls, southern exposure for heat, bioswales to treat storm water, pervious paving to lessen storm water, and photovoltaic panels to gather solar energy.

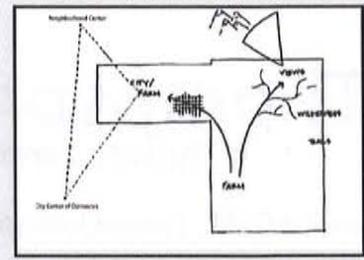




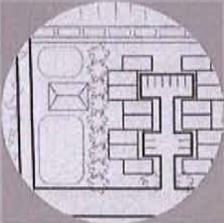
Green Spaces



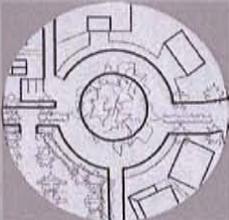
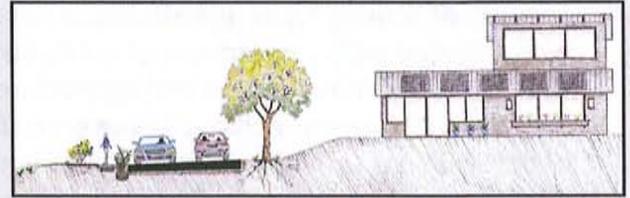
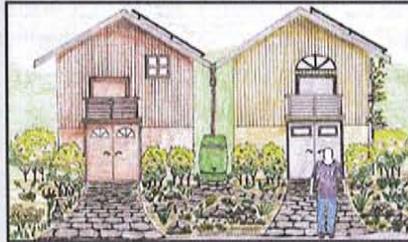
Rain Water Collection Points



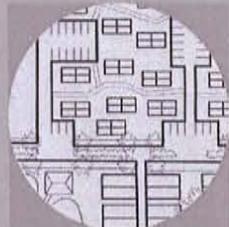
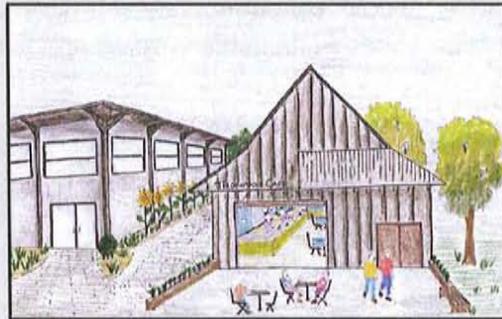
Connections Off Site



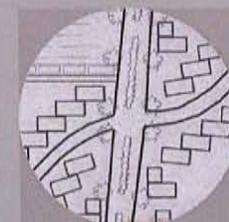
Rose Garden Community



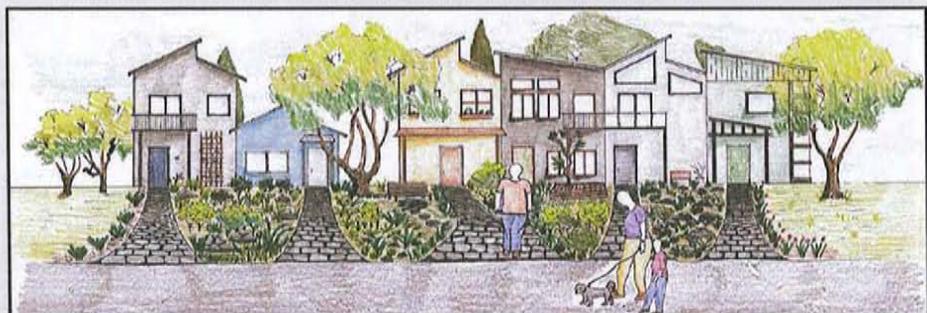
Commercial Center



Walkable Community



Hillside Housing



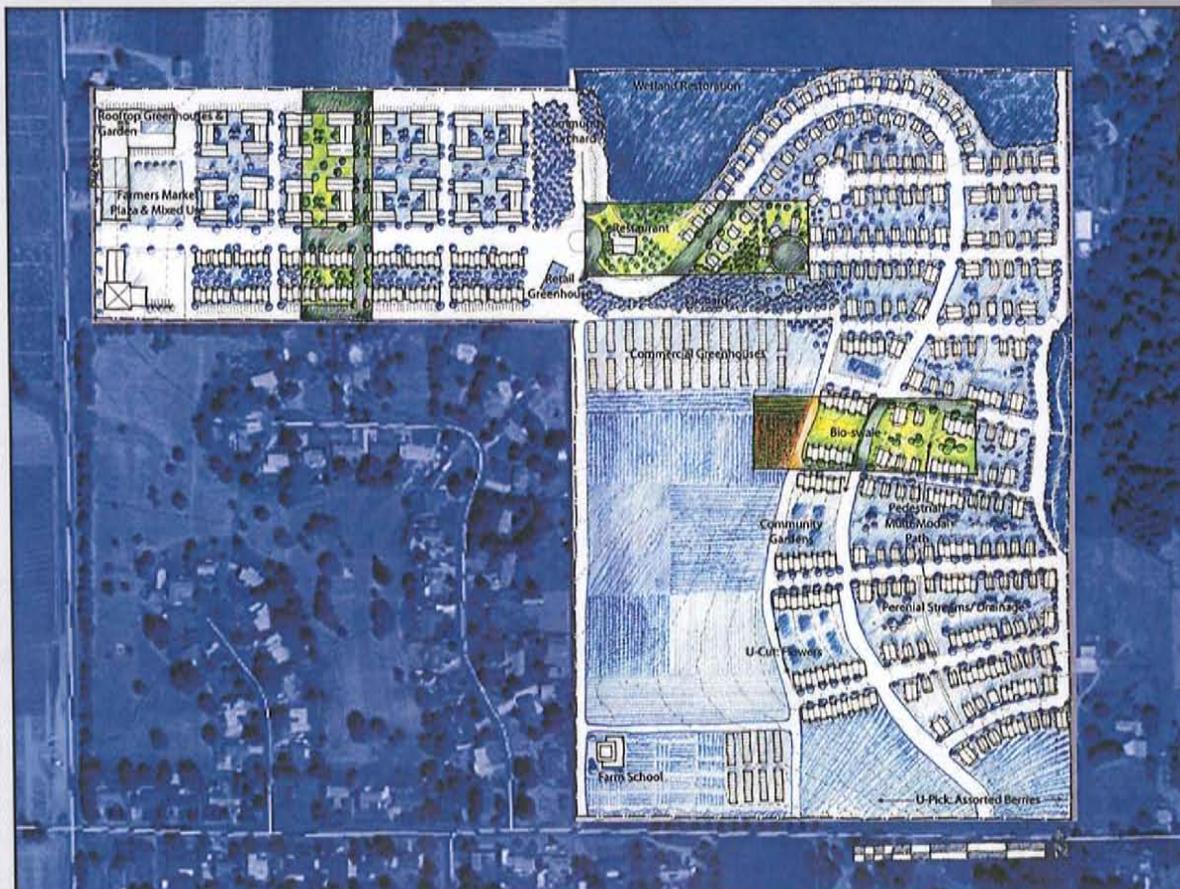
Thompson Farms

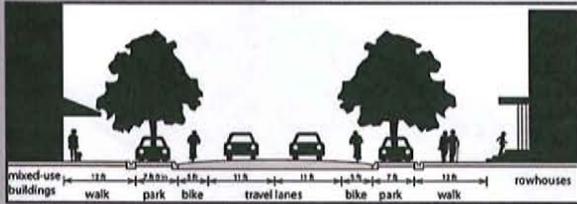
A Thriving Farm in a Thriving Community

Hayley Cook Joanna Johnson Jenny Marx Susan Spence

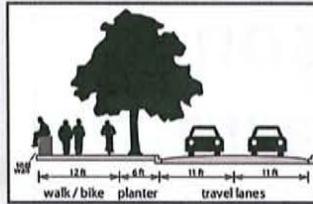


This group had three goals for their design: 1) **create a thriving community** with a variety of housing types and affordable housing, walkable circulation that emphasizes multi-modal transportation, a hierarchy of public and private spaces with usable open space, housing design and trail infrastructure that connect people to one another, and increased density planned near future Damascus hubs; 2) **preserve the environment** by minimizing the impact of development on wildlife habitat and water quality, creating open space corridors to ease wildlife circulation, preserving aquifer recharge zones, and employing green building practices throughout the site; 3) **celebrate the agricultural heritage** with preserved farmland, planted orchards, community gardens, greenhouses for high-yield production, retail businesses, a local food restaurant as a destination and focal point for community activity, a farmers market in an urban corridor, and a center for education about sustainable farming practices.

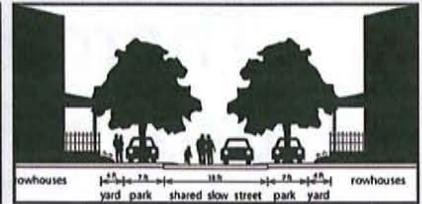




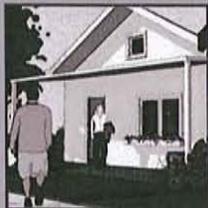
Multiuse Boulevard



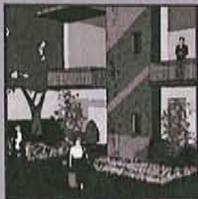
Multi-Modal Pathway



Residential Street



Cottage



Garden Apartments



Row Houses



Single Detached



Attached House



Orchard Hill Plan



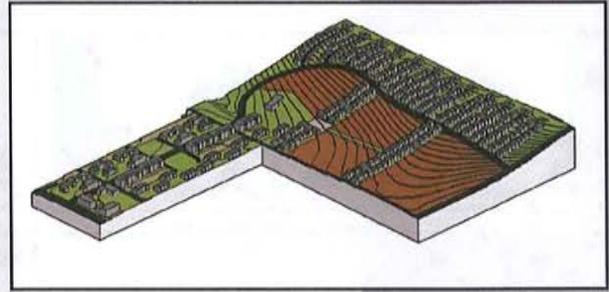
Farm View Neighborhood



Market District

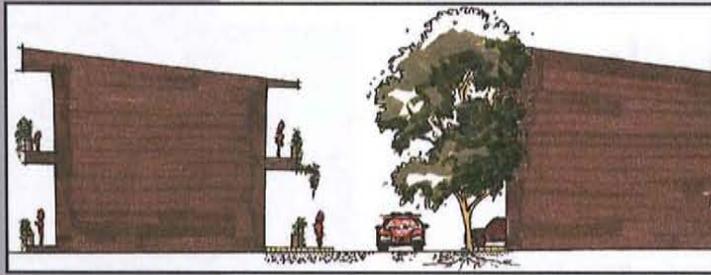
Thompson Urban Farm

Zac Rix Tyson Staab Garrison Winkle-Bryan

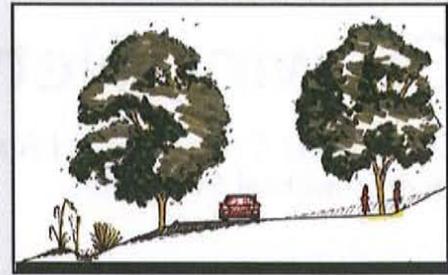


The essence of this project is to create a framework for city development that focuses on creating unifying connections between community, **agriculture**, and sustainability. Thus, this design includes 1) a greener, smarter infrastructure, 2) an interwoven system of streets, pathways and open space that unites the site and **connects** to the wider context, 3) outdoor **community** space that reinforces all areas of the site and context, 4) a healthy community economy based on **sustainability** and local consumption, 5) and an emphasis on interconnectivity and shared use between all elements of the project.

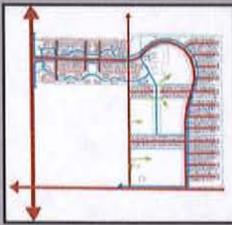




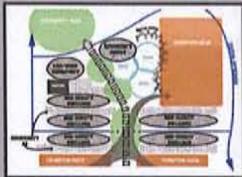
Apartment Section



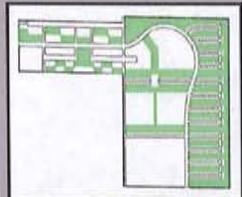
Street Section



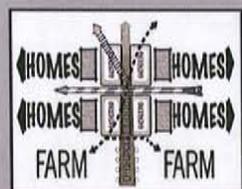
Circulation



Community Connections



Green Space



Transition Spaces



Storm Water

Multi-use
Street
Front



Market &
Community
Center



Apartments
and Community
Space



Single Homes
and Community
Gardens



Growing Network

Community Connections | Agricultural Heritage | Environmental Strategies

Darcy Anders Jessica Dunlap Nate Ulrich Reid Ekman



This design seeks to recognize and emphasize the Thompson legacy through 1) the preservation of farming activity and **farming identity** as well as through stewardship of the land. Thus there is community integration with agriculture, food production as open space amenity, and rural architectural character. This design priorities 2) **community** at two scales: between the site and its surrounding community, and between community members within the site. To accomplish this there are softened edges between different land uses, seamless and multi-modal physical connections, and rural design character integrated with urban design. This design also seeks to 3) strengthen the site's existing **ecological assets** and increase an awareness of both local and global impacts of design decisions. There are connections between human and non-human ecosystems and enhanced green space connectivity. Minimal physical impact of development, and minimal required energy inputs (conserve food waste, water, solar energy and maximize walkability) are additional ecological goals.

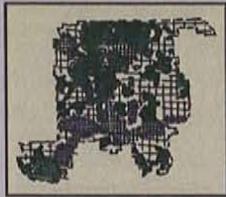




Row Housing

Semi-detached

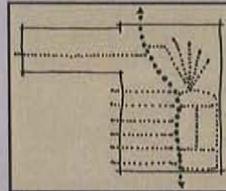
Cottages



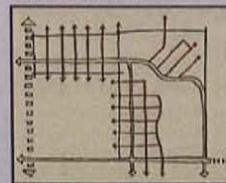
Landscape Pattern



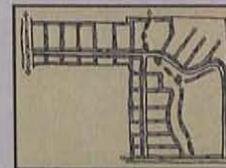
View Impacts



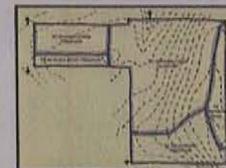
Pedestrian Circulation



Automobile Circulation



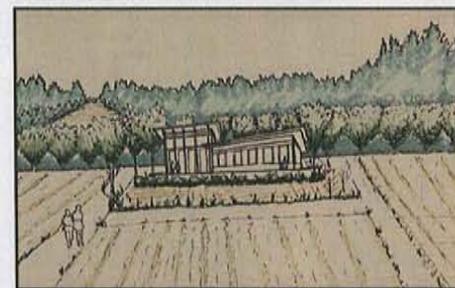
Storm Water



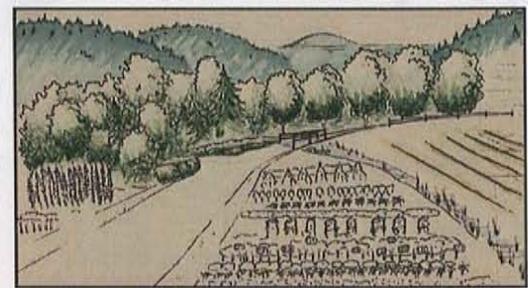
Site Water Sheds



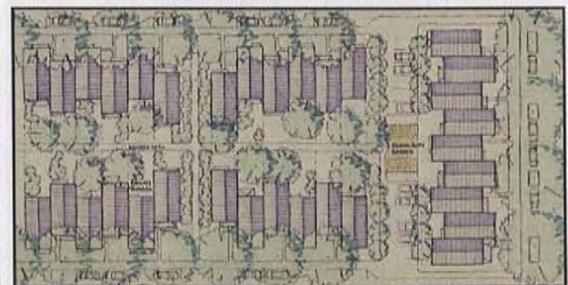
Community Trails



Hill Top Farm, Restaurant, and Gardens



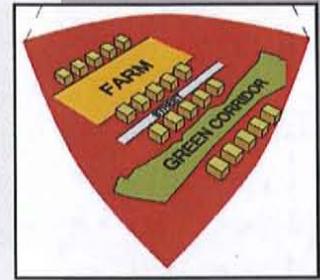
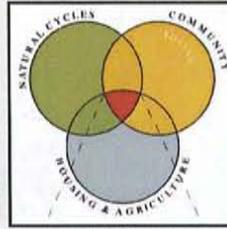
Row Housing and Boulevard



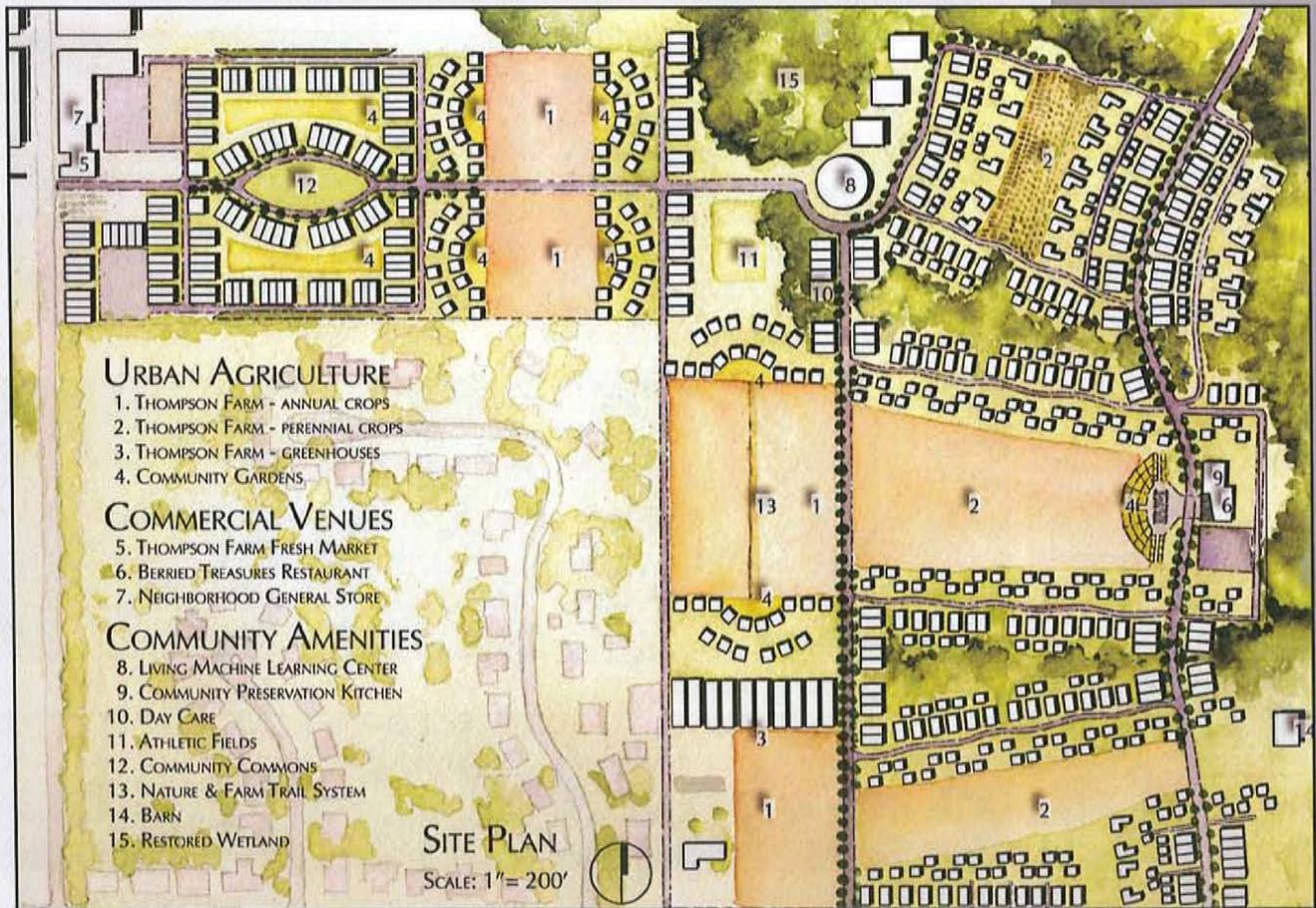
Market and Apartments

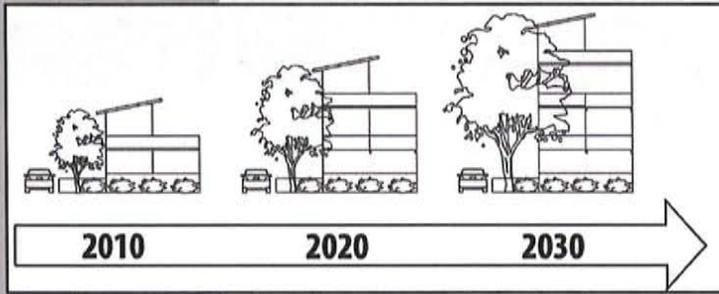
Trans - Farmation

Elizabeth Weigand Shannon Eldredge
Brett Holverstott

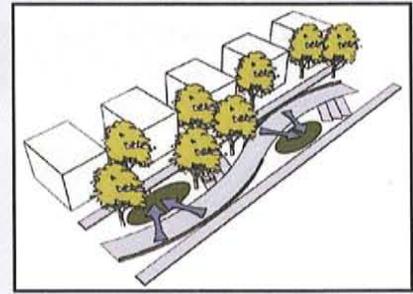


This group focused on cultural and ecological interrelationships. 1) **Contextual Connectivity** is established by responding to the implications of the Damascus Vision Plan. Seamless connections are made with planned natural riparian corridors, roads, neighborhood and city centers, and residential areas. 2) The **Cultural Character** of the Damascus area is preserved by celebrating the rural and farming heritage by honoring views of the nearby barn landmark, the Thompson family farmland, and the surround buttes and farmland of the greater Damascus area. 3) **Strong Community** is established by offering a variety of housing types situated in various landscape conditions, by building community spaces including a restaurant that uses fresh farm produce and a community kitchen, and by preserving a range of outdoor places, such as community gardens, orchards, and athletic fields. 4) **Ecological Health** is prioritized through ecological restoration of the riparian, wetland, and fir forest habitat areas. Natural vegetation is extended into the site creating a place for trails, recreation, and wildlife.

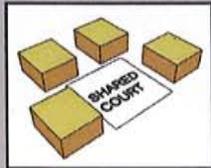




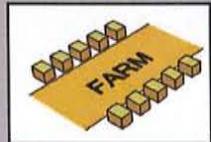
Growth in Density



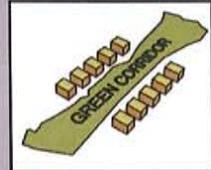
Rainwater Harvesting



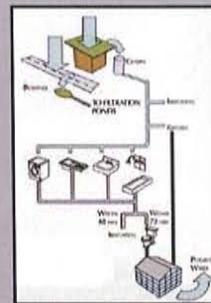
Eyes on Open Space



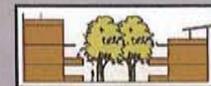
Farm as Amenity



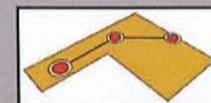
Green Corridors



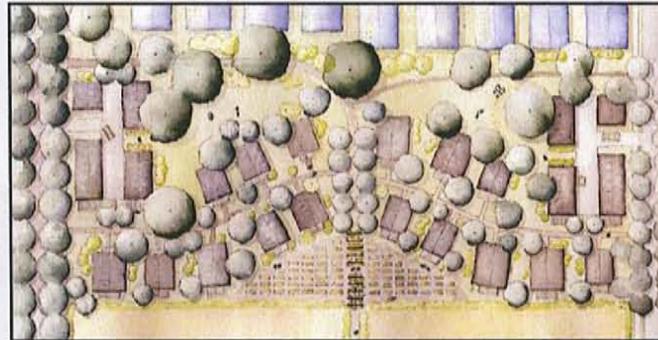
Grey Water Re-Use



Intimate Streets



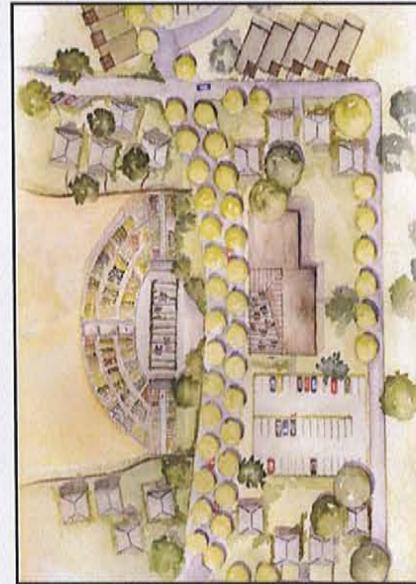
Community Nodes



Farmside Cottage Housing



Ecological Edge Housing



Community Garden & Restaurant



Farmside Pedestrian Path



Market Site Entrance off 242nd



Athletic Fields



Living Machine Learning Center



For More Information Please Visit

OPB: the Future of Family Farms

<http://news.opb.org/article/2713-future-oregon-family-farms-looks-healthy/>

1000 Friends of Oregon

<http://www.friends.org/issues/towns>

Oregon Metro: Urban Growth Boundary

<http://www.oregonmetro.gov/index.cfm/go/by.web/id=277>

City of Damascus Comprehensive Planning

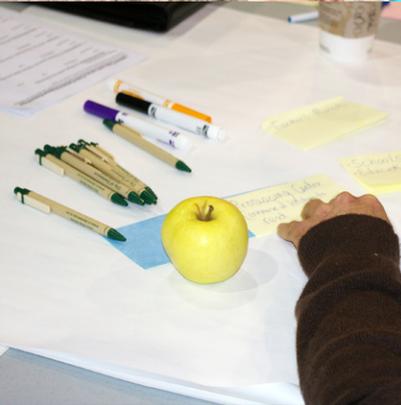
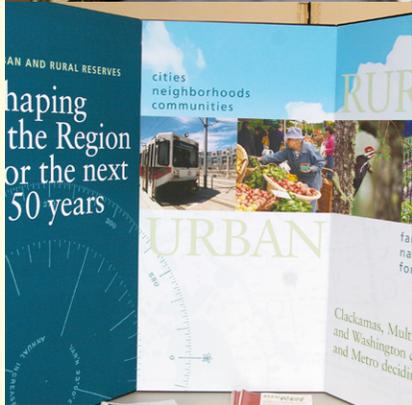
<http://www.ci.damascus.or.us/DynamicPage.aspx?ID=53afa137-696f-4e00-91e7-59b972861519>

Eating and Growing Locally

Summary of the Urban Farm and Local Food Forum

Damascus, Oregon

City of Damascus and
Urban Land Institute



October 16, 2008

Agriculture, second to high tech as the state's major industry, should be recognized and nurtured.

Introduction

Productive and healthy agriculture is a valuable asset to the City of Damascus, Clackamas County and the Portland metropolitan area. How to protect and sustain this resource in the face of exploding population growth, particularly in Damascus, one of Oregon's most recently incorporated cities, was the subject of a day-long forum held in October 2008.

Nearly 100 attendees contributed to the proceedings and discussions. They represented diverse backgrounds, including local farmers and residents; local, state and federal elected officials and governmental agencies; farmers' markets; and university students. They heard from two panels of individuals representing many different points of view and engaged in small group discussions (see back panel for list).

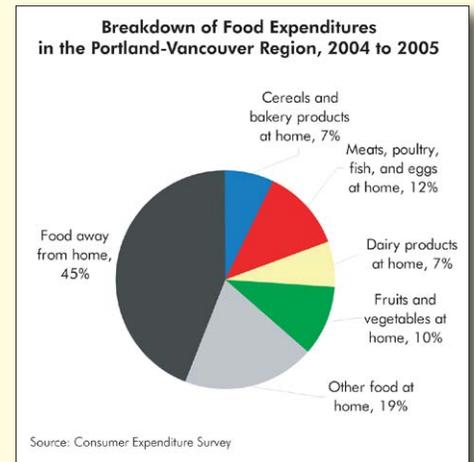
Key Points

Panelists and participants noted the following:

- There is great interest in these issues, in the region, state and nationally.



- Agriculture, second to high tech as the state's major industry, should be recognized and nurtured.
- As it develops its first comprehensive plan, the City of Damascus has a unique opportunity to preserve and maintain existing farming and agricultural uses within its Urban Growth Boundary.
- Food is more than just nourishment. It is a way to create community. Through food, we share other cultures, provide economic opportunities and create food-centered experiences.



The need to produce food locally increases as other areas of the country experience drought and other adverse climatic conditions.

- Urban agriculture, defined as farming and community gardens in cities and urban areas, should be encouraged.
- Farmers' markets bring food closer to the users and enable small farms to increase their markets.
- Although "right-to-farm" laws ensure that farms continue within the UGB, they do not assure their viability.
- The need to produce food locally increases as other areas of the country experience drought and other adverse climatic conditions.
- It is important to explore ways to

bring together disparate interests and initiatives related to food security and planning. These include but are not limited to farm coalitions and farmers' markets; farm-to-school programs; community gardens; and restaurants using local foods.

- Working together, in terms of financial resources, political influence and social capital, the whole would be greater than the sum of its parts.
- Public education of consumers and purchasers about the many advantages of growing and buying local food is essential.



Interested?

Please join us in this inquiry. For more information contact:

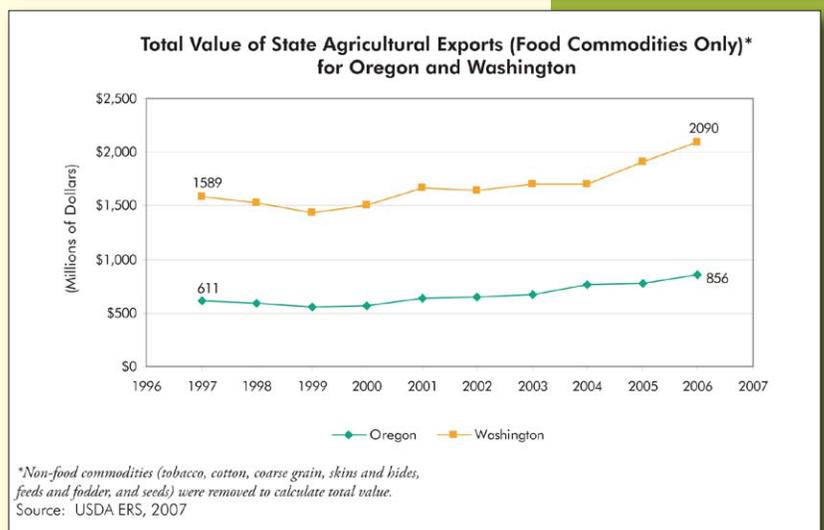
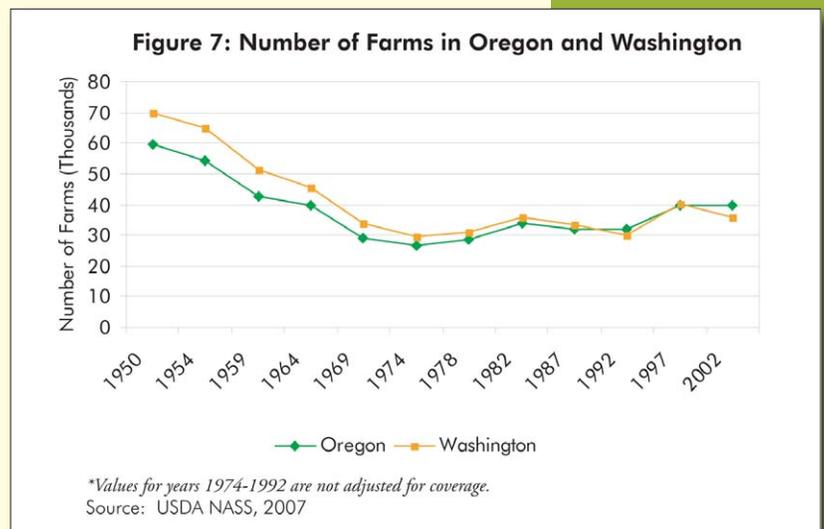
Anita Yap, Community Development Director, City of Damascus
 19920 SE Highway 212
 Damascus, OR 97089
 ayap@ci.damascus.or.us
 503-658-8545
 www.ci.damascus.or.us

Public education of consumers and purchasers about the many advantages of growing and buying local food is essential.

Next Steps

Participants agreed that these action items should be explored further:

- Create a coalition of interests.
- Engage stakeholders and the public.
- Develop a strategic plan about issues to address, stakeholders, priorities, time schedule and outcomes.
- Create opportunities for networking through electronic and other means.
- Support the City of Damascus in its efforts to protect and enhance its agricultural base.



The “right to farm”
law ensured farmers
stayed a verb,
not a noun.

Councilor Rod Park,
Metro

Panelists:

“The Big Picture”

- Ric Stephens, Chair, Urban Land Institute Oregon/SW Washington
- Carlotta Collette and Rod Park, Metro Councilors
- Bob Wise, Cogan Owens Cogan, LLC
- Tom Osdoba, City of Portland Office of Sustainable Development

“The Doers”

- Cory J. Schreiber, Oregon Department of Agriculture Farm-to-School Program

- Daurie Mangan-Dimuzio, Executive Director, Hollywood Farmers Market
- Larry Thompson, Farmer, Thompson Farms
- Anita Yap, Community Development Director, City of Damascus



With special appreciation to sponsors:

Graphs courtesy: *Planting Prosperity and Harvesting Health*, October 2008, Institute of Portland Metropolitan Studies, Portland State University