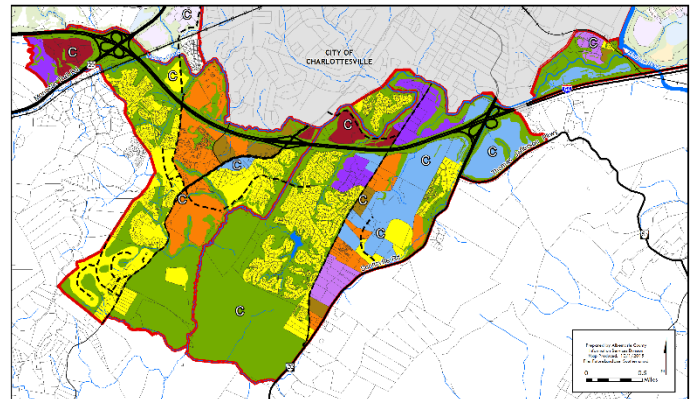
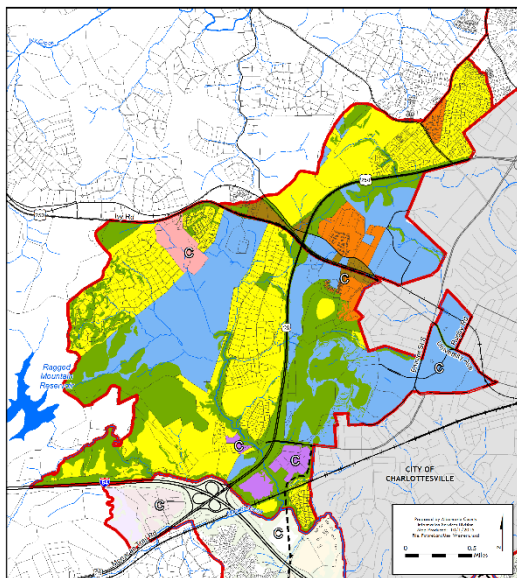


# Southern and Western Urban Neighborhoods Master Plan



Albemarle Comprehensive Plan ADOPTED June 10, 2015

Amended September 23, 2015

S+W. 1

In the Western Neighborhood, retail and office uses can be found along Ivy Road and Old Ivy Road. Some of these uses include the Ednam office area, the Boars Head resort, and the Townside shopping center.

#### Industrial

In the Southern Neighborhood, small industrial uses can be found on Avon Street and Avon Street Extended, in the Woolen Mills neighborhood, in the Mill Creek Industrial Park, and on the west side of Route 20 South.

UVA operates the only industrial uses within the Western Neighborhood. They are the Food Service Center and the University Print Shop, both located on Old Ivy Road.

#### Institutional

The most prominent land uses in the Southern Neighborhood are institutional uses. Institutional uses include the Piedmont Virginia Community College, Monticello High School, the Regional Joint Security Complex, the National Guard Armory, and several churches. The Tandem School, a private school, is located in the eastern part of this Neighborhood.

UVA represents the largest institutional use in the Western Neighborhood. In addition, there are several large office complexes related to UVA that include the Fontaine Research Park, the University Health Sciences Foundation, the Kluge Children's Rehabilitation Center, and the University Development offices. The County's southern office building is located on Fifth Street Extended (COB- 5<sup>th</sup>). Some State offices are also located in this same area such as the Department of Forestry and the Department of Mines, Minerals, and Energy. St. Anne's Belfield private school is located in the western part of this Neighborhood.

#### Other Uses

In the Western Neighborhood, other uses include the McCormick Observatory (north of Fontaine Avenue) and Camp Holiday Trails, which is located in a wooded, hilly area immediately north of I-64.

### **Existing Community Facilities and Services**

Existing community facilities and services are described below. More information on each community facility type listed below can be found in the [Community Facilities and Services Chapter of the Comprehensive Plan](#).

#### Police and Fire Rescue

The County's Police Department and Fire Rescue Department are housed at the Albemarle County Office Building on Fifth Street Extended (COB-5<sup>th</sup>). Geographic policing service is provided from this facility. Fire Rescue service is provided from the Monticello Fire Rescue Station located on Mill Creek Drive.

The Regional Emergency Communications Center (ECC), located on Ivy Road in the Western Neighborhoods, dispatches all emergency calls to County fire departments, rescue squads, and the region's police departments.

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.

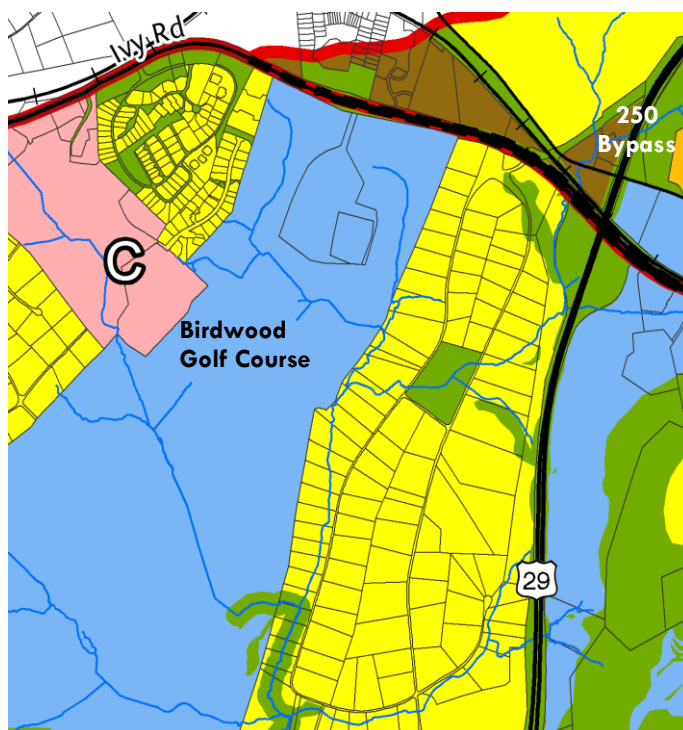
Although formerly recommended for industrial use, several residential parcels near the center on Market Street are now recommended as Neighborhood Density Residential. These properties provide homes to Albemarle County residents and the depth of the lots would not easily support redevelopment to industrial 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.

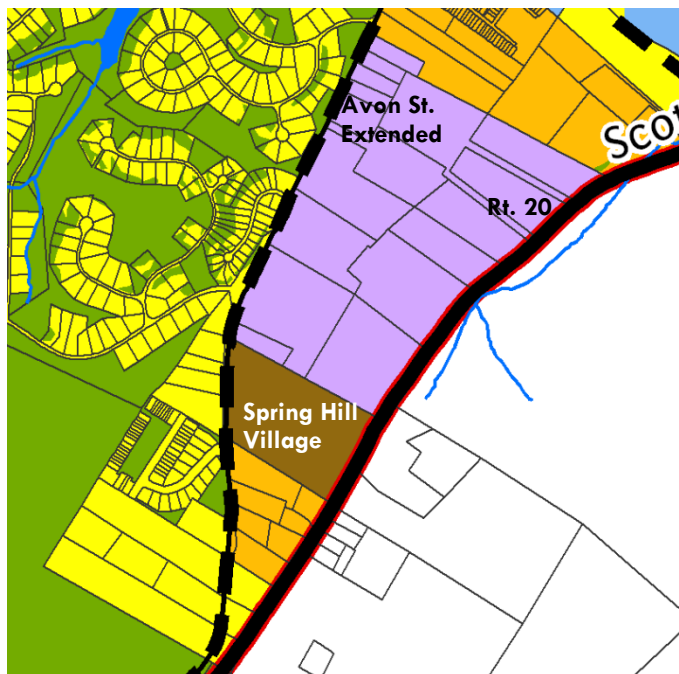
Before further development of the property occurs, an amendment to the Future Land Use Plan for the Southern and Western Neighborhoods will be needed.



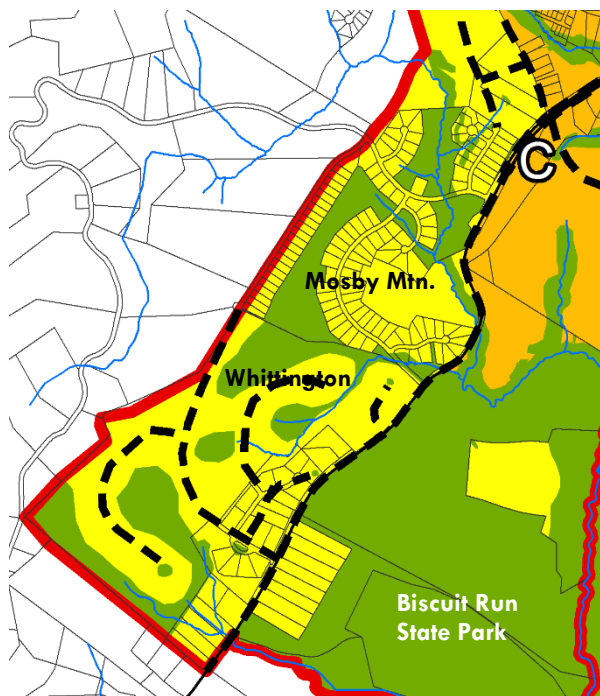
The historic mansion and important dependencies should be retained in any future development. An interconnection to the Boar's Head property should be provided. Pedestrian connections to nearby residential developments should also be considered.

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.