

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2024-49: High School Center II – 2 nd Review
Review Type	Second review of a site plan and architecture
Parcel Identification	06000-00-00-078A0
Location	190 Lambs Lane (See Figure 1)
Zoned	Rural Areas (RA) / Entrance Corridor (EC)
Owner/Applicant	County of Albemarle School Board / Quinn Evans (Kylan Shirley)
Magisterial District	Jack Jouett
Proposal	To construct a new high school center (HSC) building with associated site improvements on a portion of the existing campus. (See Attachments 1 and 2)
Context	The site is part of the Lambs Lane Campus and is adjacent to Albemarle High School on property currently occupied by the Building Services building and parking lot.
Visibility	The building will be readily visible from the Entrance Corridor.
ARB Meeting Date	November 18, 2024
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB conducted a preliminary review of the HSC 2 proposal on August 19, 2024. The comments from that meeting are included in the Analysis section of this report.

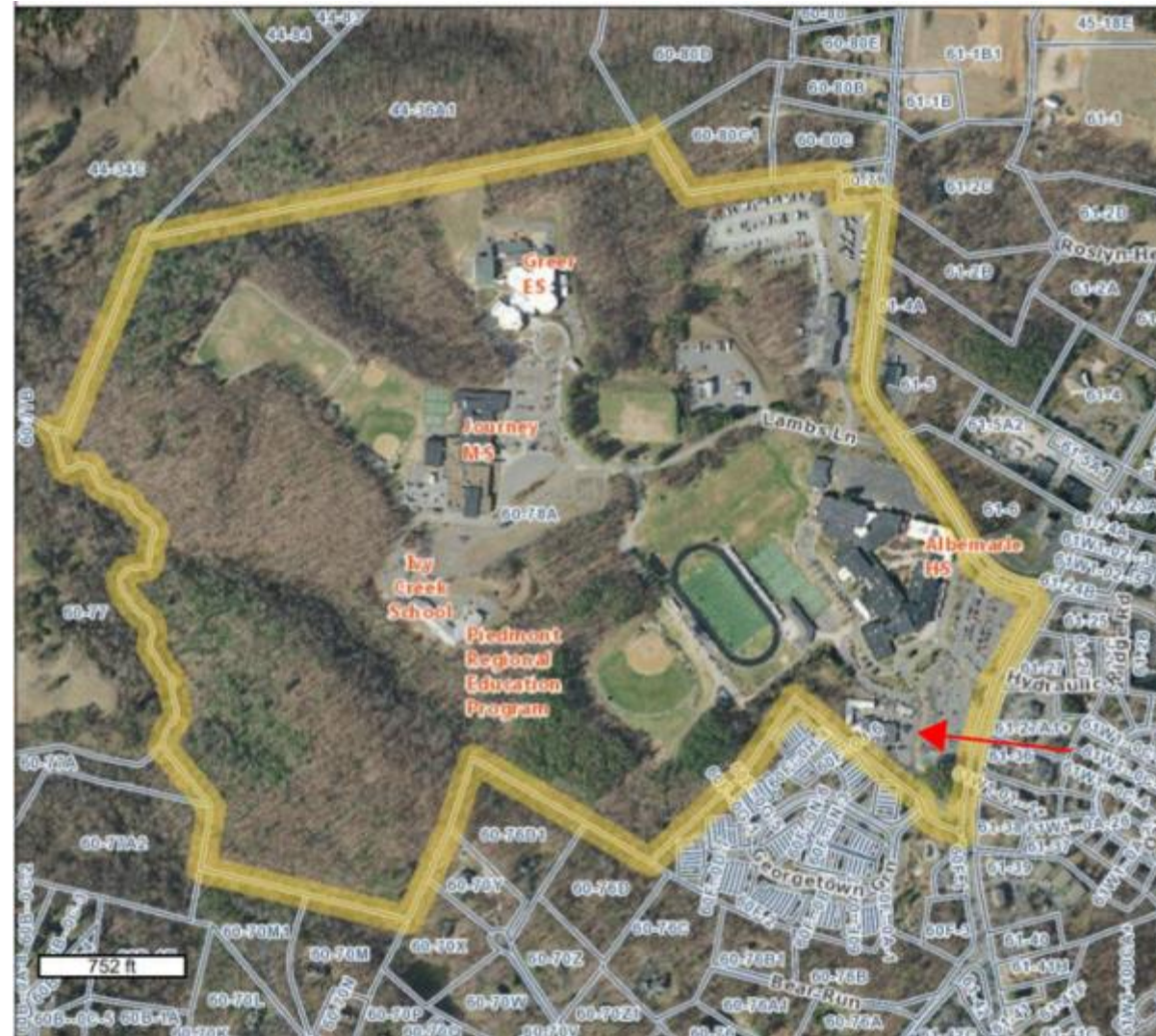


Figure 1: School site within the Lambs Lane Campus

ANALYSIS

REF	GUIDELINE	ISSUE 8/19/24	RECOMMENDATION 8/19/24	ISSUE 11/18/24	RECOMMENDATION 11/18/24
	Purpose; Compatibility with significant historic sites: Structure design				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The elevations and perspective views show that the proposed building design is contemporary in style. The design does not have a strong connection to the historic architecture of the County. As viewed from the EC, one-story blocks and a tall entrance canopy project from a 2-story core, helping to break down the mass. Horizontal planes are emphasized by the clerestory windows, the roof fascia, and the entrance canopy. The forms are compatible with the nearby school buildings.	Provide material and color samples for review. Provide additional perspectives as viewed from the EC street, with and without proposed trees. Consider a lighter color for the bronze metal.	Four shades of brick are proposed: orange (Belden Modular Goldenrod A) mixed with light gray (Belden Modular Mayo Clear A), a dark gray (Belden Modular No. 671 Velour A) and a buff-tan brick (no sample provided; identified as Color 3 in the narrative and Color 4 on A204). The brick colors are expected to be compatible with the brick of the existing buildings. Some of the brick is proposed to be shaped, stacked and tapered. Much of the brick is proposed to be patterned. Details of the shaping and patterning, found on Sheet A204, show the lighter brick at the bottom of the wall transitioning to darker brick above. The color patterning is not evident in the general elevations or perspectives.	Provide samples of the buff-tan brick, the perforated metal panels, and the orange for the solar shades for review. Coordinate references to the buff-tan brick throughout the drawings. Consider a lighter color for the bronze metal.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	Primary building materials include brick in shades of orange/red, grey, and buff; aluminum composite metal panels (primarily for accents and at the roof edge); metal canopies; and aluminum storefront and curtain wall systems. The brick is a tie to materials used historically in the County and it is expected to be compatible with the existing materials on site. The narrative states that the metal panels are not reflective. As illustrated, the bronze color of the metal is much bolder than other colors used in the complex and it contrasts strongly	Correct the 8.07 metal overhead coiling door key note on detail 6, sheet A202.	Material samples have been provided for the glass, 3 of the 4 bricks, 3 mortars, storefront frames, and solid metal panels. No samples have been provided for the buff-tan brick or the perforated metal panels.	
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.				
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new				

	development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	with the mountain view. A lighter color may be appropriate. Material samples are needed for review.		Aluminum solar shades are proposed for the windows on the south elevation. The shades are illustrated in a bright orange color. No sample has been submitted.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.	Only one of the perspective views is taken from the street; the building in that view is partially obscured by trees and the image is blurry when enlarged. Additional perspective views from the Entrance Corridor, with and without trees, would help clarify the appearance of the building. The 8.07 metal overhead coiling door key note is misplaced on detail 6, sheet A202.		Dark bronze is proposed for the metal in the proposed building. The existing school uses lighter colors for its metal. The darker color is expected to be conspicuous against the mountain backdrop. The applicant has stated that a lighter color metal has been considered and rejected. The perspectives included in the applicant's slide show presented at the 8/19/24 ARB meeting (Attach. 3) were included in the current submittal with and without trees. They show that the new building will be readily visible from the street and will be viewed together with the existing building. Mature landscaping will likely - eventually - reduce visibility from the street. The door note has been deleted.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within	The proposed site layout is compatible with the overall campus layout, and the materials of the new building are expected to be compatible with the existing		The proposed site layout is compatible with the overall campus layout, and the materials of the new building are expected to be compatible with the	See the comments above and at 17-19.

	the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	campus. As illustrated, the building would be compatible with the range of building forms and styles that currently exist along the corridor.		existing campus. As illustrated, the building would be compatible with the range of building forms and styles that currently exist along the corridor. The bronze color proposed for the metal used in the building differs from the metal used in the existing building. See the comments above and at 17-19.	
10	Buildings should relate to their site and the surrounding context of buildings.				
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The mass of the building is broken down with an L-shaped form, projecting one-story blocks, height changes, and material changes. The scale of the building will also be mitigated somewhat by its finished floor sitting below the elevation of the EC street.	None.	The building scale is expected to be compatible with the overall site and will be somewhat mitigated by changes in brick colors, building form, and (eventually) landscaping.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Although there are some parts of the building without windows, doors, or architectural detailing, these areas are balanced by the parts of the building with large areas of glass and by the changes in color.	None.	The perspectives showing views from the EC have been submitted without the landscaping. These views show that the upper portions of the one-story building forms located near the main entrance and at the south corner of the building will have some visibility from the EC street. The tops of these walls are blank. Distance from the street and, eventually, landscaping could reduce impacts.	Consider treatments to reduce the blankness of the upper walls of the one-story building forms near the main entrance and the south corner of the building.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	No physical connecting devices are proposed. The proposed building is part of a larger campus of buildings that are already in place. A physical connection is not practical given the	None.	No physical connecting devices are proposed. A physical connection is not practical given the proposed location of the building and related parking	None.

		proposed location of the building and related parking areas.		areas.	
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The illustrated design is not a trademark design.	None at this time.	The illustrated design is not a trademark design.	None at this time.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	The proposal includes a significant amount of glass. The project narrative states that all glazing is clear glass with no reflective or integral color.	Provide specifications for the window glass showing conformity with the VLR and VLT limits.	The submittal identifies Viracon VNE1-63 with a VLT of 62% and VLR of 10%, as the Basis of Design window glass. That spec meets the guidelines. The applicant notes that glass from other manufacturers with the same performance standards may be used, such as the SolarBan product for which a physical sample was submitted. Sheets A201-203 include a glass film legend, but it isn't clear from the drawings where the film is proposed to be used or its potential impact.	Revise the drawings to clarify the appearance of the proposed glass film and the locations proposed for the film.
	Accessory structures and equipment				
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site. The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	No ground-mounted equipment is shown on the site plan. The narrative states that equipment on the north side of the building will be screened with a masonry enclosure. Rooftop equipment is proposed. It is surrounded by a metal panel screen wall illustrated in a dark bronze color in the perspectives and in a shade of gray on the elevations. Although the bronze is consistent with the color of the roof edge, the perspective suggests that it will be conspicuous against the mountain	Consider a lighter color for the bronze metal.	Generators and transformers are proposed on the side of the building facing Georgetown Green (south). They are not expected to be visible from the EC. The drawings have been clarified to show that the refuse area is located at the back of the building where it won't be visible from the street.	Provide samples of the perforated metal panel screen and the buff-tan brick for review. Consider a lighter color for the bronze metal.
18			Provide additional details showing the design of the rooftop equipment screen. Show how it will have an integrated appearance with the overall architecture of the building, and how it will be compatible with the mountain view.	Sheet A204 includes photos of the existing building and its materials, together with proposed building elevations and materials. Orange brick, metal	
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		Revise the site plan to show the ground-mounted equipment on the north		

		backdrop. A lighter color may be more compatible with the mountain view. Material samples and additional perspective views would help explain the level of compatibility. A loading dock is proposed on the west side of the building, which has no visibility from the EC. Refuse areas are not identified on the plan.	side of the building and provide a detail of the associated screen wall. Provide a graphic comparison of proposed materials to those existing in the campus. Indicate if refuse areas are proposed. If they are, show them on the plan and show how visibility from the EC will be eliminated. Document visibility of the fume hood and show screening options.	screen and metal panel cladding are used in both designs, but the existing school uses lighter colors for the metals and the proposed building would use dark bronze. No sample has been submitted for the perforated metal panel screen wall. Rooftop equipment screen details are provided on sheet A212. A lower screen wall in bronze-colored standing seam metal is located on the north side of a larger and taller perforated metal panel screen wall, which is also in bronze. A separate, smaller screen is located to the east. The fume hoods are in these areas. (See A100a.) The bronze color would coordinate with the other metal proposed for the building, but it is not consistent with the existing school, and it is expected that it will be conspicuous against the mountain backdrop. A lighter color would be more compatible with the mountain view. The applicant has indicated that an alternate color was considered, but ultimately rejected. The drawings show that equipment within the screened area rises above the height of the screen walls. At approximately 400' from the EC and with some	
--	--	--	---	---	--

				landscaping eventually filtering the view, the level of visibility may not have a negative impact on the EC street.	
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	Bioretention ponds are proposed to be located just north of the building, flanking the path that leads to the main building entrance. A note on the plan states that the ponds will be planted with a mix of native species and the perspective views suggest that they will have an appropriate appearance. Underground retention systems are also proposed.	None at this time.	Bioretention ponds are proposed to be located just north of the building, flanking the path that leads to the main building entrance. The plan shows them planted with a mix of grasses and shrubs. Given their location and the quantity of plants proposed, the ponds are expected to have an appropriate appearance.	None.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note does not appear on the plans.	Add the standard mechanical equipment note to the site and architectural plans.	The note has been added to the drawings.	None.
	Lighting				
	<i>General Guidelines</i>				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The submittal did not include a lighting plan.	Submit a complete lighting plan showing both site and exterior building illumination with the next submittal.	A lighting plan has been submitted. The plan sheets showing the manufacturers’ cut sheets are not legible. Light does not spill onto adjacent properties.	Revise the lighting plans to include legible light fixture cut sheets.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.			All light fixtures are full cutoff styles.	None.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			The maximum proposed light level is 20.3 footcandles in a location that is distant from the EC street.	None.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light			The light fixtures are proposed at 3000K for a warm white color.	None.

	are to remain, new lamps may be required to match them.				
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			The submittal does not clearly indicate the color of the poles and fixtures.	Revise the lighting plans to indicate the proposed color of the light fixtures and poles.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.			Pole mounted fixtures are proposed at 12' and 20'.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.			A wall-mounted fixture is included in the light schedule, but not on the plan.	Include the locations of proposed wall mounted fixtures on the lighting plan and revise the photometrics accordingly.
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."			The note appears on the lighting plan.	None.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>				
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.			No decorative fixtures are shown on the plan.	Revise the lighting plan to show all information on proposed decorative light fixtures or state that no such fixtures are proposed.
31	Where used for decorative effect, outdoor light fixtures				

	shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.				
	Landscaping				
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	There are some existing trees in the grassy area between Hydraulic Rd. and the parking lot that will be partly demolished and rebuilt. These include several trees at the north end of this area and a wooded area at the south end. An inset drawing on Sheet C2.0 hides some of the existing trees and the wooded area at the south end is not shown on the plans. There are no existing trees shown along most of the	Consider improving the appearance of the EC frontage with low-level landscaping that will not block the mountain view. Revise the plans to include the existing trees located at the southeast corner of the property and note if the trees will remain or be removed.	The current landscaping along the frontage is sparse and inconsistent. Although low-level landscaping could help promote an integrated, orderly and attractive development along the corridor, the applicant has indicated that no landscaping is proposed along the Hydraulic frontage for safety reasons. A note has been added to C2.0	Show tree protection fencing for the existing trees to remain in the southeast corner of the site. Consider improving the appearance of the EC frontage with low-level landscaping to help integrate the site into the corridor.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to				

	harmonize the appearance of development as seen from the street upon which the Corridor is centered.	frontage abutting the parking lot to be renovated and no landscaping is proposed there. While frontage landscaping is a critical element in establishing continuity along the corridor, trees there could block some of the mountain view.	Shift the inset drawing on C2.0 so that all existing trees are visible.	showing the trees in the southeast corner to remain.	
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.	There are some existing mature trees on the west side of the parking lot. Seven of the trees are proposed to be removed; five are to remain. The trees are not spaced along the full perimeter of the lot, but a row of trees is proposed a short distance to the west, along the west side of the proposed sidewalk. Two trees would be removed from the parking lot as part of the demolition work needed to install the underground geothermal well fields. The landscape plan shows no new trees added to the parking lot.	Add two trees to the interior of the renovated parking lot to account for the two trees to be removed.	The interior parking lot trees previously shown to be removed are now shown to remain.	
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.				
33	Landscaping along interior roads:	Trees are proposed along the	Include a complete plant	A plant schedule is included on	None.

	a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	travelway south of the building. Spacing meets the requirement. No plant schedule is provided to indicate planting sizes.	schedule in the landscape plan.	Sheet L403.	
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	Trees are proposed along the sidewalk east of the school at approximately 30' on center and some of the paths north of the school at approximately 25' on center.			
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Trees proposed along the sidewalk east of the building and the travelway south of the building are expected to help soften the appearance of the building. No shrubs are currently proposed.	Add shrubs to integrate the site and building.	Shrubs are proposed around the building.	None.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	A detailed landscape schedule has not been provided.	Include a complete plant schedule in the landscape plan.	Proposed plants are included in the County’s approved list.	None.
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	The plant health note does not appear on the plan.	Add the standard plant health note to the site plan.	The note does not appear on the plan.	Add the standard plant health note to the site plan.
	Site Development and layout				
	Development pattern				
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new	The building’s main entrance, marked by a tall metal canopy, is oriented to the north towards the existing high school building and parking lot; it will be visible from	Show the existing trees located at the southern tip of the property on the plans and indicate if the trees will remain or be	A note has been added to C2.0 showing the trees in the southeast corner to remain.	None.

	trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	the EC, but will not be oriented towards the street. The courtyard on the east elevation is oriented towards the EC. Doors from various parts of the building open onto the courtyard. A 2’-tall retaining wall separates the courtyard from a sidewalk and the parking lot that is adjacent to the EC street.	removed.		
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	Travelways appear organized for access throughout the site and connect to adjacent circulation systems. A stand of trees exists at the southern tip of the property, though it isn’t shown on the plans. A view is currently available from the Entrance Corridor, over the existing school complex, to the mountains to the west/northwest. The proposed building is several feet taller than the existing Building Services building, but the view is expected to remain.			
	Site Grading				
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of	The site is already developed. Grading is required to	Consider providing additional detail to provide	The applicant has chosen not to provide variation along the	None.

	retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	accommodate the proposal as designed, but the finished floor elevations of the existing and proposed buildings are consistent. The base of the new building will sit below the elevation of the street, as the existing building does.	variation along the length of railings.	railing.	
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	No grading is shown within the drip line of any trees to remain.	None.	No grading is shown within the drip line of any trees to remain.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	Tree protection fencing is not shown on the plan.	Show tree protection fencing on the plans.	Tree protection fencing is not shown for the existing trees to remain in the southeast corner of the site.	Show tree protection fencing for the existing trees to remain in the southeast corner of the site.
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.				
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The proposal includes bioretention ponds for drainage from the building and courtyard, and underground retention systems.	None.	-	None.
	SIGNS	Wall signs are shown in two locations on the building. Signs require separate applications and are not approved with site or architectural plans.	Note that separate building permit applications are required for all signs.	-	Note that separate building permit applications are required for all signs.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Materials and colors; the use of dark bronze for rooftop elements; window glass film
2. Blankness of upper walls of one-story building forms
3. Rooftop equipment – screening, visibility
4. Landscaping along the EC frontage

Staff recommends approval with the following changes:

1. Provide samples of the buff-tan brick, the perforated metal panels, and the orange for the solar shades for review.
2. Coordinate references to the buff-tan brick throughout the drawings.
3. Consider a lighter color for the bronze metal.
4. Consider treatments to reduce the blankness of the upper walls of the one-story building forms near the main entrance and the south corner of the building.
5. Revise the drawings to clarify the appearance of the proposed glass film and the locations proposed for the film.
6. Revise the lighting plans to include legible light fixture cut sheets.
7. Revise the lighting plans to indicate the proposed color of the light fixtures and poles.
8. Include the locations of proposed wall mounted fixtures on the lighting plan and revise the photometrics accordingly.
9. Revise the lighting plan to show all information on proposed decorative light fixtures or state that no such fixtures are proposed.
10. Show tree protection fencing for the existing trees to remain in the southeast corner of the site.
11. Consider improving the appearance of the EC frontage with low-level landscaping to help integrate the site into the corridor.
12. Add the standard plant health note to the site plan. “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”
13. Note that separate building permit applications are required for all signs. No signs are approved with this submittal.

ATTACHMENTS

- **Attach. 1:** [ARB2024-49: HSC2 2nd review – ARB drawings revised](#)
- **Attach. 2:** [ARB2024-49: HSC2 2nd review – ARB narrative revised](#)
- **Attach. 3:** [ARB2024-49: HSC2 2nd review – Presentation from 8/19/24 ARB meeting](#)