



Technical Memorandum

Date: September 10, 2020

Project: US 97 North Interchange Study

To: Rick Williams, ODOT

From: Andrew Johnson, HDR

Subject: **Memo #2 Existing Land Use, Natural Resources, and Demographic Data**

1.0 Introduction and Purpose

The US 97 North Interchange Study will enhance safety and operations on US 97 and within the local street network while improving connectivity and access to residential and commercial uses along US 97. The Study is a partnership between the Oregon Department of Transportation (ODOT), the City of Bend, Deschutes County, and the Bend Metropolitan Planning Organization.

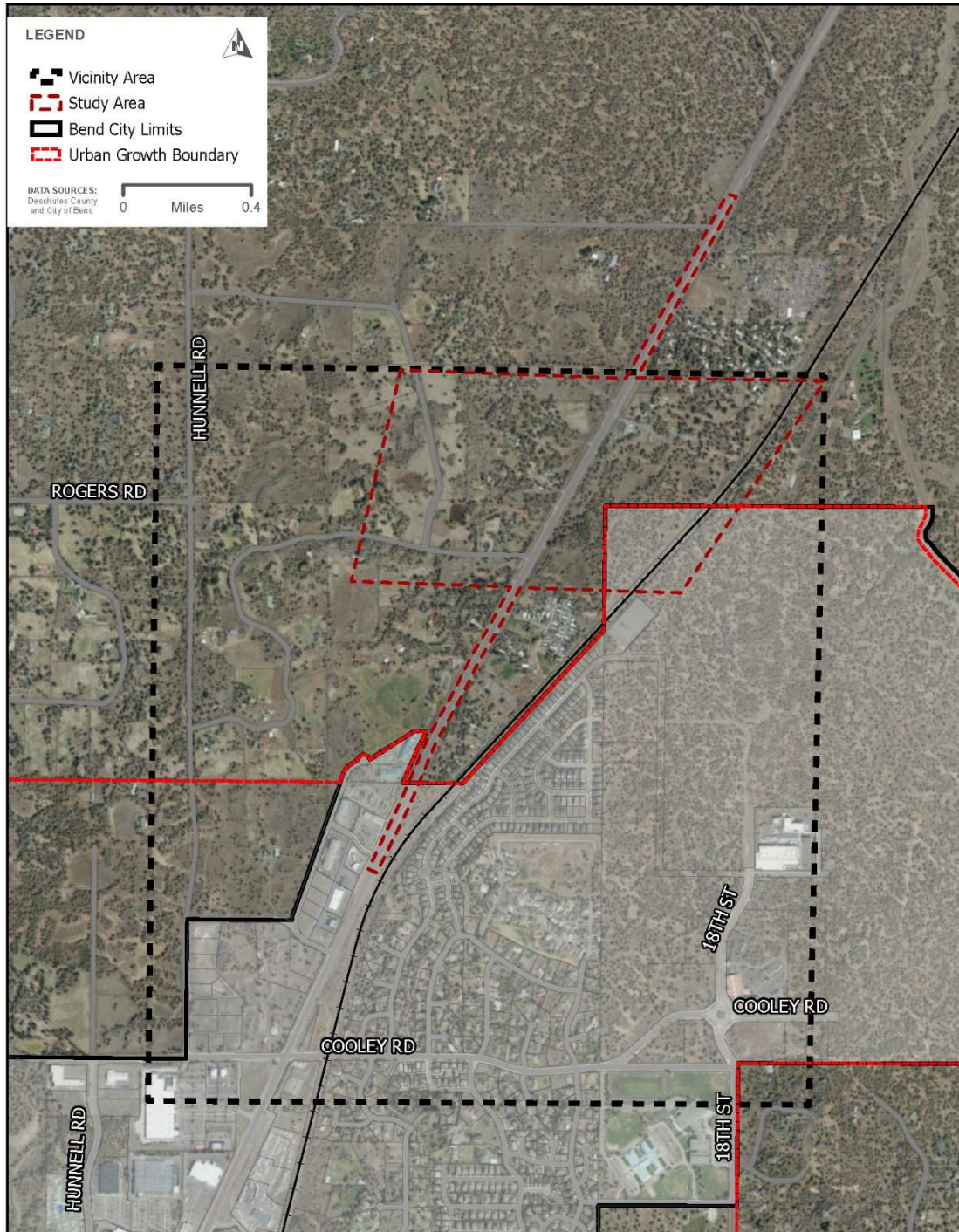
This memo describes the existing land use, natural resources, and demographic data for the US 97 North Interchange Study area, and identifies the context, opportunities, and constraints that will inform alternatives development during later phases of the Project.

2.0 Existing Land Uses

The Vicinity Area and Study Area boundaries, as described in Technical Memorandum #1, are shown in the maps and figures included in this memorandum. Land use data includes a description of existing land use designations and uses in the Vicinity Area. This review is intended to inform existing and future transportation needs for the area surrounding the interchange.

The Vicinity Area is located along the border of the City of Bend and Deschutes County and includes areas within the Bend city limits, the urban growth boundary (UGB). The City of Bend expanded the UGB in 2016. The Bend jurisdictional boundaries – UGB and city limits- are shown in Figure 1.

Figure 1. Bend City Limits and UGB



3.0 Land Use

Land within the Bend UGB is subject to the City's land use and development regulations; land outside the UGB is subject to Deschutes County land use and development regulations. The Bend Comprehensive Plan provides the basis for the City's zoning and associated land use regulations, which are implemented through the Bend Development Code (BDC). Similarly, the County's Comprehensive Plan designations inform land use regulations in the Deschutes County Code. City and County land use designations are shown in Figure 2. The zoning map, Figure 3, depicts current zoning on parcels within the Vicinity Area. Parcels within the UGB that are currently located in Deschutes County and have County zoning likely will be rezoned to City of Bend zoning upon annexation.

A summary of permitted land uses and the associated requirements that govern development and redevelopment in the Vicinity and Study Areas is provided in the following sections. This overview provides an indication of the type and intensity of land uses that can be expected within the 20-year planning horizon, which in turn will affect future traffic generation. The number of trips that specific uses generate, and where those uses are located within the community, will have a bearing on planning for appropriate types of transportation solutions.

3.1 Comprehensive Plan Designations

3.1.1 Deschutes County

The Deschutes County Comprehensive Plan map shows the range of land uses for lands outside the UGB. The northwestern portion of the Vicinity Area is designated as a Rural Residential Exceptions Area (RREA). This is a special designation for land that does not warrant farm or forest zoning, as determined through a Statewide Goal 2 exceptions process. The major determinant in designating land RREA was that many of these areas were platted for residential use before Statewide Planning was adopted.

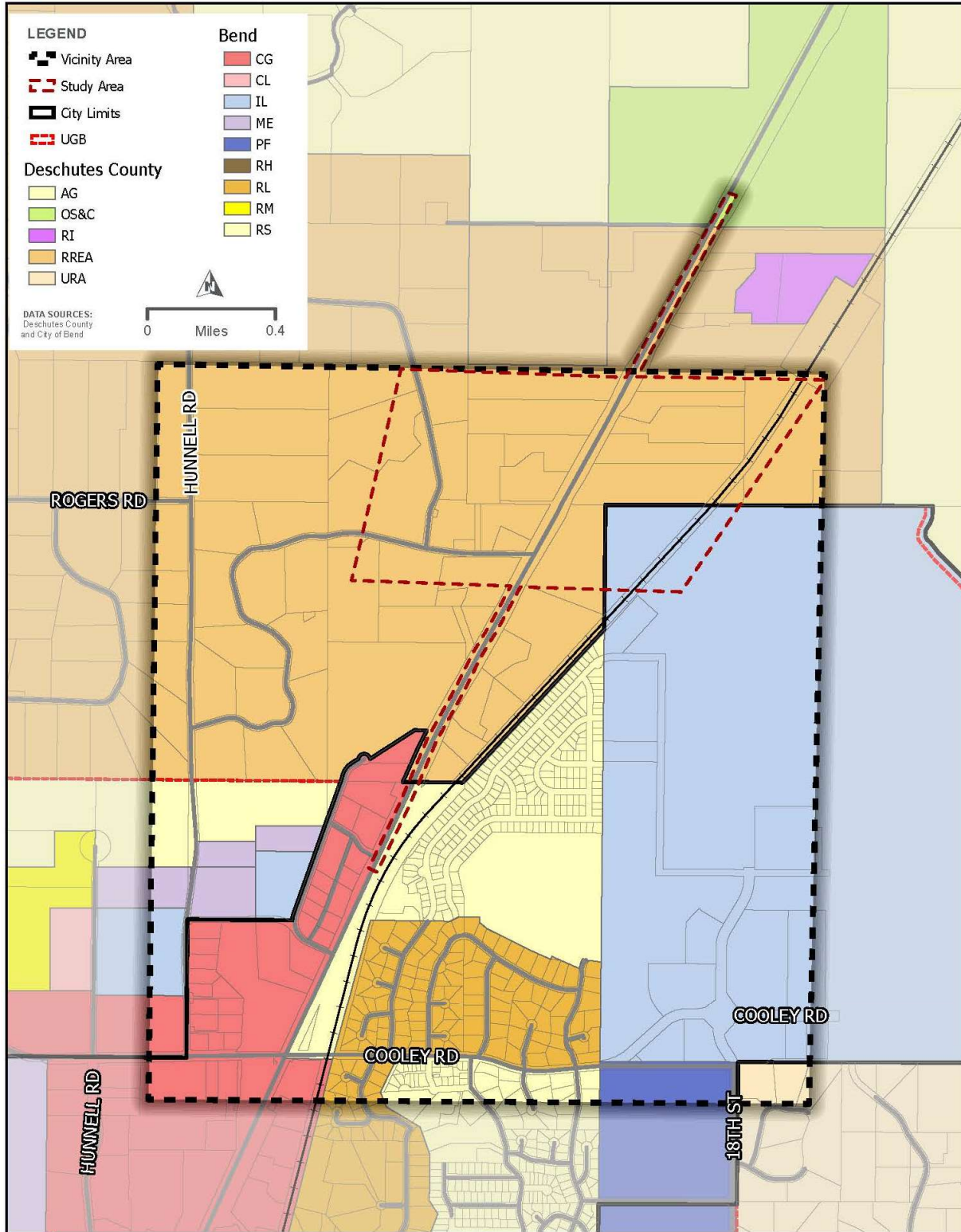
3.1.2 City of Bend

The Bend City limits bisect the Vicinity Area from east to west. The eastern section of the Vicinity Area has an Industrial Light (IL) Comprehensive Plan designation, which provides for light industrial, limited heavy commercial, and corporate office uses in areas with easy access to collector and arterial streets. Between this IL area and the highway is an area designated for Residential Urban Standard Density (RS), which provides for a variety of residential housing types at a scale compatible with single family homes, and Residential Urban Low Density (RL), for low density residential development with a maximum of approximately four dwellings per acre. West of the highway to the current City limits is designated Commercial General (CG), which provides for a broad mix of commercial uses with large site requirements. Just outside the Vicinity Area, north of Cooley Road and west of Hunnel Road, lies a small area designated Commercial Limited (CL), which provides for a wide range of retail, service, and tourist commercial areas.



The North Triangle Expansion area, outside City limits, includes three designations – IL, Mixed Employment(ME), and RS. The ME designation provides a broad mix of employment and residential uses and is a buffer between the residential and IL designations.

Figure 2. US 97 North Interchange Study Comprehensive Plan Designations



COMPREHENSIVE PLAN DESIGNATIONS
 US 97 NORTH INTERCHANGE STUDY

FIGURE 2

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3.2 Zoning and Special Districts

The BDC and Deschutes County Zoning Ordinance (Deschutes County Code Title 18) implement policies established in their respective comprehensive plans. The codes regulate development through zoning designations and provisions that generally apply to all development and specifically to land divisions within the City. The zoning requirements establish allowed uses and associated development regulations, permitted uses, and lot standards. City and County zoning within the US 97 North Bend Interchange Vicinity Area is shown in Figure 3.

3.2.1 Deschutes County

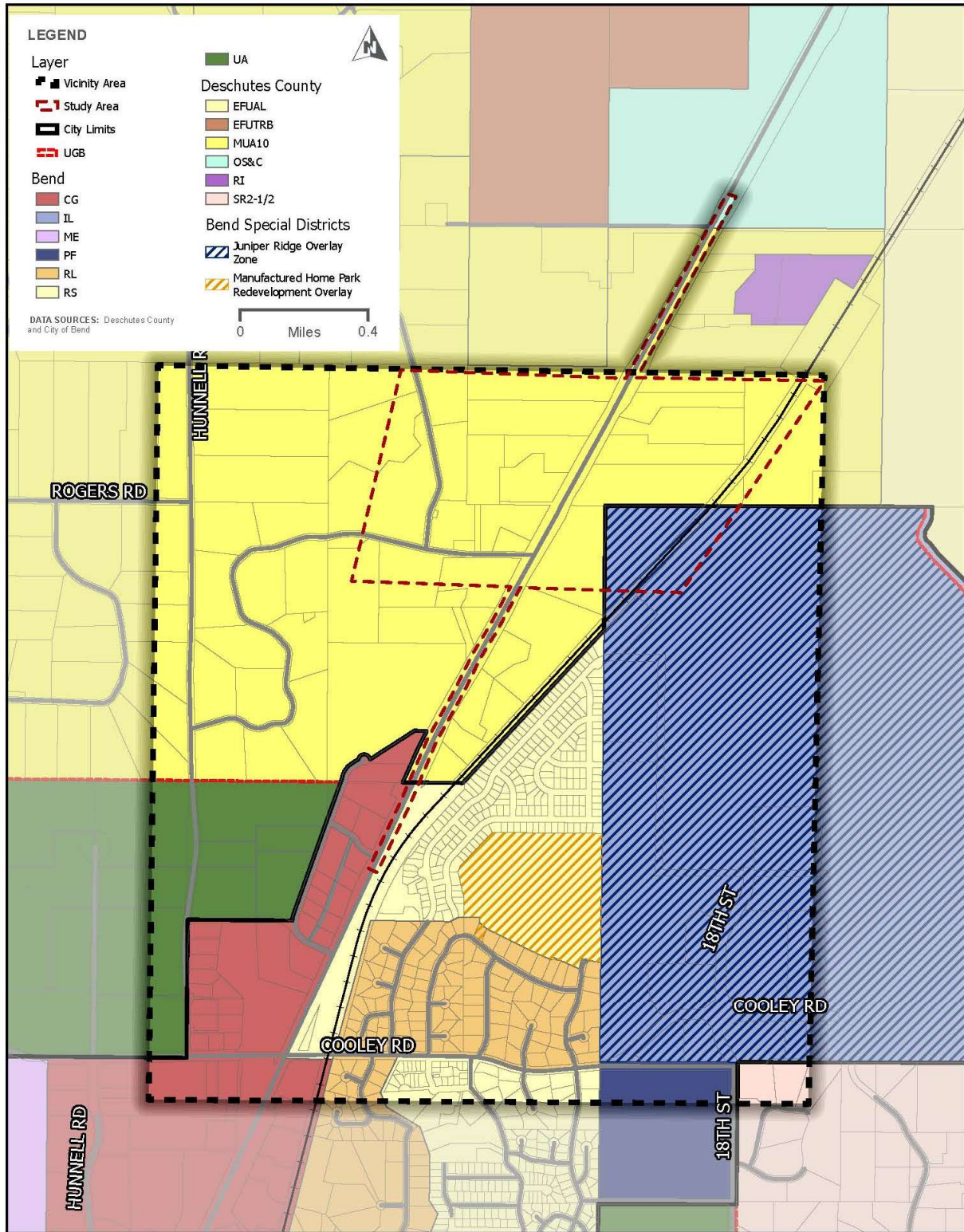
The northern portion of the Vicinity Area outside the UGB is zoned Multi-Use Agricultural Zone, MUA (DCC 18.32), which provides for uses compatible with a rural character and consistent with the capacity of the natural resources of the area. One of the stated purposes of the zone is to preserve and maintain agricultural lands that are not suited to full-time commercial farming for diversified or part-time agricultural uses, while providing an orderly and efficient transition from rural to urban land use. The minimum lot size allowed in the MUA zone is 10 acres. Buildings are limited to 30 feet in height. Permitted uses are agricultural, low density residential land, foresting, and animal-related activities (i.e., noncommercial horse stables and events).

3.2.2 City of Bend

The BDC governs land use and development within Bend's incorporated city limits. Zoning designations within the US 97 Bend North Corridor Project Vicinity Area include: Urbanizable Area (UA), RL, RS, ME, General Commercial (CG), and IL. Additionally, there are two overlays in the Vicinity Area – Juniper Ridge and Manufactured Home Park Redevelopment.

The far eastern portion of the Vicinity Area, which is mostly designated for IL development in the Comprehensive Plan, is subject to the Juniper Ridge Overlay Zone. This zone is intended to promote growth in Juniper Ridge by creating unique sub-districts for residential, commercial, educational, and industrial uses. Currently, only the location of the Employment Sub-District is known; the Town Center, Educational, and Residential sub-districts are undetermined. Between Juniper Ridge and the highway are RS and RL land, and an area with the Manufactured Home Park Redevelopment Overlay.

Figure 3. US 97 North Interchange Study Zoning and Special Districts Map



ZONING
 US 97 NORTH INTERCHANGE STUDY
 FIGURE 3

3.2.2.1 Residential Urban Low Density (BDC 2.1)

The RL is a large lot residential zone found north and south of Cooley Road, east of the railroad. For purposes of subdividing property, the minimum lot size is 10,000 square feet. The residential density range is 1.1 to 4.0 dwelling units per gross acre. The maximum lot coverage permitted in the zone is 35 percent. Allowed uses are limited to single-family dwellings, home occupations, and uses and buildings accessory to an allowed use. Conditional uses are also limited and include recreational uses, schools, and neighborhood commercial uses (e.g., offices and childcare facilities).

3.2.2.2 Residential Urban Standard Density (BDC 2.1)

The intent of the RS Zone is to provide for urban residential densities in places where community sewer services are or will be available. Parcels in the Vicinity Area with this residential zone are located along the eastern border of the Vicinity Area, south of the railroad. New lot development must have an overall density range of 4.0 to 7.3 units per gross acre, subject to residential compatibility standards. The minimum lot area is 4,000 square feet. The maximum required lot coverage varies by the type of development, with a maximum of up to 60 percent coverage for multifamily housing. The RS Zone is principally a single-family zone, but small-scale multifamily (e.g., townhomes, triplexes, and duplexes), bed and breakfasts, and home occupations are allowed. Conditional uses include neighborhood commercial uses such as offices, personal service, and public uses such as libraries and schools.

3.2.2.3 Commercial General (BDC 2.2)

West of the highway to the City limits is zoned for Commercial General (CG), which provides for a mix of commercial uses that have larger site requirements. The CG zone, as it applies to the Vicinity Area, is intended for a broad mix of commercial uses that have large site requirements, are oriented to the highway, and provide services to the traveling public. There are no lot area requirements for the CG zone. Allowed uses include a wide range of retail, service, and tourist commercial uses. The CG zone allows retail, automobile sales and service, and certain trades (some required to operate entirely within an enclosed building), offices and clinics, hospital, convention centers. Some industrial uses are also permitted; most are conditional uses, including transportation/distribution centers and manufacturing and production. In the CG zone, the maximum building height in the zone is 55 feet and development is subject to development design standards for commercial development, which may alter the maximum height permitted.

3.2.2.4 Industrial Light District (BDC 2.4)

The IL District zoning covers the Juniper Ridge Area and is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets. Permitted uses include light manufacturing, wholesale warehousing, production offices, wholesale processes, food and beverage processing and packaging, vehicle repair, rental, or storage, and medical labs. Conditional uses include fuel distribution and outdoor commercial uses (e.g., building and garden supply), and small-scale personal and professional services up to 2,500 square feet. In the IL zone, maximum building coverage permitted is 80 percent of the site, and maximum building height is 50 feet. All of the parcels in the IL zone in the Vicinity Area are

subject to the Juniper Ridge Overlay standards, which may alter the development standards and permitted uses for a parcel. The requirements of the Juniper Ridge Overlay are discussed in the following section.

3.2.2.5 Urbanizable Area (BDC 2.8)

The Urbanizable Area zone (UA) is intended to preserve large areas of underdeveloped or rural land for future urban development prior to annexation. The UA parcels located in the Vicinity Area, along the western border, are associated with the North Triangle Expansion Area. Permitted uses and building height for the zone are determined by the underlying district, which is the RS zone for the subject parcels. The maximum lot size is 20 acres, and the maximum lot coverage is 15 percent for lots 1 acre or larger, or 35 percent for lots less than 1 acre. Development standards for the zone are expected to be further refined through the master or area planning process, which must be adopted prior to any development in the North Triangle Expansion Area/UA zone.

3.2.3 Special Districts

3.2.3.1 Juniper Ridge Overlay Zone (BDC 2.7.200)

The Juniper Ridge Urban Renewal Plan adopted the urban renewal district and developed plans for Juniper Ridge to become an industrial and employment center. The Juniper Ridge Overlay (BDC 2.7.2030), implements the Urban Renewal Plan and provides standards specifically for the Juniper Ridge community, including development of the conceptual street network. Specific development standards have only been developed for the Employment Sub-District, not the Residential, Town Center, or Educational sub-districts of Juniper Ridge.

In the Employment Sub-District permitted uses include light manufacturing, wholesale distribution, production offices, food and beverage processing, corporate headquarters, industrial and professional equipment and supply sales, small-scale personal/professional services, and government facilities. Heavy manufacturing is permitted as a conditional use. In the overlay, maximum building height permitted is 65 feet, and maximum building coverage is 50 percent of the total lot area. There also is a Vehicle Trip Limit for the Employment Sub-District that must be evaluated during the land use approval process through a Traffic Impact Analysis (TIA). The street network in the overlay is only partially completed; therefore, acreages available for development in the zone include land to be dedicated for the future roadway system. There are requirements for right-of-way dedications and street improvements specifically for the Employment Sub-District.

3.2.3.2 Manufactured Home Park Redevelopment Overlay (BDC 2.7.900)

The Manufactured Home Park Redevelopment Overlay is located between US 97 and Juniper Ridge. This overlay is intended to provide an incentive to current manufactured park owners to continue to use of the land as a manufactured home park and, when redevelopment occurs, provide a mechanism for capturing a portion of the redevelopment potential as replacement affordable housing. The Manufactured Home Park Redevelopment Overlay creates development standards for increased residential housing and, where appropriate, commercial,

and mixed-use development and designated open space within existing manufactured home park boundaries.

3.3 Current Land Uses and Developable Land

An inventory of existing land uses and vacant and developable land was produced using Deschutes County's tax assessor data for tax lots located within or partially within the Vicinity Area. Each tax lot is classified in accordance with Oregon Revised Statute 308.215¹ and, except for specially assessed properties, the classification is based on the highest and best use of the property. Tax assessor information for tax lots provides a basic inventory of existing land uses and vacant and developable land.

The Vicinity Area is comprised of residential, commercial, and industrial uses. Current uses are shown in Figure 4. The most prevalent uses are residential and commercial land use. Properties shown as vacant are based on County property class codes. Redevelopable properties are given the designation by using a basic land to improvement value ratio based on the most recent County assessment of property values.²

Figure 5 shows a large portion of the Vicinity Area is developed. Figure 6 shows vacant and redevelopable parcels by zoning designations. There are approximately 362 acres of redevelopable land and 3,468 acres of vacant land for parcels partially or entirely within the Vicinity Area.

There are pockets of vacant parcels in residential areas in the southern portion of the Vicinity Area, west of US 97. There also is a large cluster of vacant parcels west of US 97 and north of Harris Way, where most of the County vacant and redevelopable parcels in the Vicinity Area are located. County parcels are zoned agricultural (MUA10), which allows more than Exclusive Farm Use lands with a minimum lot size of 10 acres, and provides a much lower density of development compared with parcels in the City of Bend.

East of US 97, most of Juniper Ridge is comprised of vacant parcels that will be developed pursuant to the provisions of its special overlay. The acreage for the future roadway system in the Juniper Ridge area is included in the acreage of vacant land.

Also, there are several properties in the Vicinity Area that are considered redevelopable, most of which are found along US 97; however, few are located in the UGB. The most redevelopable land within the UGB is located in the North Triangle Expansion Area, which is zoned Urbanizable Area (UA). The UA zone suggests use-specific zoning will be determined through a master or area planning process for the area, which is required by the City prior to annexation. The Comprehensive Plan designations can provide insight into future zones for the area including ME, IL, and RS.

As shown in Table 1 and Figure 6, residential is the most prevalent land use type for parcels considered redevelopable. Most developed parcels are also residential properties, followed by

¹ <https://www.oregonlaws.org/ors/308.215>

² Properties shown as redevelopable are based on a land value to improvement value ratio of 2:1.



commercial uses. Additionally, there are 95 vacant parcels with various zoning designations, as shown in Figure 6.

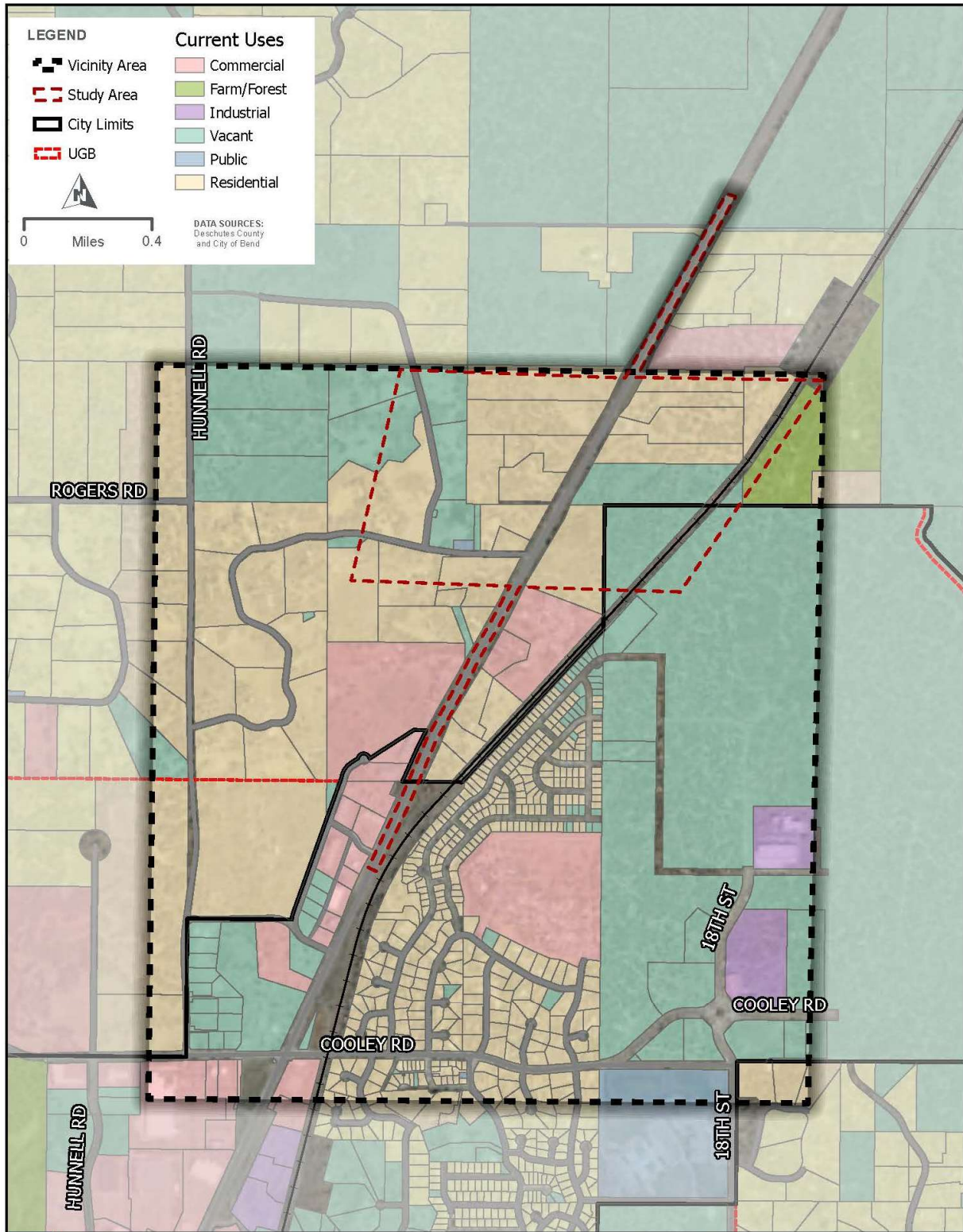
Table 1: Vacant and Redevelopable Land in Vicinity Area³

Current Use	Developed Parcels	Redevelopable Parcels	Vacant Parcels	Total Parcels
Residential	389	22	0	411
Commercial	18	2	2	22
Industrial	2	0	0	2
Exempt	2	0	0	2
Farm/Forest	1	0	0	1
Vacant (No Use Identified)⁴	0	0	93	93
Total	412	23	95	531

³ Table 1 includes tax lots that are only partially within the Vicinity Area, as well as those that lie entirely within the Vicinity Area boundaries.

⁴ Current uses have not been identified for a number of vacant parcels. Zoning designations that will inform future development, are shown in Figure 6.

Figure 4. Current Land Uses

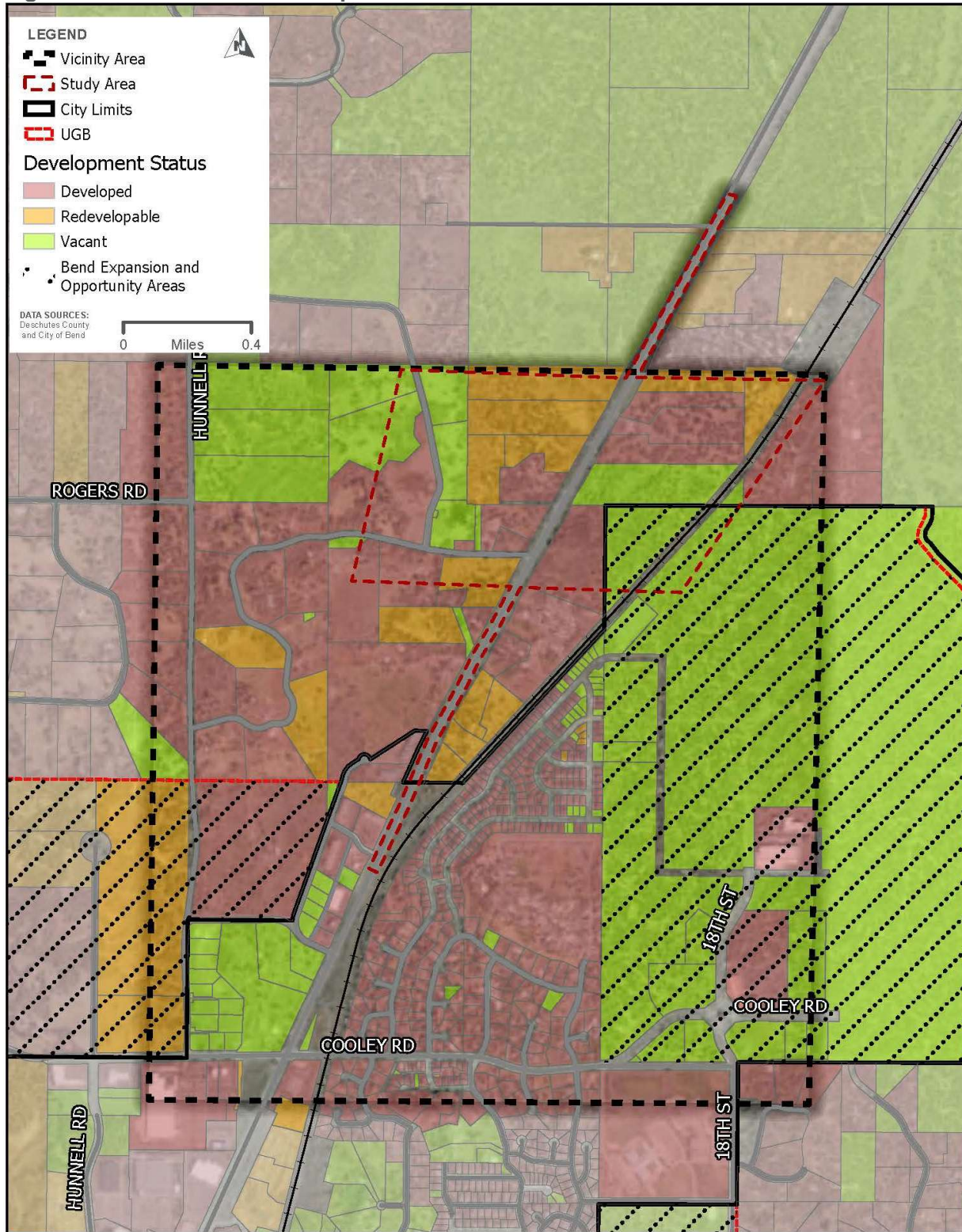


CURRENT LAND USES
 US 97 NORTH INTERCHANGE STUDY

FIGURE 4

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Figure 5. Vacant and Redevelopable Land



LEGEND

- Vicinity Area
- Study Area
- City Limits
- UGB

Development Status

- Developed
- Redevelopable
- Vacant

Bend Expansion and Opportunity Areas

DATA SOURCES:
Deschutes County
and City of Bend

0 Miles 0.4



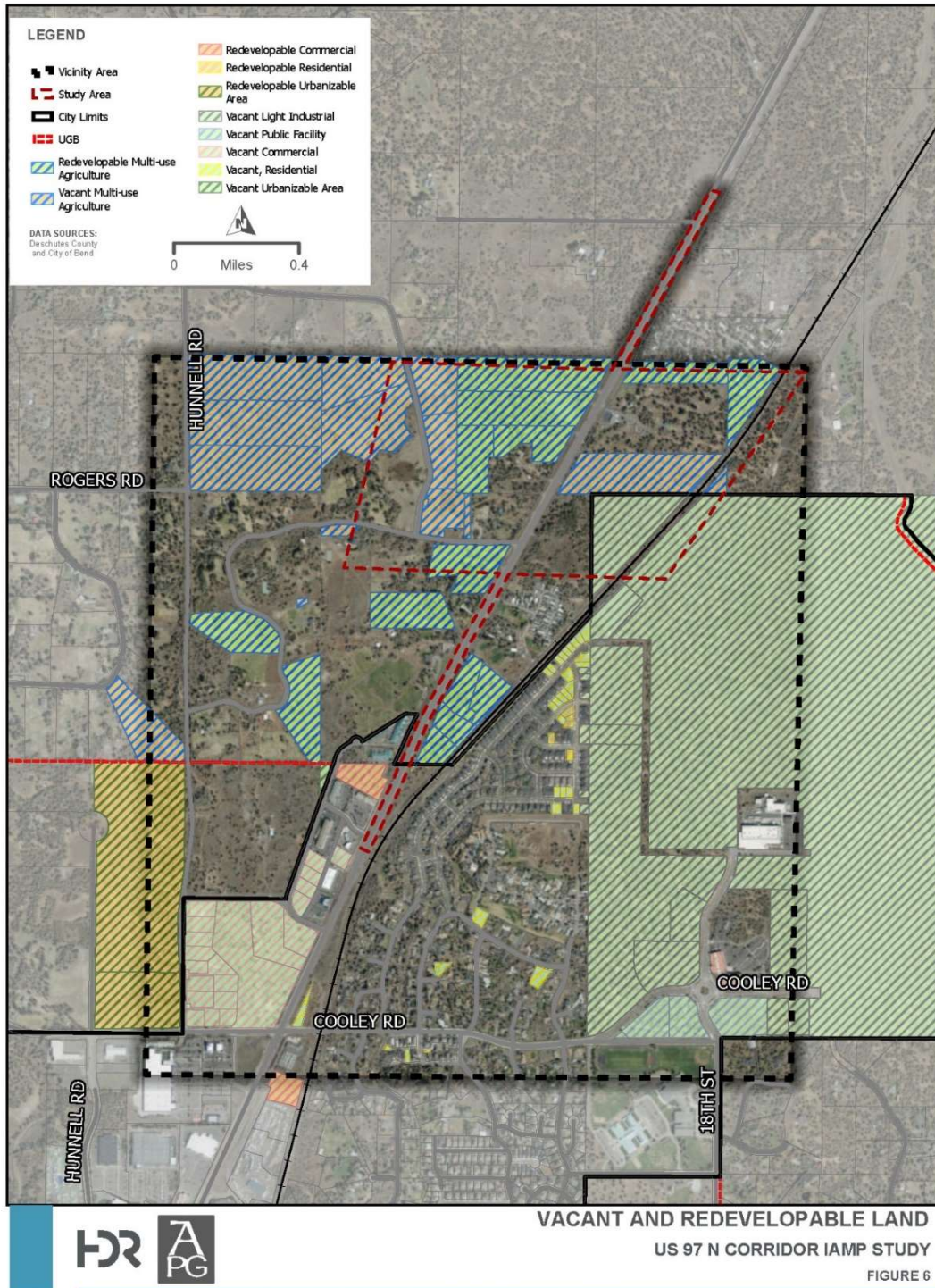
VACANT AND REDEVELOPABLE LAND

US 97 NORTH INTERCHANGE STUDY

FIGURE 5

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Figure 6. Vacant and Redevelopable Parcels and Zoning Designation





3.4 Tax Lot Ownership

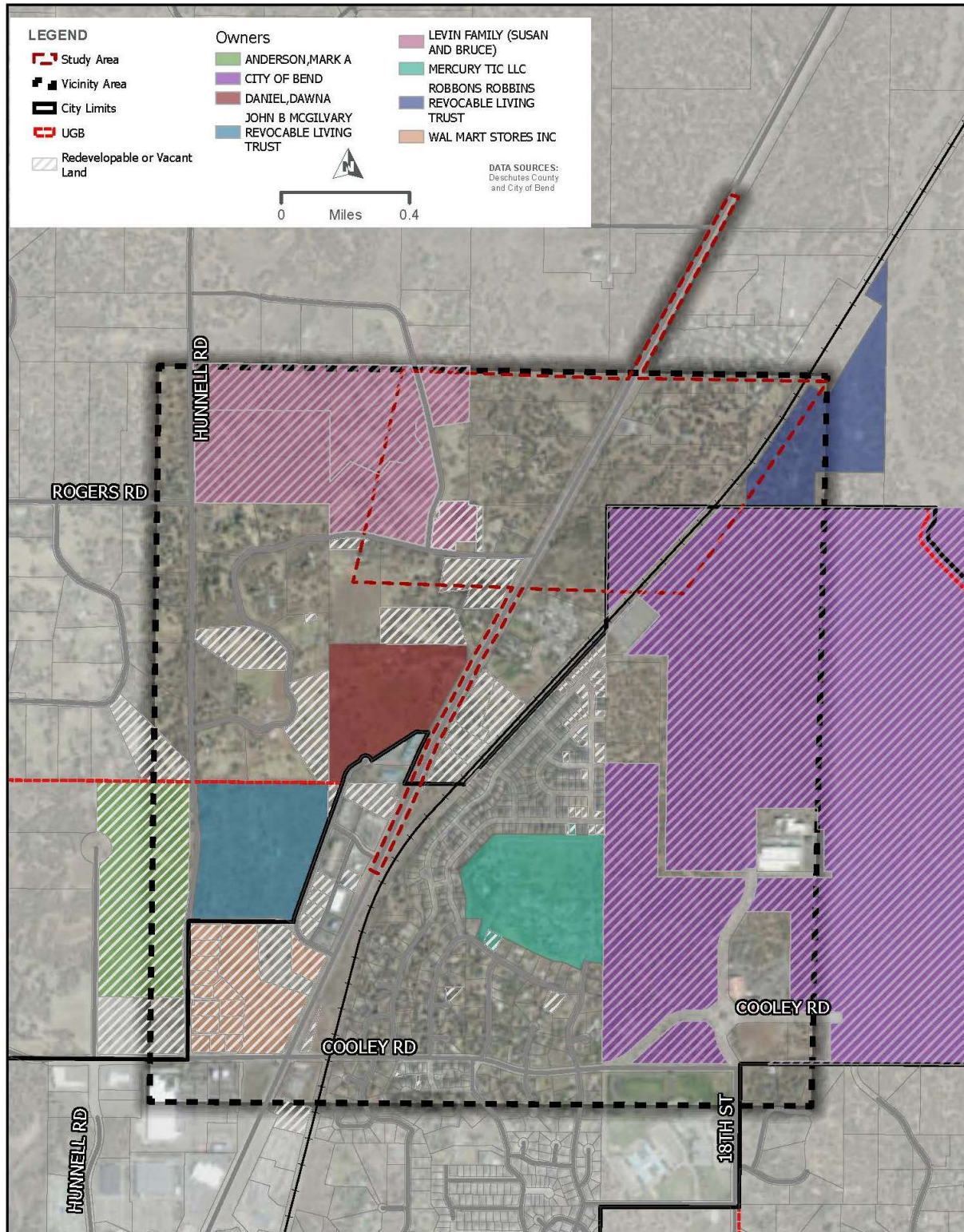
According to County tax assessor data available for land within the Vicinity Area, several properties are under single ownership, and several owners have ownership over large parcels, including the City of Bend, which owns the large vacant parcel in Juniper Ridge. Table 2 shows property owners that own more than 10 cumulative acres in the area, for tax lots completely and partially within the Vicinity Area. Major owners include several trusts, corporations, and individual owners. Figure 7 shows the relationship between vacant and developable parcels and entities (e.g., corporations, individuals, trusts, and jurisdictions) with most ownership in the Vicinity Area. Several large parcels or clusters of parcels under single ownership are redevelopable or vacant.

Table 2. Vicinity Area Major Tax Lot Ownership

Owner	Acres	Number of Parcels
City of Bend	1,514 ⁵	11
Levin, Bruce C	47	4
Anderson, Mark A	39	1
Levin, Susan E	35	4
John B Mcgilvary Revocable Living Trust	33	1
Mercury Tic LLC	32	3
Robbons Robbins Revocable Living Trust	29	1
Daniel, Dawn A	27	1
Walmart Stores Inc.	27	15
Collective Parks Juniper Hilltop MHC LLC	15	2
Cramer Farms LLC	15	3
Lowe's HIW Inc.	14	1
Anna Morrison Spencer 1997 Trust	12	1
Les Schwab Headquarters LLC	12	1
PacifiCorp	12	1
Spencer, Anna M (Morrison)	12	1
Olson, Seth o	11	1
Carson, Carolann P	10	1
Fox, Gladys H	10	1
Hancock, David M	10	1
Krambeal Family Trust	10	1
Millennium Trust Company LLC	10	1

⁵ Includes tax lots that are partially or entirely in the Vicinity Area. Calculations in Table 2 may include acres that are not located in the Vicinity Area but are associated with larger parcels that are partially within the Vicinity Area.

Figure 7. Major Tax Lot Ownership in the Vicinity Area



NOTABLE TAX LOT OWNERSHIP

US 97 NORTH INTERCHANGE STUDY

FIGURE 7

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4.0 Natural Resources and Environmental Barriers

A Final Environmental Impact Statement (FEIS) was completed for the US 97 Bend North Corridor Project to evaluate a new alignment of US 97. The study area for the FEIS included US 97 from Butler Market Road in Bend, north to Fort Thompson Road just outside of the Bend UGB, and included several local streets between US 20 and US 97. The study area for the US 97 North Bend Interchange Project (Project) partially overlaps with the FEIS study area, but includes some additional areas not evaluated for the FEIS (Figure 8). A review of readily available information from the FEIS and online resources was completed to identify natural resources and environmental barriers present in the study area and/or may be affected by the project. The results are summarized in the following sections.

4.1 Section 4(f) Resources

Section 4(f) resources are recreation areas, parks, and wildlife refuges that are publicly owned or open to the public. The FEIS evaluated a planned Section 4(f) resource that also overlaps with the study area: a future multi-use trail that would span the Burlington North Santa Fe (BNSF) Railway (“Rails with Trails Corridor”), and be developed by the Bend Park and Recreation District. The trail facility would extend from north of the City of Bend UGB near Fort Thomson Lane through the City to the southern limits of the UGB, located within the active BNSF Railway right-of-way east of US 97. There are no existing Section 4(f) resources in the study area.

4.2 Section 6(f) Resources

Section 6(f) resources are those properties that were acquired or developed with grants from the Land and Water Conservation Fund and are prohibited from conversion to a non-recreational purpose. No Section 6(f) resources are present in the study area.

4.3 Historic Resources

Historic (built) resources include districts, sites, buildings, structures, and objects that are significant in American history, architecture, engineering, and culture. According to the Oregon Historic Sites Database, one historic resource is present in the study area: the Rock O’ the Range Bridge. The covered bridge is located on Bowery Lane and spans the Swalley Canal, and has been determined to be eligible for listing on the National Register of Historic Places (Figure 9). While the Section 106 Finding of Effect for the FEIS determined there would be no adverse effect on the Rock O’ the Range Bridge, the project would be required to evaluate the effects of the action to determine validity of the previous finding. Because the study area in the FEIS does not include the entire study area for the Project, there may be unidentified resources that could require additional field work to determine eligibility.

Figure 8. Project Study Area and FEIS Study Area



4.4 Socioeconomic

Several businesses and residences located within the study area may be affected through modifications to access from the Project, both temporarily during construction and permanently with the proposed interchange and potential frontage road. Two mobile home parks are located just outside the study area, but the entrance to these parks is along US 97 and access could be modified. Maintaining viable connectivity to the church, cemetery, and businesses located along Clausen Road will be important for the project to avoid adverse socioeconomic impact to the surrounding area.

4.5 Threatened and Endangered Species

Species that are threatened, endangered, proposed to be listed as threatened or endangered, or that have designated critical habitat are protected federally by Section 7 of the Endangered Species Act or by the State of Oregon. If these protected species and habitats could occur, impacts need to be formally assessed. The U.S. Fish and Wildlife Service Information for Planning and Consultation lists the following threatened and endangered species that may occur in Deschutes County: fisher, gray wolf, northern spotted owl, yellow-billed cuckoo, Oregon spotted frog, bull trout, and whitebark pine. The FEIS included a No-Effect Memo for the following species: bull trout, northern spotted owl, bald eagle, Howell's thelypody, Peck's milkvetch, and pumice grape fern. The FEIS indicated marginal habitat for Peck's milkvetch was identified in the northeastern portion of the study area. Since publication of the FEIS, the Oregon spotted frog and designated critical habitat were listed as threatened under the Endangered Species Act. Designated critical habitat for Oregon spotted frog, bull trout, and northern spotted owl is present in Deschutes County, however, it does not overlap with the study area. Fieldwork may be required to survey for suitable habitat and species presence of Oregon spotted frog and Peck's milkvetch within the study area. Suitable habitat for the Oregon spotted frog includes perennial bodies of water with zones of shallow water and abundant emergent or floating aquatic plants. Peck's milkvetch suitable habitat includes open habitat, possibly associated with pine, juniper, or bitterbrush communities, in sandy soils between 3,000 and 5,000 feet in elevation.

4.6 Environmental Justice

The study area is made up of two census block groups: 410170012003 and 41017001102. Block group 410170012003 is 9 percent minority, 26 percent low income, and 29 percent over age 64, while block group 41017001102 is 7 percent minority, 10 percent low income, and 9 percent over age 64. Deschutes County is 12 percent minority, 29 percent low income, and 19 percent over age 64. While the percentages of environmental justice populations within the study area is not substantially greater than the county percentages, additional effort should be made to identify if smaller pockets of environmental justice populations may be present within the study area, specifically evaluating the populations within the mobile home park. Additional research to determine if disabled or transit-dependent populations are present in the study area also may be required.

4.7 Goal 5 Resources

Deschutes County has an inventory of the following Goal 5 resources: water; wildlife; open space and scenic views and sites; energy; wilderness, natural areas, and recreation trails; surface mining; and cultural and historic. One listed resource occurs within the study area: Landscape management roadways to protect scenic views, including one located on US 97 from the Redmond UGB to the Bend UGB (12-mile stretch). The City of Bend also has a Goal 5 Inventory that includes riparian resources, wetlands, wildlife habitat, and state scenic waterways as part of their General Plan but does not list any specific resources located within the study area.

4.7.1 Wetlands and Waters

The U.S. Fish and Wildlife Service National Wetlands Inventory Mapper shows the Swalley Main Canal and six freshwater ponds are located within the study area. All ponds are characterized as human-excavated (Figure 9). Many of these ponds may have been evaluated in the FEIS and determined not jurisdictional due to being artificial, less than 1 acre in size, and isolated. One of the ponds in the study area is located outside of the FEIS study area, and approximately 1.2 acres in size. Fieldwork may be required to delineate this pond and determine its jurisdiction.

The Deschutes County Local Wetlands Inventory does not show any wetlands located in the study area. The Swalley Canal crosses through the study area at two separate locations. In the southern location, the portion of the canal that passes through the study area is contained within a culvert under US 97. The canal spans diagonally across most of the study area and crosses under US 97 again. It is unclear whether the portions of the canal within the study area are entirely within a culvert or if there are open segments, so additional fieldwork may be needed.

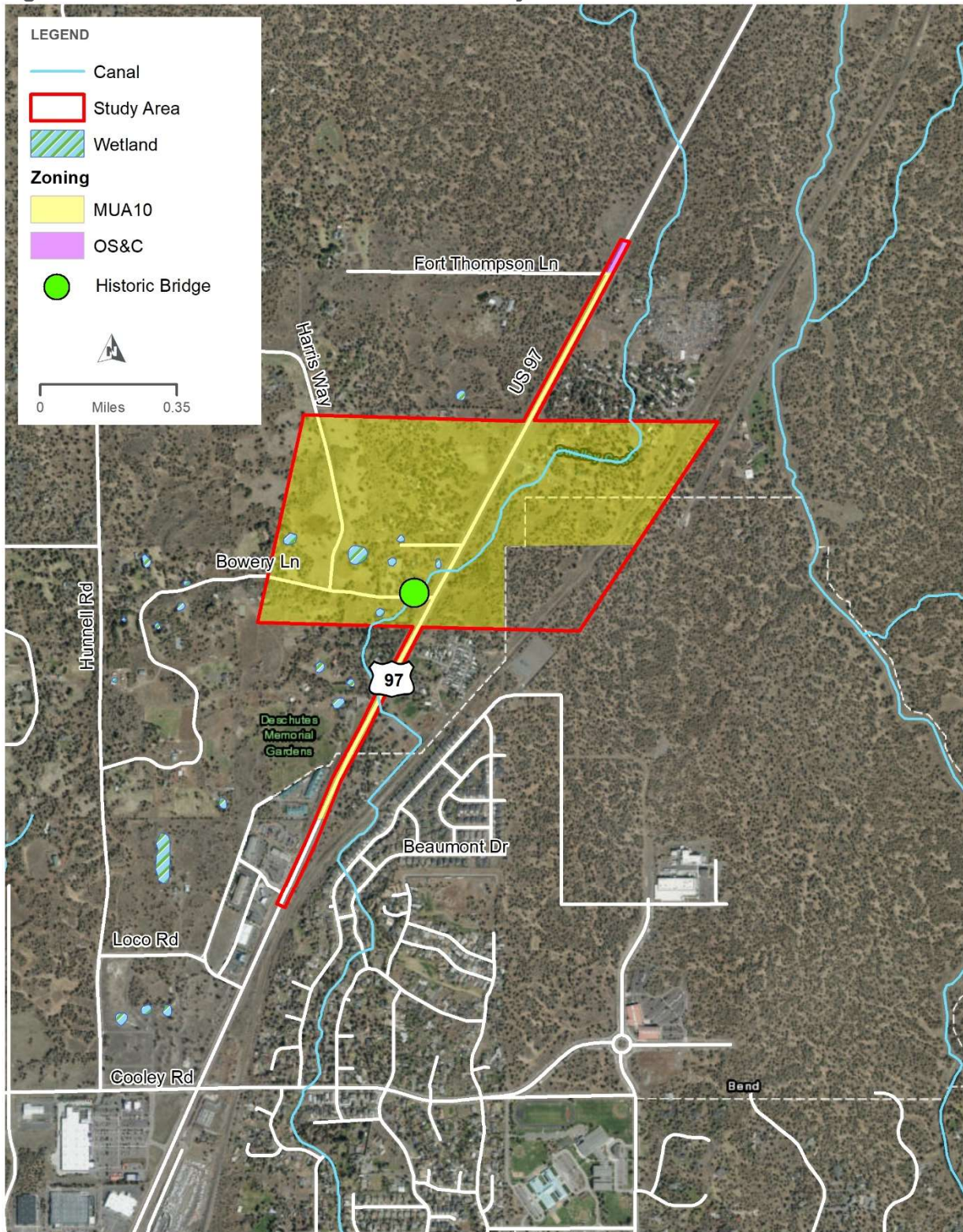
4.7.2 Open Spaces

One small area of the northernmost portion of the study area is zoned as Open Space and Conservation by Deschutes County (OS&C; Figure 9). This zone protects designated areas of scenic and natural resources, restricts development in areas with fragile or unique qualities, and protects air, water, and land quality.

4.8 Goal 3 Resources

The Oregon Statewide Planning Goal 3 requires counties to identify farmland and designate it as Exclusive Farm Use or Agricultural Lands on the comprehensive map. These lands restrict development to minimize uses that conflict with farming. Most of the study area is designated as Deschutes County Multiple Use Agricultural Zone (MUA10; Figure 9), which is meant to preserve the rural character of the County. There is a large portion designated as farmland of statewide importance also within the study area.

Figure 9. Environmental Resources in the Study Area





5.0 Demographic Data

Readily available demographic information from the U.S. Census online portal at data.census.gov and Oregon’s Office of Economic Analysis was reviewed for the study area. U.S. Census data was gathered for Census Blocks that most closely adhered to the Project area boundaries and used to summarize population statistics for the Project area. Economic data on employment and income statistics was collected from the 5-year American Community Survey (ACS) 2018 Census survey within Census Block Groups 1100.2, 1100.3, and 1200.3. Data from the Oregon Office of Economic Analysis was collected for the whole of Deschutes County as a comparison. The results of the review are summarized below.

5.1 Population Summary

A total of 1,607 people reside within the Census Blocks reviewed with 94.3 percent considered White and 5.7 percent considered minority populations. Of the minority population, 7.3 percent categorized themselves as Hispanic or Latino. This compares to 93.5 percent White and 7.9 percent Hispanic or Latino for Deschutes County. The elderly population, those people aged 65 and older, makes up 16.5 percent of the population. Table 3 provides a population summary.

Table 3. Population Summary – 2010 Census

Population - Census 2010 Census Blocks that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
Total Population	1607	
White alone	1515	94.28
Black or African American alone	2	0.12
American Indian and Alaska Native alone	5	0.31
Asian alone	11	0.68
Native Hawaiian and Other Pacific Islander alone	2	0.12
Some Other Race alone	28	1.74
Two or More Races	44	2.74
Total Population - Hispanic or Latino	1607	
Not Hispanic or Latino	1490	92.72
Hispanic or Latino	117	7.28
Total Population - Age	1607	
Under 5 years	104	6.47
5 to 9 years	99	6.16
10 to 14 years	96	5.97
15 to 19 years	102	6.35
20 to 24 years	94	5.85
25 to 34 years	225	14.00
35 to 44 years	203	12.63



Population - Census 2010 Census Blocks that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
45 to 54 years	232	14.44
55 to 59 years	92	5.72
60 to 64 years	94	5.85
65 to 74 years	156	9.71
75 to 84 years	81	5.04
85 years and over	29	1.80
Total Under 18	371	23.09
Total Over 18	1,235	76.85
Median Age	27.7	
Male	26.5	
Female	26.3	

5.2 Housing Summary

Within the Census Blocks reviewed, 535 Occupied Housing Units were recorded with 25 percent renter occupied and 75 percent owner occupied. This compares to 34 and 66 percent, respectively, for Deschutes County. Table 4 provides a housing summary for the area.

Table 4. Housing Summary – 2010 Census

Housing - Census 2010 Census Blocks that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
Occupied Housing Units	535	
Occupied	492	92.0
Vacant	43	8.0
Population in Housing	1606	
Population in Owner Occupied - Mortgage	894	55.7
Population in Owner Occupied - Free	309	19.2
Population in Renter Occupied	403	25.1
Average Household Size	1.68	
Average Household Size - Owner	1.40	
Average Household Size - Renter	1.52	
Total Person Households	638	
1-Person Households	141	22.1
2-Person Households	251	39.3



Housing - Census 2010 Census Blocks that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
3-Person Households	106	16.6
4-Person Households	87	13.6
5-Person Households	36	5.6
6-Person Households	10	1.6
7+-Person Households	7	1.1
Family Households	638	
Family Households	440	69.0
Family Households - Husband & Wife	362	56.7
Family Households - Family Other	78	12.2
Family Households - Other Male	17	2.7
Family Households - Other Female	61	9.6
Non-Family Households	198	31.0
Non-Family Alone	141	71.2
Non-Family Not Alone	57	28.8
Average Family Size	1.86	
Household COST		
Median Gross Rent as a percent of Med HH Income	-	29.27
Median Owner Cost as a percent of Med HH Income	-	24.42
Median Owner w/Mortgage Cost as % of Med HH Income	-	27.70
Median Owner w/o Mortgage Cost as % of Med HH Income	-	13.60

5.3 Economic Summary

The Project area features approximately 990 jobs with mostly retail jobs followed by office, industrial, and finally government jobs. The population sampled in Census Block Groups 1100.2, 1100.3, and 1200.3 was estimated to have an unemployment rate of approximately 3.6 percent in 2018. According to the ACS estimates, approximately 8 percent of households are below the poverty line, 6.6 percent have a member of the household with a disability, and 5.8 percent qualify for SNAP or food stamps.



Table 5. Economic Summary – 2018 5-Year ACS

Economic - ACS 2018*		
Census Block Groups that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
EMPLOYMENT STATUS		
Population 16 years and over	-	100.00
In labor force	-	62.63
Civilian labor force	-	100.00
Employed	-	96.43
Unemployed	-	3.57
Armed Forces	-	0.00
Not in labor force	-	37.37
Population 16 years and over	-	100.00
Male	-	52.58
Female	-	47.42
Civilian labor force		
Unemployment Rate	-	3.57
COMMUTING TO WORK-		
Workers 16 years and over	-	100.00
Car, truck, or van -- drove alone	-	68.80
Car, truck, or van -- carpooled	-	8.90
Public transportation (excluding taxicab)	-	0.00
Walked	-	4.20
Other means (Including Bike)	-	2.60
Worked at home	-	15.50
CLASS OF WORKER		
Civilian employed population 16 years and over	-	100.00
Private wage and salary workers	-	76.93
Government workers	-	7.68
Self-employed in own not incorporated business workers	-	15.26
Unpaid family workers	-	0.13
OCCUPATION		
Civilian employed population 16 years and over	-	100.00
Management, business, science, and arts	-	55.10
Service	-	13.32
Sales and office	-	25.78
Natural resources, construction, and maintenance	-	3.05
Production, transportation, and material moving	-	2.75



Economic - ACS 2018*		
Census Block Groups that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
VETERAN STATUS		
Population 16 years and over	-	100.00
Veteran	-	6.06
Non Veteran	-	93.94
Veteran	-	100.00
Disabled Veteran	-	0.00
Non-Disabled Veteran	-	100.00
Veteran	-	100.00
Above Poverty Line	-	100.00
Below Poverty Line	-	0.00
SNAP and POVERTY		
Total Households	-	100.00
HH below the poverty line		8.12
HH at or above the poverty line		91.88
Total Households	-	100.00
HH with a Disability Present	-	6.63
HH Without a Disability Present	-	93.37
HH with a SNAP or Food Stamp Recipient		5.81
HH with a SNAP or Food Stamp Recipient	-	100.00
HH SNAP Recipient with a Disability Present		34.75
HH SNAP Recipient without a Disability Present		65.25
INCOME AND BENEFITS (IN 2018 INFLATION-ADJUSTED DOLLARS)		
Total households	-	100.00
Less than \$10,000	-	3.07
\$10,000 to \$14,999	-	1.09
\$15,000 to \$24,999	-	4.38
\$25,000 to \$34,999	-	3.37
\$35,000 to \$49,999	-	7.20
\$50,000 to \$74,999	-	8.04
\$75,000 to \$99,999	-	17.34
\$100,000 to \$149,999	-	26.14
\$150,000 to \$199,999	-	10.10
\$200,000 or more	-	19.27
Median household income (dollars)	-	\$ 82,139
Median Family Income (dollars)	-	\$ 103,094
Per Capita Income (dollars)	-	\$ 45,764



Economic - ACS 2018*		
Census Block Groups that Intersect with Project Vicinity Area		
Topic	Count	Percentage (%)
EDUCATIONAL ATTAINMENT		
No School	-	0.01
No High School	-	1.91
Some High School	-	12.51
High School	-	13.55
Some College	-	30.70
Associates Degree	-	19.00
Bachelor's Degree	-	15.10
Master's Degree	-	3.61
Professional Degree	-	2.63
Doctorate	-	0.98

*ACS data represents an estimate rather than a direct count of population statistics reported