



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. Joint development between APS and APRC for mixed use of community type functions
 - b. Affordable housing for families vs. singles
 - c. Upgrade of fire station

- 2. Height /Building Form**
 - a. Multi-story school for MS/HS options
 - b. Reconstruction of affordable housing- multi story
 - c. Multi story fire station to accommodate living space

- 3. Architecture/Historic Preservation**
 - a. Architecture should maintain an urban feel like Rosslyn
 - b. Design should allow for as much possible daylight to street level
 - c. APS should keep some corner stones of existing facility in new design.

- 4. Public Realm / Streetscape / Urban Design**
 - a. Open space should be on Wilson to allow for easy access
 - b. Open space should be formed like a community 'square'
 - c. Should avoid street wall development on Wilson

- 5. Open Space**
 - a. Should keep as much green space a practicable
 - b. Should consider designs that allow for efficient use of daylight in facilities - schools, housing
 - c. Open space should be functional and sustainable from a maintenance perspective

- 6. Circulation / Transportation Network**
 - a. Bus and fire engine circulation needs to be well planned
 - b. Easy access Metro Bus and Rail should be evident in design

- 7. Sustainability / Environment**
 - a. Buildings should achieve high LEEDS standards if practicable
 - b. Consideration for environmental efficiencies should be included in all efficiencies internal and external to buildings

8. Shared / joint Use

- a. APS and Parks/Rec need to coordinate and plan shared use of school and open space
- b. Accessibility needs to be addressed for community use
- c. Biking facilities should be considered

9. Access / Loading / Parking

- a. Drop off and pick up needs to be well planned for school buses and autos
- b. Fire engine egress, turn abouts and maneuvering needs to be addressed

10. Community /Human Element

- a. Community should have access to green space and amenities in parks and schools
- b. Determination of free space vs. fee space should be considered (ie parks are free, workout facilities/pool are fee based)

11. Other

- a. Consideration needs to be given to existing resident in area during construction
- b. Lighting needs to be considered for open spaces
- c. Security and CCTV considerations need to be addressed

PART B: Guiding Principle Statements

Principle #1

Topic: Height / Building Form

Principle: Building designs should not create a street wall on Wilson Blvd.

Principle #2

Topic: Shared / Joint Use

Principle: Space should provide for joint use of community desired amenities - pool, workout facilities, meeting space

Principle #3

Topic: Sustainability / Environment

Principle: New facilities should maintain the highest level of LEED certification possible.

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

1. Uses/ Use Mix / Density / Affordable housing

- a. Opportunity to bring a significant increase in affordable housing to RB corridor from existing non-profit land holding
- b. Create VA model for mix of urban school, fire station, housing, and open space
- c. Increase Density as a tool to achieve these ambitious goal

2. Height /Building Form

- a. Encourage more urban architecture and massing as a mid-point between Rosslyn and CH
- b. Incorporate building form elements that limit perceived heights
- c. Incorporate distinctive features to add visual interest to the area

3. Architecture/Historic Preservation

- a. Remain consistent with the CB charge, consider the feasibility of incorporating architectural elements of the Wilson School bldg in the overall development
- b. Use examples like Peck development in Ballston as an example

4. Public Realm / Streetscape / Urban Design

- a. Ensure ground floor uses activate and enhance the pedestrian experience
- b. Organize the various mix of uses/users planned for the site to best balance the circulation around the area

5. Open Space

- a. Create high-quality urban open space for both active and passive uses
- b. Consider opportunities for publically accessible open spaces above-grade
- c. Collaboration needed between the County, Schools, and private developers to achieve the desired mix and types of recreation space in the plan

6. Circulation / Transportation Network

- a. Develop pedestrian, bicycle and vehicular connections that break up the large blocks
- b. Ensure safe circulation for all users esp. the 1,300 children planned of the new APS school

7. Sustainability / Environment

- a. Encourage APS goal of a net-zero school at the site

8. Shared / joint Use

- a. Encourage joint open space between County, APS, and private developments in the plan
- b. Consider co-location of the Fire Station with other use
- c. Brainstrom other potential collaborations between Affordable Housing, APS, and County

9. Access / Loading / Parking

- a. Encourage shared parking across the mix of uses- parking at schools will not be needed at night or summer, etc..
- b. Recognize and work with land owners on reasonable loading and access needs for the scale of development
- c. Work to lower required parking ratios through TDM, etc

10. Community /Human Element

- a. Foster the area as a community hub-- gardens, markets, active space
- b. Work with neighborhoods to define the scale and mix of uses

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Maximize the opportunity for affordable housing at this Metro location given the rare opportunity to leverage non-profit owned land near Metro

Principle #2

Topic: Height / Building Form

Principle: Encourage urban scale development at this location to achieve the desired mix of uses and preservation of land

Principle #3

Topic: Shared / Joint Use

Principle: Work collaboratively with land owners on the feasibility of shared or h

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
- 2. Height /Building Form**
- 3. Architecture/Historic Preservation**
- 4. Public Realm / Streetscape / Urban Design**
 - a. Safe for pedestrians with wide sidewalks
- 5. Open Space**
 - a. Maximum Acreage for Green, Natural Open Space
 - b. Abundant Space for Native Canopy Trees
- 6. Circulation / Transportation Network**
 - a. Access to Bus Stops
 - b. Addition of Pedestrian Path through the Site
- 7. Sustainability / Environment**
 - a. Minimum Impervious Surface
 - b. Net Zero Energy Use for APS Building
 - c. Maximum Acreage for Green, Natural Open Space
- 8. Shared / joint Use**
 - a. Shared Building for Fire Station & Affordable Housing
- 9. Access / Loading / Parking**
 - a. Minimum Parking
- 10. Community /Human Element**
- 11. Other**

PART B: Guiding Principle Statements

Principle #1

Topic: Open Space

Principle: 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.

Principle #2

Topic: Sustainability / Environment

Principle: Buildings should be designed to minimize energy use and to capture and, as much as possible, use rainwater on site.

Principle #3

Topic: Circulation / Transportation Network

Principle: Pedestrian paths should be prioritized over new streets and parking, and the paths should connect to transit nodes.

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

1. **Uses/ Use Mix / Density / Affordable housing**
 2. **Height /Building Form**
 3. **Architecture/Historic Preservation**
 4. **Public Realm / Streetscape / Urban Design**
 5. **Open Space**
 6. **Circulation / Transportation Network**
 7. **Sustainability / Environment**
 8. **Shared / joint Use**
 9. **Access / Loading / Parking**
 10. **Community /Human Element**
 11. **Other**
-

PART B: Guiding Principle Statements

Principle #1

Topic: Shared / Joint Use

Principle: Provide for the safe and efficient access and response from the fire station, minimizing impact other neighbors

Principle #2

Topic: Shared / Joint Use

Principle: Provide for the safety of students, and other users while providing the fire personnel optimal response.

Principle #3

Topic: Shared / Joint Use

Principle: Utilize planning and structural designs that maximise the efficiency of the fire resources and provides for access, open space, and energy efficient construction.

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. More focus on passive use park land.
 - b. Development should be concentrated on the north and east sides of the study area.
 - c. Queens Court should be modeled after APAH's property at 1531 Pierce St.

- 2. Height /Building Form**
 - a. Development criteria should be form based. Avoid micro-managing the design of specialized facilities like the new school and new fire house.
 - b. Taller buildings should on the north and east sides of the study area.

- 3. Architecture/Historic Preservation**
 - a. Building design and exterior materials should complement existing buildings south and west of the study area.
 - b. Design features of the old Wilson School can and should be incorporated in the new school.

- 4. Public Realm / Streetscape / Urban Design**
 - a. Buildings should be set back from streets to reduce intimidation caused by their size.
 - b. Find opportunities for public art
 - c. Encourage APS, APAH, the Fire Department, and Penznace 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.

- 5. Open Space**
 - a. More!
 - b. More!!
 - c. More!!!

- 6. Circulation / Transportation Network**
 - a. Current public transportation seem adequate for future needs
 - b. Prents should be discouraged from driving their children to school.

- 7. Sustainability / Environment**

- a. APS appears to be a leader in sustainability and environmentally friendly facilities. It should be encouraged to improve the cost effectiveness of its efforts.
- b. Plant as many trees as possible along the periphery of the study area to compensate for the school's turf covered field.

8. Shared / joint Use

- a. 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.
- b. Make the school parking facility available for overnight parking for residents of the immediate neighborhood.

9. Access / Loading / Parking

- a. Provide loading lanes for school buses and parents
- b. Limit student parking opportunities.

10. Community /Human Element

- a. 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.

11. Other

- a. Explore phasing scenarios.

PART B: Guiding Principle Statements

Principle #1

Topic: Height / Building Form

Principle: 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.

Principle #2

Topic: Circulation / Transportation Network

Principle: 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 land would these options require? How would siting options affect other development in the study area?

Principle #3

Topic: Open Space

Principle: 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.

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

1. Uses/ Use Mix / Density / Affordable housing

- a. Establish densities within WRAPS study area that are sensitive to adjacent uses
- b. Prioritize recreational and park needs of Rosslyn community in use mix at WRAPS site
- c. Include a "right sized" school on the site

2. Height /Building Form

- a. Establish heights within the site that taper along Wilson Blvd. from CO Rosslyn to In Between Area
- b. Concentrate density and height along Wilson Boulevard
- c. Require step downs to adjacent residential neighborhoods along Key Boulevard and 18th Street.

3. Architecture/Historic Preservation

- a. New school should utilize materials and facade elements echoing original Wilson School (and have architecture harmonizing with Colonial Village/Colonial Terrace neighborhood).
- b. Incorporate open court with grass and trees in redeveloped Affordable Housing complex.
- c. Preserve open play field as a historic community asset.

4. Public Realm / Streetscape / Urban Design

- a. Concentrate the office building and public functions (school building, fire house) along Wilson Boulevard where density and height are most appropriate.
- b. Reserve functions abutting Quinn Street, Key Boulevard, and 18th Street for parkland, recreational space, school playfield, and residential uses.
- c. Create an activated "street wall" along Wilson Boulevard consistent with the urban character of that street.

5. Open Space

- a. Locate parkland and recreational space at the terminus of the 18th Street corridor consistent with Realize Rosslyn.
- b. Maximize the amount of parkland and outdoor active recreational space within the site.
- c. Use community benefit dollars to fund park and outdoor street-level recreational assets on the site.

6. Circulation / Transportation Network

- a. Preserve pedestrian throughblock connections between 18th Street and Wilson Boulevard.
- b. Minimize square footage dedicated to vehicular circulation within the site
- c. Widen sidewalks to county standards and provide full shading through abundant street trees in adequately sized tree pits.

7. Sustainability / Environment

- a. Foster a healthy mature tree canopy throughout the site
- b. Favor grassy areas, lawns, and planting beds over hardscape plazas.
- c. Minimize stormwater runoff.

8. Shared / joint Use

- a. Ensure that school recreational facilities are open to community use.
- b. Consider combining fire station and other use such as affordable housing in a single building.
- c. Provide space for the Mongolian School on the site.

9. Access / Loading / Parking

- a. Minimize curb cuts along Wilson Boulevard.
- b. Require underground parking.
- c. Create safe pedestrian environment for students.

10. Community /Human Element

- a. Prioritize the needs of neighbors and adjacent communities throughout the decisionmaking process.
- b. design park, recreational, and open space elements to be inviting usable flexible spaces.
- c. Exercise sensitivity to the needs of families in on-site and nearby housing.

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Open Space

Principle: Public spaces should be designed to honor previous and other ongoing planning efforts, notably Realize Rosslyn, Board-adopted policies, and the 2005 Public Spaces Master Plan.

Principle #2

Topic: Open Space

Principle: Ensure 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.

Principle #3

Topic: Open Space

Principle: Design open space to maximize recreational opportunities for the community and to maintain and upgrade existing services including: children's playground, full basketball court, adult-sized soccer field, and passive seating and picnic areas.

Principle #4

Topic: Height / Building Form

Principle: Concentrate the office building and public functions (school building, fire house) along Wilson Boulevard where density and height are most appropriate.

Principle #5

Topic: Public Realm / Streetscape / Urban Design

Principle: Reserve functions abutting Quinn Street, Key Boulevard, and 18th Street for parkland, recreational space, school playfield, and residential uses.

Principle #6

Topic: Circulation / Transportation Network

Principle: Minimize square footage dedicated to vehicular circulation within the site while emphasizing pedestrian circulation within and through the site.

Principle #7

Topic: Public Realm / Streetscape / Urban Design

Principle: Locate parkland and recreational space at the terminus of the 18th Street corridor consistent with Realize Rosslyn.

OTHER IDEAS:

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.



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
- 2. Height /Building Form**
 - a. Consider tapering heights down to Colonial Village
- 3. Architecture/Historic Preservation**
 - a. Preserve facade of 1910 Wilson School building and restore original cupola, pediment and Corinthian columns and
 - b. Main "Wilson School" name for any school built on current Wilson School site
 - c. Maintain 1910 Wilson School interior wood trim and pressed tin ceilings if possible
- 4. Public Realm / Streetscape / Urban Design**
 - a. Maintain public use of space between facade of 1910 Wilson School building and Wilson Blvd. sidewalk
- 5. Open Space**
 - a. 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
- 6. Circulation / Transportation Network**
- 7. Sustainability / Environment**
- 8. Shared / joint Use**
 - a. 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
- 9. Access / Loading / Parking**
 - a. 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
- 10. Community /Human Element**

- a. Maintain sense of place by preserving and restoring 1910 Wilson School facade

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Architecture / Historic Preservation

Principle: The historic facade of the 1910 Wilson School building should be preserved and the original cupola, pediment, Corinthian columns and windows should be restored.

Principle #2

Topic: Shared / Joint Use

Principle: 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.

Principle #3

Topic: Open Space

Principle: The area between the Wilson Blvd. sidewalk and facade of the 1910 Wilson School building should be preserved as open space for public use.

Principle #4

Topic:

Principle:

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:

Will continue to think about this.



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

1. Uses/ Use Mix / Density / Affordable housing

- a. 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
- b. Maximum open space and play areas, fire station serving the area
- c. Dedicate substantial amount of the community benefit to affordable housing on site.

2. Height /Building Form

- a. Maximum building height should be 175 feet
- b. Nearby neighborhoods should benefit from tapering down from the maximum height
- c. Building height should front Wilson Blvd, and a smaller building would better serve the community

3. Architecture/Historic Preservation

- a. Historic preservation should not be given a low priority, if not ignored, considering the very small number of such structures in the County
- b. 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..
- c. Architecture should respect the character of the nearby residential communities on both sides of Wilson Blvd and Colonial Village.

4. Public Realm / Streetscape / Urban Design

- a. The surrounding community and any school would greatly benefit by maximizing the tree canopy on-site
- b. Wilson Blvd and 18th Street should accommodate sufficient pedestrian volumes.
- c. Public realm should acknowledge and honor the transition from the heights and density of Rosslyn core to the lower density to the west.

5. Open Space

- a. Create significant open space, including the 18th Street corridor.
- b. Green spaces should be a priority, and parks should provide for active recreation.
- c. Substantial part of the community benefit should accrue to open space.

6. Circulation / Transportation Network

- a. Wilson Blvd access for the fire station should be a priority.
- b. Pedestrian connections between 18th Street and Wilson Blvd should be enhanced.
- c. Sidewalks should be wide enough to accommodate higher pedestrian use.

7. Sustainability / Environment

- a. Renewable energy should be encouraged throughout area.
- b. Tree canopy and green space should be maximized.

8. Shared / joint Use

- a. The community and its civic associations sorely need meeting and event space which should clearly be provided.
- b. 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.
- c. Recreational needs of the community, including space for field and court games, should be assured.

9. Access / Loading / Parking

- a. Student safety should be a priority in establishing loading zones.
- b. Parking, including shared parking for commercial uses, should be provided and easily accessible to facility users.

10. Community /Human Element

- a. The concerns and needs of the neighbors and the adjacent community should be prioritized in the decision making process.
- b. 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.

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Architecture / Historic Preservation

Principle: The existing historic Wilson School should be preserved the maximum extent possible, and not merely "honored."

Principle #2

Topic: Height / Building Form

Principle: Building height concentrated along Wilson Blvd with a maximum height of 175 feet within the planning area.

Principle #3

Topic: Community

Principle: The needs and concerns of the nearby community and civic associations should be prioritized in the decision making process.

Principle #4

Topic: Open Space

Principle: Open space should maximize recreational opportunities and maintain existing services including children's playground, basketball court, soccer field and picnic areas.

Principle #5

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Affordable housing, emphasizing family-size units, should be a priority for the site.

Principle #6

Topic: Shared / Joint Use

Principle: The needs of the community should be established for shared facilities, including meeting space for nearby community groups/civic associations and the Mongolian School,

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. Encourage additional affordable housing
 - b. Maximize affordable housing units by placing on top of fire station.
 - c. Mix use housing- affordable and market rate.

- 2. Height /Building Form**
 - a. Establish an urban street with active frontages along Wilson Blvd
 - b. Reinforce the Realize Rosslyn planning efforts for mass, density and height.
 - c. Reinforce height at top of the hill

- 3. Architecture/Historic Preservation**
 - a. No portions of the Wilson School should be used for any historic preservation
 - b. No portion of the Queen Steet Apartments should be used for any historic preservation.
 - c. Architecture should be appropriate in scale and appearance to its use

- 4. Public Realm / Streetscape / Urban Design**
 - a. Reinforce the connection and character of 18th stree from waterfront to WRAPS as identified in the Realize Rosslyn Plan
 - b. Maximize on-street retail on Wilson Blvd.
 - c. Key recreationsl open space on 18th St.

- 5. Open Space**
 - a. Maximize programable outdoor public space
 - b. Indoor public recreational space should not be substituted for ourdoor open space
 - c. Open space should be orientated towards 18th Street

- 6. Circulation / Transportation Network**
 - a. Establishe a through-block pedestrian connection extending Pierce St. from Wilson to Key Blvd.
 - b. Loading should be off Wilson or Quinn, not 18th
 - c. Focus should be on pedestrian circulation throughout the site

- 7. Sustainability / Environment**
 - a. All buildings to LEED standards

- b. Implement recommended Rosslyn contemporary street light fixtures
- c. Street trees along Wilson and throughout the site

8. Shared / joint Use

- a. Mixed use wherever possible throughout the site
- b. Shared parking throughout the site
- c. No indoor recreation space counted as open space for public use

9. Access / Loading / Parking

- a. Shared parking
- b. Access off Wilson Blvd
- c. Affordable Housing and fire station

10. Community /Human Element

- a. Last open, flt space in Rosslyn should be maximized for community use
- b. Realize increase of young families needs in Rosslyn
- c. Visability of fire station is good for community morale

11. Other

- a. Consider viability of 7-11 with regard to best use of site

PART B: Guiding Principle Statements

Principle #1

Topic: Open Space

Principle: Maximize programable outdoor public open space

Principle #2

Topic: Public Realm / Streetscape / Urban Design

Principle: Design 18th Street as envisioned by REALize Rosslyn connecting WRAPS to the waterfront

Principle #3

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Maximize mixed use development opportunities to realize site potential

Principle #4

Topic: Architecture / Historic Preservation

Principle: Absolutely no historic preservation for Wilson School or Quesens Court Apartments

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. 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.
 - b. Activate ground plan along major pedestrian routes.
 - c. Locate use with other compatible and complimentary uses

- 2. Height /Building Form**
 - a. Locate building density along major arterial streets.
 - b. Taper building heights

- 3. Architecture/Historic Preservation**
 - a. Public buildings as architectural inspiration

- 4. Public Realm / Streetscape / Urban Design**
 - a. Prioritize streetscape design quality
 - b. Public Buildings as Community Centers

- 5. Open Space**

- 6. Circulation / Transportation Network**
 - a. Isolation of children Is not THE solution to children safety

- 7. Sustainability / Environment**

- 8. Shared / joint Use**
 - a. Public use demands the ultimate flexibility and cooperation.

- 9. Access / Loading / Parking**
 - a. Loading / unloading should not occur on prime arterial.
 - b. Service alleys for access

- 10. Community /Human Element**

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Public Realm / Streetscape / Urban Design

Principle: 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.

Principle #2

Topic: Public Realm / Streetscape / Urban Design

Principle: Successful streets are activated on both sides of the street.

Principle #3

Topic: Access / Loading / Parking

Principle: Access and parking needs clear wayfinding and the path must be intuitive.

Principle #4

Topic: Height / Building Form

Principle: Location of building height should minimize the impact of shade on residential communities.

Principle #5

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Existing affordable housing communities should not be marginalized by the urban design of the site.

Principle #6

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Locate some retail along Wilson where retail synergies exist.

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. Promote a mix of affordable housing that maximizes the number of family size (2+ bedrooms) units.
 - b. Integrate the fire station into a mixed use building.
 - c. Require half the community benefit realized at the site be devoted to affordable housing.

- 2. Height /Building Form**
 - a. Establish a maximum building height and require step down to adjacent neighborhoods.
 - b. Promote building form that support rooftop amenities
 - c. Concentrate building height along Wilson Blvd.

- 3. Architecture/Historic Preservation**
 - a. New school building should honor the façade elements of the original Wilson School.
 - b. Educate future students by honoring connections to Arlington's past.

- 4. Public Realm / Streetscape / Urban Design**
 - a. Maximize on-site tree canopy for community and school benefit
 - b. Require sufficient tree soil volumes to allow for a healthier urban canopy
 - c. Ensure 18th Street and Wilson Blvd accommodate sufficient pedestrian volumes

- 5. Open Space**
 - a. Enhance the 18th Street corridor and create a significant open space amenity as envisioned in Realize Rosslyn Framework.
 - b. Honor previously adopted County Board plans, including the 2005 Public Spaces Master Plan.
 - c. Address the County's stated need to expand green spaces in the urban corridors and provide parks large enough to accommodate active recreation

- 6. Circulation / Transportation Network**
 - a. Improve pedestrian connections between 18th Street and Wilson Blvd.
 - b. Expand existing, undersized sidewalks to accommodate increased pedestrian traffic.

- 7. Sustainability / Environment**
 - a. Explore opportunities to incorporate renewable energy into the site design and operations.

- b. Maximize opportunities to incorporate pervious surfaces on the site.

8. Shared / joint Use

- a. Establish shared facilities that meet the recreational needs of the community, including sufficient space for field and court games.
- b. Ensure that shared facilities and joint use facilities are available and accessible to the community.
- c. Provide sufficient community meeting space for neighboring civic associations and other community groups including the Mongolian School.

9. Access / Loading / Parking

- a. Prioritize student safety when identifying loading and unloading zones for students
- b. Ensure parking is easily accessible to facility users.

10. Community /Human Element

- a. Prioritize the needs of the neighbors and adjacent communities in decision making process.

11. Other

- a. Parks:Require half the community benefit realized at the site be devoted to open space.

PART B: Guiding Principle Statements

Principle #1

Topic: Open Space

Principle: 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.

Principle #2

Topic: Open Space

Principle: 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.

Principle #3

Topic: Open Space

Principle: Design open space to maximize recreational opportunities and maintain existing services, including: children's playground, basketball court, soccer field, and passive picnic areas.

Principle #4

Topic: Shared / Joint Use

Principle: 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 sc

Principle #5

Topic: Height / Building Form

Principle: 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.

Principle #6

Topic: Other (Please specify with principles in box below)

Principle: Ensure any community benefit realized from the redevelopment of the site be designated solely for affordable housing and open space.

Principle #7

Topic: Public Realm / Streetscape / Urban Design

Principle: Maximize on-site tree canopy and require sufficient tree soil volumes to allow for a healthier urban canopy.

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

- 1. Uses/ Use Mix / Density / Affordable housing**
 - a. Housing that makes best use of land to accommodate growth

- 2. Height /Building Form**
 - a. Building placements that make efficient and effective use of the sun
 - b. Smart buildings that maximize possible green space

- 3. Architecture/Historic Preservation**
 - a. Architecture that fits into community (if cost effective)
 - b. 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

- 4. Public Realm / Streetscape / Urban Design**
 - a. 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)
 - b. Effective bike accommodations
 - c. 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

- 5. Open Space**
 - a. Creative designs and materials based on school and community needs
 - b. Some shade - very important
 - c. Maintainable! Smart Design for minimal maintenance

- 6. Circulation / Transportation Network**
 - a. Safe and effective bus zones that consider the fire station, businesses and neighbors

- 7. Sustainability / Environment**
 - a. New buildings should reach for highest standards as possible

- 8. Shared / joint Use**
 - a. Joint use should meet the needs of the current and future community

9. Access / Loading / Parking

- a. Current parking should be assessed and factored into future needs
- b. short term parking needs should be assessed
- c. Firestation needs for accessibility in the area need to guide neighboring options

10. Community /Human Element

- a. Buildings and land for public use should be accessible and welcoming
- b. Community should actively participate in design elements where appropriate
- c. Decisions need to consider the future needs of the community to the extent possible

11. Other

PART B: Guiding Principle Statements

Principle #1

Topic: Open Space

Principle: 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

Principle #2

Topic: Circulation / Transportation Network

Principle: Area should be safely accessible from public transportation options, including right sized spaces, lighting and maintainable materials

Principle #3

Topic: Height / Building Form

Principle: Buildings should maximize benefits from natural resources

Principle #4

Topic: Architecture / Historic Preservation

Principle: Architecture should compliment the area while highlighting the history of the pre-existing structures

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS:



WRAPS Guiding Principles Survey

Administered August 1, 2014-August 12, 2014

Name:

E-Mail:

Working Group: YES

Which Group do you represent?

PART A: Generate Ideas

1. Uses/ Use Mix / Density / Affordable housing

- a. Develop with densities that reflect study area as extension of Downtown Rosslyn
- b. Maximize residential uses, including affordable housing, and flexibility to provide a for-sale housing component if market conditions support
- c. 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. Height /Building Form

- a. Shape buildings to frame open space
- b. Allow for flexible tower heights and locations, with none more than 40 stories
- c. 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.

3. Architecture/Historic Preservation

- a. Explore recognizing Wilson School in new development / open spaces, by referencing architectural elements of Wilson School
- b. Encourage LEED accreditation and sustainable design in all new development
- c. Buildings should be designed to reflect how cities have grown over time, providing variety within a family of buildings

4. Public Realm / Streetscape / Urban Design

- a. Leverage new development to provide a pedestrian friendly streetscape along perimeter, supporting Realize Rosslyn's goal of creating a "walkable neighborhood"
- b. Support Realize Rosslyn plans for transformation of 18th St into pedestrian corridor
- c. 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.

5. Open Space

- a. 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
- b. Create seamless and accessible connections to open spaces and indoor recreation areas.
- c. Provide recreational, civic uses, and other activities appropriate to high-density mixed-use development

6. Circulation / Transportation Network

- a. Explore pedestrian connections N-S and E-W through the study area, particularly in the vicinity of the Pierce Street corridor
- b. Focus vehicular transportation on the existing streets, to preserve the pedestrian experience/network on the site.
- c. 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

7. Sustainability / Environment

- a. Reduce urban heat island effect through use of innovative building and site design strategies
- b. 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)
- c. Explore innovative site stormwater management strategies to reduce demand on local infrastructure

8. Shared / joint Use

- a. Maximum publically accessible interior and exterior open space/recreation areas on APS parcel
- b. Allow for shared use, including public open space, on low-rise roof decks and buildings
- c. 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)

9. Access / Loading / Parking

- a. Minimize curb cuts and maximize efficiency by co-locating service areas and sharing underground parking
- b. Loading and parking should be largely from 18th St, but do not preclude access from any street frontage
- c. Minimize access/loading/parking impacts to Wilson Boulevard

10. Community /Human Element

- a. 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.
- b. 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
- c. 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)

11. Other

- a. 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.

PART B: Guiding Principle Statements

Principle #1

Topic: Uses / Use Mix / Density / Affordable Housing

Principle: Maximize mix of uses and density that reflect study area as extension of Downtown Rosslyn

Principle #2

Topic: Height / Building Form

Principle: 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

Principle #3

Topic: Open Space

Principle: Provide for a variety of open spaces; i.e visible, accessible, flexible, and appropriate for high-density environments

Principle #4

Topic: Circulation / Transportation Network

Principle: Explore north-south pedestrian and/or vehicular connections through the site in various forms and locations, and evaluate them relative to overall site suitability

Principle #5

Topic:

Principle:

Principle #6

Topic:

Principle:

Principle #7

Topic:

Principle:

OTHER IDEAS: