

JBG SMITH

RiverHouse Phasing

April 2025



RiverHouse

Phasing Package | 3.2025

Anticipated Shorter-Term Phasing:

- Landbay S
 - Kent Street improvements.
 - All final Green Ribbon segment within LB S FSP boundaries running from Joyce Street along Kent Street to the 15th Street spur. See page 5.
 - Improved connectivity to the 15th Street Spur with lookouts and a view corridor to VHP.
 - Interim Connection East from Kent Street to Joyce Street. See Exhibit *Interim Connection East*.
- Building N1
 - Delivery of all of S Joyce up to Army Navy Dr.
 - This includes road diet and bike infrastructure for this segment. See Phasing Sheet *EXHB - 2*.
 - All final Green Ribbon segments within N1 FSP boundaries.
 - This includes the important connection running from Kent Street north through the open space between N1 and N2. See page 9.
 - Interim Green Ribbon connection from N1 to the N2 FSP area connecting the new N1 Green Ribbon to the existing path infrastructure at the northern end of the site to South Joyce Street and Army-Navy Drive. See page 9.
 - Open space between N1 and N2 up to N2 FSP boundary.
 - (Northern boundary of open space restrained due to existing active garage, within future N2 FSP, serving current residents and subject to loan.) See Exhibit *N1/N2 – Interim Condition*
- Building C1
 - Improvements that would typically be delivered with C1 have already been delivered with LB S.

Anticipated Longer-Term Phasing:

- Building N2
 - All final Green Ribbon segments within N2 FSP boundaries.
 - Open space between N1 and N2 on N2 FSP.
 - Dedication of James Park.
- First of Buildings C2 or C3
 - Virginia Highlands Park Expansion dedication to occur.
 - (This dedication is proposed at this phase because the land is subject to loan.)
 - All final Green Ribbon segments between Kent St. and South Joyce Street, completing the E/W Green Ribbon connection through LB C.
 - Realignment and Improvements to Southern/Little Joyce Street.
 - Existing Grace Murray Hopper Park vacation to occur.
- Building N3
 - All improvements in this area have been delivered.

LANDBAY S

RIVERHOUSE
NEIGHBORHOOD
PDSP

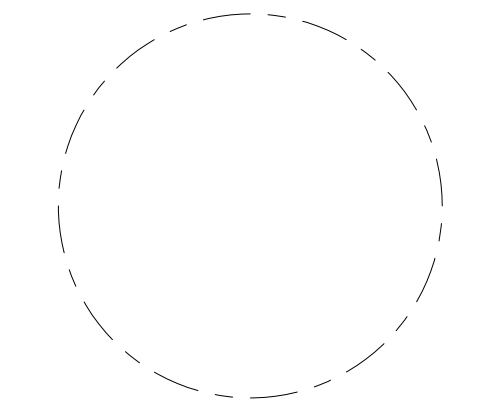
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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SUSTAINABILITY 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

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PHASING EXHIBIT
PHASE 1 —
LANDBAY S

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

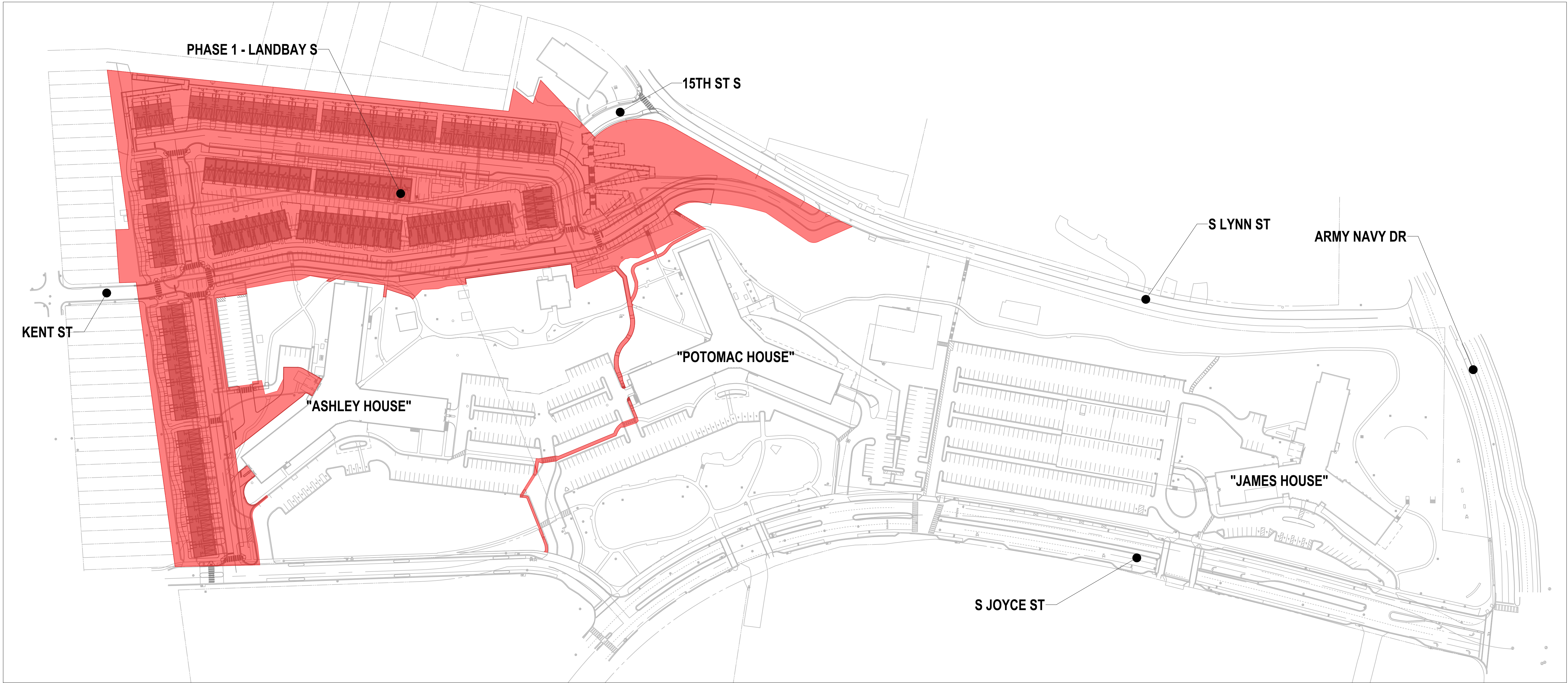
DATE
03/24/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

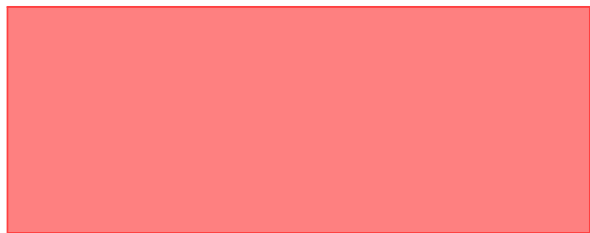
JOB NO.
DC1822502

DRAWING NO.
EXHB—1

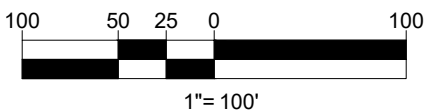
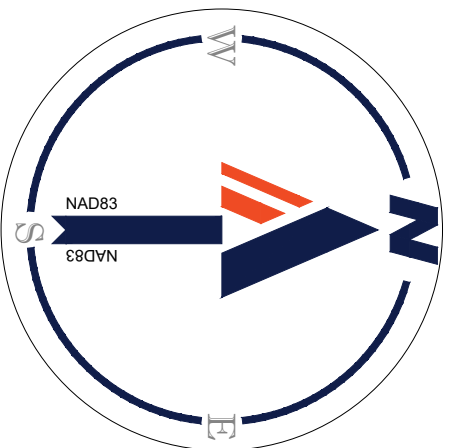


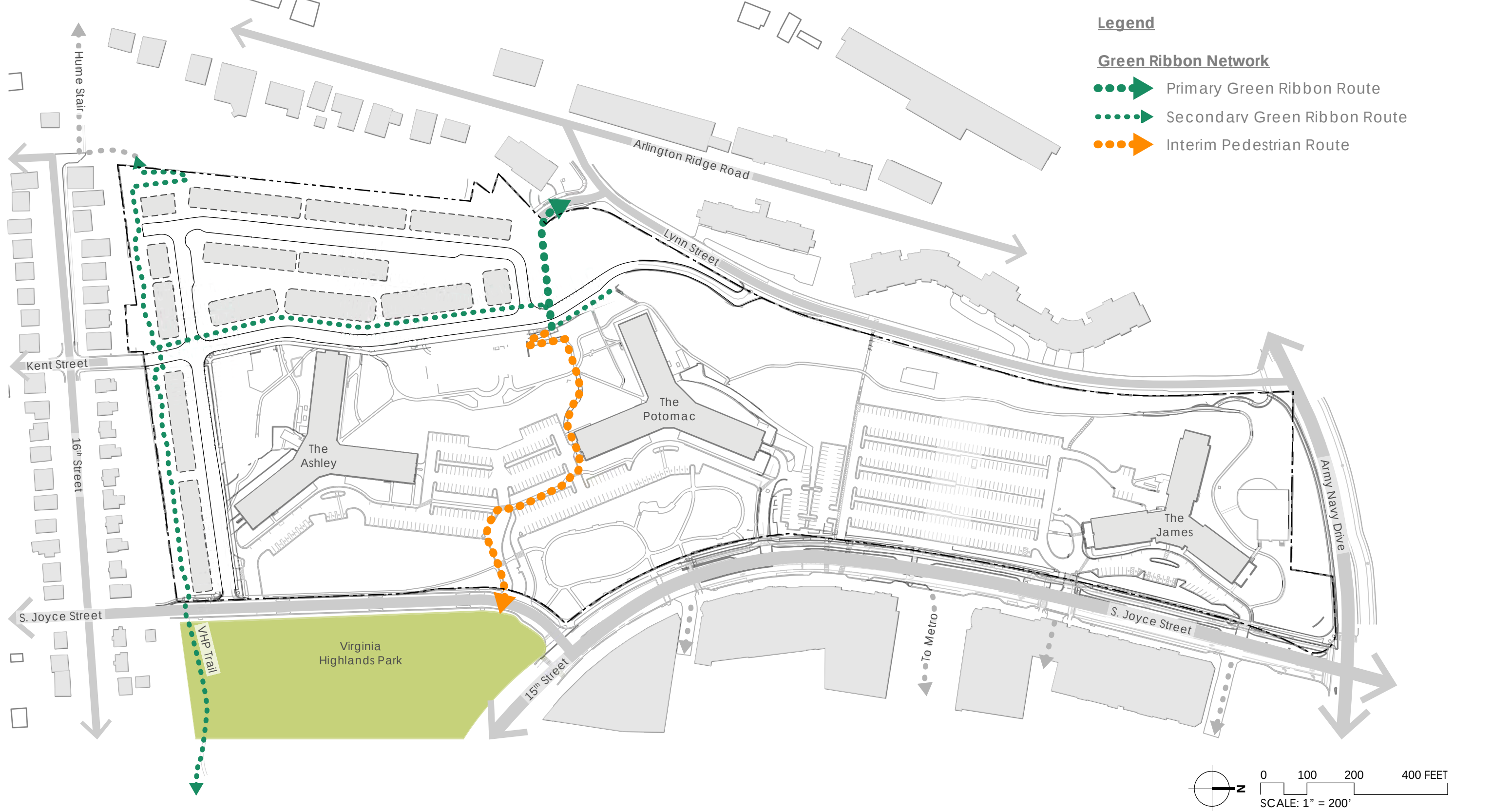
PHASE 1 - LANDBAY S

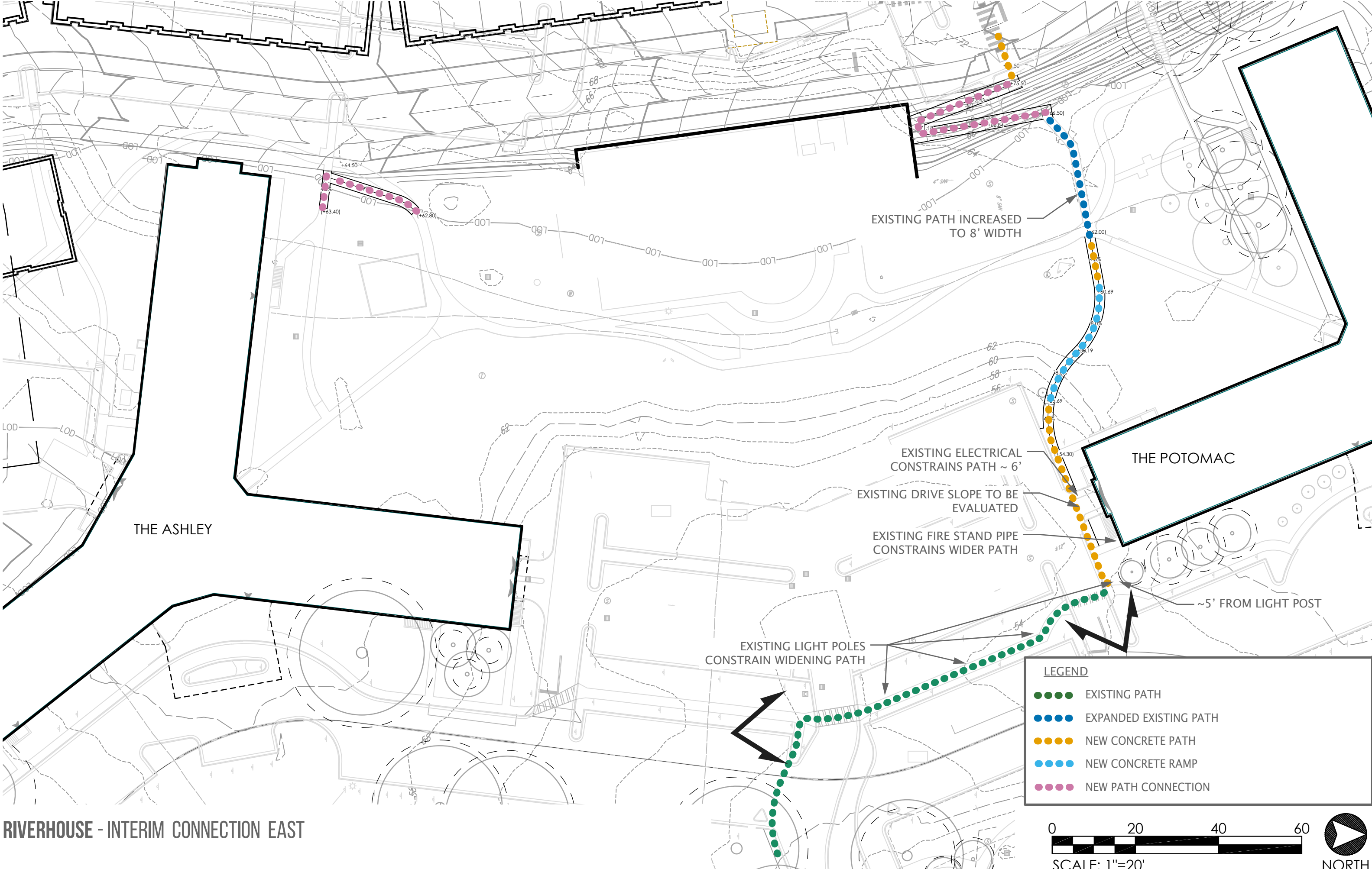
NARRATIVE:



- PHASE 1 - LANDBAY S
1. KENT STREET IMPROVEMENTS.
 2. ALL FINAL GREEN RIBBON SEGMENT WITHIN LB S FSP BOUNDARIES RUNNING FROM JOYCE STREET ALONG KENT STREET TO THE 15TH STREET SPUR.
 3. IMPROVED CONNECTIVITY TO THE 15TH STREET SPUR WITH LOOKOUTS AND A VIEW CORRIDOR TO VHP.
 4. INTERIM ACCESS PATH ON EXISTING PATHWAYS FROM KENT STREET TO JOYCE STREET.







RIVERHOUSE - INTERIM CONNECTION EAST

LEGEND

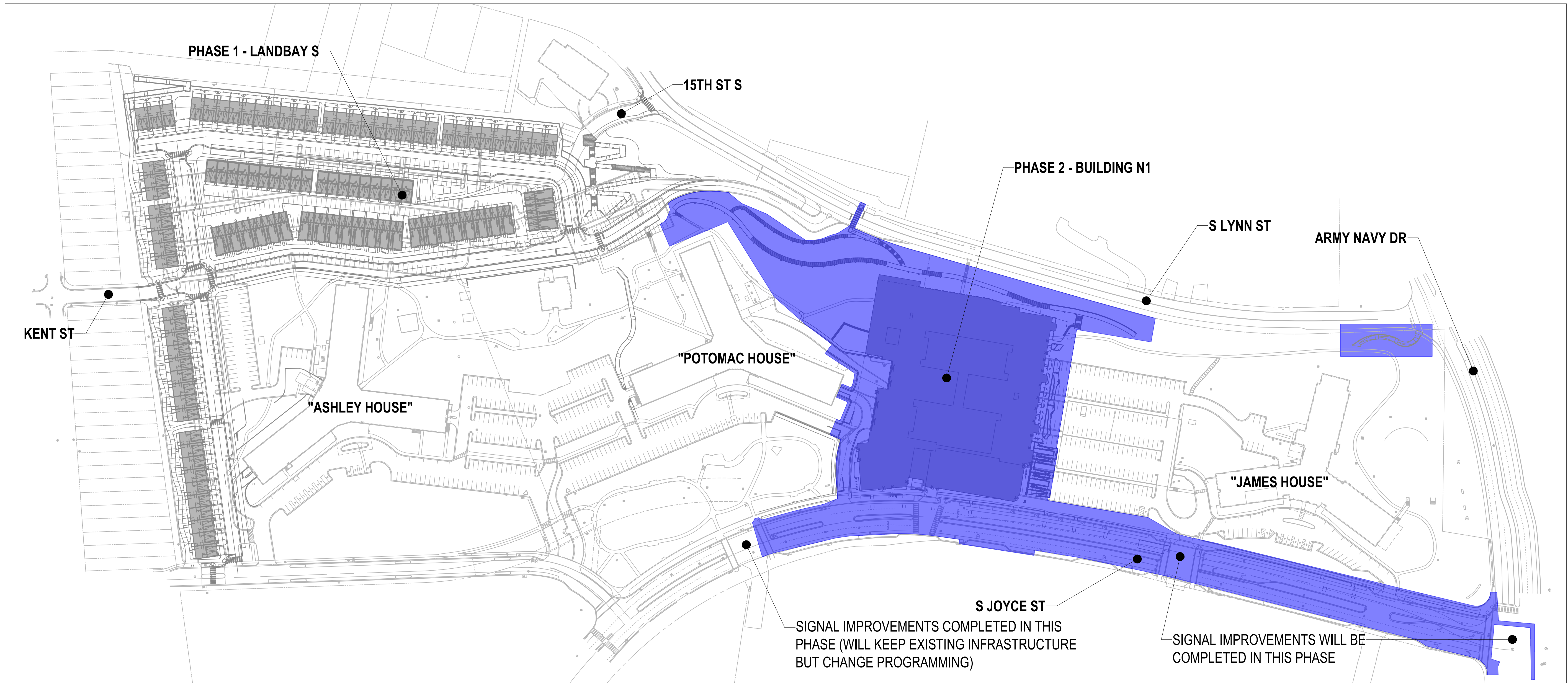
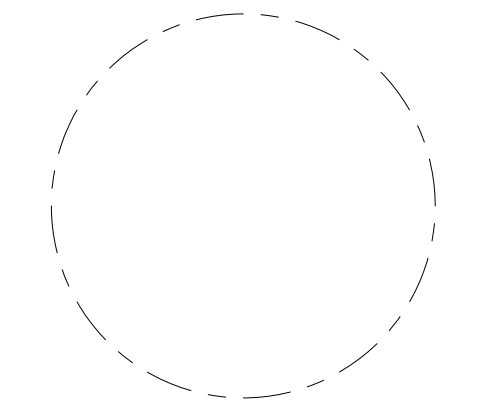
- ● ● ● EXISTING PATH
- ● ● ● EXPANDED EXISTING PATH
- ● ● ● NEW CONCRETE PATH
- ● ● ● NEW CONCRETE RAMP
- ● ● ● NEW PATH CONNECTION

0 20 40 60

SCALE: 1"=20'

 NORTH

BUILDING N1

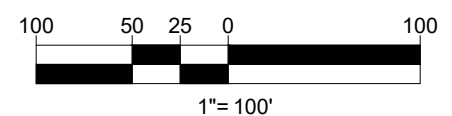
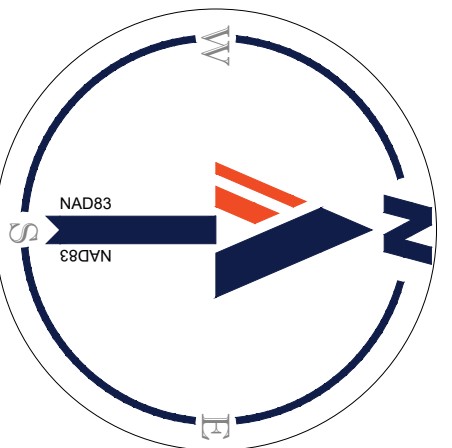


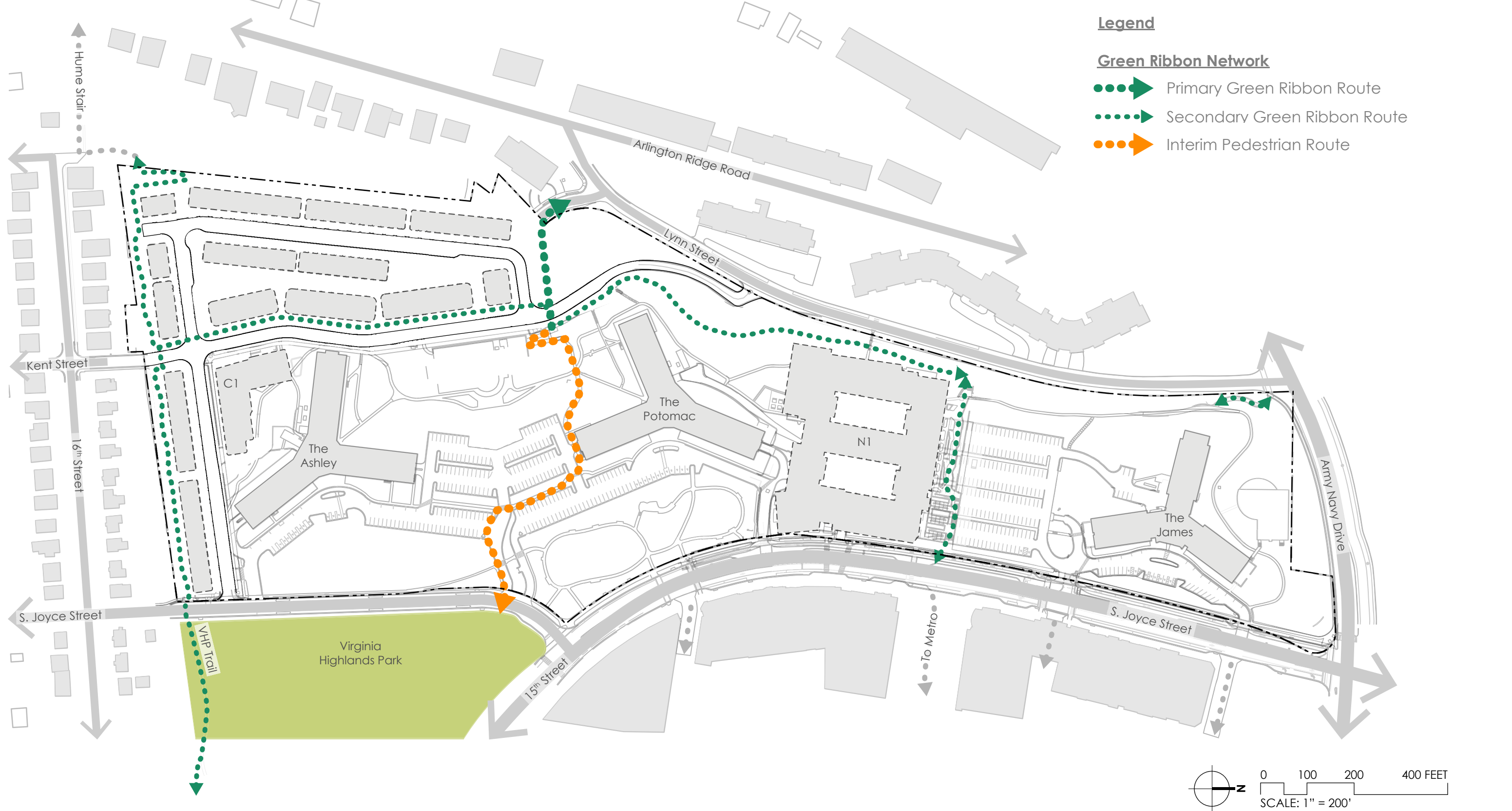
PHASE 2 - BUILDING N1

NARRATIVE:



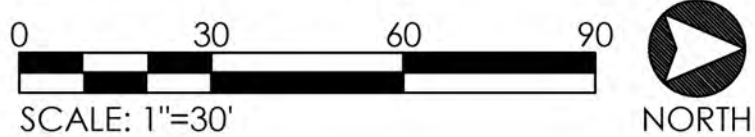
- PHASE 2 - BUILDING N1
- ALL OF S JOYCE UP TO ARMY NAVY DRIVE
 - THIS INCLUDES ROAD DIET AND BIKE INFRASTRUCTURE FOR THIS SEGMENT.
 - ALL FINAL N1 GREEN RIBBON SEGMENTS WITHIN N1 FSP BOUNDARIES.
 - THIS INCLUDES THE IMPORTANT CONNECTION RUNNING FROM KENT STREET NORTH THROUGH THE OPEN SPACE BETWEEN N1 AND N2.
 - INTERIM GREEN RIBBON CONNECTION FROM N1 TO THE N2 FSP AREA CONNECTING THE NEW N1 GREEN RIBBON TO THE EXISTING PATH INFRASTRUCTURE AT THE NORTHERN END OF THE SITE TO SOUTH JOYCE STREET AND ARMY-NAVY DRIVE.
 - OPEN SPACE BETWEEN N1 AND N2 UP TO N2 FSP BOUNDARY.
 - (NORTHERN BOUNDARY OF OPEN SPACE RESTRAINED DUE TO EXISTING ACTIVE GARAGE, WITHIN FUTURE N2 FSP, SERVING CURRENT RESIDENTS AND SUBJECT TO LOAN.)







RiverHouse
N1/N2 - Interim Condition
North - South Connection
Illustrative Park Exhibit



BUILDING C1

RIVERHOUSE
NEIGHBORHOOD
PDSP

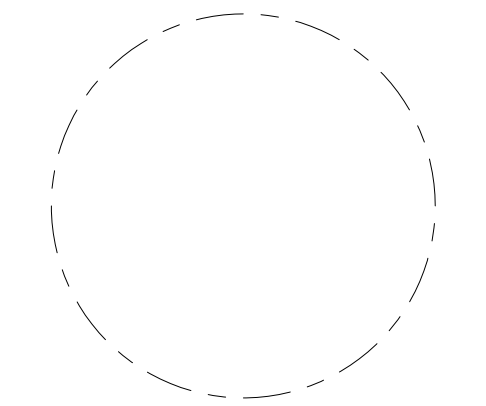
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Key Plan

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Revisions
NO. DATE

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PHASING EXHIBIT
PHASE 3 —
BUILDING C1

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

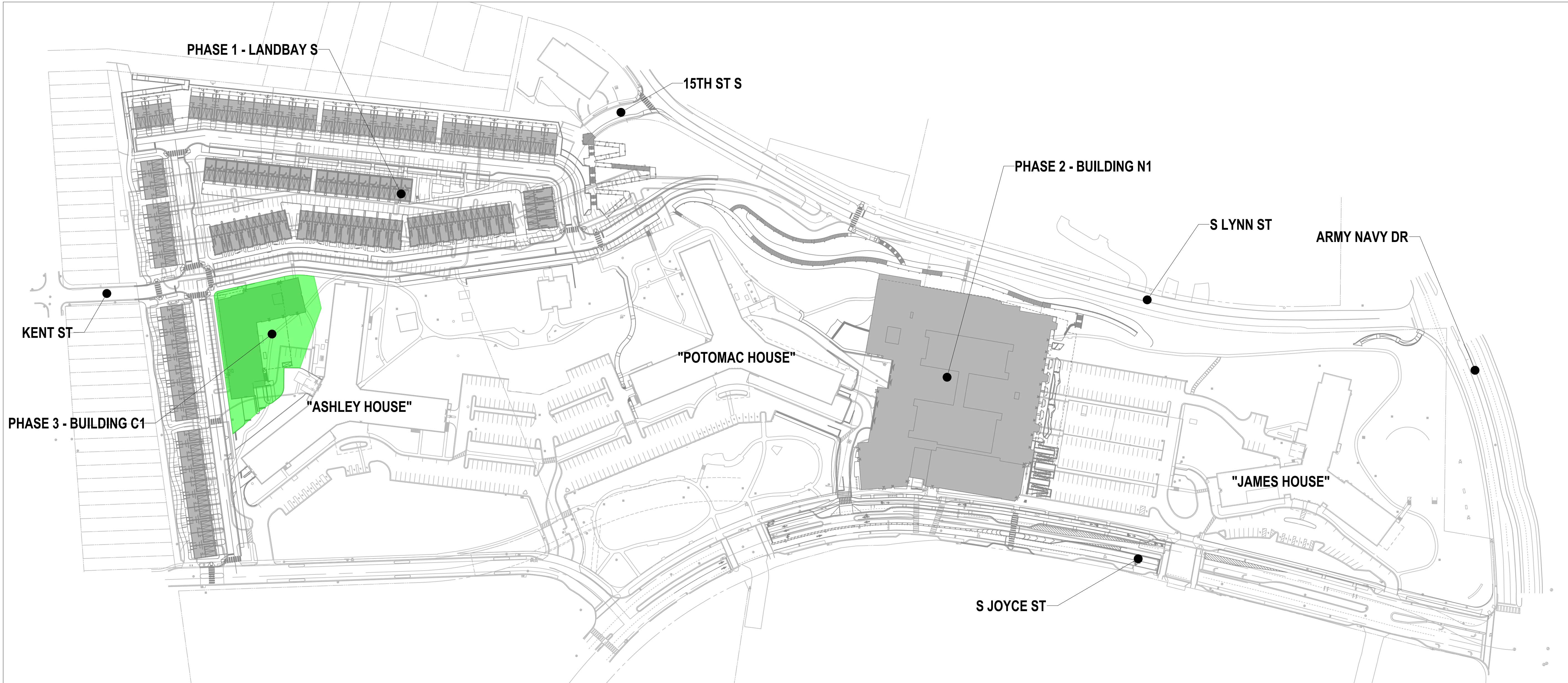
DATE
03/24/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
EXHB—3

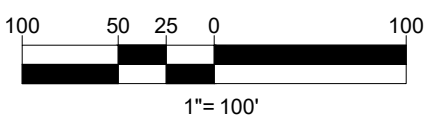
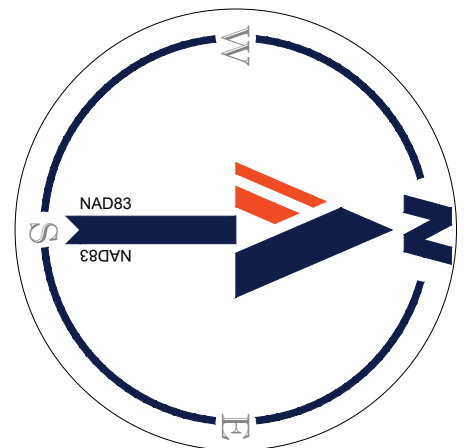


PHASE 3 - BUILDING C1

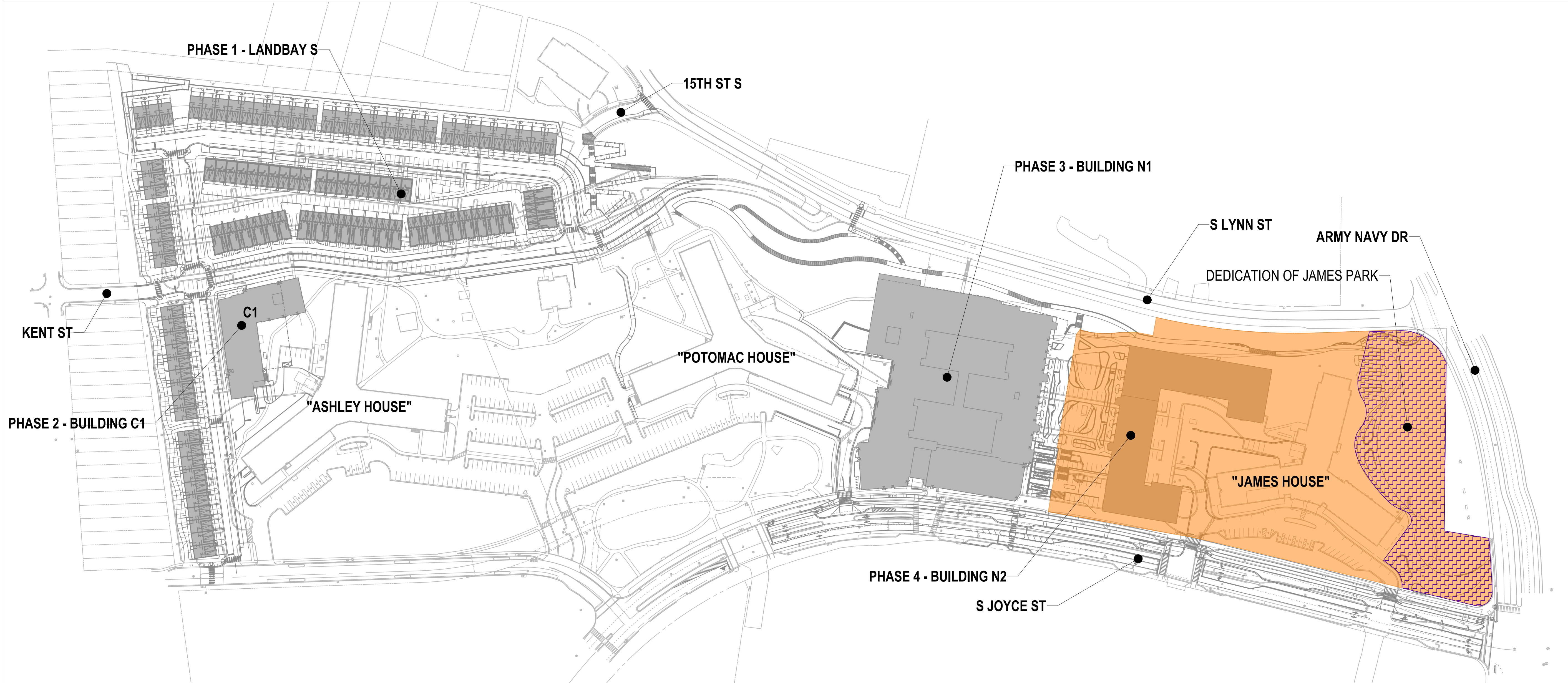
NARRATIVE:



- PHASE 3 - BUILDING C1
- IMPROVEMENTS THAT WOULD TYPICALLY BE DELIVERED WITH C1 HAVE ALREADY BEEN DELIVERED WITH LB S.



BUILDING N2

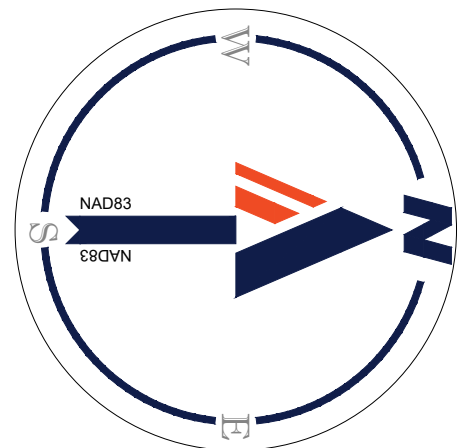


PHASE 4 - BUILDING N2

NARRATIVE:



- PHASE 4 - BUILDING N2
1. ALL FINAL GREEN RIBBON SEGMENTS WITHIN N2 FSP BOUNDARIES.
 2. OPEN SPACE BETWEEN N1 AND N2 ON N2 FSP.
 3. DEDICATION OF JAMES PARK.



RIVERHOUSE
NEIGHBORHOOD
PDSP

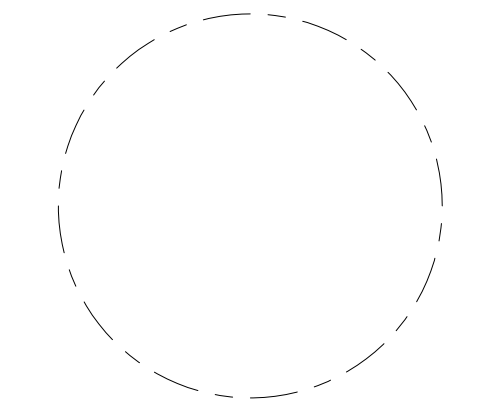
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Key Plan

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Revisions	NO.	DATE
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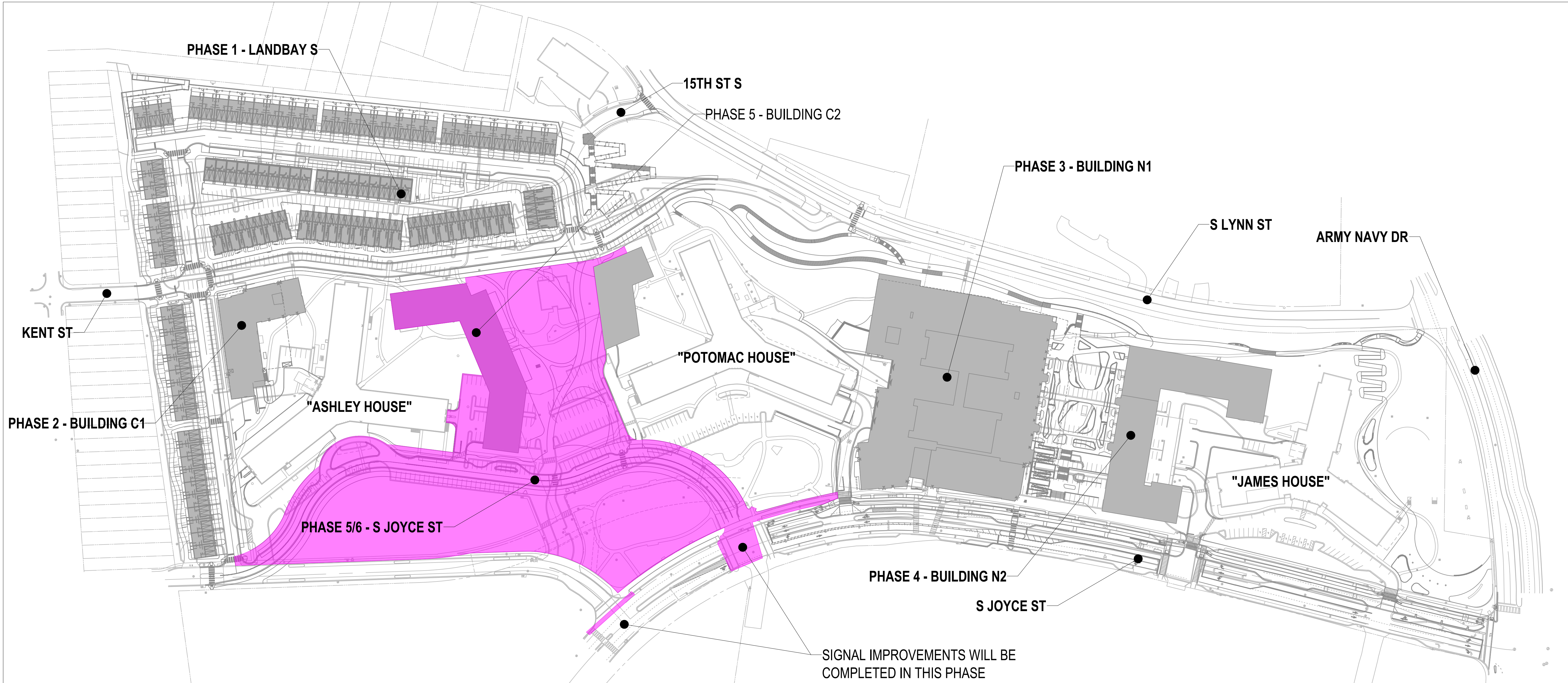


PHASING EXHIBIT
PHASE 4 –
BUILDING N2

ENGINEER IN CHARGE MO	PROJECT MANAGER CM
DRAWN MK, HG, DR, IL	DATE 03/24/2025
APPROVED CM, MO, SN	JOB NO. DC1822502

DRAWING NO.
EXHB-4

FIRST OF BUILDING C2 OR C3

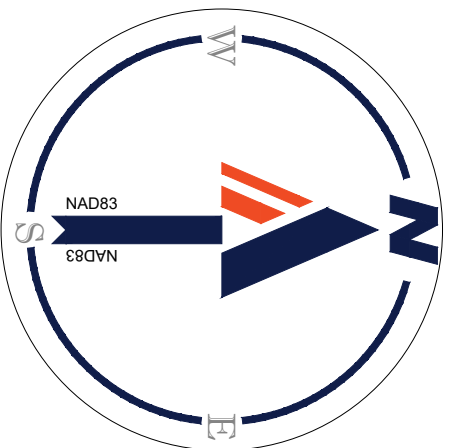


PHASE 5 - BUILDING C2

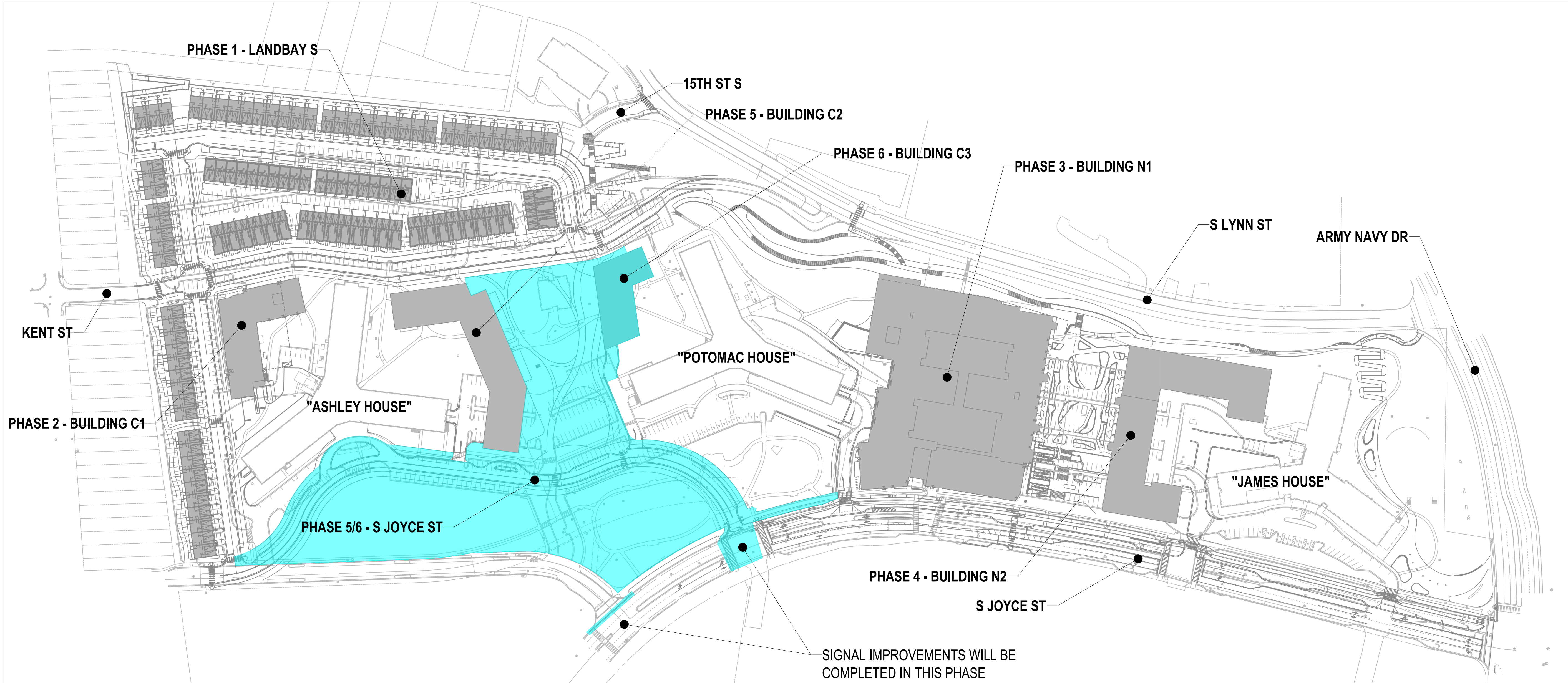
NARRATIVE:



- PHASE 5 - BUILDING C2
- FIRST OF BUILDINGS C2 OR C3
 - VIRGINIA HIGHLANDS PARK EXPANSION DEDICATION TO OCCUR.
 - (THIS DEDICATION IS PROPOSED AT THIS PHASE BECAUSE THE LAND IS SUBJECT TO LOAN.)
 - ALL FINAL GREEN RIBBON SEGMENTS BETWEEN KENT ST. AND SOUTH JOYCE ST., COMPLETING THE E/W GREEN RIBBON CONNECTION THROUGH LB C.
 - REALIGNMENT AND IMPROVEMENTS TO SOUTHERN/LITTLE JOYCE STREET.
 - EXISTING GRACE MURRAY HOPPER PARK VACATION TO OCCUR.



1"= 100'

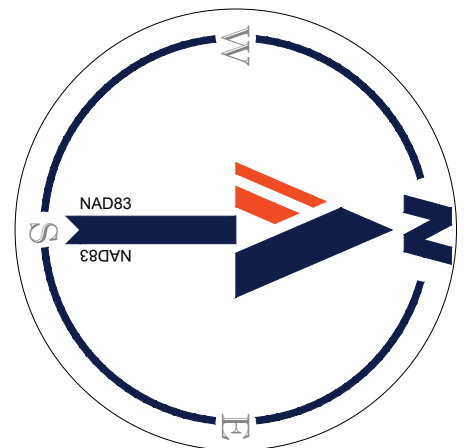


PHASE 6 - BUILDING C3

NARRATIVE:



- PHASE 6 - BUILDING C3
- FIRST OF BUILDINGS C2 OR C3
 - VIRGINIA HIGHLANDS PARK EXPANSION DEDICATION TO OCCUR.
 - (THIS DEDICATION IS PROPOSED AT THIS PHASE BECAUSE THE LAND IS SUBJECT TO LOAN.)
 - ALL FINAL GREEN RIBBON SEGMENTS BETWEEN KENT ST. AND SOUTH JOYCE ST., COMPLETING THE E/W GREEN RIBBON CONNECTION THROUGH LB C.
 - REALIGNMENT AND IMPROVEMENTS TO SOUTHERN/LITTLE JOYCE STREET.
 - EXISTING GRACE MURRAY HOPPER PARK VACATION TO OCCUR.



1"= 100'

BUILDING N3

