

HIGH SCHOOL CENTER II
2751 Hydraulic Road
Charlottesville, Virginia 22901.

ARB Preliminary Site Development Plan
May 10, 2024

Part A.1 – Written description of the proposal

High School Center II, (Center II), is 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 2017 study to explore the modernization of the high school experience while managing increasing student populations and capacity issues at Division High Schools.

Center II is a new building adjacent to Albemarle High School on the property known as the Lambs Lane Campus. The facility will be constructed on the property currently occupied by the Albemarle County Public Schools Building Services department at 2751 Hydraulic Road, Charlottesville, Va 22901. The scope of the project includes site improvements to the surrounding campus of Albemarle High School.

Site:

Center II will be constructed on what is currently the ACPS Building Services building and parking lot. This will require demolition of the existing buildings and parking lot, regrading of the site, and re-routing the access driveway to Albemarle High School around the new building. Significant landscape and hardscape around the new building is included and described below. The new building will have a geothermal wellfield located in an existing parking lot to the east which will require approximately 30,000 sf of parking lot area to be demolished down to subgrade and then reconstructed after the geothermal wellfield is installed.

The new road and driveway around Center II and the parking lot drive aisles shall be the heavy-duty pavement section and the parking spaces will be the light duty pavement. The new road and driveway will have pipe and inlet systems that also pick up water from the new building and tie to the storm system out falling to the existing pond to the west. The pedestrian path will be light duty asphalt. To reduce stormwater impacts to existing systems, the design incorporates bioretention for drainage from the building and courtyard. As well as underground retention systems.

To accommodate parking on-campus for both Center II and Albemarle High School, a +/-200 parking space lot will be constructed, including driveways and special drive lanes for student pick-up and drop-off at both schools. A new parking lot is constructed an existing practice field north of the existing tennis courts. This will necessitate the removal of an existing modular classroom building so that two full practice fields can be created to the north of the new parking lot. The parking lot will have curb and gutter, lighting, inlet and pipe systems and landscaping and a 6' sidewalk along the southeastern edge. The parking will require stormwater management facilities for both quantity and quality.

The site's landscape is designed to provide attractive, functional outdoor spaces for students and staff while complementing the balance of the Lambs Lane campus and providing adequate student security in an unobtrusive manner. Principal features of the landscape include an existing roadway converted to a central pedestrian walkway, direct pedestrian connection to the front entrance to Albemarle High School, paved multipurpose student spaces and mounded turf areas on the east side of the building, and a system of at-grade stormwater channels that convey roof water to a large bioretention garden on the north side of the building.

Building:

Center II will house a specialty education program focused on Career Pathways. It will include a variety of typical school spaces as well as specialty spaces, as described herein and on the drawings. Additionally, the Data Center for the school division will be housed in a partially below-grade level beneath the school, alongside the school's main mechanical room. Center II will host up to 400 students daily with a focus on Science, Technology, Engineering and Math specialties in a range of flexible lab and studio spaces. All spaces are flexible, reconfigurable and feature operable partitions in strategic locations to allow for a continuous evolution of learning, instruction, and curriculum.

The 62,000 SF structure is two stories with the main floor level approximately the same elevation as AHS. The main level includes public spaces and labs and studios. The second-floor level includes additional labs and studios. The architectural description of the exterior is included in Part C below.

Part A.2 – Explain how the proposal is compatible with the surrounding area and the Entrance Corridor.

Design renderings and color elevations are provided showing the building design with materials designated. The elevations and perspective views show that the building has a contemporary appearance, but traditional design principles (balance, proportion/scale, hierarchy, rhythm) are evident in the design.

The building massing includes a two-story area and a tall single-story area that is slightly lower. As viewed from the Entrance Corridor, the scale of the building will be partly mitigated by topography; the elevation of the first floor of the building will be well below the street elevation. The building main elevation is set approximately the same height as AHS, which is also a two-story building.

The perspective views illustrate how the building massing is broken down in multiple ways: recessed and projecting bays, the 'L' form of the building, height changes, and material changes. The massing that faces Hydraulic Road is mitigated by the 'L' shape diagram and the inclusion of a courtyard space.

The building steps down and to a single-story entrance, which helps establish human scale at the building entrance. Patterned metal panels and soffit siding add texture, interest, and scale. An overhanging roofline unites the overall composition.

The building is part of a larger campus of existing buildings. The main entrance of Center II is aligned so that it is visible from the main campus entry from Hydraulic Road, and visible to the main entry at AHS. Center II will be attended by students from AHS but also other campuses and a physical connection is not desirable. A structural connection between the two buildings is not desirable but the pedestrian connections have been articulated and developed to facilitate flow between the two buildings, the parking areas, and vehicular circulation. Center II desires to have its own presence on the site while maintaining connections to the AHS campus.

Part B – Site Plan – List of Drawings

TOTAL NUMBER OF FULL-SIZE SHEETS – 15

SHEET NUMBER	TITLE
G001	COVER SHEET
C0.1	OVERALL SITE LAYOUT
C4.0	SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L2.0	PLANTING DETAILS
A201	COLOR BUILDING ELEVATIONS
A202	COLOR BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A104	ROOF PLAN
A501	RENDERINGS
A502	RENDERINGS

Part C – Appearance of the Proposed Buildings

The new building will be constructed of systems and materials described herein and illustrated on the Drawings. The surrounding sitework consists of earthwork, new road and driveways, pedestrian paths and landscaping as described herein and on the Drawings.

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 storyteller, educating occupants about the materials, energy-use, and other sustainable features of the building.

Materials included are brick, glazed aluminum storefront and curtainwall systems, metal panels, and some exposed steel structure. The materials are compatible with existing materials at Albemarle High School and those in nearby buildings along Hydraulic Road. The brick and glazing systems are the primary materials with metal panels accenting wall areas and trimming the roof edge of the building. The primary brick color is a traditional orange/red (Color 1) with secondary areas clad in a grey blend (Color 1 and 2) and minor accent areas using a buff brick (Color 3). The metal panels storefront/curtainwall glazing systems are pre-finished in a semi-gloss bronze color that is not reflective.

All glazing is clear glass with a low-e coating and does not include any reflective or integral colored glazing.

The roof plan shows the location of roof top mounted equipment. This area is enclosed with a prefinished, perforated metal screen wall. The elevated position of the street above the site provides opportunities for screening of ground-level equipment. The mechanical enclosure is located in the center of the roof to minimize the impact of the scale and form of the overall design. Ground mounted equipment located at the north side of the building not visible from Hydraulic Road and screened behind a masonry enclosure.

Part D – Additional Material

Attached pages include graphic presentation of the project with excerpts from the Design Development School Board Presentation that show the building in various perspective views.

The next pages include photographs of the site.





