



The following draft Guiding Principles were developed by staff and are based on Working Group, community, and other responses to the recent WRAPS on-line survey. Staff built on survey respondent suggestions and sought to develop draft principles consistent with the County Board's charge for the study, existing Board-adopted County policies, and "good planning principles." This draft is intended as a starting point for the Working Group discussion.

This draft includes two different subsets of principles, those on which there is a high degree of consensus and those on which no clear consensus is apparent. Principles believed to reflect a general consensus, i.e., generally supported by numerous Working Group survey responses and/or consistent with County policy and/or the Working Group Charge, appear in regular typeface. Principles where there are differing views are presented in **bold typeface**. The plan is to devote most of our time in the development of a final draft set of principles discussing those in **bold typeface**. Our discussion of the draft principles will begin with an opportunity for any Working Group member to request that any draft principle be regrouped from the "general consensus" group to the "**differing views**" group or vice versa. Once we have satisfactorily placed each draft principle in its appropriate category, the Working Group conversation will focus almost exclusively on those draft principles where views differ with the goal of reaching a consensus. Please keep in mind that a consensus implies general not unanimous agreement within the group.

County Goals for the Study:

- A multi-story secondary school with up to 1,300 seats;
- Recreation and open space that is up to 60,000 square feet in size; which could include athletic field(s) and interior space within the school to be used jointly by the school and the community, and other open space that replaces the existing playground and basketball court located within Rosslyn Highlands Park or provides similar needed passive and active park and recreational amenities for use by the community;
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability;
- Economically viable, urban and vibrant development with a mix of uses, heights and densities that support achieving County goals; and
- Effective multi-modal transportation facilities and services.

Note: The Guiding Principles are aspirational in nature and are to be used as a guide. Through the course of additional analysis and modeling, a range of alternative site designs will be evaluated which may, to one degree or another, meet the Guiding Principles that will be established. At that point, through further discussion with the Working Group, the Guiding Principles may need to be revised.

Uses / Density / Affordable Housing Principles

- 1 Create a memorable urban “place” that:
 - accommodates a mix of private and public uses, including a new fire station;
 - offers opportunities for learning, leisure and fitness, and retail and commerce; and
 - includes a variety of indoor and outdoor public spaces for use by the community.
- 2 Expand the availability of affordable housing in the study area that accommodates individuals and families with a mix of incomes.
- 3 Leverage private developments in the study area to achieve a sustainable urban development that includes a new fire station and other public facilities.
- 4 Provide for a new secondary school and its associated facilities that are well integrated into the neighborhood.

Height / Building Form Principles

- 5 Concentrate taller buildings along the eastern portion of the study area and locate lower, varied building heights along the western edge to achieve compatibility with the scale of development on properties adjacent to the study area.
- 6 Require the design of buildings, especially at lower levels to foster pedestrian comfort, while adding visual interest and architectural variety.
7. Encourage building heights and massing that allow for the achievement of the study’s open space, recreational, and public facility goals.

Architecture / Historic Preservation Principles

- 8 Design public buildings to be architecturally notable and incorporate or reference touchstones from the past.
- 9 Design private buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings.

Public Realm / Streetscape / Urban Design Principles

- 10 Establish a street wall along Wilson Boulevard, with openings to draw people into and through the block, to continue the urban streetscape experience between Rosslyn and Courthouse. Locate parks, plazas, and other green spaces for visibility and easy access from 18th Street.
- 11 Establish 18th Street as a neighborhood public way with enhanced sidewalks and landscaping.

- 12 Locate public facilities strategically and prominently to promote community confidence, safety/security, a civic presence, as well as to accommodate community usage.
- 13 Link public areas and main building entrances with a network of safe, connected, tree-lined and well-lit streetscapes that facilitate easy pedestrian circulation.
- 14 **Create smaller, walkable blocks by introducing new streets, alleys, and/or pedestrian walkways.**
- 15 Establish an urban design scheme that complements changes to the surrounding area contemplated in the Rosslyn Sector Plan Update.

Open Space & Recreation Principles

- 16 Strategically locate and design beautiful open spaces to maximize the size of contiguous areas and ensure the flexibility of uses and activities and the visibility, safety, and comfort of all users.
- 17 Maximize the flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space.
- 18 Maximize opportunities for programmed recreational activities and incorporate existing park elements into the site design to the extent possible.
- 19 **Use building roofs and indoor spaces for recreational amenities where possible.**

Sustainability / Environment Principles

- 20 Maximize tree canopy and pervious surfaces to minimize the adverse impacts of development, including the “heat island effect” and stormwater runoff.
- 21 Encourage use of green building techniques to minimize energy use and the reuse, salvage and/or recycling of building materials.
- 22 Link the study area developments with district energy if feasible.

Shared / Joint Use Principles

- 23 Promote shared use of facilities where feasible to make efficient use of land and infrastructure.
- 24 Promote shared use of roof amenities wherever possible through visible and convenient access.

Circulation / Access / Loading / Parking Principles

- 25 Prioritize fire/emergency response time in siting a new fire station and other buildings.
- 26 Increase pedestrian and bicycle access for all users to and through the site and minimize curb cuts and thus vehicle/pedestrian conflicts.

- 27 Incorporate wayfinding for parking, Metro, bus stops, and bike share stations into the site design.
- 28 **Provide for a new Pierce Street through the site to enhance connectivity.**
- 29 Design vehicular circulation to minimize conflicts between emergency responders, school traffic, parking and loading functions, and pedestrians.
- 30 **Encourage shared, underground parking for all uses.**
- 31 Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys to minimize their visibility from public spaces.

Other Principles

- 32 Develop a site design that can be phased such that that fire/emergency response for the Rosslyn/Courthouse area remains uninterrupted and construction of a new school is completed within the timeframe identified by Arlington Public Schools.