

**ARB2024-49**  
**HIGH SCHOOL CENTER II**  
**2751 Hydraulic Road**  
**Charlottesville, Virginia 22901.**

**Architectural Review Board - Second Submittal**

October 2, 2024

Revised 11/11/2024  
(Revised text is in RED)

## Part A.1 – Written description of the proposal

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

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

### Site:

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

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

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

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

### Building:

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

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

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

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

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

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

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

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

**Part B – Site Plan – List of Drawings**

**TOTAL NUMBER OF FULL-SIZE SHEETS – 15**

<b>SHEET NUMBER</b>	<b>TITLE</b>
G001	COVER SHEET
C0.0	CIVIL COVER SHEET
C0.1	EXISTING CONDITIONS OVERALL PLAN
C0.2	OVERALL SITE LAYOUT
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C2.0	EXISTING CONDITIONS PLAN
C2.1	EXISTING CONDITIONS PLAN
C2.2	EXISTING CONDITIONS PLAN
C2.3	EXISTING CONDITIONS PLAN
C2.4	DEMOLITION PLAN
C2.5	DEMOLITION PLAN
C2.6	DEMOLITION PLAN
C2.7	DEMOLITION PLAN
C3.0	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL PLAN – PHASE IA
C3.3	EROSION & SEDIMENT CONTROL PLAN – PHASE IB
C3.4	EROSION & SEDIMENT CONTROL PLAN – PHASE I
C3.5	EROSION & SEDIMENT CONTROL PLAN – PHASE II

C3.6	EROSION & SEDIMENT CONTROL PLAN – PHASE III
C4.0	SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	INLET DRAINAGE MAP AREA
C6.0	STORMWATER MANAGEMENT PLAN
C6.1	STORMWATER MANAGEMENT PLAN
C6.3	LANE STORMKEEPER NOTES & DETAILS
C6.4	LANE STORMKEEPER NOTES & DETAILS
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	UTILITY PROFILES
L1.0	IRRIGATION PLAN
L2.0	IRRIGATION NOTES AND DETAILS
L2.1	IRRIGATION NOTES AND DETAILS
L3.0	REVEGETATION NOTES
L3.1	REVEGETATION NOTES
L100	LANDSCAPE DRAWINGS KEY PLAN
L101	LAYOUT AND MATERIALS PLAN
L102	LAYOUT AND MATERIALS PLAN
L103	LAYOUT AND MATERIALS PLAN
L104	LAYOUT AND MATERIALS PLAN
L105	LAYOUT AND MATERIALS PLAN
L106	LAYOUT AND MATERIALS PLAN
L200	LANDSCAPE SECTIONS
L201	LANDSCAPE SECTIONS
L300	LANDSCAPE DETAILS
L301	LANDSCAPE DETAILS
L302	LANDSCAPE DETAILS
L303	LANDSCAPE DETAILS
L304	LANDSCAPE DETAILS
L400	PLANTING PLAN
L401	PLANTING PLAN ENLARGEMENT
L402	PLANTING PLAN ENLARGEMENT
L403	PLANTING DETAILS
ES100A	SCHEDULES
ES100B	CUT SHEETS S2, S3, & S4
ES100C	CUT SHEETS S5, S6, S7 & S8
ES100D	CUT SHEETS W2 & SSS
ES101A	SITE PLAN
ES102A	SITE PLAN
ES103A	SITE PLAN
A100a	PROJECT RENDERINGS
A100b	VIEWS FROM ENTRANCE CORRIDOR
A101A	PARTIAL PLAN LEVEL 1 – AREA A
A101B	PARTIAL PLAN LEVEL 1 – AREA B
A102A	PARTIAL PLAN LEVEL 2 – AREA A
A102B	PARTIAL PLAN LEVEL 2 – AREA B
A104	BASEMENT PLAN, RCP, FINISH PLAN
A105	DUMPSTER ENCLOSURE PLAN
A106	ROOF PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS

A204	BUILDING ELEVATIONS – BRICK COLORS & DETAILS
A205	BUILDING ELEVATIONS – SUNSHADES & DETAILS
A212	ROOF MECH ENCLOSURE ELEVS & DETAILS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

### Part C – Appearance of the Proposed Buildings

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

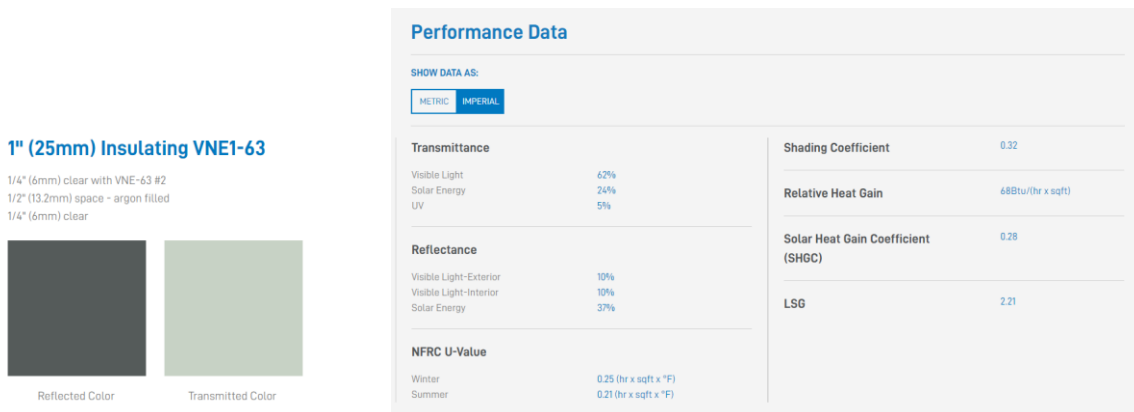
Two conceptual renderings are provided that are subject to change. These renderings show the content and character of the potential design of the building. The exterior materials are envisioned to be a combination of brick masonry, aluminum storefront and curtainwalls, aluminum composite metal panels,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

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

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

All glazing is clear glass with a low-e coating and does not include any reflective or integral colored glazing. **The Basis of Design product is Viracon VNE1-63, however, equivalent glass from other manufacturers may be provide by the Contractor, such as Vitro SolarBan 70, or products from Guardian Glass. The specified performance requirements are such that the glass will have an equivalent appearance regardless of the manufacturer.** The performance characteristics of the specified glass is as follows:

Visible Light Transmittance: 63%  
Visible Reflectance: 10%



The roof plan shows the location of roof-top mounted equipment. Large mechanical equipment is located within a screened enclosure clad with a prefinished, perforated metal panel. The mechanical enclosure is located in the center of the roof to minimize the impact of the scale and form of the overall design. There are several smaller roof-mounted exhaust fans located outside the main mechanical enclosure and screened with a lower wall clad in the same perforated metal panel system. This screen will conceal the exhaust fans from the Entrance Corridor. There is one additional exhaust fan for a Chemistry classroom Fume Hood that is located outside the screen enclosure, but on the opposite side of the enclosure from the Entrance Corridor, thus concealing it from the primary view direction.

Ground mounted equipment is located at the south side of the building in a concrete and metal panel enclosure not visible from Hydraulic Road or any campus driveways.

**Part D – Additional Material**

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

The next pages include photographs of the site.







