

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



1

OVERLAY ZONES



Kingwood Township, Hudson County, New Jersey Source: Town of Kingwood



Lake Wylie, York County, South Carolina

4.A

IMPLEMENTATION

Scenic Viewshed Protection

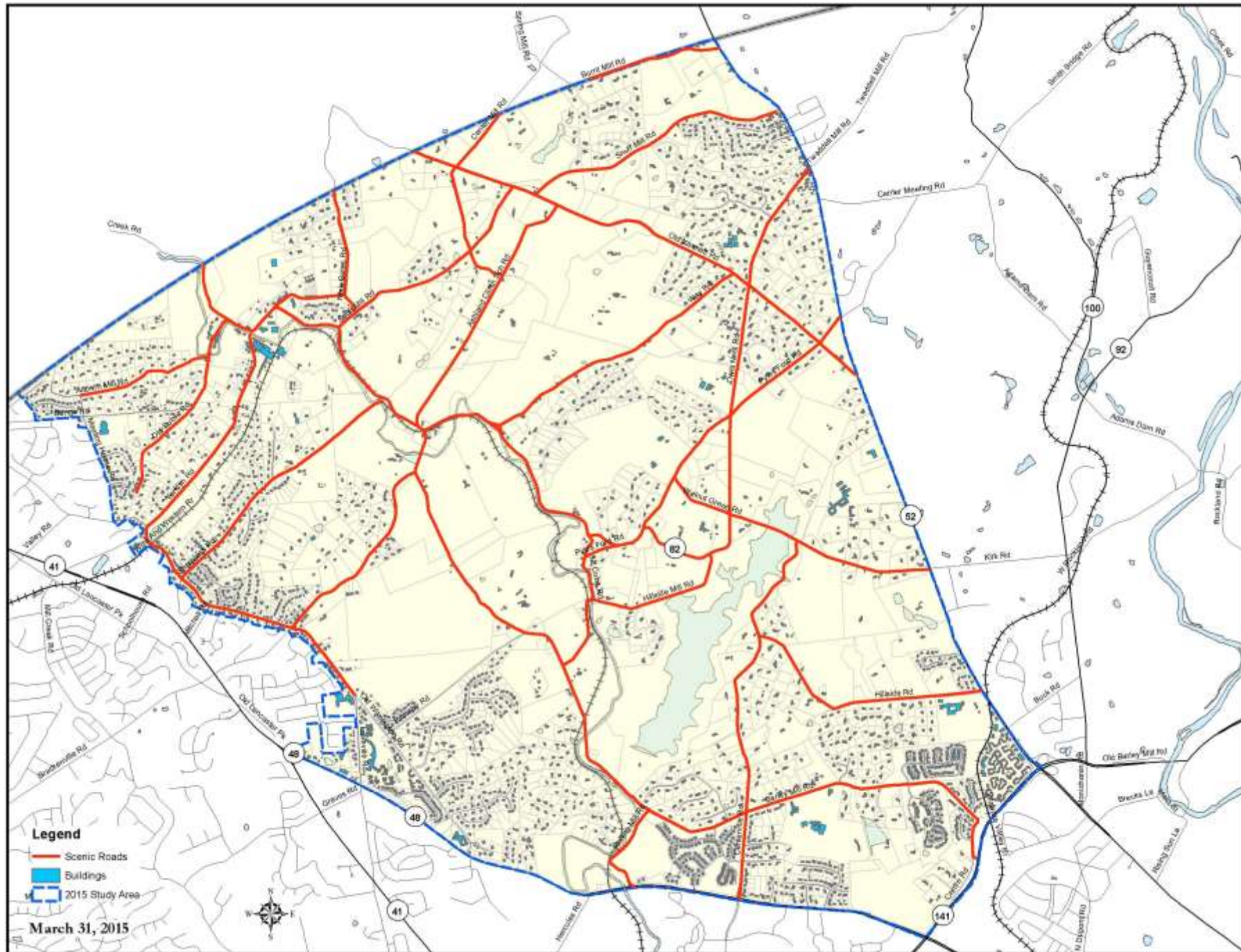
	Modify UDC	Amend UDC
1. Preserving Scenic Viewsheds		
a. Multi-point vista controls		X
b. Minimum buffer and distance (setback) requirements		X
2. Regulating Scenic Roadways		
a. Design Review Advisory Committee (DRAC)		X
b. Context sensitive road design standards		X
c. Context sensitive design for non-road 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	X	
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?



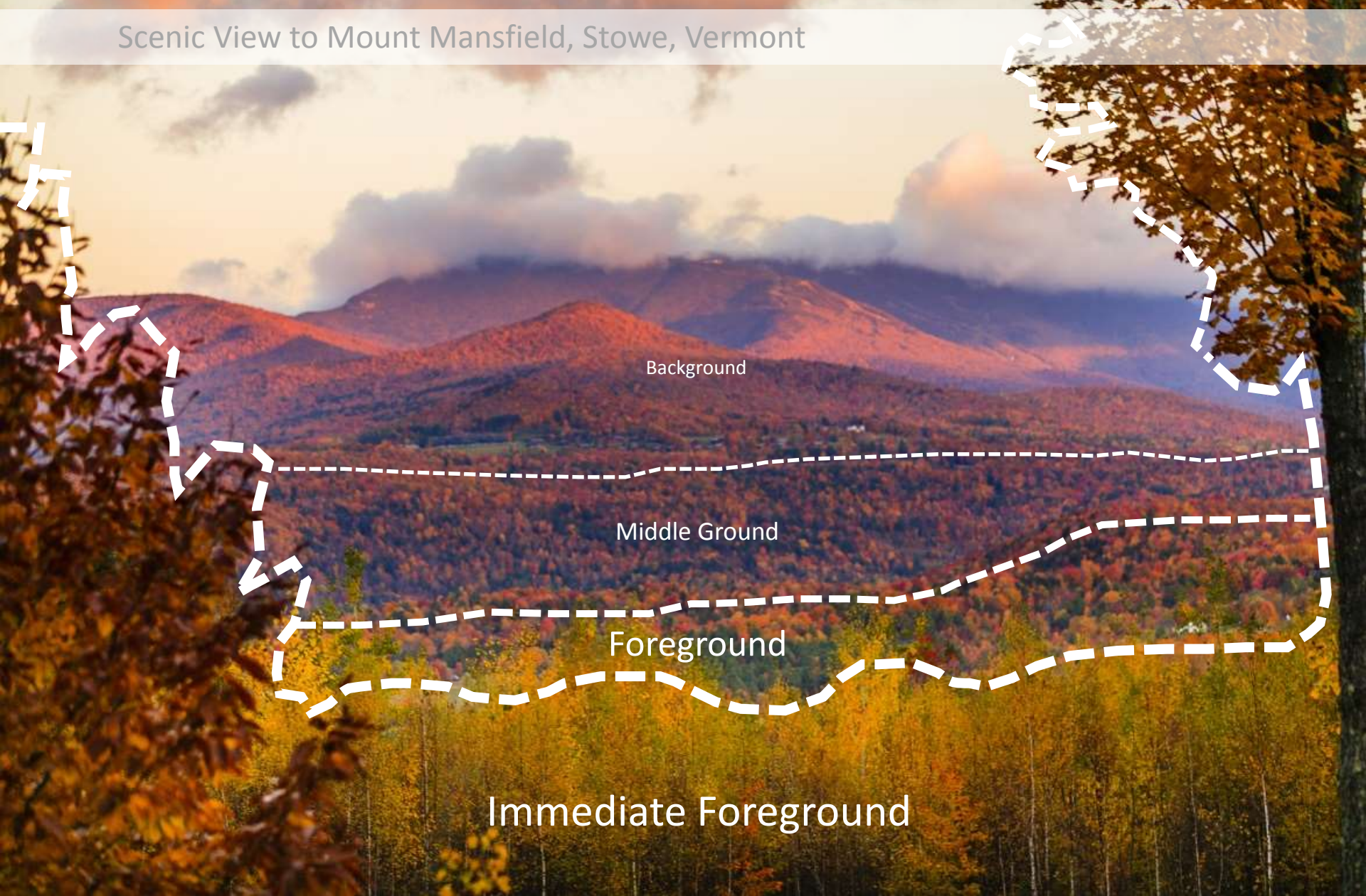
Viewshed

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.

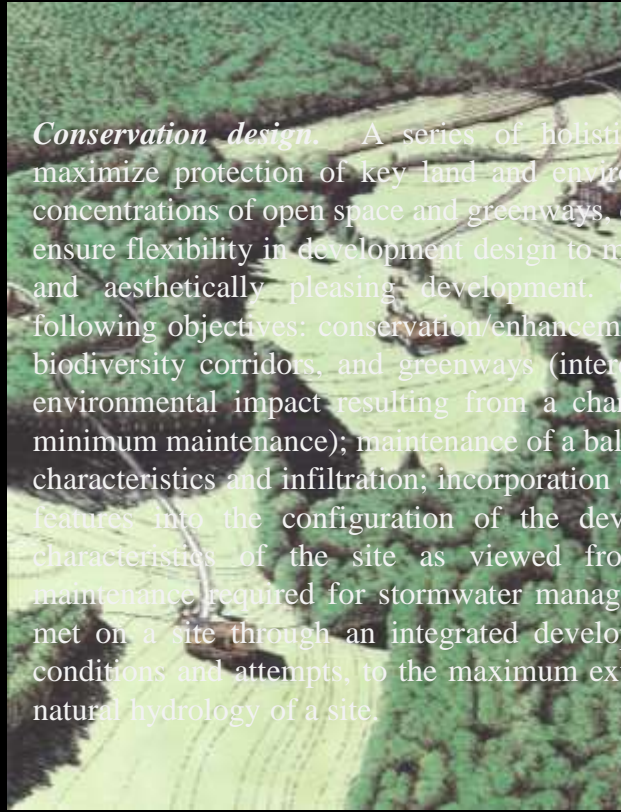
Scenic viewshed.

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.



Visibility Zones

Conservation Design

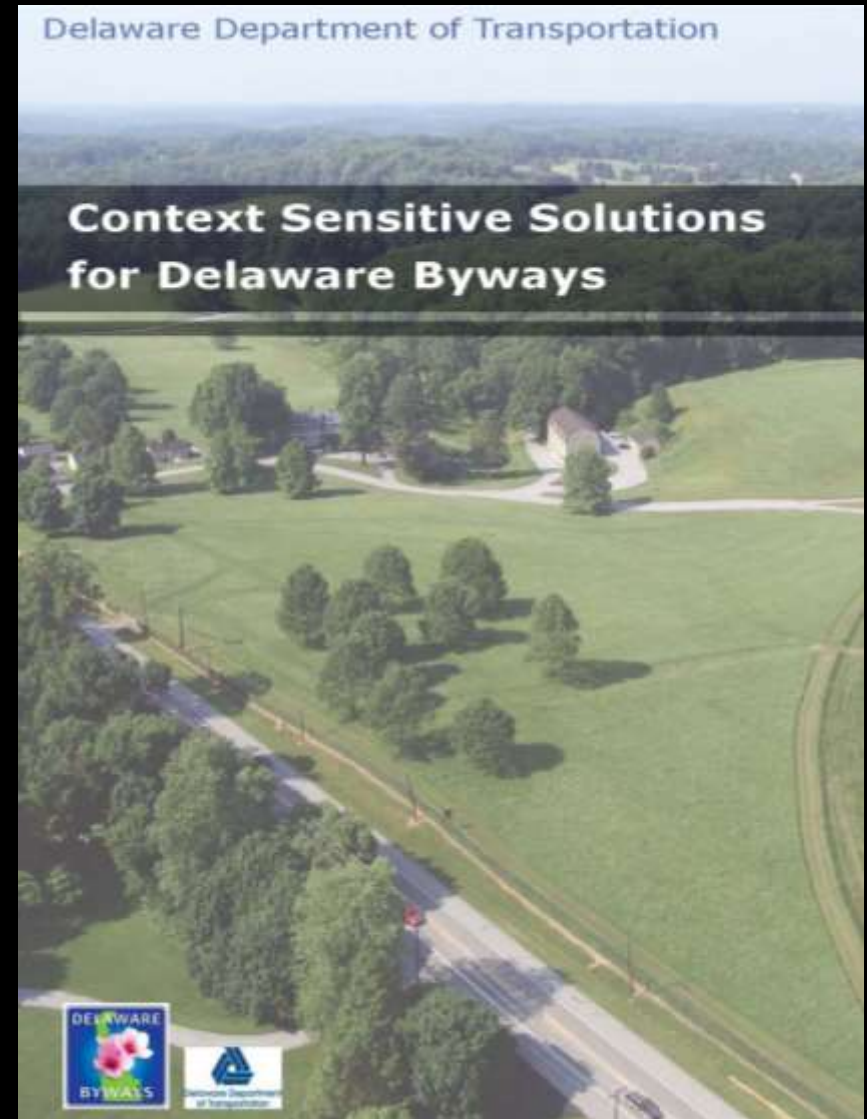
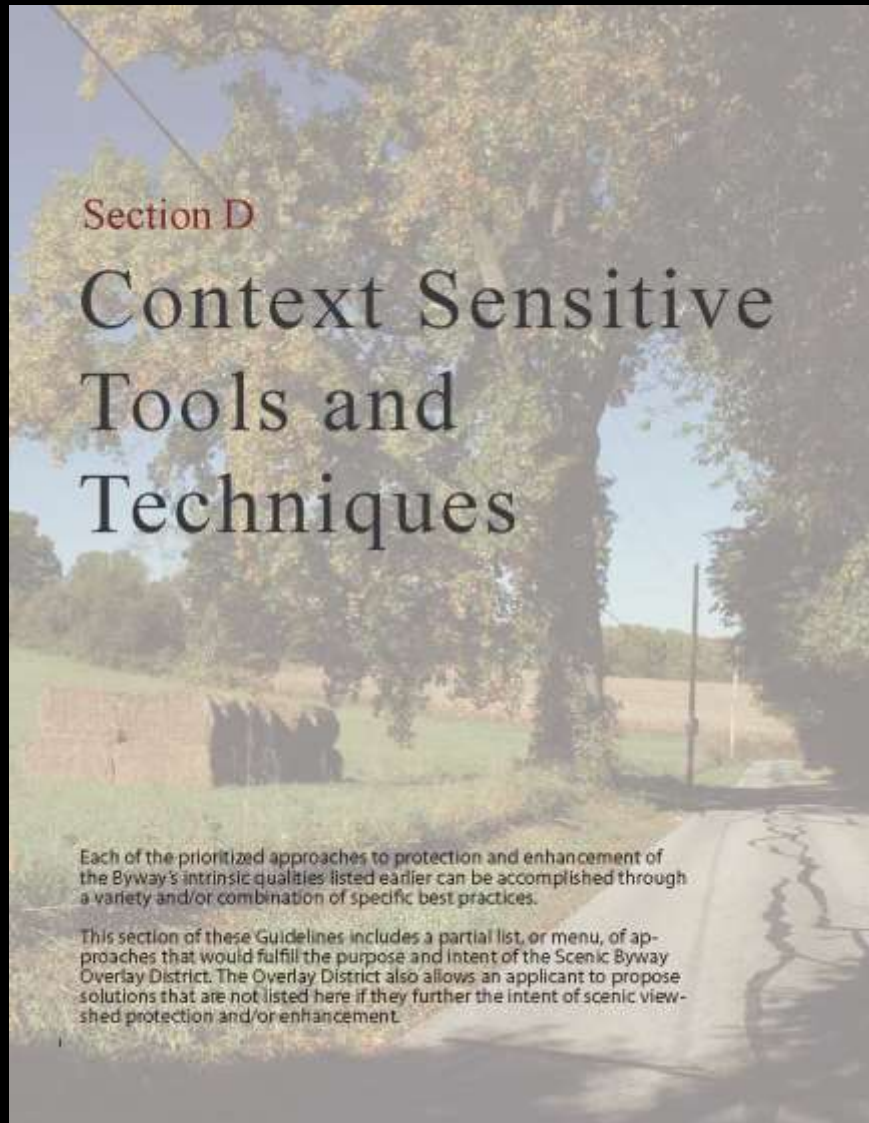


Conservation design. A series of holistic land development design goals that maximize protection of key land and environmental resources, preserve significant concentrations of open space and greenways, evaluate and maintain site hydrology, and ensure flexibility in development design to meet community needs for complimentary and aesthetically pleasing development. Conservation design encompasses the following objectives: conservation/enhancement of natural resources, wildlife habitat, biodiversity corridors, and greenways (interconnected open space); minimization of environmental impact resulting from 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 features into the configuration of the development; preservation of the integral characteristics of the site as viewed from adjoining roads; and reduction in maintenance required for stormwater management practices. Such objectives can be met on a site through an integrated development process that respects natural site conditions and attempts, to the maximum extent possible, to replicate or improve the natural hydrology of a site.



*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*

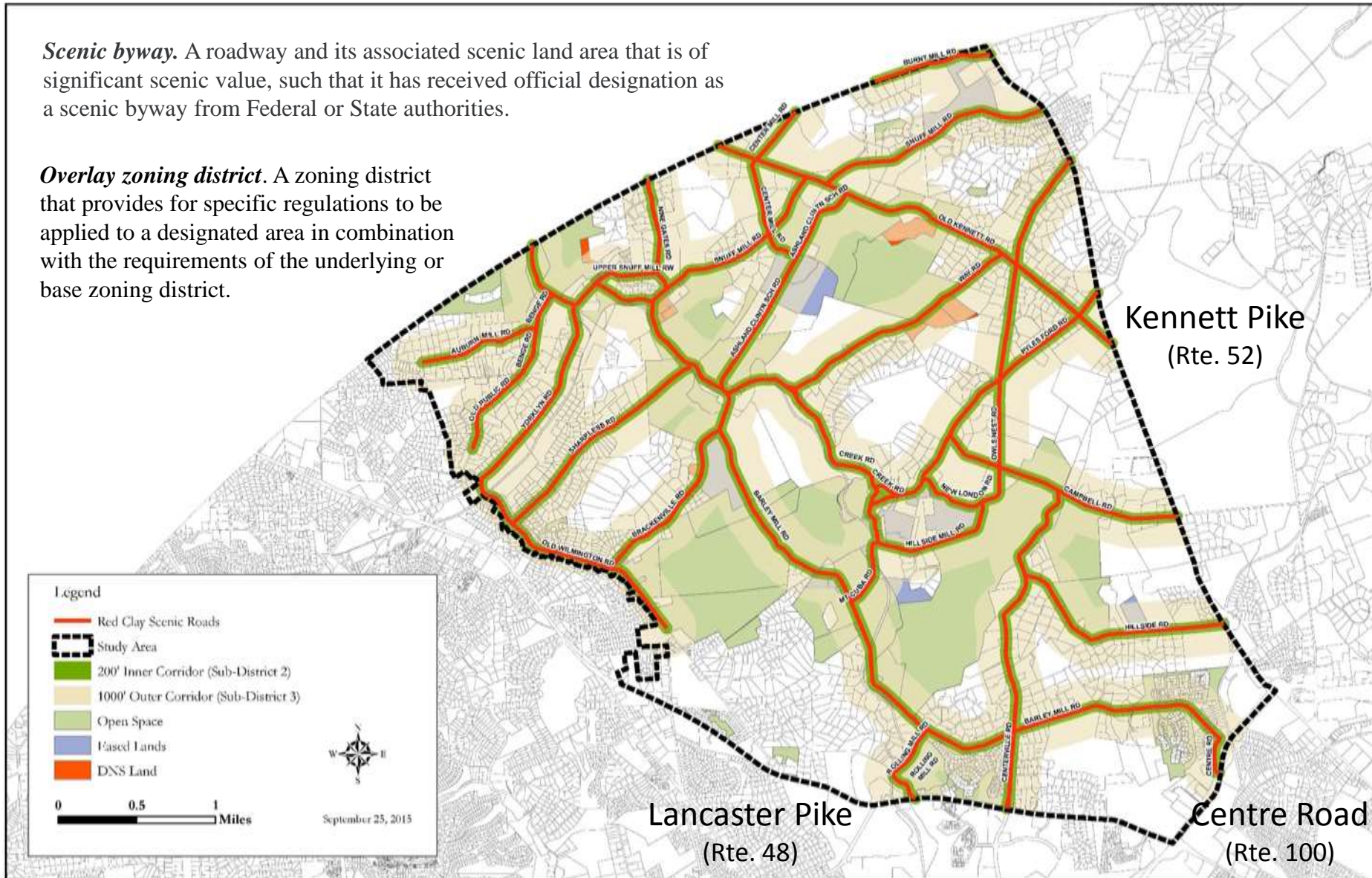
Context Sensitive Solutions (CSS)

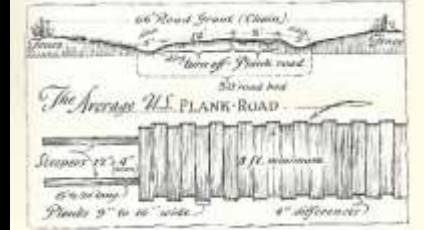
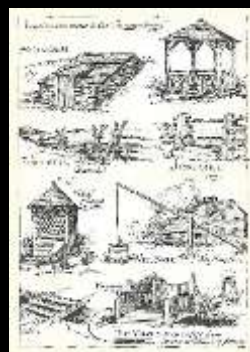


Scenic Byway Overlay District

Scenic byway. A roadway and its associated scenic land area that is of significant scenic value, such that it has received official designation as a scenic byway from Federal or State authorities.

Overlay zoning district. A zoning district that provides for specific regulations to be applied to a designated area in combination with the requirements of the underlying or base zoning district.





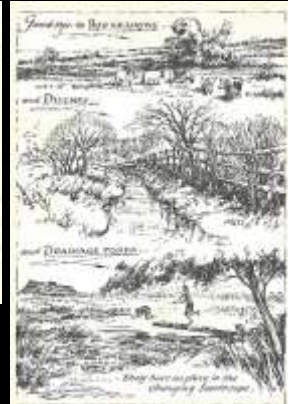
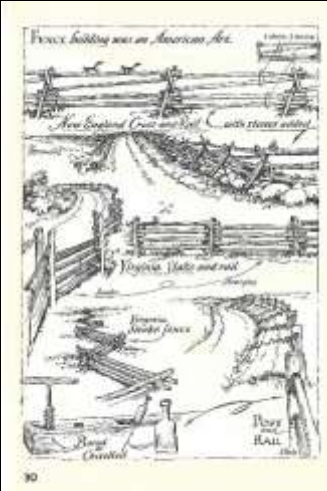
BB Ballantine 24293 \$2.50

Our VANISHING LANDSCAPE

With the author's sketches of old mills, smokehouses, churches, canal boats, covered bridges, road signs, sleds, snowplows, wagons, water wheels, icehouses and many more.

by ERIC SLOANE

7. Bridge. 18. Lane-width.





C. Principles of Byway Protection:

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



C. Principles of **Byway Protection:**

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

A scenic view of a paved road winding through a rural landscape. The road is in the foreground, curving to the right. To the left of the road is a wooden fence and a grassy field. In the background, there are more fields, trees, and a small building. The sky is blue with some clouds. The text "D. Summary of Overlay District:" is overlaid on the top part of the image.

D. Summary of Overlay District:

- Performance Based, not Prescriptive
- Defines Jurisdictional Boundaries

“Outside” the R/W: New Castle County

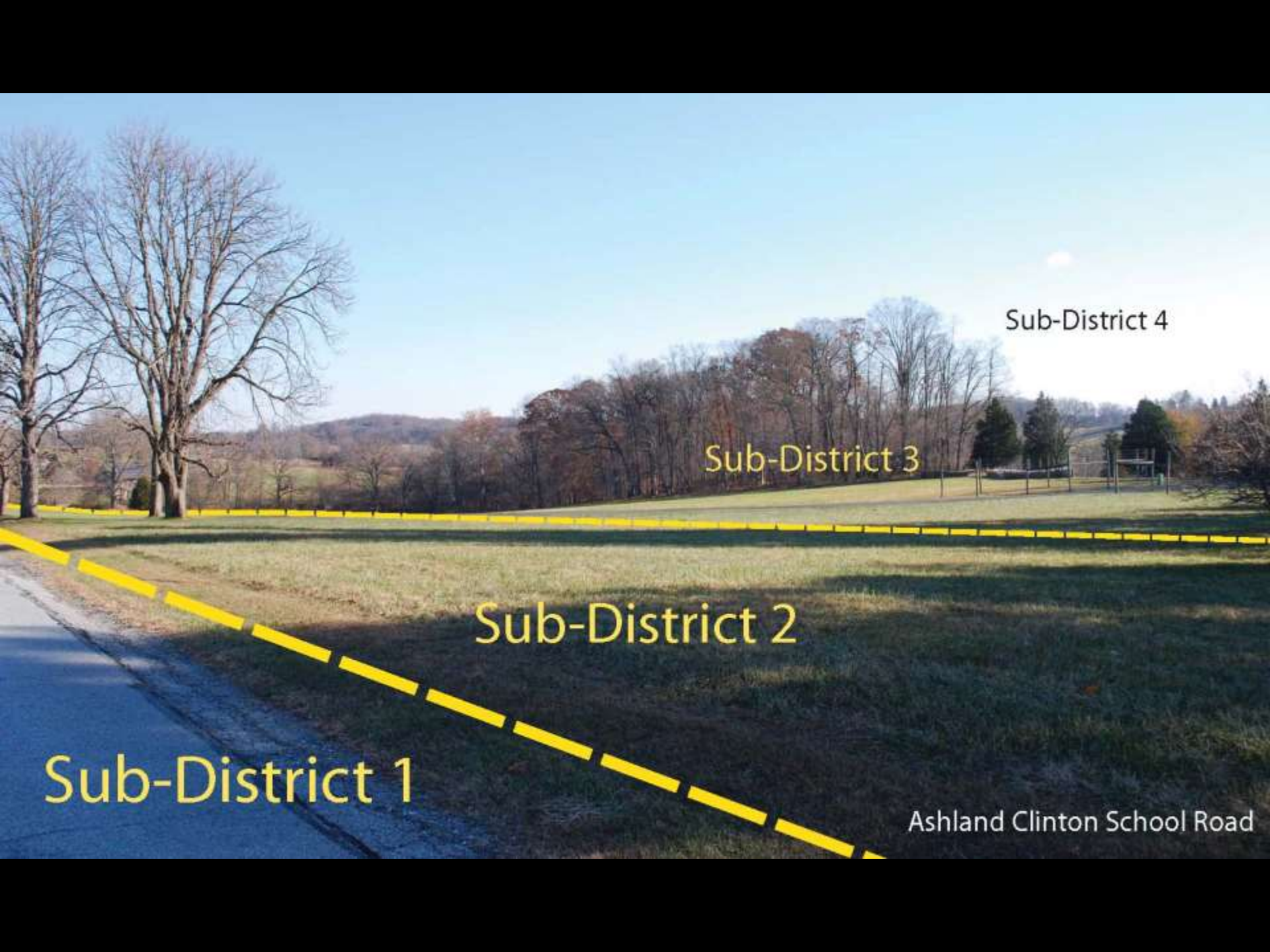


“Inside” the R/W: DeIDOT



D. Summary of Overlay District:

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



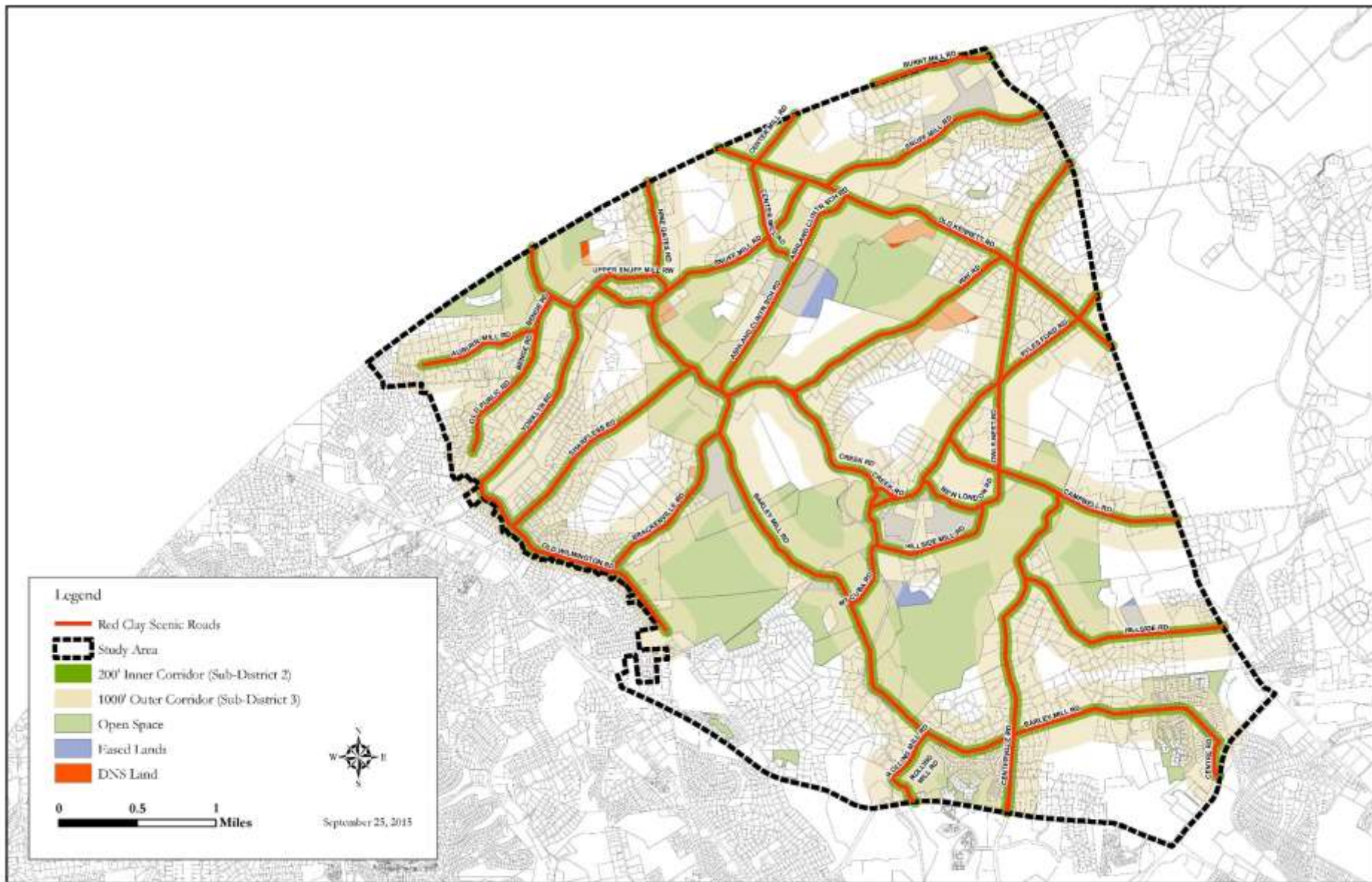
Sub-District 4

Sub-District 3

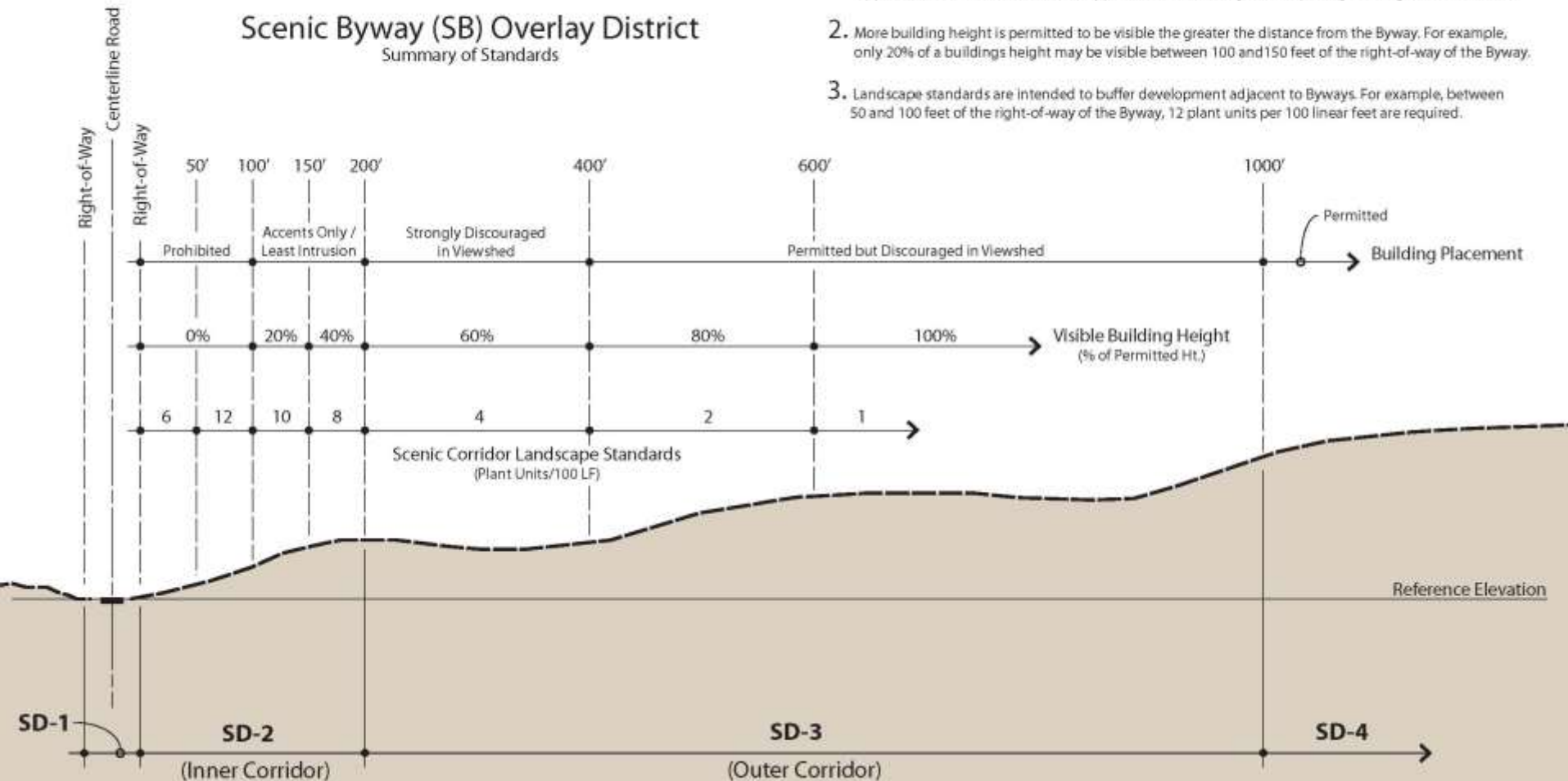
Sub-District 2

Sub-District 1

Ashland Clinton School Road

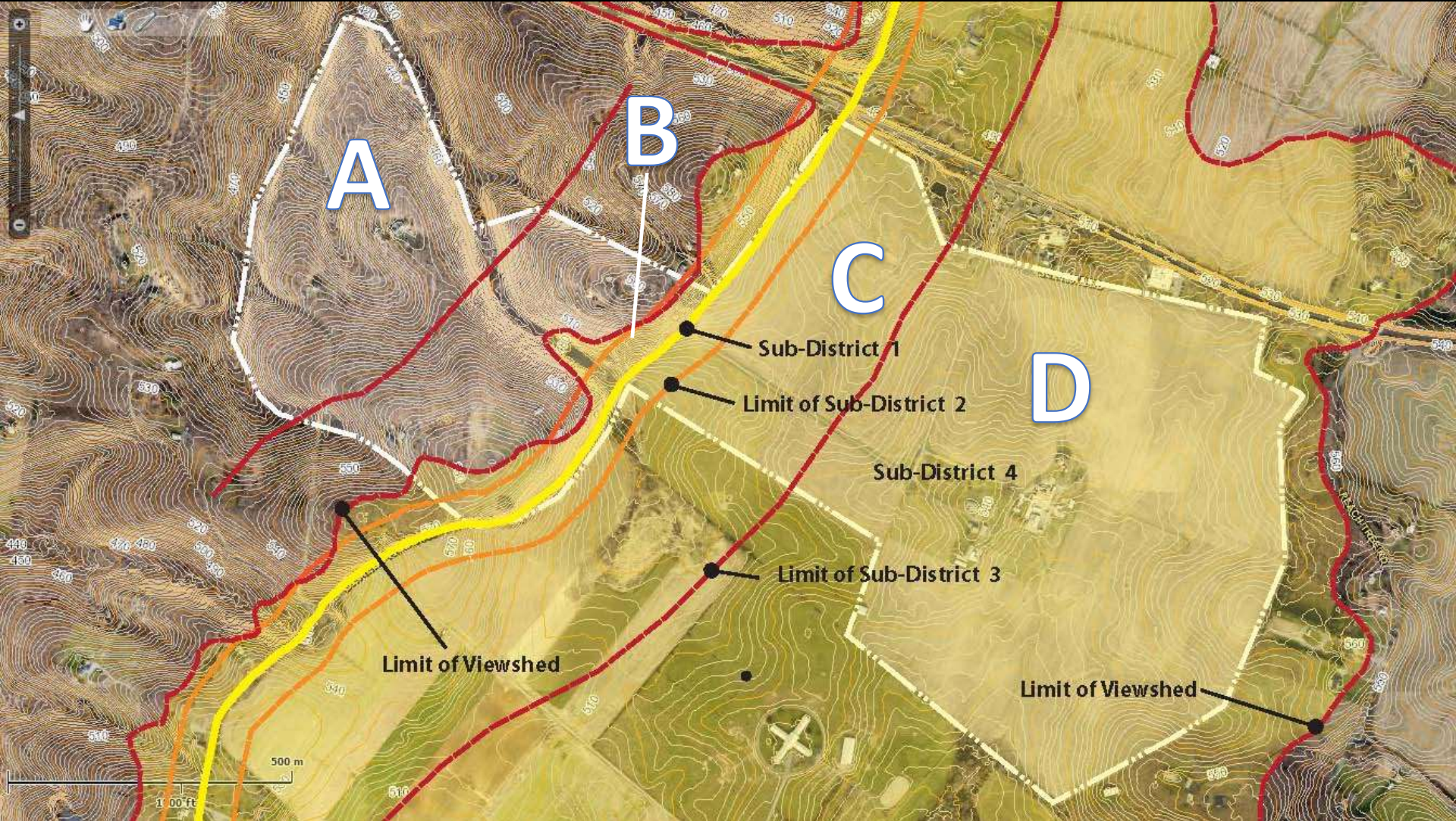


Scenic Byway (SB) Overlay District Summary of Standards



1. Building Placement - Buildings are prohibited within the first one hundred feet of the right-of-way of a scenic road. As the distance from the road increases, and the viewshed decreases, requirements are reduced. In all cases, applicants are discouraged from placing buildings in the viewshed.
2. More building height is permitted to be visible the greater the distance from the Byway. For example, only 20% of a building's height may be visible between 100 and 150 feet of the right-of-way of the Byway.
3. Landscape standards are intended to buffer development adjacent to Byways. For example, between 50 and 100 feet of the right-of-way of the Byway, 12 plant units per 100 linear feet are required.

Viewsheds



A photograph of a rural landscape. In the foreground, a rustic wooden fence runs diagonally across the frame. To the left, a large red barn is partially visible. In the background, a dirt road leads towards a green field and a line of trees. A small house is visible in the distance. The sky is filled with dramatic, dark clouds.

E. Summary of Design Guidelines

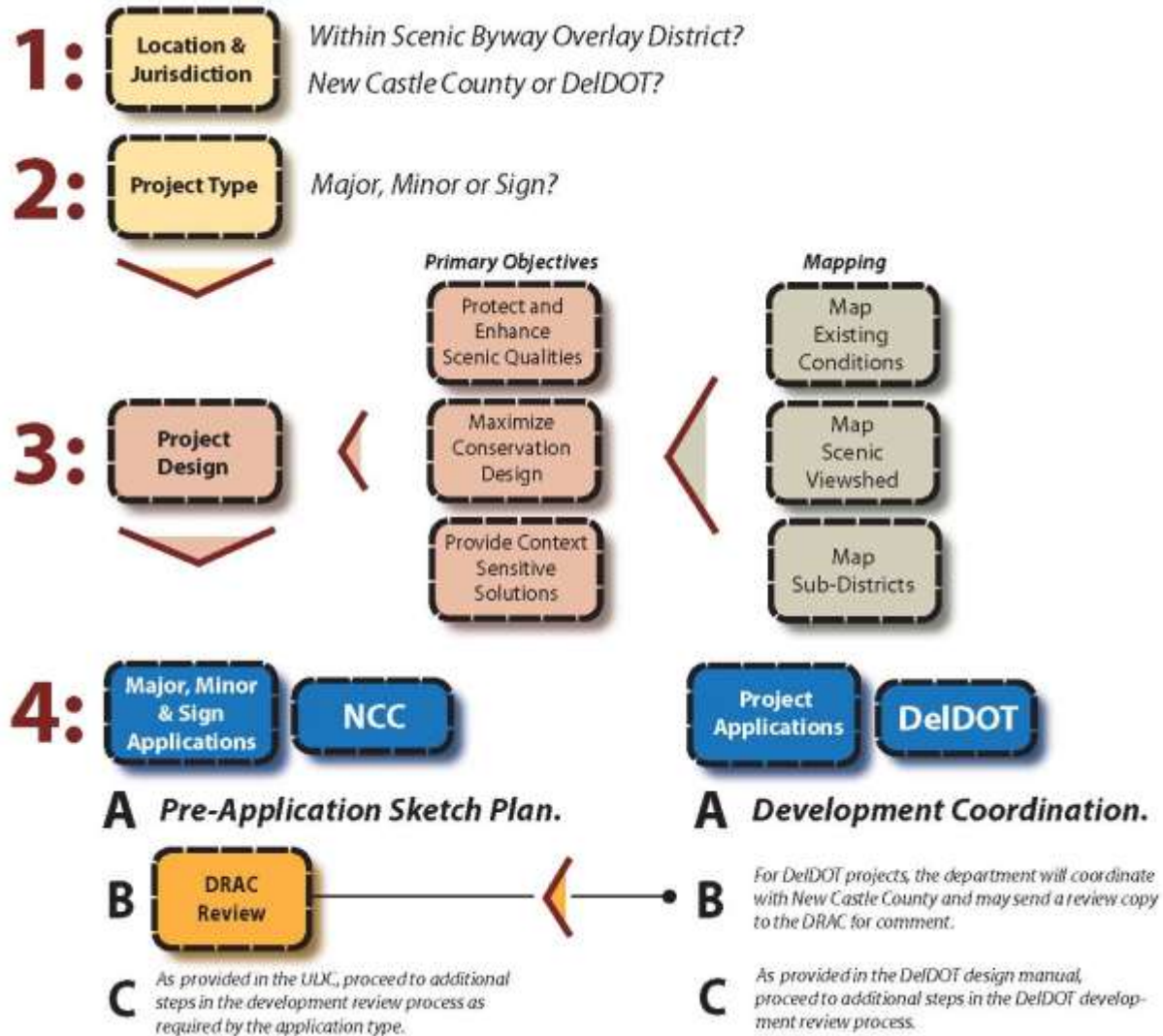
- Who will find these guidelines helpful?
 - Applicants
 - DRAC
 - Residents



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

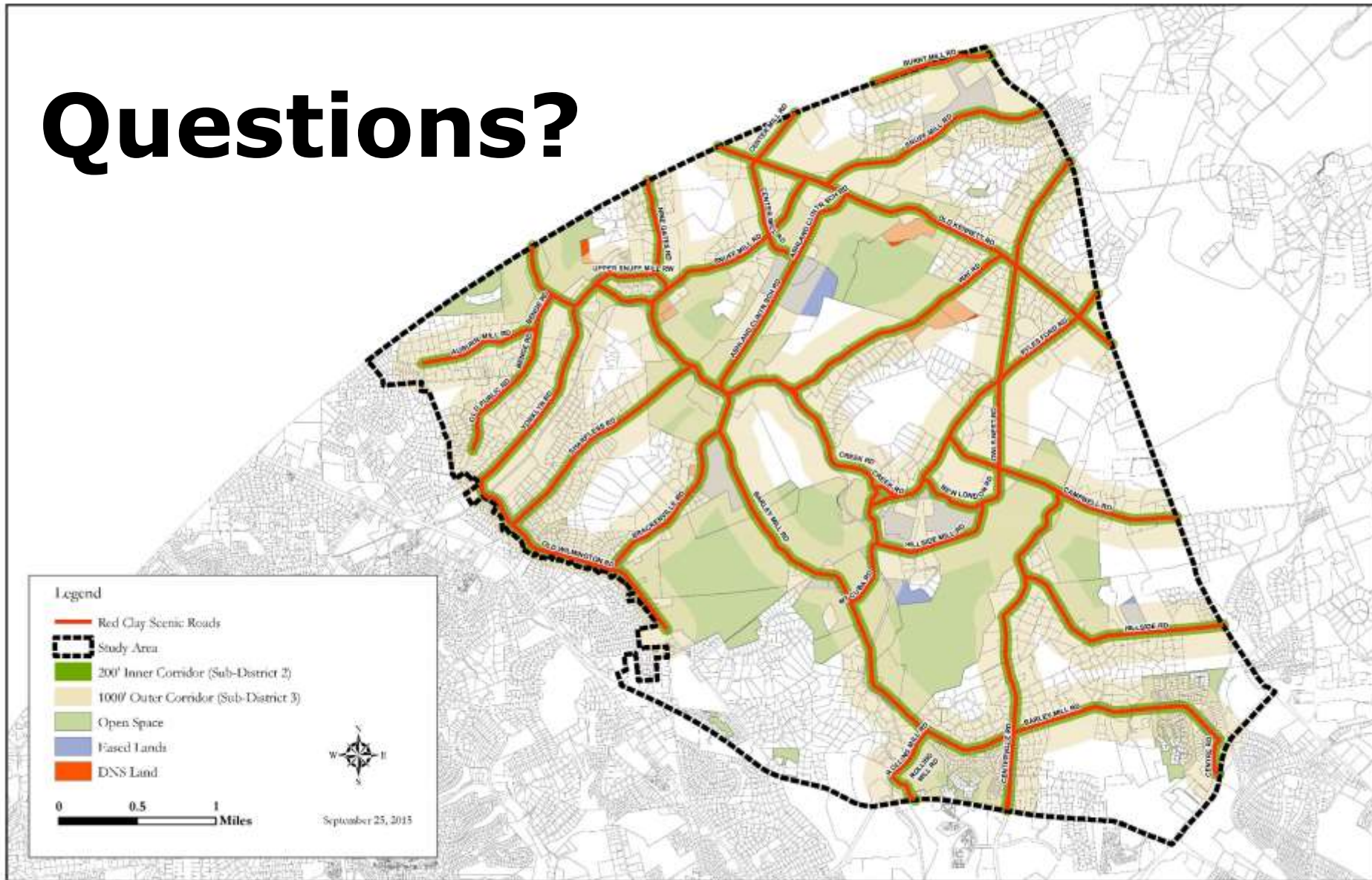
Scenic Byway Overlay District Review Process





Thank you! Questions?

Questions?



Next Steps

- 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...

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