Red Clay Valley Scenic Byway

Public Workshop #3

Thursday, June 16, 2016 Ashland Nature Center

Tonight's Agenda:

- Introductions
- Review of Work since Last Public Workshop
 Principles for Byway Protection
 - Summary of Proposed Overlay District
- Summary of Design Guidelines
- Public Comments
- Wrap Up and Next Steps

A. Since Last Workshop:

- Several Options and a Variety of Approaches were Studied and Proposed
- Reviewed by Planning Partners and Advisory Group
- Series of Iterations
 - Focus on Scenic Viewshed Protection

Variety of Approaches Tested







PROTECTIVE EASEMENTS



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OPEN SPACE RATIOS





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RURAL CHARACTER LINKAGES







Scenic Viewshed Protection

	Modify	Amend	
1. Due e anni a Canada Miserrada e de	UDC	UDC	
1. Preserving Scenic Viewsheds			
a. Multi-point vista controls		X	
b. Minimum buffer and distance (setback) requirements			
2. Regulating Scenic Roadways			
a. Design Review Advisory Committee (DRAC)		X	
b. Context sensitive road design standards		X	
c. Context sensitive design for non-road infrastructure		X	
d. Context sensitive design relative to landscaping		X	
3. Linked View Preservation			
a. View protection linked with environmental protection		X	
i. Specified and approved plant lists	Х		
ii. Streams, waterbodies and associated riparian buffers X			
b. View protection linked with signage/billboard regulations X			
i. Sign and billboard restrictions	X		
ii. Size, type and quantity restrictions		X	
4. Implementation			
a. Overlay Zoning		X	
b. Conservation design standards	X		
c. Protective/Restrictive Easements		X	
i. Scenic viewshed protective easements		X	
ii. Historic easements for environmental / landscape settings		X	
d. Planning, review, monitoring, and management protocols	X		

BEST PRACTICES NOT RETAINED IN OVERLAY RECOMMENDATIONS

Measure	Notes
Transfer / Purchase of Development Rights Program	Limited "sending area" within byway
General (open space) protection goals	Voluntary/nonprofit education programs
Historic environmental settings	Addressed through other measures
Establish historic roads classification	Addressed through other
Protection of features that contribute to rural character	Voluntary/nonprofit education programs
Greenway and connected open space planning	Address through other planning programs
Protections against negative or intrusive views	Addressed through other measures
Minimum open space ratios	Addressed through other zoning measures
Open space design standards	Voluntary/nonprofit education programs
Increase 'green' in existing developments	Voluntary/nonprofit education programs
Landscape management	Voluntary/nonprofit education programs

B. Terms and Definitions:

What is the Byway?
What is a viewshed?
What is a visibility zone?
What is conservation design?
What is CSS (context sensitive solutions)?
What is an overlay district?



Viewshed

Viewshed.

A general term defining an area that is visible from a certain observation point, especially when considered valuable or worth preserving for aesthetic reasons. It includes all surrounding elements that are in the line-of-sight measured from the observation point, and excludes elements that are beyond the horizon or are obstructed by terrain and other features.

Scenic viewshed.

The scenic viewshed includes all land and existing improvements visible from the scenic byway roadway network, as measured from multiple observation points along the roadway.

Amenia Twp., Dutchess County, New York

Scenic View to Mount Mansfield, Stowe, Vermont

Background

Middle Ground

Foreground

Immediate Foreground

Visibility Zones

Conservation Design

Conservation des maximize protection of key ronmental resources concentrations of open sp evaluate and maintain site hydrology, and ensure flexibility in dev eet community needs for complimentary lopme and aesthetically Conservation design encompasses the following objecti nhancement of natural resources, wildlife habitat, (interconnected open space); minimization of biodiversity corrido environmental impact r n a change in land use (minimum disturbance, minimum maintenance); maintenance of a balanced water budget by making use of site characteristics and infiltration; incorporation of unique natural, scenic and historic site configuration of the development; preservation of the integral the site as viewed from adjoining roads; and reduction in ed for stormwater management practices. Such objectives can be Halli met on igh an integrated development process that respects natural site condit the maximum extent possible, to replicate or improve the natur

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

Context Sensitive Solutions (CSS)

Section D Context Sensitive Tools and Techniques

Each of the prioritized approaches to protection and enhancement of the Byway's intrinsic qualities listed earlier can be accomplished through a variety and/or combination of specific best practices.

This section of these Guidelines includes a partial list, or menu, of approaches that would fulfill the purpose and intent of the Scenic Byway Overlay District. The Overlay District also allows an applicant to propose solutions that are not listed here if they further the intent of scenic viewshed protection and/or enhancement. Delaware Department of Transportation

Context Sensitive Solutions for Delaware Byways

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Scenic Byway Overlay District





C. Principles of Byway Protection:

- Intrinsic Qualities
 - Primary: Scenic
 - Secondary: Natural
 - Supporting: Historic
 - Other: Cultural, Recreational, Archeological

<u>C. Principles of</u> <u>Byway Protection:</u>

- Intrinsic Qualities
- Scenic Viewshed Protection
- Protect, Conserve and Enhance
- Avoid and Minimize Intrusions
- Mitigate for Unavoidable Intrusions

D. Summary of Overlay District:

Performance Based, not Prescriptive Defines Jurisdictional Boundaries

"Outside" the R/W: New Castle County



"Inside" the R/W: DelDOT

D. Summary of Overlay District:

Performance Based, not Prescriptive Defines Jurisdictional Boundaries Only Major, Minor and Sign Applications Design Review Advisory Committee (DRAC)

Sub-District 4

Sub-District 3

Sub-District 2

Sub-District 1

Ashland Clinton School Road





Viewsheds



E. Summary of Design Guidelines

- Who will find these guidelines helpful?
 - Applicants
 - DRAC
 - Residents

How to Use Design Guidelines

- Overview and Quick Reference
- Qualities of the Red Clay Valley Scenic Byway
- Strategies
- CSS Tools, Techniques and Examples
- Scenic Byway (SB) Overlay District Explained
- Development Review Procedures

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Context Sensitive Tools and Techniques

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Scenic Byway Overlay District Review Process



Thank you! Questions?





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- Incorporate Input from this Meeting
- Finalize the Overlay District Standards
- Finalize the Design Guidelines
- Prepare the Final Report
- County Process for Adoption

For additional information...

Project Management

Heather Dunigan

Principal Planner WILMAPCO 850 Library Avenue, Suite 100 Newark, DE 19711 302-737-6205 x118

hdunigan@wilmapco.org www.wilmapco.org/redclay

Lead Consultant

John M. Gaadt, AICP

Principal Gaadt Perspectives, LLC 251 S. Fairville Road Chadds Ford, PA 19317 610-388-7641

jgaadt@gaadt.com