

**ZMA201800014: Birdwood Mansion and Grounds****Attachment 6 – Staff Analysis of Neighborhood Model Principles**

<b>Pedestrian Orientation</b>	<p>Information submitted with previously-approved SP-2017-00032, described in previous community meetings, and contained within the PACC-endorsed Birdwood Area B Study suggests that the Birdwood property will contain a network of non-vehicular connections (golf cart paths and walking trails) which would provide access throughout the Birdwood property, and which would provide pedestrian connection with the designated “Center” at Boar’s Head.</p> <p><i>Principle is met.</i></p>
<b>Mixture of Uses</b>	<p>The special events proposal would establish new, complimentary uses to the surrounding Birdwood Golf Course and adjacent Boar’s Head Resort.</p> <p><i>Principle is met.</i></p>
<b>Neighborhood Centers</b>	<p>Information submitted with previously-approved SP-2017-00032, described in previous community meetings, and contained within the Birdwood Area B Study suggests that the Birdwood property will contain a network of non-vehicular connections (golf cart paths and walking trails) which would provide access throughout the Birdwood property and which would provide pedestrian connection with the designated “Center” at Boar’s Head. The Boar’s Head Drive provides vehicular interparcel connection to the “Center” at Boar’s Head.</p> <p><i>Principle is met.</i></p>
<b>Mixture of Housing Types and Affordability</b>	<p>The proposal does not include any residential dwelling units.</p> <p><i>Principle is not applicable.</i></p>
<b>Interconnected Streets and Transportation Networks</b>	<p>The proposal utilizes existing transportation infrastructure, including Boar’s Head Drive which now provides a permanent vehicular interparcel connection between the Birdwood property and Boar’s Head Resort. An existing service drive to the rear/south of the Birdwood Mansion would provide service vehicles and emergency vehicles with vehicular access around the entire project site.</p> <p><i>Principle is met.</i></p>
<b>Multi-modal Transportation Opportunities</b>	<p>Proposal includes partial reliance on shuttling guests to the Birdwood Mansion from the Boar’s Head Resort and from the Birdwood Golf Clubhouse parking lot. Information submitted with previously-approved SP-2017-00032, described in previous community meetings, and contained within the Birdwood Area B Study suggests that the Birdwood property will contain a network of non-vehicular connections (golf cart paths and walking trails) which would provide access throughout the Birdwood property and which would provide for some connectivity with surrounding residential neighborhoods and the designated “Center” at Boar’s Head.</p> <p>However, the application materials do not contain any explicit information about these types of non-vehicular connections. The proposal also does not appear to contain any information about the proposed Three Notch’d Trail, a planned greenway that will connect Crozet and Charlottesville and which is proposed to have a general alignment along the 250 / Ivy Road corridor.</p> <p><i>Principle is partially met.</i></p>

<b>Parks, Recreational Amenities, and Open Space</b>	<p>This proposed project is situated within a large golf course with cart paths which can be used by guests of the Boars Head Resort and event attendees, and (potentially) by members of the public. The Birdwood property also contains extensive hiking trails which can be accessed by the cart paths and other sidewalks.</p> <p>Additionally, the portions of the subject property which have a future land use designation of “Parks and Green Systems” are excluded from this proposal, and therefore would remain undeveloped and not be impacted or otherwise affected.</p> <p><i>Principle is met.</i></p>
<b>Buildings and Space of Human Scale</b>	<p>The proposal is to rehabilitate and reuse existing historic structures; no new structures are shown on the conceptual plan.</p> <p><i>Principle is met.</i></p>
<b>Relegated Parking</b>	<p>The conceptual plan appears to show all proposed new parking located in a side yard area, beyond the front façade of the primary structure (historic mansion). The proposal also utilizes existing parking areas and shared parking agreements.</p> <p><i>Principle is met.</i></p>
<b>Redevelopment</b>	<p>The proposed rehabilitation and reuse of the Birdwood Mansion would end an era of disuse and thereby prevent further deterioration of this historic resource, and would bring a currently underutilized structure into a new era of stability and functional use. The proposal also includes the rehabilitation, reuse, and repurposing of several historic outbuildings. The proposal would also partially utilize existing transportation infrastructure.</p> <p><i>Principle is met.</i></p>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	<p>Although a conceptual grading plan was not provided, the proposal and program for this property do not seem to require extensive grading. Construction of a new access road/driveway will partially utilize a historic driveway alignment; and the remaining (unused) section of that historic driveway alignment will be preserved.</p> <p>A separate proposed service drive would lead from the UVA Golf facility to the southwestern corner of the Birdwood Mansion. This proposed improvement is notable in that it would require grading and construction in close proximity to a row of mature trees, which could pose a significant risk to these trees that contribute significantly to the historic landscape. However, the application materials include a Birdwood Landscape Preservation memo from Mrs. Rachel Lloyd, dated 5/10/19, containing assurances that “the design team will evaluate options for protecting the pecan trees while rehabilitating the service drive.” Specifically, four (4) potential strategies were identified in the Birdwood Landscape Preservation Memo (Att. 9).</p> <p>Additionally, this proposed improvement is also notable in that it “would follow what appears to be an older road or path trace” visible in “an older aerial photograph, c. 1937,” as described in the same memo. As such, this proposed improvement can be at least partially understood as the reuse of a former service drive. Although staff strongly recommended the use of existing service drives, the careful reconstruction and reuse of a former historic site feature</p>

	<p>would be comparatively less impactful than similar land disturbance, grading, and construction activity would be if done in a previously unimproved area of the historic landscape.</p> <p>Additionally, a Phase I Archaeological Survey (Att. 11) was completed by Rivanna Archaeological Services, LLC (RAS); and based on that survey, a Construction Monitoring Plan (Att. 12) has also been prepared by RAS. The Archaeological Survey recommends that additional archaeological investigation ("limited large unit excavation") be conducted prior to construction of the proposed service drive in order to define, identify, and determine the significance of the subsurface materials located in "Feature 3" that were discovered during this Phase I Archaeological Survey. The survey notes that "only feature 3 located west and south of the southwest outbuilding may potentially be impacted by proposed future development," with the proposed future development referring to the proposed service drive identified above. The corresponding Construction Monitoring Plan recommends that an archaeologist be present for the anticipated (partial) demolition of an existing underground cistern located near the eastern façade of the Birdwood Mansion, in order to document the historic structure and any associated features with photographs and maps.</p> <p><i>Principle is generally met, provided that the project team successfully carries out the various intentions and commitments identified in the Landscape Preservation Memo, Phase I Archaeological Survey, and Construction Monitoring Plan.</i></p>
<b>Clear Boundaries with the Rural Area</b>	<p>The portion of the Birdwood property which adjoins the Rural Areas, and which is designated as Parks and Green Systems on the Future Land Use Plan, would remain undeveloped forested foothills in this proposal.</p> <p><i>Principle is met.</i></p>