

Red Clay Valley Scenic Byway Design Standards Overlay

Draft Scope of Work

INTRODUCTION

The Red Clay Valley Scenic Byway Corridor Management Plan (CMP) was completed in 2008 to support the enhancement, restoration, maintenance and/or improvement of scenic, natural and historic qualities along roads within the Red Clay Valley. The CMP recommends “collaboration with New Castle County to improve protection for scenic byways, including the possibility of incorporating corridor overlay standards into the Unified Development Code.” The CMP goes on to recommend the creation of a scenic corridor zoning overlay district and accompanying conservation design standards for land development projects as a strategy to preserve the area. This project will provide planning support to New Castle County and the Red Clay Valley Scenic Byway Alliance to develop the scenic corridor overlay zoning and design standards.

SCOPE OF WORK

Stakeholder Coordination

Coordinate with Planning Partners and broader community through Advisory Committee meetings, public workshops and other outreach as appropriate.

Refine and Approve Scope of Work and Background Review

Meet with the Advisory Committee to review status of CMP implementation and the New Castle County Unified Development Code (UDC) as it relates to the development of overlay zoning and design standards and refine the scope of work as needed. Relevant sections of the UDC include, but are not limited to, Article 4 (District Intensity and Bulk Standards), Article 10 (Environmental Standards), Article 22 (Drainage, Utilities, Septic Systems, Parking, Loading and Lighting), Article 23 (Landscaping, Trees, and Erosion), and Article 27 (Maintenance Corporations, Open Space and Common Facilities).

Develop Byway Corridor Design Standards for Future Land Development within the Study Area

Work with Advisory Committee to develop Byway Design Standards. Standards should address setbacks, buffering, resource protection, use provisions, building placement, etc. Standards should suggest, as relevant, adjustments to landscape requirements contained in the UDC Article 4, Section 40.04.240 (Scenic Corridors). Standards should also promote efforts to maintain watershed hydrology through the development process.

Develop Scenic Corridor Overlay Zoning Language

Work with Advisory Committee to develop Scenic Corridor Overlay Zoning language. Overlay Zoning should address land use development recommendations contained in the CMP. The Overlay should consider new and creative ways to use Transfer of Development Rights tools to preserve land in the Byway, encouragement of developers to set aside lands to interconnect open space, encourage sensitive redevelopment (including Brownfields), as well as resource protection levels, dimensional and bulk requirements, landscaping, site hydrology, viewed protections and other areas of the land development review process that would help protect intrinsic qualities of the byway as identified and inventoried in the CMP.

STUDY AREA

The overlay zoning area will include the entire designated scenic byway, which encompasses a network of 28 roads within the Red Clay Creek watershed

PLANNING PARTNERS

This project will be completed by an Advisory Committee of WILMAPCO, New Castle County, DelDOT, Delaware Nature Society, and the Red Clay Valley Scenic Byway Alliance. WILMAPCO will be responsible for overall coordination and management of the project consultant. New Castle County will be responsible for assisting with review of draft information and supporting public outreach as needed; New Castle County will also lead the required public hearing process. DelDOT will with review and provide input on recommendations that apply to state-maintained roads. Delaware Nature Society, the Byway Coordinating Agency, and the Red Clay Valley Scenic Byway Alliance will assist in review of recommendations, provide stakeholder input and assist with outreach to the broader community.

PROPOSED SCHEDULE

TASK	MONTH							
	1	2	3	4	5	6	7	8
Stakeholder Coordination								
Refine and Approve Scope of Work and Background Review								
Develop Byway Corridor Design Standards for Future Land Development within the Study Area								
Develop Scenic Corridor Overlay Zoning Language								
Review and edit draft report								
Approve final report								

FUNDING

This project will be funded from WILMAPCO’s FY 2014 Unified Planning Work Program (UPWP), available at www.wilmapco.org/upwp. Work will be managed by WILMAPCO with consultant assistance and support from New Castle County and the planning partners. Consultant(s) services will be used for the development recommendations, and draft the overlay zoning and design standards with guidance from the planning partners.

Consultant deliverables include:

- Draft report in MS Word or other agreed upon format.
- 3-4 display boards for presentation purposes. Display will also be made available in PDF or other agreed upon format.
- Attendance at 4-5 meetings in the study area to discuss project and assist in stakeholder outreach.
- Draft Scenic Corridor Overlay Zoning
- Draft conservation design standards for land development projects

- Final report produced as an MS Word document or other agreed upon format. Report should be concise and have the ability to serve as an aid in educating property owners within the planning area.