

January 9, 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**  
**Property: 1111 Army Navy Drive and 1400 & 1600 S Joyce Street (RPCs #35-010-023, -032, and -033)**  
**Owner/Applicant: James House Residential, L.L.C., Potomac House Residential, L.L.C., and Ashley House Residential, L.L.C.**

Dear Ms. Vonhm:

This firm represents James House Residential, L.L.C., Potomac House Residential, L.L.C., and Ashley House Residential, L.L.C. (the “Applicant”), all affiliates of JBG Smith and title owners of 1111 Army Navy Drive and 1400 & 1600 S Joyce Street (together, the “Property”). On behalf of the Applicant, please accept this letter as a statement of justification for a new Phased Development Site Plan for the RiverHouse Neighborhood.

### **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”).

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## **Proposed Development**

The proposed development consists of approximately 2,277,077 square feet of new residential GFA and approximately 27,759 square feet of new commercial GFA in four land bays: F, N, C, and S.

Land Bay F is located on the northernmost portion of the Property and includes the existing James House building. There, the Applicant proposes two new multifamily residential buildings and an amenity building for residents. The thirteen and seven-story residential buildings will provide approximately 316 units (210 and 106, respectively).

Land Bay N is located south of Land Bay F and includes the existing Potomac House building. There, the Applicant proposes two new multifamily residential buildings with ground floor retail. The two proposed seven-story buildings will rise to a height of 80 feet and provide a total of approximately 952 units (551 and 401, respectively). Retail will front Joyce Street to create a more effective transition between the RiverHouse Neighborhood and the mixed-use Pentagon Row site.

Land Bay C is located on the central portion of the Property, south of Land Bay N. It includes the existing Ashley House building. There, the Applicant proposes three different 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 84 feet, respectively. They will provide a total of approximately 451 units (102, 185, and 164, respectively).

Finally, 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. There, the Applicant proposes a multifamily development of approximately 265 three and four-story townhouse-styled residences 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.

In total, the Applicant's current proposal will result in 1,963 residential units in addition to the 1,676 existing units at James, Ashley, and Potomac House.

The proposed development will also include:

- Public parks, 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

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- An expansion of Virginia Highlands Park as envisioned in the Pentagon City Sector Plan, including dedication of site area that can accommodate potential future public facilities.

The Applicant's proposal will complete the Joyce Street realignment as shown in the Sector Plan, as well as new access ways to connect the RiverHouse Neighborhood internally and with the larger Pentagon City area. This will also include a new two-way protected cycle track on Joyce Street.

### **Summary**

To facilitate the RiverHouse Neighborhood's redevelopment, the Applicant is hereby applying for a new Phased Development Site Plan. Concurrently with this application, the Applicant is applying for a new Site Plan for Land Bay N and for rezoning of the R2-7 and C-O-2.5 portions of the Property to the RA6-15 Zoning District. In the near future, the Applicant will also apply for a new Site Plan for Land Bays C and S.

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 Echevarria