



Riley Ranch Nature Reserve

Deschutes County Planning Commission

10/22/2015

play for life

A place where your spirit and senses play ...

Hearings Officer's Decision

Conditions of Approval

Agree with all Staff and
Hearings Officer's
conditions

Further Clarification

- OB Riley/Glen Vista
Road Sight Distance
- Bridge



Intersection Sight Distance and Speed Compliance



Sight Distance

AASHTO provides suggested sight distances based on speeds, driver reaction times, and braking distances.

If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions.

To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.

Source: 2011 AASHTO

Sight Distance

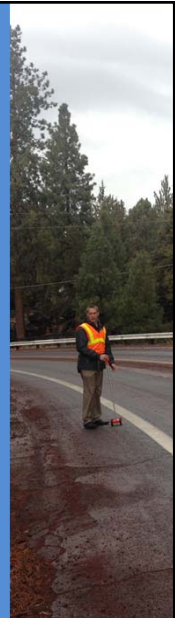
Stopping Sight Distance (AASHTO 3-4)

- 45 mph: 359.8 feet
- 35 mph: 246.2 feet

85th Percentile Speed: 44.5 mph

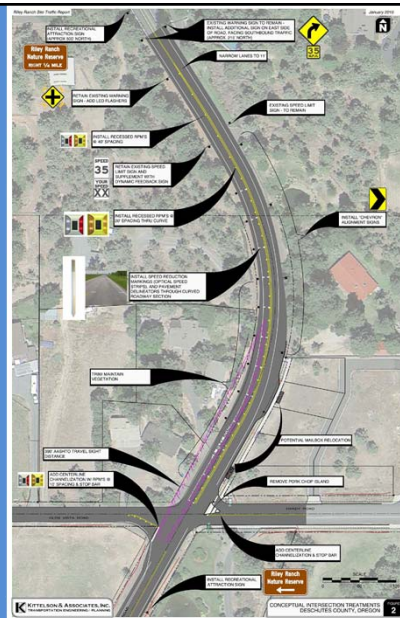
Available Sight Distance: 325 feet

Potential Sight Lines (in ROW): 366 feet



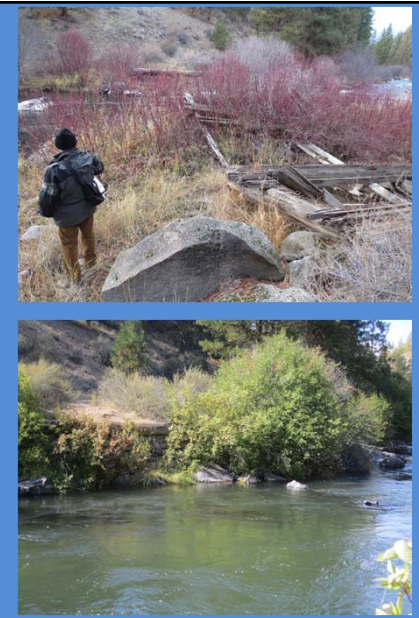
Speed Compliance

- Coordinated with City and County staff
- Minor modifications anticipated within the design process to address maintenance
- Treatments extend into both jurisdictions
- All installation costs paid by BPRD



Bridge & Setback

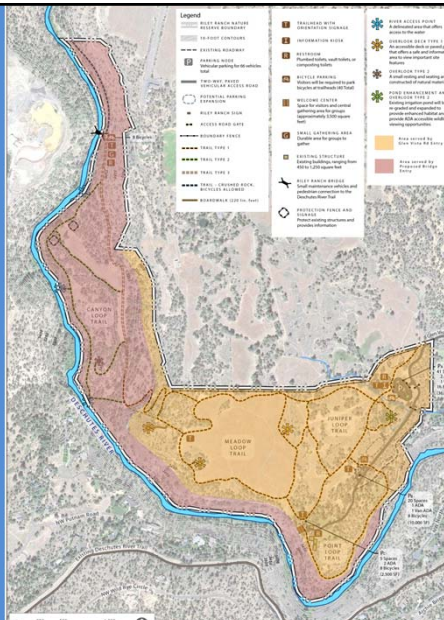
Three pre-applications meetings with staff to review applicable code, including one meeting dedicated to the bridge



Access

Two accesses are needed for the site due to the topography

"Access or access way" means the place, means or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to, through or past a property or use as required by DCC Title 19. DDC 19.04



Glen Vista Rd

Public vehicle access
Access to upper terrace

Johnson Rd

Pedestrian access
Connection to future trail
Access to canyon floor



Structure

"Structure" means anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which required location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas such as paved areas, driveways, walks and fences.

DDC Title 19.04

Scale



"Access or access way" means the place, means or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to, through or past a property or use as required by DCC Title 19.

DDC 19.04



Bridge Comparison



South Canyon Bridge



Farewell Bend Bridge



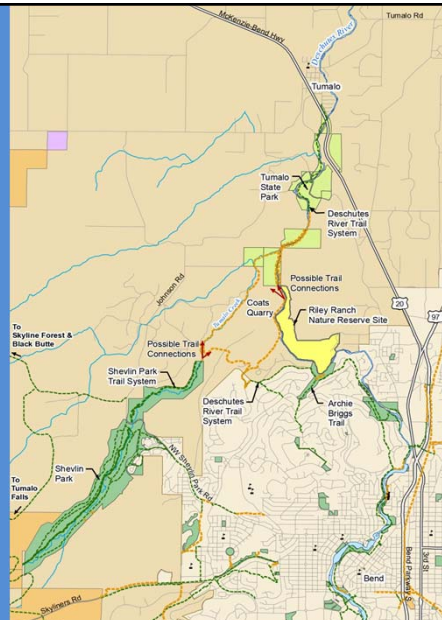
Sawyer Park Bridge



First Street Rapids Bridge

Bridge Purpose

Future connection and extension of Deschutes River Trail



State Scenic Waterway

- Received State Scenic Waterway Permit
- OAR 736-040-0072(b)(A) has a 100 foot setback for structures
- OPRD does not consider bridges to be structures

"Requiring bridge abutments to be over 100 feet from the edge of the water would be very impacting visually and not in keeping with the Scenic Waterways Act."

Greg Ciannella
OPRD

Summary

- Two access ways are needed to provide adequate and safe access given the topography of the site
- Multiple access points are allowed in order to promote safety (DCC 19.76.070.D)
- Access/driveways are exempt from setbacks
- Driveways, like roads, include infrastructure elements such as bridges, culverts, etc. as a means or way to provide access
- The definition of structure does not define scale and the exemption is not limited to ground level features that are insubstantial

Driveways with Bridges

Land Use Approvals of Driveway with a bridge

- SW/6010 (2005)
- 247-SW/5961 (2005)
- CU01115 (2002)

"Structure" means something constructed or built having a fixed base on, or fixed connection to, the ground or another structure. DDC 18.04




Bend Park &
Recreation
DISTRICT

Let the landscape, and the natural, physical and cultural resources determine the most appropriate uses on the site.



Riley Ranch Nature Reserve – overview

Site Context:
“Recognizing the Boundaries”



Bend Park &
Recreation
DISTRICT




Figure 3
Riley Ranch Nature Reserve
Aerial Photograph


10/23/15 Photo: 2015 aerial photograph. Map: 10/23/15 aerial photograph. GIS: Data provided by City of Bend, as received 10/23/15. Aerial photograph: Digitized from Google Earth 2015. Reprinted 10/23/15.

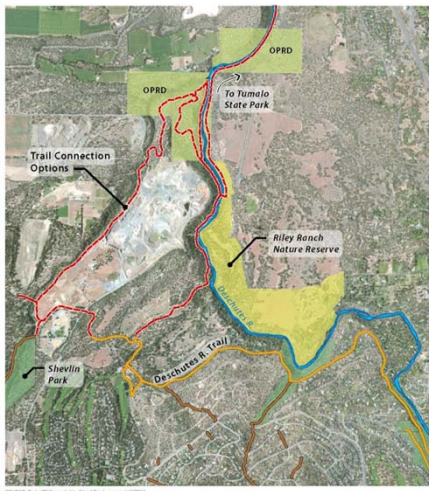
ESRI WGL AGRIUM

Riley Ranch Nature Reserve

Context

“recognizing connections”








Bend Park & Recreation District
7/28/2014

Developing a Plan

“building consensus”

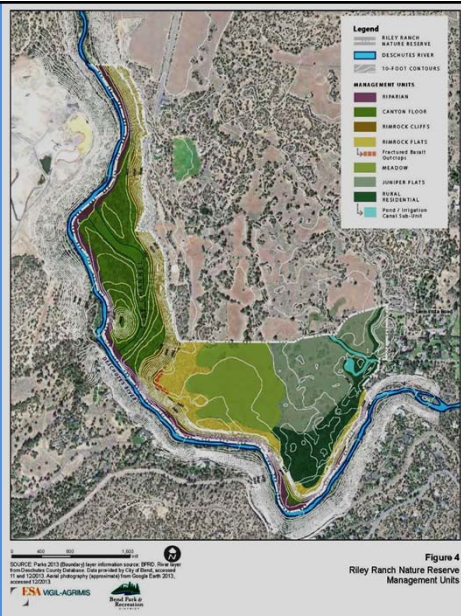
Riley Ranch Citizens
Advisory Committee



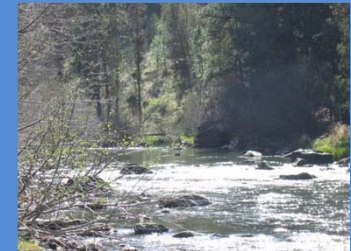



Management Units “recognizing site diversity”

riparian
canyon floor
rimrock cliffs
rimrock flats
meadow
juniper flats
rural residential



Riparian Management Unit



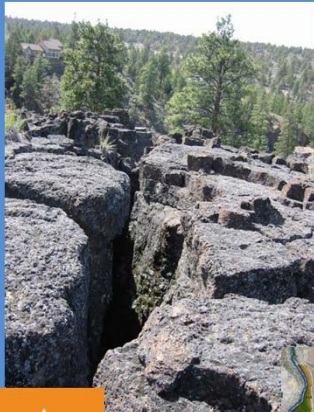
Canyon Floor Management Unit



Rimrock Cliffs Management Unit



Rimrock Flats Management Unit



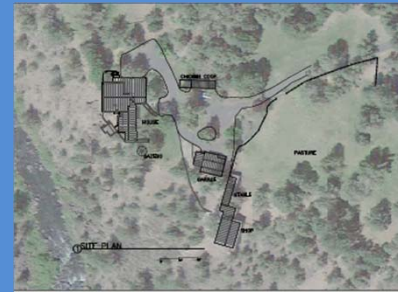
Meadow Management Unit



Juniper Flats Management Unit



Rural Residential Management Unit





“not every park has to be everything to everyone”

nathan bovekamp – citizens advisory committee

policy considerations

- Riley Ranch provides a unique opportunity for people to experience nature
- Riley Ranch is a place of solitude to learn about nature and the physical world
- Riley Ranch has wildlife and landscapes worthy of appreciation and preservation
- Dogs on- or off-leash are not compatible with this mission
- Biking is also not compatible with this experience
- Limit group uses (30 +/- ?)
- Access locations to Riley Ranch should be carefully considered

Riley Ranch Nature Reserve

