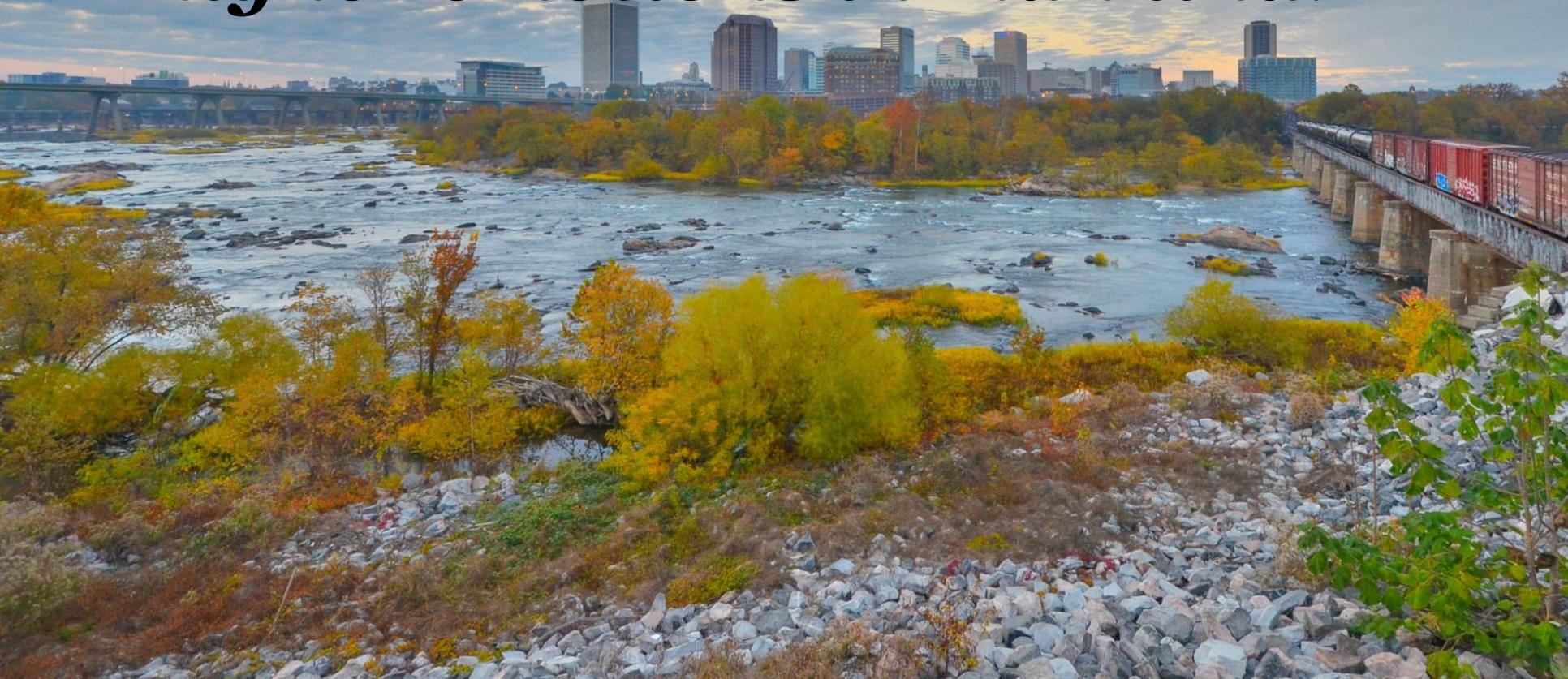




# Designation of Scenic as Conservation

*“There is nothing more practical in the end than the preservation of beauty, than the preservation of anything that appeals to the higher emotions in mankind.”*



## Why scenic resources now:

- Scenery is a finite resource.
- Attractive visual resources contribute to an increased sense of civic pride.
- Identification reduces project delays due to public concern and/or outrage, and saves long-term costs of mitigation for improperly developed properties.

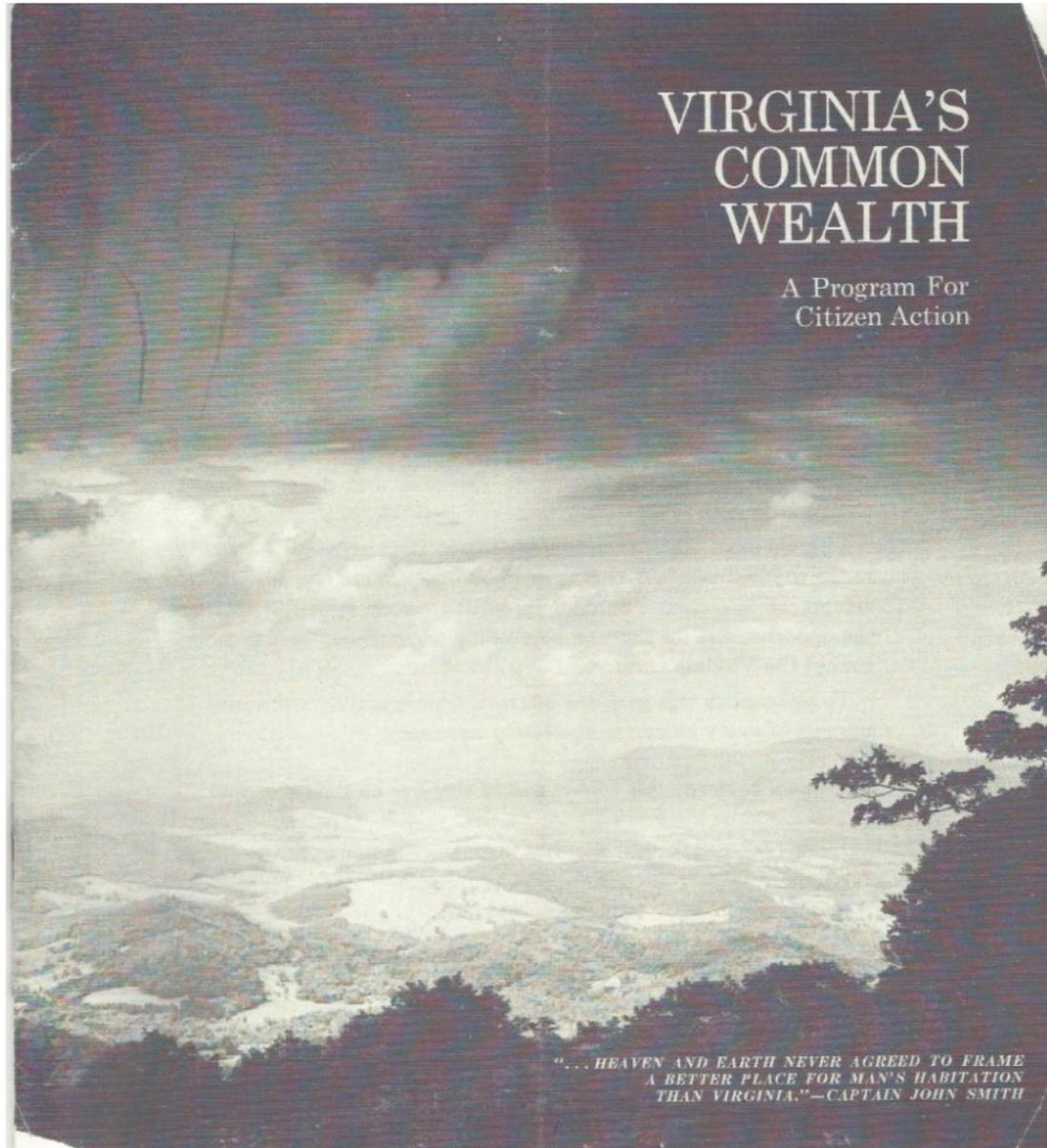


# Presentation

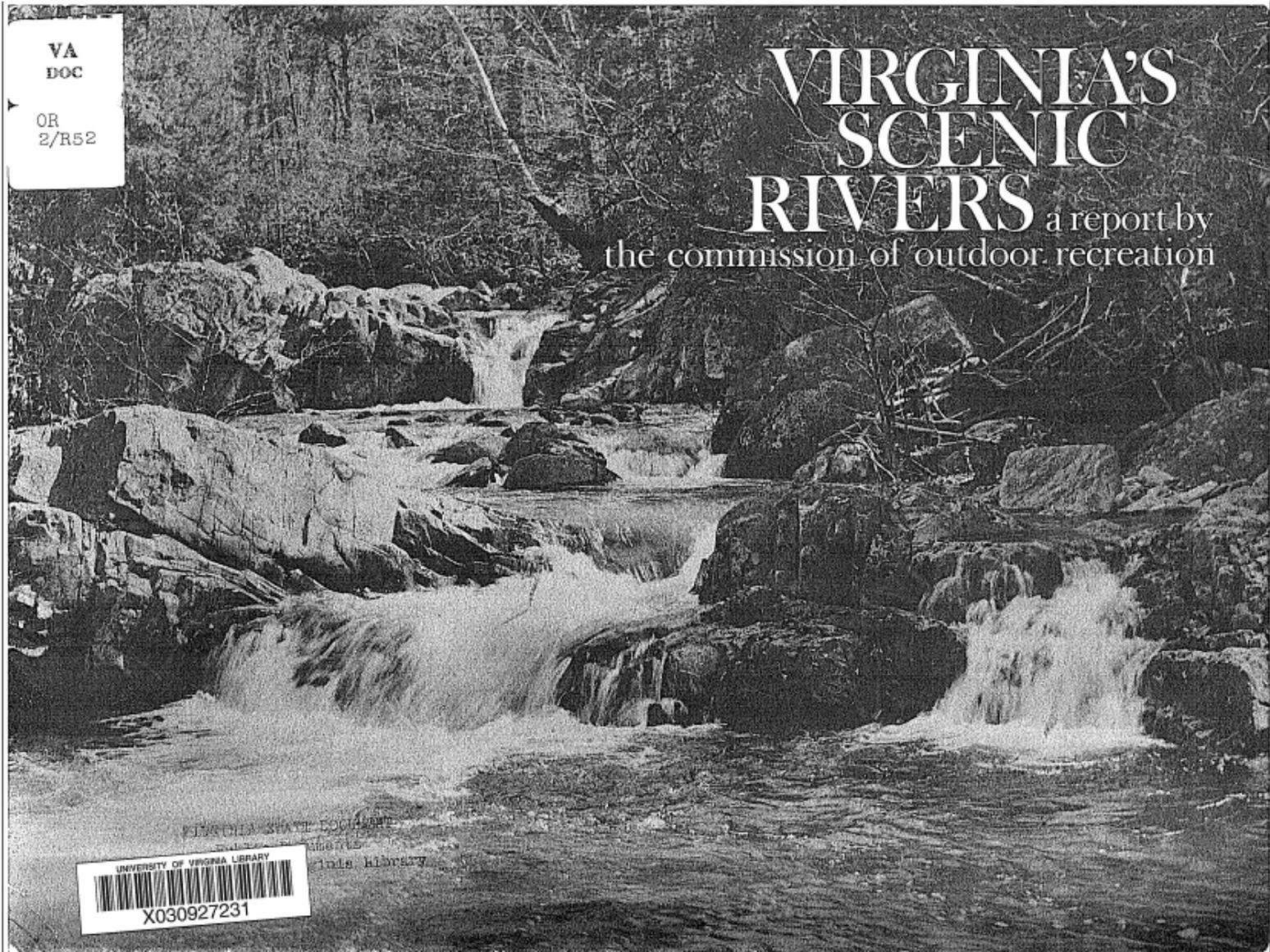
- **Scenic History**
- **Benefits**
- **Examples**
- **Next steps for Virginia**



**History  
Attention to  
rivers was  
originally  
mentioned in  
the 1960  
*Virginia's  
Common  
Wealth'***



# History



The 2000  
ACIR Report  
called for  
additional  
tools for  
scenic land  
conservation

**INTERIM REPORT OF THE  
ADVISORY COMMISSION ON  
INTERGOVERNMENTAL RELATIONS**

**THE IMPACT OF AESTHETICS ON  
THE ECONOMY AND QUALITY  
OF LIFE IN VIRGINIA AND ITS  
LOCALITIES**

**TO THE GOVERNOR AND  
THE GENERAL ASSEMBLY OF VIRGINIA**



**HOUSE DOCUMENT NO. 90**

COMMONWEALTH OF VIRGINIA  
RICHMOND  
1998

# EXAMPLES

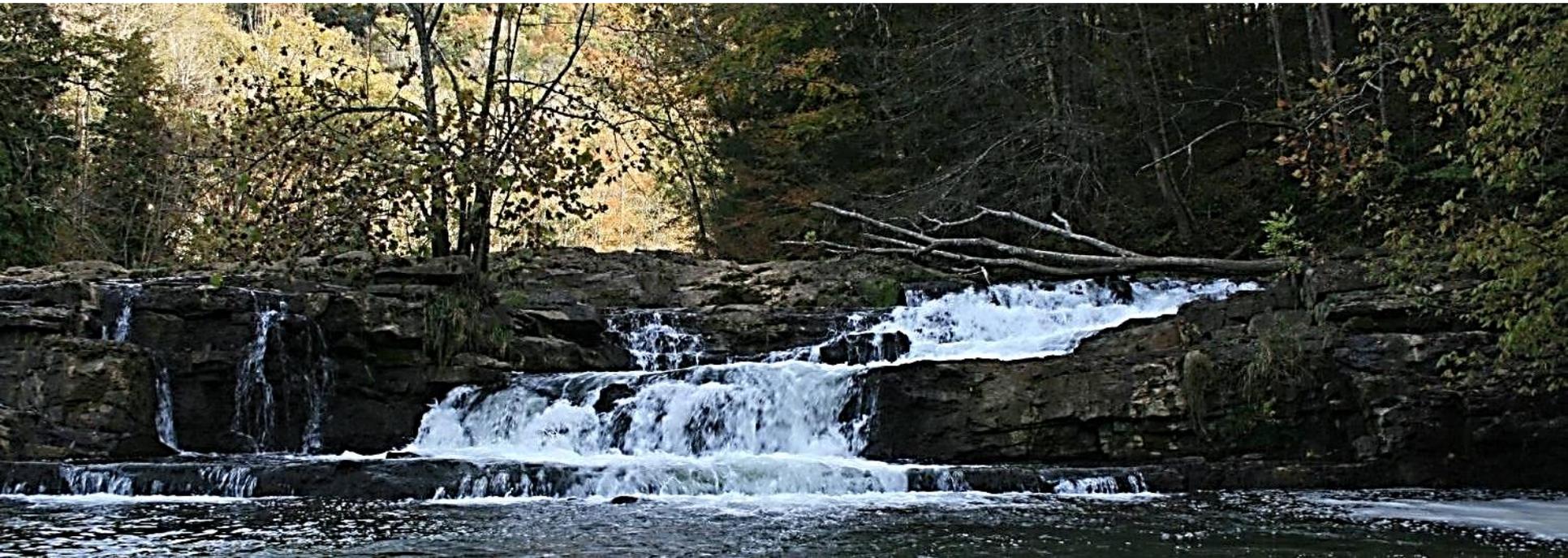
- PLANNING & PROTECTION
- EASEMENTS
- DESIGN GUIDELINES
- COMMUNITY INVOLVEMENT

# WHY SCENIC ?

- Provides:
  - **scenic resources** in planning & design
  - **Conservation Land Tax Credit, if** locally adopted



- **Supports Land Conservation**
  - Virginia Land Conservation Foundation
  - Virginia Outdoors Foundation





# Community Involvement

# POHE National Scenic Trail



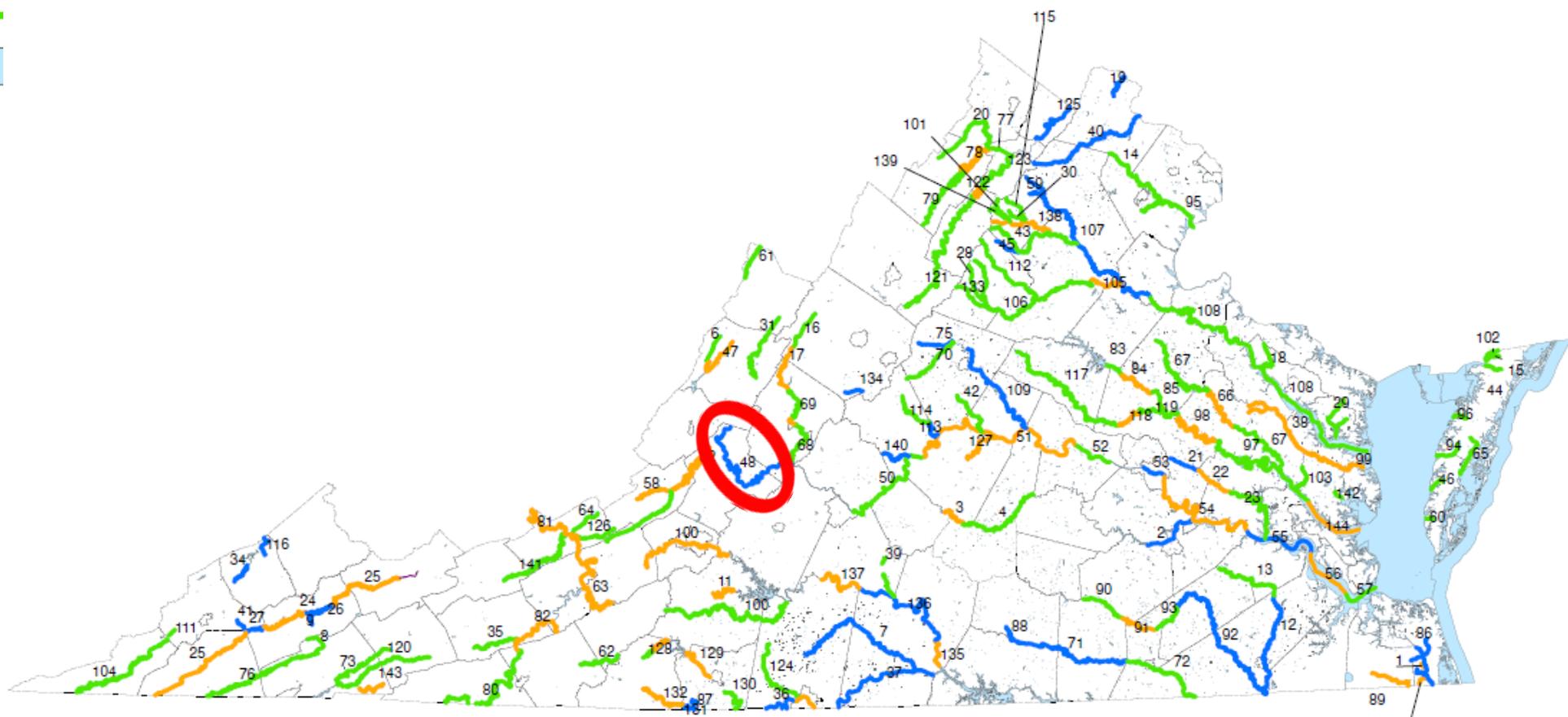
# Enjoy the View- NPS protocol



Observation Data															
NPS Unit Name: POHE						Date: 5/3			Time: 9:30						
Viewpoint Name: ARVNWR Danang Pt						Recorder: J. Wampler									
Segment ID: Cat Point Creek Water Trail						Evaluators: Lynn Crump, John Bateman									
Viewed Landscape Name: Cat Point Creek, Menokin Bay, Menokin															
Viewpoint Coordinates:															
View Geometry Bearings:						Left: 13 NxE			Center: 32 NEXN			Right: 71 ENE			
Weather: <input type="checkbox"/> Sunny/Clear <input type="checkbox"/> Mostly Sunny <input type="checkbox"/> Partly Cloudy <input type="checkbox"/> Mostly Cloudy <input type="checkbox"/> Cloudy/Overcast <input type="checkbox"/> Cirrus															
Observer Position: <input type="checkbox"/> Looking down at scene <input type="checkbox"/> Looking at eye level <input type="checkbox"/> Looking up at scene															
Photo Record															
Photographer:						Camera/Lens 1:			Camera/Lens 2:						
Camera	Photo Number(s)	Pano	Notes												
	88	X	entire viewshed	83, 86-Lupin view											
	89-90		Fire Circle	47-79-60 site photo											
	80-87		General												
	100-107		Picnic area & Pond												
Landscape Description															
View Type: <input type="checkbox"/> Panorama <input type="checkbox"/> Feature <input checked="" type="checkbox"/> Framed <input type="checkbox"/> Focal <input type="checkbox"/> Enclosed <input type="checkbox"/> Canopied															
Landscape Character Type: <input checked="" type="checkbox"/> Natural/Natural Appearing <input type="checkbox"/> Pastoral <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural <input type="checkbox"/> Suburban <input type="checkbox"/> Urban <input type="checkbox"/> Industrial															
Are seasonal/ephemeral effects (e.g., wildflower displays, snow, dramatic clouds) important to the vividness rating? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
If yes, please describe:															
Notes:															
Distance Zones															
Foreground Extent: ACROSS CREEK/BAY															
Middleground Extent: UP STREAM															
Background Extent: way up stream															
Landscape Elements															
Landform*	Distance			Landcover*	Distance			Land Use*	Distance			Structures*	Distance		
	F	M	B		F	M	B		F	M	B		F	M	B
Mountains	✓			Development				Natural Areas	✓	✓	✓	High Rise - Residential			
Hills	X			Barren				Timber				Low Rise - Residential			
Buttes				Forest-Deciduous				Grazing/Rangeland				High Rise - Commercial			
Mesas				Forest-Evergreen				Agriculture				Low Rise - Commercial			
Valleys				Forest-Mixed	✓	✓	✓	Mining				Farm Buildings			
Ridge				Shrub/Scrub	✓	✓	✓	Industrial				Warehouses/Factories/etc.			
Cliffs/Bluffs				Grassland				Office/Retail				Nuclear/Conven. Power Plants			
Canyons				Pasture/Hay				Urban Residential				Wind Turbines			
Plains				Cultivated Crops				Suburban Residential				Solar Facilities			
Beaches				Wetlands/Bogs	✓	✓	✓	Rural Residential				Communication Towers			
Sand Dunes				Ocean				Transportation				Warehouses/Factories/etc.			
Islands				Lake/Pond				Parks/Recreation				Oil/Gas Wells			
Headlands				River/Streams	✓	✓	✓	Urban Center				Local Roads			
Water	✓	✓	✓					Small Town				Highways			
												Transmission/Substations			
												Deck Blinds x 3	✓	✓	✓



# **Va Scenic Rivers Program**



-  Designated - Legislatively designated component
-  Qualified - Rivers evaluated and found worthy of designation
-  Potential - Rivers identified as being worthy of future study



**NO Dam  
construction**

**Bored  
Pipeline  
Crossings**

# Design Guidelines

- **Roof Alignment**
- **Building Placement**
- **Pipelines**
- **Color Selection**
- **Facility height**
- **Orientation**





**Monticello**

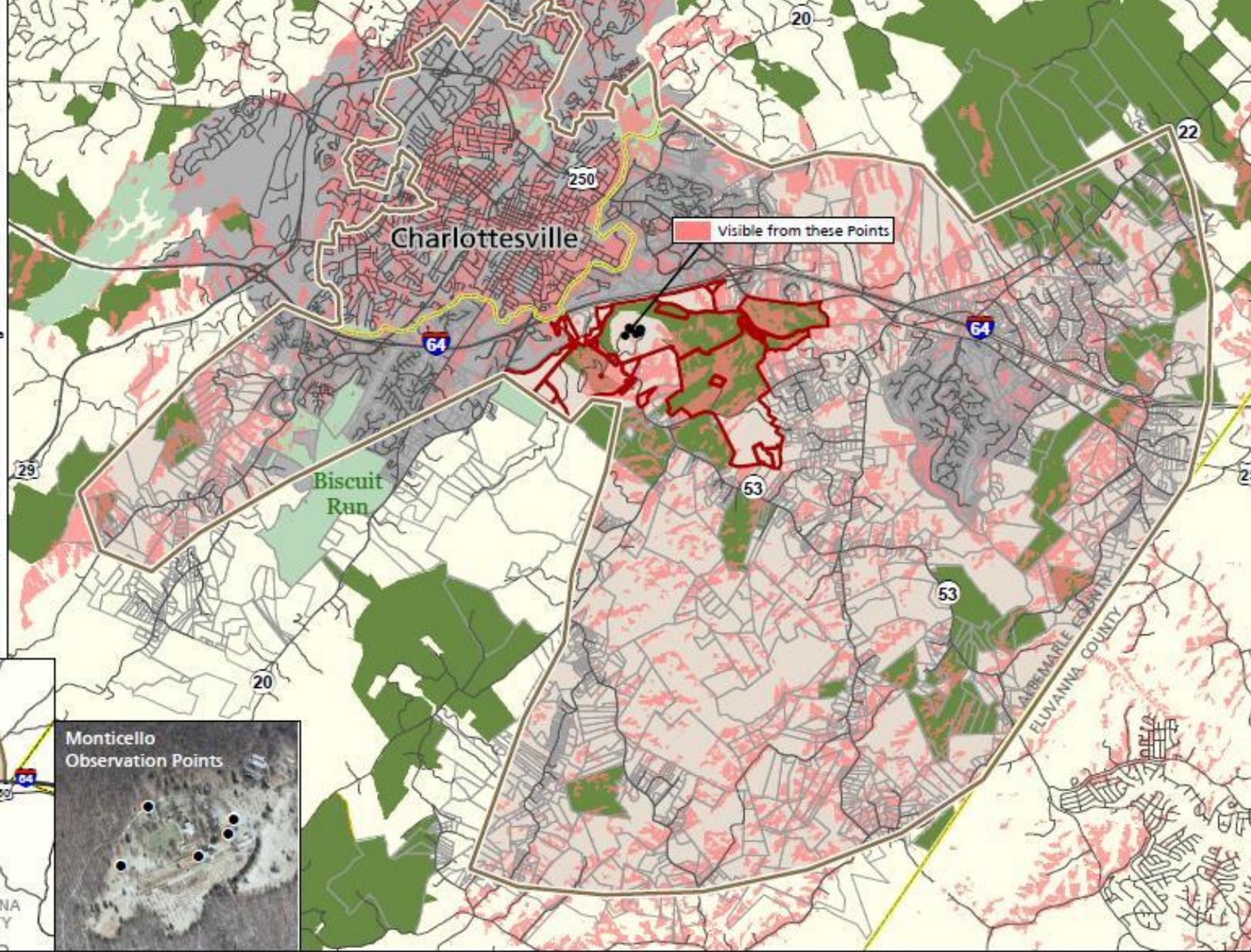
# Potential Monticello Scenic Viewshed Protection Area



- Observation Points
- Potential Monticello Protection Area
- Lands Visible from Monticello
- TJF Properties
- Property Lines
- Conservation Easements
- Public Lands
- Growth Area
- County Lines



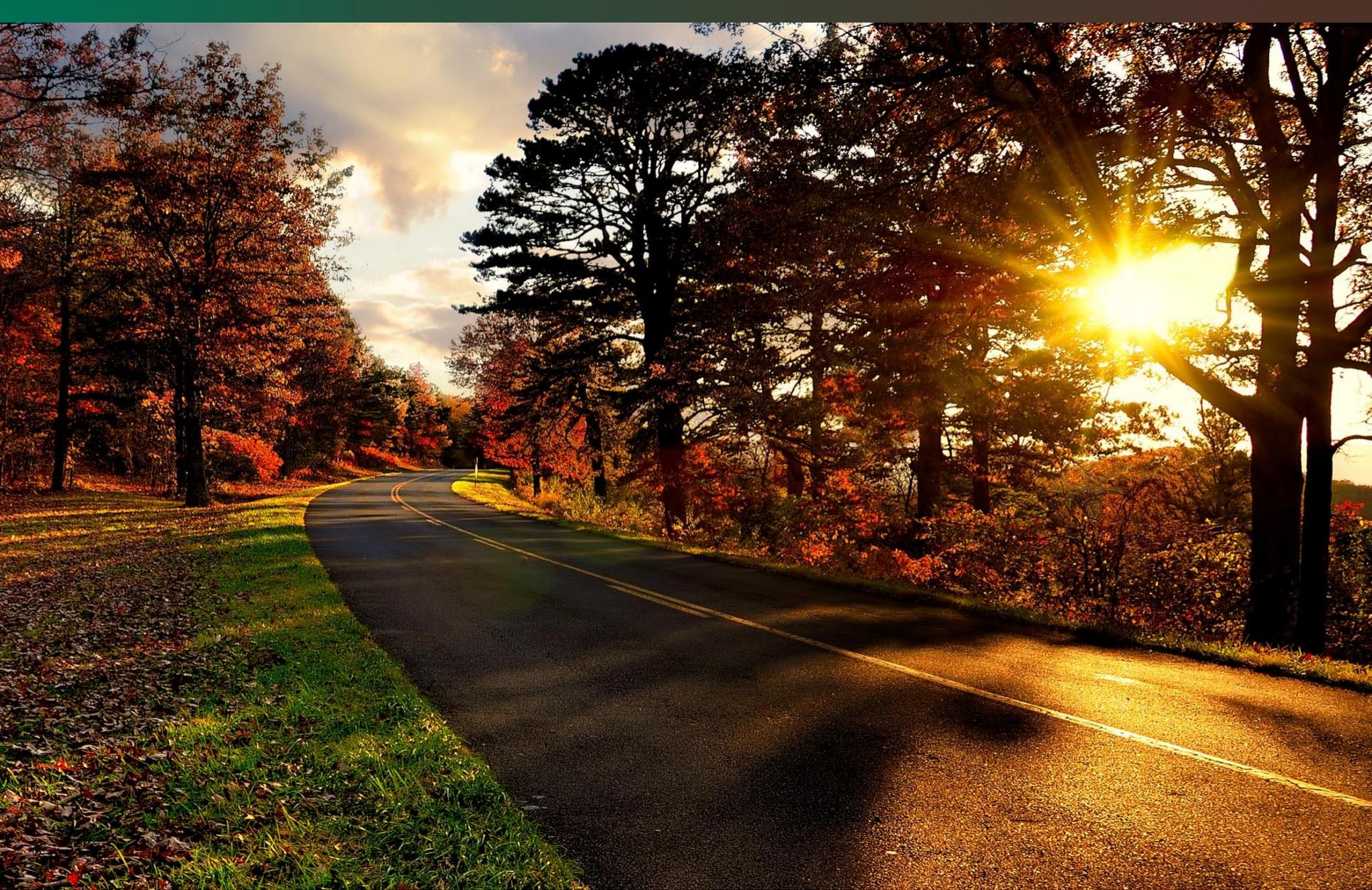
Map created by PDC for preservation purposes only. Viewshed based on elevation using USGS 10 meter resolution Digital Elevation Model. Data source: Albemarle County, and the Commonwealth of Virginia. Although efforts have been made to verify data, accuracy is not guaranteed. ©2013 Wilderness LWR. [www.albemarleproject.com/monticello/viewshed](http://www.albemarleproject.com/monticello/viewshed)



# Viewshed Mapping



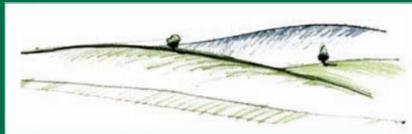
**Successes**



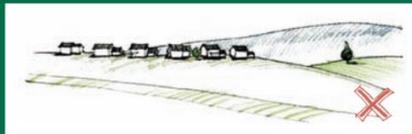
# Blue Ridge Parkway

## KEEPING SUBDIVISIONS SUBTLE

Land-conservation techniques and thoughtful placement of house lots are the most important decisions in the design of subdivisions along the Parkway. By clustering houses together with plenty of natural buffer between the Parkway and the building site, developers can establish a sense of community through shared open green spaces and neighborhood walking paths while preserving the overall visual integrity of the countryside. Conservation design is also economically advantageous to a developer, providing lower infrastructure costs, a variety of potential tax credits, and higher home values.



Existing Conditions

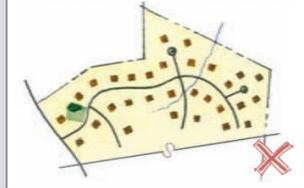


Inconsiderate Design



Considerate Design

Non-Conservation Subdivision



**30 Standard Subdivision Lots**

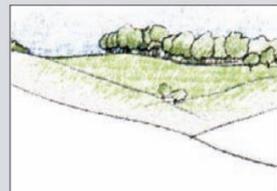
- ▶ 60 Acres
- ▶ 30 Homes
- ▶ 1 Acre Preserved

Conservation Subdivision

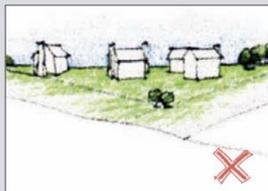


**30 Conservation Subdivision Lots**

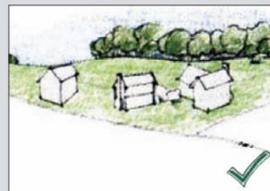
- ▶ 60 Acres
- ▶ 30 Homes
- ▶ 30 Acres Preserved



Existing Conditions



Inconsiderate Design

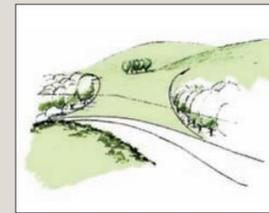


Considerate Design

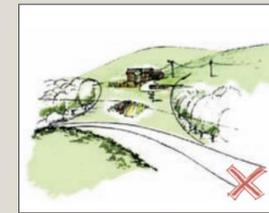
## CONSIDER THE LANDSCAPE

YOUR BACKYARD IS THE PARKWAY'S FRONT YARD.

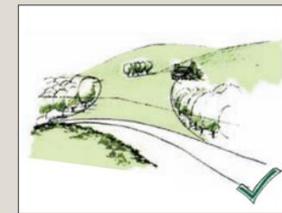
When building on or making changes to your property, the most important thing to keep in mind is how man-made structures and plantings will coexist with the natural features of the Parkway and what sort of view this combination of influences will ultimately compose.



Existing Conditions



Inconsiderate Design



Considerate Design



Existing Conditions



Inconsiderate Design



Considerate Design

Careful design is essential to protecting vistas, and a few simple strategies can make a huge difference. For example, ridgelines and hilltops provide visual and ecological benefits when used as natural screens rather than as building locations. Houses placed lower on slopes and away from sight lines afford you more privacy and Parkway travelers a more pleasing experience.

Using building materials and color schemes that blend with the landscape, keeping gardens and storage structures out of view, and positioning driveways to have minimal impact on the Parkway are other helpful design decisions you can make—improving the value of your property while preserving the rural character and panorama of the Blue Ridge Parkway.



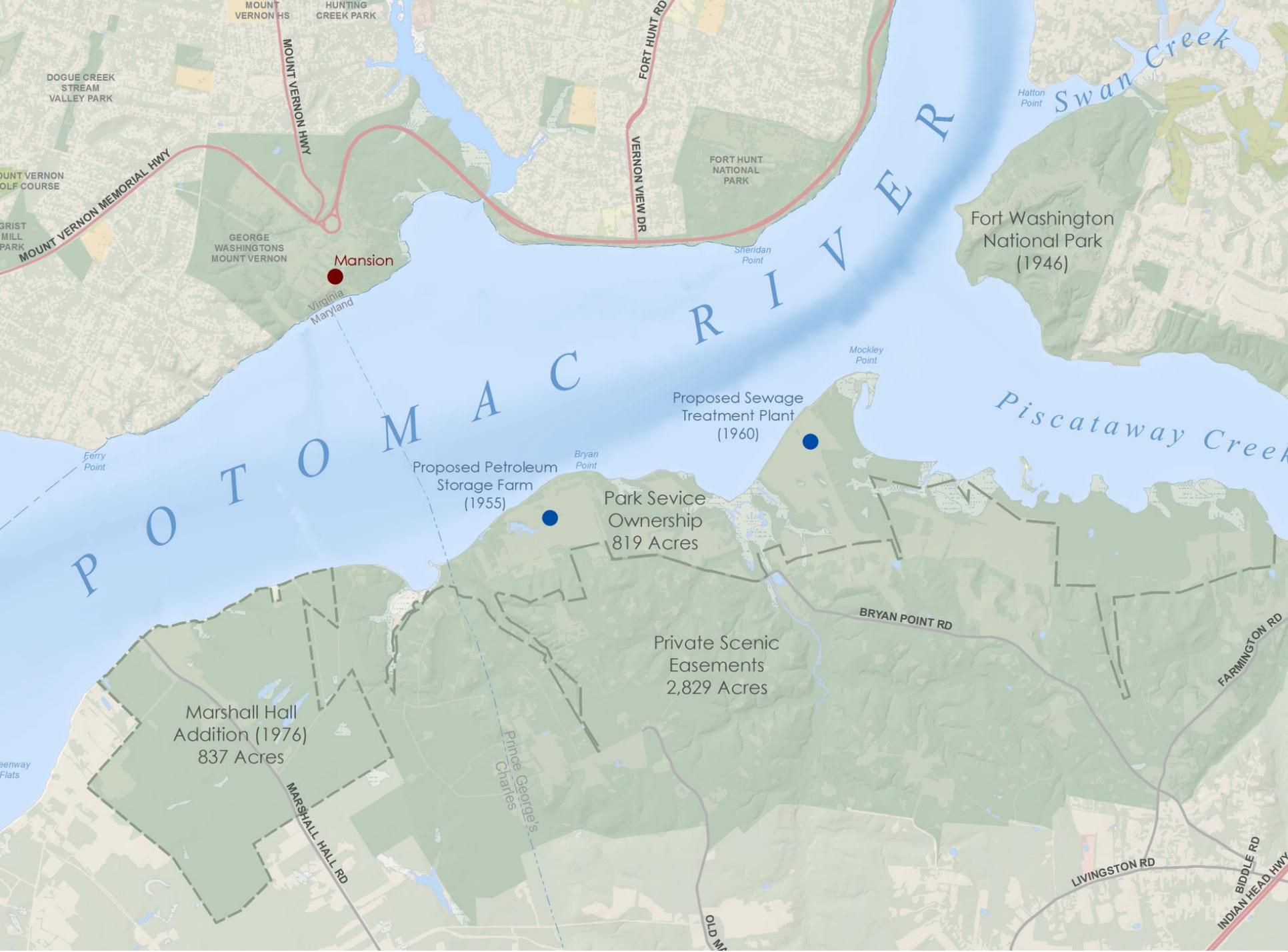
# Easements





# Mount Vernon





# POTOMAC RIVER

Mansion

Virginia  
Maryland

Fort Washington  
National Park  
(1946)

Proposed Sewage  
Treatment Plant  
(1960)

Proposed Petroleum  
Storage Farm  
(1955)

Park Service  
Ownership  
819 Acres

Private Scenic  
Easements  
2,829 Acres

Marshall Hall  
Addition (1976)  
837 Acres

Swan Creek

Piscataway Creek

DOGUE CREEK  
STREAM  
VALLEY PARK

FORT HUNT  
NATIONAL  
PARK

GEORGE  
WASHINGTON'S  
MOUNT VERNON

FORT HUNT  
NATIONAL  
PARK

MOUNT VERNON  
GOLF COURSE

MOUNT VERNON MEMORIAL HWY

MOUNT VERNON HWY

FORT HUNT RD  
VERNON VIEW DR

Ferry Point

Bryan Point

Mockley Point

BRYAN POINT RD

FARMINGTON RD

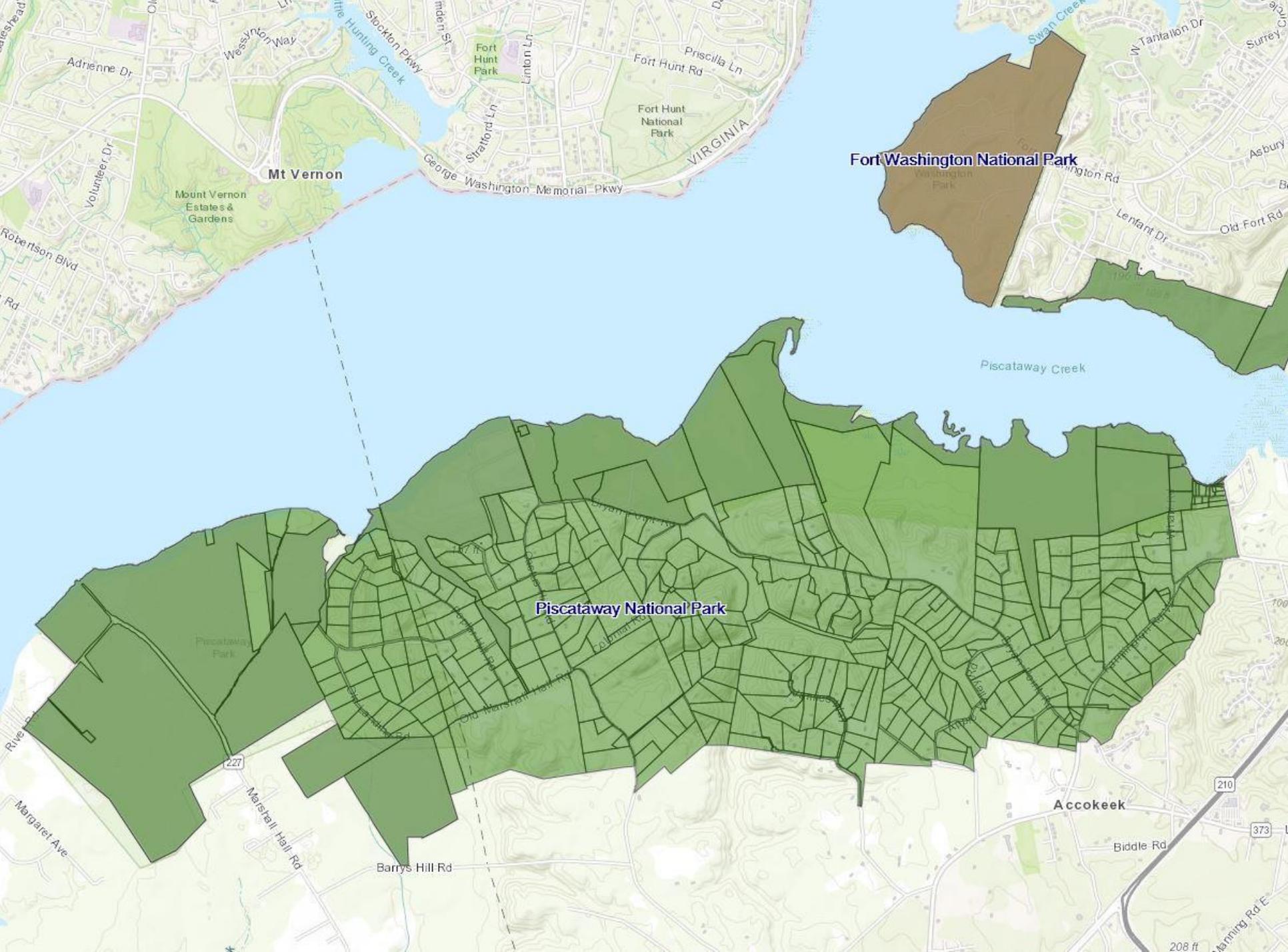
MARSHALL HALL RD

Prince George's  
Charles

OLD MD

LIVINGSTON RD

BIDDLE RD  
INDIAN HEAD HWY



**Mt Vernon**

**Fort Washington National Park**

**Piscataway National Park**

**Accokeek**

227

210

373

208 ft





# Virginia Scenic Rivers Program 50<sup>th</sup> Anniversary in 2020

## To Date –

- Have a logo & strategic plan
- Established a steering committee
- RMS Conference in Richmond at VCU in 2020

# Scenic River Contact

- **Web-** <http://www.dcr.virginia.gov/recreational-planning/srmain>
- Lynn Crump, (804)786-5054  
[Lynn.Crump@dcr.virginia.gov](mailto:Lynn.Crump@dcr.virginia.gov)

