



# Brandywine Valley National Scenic Byway Conservation Committee

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## Minutes from the October 14, 2010 BVNSB Scenic Conservation Committee

Location: Delaware Greenways Offices  
Time: 5:00 PM to 6:30 PM

### **In Attendance:**

Mark Chura, Delaware Greenways (Executive Director)  
Andrea Trabelsi, Delaware Greenways (Land Use Planner)  
Jeff Greene, Delaware Greenways (Transportation Planner)  
Sandra James, Delaware Greenways (Public Affairs Advisor)  
Chuck Landry, CCOBH  
Bob Weiner, New Castle County Council Representative (District 2)  
Deborah Hudson, State Representative (District 12)  
Vernon Green, Woodlawn Trustees  
Paul Morrill, Committee of 100  
Herb Inden, State Office of Planning  
Jaynine Warner, CCOBH  
J. Harry Feldman, CCOBH

The official committee membership and contact information is attached.

### **Discussion Topics and Minutes:**

Mark Chura led off the discussion for this meeting of the newly expanded Conservation Committee. He introduced DGI staff members Jeff Green and Andrea Trabelsi, who will be the project leads for the Scenic Conservation Plan. Mark indicated that this Study was a product coming out of the Scenic Conservation workshop conducted in October 2009. And that this project would be the first of many assignments undertaken by this Committee. He said that this assignment would be done in conjunction with the nominated Byway extension of Ramsey, Smith Bridge and Thompson Bridge Roads that is now

circulating for review and comment with the Byway Management Committee. Mark introduced a PowerPoint Presentation which is attached to these minutes. After beginning the presentation and discussing the background of the study, he turned the presentation over to Jeff and Andrea to cover the details. The following discussion occurred both during and after the Presentation.

### **Scenic Conservation Plan (process and schedule)**

- The study will be conducted in a five phase work plan as follows:
  - Phase 1 – Develop the Trend Scenario. This phase includes looking to the future asking the question, what will the future look like if current practices continue?
  - Phase 2 – Establish Community Vision and Goals, asking the question, what would we like the area to be like in the future and how do we get there?
  - Phase 3 – Evaluate Alternative Futures. There will likely be a number of alternative futures. Each alternative will be compared to the trend scenario and a decision will be made as to which most meets the vision and goals.
  - Phase 4 – Plan Formalization. In this Phase, the selected future will be formalized and detail will be added. Policies, design guidelines and management strategies will be identified.
  - Phase 5 – Management and Implementation of the Plan. In this phase, transportation and buildings and landscape design guidelines will be developed and an implementation manual detailing the steps and strategies as well as tactics to implement the Plan will be described.
- The anticipated phase completion schedule is as follows:
  - Phase 1 – December 2010
  - Phase 2 – January 2011
  - Phase 3 – March 2011
  - Phase 4 – May 2011
  - Phase 5 – August 2011
- The Byway scenic conservation planning process was designed to align with the New Castle County Comprehensive Planning Process for reasons of efficiency and effectiveness. The schedule and key people involved in the Comprehensive plan Update are noted below:
  - JMT will be the consultants managing the project.
  - The first Comp plan meeting will be occurring sometime in November or December and will cover general orientation topics.
  - During January and February committee assignments will be made and we should have Delaware Greenways staff and Byway Conservation Committee representation.
  - Mike Bennett and Ken Bieri will be the New Castle County staff leading the effort.
  - Website where info about the comp plan updates will be posted will be active in the next few weeks.
  - Part of this committee should meet with the County Land Use Department (Mike Bennett, Dave Culver, Ken Bieri) sometime in November (prior to them gearing up for the Comp Planning process)
    - Formally align the timing of the Byway Scenic Conservation Plan with the Comp Plan. The scheduled completion date of the Comp Plan is early 2012 and the legal completion date is July 31, 2012.
  - Committee should also meet with the consultant, JMT.
- The Byway Scenic Conservation Plan will be done in concert with the ongoing CMP work the Pennsylvania side of the Byway is undertaking.

- Factor in Pennsylvania into the mapping, study area, and plan making (as is appropriate given the scope of the project)
- Work with Brandywine Conservancy and PennDOT on Pennsylvania side issues.
- The study area boundary line, as shown in the PowerPoint presentation, was questioned relative to being a definitive designation. The response was that:
  - The study area boundaries are preliminary boundaries that will change slightly based on findings of the early phases of the plan-making process.
  - Suggestions to extend the boundaries further south along route 52 into Wilmington, which is also part of the Byway, further west, and further north would be considered.
- We need to continue to research existing studies and inventories regarding the study area that relate to this project, such as the forest/tree inventory.
  - Project Leaders from Delaware Greenways will get in touch with organizations that work in our study area to gather and make use of previously completed studies.
- The design guidelines component will be a very significant part of this plan. The purpose of the design guidelines is not to put limits on property owner rights, but rather to guide context sensitive development that will help preserve the unique and valuable character of the Brandywine Valley and also preserve individual property values.
- DelDOT considers the typical section for Byway improvements on a case by case basis. This study will develop a consistent typical section for each key roadway and class of roadway in the study area that is sensitive to landowners, context zones, all users of the roadway and provides safety for all users.

#### **Conservation Committee Duties**

- A discussion of the duties of the Conservation Committee was held and, in summary, they are as follows:
  - Review all project deliverables
  - Assist in developing findings and recommendations
  - Assist with Public Meetings:
    - Getting the word out.
    - Mingling with attendees and recording comments.
    - Evaluating the public's comments
  - Assist other committees in their duties
  - Advocate for implementation of the Plan
- The committee would meet every month to two months depending upon study progress and study event schedule.
- Regarding getting information out to the public, Mike Mahaffie at the State Planning Office should be contacted for posting project and meeting info to the Office's public announcements webpage.

#### **Viewshed Analysis**

- Andrea led a discussion of the Viewshed analysis process. She indicated that the study would follow a four step process with the first two steps currently underway.
  - Step 1 – Develop Evaluation Criteria.
  - Step 2 – Identify Unprotected Viewsheds
  - Step 3 – Viewshed Working Group Evaluates Viewsheds in Field
  - Step 4 – Compile Results of Field Work and Develop Recommendations

- Saturday, December 4, 2010 was tentatively set as the first day of field inventory/verification for the viewshed analysis. More information will be forthcoming. The Conservation Committee members all indicated a desire to be part of this process as the Viewshed Working Group is being formed.

#### **Stakeholder Review and Analysis**

- A detailed discussion was held analyzing key stakeholders. Lists of stakeholders and community contacts were distributed and discussed. Based upon the comments received from committee members, the lists were updated and are attached to the minutes. In general, the Committee Members updated the Neighborhood Association Contacts and added other stakeholders including schools, nature groups, groups interested in historical preservation and business groups. These lists will be continually updated, so please inform Andrea Trabelsi (contact info below) for any updates or corrections to the lists (See list of committee members, community leaders, and stakeholders submitted in conjunction with these minutes).

These minutes were prepared by Delaware Greenways. Please contact Andrea Trabelsi at [andrea.trabelsi@gmail.com](mailto:andrea.trabelsi@gmail.com) with any comments and corrections.