



PLEASE HELP America's most scenic journey maintain its natural beauty and cultural integrity. The historic views cherished by over 20 million visitors a year depend on the cooperation of a few thousand private landowners who have the privilege of being connected to this extraordinary national treasure.

These guidelines were made possible with the assistance of:



Frank and Julia Daniels
Hill Studio
Park Foundation—Ithaca, NY



Additional Resources:

- Conservation Trust for North Carolina
- Western Virginia Land Trust
- Blue Ridge Conservancy
- Virginia Outdoors Foundation

For more complete information:
PLEASE VISIT US ONLINE AT PARKWAYNEIGHBOR.ORG

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

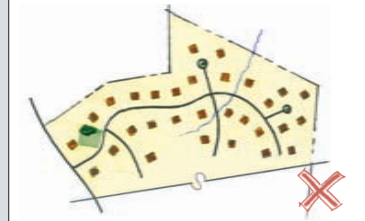


Inconsiderate Design



Considerate Design

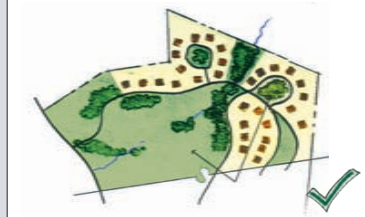
Non-Conservation Subdivision



30 Standard Subdivision Lots

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

Conservation Subdivision



30 Conservation Subdivision Lots

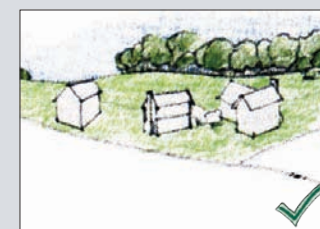
- ▶ 60 Acres
- ▶ 30 Homes
- ▶ 30 Acres Preserved



Existing Conditions



Inconsiderate Design

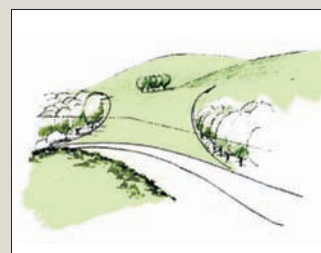


Considerate Design

CONSIDER THE LANDSCAPE

YOUR BACKYARD IS THE PARKWAY'S FRONT YARD.

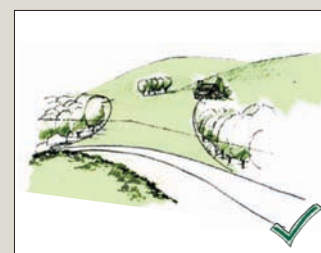
When building on or making changes to your property, the most important thing to keep in mind is how man-made structures and plantings will coexist with the natural features of the Parkway and what sort of view this combination of influences will ultimately compose.



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.



Blue Ridge Parkway
199 Hemphill Knob Road
Asheville, NC 28803



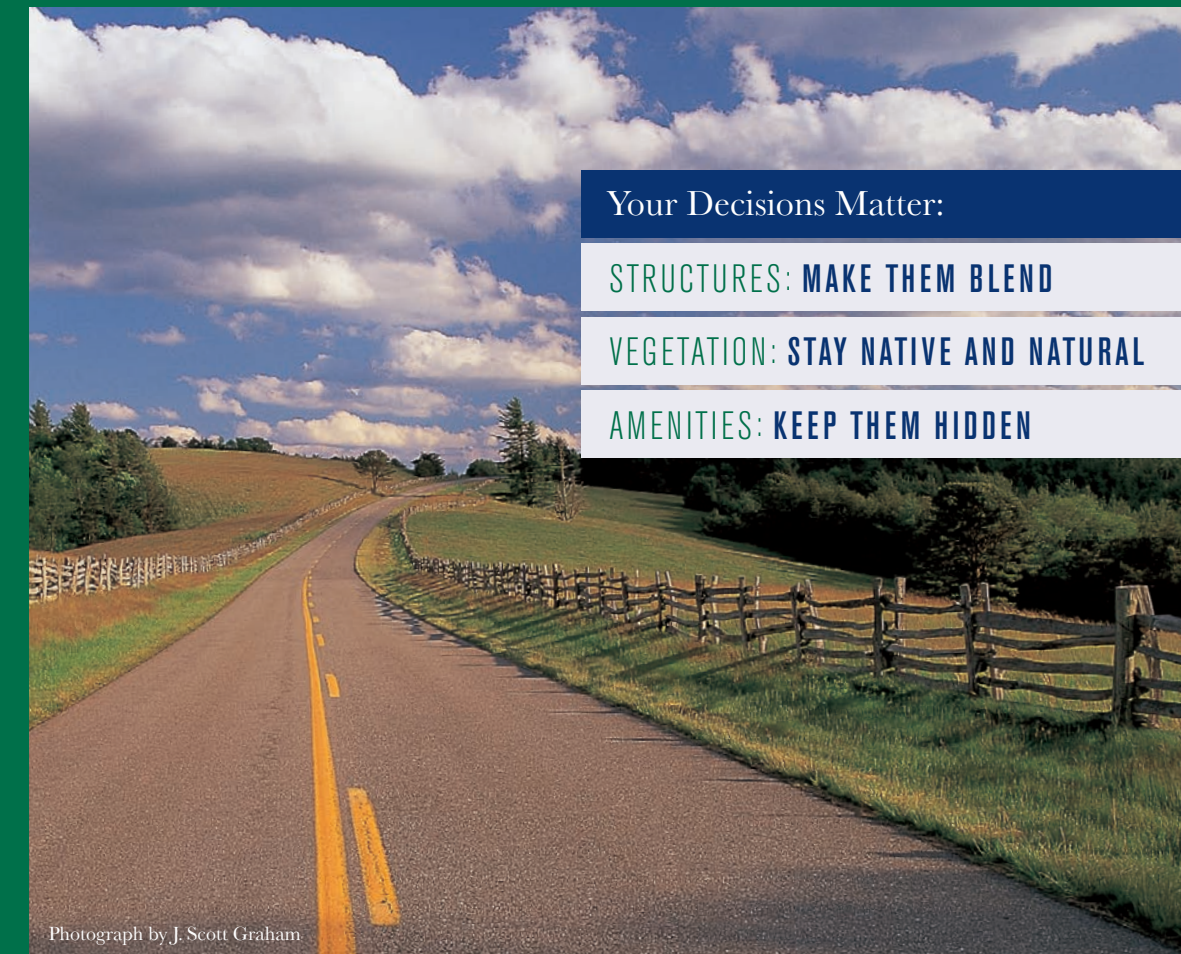
A Neighbor's Guide to the BLUE RIDGE PARKWAY

Your Decisions Matter:

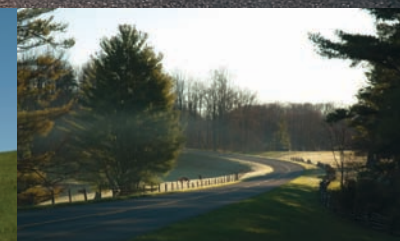
STRUCTURES: MAKE THEM BLEND

VEGETATION: STAY NATIVE AND NATURAL

AMENITIES: KEEP THEM HIDDEN



Photograph by J. Scott Graham





AGREE TO 3

BE A GOOD NEIGHBOR BY FOLLOWING THESE THREE GUIDELINES TO PRESERVE AND PROTECT PARKWAY VIEWS.

1. STRUCTURES: MAKE THEM BLEND.

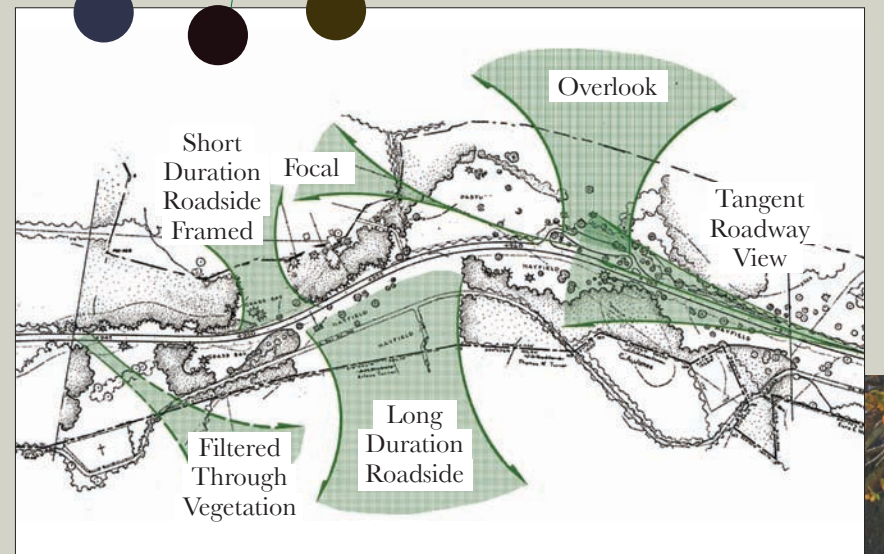
Place all structures in a considerate location, as out of view as possible.

In this sketch, the structures are clustered and located low in the valley, which are definite positives. The cluster, however, is sited within Parkway view, and it will be silhouetted against the sky.

In this sketch, the same buildings are improved by locating them behind a small hill, which will generally screen them from the Parkway. In addition, the residents left a vegetative buffer in front of their houses to better protect the Parkway.

● = open space created at the boundary between park and private lands

Use building materials that blend with the environment (wood over brick, for instance) and choose your color palette from the surrounding landscape.



Types of vistas managed by the Blue Ridge Parkway staff.

INGENIOUSLY DESIGNED to incorporate the mountainous and rural scenery of private landowners with the narrow corridor of national park land, the Blue Ridge Parkway blends diverse and unbounded views of forested mountainsides and rural scenery for much of its 469 miles across the Appalachian mountains of North Carolina and Virginia.

More than 4,000 property owners along or within view of the Parkway are vital to helping maintain the beauty and integrity of this extraordinary national park. To protect the Parkway's cinematic appeal, and to ensure that the journey remains an awe-inspiring experience for future generations, this brochure and online resources offer property owners and developers comprehensive advice for how to be a good Parkway neighbor.

For more complete information:
PLEASE VISIT US ONLINE AT PARKWAYNEIGHBOR.ORG

Exterior lighting should be night sky compliant and should illuminate the ground, not outward, to eliminate or reduce light pollution which obscures your ability to view the stars.

Standard, undirected lighting

Directed, dark sky friendly lighting

Directed, dark sky friendly, low intensity lighting

2. VEGETATION: STAY NATIVE AND NATURAL.

Preserve the native landscape.

Site

Plant native species to mimic natural regeneration and to complement buildings or existing forest edges.

Planting inconsistent with Parkway

Planting consistent with Parkway

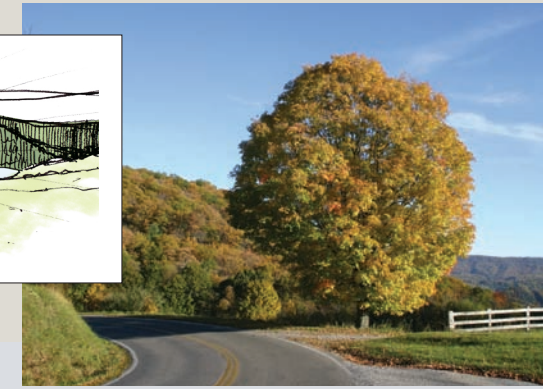
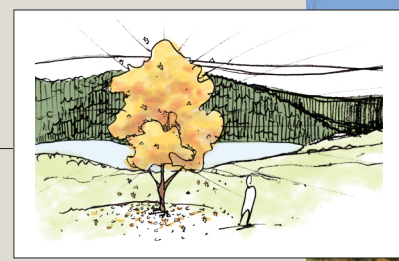
Retain and focus views on open space and agricultural scenes.

The Parkway conserves land and protects visual integrity through its ownership of scenic easements. Always determine if approval or notification is necessary for any site improvement—including tree cutting, sign placement, or construction—as there are specific restrictions on the use and treatment of property protected by easements.

Take proper erosion control measures.

- ▶ Do not remove any vegetation from Parkway property, including felled trees.
- ▶ Avoid planting exotic or invasive species. Contact the Park for a list of native plants.
- ▶ Help views stay natural by not mowing property adjacent to the Parkway.
- ▶ Leave all trimming of vegetation on Parkway property to our maintenance staff.

Plant trees with brilliant fall colors as landscape accent features.



3. AMENITIES: KEEP THEM HIDDEN.

- ▶ Follow state laws for placement of all signs visible from the Parkway.
- ▶ Do not dispose of ANY items or material (including leaves or grass clippings) on or near Park property.

Do not landscape, plant gardens, place signs along roads, or maintain Park land.

Garden trespasses on Parkway land

Park lands preserved

Keep all man-made items on private land and out of view. This includes mailboxes, fences, gates, clotheslines, gazebos, play structures and animal pens.

Gates should be located at the boundary and blend with the surroundings

Angle the footprint of a house that will be visible from the Parkway to make it appear smaller.

Curvilinear driveways and plantings blend with the environment.

