

Residential use of a portion of the historic former mill buildings as part of a mixed-use development may be appropriate if the buildings are removed from the floodplain and provided that at least 45% of the total built square footage and leased outdoor area of the mill property is used non-residentially in employment-generating and commercial uses.

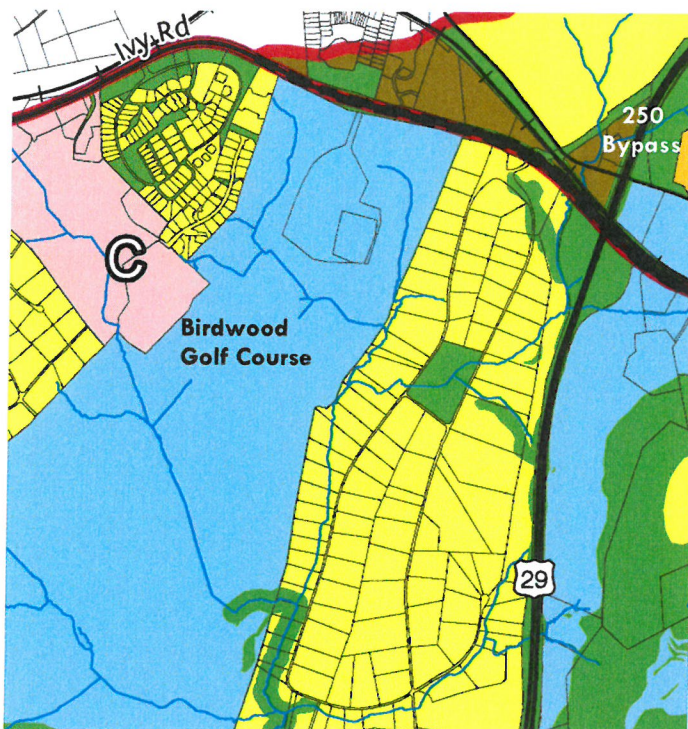
Although formerly recommended for industrial use, several residential parcels near the center on Market Street are now recommended as Neighborhood Density Residential. These properties provide homes to Albemarle County residents and the depth of the lots would not easily support redevelopment to industrial uses. Continued residential use is expected; however, in the future the houses could be redeveloped for non-residential uses, such as offices.

It is the County's intent that the development of this area should respect its historic designation—including the City of Charlottesville's local designation—and should maintain its identity as both a historic link between the City and the County and as a cultural and historic link between the community and the Rivanna River. A primary consideration in the review of proposed development will be a commitment to the preservation and adaptive reuse of the historic structures and site. This includes attention to both the architectural and the archeological integrity of the site, specifically the documentation and protection of identified cultural and historic resources.

Other Areas of Importance

In addition to specific Centers, there are several areas within the Southern and Western Neighborhoods that are important due to significant development potential. These areas are described on the following pages.

Figure 27: Birdwood Golf Course Property



1. The **Birdwood** property (Figure 27), currently owned by the UVA Foundation, is the University's golf course. It is shown for Institutional uses. It is affiliated with the adjacent Boar's Head Resort, which is also owned by the UVA Foundation. Encompassing over 500 acres, the property is in **Area B** and includes an 18-hole golf course as well as a historic mansion. Dependencies are present near the entrance to the property. The golf course is available to students, faculty, and the general public. The mansion provides a venue for small University related events.

In the future, this large property may serve a more intensive function than it does presently. Possible considerations include, but are not limited to, a mixed-use area near the entrance and residential uses for other parts of the property not designated as a part of the Parks and Green Systems.

Before further development of the property occurs, an amendment to the Future Land Use Plan for the Southern and Western Neighborhoods will be needed.

The historic mansion and important dependencies should be retained in any future development. An interconnection to the Boar's Head property should be provided. Pedestrian connections to nearby residential developments should also be considered.

2. The area between **Rt. 20 South and Avon Street Extended** (Figure 28), just north of where the two roadways intersect is near the southern boundary with the Rural Area. A large area of land designated for Office/R&D/Flex/Light Industrial use is bounded on the north by Urban Density Residentially designated land. The Office/R&D/Flex/Light Industrial designated land is expected to be an area for further development, especially to provide for light industrial uses and employment. South of that area is land designated for Community Mixed Use (Spring Hill Village), which will help provide a transition between the Office/R&D/Flex/Light Industrial area and the residential designations to the south. Residential, retail, service, office, and light industrial employment uses are appropriate in this area of Community Mixed Use.

Figure 28: Rt. 20 South & Avon St. Ext.

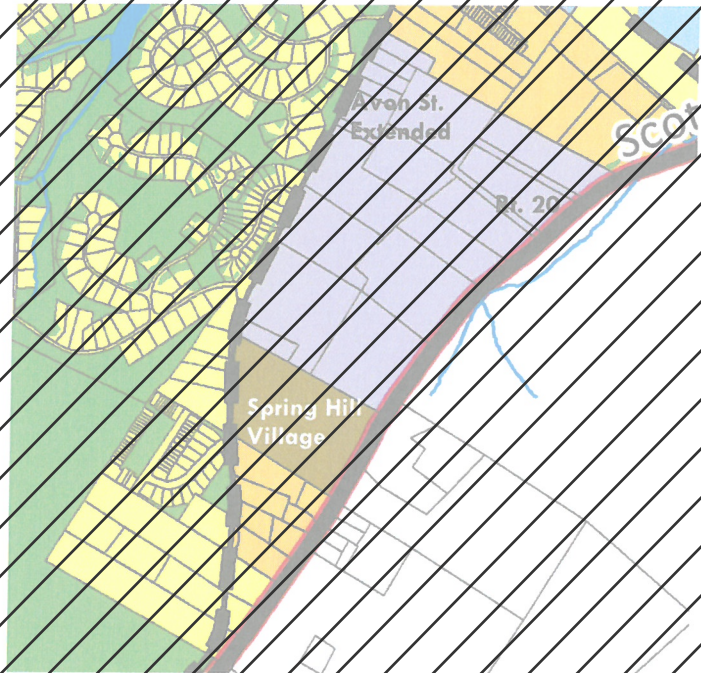
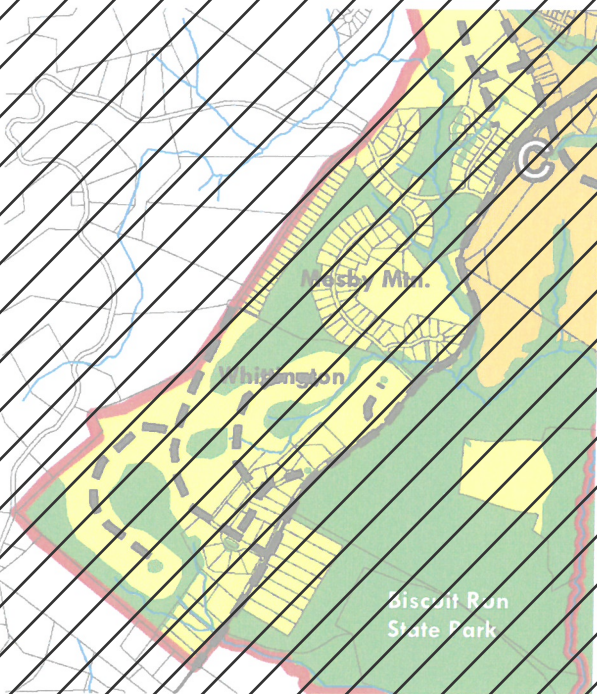


Figure 29: Mosby Mountain & Whittington



Development should include a pedestrian orientation, building and spaces of human scale, relegated parking, and site planning that respects terrain. It is especially important that adjacent residential parcels be used when developing this parcel. Attention must be paid to building massing, scale, lighting, location of loading bays, and other aspects which might have negative impacts on adjoining properties and properties in the area. Architectural features, screening, and landscaping techniques should be used to help mitigate impacts.

3. The southern portion of the **Mosby Mountain** subdivision and the approved **Whittington** (Figure 29) development are located in the southwestern part of the Southern Neighborhood. These properties were recently added to the Development Area to reflect existing zoning and the status in the Jurisdictional Area where water and sewer are provided. While the land use designation is for Neighborhood Density residential, development of the property should be kept at a density of 1 unit per 2 acres.