

## Summary - Tech Memo #3

# Environmental Features and Land Uses

Tech Memo #3 summarizes the current land uses and environmental features within the OR 62 Corridor Plan study area. These characteristics will help evaluate the future potential extension of the OR 62 Expressway as identified in the 2013 OR 62: I-5 to Dutton Road Final Environmental Impact Statement and Record of Decision (OR 62 FEIS/ROD).

### Key Takeaways

#### Land Use

Current land uses will provide key information when forecasting traffic volumes for the 20-year transportation analysis that the team will conduct in the study area.

- **Designations:** The study area includes areas designated for commercial, industrial, agricultural, and open spaces. Most land within the corridor is already developed, primarily with residential, commercial, and industrial uses. The limited undeveloped land has restricted development opportunities.
- **Activity Centers/Traffic Generators:** Key activity centers include the Rogue Valley International–Medford Airport, commercial shopping centers, schools, and industrial facilities. These areas and other developed lands will be considered throughout the project to address how OR 62 Expressway alignment might affect access for people living, working, and visiting White City.

#### Environmental Features

Updated environmental findings from the OR 62 FEIS to reflect current conditions in the Area of Potential Impact (API)—about 4.6 square miles centered on OR 62 near White City. The area is smaller than the original project area, since the first phase of the expressway has been built.

- **Right-of-Way and Utilities:** There have been changes to some parcels and their ownership. No new utility providers have been established.
- **Sensitive Species and Habitats:** The study area provides habitat for federally or state-listed sensitive species, including coho salmon (threatened), northern spotted owl (threatened), and Pacific lamprey.
- **Historically Underserved Populations:** Updated 2020 census data shows that low income and minority populations are present in and around the study area.
- **Socioeconomics (Public Services, Population Demographics and Business Displacements):** A few updates are needed to reflect current public services in the API. There are no longer any police stations, there is one less elementary school and one

less place of worship, and the Rogue Family Center, which provides many services, was not yet in operation.

The population in the area has grown, but the percentage of residents living below the poverty level has decreased.

More investigation is needed to update specific business replacements based on change in ownership and the unknown number of businesses currently operating at the W. Dutton Road Industrial Park.

- **Section 4(f) Protections:** The current API includes an updated list of public parks and recreational lands that are protected under Section 4(f):
  - Denman Wildlife Area
  - Hoover Ponds County Park
  - White City Splash Park
  - White City Community Skate Park
- **Wetlands and Water Quality:** There are several mapped wetlands, steams and vernal pools. Field investigations are required as the previous determinations have expired and wetland mapping is outdated. New impervious surfaces constructed as part of the project would treat stormwater runoff to current design standards to minimize impacts to downstream waterbodies.
- **Cultural Resources:** Recorded cultural and historic sites are present. Additional properties require evaluation for potential historic significance. There may also be buildings that did not meet the 50-year-old age requirement at the time of the original survey that may meet the age requirement now. Further research and potential field investigations is needed to determine the potential for archaeological resources within the current API, not previously investigated.
- **Geology:** The FEIS/ROD reported a low direct potential for geologic hazards such as earthquakes, landslides, and soil erosion and there have been no changes.
- **Hazardous Materials:** 42 sites of the 99 sites of concern identified in the FEIS/ROD overlap the API. Because the DEQ Facility Profiler database system was not operational at the time the memo was developed, no database review was possible.
- **Air Quality:** The project is included in the Air Quality Conformity Determination for 2012-2015 Metropolitan Transportation Improvement Program (MTIP) and the 2013-2038 Regional Transportation Plan (RTP), which document conformity with the Clean Air Act.