

CPA-2018-00006 Birdwood

Southern and Western Urban Neighborhoods Master Plan:

Proposed Changes for Consideration during Planning Commission Work Session

DRAFT – 11/14/2018

Existing Land Uses: Institutional (page S+W 16)

Existing:

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.

Proposed:

UVA and Birdwood represent the largest institutional uses 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 "Ivy Mountain" redevelopment of the former Kluge Children's Rehabilitation Center, and the University Development offices.

Future Land Use – Other Areas of Importance: Institutional (pages S+W 44-45)

Existing:

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.

Proposed:

Figure 27: Birdwood Property

1. The historic **Birdwood** property (Figure 27) encompasses over 540 acres in the Development Area. The property, which is owned by the UVA Foundation, is also located in Area B. Birdwood is designated for Institutional future land uses.

The 18-hole Birdwood Golf Course is used by the University's varsity golf programs, and is also available for use by students, faculty, guests at Boar's Head Resort, and the general public. In October 2018, a new facility for UVA Golf opened at Birdwood and an extensive renovation of the 18-hole Birdwood Golf Course was initiated for improved play and to incorporate a new par-3 short course. The Birdwood property is also designated for use by the University's varsity tennis programs, with a UVA Tennis facility permitted in proximity to the adjoining Boar's Head Sports Club. The uses and improvements at Birdwood will be increasingly affiliated with the adjacent Boar's Head Resort, which is also owned by the UVA Foundation, and which also hosts UVA varsity sports in the Boar's Head Sports Club and McArthur Squash Center. A new interparcel connection was constructed in 2018 to better facilitate vehicular and pedestrian movement between these two affiliated properties.

The Birdwood property also includes the historic Birdwood Mansion, which is listed on the National Register of Historic Places and the Virginia Landmarks Register. This 14-acre historic site includes the Birdwood Mansion, several contributing dependencies, and the surrounding historic landscape. In the past, the mansion has provided a venue for small University related events. The historic mansion, the surrounding historic landscape, and important dependencies should be carefully retained in any future development.

The PACC-endorsed Birdwood Area B Study includes near-future plans for the Birdwood Mansion, dependencies, and surrounding grounds to be rehabilitated and repurposed for University-related events, other special events associated with the adjoining Boar's Head Resort, and other hospitality and short-term lodging uses. Such planned reuse of the Birdwood Mansion would bring a new era of utility and vitality to this historic site that is currently vacant, provided that it is done in a context-sensitive way that does not compromise the historic integrity of the buildings or landscape, and does not jeopardize its listing on the state or national register.

In the long-range future, portions of this large property could potentially serve a more intensive function than it does presently. Possible considerations include, but are not limited to, a mixed-use area near the entrance; additional University-related institutional, athletic, and/or hospitality uses; and/or residential uses for other parts of the property not designated as a part of the Parks and Green Systems. Before Birdwood could be further developed in ways that are not contemplated in this Master Plan or contained in the PACC-endorsed Birdwood Area B Study, an amendment to the Southern and Western Urban Neighborhoods Master Plan would be needed.

Future use and development of the property should include pedestrian and bicycle connections to nearby residential developments as well as to the Boar's Head Resort. A future connection providing vehicular, bicycle, and/or pedestrian access between Birdwood and the Centers envisioned at Morey Creek and Fontaine Research Park is also important; further study would be required to determine the most feasible alignment and the most appropriate mode(s) of travel. Additionally, future use and development of Birdwood should endeavor to accommodate the planned Three Notch'd Trail – a shared-use path envisioned as a commuter and recreational connection between Crozet and Charlottesville.

The Parks and Green Systems portion of the Birdwood property, which adjoins the Ragged Mountain Natural Area – a County-designated Important Site for biodiversity – should continue to be preserved as an undeveloped sanctuary for biodiversity and as a valuable resource for outdoor recreation in a pristine natural setting within the Development Area.