

Red Clay Valley Scenic Byway

Public Workshop #2

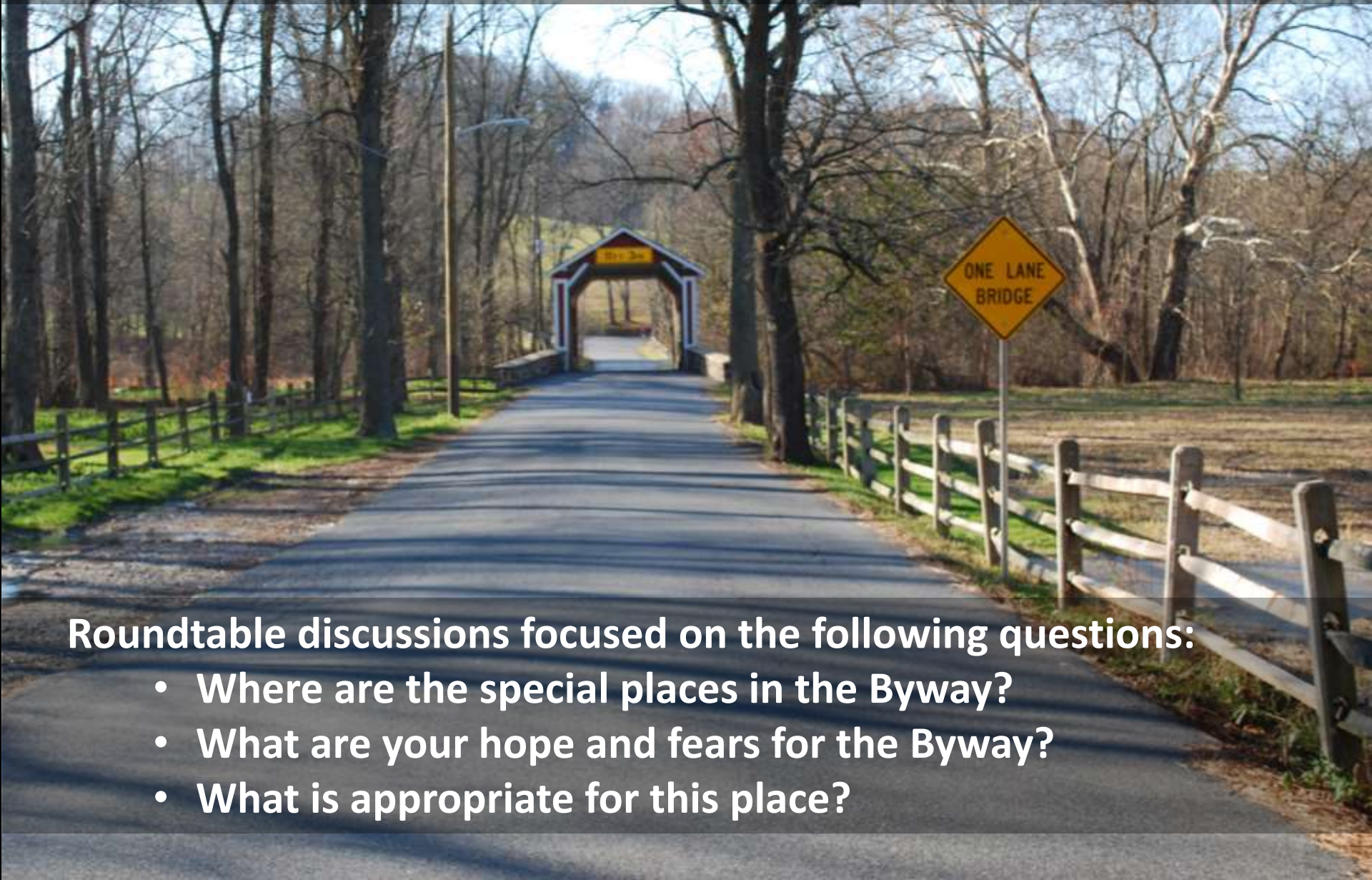
Monday, May 18, 2015, 7:00 pm
Ashland Nature Center

Tonight's Agenda:

- Introductions
- Review of Feb. 12th Public Workshop
- Review of Best Practices Research
- Summarize Strategies for Red Clay Valley
- Identify Implementation Techniques
- Public Workshop
- Wrap Up and Next Steps

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

- Scenic Road
- 2015 Study
- Constrained Land
- OpenSpace

March 31, 2015

Special Places (places and features)...

- Ashland Nature Center
- 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
- Red Clay Creek and mill dams

Legend

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- 2015 Study
- Constrained Land
- OpenSpace

March 31, 2015

Hopes...

- Protect the Red Clay Creek
- Trails and off road bikeways
- More conservation
- Public access to Hoopes Reservoir and pull-offs
- Maintain road character and road widths
- Maintain existing vegetative screening and buffer in new development
- Encourage traffic calming
- Preserve rock outcroppings, retain stone walls throughout
- Eliminate 'Jersey Barrier' bridges, maintain historic character

Fears...

- Non-contextual subdivision of land
- Overdevelopment
- Building along ridgelines
- Loss of historic structures
- Unprotected viewsheds and land
- Short-term land protections

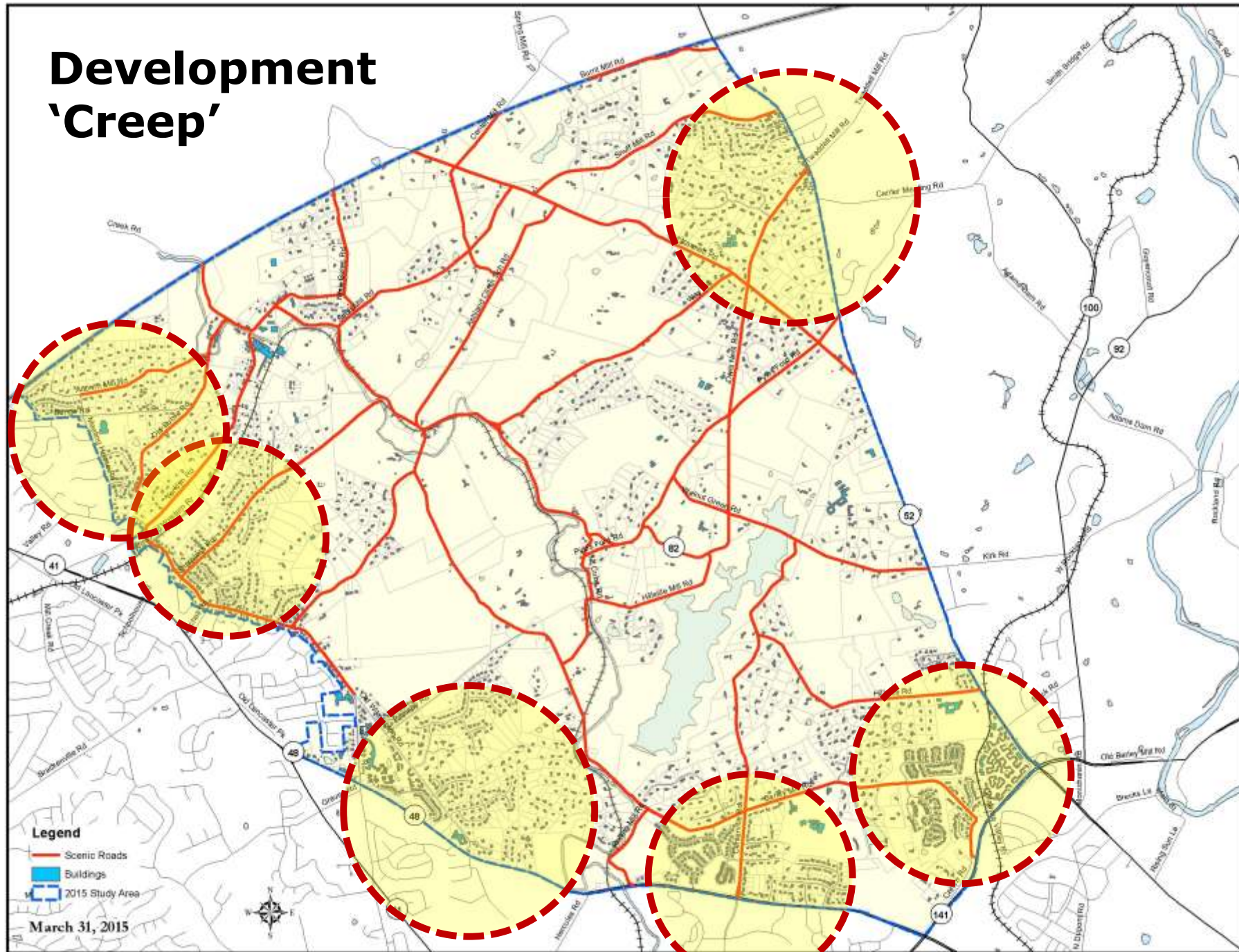


Fears...

- Forest removal and tree cutting
- Excessive signage
- Flooding
- Creek environmental contamination
- Road issues (widening, congestion, speed, safety)



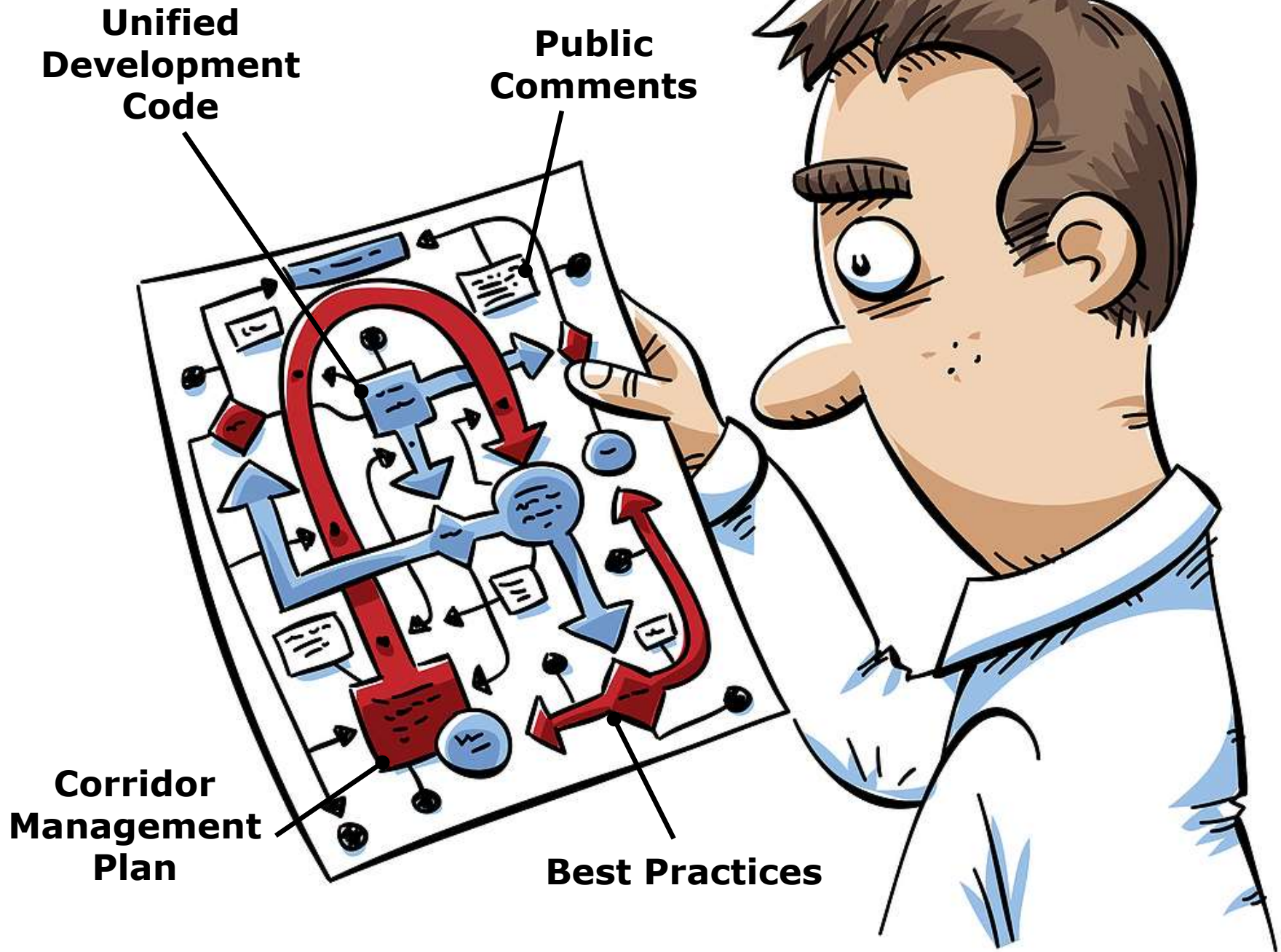
Development 'Creep'



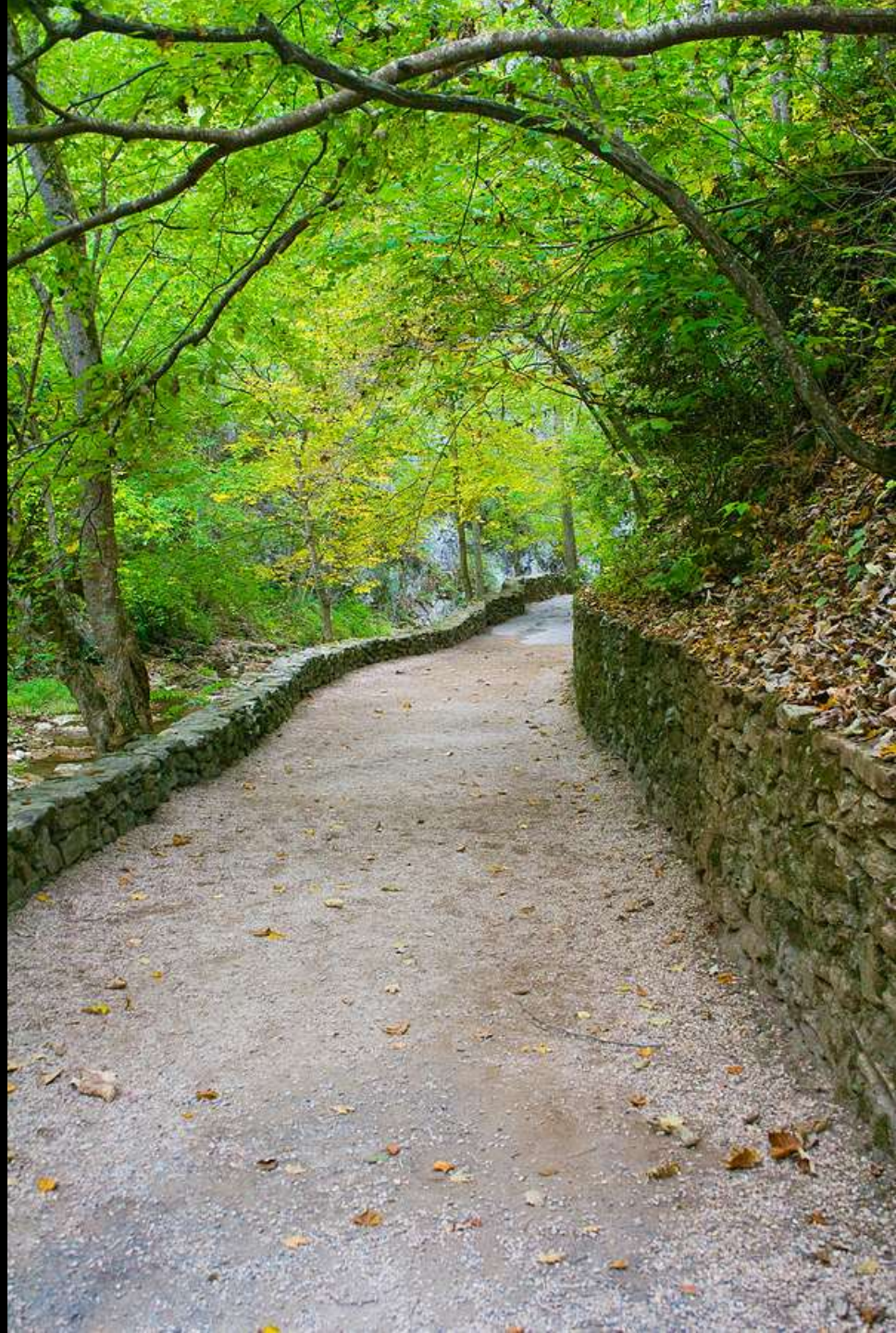
- New development that protects viewsheds and vistas
- Architecture that blends with the landscape (appearance, bulk, massing, colors, materials)
- Use of natural materials in building construction
- Height restrictions
- Context sensitive landscapes and woodland protection
- Building setbacks and buffers
- 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?



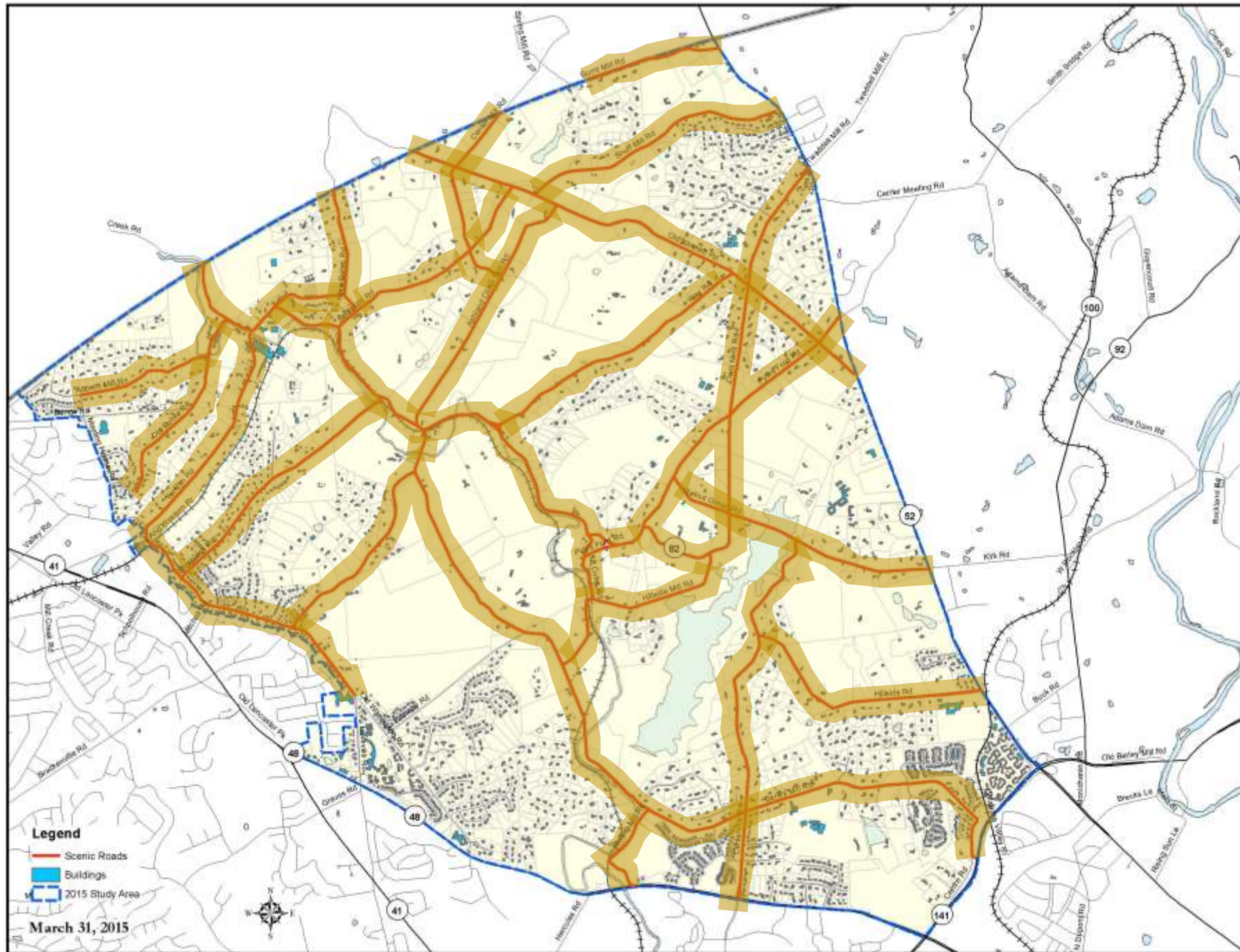
Red Rock Canyon NCA, Las Vegas, Nevada

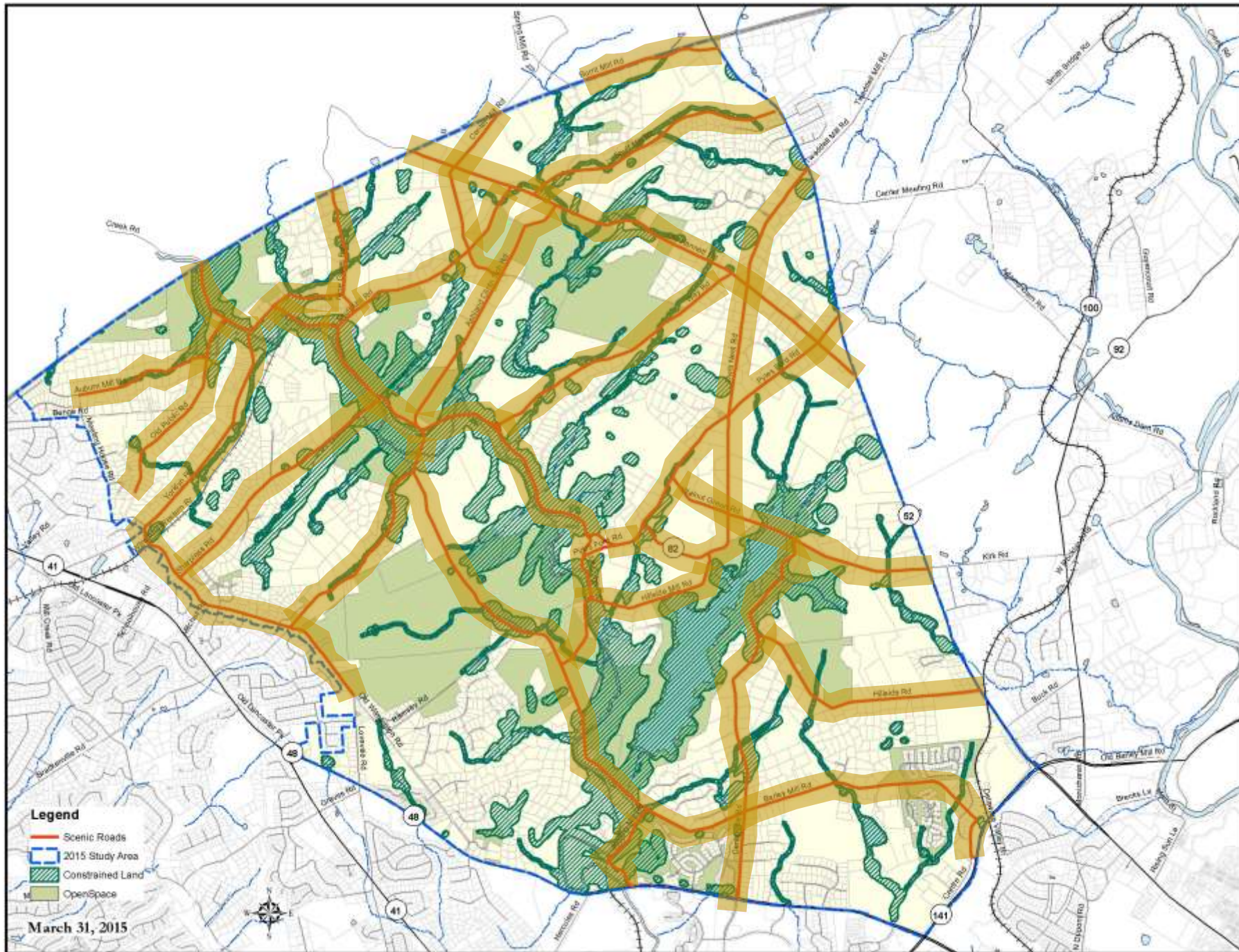
Goals and Objectives:

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

Intrinsic Qualities:

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





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**



1



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.



RURAL 'CHARACTER' LINKAGES

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



	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. View protection linked with environmental protection
 - i. Specified and approved plant lists
 - ii. Streams, waterbodies and associated riparian buffers
- b. View protection linked with agricultural preservation
 - i. Development transfer programs; PDRs and TDRs
- c. View protection linked with historic resources
 - i. Historic environmental settings
 - ii. Establish historic roads classification
- d. View protection linked to rural character protection and/or enhancement
 - i. Protection of features that contribute to rural character
 - ii. Greenway and connected open space planning
 - iii. Protections against negative or intrusive views
- e. View protection linked with signage/billboard regulations
 - 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

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



Scenery Management System



Determine Landscape Character

Analyze Existing Scenic Integrity

Determine Inherent Scenic Attractiveness

Landscape Visibility Analysis

Assign Scenic Classes

Assign Scenic Integrity Objectives

Design Themes and Guidelines

Byway Management



VISIBILITY ZONES



Foreground: 1,000-1,500' +/-



Middle Ground: ½ to 1 mile

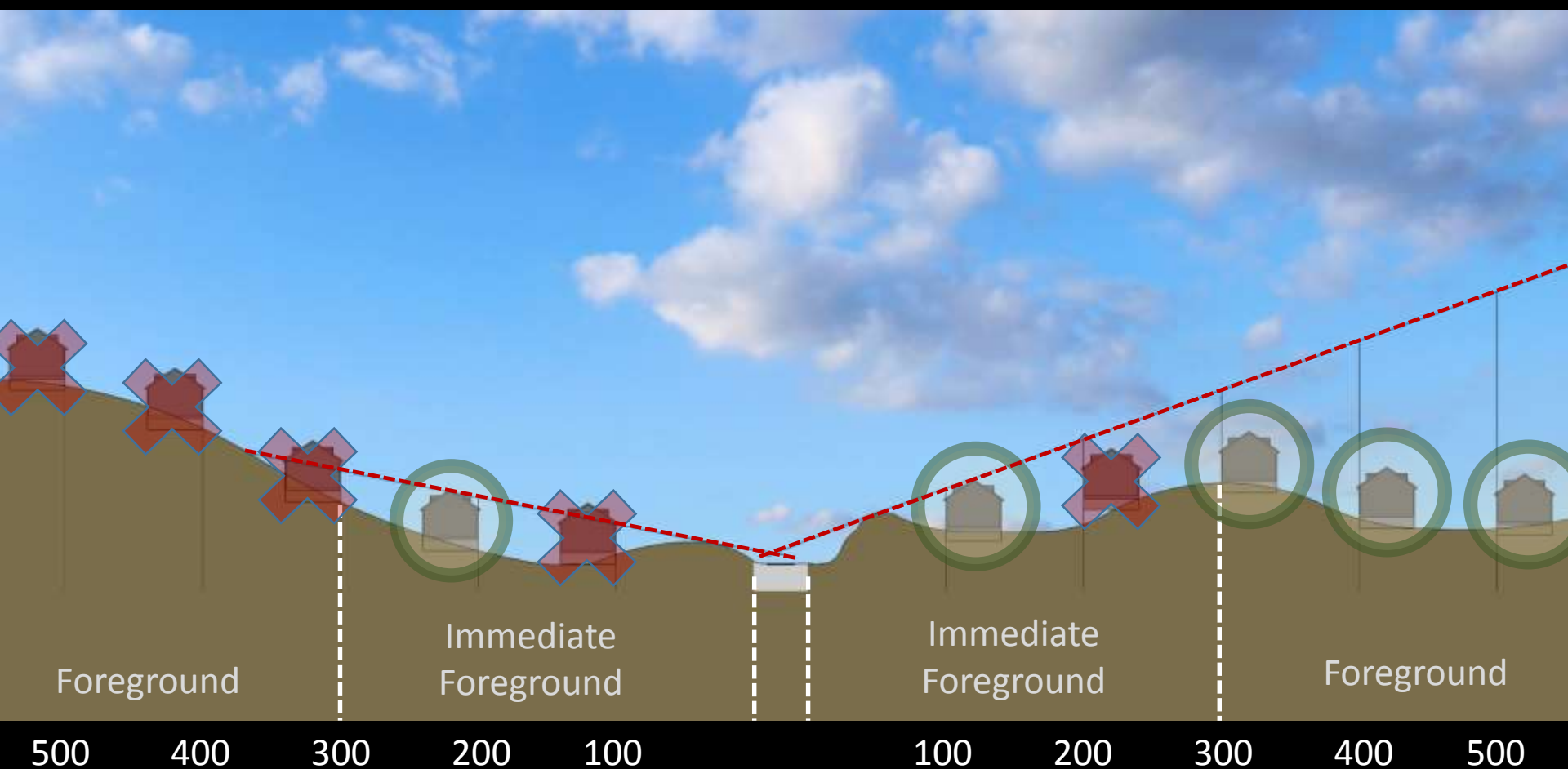


Immediate Foreground: 150-250'



Foreground: 500' +/-

VISIBILITY ZONES



SCENIC CLASS ASSIGNMENTS



***...any examples
that might apply in
the Red Clay
Valley?***

HISTORIC ROADS SCENIC CORRIDORS

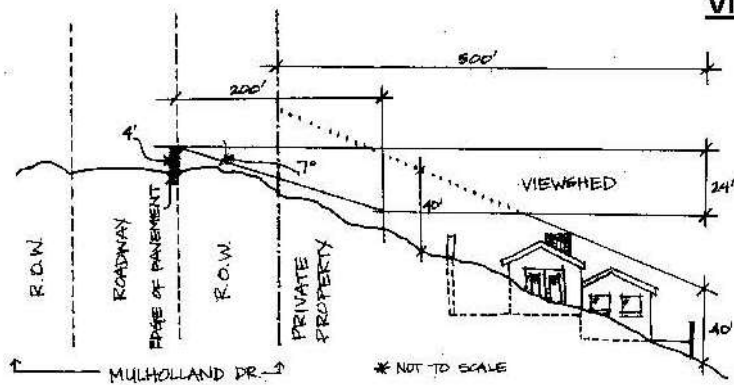


Mulholland Drive Scenic Overlay, Santa Monica, California

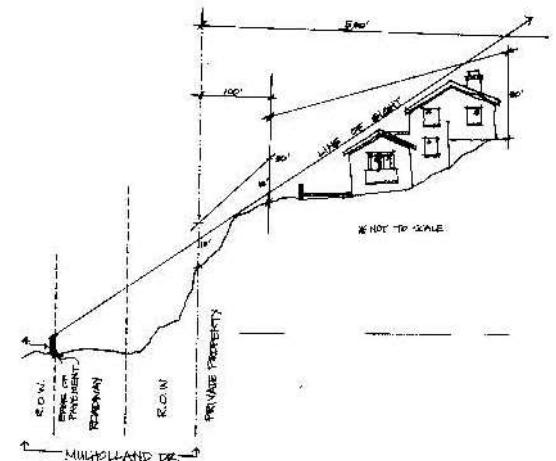


Mulholland Drive Scenic Parkway, Los Angeles, California

VIEWSHED ANALYSIS



Downslope
(from Mulholland)

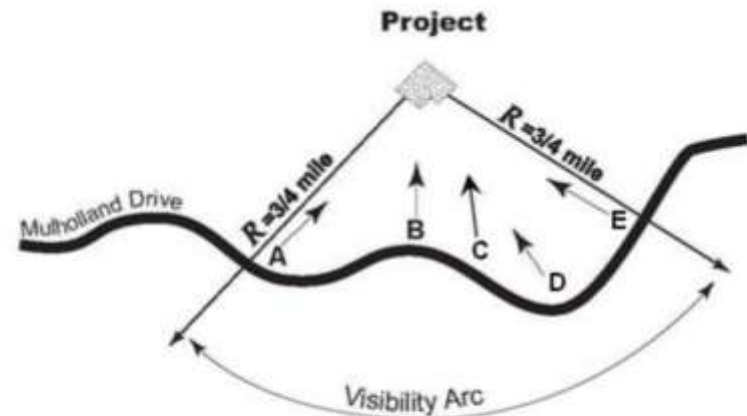
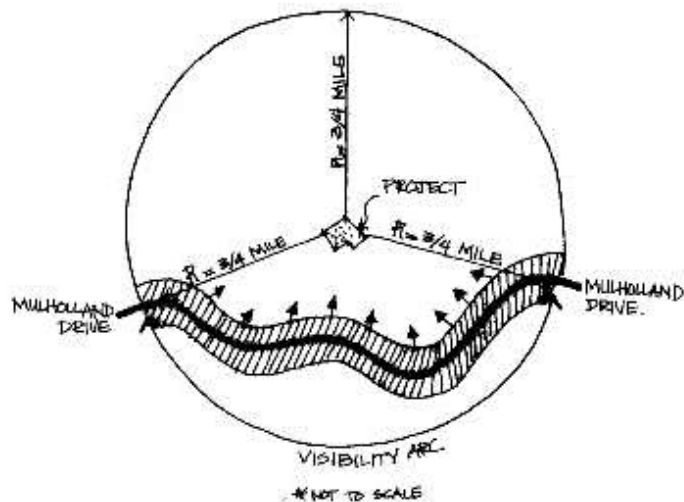


Upslope
(from Mulholland)

Figure 2

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.

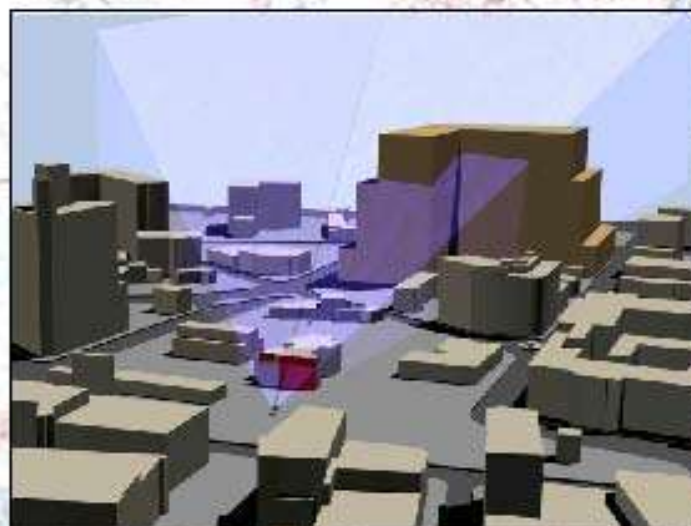
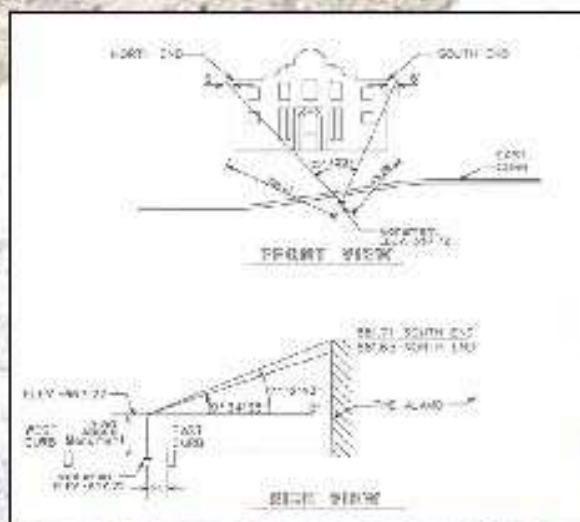
VISIBILITY STUDY



Photographs taken at points A, B, C, D, E on Mulholland Drive.

Current Viewshed Ordinance

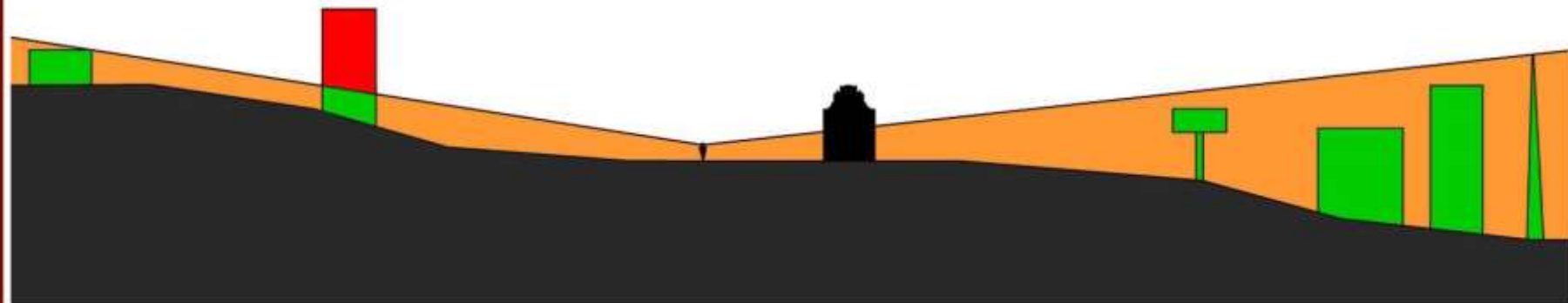
- VP-1 Alamo Viewshed
- Regulates height within a singular “photographic” view only



How it Works



Buildable Zone





“Outside” the R/W: New Castle County

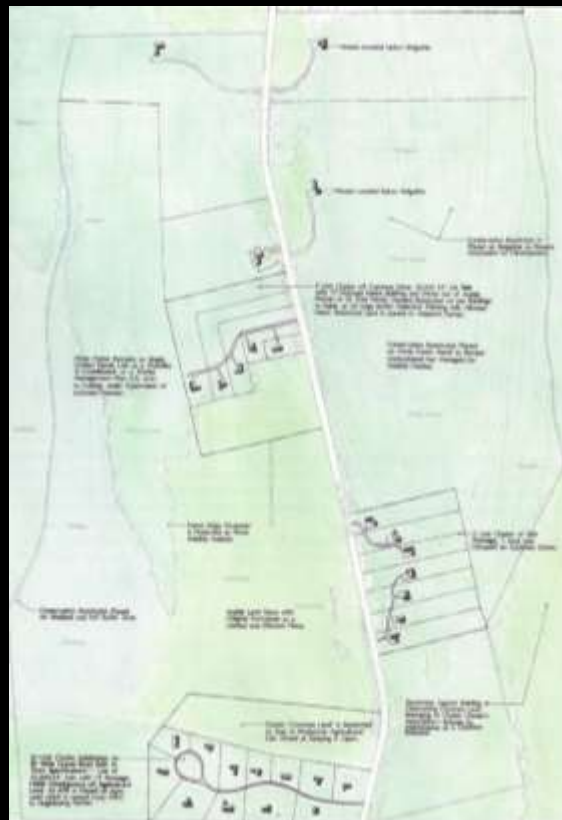


“Inside” the R/W: DeIDOT



*Source: Dealing With Change in the Connecticut River Valley: A Design Manual for Conservation and Development
Lincoln Institute of Land Policy and the Environmental Law Foundation
June 1989*

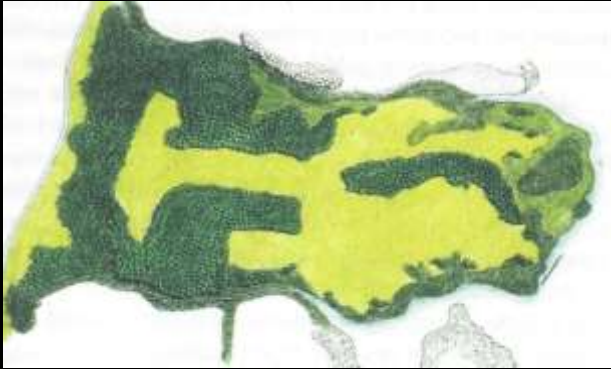




Source: *Dealing With Change in the Connecticut River Valley: A Design Manual for Conservation and Development*
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 June 1989

Conservation Design Process

Source: *Rural by Design*, Randall Arendt



1



2



3

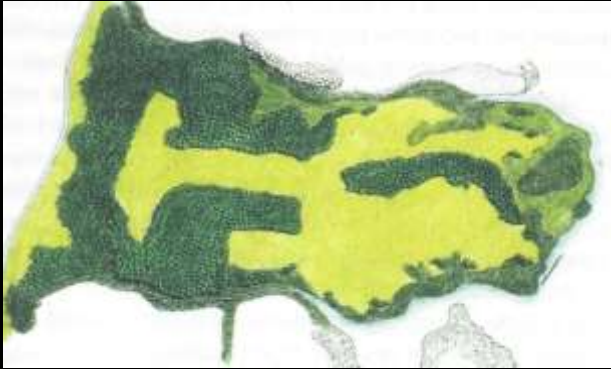


4



Conservation Design Process

Source: Rural by Design, Randall Arendt

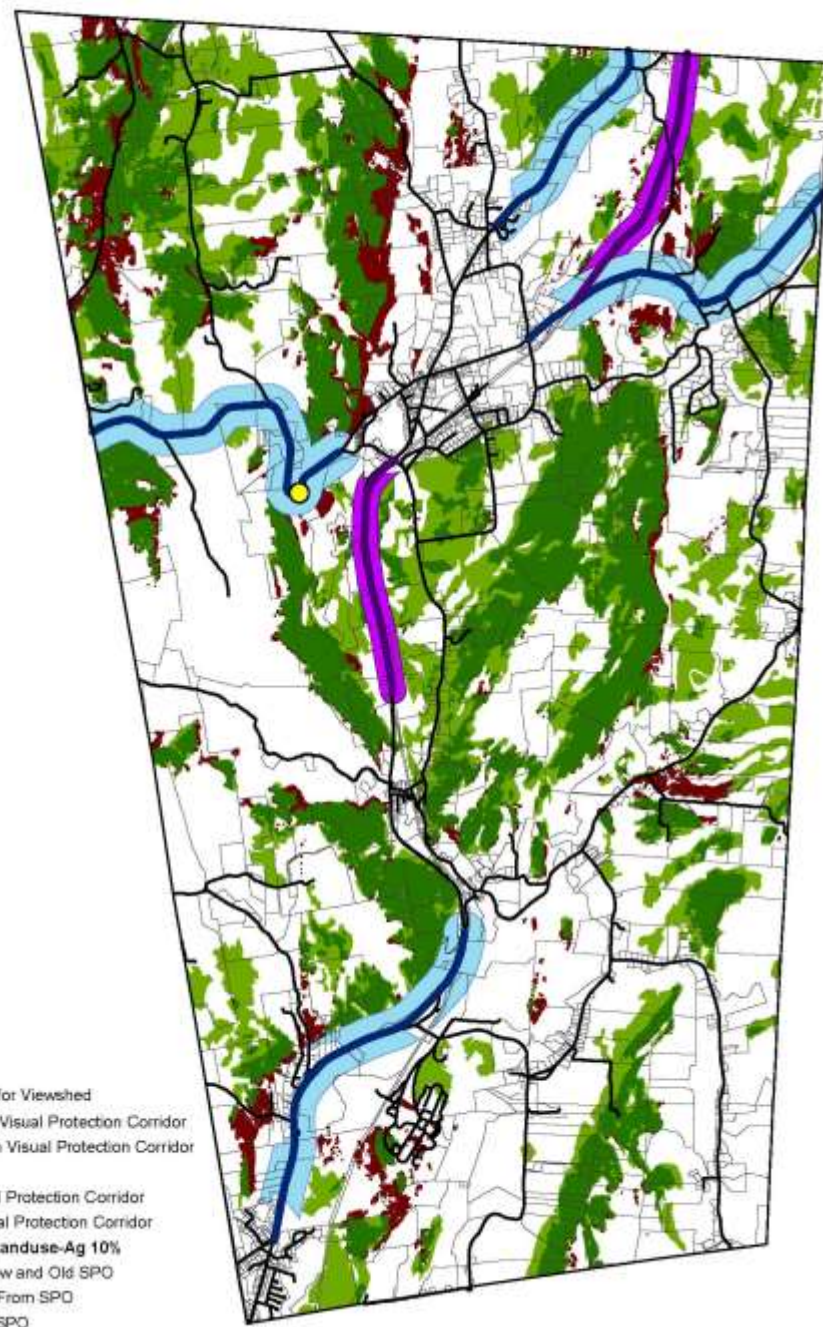




Amenia Twp., Dutchess County, New York

Scenic Protection Overlay District

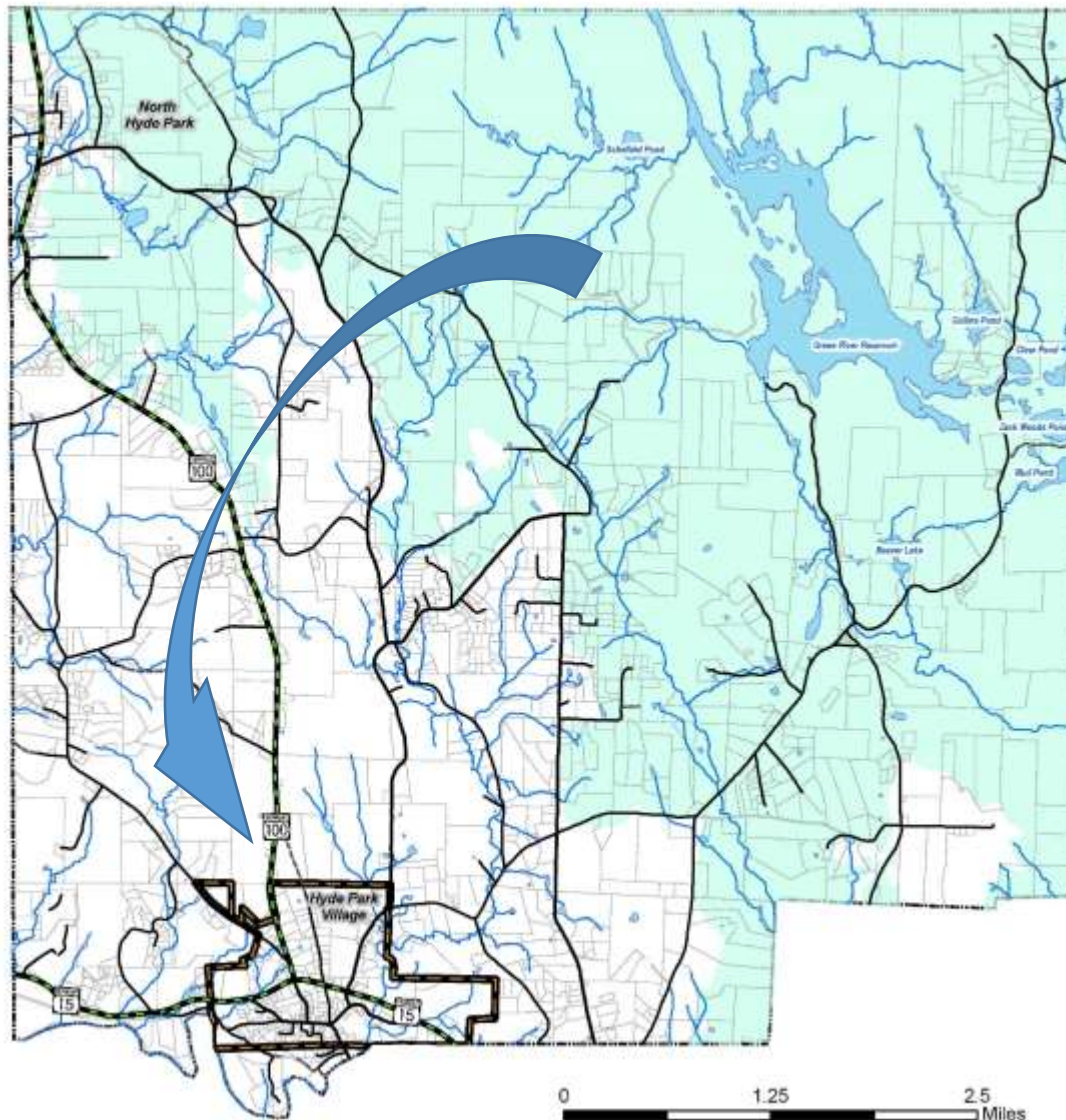
Prepared by: Dutchess County Department of Planning & Development
Adopted Date: July 19, 2007



Zoning

Town & Village of Hyde Park

Core Forest and Wildlife Corridor Overlay

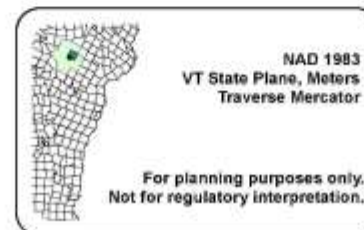


Map Key

- Core Forest and Wildlife Corridor Overlay
- Village Boundary
- Parcel Boundaries
- Lake/Pond
- River/Stream
- Class 2 Roads
- Class 3 Roads
- Class 4 Roads
- State Highway

DATA SOURCES:

POLITICAL BOUNDARIES: VCGI, 2008.
 ROADS: E911 Road centerlines from 1:5,000 orthophotos and GPS, VCGI, 2014.
 SURFACE WATER: Vermont Hydrography Dataset digitized from 1:5000 orthophotos, VCGI, 2008.
 ZONING DISTRICTS: Digitized by LCPC, 2009. Revised, 2014.
 PARCEL BOUNDARIES: Town of Hyde Park, 2014.



Lamoille County Planning Commission
 P.O. Box 1837, 52 Portland Street
 Morrisville, VT 05661
 802-888-4548 F: 802-888-6938
www.lcpcvt.org December 2014

Fp Full Preservation

This general category of techniques are the most aggressive and are intended for areas of complete or nearly complete protection of identified intrinsic qualities. Improvements would only be allowed only if they enhance the identified intrinsic qualities or would be allowed through exceptions to the requirements based on extreme merit. (Keep as is)



1

Examples:

- Parkland Purchases
- Purchase of Development Rights (PDRs)
- Developmental Dedications with Protective Easements
- "Buy the Best, Zone the Rest" (PA)
- Context Sensitive Design

Notes:

- Expensive
- Potential Takings Issues
- Limited Applicability
- May Engender Opposition

Co Conservation - Limited Development

This general category of techniques is intended to provide the maximum preservation of identified intrinsic qualities with a limited, and reduced level of development in order to achieve the primary purpose of conservation. Improvements and development would only be allowed only if they enhance the identified intrinsic qualities. (Minimized Intrusion)



2

Examples:

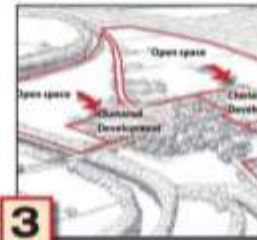
- Effective Agricultural Zoning (EAZ)
- Scenic Viewsheds with Prohibitions
- Urban Growth Boundaries (UGB)
- Area Based Allocation Zoning (ABAZ)
- Context Sensitive Design

Notes:

- Requires Down-zoning
- Potential Takings Issues
- Limited Applicability
- May Engender Opposition

Cd Conservation Design

This general category of techniques attempts to **relocate, mitigate and moderate** non-compatible use when it is in conflict with the preservation and enhancement of identified intrinsic qualities.



3

Examples:

- Transfer of Development Rights (TDRs)
- Non-Contiguous Cluster
- Density Exchange Options
- Development Transfer Charges
- Hillside and Ridge-line Controls
- Environmental Component Conservation
- Mandatory Clustering (ME)
- Mandatory Conservation Design
- Scalable Open Space Ratios (OSRs)
- Scenic Viewsheds with Allowances
- Scenic and Corridor Setbacks
- Expanded Environmental Controls
- Carrying Capacity Analysis
- Codes for Color, Texture, Pattern, etc.
- Buffering Standards

Notes:

- Can Provide Preference for Conservation While Allowing Development

In Protection Through Incentives

This general category of techniques attempts to **incentivize** the preservation and enhancement of identified intrinsic qualities utilizing market and financial incentives. Properly calibrated, incentives can provide a balance of development and conservation. Can be provided in conjunction with other tactics. (Carrot approach)



4

Examples:

- Performance Standards
- Density Bonuses
- Hybrid Designs
- Conservation Designs
- Optional Methods of Development
- Streamlined Review

Notes:

- Allows Applicant to Determine Most Appropriate Course of Action
- Preference for Property Rights
- Potential Financial Benefits
- Requires Intensive Staff Review

Vo Voluntary Approaches

This general category of techniques relies on **good will** in order to preserve and enhance identified intrinsic qualities. Can be successful in conjunction with other tactics.



5

Examples:

- Voluntary Easement Programs
- Density Exchange on Contiguous Parcels
- Tax Incentives

Notes:

- No Control
- No Overall Framework
- Depends on the Goodwill of Owners
- May be Applicable for Unique Parcels but Not a Strategy for Regional Protection

Ed Education and Outreach

This general category of techniques relies on the **education** of the general populace in order to preserve and enhance identified intrinsic qualities. Can be successful in conjunction with other tactics.



6

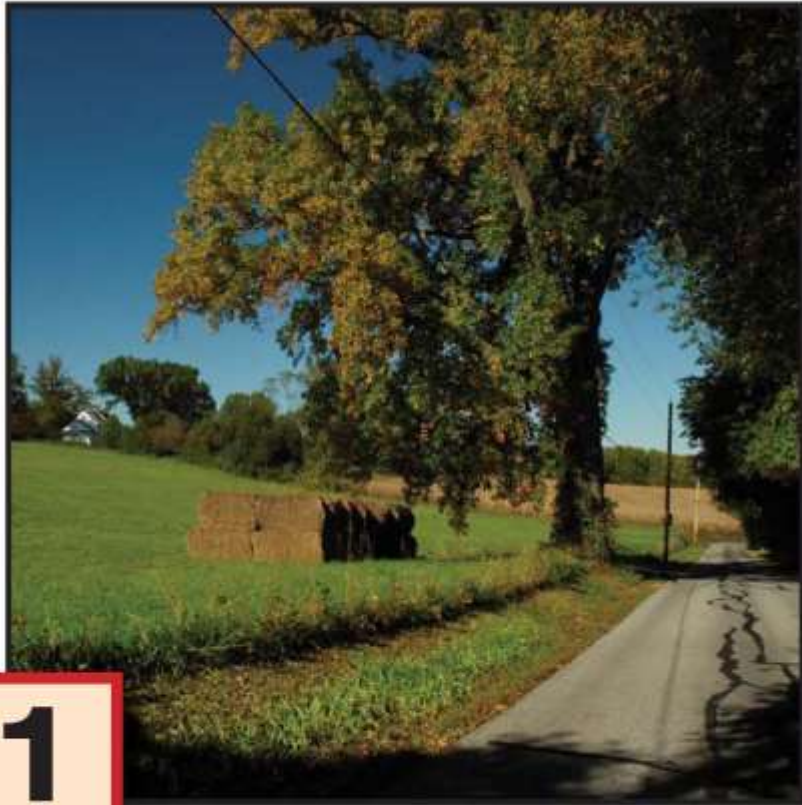
Examples:

- Leadership by Non-profits
- Seminars
- Web Sites
- Development Assistance by Trained Conservation Specialists

Notes:

- No Overall Framework
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- Good Approach for Maintenance and Property Owner Education

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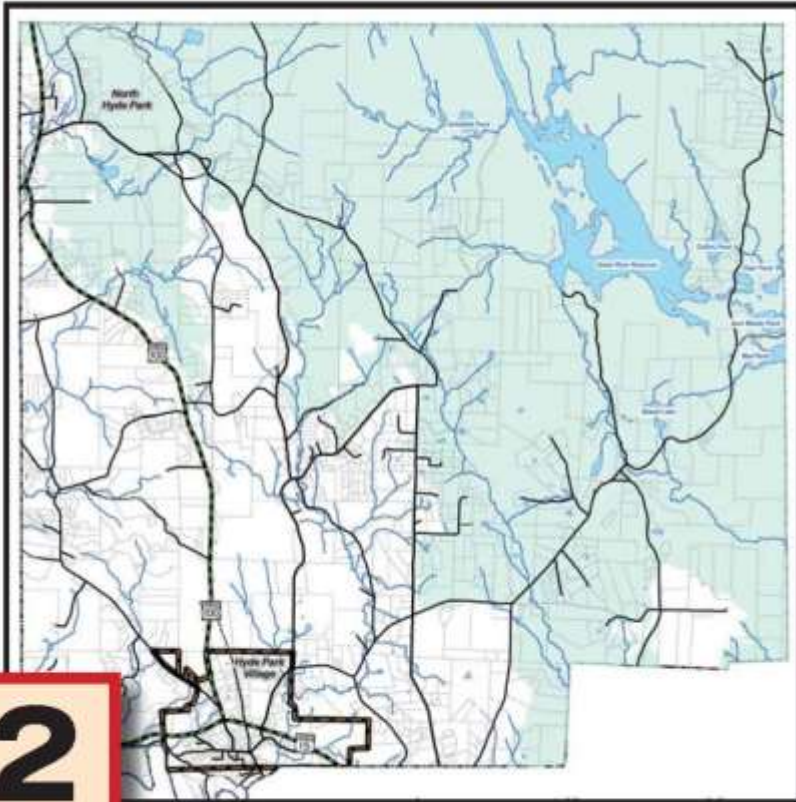
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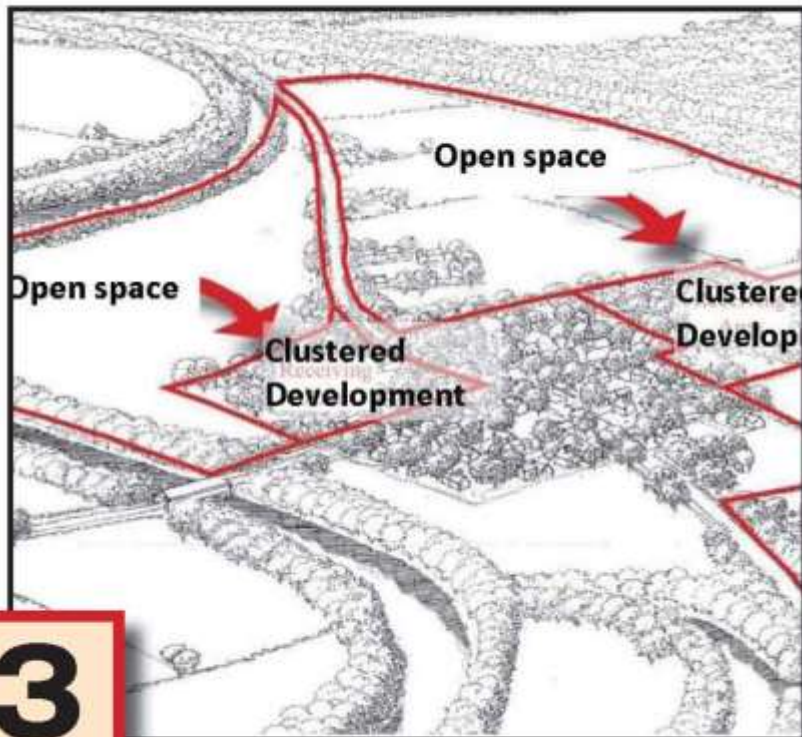
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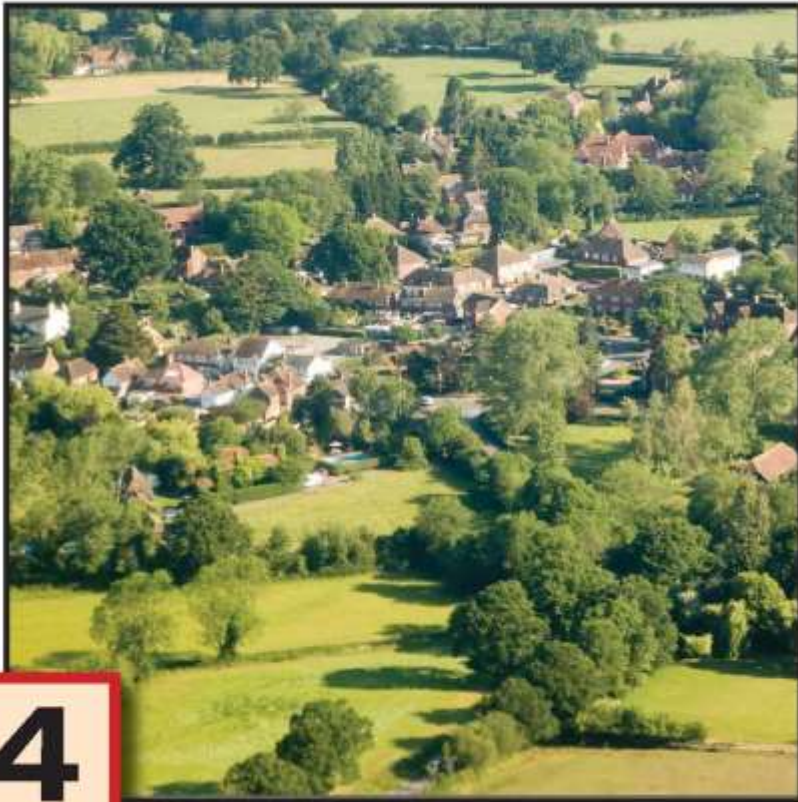
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Examples:

- Performance Standards
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- Hamlet Designs
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Examples:

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Examples:

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Notes:

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- Good Approach for Maintenance and Property Owner Education

Workshop Format

- Break into small groups and designate a spokesperson and a note-taker
- Sample Development Parcel
 - Select Tools and the Best Way to Use
 - Decide Which Tools You Think Are Best
- About 30 minutes to brainstorm and Make sure everybody participates
- Enter Your Results: Chart, Maps and Flip Charts
- Report Back - 2 minutes per group
- Sticker survey for preferred tools and level of regulation

Summary of Best Practices

Draft - For May 16, 2015 Public Meeting #2 - Discussion Purposes Only

Summary of Best Practices

	Red Clay Valley	Public Input	New Castle County			Calibration to Red Clay Valley							Comments	
	CMP	Wrkshp 1	UDC			Guidance for Proposed Legislation and Regulations								
	Goals, Objectives & Mgmt. Strategies	2/12/2015	Existing	Modify	Add to	Regulatory				Non-Regulatory				
		Preferences					Full Preservation / No Development	Conserve Most / Limit Development	Conservation Design	Optional or Incentive Based	Voluntary	Education and Guidance Only		No Controls
						1	2	3	4	5	6	-		
Scenic / Natural / Historic / Cultural / Recreation						Fp	Co	Cd	In	Vo	Ed	NoC		
1 Preserving Scenic Viewsheds														
a. Multi-point vista controls	X	X			X									
b. Development rights transfer program	X	X	X	X										
c. General (open space) protection goals	X	X			X									
d. Minimum buffer and distance (setback) requirements	X	X	X	X	X									
2 Regulating Scenic Roadways														
a. Scenic roads commission	X				X									
b. Context sensitive road design standards	X	X			X									
c. Context sensitive design for other non-road infrastructure	X				X									
d. Context sensitive design relative to architecture and landscaping	X													
3 Linked View Preservation														
a. <u>View protection linked with environmental protection</u>	X	X			X									
i. Specified and approved plant lists	X		X	X										
ii. Streams, waterbodies and associated riparian buffers	X	X	X	X										
b. <u>View protection linked with agricultural preservation</u>	X				X									
i. Development transfer programs, PDs and TDRs	X	X	X	X										
c. <u>View protection linked with historic resources</u>	X	X			X									
i. Historic environmental settings	X	X			X									
ii. Establish historic roads classification	X	X			X									
d. <u>View protection linked to rural character protection and/or enhancement</u>	X				X									
i. Protection of features that contribute to rural character	X				X									
ii. Greenway and connected open space planning	X				X									
iii. Protections against negative or intrusive views	X				X									
e. <u>View protection linked with signage/billboard regulation</u>	X		X	X	X									
i. Sign and billboard restrictions	X		X	X	X									
ii. Size, type and quantity restrictions	X	X			X									
4 Implementation														
a. Overlay Zoning	X				X									
i. Minimum open space ratios	X		X	X										
ii. Management standards	X				X									
1 Landscape management	X				X									
2 Increase 'green' in existing developments	X				X									
iii. Supplemental development standards	X				X									
1 Conservation design standards	X		X	X										
2 Open space design standards	X		X	X										
b. Protective/Restrictive Easements	X													
i. Scenic viewshed protective easements	X	X			X									
ii. Historic easements for 'environmental' or landscape settings	X	X			X									
c. Planning, review, monitoring, and management protocols	X		X	X										

Legend: Blue - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently a part of the UDC but requires refinement or modification. Also recommended by the consultant team.

Green - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently NOT a part of the UDC and will require addition. Also recommended by the consultant team.

Note: It should be noted that the preferences identified at the Public Workshop are generally consistent with the recommendations of the CMP, despite the fact that implementation of the CMP has been ongoing for several years. It should also be noted that the CMP was developed over a number of years and was the subject of numerous public meetings, roundtables and outreach efforts. As such, the preferences identified at the Public Workshop, while current, have not been vetted throughout the community in the same manner.

Next Steps

- Incorporate Input from this Meeting
- Develop Framework for Action
- Draft Design Standards
- Supplement Design Standards with Byway Visual Aids/ Guidebook
- Prepare Draft & Final Reports of Findings
- Final Public Meeting early Fall prior to Public Hearing Process

For additional information...

Project Management

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