



The following draft Guiding Principles (Version 2.) were developed by staff, in coordination with the Working Group Chair, based on the Working Group's review and discussion of a previous (Version 1.) draft.

The draft Guiding Principles are shown as they appeared in Version 1 in black, and as modified through discussion in **blue**. Through the Working Group's discussion, additional Guiding Principles have been identified; sometimes dividing previous Principles into two separate ideas. As a result, new numbering is suggested at the end of each Principle (in parenthesis). The numbering of the Principles will be reconciled once Version 2. is agreed upon by the Working Group at their October 29th meeting.

County Goals for the Study:

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

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

Uses / Density / Affordable Housing Principles

- 1 Create a memorable urban “place” that:
 - accommodates a mix of private and public uses, including a new fire station;
 - offers opportunities for learning, leisure and fitness, and retail and commerce; and
 - includes a variety of indoor and outdoor public spaces for use by the community.

Create a memorable urban “place” that:

- accommodates a mix of private and public uses;
- enables opportunities for learning, leisure and fitness activities;
- provides a new fire station; and
- supports retail activation along Wilson Boulevard. (1)
- ~~includes a variety of indoor and outdoor public spaces for use by the community.~~

- 2 Expand the availability of affordable housing in the study area that accommodates individuals and families with a mix of incomes. (2)

No change

- 3 Leverage private developments in the study area to achieve a sustainable urban development that includes a new fire station and other public facilities.

Leverage private ~~projects~~ developments in the study area to achieve a sustainable urban development that includes a new fire station and other public facilities. (3)

- 4 Provide for a new secondary school and its associated facilities that are well integrated into the neighborhood. (4)

No change

Height / Building Form Principles

- 5 Concentrate taller buildings along the eastern portion of the study area and locate lower, varied building heights along the western edge to achieve compatibility with the scale of development on properties adjacent to the study area.

Concentrate taller buildings along the eastern portion of the study area and locate lower, varied building heights ~~along the western edge~~ to achieve compatibility with the scale of development on properties adjacent to the study area. (5)

- 6 Require the design of buildings, especially at lower levels to foster pedestrian comfort, while adding visual interest and architectural variety. (6)

No change

7. Encourage building heights and massing that allow for the achievement of the study’s open space, recreational, and public facility goals.

Encourage building heights and massing that allow for the achievement of the study's open space, recreational, ~~and~~ public facility, and affordable housing goals. (7)

Architecture / Historic Preservation Principles

- 8 Design public buildings to be architecturally notable and incorporate or reference touchstones from the past.

8. Design public buildings to be architecturally notable. (8)

8b. Incorporate or reference ~~touchstones from the past~~ architectural elements of the 1910 Wilson School building and the Queens Court apartment buildings in any buildings that succeed them. (9)

- 9 Design private buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings.

Design private buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings. (10)

Public Realm / Streetscape / Urban Design Principles

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

10. Effectively frame Wilson Boulevard either through a building face or otherwise in an effort to ensure an active and vibrant pedestrian experience. (11)

10b. Locate parks, plazas, and other green spaces for visibility, easy access and maximum use. (12)

- 11 Establish 18th Street as a neighborhood public way with enhanced sidewalks and landscaping.

Design 18th Street to support ~~as a neighborhood circulation public way~~ with enhanced sidewalks and landscaping. (13)

See #15 (new #17) for reference to consistency with RR Framework

- 12 Locate public facilities strategically and prominently to promote community confidence, safety/security, a civic presence, as well as to accommodate community usage.

Locate public facilities strategically and prominently to create a civic presence in the study area that promotes community confidence, a sense of safety and security and encourages community use. (14)

- 13 Link public areas and main building entrances with a network of safe, connected, tree-lined and well-lit streetscapes that facilitate easy pedestrian circulation. (15)
No change
- 14 Create smaller, walkable blocks by introducing new streets, alleys, and/or pedestrian walkways. (16)
No change
- 15 Establish an urban design scheme that complements changes to the surrounding area contemplated in the Rosslyn Sector Plan Update. (17)
No change

Open Space & Recreation Principles

- 16 Strategically locate and design beautiful open spaces to maximize the size of contiguous areas and ensure the flexibility of uses and activities and the visibility, safety, and comfort of all users. (18)
No change
- 17 Maximize the flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space.

Maximize the amount and flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space. (19)
- 18 Maximize opportunities for programmed recreational activities and incorporate existing park elements into the site design to the extent possible.

18. Seek to ensure that park and school facilities provide for organized active recreation, particularly for any open field space. (20)

18b. Incorporate existing park elements into the study area to the extent possible. Serious consideration should be given to including existing activities within the study area. (21)

18c Design parks and recreational facilities for activities for people of all ages. (22)
- 19 Use building roofs and indoor spaces for recreational amenities where possible.

Use building roofs and indoor spaces of public buildings for recreational amenities to augment outdoor recreational amenities where possible. (23)

Sustainability / Environment Principles

- 20 Maximize tree canopy and pervious surfaces to minimize the adverse impacts of development, including the “heat island effect” and stormwater runoff. (24)
No change

- 21 Encourage use of green building techniques to minimize energy use and the reuse, salvage and/or recycling of building materials.

21. Encourage the use of green building techniques to minimize energy use, the use of renewable energy, and the reuse, salvage and/or recycling of building materials. (25)

21b. Strive to achieve a school building design that results in net zero energy usage. (26)

21c. Encourage building and site designs that minimize water use. (27)

- 22 Link the study area developments with district energy, if feasible.

Design and link the study area buildings developments, if feasible, to connect with any future district energy system. (28)

Shared / Joint Use Principles

- 23 Promote shared use of facilities where feasible to make efficient use of land and infrastructure. (29)

No change

- 24 Promote shared use of roof amenities wherever possible through visible and convenient access. (30)

No change

Circulation / Access / Loading / Parking Principles

- 25 Prioritize fire/emergency response time in siting a new fire station and other buildings.

~~Prioritize~~ Strive to minimize fire/emergency response time when siting a new fire station and other buildings. (31)

- 26 Increase pedestrian and bicycle access for all users to and through the site and minimize curb cuts and thus vehicle/pedestrian conflicts.

26. Increase pedestrian and bicycle access for all users to and through the site. (32)

26b. Minimize curb cuts and thus vehicle and pedestrian/bicycle conflicts. (33)

- 27 Incorporate wayfinding for parking, Metro, bus stops, and bike share stations into the site design. (34)

No change

- 28 Provide for a new Pierce Street through the site to enhance connectivity.

Expand the street grid within the study area to ensure adequate circulation for fire/emergency response and school-related transportation needs. (35)

- 29 Design vehicular circulation to minimize conflicts between emergency responders, school traffic, parking and loading functions, and pedestrians. (36)
No change
- 30 Encourage shared, underground parking for all uses. (37)
No change
- 31 Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys to minimize their visibility from public spaces.

Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys. ~~to minimize their visibility from public spaces.~~ (38)

Other Principles

- 32 Develop a site design that can be phased such that that fire/emergency response for the Rosslyn/Courthouse area remains uninterrupted and construction of a new school is completed within the timeframe identified by Arlington Public Schools. (39)
No change
- 33 Consider proposals that include real property land exchanges if they would increase the ability to maximize achievement of goals included in the Charge. (40)