

January 20, 2023

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Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Statement of Justification Letter – RiverHouse Neighborhood (Land Bay C)
Property: 1400 and 1600 S Joyce Street (RPCs #35-010-032 and -033)
Owner/Applicant: Ashley House Residential, L.L.C. and Potomac House Residential, L.L.C.

Dear Ms. Vonhm:

This firm represents James House Residential, L.L.C. and Potomac House Residential, L.L.C. (the “Applicant”), all affiliates of JBG Smith and title owners of 1400 and 1600 S Joyce Street (together, the “Property”). On behalf of the Applicant, please accept this letter as a statement of justification for a new Site Plan for Land Bay C of the RiverHouse Neighborhood. In the future, the Applicant will apply for a new Site Plan for Land Bays F, N, and S separately.

Current Conditions

The Property, known as RiverHouse, is currently improved with three residential buildings built in the 1960s: James House, Potomac House, and Ashley House. James House has 452 dwelling units Ashley House has 647, and Potomac House has 577. Additionally, James House has 1,330 sf of retail space. The Property consists of three parcels with an aggregate site area of approximately 1,595,203 square feet (36.62 acres). Most of the site area – 1,545,468 square feet – is zoned to the RA6-15 Zoning District. Smaller areas – 46,903 and 2,832 square feet – are zoned to the C-O-2.5 and R2-7 Zoning Districts, respectively. No site plan has been approved for the Property.

The Property is located within the boundaries of the recently approved Pentagon City Sector Plan (the “Sector Plan”).

Proposed Development

Land Bay C is located on the central portion of the Property, south of Land Bay N. It includes the existing Ashley House building. Within Land Bay C, the Applicant proposes three different

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housing types: a condominium building, a senior building with independent, assisted, and memory care living facilities, and a multifamily building. These seven and eight-story buildings will rise to approximately 88, 97, and 82 feet, respectively. They will provide a total of approximately 451 units (164, 185, and 102, respectively).

Land Bay C will also include:

- Forested spaces and walking trails that will be part of the “Green Ribbon” network envisioned by the Pentagon City Sector Plan;
- Preserved and restored tree canopy; and
- New access ways to connect the RiverHouse Neighborhood internally and with the larger Pentagon City area.

As discussed in the Sector Plan, the Applicant will seek Phased Development Site Plan approval for the future development of the rest of the Property and for the gradual implementation of community benefits through a separate application.

Summary

To facilitate the RiverHouse Neighborhood’s redevelopment, the Applicant is hereby applying for a new Special Exception Site Plan for Land Bay C. Concurrently with this application, the Applicant is applying for a Phased Development Site Plan and to rezone the R2-7 and C-O-2.5 portions of the Property to the RA6-15 Zoning District.

Thank you for your consideration of this request and please do not hesitate to contact me with any questions. As always, thank you for your attention to this matter.

Sincerely,



Kedrick N. Whitmore

cc Matt Ginivan
Faizan Qureshi
Greydon Fauvre
Maura Ikhara
Alexaida Collet Echevarría