

# Wooded Areas (in Development Areas)

---

This Plan purposely distinguishes between *forests* located in the Rural Area and *wooded areas* located in the designated Development Areas. In both the Rural Area and Development Areas, preservation of forests and wooded areas is important because they provide multiple benefits to the environment. However, in the Rural Area, active forestry including the harvesting of timber is an appropriate use that is consistent with the purposes of this Plan.

In Development Areas, wooded areas are important to preserve along drainage swales, streams and critical slopes; along hillsides and ridges; and other areas where existing vegetation is important for visual, environmental, or recreational reasons. In these areas, trees should be preserved or established as development occurs.

Wooded areas are necessary for the maintenance of ground and surface water quality, groundwater recharge area, and habitat for biological resources. Undisturbed wooded areas protect critical slopes and prevent surface runoff, flooding, soil erosion and sedimentation. Wooded areas provide shade and windbreaks, improve air quality, and reduce dust, noise, and glare. On a large scale, wooded areas absorb carbon dioxide and other pollutants, and modulate temperatures, thereby affecting the general climate over an extended period of time.

Wooded areas also provide buffers and recreational opportunities. These are important benefits and amenities that make the Development Areas more attractive places to live.

**OBJECTIVE:** Encourage the preservation of existing wooded areas as development occurs in Development Areas. Maintain or establish wooded buffer areas between dissimilar land uses as development occurs.

**Strategy:** Preserve or establish trees or vegetative buffers in the following specific areas as development occurs:

- The wooded ridge along Berkmar Drive Extended that is highly visible from Route 29 North and provides a buffer between adjacent residential and commercial land uses;
- The Whitewood Road Park, which is the last significant wooded area in an intensively developed residential neighborhood;
- The wooded areas along Route 663 and Route 743 which define the entrances to Earlysville;

- The wooded slopes of Stillhouse Mountain, Lewis Mountain, Mount Jefferson, and the Ragged Mountains in Neighborhood Six which are highly visible in the Urban Area. These areas include the mountains as well as the wooded, critical slopes outside the mountain designations.
- The area between the southern boundary of Hollymead Community (Route 643) and the northern boundary of the Urban Area (South Fork Rivanna River), which provides a buffer area necessary to maintain the distinct identity of each Development Area;
- Existing wooded areas along heavily traveled entrance corridors such as the Route 29/250 Bypass and Interstate 64 which protect the visual quality and character of the area as seen from the roadways, and provides a buffer between the roadways and adjacent residential areas;
- Along Route 29 South as it passes through North Garden;
- The wooded areas visible from Monticello, especially in Neighborhoods Three and Four, which protect Monticello's setting and viewshed;
- Incorporate into the plans for the proposed Meadowcreek Parkway and the Route 53 Parkway buffer areas along the roadways;
- Maintain or establish buffer areas between regional, community or industrial service areas and residential or Rural Area;
- Where Development Area boundaries are defined by natural features such as stream valleys or mountains, maintain such boundaries as buffer areas.
- Protect wooded hills where topography makes an area visually prominent.

