ALBEMARLE COUNTY
STAFF REPORT

Project Name: CCP201900004, High School Center II	**Staff:** David Benish, Chief of Planning
Planning Commission Work Session: June 23, 2020	**Board of Supervisors Public Hearing:** n/a – PC finding forwarded for information only
Owner: Albemarle County School Board	**Applicant**: Albemarle Co. Public Schools (ACPS)
Acreage: 15.8 acres	**Comprehensive Plan, Consistency for:** Proposal to construct a public high school in Urban Area 4
TMP: 09100-00-00-01100	**Location:** 133 Galaxie Farm Lane
School Districts: Mountain View E.S., Walton M.S., Monticello H.S.	**By-right use:** R1-Resdential. Low density residential uses
Magisterial District: Scottsville	**Proffers**: No. The site is not subject to previously established proffers.
Proposal: Construct a 60,000 sq. ft. high school center (Center II) serving 400 students (10th - 12th grade) from the three County base high schools.	**Requested # of Dwelling Units:** None
DA (Development Area): Yes (Southern + Western Neighborhoods Master Plan)	**Comp. Plan Designation:** Institutional – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property.
Character of Property: Mostly wooded and undeveloped, except for one single-family house. There is an existing private road (Galaxie Farm Lane) that provides access to the house and property. The propose use will be accessed from Founders Place off of Mill Creek Drive.	**Use of Surrounding Properties:** The Monticello Fire Rescue Station and Tandem School are adjacent to the north and northeast. Albemarle Health Care Center and two residences/parcels are adjacent to the east. Two other County owned properties and one parcel with a residence are adjacent to the west. The recently approved Galaxie Farm development is located to the south.
Factors Favorable: 1. The proposed facility is consistent with the Growth Management policy and Community	**Factors Unfavorable:** 1. A collaborative community process has not been undertaken as recommended in the

Facilities Objectives in the Comprehensive Plan. 2. The proposed facility is consistent with the Neighborhood Model principles for public facilities, as described in the Comprehensive Plan 3. The proposed use is consistent with the Institutional land use designation as described in the Southern + Western Neighborhoods Master Plan. 4. The proposed school use is considered complementary and consistent with the uses anticipated within a designated Mill Creek "Center" in the Southern and Western Neighborhoods Master Plan. 5. Approval of the High School Center II will not foreclose on the opportunity to undertake an effective and useful collaborative community process to plan for the Mill Creek Center area as recommended in the Master Plan.	Southern and Western Neighborhoods Master Plan for the Mill Creek Center area.

RECOMMENDATION:

Consistency with the Comprehensive Plan: Staff recommends that the Commission find the location, character, and extent of the proposed public facility and public use to be in substantial accord with the Comprehensive Plan.

STAFF PERSON: David Benish
PLANNING COMMISSION: June 23, 2020
BOARD OF SUPERVISORS: N/A

CCP20100004, High School Center II:

BACKGROUND

The Albemarle County School Board is proposing to construct a High School Center facility, which is intended to provide both specialized learning opportunities and address student capacity issues, particularly capacity issues at Albemarle and Western Albemarle High Schools (see **Attachment C**, Applicant's Project Description). Based on the recommendations of a recent consultant study of the County's collective high school needs, the School Board is implementing a "village" or "center" model to alleviate capacity issues and also allow for modernizing of existing high school space.

The first *pilot* High School Center I (Albemarle Tech: The Center for Creativity and Invention) was established in 2018 as a 40,000 square foot space in the Seminole Place building (former Comdial building) on Route 29 north near Greenbrier Drive. As noted in the applicant's Project Description, the "High School Center II (Center II) is expected to be a similar specialty center. Center II "will be a resource for the whole Division, strategically placed to provide access to specialized programming, and act as an interface between the school, community, and professional organizations that provide out-of-building learning experiences that are recommended in the *Virginia Profile of a Graduate* to provide meaningful work-based experiences to all our graduating students." A central location in the Urban Area was preferred to provide convenient access from highways to the three base high schools.

Center II is planned to be 60,000 square feet and serve up to 400 students per day. It will serve 10th through 12th graders from all three County High Schools. School times are 8:45 - 9:35 AM (drop-off period) to 3:15 – 3:25 (dismissal period).

PURPOSE OF THE REVIEW

A Compliance with the Comprehensive Plan Review ("CCP Review" or "2232 Review," in reference to the Code of Virginia statute which necessitates this type of local review process), considers whether the general location, character, and extent of a proposed public facility are in substantial accord with the adopted Comprehensive Plan. It is reviewed by the Planning Commission, and the Commission's findings are forwarded to the Board of Supervisors for their information; no additional action is required of the Board. The Commission's action is only related to the appropriateness of the site for the proposed public use and is not an action or recommendation on whether the facility should be constructed.

CHARACTER OF THE AREA

The 15.8-acre property (TMP 91-11) is located immediately south of Monticello Fire Rescue Station and Tandem School. The site will be accessed from Mill Creek Drive and the extension of Founder Place, which currently provides access to the fire rescue station and Albemarle Health Care Center. The property, including the house located on the property, is currently being accessed from Route 20 via Galaxie Farm Lane, a private road. Once built, the new Center II will be accessed from Founders Place and not connected to Route 20; however, accommodation is being made as part for site planning and development process to provide space/right of way for the future extension of Founders Place to connect to the new public road in the recently approved Galaxie Farm development and to Route 20, as recommended in the Southern and Western Master Plan (S+WNMP).

Two parcels immediately to the east of this parcel are owned by the County (TMP 91-10 and TMP 91-8B). There is a house on each of those parcels.

The areas to the north and west of the site are developed primarily in public or institutional type uses, including public and private schools (MHS, Mountain View Elementary School, Tandem), public safety and private health facilities, and ACSA property/water tank). There are two single family homes on small lots on the southeastern boundary of the parcel and the recently approved Galaxie Farm development is located south and east of this parcel.

The property is mostly wooded and undeveloped, except for the one existing single-family house currently on the parcel. The parcel is sloping generally from high points on the western side of the property downward to the east. There is no FEMA 100-year floodplain, WPO stream buffers, or designated preserved slopes on the property. There are several very small areas of designated Managed Slopes, but most are located outside of the area proposed for development. Approximately 10-12 acres of the 15.8-acre parcel is proposed to be developed for this use. (see **Attachments A and B** – Vicinity and Aerial Maps)

BACKGROUND OF COUNTY OWNERSHIP

This parcel and the two parcels immediately to the east are owned by the County (TMP 91-10 and TMP 91-8B) and were purchased in 1999/2000 period to inventory for future public uses as needed, including for possible school sites. Site studies were undertaken to evaluate the potential for siting an elementary and/or middle school on the properties, though none have previously been proposed for the site. The site has been considered for a number of other possible public uses but has never been formally proposed as a final location for a public facility until now. In December 2019 this parcel was conveyed to the Albemarle County School Board.

SPECIFICS OF THE PROPOSAL

The proposed Center II will consist of the following:

- Up to 60,000 square foot building, with a capacity of up to 400 students (serving 10th through 12th graders).
- Approximately 35 staff/employees during the day.
- 10-12 acres of developed area, which is approximately 2/3 of the 15.8 acres site. The site plan and grading plan are still under development, so this information is approximate.
- Outdoor learning areas and open spaces will be provided on on-site. No ballfields, tracks, or other athletic fields more typically found at school sites are proposed for this site.
- 200 parking spaces.
- School hours from drop-off to dismissal time will be 8:45 AM to 3:25 PM. After hours activities may occur within the building from time to time. Athletic and other after-hour functions for students will primarily occur at base high schools, not this site.
- Access to the Center II will be by public school bus from base high schools (5-6 total), parent drop-off, student driven cars, walking and biking (see Attachment C, p.2)
- Road access through extension of Founders Place.
- Site development will allow space for the future public road extension of Founders Place to a new public road in Galaxie Farm development and Rt. 20.
- Sidewalks to the site and trails connecting to nearby areas will be provided. The final location, type and timing for these connecting trails is yet to be determined at this time but will be provided to appropriate adjacent developments and uses.

- Space will remain available to provide road access to the remaining County properties east of the Center II site/property.
- Traffic impact is estimated at 600-700 total trips per day. 55 trips during peak PM hours.
- School hours will be staggered with MHS and Mountain View Elementary to minimize traffic impacts
- See **Attachment C** for the applicant's Project Description and Site Concept Plan for the use on this site.

Staff does not anticipate significant impacts to infrastructure and surrounding properties, given that the character of the area consists primarily similar institutional and school uses. Nearby residential areas may benefit from proximity to the school use and related activities and facilities.

The most significant impact will be from additional traffic generated from the site. Staff estimates that the school will generate between 600-700 trips per day, with 55 Peak Hour PM trips. The ACPS will be coordinating/staggering the hours of Center II with other schools in the area to minimize conflicts. Mill Creek Drive currently carries 2,600 trips (2018 AADT) and has capacity to carry the additional trips. Trips will be split between Route 20 and Avon Street, with a greater proportion likely using Route 20 to access I-64 and other major roads. A pedestrian crosswalk improvement may be difficult to install across Mill Creek Drive in the vicinity of Founders Place due to the horizontal and vertical curvature of road, which results in compromised sight distance for a crosswalk. The County will continue to pursue with VDOT options for the installation of crosswalk improvements. Bus service from each of the high schools, including MHS will be provided to the site (2-3 from AHS; 2 WAHS; 1 MHS)

The site is served by public water and sewer. Fire rescue service is located immediately adjacent to the site. This proposal is intended to address high school capacity issues so school facility impacts are fundamentally linked to this project.

There are no critical resources identified for protection on this site—no FEMA 100-year floodplain, WPO stream buffers, preserved slopes, cultural/historic resource, or any other resource or features identified for protection in the Master Plan.

COMMUNITY MEETING

School staff presented and discussed the proposal with the 5th & Avon CAC on January 19th, 2019. There were general questions about the operation of the facility (enrollment, hours, curriculum, etc.), about site and building design, and access/traffic management and pedestrian accessibility. The CAC as a whole appeared to express general support for the project and the school program. There was no formal action.

A community meeting was held on March 3, 2020 at Monticello High School. The community meeting was lightly attended. Opportunities were provided for participants to comment on the general concept of the proposal, important design features for the school site/facility, and also on what features, activities and uses/development should be provided on the larger area owned by the County and designated in the Master Plan as part of a future Center. A summary of the questions and community responses are provided in **Attachment E**. No major issues of concern regarding the scope or scale of the project were expressed at the meeting.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Staff provides the following information for the Planning Commission to consider, regarding the compliance of this proposal relative to the County's Comprehensive Plan (which includes the S + WNMP).

Comprehensive Plan:

Albemarle County Growth Management Policy: Promote the efficient use of County resources through a combination of:

A. Protecting the elements that define the Rural Area:…and
B. Promoting the Development Areas as the place where a variety of land uses, facilities, and services exist and are planned to support the County's future growth, with emphasis placed on density and high quality design in new and infill development.

Staff comment: This proposal is consistent with the County's Growth Management Policy by establishing a new public school facility and service in the Development Area.

Growth Management Goal: "Albemarle County's Development Areas will be attractive, vibrant areas for residents and businesses, supported by services, facilities, and infrastructure. Growth will be directed to the Development Areas…"

Staff comment: *This proposal would advance the County's Growth Management Goals by establishing a new public school facility and service within the Development Area in a way that enhances the vibrancy of that area by bringing together high school youth and staff and by promoting career development and workforce readiness through interactions and internships with existing businesses.*

Economic Development Strategy 7-a: "Increase support for initiatives that foster career planning, decision making, and workplace readiness skills for the K-12 population, as well as continuing education and training programs to prepare the local workforce for the demands of current and future employers."

Staff comment: *This proposal would advance this Economic Development strategy by placing high school students in proximity to a wide variety of potential internship opportunities. ACPS has indicated that the high school centers are designed to provide a customized combination of college prep and workforce readiness, in part by establishing internship opportunities on-site and beyond.*

Also note that the County's Economic Office has reviewed this request and has no objections to the proposal or the conceptual site layout.

Development Areas Objective 8: "Preserve natural systems which are shown for preservation on Master Plan Land Use Plans."

Staff comment: This proposal is consistent with the above Objective. There are no natural systems on this site that have been designated for preservation in the Master Plan.

Community Facilities Goal: "Albemarle County's facilities and services will be of high-quality and delivered in an environmentally responsible and cost-effective manner."

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

Staff comment: *This Community Facilities Objective and its supporting Strategies are intended to apply to all types of Community Facilities, including school facilities. Staff has reviewed this this Objective and its relevant Strategies and finds that this proposal is consistent with these Strategies. Staff's more complete assessment of this section can be found as Attachment F.*

Objective 1, Strategy 1k: "Ensure that public buildings and spaces provided in the Development Areas conform to the principles of the Neighborhood Model."

Staff comment: *The proposal adequately addresses most of the Neighborhood Model Principals. See* ***Attachment E*** *for staff's assessment of the project's consistency with the Neighborhood Model Principals. Additional discussion of the Neighborhood Model Principles is also found in* ***Attachment F***

Objective 3: Provide physical facilities that enable the School Division to provide a high quality educational system for students in Albemarle County.

Staff comment: *This Community Facilities Objective and its supporting Strategies are intended to apply specifically to school facilities. Staff has reviewed this this Objective and its relevant Strategies and finds that this proposal is consistent with these Strategies. Staff's assessment of this section can be found as Attachment F.*

Southern and Western Master Plan:

The Master Plan's future land use designation for this property is "Institutional." The Master Plan states that the Institutional designation "represents areas and uses which serve a public purpose…" The Master Plan states (p. 34) that the primary uses within this Institutional designation are "Schools, libraries, parks, major utilities hospitals, universities, colleges and ancillary facilities. It also covers public owned property which has not yet developed."

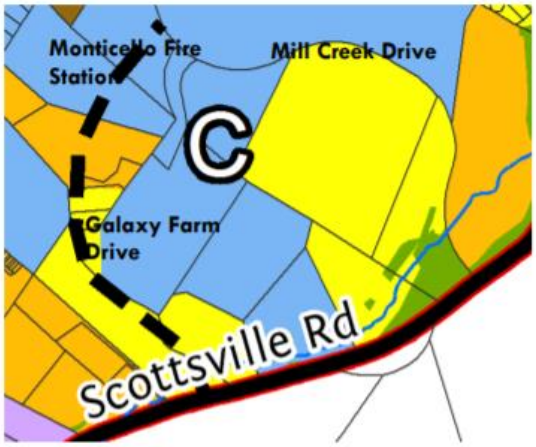
Staff Comment: The proposed Center II is a public school use consistent with the primary uses anticipated for areas designated for Institutional use.

The general area around, and including, this property and the adjacent County owned parcels is also designated as a *Center* in the Master Plan. The Master Plans states the following about designated Centers:

> "Centers, as described in the Neighborhood Model Design section of the Comprehensive Plan, are focal points or places where people congregate. A center may be a school or a park. It may be a major employment area or a shopping area. It may be a mixed-use area…" (p.28).

The Master Plan provides a brief narrative of each designated Center. The following is the narrative for this Mill Creek Center area (p.41):

13. The **Mill Creek Drive Center** (Figure 23) includes the Monticello Fire Rescue Station Monticello High School, the fire rescue station, and several large undeveloped parcels owned by the County. Civic uses are expected on the County-owned properties in the future; however, a collaborative community process is needed before the County decides on the uses for the properties. The process should result in a small area plan for the Center. Pedestrian and bicycle access will be essential in any future development. Attention will be needed to size, scale, and massing of buildings to create a pedestrian-oriented place for civic activities. Preservation of important environmental features such as streams, stream buffers, and preserved slopes is expected.



Staff Comments regarding the Mill Creek Center Narrative: The school use is consistent with the expectation for "civic uses…on the County-owned property."

This narrative also states that "a collaborative community process is needed before the County decides on the uses for the properties." A collaborative community process has not been undertaken to date but was projected to be done within the next 2-3 years in the Community Development Department's work program (pre-COVID). Regarding the timing for the recommended community process, staff has the following comments:

- *The high priority and need to provide the high school capacity addressed by this proposal does not align the feasible timing and priority to complete this collaborative community process. Additional high school capacity is a critical need and priority for the School Board and the County.*
- *School uses such as the proposed Center II have always been assumed to be part of the mix of uses within this Center area—the parcels were acquired in anticipation of the need to address school capacity/service needs.*
- *The proposed Center II will be sited on a relatively small portion (approx.10-12 ac.) of the undeveloped land within the area encompassing the Center designation (approx. 46 acres). Use of this smaller portion the "Center" area will not significantly impede the ability to do an effective and useful collaborative community planning for the remaining area.*

The section also identifies the importance of "pedestrian and bicycle access in any future development." Sidewalk and crosswalk improvements are being incorporated into the road improvements on Founders Place and on-site. There is already existing sidewalk on west side of Founders Place and most of the east side of the road, up to and across the fire-rescue station site. The proposal includes providing sidewalks to the site, and in and around the site. Multi-use paths are being considered and will ultimately be installed to connect to appropriate adjacent areas and uses. The County also will continue to pursue with VDOT options for the installation of crosswalk improvements.

The section further notes that "attention will be needed to the size, scale and massing of the buildings to create a pedestrian-oriented place for civic activities." The multi-story building will be located near the future extension of Founders Place through the property to Route 20. Parking will be relegated from that future road connection. The future road cross-section will include sidewalks,

bikelanes, and street trees in tree lawns. School buildings (and the associated size and massing of such structures) were anticipated uses within this center.

SUMMARY

Staff has identified the following factors which are favorable to this request:

1. The proposed facility is consistent with the Growth Management policy and Community Facilities Objectives in the Comprehensive Plan.
2. The proposed facility is consistent with the Neighborhood Model principles for public facilities, as described in the Comprehensive Plan
3. The proposed use is consistent with the land use designation of Institutional as described in the Southern + Western Neighborhoods Master Plan.
4. The proposed school use is considered complementary and consistent with the uses anticipated within a designated Mill Creek "Center" in the Southern and Western Neighborhoods Master Plan.
5. Approval of the High School Center II will not foreclose on the opportunity to undertake an effective and useful collaborative community process to plan for the Mill Creek Center area as recommended in the Master Plan.

Staff has identified the following factors which are unfavorable to this request:

1. A collaborative community process has not been undertaken as recommended in the Southern and Western Neighborhoods Master Plan for the Mill Creek Center area.

Based on the analysis provided above, staff finds the proposed location of the High School Center II in substantial accord with the Comprehensive Plan and the Southern + Western Neighborhoods Master Plan.

RECOMMENDATION

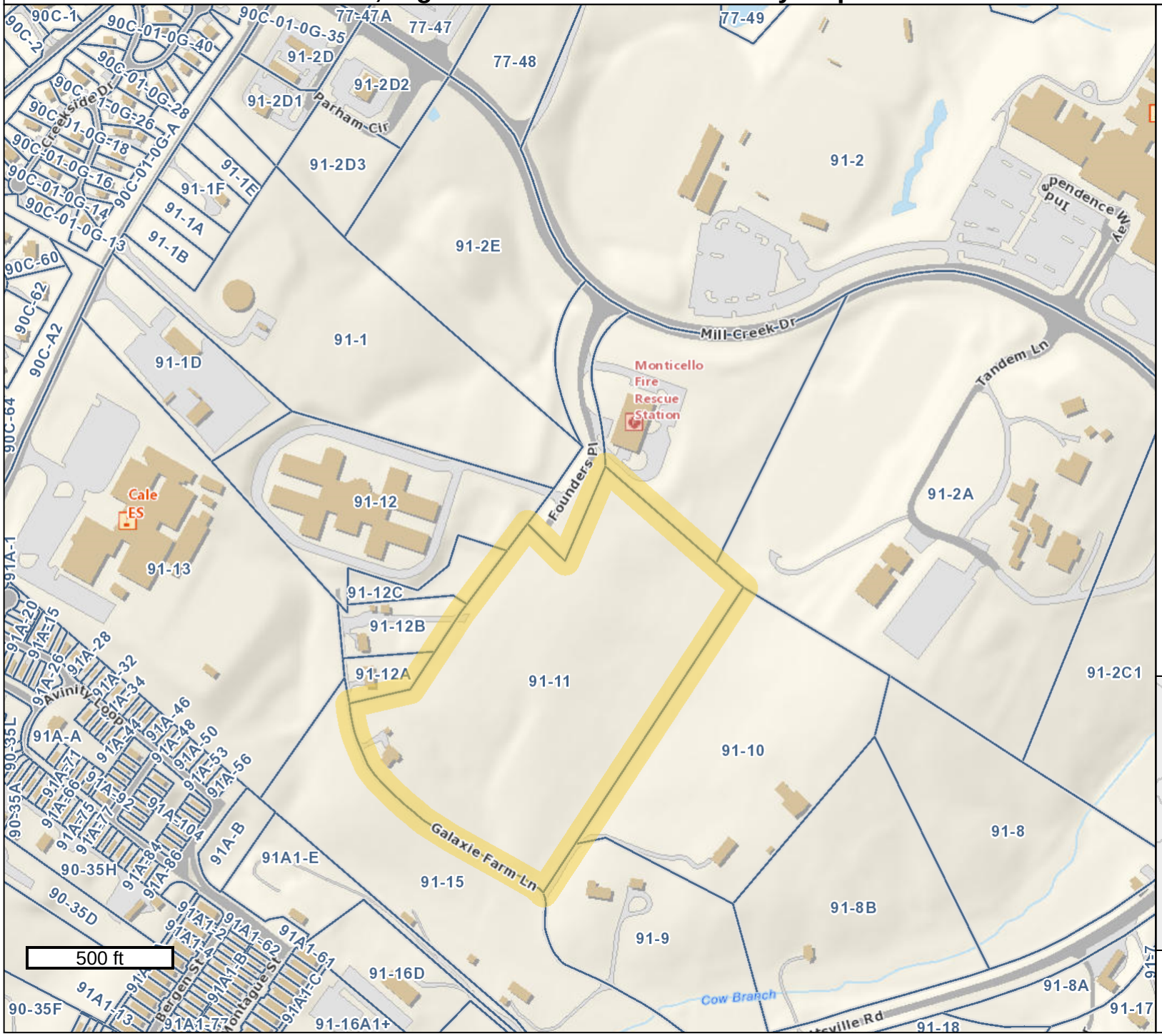
Staff recommends that the Commission find that the location, character, and extent of the High School Center II public facility and public use thereof, as proposed, to be in substantial accord with the Comprehensive Plan, for the reasons identified as favorable factors in this staff report.

ATTACHMENTS:

Attachment A: Vicinity Map
Attachment B: Aerial Map
Attachment C: Application: Project Description and Concept Plan
Attachment D: Summary of Community Meeting Comments
Attachment E: Analysis of Project to Neighborhood Model Principals
Attachment F: Assessment of Project to Community Facilities Objectives

CCP 2019-04, High School Center II - Vicinity Map

ATTACHMENT A

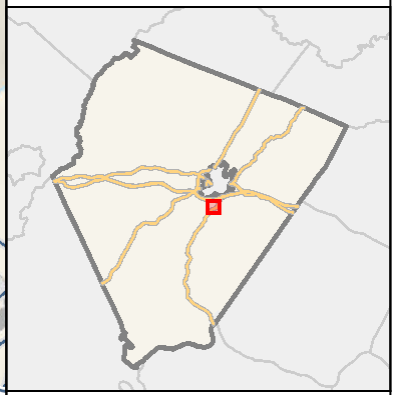


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels



GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

June 11, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

CCP 2019-04, High School Center II, Aerial Map Attachment B

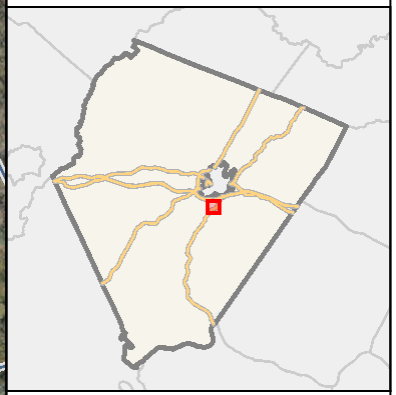


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June 15, 2020

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Project Name: High School Center II
Location: TMP 91-11; 133 Galaxie Farm Lane; Charlottesville, VA 22901

Project Description

Current student capacity issues at both Albemarle High School and Western Albemarle High School have necessitated the need for additional instructional space. With that in mind Albemarle County Public Schools (ACPS) hired HBA Architecture & Interior Design and subcontractor Fielding Nair International to complete a high school facilities planning study. This study coincided with the adoption of Virginia's Profile of a Graduate that gave new guidance to school divisions on desired student outcomes. Ultimately, ACPS studied our high schools as a 4,000-student high school system versus three distinct and separate comprehensive high schools recognizing that all students should have the opportunity to participate in any academic program offered in the county. Based on this, the consultant's recommendation at the conclusion of the process was to use a "village" or "center" model to alleviate capacity issues, and to modernize existing high school spaces to meet the following criteria.

- Accessible to All (Equity)
- Student-Designed
- Interdisciplinary
- Community Oriented
- Fostering Life/Career & Citizen Success
- Mentored
- Authentic
- Transparent

Building off the success of Center I, High School Center II is expected to be a specialty center. High School Center II will be a resource for the whole Division, strategically placed to provide access to specialized programming, and act as an interface between the school, community, and professional organizations that provide out-of-building learning experiences that are recommended in the Virginia Profile of a Graduate to provide meaningful work-based experiences to all our graduating students. The current goal is to open Center II in Spring 2023.

Transportation Impacts

High School Center II is planned to be 60,000 SF and serve 400 students per day. Center II is expected to serve 10th – 12th graders from Albemarle High, Monticello High, and Western Albemarle High. Table 1 shows the estimated modes of travel when Center II is fully occupied

Table 1: Full Occupancy Travel Modes to/from High Center II

Mode of Travel	**Number of Vehicles** (Estimate)	**Number of People** (Estimate)	**Access Times**
Bus	(2-3) buses from AHS (2) buses from WAHS (1) bus from MHS	160	Drop-off: 8:45 am – 9:25 am Pick-up: 3:15 – 3:25 pm
Parent Dropoff	30*	40	Drop-off: 8:45 am – 9:25 am Pick-up: 3:15 – 3:25 pm
Car	200*	230 total (35 ACPS staff + 15 visitors + 180 students)	Drop-off: 8:45 am – 9:25 am Pick-up: 3:15 – 3:25 pm
Walking/Biking	0	20	Arrival: 8:45 am – 9:25 am Dismissal: 3:15 – 3:25 pm

*Numbers assume a conservative percentage of carpoolers.

Community Engagement

ACPS will seek community input throughout design to create the desired collaborative community process for this project. Opportunities for community engagement in planning a high school center on this site include:

- 5th & Avon Community Advisory Committee Meeting and Planning Commission Public Hearing resulting from the compliance review with the Comprehensive Plan;
- Community outreach meeting to gain stakeholder input on the process hosted by ACPS; and
- Engagement with University of Virginia students working on their Planning Practicum project to give them experience and gain their insight on this real community-based project.

ACPS understands the Board's desire to incorporate elements of a Small Area Plan. The community input processes and design team will focus on:

- Pedestrian and bike connectivity
- Logical development as to not impede a future roadway connection to other parcels

ACPS feels that these opportunities for input will honor the Comprehensive Plan's intent for a collaborative community process.

Building Plan and Graphic

Figure 1 shows the conceptual layout for the High School Center II. The design will incorporate the Comprehensive Plan's Neighborhood Model Design Guidance, and the following section highlights the unique ways the High School Center II will contribute to the Neighborhood Model. Figures 2 and 3 show different view perspectives of the proposed facility.

- Pedestrian Orientation
  The design will connect to existing sidewalks and consider possible connections to adjacent parcels for community connectivity.

- Mixture of Uses
  With the recent approval of the Galaxie Farm residential development, the High School Center II adds to the mixture of uses for the Mill Creek area. The High School Center II will provide an interface between the school, community, and professional organizations that provide out-of-building learning experiences, and this location provides connectivity to many community partners as shown in Figure 2. As the High School Center II estimates developing approximately 5 acres of TMP 91-11, and ~16.7 acres remain on County-owned TMPs 91-08B and 91-10, ample opportunities exist for future mixed-use developments on these adjacent parcels.

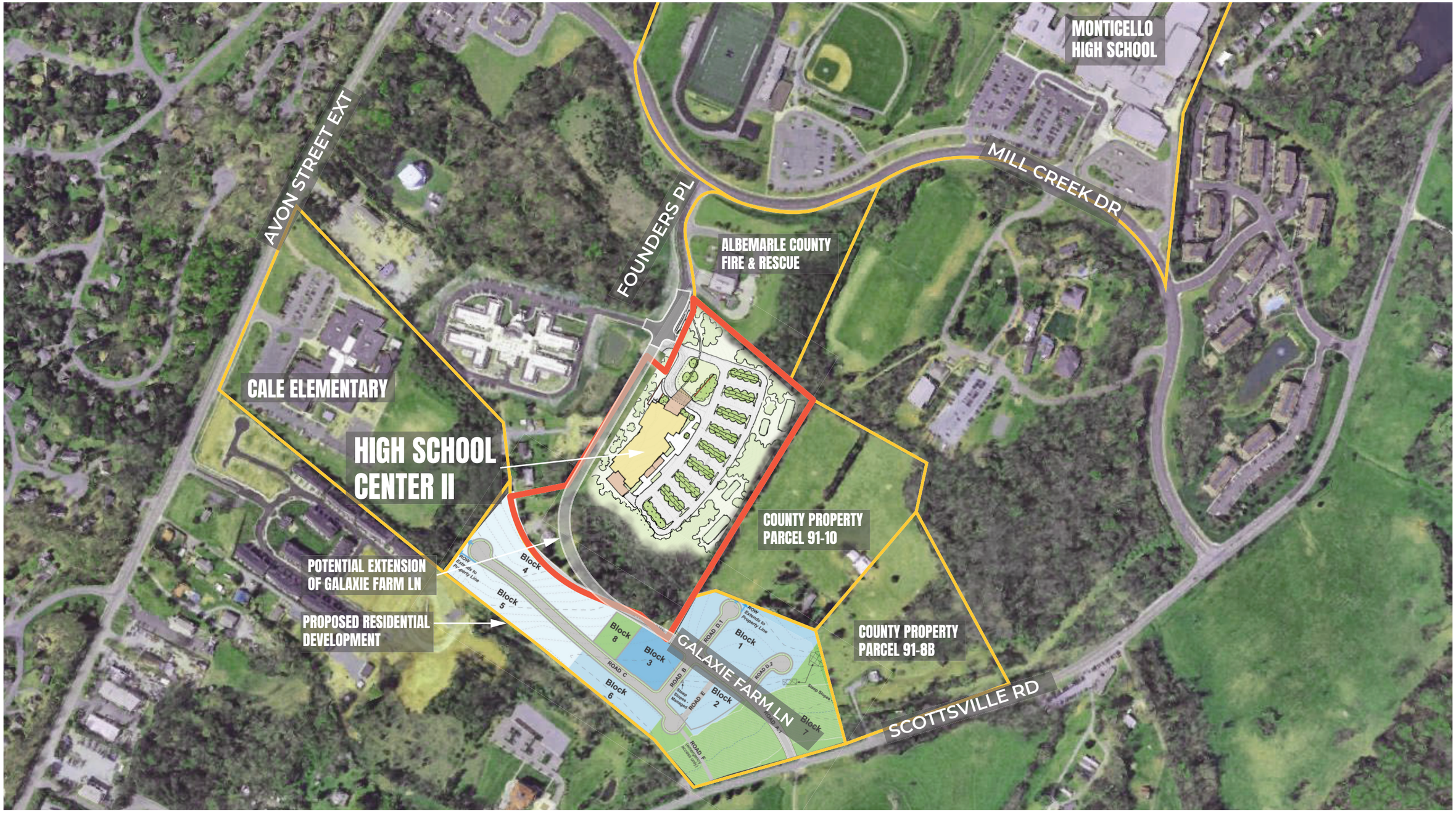
- Interconnected Street and Transportation Networks
  The design and placement of the building will not impede future interconnected street plans to the County's adjacent parcels (Parcels 09100-00-00-01000 and 09100-00-00-008B0).

- Multi-modal Transportation Opportunities
  Transit options to High School Center II will include walking, biking, driving and riding buses. The design will include bike racks and bike lane and sidewalk connectivity.

- Parks, Recreational Amenities, and Open Space
  Outdoor learning areas and open spaces will be part of the High School Center II design.

- Respecting Terrain and Careful Grading
  The design intent is to minimize tree removal and grading. Figure 1 highlights the desire to leave a large portion of the parcel as undeveloped natural area.

Figure 1: High School Center II Conceptual Plan and Area Map



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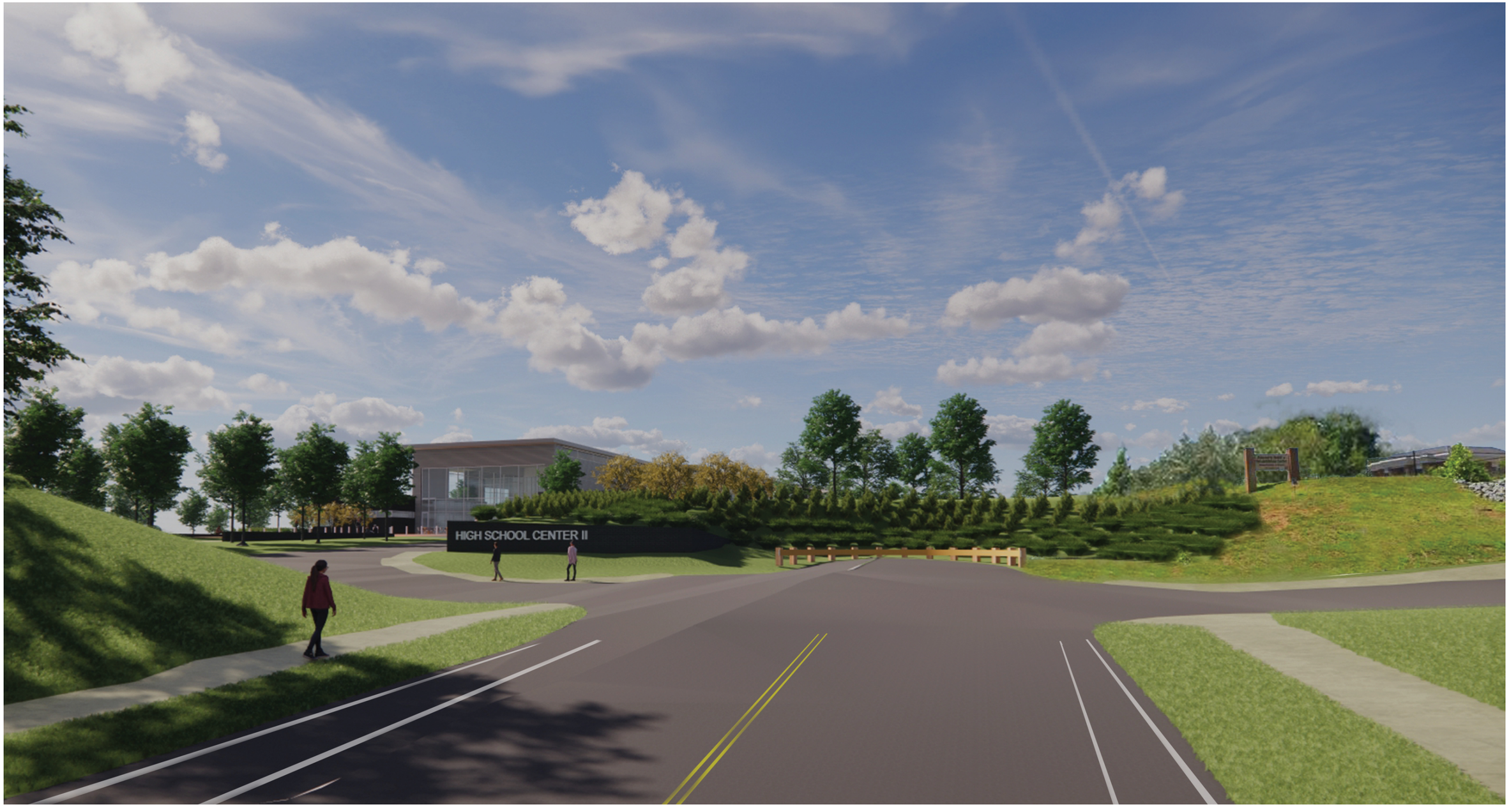
HIGH SCHOOL CENTER II

VIEW OF SCHOOL ENTRY DRIVE MILL CREEK DRIVE INTERSECTION

JUNE 5, 2020

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Figure 2: Conceptual View of School Entry from Founders Place



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HIGH SCHOOL CENTER II

VIEW OF SCHOOL ENTRY DRIVE FROM FOUNDERS PLACE

JUNE 5, 2020

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Figure 3: Conceptual View of School Entry from Mill Creek Intersection



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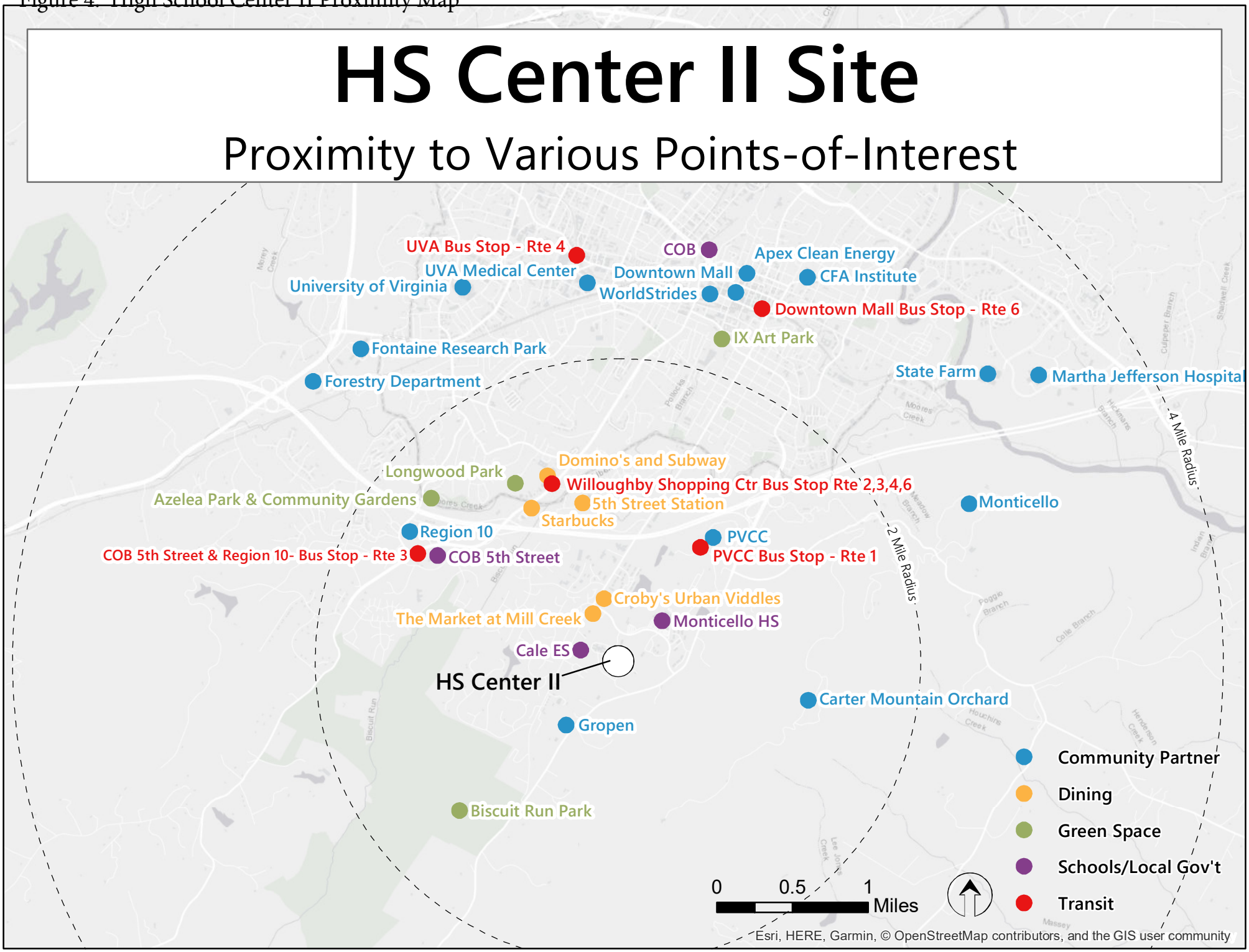
HIGH SCHOOL CENTER II

VIEW OF SCHOOL ENTRY DRIVE MILL CREEK DRIVE INTERSECTION

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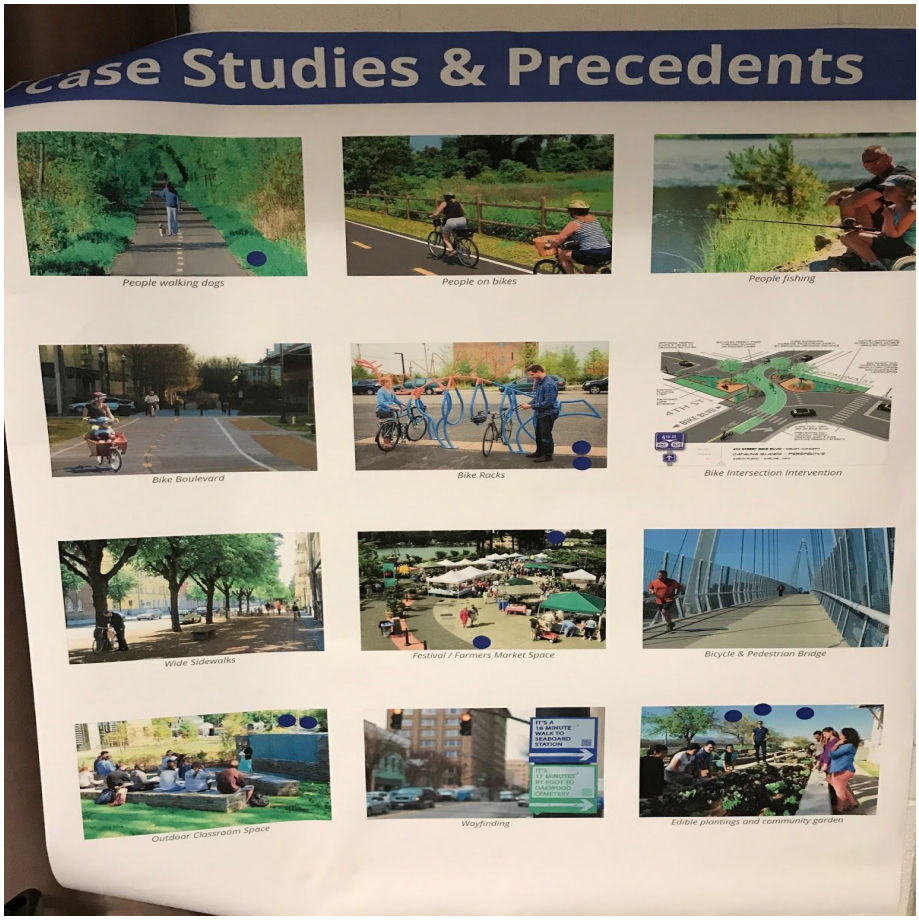
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Figure 4: High School Center II Proximity Map



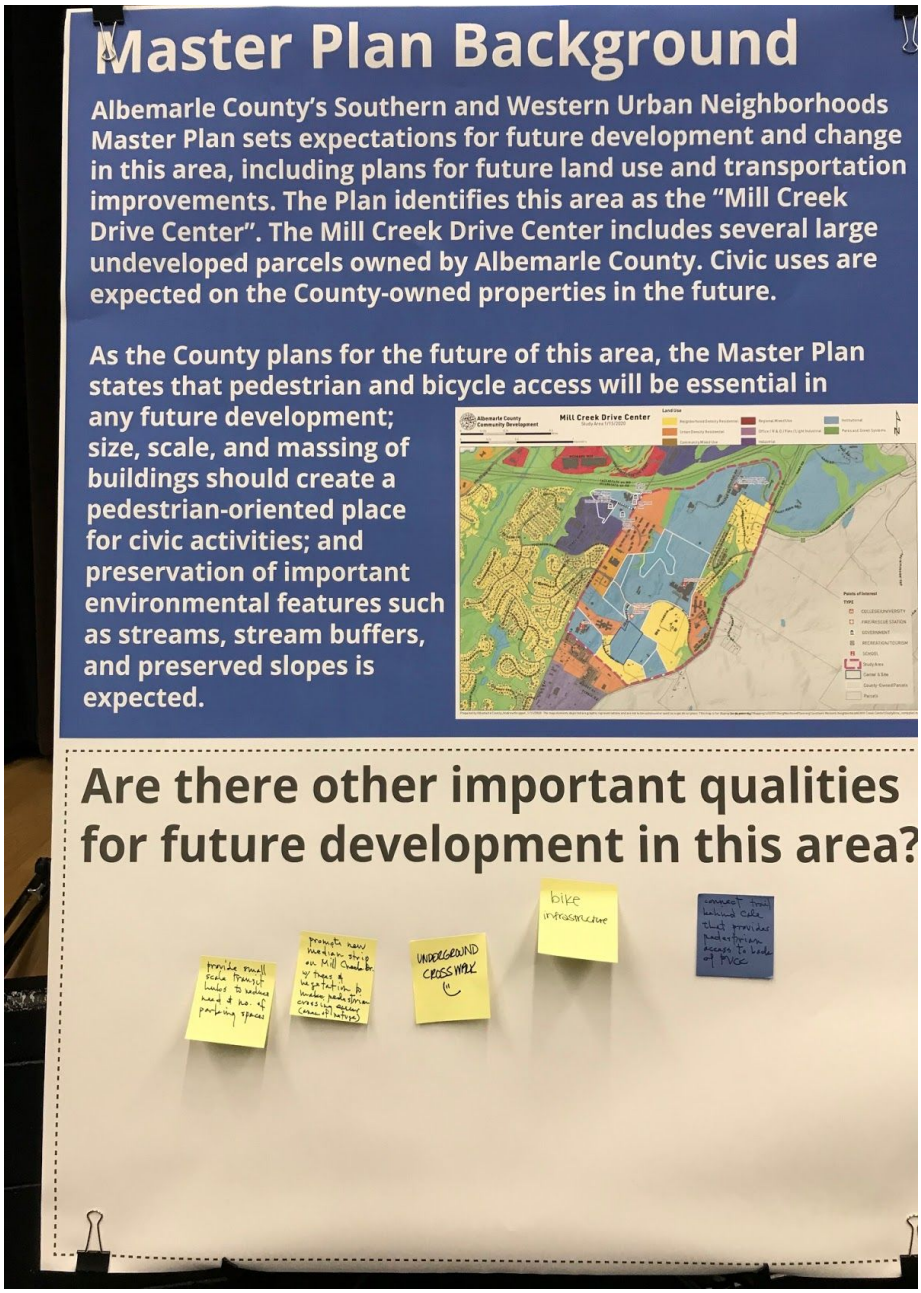
High School Center II Meeting - Community Input Meeting
Summary of Feedback
Date: March 3, 2020

Case Studies & Precedents Pictures: Meeting attendees were asked to place a blue dot on the images of their preferred design elements for High School Center II (HSC II).



- 1 Vote for “People walking their dogs”
- 1 Vote for “festival/ farmer’s market space”
- 2 Votes for “bike rack”
- 3 Votes for “edible planting and community gardens “

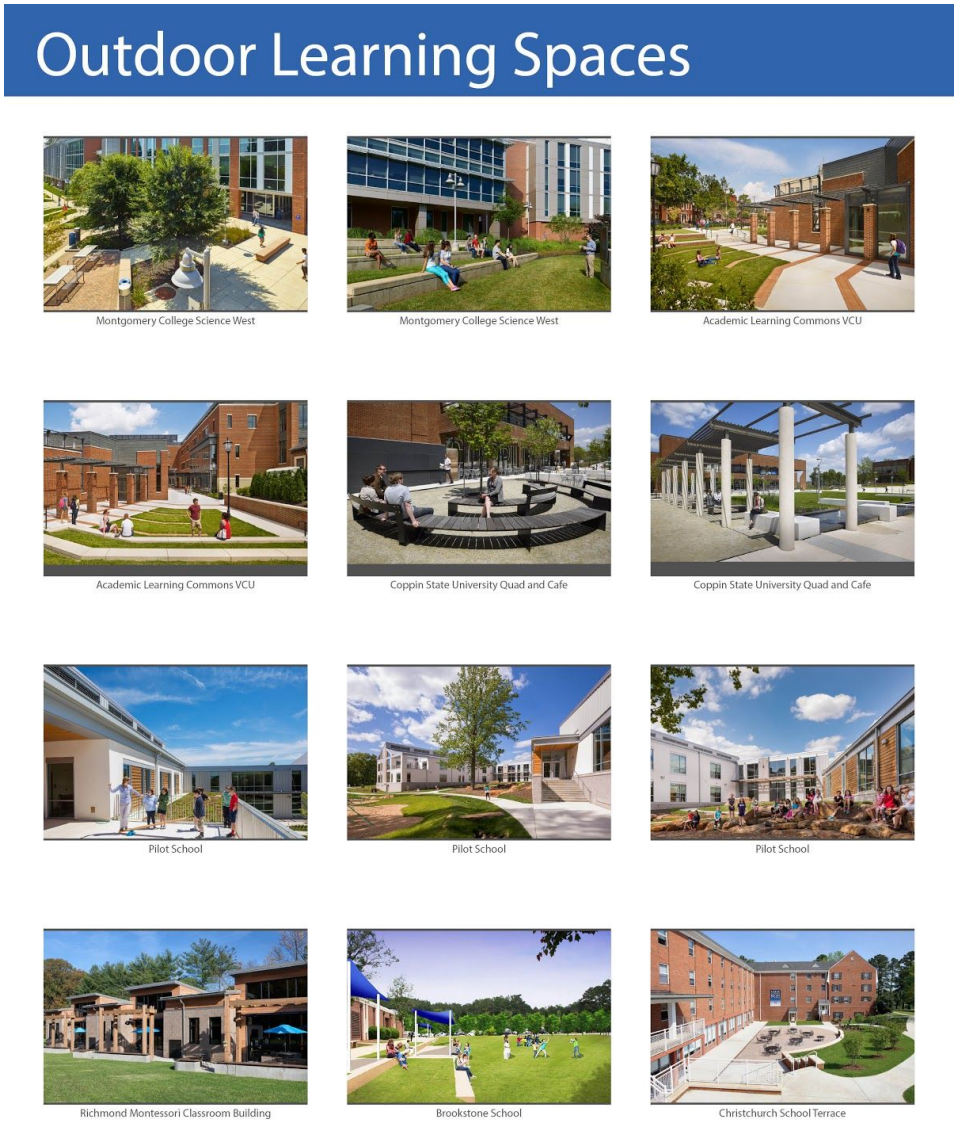
Master Plan Background: This poster discusses the future development of the Mill Creek Drive Center. The Master Plan is discussed and attendees were asked to suggest important features to consider for future development of the space.



Suggestions included:

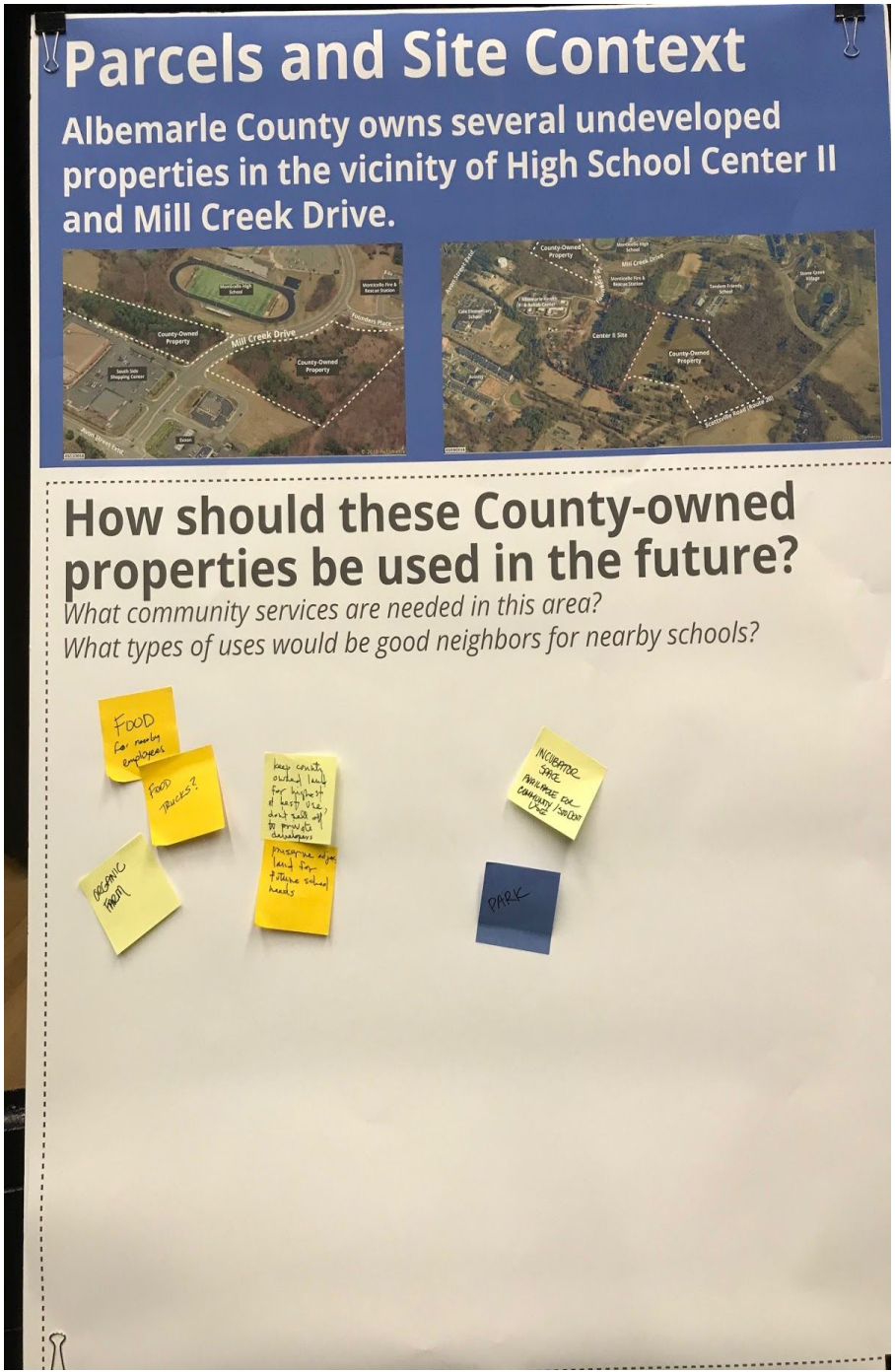
- Providing small-scale transit hubs to reduce the need and number of parking spaces
- Underground crosswalks
- Bike infrastructure
- A new median strip on Mill Creek Dr with trees and vegetation to make pedestrian crossing easier. The idea of 'area of refuge' was incorporated into this comment
- Connecting to the trail behind Cale which provides pedestrian access to the back of PVCC

Outdoor Learning Spaces: This poster featured examples of outdoor activity areas that attendees could mark with a dot to show their preference. Additionally, they were asked to make any design suggestions for an outdoor learning space.



- 1 dot for VCU's Academic Learning Commons
- 1 dot for Coppin State University's Quad and Cafe
- 1 do for the Pilot School's space featuring rock structures
- Suggestion for a space that features pavement and raised seating so the space will be usable after rain
- Suggestion for shaded spaces for sun protection as well as anti-glare coverage for laptops

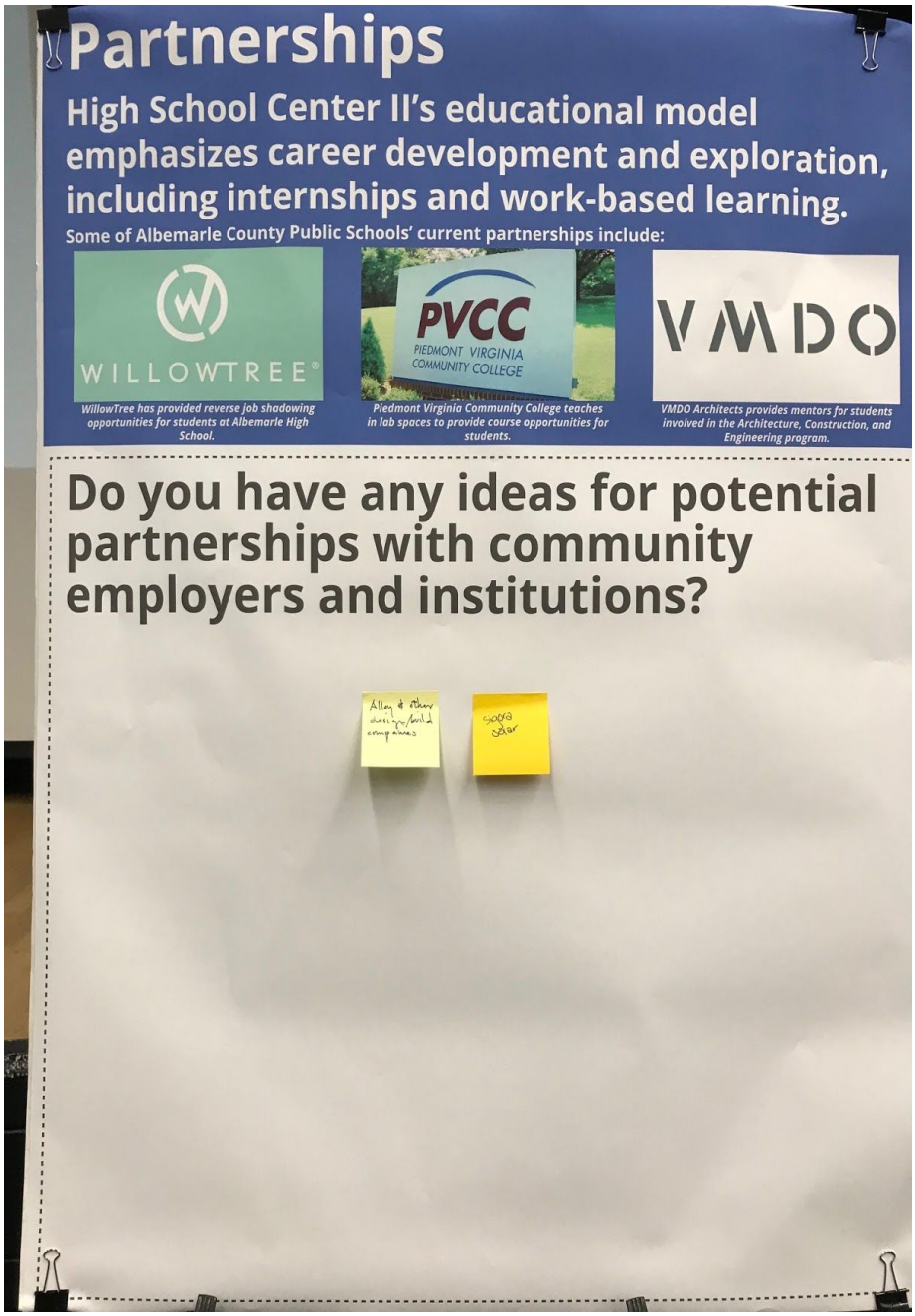
Parcels and Site Context: This poster asked for input on possible future development projects for county-owned properties. Attendees were suggested to think about the community services needed in the area as well as uses that would be compatible with nearby schools



Suggestions included:

- Food for nearby employees, proposed food trucks
- An incubator space for community and student use
- Keeping county owned land for highest & best use, suggests not selling to private developers
- An organic farm
- A park

Partnerships: This poster was focused on HSC II's goals of career exploration and development. Attendees were asked for suggestions for potential community partnerships.

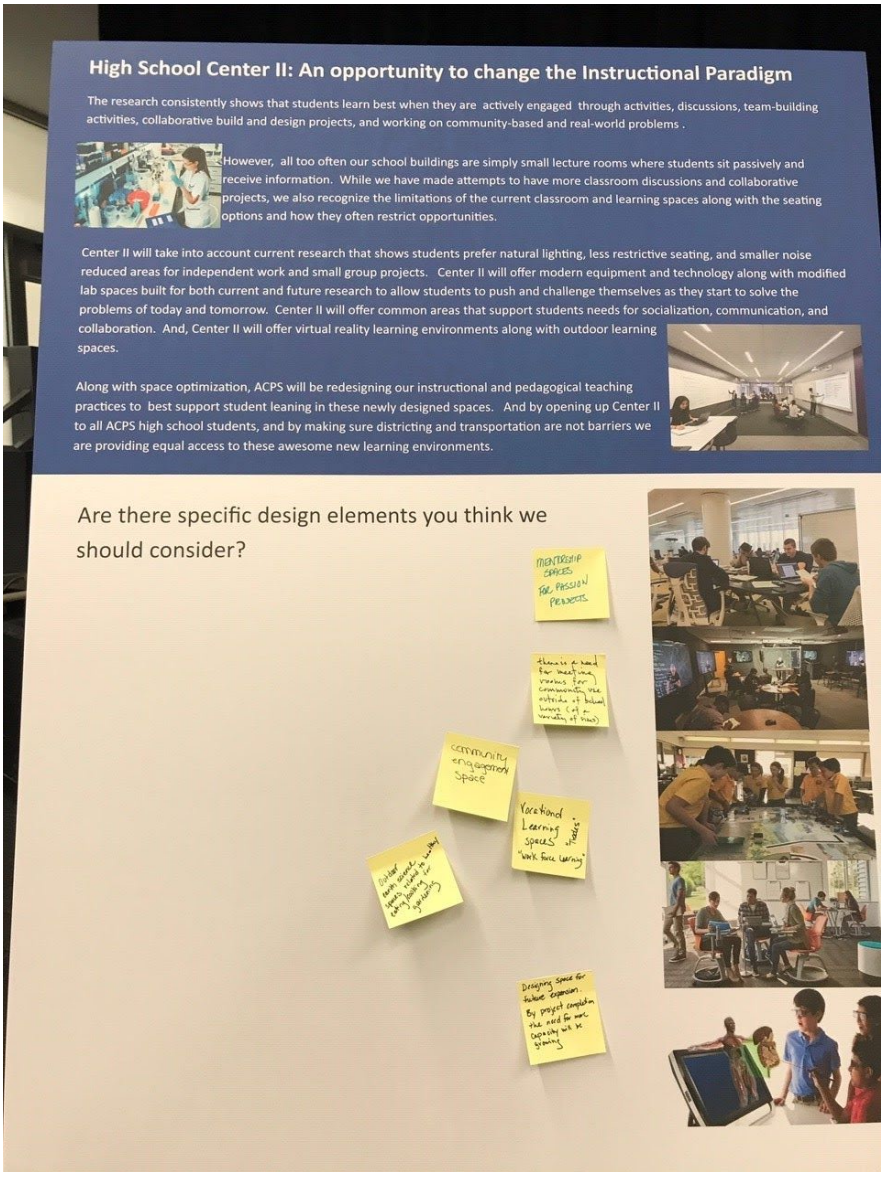


Suggestions included:

- Sigora Solar
- Alloy

Workshops & other design and building companies

Design Elements for HSC II: This poster talks about building elements such common areas and modified lab spaces. Attendees were asked to suggest additional design elements to consider.



Suggestions included:

- Mentorship spaced for student passion projects
- Two comments in regards to community engagement spaces
- Vocational/ trade learning spaces. Added idea of ‘workforce learning’
- Space for future expansion as upon completion the need for more capacity will grow
- Outdoor earth science spaces to promote healthy eating and a garden for cooking

Sustainability: This poster featured some images showing possible sustainable technologies to incorporate in HSC II. Attendees were asked for suggestions for sustainability features they would like to see included.



Suggestions included:

- Natural lights
- Green roofs
- Planting trees between parking spaces
- Solar & LEED certifications
- Community garden
- Rainwater capture for toilet flushing and incorporating rain gardens rather than retention ponds
- Safe building materials, mentioned VOC
- Cradle to cradle certified & live building products
- Combining green roof with TV roof for better PV efficiency

Attachment E – CCP2019-04 High School Center II

Staff Analysis of Application's Consistency with Neighborhood Model Principles.
(ALSO see applicant's response the NM Principals, p. 4 of Attachment C)

Pedestrian Orientation	The proposal includes providing sidewalks and crosswalks to the site along Founders Places and within the site. Efforts will continue with staff and VDOT to determine a way to establish a crosswalk on Mill Creek Drive between the MHS and Founders Place. Multi-use paths are being considered and will ultimately be installed to other adjacent residential areas and appropriate uses around the site. This principle will be met.
Mixture of Uses	This is first public facility proposed in this Institutional area. Other public facilities or uses have not been determined to date for the larger Institutional and Center designated area. School uses such as the proposed Center II have always been assumed to be part of the mix of uses within this Center area, and as appropriate use for Centers in general. Recent approval of the Galaxy Farm Development will add to the mix of use this in this immediate area. This principle is not applicable to the request.
Neighborhood Centers	This area is identified as a Center in the Master Plan. As noted above in Mixture of Uses, School uses, such as the proposed High School Center II, have always been assumed to be part of the mix of uses within this Center area. The recommended collaborative community process has not yet been undertaken to further inform the development of this center; however, use of this smaller portion of land area for the high school facility will not significantly impede the ability to do useful collaborative community planning for the remaining area. This principle is partially met (school area consistent use within this designated Center, but the Collaborative Planning process for this area has been completed at yet).
Mixture of Housing Types and Affordability	N/A to this request.
Interconnected Streets and Transportation Networks	Founders Place is being extended for access to school site. Reservation of space/right of way is being made on the property to accommodate the future extension of the road to Rt. 20. Development of this use as proposed will not impede the extension/interconnection of this road. Sidewalks and crosswalks are being installed to the site with development and trails to adjacent areas with development or in the future. This principle is met.

Multi-modal Transportation Opportunities	New sidewalks, trails and schools bus service will be provided to access opportunities to the site/school. This principle is met.
Parks, Recreational Amenities, and Open Space	Outdoor learning areas and open space will be part of the High School Center II design. This principle is met.
Buildings and Space of Human Scale	Public school buildings by nature are large and building plans and site planning have not been completed to date, so final information on building design and massing are not known, beyond the total maximum building size (60,000). The building will likely be two stories. The building will be placed near the future road for spatial enclosure and to relegate parking "behind" the building from the road. will be two (2) stories tall. The space provided for the future public extension will be adequate width to provide for sidewalks, bikelanes, street trees and tree lawns. Based on available information, this principle will be met.
Relegated Parking	The Center II building will be located adjacent the future public street extension of Founders Place, with the parking on the opposite side of the building from the road, thereby relegating the parking from the future public road. This principle is met.
Redevelopment	The site is currently undeveloped. This principle is not applicable to the request.
Respecting Terrain and Careful Grading and Re-grading of Terrain	No areas within the development are designated as Preserved Steep Slopes. There are very small pockets of managed slopes, most appear to be outside the area of development. Site planning and grading plans have not been completed or submitted for this project to date. Based on available information at this time, this principle is met.
Clear Boundaries with the Rural Area	This proposal is not located near any boundaries with the Rural Area. This principle is not applicable to the request.

Assessment of the Proposal's Consistency with Relevant Community Facility Objectives

Objective 1 provides overall strategies relevant to all types of Community Facilities. Objective 3 provides the strategies for the provision of school facilities.

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

The following are strategies for this Objective that are relevant to this project and the CCP review process. Staff's assessment of this project's consistency with these strategies is provided below each.

Strategy 1c: Continue to design all buildings, structures and other facilities to permit expansion as necessary.

Staff comment: This site can accommodate future expansion

Strategy 1d: Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met.

Staff comment: The site is located near other schools and fire-rescue services which can provide quick emergency assistance to the site.

Strategy 1e: Schedule funding of government facilities through the Capital Improvements Program, based on the needs identified in the Development Area Master Plans, other chapters of this Plan, and other adopted County Plans.

Staff comment: This project is funded for design in the County CIP (previously funded for design and construction until recent budget implications stemming from the COVID-19). Construction is now anticipated for 2023.

Strategy 1f: Look for opportunities to join in public-private partnerships and use volunteers to help provide cost effective facilities and services.

Staff comment: The High School Center II programs foster engagement and partnerships with businesses to provide educational and training opportunities.

Strategy 1g: Ensure that all government facilities conform to County regulations, site development standards, and policies.

Staff comment: This project will meet Zoning Ordinance requirements and is proposed to be designed and constructed to meet County Land Use and School operational policies, standards and strategies.

Strategy 1i: Continue to design and construct public facilities that are energy efficient and environmentally responsible.

Staff comment: The building is currently in design, however, the intent is for all future County buildings to be energy efficient and environmentally responsible.

Strategy 1k: Ensure that public buildings and spaces provided in the Development Areas conform to the principles of the Neighborhood Model.

Staff comment: This project will largely meet the Neighborhood Model Principals which are applicable the public facilities as noted below. See Attachment E of the Staff Report for an assessment of the project's consistency with the NM Principals.

The following Neighborhood Model Principles are applicable to public facilities and services:

- **All public facilities should be designed and/or located to accommodate multimodal transportation options, including walkways, bike facilities, and transit access, if available or proposed**.

Staff comment: Pedestrian and bike facilities will be provided to the school. Sidewalks will be extended to the site along Founders Place, and sidewalks and multi-use paths will be provided on-site and connecting to adjacent areas to the extent feasible and appropriate. The site development plan will accommodate the future extension of a public road to Rt. 20 as recommended in the Master Plan.

- **Recreational and natural areas are amenities and should be sited so that residents and workers can walk to a public park, use greenway trails, experience preserved natural areas, and enjoy public gathering spaces**.

Staff comment: Recreational and open space areas will be provided on-site and will be accessible to area residents.

- **Building size and orientation on the site (and to the street and neighborhood) should be in keeping with the character of the neighborhood to the extent possible and appropriate. As a general rule, buildings should have their front entrance oriented to the street, with parking relegated internal to the site and away from the street. Take existing and proposed density of nearby areas into account with public building locations. Avoid sprawling site development, which underutilizes sites and does not create or contribute to compact, walkable neighborhood development.**

Staff comment: The building will be placed near the future street, with parking relegated away from the future street (on the opposite side of the building from the future road). The site is part of a larger institutional area that is largely undeveloped. Future planning and community engagement processes will determine the ultimate character of the area.

- **Recognize that public facilities contribute to the mixed-use character of neighborhoods. Therefore, strategic location and siting of facilities can contribute to mixed-use neighborhoods.**

- **Provide for sidewalk systems to give pedestrians an easy walk to many destinations, to provide alternative routes for traffic, and to reduce the number and length of car trips**.

Staff comment: Pedestrian facilities will be provided as previously discussed.

- **Create on street parking and place parking lots behind buildings so pedestrians do not have to cross major parking areas when walking along sidewalks to reach facilities.**

Staff comment: There is no existing or proposed public street on-site to provide for, or accommodate, on-street parking. When future extension of the public street occurs, the street will include sidewalks, bike lanes and street trees in tree lawns.

- **Reuse and/or redevelop existing sites.**

Staff comment: No existing sites were feasible for this use/need.

- **When planning new facilities or modifying existing sites, work with rather than against the natural grade to the greatest extent feasible… Protecting important environmental resources, such as steep slopes along streams, stream buffers, significant wooded areas, wetlands, and the like, is important. The character of the finished grading should avoid massive and tall retaining walls and take into account the ability to maintain slopes and vegetation, and to avoid erosion.**

Staff comment: The site plan and grading plan are still under development, but the site does not contain significant/steep grades. There are no designated preserved slopes, perennial streams/stream buffers, or 100-year floodplain on the property.

- **Establish public facilities as neighborhood centers (when possible) to bring diverse activities to a neighborhood….**

Staff comment: This site is located within a Center designated in the Master Plan.

Objective 3: Provide physical facilities that enable the School Division to provide a high quality educational system for students in Albemarle County.

The following are strategies for this Objective that are relevant to this project and the CCP review process. Staff's assessment of this project's consistency with these strategies is provided below each.

Strategy 3a: Locate new schools in the Development Areas. Only locate new schools in the Rural Area by exception when either physical constraints, land area needs or availability, or service considerations may necessitate it.

When siting new schools, as many of the characteristics below as possible should be met:

- **Middle schools and high schools should be located in a central location relative to elementary schools, which feed these schools, to support the feeder pattern policy of the School Board;**

- **Safe and convenient access should be provided between the schools and pedestrian and road networks;**

- **Compatibility with adjoining planned and existing land uses should be achieved. Though not preferred, locations near industrial and major commercial developments are not prohibited;**

- **Public water and sewer service should be provided;**

- **Police and fire rescue service should be in close proximity; and**

- **The site should be developed with respect for environmental features such as topography, soils, floodplains, and wetlands and final design should result in aesthetically pleasing physical qualities.**

  Staff comment: The proposed project meets the all of the above characteristics.

Strategy 3c: Provide facilities in locations that are appropriate for the projected enrollment in order to ensure educational parity for all students. Ensure school location and facility design are based on the recommendations of the Long-Range Plan for Albemarle County Schools and Development Area Master Plans, to the greatest extent possible.

Staff comment: High School Center II is a unique facility located in an area intended to provide reasonable access from all three base high schools. The school location and facility design are consistent with the recommendations of the Long-Range Planning Committee and the S+WNMP.

Strategy 3e: Provide adequate recreational and athletic facilities on a school site to serve the students of the school and to provide park facilities as identified in the Parks and Recreation Chapter of this Plan.

Staff comment: Some recreational areas and open space will be provided on-site. Athletic activities (and associated fields/space) will continue to occur at the base high schools and not this facility.

Strategy 3f: Give preference to locating schools on individual sites rather than having multiple schools on one site.

Staff comment: Though located near other schools, this facility will be located on a separate site.

Strategy 3h: Encourage innovative alternatives to address new school facility needs, including potential cooperation with the City of Charlottesville.

Staff comment: As noted in the applicant's Project Description, the High School Center concept is an innovative approach to address high school capacity issues as well as providing a specialty school providing unique high school education and career training opportunities.

Strategy 3i: Promote walking and bicycling to school where schools are accessible from pedestrian and bicycle facilities.

Staff comment: Pedestrian and bicycling facilities will be provided as part of the development of the site to the extent feasible to promote walking and biking to the facility. Sidewalks and crosswalks will be provided to the school and sidewalks and multi-use trails will be provided on-site and connecting to adjacent areas to the extent feasible.