

January 20, 2023

Kedrick N. Whitmore

T 703.905.1514  
F 703.821.8949  
KNWhitmore@Venable.com

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

**Re:** Statement of Justification Letter – RiverHouse Neighborhood (Land Bay S)  
**Property:** 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 RPCs 35-010-032 and -033 (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 S of the RiverHouse Neighborhood. In the future, the Applicant will apply for a new Site Plan for Land Bays C, F, and N 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 S is located on the southern portion of the Property, wrapping around Land Bay C and connecting to the Aurora Highlands and Arlington Ridge neighborhoods. Within Land Bay S,

Arlova Vohnm  
January 20, 2023  
Page 2

the Applicant proposes a multifamily development of approximately 265 three and four-story townhouses geared towards family living. The townhouses will include four different models with varied scales, roof heights, and fenestration to elevate visual appeal at the street level. Consistent with the Sector Plan recommendation to limit height in this area, the townhouses will provide a suitable transition to Aurora Highlands and Arlington Ridge.

Land Bay S 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 S. 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 Ikharo

Arlova Vohnm  
January 20, 2023  
Page 3

Alexaida Collet Echevarría