



WRAPS Guiding Principles
Web Survey Responses
 September 2014

#	Question
	Q.1 Uses / Use Mix / Density / Affordable Housing Ideas
1	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).
2	Maximize residential uses, including affordable housing, and flexibility to provide a for-sale housing component if market conditions support
3	Develop density reflective of downtown Rosslyn
4	open space, playground, field for play
5	Elementary school; Play areas; Tree cover
6	Maintain at least the number of affordable housing units currently in the area, with a focus on family-sized units.
7	Integrate fire station into mixed use building.
8	Affordable housing/ lower income supported by use of County land
9	Recreation center similar to Barcroft
10	Not a high rise school - relocate school admin bldg, use vacated space for H-B
11	APS should retain its property on the site to build a new school
12	The fire station should remain, in a location along Wilson Blvd
13	A maximum number of new affordable housing units should be built on the Queens Court site.
14	Affordable housing
15	mix use with housing and stores
16	dense housing
17	Affordable Housing should be one of the priorities, not simple an 'add on' to the plan.
18	affordable housing for families at 50% of Median income
19	Range from 60-120% AMI (Area Median Income)
20	Protect green space by building up
21	Incentivize housing for county and school employees
22	tot lot; shady picnic tables; basketball court
23	Number one priority: More affordable rental housing, which is disappearing.
24	inclusion of affordable housing in all developments; affordable housing needs access to metro, transportation; use public land for development of affordable housing
25	Green space
26	No housing
27	no school
28	Focus on pedestrian access to retail

29	consideration of mix-use model with retail and residential
30	affordable housing in mixed use format
31	combine fire station and APAH housing
32	elevated park with parking under it
33	Affordable Housing to maintain a mix of income levels
34	Pleasant design to increase happiness in the population
35	Walkability - benches, stores, sidewalks, commercial mix to encourage walking
36	Mixed income levels please
37	Schools
38	Open Space
39	Mix residential, office, and retail
40	High density desirable
41	Affordable housing optional
42	Affordable Housing
43	Mixed use
44	1,300 seat secondary school
45	fire station
46	affordable housing
47	provide for a schools use - although might not be classroom now or in the future maybe the new directions program should be here
48	density is fine as long as it's arranged in a step down from rosslyn to colonial village
49	affordable housing should be part of the mix if it helps preserve the queens apts
50	Develop with densities that reflect study area as extension of Downtown Rosslyn
51	Maximize residential uses, including affordable housing, and incorporate local serving retail options.
52	In order to accommodate all interests, encourage development with a mix of uses (residential, commercial, civic, and institutional) and complementary areas of shared open space and recreational areas (indoor and outdoor).
53	Significant increase in number of affordable units if Queens Court is replaced
54	Density in transition from Rosslyn to more moderate limits
55	Retail optional if public uses attract people
56	Open Space/parkland
57	Historical preservation of Wilson school
58	Ample parkland for neighborhood children
59	Open space
60	No additional density
61	No affordable housing
62	Neighborhood would support a right-sized school (not sure if 1300 students fits this site)
63	Neighborhood would support increased affordable housing and improved fire station
64	Neighborhood NEEDS greenspace; can all other needs be met on this limited site?
65	Every decision must be made very carefully now, as we pay for our increased density with decreased spaces and choices. Green space, open space, and public use space.

66	Affordable housing is nice to include where possible and where supported by surrounding community amenities.
67	School siting should be considered only if the site supports the appropriate facilities and (in terms of Wilson site) choice population, and only if congestion is not increased and safety is assured.
68	More Affordable housing than luxury housing--lux. housing should be modest, not Turnberry Towers - over the top expensive; people in affordable housing on the property now that will get displaced should be helped to find housing for the years of building
69	The open space should be guaranteed a large, permanent area, with the surrounding area being less dense and very accessible with pedestrian walkways/bike paths, but no roads at all.
70	The impact of the new density (which should be reduced as much as possible) should be taken into account; limit the school's capacity by exploring other areas of expansion besides this one property; the school's parking/bus lanes/entrances (more than 1!)
71	Ground-level, open greenspace
72	Combine other uses (vertically) to keep space for park area
73	Include fire station, educational space, and affordable housing
74	No change to the historic Wilson school and playfields
75	Expand Rosslyn Highlands park
76	Renovate Wilson School for use as a school or school administrative building
77	Renovation should include restoration of dome and facade
78	mixed use
79	medium density
80	open space
81	primary use should be park space
82	some affordable housing OK
83	first- and second-floor open glass retail facing Glebe Rd.
84	split affordable housing with market-price condos, 50%/50%
85	residential terraces on each floor, to encourage urban veg gardens on the terraces
86	Lots of shady open space with room for trees
87	mix use buildings for housing, commercial
88	Secondary school up to 1300 seats
89	Affordable housing
90	Fire house
91	Accessibility, parking and business oriented.
92	This area is a highly congested area that needs more parking.
93	It is a business area that should be designed with businesses in mind.
94	Do not use what little open/green space left in Rosslyn for other things.
95	APS property should be retained by APS and used as a school to serve the surrounding community.
96	The most important use is the fire station, followed by the school, and then the open space and affordable housing. These uses must be enhanced, not diminished.
97	Affordable housing should be expanded, maximizing the number of family size units and including at least 40 and 50 percent of AMI units along with the standard 60 percent units.
98	Public education (public school)
99	Institutional uses (fire station)

100	Recreation
101	Significant increase in affordable housing.
102	Something to attract activity to this stretch of Wilson Blvd during the work day as neither a school, nor a fire station nor a residential building will do so.
103	Maximize utilization of prime Wilson Blvd frontage.
104	Open Space combined with taller buildings
105	Affordable Housing
106	Leave flexibility in the type and quantity of retail because of the wide variety in prescribed uses
107	High density is essential to provide the feasibility of providing the public uses
108	Maximize the quantity of committed affordable in this area of the County
109	Provide opportunities to increase the county's stock of affordable housing
110	Active recreation, school, fire station, office, affordable housing
111	enough office to accommodate provision of public uses
112	increase amount of affordable housing for optimal utilization of site
113	Ample Green Space for both residents and students at school - not just turf fields, but true green space
114	Appropriate sized school on property - 1,300 students in a 9+ story high rise is way too big.
115	A school on this site is best suited for either a neighborhood, SMALL school -- or a high school choice program
116	Affordable housing
117	mixed use
	Q2. Height / Building Form Ideas
1	Shape buildings to organically frame open space
2	Allow for flexible tower heights and locations, with none more than 40 stories
3	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.
4	School not over 4 stories
5	Affordable housing not over 6 stories
6	No retail or commercial
7	Concentrate building height along Wilson Blvd.
8	Design building that would support roof-top amenities.
9	Urban
10	Taper away from Metro
11	Plaza on Wilson Blvd
12	Maximum height 175', although perhaps permitting greater height for the Penzance site
13	School and affordable housing buildings' height should be maximized, thereby increasing open space.
14	New buildings must significantly taper in regard to surrounding residential areas of Colonial Village and North Rosslyn.
15	height is good if it means more affordable housing
16	courtyards/green space included
17	Height/Building Form should be informed by the needs the building is addressing.
18	Range from 4-12 floors

19	ADA accessible
20	6 stories
21	build to the sidewalk
22	a couple floors of public access retail/office uses
23	Keep variety from block to block. Don't duplicate the ugliness of Crystal City.
24	High rise ok given proximity to Rosslyn
25	LEED, green roofs/walls
26	elevated park with parking under it
27	Mixed heights
28	6-10 stories
29	No limit to height
30	School and apartments
31	High rise
32	retail on ground floor
33	up to 175 feet for the school
34	buildngs should not be a back of sidewalk but rather pushed back a bit to allow for a green respite in the long walk up the hill from rosslyn metro
35	heights on the block should vary and transition to colonial village
36	Height along Wilson transitioning from Rosslyn down
37	Less height and bulk to north
38	Public buildings should not look like office buildings
39	Height along Wilson transitioning from Rosslyn down
40	Less height and bulk to north
41	Public buildings should not look like office buildings
42	Lower heights
43	NO HIGH RISES
44	No new apartment buildings
45	No new buildings
46	No additional density
47	No additional heights
48	Taper building heights from Wilson down to 18th St.
49	Consider shading of residential units and playground/ greenspace
50	Consider school/community access to rooftops/parking garages of all facilities (fire station, housing, school, etc.) for structured rec. space (e.g., tennis, basketball, rollerskating)
51	Height, if housing or offices, commensurate with neighborhood buildings.
52	Height, of for school, must take student safety and quality of school experience into account, both of which might be decreased in a high-rise setting.
53	Windows and building structure should be built with birds in mind--not reflective, huge windows that they will fly into and die from
54	the school should not be more than 4 stories, I don't care if this makes you not put as many students into the school.
55	The study about school building orientation (south) should not dictate where the school is placed on the property. Instead, it should make the skyline/buildings pretty and new and fitting with the other building heights, but not at the expense of too much shade or sun, or energy-efficiency, etc. Also, consider a rooftop garden somewhere (for the school or as a community project for the students)

56	Consistent with neighboring community
57	Include what fits on each parcel, don't shoe-horn what doesn't fit
58	Include walking paths and sight lines for continuity of space
59	No change to the historic Wilson school and playfields
60	Expand Rosslyn Highlands park
61	Build a new firestation at some other location
62	Minimize building height as Rosslyn is already too dense
63	five to six floors
64	urban design
65	open courtyards
66	stair step from Wilson toward Key
67	AVOID flat monolithic building shape, such as the Ballston Westin! - BAD DESIGN! the human eye looks at the Westin and it looks like the building is toppling over! The Slate and The Sedona in Rosslyn - uneven facade, easy on the eyes - GOOD DESIGN!
68	taller buildings massed in one area to allow contiguous open space
69	explore placing fire house in commercial or housing building
70	set back from street for walking, but open space behind
71	175' to 200'
72	Vertical smaller footprint
73	Community amenities on roof
74	Businesses should not be built higher than the planes flying in over the Potomac require.
75	If you are considering a school in this area 5 stories should be the limit so that the fire truck ladders can reach the top floor in an emergency.
76	Again, if this is considered for a school, parking for parents and parents alike (school events) is a necessary requirement.
77	Keep building height as consistent as possible with neighbors.
78	Minimize the footprint to retain as much open/green space as possible.
79	Maximum height in the study area should be 175 feet.
80	Height should taper down transitioning to adjacent neighborhoods.
81	School size should fit into the context of the surrounding community. A smaller building would be more appropriate.
82	no greater than 8 stories
83	tapering to lower heights to west and north
84	Tall buildings on Wilson, open space behind.
85	Height is Okay, in this area. But taper out.
96	Taper massing from point tower to surrounding neighborhoods
87	taller buildings will allow the possibility of increased street level public space
88	Solar orientation of school in the study area
89	taller at (ea)st side of site utilizing C-O Rosslyn tapering down to western edge
90	extension of Pearce Street provides opportunity for organizing site
91	Height needs to be safe for evacuating students quickly - where would 1,300 students go if building had to be evacuated??
92	Fire department needs to be able to reach top floor of building without entering it -- how high can the fire department reach with ladders? that is the highest the building should be.

93	Don't stuff as many kids as you can on this small plot of land -- it is not the only remaining available APS owned land. Better options are available.
94	This end of Rosslyn needs a iconic tower that can be seen on the horizon from around the region
Q3. Architecture / Historic Preservation Ideas	
1	Explore reuse and references to Wilson School architectural elements in new development / open spaces
2	Encourage LEED accreditation and sustainable design in all new development
3	Buildings should be designed to reflect how cities have grown over time, providing variety within a family of buildings.
4	Preserve original portion of Wilson School or at least the facade.
5	New construction should harmonize and reflect the old Wilson School (i.e., at least partly red brick)
6	Keep the green space in front of Wilson School.
7	explore keeping school shell, but not important
8	Any new school should contain many design elements of the existing Wilson School building.
9	Many design elements of Queens Court, including decorative details and its courtyard configuration should be incorporated in the new buildings.
10	There is a rapid transition from 'downtown' to historic, low-rise community across the study area. The transition between them must be appropriate.
11	something that isn't too abruptly different from and blends with single family housing
12	Retain some historic features such as entrances
13	preserve the building fabric as much as feasible
14	adaptive re-use, adult ed/conference/training, daycare, dance/music/zumba, black box
15	if an addition is needed for building functionality, it should be small and inconspicuous
16	Seek to preserve what is beautiful, from different periods, but do not label entire neighborhoods as untouchable simply because they were built before 1950.
17	focus on linking historical landmarks to present construction
18	historic preservation of school not important
19	red brick
20	Preserve local character whenever possible
21	Open space, fountains, benches
22	State of the art beautiful building
23	Save only very valuable pieces, not everything old
24	Architectual designs that relate to each other
25	historic not important
26	architecture less important than function
27	As a former history professor, I find the school building old but of no significant historical value; it can be replaced at no loss to posterity
28	Urban design
29	modern design
30	reflect history of Wilson Building in photographs/naming
31	use original design vocabulary and materials of wilson school to inform design of new school

32	preserve but augment exist queens apts and add affordable to new construction on the wilson school block
33	materials/design of new buildings should respect and complement colonial village
34	Explore reuse and references to Wilson School architectural elements in new development / open spaces
35	Encourage LEED accreditation and sustainable design in all new development
36	Buildings should be designed by several different architects to reflect how cities have grown over time, providing variety within a family of buildings.
37	Queens Court has more charm and integrity than Wilson School. Its central courtyard and buildings should be preserved if possible.
38	Some nod to Wilson School should be included, perhaps as a wing of a new building
39	Interpretation of history of Wilson School essential.
40	Keep current school facade
41	Keep Fire House
42	Preserve open space
43	Preserve Wilson school
44	Preserve fire station
45	Is there a way to integrate new affordable housing with Queens Court's existing architecture?
46	Preservation of historic buildings would be nice.
47	Architecture should enhance not detract from visual appeal.
48	Now, this makes it seem like this whole survey is just being used to appease the "little angry clueless delusional people who want power but will never get it". Because from every single message we have been getting, the county plans to redevelop this area Both Queen's Court and Wilson School have historical significance that is worth preserving. So don't knock them down!
49	Queen's Court architecture is something that could be interesting for future generations. Also, those ugly window units for AC? Those are actually more energy efficient than regular units. The people of Paris have recognized that, and don't we want to replace
50	Maintain look and feel of historic colonial architecture of community
51	In new school, preserve portion of 1910 facade, or include similar design for front of new school
52	Differentiate - don't allow this to look like every other new building in R-B Corridor
53	No change to the historic Wilson School and playfields
54	Save Rosslyn Highlands park
55	Preserve Wilson School with historic tax credits
56	Preseve Fire Station with historic tax credits
57	historic preservation is important
58	water features desirable
59	don't care
60	add historic markers for any historical events that occured in this area
61	clean, modern, model after Slate and Sedona in Rosslyn
62	widen sidewalks for retail to spill onto sidewalk, encourages families and slower walking, better community feel, similar to Shirlington Campbell Ave.
63	Don't care about preserving school facade - it looks like every other

64	like look of stepped back heights, low in front then rising
65	Contemporary design
66	No outwardly historic reference/style
67	Do not retain school building
68	Excellent contemporary design
69	No direct reference to historic styles
70	Do not retain existing existing school building
71	I have read the the preservation society's designated historic sites, but do not strongly agree with the areas identified.
72	Preserve the Wilson School. It is one of Arlington's last few historic buildings.
73	The Wilson School should be preserved to the greatest extent possible, not just honored, and any additional architecture should match the style of the current structure.
74	Architecture should be in the context of the surrounding community, which includes a transition and buffer to a much lower density and historic area. It is not just urban; it includes Colonial Village, Colonial Village Shopping Center, and properties across the street
75	We should preserve the character of the Queen’s Court Apartments (including the courtyard) while expanding the number of affordable units.
76	Facade preservation of Wilson School
77	Creatively re-use some portions of the old wilson blvd building facade similar to how it's being done with the Blue Goose.
78	In this area, this isn't that important.
79	Save Rhodeside Grill
80	Preserve the Community sense of Colonial Village
81	The public school needs a design the compliments the entire area
82	none of the structures warrant preservation
83	High quality design to compliment the area's regional stature
84	Use architectural features of the old Wilson School in the new school
85	Use architectural features of Queens Court Apt in new affordable housing
86	architecture could symbolize transition from dense urban Rosslyn to garden apartments of colonial village
87	The new building would ideally preserve one of the last remaining old school buildings in Arlington.
88	Use open space behind the school to expand Wilson school
	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	Support Realize Rosslyn plans for transformation of 18th St into pedestrian corridor
3	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.
4	Accessible play areas are important for the area community.
5	Include generous space for trees around any structures and play areas.

6	Require sufficient tree soil volumes to maximize tree canopy for the area.
7	Plaza on Wilson, maybe water feature
8	Pedestrian corridor through site
9	Maximize tree canopy in parks and along streetscapes for people's comfort and well-being.
10	Provide generous soil volumes to enhance tree health and growth potential.
11	Sidewalk widths designed to comfortably accommodate pedestrians, trees and other amenities along sidewalks throughout the study area.
12	walkable, bikeable
13	trees/green spaces
14	The area is currently dark and grey. Streetscapes should maximize the use of public land for the common good.
15	Wide sidewalks
16	The school, fire house and park are the public realm
17	Build around the public square
18	Least amount of hardscape
19	Wide sidewalks, more trees, for a walkable lifestyle.
20	focus on safety, making areas well-lit
21	abundance of signs to properly indicate directions to Metro, bike paths, etc
22	lots of green, but think green walls and roofs
23	neighbors live in high rises so it would provide green for them
24	safe for the students, so underground parking and school bus drop off, under the park
25	Wide sidewalks
26	Design so there are lots of reasons why people use the area
27	safe for pedestrians
28	good signage
29	Maximize pedestrian traffic
30	Allow sufficient park space not only for games but also for rest (benches)
31	Wide side walks
32	outside eating
33	Build to street edge on 18th St.
34	Provide more green between sidewalk and building to transition to the greener colonial village area
35	keep first two floors lower with a step back to taller buildings in order to respect scale of colonial village shopping center and create a better pedestrian experience
36	Leverage new development to provide a pedestrian friendly streetscape along perimeter, supporting Realize Rosslyn's goal of creating a "walkable neighborhood"
37	Support Realize Rosslyn plans for transformation of 18th St into pedestrian corridor
38	Develop the study area as Rosslyn's premier open space and pedestrian place This requires keeping cars largely to the perimeter of the site, moving school play/recreational areas off of Wilson Boulevard, and calibrating building height and orientation to complement world-class open space design.

39	The public realm here includes park space which should be visible and accessible from Wilson as well as lesser streets.
40	A new school, if any, should have a distinctive entrance and good outdoor transitional space between its front door and the sidewalk.
41	If rooftop recreation is provided, it and means of access should be very evident from street level
42	Upgrade brickwork in front of Firehouse and school
43	Keep walk pathway btw wilson and 18th st
44	Public green space
45	Public open space
46	Public parkland
47	Place school building on Wilson Blvd
48	Rosslyn Highlands Park is ESSENTIAL playground; needs equipment for older kids (e.g., climbing wall like Mosaic Park)
49	Streetscapes should be appealing to both vehicle and pedestrian traffic.
50	Where possible, the context of the existing neighborhood should be taken into consideration, to maximize the feeling of a coherent neighborhood.
51	sustainable transportation accessibility. bikes buses walking safely.
52	lighting--energy efficient+safety+not adding to light pollution+peaceful/not hectic-seeming b/c of lights--sometimes you want to take an evening walk without bright lights everywhere
53	no new street...many signs..not dense...flowers (native)..water fountains, places to walk your dog that doesn't include on the field or people's lawns (but also not a dog park)
54	Provide park space for passive and active neighborhood recreation
55	Front school on Wilson (play field on 18th Street per Realize Rosslyn plan)
56	Maintain all existing green/park space or add more - do not decrease
57	well lit sidewalks
58	lots od trees and shrubs
59	need open, park space for the already present high density population to use
60	signs to direct tourists towards metro, bus, Capital Bikeshare
61	invite more Capital Bikeshare kiosks
62	add bike lane next to the curb, then car parking lane, then car driving lanes. Successful deployment in Wash DC 1800 block of M St.
63	no concrete plazas that become urban heat islands
64	keep it simple and plain
65	Build to street on either 18th or Wilson
66	Connect Pierce St from Wilson to 18th St.
67	Create hierarchy of streets through streetscape
68	Parking, parking, parking.
69	Traffic. We must not be s naive as to think that any design will promote less traffic.
70	Who cares? All of Arlington's "urban design" is hideous, sterile and unpleasant.
71	Try not to hardscape/pave over the entire site, please.

72	Maximize on-site tree canopy for community and school benefit. Include sufficient tree soil volumes.
73	Streetscapes and public realm should be designed to transition from the RCRD to the context of the much lower density and historic area to the west.
74	Ensure 18th Street and Wilson Blvd accommodate sufficient pedestrian volumes.
75	Public uses should be oriented to interior of site away from Wilson Blvd
76	School and fire station should be public presence along Wilson Blvd
77	Streetscape should merge with design standards being considered with Realize Rosslyn
78	Street Trees, Bike Parking, buffer between traffic and pedestrians.
79	Street trees very important
80	Sliver parks with trees and seating along the street.
81	Wide sidewalks to accommodate density especially school
82	school/fire truck/pedestrian movements and locations must be carefully considered
83	school/fire truck/pedestrian movements and locations must be carefully considered
84	Public areas need to be visible from the street
85	provide active recreation court and field
86	provide shaded recreation area for "tots" and adults
87	Improvement of 18th street as pedestrian and secondary vehicular connection
88	School, fire station, open space as community gathering space
	Q5. Open Space Ideas
1	Provide recreational, civic uses, and other activities appropriate to high-density mixed-use development
2	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
3	Create seamless and accessible connections to open spaces and indoor recreation areas.
4	field for play
5	Play areas are a priority and the preferred type of open space.
6	No "urban" park areas with concrete or brick paving.
7	Trees are good both for the environment and people's psyches and well-being (check the research on this).
8	In view of the fact that there will be a sharing of public space for school use and general public use, factors that create inviting public uses should be included: e.g., appropriate retail; signage; etc. Open space for general public use in any urban community whether shared or not shared will fail if not properly designed.
9	Open space should be large enough to incorporate activities and uses at the street level, including children's playground, basketball court, soccer, etc.
10	Open space should also facilitate passive use, with tree canopy.
11	Urban open space - not grass fields
12	Evergreen trees

13	7% of Arlington's population (RAFOM, Colonial Village, NRCA) has a woeful lack of open space. Areas for passive and active recreation must be significantly increased. There is no other alternative place for it than in the WRAPS area.
14	The community should have open access to active play areas and fields in addition to school fields and courts.
15	As now, passive areas nearer to Wilson Blvd and active areas close to 18th St works well.
16	public and private green space
17	There should be a balance between open space and addressing needs such as affordable housing.
18	Pedestrian bridges to TR island
19	Balance open areas w flower gardens
20	Yes, open space is a scarce resource in Rosslyn
21	Don't pave it over
22	Office workers go home, so tailor the open space to those who live in the area
23	open space
24	focus on green parks and walking areas, trees, to encourage pedestrians
25	wide sidewalks
26	Multi use spaces. Be creative!
27	Use native plants and trees everywhere
28	Consider rain gardens, pocket gardens, trees everywhere
29	multiuse athletic
30	shaded seating
31	Enough but at the cost of restricting the school facilities
32	utilities underground
33	Field space on Wilson Blvd.
34	Very necessary to keep, augment and improve
35	Open space should be on the ground level primarily - rooftop space is a supplement not supplant
36	Provide a variety of open space and indoor/outdoor recreation types
37	Create seamless and accessible connections to open spaces and indoor recreation areas.
38	Provide recreational, civic uses, and other activities appropriate to high-density mixed-use development
39	Badly needed, especially size and shape for youth sports and informal adult active recreation
40	Field area should be complimented by shade, sitting area
41	Rooftop area can work for organized sports but is no substitute for street-level green space
42	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
43	Create seamless and accessible connections to open spaces and indoor recreation areas.
44	Provide recreational, civic uses, and other activities appropriate to high-density mixed-use development
45	Keep it

46	Up to code playground equipment
47	No highrises to block the natural light
48	Green space
49	Open space for residents to use for various activities
50	Natural shade (trees)
51	Primary need in Rosslyn is central natural-type park (native foliage, raingarden, gravel walking paths, TREES)
52	Artificial turf is not a substitute but could be a supplement--consider rooftops of all buildings.
53	Open space is badly needed in Rosslyn; all opportunities to preserve and enhance open space should be taken.
54	Open space should include park area and athletic field areas.
55	Should include: basketball court, tennis court, full-size soccer field, rain garden with runoff from all the buildings doubling as a small picnic area, extensive playground for kids, including play area, swings (I really want swings), trees, grassy area, all fenced in/reserved for children; limited concrete but many paths/sidewalks for accessibility. Also public bathrooms--back on the subject of Paris, it is very appealing when you have nice, clean, modern bathrooms that are accessible and that everyone can use.
56	The trees and other plants that go in every available space in any part of the complex should be native, plentiful, diverse, and labeled.
57	A water feature, that just wastes water, takes up space, wastes energy, looks okay but not as pretty as flowers because it is made of black stone, etc, never is used, should not be included. This does not do anything to help with the traffic sounds, etc.
58	Include as much ground-level open space as possible
59	Include tot lot, basketball court, playfield, and park with benches
60	Include space for community gathering and active and passive recreation
61	Preserve existing open space
62	Remove trailers from lot
63	open parks and play areas
64	sufficient lighting
65	the more the better. We have too much density in Rosslyn now. It is time to cap density and focus on some open space for the residents
66	water features, such as mini waterfall washing down large rocks
67	leveled, cleaned grassy area for ultimate-frisbee tournaments
68	leveled, cleaned grassy area for outdoor yoga
69	mass open space in one area
70	preserve sports playing but increase trees
71	leave informal for people to use in multiple ways
72	School open space to be community space outside normal school hours
73	Desing open sapce for maximum use
74	Maximize open space
75	I believe the suburbs less than 2 miles away have the open spaces and that is where communities and schools should remain. Rosslyn has long been a business center and it has

	done well to attract businesses to its real estate. I strongly encourage you to keep that tradition.
76	Maximize the amount of green/open space. It's all that is left in Rosslyn.
77	Enhance the 18th Street corridor and create a significant open space amenity.
78	Address the County's stated need to expand green spaces in the metro corridors and provide parks large enough to accommodate active recreation.
79	Provide space for passive uses in the public park.
80	Public open space should be provided and oriented at north side of site
81	Should include active recreational amenities for all age groups
82	Less focus on programmable space (i.e. full size athletic fields)
83	Historical interpretive features, fire station-themed playground / water feature.
84	Wilson School open space is important to preserve.
85	Look for possible pocket parks location.
86	Internal (off street) public open space should be discourage unless access is controlled
87	APS open space should be open to public use with restrictions
88	accessible roof areas should be allowed as open space
89	Provide for "tot" play area
90	active recreation for school
91	passive areas for respite from urban environment
92	Maximize green space as there is NO other park land in the Rosslyn neighborhood
93	It is unrealistic to have the largest middle school in Arlington on this property -- and expect them to share the limited open space with local residents. Neither group will be happy with the results.
	Q6. Circulation / Transportation Network Ideas
1	Focus vehicular transportation on existing streets, to preserve the pedestrian experience/network on the site.
2	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
3	Explore pedestrian connections N-S and E-W through the study area, particularly in the vicinity of the Pierce Street corridor
4	Expand side walks to facilitate increased pedestrian traffic, particularly along 18th St. and between 18th St. and Wilson Blvd.
5	Maintain pedestrian access through block
6	The fire station should have direct access to Wilson Blvd. and Pierce St. Current location is best.
7	School building location/loading and dropoff points must emphasize student safety in such a busy area.
8	There should not be an extension of Pierce St to 18th St. The current pedestrian thoroughfare should be enhanced.
9	Metro parking important
10	need to keep a kiss and ride

11	good bus access
12	Important
13	bike and walking friendly
14	signs to Metro and buses
15	create cut-through walkways
16	require underground parking for any tall new buildings
17	minimize driveways along the street
18	Why not add more clean buses?
19	room for bikeshare locations
20	focus on bike lanes
21	parking garage for school buses and parents under the park
22	Increasingly handy buses and stops
23	Pedestrian should be the most important
24	Minimize crossing of busy streets
25	ART bus
26	bike share
27	encourage walking
28	Reduce access to cars; maximize access to metro and other public transportation
29	Encourage walking/biking/riding bus to school
30	Need bus loop
31	need thru connections to north rosslyn area
32	Explore pedestrian connections N-S and E-W through the study area, particularly in the vicinity of the Pierce Street corridor
33	Focus vehicular transportation on the existing streets, to preserve the pedestrian experience/network on the site.
34	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
35	Depends on location of fire station
36	Parking should be minimized given other options here
37	Bus stop already on Wilson
38	Walking
39	Extending N. Pierce St. will waste precious space on the site; neighborhood relies on pedestrian-friendly walkway
40	Consider limiting access to 18th St. to bicycles, firetrucks, APS delivery vehicles, APS staff, and schoolbuses only and not widening it, to maintain neighborhood character
41	Any development should try to capitalize on existing public transportation options.
42	No development should further congest the already-congested Rosslyn area.
43	Any building must also include ALL of the parking that it might need, so as not to burden the surrounding area further
44	There should obviously be more public transportation (as in buses or Capital Bikeshare, not streetcars or another metro station) around Rosslyn, with more stops that are not limited to after 9 in the morning. Also, the Rosslyn metro might be needing modification

45	The bike lanes should be maintained and streets nearby that don't have them should be redone to have them. Also, the nearby bike paths should be easily accessible, with either bike lanes or a new path.
46	The existing traffic pattern should have an actual traffic study done, not just a few pictures taken at random, to figure out how new development will impact the area. The school's drop-off or parking areas should not have any chance of backing up and dis(rupting traffic flow)
47	Maintain the pedestrian block; do not take valuable area to extend Pierce St
48	Do not overload 18th St or other streets with more traffic than they are designed to accommodate
49	Do not overload Wilson Blvd with too many buses
50	maximize public transport
51	maximize capability for pedestriaans
52	balance pedestrian/bikes/cars in that order of priority
53	add Capital Bikeshare kiosks
54	add natural gas busses and electric-battery busses for this neighborhood
55	add timers to the crosswalks, so walkers know how many seconds they have before the light changes.
56	walking paths for pedestrians are most important
57	Wilson Blvd is adequate for cars
58	wider bike lanes around perimeter
59	Connect Pierce Street to 18th
60	Recognize school bus and walking /biking are preferred mode of circulation
61	Maintain convenient access to public transportation
62	Reconnect Pierce Street
63	Recognize that school busses and walking or biking to school are far preferable to parents driving their studens to and from school
64	Maintain easy access to public transportation
65	The traffic is not limited to morning and afternoons, it is impossible to park at lunch time or even
66	The site is within walking distance to Metrorail and a Metro bus hub.
67	Do not split up the site with more asphalt or concrete.
68	The fire station should have absolute priority for Wilson Blvd. access.
69	Improve pedestrian connections between 18th Street and Wilson Blvd.
70	Expand existing, undersized sidewalks to accommodate increased pedestrian traffic.
71	Streetscape improvements on all public street frontages should be provided
72	Mid-block connection through site from Wilson Blvd to recreational uses should be provided
73	top-notch bike & pedestrian facilities
74	ensure safe routes to school, encourage active transportation options.
75	Enhance the existing mid-block north-south ped/bike connection.
76	Encourage bike lanes where possible.
77	Require bike racks on street for all new developments, especially where there is street retail.

78	fire truck, school, trash, loading, pedestrian movements needs a coordinated comprehensive solution
79	consider circulator extension to site rather than current terminus at metro
80	Extension of pearce street
81	circulation/access for school drop- off and buses
82	Don't bus large number of students down to the busy Rosslyn corridor during rush hour. Doesn't make sense
83	Alternative, choice programs with later start times make more sense. Smaller school size would help alleviate the massive traffic impact.
84	Many parents do not consider the metro appropriate for middle aged school kids -- but would be okay with it for high school kids.
Q7. Sustainability / Environment Ideas	
1	Reduce urban heat island effect through use of innovative building and site design strategies
2	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)
3	Explore innovative site stormwater management strategies to reduce demand on local infrastructure
4	Plan for solar and possibly geo-thermal.
5	Reserve space for adequate tree canopy with a goal of 20-25%.
6	Play area should not be concrete.
7	Emphasize reduced energy and renewable energy in design of new buildings.
8	Explore use of pervious surfaces on the site
9	Emphasize energy efficiency and sustainability in all planning.
10	Maximize tree canopy in passive park areas, along promenades and streets.
11	Use trees, permeable surfaces, and bioretention areas/rain gardens to reduce/capture stormwater runoff.
12	If appropriate, solar panels and green roofs
13	dense development better than single family
14	Important
15	Green roofs
16	cool roofs with rainwater collection and reuse, versus green roofs
17	make a goal of zero runoff in a 1.5 inch, 3-hour, rainstorm
18	maximize daylighting with skinny buildings
19	easy access to recycling
20	Focus on LEED approved construction
21	green roofs/walls
22	Use native plants and trees, lots of them, every corner
23	Green building, green roofs, solar panels
24	As much impervious surface as possible
25	as much as possible within reasonable financial limits

26	Use optimal standards
27	Site school to maximize natural light/energy performance
28	Design school for LEED Gold or better
29	Green building
30	Redo drainage off site if needed
31	Local flowers/shrubs/trees
32	Sustain open space
33	Sustain grass cover
34	Prevent additional concrete or pavement
35	Stormwater runoff from entire site must be managed to prevent runoff from further contributing to existing storm runoff problems on 1600 block of Colonial Terrace and ultimate discharge into Potomac between AFA building and Key Marriott, where significant
36	Rosslyn Highlands Park and APS property should provide habitat for migrating birds; and buildings should avoid architectural features known to exacerbate bird-building collisions
37	If it can be afforded, any development should include environmentally friendly enhancements.
38	Solar panels (which can be mounted on the roof, even above any recreational area) are an especially interesting idea.
39	The open space should be permanent. It should be guaranteed that the county won't come in after 2 years and talk about expanding the school or selling it to someone or using it as affordable housing.
40	Rain gardens and green roofs and areas that aren't just intense-maintenance, chemically grass should be included in the plan. There should be shrubs and trees (all native, of course).
41	The buildings should be built to last, not something that the county will tear down before they get worn out (that's wasting building materials and money). ALL of the buildings should have good insulation, energy-efficient appliances, etc.
42	Provide rain gardens for stormwater - quality and quantity managed onsite
43	Design the site in a sustainable way; LEED buildings are less important than appropriate density and design
44	Maintain existing trees; do not replace with standard 3" caliper trees that take 20 years to mature
45	Adequate rec space in Rosslyn
46	Preservation of existing open space is needed for environmental sustainability
47	build to last more than 75 years
48	replace black tar asphalt with red clay concrete - it is much cooler in the summer and is more durable - implemented successfully on Phoenix AZ highways
49	encourage solar rooftops across the neighborhood, similar to Tacoma Park's solar rooftop collective, also there is one in Mount Pleasant, both in WashDC.
50	set up recycling waste baskets with clearly designated signs around the neighborhood
51	trees are the most sustainable in handling stormwater
52	no formal gardens and plain walking paths
53	Locate and orient buildings to acheive maximum energy performance
54	Optimize storm water management and water quality control during construction and once poject is completed

55	Acheive LEED GOLD or higher
56	Orient and locate buildings to optimize energy performance
57	Optimiize stormwater management and qutlity control on site during and after construction
58	Achieve LEED Gold or higher; recognize that LEED ratings are only a good start
59	Arlington paved over the environment long ago.
60	If you want the site to be sustainable, then don't redevelop it.
61	There is no way to increase the surface area with concrete buildings, more hardscape and not have it contribute to the heat island effect and climate change.
62	Maximize tree canopy and green park space.
63	Explore opportunities to incorporate renewable energy.
64	Maximize opportunities to incorporate pervious surfaces on the site.
65	No raingardens, infiltration trenches or other open-air facilities should be provided that reduce open space opportunities
66	Bioswales could be incorporated with street tree plantings
67	Environmental sustainability should be incorporated into building design, but no focus on district energy facilities
68	Focus on sustainable building practices that lower operating costs.
69	Yes. Trees. LEED buildings.
70	Sustainability needs to be an integral element of the design
71	public and private buildings designed with energy efficiency
72	green buildings; adaptable to community energy
73	Small neighborhood elementary school would be the wisest choice for this property -- maximize walking in this neighborhood and reduce busing into the area.
	Q8. Shared / Joint Use Ideas
1	Embrace mixed use for the entire study area including the Queens Court area to foster a walkable urban center.
2	Include shared public open space on terrace areas of buildings
3	The APS site should be used to maximize publically accessible interior and exterior open space/recreation areas.
4	open space, playground, field for play
5	A school could share with a community center.
6	A school could share with a possible new small branch library such as at Westover.
7	School play area would be used by the neighborhood 7 days a week.
8	School building should include opportunities and facilities for community use in the evenings and weekends, including athletics and meeting spaces.
9	School auditorium/theater should be designed with community use in mind.
10	Rec center similar to Barcroft
11	Fire station below office or residential
12	School recreational facilities and courts should be shared with the community.

13	The local community should have use of sufficient school space for community meetings, including the Mongolian School.
14	stores on first floor, housing above, a la Columbia Pike
15	A careful link to a 'live person.'
16	affordable housing
17	County and school shared use
18	the fire house could have otehr uses on top
19	wilson school should be a community amenity with lots of different groups having access, from AA to the Rotary Club
20	all buildings should have some retail or services along the sidewalk, no matter who is occupying the upper floors.
21	The model of Arlington Mills Community Center, mixing public use, a park, and residential, is ideal. Do more of this.
22	public private partnership for fire station and affordable housing
23	Places for people to gather
24	Water features, Penrose Sq's small fountain has brought people together
25	Schools used at night, roof fields
26	especially with regard to community rooms
27	Let the kids use the school ground and other citizens whatever green space is left
28	retail on ground floor
29	First floor(s) for school
30	School is a community benefit - shared with the community
31	Field, gym, other spaces to be shared with the Arlington community
32	strive to proportionally provide for the fire station and school use on the site
33	consider affordable housing with fire station
34	Maximum publically accessible interior and exterior open space/recreation areas on APS parcel
35	Allow for shared use, including public open space, on low-rise roof decks and buildings. School recreational space should serve multiple uses and groups, and should include indoor recreational options (e.g. bowling).
36	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 ____.
37	As much as possible. (Not sure what this is aiming at.)
38	School/county use
39	No commercial entities
40	No additional housing
41	We cannot afford not to share spaces at this point, given the increasing density and decreasing spaces available.
42	However, please bear in mind that safety must be the first priority: Any school whose facilities are shared must maintain the safety of students first; shared/joint use must come only second, which might mean compromises to shared use.

43	The county and school system should know who is responsible for what parts of this property, so something like the W-L student parking lot during snowstorms doesn't happen (neither group will clear it of snow, because each says the other is responsible for it)
44	Don't hurry this just because of the school system's need for more seats--to do this right, you need to do it carefully. Don't mess up and cost us money and the environment.
45	Adequate rec space in Rosslyn
46	Do not sell Wilson site to REIT as REITs consider only the economic benefit to be derived from the project not the environmental benefits.
47	no opinion
48	explore how deal with noise of fire dept incorporated into housing, school
49	prefer multiple uses
50	Schools should be community building for full day use
51	consolidate school open space with other open space to maximize opportunites
52	Design and aprogram school for maximum community use outside normal school hours
53	Consolidate school outdoor space with other otudoor open space to optimize utilisation of open space
54	This area should be seen as a business place. If Wilson is being considered then I encourage you to move the Board and it's offices to this building and share it as you del necessary.
55	Provide sufficient community meeting space for neighboring civic associations and other community groups including the Mongolian School.
56	Establish shared facilities that meet the recreational needs of the community, including sufficient space for field and court games.
57	The fire station should be incorporated into a mixed use or commercial building.
58	Public school could provide community meeting space for use in off hours
59	middle school on Wilson, APAH residential over time of fire station on Wilson
60	Possible joint use at Wilson School property
61	Community energy system should be studied
62	APS open space should be shared
63	Back of House access (alley)
64	joint use of playing field and court(s)
65	public access to school fields
66	Consider the safety of students when creating joint/shared athletic courts. How will you keep the students safe or would residents only be able to use when no school events/students are on the property??
Q9. Access / Loading / Parking Ideas	
1	Minimize curb cuts and maximize efficiency by co-locating service areas and sharing underground parking
2	Loading and parking should be largely from 18th St, but do not preclude access from any street frontage
3	Minimize access/loading/parking impacts to Wilson Boulevard
4	Adequate parking for teachers, residents and after-school events such as concerts, etc
5	The roof of a parking garage could be a play area.

6	Extending Pierce St. to 18th Street should be done only if necessary to give adequate access to school building.
7	Traffic congestion on Wilson Blvd., with additional buses and parent drop-off traffic, should be taken seriously when considering the size of school.
8	To create additional open space, firefighters' parking should be relocated by agreement to the Penzance building (as a community benefit in exchange for.....).
9	Consideration should be given to building underground parking for school personnels' vehicles
10	Parking to accomodate residents of a new, higher-density residential building at Queen's Court??
11	dig deep and create parking garages
12	Important
13	1space per unit. Paid separately
14	Coordinate loading dock access for adjacent properties
15	Require underground parking at a reasonable ratio
16	The world is not yet car-free. Will it ever be?
17	Underground parking as much as possible. Keep the surface for living, walking, and recreation.
18	focus on below ground garages
19	good bus line along Wilson Blvd
20	pedestrian access to metro station, shortcuts?
21	greatly reduced parking ratios for all residential
22	Secure access for school buses
23	Eliminate above ground parking
24	underground parking
25	fire response should be directly onto wilson
26	parking and loading from the rear of the site
27	sufficient on site parking for all uses - can be shared parking
28	Minimize curb cuts and maximize efficiency by co-locating service areas and sharing underground parking
29	Loading and parking should be largely from 18th St, but do not preclude access from any street frontage
30	Minimize access/loading/parking impacts to Wilson Boulevard
31	Minimize resources devoted to parking.
32	Loading should not be from Wilson.
33	Handicap accesible pathways through to 18th St.
34	None No additional vehicles Walking/pedestrian only
35	This is a huge concern in this area. Any design must have sufficient space planned for access and loading.
36	Also, any development must have sufficient parking to support all of its population. The surrounding neighborhood cannot be asked to absorb any additional parking needs.
37	Don't forget about bike-racks!! A lot of them.

38	School should motivate parents to not drive kids to school, but this shouldn't come as an expense to the traffic pattern quality.
39	There should be parking for both the affordable housing and lux apartments--the same percentage allocated to each per resident. Don't assume there will be any street parking. There probably won't be any.
40	Include only the density than the site can truly support
41	All parking, deliveries, etc. should be underground (except fire station); parking accessed from Wilson or Quinn
42	Do not allow buses to negatively impact residential or business community
43	Adquate rec space in Rosslyn
44	All new development in densified areas should deemphasize parking
45	don't enclose any green space into private court yards
46	we have enough parking already in Rosslyn
47	Loading docks should not be on key or wilson or clarendon
48	do not add more parking; Ballston lot has plenty of spots.
49	Consider shared parking as long as no delay in proces occurs
50	Structured parking should be considered at all sites below grade
51	Reduce parking requirements to an efficient minimum since other facilities have abundant availibilty
52	Consider shared parking if it does not complicate project schedules, approval and financing
53	Provide sturtured parking belwo grade throughout
54	Recude parking space to an effcieint minimum given urban location, transportation options and how many other parking spaces there are nearby
55	Parking is a very difficult task in Rosslyn at all times of the day. More parking (a garage) is encouraged in any development and planning.
56	Access is my number 1 priority and I do not think that relying on public transportation is where you should focus entirely. If a school is in the planning, parking for what I heard is 27 buses is extremely disruptive as well as the parking for school eve(ning meetings?)
57	If you don't overbuild the site, you won't need to add parking.
58	Prioritize student safety when identifying loading and unloading zones for students.
59	The fire station needs to have absolute priority access to Wilson Blvd.
60	There should be shared parking, especially for any commercial use.
61	No vehicular access from Wilson Blvd
62	Parking should be underground with exception of short term vehicle stopping/loading on 18th St.
63	Fire Station access on Wilson, all other loading on Quincy or 19th
64	Bike racks at all new developments.
65	Avoid access entrances on Wilson
66	Avoid overparking
67	provide underground parking for school
68	18th street already serves as access for existing buildings may as well continue that
69	How will you keep others (non-students) out of the parking lot?

70	How will school wide events be managed for 1,300 students and families -- how will there possibly be enough parking and open space. How will the local streets handle such traffic for school wide events?
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 (eg., 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	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
3	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.
4	open space, playground, field for play
5	Queens Court Apartments could be redeveloped into triple the number of affordable units.
6	Retaining play areas would benefit families in the area.
7	Size of school should be determined by what is the right size for the site and the neighborhood, not by the current need of APS for middle school seats. Serious consideration should be given to a middle school in the 650-seat range, with the additional needed seats being added elsewhere (perhaps at the HBW site).
8	Solicit, assess and prioritize the needs of citizens living in the vicinity of the WRAPS area.
9	All community benefits derived from development within the WRAPS area should be used for open space, affordable housing, and firefighter parking benefits within the WRAPS area
10	mixture of housing available, from low to high/middle income
11	grocery, pharmacy, library?, post office
12	Critical to success
13	Benches in garden areas
14	The school could be a great community resource that gathers everyone at some point plan for where the farmer's or flea market will go
15	what about the homeless, provide some public restrooms, arcade space
16	consideration of children's activities in public park areas
17	affordable housing for those working at the new school
18	common areas
19	Provide spaces for Markets, festivals, outdoor movies, skating Sitting places everywhere
20	Resist NRCA campaign for scrapping the project
21	Close to community center like arlington Mills
22	School is a centerpiece/benefit for the community
23	green space for active and passive recreation
24	use of school building during off hours and in summer
25	Create a new place and address for the community on Wilson Blvd

26	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
27	Coordinate APS and Fire Department operations as not to negatively impact quality of residential environment
28	Appealing features for all ages, including areas for kids to play.
29	Gathering place, in school if there is one, otherwise perhaps in park.
30	Keep open park space and walkthrough element
31	Keep it residential looking; no new high rises
32	Keep it within the county - whether as a school or community center
33	Preserve green space
34	Preserve tranquility
35	Preserve children's parkland for development of motor skills
36	Community needs access to playgrounds and natural park at all times.
37	Rosslyn Neighborhood would likely support a walkable, right-sized neighborhood middle school on this site.
38	Do NOT displace existing low-income residents; find a way to keep our neighbors here during construction.
39	How to incorporate the community/human element depends greatly upon what you build in this area.
40	People in this neighborhood need a break in the endless skyscrapers. Community is more difficult to build and feel if you do not have shared space, green and field space and gathering space.
41	Community garden space on roofs!! I mean it. If you were thinking about a dog park, stop thinking now.
42	Community? You mean the thing you are bulldozing over to build new exotic high-rises with un_____.
43	A place to build snowmen and play un-attended without being in danger or getting kicked off, hill to sled down (don't have a hill to save? BUILD ONE), some separation between businesses and residential, potential places for gatherings or events.
44	Maintain ground-level, open green space for community gathering and passive and active recreation
45	Provide a space for all (neighbors, students, residents of affordable housing) to go outside and play
46	Keep building heights at a reasonable level (4-6 stories) to maintain human scale and walkability of community
47	More rec space for children
48	parks and play areas
49	make sure community benefits work. The art lobby and the public space in the state department building were terrible public benefits
50	involving community & individuals through surveys is good
51	pay attention to walkability, and shade of trees
52	Integrated streetscape to allow more human scale at grade
53	Provide sun and shade in open spaces

54	Facade treatment should be sensitive to human scale
55	Use integrated streetscape to provide human scale at street level
56	I do not think that Rosslyn should be viewed as a community; it should be viewed as a business center.
57	If this is to be another sterile, hardscaped, overbuilt nightmare, forget about human beings or any living thing using it.
58	The county's plans run counter to the "human element."
59	Prioritize the needs of the neighbors and adjacent communities in decision making process.
60	Use 50% of community benefits for affordable housing in the study area.
61	50% of community benefits for park and open space development in the study area.
62	Focus should be on public education, public safety, and public recreational needs
63	Encouraging people to walk up and down Wilson/Clarendon.
64	Allow Wilson School to provide shared community spaces
65	Community use of public buildings
66	Open spaces should be designed to encourage community interaction
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	The 7-11 should be relocated within the study area and that space included in the overall pedestrian/open space experience.
3	Queens Court should be a priority for preservation as there are several larger and nicer garden apartments in the area.
4	Avoid all-glass structures as less energy efficient and not a friendly style for a school.
5	The materials counted a 0.1 acre space as "open space" - about the size of a 20' by 20' foot room. You've got to be kidding.
6	Diversity is my primary concern--esp. income diversity
7	model for an addition - Grant School in Foggy Bottom model for community use - Hill Center in Capitol Hill model for community use - Josephine Parks Center by Meridian Park
8	affordable housing for those making less than 50% AMI
9	Please do all possible to keep Arlington diverse, by providing housing opportunities for all
10	Eliminate the "community garden," which serve but a few, and replace it with a small park that could be used by all
11	Eliminate parking lot next to the fire station
12	Resist demands by NRCA for maximum green space; small but well landscaped and maintained green area, including the present playground and basketball field, should be the goal
13	Must consider budget constraints: APS has an adopted CIP with a budget for the 1,300 seats
14	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.

15	Include the 7-11 site in WRAPS planning
16	Solicit greater input from residents not just business community
17	Put long term goals ahead of short term economic gain
18	Preserve community green space gathering area
19	If the Wilson site is to be considered for the placement of a school, particular attention needs to be paid to a number of factors.
20	Student safety: traffic/street safety; bus safety with so many buses; safety on numerous staircases; fire and evacuation safety.
21	Student quality of life: how will this facility be designed to maximize quality of life for students, and how will the number of students housed and the student population be chosen carefully so that student quality of life will not be negatively impacted
22	there should be some recognizable boundary between the school and the park (I want a big, eco-friendly, no concrete park), and the businesses should be facing out to Wilson, not where the park is now.
23	Provide density that the site can support, don't cram "what's needed" onto a site that can't support it
24	Provide a space for all (neighbors, students, residents of affordable housing) to go outside and play
25	The community supports maintaining a community park, an educational use, affordable housing, and the fire station
26	The WRAPS charge is horrible. Not enough rec space.
27	quit caving into the developer demands
28	Have all public art contributions be used within the study area.
29	Accommodate polling places in the study area
30	trees surrounding area
31	I am a 12 year home owner in Rosslyn. Rosslyn needs more open field and playground areas. Please Do NOT destroy the field and playground behind the Rosslyn fire station.
32	Schools, need to be more creative in location. Private developer would pay for site, allowing land acquisition/redevelopment elsewhere (across Quincy from W-L?)
33	There is no issue of greater importance in Arlington than affordable housing.
34	Make this a Win Win situation.... It's a great opportunity to think out of the box (affordable housing and schools together?) Don't let park lovers be pitted against affordable housing advocates. Arlington can be a leader in innovation.
35	Please keep website current as info, ideas are revealed
36	We support the county's efforts and oppose special interests that are trying to undercut them
37	The WRAPS group should stay within its charge and not seek to change the charge.
38	There has been no direct action to outreach to residents. I am not a member of the civic association and the CA doesn't represent the views of all. There need to be direct solicitation of residents input and a direct mailing or door to door campaign would
39	The businesses should be family-friendly, neighborhood-friendly restaurants or stores (ie not high-end clothing stores). Also, why isn't anyone talking about the fire station?
40	The businesses should be family-friendly, neighborhood-friendly restaurants or stores (ie not high-end clothing stores). Also, why isn't anyone talking about the fire station?

41	Provide adequate rec space for families and young adults.
42	Don't cave in to developer demands. Residents are at a huge disadvantage since developers have legal representation, we don't. Think in terms of a balanced residential/business community, not just business.
43	I like the Guiding Principles. The devil is always in the details of how to mix the various desires.
44	Building more crap won't fix Arlington's problems.
45	Guiding Principles 8. Open Space: Address the County's stated need to expand green spaces in the metro corridors and provide parks large enough to accommodate active recreation, while still providing space for passive uses. 9. Community: Ensure that sha
46	This is a great site and it deserves a bold vision that includes signature architecture through the use of good design and height.
Uses / Use Mix / Density / Affordable Housing Principles	
1	Maximize mix of uses and density that reflect study area as extension of Downtown Rosslyn
2	Project should reflect the highest priorities of the County after replacement fire station, but also the need for housing (our firefighters can't afford to live in Arlington).
3	Preserve and protect visually as much of the one historic property (Wilson School) to the extent possible.
4	create true income diversity options
5	Affordable housing with ground floor retail and restaurant uses and should include neighborhood-serving retail and services
6	Housing for a range of incomes from 60-120% AMI
7	Affordable housing: Design it to realistically make a dent in the rapid loss of rental housing affordable to families earning between 30% and 60% of area median income.
8	It is vital to maintain affordable housing stock in Arlington to allow workers to live near their place of work
9	Site should be used to the maximum to allow access to housing for different levels of AMI to enable diversity and services' staffing in Rosslyn without creating additional traffic
10	Support Arlington's vision statement, regarding "diverse inclusive" community. Always include affordable housing
11	A recognition that this is one of the few sites in Rosslyn that will support affordable housing
12	Streets should be activated with ground floor retail and restaurant uses and should include neighborhood-serving retail and services
13	Greenspace
14	The neighborhood would support a right-sized school; one that is balanced with the other community needs (greenspace, affordable housing, fire protection); one that will be an enduring source of community pride well beyond 2025. The size of the school sh(ould _____
15	Every decision must be made very carefully now, as we pay for our increased density with decreased spaces and choices. We must engage even more carefully as a community, on each decision, and we must consider the consequences of our emphasis on density,
16	Maintain adequate green space for residents.
17	provide 1300 seat secondary school
18	The Wilson School site should be used to serve the surrounding community as a school, and should be preserved to the greatest extent possible, not just honored.

19	Use composition should be focused on public uses (education, public safety, and recreation) rather than development by private companies and/or affordable housing providers
20	Site buildings on Wilson Blvd where height is most appropriate.
21	ensure that the needs of low to moderate income families are met with affordable housing, public playing fields, courts, and tot play ground.
22	The school's size and capacity should be based the feasible use of the land allotted to the building and surrounding facilities, not based on the county's need for a large school. (This means: small school.)
23	Rosslyn should continue its focus as a business center.
24	The fire station should continue to serve the needs of the surrounding area after being modernized according to fire department requirements, and be given absolute priority access to Wilson Blvd. in any redevelopment plan
25	The property ownership provides a straightforward approach to organizing use mix with offices to the east, school to the west and affordable housing to the north.
26	Clearly define school vs general public uses
27	The affordable housing component should include use of County land, not just Queens Court
28	Retail should be limited to Wilson Blvd
29	Ditch the affordable housing component, preserve the historic building and green/open space. There is already plenty of ground-floor retail in the area, there no other green/open space left.
30	Density relating to Community benefits such as the Fire Station should not count toward FAR
31	The location of the Fire Station under either the Penzance Building or the Affordable Housing project at Queen's Court should be bases on the needs of the Fire Department and their trucks' abilities to respond effectively in any direction.
Height / Building Form Principles	
1	Highest densities should be in the northern portion of the site for ease of access to major transportation corridors and existing and future transit nodes and above the Metro station at the intersection of 12th Street and Hayes Street.
2	Never permit builders to build perfectly-flat facing buildings, such as Ballston Westin. Follow the model set by Slate/Sedona in Rosslyn for street facades - excellent!
3	A signature height building should be allowed on the eastern edge of the WRAPS on Wilson.
4	Site buildings on Wilson Blvd where height is most appropriate.
5	Highest densities should be in the western portion of the site to relate to Rosslyn transitioning down to the east
6	Building massing and heights should embrace the study area as an extension of Downtown Rosslyn; with building architecture that is varied to create visually attractive and interesting streetscapes and skyline
7	The new school should be 175 feet to provide space for 1,300 students, while retaining as much open space as possible.
8	Building massing and heights should also reflect the study area as extension of Downtown Rosslyn; and heights should be varied to break up the Rosslyn skyline, consistent with Realize Rosslyn recommendations

9	No additional building over free space
10	Maximize height. minimize footprint of all buildings to maximize open space.
11	Buildings should be placed along Wilson as a main street with open space off North 18th Street
12	Limit height of school and affordable housing to human scale buildings (5-6 stories) to taper down and be a buffer to residential areas.
13	use extra building height to create more affordable housing units
14	Buildings should provide a transition in height and massing between Rosslyn and Colonial Village/North Rosslyn.
15	Building heights, form and design should complement the surrounding neighborhood (4-6 stories) and be architecturally appropriate and unique
16	Establish 175 feet as the maximum height within the planning area, while concentrating building height along Wilson Blvd. to maximize open space opportunities along 18th Street.
17	Additional height and density should be allowed for affordable housing
18	The school and grounds will not feel crowded by new adjacent construction.
19	Ensure uniformity of construction in designated area.
20	If new buildings must be built, minimize the footprint as much as possible.
21	The Affordable Housing at Queen's Court should be of medium density and height to provide transition to the Quinn St. and Key Blvd neighborhoods.
Architecture / Historic Preservation Principles	
1	Retain some small historic elements
2	The historic school, along with adjacent grounds, will be a resource for use by all residents of the community
3	Historic Preservation regarding the Wilson Building should be addressed in the interior of the new school through photographs acknowledging the history of the site.
4	Historic elements of existing Wilson School should be retained and incorporated into new structures. Likewise, original design of Wilson school should inform vocabulary and materials for new school building on the site. Existing garden apartments should be retained but added to in an appropriate manner to respect their architecture and preserve open feel of complex.
5	The Wilson School should be preserved, with any additions on the back side (currently vacant space) adjacent to 18th St. North
6	Preserve the historic Wilson School building or incorporate it into the design of a new building.
7	This area should be designed with architectural characteristics that distinguish it from Rosslyn and Courthouse.
8	Follow the Arlington HALRB recommendations for the Wilson site
9	Do not attempt to preserve the existing Wilson Building, but creatively re-use portions of its exterior as is being done with the Blue Goose
10	Incorporate representative historic architectural features into the future school and affordable housing
Public Realm / Streetscape / Urban Design Principles	
1	Focus on pedestrian friendly space, wide sidewalks, easy access to retail by foot.

2	This area should be designed with architectural characteristics that distinguish it from Rosslyn and Courthouse.
3	In order to transition to the Colonial Historic District, more green space should be provided between back of sidewalk and building faces. While differing from other blocks it signals a transition to a different section of Rossly and provides a respite for pedestrians.
4	The WRAPS Study Area should be designed to include the density that the site and surrounding roads can support, and no more
5	Buildings (public school and fire station) should front on Wilson Blvd with open space oriented towards northern portion of site
6	Tree-lined streets, as well as maximizing tree canopy generally, will offer environmental benefits, beauty, and improve the well-being of our citizens. A significance presence for trees would assist greatly in making a satisfactory transition from the most densely developed areas of the WRAPS area toward the historic garden apartment properties and other residential areas.
7	Design so the places are truly frequented by people from all walks of life and income levels, all ages.
8	All areas should be pedestrian and bike friendly.
9	With the county's/developer's plan, there is no real "public" realm left. Just asphalt and concrete. Why increase the amount of sterile, ugly, uninviting "urban design" that is the rest of Rosslyn?
10	Maximize on-site tree canopy and require sufficient tree soil volumes to allow for a healthier urban canopy.
11	Public access between 18 th Street and Wilson Blvd should be for pedestrians and bicycles through green space/parkland to promote the Realize Rosslyn vision of an 18 th Street Promenade toward the river rather than asphalt streetscape.
Open Space Principles	
1	near more open field and playground play area in Rosslyn
2	Citizens living in the Rosslyn area, 7% of the County's population, lack adequate nearby open space for passive and active recreation. If more is not provided in this study, when will the next opportunity be? County Board guidance on this issue appears insufficient. Help increase open space by placing most school and firefighter parking underground, and by not extending Pierce Street thru to 18th St
3	Design a space for general public use that is inviting and meaningful to the general public
4	here should be REAL green space, not just grass or concrete pavilions. This should include native plants of varying sizes (flowers, shrubs, trees) to provide a natural habitat for birds, etc. Make it better than before.
5	Ground-level, open green space should be maintained or expanded to provide gathering space and active and passive recreation for the students, residents, and surrounding community
6	Thoughtful design of public spaces that achieves growth without being superfluous.
7	as much as possible, no enclosed courtyards
8	Rosslyn needs a natural park with tall trees, native plants, walkable paths, raingardens, and playground--for residents, workers, and visitors (like Central Park in NYC). A walking path around the entire WRAPS site could be part of this, along with no loss of existing park property. Paved plazas and artificial turf are not substitutes.

9	Open spaces should maximize use for the largest number of neighborhood citizens, and should be accessible by public transportation, car, and pedestrians. Open spaces should be designed with safety in mind, and wherever possible should maximize green space in a county where green space is becoming more scarce.
10	Restrain the county/developer greed to pave/build/hardscape the entire site. Please try to preserve green/open space.
11	Maximize the amount of flexible use open space in this increasingly urban area.
12	This should not just include fields or spreads of lawn, but natives trees and plants, pocket gardens
13	Preserve at all costs - cannot be restored once lost
14	Use the entire Wilson tract for education and green space. No new development
15	widen sidewalks to encourage retail to spill out onto the sidewalk with outdoor cafes, similar to Clarendon and elsewhere.
16	Provide active recreational field, playing court, and tot lot for the community and school
17	Provide for a variety of open spaces; i.e visible, accessible, flexible, and appropriate for high-density environments
18	Use the entire Wilson tract for education and green space. No new development of open space.
19	Design open space to maximize recreational opportunities and maintain existing services, including: children’s playground, basketball court, soccer field, and passive picnic areas.
20	Build Open Space amenities in a way that allows them to be shared between the school and the community.
21	Accessible rooftop areas should count toward open space
22	Provide easily accessed shared use active recreational spaces for the public
23	Parks should be considered one of the best uses of “Public Land for Public Good” because they serve all segments of the populations all day long, 24/7.
24	Because there are no other playgrounds or public basketball courts in the Rosslyn area, redevelopment or retention of ground level space for this use should be a priority.
Circulation / Transportation Network Principles	
1	Pedestrian passageways should link surrounding developments and routes to and from existing and future transit nodes
2	Underground parking should be available to load/unload school buses and parents' dropping students; this can be constructed under the park which can be elevate
3	Design principles that disfavor auto use and encourage walking
4	Tunnels from Metros and parking garages should be considered for this business center.
5	add a bike lane next to the curb, then a parking lane, then driving lanes, similar to the 1800 block of M St in Wash DC.
6	Explore north-south pedestrian and/or vehicular connections through the site in various forms and locations, and evaluate them relative to overall site suitability
7	Keeping the firehouse at current site on Wilson Blvd. will provide the quickest, most efficient access to all local area neighborhoods.
8	Focus on pedestrian and bike transportation to minimize traffic, including certain areas which are pedestrian only.

9	If the site isn't overbuilt with too much density, then circulation/transportation shouldn't be a problem.
10	Encourage the within neighborhood flow of pedestrians and bicyclists.
11	The extension of Percy Street allows an opportunity to organize access for office building and school fronting on Wilson Boulevard.
12	Include top-notch bicycle and pedestrian facilities on Wilson, Quincy and Key Blvd within the study area to provide safe routes to school and encourage active transportation choices.
13	Prioritize Fire Department Response Time When siting fire station.
14	The school design should provide for a ground level throughway under its building for buses to circulate and to safely drop off and pick up children, in essence, creating its own bus depot as it would in the parking lot of any school campus
15	Consideration should be given to creating a roundabout/traffic circle at the Quinn and Key Blvd intersection to facilitate traffic dispersion, especially before and after school.
16	The parking needs of the school should be provided by design under the school building or underground if needed.
17	The Penzance redevelopment and the affordable housing project should also provide underground parking.
Sustainability / Environment Principles	
1	Vigorously implement CEP precepts
2	The built environment will have a light footprint in terms of impacts on resource consumption.
3	Easy access to recycling, focus on LEED approved buildings.
4	Already with more than 40% impervious surface, add no more. Pervious surfaces wherever possible
5	Provide solar opportunities for the school building locating the shared use playing field, courts and on the South side of the building and a tot lot using building and tree shading
6	All buildings will be designed at LEED levels, green walls and roofs will be incorporated to enable surrounding high rises to have green views
7	project should be sustainable, demonstrate the best urban sustainability. Should not need any changes for at least 20 years--no expanding the school, etc. Should not be taken down for at least 40 years.
8	High rise school would lose too much floor area for vertical transport/inefficient space use.
9	This location for a school is at the outer edge of population - school busses = traffic problems, more driving for all
10	Parkland should not be sacrificed to provide an asphalt street connection for vehicular traffic to create greater pollution for the residential neighborhood, while removing trees that can mitigate pollution.
Shared / Joint Use Principles	
1	make it a walkable community which attracts basic needs, e.g. grocery, pharmacy, etc.
2	Always provide at least two uses for every major new public investment in a place, such as affordable housing + public recreation or green park space + underground public parking.

3	The Wilson School should be kept as an Arlington County property (and keep the fire station too); use as either an elementary school, or a community center would be ideal and would help fulfill a need for local community activities in the area
4	Public school and/or fire station could provide desirable community meeting space or other space for community events (i.e. art displays)
5	As appropriate, uses should be shared on developed areas so that as much greenspace as possible can be maintained in the WRAPS parcel
6	Consider all potential joint uses of a school building from the community's standpoint, including a community center, day care or branch library.
7	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
8	Provide shared indoor space for community gatherings
9	Provide "school" space in public building rooms or by dividing larger spaces for the Mongolian weekend school
10	Shared use of school facilities cannot replace public park and recreational facilities due to their limited availability during the day and the school district's need to maintain security within and on top of their buildings.
11	School facilities should be considered only as occasional additional recreation space.
Access / Loading / Parking Principles	
1	New development should be as fully and conveniently accessible as possible by public transportation, cars, and pedestrians. No development should be built that is not fully supported by surrounding streets. Given that increased congestion could harm businesses and/or decreases quality of life, no development should be proposed that is not supported by surrounding streets and main arteries, either existing streets or by alterations in surrounding streets and main arteries. Similarly, any development should contain the transportation needs of those using it by having sufficient parking space to hold the vehicles of those visiting it so as not to create additional burden on the surrounding area, and should encourage public transportation (perhaps with a bus driveway, for instance), and should encourage pedestrian access with sidewalks, perhaps pedestrian bridges, and a safe, inviting, and sufficiently large area in the front of the building to encourage pedestrian access.
2	design pedestrian access first, bicycles second, cars third. We don't need any more parking garages in Rosslyn
3	Ensure sufficient parking for teachers, residents and visitors for school events so as not to create a new spillover problem due to unplanned needs for parking.
4	Don't overbuild the site and parking, access, and transportation won't be a problem.
Community/Human Element Principles	
1	Community use should be rec center instead of open grass - more need for residents
2	make it a walkable community which attracts basic needs, e.g. grocery, pharmacy, etc.
3	North Rosslyn should be recognized as a growing residential community, and WRAPS design should put emphasis on that current and future character of the community.
4	bury power lines around community gardens between key and 19th and the old side by sides on colonial terrace

5	Our schools are community assets and they need more seats
6	The new school building should be sited with a priority on what is best for student learning.
7	This project, in the core of Rosslyn, should highlight sustainable urban living by being pedestrian/bike-friendly--and should be welcoming to current and new low-income neighbors!
8	The business community of Rosslyn should have a voice to contribute to this planning.
9	Active outreach to residents through face to face meetings, door to door campaigns and mailings.
10	Ensure any community benefit realized from the redevelopment of the site be designated solely for affordable housing and open space.
11	As this property bridges residential neighborhoods to commercial development, family structure should be respected by encouraging family friendly land use that will foster a sense of community.