



WRAPS Guiding Principles
Working Group Survey Responses
 September 2014

#	Question
	Q.1 Uses / Use Mix / Density / Affordable Housing Ideas
1	Develop with densities that reflect study area as extension of Downtown Rosslyn
2	Joint development between APS and APRC for mixed use of community type functions
3	Opportunity to bring a significant increase in affordable housing to RB corridor from existing non-profit land holding
4	Promote a mix of affordable housing that maximizes the number of family size (2+ bedrooms) units.
5	Public buildings, whether schools or fire stations, should strive to not only meet but exceed the urban design standards and goals. Public real estate development is opportunity to lead and inspire private real estate development.
6	Serious consideration and discussion of the importance of historic preservation on the site, affordable housing emphasizing needs of families, using the site for a school serving the neighborhood and nearby areas, not for commercial redevelopment
7	More focus on passive use park land.
8	Establish densities within WRAPS study area that are sensitive to adjacent uses
9	Encourage additional affordable housing
10	Housing that makes best use of land to accommodate growth
11	Maximize residential uses, including affordable housing, and flexibility to provide a for-sale housing component if market conditions support
12	Affordable housing for families vs. singles
13	Create VA model for mix of urban school, fire station, housing, and open space
14	Maximize residential uses, including affordable housing, and flexibility to provide a for-sale housing component if market conditions support
15	Integrate the fire station into a mixed use building
16	Activate ground plane along major pedestrian routes.
17	Maximum open space and play areas, fire station serving the area
18	Development should be concentrated on the north and east sides of the study Area.
19	Prioritize recreational and park needs of Rosslyn community in use mix at WRAPS site
20	Maximize affordable housing units by placing on top of fire station.
21	In order to accommodate all interests, encourage development with a mix of uses (residential, retail, office, civic, and institutional) and complementary areas of shared open space and recreational areas (indoor and outdoor).
22	Upgrade of fire station
23	Increase Density as a tool to achieve these ambitious goal
24	In order to accommodate all interests, encourage development with a mix of uses (residential, retail, office, civic, and institutional) and complementary areas of shared open space and recreational areas (indoor and outdoor).
25	Require half the community benefit realized at the site be devoted to affordable housing.

26	Locate use with other compatible and complimentary uses
27	Dedicate substantial amount of the community benefit to affordable housing on site
28	Queens Court should be modeled after APAH's property at 1531 Pierce St.
29	Include a "right sized" school on the site
30	Mix use housing- affordable and market rate.
	Q2. Height / Building Form Ideas
1	Shape buildings to frame open space
2	Multi-story school for MS/HS options
3	Encourage more urban architecture and massing as a mid-point between Rosslyn and Courthouse
4	Establish a maximum building height and require step down to adjacent neighborhoods.
5	Locate building density along major arterial streets.
6	Maximum building height should be 175 feet
7	Development criteria should be form based. Avoid micro-managing the design of specialized facilities like the new school and new fire house
8	Establish heights within the site that taper along Wilson Blvd. from CO Rosslyn to In Between Area
9	Consider tapering heights down to Colonial Village
10	Establish an urban street with active frontages along Wilson Blvd
11	Building placements that make efficient and effective use of the sun
12	Allow for flexible tower heights and locations, with none more than 40 stories
13	Reconstruction of affordable housing- multi story
14	Incorporate building form elements that limit perceived heights
15	Promote building form that support rooftop amenities
16	Taper building heights
17	Nearby neighborhoods should benefit from tapering down from the maximum height
18	Taller buildings should on the north and east sides of the study area.
19	Concentrate density and height along Wilson Boulevard
20	Reinforce the Realize Rosslyn planning efforts for mass, density and height.
21	Smart buildings that maximize possible green space
22	Articulate buildings to provide setbacks and bases/middles/tops. If not possible for the school, break down its scale by use of differential fenestration patterns, cornices, running courses, change of colors or materials, etc.
23	Multi story fire station to accommodate living space
24	Incorporate distinctive features to add visual interest to the area
25	Concentrate building height along Wilson Blvd.
26	Building height should front Wilson Blvd., and a smaller building would better serve the community
27	Require step downs to adjacent residential neighborhoods along Key Boulevard and 18th Street.
28	Reinforce height at top of the hill
	Q3. Architecture / Historic Preservation Ideas
1	Explore reuse and references to Wilson School architectural elements in new development / open spaces
2	Architecture should maintain an urban feel like Rosslyn

3	Remain consistent with the CB charge, consider the feasibility of incorporating architectural elements of the Wilson School building in the overall development
4	Explore recognizing Wilson School in new development / open spaces, by referencing architectural elements of Wilson School
5	New school building should honor the façade elements of the original Wilson School.
6	Public buildings as architectural inspiration
7	Historic preservation should not be given a low priority, if not ignored, considering the very small number of such structures in the County
8	Building design and exterior materials should complement existing buildings south and west of the study area.
9	New school should utilize materials and facade elements echoing original Wilson School (and have architecture harmonizing with Colonial Village/Colonial Terrace neighborhood).
10	Preserve facade of 1910 Wilson School building and restore original cupola, pediment and Corinthian columns
11	No portions of the Wilson School should be used for any historic preservation
12	Architecture that fits into community (if cost effective)
13	Encourage LEED accreditation and sustainable design in all new development
14	Design should allow for as much possible daylight to street level
15	Use examples like Peck development in Ballston as an example
16	Encourage LEED accreditation and sustainable design in all new development
17	Educate future students by honoring connections to Arlington’s past.
18	The existing historic Wilson School should be preserved to the maximum extent possible. The suggestion only of a plaque can be viewed as a bad joke
19	Design features of the old Wilson School can and should be incorporated in the new school.
20	Incorporate open court with grass and trees in redeveloped Affordable Housing
21	Main "Wilson School" name for any school built on current Wilson School site
22	No portion of the Queen Street Apartments should be used for any historic preservation.
23	Historic references in new architecture. The new can incorporate the old but don't try to preserve when the costs and timing impact the needs
24	APS should keep some corner stones of existing facility in new design.
25	Buildings should be designed to reflect how cities have grown over time, providing variety within a family of buildings
26	Architecture should respect the character of the nearby residential communities on both sides of Wilson Blvd and Colonial Village.
27	Preserve open play field as a historic community asset
28	Maintain 1910 Wilson School interior wood trim and pressed tin ceilings if possible
29	Architecture should be appropriate in scale and appearance to its use
Q4. Public Realm / Streetscape / Urban Design Ideas	
1	Leverage new development to provide a pedestrian friendly streetscape along perimeter, supporting Realize Rosslyn’s goal of creating a “walkable neighborhood”
2	Open space should be on Wilson to allow for easy access
3	Ensure ground floor uses activate and enhance the pedestrian experience
4	Maximize on-site tree canopy for community and school benefit
5	Safe for pedestrians with wide sidewalks

6	Prioritize streetscape design quality
7	The surrounding community and any school would greatly benefit by maximizing the tree canopy on-site
8	Buildings should be set back from streets to reduce intimidation caused by their size.
9	Concentrate the office building and public functions (school building, fire house) along Wilson Boulevard where density and height are most appropriate.
10	Maintain public use of space between facade of 1910 Wilson School building and Wilson Blvd. sidewalk
11	Reinforce the connection and character of 18th street from waterfront to WRAPS as identified in the Realize Rosslyn Plan
12	Safe and adequate walk zones (it is frustrating when APS buses kids that are very close to schools because there are not safe/adequate walk zones
13	Support Realize Rosslyn plans for transformation of 18th St into pedestrian corridor
14	Open space should be formed like a community 'square'
15	Organize the various mix of uses/users planned for the site to best balance the circulation around the area
16	Support Realize Rosslyn plans for transformation of 18th St into pedestrian corridor
17	Require sufficient tree soil volumes to allow for a healthier urban canopy
18	Public Buildings as Community Centers
19	Wilson Blvd and 18th Street should accommodate sufficient pedestrian volumes.
20	Find opportunities for public art
21	Reserve functions abutting Quinn Street, Key Boulevard, and 18th Street for parkland, recreational space, school playfield, and residential uses
22	Maximize on-street retail on Wilson Blvd
23	Effective bike accommodations
24	Develop the study area as Rosslyn's premier open space and pedestrian place. This requires designing pedestrian-friendly passages and linkages within and across the site, careful consideration of pedestrian / automobile interface, and calibrating building height and orientation to complement world-class open space design.
25	Should avoid street wall development on Wilson
26	Ensure 18th Street and Wilson Blvd accommodate sufficient pedestrian volumes
27	Public realm should acknowledge and honor the transition from the heights and density of Rosslyn core to the lower density to the west.
28	Encourage APS, APAH, the Fire Department, and Penzance to follow county staff's recommendations for "best practices" with respect to streets, sidewalks, curb cuts, service entrances, retail, tree canopy, sustainability, etc. for the study area.
29	Create an activated "street wall" along Wilson Boulevard consistent with the urban character of that street.
30	Key recreational open space on 18th St.
31	Doesn't have to be 'cool' (don't want to get hung up on bells and whistle), it needs to be inviting, functional, safe and cost effective
	Q5. Open Space Ideas
1	Provide a variety of open space (active and passive) which can be programmed and activated by an array of uses that may change over time. A similarly flexible approach should be taken with respect to indoor/outdoor recreation types
2	Should keep as much green space a practicable
3	Create high-quality urban open space for both active and passive uses

4	Enhance the 18th Street corridor and create a significant open space amenity as envisioned in Realize Rosslyn Framework
5	Maximum Acreage for Green, Natural Open Space
6	Create significant open space, including the 18th Street corridor.
7	More! More!! More!!!
8	Locate parkland and recreational space at the terminus of the 18th Street corridor consistent with Realize Rosslyn.
9	Retain open space in front of 1910 Wilson School facade to Wilson Blvd. sidewalk as open space, perhaps using it as courtyard entry to school or office building, public outdoor seating and tables
10	Maximize programmable outdoor public space
11	Creative designs and materials based on school and community needs
12	Create seamless and accessible connections to open spaces and indoor recreation areas.
13	Should consider designs that allow for efficient use of daylight in facilities - schools, housing
14	Consider opportunities for publically accessible open spaces above-grade
15	Honor previously adopted County Board plans, including the 2005 Public Spaces Master Plan.
16	Abundant Space for Native Canopy Trees
17	Green spaces should be a priority, and parks should provide for active recreation.
18	Maximize the amount of parkland and outdoor active recreational space within the site.
19	Indoor public recreational space should not be substituted for outdoor open Space
20	Some shade - very important
21	Provide recreational, civic uses, and other activities appropriate to high density mixed-use development
22	Open space should be functional and sustainable from a maintenance perspective
23	Collaboration needed between the County, Schools, and private developers to achieve the desired mix and types of recreation space in the plan
24	Address the County's stated need to expand green spaces in the urban corridors and provide parks large enough to accommodate active recreation
25	Substantial part of the community benefit should accrue to open space.
26	Use community benefit dollars to fund park and outdoor street-level recreational assets on the site.
27	Open space should be orientated towards 18th Street
28	Maintainable! Smart Design for minimal maintenance
29	Require half the community benefit realized at the site be devoted to open space
Q6. Circulation / Transportation Network Ideas	
1	Explore pedestrian connections N-S and E-W through the study area, particularly in the vicinity of the Pierce Street corridor
2	Bus and fire engine circulation needs to be well planned
3	Develop pedestrian, bicycle and vehicular connections that break up the large blocks Explore pedestrian connections N-S and E-W through the study area, particularly in the vicinity of the Pierce Street corridor
4	Improve pedestrian connections between 18th Street and Wilson Blvd.
5	Access to Bus Stops
6	Isolation of children is not THE solution to children safety

7	Wilson Blvd access for the fire station should be a priority.
8	Current public transportation seem adequate for future needs
9	Preserve pedestrian through block connections between 18th Street and Wilson Boulevard.
10	Establish a through-block pedestrian connection extending Pierce St. from Wilson to Key Blvd.
11	Safe and effective bus zones that consider the fire station, businesses and Neighbors
12	Focus vehicular transportation on the existing streets, to preserve the pedestrian experience/network on the site.
13	Easy access Metro Bus and Rail should be evident in design
14	Ensure safe circulation for all users esp. the 1,300 children planned of the new APS school
15	Expand existing, undersized sidewalks to accommodate increased pedestrian traffic
16	Addition of Pedestrian Path through the Site
17	Pedestrian connections between 18th Street and Wilson Blvd should be enhanced.
18	Parents should be discouraged from driving their children to school.
19	Minimize square footage dedicated to vehicular circulation within the site
20	Loading should be off Wilson or Quinn, not 18th
21	Explore Realize Rosslyn alternate vehicular roadway extension of N Pierce St at eastern end of study area, and potential direct extension of N Pierce St as bike/ped connection
22	Sidewalks should be wide enough to accommodate higher pedestrian use.
23	Widen sidewalks to county standards and provide full shading through abundant street trees in adequately sized tree pits
24	Focus should be on pedestrian circulation throughout the site
25	Biking facilities should be considered
Q7. Sustainability / Environment Ideas	
1	Reduce urban heat island effect through use of innovative building and site design strategies
2	Buildings should achieve high LEEDS standards if practicable
3	Encourage APS goal of a net-zero school at the site
4	Explore opportunities to incorporate renewable energy into the site design and operations.
5	Minimum Impervious Surface
6	Renewable energy should be encouraged throughout area.
7	APS appears to be a leader in sustainability and environmentally friendly facilities. It should be encouraged to improve the cost effectiveness of its efforts.
8	Foster a healthy mature tree canopy throughout the site
9	All buildings to LEED standards
10	New buildings should reach for highest standards as possible
11	Optimize solar orientation of buildings for maximum performance of open space and buildings (i.e. current E-W orientation of the school to optimize daylighting in the school should be supported)
12	Consideration for environmental efficiencies should be included in all efficiencies internal and external to buildings
13	Maximize opportunities to incorporate pervious surfaces on the site.
14	Net Zero Energy Use for APS Building
15	Tree canopy and green space should be maximized.

16	Plant as many trees as possible along the periphery of the study area to compensate for the school's turf covered field.
17	Favor grassy areas, lawns, and planting beds over hardscape plazas.
18	Implement recommended Rosslyn contemporary street light fixtures
19	Explore innovative site stormwater management strategies to reduce demand on local infrastructure
20	Maximum Acreage for Green, Natural Open Space
21	Minimize stormwater runoff
22	Street trees along Wilson and throughout the site
Q8. Shared / Joint Use Ideas	
1	Maximum publically accessible interior and exterior open space/recreation areas on APS parcel
2	APS and Parks/Rec need to coordinate and plan shared use of school and open space
3	Encourage joint open space between County, APS, and private developments in the plan
4	Establish shared facilities that meet the recreational needs of the community, including sufficient space for field and court games.
5	Shared Building for Fire Station & Affordable Housing
6	Public use demands the ultimate flexibility and cooperation.
7	The community and its civic associations sorely need meeting and event space which should clearly be provided.
8	APS should reach out to the Rosslyn, RAFOM, and Courthouse communities to make them aware of the shared use opportunities the new school will offer.
9	Ensure that school recreational facilities are open to community use.
10	Mixed use wherever possible throughout the site
11	Joint use should meet the needs of the current and future community
12	Allow for shared use, including public open space, on low-rise roof decks and Buildings
13	Accessibility needs to be addressed for community use
14	Consider co-location of the Fire Station with other use
15	Ensure that shared facilities and joint use facilities are available and accessible to the community.
16	The Mongolian School of the Greater Washington Area needs to continue to use the property which has been the most convenient and accessible in the County for both adults and children over the years.
17	Make the school parking facility available for overnight parking for residents of the immediate neighborhood.
18	Consider combining fire station and other use such as affordable housing in a single building.
19	Allow shared parking between Penzance office building, fire station, school, and residential component so as to minimize need for additional parking to accommodate fire station shift changes
20	Shared parking throughout the site
21	Everything should be mixed use: it reflects America's best cities and provides the opportunity to make this Rosslyn's dynamic place for pedestrians to go and be - fire house/APAH, retail in office and residential – and it reserves more of the site for pedestrians and for recreational uses, which should be a key goal. To greatest extent possible, the ultimate site plan approval and development of each site should be as “decoupled” as possible from the other sites, so as to allow independent progress and forward momentum to be made based on each party's unique set of circumstances (including those pertaining to any budget constraints, availability of financing, market conditions, etc.)
22	Brainstorm other potential collaborations between Affordable Housing, APS, and County
23	Provide sufficient community meeting space for neighboring civic associations

	and other community groups including the Mongolian School
24	Recreational needs of the community, including space for field and court games, should be assured.
25	Provide space for the Mongolian School on the site.
26	No indoor recreation space counted as open space for public use
Q9. Access / Loading / Parking Ideas	
1	Minimize curb cuts and maximize efficiency by co-locating service areas and sharing underground parking
2	Drop off and pick up needs to be well planned for school buses and autos
3	Encourage shared parking across the mix of uses- parking at schools will not be needed at night or summer, etc.
4	Prioritize student safety when identifying loading and unloading zones for students
5	Minimum Parking
6	Loading / unloading should not occur on prime arterial.
7	Student safety should be a priority in establishing loading zones.
8	Provide loading lanes for school buses and parents
9	Minimize curb cuts along Wilson Boulevard.
10	If historic Queen's Court Apartments are preserved, move parking for apartments underground and consider using current apartments parking lot as entry to parking garage
11	Shared parking
12	Current parking should be assessed and factored into future needs
13	Loading and parking should be largely from 18th St, but do not preclude access from any street frontage
14	Fire engine egress, turn-about and maneuvering needs to be addressed
15	Recognize and work with land owners on reasonable loading and access needs for the scale of development
16	Ensure parking is easily accessible to facility users.
17	Service alleys for access
18	Parking, including shared parking for commercial uses, should be provided and easily accessible to facility users.
19	Require underground parking.
20	Access off Wilson Blvd
21	Short term parking needs should be assessed
22	Minimize access/loading/parking impacts to Wilson Boulevard
23	Work to lower required parking ratios through TDM, etc.
24	Limit student parking opportunities
25	Create safe pedestrian environment for students.
26	Affordable Housing and fire station
27	Fire station needs for accessibility in the area need to guide neighboring options
Q10. Community/Human Element Ideas	
1	The WRAPS Study Area provides a unique opportunity to create a new “neighborhood” within Rosslyn that can be uniquely identified by its defining characteristics (e.g., think San Francisco’s Nob or Russian Hill). Those defining characteristics will include those various urban design components mentioned previously, thoughtfully assembled and integrated to create a “place” that is greater than the sum of these parts.

2	Community should have access to green space and amenities in parks and schools Foster the area as a community hub-- gardens, markets, active space
3	Prioritize the needs of the neighbors and adjacent communities in decision making process.
4	The concerns and needs of the neighbors and the adjacent community should be prioritized in the decision making process.
5	Locating active and passive parkland on the Wilson Blvd. side of the study area will make it feel more open, less intimidating, more inviting to the human element and create a better sense of community
6	Prioritize the needs of neighbors and adjacent communities throughout the decision making process
7	Maintain sense of place by preserving and restoring 1910 Wilson School facade
8	Last open, fit space in Rosslyn should be maximized for community use
9	Buildings and land for public use should be accessible and welcoming
10	Maximize active ground floor frontages to support pedestrian experience and walkability of the area, at a minimum along Wilson Blvd and primary pedestrian routes through the study area
11	Determination of free space vs. fee space should be considered (ie parks are free, workout facilities/pool are fee based)
12	Work with neighborhoods to define the scale and mix of uses
13	The immediate neighbors to the site are mainly residential to the north, south and west, and it should be clear that the impact of any development on the site will fall on them.
14	Design park, recreational, and open space elements to be inviting usable flexible spaces.
15	Realize increase of young families' needs in Rosslyn
16	Community should actively participate in design elements where appropriate
17	Provide for a mix of activities and venues beyond recreational and retail at the ground plane, to include cultural, public art and outdoor assembly/gathering opportunities (i.e. weekend Farmer's Market)
18	Exercise sensitivity to the needs of families in on-site and nearby housing
19	Visibility of fire station is good for community morale
20	Decisions need to consider the future needs of the community to the extent possible
Q11. Other Ideas	
1	The pedestrian environment, on a sloped site, needs to accommodate those with disabilities, and provide a welcoming/achievable way on foot from Wilson to the 18th Street retail / pedestrian corridor envisioned by Realize Rosslyn.
2	Consideration needs to be given to existing resident in area during construction
3	Explore phasing scenarios
4	Consider viability of 7-11 with regard to best use of site
5	Lighting needs to be considered for open spaces
6	Security and CCTV considerations need to be addressed

	Uses / Use Mix / Density / Affordable Housing Principles
1	Maximize mix of uses and density that reflect study area as extension of Downtown Rosslyn
2	Encourage urban scale development at this location to achieve the desired mix of uses and preservation of land
3	Maximize mixed use development opportunities to realize site potential
4	Concentrate the office building and public functions (school building, fire house) along Wilson Boulevard where density and height are most appropriate
5	Reserve functions abutting Quinn Street, Key Boulevard, and 18th Street for parkland, recreational space, school playfield, and residential uses.
6	Locate some retail along Wilson where retail synergies exist.
7	Expand the availability of affordable housing for current and future residents
8	Maximize the opportunity for affordable housing at this Metro location given the rare opportunity to leverage non-profit owned land near Metro
9	Existing affordable housing communities should not be marginalized by the urban design of the site.
10	Affordable housing, emphasizing family-size units, should be a priority for the site.
11	Ensure any community benefit realized from the redevelopment of the site be designated solely for affordable housing and open space.
	Height / Building Form Principles
1	Building designs should not create a street wall on Wilson Blvd.
2	Follow the adage, "You don't create value by destroying value", and encourage the design and siting of new buildings in the study area so that their height and massing do not overwhelm adjacent development.
3	Building massing and heights should also reflect the study area as an extension of Downtown Rosslyn; with building architecture that is articulated to create visually attractive streetscapes and skyline
4	Building height concentrated along Wilson Blvd with a maximum height of 175 feet within the planning area.
5	Location of building height should minimize the impact of shade on residential communities.
6	Concentrate building height along Wilson Blvd. to maximize open space opportunities along 18th Street. Establish a maximum height of 175 feet, in accordance with adjacent buildings, as the maximum height within the planning area.
	Architecture / Historic Preservation Principles
1	The existing historic Wilson School should be preserved the maximum extent possible and not merely "honored."
2	The historic facade of the 1910 Wilson School building should be preserved and the original cupola, pediment, Corinthian columns and windows should be restored.
3	The area between the Wilson Blvd. sidewalk and facade of the 1910 Wilson School building should be preserved as open space for public use.
4	Absolutely no historic preservation for Wilson School or Queens Court Apartments
5	Architecture should complement the area while highlighting the history of the preexisting structures
	Public Realm / Streetscape / Urban Design Principles

1	Maximize on-site tree canopy and require sufficient tree soil volumes to allow for a healthier urban canopy.
2	Locate parkland and recreational space at the terminus of the 18th Street corridor consistent with Realize Rosslyn.
3	Design 18th Street as envisioned by Realize Rosslyn connecting WRAPS to the Waterfront
4	Successful streets are activated on both sides of the street.
5	Area should be safely accessible from public transportation options, including right sized spaces, lighting and maintainable materials
6	Every piece of land along the Wilson Boulevard is key to the development and strengthening of the primary urban street corridor. And each property along Wilson must be held to the highest standards of urban design.
Open Space Principles	
1	Public spaces should be designed to honor previous planning efforts, including the Realize Rosslyn Framework, and Board-adopted policies, including the 2005 Public Space Master Plan.
2	Public spaces should be designed with the need for passive and active recreational uses of the adjacent community in mind, and should meet the goals of the County's Open Space Master Plan.
3	Maximize programmable outdoor public open space
4	Public spaces should be designed to effectively use the space to the needs of the school and community both in the near and long term
5	Ensure the planned open space addresses the County's stated policy goal to expand green spaces in the urban corridors and provide parks large enough to accommodate active recreation.
6	Underground parking should be shared as much as possible between school, fire station, office and residential use to maximize value of property and minimize costs and empty parking spaces at all times
7	Provide for a variety of open spaces; i.e. visible, accessible, flexible, and appropriate for high-density environments
8	Design open space to maximize recreational opportunities and maintain existing services, including: children's playground, basketball court, soccer field, and passive picnic areas.
9	Try to provide additional park land by encouraging the co-location of the new Fire House 10 and APAH's new building or the new fire house and a new 1555 Wilson.
10	Open space should maximize recreational opportunities and maintain existing services including children's playground, basketball court, soccer field and picnic areas.
11	Maximize the amount of land dedicated to park, recreational, and open space uses within the site. To this end consider consolidating functions such as the fire station and affordable housing to minimize resulting footprint of buildings.
Circulation / Transportation Network Principles	
1	Provide for the safety of students, and other users while providing the fire personnel optimal response.
2	Explore north-south pedestrian and/or vehicular connections through the site in various forms and locations, and evaluate them relative to overall site suitability
3	Pedestrian paths should be prioritized over new streets and parking, and the paths should connect to transit nodes.
4	Minimize square footage dedicated to vehicular circulation within the site while emphasizing pedestrian circulation within and through the site.
Sustainability / Environment Principles	

1	Buildings should be designed to minimize energy use and to capture and, as much as possible, use rainwater on site
2	New facilities should maintain the highest level of LEED certification possible
3	Utilize planning and structural designs that maximize the efficiency of the fire resources and provides for access, open space, and energy efficient construction.
4	Buildings should maximize benefits from natural resources
Shared / Joint Use Principles	
1	Space should provide for joint use of community desired amenities - pool, workout facilities, meeting space
2	Work collaboratively with land owners on the feasibility of shared or ____
3	Establish shared facilities that meet the needs of the community. This includes sufficient and easily accessible recreational space for field and court games and meeting space for community groups, including nearby civic associations and the Mongolian school.
4	The needs of the community should be established for shared facilities. Including meeting space for nearby community groups/civic associations and the Mongolian School
Access / Loading / Parking Principles	
1	Provide for the safe and efficient access and response from the fire station, minimizing impact other neighbors
2	Discuss design and siting options for an extension of Pierce Street. Should it be offset north of Wilson Blvd. and abut the APS property, or continue straight across Wilson Blvd. to 18th Street? Would it have "Complete Street" accommodations, e.g., bicycle, pedestrian, parking, tree pits, etc.? How much and would these options require? How would siting options affect other development in the study area?
3	Access and parking needs clear way-finding and the path must be intuitive.
Community/Human Element Principles	
1	The needs and concerns of the nearby community and civic associations should be prioritized in the decision making process.