

# Coordination With Other Land Use Studies

The primary objective of the SR 141 Land Use and Transportation Plan is to develop both a vision and guidelines to guide desired changes in the study area in a manner that reflects the interest of area stakeholders. The vision and guidelines may lead to changes to Section 40 of the New Castle County Unified Development Code (UDC) and the development of specific Design Guidelines for the SR 141 Corridor. Currently, three other related studies are actively underway to review elements of the UDC and consider design guidelines for the Brandywine Creek and Red Clay Creek scenic byways. The SR 141 study team is coordinating with these other studies to facilitate information sharing and ensure that each study is complementary to, and not duplicative of, analysis and outreach efforts. In addition to the three studies highlighted below, the SR 141 study is being conducted to support the additional initiatives in the October 2014 New Castle County Department of Land Use Action Plan and Work Program.

## Unified Development Code Revisions



The New Castle County Department of Land Use is revising the Unified Development Code (UDC) to incentivize desired economic development while managing change in ways that will add value to the community. Efforts underway include countywide listening sessions involving a wide variety of constituents to understand areas of needed change. Expected areas of focus for UDC revisions include improved communications between agencies, applicants, and community representatives; clearer guidelines for economic development strategies; and a more transparent, predictable, and efficient review process.

## Brandywine Valley Scenic Conservation Plan and Guidelines



Delaware Greenways has initiated the Brandywine Valley Carrying Capacity and Preservation Study, which will result in a Scenic Conservation Plan to preserve the beauty of the Brandywine Valley National Scenic Byway while providing for sustainable growth and development. The Plan will focus on integrating land use and transportation in a way that preserves the historic, natural, and scenic landscapes of the Brandywine Valley, while providing convenient mobility for the residents, visitors, and businesses along this corridor. The New Castle County Department of Land Use, DeIDOT, and Delaware Greenways are managing the development of a Scenic Byways plan for the Greenville portion of the Brandywine Valley National Scenic Byway.

## Red Clay Valley Scenic Byway Design Standards Overlay Project



WILMAPCO, the New Castle County Department of Land Use, DeIDOT and the Red Clay Valley Scenic Byway Alliance have begun planning to develop and draft corridor overlay standards for the Red Clay Valley Scenic Byway. The Corridor Management Plan (CMP) recommended collaboration with New Castle County to improve protection for the scenic byway, including the possibility of incorporating corridor overlay standards into the Unified Development Code. The CMP discusses resource protection levels, landscaping, context sensitive design, and other techniques as possible implementation strategies. Land development design standards that will preserve the natural, scenic, and historic resources and the intrinsic qualities of Red Clay Valley are the focus of this effort. The outcome of the project will be draft conservation design standards for land development projects within the byway.



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