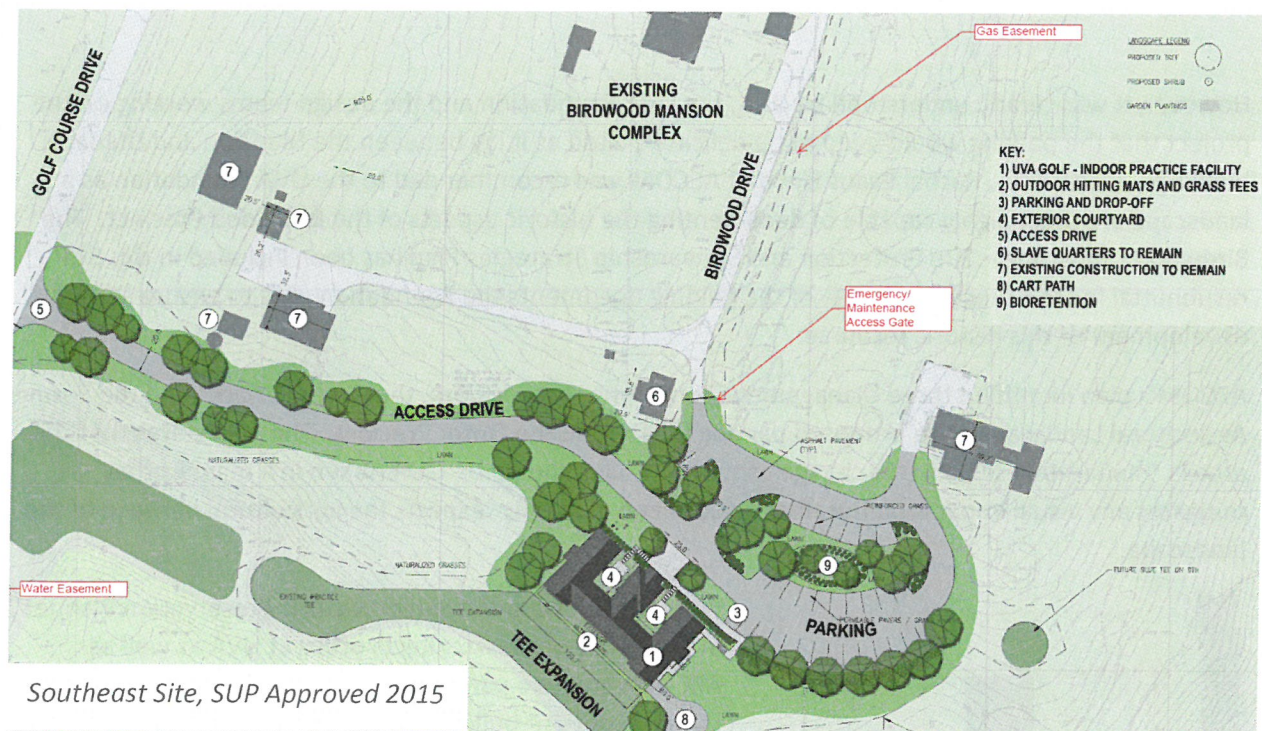


UVA Indoor Golf Practice Facility

Parking Locations

Consideration for the Indoor Golf Practice Facility has been ongoing with the University of Virginia since 1999. During this time, several locations have been considered, including the southern end of the driving range and the southeast of the Birdwood Mansion. It was this southeast location that was approved by Special Use Permit (SUP) in 2015.

The 2015 Special Use Permit approved a plan that provided 34 parking spaces, some as close as forty feet from the Slave Quarters. The view of the parking from the Birdwood Mansion site was considered during the SUP process and additional screening was added to the plan. Whereas there is existing vegetation between the proposed parking in that location and the Birdwood Mansion rear yard, there was no commitment required through the SUP process. The parking lot was found to be acceptable because of proposed vegetative screening and an overall integration into the Birdwood historic landscape – both of which are critical and of absolute importance to the Foundation.



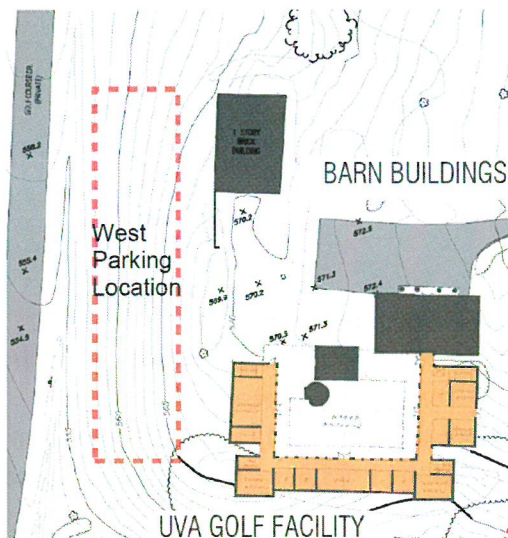
In 2016, as the UVA Foundation was undertaking an effort to master plan the entire Boar's Head/Birdwood property, it was decided that the Indoor Golf Practice Facility would be better suited in the proposed location southwest of the Birdwood Mansion. This location was appealing in that it required less access road bisecting the Birdwood precinct and it became a catalyst for the renovation of the existing Stone Carriage House and more focused preservation of the Brick Barn, the Granary and the Silo.



Stone Carriage House, Granary and Silo

However, it was clearly understood by UVA, the UVA Foundation and the design teams working on the project that the parking would need to be delicately sited as it lay between the Mansion and the farm buildings. In 2014-15, Rachel Evans Lloyd of AECOM was recommended to the UVA Foundation as a landscape architect highly capable of documenting the historic aspects of the Birdwood Precinct. The Birdwood Landscape – Site Protection and Stewardship Strategies Plan has been included in this SUP resubmittal for reference and is one of the guiding documents the Foundation uses to ensure sensitive development of this historic resource.

AECOM's plan identified three Management Zones: the Historic Core, the Outer Precinct and the Former Agricultural Landscape. The proposed parking falls within the Outer Precinct. The plan states that this area is "moderately sensitive to change" and that "plans should be undertaken in a manner that mitigates any visual impacts on the Historic Core and generally respects the agricultural heritage of the landscape."



With consult from the Senior Historic Preservation Planner in the Office of the Architects office at UVA as well as AECOM, multiple parking strategies were considered. Any parking south of building would not be safe from golf balls being hit from the proposed building or the public end of the driving range to the far south end of the driving range. Parking to the west of the Brick Barn was not feasible due to the greater than 10% slopes. Also, any parking to the west of the existing structures would conflict with Albemarle County's stated desire to relegate parking behind buildings from public roads. Golf Course Drive will soon be connected to Berwick Road, creating more public visibility on Golf Course Drive than is currently observed.

Currently, there is an existing parking lot that can park up to twelve cars to the north of the Stone Carriage House. Utilizing this precedent and the lack of other feasible options, it was determined parking should be located north of the Stone Carriage House.

If parking is to be located between the Birdwood Mansion and the farm buildings, site studies then focused on the manner in which parking should relate to the existing structures. Initially, a driveway access on axis with the Stone Carriage House entrance was considered but it was noted that the buildings were subservient structures to the Birdwood Mansion and an axial entrance would be inappropriate. Parking was also studied next to the Brick Barn to provide the most distance from the Mansion. However, it was determined that the preference for the farm buildings was to preserve the relationship between Stone Carriage House – Silo – Granary – Brick Barn. It was determined that protecting the space between the buildings and simplifying the landscape to be agrarian in nature would be most appropriate. Removing the existing parking lot north of the Carriage House would allow the farm buildings to be preserved in their setting. This would help to “respect the agricultural heritage of the landscape,” as requested by AECOM’s Birdwood Landscape study.



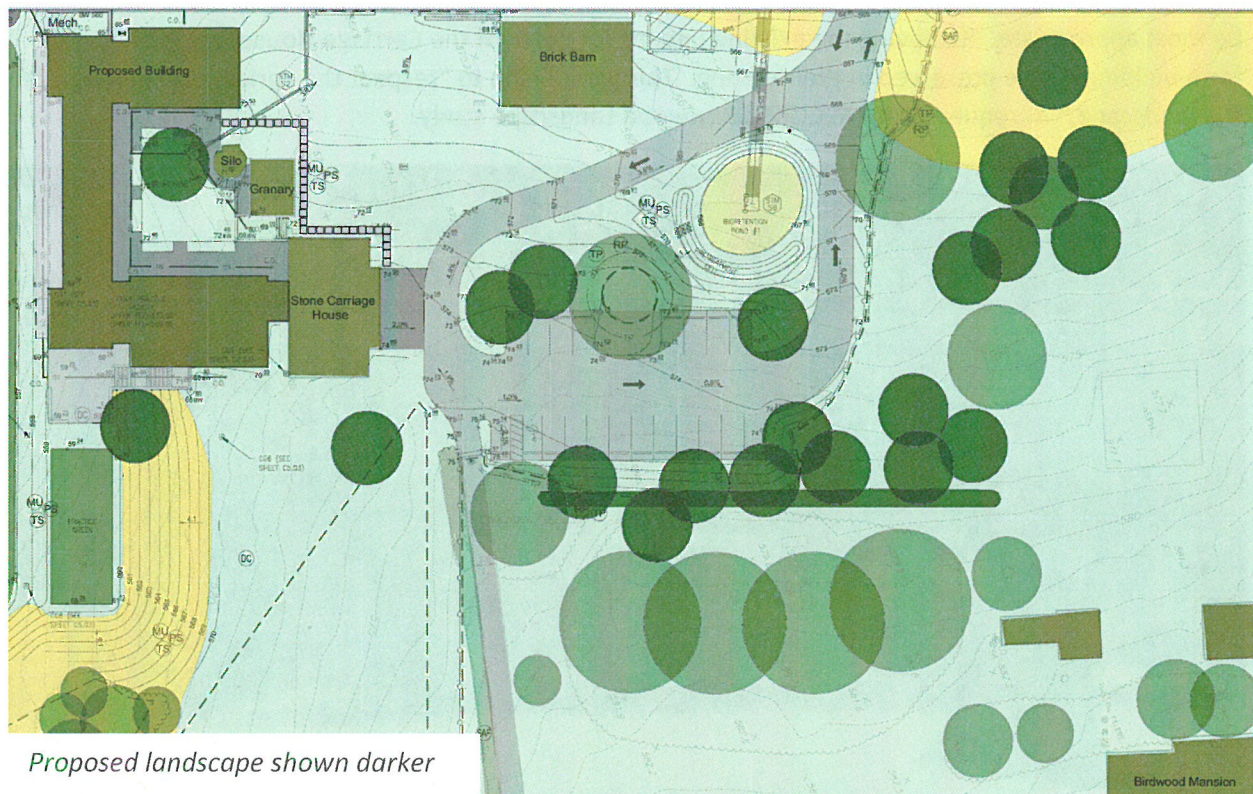
Brick Barn

The large ash tree north of the Stone Carriage House helped to site the parking. It was determined that preserving the tree would be beneficial to making the parking feel a part of the existing landscape. It was also determined that by siting the parking east of the large tree, the access drive from Golf Course Drive should have the width minimized to represent the characteristics of a farm drive to the barn.

The proximity of the parking the Birdwood Mansion was not preferable, but the visual impact could be mitigated by a few strategies. First, it was important to minimize the amount of parking. The 34 parking spots of the southeast site were reduced to 24 parking spaces with the rationale that the team could park at the Birdwood Clubhouse in overflow conditions if necessary. The first year students do not

typically have cars and the team sizes flex every year between 8 and 14 players. Twenty-four parking spots seems appropriate and was approved the UVA Golf Coaches.

Secondly, the gently sloping yard would need to be graded for the parking lot. A four-foot slope was created between the Mansion and the parking lot, minimizing the view of the parking. The privet hedge on site could also establish the landscape language for the site and be extended at the top of the four-foot slope to further increase the height of the visual buffer. Finally, the adjacent magnolia tree also establishes the landscape language that can be continued along the eastern boundary of the parking to provide more screening from the Mansion. The existing landscape, consisting of four large pecan trees, a magnolia tree, a walnut, a dogwood and spruce establish some screening from the Birdwood Mansion and will be preserved.



Proposed landscape shown darker

Parking for this facility has been a challenge. Highlighted herein is the extensive process the UVA Foundation has followed to go above and beyond typical industry standards of care which lead to the proposed parking strategy. Other options were considered and the concern of parking adjacent to the Birdwood Mansion lawn is acknowledged. We believe the proposed plan mitigates visual impacts from the Mansion and respects the agricultural heritage, as outlined as a goal in the Birdwood Landscape study.

View of parking lot from Birdwood Mansion



