November 6, 2023

PLANNED DEVELOPMENT DISTRICT ZONING MAP AMENDMENT

PROJECT NAME: High School Center II at Albemarle High School

TAX MAP PARCEL: #06000-00-00-078A0

The following narratives and document summary are provided to support the Zoning Amendment for the referenced parcel in accordance with Section 33.4(c).

A narrative of the project proposal, including its public need or benefit; including relevant info on Schools planning for HS Center II and Lambs Lane campus

High School Center II, hereafter called "High School Center II (Center II)", will be a new node in Albemarle County Public Schools' developing network of High School Centers. Each Center is a resource available to all high school students in the Division and range in capacity from 150 to 400 students. They facilitate Career Learning Communities in a specialized, interdisciplinary, project-based, and innovative educational environment. The Center model emerged from a study undertaken in 2017 by Fielding International with HBA Architecture to explore the modernization of the high school experience while managing increasing student populations and capacity issues at Division High Schools.

Center II will host up to 400 students with a focus on Science, Technology, Engineering and Math specialties in a range of flexible lab and studio spaces. Project Studios form the core learning spaces and are equipped with flexible worktables and seating, access to power throughout for equipment and tools, writeable surfaces on all walls for presentations and group-work, and project storage that doubles as display to make the work of learning visible. Specialty Studios provide space for students to pursue larger hands-on projects using tools and technology ranging from wood and metalworking shops to 3d printing and laser scanning. Seminar rooms will host professional mentors and critics from the business community to engage students on their projects and with potential internships, building an authentic and engaging learning experience. All spaces are flexible, reconfigurable and feature operable partitions in strategic locations to allow for a continuous evolution of learning, instruction and curriculum.

The Lambs Lane Campus (Site of ACPS Building and Transportation Services, Albemarle HS, Journey MS, Greer ES, Boys and Girls Club and Ivy Creek School) has been identified as the ideal site for Center II through the Lambs Lane Campus Master Plan Study. The Study was undertaken in 2022 in collaboration with DLR Group and focuses on the potential for the property to serve as a central campus that serves Albemarle County students and the community in the most efficient way possible. Locating Center II on the campus addresses issues of logistics and student equity because of the property's central location, adjacent to the County's most densely populated neighborhoods, as well as the greatest numbers of low-income residents. Other elements of the Master Plan include: vehicle circulation improvements such as a loop road through the campus, improvements to the campus entrances, moving Building and Transportation services off-campus, and improvements to the pedestrian and bicycle infrastructure on campus, A key piece of the planning for Center II is the need for replacing the parking spaces that will be displace by the new building. The first phase of the project will include construction of new parking on the north-west side of Albemarle High School, adjacent to the Transportation Services facility and the AHS sports fields. This location will allow the parking to serve other areas of the campus and include improved pedestrian infrastructure. The additional parking will be completed prior to the start of the Center II construction, so that there is no net parking loss during the course of the project.

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A narrative of the proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area:

- ***The property is located in the Rural Area, on the edge of the Places 29 area of the Development Area***
- ***Community Facilities Chapter***

The proposed site for Center II is the same site that includes Albemarle High, Journey Middle, and Greer Elementary Schools and fronts along Hydraulic Road. At the time of Albemarle High School's initial construction in 1955, the surrounding area was very rural in character. However, with the continued growth of Albemarle County over the last several decades, the surrounding areas have become denser and have adopted more of a suburban character, as they reside within the urban ring around the City of Charlottesville. Albemarle High School's current enrollment for the 2023-2024 school year is 1,956 students. The parcels directly across the street from Albemarle High School are designated as either "Urban Mixed Use" or "Urban Density" on the Future Land Use maps contained within the Places29 Master Plan. Many of these parcels are zoned either Commercial, C-1 Commercial, R-4, R-6, R-10, or R-15.

Further, a recent facility constructed at 2701 Hydraulic Road (Parcel ID #060F0-00-00-00300) is zoned within a Neighborhood Model District. These facilities have resulted in a more suburban character on the Hydraulic Road corridor with both medium and high-density residential units and commercial facilities. By isolating a portion of the parcel under a secondary zoning district, the Comprehensive Plan's intent of creating a buffer between Rural Areas and development areas would be maintained, as the new proposed development would be directly along the Hydraulic Road corridor and the remaining wooded character of the majority of the existing parcel would be preserved.

The proposed new facility is consistent with the existing land use designation and will serve 400 high school students per day on an alternating day calendar (i.e. to serve up to a total of 800 students). Students will attend their "base high school" on days that they are not attending Center II. The proposed facility will provide equal access to high school students across the entire County and students will not be limited based on geographic constraints.

In addition to maintaining all by right uses, the proposed application would isolate a portion of the parcel in front of Albemarle High School and re-zone from RA to R-10, for the purposes of reducing the front setback and increasing the height restrictions for the new school facility. The applicant proposes to "proffer-out" all other differences between RA and R-10 zones.

The proposed facility is consistent with the County's Comprehensive Plan. Objective 3 of the Comprehensive Plan's section on "Community Facilities" outlines several strategies to ensure compliance between the Comprehensive Plan and anticipated school growth. This proposal seeks to bridge the gap between Strategies 3a and 3b by further establishing a more delineated buffer between the County's Rural Area and the growth area that is directly adjacent to the proposed Center II site, while maintaining the overall character of the surrounding properties. By creating this buffer and locating the new Center II facility beside an existing high school, the proposed facility is also consistent with Strategy 1d of Objective 1, which seeks to co-locate related and complementary services together whenever possible.

The Board of Supervisors has already appropriated capital funding for the Center II project, which addresses

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The proposed location also promotes walking and bicycling as outlined in Strategies 3i and 3j, as there are several medium and high-density residential communities nearby. This further helps to alleviate traffic concerns.

Additionally, the programmatic features of Center II are such that they also seek to advance Objective 1 of the "Community Facilities" section of the Comprehensive Plan. Specifically, ACPS is seeking to develop partnerships with local businesses and other organizations to develop curriculums and programs at the Center II facility so that the facility can function as a workforce and community-based center for students and potentially the general community.

In locating the facility on the street of Hydraulic Road, the facility will be meeting the Neighborhood Model Principles that are applicable to public facilities as outlined in Strategy 1k. Bike and pedestrian facilities will be easily accessible to the new facility, the building's front entrance will be oriented towards the street, parking will be behind or adjacent to the building, and the facility will work *with* the existing natural grade to the extent possible. Additionally, by re-zoning only a portion of the existing parcel, a clear boundary between the Development Areas and the Rural Area will be preserved.

Lastly, the facility will comply with Strategy 1i of Objective 1, which seeks to reduce energy consumption and employing sustainable design and construction practices. If funding allows, the project will potentially utilize a geothermal HVAC system and other key sustainable features, such as a solar-ready roof, an enhanced building envelope, LED fixtures, and other high-performing building features.

A narrative of the proposed project's impacts on public facilities and public infrastructure.

The hours of operation for Center II will be consistent with other public schools in the County. Generally speaking, the school's primary operational hours will be between 7:30 AM and 4:00 PM. Currently, ACPS's transportation department doesn't have the capacity to offer home-to-school-bussing. It is planned that students will have the option to either arrive to their "base school" and be bussed, drive themselves, or be dropped off by a parent at Center II. Occasional after school activities in the evenings and on weekends may occur. The facility will also be available for use by organizations and the public in accordance with the ACPS School Board Policy on "Community Use of School Facilities".

It is anticipated that traffic patterns along Hydraulic Road and on the Lambs Lane Campus will moderately increase over current traffic counts. However, it should also be noted that potentially up to 50% of the students that will attend Center II are students that would otherwise attend Albemarle High School, and would therefore not reflect an "increase" in daily traffic counts. Additionally, by locating the new Center II directly adjacent to Albemarle High School (AHS), students who attend AHS can easily walk between the two facilities, which will reduce the amount of car traffic for students who participate in after-school extracurricular activities at their base high school. ACPS is also working closely with its local government partners on the study and development of the Lambs Lane Loop Road, which will further increase traffic capacity and alleviate traffic congestion. The Loop Road is a separate project from the High School Center 2 project and the two potential routing options are shown on the Site Plan Illustrations for reference only.

Lastly, the site has access to public water and sewer, as it resides with the Albemarle County Service Authority's district. No water/sewer demand above normal limits for a public school are anticipated.

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A narrative of the proposed project's impacts on environmental features.

The proposed project site is currently a parking lot for Albemarle High School, location of Building Services, and includes a small area of trees at the far southern corner of the property. Natural environmental and ecosystem features on the site are minimal. Stormwater currently flows off the parking lot into an underground sewer system and ultimately to open stormwater management basins on other parts of the site. Post-development, the impervious area of the site (new building footprint and parking area) is anticipated to be very similar to the current impervious area..
The design of the new Center building will prioritize minimizing water and energy use; durable, resource-effective and low-carbon materials; and restore natural habitat through site landscaping strategies. Spaces around the building will be designed to provide environmental services such as native habitat, water management, and light and shade for pedestrians.

Center II is planned to be at minimum a LEED Silver Certified Building.

A narrative that addresses the impacts of the proposed development on public transportation facilities, public safety facilities, public school facilities, and public parks.

See previous narratives.

One or more maps showing the proposed project's regional context and existing natural and manmade physical conditions.

Location map – Vicinity Map indicated on illustration 1.

An application plan showing, as applicable:

1) Street Network, including:

- **Circulation within the project and**
- **Connections to the existing and proposed or planned streets with and outside of the project;**
- **Include future Lambs Lane loop road**

Refer to Illustration 2.

2) Typical Cross Sections to show

- **proportions**
- **scale and**
- **streetscape/cross-sections/circulation**

Refer to illustration 3.

3) General location of pedestrian and bicycle facilities

Refer to Illustrations 2. ACPS intends to provide pedestrian pathways from new tennis courts, and parking to Albemarle High School and Center II. Shared use paths are also planned to be included in this project. These details will be addressed during the site plan submission.

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4) Building envelopes

Refer to Illustrations 4 and 5.

Two conceptual renderings are provided that are subject to change. These renderings show the content and character of the potential design of the building. The exterior materials are envisioned to be a combination of brick masonry, aluminum storefront and curtainwalls, aluminum composite metal panels, and aluminum canopies.

In addition to providing a progressive and adaptable educational environment, the design of the building addresses sustainability directly. The building will be designed to the site to take advantage passive solar heating and cooling with optimized window and clerestory openings. Finish materials are minimal to reduce the total carbon footprint of the building. Materials proposed are selected for their carbon sequestration-potential, recycled content, or recyclability at the end of their service life. Signs and graphics incorporated into the interiors act as a story-teller, educating occupants about the materials, energy-use, and other sustainable features of the building.

5) Parking envelopes

Parking locations are indicated on illustrations 2.

As the new building is proposed on an existing parking lot, the following summary outlines the parking required for High School Center II and Albemarle High School.

We are assuming 45% of students attending HSCII will be from AHS due to the location and programs planned to be offered at the center. Transportation estimates that approximately 140 students would drive to HSCII based on current driving numbers that exist at Center one and the other high schools. Therefore we expect 77 student drivers (140*55%) at HSCII.

- 35 staff
- 15 visitor
- 77 students will drive from other home high schools (assuming 63 will attend from AHS)
- 200 students will arriving by bus
- 20 walking/bicycling
- 40 parent drop off by car

To address any loss of parking spots, and required parking needed due to the placement of the Center II building, ACPS will be building a new parking lot where the current basketball and tennis courts are near the AHS stadium. This parking lot is planned to be able to add up to an additional 200 parking spaces. New tennis courts will be built north of the AHS stadium and just south of Lambs Lane.

6) Public spaces and amenities

Site is public school campus for all grades. See the above narratives for further details.

7) areas to be designated as conservation and/or preservation areas

NOT REQUIRED

8) conceptual stormwater detention facility locations;

High School Center II will be mostly located on impervious paved areas and minimal additional stormwater management is anticipated.

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Stormwater will be addressed with underground retention piping as part of connections to the existing on-site BMP system.

9) conceptual grading

Minimal grading of the areas are anticipated.

10) a use table delineating

• use types,	**Public K-12 School, related facilities.**
• the number of dwelling units,	**None**
• non-residential square footage,	**All areas are non-residential (HSCII – 61,000 SF)**
• building stories and/or heights,	**2-stories, proposed building height < 40'-0" (max) [R10 allows 65'-0"]**
• build-to lines,	**None**
• setbacks and yards, and	**proposed 35'-0" min. [R10 allows 5'-0"]**
• other features;	Indicated on illustration 1 and 2.

11) topography, using the county's geographic information system or better topographical information, and the source of the topographical information, supplemented where necessary by spot elevations and areas of the site where there are existing critical slopes;

Indicated on illustrations 1, 2, and 3.

12) the general layout for water and sewer systems;

Indicated on illustrations 2 and 3.

13) the location of central features or major elements within the project essential to the design of the project as applicable, such as

- **major commercial and residential areas,**
- **parking areas and structures,**
- **civic areas,**
- **parks,**
- **open space,**
- **amenities and recreation areas;**

Indicated on illustrations 1 and 2.

14)* standards of development including-*as noted above these can reference ordinance provisions, however relegated parking standards should be maintained along the Entrance Corridor

- **proposed yards,**
- **open space characteristics, and any landscape or architectural characteristics related to scale,**
- **proportions, and**
- **massing at the edge of the district;**
- **site sections, architectural elevations**

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Indicated on illustrations 1 – 6.

15) a conceptual lot layout; and

Not Required

16) Other special studies or documentation, if applicable, and any other information identified as necessary by the county on the pre-application comment form.

Not applicable

17) **A local traffic impact statement as required by Virginia Code § 15.2-2222.1 and 24 VAC 30-155-40.**

See the attached Lambs Lane Loop Road Alternatives Analysis – Traffic Impact Analysis, dated July 2023, by Timmons Group. This document is a DRAFT of the ongoing work associated with the Lambs Lane Campus Masterplan, being carried out separately from the High School Center 2 project. A final draft will be provided when it is available.

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