

Birdwood Property Master Plan (Area B Study)

July 17, 2018

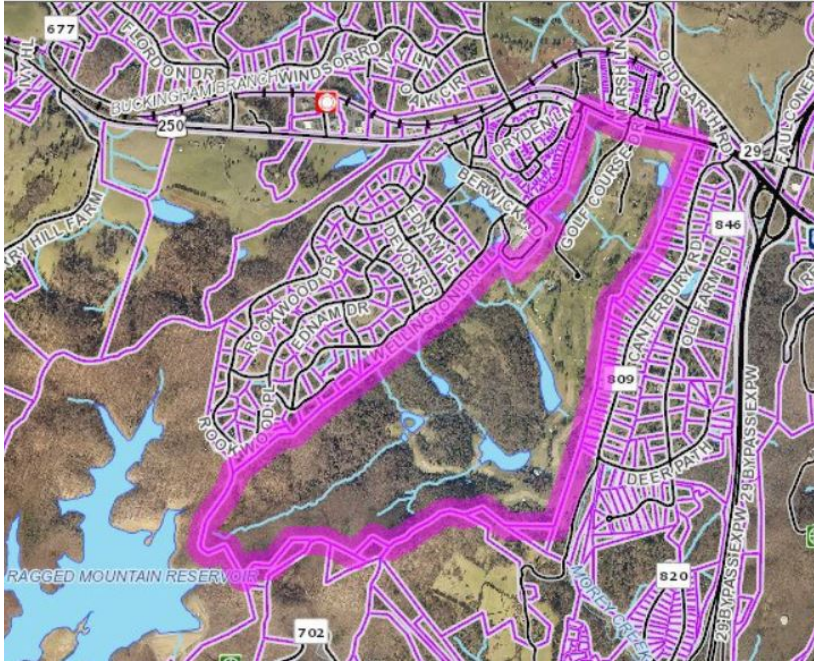


Introduction

This study establishes a Master Plan as a general guide for the future development of the Birdwood Property. This document has been developed in coordination with Albemarle County Planning Staff, and members of the surrounding community. The future development of the Birdwood Property will be guided by the conceptual Birdwood Master Plan, included herein. The goal of this plan is to establish a comprehensive vision for multiple future uses and improvements on the Birdwood Property, including the conceptual types and locations of future development; and to thoughtfully address anticipated future needs and achieve desired outcomes while also enabling flexibility for the future evolution of the Property.

Site Location and Context

The Property is comprised of 544 acres, identified further as Tax Map Parcel 07500-00-00-06300, and is owned by the University of Virginia Foundation (the “UVA Foundation”) and (the “Property”).



Birdwood is affiliated with the adjacent Boar's Head Inn and Resort, which is also owned by the UVA Foundation.

The Property, with frontage on Route 250, is surrounded by a variety of existing land uses, including several low density residential neighborhoods (Bel Air, Ednam, Ednam Village, Ednam Forest), office uses, commercial property on Route 250, the Boar's Head Resort and Sports Club and medium density housing developments (White Gables and Kenridge). The Birdwood Property is adjacent to the Foxhaven Farm, also owned by the UVA Foundation.

The UVA Foundation's ownership of Birdwood and Boar's Head allows for better integration and utilization of these adjacent properties for both event planning and joint infrastructure. The interconnection of the road network and pedestrian network between the two properties will allow for better cross utilization of facilities for guests and visitors to the site. Connection and adjacency allow the UVA Foundation more options for parking and traffic management during sporting events and hospitality functions.

Existing Conditions

The Property includes the following facilities and elements:

- The Birdwood Golf Course
 - 18-hole golf course with typical amenities such as:
 - Clubhouse
 - Driving Range
 - Par-3 Short course
 - Putting Area
 - Short Game Practice Area
 - Maintenance and storage facilities
 - The Golf Course is preparing for a comprehensive renovation and update
 - The Course is available to students, faculty, and the general public
- Indoor Golf Practice Facility for the University of Virginia ("UVA") Golf Teams
 - Located just southwest of the Birdwood Mansion near the brick barn and incorporating the Stone Carriage House and Silo structures, this indoor practice

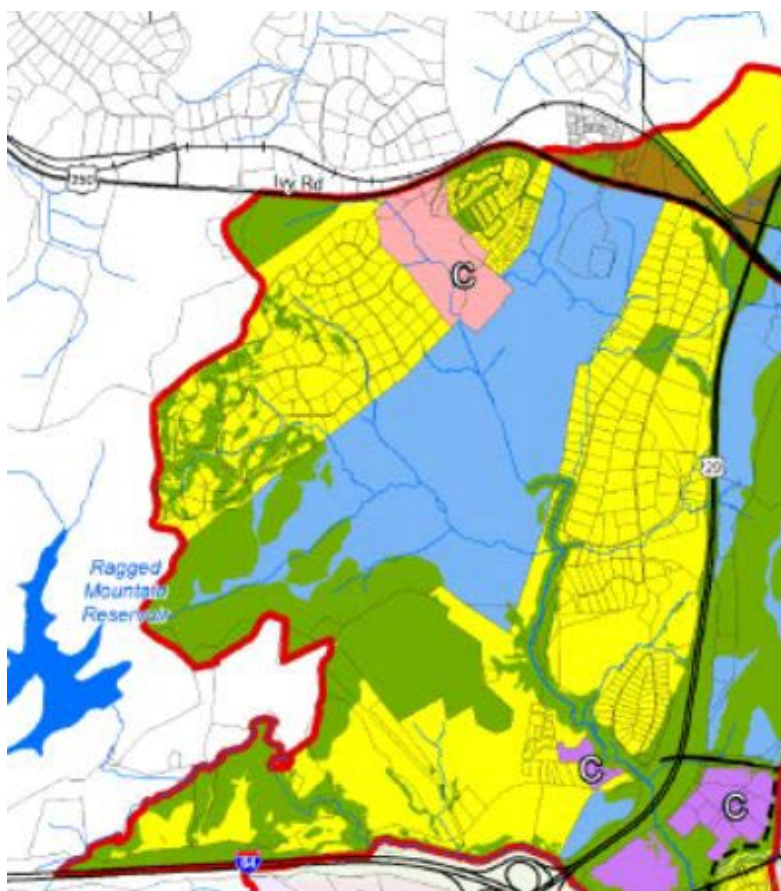
facility allows for the long-term investment in and reuse of historic structures in the general vicinity of the Birdwood Mansion.

- Connector Road linking the Boar's Head Resort at Berwick Road to the Birdwood Golf Course at Golf Course Drive
 - Connector road includes supporting pedestrian and bicycle paths
- Outdoor Tennis Facility for the UVA Tennis Teams
 - Multiple courts – 1-2 exhibition courts, up to 12 courts may be constructed for this facility
 - Located adjacent to the Boar's Head Sports Club Complex, which houses the indoor courts for the UVA team matches.
 - The Tennis facility will also be available to students, faculty and the members and guests of the Boar's Head Sports Club
- Birdwood Mansion
 - The mansion is listed on the National Register of Historic Places
 - Includes a number of dependent structures, including buildings rented for residential purposes
 - Planning is currently underway for the use of the Mansion for flexible hospitality space
- Pedestrian Trails
 - The UVA Foundation has constructed a network of pedestrian trails through portions of the Property and the Boar's Head Resort
- Natural Resources / Green Infrastructure
 - A portion of the Birdwood Property is within the Ragged Mountains, which are a separate landscape feature from the Blue Ridge Mountains to the west, and which stand high among the Piedmont landscape around them. In these outlying mountains, there is a confluence of high elevation and low elevation natural systems which produces an elevated biological richness.
 - The Birdwood Property is adjacent to the Ragged Mountain Reservoir with a pedestrian trail system connecting the two properties. Birdwood is locally important for supporting biodiversity. The Ragged Mountain Natural Area (RMNA) in 2004 was identified by the Albemarle County's Biodiversity Work Group as an "Important Site" – a location of special natural plant communities, unusual habitats, or species rare to scarce in Albemarle County.
 - The Ragged Mountain Natural Area 2016 Ecosystem Survey identifies the following characteristics and attributes of the RMNA:
 - The RMNA is noted as being one of Albemarle County's most important biological sites. Globally-rare flatrock barrens, clean-water seepages and rocky branches, base-rich outcrop woodlands, extensive heaths, and rich

basic-mesic ravines combine to create a singular Biome that may be unmatched in all of the Piedmont of Central Virginia.

- The RMNA is at the northern tip of a large forest block that is a cornerstone for biodiversity in the Charlottesville area. Many of the species that we are fortunate enough to experience in the urban spaces of Western and Southern Charlottesville are indeed sustained by a food-web that is connected to this forest block.
- Aside from being a critical foundation for urban biodiversity, RMNA provides a critical escape for humans. It's a place that maximizes the peace and tranquility we may find in the wilds of an urban area. Because of the extensive network of walking trails, RMNA is a very popular and important destination for people in the region. RMNA is also a place where people may learn more about this little-known haven for biodiversity. It is an ideal outdoor classroom for studying, researching, and interpreting upland ecosystems in the Piedmont.

Comprehensive Plan Land Use Designation and Zoning



The image to the left is the Future Land Use Plan adopted by Albemarle County for the area of the Western Urban Neighborhood. Most of the Birdwood Property is designated for Institutional future land uses, as represented as the large swath of blue in the center of the map. Institutional uses include areas and uses which serve a public function and include parks, schools, universities and ancillary facilities. This designation is appropriate given the parcel is owned and operated by the UVA Foundation to support the mission of UVA. The southwestern portion of the Birdwood Property has a future land use designation of Parks and Green Systems, which calls for parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, natural areas, and preservation of stream buffers, floodplains, and steep slopes adjacent to rivers and streams

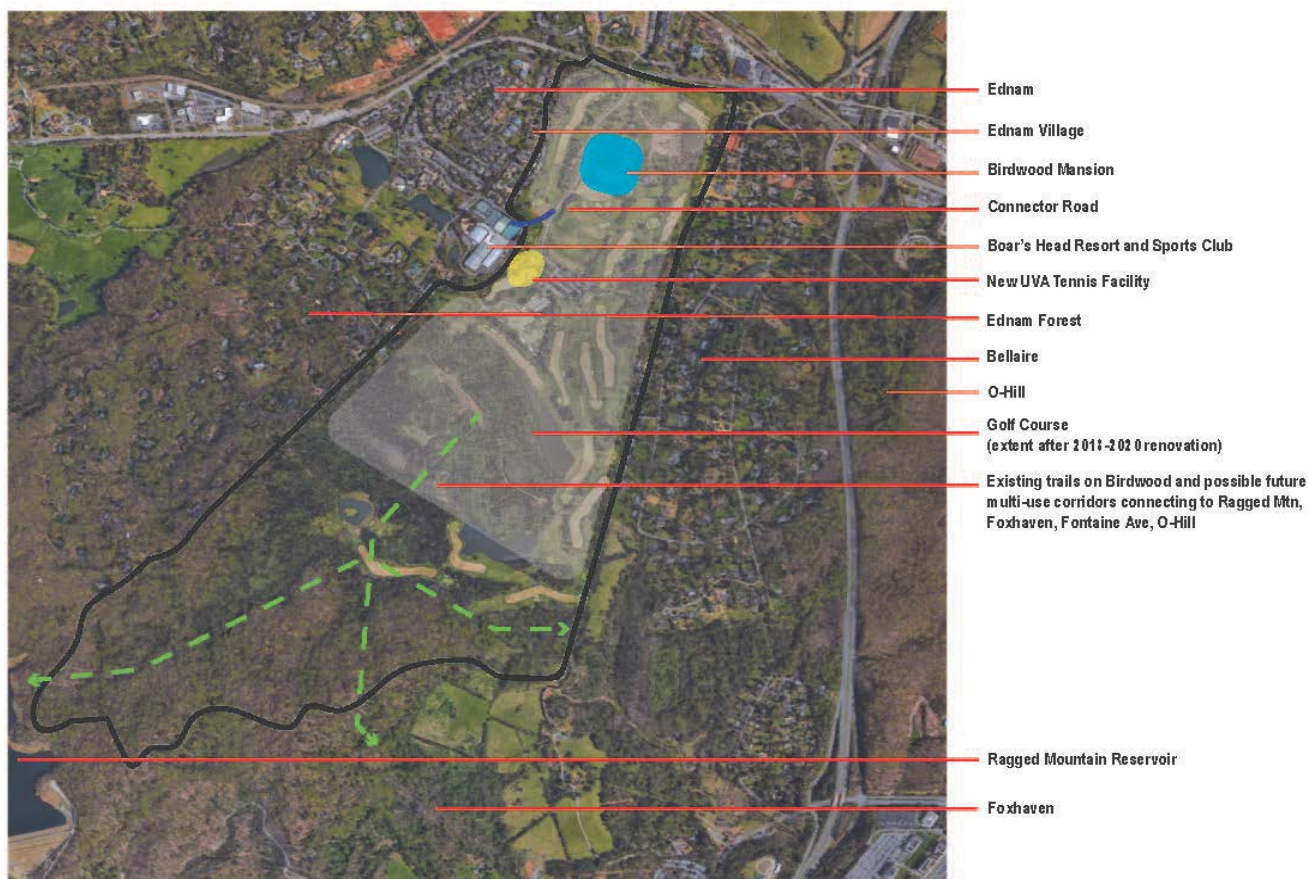
The Boar's Head Property, immediately west of Birdwood, has a Neighborhood Mixed Use future land use designation, in coordination with the Highway Commercial Zoning of the property.

Although the Birdwood property is designated for long term planning purposes as Institutional, the Property is zoned R-1, a low-density residential zoning district. This zoning is consistent with many of the neighborhoods surrounding the Property.

Source: Albemarle County Comprehensive Plan, Amended September 23, 2015

Future Land Uses and Development at Birdwood

Birdwood/Area B Conceptual Plan
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Birdwood Golf Course

The Birdwood Golf Course and Clubhouse are permitted by Special Use Permit within the R1 Residential Zoning District as a "Swim, golf, tennis, or similar athletic facilities" pursuant to Zoning Ordinance 13.2.2(4). For reference: The Property is permitted for this special use through SP-1996-53, as amended through SP-2017-23 (or as amended through SP-2017-32, pending BOS action on 8/1/2018). An updated design for the 18-hole golf has been approved and the course will undergo reconstruction in the near future. Changes to the golf course are allowed pursuant to the existing Special Use Permit for the Property. A 6-hole Par-3 Course is proposed near the Route 250 frontage of the property.

Birdwood Mansion and Historic Preservation



The Birdwood Mansion was constructed between 1819 and 1830 under the ownership of William Garth; the entrance drive was also built at that time. It has been suggested that Thomas Jefferson's workmen may have assisted with the construction of the buildings due to the shared classical characteristics of the Birdwood structures and the contemporaneous University of Virginia pavilions. The historic core surrounding the mansion contained more designed landscape features, while the remainder of the property was an agricultural landscape.



In 1967, the University of Virginia purchased the first of several portions of the Birdwood property. The University built a golf course at Birdwood, thus maintaining the open quality of the former agricultural fields. The University has maintained the property ever since with few major alterations. The Birdwood Mansion, as the centerpiece of the Property, is listed on the National Register of Historic Places and Virginia Landmarks Register.

The Birdwood Mansion will undergo extensive renovations in preparation for usage as a venue for special events. The Mansion will serve a hospitality function with the option for short-term lodging available to those who have rented the property. Parking and several support structures may be added nearby or expanded to support

the hospitality function of the Birdwood Mansion. The historic integrity of the Mansion will be maintained in any future development; and all preservation rehabilitation, reuse, and new improvements will be undertaken in consultation with the strategies, guidelines, and recommendations contained in the *Birdwood Landscape Site Protection and Stewardship Strategies Plan* (University of Virginia Foundation, 2015).

Shared Parking Plan

Parking for the Property will be accommodated through the potential expansion and improvements to the existing parking for the golf course, as well as the potential for new parking areas constructed as part of the Outdoor Tennis Facility. Some expansion of parking near the Indoor Golf Facility may also be necessary. As described later in the Event Management section, if additional parking is needed during larger events at the Mansion or elsewhere on the Birdwood property, off-site parking and transport via shuttles may be utilized. It is anticipated that there will be substantial coordination with the Boar's Head Inn with guests of Special Events utilizing the Inn as a primary source of lodging.

Event Management

The UVA Foundation has established an Event Management protocol that applies to events at both the Boar's Head Inn and Resort, and Birdwood to manage the events that occur throughout the year. Given the common ownership of Birdwood and Boar's Head, the UVA Foundation can consider all the available parking options at both properties, and design management and wayfinding customized by event location and size. The chart below provides a general overview of the event management strategy for various size events.

SPECIAL EVENTS - TIERED SYSTEM

| Event Level | Scope of Event | Proposed Traffic/Parking Strategy |
|--------------------|-----------------------|---|
| Tier I | Up to 400 Attendees | Repurpose spaces in underutilized UVAF and Professional Center Lots 1) Set up temporary wayfinding parking signs that guide guests into lots 2) Offer Valet services 3) Relocate staff parking to golf course lot or UVAF lot |
| Tier II | 400 to 600 Attendees | All of Tier I Strategies Attendants at parking entry and/or critical intersections Sign and delineate pedestrian movement corridors to eliminate pedestrian and vehicular conflicts If hosting more than two events, stagger starting/ending times Provide general protocols for access circulation on website Add police detail to critical intersections to control movements and priority |
| Tier III | 600+ Attendees | All of Tier I & II Strategies Add off-site parking and shuttle guests/employees to site Create one-way flow through the site Enter Golf Course drive and exit from Ednam Drive Use traffic control devices for proper movement Provide general protocols for access circulation on website |

The tiered system ensures efficient ingress and egress of visitors and program participants, thereby reducing the impact of traffic from special events on other drivers and residents, which will be concentrated during the starting/ending time of such events. By directing traffic for special events

efficiently to and from applicable parking areas, other drivers and residents can continue to their normal route with minimal delay. In addition, the Foundation will notify nearby Neighborhood Associations as necessary in advance of larger events to further minimize delays and facilitate advance planning by all parties. The Foundation will also work to segregate special event traffic from neighborhood traffic by moving queuing lines to the edges of access ways and utilizing police detail when deemed appropriate (Tier II Strategy).

For the largest events at Birdwood and Boar's Head, included in the Tier III category, the Event Management Plan calls for the use of off-site parking and shuttling of guests and employees to the Property.

Transportation Network

The UVA Foundation is supportive of general connectivity from Birdwood to surrounding properties through the use of trail networks and road connections where appropriate and feasible. Inter-parcel connections and networks of roads, paths, and trails serve to reduce automobile traffic within the Property and in the surrounding areas by providing alternate modes of mobility.

The Connector Road, as one example of this goal, serves to unify Birdwood and the Boar's Head Resort into a single, immersive experience for visitors, members and guests of the various facilities on site. The enhancement of traffic flow will also be beneficial in emergency situations. Emergency vehicles and trucks will be able to use the Connector Road as an alternative access way to both the Boar's Head property and the surrounding residential neighborhoods such as Ednam Village and Ednam Forest. Currently, such neighborhoods have only one entrance and exit from Route 250, through Ednam Drive. Creating a second access point and a better network of interconnected streets and pedestrian paths will allow traffic to dissipate during peak hours and events. This new inter-connection also keeps certain resort and neighborhood traffic internal to the site that currently must use Route 250 because of the lack of access to the golf course. As such, the Connector Road helps to reduce congestion on Route 250, and allows residents, employees, and guests to travel between Birdwood, Boar's Head, and surrounding residential neighborhoods with fewer vehicle miles travelled and reduced greenhouse gas emissions.

Traffic Analysis

The firm of Vanasse Hangen Brustlin, Inc. ("VHB") was contracted by the UVA Foundation to conduct a Traffic Impact Analysis (the "Traffic Study") to study the existing conditions of the Boar's Head and Birdwood properties, as well as any impact of the proposed uses of the Birdwood Property. In general, the Traffic Study concluded that all proposed uses have peak activity times that occur outside the peak traffic periods. Because of the distribution of trips across a 24-hour timespan and the off-peak nature of uses, there is no anticipated noticeable impact on the existing intersections at Golf Course Drive and Ednam Road.

The Foundation shares the desire of the Virginia Department of Transportation ("VDOT") and the County for a future condition with improved progression of traffic, and improved access to the corridor for the neighbors on the north side of US 250. The Traffic Study concludes that the proposed improvements within the Birdwood property are not anticipated to adversely impact the existing conditions at any of the intersections along US Route 250. The Study further demonstrates that the existing intersection control at the two related intersections will continue to operate at very similar, or even improved, levels of service, with the Connector road in place. Coordinated signal control was studied as a measure that would enhance the function and flow of Route 250 in the area near the Property. The Foundation recognizes that ongoing coordination with VDOT and

Albemarle County will be necessary to ensure optimal functioning and traffic flow along Route 250.

Green Infrastructure and Sustainability Practices

The City, County and UVA are working together to meet our community's goal established by the EPA mandated Total Maximum Daily Load (TMDL) stormwater pollution diet, established to protect and repair the Chesapeake Bay. As part of this 15 year – 3 phase process, UVA and the UVA Foundation have considered the use of the Foundation properties for stormwater banking – establishing best management practice areas that will help meet the stormwater quality and quantity reductions. With multiple riparian areas, both the Birdwood and Boar's Head properties provide opportunities to implement these measures, and the GIS analysis has been completed.

In addition, the UVA Foundation is pursuing LEED certification for several current and planned building projects at the Boar's Head and Birdwood properties. By investing in the extensive and much-needed renovation work at Birdwood Mansion, the UVA Foundation is preserving history and utilizing existing structures in the modern and evolving function of the Property, perhaps one of the most sustainable choices. The Indoor Golf Practice Facility also incorporates some of the existing outbuildings of the Mansion. By preserving some of the existing buildings at the Property and reprogramming the spaces, as described, buildings are more likely to be retained for future generations.

Birdwood Golf Course is an Audubon certified course. The *Audubon Cooperative Sanctuary Program for Golf* is an education and certification program that helps golf courses protect the environment and preserve the natural heritage of the game. The program provides assistance with enhancing the valuable natural areas and wildlife habitats that golf courses provide, improving efficiency, and minimizing potentially harmful impacts of golf course operations. Audubon International has developed Standard Environmental Management Practices that address the following:

- Environmental Planning
- Wildlife and Habitat Management
- Chemical Use Reduction and Safety
- Water Conservation
- Water Quality Management
- Outreach and Education

Trail Systems

Several miles of pedestrian trails are located on the Property, allowing for the enjoyment of the golf course and natural features of the property. This extensive network of trails connects the Boar's Head Inn and Resort, Birdwood, and Foxhaven Farm to the Ragged Mountain Reservoir Trail System. The trail network is part of the green infrastructure of the property and represents a commitment to the preservation of nature and natural systems at the Property. This system could be expanded in the future to allow for connections to the Observatory Hill area and the Fontaine Research Park, providing an alternative network of transportation for bicyclists and pedestrians.

In addition, the Albemarle County Comprehensive Plan envisions a bike/pedestrian trail that connects Crozet to the City of Charlottesville along the Route 250 Corridor, known as the Three Notched Trail. Once planned, such a trail could include the Boar's Head Resort and Birdwood

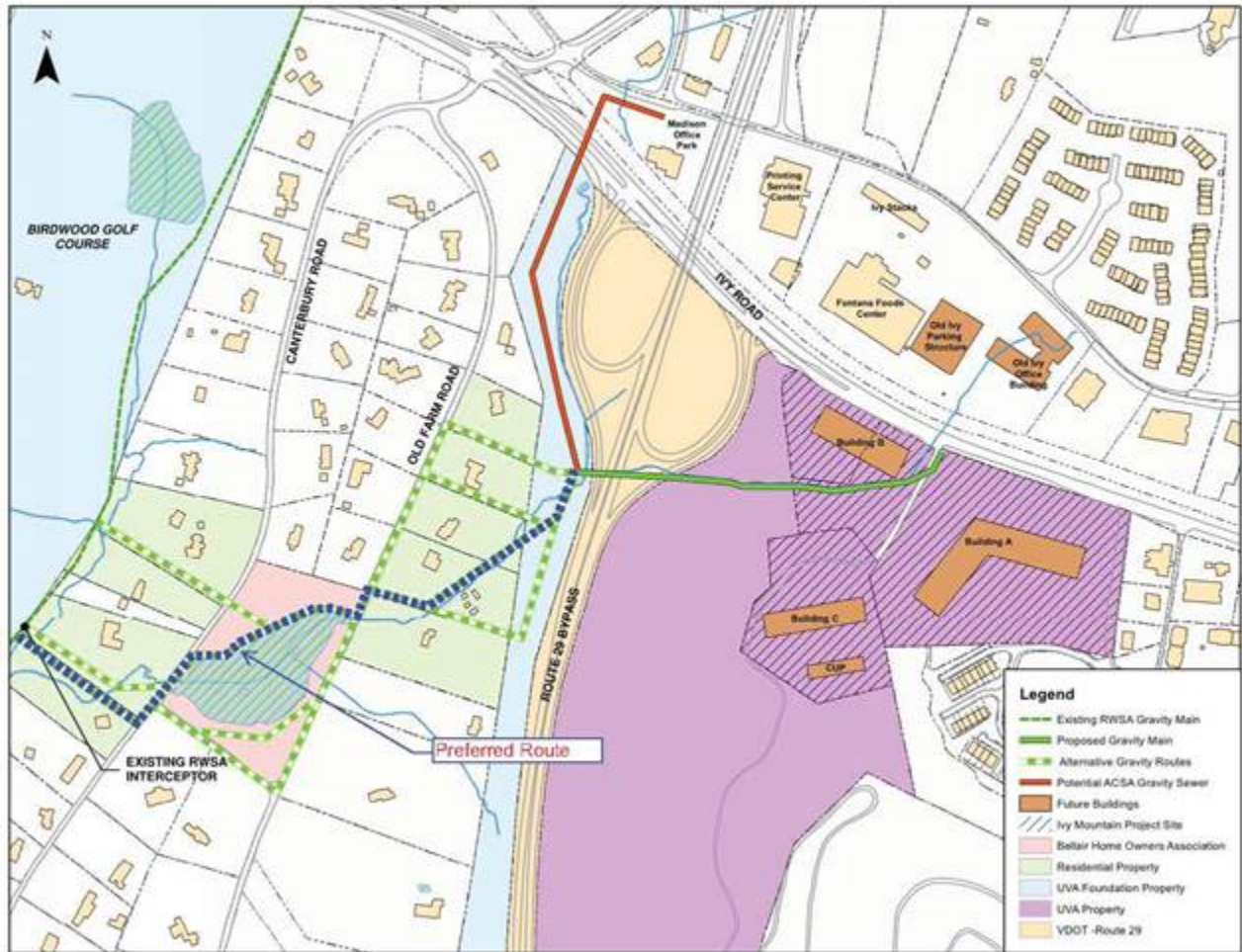
Properties. The Birdwood Masterplan recognizes the importance of this future trail network and the UVA Foundation will coordinate with the County to provide easements, as necessary, for the installation of this trail network.



Source: UVAF

Water and Sewer

The anticipated route of the proposed 3,650-linear foot gravity sewer will extend from the Ivy Mountain property owned by the University, through Virginia Department of Transportation (VDOT) property (Route 29 Bypass), the Bellair Neighborhood, and sections of University Foundation property to connect to the Rivanna Water and Sewer Authority (RWSA) Moore's Creek interceptor on the Birdwood Golf Course. The anticipated route may require several easements across different properties including: residential properties within the Bellair Neighborhood, the Bellair Neighborhood Homeowners Association, Route 29, Old Farm Road, Canterbury Road, the University of Virginia Foundation's property along Route 29, and the University of Virginia Foundation's Birdwood Golf Course. It is anticipated that the majority of the gravity sewer will be installed by open trench except where jack and bore methodology will be utilized under the Route 29 Bypass. The following table outlines the owners associated with each property that may require an easement, pending final route selection. See the figure that follows for potential routing.



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Ednam

Ednam Village

Birdwood Mansion

Connector Road

Boar's Head Resort and Sports Club

New UVA Tennis Facility

Ednam Forest

Bellaire

O-Hill

Golf Course
(extent after 2018-2020 renovation)

Existing trails on Birdwood and possible future
multi-use corridors connecting to Ragged Mtn,
Foxhaven, Fontaine Ave, O-Hill

Ragged Mountain Reservoir

Foxhaven