



Sign in Sheet

Meeting: WSC Meeting 4
 Date: 6/25/15
 Location: _____

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Joan Schumacher	Kratts Landing	
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[Handwritten signature]



Sign in Sheet

Meeting:

USC Meeting #4

Date:

6/25/2015

Location:

Name	Organization	Email Address
Shoshana Buckendry	private investment	herodthwest@gmail.com
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July 20, 2015

Mr. Brian Rankin, Principal Planner
City of Bend
710 NW Wall St
Bend, OR 97701

Reference: Submission for the record UGB expansion

Dear Mr. Rankin:

First let me commend you, your staff, the various TACs, and the USC for their time and effort put forth to date.

I have several concerns regarding the UGB Remand process. Although I have not been involved in all of the meetings, the ones that I have attended leave me a bit confused and frustrated. I have reviewed DLCD ORDER 001775 dated January 8, 2010 (Order 00175) and REMAND AND PARTIAL ACKNOWLEDGEMENT ORDER 10-REMAND-PARTIAL ACKNOWLEDGEMENT 001795, dated November 2, 2010 (Order 001795).

Concern 1 – Expansion of UGB Boundary

Nowhere in those orders do I find any basis to bring in new lands that were not included in the original submission, or for that matter to go outside the original UGB submitted boundaries to look at new lands. The only land removed by Order 001795 at pages 45 and 46 was 519 acres as quoted below.

“e. Conclusion

For the reasons stated above, the Commission affirms the Director's Decision on this issue (including the Director's denial of Newland's objection and the Director's disposition of other objections, for the reasons set forth in the Director's Decision), denies the appeals, and remands the city's Ordinance No. NS-2112 for the City to reduce the acreage of the UGB expansion area by 519 acres. The City may include lands to avoid splitting parcels or to create a logical boundary, but those amounts would then be included in the overall acreage added, and result in corresponding reductions elsewhere unless the amount of surplus is very small.”

Concern 2 – Why is the City going through a new UGB boundary analysis?

In my reading of Order 001775 and Order 001795 the Director and Commission in almost all instances found that the documentation required to meet the land uses and acreages submittal were lacking not that the boundary was wrong. There was nothing in the orders that directed the City to redo its UGB boundary location, it just needed to show that it is justified and meets the Statutory and Regulatory requirements.

There was no need to go beyond what was required by the Remand Order. We are now caught up in a **NEW** quasi UGB boundary analysis that has cost both time and money and until the final

stages offered limited public input (2 minutes per speaker not to exceed 20 minutes per TAC session if possible).

Had the City complied with the Remand documentation requirements made by the Commission and not taken the approach of a new boundary analysis we would most likely have a new UGB Boundary by now.

Concern 3 – Inclusion of newly designated Exception Lands

Considering there is an excess of available lands contained within the original UGB submission there was no need to go outside these boundaries. The Boundary Task Force and the City have brought in Department of State Land's (DSL) lands that were excluded in the original submission. In 2013 DSL was successful in their attempt to rezone these lands to Exception Lands. These lands now have a higher potential to be incorporated into the "NEW" UGB expansion areas than lands previously submitted for inclusion in the original UGB submission. . If these lands are in fact incorporated into the UGB they should be precluded from any residential use (Order 001795 at page 19 states "Publicly owned land is generally not considered available for residential uses.").

From a moral and ethical stand point, it is totally unfair and irresponsible to leap frog the recently created DSL exception lands (approximately 2 years old) over substantially older and better exception lands (30 years old). Many of the original exception lands were purchased as a long term investment by their owners, knowing they would be utilized by the City of Bend for future growth and development.

Concern 4 – Conflict of Interest

"In certain relationships, individuals or the general public place their trust and confidence in someone to act in their best interests. When an individual has the responsibility to represent another person—whether as administrator, attorney, executor, government official, or trustee—a clash between professional obligations and personal interests arises if the individual tries to perform that duty while at the same time trying to achieve personal gain. The appearance of a conflict of interest is present if there is a potential for the personal interests of an individual to clash with fiduciary duties."

The argument has been made that there is no conflict of interest within the Boundary Technical Advisory Committee (BTAC) because their role is only as advisors. The BATC was selected by the City of Bend from a pool of applicants. Some of these applicants have a financial interest or represent parties with financial interests in the lands being considered for inclusion into the UGB. In addition there are there are attorney(s) who represent organizations with major interests in the outcome of the UGB expansion.

The BTAC selected by the City Council receives directions from the City Council through the City Council appointed UGB Steering Committee (USC), and the City's consultant Angelo Planning Group. No matter how you argue the lack of conflict, a conflict exists.

One of the BTAC members who was hoping to have 200 acres of land annexed by the City was quoted by the Bend Bulletin on Aug. 16, 2014;

“We hope to have it come in,” Miller said. “I think it’s logical development around the schools.” The land is next to Summit High School and William E. Miller Elementary, as well as a new middle school currently under construction.

“We’re certainly not hiding any conflicts,” Miller said. “It’s a well-rounded group.”

On March 12, 2015 City Councilor Victor Chudowsky and Brian Rankin, Long Range Planner gave LCDC an update on the progress the City has made on finalizing the UGB Boundaries. During the presentation there was discussion between LCDC staff and the City regarding the make up of the BTAC and the chance for conflict considering the makeup of the BTAC and the fact that Brooks Resources had two members on the committee. An audio recording of the presentation is available online at the LCDC web site.

During The June 15, 2015 BATC meeting I was taken aback as one of the members suggested that the BATC look beyond the boundaries that had already been finalized. After some discussion on the matter a motion was passed to look at possible adjoining lands for inclusion into the UGB. Upon passage of the motion one of the BATC members gave a couple of fist pumps and then a yell of YES. Chances are he had an interest in the outcome.

I did not ask to be a member of any TAC or USC as I felt a conflict of interest would exist considering my wife and I are owners of Gopher Gulch Ranch. In retrospect maybe I should have.

Concern 5 - UGB Boundary decisions are made without adequate land owner input.

Considering the City has decided to start from scratch with land selection for the UGB it should have used the same procedures that were utilized in the previous selection process. The public was involved from the beginning, allowed ample comment time, and received periodic open house reviews. As it now stands the public will be allowed to make its comments after the UGB boundaries have been defined by the BATC which might not be what they had in mind. If the City had stayed within the UGB boundaries previously submitted to LCDC this would not be a concern.

Concern 6 – Swalley Irrigation District (SID)

SID continues to argue against any SID served land coming into the UGB. As one of the larger water right user I have argued for years with SID to develop an exit strategy as urbanization was inevitable, to date no such written plan exists. As a matter of law a land owner can exit from an irrigation district at any time he/she chooses.

ORS545.099

Petition for exclusion of lands from district

- Approval by board
- Payment of costs of exclusion

(1) The owners in fee of one or more tracts of land or the holders of an uncompleted title to government or state lands which constitute a portion of an irrigation district may jointly or severally file with the board of directors a petition requesting that those tracts be excluded and taken from the district. The petition shall state the grounds upon which it is requested that the lands be excluded. The petition shall also describe the boundaries of the tracts sought to be excluded and the lands of the petitioners which are included within those boundaries. The description of the lands need not be more particular or certain than is required when the lands are entered in the assessment book by the county assessor.

(2) Upon receipt of a petition for exclusion, the board of directors shall review the petition and shall enter its order approving the petition. The board may approve the petition subject to the requirements of ORS [545.051 \(Change of boundaries authorized\)](#), [545.097 \(Exclusion of tracts\)](#) or [545.126 \(Liability of excluded lands for districts obligations\)](#) or may approve the petition without conditions, as the board considers appropriate. The board, as a condition of exclusion, may require the petitioners to pay all costs of exclusion, including but not limited to recording fees, a reasonable administrative fee and all past due charges and assessments of the district attributable to the petitioners and the lands of the petitioners. When any district facilities, including but not limited to ditches, pipelines, head gates or other waterworks, are on the lands of the petitioners, if the petitioners propose to change the use of the land, the district may require the petitioners to provide measures to protect those facilities and may require that appropriate easements be provided if there are none of record. [Formerly [545.604](#); 1999 c.452 §12]

In other words, SID may own the water rights but they do not own the land the water rights are appurtenant to. The BATC proposal to give lands located within SID's boundaries a negative point for inclusion into the UGB is unfounded.

Concern 7- 5 acre Parcels, Canyons, and Topography

The BATC has suggested that the Gopher Gulch lands are more suitable for 5 acre home sites. There is no zoning within Deschutes County or the City of Bend that allows for 5 acre home sites.

The BATC states there are canyons on the GGR owned lands. There is only one small section of land at the northwest corner that has steep terrain (15.9 acres) with great river and mountain views.

The BATC seems to think the topography of the land does not lend itself to development. The lands of GGR are unique and most definitely suitable for residential development.

Concern 8 – No large acreage residential lands are being considered

GGR consist of approximately 412 acres. Adjacent to these lands is another 140 acres suitable for residential development on the same scale as Northwest Crossing. These lands were Master Planned as a Community within the Community of Bend. They included various levels of residential housing, schools, parks, shops and other amenities to meet the future needs of Bend and its citizens. As with Northwest Crossings it was a long term project spanning 15 to 20 years to complete.

Large well planned communities are the most efficient use of land, utilities, and streets. They generate a continuing source of SDCs for the City over a long period of time and greatly increase the tax base. Most importantly they protect the character of Bend. This cannot be accomplished with small parcels of checker board land as now being proposed by the BATC.

Attached is a 2008 Draft Vision Pamphlet and Illustrated Master Plan for Riley Park. Some of the vision was realized with the sale of some GGR lands to Bend Parks and Recreation for their new Riley Ranch Nature Preserve park. Without the inclusion of the GGR lands and the adjoining 140 acres this vision will never come to fruition.

Respectfully Submitted,

Edward J. Elkins



Riley Park

The Good Life Outdoors.

Riley Park Vision Summary

November 2008



Cover Story - riley park:

Bend, Oregon anticipates a community with an outdoor twist.

04terra Designing a Community around natural features and how it differs from your typical development.

06O.B. Riley History makes a comeback. Riley Park's vision realized through understanding its Founding Father.

08Evolution of an Idea Explore what drives the design of Riley Park.

20Variety How three distinct district concepts bring together a single community.

40just add water Learn how to maximize your dollars by investing in good strategy. Understand how to make this work or your community.

42the details Explore the nuts and bolts of Riley Park -- acreage, units, and more!

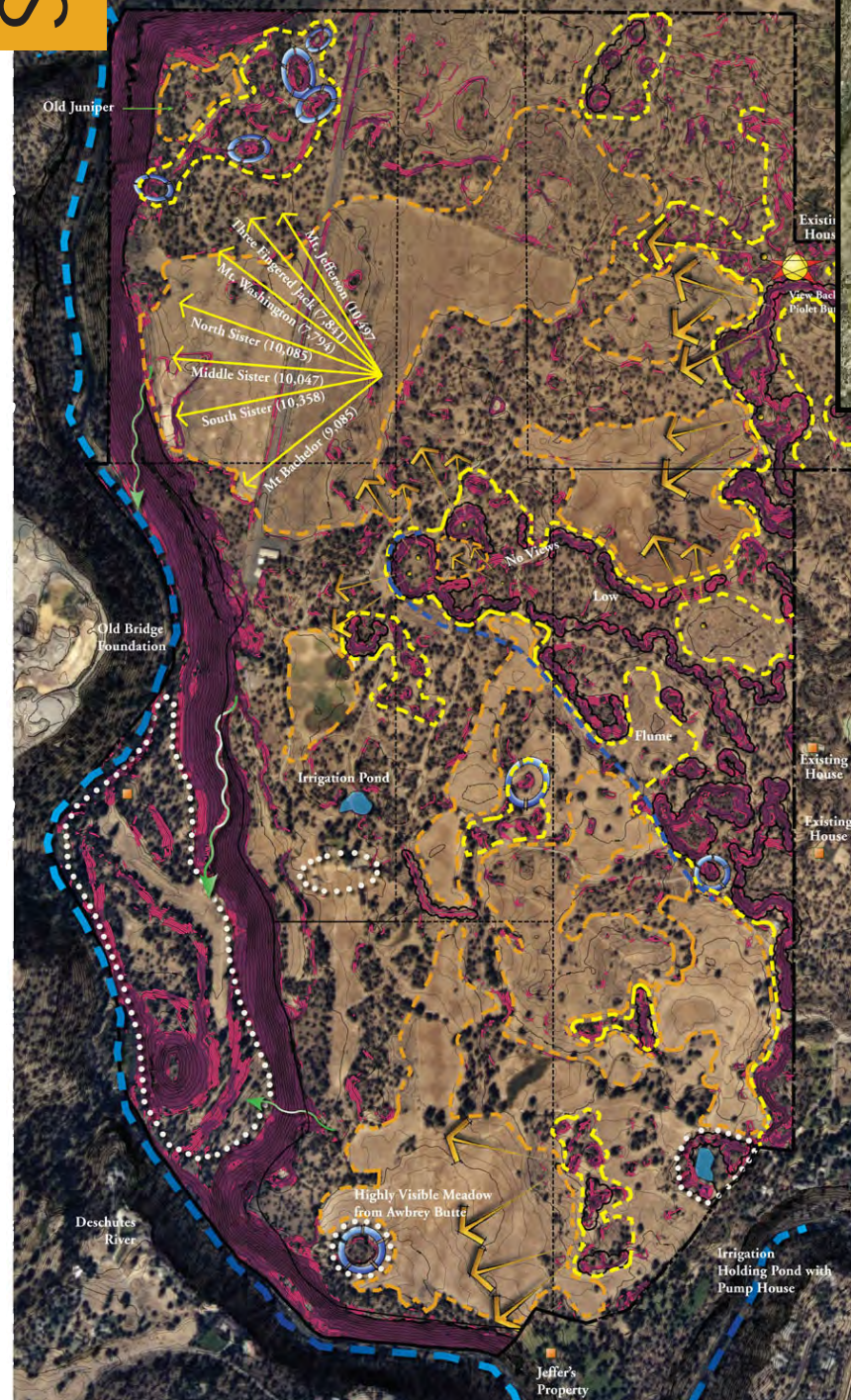
44PERSPECTIVE The team exposed. Get to know the leaders behind Riley Park -- the developers, designers, and builders.



TERRA

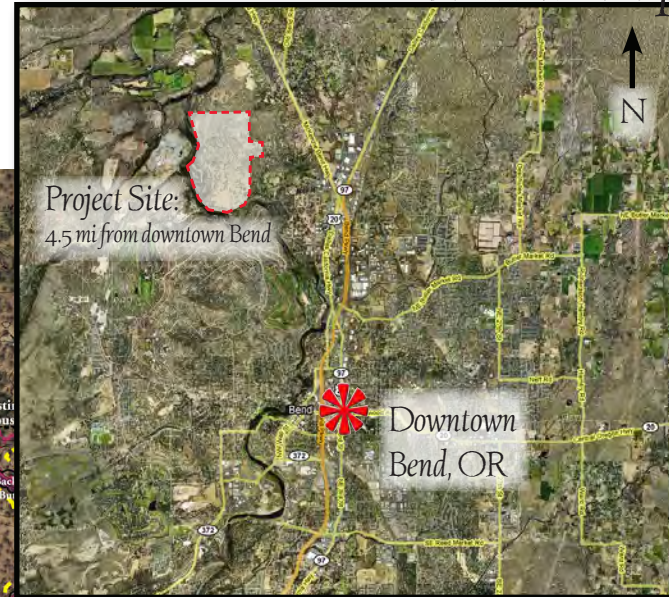
Interpreting the Land

One of the most important aspects of community design is understanding the land. With the Riley Park site, a variety of natural features and site conditions have proven to be crucial to the overall character of the property.



Site Analysis

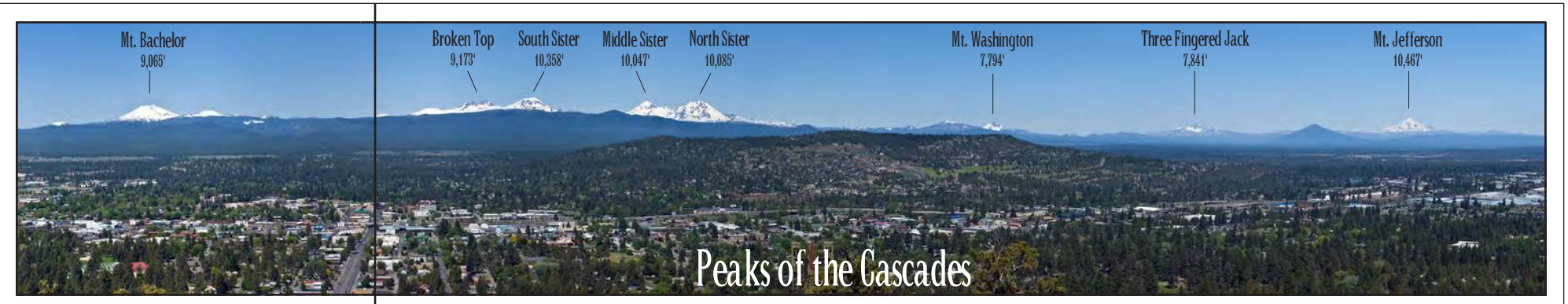
Context Map



One main objective of Riley Park will be to enhance the existing land as part of the community's overall character. Identifying these unique site conditions through in depth analysis allows for the preservation of these amenities as part of the character of the community. Site conditions such as the existing tree stands, rock outcrops, Deschutes River, and incredible views of the Cascades offer a setting unique to Bend and the surrounding region. ()



- a. The existing vegetation of the site consists mainly of large stands of Ponderosa Pine and Junipers.
- b. The Deschutes River borders the entire western and southern boundary of the site with approximately two miles of river canyon frontage.
- c. The preservation of the existing flume that runs through the eastern half of the site represents the history of irrigation and farming that once existed on the site.
- d. Lava pushing up from underneath the Earth's crust created the unique natural rock outcroppings found throughout the site.
- e. Large open meadows on the site are created by the existing tree stands and rock outcrops.

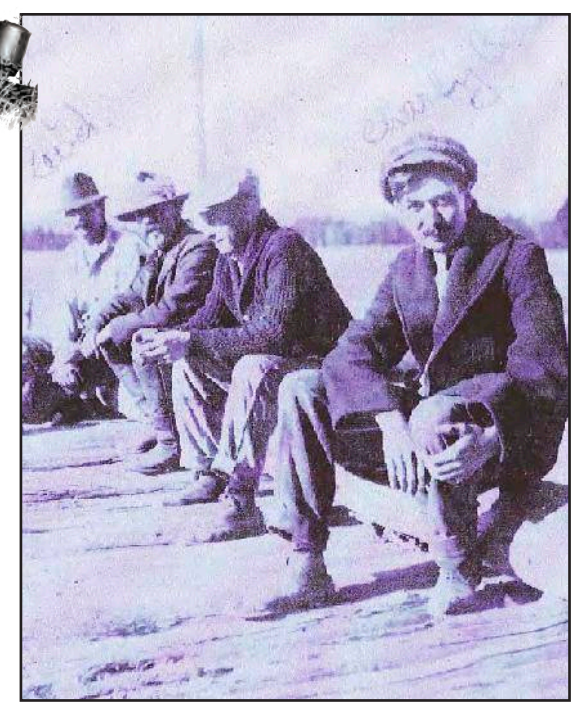


Peaks of the Cascades

>Riley's Homestead



It all began during a fishing expedition with friends in 1893. Mr. Ovid William Brockett Riley at the young age of 18 years travelled by horse and wagon from Portland into Deschutes country with aspirations of catching a big Dolly Varden. After several more trips to the area, Riley finally homesteaded in 1896 at age 21, four miles north of town next to the Deschutes River. Riley lived on the homestead for nearly forty years, growing rye hay and herding cattle that he would sell off for \$25 a head.



O.B. Riley was born in Ohio in 1875. He moved to Portland with his family in the late 1880s, becoming a young pioneer of the West. After settling outside Bend, Riley married a young lady by the name of Alice Ward on September 10, 1917. She too was a central Oregon pioneer and settled with Riley helping him run his ranch. During his residence outside Bend, Riley had seen and shaped many changes that occurred around the region. He saw the influx of frontiers settling the area during the late 19th century and the incorporation of Bend as a city in 1905. He sat on the city election board when there was only 5 members. Riley witnessed the anticipated arrival of the railroad in 1911 as well as the evolution of the first irrigation system out of the Deschutes River.

In 1921, Riley and his wife moved from their ranch into Bend. He worked for the Shevlin-Hixon mill until it closed in 1950. O.B. Riley died on September 2, 1962 at the age of 87. He will forever have a lasting legacy of shaping the future of what Bend, Oregon, is currently today. For this reason, the community of Riley Park is named in his honor. ()



O.B. Riley Timeline

- 1875: Ovid William Brockett Riley born Ohio
- 1896: Filed for homestead on the river just north of Bend
- 1917: Married Alice Ward
- 1921: Moved from the ranch into Bend
- 1950: Worked at the Shevlin-Hixon Mill
- 1904: His mother, Mrs. Elsie Riley, operated the Pilot Butte Inn
- 1965: O. B. Riley dies at age 87

Present Day: Old cabins marked Bend in late 1800, as well as the Staats and Sisemore ranches. O. B Riley Road was the old Bend-Redmond Highway.

Deschutes River Park

come join the fun!

Access through the Riley Park Community



Deschutes River Park, 11234 Main Street, Bend, Oregon, 97701
T 541.385.1380 F 541.385.7359 www.deschutesstatepark.or.us

What DRIVES the DESIGN of Riley Park?

RESPECT THE SITE

RESPOND TO THE VARIED AND UNIQUE SITE CONDITIONS TO MAXIMIZE VALUE ASSOCIATED WITH EXISTING TREE STANDS, LAVA FORMATIONS, RIDGELINE AND ACCESS TO THE CANYON



- Capitalize on defined outdoor rooms
- Incorporate LEED / Green Design
- Leverage Views to the west
- Leverage River frontage and Access
- Utilize rock outcrops, trees, and the flume in parks and open space
- Use site features as a guide to landscape character

EVERYONE THEIR OWN SPECIAL PLACE

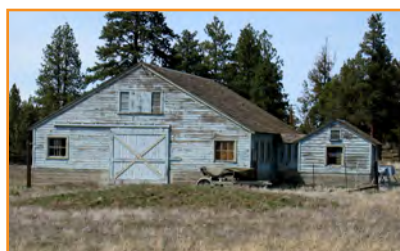
PLAN NEIGHBORHOODS FOR A THOUGHTFUL MIX OF USES, RELATIONSHIPS AND SPACES



- Incorporate TND/ Smart Growth Principles; including pedestrian spaces, diverse housing types, recreational uses, ample open space, public spaces and connectivity
- Respect and Integrate affordable housing
- Locate civic and public spaces for greater walkability
- Thoughtful location of Primary, Secondary, and Pocket Parks
- Compliment Architectural Styles with appropriate landscapes

CREATE DISTINCT AND UNIQUE PLACES WITHIN THE COMMUNITY

ELEMENTS INCLUDING NEIGHBORHOOD CHARACTER, ARCHITECTURE, SITE PLANS, OPEN SPACE, AND SITE CHARACTER SHOULD BE COMBINED TO CREATE SEVERAL UNIQUE PLACES ACROSS THE COMMUNITY



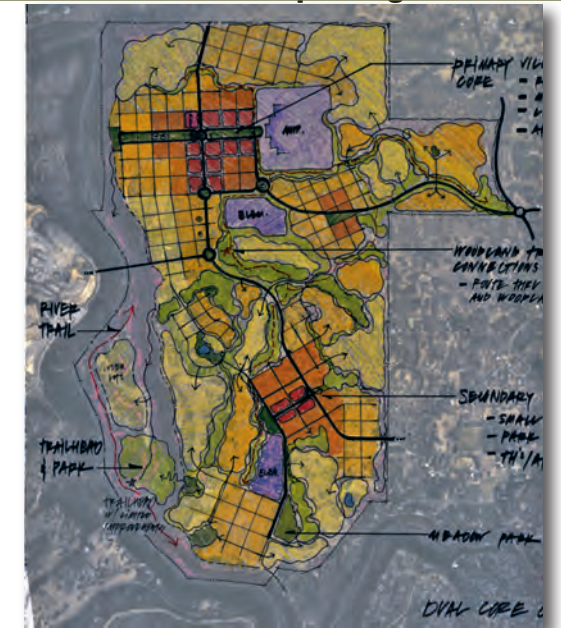
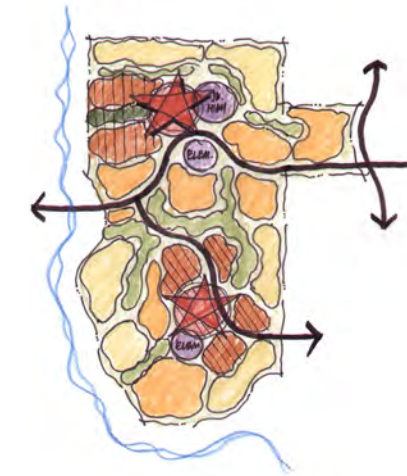
- Variety of streetscapes & setbacks
- Site plan solutions that are distinct to the place
- Unique amenities that maximize natural features
- Full spectrum of housing types & mix of uses
- Several "one-of-a-kind" destinations

Concept Idea

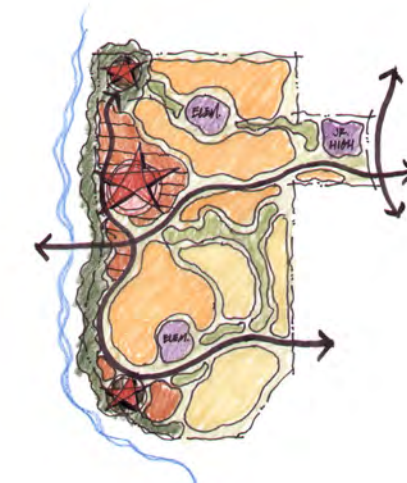
Initial Concept Diagrams

Refined Concept Diagrams

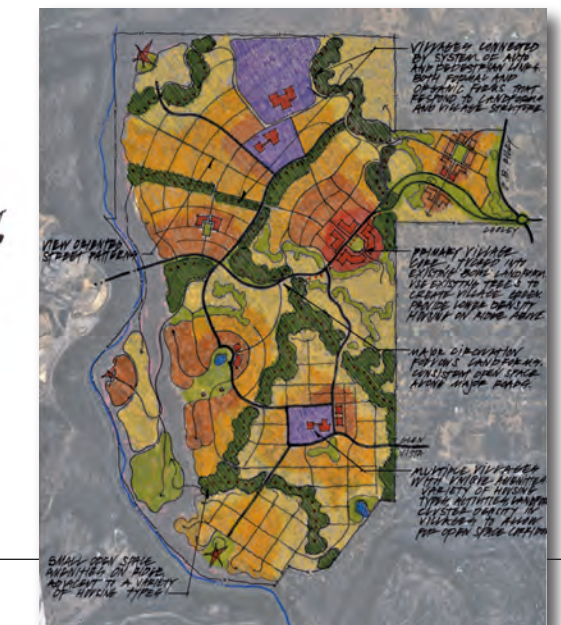
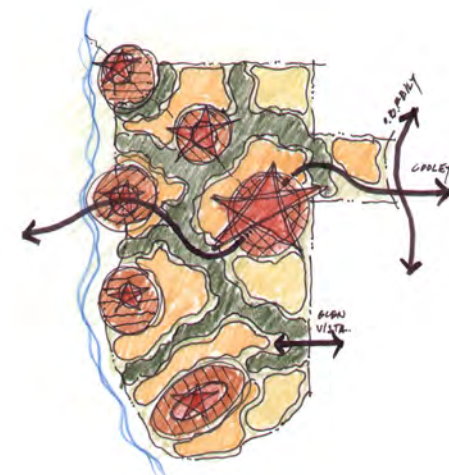
Two Villages



Community Rim



Open Space & Villages





Living Life Outside Riley Park

Perched on top of a rock formation in the Woodlands Park, the warmth of the morning sun on my back puts a smile on my face. The majestic peaks of the Cascades emerge with the dawn of a new day. I feel at ease. Contemplating my surroundings with a cup of coffee in hand, I slowly realize the significance of my small retreat: The land came first.

Before the idea of Riley Park was conceived, the 704 acre site adjacent to the Deschutes River consisted of meadows, vegetation, and rock outcrops. These special conditions were the basis from which Riley Park was derived. Reading the land as if it was a detailed manual allowed Riley Park to preserve the most important features of the site. The community layout consists of different districts that are steeped in the natural land formations. Located 4^{1/2} miles north of downtown Bend, Oregon, Riley Park is the epitome of a progressive community striving to create a unique experience, both familiar and memorable; provide diversity in the amenities offered throughout the community; and connects the community to the region by linking the history and heritage of the surrounding context. Being a part of Riley Park is a bit like that morning sun: When you begin to understand its significance, it will put a smile on your face.





THE STACK-UP

12

NUMBER OF PARKS IN RILEY PARK

192

ACRES OF COMMUNITY OPEN SPACE
IN RILEY PARK

11

MILES OF TRAILS IN RILEY PARK

2

MILES OF DESCHUTES RIVER
ADJACENT TO RILEY PARK

Community Trails Diagram

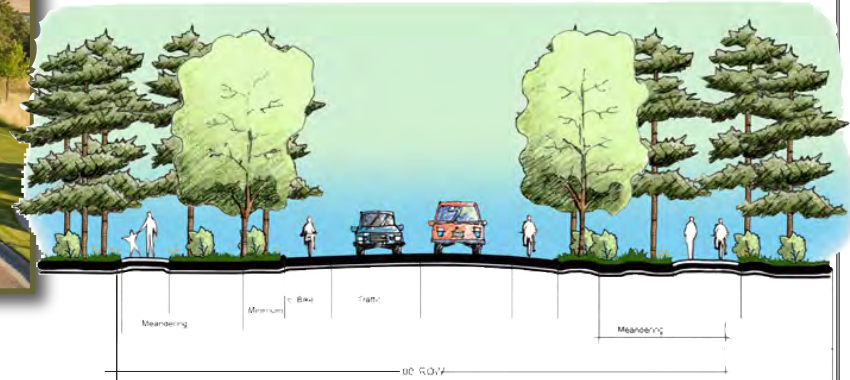


Community Open Space Diagram

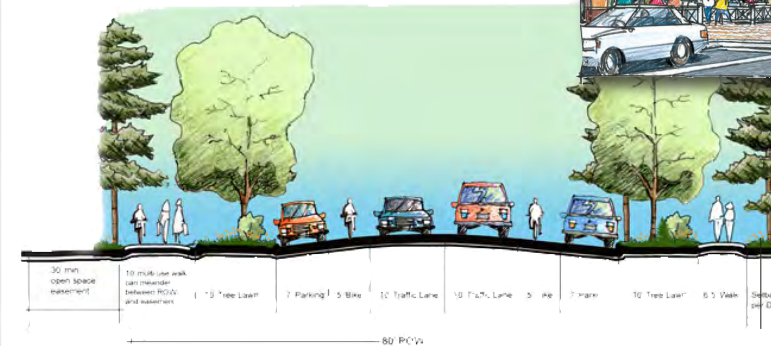
Street Sections



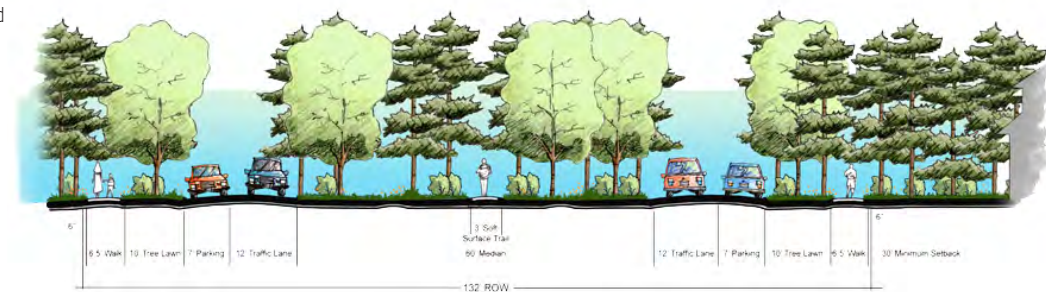
Minor Arterial Standard



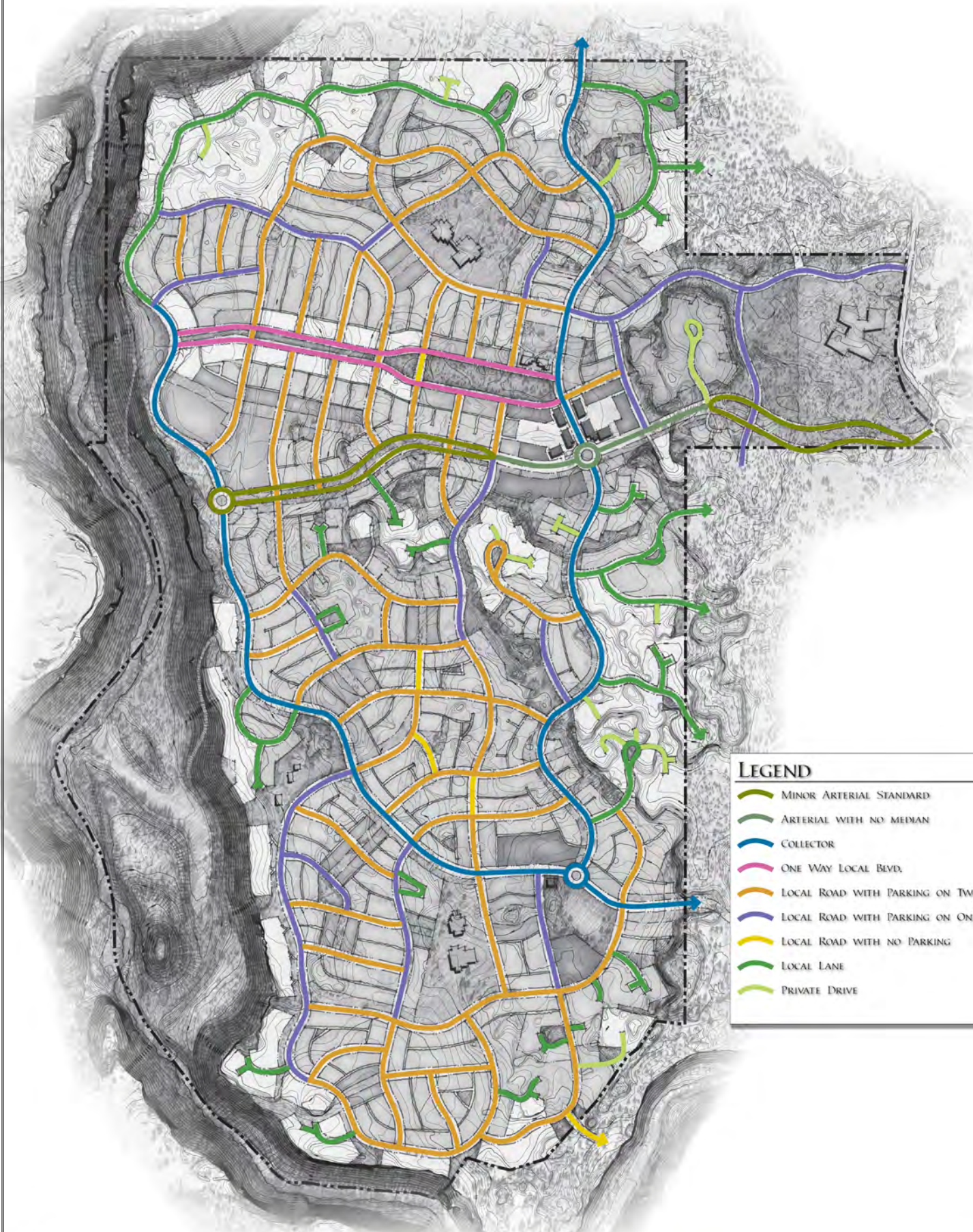
Arterial with No Median



Collector



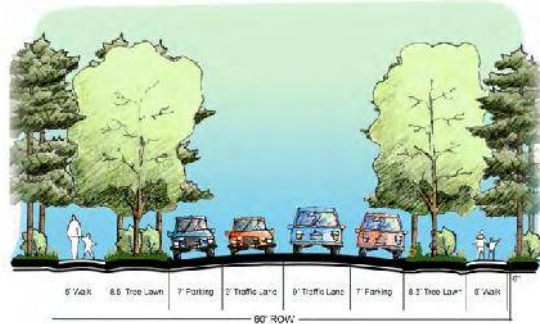
One-Way Local Boulevard



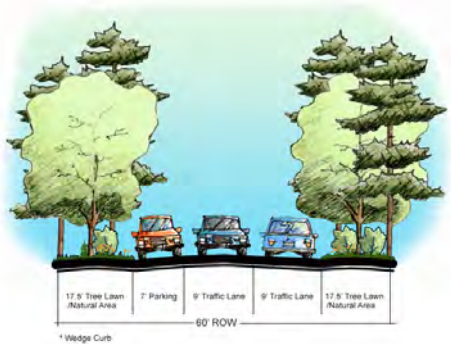
- LEGEND**
- MINOR ARTERIAL STANDARD
 - ARTERIAL WITH NO MEDIAN
 - COLLECTOR
 - ONE WAY LOCAL BLVD.
 - LOCAL ROAD WITH PARKING ON TWO SIDES
 - LOCAL ROAD WITH PARKING ON ONE SIDE
 - LOCAL ROAD WITH NO PARKING
 - LOCAL LANE
 - PRIVATE DRIVE

Note: On-street Parking on the Collector street section may be removed to preserve existing landforms or when not needed for adjacent homes

Street Sections Key Map



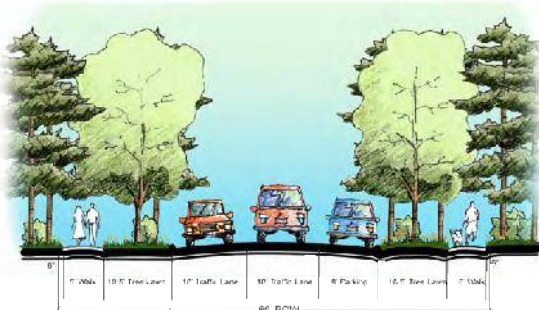
Local Road with
Parking on Two Sides



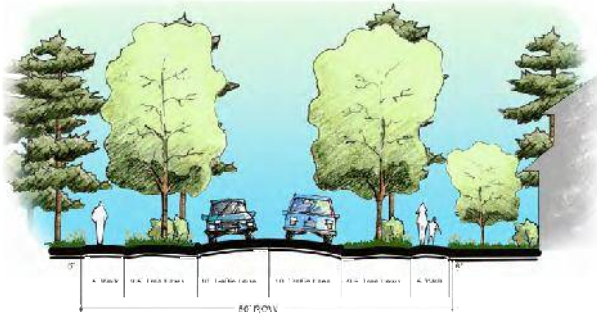
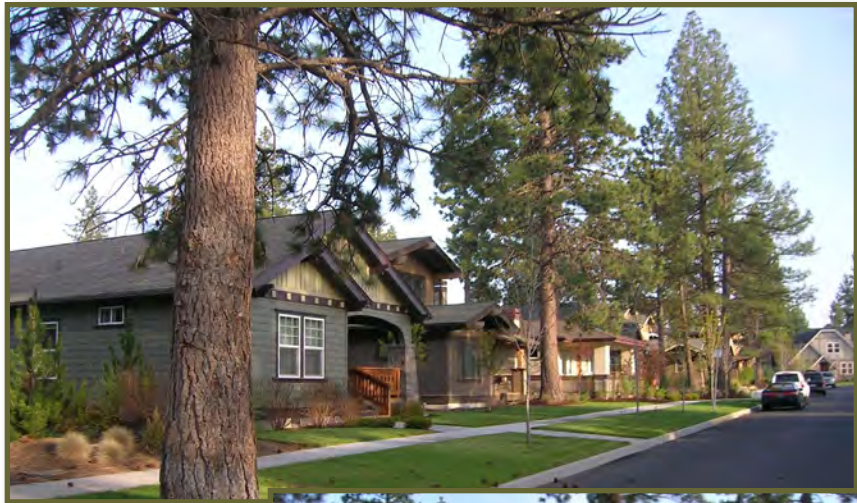
Local Lane



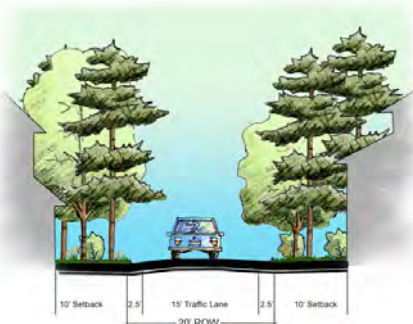
Private Drive



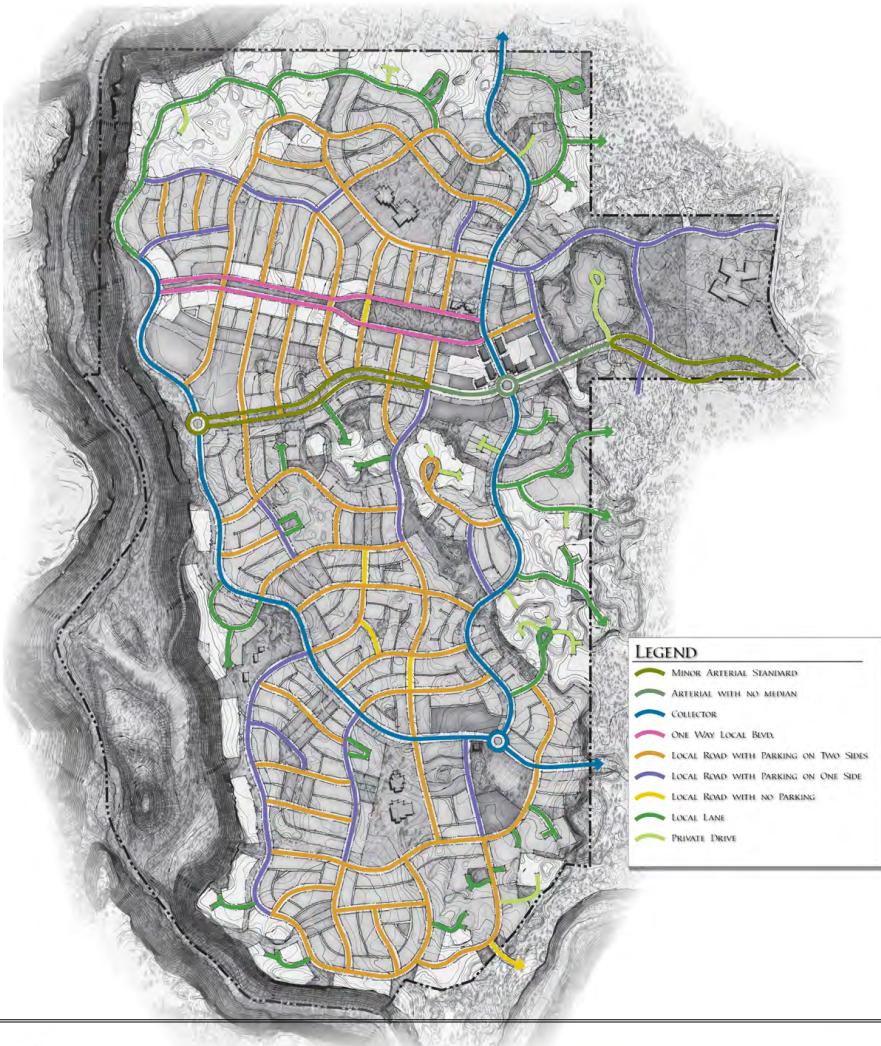
Local Road with
Parking on One Side



Local Road with
No Parking



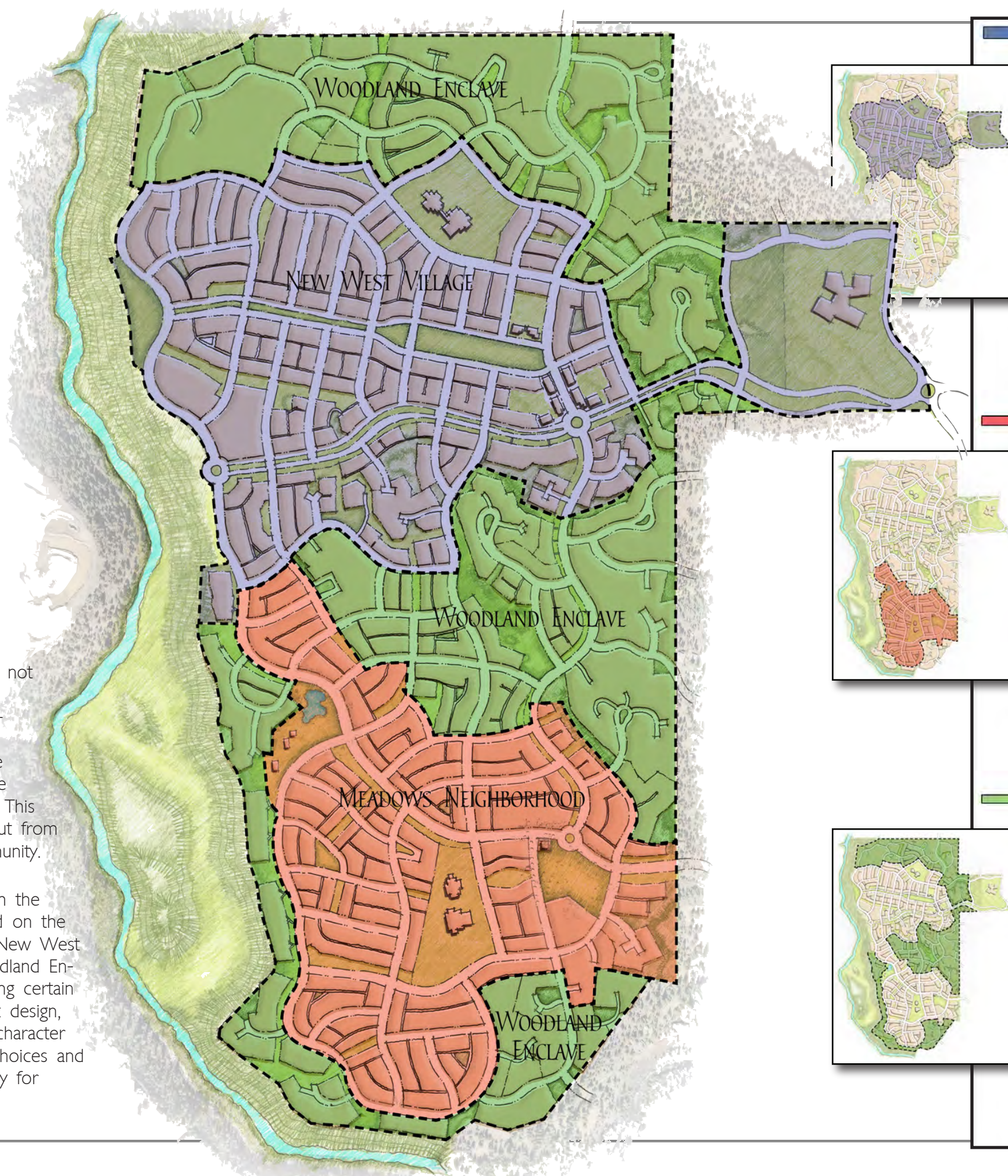
Typical Alley



Variety: The Spice of Life

The uniqueness of Riley Park is ingrained not only in its beautiful setting but also in the opportunity to provide a variety of memorable experiences. Too large for a single architectural characteristic or a certain type of density, Riley Park requires variety to be instilled as a part of its overall character. This variety is what allows Riley Park to stand out from the competition as an extraordinary community.

Part of Riley Park's uniqueness comes from the three districts within the community. Based on the characteristics of the land, these districts, New West Village, Meadows Neighborhood, and Woodland Enclave, were given further identity by applying certain architectural styles, amenity offerings, street design, and density. These neighborhoods fit the character of the land, offer the buyer a variety of choices and experiences, and create a memorable story for Riley Park.



NEW WEST VILLAGE

Site Characteristics

Land Form

- Semi flat with more dramatic grade change/rock outcroppings at eastern edge, district formed by small ridges to the north and south and dramatic ridge or rim along Deschutes River to the west

Vegetation

- Areas of tree coverage with distinct rooms or meadow areas

View Opportunity

- Strong westerly views at grade change on eastern edge, at rim edge, and within open non-vegetated rooms.

Product Mix and Density

- Highest density Area of community
- Most compact area of community with increased building height (3-4 stories) and smaller setbacks
- High mix of uses within village core, including neighborhood retail, civic, school sites and mixed residential
- Highest concentration of multi-family housing
- Rim edge provides a mix of housing types

Architectural Character

- Civic, School and Mixed-Use Buildings are New West character
- Over 50% of residential units are New West character
- Other architectural character includes Craftsman, Shingle, Farmhouse and Prairie Style
- All product is alley-loaded or garage back

Parks and Open Space Character

- More urban character of parks (more manicured with less native landscape)
- Community elements represent a New West character
- Formal open space areas, allee parks, urban plaza space, rim park
- Goal of trail pedestrian connectivity is to focus people to the rim

Street Pattern

- "Grid" network of streets leading from rim edge to core
- Formal street patterns with major focus on view orientation and rim access to the west
- Two parallel main east-west connections occur within this district
 - One formal allee extending from village center
 - One more organic meandering boulevard following the natural rock outcroppings
- Community boulevard entry from OB Riley to rim edge

MEADOWS NEIGHBORHOOD

Site Characteristics

Land Form

- Combination of small rolling ridgelines and open meadows defined by rock outcrops and tree stands
- Less distinct rock outcroppings

Vegetation

- Smaller clusters of tree stands defining more intimate spaces/meadow grass areas

View Opportunity

- Strong western views when tree cover opens up, Whetsey-Mountain to the south is close prominent land form

Product Mix and Density

- Overall character is medium density... feels most like NorthWest Crossing
- Medium density area of community with building heights (2-3 stories) and typical setbacks
- Secondary neighborhood core with small retail use, higher density housing and elementary school
- Mix of residential housing with lower concentration of multi-family

Architectural Character

- Civic buildings have a more historic character with an "influx" of New West elements
- Residential character is 25%-35% New West with other character styles including Craftsman, Prairie, Farmhouse and Shingle.
- Mostly alley loaded or garage back solutions in response to certain terrain constraints

Open Space

- Community elements relate to a historical character with a New West "influx"
- Natural open space areas defined by rock outcroppings, meadows or tree stands, demonstrating a contrast of native and natural
- Parks spaces are multi-use areas with lots of green and minimum hardscape elements
- Goal is to connect residents to historic farmstead and then to rim edge

Street Pattern

- Modified grid with smaller enclaves separated by open space, radiating from secondary village and school site
- Street and trail system directs people to the rim and prime view orientation
- Goal is to experience many different conditions as possible, rocks, views, rim, water, trails, ledge bank, meadows, etc in smaller more relaxed settings

WOODLAND ENCLAVE

Site Characteristics

Land Form

- Defined by numerous natural rock outcroppings and grade changes, several depressions or low points found toward the center

Vegetation

- Dense tree coverage and woodland meadows

View Opportunity

- View and open space oriented home sites
- West side- close proximity to rim and views down to river as well as distant views to mountain range

Product Mix and Density

- Low to medium density supports the natural site character with pockets of higher density to provide texture and mass at key locations
- Architectural Character
 - 10%-20% of homes should be New West Character with the majority as Woodland, High Desert and Craftsman no Farmhouse or Shingle
 - Higher percent of front-loaded product tucked into setting
 - Product designed to live to the rear of the home on open space, trees and rock outcrops

Open Space Character

- Community elements are less refined and more rustic and historic in character
- Naturalized open space areas that take advantage of special features such as rim edge, rock outcroppings, tree clusters and view opportunities
- Larger consideration for trails instead of sidewalks
- Open space may be located in rear of lots versus in front of homes

Street Pattern

- Street pattern to follow a more flowing organic pattern based on natural terrain and transition to Natural State Park to the north
- Rural street section with ribbon curbs
- Secondary street connections to the north and east should occur in a circuitous manner to preserve vegetation and landforms

new WESTvillage[>] Riley Park



parks

river bluff park



architecture

The New West Village in Riley Park embodies a distinctive spirit of design, unique to the desert plains of central Oregon. The philosophy of the New West design embraces contemporary expressions of form, color, details, and materials that celebrate the environment and are instilled in the overall character of the New West Village. Defined by several small ridges and the river canyon, the New West Village core is a mixed-use center which includes retail, civic, school sites & mixed residential.

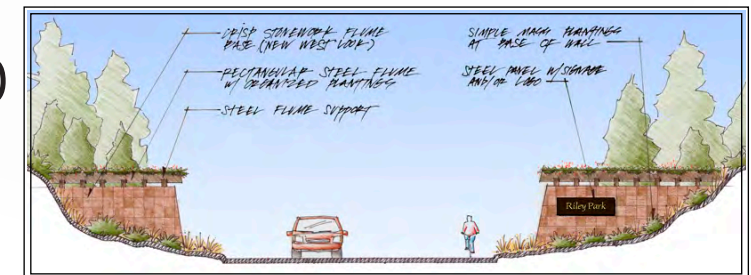
village core park



village core

The northwest orientation of the village core is driven by the strong views of the Middle Sister peak. The style of architecture is predominantly New West character, but will also include styles such as Craftsman, Shingle, Farmhouse, and Prairie Style.

cont.



The parks & open space throughout the New West Village can be described as more urban in character, including more manicured turf and less native landscape. Organized forms in the materials such as metal, stone and dimensional wood will be used in park structures and plazas. The Village Core Park is designed to be the central gathering place for Riley Park and capable of hosting large community events.



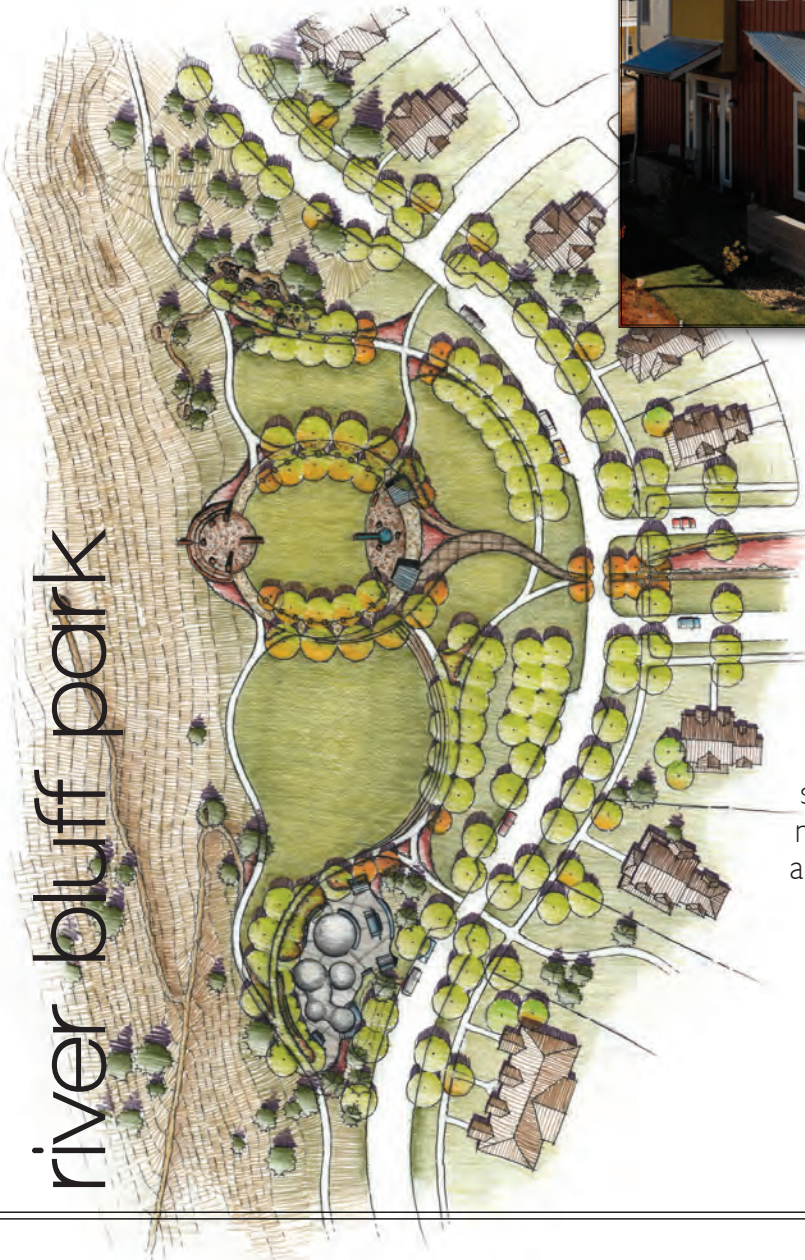
street elevation
architecture



mixed-use



river bluff park



It has a plaza with a splash fountain, open lawn for recreation, an amphitheater created from an existing rock formation, an ice rink in the winter, and an overlook tower. From the Village Core Park is the Village Promenade that maintains an open space connection to the River Bluff Park. Here, the River Bluff Park acts as a terminus to the Promenade with a flume-themed water feature. Located along the river canyon rim, this park offers a variety of uses, such as a formal event lawn, skate park, picnic areas, trail connections, a boulder play space, and several overlooks capturing views to the west.)

new
WESTvillage
Riley Park

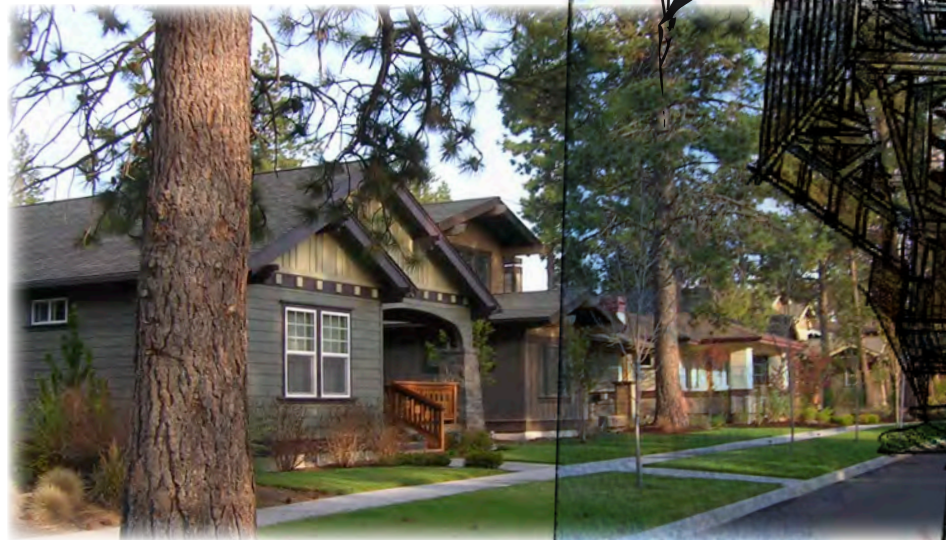


new
WEST village
Riley Park

view of village core park
from overlook tower

Meadows neighborhood

Riley Park



The Meadows Neighborhood in Riley Park can be defined as a comfortable blend of historic design characters with an “infusion” of New West elements. Predominantly open meadows surrounded by rock outcrops & existing tree stands, the Meadows Neighborhood possess strong western views when tree cover opens up. The overall character is of medium density, similar to NorthWest Crossing. Within the district is a secondary core with small retail use, high density housing and an elementary school. The architectural character is mostly traditional including styles such as Craftsman, Prairie, Farmhouse and Shingle. New West character will also be used but limited.



architecture

The overall goal of the street pattern in the Meadows Neighborhood is to experience as many different existing site conditions (rock formations, views, water, trails, meadows, etc.). Laid out in a modified grid radiating from the secondary core, the street system is oriented to catch westerly views and reinforce connections from east to west.

The Meadows Neighborhood is a smaller, more relaxed setting compared to the New West Village. With small enclaves separated by informal open space, the neighborhood provides options for pedestrians to access trail corridors that lead to several community parks in and around the district. cont.

streetscape



The open space and parks in the Meadows Neighborhood can be characterized as more informal than the New West Village. Natural open space areas, defined by rock outcrops, meadows, or tree stands, demonstrate a contrast of native vegetation and natural site features. Traditional forms of stone, wood, and metal are used in parks structures and monumentation.



architecture



Meadow Park serves as an adventure park for kids of all ages, having three designated areas of play tucked into the existing rock formations. The park also has a number of other uses including a basketball court, water quality demonstration, park tower icon, multi-use lawn and strong trail connections to the elementary school. Further west along the river canyon rim, Heritage Park consists of a mix of Meadows and Woodland characteristics. The existing barn adds a historical flavor to the park where a variety of community events can be held. The park also offers community gardens, a large orchard, a formal event lawn, a playground, a pond, shade structure, and active play areas. ()



Meadows
neighborhood
Riley Park

meadow park

WOODLAND *enclave*

Riley Park

The Woodland Enclave in Riley Park creates the feeling of living in a retreat in the woods. This district is the community's response to the existing site conditions of numerous rock outcrops and grade changes found on the edges of the site. With woodland meadows and grade changes, the layout of this neighborhood reacts gently to the existing features by keeping the overall density low and preserving rock formations and tree stands in back of home sites.



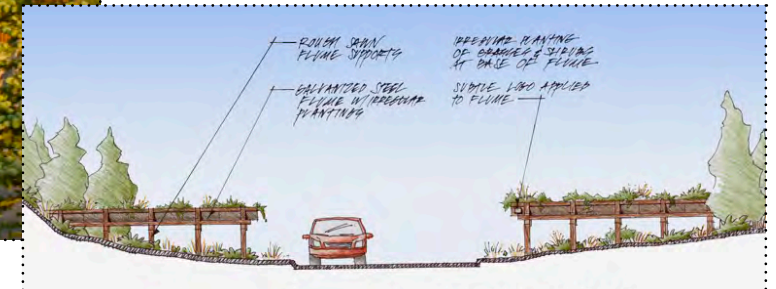
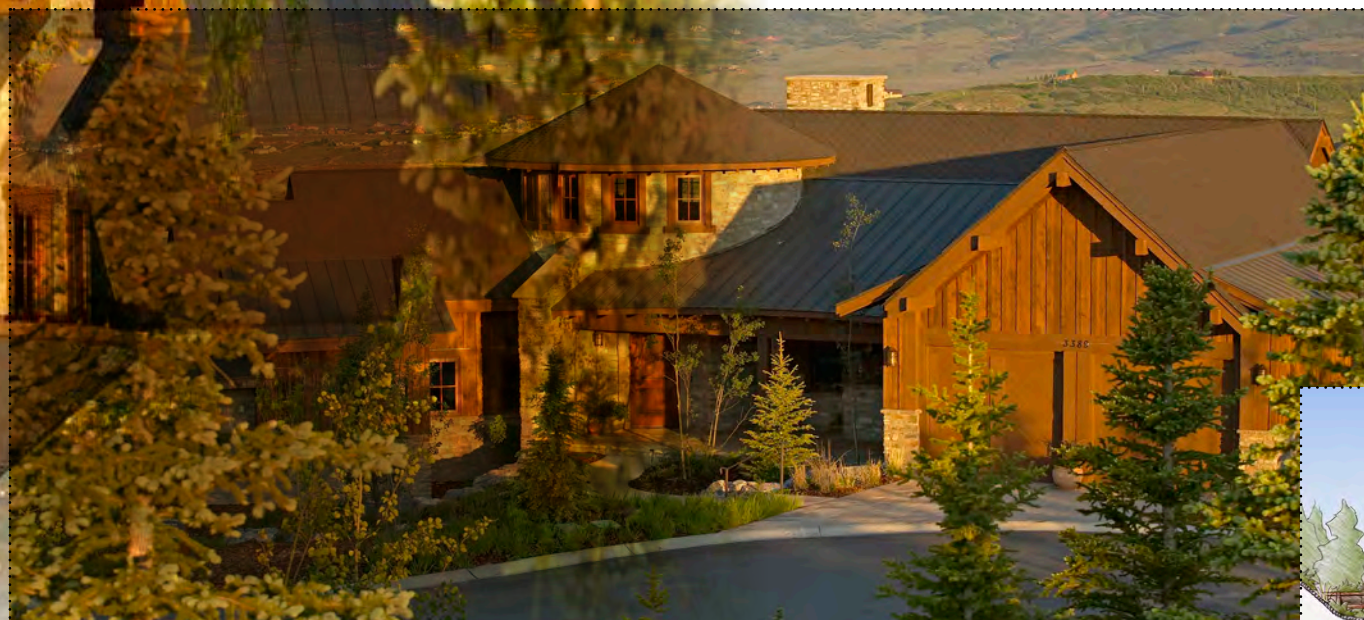
Pockets of higher density housing are used in flatter areas to provide texture and mass at key locations. The street patterning in the Woodland Enclave is more organic and circuitous, responding to natural terrain to preserve vegetation and landforms.

parks

The style of the architecture is mostly of Woodland and Craftsman character with the use of materials such as stone and timber. Elements of the New West character will be introduced to the district but on a limited basis. Because of the nature of the district, a majority of the homes will be designed to live onto preserved tree stands or rock outcrops within their lot. cont.

woodland pocket park

architecture



Unlike the districts that have prominent parks anchoring certain regions of Riley Park, the Woodland Enclave relies on smaller, more intimate pocket parks. These parks are tucked way in special rock outcrops that have been preserved and turned into areas of retreat for residents. The Woodlands Park is centered around a unique concave rock formation that is accessed by natural rock stairs. It possesses clear views of the Cascades and has natural areas for seating. Also located in the park are multi-use play areas and a playground.



architecture



Trails End Park represents the terminus of the rim trail, a major north/south pedestrian trail connection. Located in the park is a woodlands-themed multi-use play area, a native plant education trail, and a shade structure and picnic area capturing long views of the Deschutes River to the south. ()

WOODLAND
enclave
Riley Park



new
WESTvillage



Planning



Architecture



Meadows
neighborhood



WOODLAND
enclave



new
WESTvillage



Key Landscape
Elements

- Urban park character (more manicured with less native landscape)
- Community elements represent a New West character
- Formal open space areas, allee parks, urban plaza space, rim park
- Goal of trail pedestrian connectivity is to focus people to the rim
- Crisp and Organized Forms: Metal, Stone, and Dimensional Wood

Parks



Trailheads



Lighting



Walls



Meadows
neighborhood



- Community elements relate to a historical character with a New West "infusion"
- Natural open space areas defined by rock outcroppings, meadows or tree stands, demonstrating a contrast of native and natural
- Parks spaces are multi-use areas with lots of green and minimum hardscape elements
- Goal is to connect residents to historic farmstead and then to rim edge
- Turf against meadow grasses
- Traditional Forms: Wood, Metal, Stone



WOODLAND
enclave



- Community elements are less refined and more rustic and historic in character
- Naturalized open space areas that take advantage of special features such as rim edge, rock outcroppings, tree clusters and view opportunities
- Larger consideration for trails instead of sidewalks
- Open space may be located in rear of lots versus in front of homes
- Turf in the tree groves
- Rough, Naturalized Forms: Rough Wood and Stone



Community Elements

Just Add H₂O: Riley Park Stormwater Management Planning

The Intent of the Stormwater Management Plan for Riley Park is to create a framework that can be used to facilitate a sustainable and economically feasible approach to handling water quality and storm water management. Three key factors that should be considered in every site-specific solution are the aesthetic impacts, the cost of the drainage infrastructure, and the effects on the amount of developable ground. For more information about the Riley Park Stormwater Management Planning process, please refer to the Riley Park Water Quality Guidelines. ()



Infiltration Swale/Filter Strip



Infiltration pond



Urban Infiltration/Rain Garden



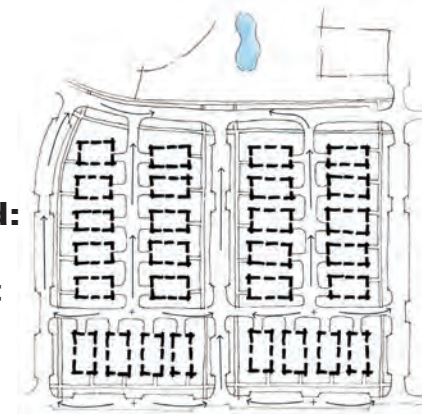
Wet/Dry Pond

- LEGEND**
- ■ ■ WATERSHED BOUNDARY
 - 95 APPROX. EXISTING ELEVATION
 - 2% → FLOW DIRECTION/APPROX. SLOPE
 - SURFACE FLOW ON STREET
 - INFILTRATION SWALE
 - FILTER STRIP
 - PIPE CONVEYANCE
 - URBAN INFILTRATION/RAIN GARDEN
 - DRY POND



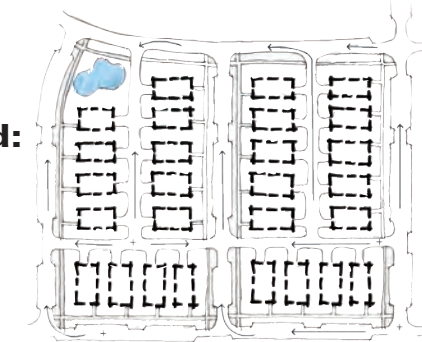
Residential Water Quality Examples

**Infiltration Pond:
Adjacent
Site Treatment**



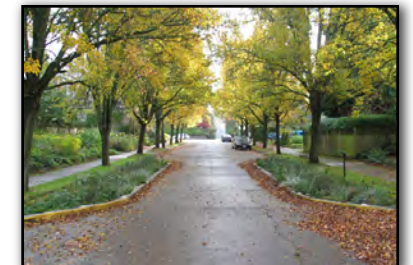
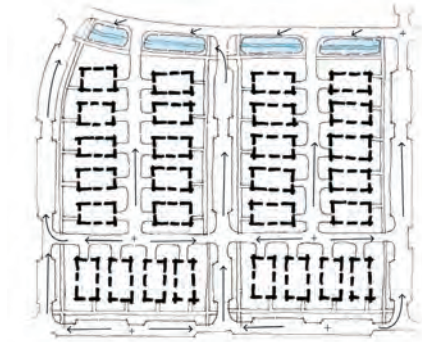
The 2 year water quality capture volume for the public drainage will drain along curb edge or be piped to an infiltration pond located on adjacent open space.

**Infiltration Pond:
In-Block
Treatment**



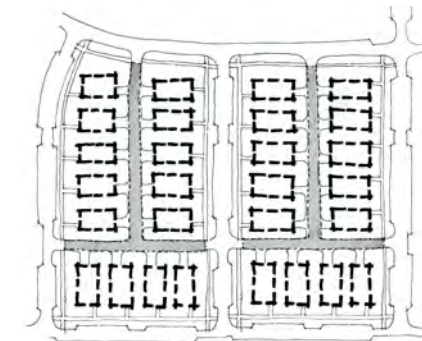
The 2 year water quality capture volume will sheet flow or be piped to an infiltration pond located within the traditional lot and block pattern.

**Infiltration
Swale**



The 2 year water quality capture volume will sheet flow or be piped to an infiltration swale along a side yard.

**Porous
Paving**



Porous paving may be used in the alleys to reduce the required water quality pond volume.

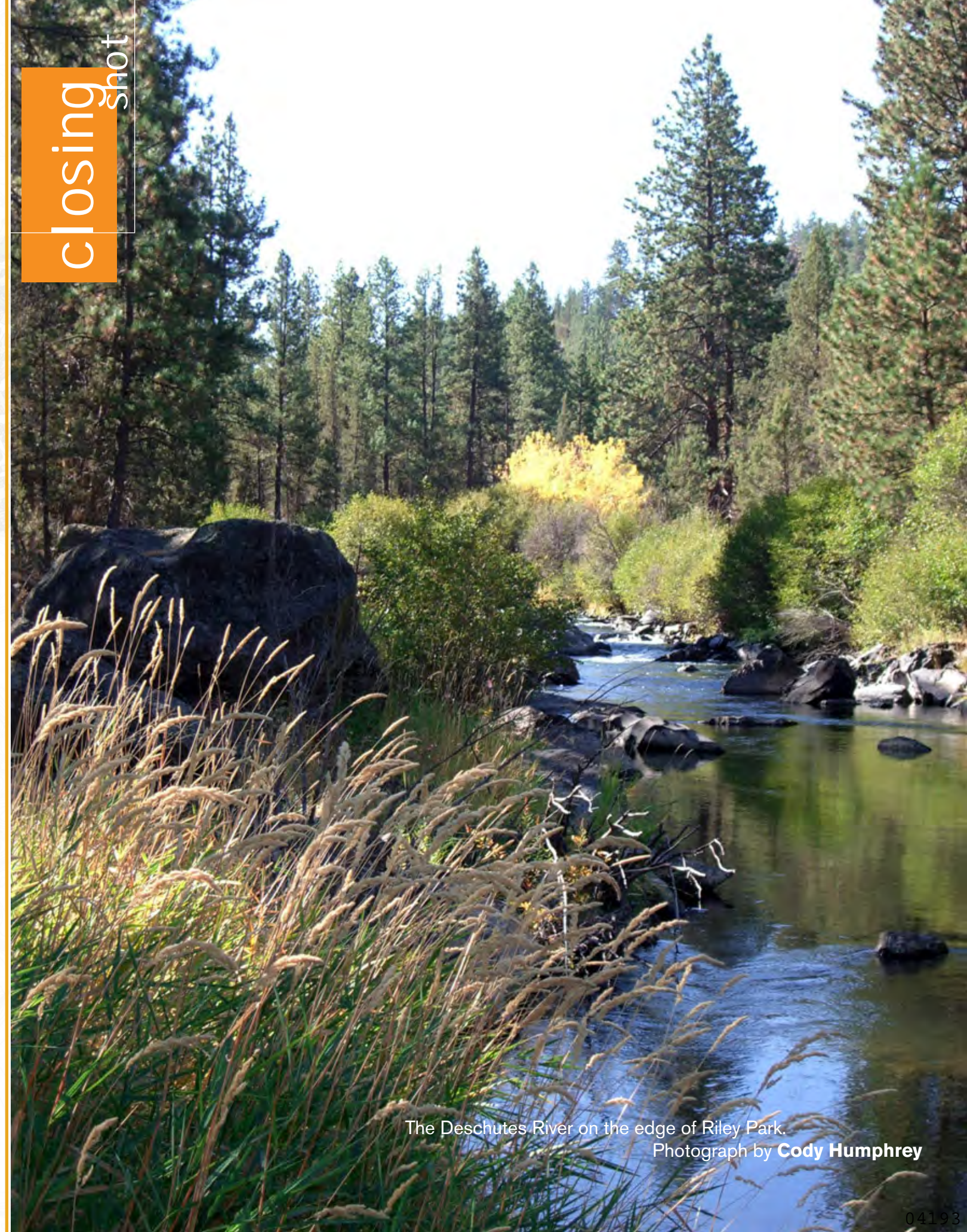
Riley Park Site Tabulations

Riley Park

Site Tabulations

	1	2	3	4
Region 1				
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Region 1.2				
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Region 1.100				

closing shot



The Deschutes River on the edge of Riley Park.
Photograph by **Cody Humphrey**

TUMALO STATE PARK

ELEMENTARY SCHOOL

RECREATION CENTER

REGIONAL PARK

OB RILEY

MIDDLE SCHOOL

MULTI-FAMILY

MAIN STREET -
COMMERCIAL RETAIL

TOWNHOMES

MULTI-FAMILY

SMALL RETAIL CENTER

TOWNHOMES

MEADOW PARK

ELEMENTARY SCHOOL

RIVER BLUFF
PARK

VILLAGE CORE
PARK

HERITAGE
PARK

COOLEY ROAD

GLEN VISTA

DESCHUTES RIVER

BEND METRO PARK AND RECREATION

Site Tabulation

	Total Units	Total AC	% of Totals
Civic/Commercial		3.52	1%
Schools		33.98	5%
Parks & Open Space		192.28	27%
Road R.O.W.		158.98	23%
Land Use:			
Multi-Family	245-270	8.20	12%
Townhome Attached	321-353	29.29	16%
SF Cottage Lot (40'x80' Lot Size)	144-158	17.16	7%
SF Small Lot (50'x100' Lot Size)	491-540	62.40	25%
SF Medium Lot (60' or 70'x100' Lot Size)	540-594	102.96	27%
SF Large Lot (80' to 100'x120' Lot Size)	235-259	94.13	12%
Totals for Land Use		314.14	45%
Grand Total	1976-2174	702.90	100%

ILLUSTRATIVE MASTER PLAN

RILEY PARK

DATE: NOVEMBER 2008



William Smith Properties, Inc.

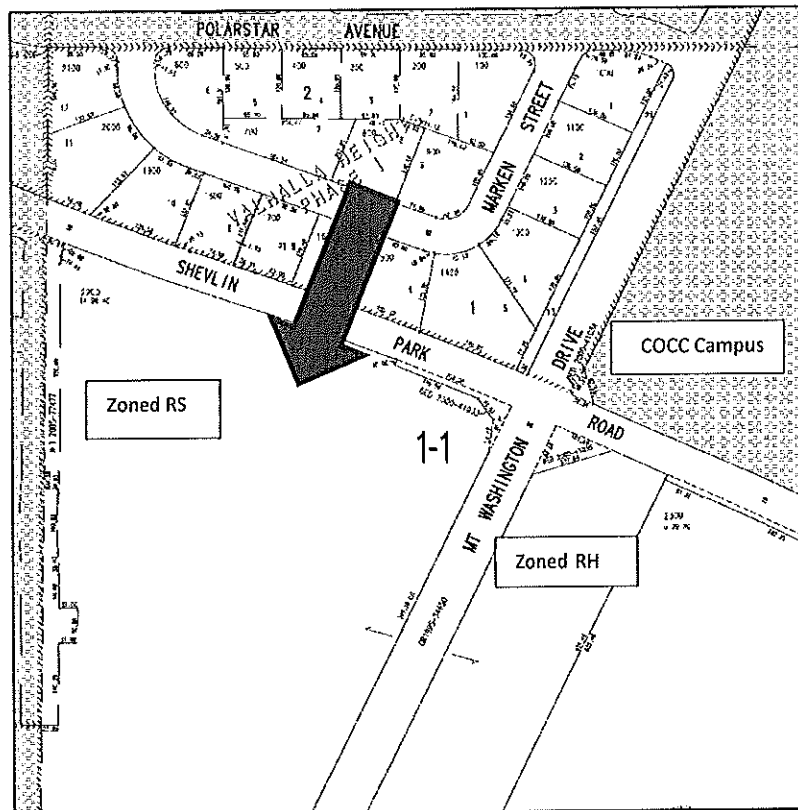
15 S.W. Colorado Avenue, Suite 1
Bend, Oregon 97702
Phone: (541) 382-6691
Fax: (541) 388-5414

July 21, 2015

Urban Growth Boundary Residential Technical Advisory Committee
Central Westside Plan Community Advisory Committee

Dear Committee Members:

The Central Oregon Community College (COCC) campus is a successful part of the Bend community. For over 50 years, the 202-acre college has served the community by bringing higher education and vibrant cultural resources to Central Oregon. The core COCC campus is located on the west side of the city and COCC has strategically acquired additional lands to enhance the many functions of the campus. One such property is the COCC parcel known as tax lot 171125CD02200 as shown below.



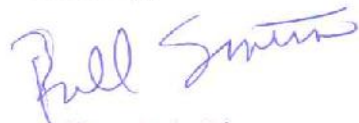
COCC parcel currently split-zoned RS, Single Family Residential and
RH, High Density Residential

This 14.96-acre lot is split-zoned RS and RH as shown above. The parcel is planned to remain in COCC ownership as an economic legacy providing income from leased land for the college. Having higher density zoning for the entire parcel will provide for a greater range of housing choices near the college, reduce vehicular trips, and encourage use of multi-modal transportation consistent with the city's planning objectives, especially those of the Central Westside Plan.

The Central Westside Plan Community Advisory Committee is currently examining transportation and land use strategies to support development near the college. The COCC parcel shown above is an ideal candidate for an Opportunity Site supporting higher density residential development given its proximity to the campus. As a Primary Stakeholder, COCC can assist the Central Westside Plan Opportunity Site objectives by providing needed housing on this land. Concurrently, this site can also help meet desired Residential Efficiency Measures consistent with the work of the Urban Growth Boundary Residential Advisory Committees.

While the City of Bend is preparing a land use and transportation strategy to support development on the west side we believe the COCC parcel should be considered as a viable parcel that can enhance the community vision for housing, parking and transportation needs. We respectfully encourage you to include the COCC parcel as high density in your land use planning and efficiency measure discussions.

Sincerely,



William L. Smith,
President
William Smith Properties, Inc.



Sign in Sheet

Meeting: RESIDENTIAL UGB TAC
 Date: 7/21/2015
 Location: CHAMBERS

Name	Organization	Email Address
Jody Ward	J L Ward Co	Jody@JLWardCo.com
Don Senecat	"	
Lynne McConnel	Neighbor Impact	
Don Senecat	HLC	
Mary Newbold	COWW	Mary@centraloregonlandwatch.org
ron boorelle		ron.boorelle@gmail.com
Tim E. Horney	Tim Elected by ANDERSON Board	tim@eaghorney.com
John Russell	DSL	
Kristina Bourragan	Alzheimer Association	



Sign in Sheet

Meeting: EMPLOYMENT TAC
Date: JULY 21, 2015
Location: COUNCIL CHAMBERS

Name	Organization	Email Address
Todd Dunkelberg	Library	todd@dpls.us
Sid Snyder	RL TAC	on file
Stitt Edman	DCFD	
ANN MARIE COLUCCI	Broken / COLM	ANNMARIE@BENTPATRICK.COM
STEVEN PETERSEN		PETERSEN35C@YAHOO.COM
Tim Zoloth	Attorney	Tim@Zaattorneys.com

From: kendall erickson [<mailto:kendallkeel@gmail.com>]

Sent: Wednesday, July 22, 2015 3:01 PM

To: Brian Rankin <brankin@bendoregon.gov>; Damian Syrnyk <dsyrnyk@bendoregon.gov>

Subject: UGB Public Testimony from The Brownrigg Family

Dear Mr. Syrnyk and Mr. Rankin,

My family owns sixty acres bordering the current UGB, off O.B. Riley Rd and Hwy 20. (Also known as OB Riley/Gopher Gulch Area) I have been attending the monthly meetings, I took part in the workshop and I am fully aware of the three scenarios presented to date.

We want to let you know that we support our property being included into the UGB and are currently preparing a Conceptual Plan for our land. Our goal is to develop a plan that factors in landscape, topography, existing features, and potential public amenities, utilizing the land to its fullest. We feel that the proper General Plan designation requires thoughtful consideration of the property and all of its features; we intend to assist the City in its decision making process by providing this detail. We plan to provide the City with the Conceptual Plan and a supporting narrative within the next few weeks.

If you have any questions or concerns, or if there is any property information that would be useful to the City in its decision making process, please don't hesitate to contact me.

Sincerely, Kendall Brownrigg Erickson

503-720-5082

[Kendallkeel@gmail.com](mailto:kendallkeel@gmail.com)

August 4, 2015

Bend UGB Steering Committee
Attn: Brian Rankin
710 NW Wall Street
Bend, OR 97701

Brian/Committee Members,

The past few years every scenario published has shown the properties on the North side of Stevens Rd, adjacent to the existing East City Limits, as part of the consideration for the UGB expansion. The Project Update on the City's website no longer includes these six 5 acre parcels in any of the three scenarios. A recent article also explained the process for selection was to make the most of the city's available infrastructure without harming agricultural areas. As you can see from the attached map, there are no agricultural practices on any of these lots, three of the six have no residential structures, and a 20" Avion water main exists along the East side, providing a portion of the infrastructure needed for modeling.

With the current improvements to Reed Market Road and the City's plan to complete the connection east of 27th through to Stevens, I see a great benefit to the City for improvements to both the North and South sides of Stevens Rd. adjacent to the DSL property proposed for inclusion. Please let me know if this tract of land may still be considered for inclusion into the UGB.

Feel free to call if you have any questions.



Robert W. Peters
21360 Stevens Rd.
Bend, OR 97702
Home: 541-420-2420
Cell: 541-480-8256
RLPeters27@aol.com

Attachments: *Map of tax lots for consideration into the UGB*





Sign in Sheet

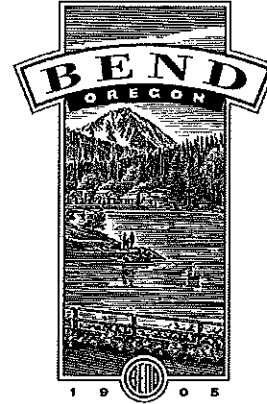
Meeting: RESIDENTIAL TAC
 Date: AUGUST 25, 2015
 Location: COUNCIL CHAMBERS

Name	Organization	Email Address
John Russell	DSL	—
Kendall Brannigg	landanor	KendallKeele@gmail.com
Gary Volder	—	—
Jody Ward	JL Ward Co	Jody@JLWardCo.com
Laura Fritz	Plng Com	—
Kurt Petrich	—	—
Stacy Stenzel	—	—
Moely Newbold	—	—
Deborah McKel	River Bend	dLTS58@yahoo.com
Andy Hph	COBA	—
Gordon Howard	DLCD	—
Tim Elton	Attorney/ANDERSON RANCH	tim@caattorneys.com

MEMORANDUM

710 WALL STREET
PO BOX 431
BEND, OR 97709
[541] 388-5505
TEL
[541] 385-6676
FAX
endoregon.gov

TO: **UGB TACs**
FROM: **RESIDENTIAL TAC LEADERSHIP**
SUBJECT: **LANGUAGE FOR MOTIONS**
DATE: **8/25/15**



Residential TAC Leadership suggested defining what "approval of the materials" means for sake of making motions to forward the project materials. Below is an example of a potential motion which should be reviewed and modified as necessary.

"I recommend approval of a working draft of the (Buildable Land Inventory, Housing Needs Analysis, Employment Opportunities Analysis, Urbanization Report, Efficiency Measures) recognizing the need for refinements based on TAC and USC feedback, future project work, and that individual TAC members may not agree with all the content of the working draft."

Received
8/25/15

River Bend Limited Partnership

15 S.W. Colorado Avenue, Suite 1
Bend, Oregon 97702
Phone: (541) 382-6691
Fax: (541) 388-5414

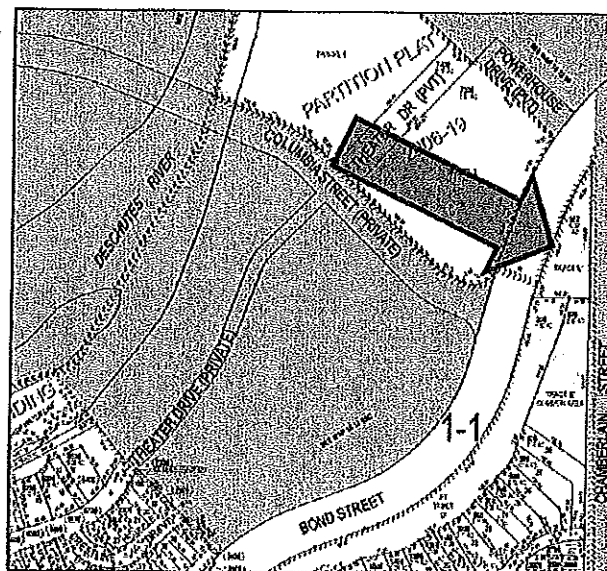
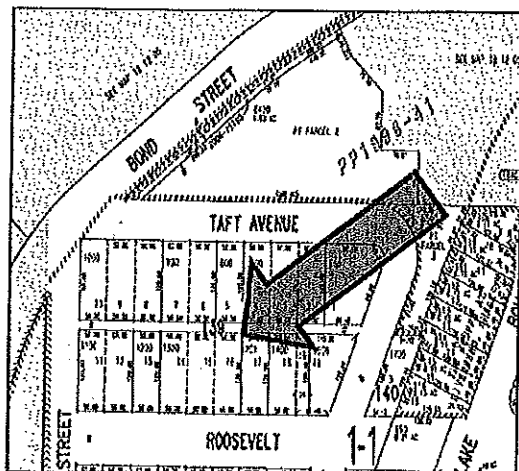
August 20, 2015

Urban Growth Boundary Residential Technical Advisory Committee
Central Westside Plan Community Advisory Committee

Re: Lots 6 thru 16 of Bend Park 2nd Addition and Tract L of the Bluffs Phase 3 and 4

Dear Committee Members:

The Urban Growth Boundary Residential Technical Advisory Committee and the Central Westside Plan Community Advisory Committee are currently examining transportation and land use strategies to support development within the community. Part of this process is to identify and respond to property owners with lands that are suitable for infill and redevelopment. River Bend Limited Partnership owns Lots 6 thru 16 of Bend Park 2nd Addition and Tract L of the Bluffs Phase 3 and 4. These parcels are ideal candidates for Opportunity Sites supporting higher density residential development given its proximity to City services and the need for increased residential efficiency.

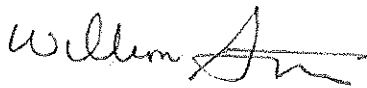


Moreover, there is a widening demand for a range of housing types by retirees and Millennials. The demand for higher density residential development with nearby amenities is increasing. This is particularly true for housing in walkable neighborhoods

near retail and other amenities such as the services and recreation provided nearby in the Old Mill District, which is safe and convenient for travel by foot, car and bike. Concurrently, these sites can also help meet desired Residential Efficiency Measures consistent with the work of the Urban Growth Boundary Residential Advisory Committees.

We respectfully encourage you to include the above described lands in your land use planning and efficiency measure discussions.

Sincerely,

A handwritten signature in cursive script, appearing to read "William Smith", with a long horizontal flourish extending to the right.

William L. Smith, President - The Bend Company
General Partner
River Bend Limited Partnership