Residential use of a partion 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 factage and leasted outdoor area of the mill property is used non-residentially in employment-generating and commercial uses.

Afthough formerly recommended for industrial use, solveral residential parcels near the center on Market Street are now recommended as Neighborhood Density Residential. These properties provide homes to Albematle Louity residents and the depth of the last would not easily support redevelopment to industrial uses. Continued residential use is expected nowever, in the future the house could be redeveloped for non-residential uses, such as offices.

If is the Country's intent that the development of this area should respect its historic designation—including the City of Charlottestille's local designation—and should maintain its identity as both of historic link between the City and the Country 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 listoric structures and site. This includes afternoon 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 18hole 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.

	nearby residential developments should also be considered.
//	
[//	12. The area Setween Rx. 20 South and / / Tigyre 28; Rt. 20 South & Ayon St. Ext
//	Avox Styleet Extended (Figure 28), just north
///	of where the two logs ways intersect is pear
	the southern boundary with the Raral Arga.
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	syrvige, office and light industrial
///	employment yses/arg appropriate/in this/
ľ / .	area of Community Mixed Use.
\vee	
///	Figure 29: Mosky Mountain & Whittington Development should include a pedestrian
/ /"	Figure 29: Mostry Mountain & Whittington Development stout include a pedestrian
//	orizhtakon/building and zbazes zt hyman szale/
	relegated parking, and after playning that raspects
//	reryain/ It is especially important that adjacent
1/7	yesidential yargels be used when developing this
/ / (parcel. Attention/must be poid to building massing
	scale, lighting location of localing boys, and other
[//	
///	gajojning properties and properties in the area
ľ / .	Arzhityctuyal featyres, scyeening and laydszaping
	// // // // // // // // // // // // //
	Missington (3) The southern portion of the Mosby Mountain
///	
(/)	Figure 29 / development are located in the
	southwestern part of the Southern
	Neighborhood. These properties were
1/2	//////////////////////////////////////
[/ Š	reflect existing zoning and the status in the
VX	Julisdictional Area where water and sewer
//>	are provided. While the land use designation
Y /	
//	if for Neighborhood Density Jesiglental
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