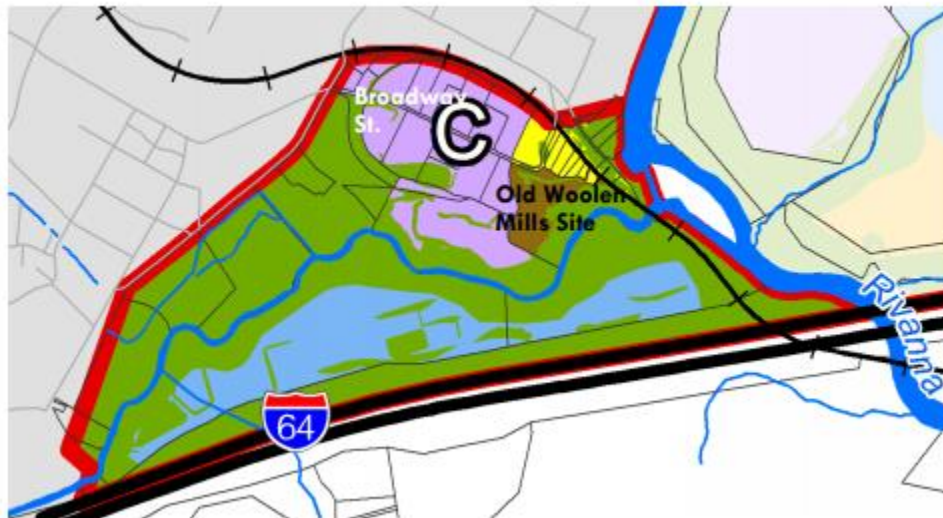


Southern and Western Urban Neighborhoods Master Plan

Albemarle Comprehensive Plan ADOPTED June 10, 2015 Amended September 23, 2015

16. Woolen Mills (Figure 26) is an existing Center that is not immediately adjacent to the rest of the Southern Neighborhood. An important industrial area is located on Broadway Street. To the east and extending into the City of Charlottesville north of the railroad tracks is the Woolen Mills National Register Historic District. The area has an existing mixture of industrial, residential, green-space, and community recreational uses.

Figure 26: Woolen Mills Center



Portions of the area are recommended for Office/R&D/Flex/Light Industrial use. The property on which the historic former mill buildings are located is recommended for Community Mixed Use. Environmentally sensitive areas are designated as Parks and Green Systems. The Moore's Creek wastewater treatment plant is an Institutional use. This neighborhood has been identified by the City and the County for future joint planning efforts for the Rivanna River corridor where employment, tourism, and recreational activities are expected along with improvement of water quality and stream buffers.

The floodplain of Moore's Creek is extensive near this Center and several existing buildings in the Woolen Mills area are in the floodplain. Three of these buildings were part of the former mill whose operation spurred the development of the neighborhood. They are contributing structures to and key features of the historic district. Capitalizing on the historic district and proximity to the City, the mill property has potential to become a new vibrant center that serves some of the economic needs of both

the County and the City. Preservation of the historic property is desirable; however, the ability to intensify the existing use may be affected by the presence of the floodplain. If grading and fill in the floodplain can be done without increasing flood elevations or flood potential, then intensification of use may be appropriate to preserve the architectural and historic integrity of the mill buildings.

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 nonresidentially 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.