

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 N)
Property: 1111 Army Navy Drive and 1400 S Joyce Street (RPCs #35-010-023 and -032)
Owner/Applicant: James 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 1111 Army Navy Drive and 1400 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 N of the RiverHouse Neighborhood. In the future, the Applicant will apply for a new Site Plan for Land Bays F, C, 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 N is located on the northern two parcels of the Property – south of James House and inclusive of Potomac House. Within Land Bay N, the Applicant proposes two new multifamily

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residential buildings with ground floor retail. The two proposed seven-story buildings rise to a height of 80 feet and provide a total of 952 units (551 and 401, respectively) in addition to the 647 existing units at Potomac House. Retail will front Joyce Street to create a more effective transition between the RiverHouse Neighborhood and the mixed-use Pentagon Row site.

Land Bay N 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 N. 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