

# **Guiding Principles for Wilson School**

## **April 8, 2015**

The following includes Guiding Principles for the Wilson School Public Facilities Review Committee (PFRC) review process. Many were developed as part of the Western Rosslyn Area Planning Study (WRAPS) process, through the combined efforts of staff and the WRAPS working group. Additional principles, developed by staff, further address site specific considerations for the Wilson School site as well as school projects in general. Lastly, the full text of the PFRC Principles of Civic Design are provided on the last page for reference.

### **PRINCIPLES OF CIVIC DESIGN**

1. Incorporate the principles described in the Public Facilities Review Committee's (PFRC) Principles of Civic Design in Arlington. Implement the principles that are most sensitive to the building, site area, and circulation constraints of the Wilson School property as they relate to: (1) civic values, (2) siting and orientation, (3) building form, and (4) building details and materials.

### **CIVIC VALUES**

1. Provide for a new secondary school and its associated facilities that are well integrated into the neighborhood.
2. Design buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings.
3. Locate public facilities strategically and prominently to create a civic presence in the study area that promotes community confidence and encourages community use.
4. Promote shared or joint use of indoor and outdoor recreation and accessory facilities where feasible to make efficient use of land, buildings, and infrastructure.
5. Promote shared or joint use of roof amenities wherever possible through visible and convenient access.

### **Historic and Cultural Resources**

1. Encourage collaboration among the Historical Affairs and Landmark Review Board (HALRB), Historic Preservation Program staff, and Arlington Public Schools (APS) staff to explore the most appropriate ways to memorialize and commemorate the historical and community value of the Wilson School in the construction of a new school facility on the existing site.

## **SITING AND ORIENTATION**

1. Effectively frame Wilson Boulevard either through a building face or otherwise in an effort to ensure an active and vibrant pedestrian experience; which could include playful and interactive design solutions to activate the space.
2. Locate parks, plazas, other green spaces, and shared or joint use facilities for visibility, easy access and maximum use.
3. Link public areas and main building entrances with a network of safe, connected, tree-lined and well-lit streetscapes that facilitate easy pedestrian circulation.
4. 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.
5. Incorporate wayfinding for parking, Metro, bus stops, and bike share stations into the site design.
6. Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys.

### Transportation and Circulation

1. Create smaller, walkable blocks by introducing new streets, alleys, and/or pedestrian walkways.
2. Seek strategies to maximize transit usage for students and staff, thereby reducing the demand for school buses and single-occupancy vehicles.
3. Minimize curb cuts and thus vehicle and pedestrian/bicycle conflicts.
4. 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.
5. Design 18th Street to support neighborhood circulation with enhanced sidewalks and landscaping.
6. Increase pedestrian and bicycle access to and through the site.
7. Effectively utilize the existing or future street network to ensure adequate access for all modes of travel.
8. Encourage shared, underground parking for all uses and coordinate ingress/egress with other adjacent uses in the WRAPS Study Area.

9. Enclose any below grade parking that is partially exposed to streets or other public spaces with an architectural façade consistent with the floors above.

#### Open Space, Tree Preservation, and Sustainability

1. Maximize the amount and flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space.
2. Seek to ensure that park and school facilities provide for organized active recreation as well as unprogrammed time for community usage, particularly for any open field space.
3. Use building roofs and indoor spaces of public buildings for recreational amenities to augment outdoor recreational amenities where possible.
4. Maximize tree canopy and pervious surfaces to minimize the adverse impacts of development, including the “heat island effect” and stormwater runoff.
5. Design parks and recreational facilities for activities for people of all ages.
6. 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.
7. Strive to achieve a school building design that results in net zero energy usage.
8. Strive to optimize energy integration within the study area considering energy efficient designs and technologies, including district energy, as well as renewable energy sources.
9. Ensure that underground facilities do not inhibit the vitality of above ground tree canopy and vegetation.

#### **BUILDING DESIGN AND MATERIALS**

1. Require the design of buildings, especially at lower levels to foster pedestrian comfort, while adding visual interest and architectural variety.
2. Design public buildings to be architecturally notable.
3. Establish an urban design scheme that is consistent with the WRAPS Area Plan and complements changes to the surrounding area contemplated in the Rosslyn Sector Plan Update.

#### Building Form

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

### Integration of Wireless Communications

1. Provide design solutions that best integrate wireless communications throughout the school building and other areas for educational and emergency purposes.

### Lighting

1. Analyze the internal and neighborhood effects of site lighting and emphasize design solutions that mitigate against unnecessary light pollution. Impacts of site area lighting to properties fronting 18th Street North, Wilson Boulevard, and N. Quinn Street should be analyzed.

# PFRC Principles of Civic Design

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These principles are intended to inform the design of civic facilities in Arlington, including buildings and other projects, to ensure they meet community goals for attractiveness, durability, and functionality. The principles reinforce and supplement existing County planning documents and policies, and are meant to promote compliance with certain basic principles, but not to inhibit creative design. Each project will need to be reviewed individually, and for each project, certain principles may be stressed over others.

## Civic Values

1. Respect neighborhood context and important historic structures.
2. Take advantage of prominent sites and major civic programs to create bold architecture.
3. Emphasize leadership in energy conservation and environmental sustainability through architectural design, materials, and construction methods.
4. Utilize universal design to ensure open and welcoming accessibility for all citizens.
5. Explore adaptive reuse of significant existing structures and building elements and consider possible future reuse of new buildings.
6. Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.
7. Support joint development and use of school and county facilities when in the best interest of both entities.

## Siting and Orientation

8. Orient the primary building entrance to the appropriate adjacent street or public space so movement and entrance to buildings are natural and intuitive.
9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture.
10. Ensure building and site are functionally and spatially coherent, facilitating the flow of people to, from, and within the site.
11. Create “positive” outdoor spaces with a pedestrian emphasis.

## Building Form

12. Develop massing strategies appropriately scaled to the site and neighborhood.
13. Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller sub-parts that respond to site and program.
14. Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.

## Building Details and Materials

15. Use design details related to pedestrian scale and provide interest, discovery, and character.
16. Celebrate the civic nature of the project with public art and iconic architectural elements.
17. Use durable and permanent materials to assure longevity of, and civic pride in, the project.
18. Appropriately plan budgets to reduce negative design impact of value engineering.
19. Explore consistent design elements with other successful Arlington civic projects.
20. Design building lobbies to create a sense of place and importance.