

**Red Clay Valley Scenic Byway Design Standards Overlay**  
**Public Workshop #1**  
**Tuesday, February 12, 2015, 6:30 p.m., Ashland Nature Center**

**Meeting Notes**

1) 6:30 – 7 p.m. Displays

A staffed welcome table with sign-in sheet served to direct attendees to mapping and exhibits around the room. Representatives of the Advisory Committee informally chatted with attendees and spoke about the Byway and the maps on display.

2) 7 – 7:30 p.m. Brief presentation and project overview

Mr. Brian Winslow, Director of the Delaware Nature Society (DNS) welcomed everyone to the Ashland Nature Center and spoke briefly about DNS' commitment to preserving the resources of the Byway and the reasons DNS got involved in the initial grassroots effort to plan for the Byway. Ms. Heather Dunigan (WILMAPCO) gave a brief introduction to the project and Ms. Valerie Cartolano (New Castle County) spoke briefly to the history of the Byway and the County's role in planning for the protection of the Byway's resources over many years.

Ms. Dunigan introduced Mr. John Gaadt (lead consultant) who gave a PowerPoint (PP) presentation that described the purpose of the public workshop; as background, Mr. Gaadt discussed the history of the Byway, the intrinsic qualities of the Byway (the natural, scenic and historic resources of the Byway), the vision, mission and goals of the Corridor Management Plan (the plan used to develop strategies for Byway protection), and the decisions facing all of us regarding future land development and resource protection.

Mr. Gaadt then described the workshop format and the ground rules for the roundtable discussions that ensued. Attendees seated at tables were given forty minutes to brainstorm amongst themselves the following:

- Discuss special places and favorite things about the byway area.
- Discuss hopes for the future of the byway area and opportunities for improvement.
- Discuss fears for the future of the byway area and areas that may be threatened.
- Discuss what is appropriate for this place.

Everyone at each table was encouraged to participate. Thoughts and ideas were documented using flipcharts and maps of the Byway. Lists were prepared to answer the questioned poised to the group. Each table identified a spokesperson who reported findings back to the whole group following the roundtable discussion.

- 3) 7:30 – 8:10 p.m. Roundtable Discussion  
8:10 – 8:25 p.m. Reports from Roundtables

Each table identified a note-taker, as well as a spokesperson. Participants were asked to use markers and stickers to record their discussion: green stickers were used to identify specific areas for preservation (special places and favorite things), blue stickers were used to mark opportunities for improvement (hopes), red stickers were used to identify threatened areas (fears), and yellow stickers were used to identify what is appropriate for the Byway (specific examples). Advisory Committee members facilitate the roundtable discussion. Many ideas, concerns, fears and hopes were identified on the flipcharts, as well as the maps. A summary of each table's discussion, as reported, mapped and written, follows (arranged in no particular order).

Table 1

- Overall Hope is to stabilize the streambank to protect roads/property
- Special Places and Things to Save – Hoopes Reservoir; 2 covered bridges (both national register – 2 of 3 in state); old stone walls/fences; open farm vistas ('19<sup>th</sup> century farms'); views from roads to ridgelines; Ashland Road and Coverdale Farm; Wilmington-Western Railroad viewshed protection (views from train as well as of train)
- Concerns/Fears – Tree cutting/ forest removal; loss of irreplaceable trees for road widening; Mt. Cuba road drainage; MOU w/ DeIDOT (notification & discussion/ coordination – example: 300 ft. tree at Foxhall Road cut down; non-contextual subdivision of land; changes to roadway character; burden on infrastructure (roads and septic) with additional density
- Appropriate – New development that protects views; architecture that blends with landscape; use of natural materials in building construction that “blend” (wood, stone, cedar shake); height restrictions; expanded habitat; natural landscape using native plant species; “working with the landscape” – trees, grading, views, etc.
- Mapped Items
  - Hopes (blue sticker) – Hoopes Reservoir trail; flood control on Barley Mill Road; pull-off for view of Reservoir on Campbell Road; flood control on Mt. Cuba Road; flood control on Yorklyn Road; Wilmington-Western commuter line; Red Clay stream restoration; bikeways/ pathways; conservation easements – more acquisition by DNS
  - Fears (red sticker)– House on ridgeline along Barley Mill road; unsafe traffic conditions at intersection of Barley Mill and Ramsey Roads; NVF contamination in Yorklyn; deer fencing; water quality (wells, septic, fishing); potential development; road changes/ “improvements” (widening, congestion, speeding)
  - Special places (green sticker) – Rolling Mill road accents; Hillside Mill road accents; view of Hoopes Reservoir from Campbell Road; Valley Garden Park; Covered Bridge Farm; viewsheds along Ashland School Road; dam along Snuff

Mill Road; Barley Mill and Brackenville Roads intersection; Auburn Mill park and open space at state line; meandering roads

- Appropriate (yellow sticker) – Development set back from roads (preserve views), privacy landscaping; buffer creation

Table 2

- Hopes – Connect developments with walkways (off DE 48) and create walkways in the Valley; align walkways with State Park planned trails; traffic calming along Brackenville Road; public access to Hoopes Reservoir
- Special Places and Things to Save – Kiamensic Mill race (historic resource outside Byway); Greenbank Mill (part of historic Marshallton Plan and historic resource outside Byway); Brandywine Springs Amusement Park (historic resource outside Byway); Creek Road vistas along Red Clay Creek; Hoopes Reservoir vistas; birding areas; Mt Cuba; Auburn Heights State Lands; Overlook Farm; NVF; Coverdale Farm
- Concerns/Fears – Former Hercules site (environmental issues, runoff to Creek); water quality of Red Clay Creek and Hoopes Reservoir; protect/remove dams on Creek; concern for unprotected parcels, both large and small; historic structures (most in private ownership) – example: carriage house on Hercules Road
- Mapped Items
  - Hopes (blue sticker) – Keep road widths the same; Traffic calming on Old Kennett Road; bike connections between development and throughout Byway; bikeway along Rt. 82 (Creek Road, Mt. Cuba Road, etc.); traffic calming on Brackenville Road (but not widening); public access to Hoopes Reservoir
  - Fears (red sticker)– Unprotected viewsheds, both large and small; Wilmington’s control of Hoopes Reservoir; environmental issues at Hercules site (outside of Byway)
  - Special places (green sticker) – Historic resources outside of Byway (see Special Places, above); iron works north of Rt. 48; Valley Garden Park; Hoopes Reservoir; DNS; Old Mill Village (NVF); Coverdale Farm
  - Appropriate (yellow sticker) – Connect Yorklyn trail into the Valley

Table 3

- Hopes – Pull off at Hoopes Reservoir desired; would like to see the trail around the reservoir reopened (need greater recreational opportunities); desire to see off road pathways for bikes and walkers (bicycle Sundays? – close certain roads for biking only on that day); seek out more conservation easements (DNS expansion); keep natural buffers and hide development; want to see development set back from roads – aesthetics, privacy, preserve vistas; Wilmington and Western commuter line; encourage traffic calming and limiting traffic flow (add more stone walls)
- Special Places and Things to Save – Covered bridges; Mt. Cuba Observatory (light pollution); deer fencing (pros and cons); driving over the reservoir; Valley Garden Park;

Auburn Mill trails; Mason Dixon marker(s); Coverdale Farms; beautiful vista – fields and forests; Red Clay Creek (restoration – dam removal, increase beauty, return to natural state – shad return?; stone walls

- Concerns/Fears – homes on hills disturbing natural vistas; excessive signage; valley becoming a thruway from Rt. 202 to western suburbs; flooding; Mt. Cuba Road near Ramsey Road – not safe for two vehicles to pass; potential development plans; poor water quality due to fertilizer runoff, industrial contamination, hazards due to flooding
- Mapped Items
  - Hopes (blue sticker) – Rock outcrops at Mt. Cuba Road/Creek Road
  - Fears (red sticker)– Road bed concerns at Creek Road and Hillside Road
  - Special places (green sticker) – Vistas along Way Road and Ashland-Clinton School Road; Covered Bridges (Ashland and Rolling Mill); rock outcroppings; Hoopes Reservoir; Mt. Cuba

Table 4

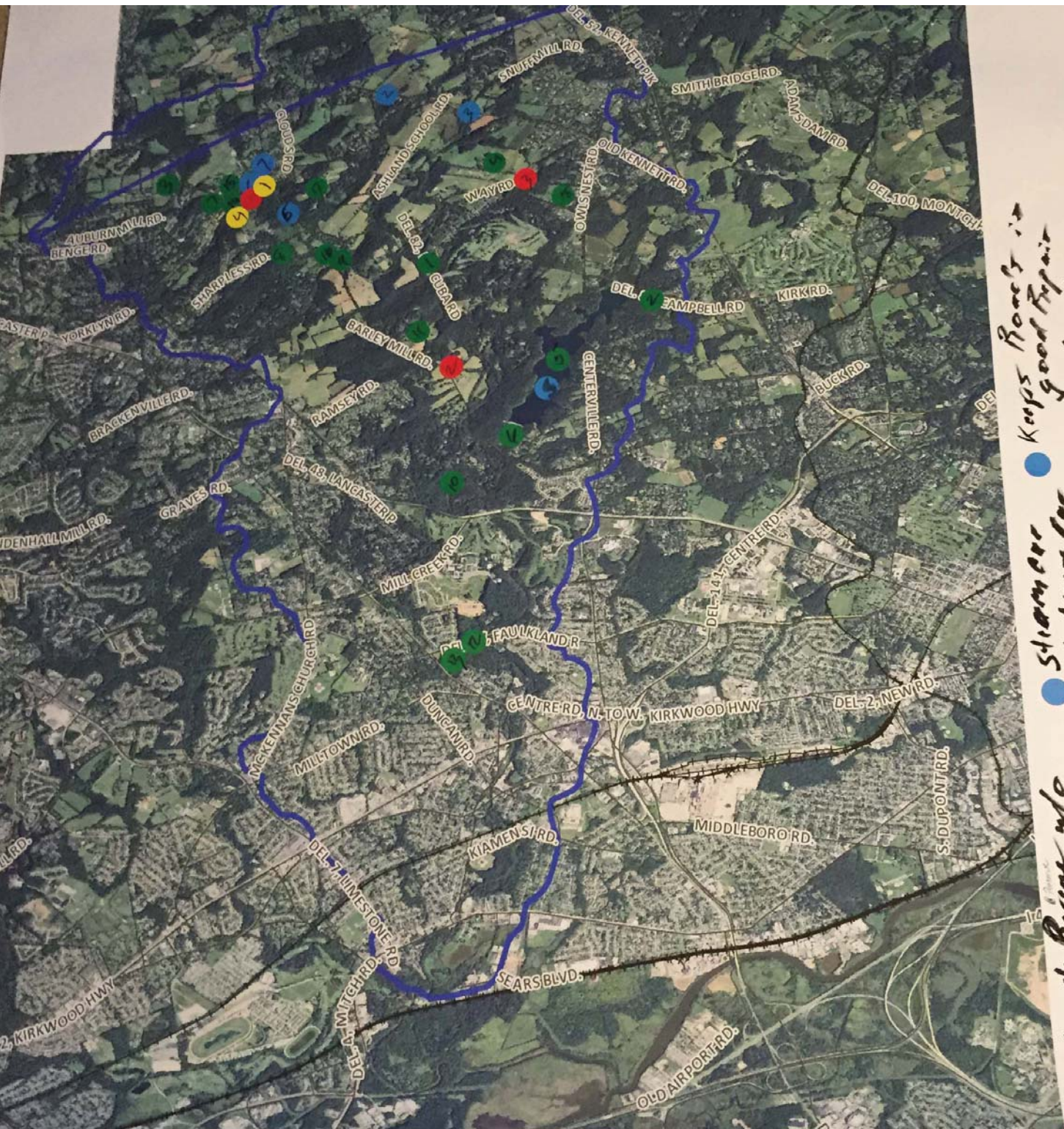
- Hopes – 1. Repurpose NVF and Snuff Mill; 2. Retain the wall on Old Kennett Road; 3. Eliminate “New Jersey Barrier” bridges on Old Kennett Road; 4. N/A; 5. Open Hoopes Reservoir to public; 6. Develop a Red Clay Scenic Greenway; 7. Improve bridges in Yorklyn. Note: numbering refers to blue stickers on aerial map.
- Special Places and Things to Save – 1. Route 82; 2. Valley Garden Park; 3. Auburn Heights (land and museum); 4. Coverdale Farm; 5 & 6. Hoopes Reservoir and Dam; 7. Yorklyn Post Office; 8. Country Center; 9 & 10. Covered bridges; 11. Mt. Cuba; 12. False Mill on Faulkland Road; 13. Brandywine Springs Park; 14. Mills in Yorklyn; 15. Creative Arts Center; 16. DNS; 17. Overlook Farm; 18. Vic Mead. Note: numbering refers to green stickers on aerial map.
- Concerns/Fears – 1. Industrial look on Yorklyn Road in Yorklyn; 2. Barley Mill drop-off; 3. Blind hill on Way Road; 4. Limited term conservation easements. Note: numbering refers to red stickers on aerial map.
- Appropriate – 1. Restoration and repurposing of NVF; 4. Yorklyn garage strip (redevelopment/facelift). Note: numbering refers to yellow stickers on aerial map.
- Mapped Items
  - Hopes (blue sticker) – Safe passage for all; keep roads in good repair; alternative use network for pedestrians and bicycles; maintain historic character
  - Fears (red sticker)– Preserving the Valley without overdevelopment.

#### 4) 8:25 p.m. Wrap Up/ Next Steps

Mr. Gaadt thanked everyone for attending the workshop and recognized the significant effort of all those who contributed to the roundtable discussions. There is much to consider moving forward. The next steps for the Advisory Committee and its consultants (John Gaadt, Gaadt Perspectives, LLC and David Ager, Townscape Design, LLC) are to incorporate the results of the

workshop into the project research, continue to assess “best practices” for protecting the Valley’s intrinsic qualities, further review the Byway’s Corridor Management Plan and the County’s Unified Development Code (and identify any conflicts or consistency between the two documents), and plan for a second public meeting to discuss observations and develop a “menu of strategies” for resource protection.





Keeps flow in good repair  
Alternative use networks

Stream or Aquifer or adverse

How do we come up with this development?

SAFE PASSAGE FOR ALL



(A)

# SPECIAL & FAVORITE

- (1) RT 82
- (2) Vally Garden Park
- (3) Auburn Heights - Land + Museum
- (4) Coverdale
- (5) Hooper Res
- (6) Hooper Dam
- (7) YORKLYN POST OFFICE
- (8) Country Center
- (9) 10-2 Covered Bridges
- (11) M + Cuba
- (12) False Mill
- (13) Brandywine Spinn Park
- (14) M, LLS in Yorkly
- (15) Scrabble arts Center
- (16) overland Farm
- (17) overland Farm
- (18) overland Farm

(A)

# Hopes

- ① Repurpose NUT & SNUTT MILL
- ② The Wall on old Kennett Rd
- ③ NJ Barrier Bridges on old Kennett Rd
- ④ ~~York LYN Rd - Business Free~~
- ⑤ OPEN Hopes Res to Public
- ⑥ Red Clay Service Greenway
- ⑦ Improved Bridge(s) in Yorklyn



## ① Fears

- (1) Modern Industrial Look on Yorklyn Rd in Yorklyn
- (2) Barley Mill Drop off
- (3) Blind hill on Way Rd
- (4) Limited Tree Conservation Easements

⑥ Red Clay Service Greenway

⑦ Improved Bridge(s) in Yorklyn

①

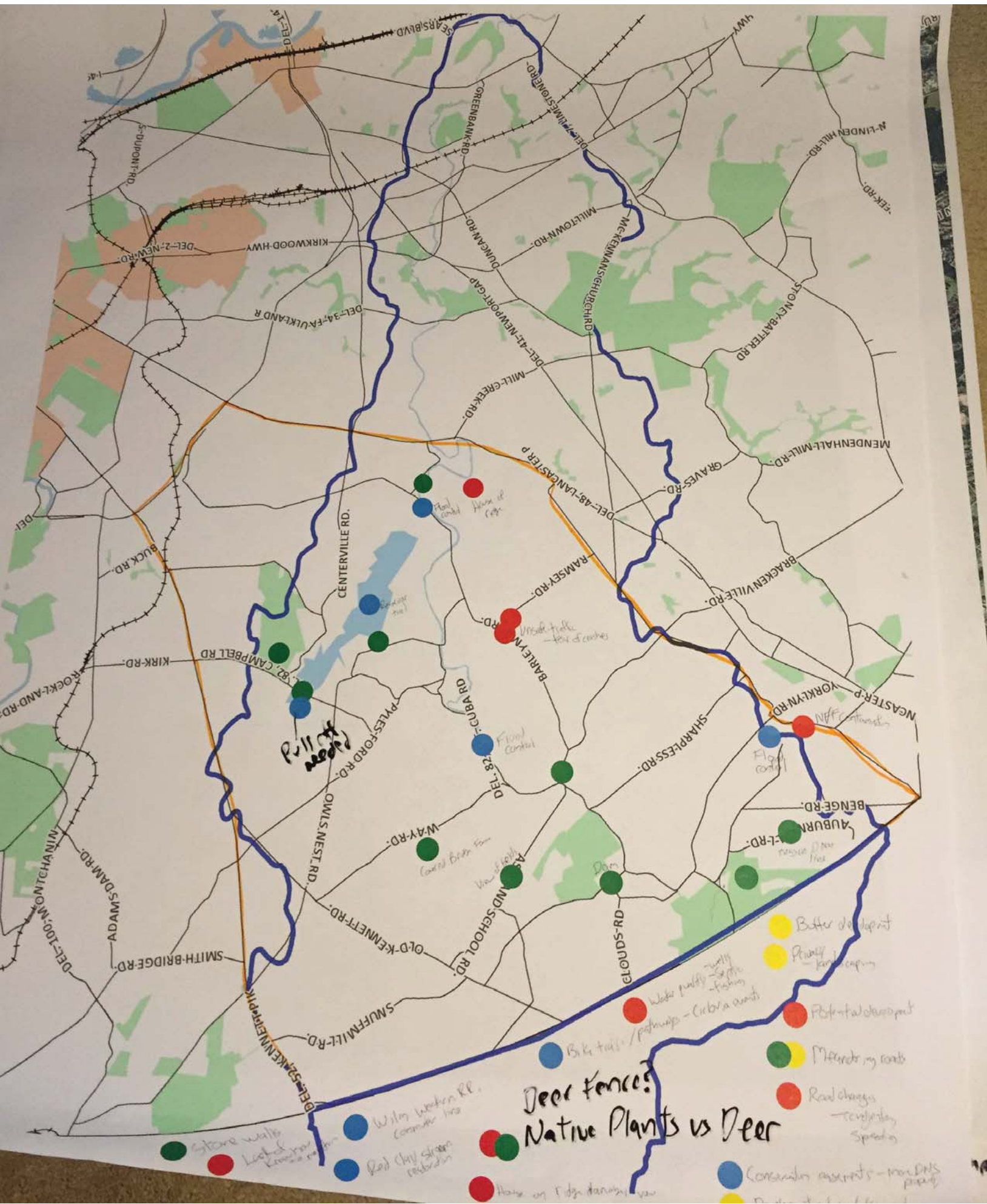
## Appriates

① Restoration of NVE & Repurposing

- Preserving open spaces  
Ag, Woods, wetlands

4 Yorklyn Garage Strips (Redevelopment / Free list)







## Concerns / Fears.

- non-contextual subdivision of land
- changes to roadway character:
- burden on infrastructure (roads) with additional density  
septic.

## Appropriate

- New development that protects views
- Architecture that blends with landscape
- Color of new homes - issue ; use of natural materials that "blend"  
WOOD, STONE, CEDAR SHAKE  
HEIGHT RESTRICTIONS
- ~~Expanded~~ habitat.
- Use native species - "natural landscapes."
- "Work with the landscape" - trees, grading, views, etc

## Concerns / Fears.

- non-contiguous subdivision of land
- changes to roadway character:

④ Stabilization of the stream bank along to protect roads/property.

⑤ <sup>HOOPER</sup> reservoir area - special place

⑤ 2 covered bridges - special place (both national register) 2 of 3 in DE.

⑥ Concern - tree cutting / forest removal

⑤ Old stone fences / walls

⑥ MOU process with DelDOT (notification + discussion / coordination).

⑥ Loss of irreplaceable TREES vs Road widening

Example -  
"300 ft tree @  
Foxhall Road"  
cut down -  
except stump.

⑥ Mt Cuba Road - Bypass Drainage

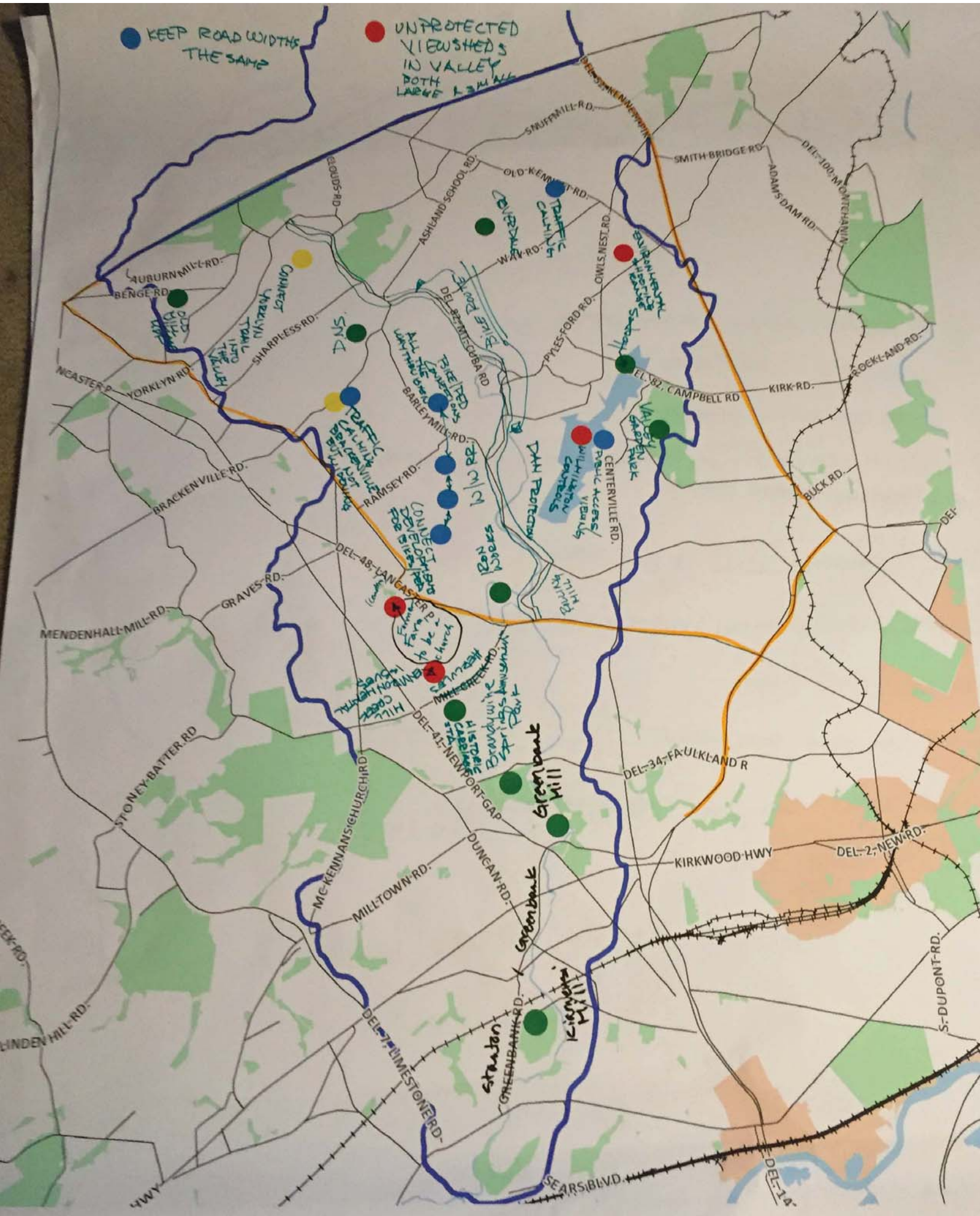
⑤ OPEN FARM VISTAS ("19<sup>th</sup> century farm vistas") "rolling piedmont landscape"

⑤ View from Road to Ridgeline

⑤ Ashland Rd + Covedale Farms.

⑤ Wilmington Western Viewshed Protection







# Hopes

- Connect developments with walkways (off Del. 48) and into the valley

Align with State Park planned trails

- Wish-traffic calming- Brackenville Rd.
  - public access to Hoopes Res.

# Special Places

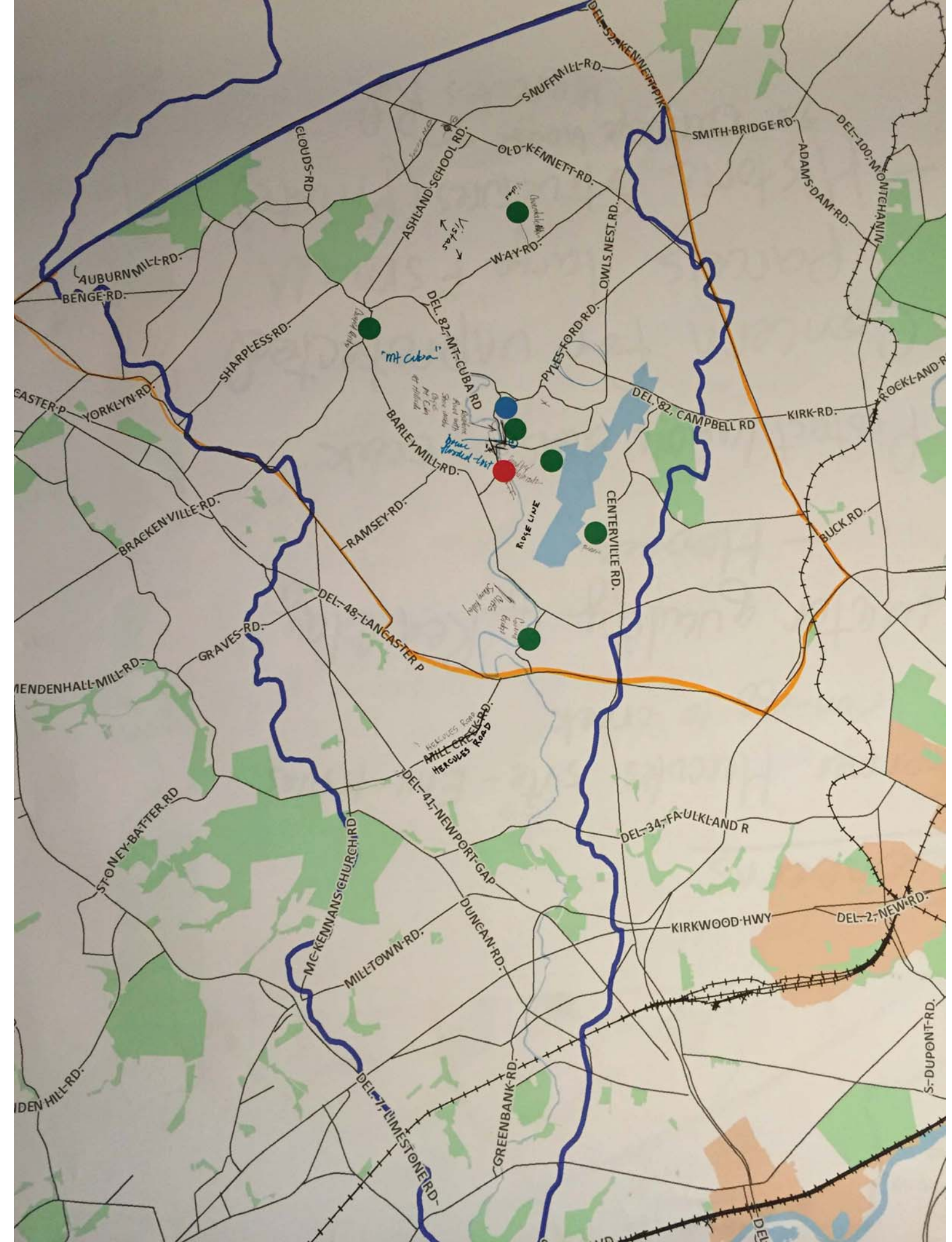
- Kiamensis Mill race, historic resource (outside of By-way) + Greenbank Mill part of historic Marshalltown Plan, Brandywine Springs Amusement Park
- Creek Rd vistas of Red Clay Creek
- Hoopes Res. vista, birding
- Mt. Cuba, Auburn Heights State Lands (Conservation Lands) Overlook Farm, NYF
- Corendale Farm



## Concerns

- Former Hercules site - Env. Issues  
run-off to creek
- water quality of Red Clay  
+ Hoopes
- Protect/remove dams on creek
- Concern for unprotected  
parcels large + small
- Historic Structures (Private)  
ex. Carriage house on  
Hercules Rd.







## Special places - important places to protect

- \* Covered bridges - 3.
- \* Mount Cuba Observatory - light pollution.
- \* deer fencing - pros & cons.
- \* driving over reservoir
- \* Valley Garden park.
- \* Auburn Mill trails
- \* Mason Dixon marker
- \* Coverdale Farms -
- \* Beautiful vistas - fields & forest
- \* Red Clay Creek - dam removal - increase beauty - return to natural state (shed returns)
- \* Stone walls

Fears - more like on house on hill -  
one home breaking the natural vista

### Excessive signage

- Valley will become a thru way from 202 to Western suburbs.
- Flooding
- Mt. Cuba road - near Ramsey Road - not safe for two vehicles to pass.
- potential development plans
- poor water quality due to fertilizer runoff, industrial contamination, hazards due to flooding

Hopes - pull off at reservoir recreational opportunities  
reopen trail around reservoir

off road pathways - bikes & walkers (Bicycle Sunday)

Conservation easements / DNS expansion / Keep <sup>natural</sup> buffer & hide development

Development set back from the road - aesthetics, privacy PRESERVE VISTAS

Western & Wilmington - commuter line \* traffic calming & limiting traffic flow  
(more stone walls)