OR 99 Corridor Plan

DRAFT Technical Memorandum #2
Environmental and Land Use Reconnaissance

Prepared for

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2. ENVIRONMENTAL AND LAND USE RECONNAISSANCE

To understand the potential existing environmental and land use issues, and to help inform the conceptual alternatives development process in a subsequent phase of planning for improvements in the study area, this memorandum identifies and reviews the existing environmental and land use conditions in the study area as defined below. The resources identified in the Environmental and Land Use Section for each project were based on Geographic Information System (GIS) maps, previous reports, and known resource sites. The analysis is limited to "visual windshield validation." Further resources may exist in the study area that are not yet documented or are not visually apparent.

The *OR 99 Corridor Plan* (Corridor Plan) focuses on the section of OR 99 that extends from Garfield Road in South Medford, through the communities of Phoenix and Talent, to South Valley View Road at the north end of Ashland. Figure 2-1 illustrates the related study area for the Corridor Plan and this memorandum. This figure and most of the other figures for the Corridor Plan have been divided into a North section, showing South Medford and Phoenix, and a South section, showing Talent and North Ashland.

This memorandum begins with a review of environmental and historic resources, then examines existing land use conditions, and concludes with a summary of potential constraints.

Environmental Reconnaissance

Below is a summary of research that includes the mapped known environmental resources. The information gathered was taken primarily from published documents and maps, GIS data, and conversations with appropriate professional contacts.

Goal 5 Resources

Statewide Planning Goal 5 requires local jurisdictions to inventory natural resources such as riparian corridors, wetlands, wildlife habitat, and recreation trails. These resources are shown on Figure 2-2 and described below.

Riparian Corridors

Bear Creek, which is indicated on Figure 2-2, is a key riparian corridor paralleling OR 99 to the east at varying distances. Bear Creek comes closest to, and in some areas is directly adjacent to, OR 99 in Phoenix's downtown and in the southern portion of OR 99. Bear Creek is designated as Essential Salmonid Habitat (ESH) by the Oregon Department of State Lands (DSL). Bear Creek supports runs of coho and Chinook salmon steelhead trout, and resident cutthroat trout. The U.S. Environmental Protection Agency lists Bear Creek as a "303(d)" stream because of flow modification, habitat modification, summer temperatures, and fecal coliform levels.

Smaller riparian corridors that may at times be broken up by development and that flow into Bear Creek include: Gore Creek (Medford/Phoenix), Coleman Creek (Phoenix), Anderson Creek (Phoenix), and Wagner Creek (Talent), which flow into Bear Creek from the west, and Myer and

Butler Creeks (Talent/Ashland), which flow from the east into Bear Creek. Of all these creeks, only Wagner Creek and Coleman Creek provide aquatic habitat.

Wetlands

Small areas of wetlands are found in the study area, as displayed on Figure 2-2. The largest wetland, a Lacustrine wetland, is in the Talent area east of and adjacent to Bear Creek. Riparian and wetland vegetation identified within the study area includes Douglas fir, Siskiyou mixed evergreen forest, Pacific madrone forest/woodland, annual grasslands, and agricultural grassland.

The riparian wetlands are classified as:

- Lacustrine
- Palustrine, Aquatic
- Palustrine, Emergent
- Palustrine, Forested
- Palustrine, Scrub-Shrub
- Palustrine, Other

Due to the topography of the study area—a valley floor with a major tributary of the Rogue River flowing the length of it and numerous smaller creeks—additional wetland areas than those mapped are likely to be found in the study area.

Wildlife Habitat

The Jackson County Goal 5 Resources Background Document (1991) identifies a Deer and Elk winter range habitat, the West Valley Unit, west of OR 99 just south of Talent in the southern end of the study area, as shown on Figure 2-2. The document characterizes the habitat as follows: "The West Valley Unit supports low densities of resident deer throughout the year, with animal movement fluctuating according to weather severity. Its slope aspect, predominance of conifer and hardwoods, and limited browse species make this extended range relatively poor habitat and of least importance in comparison to other range units in the county." Bear Creek and its tributaries provide a network of linear wildlife habitat throughout the study area.

Recreation Trails

The Bear Creek Greenway, which is shown in Figure 2-2 and which extends from Medford to Ashland, is a linear park that also provides valuable habitat for wildlife. Ultimately, the Bear Creek Greenway Foundation intends to complete the greenway from Ashland to Central Point, and eventually to the confluence with the Rogue River near Gold Hill. The multi-use path, which follows the creek within the Bear Creek Greenway, was designated as a National Scenic Trail in 1975 and is part of the Oregon Recreational Trail system.

Wildlife Crossings

The Oregon Department of Fish and Wildlife, under the Oregon Wildlife Movement Strategy and in partnership with other government agencies, produces data for wildlife linkages, which are key movement areas for wildlife, specifically across roads. The data identified the area between Talent and Ashland along OR 99 as having a high wildlife movement threat value based off of roadkill data for that area (see Figure 2-2). This area correlates with the western frontage of the West Valley Unit and may represent wildlife crossing from that West Valley Unit Wildlife Area to the Bear Creek riparian corridor.

Threatened and Endangered Species

The Oregon Natural Heritage Information Center (ONHIC) database documents the federally listed and state listed, threatened, or endangered species. The State of Oregon and the federal government maintain separate lists of Threatened and Endangered (T & E) species. These are species whose status is such that they are at some degree of risk of becoming extinct. The ONHIC information, based on reported historic sightings in the vicinity of the OR 99 corridor through the Rogue Valley, is summarized in Table 2-1. Only one species, the coho salmon, is listed as a threatened species within the area.

Table 2-1. ONHIC-Identified Listed Threatened or Endangered Species within the I-5/OR 99 Rogue Valley Corridor Area

Common Name	Scientific Name	Status	
		Federal[1]	State[2]
Mammals			
Pallid bat	*Antrozous pallidus*	SOC	SV
Townsend's big-eared bat	*Corynorhinus townsendii*	SOC	SC
Birds			
Grasshopper sparrow	*Ammodramus savannarum*	No Status	SV
Reptiles/Amphibians			
Northern Pacific pond turtle	*Actinemys marmorata marmorata*	SOC	SC
Black salamander	*Aneides flavipunctatus*	No Status	SV
California mountain kingsnake	*Lampropeltis zonata*	SOC	SV
Fish			
Coho salmon	*Oncorhynchus kisutch*	LT	SV
Steelhead	*Oncorhynchus mykiss*	No Status	SV
Chinook salmon	*Oncorhynchus tshawytscha*	No Status	SV
Insect			
Franklin's bumblebee	*Bombus franklini*	SOC	No Status
Plant			
Southern Oregon buttercup	*Ranunculus austrooreganus*	No Status	C

Notes:
1. SOC (Species of Concern); LT (Listed Threatened)
2. SV (Sensitive-Vulnerable); SC (Sensitive-Critical); C (Critical)

Under state law (ORS 496.171-496.192) the Fish and Wildlife Commission, through the Oregon Department of Fish and Wildlife (ODFW), maintains the list of native wildlife species in Oregon that have been determined to be either "threatened" or "endangered" according to criteria set forth by rule (OAR 635-100-0105). Plant listings are handled through the Oregon Department of Agriculture, while most invertebrate listings are conducted through the Oregon Natural Heritage Program.

Under federal law, the U.S. Fish and Wildlife Service (USFWS) and National Oceanic and Atmospheric Administration (NOAA) share responsibility for implementing the federal Endangered Species Act (ESA) of 1973 (Public Law 93-205, 16 United States Code (USC) § 1531), as amended. In general, USFWS has oversight for land and freshwater species and NOAA for marine and anadromous species. In addition to information about species already listed, the USFWS Oregon Field Office maintains a list of Species of Concern.

Once it is listed as threatened or endangered, a species is afforded the full range of protections available under the ESA, including prohibitions on killing, harming or otherwise "taking" a species. In some instances, the listing of a species can be avoided by the development of Candidate Conservation Agreements that may remove threats facing the candidate species.

A species is listed under one of two categories, endangered or threatened, depending on its status and the degree of threat it faces. An "endangered species" is one that is in danger of extinction throughout all or a significant portion of its range. A "threatened species" is one that is likely to become endangered in the foreseeable future throughout all or a significant portion of its range. "Species of Concern" is an informal term under the federal listing that is not specifically defined in the federal ESA. The term commonly refers to species that are declining or appear to be in need of conservation.

Under Oregon's Sensitive Species Rule (OAR 635-100-040), a "sensitive" species classification was created that focuses fish and wildlife management and research activities on species that need conservation attention. "Sensitive" refers to naturally reproducing fish and wildlife species, subspecies, or populations that are facing one or more threats to their populations and/or habitats. Implementation of appropriate conservation measures to address the threats may prevent them from declining to the point of qualifying for threatened or endangered status.

Sensitive species are assigned one of two subcategories. "Critical" sensitive species are imperiled with extirpation from a specific geographical area of the state because of small population sizes, habitat loss or degradation, and/or immediate threats. Critical sensitive species may decline to the point of qualifying for threatened or endangered status if conservation actions are not taken. "Vulnerable" sensitive species are facing one or more threats to their populations and/or habitats. Although not currently imperiled with extirpation from a specific geographical area of the state, vulnerable species could, however, become so with continued or increased threats to populations and/or habitats.

Floodplains and Floodways

Acting through the local planning agencies, the Federal Emergency Management Agency (FEMA) regulates development within floodplains. FEMA-designated floodplains and floodways in the vicinity of the study area are displayed in Figure 2-2, and generally trace Bear Creek and its tributaries. OR 99 roughly parallels the Bear Creek floodway and its 100-year and 500-year floodplain, between Medford and Ashland. South of Talent, the Bear Creek floodway is close to and sometimes appears to be under OR 99. The OR 99 corridor is also impacted by the 100-year and 500-year floodplain of Coleman Creek (Phoenix), Anderson Creek (Phoenix), and Wagner Creek (Talent), which flow into Bear Creek from the west, and of Myer and Butler Creeks (Talent/Ashland), which flow into Bear Creek from the east.

Air Quality

Under the 1990 Clean Air Act Amendments, the Rogue Valley (Jackson County, Ashland, Phoenix, Talent, Medford, Jacksonville, Central Point, White City, and Eagle Point) became a nonattainment area for particulate matter (PM_{10}). These communities share a common airshed, known as the Medford-Ashland Air Quality Maintenance Area (AQMA). During the 1980s, particulate pollution in the Medford-Ashland AQMA reached some of the highest levels in the nation and violated the federal air quality health standards also known as the National Ambient Air Quality Standards (NAAQS).

Particulate matter (PM) is a complex mixture of extremely small particles and liquid droplets that is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. The U.S. Environmental Protection Agency (EPA) monitors particles that are 10 micrometers in diameter or smaller because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. The EPA divides particle pollution into two categories differentiated by size, assigning them a notation of PM_{10} or $PM_{2.5}$:

1. PM_{10} (larger than 2.5 micrometers and smaller than 10 micrometers in diameter) are course particles, generally found near roadways and dusty industries.
2. $PM_{2.5}$ (smaller than 2.5 micrometers in diameter) are fine particles that can form when gases that are emitted from power plants, industries, and automobiles react in the air. They are also directly emitted from sources such as forest fires. Essentially, the smaller and lighter the particle is, the longer it will stay in the air.

Medford's urban growth boundary (UGB), which includes the northern section of the study area, was established as the boundary for carbon monoxide (CO) in 1978. Carbon monoxide emissions from transportation sources are tied exclusively to tailpipe emissions and are generated from the combustion of fuel. Vehicle tailpipes emit the highest concentrations of CO when idling or traveling at low speeds. Emission rates decrease as speeds increase, reaching a minimum rate between 45 miles per hour (mph) and 50 mph, and gradually increase again as the vehicle speed surpasses 50 mph.

In the past, the Rogue Valley region exceeded the NAAQS for both CO and PM and, subsequently, became a designated non-attainment area for these pollutants. Non-attainment means that a geographic area has not consistently met the clean air levels set by the EPA through the NAAQS. Recent air quality monitoring results have demonstrated consistent compliance with NAAQS in the Rogue Valley region, as displayed in Table 2-2.

With improved air quality, the Medford metropolitan area, including the study area, is today an EPA-designated maintenance area, meaning that it has had a history of non-attainment but now consistently meets EPA standards set by NAAQS. The area encompassed by the Medford UGB was redesignated from non-attainment to attainment by the EPA in 2002, while the area within the Medford-Ashland AQMA was redesignated from non-attainment to attainment in 2005. Analysis by the Rogue Valley Metropolitan Planning Organization has found that throughout the horizon of the 2009-2034 Regional Transportation Plan (RTP) and the 2010 Metropolitan Transportation Improvement Plan (MTIP) emissions from transportation will not exceed current federal and state air quality standards.

Table 2-2. Ambient Air Quality Standards and Data Summaries for the Rogue Valley Region

Pollutant	Medford[4] (2007)	Standard Exceedance Level[4]	
		Federal NAAQS	Oregon
Carbon Monoxide (CO) – Maximum 1-hour average not to be exceeded more than once per year[1]	4.7 ppm	35 ppm	35 ppm
Carbon Monoxide (CO) – Maximum 8-hour average not to be exceeded more than once per year[1]	3.1 ppm	9 ppm	9 ppm
PM_{10} Particulate Matter – Maximum 24-hour average[2]	94 µg/m^3	150 µg/m^3	150 µg/m^3
$PM_{2.5}$ Particulate Matter – 3-year average of annual arithmetic mean[3]	9.7 µg/m^3	15 µg/m^3	Not Specified
$PM_{2.5}$ Particulate Matter – 98th percentile of the 24-hour values determined for each year[3]	30 µg/m^3	35 µg/m^3	Not Specified

Notes:
1. Recorded at Rogue Valley Mall
2. Recorded at Welch Street and Jackson Drive
3. Recorded at Grant Avenue and Belmont Street
4. ppm (parts per million); µg/m3 (micrograms of pollutant per cubic meter of air)

Source: 2007 Oregon Air Quality Annual Report, DEQ

Noise Quality

In addition to the pollutants described above, noise is also a pollutant that is transmitted through the air. Noise comprises three factors as perceived by the human ear: level of sound, frequency, and period of exposure to sound and fluctuations in sound levels. Levels of noise are measured in units called decibels (dB). However, in order to account for sensitivity of the human ear to frequencies, an adjustment is made to the dB measurement scale. The adjusted

scale, referred to as the A-weighted decibel (dBA) scale, provides a more accurate measure of what the human ear can actually hear and is used in most environmental noise studies.

The Federal Highway Administration (FHWA) stipulates procedures and criteria for noise assessment studies taken from Title 23 of the Code of Federal Regulations (CFR) Part 772, Procedures for Abatement of Highway Noise and Construction Noise. Applicable to both traffic noise and construction noise, the FHWA Roadway Noise Abatement Criteria (NAC) are assigned to both exterior and interior activities differentiated by land use. Land uses along the OR 99 corridor include residences, parks/recreation areas, commercial, and undeveloped lands. A summary of the FHWA noise regulations are as follows:

Table 2-3 Noise Impact Guidelines by Land Use (Leq dBA)

Land Use - Primary Activity	FHWA Noise Abatement Criteria	ODOT Noise Impact Criteria
Residential, Recreation, Churches, Schools, Hotels (Exterior Levels)	67	65
Commercial, Industrial (Exterior Levels)	72	70
Residential, Recreation, Churches, Schools, Hotels (Interior Levels)	52	50

ODOT considers a traffic noise impact to occur when the sound levels predicted to be approached or exceeded are 2 dBA less than the FHWA criteria during the noisiest one-hour period. Therefore, impacts to residential properties occur at 65 dBA, and commercial impacts occur at 70 dBA, and the noise impact threshold for Category E land uses, such as the interior of residences, is 50 dBA.

Although no detailed noise impact study has been performed for the OR 99 Corridor Plan, a noise assessment was conducted for the South Medford (Exit 27) Interchange Project Draft Environmental Impact Statement, which includes a portion of the study area (I-5 is approximately 0.4 miles from OR 99 in this area). Existing noise levels at the sites assessed ranged from 50 dBA to 69 dBA. At peak noise levels, slightly more than a third of the sites that were studied approached or exceeded the 67 dBA FHWA criteria for residences and other sensitive land uses. Likewise, noise assessments conducted as part of the Fern Valley Interchange (Exit 24) Environmental Assessment (I-5 is approximately 0.2 miles from OR 99 in this area) identified multiple locations that exceeded the FHWA criteria.

Hazardous Materials

In January 2011, the ODOT Region 3 Hazardous Materials Group performed an assessment of the study area, titled *OR 99 Corridor Plan Known HazMat Sites,* to identify known sources of contamination within the study area. Sources of hazardous substances that were identified in the study area include heating oil tanks, Aboveground Storage Tanks (ASTs), Underground Storage Tanks (USTs), Hazardous Waste Generators, oil water separators, septic systems, solid waste, and suspect building materials (structures built before 1974 that may contain asbestos,

lead-based paint, polychlorinated biphenyls (PCBs), and fluorescent or High Intensity Discharge Lamps).

ODOT searched through web-based databases to review the available federal and state records for identified hazardous waste sites. The federal databases include the National Priority List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation and Recovery Act (RCRA) Generators, and Emergency Response Notification System (ERNS).

The state databases include the Environmental Cleanup Site Information System (ECSIS), the Oregon State Fire Marshal's (OSFM) Hazardous Materials Incidents, Solid Waste Landfills, Leaking Underground Storage Tanks (LUSTs), and Underground Storage Tanks (USTs). Table 2-summarizes the databases searched and the search radii used for the study area. The complete report detailing identified hazardous waste sites categorized by site type is provided in

Appendix **A**.

Table 2-4. Summary of Fedearl and State-Listed Hazardous Waste Sites

Database Record	Search Radius	Total Sites Found
Federal NPL	Plan Area & Adjacent Properties	0
Federal CERCLIS	Plan Area & Adjacent Properties	0
Federal RCRA Generators	Plan Area & Adjacent Properties	15
Federal ERNS	Plan Area & Adjacent Properties	1
State ECSI	Plan Area & Adjacent Properties	6
State Fire Marshall's Spills	Plan Area & Adjacent Properties	1
Oregon Permitted Landfills	Plan Area & Adjacent Properties	1
State LUSTs	Plan Area & Adjacent Properties	18
State USTs	Plan Area & Adjacent Properties	8

Source: ODOT, 2011.

Visual Resources

The study area is in the southern portion of the relatively flat valley floor of the Rogue Valley. The foothills of the Cascade Range are to the east, the Siskiyous to the south, and the Coast Range to the west. East of OR 99, Interstate 5 (I-5) traverses from north to south. In between OR 99 and I-5 is Bear Creek, a creek whose flow fluctuates seasonally. The creek, located in its own small valley, is bordered by cottonwood, alder, and willow trees. An asphalt multi-use path is located alongside the creek. The creek and path are part of the Bear Creek Greenway, a linear park that extends from Medford to Ashland.

Traveling south in the study area, OR 99 passes through southern Medford, the downtowns of Phoenix and Talent, and northern Ashland. The areas between the cities are generally farm and rural uses both east and west of OR 99, except for the area between Medford and Phoenix, which is developed and urbanized.

Socioeconomic and Environmental Justice

A Socioeconomic and Environmental Justice Analysis was completed for the study area and can be found in Appendix B (OR 99 Title VI Technical Memorandum #2: Socioeconomic and Environmental Justice Analysis, September 2010). Higher populations of low income and minority populations compared to Jackson County (the County) as a whole were identified for much of the study area, based on 2000 Census data, American Community Survey data, and conversations with local community organizations. The low income and minority populations in the study area are not the highest concentrations of low income and minority populations in the County; rather, the highest concentrations are in Central Medford north of the study area. Figure 2-3.

The 2010 Census data will be released intermittently throughout 2011. It is anticipated, based on the data acquired for this memorandum, including the interviews with local organizations, that the areas identified in the study area as currently having Environmental Justice populations will continue to have those populations based on the 2010 Census data, once it is reviewed. There is also the potential for higher percentages of low income populations considering current economic conditions and a higher percentage of minority populations, based on data reviewed for the OR 99 Title VI memorandum, within the study area. Thus, additional block groups in the study area, other than those currently identified, may have Environmental Justice concerns.

Land Use Summary (Summary of Built Environment)

This section summarizes existing land use conditions within the study area. Figure 2-4 shows the zoning designations in the study area. Figure 2-5 shows the Comprehensive Plan designations. The information in this section is taken primarily from published documents, maps, GIS data, city and county websites, and other Internet websites.

The study area passes linearly through the southern portion of Medford, and through Phoenix, Talent, and northern Ashland, with largely agricultural areas between each city except for between Medford and Phoenix, which is primarily urbanized. Zoned land uses in the study area range from agricultural to industrial, as displayed in Figure 2-4 and described in further detail by geographical segment, below. (The figure illustrating the zoning has been subdivided into four separate images, one for each community, in order to provide adequate detail.) Inside city limits, retail, wholesale, and professional service commercial uses dominate along the highway. Farm uses, interspersed with rural residential uses, occupy a majority of the area not in UGBs in the study area. OR 99 is a main street through the cities and a federally designated intermodal connector, reflecting its relationship to the railroad and industrial uses.

South Medford Segment: As the northernmost segment of the study area along OR 99, the south Medford segment has urban characteristics and is anchored by Stewart Meadows Golf Course and Bear Creek Golf Course to the north and south, Bear Creek Greenway and US Cellular Sports Park to the south, and a commercial shopping park in the south-eastern portion of the segment.

Oang Medford Armory is an event center that attracts large crowds. Warehousing and fruit packing plants benefit from proximity to the railroad in the southern part of Medford. Until recently, KOGAP mill occupied the area south of Barnett and west of the highway, but the mill was removed to make way for a mixed-use development. The US Cellular Sports Park, located between OR 99 and I-5 has grown to be a significant and expanding regional sports venue.

Zoning within the Medford UGB in the study area is mostly commercial (Regional C-R, Community C-C, Heavy C-H) and industrial (Light Industrial I-L and general industrial I-G) along OR 99, with some residential uses at the edge of Medford's UGB (Single Family – 1 Units/Acre: SFR-00; Single Family – 10 Units/Acre: SFR-10; Multi-Family – 30 Units/Acre: MFR-30).

Transition Segment (Medford to Phoenix): The transitional segment of OR 99 between the Medford and Phoenix urban areas is similar to the south Medford segment but with some differences in adjacent land uses. Jackson County zoning along the corridor is primarily General Commercial (GC) with some Urban Residential (UR-10 and UR-30) adjacent to the highway. General Industrial (GI) and Light Industrial (LI) zoning is located along the rail line to the west.

Phoenix Segment: Phoenix is the next community after Medford along OR 99, and it extends from north of Fern Valley Road to north of Cabbage Lane. The downtown core serves mixed use and office/commercial development as well as the Bear Creek Greenway. High density residential and commercial business parks are the primary use in the northern half of the Phoenix segment. Other uses include the offices of Bear Creek Corporation, America's largest mail marketer of gourmet gift fruits, baked goods and home decor accessories which is one of the largest employers in the valley. Several large manufactured dwelling parks occupy the area between OR 99 and I-5. Manufactured dwellings accounted for nearly a quarter of the housing in this segment in 2000, and less than half of all dwellings were single-family units, compared to 63 percent countywide

Land uses in this portion of the study area are chiefly zoned Commercial Highway (C-H), High Density Residential (R-3), Low Density Residential (R-1), Bear Creek Greenway (BCG), City Center (C-C), and General Industrial (GR) along the railroad tracks west of OR 99. A city goal is to strengthen the city center as the nucleus of the community. Thus, the City Center District is intended to support this goal through design and appropriate mixed-use standards. The goal of the area designated as Bear Creek Greenway is to maintain, as much as possible, the natural condition of the greenway via limited development standards. The Bear Creek Greenway standards state: "No person, firm, or corporation, whether public or private, shall cause or permit any excavation, fill, stream diversion, removal of vegetation, or other alteration of the natural environment of the Greenway, nor encroach upon any part thereof with buildings, footings, retaining walls, bridges, piers, abutments, dams, diversion weirs, rip-rap, or any other physical feature without first securing the express written consent of the Phoenix Planning Commission." There is also a Historic Overlay along OR 99 where historic resources are to be preserved and may not be altered or demolished without approval by the Historic Review Board.

Transition Segment (Phoenix to Talent): The OR 99 corridor within Jackson County is largely designated agricultural (EFU) and rural residential (RR-00, RR-2.5, and RR-5). The purpose of the EFU district is to conserve agricultural land. The ordinance distinguishes between uses permitted on high value farmland and uses permitted on other EFU-designated land. The Rural Residential zoning district provides areas suitable for large-lot residential uses, consistent with the predominant rural character of the surrounding area. The minimum lot size in the RR-5 district is five acres.

Orchards and farmland, including Rising Sun Farm, occupy much of the area between Phoenix and Talent. This area is designated as a community buffer area in the Rogue Valley Council of Governments Regional Problem Solving (RPS) Plan. Lands in this area will retain their present zoning but will not be candidates for urbanization.

Talent Segment: The northern end of the Talent segment serves High-Density Residential and the Central Business District (CBD). Between Colver/Suncrest Road and Rapp Road, OR 99 is a five-lane facility with a two-way center left-turn lane or a raised-landscaped median, and occasional traffic signals/marked crosswalks. Bicycle lanes and sidewalks are located on both sides. South of Rapp Road, the facility tapers to four lanes, the bicycle lanes are discontinued, and sidewalks are limited.

Land use designations adjacent to the OR 99 corridor through Talent are commercial in nature, specifically Highway Commercial (CH), Interchange Commercial (CI), and Highway Central Business District (CBH). Past the commercial areas, the designated land uses change to residential, mainly Mobile Homes (RS-MH), High Density Residential (RM-22), Low Density Residential - 8,000 (RS-8), Low Density Residential - 5,000 (RS-5). There are several districts, area plans, and overlays in the corridor area as well:

- The purpose of the Old Town District Design Standards is "to respect and enhance the character of Talent's original core areas while maintaining the city's traditional, rural, vernacular architectural heritage."
- The Floodway, Parks, Greenway Overlay zone is intended to protect significant resources located within its boundaries that contribute to the unique character of the community. This zone sets minimum standards applicable to new development in or adjacent to areas designated as floodplains, greenways, wetlands, and riparian areas.
- The Historical Overlay is intended to protect historical resources because they contribute to the unique character of the community. Therefore, any projects that may affect these resources must go through design review.
- A supplement to the City of Talent's Comprehensive Plan, the West Valley View Vision Master Plan aims to, among other things, create an accessible, multimodal community. The foundation of the plan is reconfiguring and aligning some of the major streets that provide an entry into Talent, such as OR 99.
- The Wagner Creek Greenway Connector Plan provides a key means, via the Wagner Creek Greenway Trail, to connect the downtown to the existing Bear Creek Trail for pedestrians and bicyclists. A portion of the Wagner Creek Greenway Trail has been

constructed. The entire completed trail will be approximately 1.5 miles long and will cross OR 99.

Key sites along the highway include the Talent Work Release Center, the Southern Oregon Education Services District, and the Fire District No. 5 headquarters. The RPS Plan designates this area as a rural buffer to preserve existing zoning and protect the separate identities of the two communities.

An abundance of multiple-unit housing and manufactured dwelling parks cause Talent to have one of the lowest percentages of single-family dwellings in Jackson County, trailing only White City. In 2000, about 46 percent of homes were single-family dwellings, compared to 63 percent for the county. Talent also has a cluster of industrial uses on Rapp Road near the railroad.

Transition Segment (Talent to Ashland): The area between Talent and Ashland is primarily rural, with forest and commercial land uses. The area along the corridor is zoned Woodland Resource (WR), Rural Residential - 5 (RR-5), Open Space Reserve (OSR), Exclusive Farm Use (EFU), and General Commercial (GC).

An RPS community buffer begins near the Talent Avenue intersection with OR 99 to preserve the separate identity of Talent and Ashland. A grade separation between the highway and the railroad exists between the two cities. Land uses align to the highway, while the railroad crosses undeveloped hillside. Automobile dealers, tourist facilities, and other commercial uses abut the highway. The northern freeway access to Ashland connects to OR 99 in this area.

Community Features

Community features within or near the Corridor Plan study area are listed below and shown on Figure 2-6:

Medford

- Oang Medford Armory, 1701 S Pacific Hwy, Medford, OR 97501
- Rogue Valley Fellowship, 2373 S Pacific Hwy, Medford, OR 97501

Phoenix

- Rogue Valley South Church, 4812 S Pacific Hwy, Phoenix, OR 97535
- First Baptist Church, 4655 S Pacific Hwy, Phoenix, OR 97535
- Southern Oregon Education Services District, 5465 S Pacific Hwy, Phoenix, OR 97535
- Jackson County Fire District No. 5, 5811 S Pacific Hwy, Phoenix, OR 97535
- Phoenix Elementary School, 215 North Rose Street, Phoenix, OR 97535
- Phoenix High School, 745 North Rose Street, OR 97535
- Armadillo Technical Institute, 106 Rose St, Phoenix, OR 97535

Talent

- Valley Bible Fellowship, 616 S Pacific Hwy, Talent, OR 97540

- Talent Elementary School, 307 Wagner Creek Road, Talent, OR 97540
- Talent Middle School, 102 Christian Avenue, Talent, OR 97540
- Talent Community Center, 110 East Main Street, Talent, OR 97540
- Talent Police Department, 604 Talent Avenue, Talent, OR 97540

Parks and Recreation Areas

Parks within the study area are shown on Figure 2-6. The Bear Creek Greenway is a narrow corridor of public-owned land that follows the lush Bear Creek streambed from Ashland to Central Point. The Bear Creek Greenway is spread out over 600 acres of pristine southern Oregon landscape and will one day include a continuous 21-mile path from Oak Street in Ashland to the Seven Oaks Interchange in Central Point. The greenway runs north to south through the study area.

Other parks located within or near the corridor include:

Medford

- Medford/US Cellular Sports Park
- Bear Creek Golf Course
- Veterans Park

Phoenix

- Blue Heron Community Park
- Jack Woodward Stadium
- City Hall Park Facilities
- Colver Road Park

Talent

- Whacker's Hollow/De Young Park
- Lynn Newbry Park
- Colver Rd Baseball/Softball and Soccer Field
- Library Park
- Jackson County
- Old Town Park
- Wagner Park
- Chuck Roberts Park
- Kamerin Springs Park

Historic and Archaeological Resources

Under Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), 16 USC 470-470m, and under federal regulations governing the protection of historic and cultural resources (36 Code of Federal Regulations [CFR] 800), federal agencies, and the state and local

agencies to which the federal agency has delegated responsibility, are directed to avoid undertakings that adversely affect properties that are included in or are eligible for inclusion in the National Register of Historic Places (NRHP). The NRHP identifies and documents (in partnership with state, federal, and tribal preservation programs) districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. This section summarizes NRHP resources near the study area, as well as other historic, prehistoric, and cultural resources.

For the study area, the State Historic Preservation Office (SHPO) database shows historical resources listed on the NRHP and resources that are not listed on the register but that are identified as potentially eligible for inclusion on the register. The identified resources are shown on Figure 2-6 and listed in Appendix C. Only two resources in the study area are listed on the National Register:

1. McManus, Patrick F, House - 117 W 1st St, Phoenix –Single Dwelling, Classical Revival, Built in 1855.
2. Hanscom Hall, 201 Talent Ave, Talent – Museum, Vernacular, Built in 1855.

Jessica Bochart, ODOT's Rogue Valley Office Archaeologist, was contacted to identify recorded archaeological locations within the study area. No recorded archaeological resources were identified; however, only limited archaeological surveys have been conducted for the study area.

There may be historical and archaeological resources in the study area in areas that have not been surveyed or for structures that have not been reviewed and identified as eligible and entered into the SHPO database. Historical and cultural resources surveys by professionals should be conducted during the development of specific transportation improvement projects to ensure that there are no impacts to protected resources.

Section 4(f) Resources

Section 4(f) refers to a part of federal law that protects public parks, recreation lands, wildlife and waterfowl refuges, and public or private historic sites. Section 4(f) applies only to Departments of Transportation (DOTs) and their agencies. Highway projects that use public parks must fulfill the requirements of Title 23, USC, Section 138, Section 4(f) of the Department of Transportation Act of 1966, as amended.

A "use" that is subject to the provisions of Section 4(f) occurs:

- When land is permanently incorporated into a transportation facility;
- When there is a temporary occupancy of land that is adverse in terms of the statute's preservationist purpose; or
- When there is constructive use of the land.

DOTs must demonstrate that a proposed project will not "use" the publicly owned parks and recreation land, where "use" can mean both actual conversion of recreation lands into a

transportation use, or a "constructive use," where off-site impacts of the transportation project substantially impair the site's vital functions. Findings of "no feasible and prudent alternatives" and "all possible planning to minimize harm" must be well-documented and supported. A feasible alternative is an alternative that is possible to engineer, design, and build. To find that an alternative that avoids a Section 4(f) resource is not "prudent," one must find that there are unique problems or unusual factors involved with the use of such an alternative. This means that the cost, the social, economic, and environmental impacts, and/or community disruption resulting from such alternatives reach extraordinary magnitudes.

Section 4(f) resource lands within the study area consist of the parks described in the following subsection, the historic structures discussed previously in the section titled *Historic and Archaeological Resources*, and all bicycle paths including Bear Creek Greenway. In addition, structures eligible or potentially eligible for inclusion on the NRHP within the Corridor Plan area but not yet identified are potential candidates for Section 4(f) status. A Section 4(f) evaluation will require ODOT to assess all reasonable alternatives that adversely affect protected lands. If every potential alternative that can meet the purpose and need for the project would impact some Section 4(f) property, then the alternative with the least impact must be selected unless it is not feasible and prudent.

Section 6(f) Resources

The Land and Water Conservation Fund (LWCF) Act of 1965 established grants-in-aid funding to assist states in the planning, acquisition, and development of outdoor recreational land and water areas and facilities. Section 6(f) of the LWCF Act prohibits the conversion of property acquired or developed with the assistance of the fund to anything other than public outdoor recreation use without the approval of the Secretary of the U.S. Department of the Interior.

Section 6(f) of the LWCF Act concerns transportation projects that propose impacts to, or the permanent conversion of, outdoor recreation property that was acquired or developed with LWCF Act grant assistance. Section 6(f) requires that replacement lands of equal value, location, and usefulness are provided as conditions to approval of land conversions.

Section 6(f) resources within the study area include:

- Talent Park, Potable Water System - City of Talent
- Bear Creek Greenway, Phase I - Jackson County, Cities of Ashland and Phoenix
- Sports Park Development - Jackson County
- South Talent Park Acquisition - City of Talent
- Sports Park Drag Strip - Jackson County
- Talent -Ashland Bikeway, Phase I - Jackson County
- Phoenix Bicentennial Park - City of Phoenix
- Jefferson School Irrigation #2 - City of Medford
- Bear Creek Greenway 2 – Jackson County

- Jefferson School Park Phase III - City of Medford
- Sports Park Sewer Line - Jackson County
- Blue Heron Community Park - City of Phoenix
- Chuck Robert's Park Courts Rehab - City of Talent

Right-of-Way

During the research process for the *I-5 Rogue Valley Corridor Plan*, the project team contacted Debbie Timms, Senior Right-of-Way Agent for ODOT Region 3, for information regarding the I-5 and OR 99 corridors through the Rogue Valley region. Impacts associated with OR 99 would be complicated. Much of the roadway width currently does not meet acceptable state standards (Figure 2-7 shows approximate right-of-way width and tax lots for the study area). Along some roadway sections, exact right-of-way dimensions are unknown. Furthermore, the roadway provides multiple accesses to adjacent business and residential properties. Hence, potential right-of-way impacts could be increased because of these various constraints.

Canals and Culverts

The Phoenix Canal intersects OR 99 just south of Phoenix, and the Talent Canal intersects OR 99 just south of Talent. The canals are managed by the Talent Irrigation District. Culverts either used for crossing OR 99 or that are in proximity or adjacent to OR 99 are located at Gore Creek, Coleman Creek, southern Talent, and Butler Creek.

Potential Design Constraints

Much of the content of this report has identified and outlined issues that may represent potential design constraints from a “visual windshield validation” perspective. Further detailed studies of specific areas could discover additional study area features that could present design limitations. From a regulatory perspective, any transportation improvements in the OR 99 corridor are likely to impact several types of natural and man-made phenomena, including historic properties, streams, wetlands, floodplains, and Environmental Justice communities.

Most notably, Bear Creek, which parallels OR 99 through the study area, and its associated natural features (riparian corridor, wetland potential, habitat value, floodplain, and floodway) may provide significant design challenges. More specifically, from southern Talent to the study area’s southern terminus, Bear Creek is often adjacent to and in some areas crosses under OR 99. Because of balance cut/fill and no net rise requirements, as well as other regulations, built improvements in this area could be difficult and costly. From Talent to the northern end of the study area, communities have developed around OR 99. In downtown Phoenix and Talent, which have Environmental Justice populations, development is concentrated tightly around OR 99, making impacts to businesses and residences difficult to avoid if right-of-way acquisition is necessary for improvements. Furthermore, potential Section 4(f) and Section 6(f) resources are adjacent to OR 99 in multiple locations. Between Phoenix and Talent and Talent and Ashland, transportation improvements may impact agricultural lands. Depending on the

type of improvement, an exception to statewide planning Goal 3 (Agricultural Lands) may be necessary.

Table 2-5 summarizes resources that may present potential design constraints; these resources are also summarized in the figures presented in this memorandum.

Table 2-5. Environmental and Land Use "Red Flag" Summary

Feature	Summary of Key Resources and Concept Guidance	Key Potential Conflict Location(s)	Potential Approval/Permit If Resource Impacted
Riparian Areas (Goal 5 Resource)	Bear Creek riparian corridor - *Disturbance to riparian corridors should be avoided where possible. Water quality impacts should also be avoided or mitigated through design.*	Medford, Central Phoenix, mid-Talent to end of study area	Local land use approvals
Wetlands (Goal 5 Resource)	Potential valley floor - unidentified wetlands associated with Bear Creek and its tributaries - *Wetland delineations should be conducted once concept footprints are identified. Impacts to wetlands should be avoided; mitigation and permitting will be necessary if impacts cannot be avoided. BMPs incorporated into project design and construction can help minimize impacts.*	Phoenix, Talent to study area southern terminus, and undeveloped areas of corridor	U.S. Army Corps of Engineers Oregon Department of State Lands Local land use approvals
Wildlife Habitat	Deer and Elk winter range habitat - *Disturbance to undeveloped areas especially those* near *Bear Creek, other riparian corridors or the Deer Elk habitat should be avoided if possible.*	Small area south of Talent to study area southern terminus.	Oregon Department of Fish and Wildlife
Recreation Trails	Bear Creek Recreation Trail/Greenway - *Interference with recreation functions should be avoided.*	Southern Medford, Central Phoenix, South of Talent	Local land use approvals
Wildlife Crossings	Wildlife associated with Bear Creek riparian corridor and Deer and Elk winter range habitat - *Wildlife crossings should be considered during concept design.*	Small area south of Talent to study area southern terminus	N/A
Threatened and Endangered Species	Coho salmon - *Concepts should avoid water quality impacts and physical impediments in T&E species contributing waterways.*	Phoenix, Talent to southern study area terminus	Oregon Department of Fish and Wildlife (Section 7 Endangered Species Act Consultation)
Floodplains and Floodways	Wagner Creek Floodway, Bear Creek Floodway and 100-year floodplain - *Fill in floodways and floodplains should be avoided. No net rise will have to be demonstrated if improvements involve any sort of fill in floodways. Cut and fill requirements will need to be adhered to in floodplains.*	Medford, Downtown Talent, Southern Talent to study area southern terminus	FEMA regulations administered through local land use approvals
Air Quality	Maintaining air quality standards - *Project is anticipated to lessen congestion and help to continue to meet applicable air quality goals.*	None	N/A
Noise Quality	Sensitive noise receivers - *Further noise studies should be conducted once concept footprints are identified and relation to sensitive noise receivers can be established.*	Northern study area	Federal Highway Administration
Hazardous Materials	RCRA Generators, ERNS, ECSI, Fire Marshall Spill, Landfills, LUSTs, USTs - *Additional surveys should be completed once concept footprints are established.*	Medford to Talent and southern study area terminus	Department of Environmental Quality
Visual Resources	Valley floor - *Consider overall visual effect during concept development, especially with respect to height of potential structures.*	None	N/A
Socioeconomic and Environmental Justice Impacts	Businesses, affected communities, minorities and low income populations - *Displacements should be avoided or minimized.*	Throughout corridor	The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) Title VI Compliance

Table 2-5. Environmental and Land Use "Red Flag" Summary

Land Use and Zoning	EFU, Historical Overlays, Floodplain Overlays, Riparian Corridor Overlays, Open Space Reserve - *Impacts to resource zones should be avoided. Impacts to EFU and Open Space zones may require goal exception.*	Between Talent and southern study area terminus, between Talent and Phoenix, Downtown Phoenix	Local land use approvals
Community Features	Fire Stations, Police Stations, Schools - *Access to these facilities and their specific needs to provide their required level of service should be considered during concept development.*	Downtown Phoenix, Downtown Talent	N/A
Parks and Recreation	Bear Creek Greenway, Medford Sports Park, Blue Heron Park - *Impacts to parks and recreation resources should be minimized so that they can fulfill their intended purpose without loss of enjoyment by users and can realize goals of applicable Comprehensive Plans' elements.*	Medford, Phoenix, Southern Talent	Local land use approvals (also see Section 6(f))
Historical and Archaeological Resources	Historical and cultural resources - *Further surveys will need to be completed, especially if improvements will include ground-disturbing activities and or right-of-way acquisition of lots with potential historical resources.*	Downtown Phoenix, Talent (Historical), Undeveloped Areas (Archaeological)	Local land use approvals (also see Section 4(f))
Section 4(f) Resources	Parks and Historical/Cultural Resources - *Avoid resources if possible. Any "use" of Section 4(f) lands will need to demonstrate that it is either a "de minimis" impact or that there was no alternative for the impact.*	Medford, Phoenix, Talent, just south of Talent	Federal Highway Administration Consultation and Approval
Section 6(f) Resources	Parks funded by Land and Conservation Funds - *Avoid resources if possible. Use of Section 6(f) land needs to be mitigated in kind.*	Medford, Phoenix, Talent	National Parks Service Consultation and Approval
Right-of-Way	Existing corridor area - *Acquisition and displacements should be avoided where practicable.*	Entire corridor	The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act)
Canals and Culverts	Phoenix and Talent Canals, Culverts - *Water quality impacts should be avoided.*	South of Phoenix and south of Talent	Talent Irrigation District U.S. Bureau of Reclamation Oregon Department of Fish and Wildlife U.S. Army Corps of Engineers

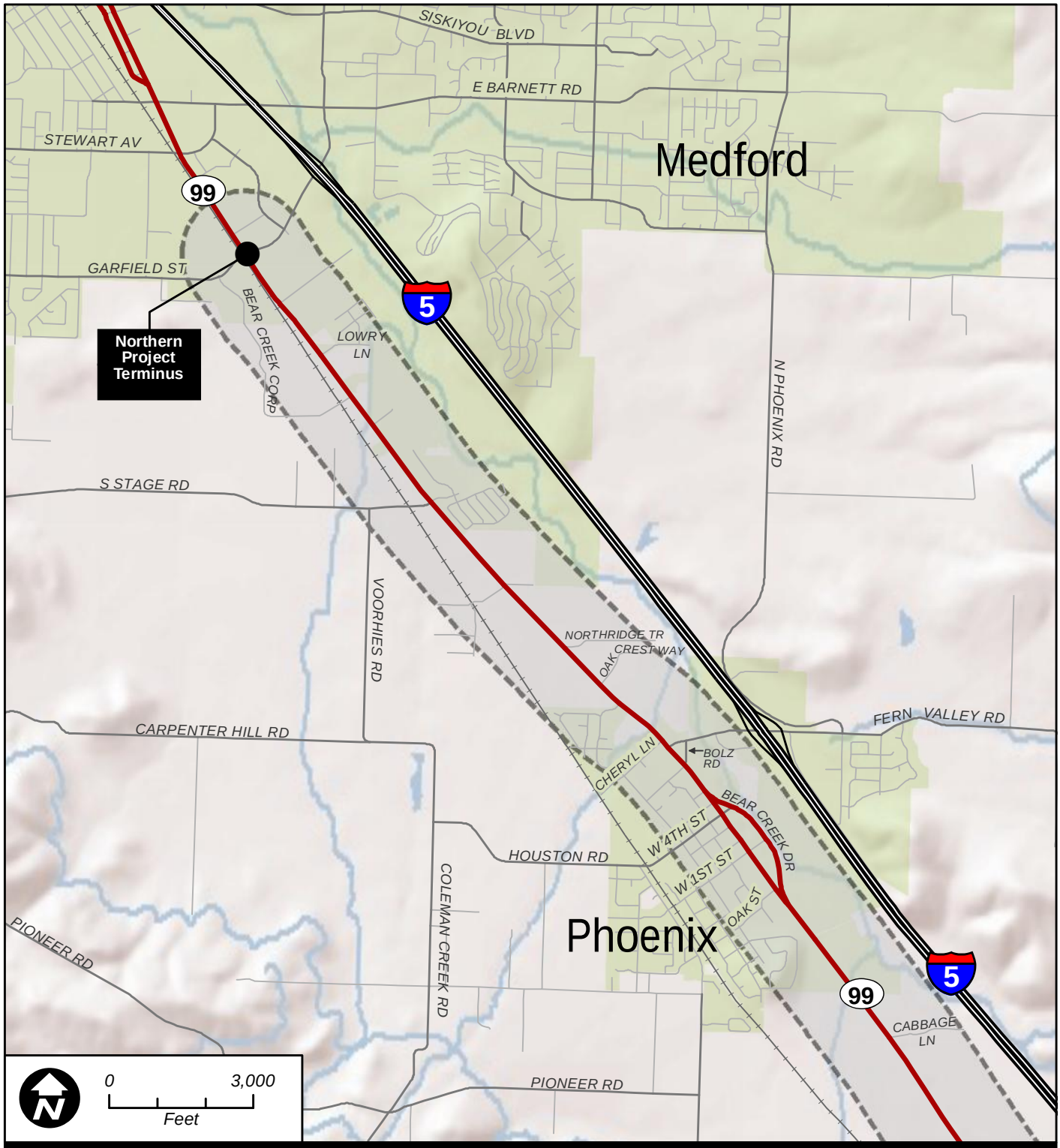
None of the identified environmental and land use resources, potential permits, regulatory requirements, or authorizations represents a fatal flaw to a conceptual project at this stage of alternatives development. Adverse environmental and land use impacts cannot be wholly avoided but can potentially be minimized and mitigated through design and Best Management Practices (BMPs). However, special attention should be given to: avoiding right-of-way acquisitions in Environmental Justice communities, avoiding Section 4(f) and Section 6(f) protected properties, including parks, recreation and historic properties; avoiding or minimizing wetlands impacts; avoiding or minimizing habitat and riparian corridor impacts, avoiding sites with soils potentially contaminated by hazardous materials; avoiding impacts to the regulated floodways; and avoiding impacts to EFU or other resource lands. Depending on the location of the preferred project and final design and construction details, there will be specific permits, regulatory requirements, or authorizations required prior to construction of the project.

Attachments:

Figure 2-1 North. Study Area – South Medford/Phoenix
Figure 2-1 South. Study Area – Talent/North Ashland
Figure 2-2 North. Natural Resources – South Medford/Phoenix
Figure 2-2 South. Natural Resources – Talent/North Ashland
Figure 2-3 Environmental Justice Areas of Concern
Figure 2-4 North-A. Zoning Designations – South Medford
Figure 2-4 North-B. Zoning Designations – Phoenix
Figure 2-4 South-A. Zoning Designations – Talent
Figure 2-4 South-B. Zoning Designations – North Ashland
Figure 2-5 North. Comprehensive Plan Designations – South Medford/Phoenix
Figure 2-5 South. Comprehensive Plan Designations – Talent/North Ashland
Figure 2-6 North. Community Features – South Medford/Phoenix
Figure 2-6 South. Community Features – Talent/North Ashland
Figure 2-7 North. Tax Lot Maps – South Medford/Phoenix
Figure 2-7 South. Tax Lot Maps – Talent/North Ashland

Appendix A – Hazmat Report*
Appendix B – Socioeconomic and Environmental Justice Analysis Report*
Appendix C – Historic Resources List*

*Available upon request



OR 99 Corridor Plan

Planning Area

Figure 2-1 North

Study Area
South Medford/Phoenix

Source Data: Jackson County, ESRI, Oregon GEO

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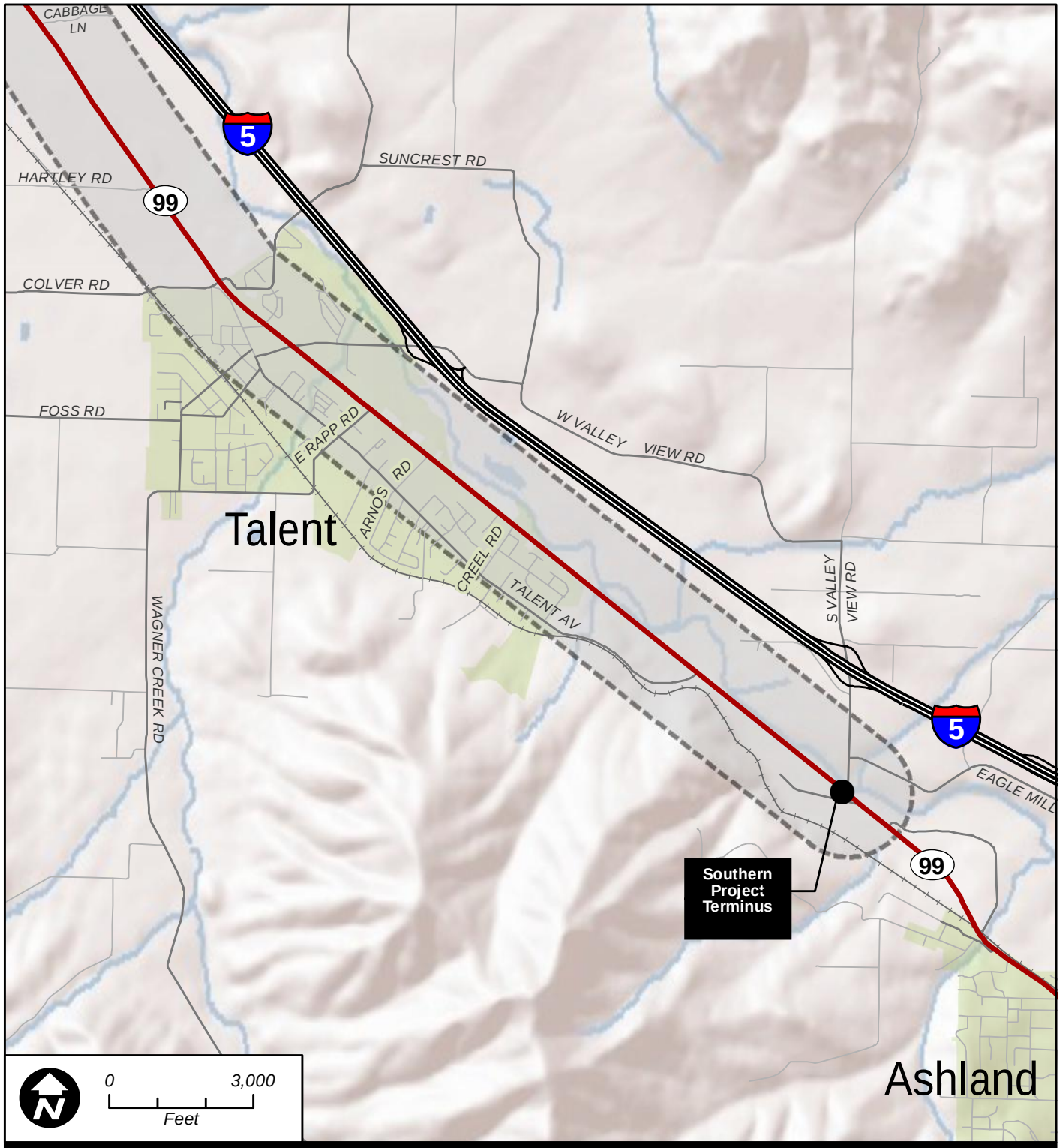

OR 99 Corridor Plan

Planning Area

Figure 2-1 South

Study Area
South Medford/Phoenix

Source Data: Jackson County, ESRI, Oregon GEO

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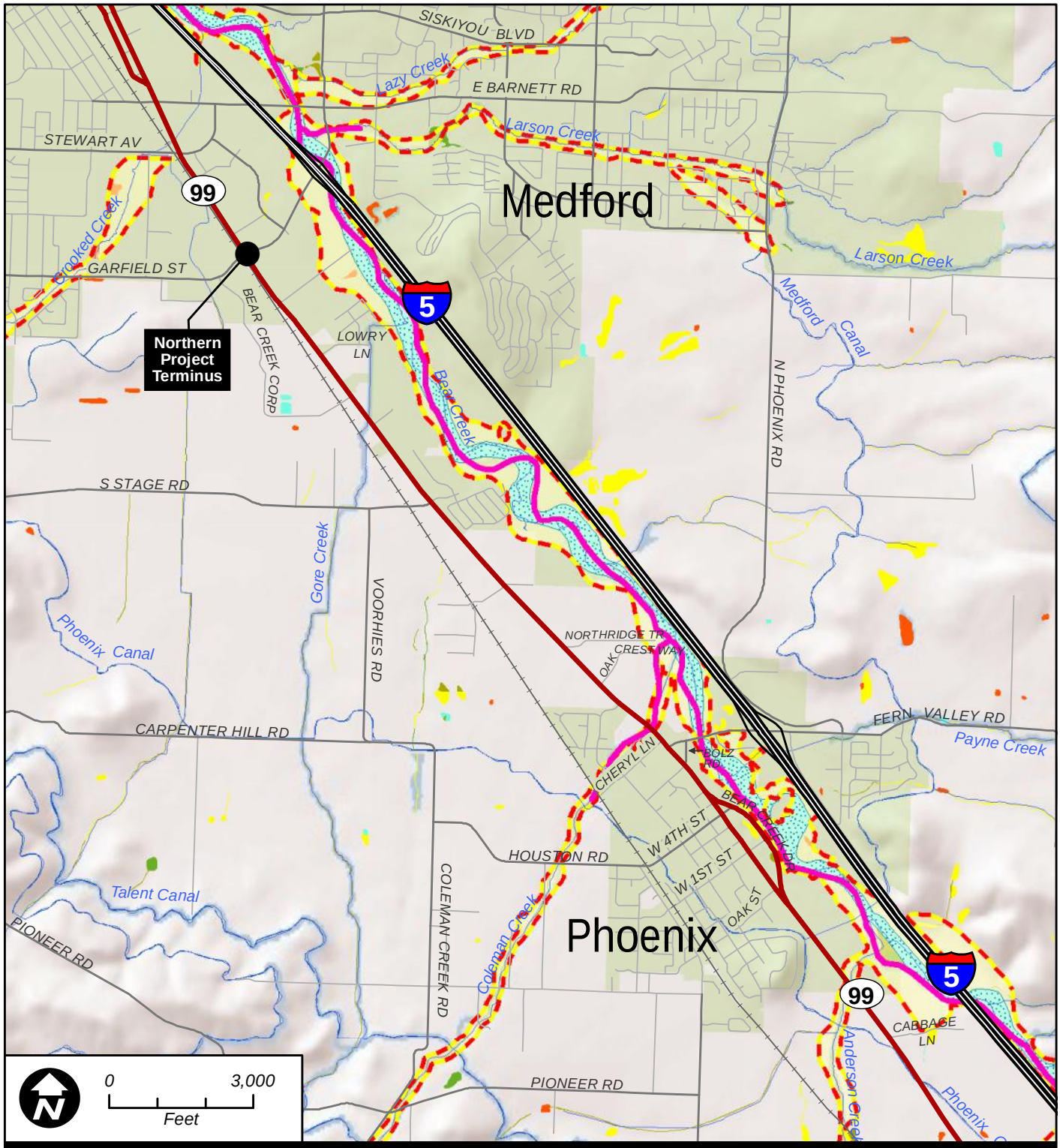

OR 99 Corridor Plan

Rivers, Streams, Canals
Wildlife Areas
Open Water
100-Year Floodplain
Floodways
Coho Salmon (Existing Habitat)

ODFW Priority Rank
3-4
5-6
7-8

Wetland Classifications
Lacustrine
Palustrine, Aquatic
Palustrine, Emergent
Palustrine, Forested
Palustrine, Scrub-Shrub
Palustrine, Other
Riverine

Figure 2-2 North

Natural Features
South Medford/Phoenix

Source Data: Jackson County, ESRI, Oregon GEO

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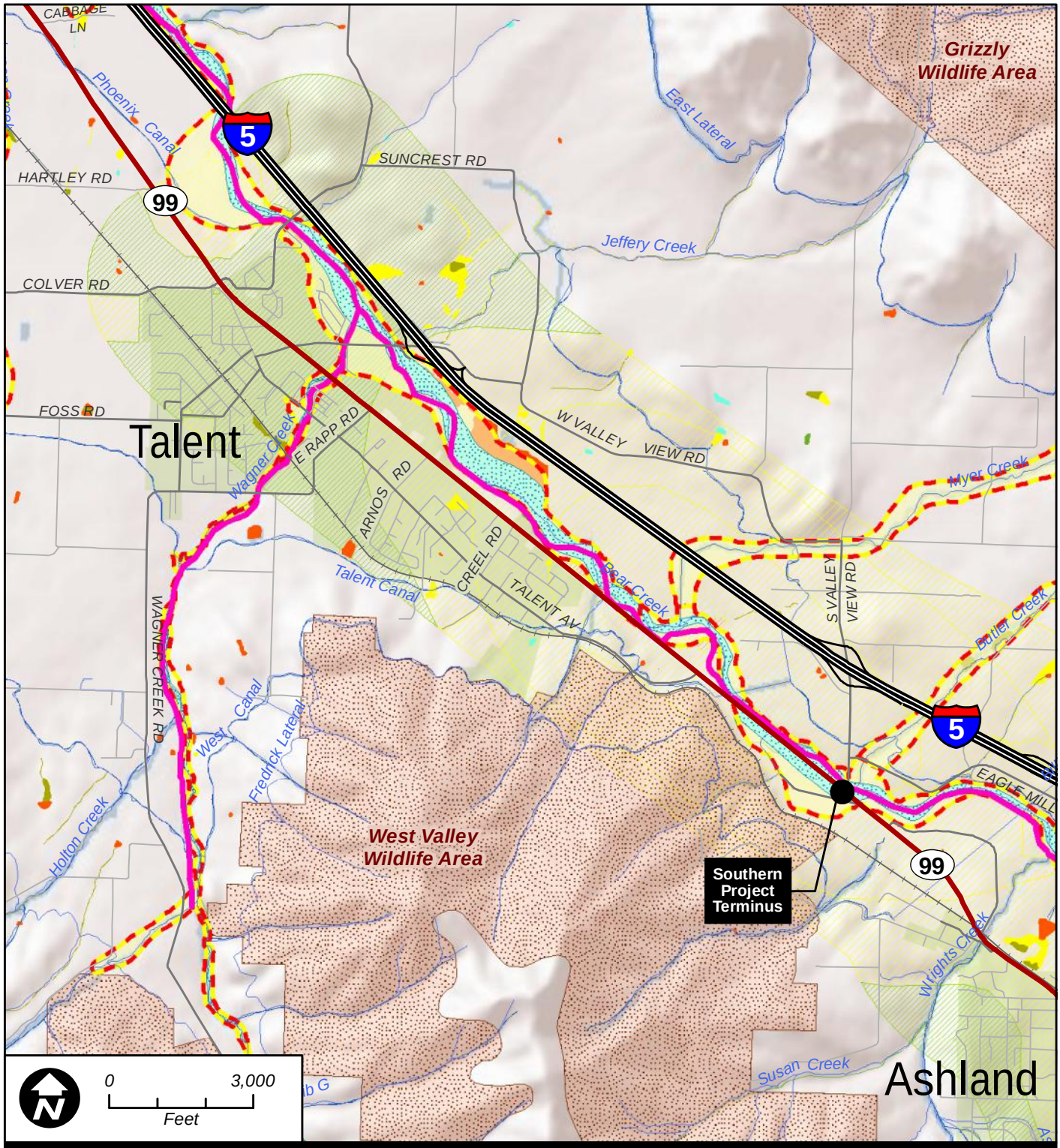

OR 99 Corridor Plan

- Rivers, Streams, Canals
- Wildlife Areas
- Open Water
- 100-Year Floodplain
- Floodways
- Coho Salmon (Existing Habitat)

ODFW Priority Rank

- 3-4
- 5-6
- 7-8

Wetland Classifications

- Lacustrine
- Palustrine, Aquatic
- Palustrine, Emergent
- Palustrine, Forested
- Palustrine, Scrub-Shrub
- Palustrine, Other
- Riverine

Source Data: Jackson County, ESRI, Oregon GEO

Figure 2-2 South

Natural Features
South Medford/Phoenix

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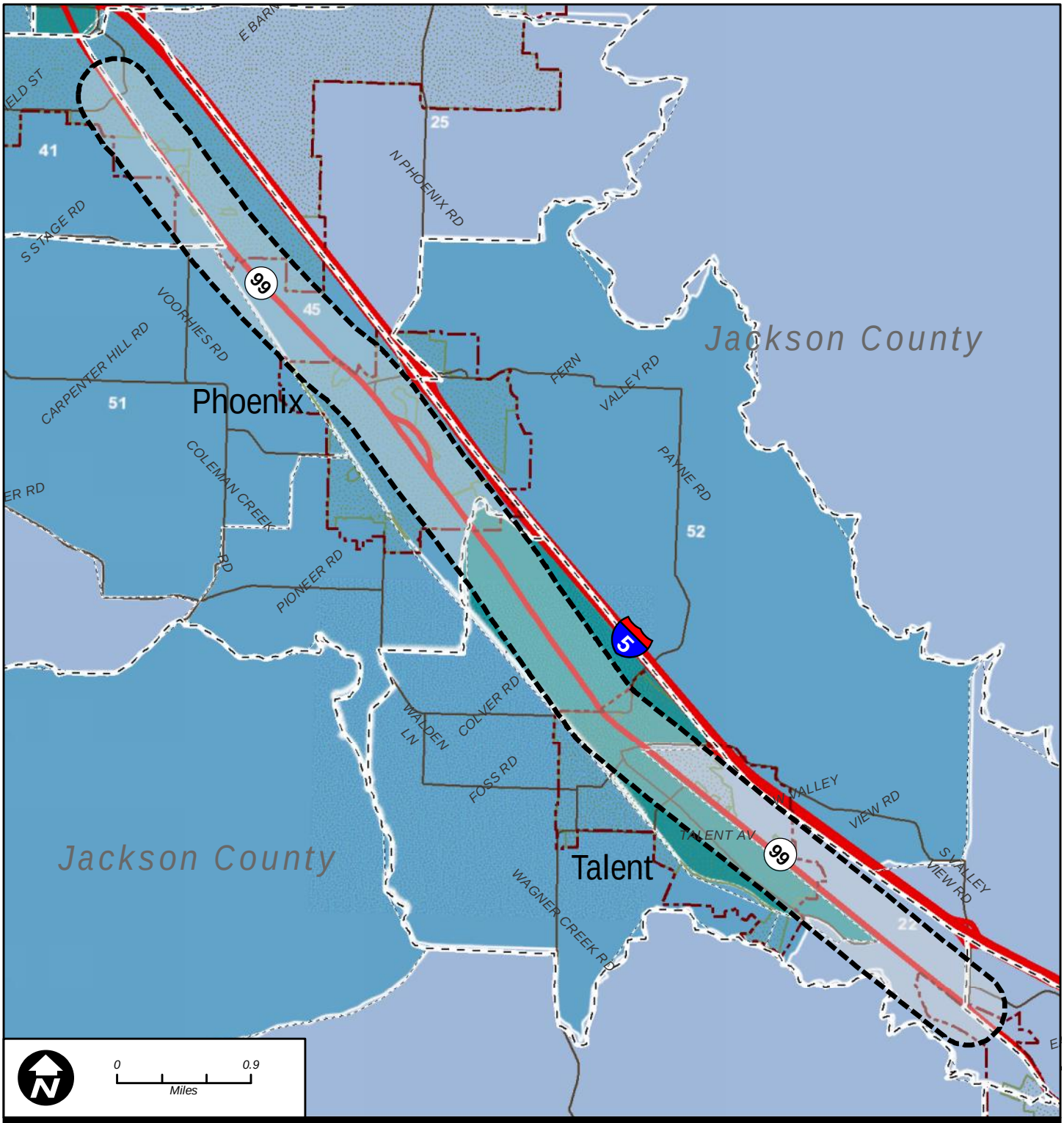

OR 99 Corridor Plan

Planning Area
Urban Growth Boundary (UGB)
City Limits
Census Tracts
Block Groups

2010 Diversity Index *

- 75.1 to 100 (more diverse)
- 53.1 to 75.0
- 26.1 to 53.0 (Mean: 39.8)
- 12.1 to 26.0
- 0 to 12.0 (less diverse)
- Zero Population

Figure 2-3
Ethnic Diversity Index

** The 2008 Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). For example, the diversity score for the U.S. is 60 which means there is a 60 percent probability that two people randomly chosen from the U.S. population would belong to different race or ethnic groups.*

Source Data: Jackson County, ESRI, Oregon GEO

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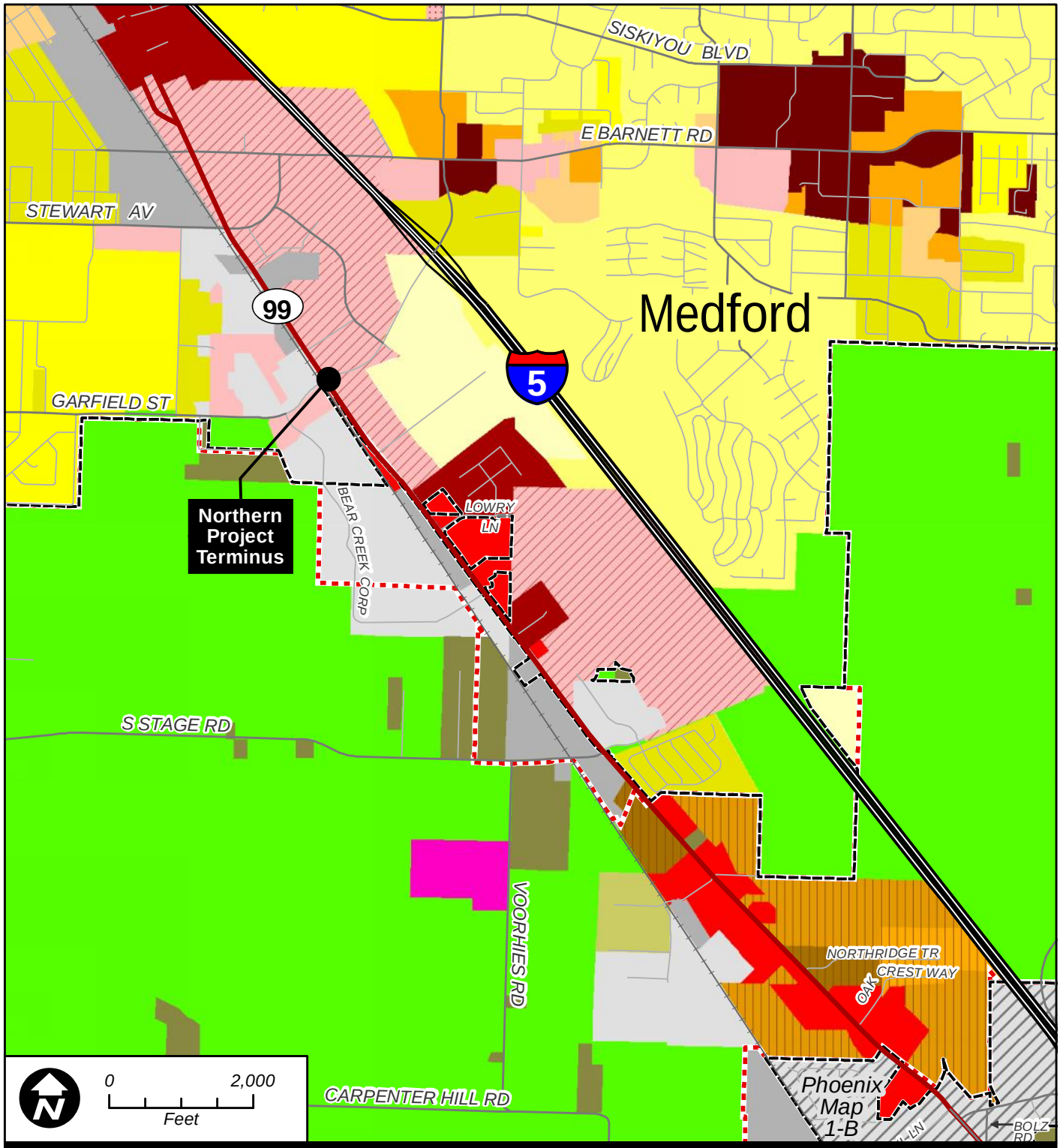

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

City of Medford Zoning

- Community Commercial (C-C)
- General Commercial (GC)
- Heavy Commercial (C-H)
- Neighborhood Commercial (C-N)
- Regional Commercial (C-R)
- Service Commercial/Prof. Office (C-S/P)
- Exclusive Farm Use (EFU)
- Light Industrial (I-L)
- General Industrial (I-G)
- MF Residential - 20 Units/Ac (MFR-20)
- MF Residential - 30 Units/Ac (MFR-30)
- Rural Residential - 5 Acre Min (RR-5)
- SF Residential - 1 dwelling unit/lot (SFR-00)
- SF Residential - 4 Units/Ac (SFR-4)
- SF Residential - 6 Units/Ac (SFR-6)
- SF Residential - 10 Units/Ac (SFR-10)
- Suburban Res. - 2.5 Acre Min (SR-2.5)

Jackson County Zoning

- Exclusive Farm Use (EFU)
- General Commercial (GC)
- General Industrial (GI)
- Light Industrial (LI)
- Limited Use (LU)
- Rural Residential - 2.5 (RR-2.5)
- Rural Residential - 5 (RR-5)
- Urban Residential - 8 (UR-8)
- Urban Residential - 10 (UR-10)
- Urban Residential - 30 (UR-30)

Figure 2-4 North-A
Zoning Designations
South Medford

Source Data: Jackson County

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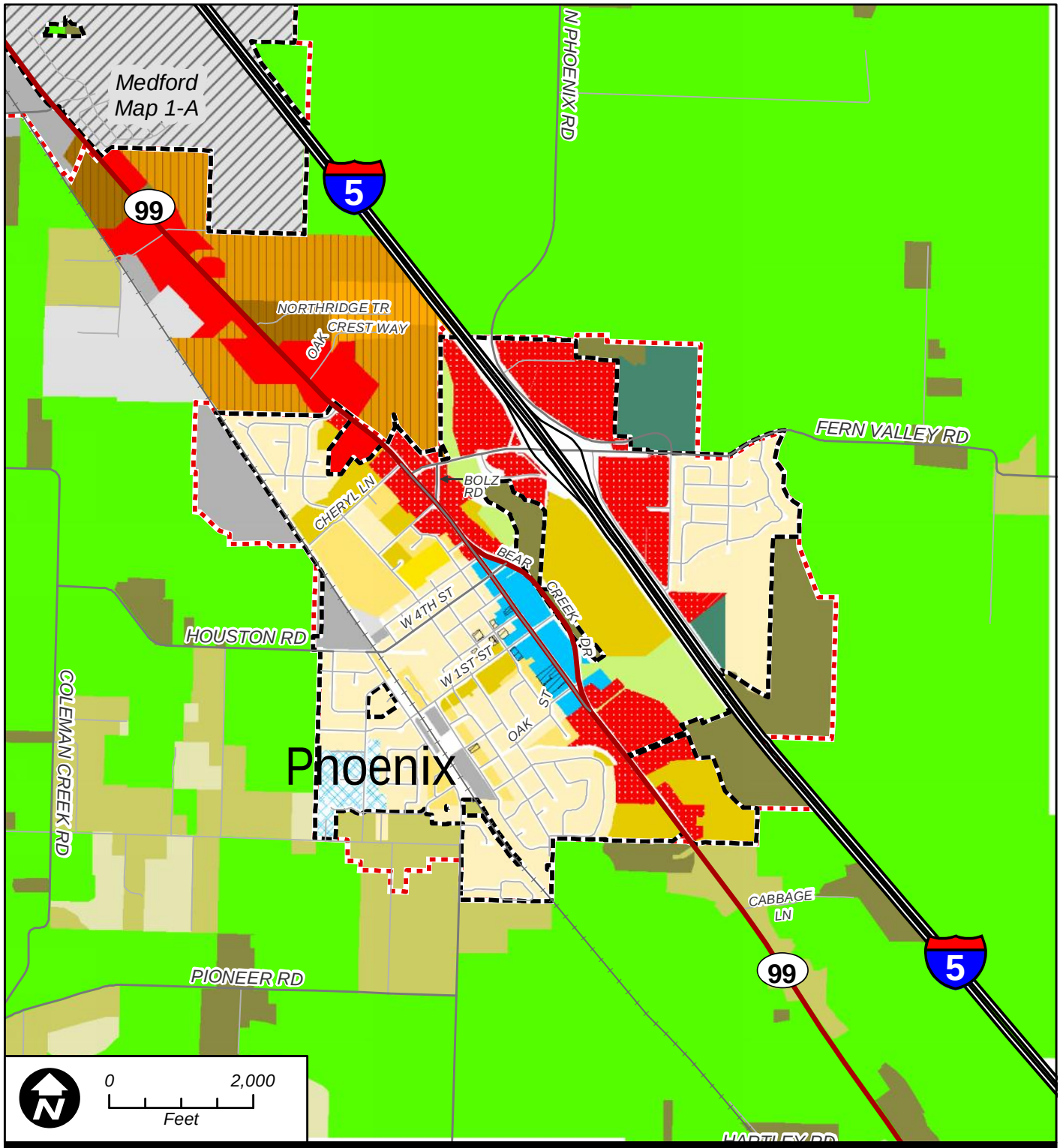

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

City of Phoenix Zoning
- Bear Creek Greenway (BCG)
- City Center (C-C)
- Commercial Highway (C-H)
- Commercial Highway (R-1)
- Farm Residential (F-5)
- Hilsinger PUD (R-1)
- Industrial (I)
- Light Industrial (LI)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Medium Density Residential (R-3)
- High Density Residential (R-3)

Jackson County Zoning
- Exclusive Farm Use (EFU)
- General Commercial (GC)
- General Industrial (GI)
- Light Industrial (LI)
- Limited Use (LU)
- Rural Residential - 00 (RR-00)
- Rural Residential - 2.5 (RR-2.5)
- Rural Residential - 5 (RR-5)
- Urban Residential - 8 (UR-8)
- Urban Residential - 10 (UR-10)
- Urban Residential - 30 (UR-30)

Zoning Overlays
- Historic Overlay

Figure 2-4 North-B
Zoning Designations
Phoenix

Source Data: Jackson County

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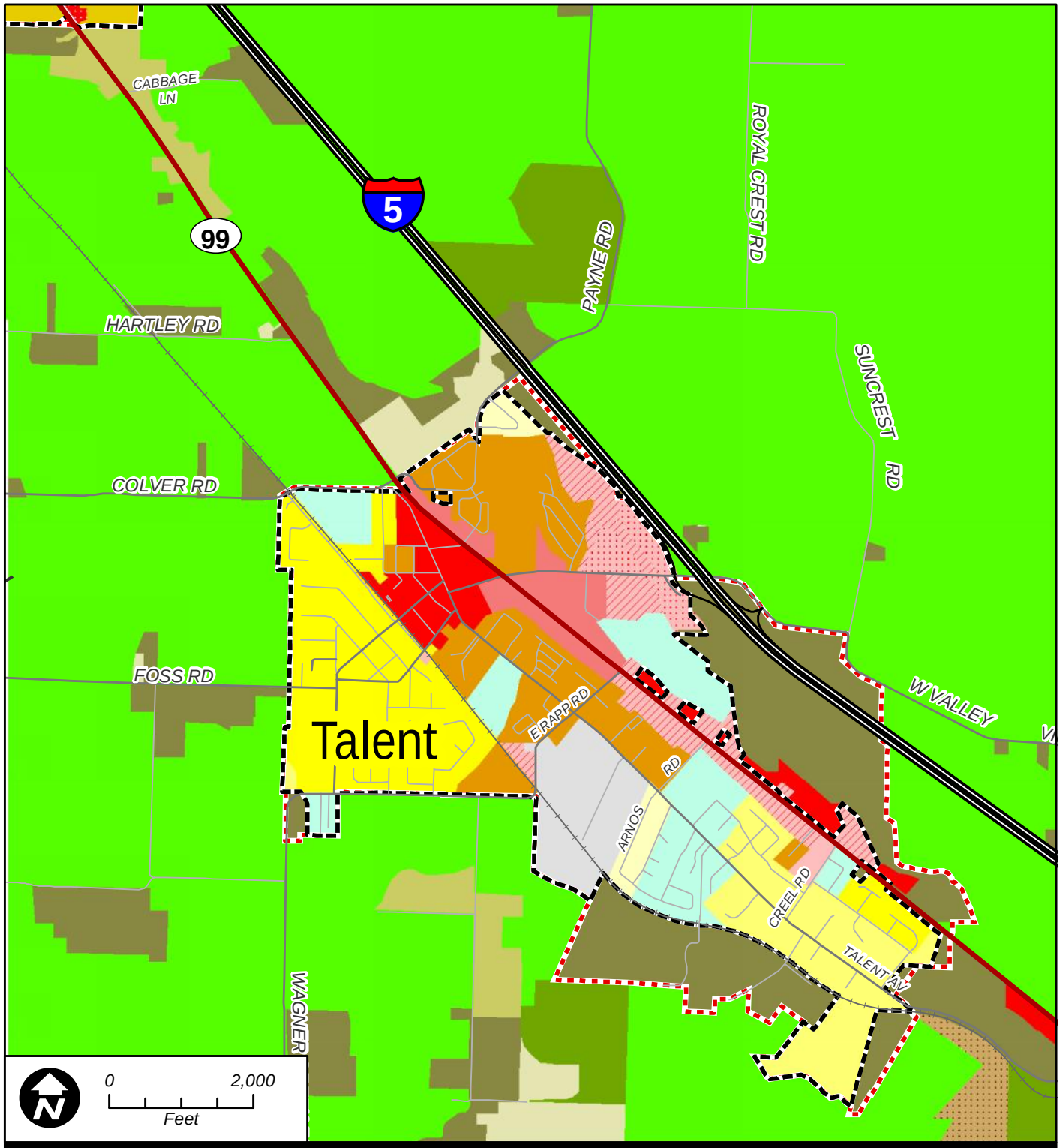

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

City of Talent Zoning
- Central Business District - Highway (CBH)
- Commercial (CBD)
- High Density Residential (RM-22)
- Interchange Commercial (CI)
- Light Industrial (IL)
- Low Density Residential - 6,000 sf Lot (RS-7)
- Low Density Residential - 8,000 sf Lot (RS-5)
- Low Density Residential - 8,000 sf Lot (RS-7)
- Mobile Home (RS-MH)
- Neighborhood Commercial (CN)
- Retail-Wholesale Commercial (CH)

Jackson County Zoning
- Exclusive Farm Use (EFU)
- General Commercial (GC)
- Open Space Reserve (OSR)
- Rural Residential - 00 (RR-00)
- Rural Residential - 2.5 (RR-2.5)
- Rural Residential - 5 (RR-5)
- Urban Residential (UR-1)
- Woodland Resource (WR)

Figure 2-4 South-A
Zoning Designations
Talent

Source Data: Jackson County

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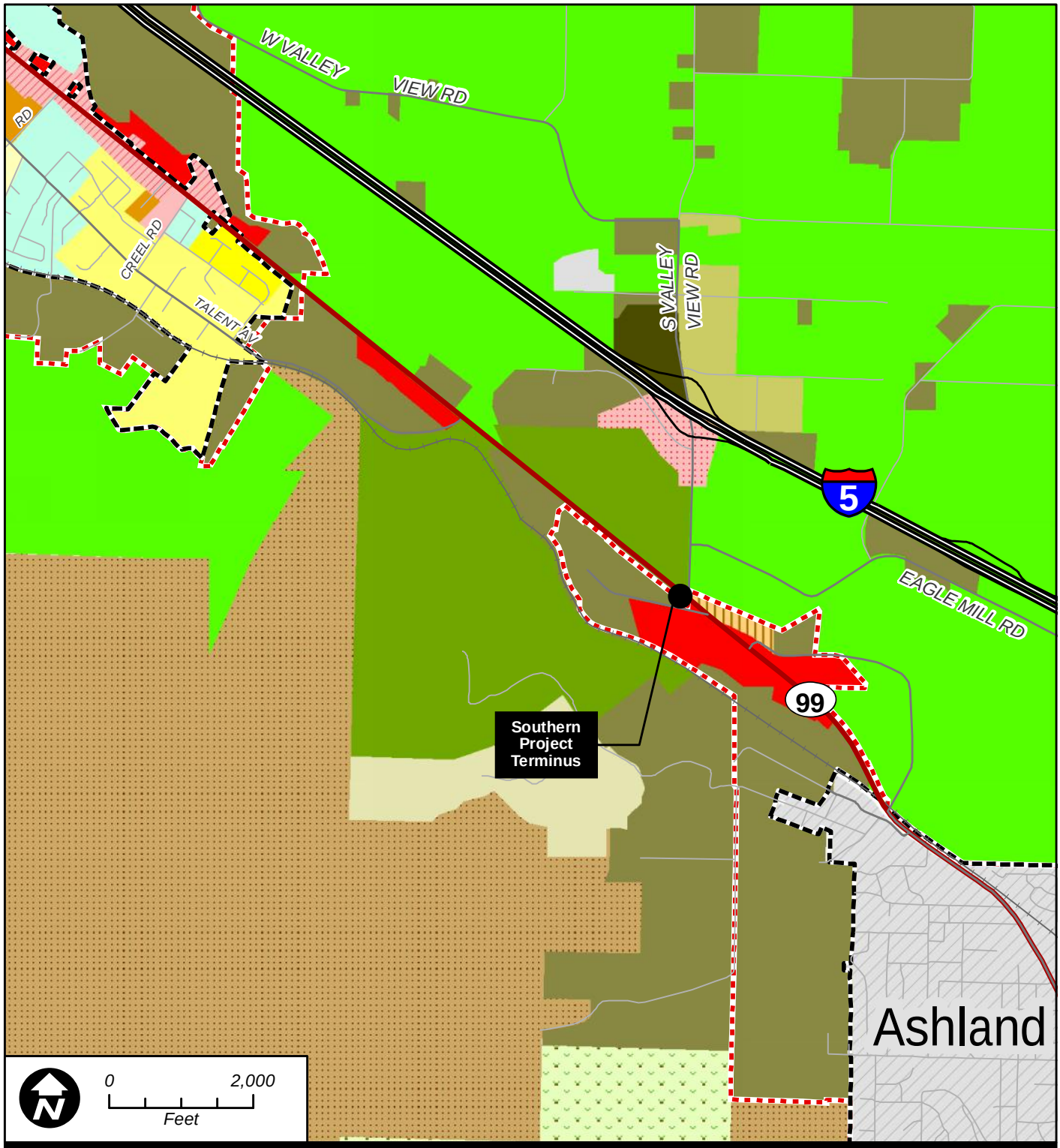

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

City of Talent Zoning

- High Density Residential (RM-22)
- Low Density Residential - 6,000 sf Lot (RS-7)
- Low Density Residential - 8,000 sf Lot (RS-5)
- Low Density Residential - 8,000 sf Lot (RS-7)
- Mobile Home (RS-MH)
- Neighborhood Commercial (CN)
- Retail-Wholesale Commercial (CH)

Jackson County Zoning

- Exclusive Farm Use (EFU)
- Forest Resource (FR)
- General Commercial (GC)
- Interchange Commercial (IC)
- Light Industrial (LI)
- Open Space Reserve (OSR)
- Rural Residential - 00 (RR-00)
- Rural Residential - 2.5 (RR-2.5)
- Rural Residential - 5 (RR-5)
- Rural Residential - 10 (RR-10)
- Urban Residential (UR-1)
- Woodland Resource (WR)

Figure 2-4 South-B
Zoning Designations
North Ashland

Source Data: Jackson County

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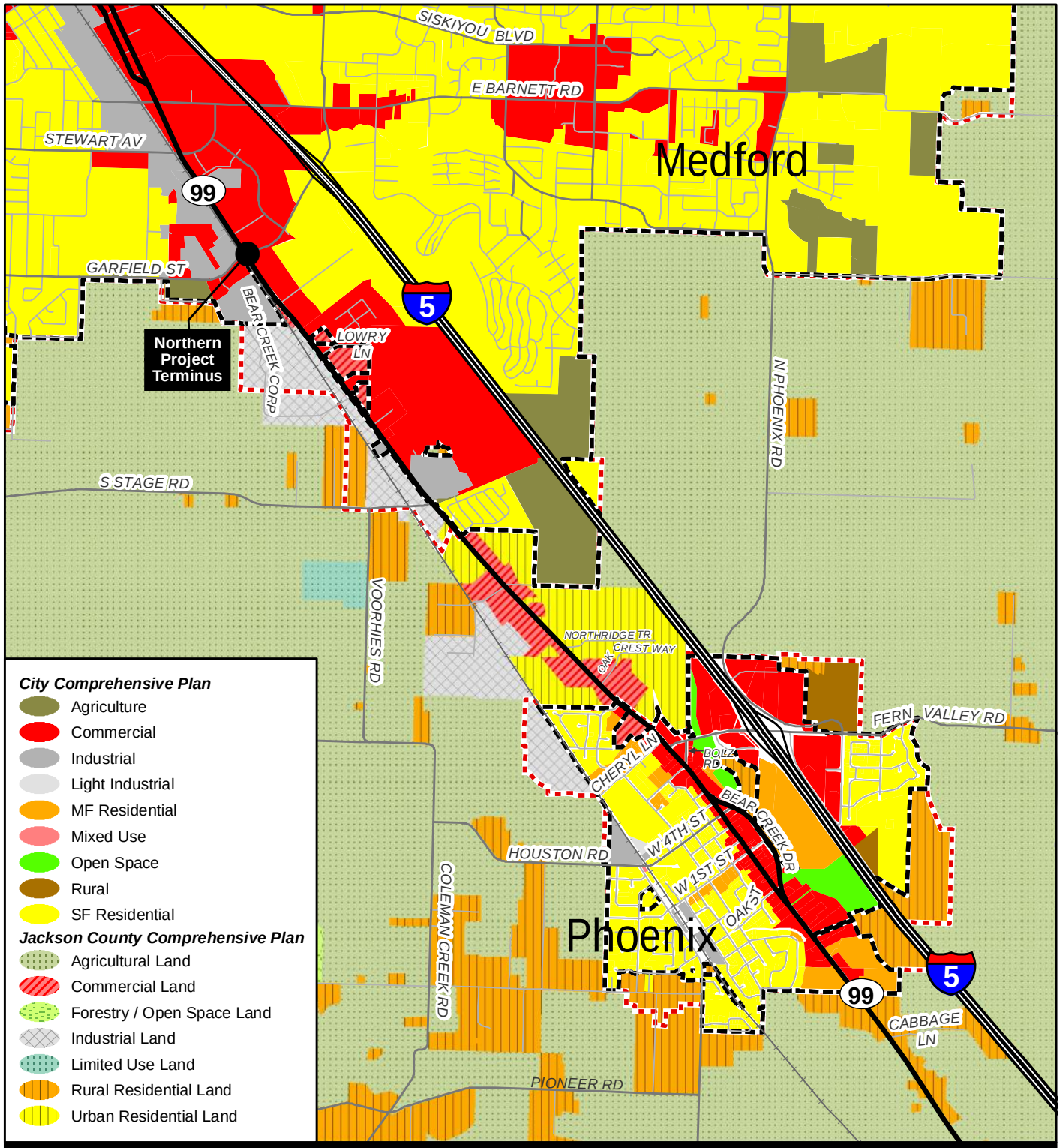

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

Figure 2-5 North

Comprehensive Plan
South Medford/Phoenix

0 3,000
Feet

Source Data: Jackson County

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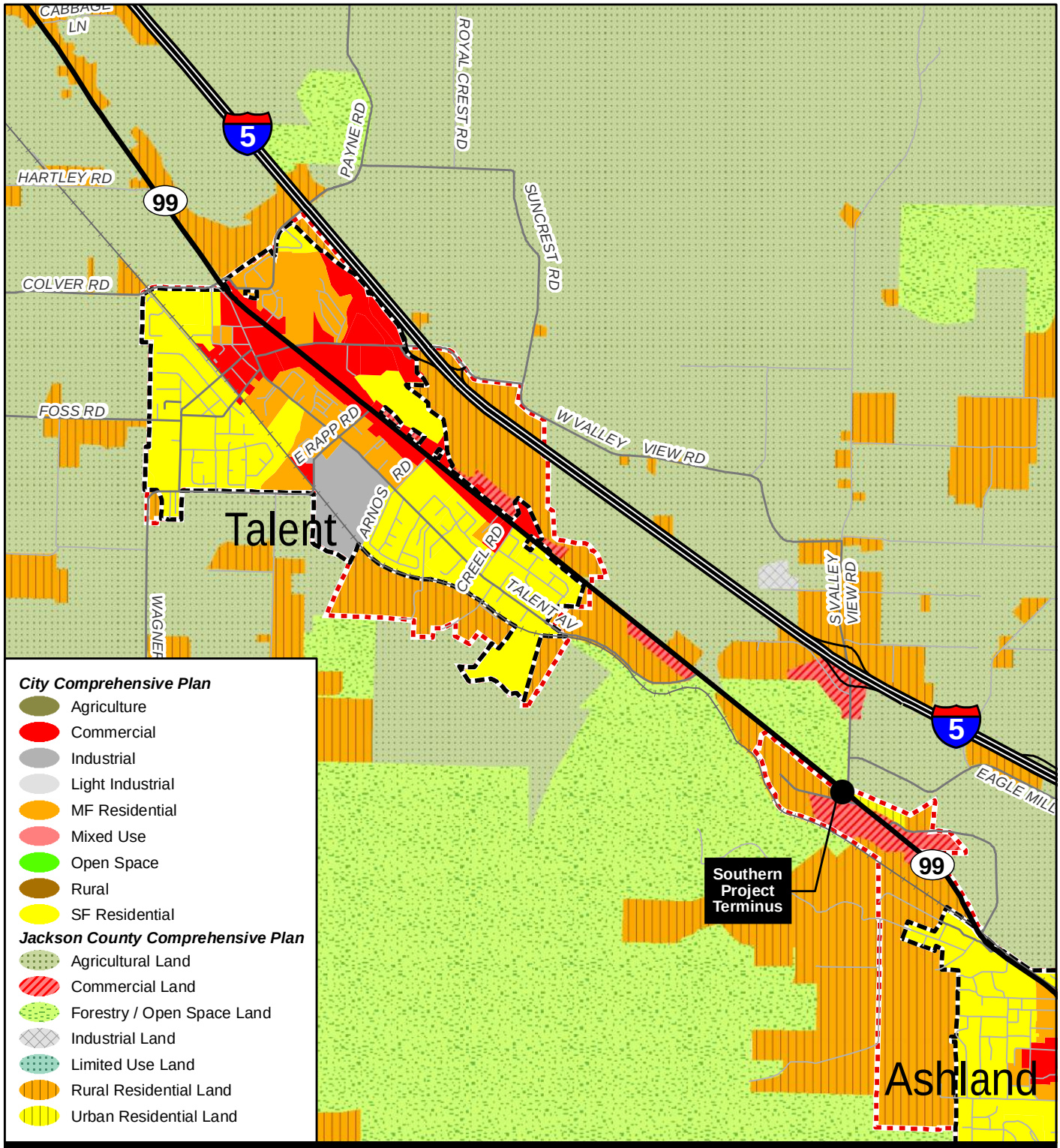

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary

Figure 2-5 South

Comprehensive Plan
Talent/North Ashland

0 3,000
Feet

Source Data: Jackson County

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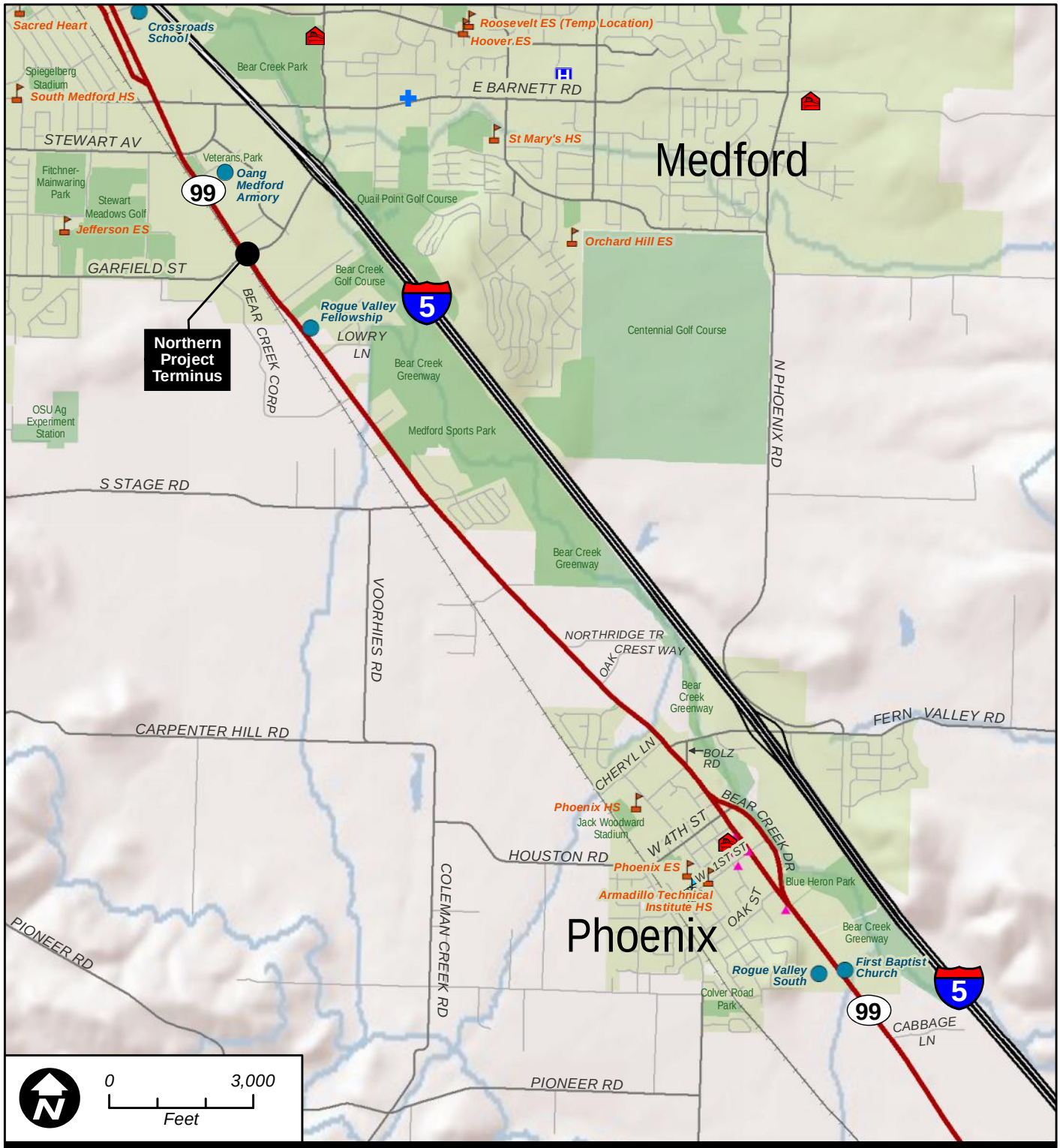

OR 99 Corridor Plan

- Parks & Open Space
- City Hall
- Fire Station
- Hospital
- Law Enforcement
- Medical Service
- Community Features
- historical_features
- Schools

Figure 2-6 North

Community Features
South Medford/Phoenix

Source Data: Jackson County, ESRI, Oregon GEO

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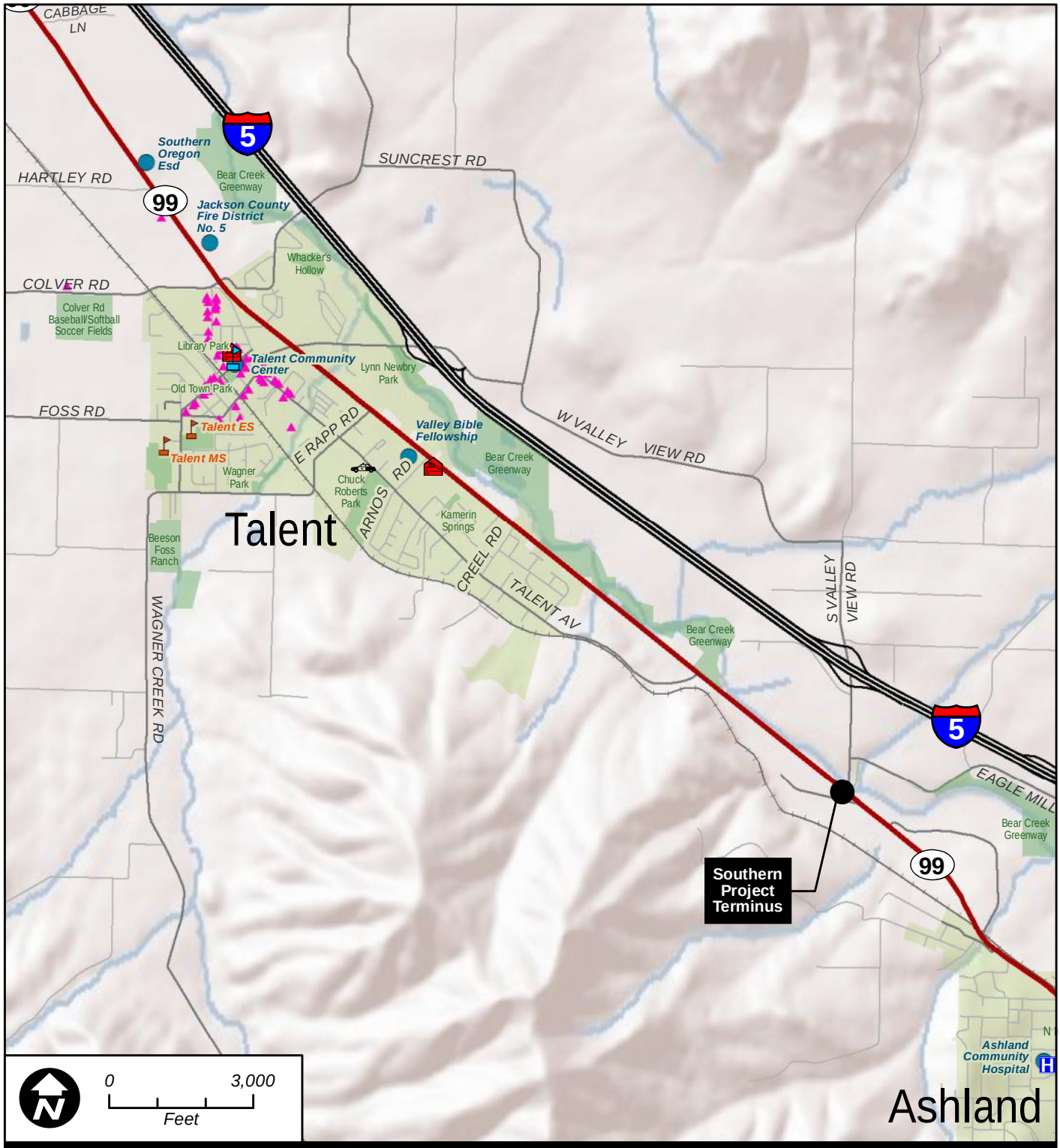

OR 99 Corridor Plan

- Parks & Open Space
- City Hall
- Fire Station
- Hospital
- Law Enforcement
- Medical Service
- Community Features
- historical_features
- Schools

Figure 2-6 South

Community Features
Talent/North Ashland

Source Data: Jackson County, ESRI, Oregon GEO

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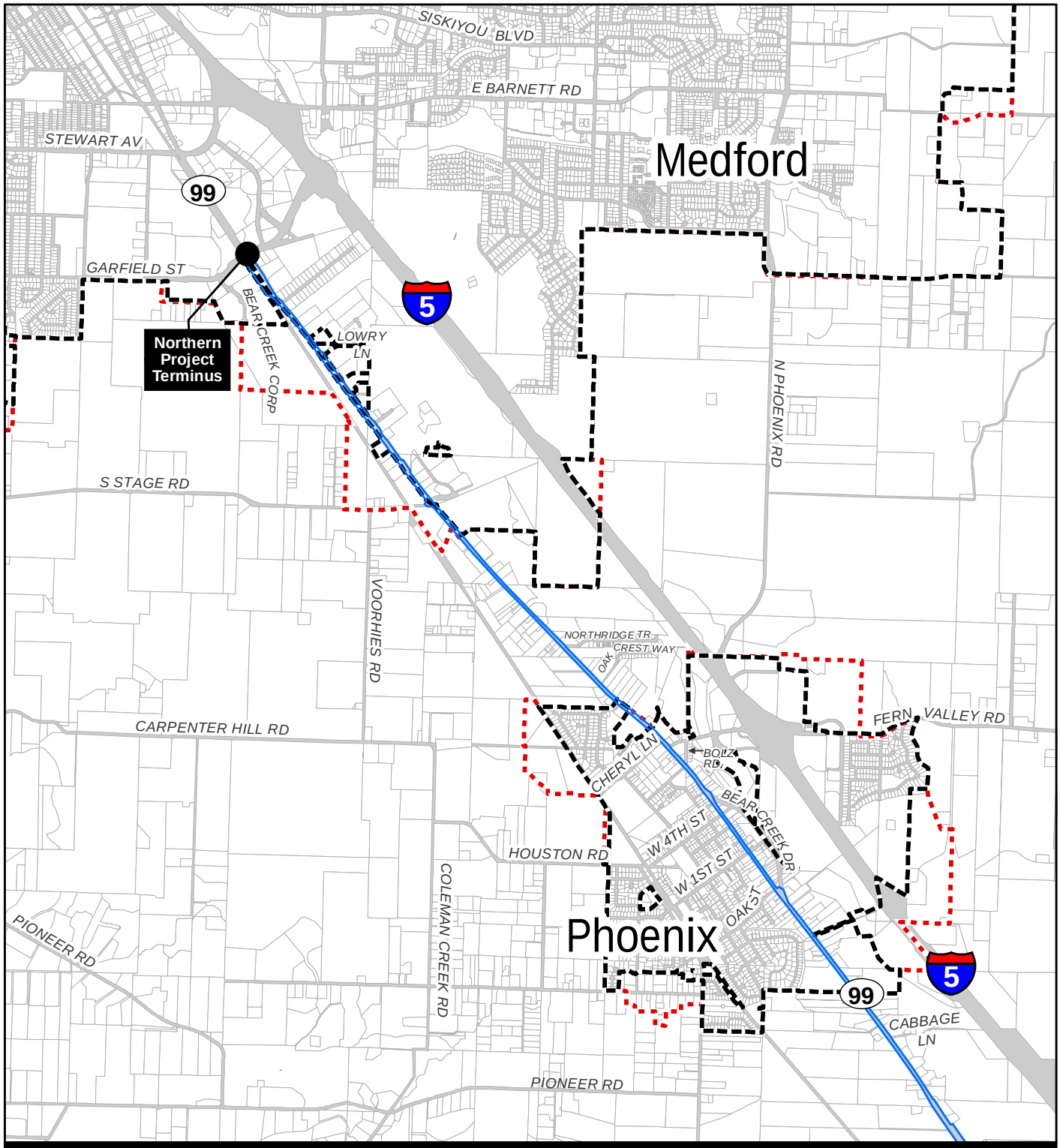

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary
Approximate R-O-W/Taxlot Boundary

Figure 2-7 North

Approximate Right-of-Way/Taxlot Boundary
South Medford/Phoenix

0 3,000
Feet

Source Data: Jackson County

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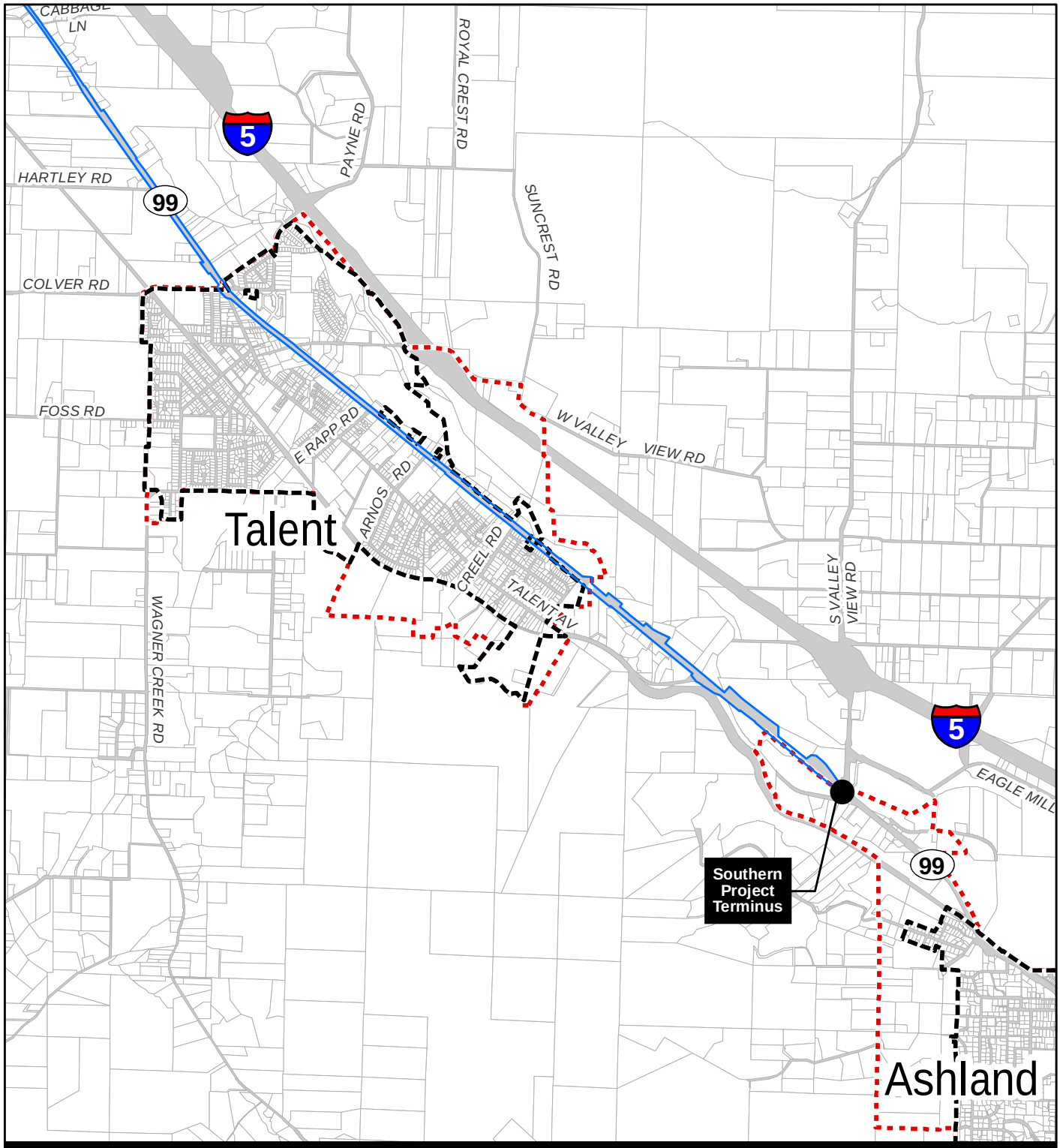

OR 99 Corridor Plan

City Boundary
Urban Growth Boundary
Approximate R-O-W/Taxlot Boundary

Figure 2-7 South

Approximate Right-of-Way/Taxlot Boundary
Talent/North Ashland

0 3,000
Feet

Source Data: Jackson County

Path: P:\O\ODOT00000711\0600INFO\GS\arcmap\TM2\Fig_2-8_Taxlots.mxd
Date: 1/27/2011 Time: 3:53:26 PM