

## QL3.2 PRESERVE VIEWS AND LOCAL CHARACTER

### INTENT:

Design the project in a way that maintains the local character of the community and does not have negative impacts on community views.

### LEVELS OF ACHIEVEMENT

IMPROVED	ENHANCED	SUPERIOR	CONSERVING	RESTORATIVE
<b>(1) Understanding and balance.</b> Public view plan developed and project adheres to existing policies and regulations regarding fit with local character. Take into consideration the preservation of natural landscape features. Balance the need for safety measures and barriers against desire for protection or enhancement of views. (A, B, C)	<b>(3) Alignment with community values.</b> As part of the stakeholder consultation process, project team identifies community values and concerns regarding protection and enhancement. Based on evaluations, the project team submits a plan for how views will be protected and enhanced, important natural landscape or community features are preserved and the overall placement in landscape or urban context considered. Aesthetic quality of the project beyond regulations considered. (A, B, C, D)	<b>(6) Community preservation and enhancement.</b> Public view plan implemented with little to no deviation. Contract includes clauses on the preservation of high value landscapes and landscape features. This includes the handling of on-site trees, vegetation, and other features. Stated penalties for non-compliance and programs to inspect outcomes and enforce. Project implements significant measures to fit with local character either natural or man-made. (A, B, C, D, E)	<b>(11) Community connections and collaboration.</b> Project team assists local community establish or enhance regulations, policies and standards on view corridors, views from public/open spaces, views of features associated with community identity or natural features. Fit with local character is considered key aspect of the project and alternatives are developed and implemented in collaboration with community stakeholders. Significant efforts in siting project and design and construction to preserve landscape features. (A, B, C, D, E, F)	<b>(14) Restoration of community and character.</b> Owner seeks where appropriate to improve the local character of the natural landscape or urban fabric through restorative action as part of the project. This may include removing barriers, structures, or vegetation to restore views; restoring lost or damaged natural landscape features; and designing project to restore lost character features within the community. (A, B, C, D, E, F)

### DESCRIPTION

It is important that a project's design should reflect its context. This includes both preserving views and fitting in with local character. The criteria may change depending on the context but the goals remain the same. For example, in a rural setting the project may need to be sensitive to views of natural landscapes and prominent features. Design features can fit with local character by reflecting the importance of the natural surroundings. In urban settings projects should likewise seek to maintain important view corridors, avoid blocking views from previous development. It should also seek to fit with the local urban character reflecting traditional streetscapes, materials choices, height limitations, etc. In fulfilling this credit project teams should minimize the impact on natural or community features, including rock formations, cutting of trees and other vegetation. Designs should take into account either the natural or urban local character in terms of landform or levels, materials, plantings, style/detailing, scale, landscape/townscape, etc. Special consideration should be given to identify, and prevent negative impacts to views. Designs should be in accordance with community goals and plans to protect view corridors, views from public or open spaces, and views of features strongly associated with the identity of the city or community.

### ADVANCING TO HIGHER ACHIEVEMENT LEVELS

Benchmark: The project team has some limited consideration of local landscape or urban character, but only to ensure that the project will not be a disharmonious imposition on the local landscape. No consideration is given to views or view corridors, unless required. The project team achieves minimum compliance

with laws and regulations for adverse impact on landscape features, and for any protected features, trees etc.

Performance improvement: Shift from minimizing impacts to preservation and restoration. Expand planning to be more comprehensive, taking stakeholder input into account.

### EVALUATION CRITERIA AND DOCUMENTATION

- A. To what extent has the project team demonstrated an understanding of local character of the project setting, in terms of landform or levels, views, natural landscape features, materials, planting, style/detailing, scale, and landscape/townscape pattern?
  1. *Plans, drawings, and reports identifying important elements of the site character including landform or levels, views, natural landscape features, materials, planting, style/detailing, scale, and landscape/townscape pattern.*
  2. *Existing policies and regulations regarding public views and design guidelines relevant to the project.*
- B. Has the project team developed or adopted existing public view plans and design guidelines to preserve important view sheds and local character?
  1. *An inventory of all natural landscape features to be protected.*
  2. *An inventory of all view resources to be protected.*
  3. *A plan for addressing public views in the project design. Plans should include: identification and location of the areas to be protected, identifying*

**METRIC:**

**Thoroughness of efforts to identify important community views and aspects of local landscape, including communities, and incorporate them into the project design.**

*compatible land use, setting development standards, and establishing policies for inappropriate development and land use.*

4. *Design guidelines written for the project to preserve public views, important natural landscape features, and generally fit with the local character and context of its surroundings whether urban or rural.*

C. To what extent does the final design address views and local character?

1. *Reports, drawings, plans, or images demonstrating how the final project design addresses each of the identified views, natural landscape features, and elements of local character.*

D. To what extent has the project team worked with local official, communities, and decision makers?

1. *Reports, memoranda, minutes of meetings with local officials and decision-makers regarding local policies and regulations.*
2. *Reports, memoranda, minutes of meetings with local officials and decision-makers to identify views, natural landscape features, and important local character traits.*
3. *Reports, memoranda, minutes of meetings with local officials and decision-makers demonstrating their involvement in developing design guidelines or their approval of the final design guidelines for views and fit with local character.*

E. Does the contract include clauses on the preservation of high value landscapes and landscape features, including stated penalties for non-compliance and programs to inspect outcomes and enforce?

1. *Contract clauses regarding the preservation of high value landscapes and landscape features.*
2. *Penalties for non-compliance.*
3. *Programs for monitoring and enforcement*

F. Has the project team aided local communities in developing or improving local policies and regulations regarding views and fit with local character for future projects?

1. *Report documenting any efforts to aid local communities in developing more comprehensive policies and regulations regarding views and fit with local character.*

**SOURCES**

- CEEQUAL Assessment Manual for Projects Version 4, December 2008, Roger K. Venables, Sections 3.1.4, 3.2.
- Greenroads Manual, v1.5, 2011, Access & Equity, AE-8 Scenic Views