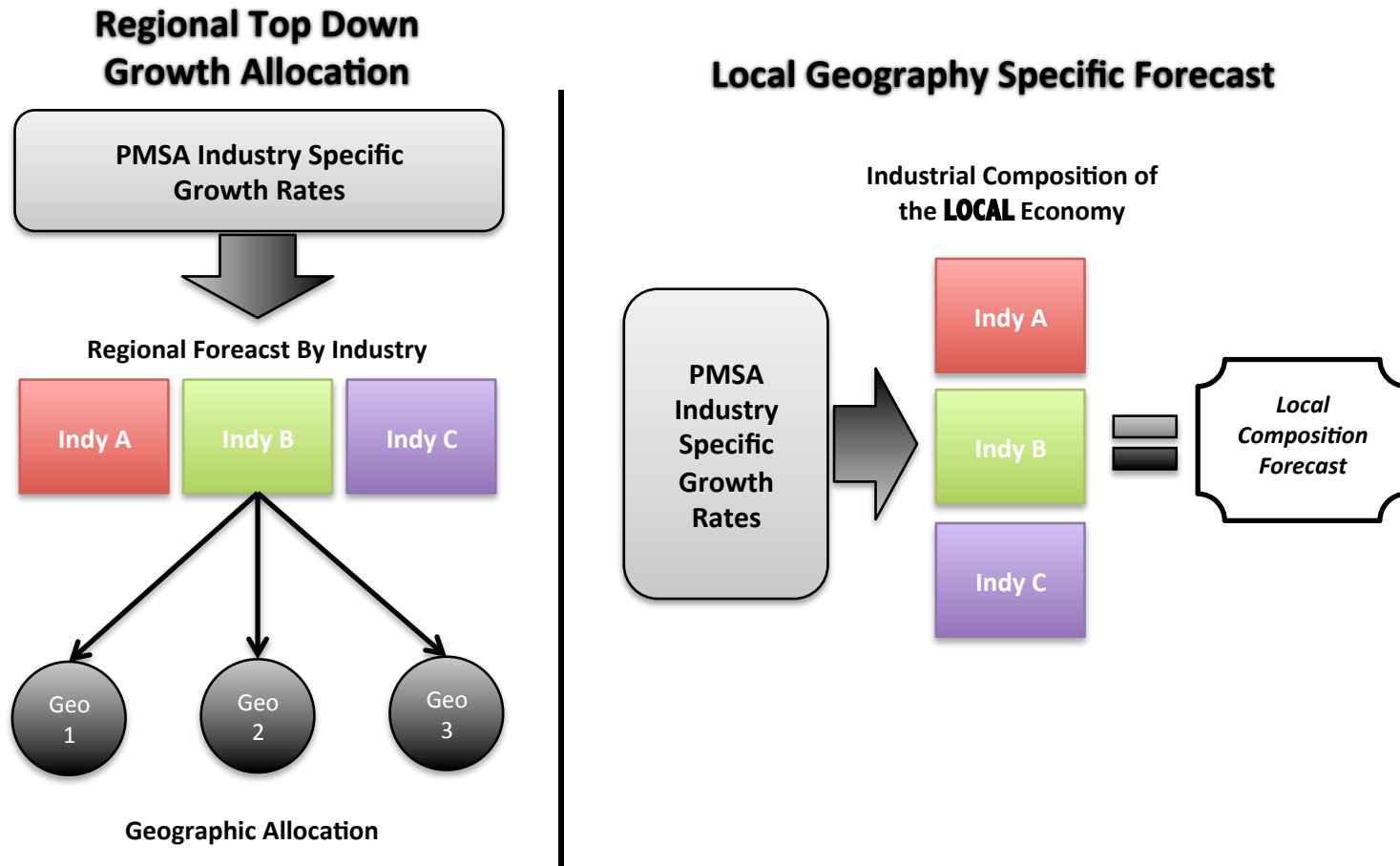


EMPLOYMENT FORECASTS

Baseline Process






EMPLOYMENT FORECASTS

Alternative Forecasts

Industry	<u>BASE YEAR</u>	<u>SCENARIO III</u>			<u>SCENARIO IV</u>		
	2014	2035	#	AAGR	2035	#	AAGR
Natural Resources	465	534	69	0.7%	548	83	0.8%
Construction	6,667	10,936	4,269	2.4%	11,508	4,841	2.6%
Manufacturing	13,902	19,017	5,114	1.5%	20,984	7,082	2.0%
Wholesale Trade	8,650	11,979	3,329	1.6%	12,740	4,090	1.9%
Retail Trade	15,065	19,134	4,069	1.1%	19,652	4,587	1.3%
T.W.U.	4,122	5,124	1,003	1.0%	5,377	1,256	1.3%
Information	1,333	1,903	570	1.7%	2,070	737	2.1%
Finance	4,665	5,216	551	0.5%	5,423	758	0.7%
Real Estate	1,824	2,028	204	0.5%	2,131	307	0.7%
Professional Services	7,404	11,751	4,347	2.2%	12,958	5,554	2.7%
Management	1,418	2,132	714	2.0%	2,353	935	2.4%
Admin & Waste	6,573	10,099	3,526	2.1%	11,075	4,502	2.5%
Education	7,672	10,384	2,713	1.5%	10,722	3,051	1.6%
Health & Social Assistance	16,588	24,317	7,729	1.8%	25,841	9,252	2.1%
Arts. Ent. Rec.	1,514	1,878	364	1.0%	1,953	438	1.2%
Accomodation & Food	9,457	11,621	2,164	1.0%	12,030	2,573	1.2%
Other	4,238	6,108	1,870	1.8%	6,362	2,124	2.0%
Government	5,181	6,597	1,416	1.2%	6,782	1,601	1.3%
TOTAL:	116,738	160,759	44,021	1.5%	170,509	53,770	1.8%

**Figure 43: Reconciliation of Demand Scenarios with Suitability
Constrained Land Assumptions (2015-2035)**

Scenario	Land Type	Estimated Demand	Buildable Land Supply		Surplus/Deficit Range		
			Suitability Share ⁵ : 60%	40%	Low	High	
URG BASELINE	Commercial	847		995	663	148	-184
	Industrial ³	1,370		922	615	-448	-756
	Total	2,217		1,917	1,278	-300	-939
NON-RETAIL DEMAND LOW¹	Commercial ⁴	819		995	663	176	-156
	Industrial	1,251		922	615	-329	-636
	Total	2,070		1,917	1,278	-153	-792
NON-RETAIL DEMAND HIGH²	Commercial ⁴	909		995	663	86	-246
	Industrial	1,549		922	615	-627	-934
	Total	2,458		1,917	1,278	-541	-1,180

¹ Calculated as the Average of Scenarios I and II in Figure 26

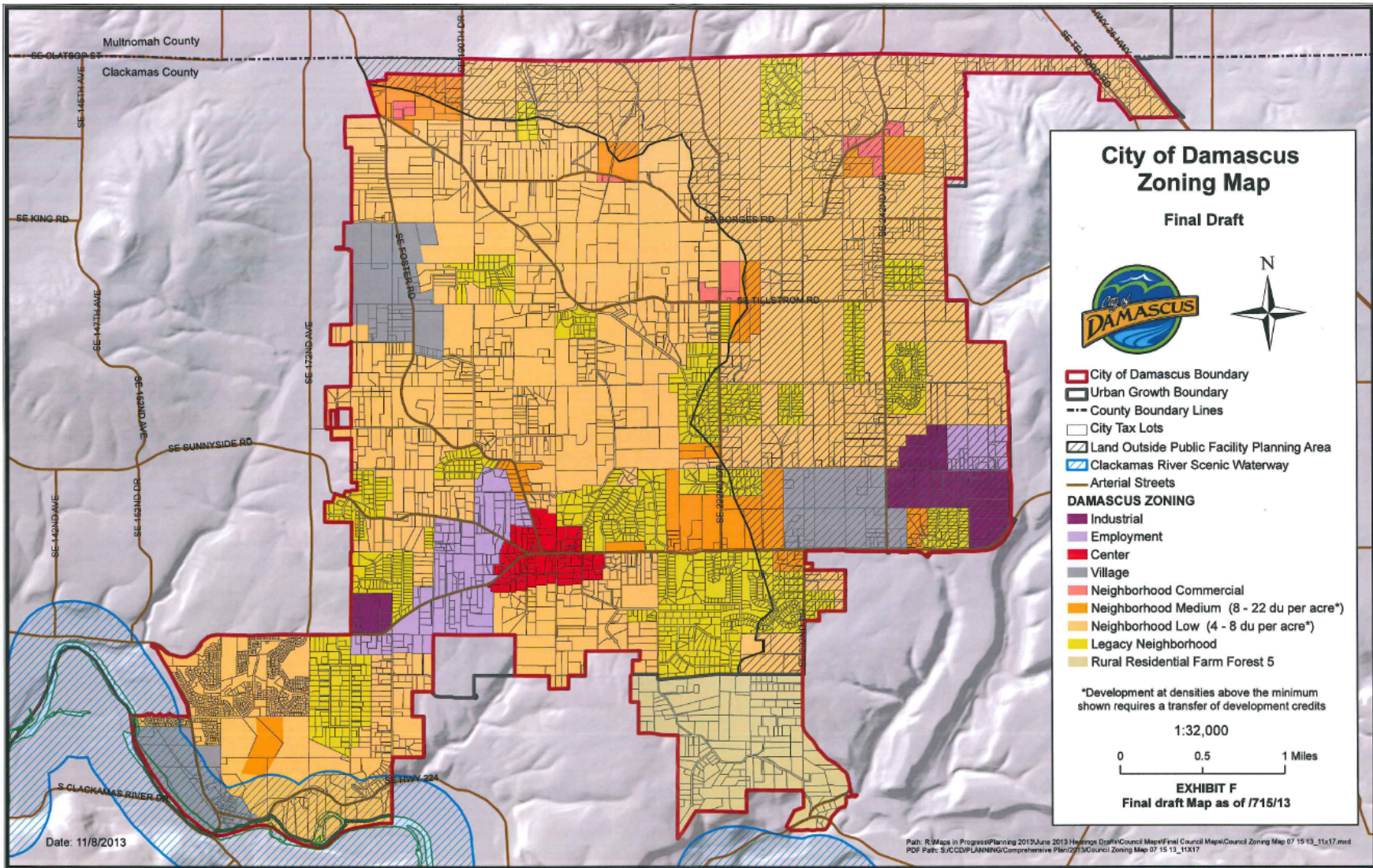
² Calculated as the average of Scenarios III and IV in Figure 28

³ Includes Large-lot

⁴ Demand is for employment uses only. Additional need for retail uses would have to be accommodated.

⁵ The assumed share of Clackamas County land supply that is competitive and suitable for economic use.

All figures are rounded to the nearest acre



Date: 11/8/2013

Path: R:\Maps in Progress\Planning 2012\June 2013 Hearing Draft\Council Maps\Final Council Maps\Council Zoning Map 07 15 13_11x17.mxd
PDF Path: S:\CD\PLANNING\Comprehensive Plan\2013\Council Zoning Map 07 15 13_11x17

City of Damascus Zoning Map

Final Draft



- City of Damascus Boundary
 - Urban Growth Boundary
 - County Boundary Lines
 - City Tax Lots
 - Land Outside Public Facility Planning Area
 - Clackamas River Scenic Waterway
 - Arterial Streets
- DAMASCUS ZONING**
- Industrial
 - Employment
 - Center
 - Village
 - Neighborhood Commercial
 - Neighborhood Medium (8 - 22 du per acre*)
 - Neighborhood Low (4 - 8 du per acre*)
 - Legacy Neighborhood
 - Rural Residential Farm Forest 5

*Development at densities above the minimum shown requires a transfer of development credits

1:32,000

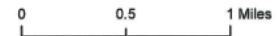


EXHIBIT F
Final draft Map as of 7/15/13