

University of Virginia Foundation – Project Narrative
Birdwood-Boars Head Temporary Connector Road
September 18, 2017

PROJECT PROPOSAL

On behalf of our client, the University of Virginia Foundation (UVAF) (the “Applicant”), we would like to request the approval of an amendment to Special Use Permit 2017-00009 to add a seventh condition to allow for a temporary road, commonly referred to as the “Birdwood Connector Road,” to be located on tax map parcel 07500-00-00-06300, having an address of 480 Birdwood Drive (the “Property”).

The purpose of the construction of and temporary use of the Birdwood Connector Road is to service the 2018 WSF World Masters Squash Championships at the Boar’s Head Sports Club. The tournament will take place between July 29th, 2018 and August 4th, 2018, however, participants and their guests are expected to arrive up to a week prior to the beginning of the event and stay up to a week after. Therefore, we request use of the Birdwood Connector Road between July 22nd, 2018 and August 11th, 2018. The Applicant anticipates 800 to 1,000 participants, with 1,500 to 2,000 people in attendance in total, including guests and spectators.

The Birdwood Connector Road would connect Golf Course Drive to Berwick Road, shown as Point A and Point B on Figure 1 below. By connecting these two roads, those looking to attend or view the squash tournament can more easily access overflow parking areas, i.e. the Boar’s Head Golf Course parking lot. In addition, this connection will enhance the overall disbursement of pedestrian and vehicular traffic flow during this special event.

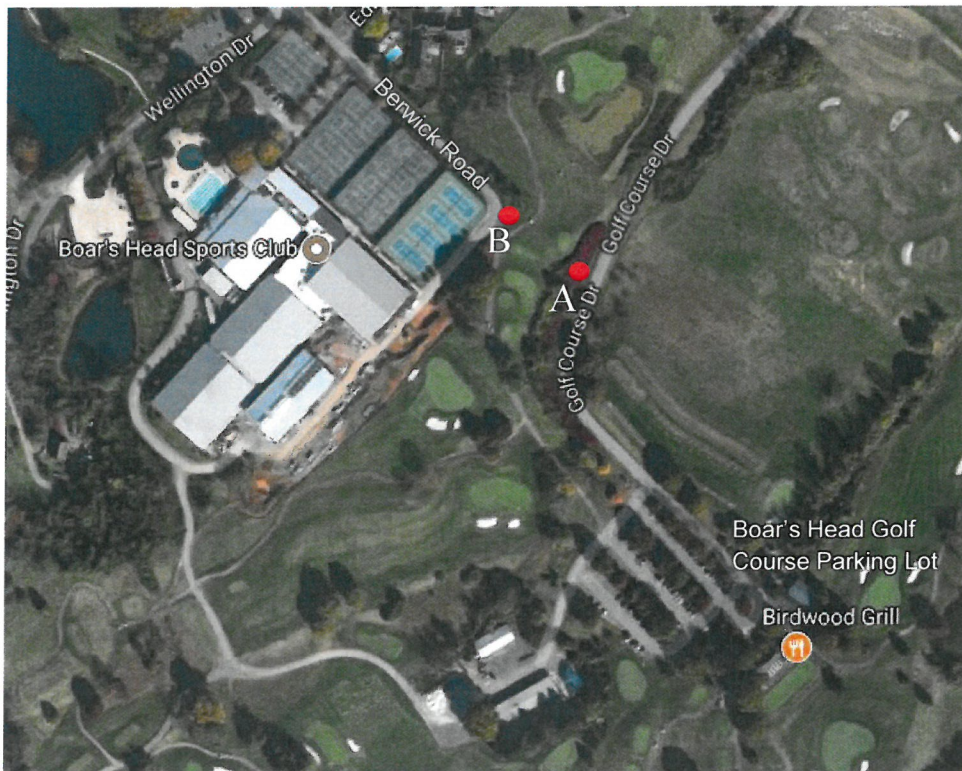


Figure 1, Source:
Google Maps

The enhancement of traffic flow will also be beneficial in emergency situations. Emergency vehicles and trucks will be able to use the Birdwood Connector Road as an alternative access way to both the Property and the surrounding neighborhoods, such as Ednam, Ednam Village, and Ednam Forest. Currently, such neighborhoods have only one entrance/exit from Route 250, through Ednam Drive. The Birdwood Connector Road would allow for a second access point during its temporary use, which may be especially important during the tournament when traffic will substantially increase.

The Birdwood Connector Road is proposed to be constructed substantially in the form as shown on Exhibit A, attached with this application. As shown, appropriate landscaping will be installed to aid in screening the road from the golf course, as per the Applicant's planting plan. In addition, sidewalks and pedestrian and golf cart crossing paths will be installed along and within the Birdwood Connector Road so that this critical connection will not be limited to vehicular access only. The Birdwood Connector Road has been carefully designed to maximize functionality, satisfying a critical need for enhanced traffic flow, while also minimize any adverse impacts on the surrounding areas.

After construction of the Birdwood Connector Road is complete, and during times outside of the dates identified above, the road will be blocked to vehicular traffic. However, the sidewalk and golf path parts of the road will remain open to pedestrian and golf car traffic only. The Applicant's intent is to open the Birdwood Connector Road to vehicular traffic permanently in the future, after completion of appropriate traffic studies, public process and approval.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Property is located within Neighborhood 6 of the Southern and Western Urban Area Master Plan (the "Master Plan"). The Master Plan classifies the Property as "Institutional and Parks and Green Systems," which allows uses that serve a public function, including parks, schools, universities and ancillary facilities. Importantly, the Master Plan specifically calls for an interconnection between the Birdwood Golf Course and the adjacent property, where the Boar's Head Sports Club is located. The construction of and temporary use of the Birdwood Connector Road would satisfy this specific instruction of the Comprehensive Plan.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The temporary use of the Birdwood Connector Road will reduce the burden of heavy traffic flow during this key special event on the surrounding infrastructure. The institutional facilities located on the Property will be better serviced by this temporary road. By allowing for easier access to overflow parking areas and enhancing disbursement of traffic, congestion will likely be reduced at the intersection of Route 250 and Birdwood Drive, the main entrance to the Property. Moreover, congestion at the intersection of Route 250 and Ednam Drive will also likely be reduced due to the use of the temporary connector road by the Ednam, Ednam Village and Edman Forest neighborhoods. In addition, as stated earlier, emergency vehicles and trucks will be able to use the Birdwood Connector Road as an alternative access point to both the Property and the surrounding neighborhoods should any emergency situations arise.

IMPACTS ON ENVIRONMENTAL FEATURES

No known impacts.

PROPOSED WAYS TO ADDRESS IMPACTS

The Birdwood Connector Road will likely have a *positive* impact on public facilities and public infrastructure. In addition, as stated earlier, the road will be carefully designed, with appropriate landscaping and an emphasis on pedestrian streetscapes, including sidewalks and crosswalks.

34531949_2