

PUBLIC WORKSHOP

Red Clay Valley Scenic Byway Design Standards Overlay Project

May 18, 2015, 6:30 – 9 p.m.

Guiding Principle: *Protect and Enhance the Intrinsic Qualities (scenic, natural, historic) of the Red Clay Valley Scenic Byway*

6:30 – 7 p.m. Displays: Information about Red Clay Valley Scenic Byway Corridor Management Plan

7 – 7:35 p.m. Presentation: Introduction to Red Clay Valley Scenic Byway, goals and purpose of the Design Standards Overlay Project.

7:35 – 8:05 p.m. Planning Roundtable Discussion

Planning Roundtable Discussion Instructions: Working as a group, plan the future development for a hypothetical 100 acre parcel in the scenic byway. *Are you restricting development? Allowing the same level of development but managing it better? Are there any compromises that result in loss of intrinsic qualities? Have you avoided over-restriction?*

1. Choose a **note-taker** to record the group's comments on the flip chart.
2. Choose a **spokesperson** who will report on the group's top few ideas after the breakout exercise.
3. Discuss **APPROPRIATE TOOLS** that protect the intrinsic qualities of byway and site. – 10 min
4. Discuss **HOW AND WHERE** to use the tools. – 10 min
5. Discuss the **LEVEL OF CONTROL** appropriate for the tools - 10 min

8:05 – 8:20 p.m. Reports from Roundtables: Spokesperson for each group will briefly summarize top ideas from the discussion.— 2 min per group

8:20-8:30 p.m. Sticker Survey: Use stickers to vote for favorite tools and preferred levels of regulatory control.

Wrap Up: Planning team will be around to discuss any questions, ideas and concern.

Thank you for your participation in tonight's workshop!!

Additional questions or comments: Please contact Heather Dunigan, WILMAPCO, 850 Library Avenue, Suite 100, Newark, DE 19711, 302-737-6205 x118, hdunigan@wilmapco.org

Learn more: www.wilmapco.org/redclay

Sticker Survey

Please use stickers to “vote” for your favorite byway preservation methods with the degree of regulation you prefer. Please feel free to fill out a comment sheet with additional ideas and suggestions.



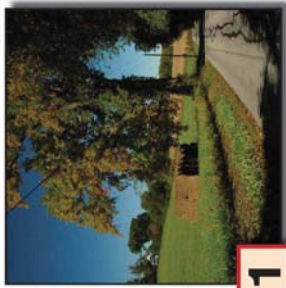
	Full preservation	Conservation / Limited Development	Conservation design	Protection incentives	Voluntary approaches	Education and outreach
Preserving Scenic Viewsheds <ul style="list-style-type: none"> • Multi-point vista controls • Development rights transfer program • General (open space) protection goals • Minimum buffer and distance (setback) requirements 						
Regulating Scenic Roadways <ul style="list-style-type: none"> • Scenic roads commission • Context sensitive road design standards • Context sensitive design for other non-road infrastructure • Context sensitive design relative to architecture and landscaping 						
View protection linked with environmental protection						
View protection linked with agricultural preservation						
View protection linked with historic resources						
View protection linked to rural character protection and/or enhancement						
View protection linked with signage/billboard regulations						
Overlay Zoning						
Protective/Restrictive Easements						
Planning, review, monitoring, and management protocols						

Approaches to Preservation

REGULATORY

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 Deductions 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. (Minimal Intrusion)



2

Examples:

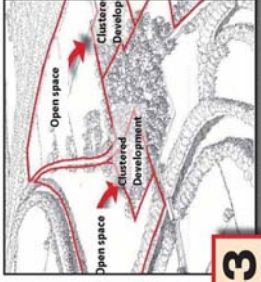
- Effective Agricultural Zoning (EAZ)
- Scenic Viewsheds with Prohibitions
- Urban Growth Boundaries (UGB)
- Area Based Allocation Zoning (ABAZ)
- Context Sensitive Design

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

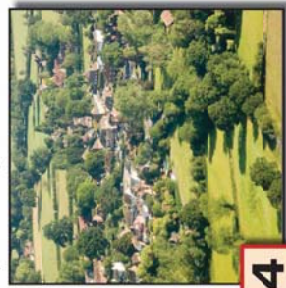
Notes:

- Can Provide Preference for Conservation
- White Allowing Development

REGULATORY

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
- Hamlet 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
- Depends on the Goodwill of Owners
- May be Applicable for Unique Parcels
- Good Approach for Maintenance and Property Owner Education

NON-REGULATORY

Goals, Objectives, Strategies & Tactics

Excerpt From the Corridor Management Plan of Recommendations Guiding the Design Standards Overlay Project

(See CMP for full list of goals and objectives)

Encourage Stewardship Through Continued Conservation	<ul style="list-style-type: none">. Develop a conservation easement program for the byway.<ul style="list-style-type: none">. Develop range of easement options and model easement language (200 ft. corridor easements, where feasible).<ul style="list-style-type: none">. Historic easement overlays.. Architectural façade easements.. Scenic corridor easements.. Voluntary protection easements.. Link public and private purchase / donation initiative for interconnected open space.<ul style="list-style-type: none">. Encourage developers to set aside lands to interconnect open space.
Conserve the Roadside Features that Contribute to the Byway	<ul style="list-style-type: none">. Respect roadside vegetation and partner with those who do work along roadways.. Develop a landscape management component for this plan (landscape management tools).. Undertake outreach efforts to utility providers and encourage underground utilities.
Encourage Context Sensitive Design	<ul style="list-style-type: none">. Work with New Castle County on context sensitive design issues.<ul style="list-style-type: none">. Initiate dialogue with NCC (scenic corridor standards, resource protection, Conservation Design, tree protection, TDR); consider MOU with NCC.. Coordinate with NCC, DelDOT and others regarding watershed/site hydrology; MOU with DelDOT regarding context sensitive design, road improvements, etc.. Ensure County and State comprehensive plans adequately recognize the Red Clay Valley Scenic Byway.
Balance Transportation and Safety Needs While Respecting Intrinsic Qualities	<ul style="list-style-type: none">. Use traffic enforcement procedures and traffic calming techniques.. Maintain the scenic integrity of the rural roadways when improving or maintaining roads.. Consolidate the number and guide the replacement of traffic and byway signs along the Byway.
Encourage Restoration and Enhancements	<ul style="list-style-type: none">. Work with NCC to restore and enhance the Byway's intrinsic qualities as part of the development process.<ul style="list-style-type: none">. Initiate dialogue with NCC (general UDC revisions, context sensitive design, pre-exploratory plan review). Review and offer suggestions for revised code language in the UDC. Promote efforts to maintain watershed hydrology. Encourage sensitive redevelopment (including "Brownfields")
Help Guide Future Transportation and Land Use Decisions by Government Agencies	<ul style="list-style-type: none">. Work with DelDOT to develop context-sensitive design guidelines sensitive to individual roads in the Byway.
Implement the Corridor Management Plan in a Cooperative Fashion	<ul style="list-style-type: none">. Continue to reach out and encourage the involvement of stakeholders in implementation.. Hold community workshops to review the final plan, introduce the plan to the broader public, and hold periodic public meetings regarding implementation activities.

Summary of Best Practices

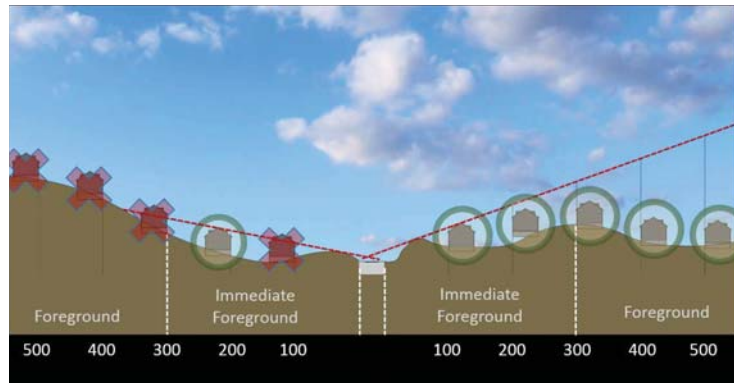
Legend: Blue - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently a part of the UDC but requires refinement or modification.

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.

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.

	Red Clay Valley CMP	Public Input	New Castle County Unified Development		
	Goals, Objectives & Strategies	Workshop 1 Preferences	Existing	Modify	Add to
			UDC	UDC	UDC
Scenic / Natural / Historic / Cultural / Recreation					
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

What the **traveler experiences** in the Byway is shaped by the buffer/distance and contours of the land. Foreground details are more visible but valleys and ridgelines also shape what is seen.



2. Regulating Scenic Roadways	CMP	Workshop 1	Existing UDC	Modify UDC	Add to UDC
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				

Characteristics of context sensitive design:

- . Project is in harmony with the community, and it preserves environmental, scenic, aesthetic, historic, and natural resource values
- . Project is a safe facility for all users and the community
- . Project solves problems and satisfies the purpose and needs identified by a full range of stakeholders
- . Project exceeds the expectations of both designers and stakeholders and is perceived as adding lasting value to the community as a whole
- . Project involves efficient and effective use of resources (time, budget) of all involved parties

Elements of Red Clay Context :

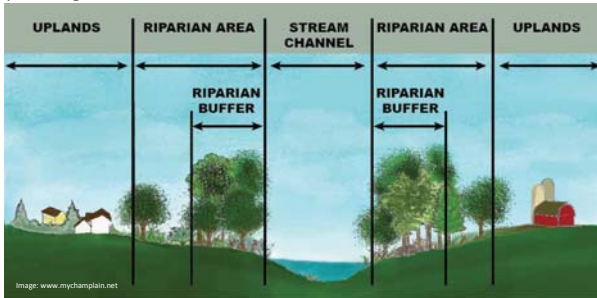


Summary of Best Practices

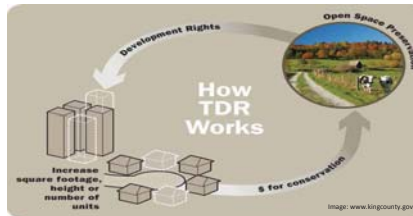
Legend: Blue - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently a part of the UDC but requires refinement or modification.
 Green - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently NOT a part of the UDC and will require addition.
 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.

	Red Clay Valley CMP	Public Input	New Castle County Unified Development Code (UDC)		
			Existing	Modify	Add to
			UDC	UDC	UDC
Scenic / Natural / Historic / Cultural / Recreation					
3. View Preservation Linked With...					
a. Environmental protection	X	X			X
i. Specified and approved plant lists	X		X	X	
ii. Streams, waterbodies and associated riparian buffers	X	X	X	X	
b. Agricultural preservation	X				X
i. Development transfer programs; PDRs and TDRs	X	X	X	X	
c. Historic resources	X	X			X
i. Historic environmental settings	X	X			X
ii. Establish historic roads classification	X	X			X
d. Rural character	X				X
i. Protection of features that contribute to rural character	X				X
ii. Greenway/connected open space planning	X				X
iii. Protections against negative or intrusive views	X				X
e. Signage/billboard regulations	X		X	X	X
i. Sign and billboard restrictions	X		X	X	X
ii. Size, type and quantity restrictions	X	X			X

Riparian buffers protect a water body from human-focused land uses (roads, agriculture or development) by intercepting surface runoff, providing habitat and wildlife corridor, and reducing erosion by providing stream bank stabilization.



Transfer of Development Rights (TDR) / Purchase of Development Rights (PDR) are voluntary programs to permanently protect landscapes, yet retain private ownership and compensate landowners. In TDR the exchange is between private landowners and while in PDR, a landowner sells the development rights of a parcel of land to a public agency or land trust.



Billboards are already restricted along scenic byways but other sign guidelines can advise on size, color and other features.



Rural road classification to establish criteria and process for designating roads.



Greenways connect open space and provide safe places to walk and bicycle.



Summary of Best Practices

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.

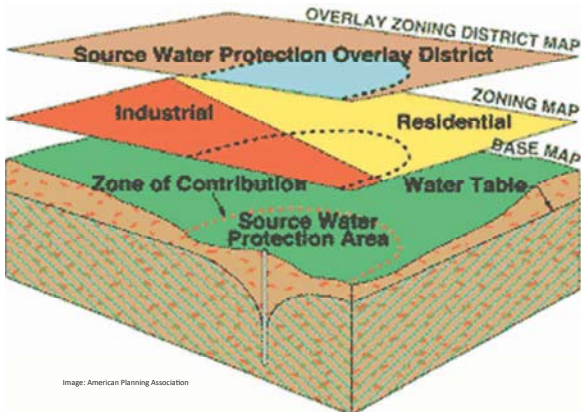
Green - Strategies that are recommended by either the CMP or the general public (workshop 1) and are currently NOT a part of the UDC and will require addition.

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.

Red Clay Valley CMP	Public Input	New Castle County Unified Development Code (UDC)		
		Existing	Modify	Add to
Goals, Objectives & Strategies	Workshop 1 Preferences	UDC	UDC	UDC

Scenic / Natural / Historic / Cultural / Recreation					
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	

Overlay zoning creates a special district to supplement the existing zoning to protect a specific resource or guide development within a special area. Overlay zoning districts are created by clearly defining what is to be protected (i.e. water quality, historical character, sensitive natural resources), mapping boundaries that impact the protected resources, and developing specific rules that serve to protect the resources.



Conservation design allows the overall density but lays out development to protect natural and historic resource. Conservation design strives to reduce costs of roads and other utilities construction and maintenance through clustered buildings and less impervious surface areas, reduces fragmentation of wildlife habitats and corridors, and preserve special features (trees, historic buildings, view, water) on a property.

