



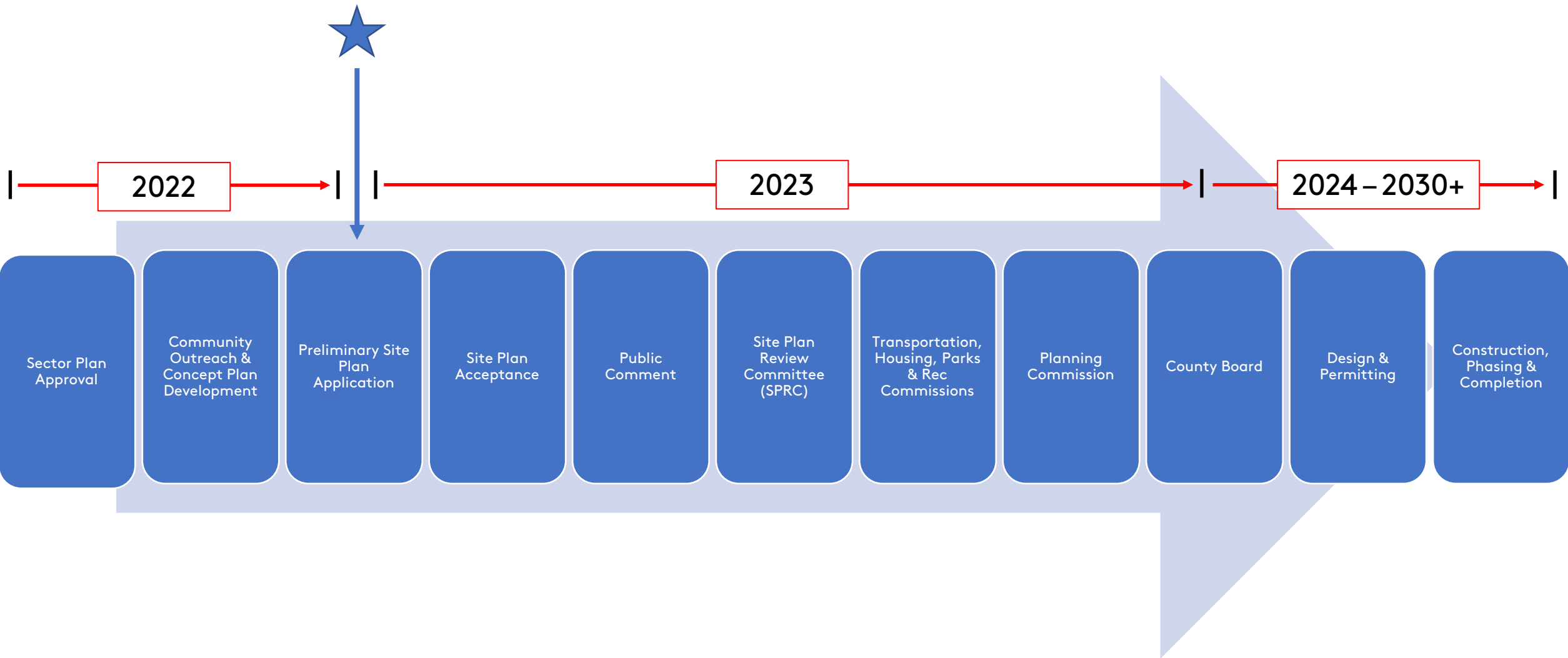
JBG SMITH

RiverHouse Neighborhood

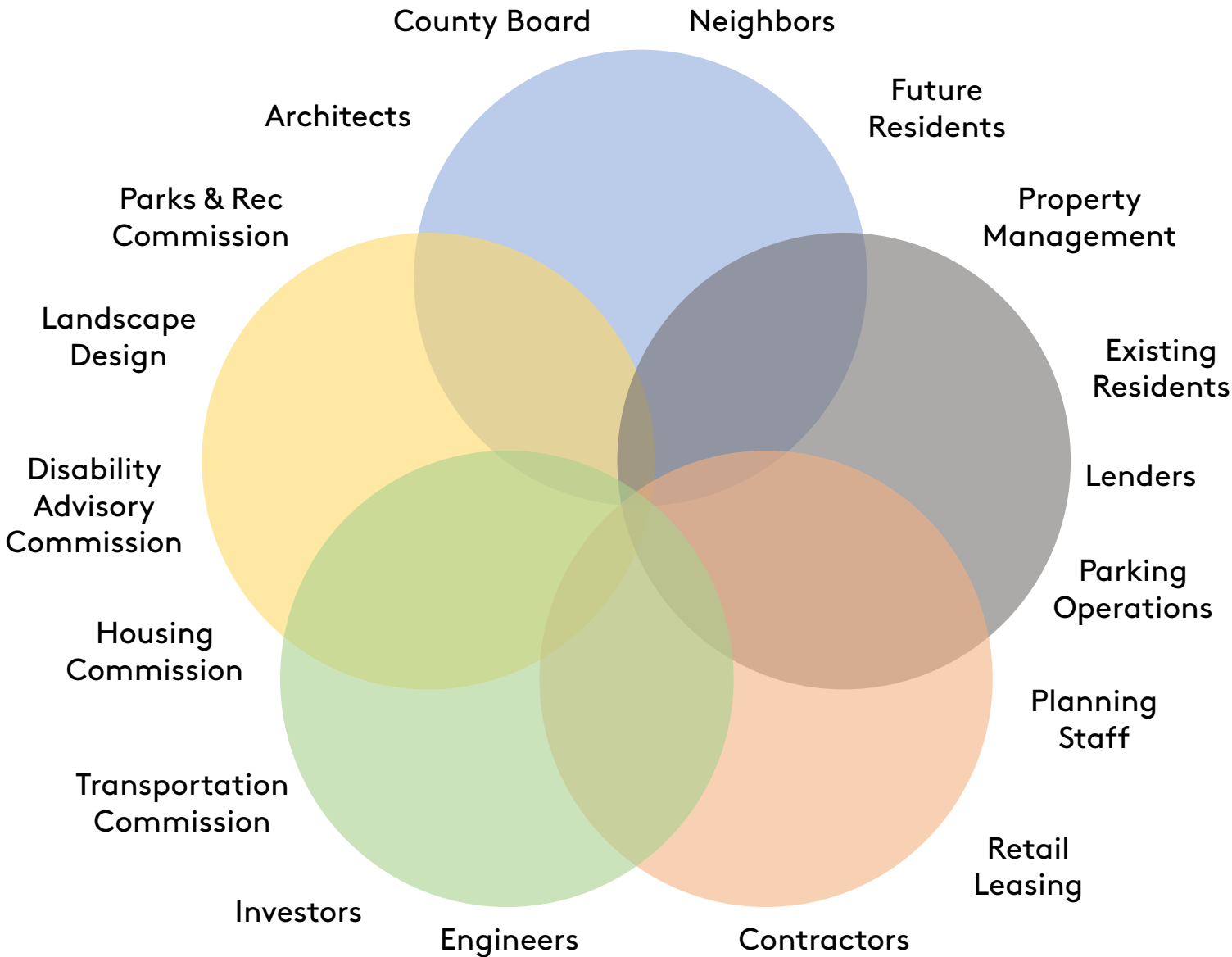
November 16th, 2022



Timeline Estimate



Finding Balance



RiverHouse will Embrace and Enrich the Neighborhood

Listen & Engage



Mix of Heights



Diversity of Housing



Accessible Connections



Stoop Culture



Neighborhood Goods & Services

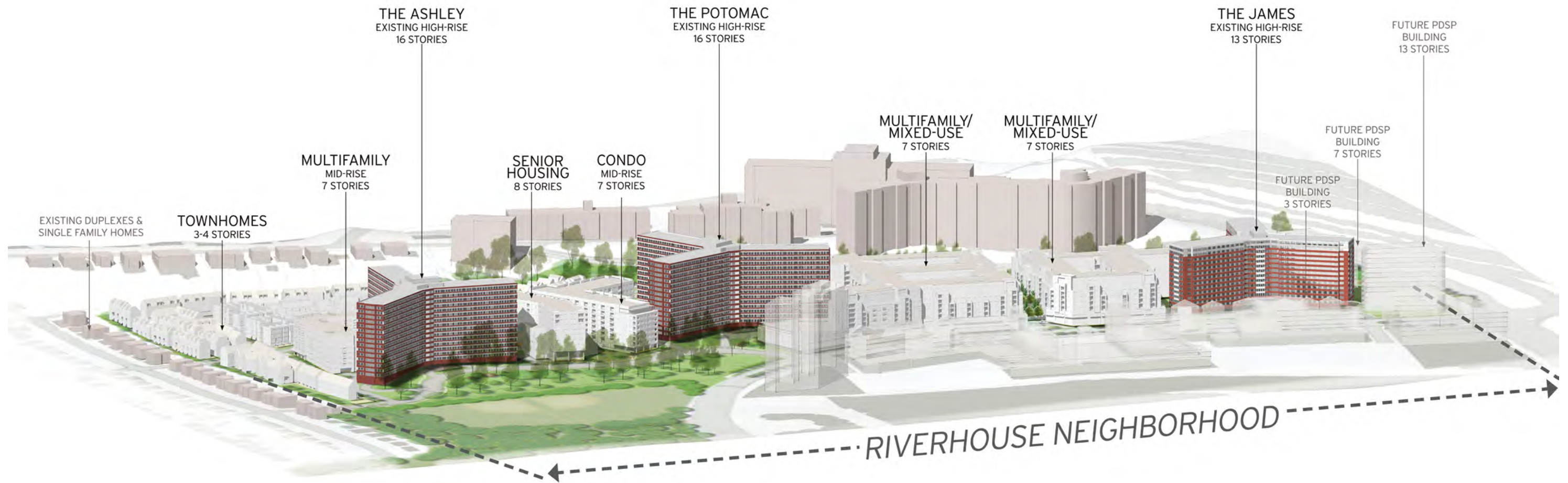


Forested Spaces



Demonstrate Sustainability





October 18, 2022



HYBRID



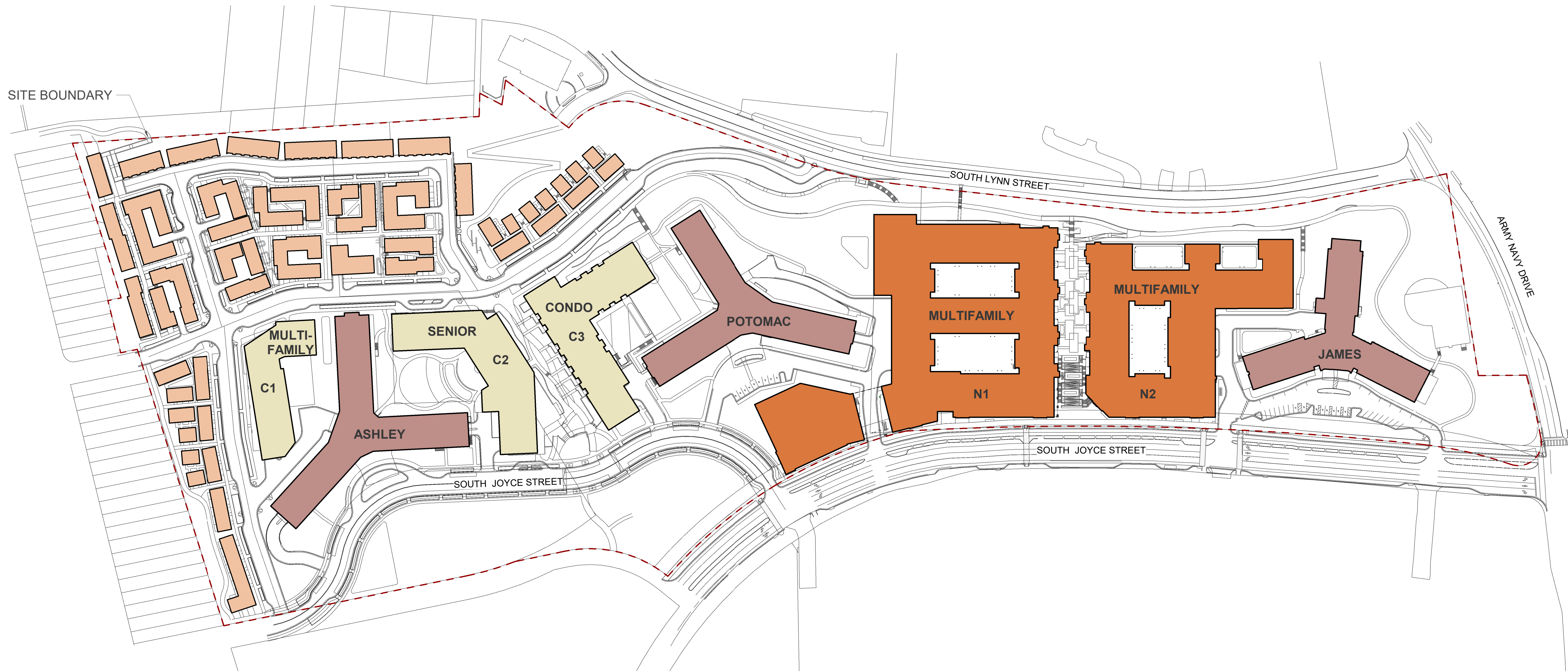
BOHLER //



RIVERHOUSE NEIGHBORHOOD

1 RIVERHOUSE NEIGHBORHOOD PROPOSED DENSITY

1" = 100'-0"

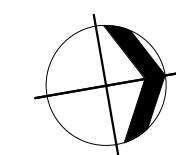
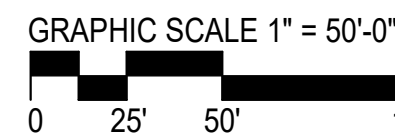


	Total Units	Cumulative Units/Acre
"RA6-15" Site Plan		
Pentagon City Sector Plan Base Density	2,636	72.0
4.1 Total Bonus Density	709	19.3
"RA6-15" Site Plan		
Pentagon City Sector Plan Maximum Density	5,493	150.0

Bonus Density to be earned through the Green Building Incentive Program and through ACZO Sec. 15.5.9

4.1 RiverHouse Neighborhood Proposed Density

	Units Existing	Units Proposed	GFA - Residential (Proposed)	GFA - Retail (Proposed)	GFA - Total (Proposed)
Existing RiverHouse					
James (Existing)	452	-	-	-	-
Potomac (Existing)	647	-	-	-	-
Ashley (Existing)	577	-	-	-	-
North Parcel (Torti Gallas + Partners)					
N1 - Multifamily	-	551	593,650	16,935	610,585
N2 - Multifamily	-	401	411,471	13,079	424,550
Central Parcel (BCT Architects)					
C1 - Multifamily	-	102	126,486	-	126,486
C2 - Senior Building	-	185	233,960	-	233,960
C3 - Condo Building	-	164	240,692	-	240,692
South Parcel (Hybrid Architects)					
Rental Townhomes	-	265	351,218	-	-
	1,676	1,668	1,957,477	30,014	1,636,273
Total Units:	3,344 units				
Density Overall:	91.3 units/acre				



4.1 SUBMISSION

RIVERHOUSE

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

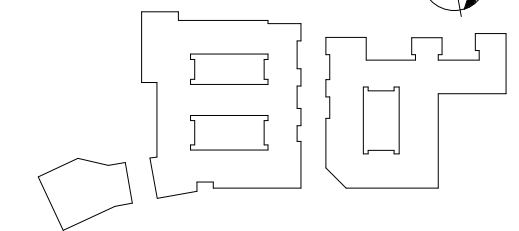
ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

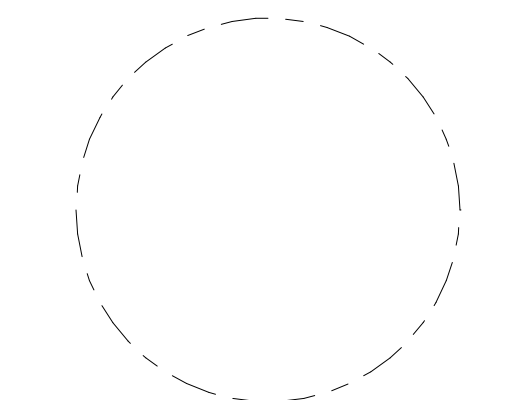


Issue

NO. DATE

Revisions

NO. DATE



Overall Density Tabulation

PRINCIPAL IN CHARGE
S.W.

PROJECT ARCHITECT
A.D.

DRAWN
A.D., S.C., M.K., J.C.

DATE
9.30.2022

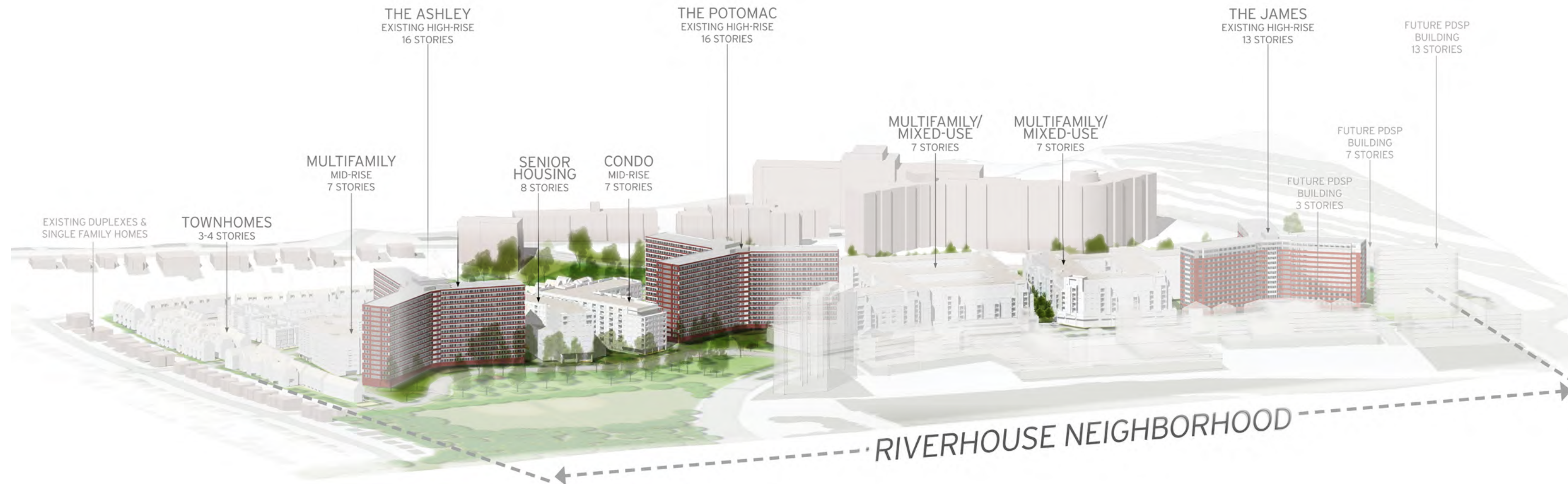
APPROVED
X.Y.

SCALE:
1" = 100'-0"

JOB NO.
RVH 21448.00

DRAWING NO.
G-104

LANDSCAPE ARCHITECTURE



October 18, 2022



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RIVERHOUSE NEIGHBORHOOD

Site Plan



October 18, 2022



HYBRID



BOHLER //



RIVERHOUSE NEIGHBORHOOD

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PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
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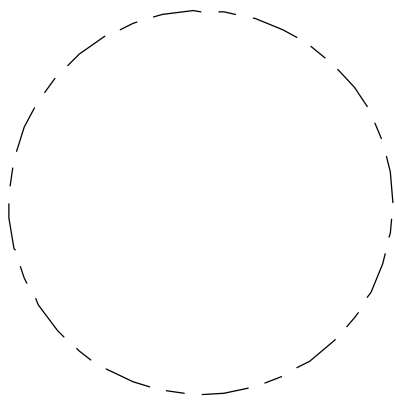
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue	
NO.	DATE

Revisions	
NO.	DATE



GREEN RIBBON
TYPICAL
SECTIONS

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 09/16/22	APPROVED S.B.
SCALE: NTS	JOB NO. 22-13-JBG-RIV

DRAWING NO.

L-3

4.1 SUBMISSION

SECTOR PLAN REFERENCES:

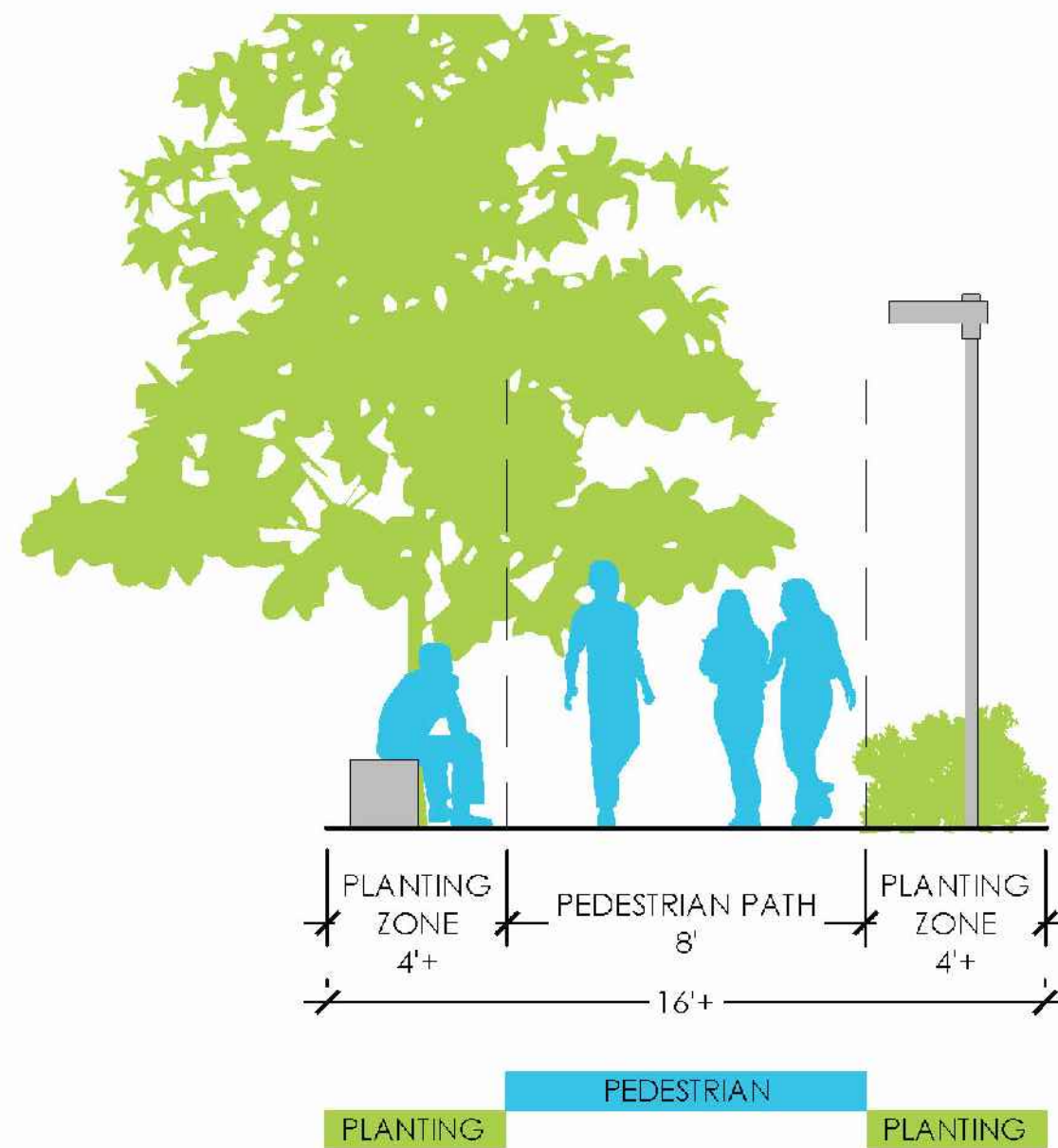
■ “At a typical width of at least 16 feet along the Green Ribbon,”
- PAGE 114

■ “The clear pedestrian path should have a width of 8 to 12 feet,”
- PAGE 112

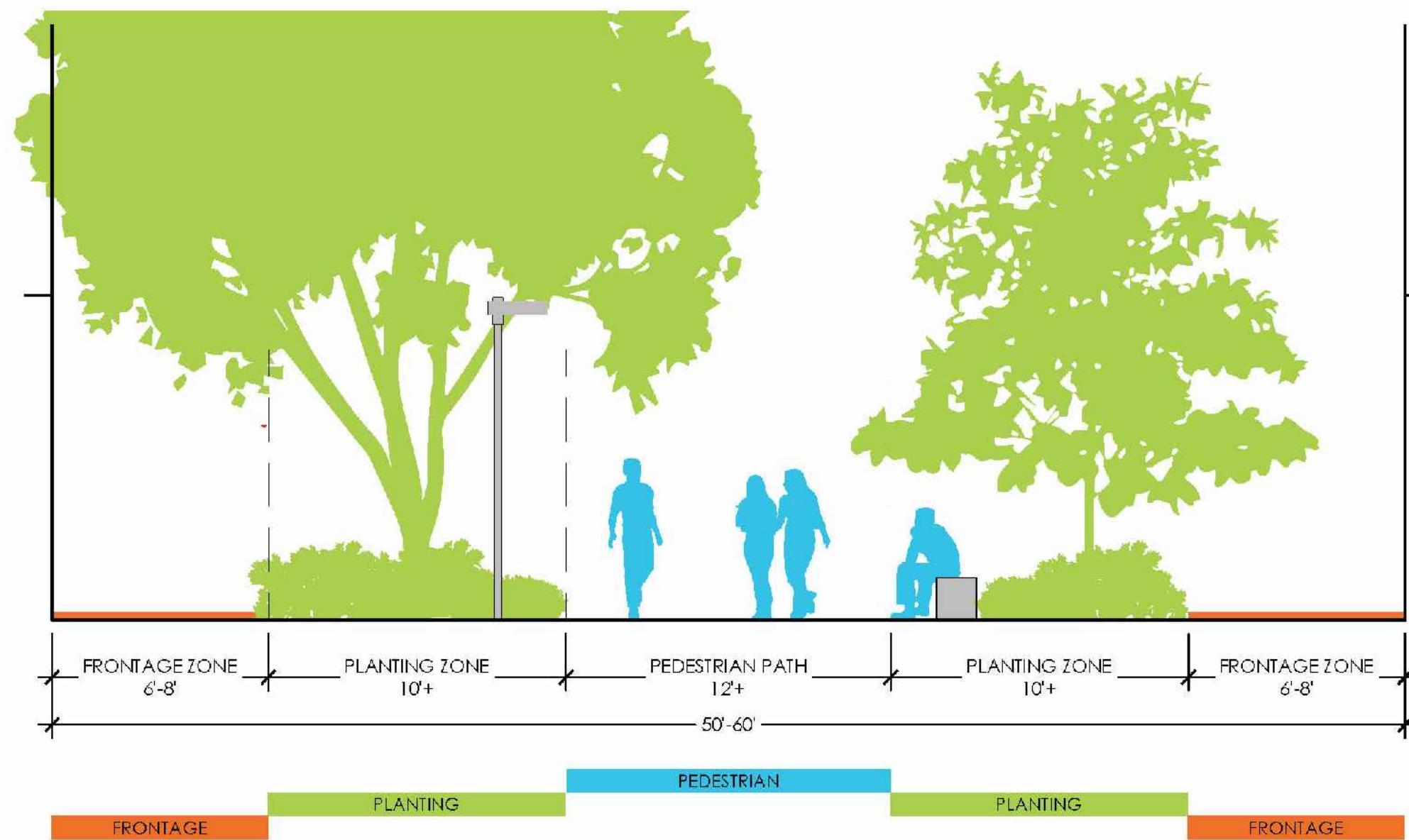
“Width varies; generally 4' to 10' ”

IN-GROUND PLANTING

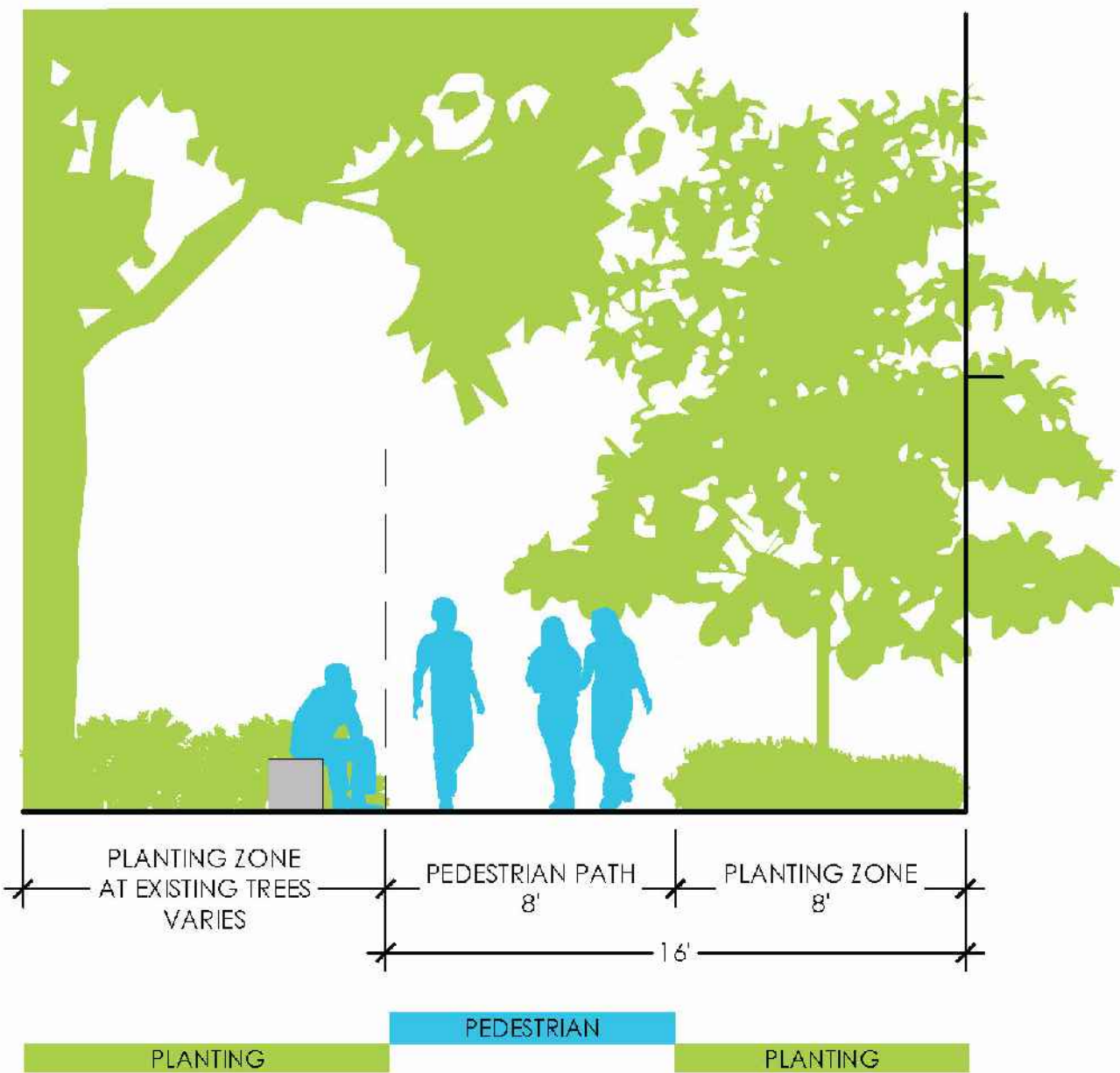
- PAGE 147



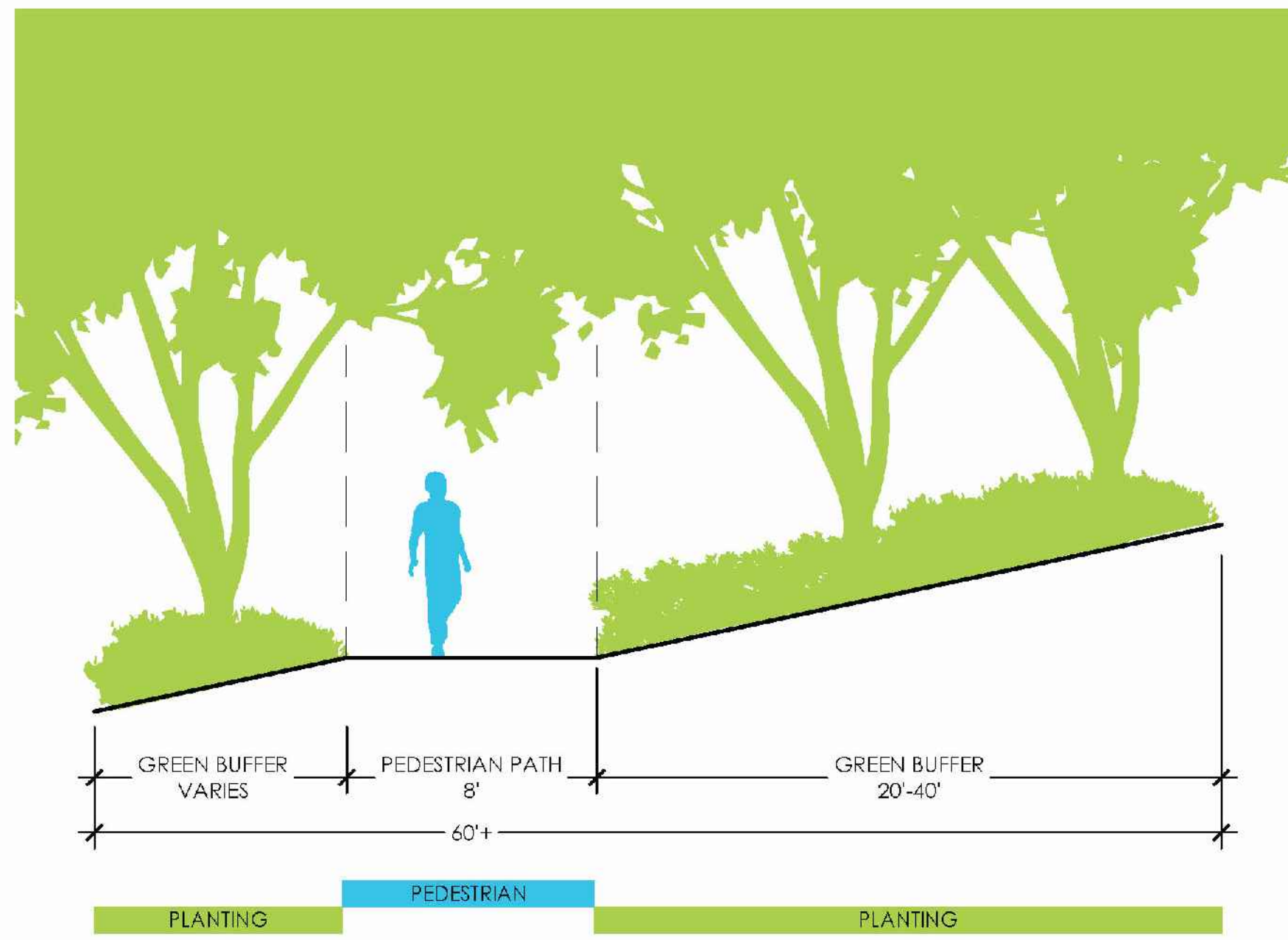
SECTOR PLAN - TYPICAL GREEN RIBBON



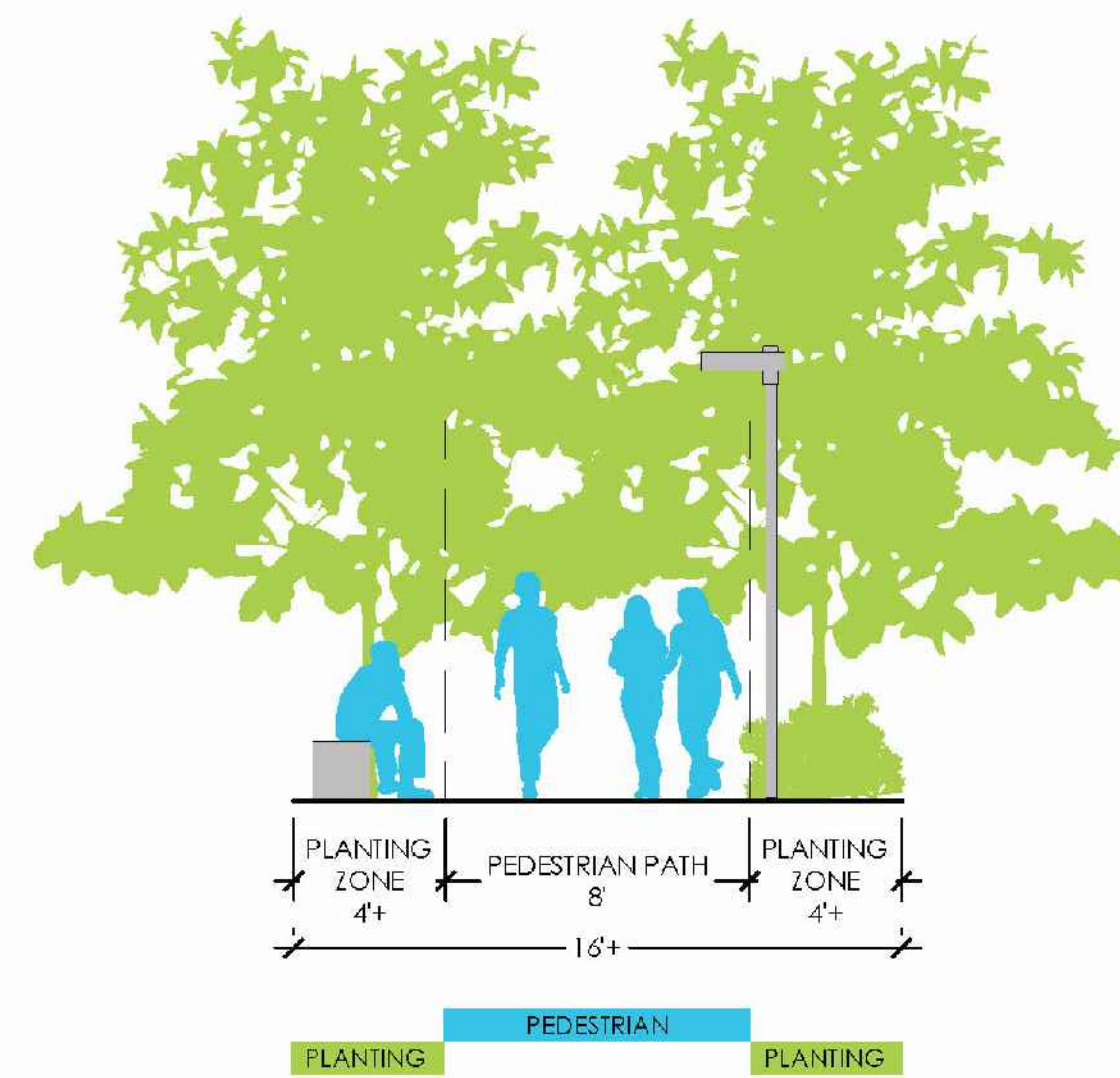
PROPOSED - PEDESTRIAN MEWS



PROPOSED - TRAIL CONNECTION



PROPOSED - WOODLAND GREENWAY

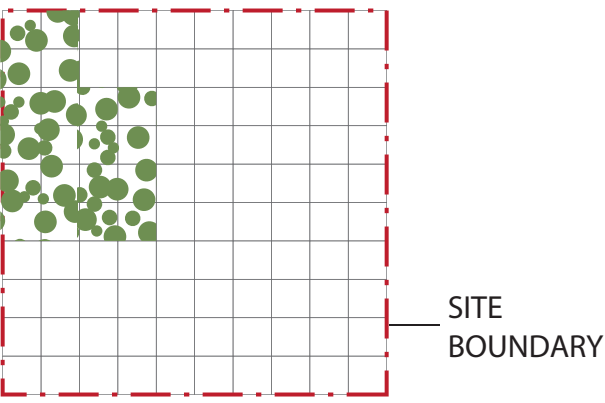


PROPOSED - SECONDARY PEDESTRIAN PATHWAYS

SITE VEGETATION COVERAGE - PDSP



TREE CANOPY
TOTAL CANOPY COVERAGE 20%

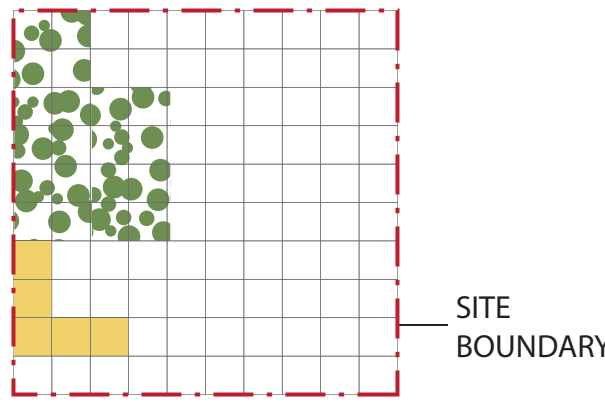


SECTOR PLAN REQUIREMENTS

PENTAGON CITY:	15%
RIVERHOUSE:	20%



AT- OR NEAR-GRADE VEGETATION
TOTAL VEGETATION COVERAGE 5%

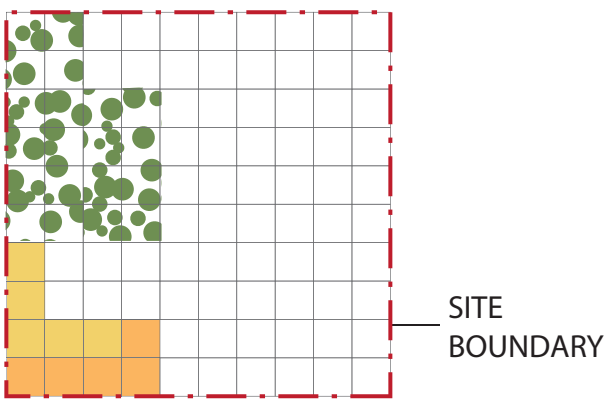


SECTOR PLAN REQUIREMENTS

PENTAGON CITY:	5%
RIVERHOUSE:	5%



ADDITIONAL VEGETATION
TOTAL VEGETATION COVERAGE 5%

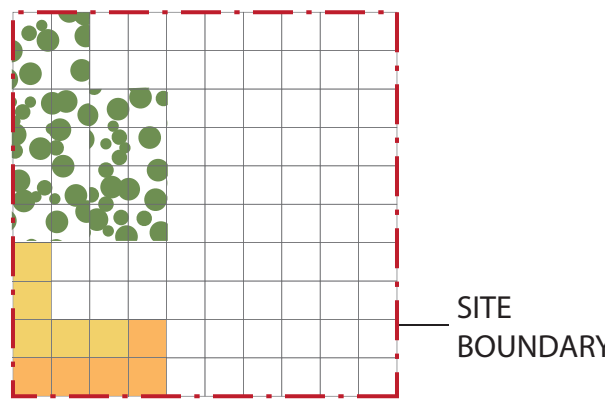


SECTOR PLAN REQUIREMENTS

PENTAGON CITY:	5%
RIVERHOUSE:	5%



TREE CANOPY AND VEGETATION
TOTAL VEGETATION COVERAGE 30%



SECTOR PLAN REQUIREMENTS

PENTAGON CITY:	25%
RIVERHOUSE:	30%

October 18, 2022

REPRESENTATIVE PLANT PALETTE



Nyssa sylvatica
Black Gum Tree



Ulmus americana 'Princeton'
American Elm



Quercus phellos
Willow Oak



Quercus bicolor 'American Dream'
Swamp White Oak



Clethra alnifolia 'Hummingbird'
Summersweet



Cornus sericea 'Arctic Fire'
Arctic Fire Dogwood



Itea virginica 'Henry's Garnet'
Virginia Sweetspire



Diervilla 'Kodiak Orange'
Kodiak Orange Honeysuckle



Schizachyrium scoparium 'The Blues'
Little Bluestem 'The Blues'



Symphyotrichum novae-angliae 'Purple Dome'
New England Aster



Carex stricta
Tussock sedge



Chelone glabra
White Turtlehead



Echinacea purpurea 'Magnus'
Purple Coneflower



Rhus aromatica 'Grow Low'
Fragrant Sumac



Chasmanthium latifolium
Northern Sea Oats



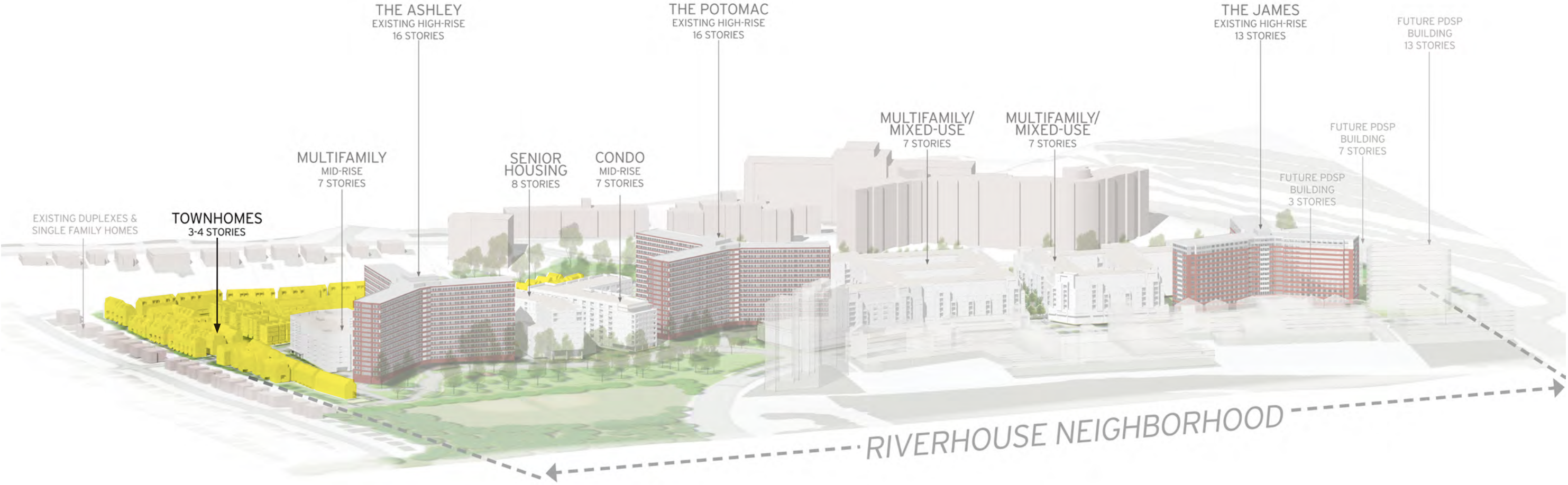
Rudbeckia fulgida 'Goldsturm'
Black-eyed Susan

October 18, 2022



RIVERHOUSE NEIGHBORHOOD

SOUTH PARCEL



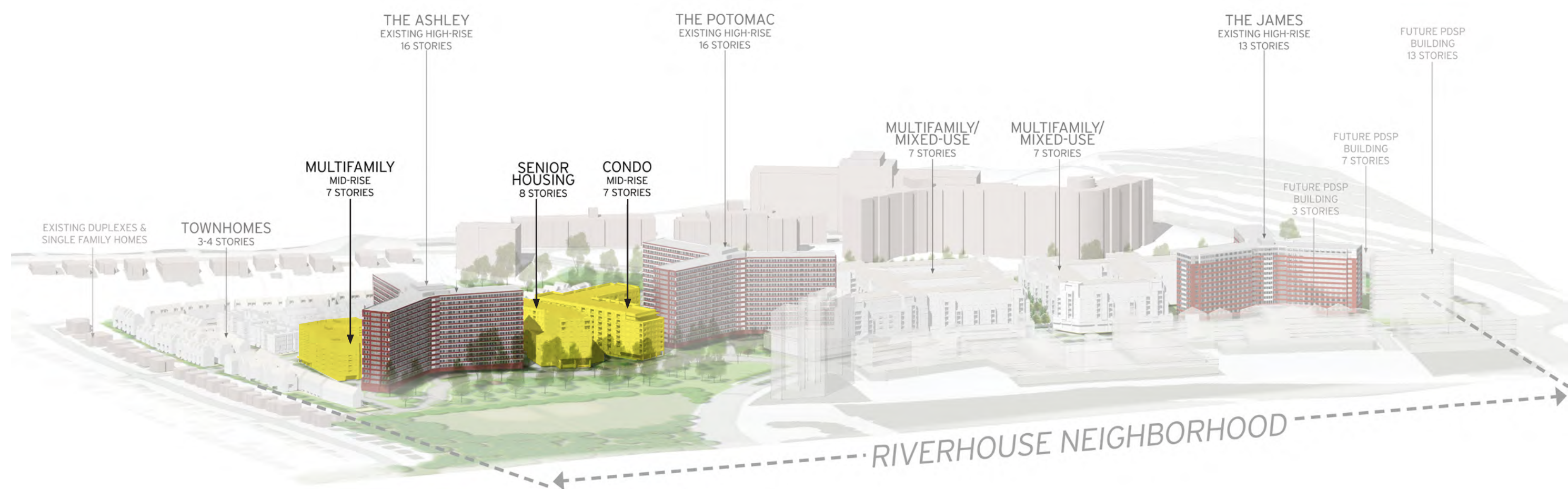
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RIVERHOUSE NEIGHBORHOOD



CENTRAL PARCEL



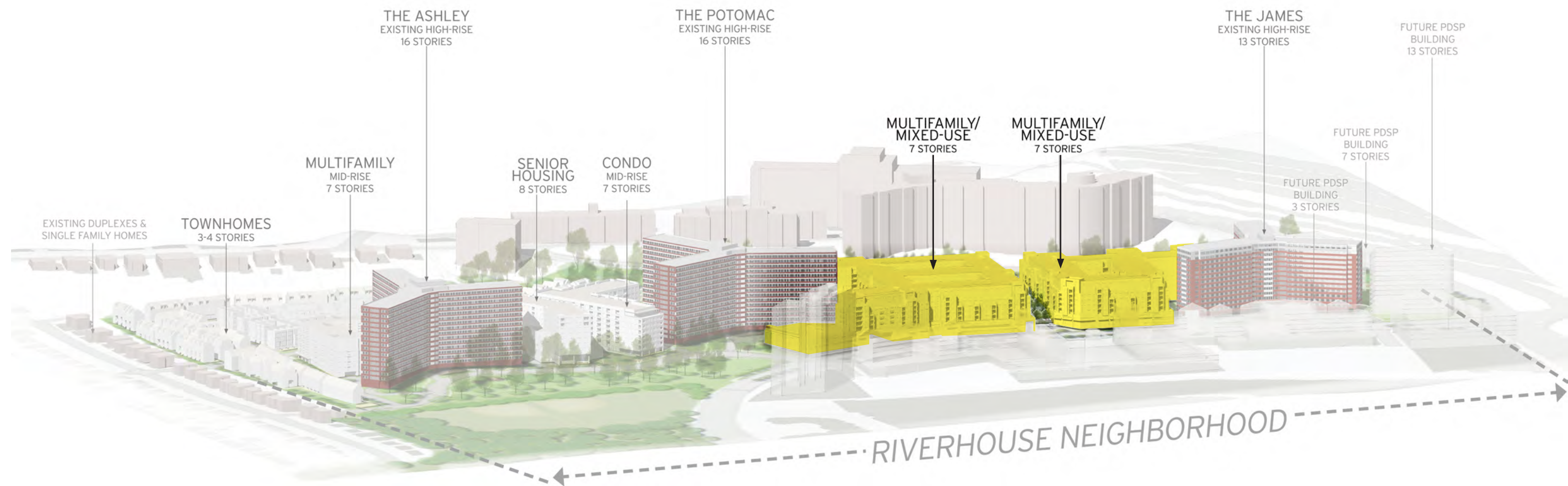
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RIVERHOUSE NEIGHBORHOOD



NORTH PARCEL

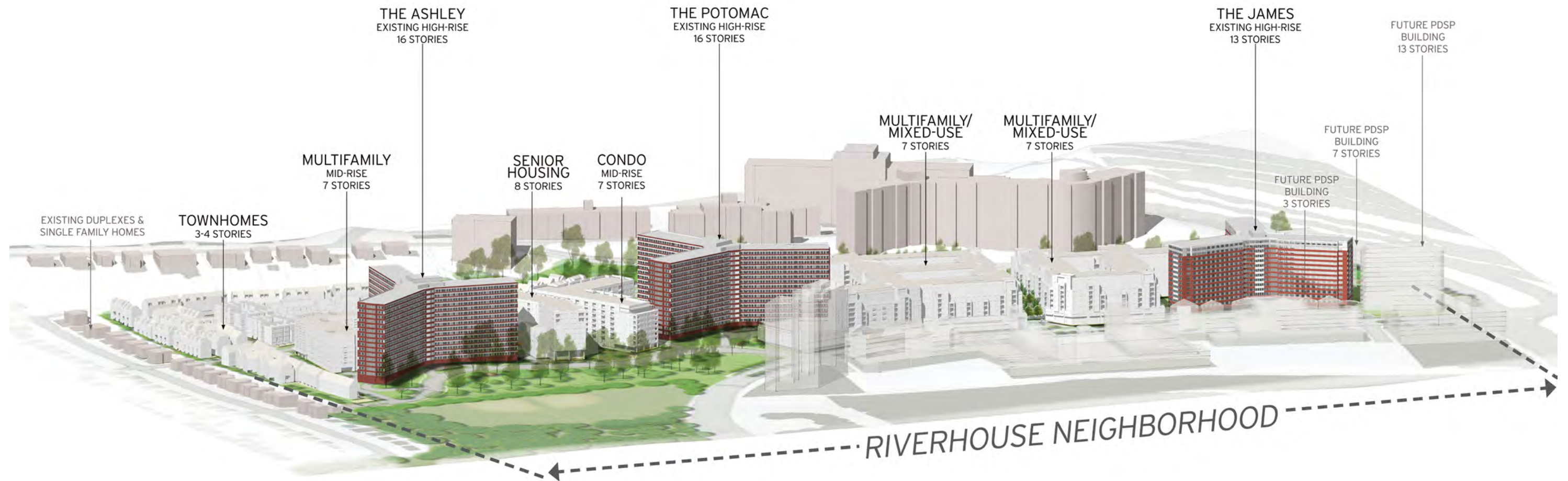


October 18, 2022



RIVERHOUSE NEIGHBORHOOD





RiverHouse Website:

<https://riverhouseneighborhood.com/>

Contact Info:

Riverhouseneighborhood@jbgsmith.com

(Goes to all 3 of us)

Matt - mginivan@jbgsmith.com

Faizan - fqureshi@jbgsmith.com

Grey - gfauvre@jbgsmith.com

Arlington SPRC Process:

<https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Planning-Commission/Site-Plan-Review-Committee>

Site Plan



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RIVERHOUSE NEIGHBORHOOD