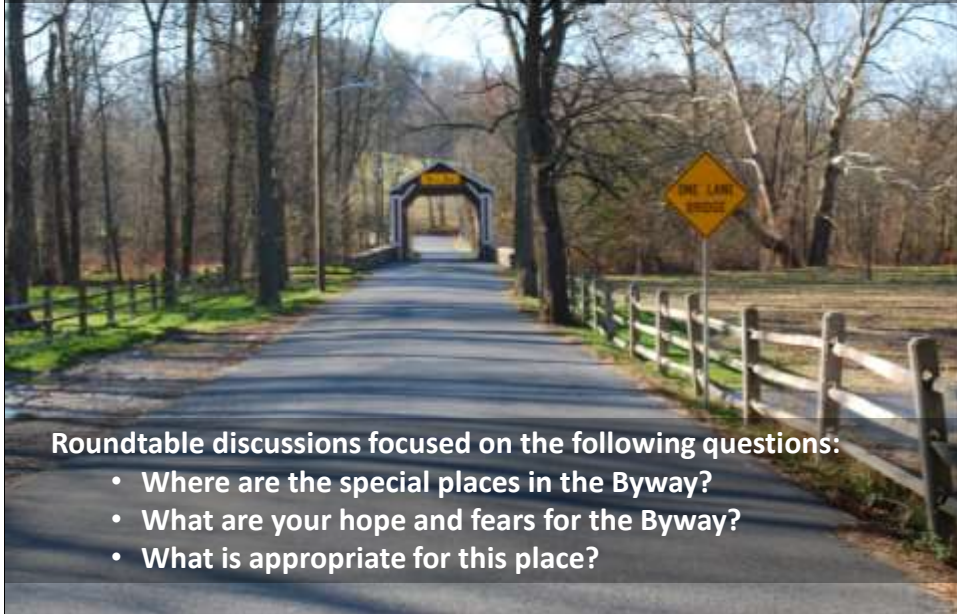




Summary of Public Workshop

February 12, 2015



Roundtable discussions focused on the following questions:

- Where are the special places in the Byway?
- What are your hope and fears for the Byway?
- What is appropriate for this place?

Special Places (places and features)...

- Hoopes Reservoir
- Coverdale Farm
- Valley Garden Park
- Auburn Mill Park
- Views from Wilmington and Western Railroad
- Mt. Cuba
- Auburn Heights
- Overlook Farm
- Old Mill Village (NVF),

Legend
March 11, 2015

Special Places (places and features)...

- Ashland Nature Center (DNS)
- Mason Dixon markers
- Yorklyn Post Office
- Vic Mead covered bridges
- Stone walls and historic fences
- Open vistas of fields and forests
- Scenic landscapes from roads to ridgelines
- Accents and vistas along all scenic roads
- Rock outcrops throughout the Byway
- Red Clay Creek and mill dams.

Hopes...

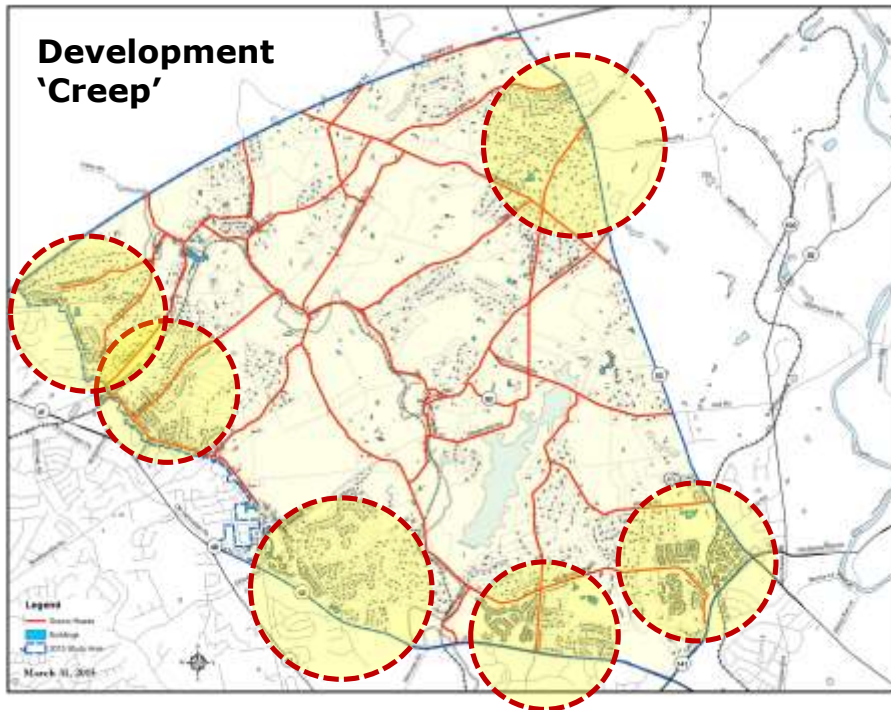
- Protect the Red Clay Creek (stable road banks, improved water quality, managed flooding),
- More trails throughout the Byway consider developing a greenway),
- More bikeways,
- More conservation (easements),
- Public access to Hoopes Reservoir and pull-offs,
- Maintain road character and road widths,
- Maintain existing vegetative screens and buffer in new development (and require setbacks),
- Encourage traffic calming,
- Preserve rock outcroppings, retain stone walls throughout, Eliminate 'Jersey Barrier' bridges, maintain historic character.

Fears...

- Forest removal and tree cutting,
- Road widening (resulting in loss of community character),
- Non-contextual subdivision of land,
- Overdevelopment,
- Building along ridgelines,
- Road issues (widening, congestion, speed),
- Creek contamination (ex: former Hercules site, NVF)

Fears...

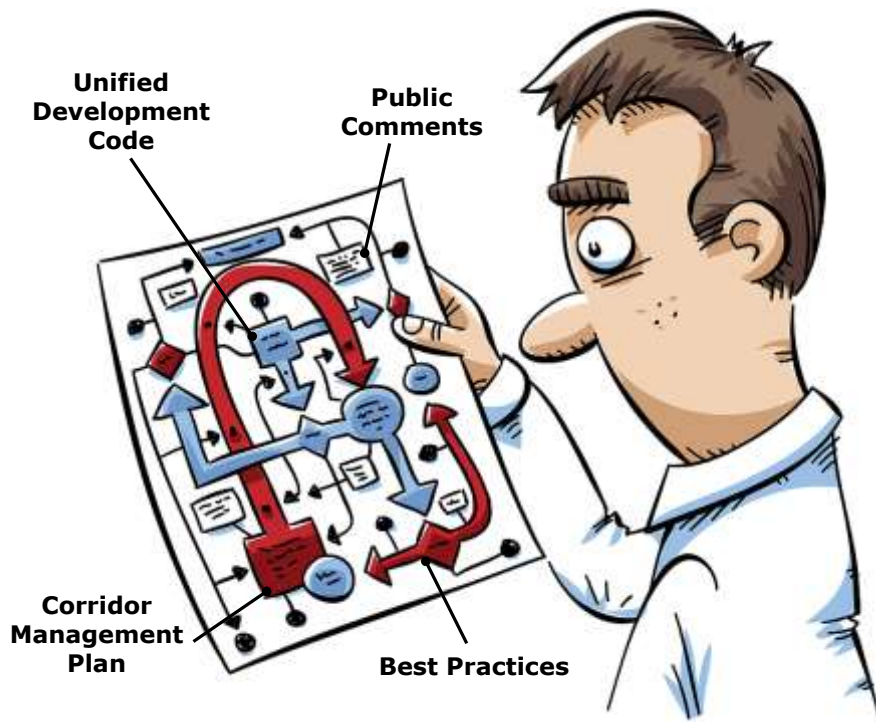
- Loss of historic structures,
- Unprotected viewsheds and land,
- Excessive signage,
- Poor water quality and flooding,
- Dangerous road segments,
- Short-term land protections
 - (example: 10 year easements).



- New development that protects viewsheds and vistas
- Architecture that blends with the landscape (appearance, bulk, massing, colors, materials)
- Use of natural materials in building construction
- Height restrictions
- Context sensitive landscapes and woodland protection
- Building setbacks and buffers
- Screening and buffering of homes
- Historic preservation
- Context sensitive design (roadway improvements, built environment, signage, etc.)
- Scenic resource protection
- Water resource protection (streams, water quality, flooding, aquatic life)

What is appropriate for the Byway?





Best Practices Research





Research included:

- Advocacy organizations
- Professional organizations
- Federal agencies
- Technical journals
- State enabling documents
- Regional planning authorities
- Counties
- Local municipalities, townships and villages

So where did this research take us?



Red Rock Canyon NCA, Las Vegas, Nevada

CMP Guidance

Goals and Objectives:

1. Protect
2. Conserve
3. Enhance, and
4. Restore

Intrinsic Qualities:

1. Primary: **Scenic**
2. Secondary: Natural
3. Contributing: Historic
4. Others

CMP Guidance

Goal 1 Encourage Stewardship Through Continued Conservation.

- Develop a conservation easement program for the Byway.
- Develop a range of easement options: historic, scenic, façade, and voluntary protections.
- Develop model easement language. Promote 200 foot corridor easements where feasible.
- Link public and private purchase / donation initiative for interconnected open space.

Goal 2 Conserve Roadside Features that Contribute to the Byway.

- Respect roadside vegetation.
- Develop a landscape management component to the CMP.

Goal 3 Encourage Context Sensitive Design.

- Work with New Castle County on context sensitive design issues.
- General standards for resource protection, scenic corridors, conservation design, tree protection, TDRs
- Context sensitive design and UDC revisions for watershed and site hydrology protection.
- Ensure County and State comprehensive plans adequately recognize the Red Clay Valley Scenic Byway.

Goal 4 Encourage Restoration and Enhancements.

- Restore and enhance the Byway's intrinsic qualities as part of the development process.
- UDC revisions, CSD, pre-exploratory plan review.
- Review and offer code language to the UDC.
- Promote efforts to maintain watershed hydrology.

Guiding Principle:

Protect and enhance
the intrinsic qualities of
the Byway.

Researched Codes that had:

Scenic and/or View Protection

Rural, Exurban and/or
Suburban

Scenic Roads and Corridors

Scenic Linked with
Environmental Protection,
Historic Preservation, etc.

Scenic Linked with
Greenway & Open Space
Planning





Scenic



Scenic Viewshed Protection

Scenic Corridors

2

Texas Capital Building looking north along North Congress Avenue, Austin Texas

Scenic Roadways and Parkways

3

Blue Ridge Parkway, North Carolina

4



Scenic 'Linked' to Environment

Tree and
forest
protection
Linkage





Agricultural Pres. Links



Scenic Linked to Historic Pres.



Recreational Linkage



Scenic Linked to Architectural Review Standards



Hudson, Ohio and South Beach, Florida

Cultural/Archeological Links



Hale Farm and Village, Bath, Ohio

Hillside/Ridgeline Restrictions



5

Cumberland, Allegany County, Maryland

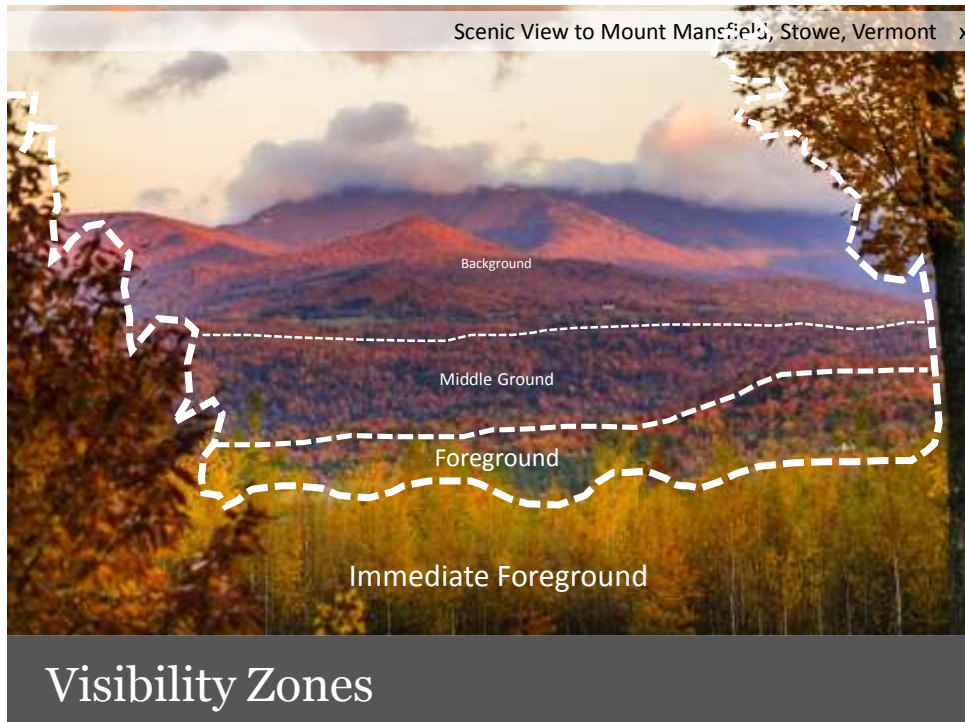
Telecommunication Restrictions



Scenic Protection Linked with Smart Growth, PDRs and TDRs



Camden, Maine



**ROUTE 340 VIEWSHED SURVEY:
MAPPING & SCENIC AREA PRIORITIZATION**

JEFFERSON COUNTY, WEST VIRGINIA

JUNE 2013



- West Jefferson Zone
- Potomac River Belt Zone
- Blue Mountain Ridge Zone
- Shenandoah Valley Zone
- Charleston Gateway Zone
- Scenic North Zone
- Shenandoah River Valley Zone
- Potomac River Valley Zone
- Middle Run Zone
- Heart of Jefferson County Zone
- Potomac Gorge - Cedar Scenic Zone
- Potomac River Gateway Zone (other scenic zones could be divided into four)

Prepared for
Jefferson County Historic Landmarks Commission

Prepared by
 **Scenic America**
10000 1st Street, Suite 200
Boulder, CO 80501
JONES ■ JONES
Landscape Architecture

Jefferson County Historic Landmarks Commission
Viewshed Mapping & Scenic Prioritization Report

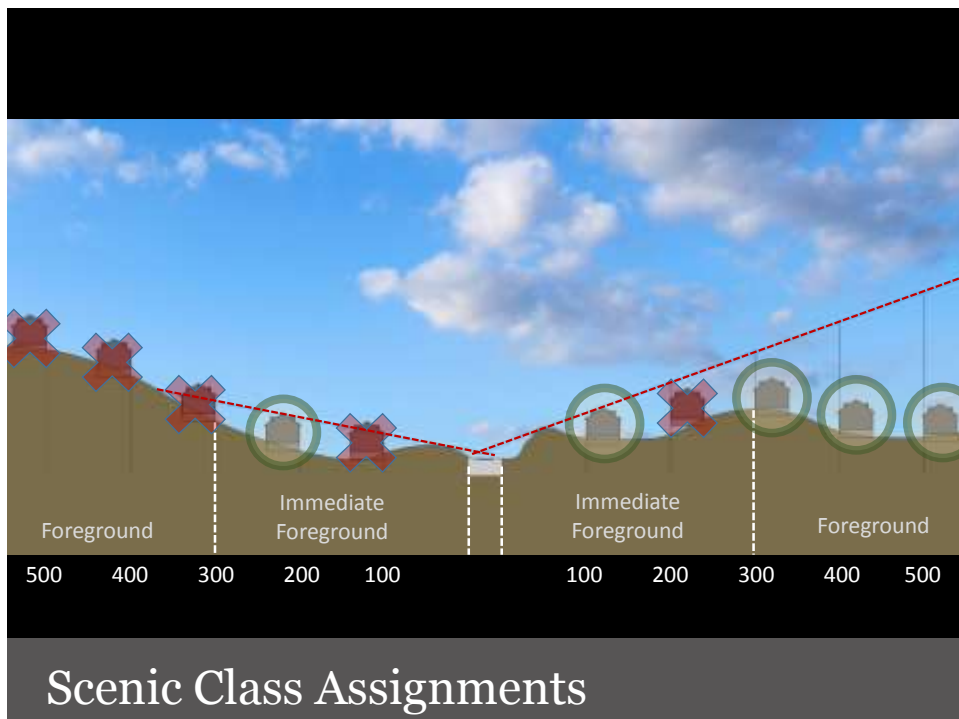


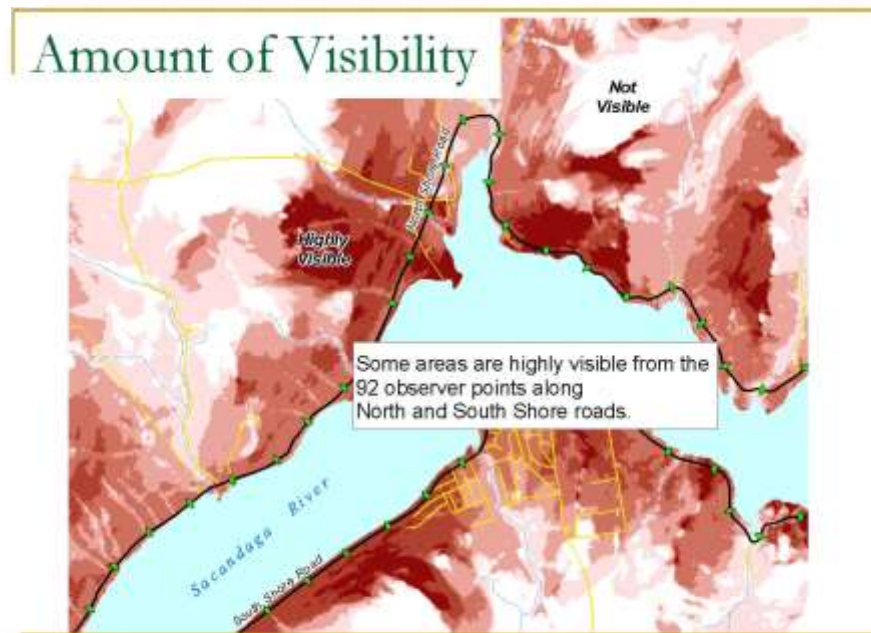
Figure 2 - Basic 340 Viewshed Model

Foreground Zones (Dark Blue) – 1/2 to 1/4 mile from observer
The viewer can perceive details such as forms, lines, and colors. It is located up to a 1/4 mile distance from the viewer. Changes in the landscape view are most significant within the foreground view because they are most immediate to the viewer. This is the zone that can be most easily manipulated to improve the scenic quality along a corridor.

Middleground Zones (Light Blue) – From limit of foreground to 4 miles from the observer
The viewer can perceive details such as forms, lines, and colors in masses. It is located from between a 1/4 mile to 4 mile distance.

Background Zones (Light Green) – From the outer limit of middle ground to an infinite distance from the observer. The background zone essentially extends to the physical limit of the viewshed. For this project, the background zone was clipped at the edge of the county line. The viewer can perceive broad forms but cannot visually pick out textures, detail, nor colors.





Sacandaga River, Saratoga County, New York



Ashland Clinton School Road

- d. Parkways and urban street aesthetic standards
- 4 Preserving Views to Protect and Enhance Rural Character
 - a. General protection to features that contribute to rural character
 - i. Rolling hills
 - ii. Farmsteads, historic and otherwise
 - iii. Fieldstone walls and fence lines
 - iv. Field edge tree lines
- 5 Linked View Preservation
 - a. View protection linked with environmental protection
 - b. View protection linked with agricultural preservation
 - c. View protection linked with historic or cultural resources
 - d. View protection linked with recreational resources
 - e. View protection linked with archeological resources
 - f. View protection and architectural review standards
 - g. Coordinated planning with state, regional and county planning

B. Natural

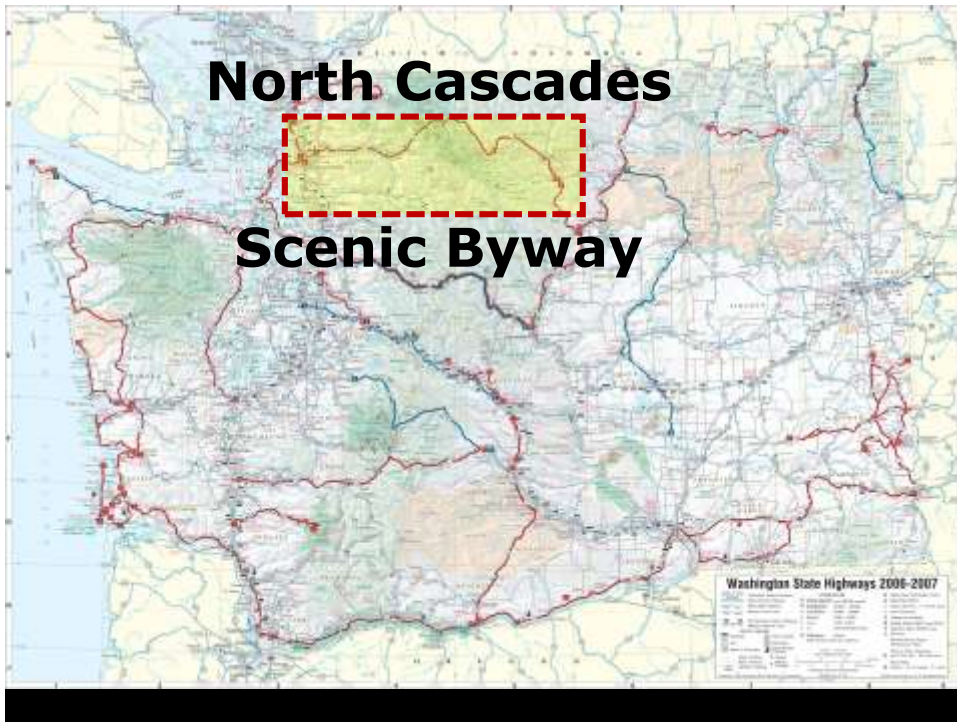
- 1 Preserving Agricultural Lands
 - a. Development transfer programs; PDRs and TDRs
 - b. Conservation and village design; clustering
 - c. Bulk tract and minimum lot requirements
 - d. Use restrictions
 - e. Developing farmland wetlands
 - f. Development limits based on soil quality/fertility
 - g. Metropolitan farming practices
 - h. Density-exchange options
 - i. Density transfer charges in lieu of TDRs
- 2 Tree and Vegetative Protection

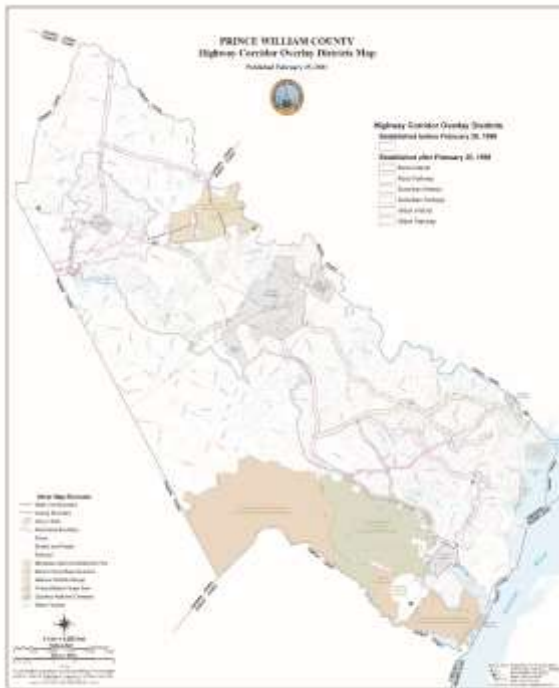


| Scenic / Natural / Historic / Cultural / Recreation | |
|---|--|
| 1 Preserving Scenic Viewsheds | |
| a. Multi-point vista controls | |
| b. Development rights transfer program | |
| c. General (open space) protection goals | |
| d. Minimum (buffer and distance (setback)) requirements | |
| 2 Regulating Scenic Roadways | |
| a. Scenic roads commission | |
| b. Context sensitive road design standards | |
| c. Context sensitive design for other non-road infrastructure | |
| d. Context sensitive design relative to architecture and landscaping | |
| 3 Linked View Preservation | |
| a. <u>View protection linked with environmental protection</u> | |
| i. Specified and approved plant lists | |
| ii. Streams, waterbodies and associated riparian buffers | |
| b. <u>View protection linked with agricultural preservation</u> | |
| i. Development transfer programs: PDRs and TDRs | |
| c. <u>View protection linked with historic resources</u> | |
| i. Historic environmental settings | |
| ii. Establish historic roads classification | |
| d. <u>View protection linked to rural character protection and/or enhancement</u> | |
| i. Protection of features that contribute to rural character | |
| ii. Greenway and connected open space planning | |
| iii. Protection against negative or intrusive views | |
| e. <u>View protection linked with signage/billboard regulations</u> | |
| i. Sign and billboard restrictions | |
| ii. Size, type and quantity restrictions | |
| 4 Implementation | |
| a. Overlay Zoning | |
| i. Minimum open space ratios | |
| ii. Management standards | |
| 1 Landscape management | |
| 2 Increase 'green' in existing developments | |
| iii. Supplemental development standards | |
| 1 Conservation design standards | |
| 2 Open space design standards | |
| b. Protective/Restrictive Easements | |
| i. Scenic viewshed protective easements | |
| ii. Historic easements for 'environmental' or landscape settings | |
| c. Planning, review, monitoring, and management protocols | |

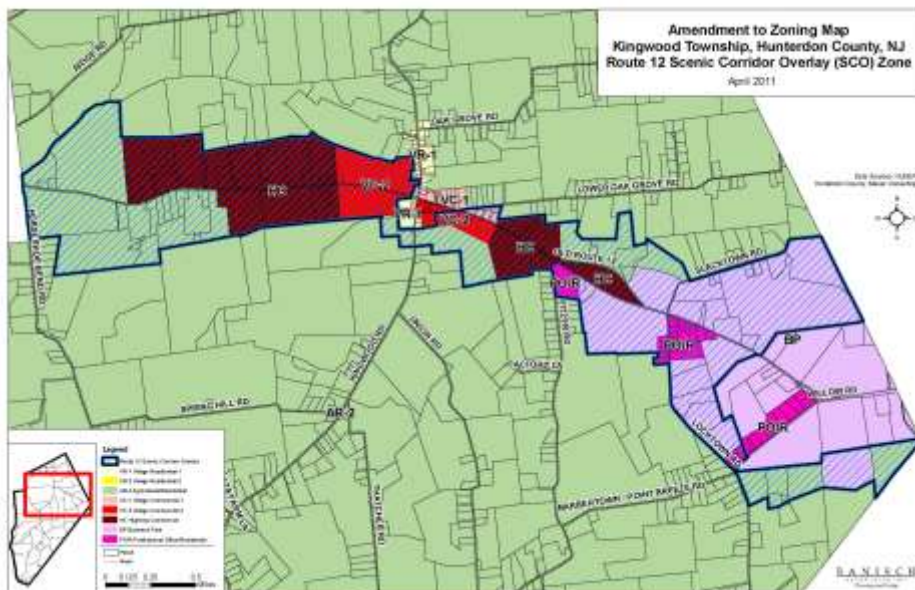


Way Road





Scenic highway, byway and road corridors with overlay zones and viewshed restrictions in Farmington, Utah and Prince William County, Virginia.

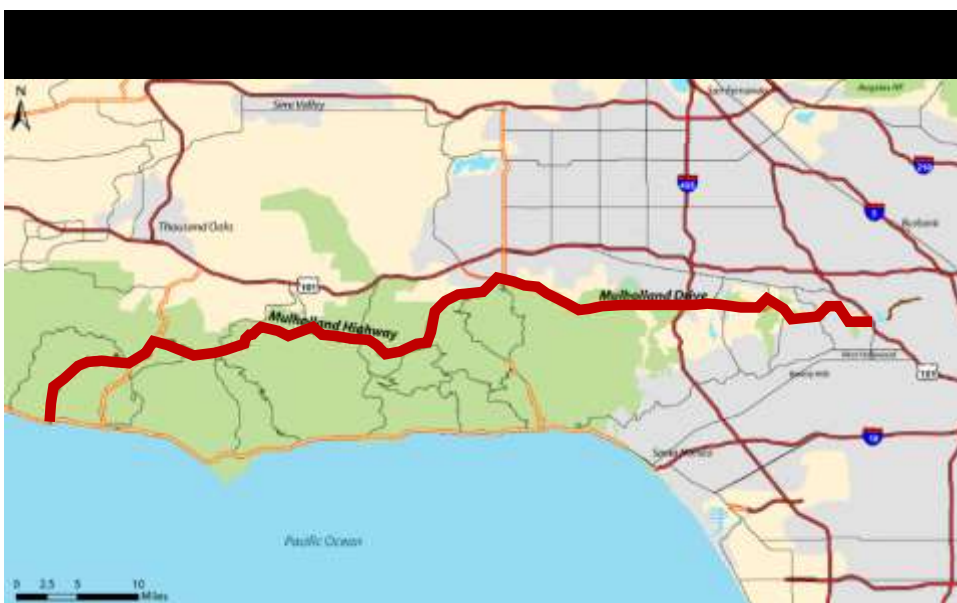


Kingwood Township, Hunterdon County, New Jersey

Historic Roads Scenic Corridors



Mulholland Drive Scenic Overlay, Santa Monica, California



"Mulholland Drive". Licensed under CC BY 2.5 via Wikimedia Commons - http://commons.wikimedia.org/wiki/File:Mulholland_Drive.png#/media/File:Mulholland_Drive.png

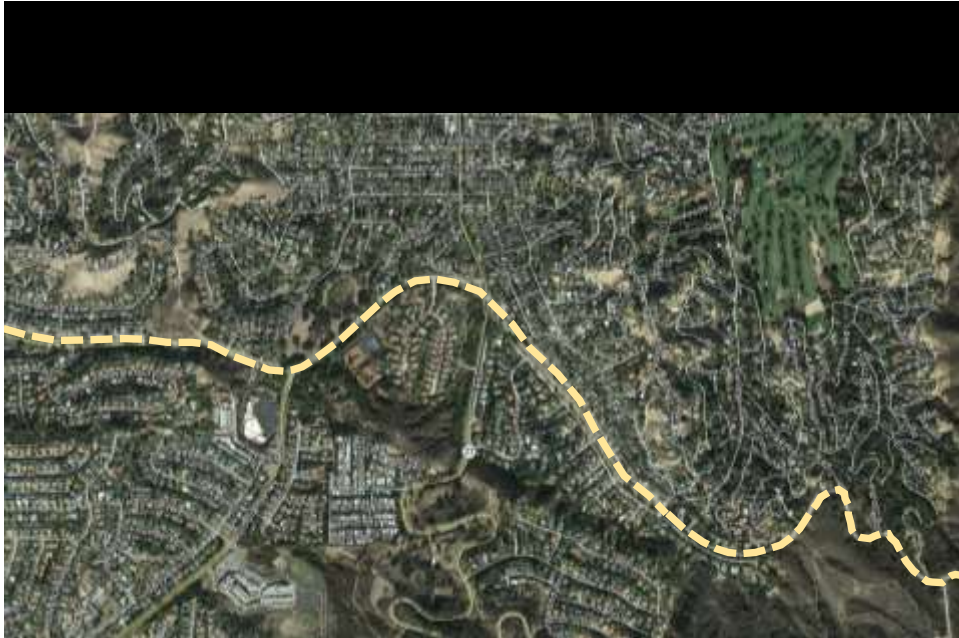
Mulholland Drive Scenic Parkway, Los Angeles, California



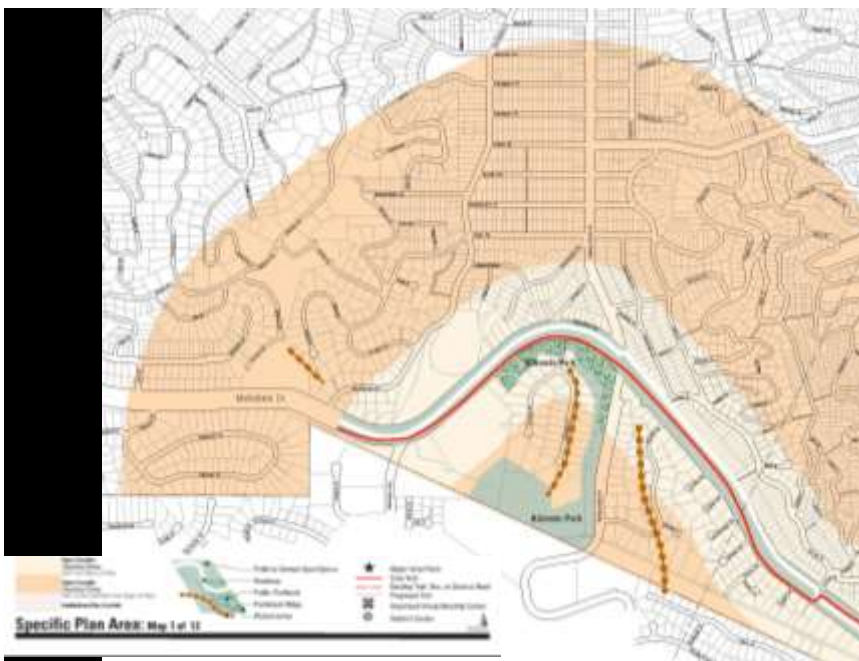
Mulholland Drive Scenic Overlay, Santa Monica, California



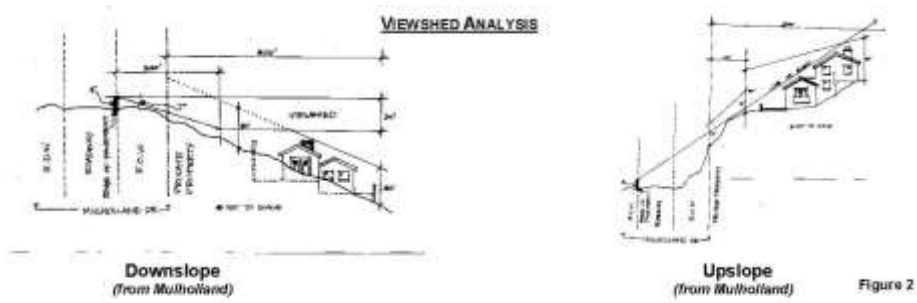
Mulholland Drive Scenic Parkway, Los Angeles, California



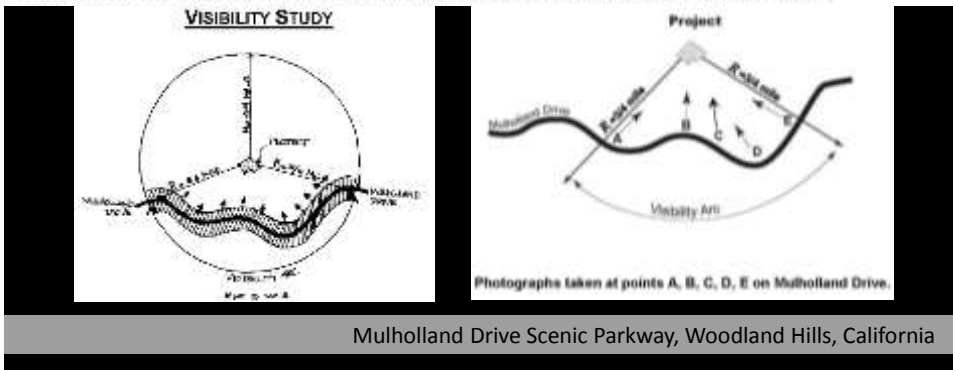
Mulholland Drive Scenic Parkway, Los Angeles, California

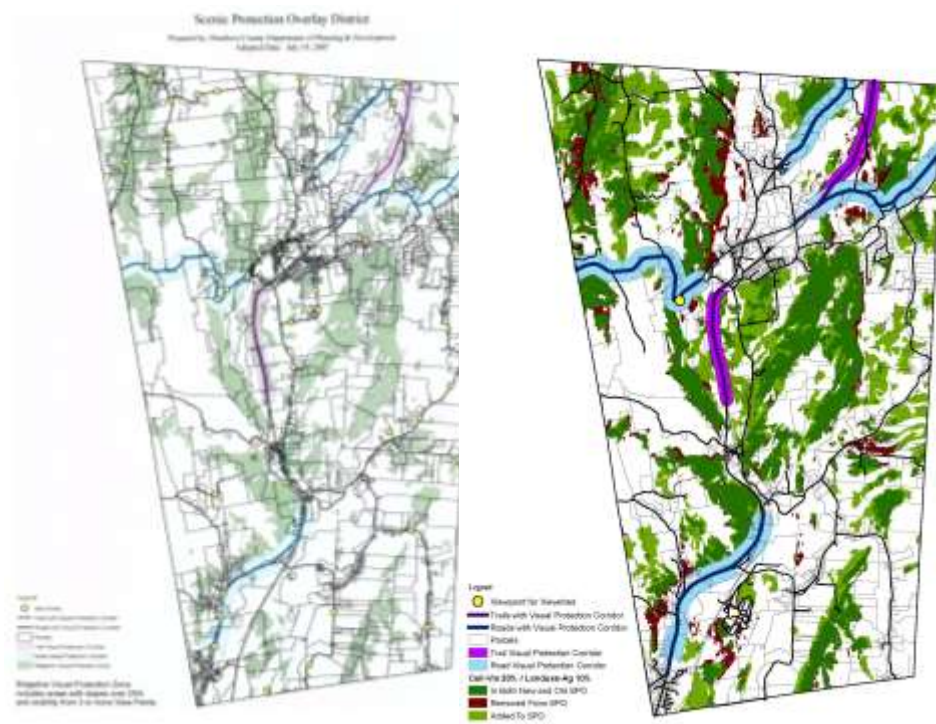


Mulholland Drive Scenic Parkway, Woodland Hills, California



Note: Topographic elevations should match those on the topographic survey. Show on the topographic survey, where the section is taken. One study section should be from the lowest elevation of the property on Mulholland Drive.





Scenic Shoreline Overlay, East Shore of Lake Champlain, Town of Georgia, Vermont

Article 2 Authority and Purpose

Map 1.1 Georgia Zoning Districts



Town of Georgia Development Regulations
Page 2

October 14, 2013

Article 3 Permits and Approvals

It. PUD Requirements, the requirements in Table 3.5 must be met in all PUD projects:

| | PUD | PUD-Residential |
|--|--|--|
| Minimum Allowed | 5, 1-L, and 1-2 Densities | AR 1, AR 2, AR 3 and 1-2 Densities |
| Permitted Uses | Residential and commercial uses allowed in the district where the PUD is proposed are allowed. | Residential uses, accessory uses and some occupations are allowed. |
| Minimum lot size in a PUD | 50% of the minimum lot size for the use under the zoning district regulations. | AR 1 and 1-2: 8.75 acres per dwelling unit. AR 2 and AR 3: 3.5 acres per dwelling unit. |
| Density (Maximum allowed number of lots) | Total size of the subject parcel divided by the minimum lot size for the zoning district in Table 2.3(a), except in the case where a density bonus is applied. | |
| Minimum Setbacks | 50 feet side and rear setbacks unless waived by PC. | 30 feet around the perimeter. Larger setbacks may be required at perimeter. |

Figure 3.5 Planned Unit Developments



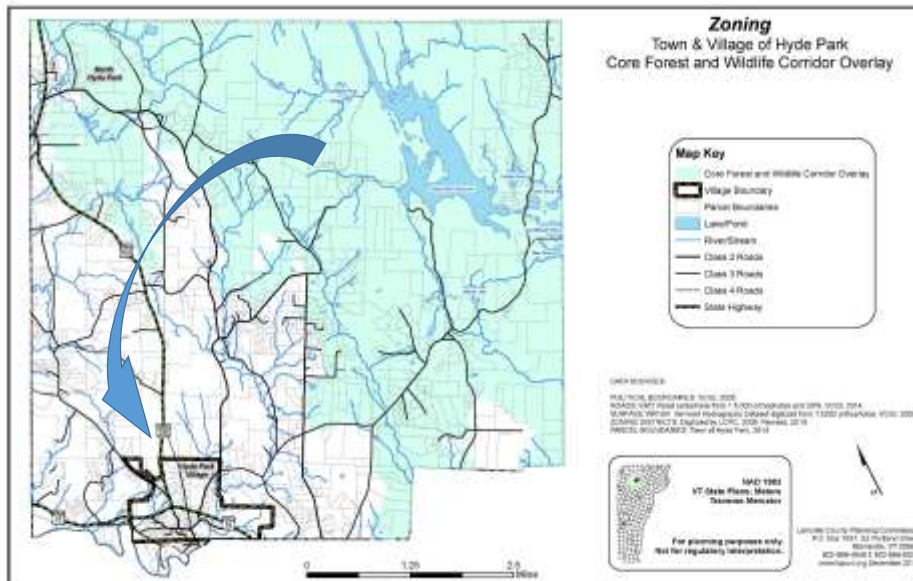
Figure 3.5 shows an example of a typical PUD where the minimum lot size is reduced to cluster uses on a smaller amount of land, allowing for the preservation of open space.

1. General Standards. All PUDs will meet the following standards. The PC may impose conditions to ensure that these standards are met:

2. Conformance with the Planning and Design Standards. All PUD applications must conform to applicable standards in Article 7 (Planning and Design Standards).

Town of Georgia Development Regulations
Page 35

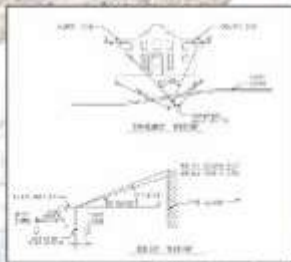
October 14, 2013



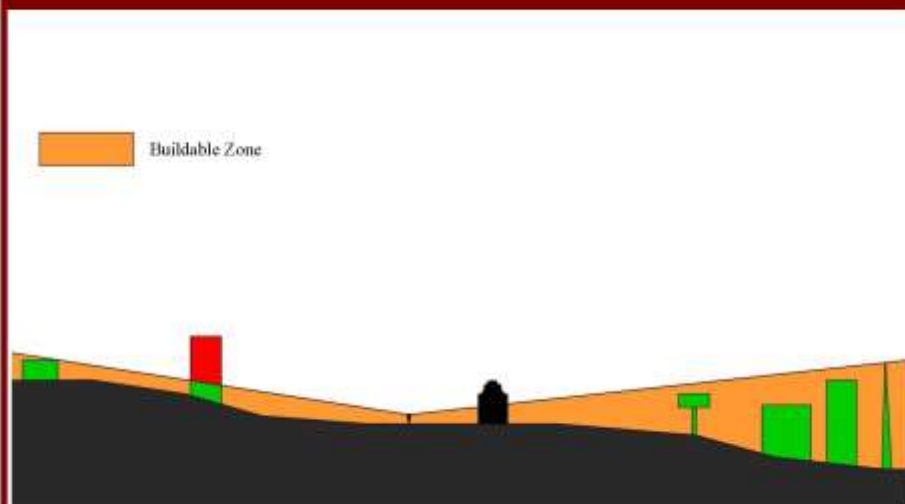
Hyde Park, Vermont

Current Viewshed Ordinance

- VP-1 Alamo Viewshed
- Regulates height within a singular “photographic” view only



How it Works





After an ACP is approved, the Commission's permitting authority is delegated to the local government. The Commission retains a special authority over certain local government permit decisions. It also retains original permit jurisdiction over development on tidal lands, submerged lands, and public trust lands. All landowners to develop LCP must be submitted to the Commission for review and approval.



■ **What types of development was the permit?**
New development in the Coastal Zone that requires a permit from the Council/Commission or the appropriate local government includes the placement of any solid waste disposal structure, a change in land use density or intensity (including any subdivision), change in the intensity of use or use or access to water, and removal of major vegetation. However, some types of development are exempt from coastal permitting requirements, including, in many cases, repairs and improvements to single-family homes, certain temporary events, and, under specified conditions, improvement of structures destroyed by natural disaster. (See the Coastal Act and the Commission's regulations for more details.)

■ **Where does one apply for a coastal development permit?**
Contact the appropriate Commission office (see list on page 10) for information on the application process. If the project is in a city or county issuing its own coastal permits, Commission staff will refer you to the appropriate local agency.

EDUCATING AND INVOLVING THE COMMUNITY: The Commission's Public Education Program is committed to increasing public understanding of coastal and natural resources and engaging the public in coastal stewardship activities. The Commission's interest in all citizens is to its educational efforts. This includes developing programs, educational materials, grants to support environmental programs, and other initiatives that promote sound coastal preservation and restoration.



- **After approval does the Commission use in its permit coastal use planning decisions?**
The Commission carries out Coastal Act policies, which include:
- Protect and expand public shoreline access and recreational opportunities;
 - Protect and enhance sensitive habitats, including seabird nesting, wetlands, riparian habitat, and habitat for rare and endangered species;
 - Protect fisheries, natural resources, coastal fisheries, special conservation, and archaeological resources;
 - Protect coastal landscape and view of the sea;
 - Encourage the use of non-structural measures to develop coastal development into a more sustainable resource.



Ok...so how do we protect our irreplaceable intrinsic qualities?



Public Workshop #2



- Review of Public Workshop #1
- Overview of Strategies
- Facilitate Input on Strategies for Red Clay Valley (type, location and intensity)
- Breakout sessions



-- Questions
--- Discussion
---- Next Steps

Barley Mill Road

Draft - For Advisory Committee Meeting #2 - For Discussion Purposes Only

Summary of Best Practices

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Figure 1. Schematic diagram illustrating the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group received the standard treatment, while the experimental group received the experimental treatment. The results were compared between the two groups.

Notes: 1. Individuals who are represented by the D&JSP are the general public (including 17 members of the public NPOs) and all agencies involved. Also represented by the involved state is the state as a whole (includes non-identifiable state-level data) and is generally consistent with the common definition of the D&JSP, despite the fact that implementation of the report has been ongoing for several years. 2. Although the D&JSP is not a declassification, a variety of laws and rules support circumventing meetings, consultation and outreach efforts, as such. The personnel identified in the table.