



Revised Guiding Principles
November 6, 2014

The following draft Guiding Principles (Version 3.) were developed by staff, in coordination with the Working Group Chair, based on the Working Group’s review and discussion of previous drafts (Version 1 & 2).

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.

| COUNTY GOALS FOR THE STUDY | |
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| | 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 |
| | Effective multi-modal transportation facilities and services. |
| GUIDING PRINCIPLES | |
| Uses / Density / Affordable Housing Principles | |
| 1 | Create a memorable urban “place” that: <ul style="list-style-type: none"> • accommodates a mix of private and public uses; • enables learning, leisure and fitness activities; • provides a new fire station; and • supports retail activation along Wilson Boulevard. |
| 2 | Expand the availability of affordable housing in the study area that accommodates individuals and families with a mix of incomes. |
| 3 | Leverage private projects in the study area to achieve a sustainable urban development that includes public facilities. |
| 4 | Provide for a new secondary school and its associated facilities that are well integrated into the neighborhood. |
| Height / Building Form Principles | |
| 5 | Concentrate taller buildings along the eastern portion of the study area and locate lower, varied building heights to achieve compatibility with the scale of development on properties adjacent to the study area. |
| 6 | Require the design of buildings, especially at lower levels to foster pedestrian comfort, while adding visual interest and architectural variety. |
| 7 | Encourage building heights and massing that allow for the achievement of the study’s open space, recreational, public facility, and affordable housing goals. |
| Architecture / Historic Preservation Principles | |
| 8 | Design public buildings to be architecturally notable. |
| 9 | Incorporate or reference architectural elements of the 1910 Wilson School building and the Queens Court apartment buildings in any buildings that succeed them. |

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| 10 | Design buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings. |
| Public Realm / Streetscape / Urban Design Principles | |
| 11 | Effectively frame Wilson Boulevard either through a building face or otherwise in an effort to ensure an active and vibrant pedestrian experience. |
| 12 | Locate parks, plazas, and other green spaces for visibility, easy access and maximum use. |
| 13 | Design 18 th Street to support neighborhood circulation with enhanced sidewalks and landscaping. |
| 14 | Locate public facilities strategically and prominently to create a civic presence in the study area that promotes community confidence and encourages community use. |
| 15 | Design the study area to facilitate safety and security including the safety and security of students. |
| 16 | Link public areas and main building entrances with a network of safe, connected, tree-lined and well-lit streetscapes that facilitate easy pedestrian circulation. |
| 17 | Create smaller, walkable blocks by introducing new streets, alleys, and/or pedestrian walkways. |
| 18 | Establish an urban design scheme that complements changes to the surrounding area contemplated in the Rosslyn Sector Plan Update. |
| Open Space & Recreation Principles | |
| 19 | 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. |
| 20 | Maximize the amount and flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space. |
| 21 | Seek to ensure that park and school facilities provide for organized active recreation, particularly for any open field space. |
| 22 | Serious consideration should be given to including existing activities within the study area. |
| 23 | Design parks and recreational facilities for activities for people of all ages. |
| 24 | Use building roofs and indoor spaces of public buildings for recreational amenities to augment outdoor recreational amenities where possible. |
| Sustainability / Environment Principles | |
| 25 | Maximize tree canopy and pervious surfaces to minimize the adverse impacts of development, including the “heat island effect” and stormwater runoff. |
| 26 | Design and construct green buildings that minimize energy use, potable water use and waste generation, provide healthy indoor quality, and reuse, salvage and/or recycle building materials. |
| 27 | Strive to achieve a school building design that results in net zero energy usage. |
| 28 | Strive to optimize energy integration within the study area considering energy efficient designs and technologies, including district energy, as well as renewable energy sources. |
| Shared / Joint Use Principles | |
| 29 | Promote shared use of facilities where feasible to make efficient use of land and infrastructure. |
| 30 | Promote shared use of roof amenities wherever possible through visible and convenient access. |
| Circulation / Access / Loading / Parking Principles | |
| 31 | Strive to minimize fire/emergency response time when siting a new fire station. |
| 32 | Increase pedestrian and bicycle access to and through the site. |
| 33 | Minimize curb cuts and thus vehicle and pedestrian/bicycle conflicts. |
| 34 | Incorporate wayfinding for parking, Metro, bus stops, and bike share stations into the site design. |
| 35 | Expand the street grid within the study area to ensure adequate circulation for fire/emergency response and school-related transportation needs. |
| 36 | Design vehicular circulation to minimize conflicts between neighborhood traffic, emergency responders, school bus and private vehicle drop-off and pick-up, parking/loading functions, and pedestrians. |
| 37 | Encourage shared, underground parking for all uses. |
| 38 | Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys. |
| Other Principles | |

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| 39 | 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. |
| 40 | Consider proposals that include real property land exchanges if they would increase the ability to maximize achievement of goals included in the Charge. |
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