



JBG SMITH

RiverHouse Neighborhood

Community Kickoff: July 26th, 2023



GUIDING PRINCIPLES

RiverHouse will Embrace and Enrich the Neighborhood



Faizan Qureshi
JBG SMITH

Listen & Engage



Mix of Heights



Diversity of Housing



Accessible Connections



Stoop Culture



Forested Spaces



**Neighborhood Goods
& Services**



**Demonstrate
Sustainability**



MASTER PLANNING

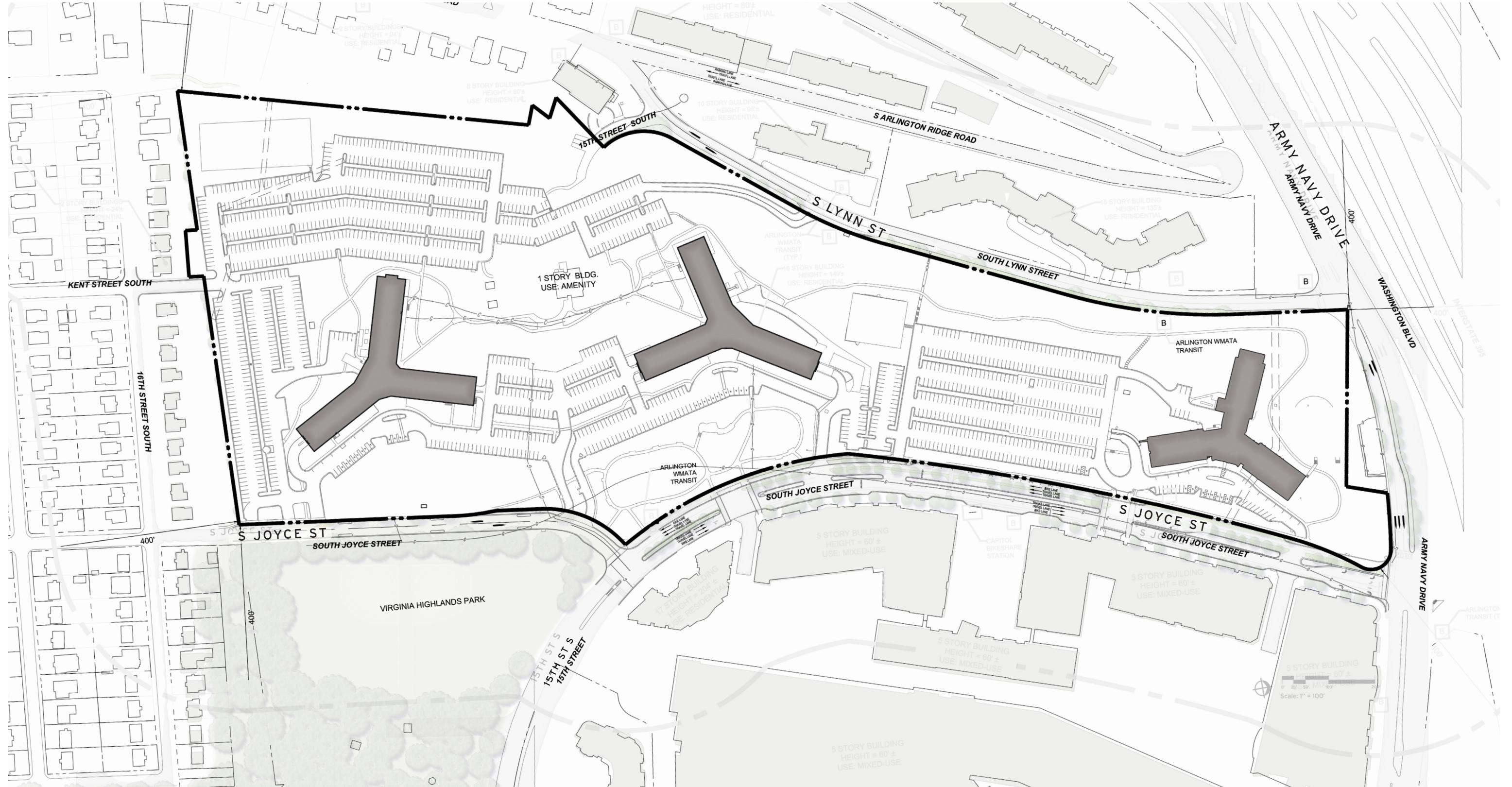


**TORTI
GALLAS +
PARTNERS**



RIVERHOUSE NEIGHBORHOOD

SITE PLAN



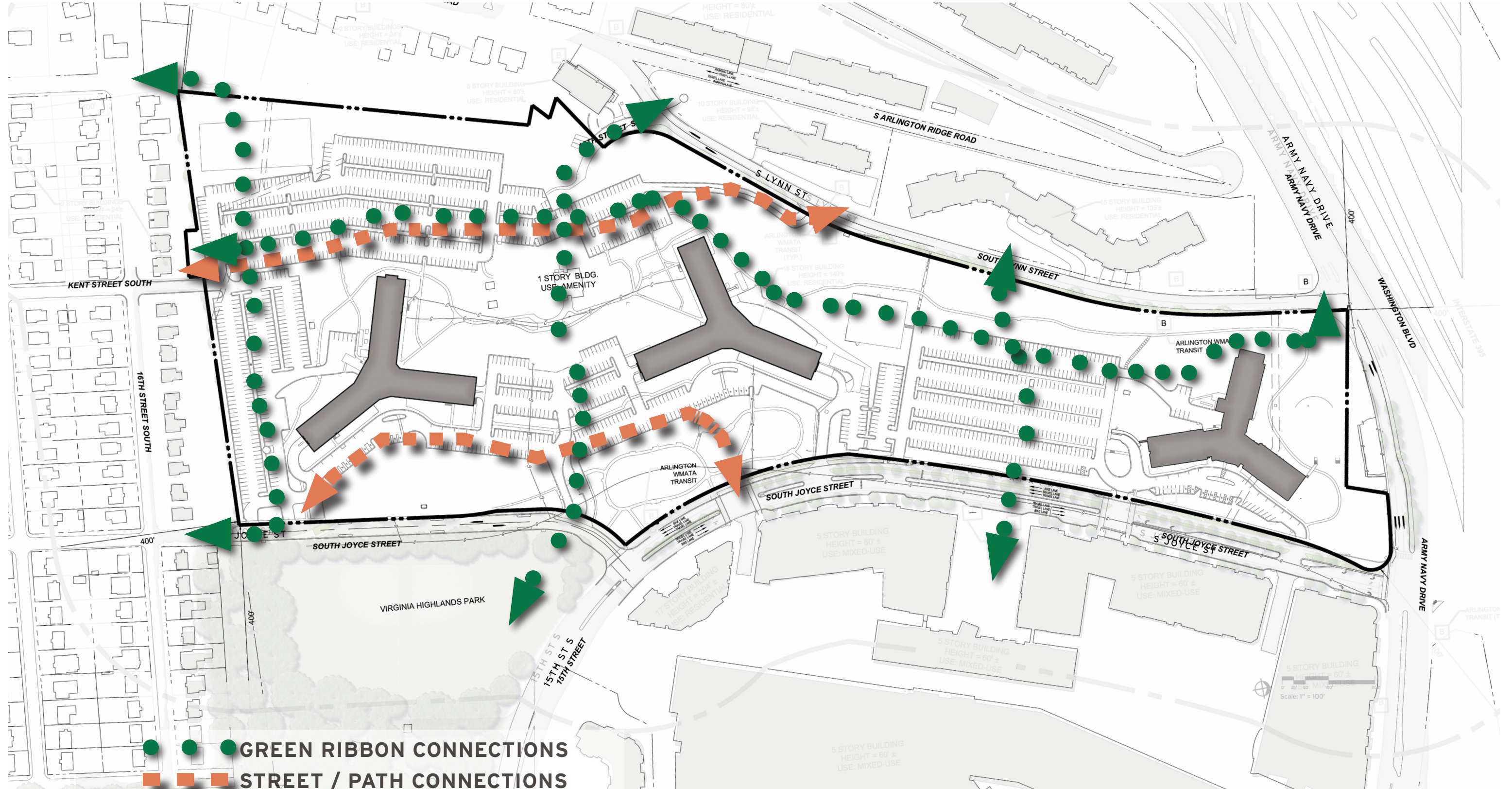
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RIVERHOUSE NEIGHBORHOOD

PRIMARY CONNECTIONS

RIVERHOUSE NEIGHBORHOOD



- GREEN RIBBON CONNECTIONS
- - - STREET / PATH CONNECTIONS

PRIMARY CONNECTIONS & OPEN SPACE

RIVERHOUSE NEIGHBORHOOD



SCULPTING THE EDGES

RIVERHOUSE NEIGHBORHOOD

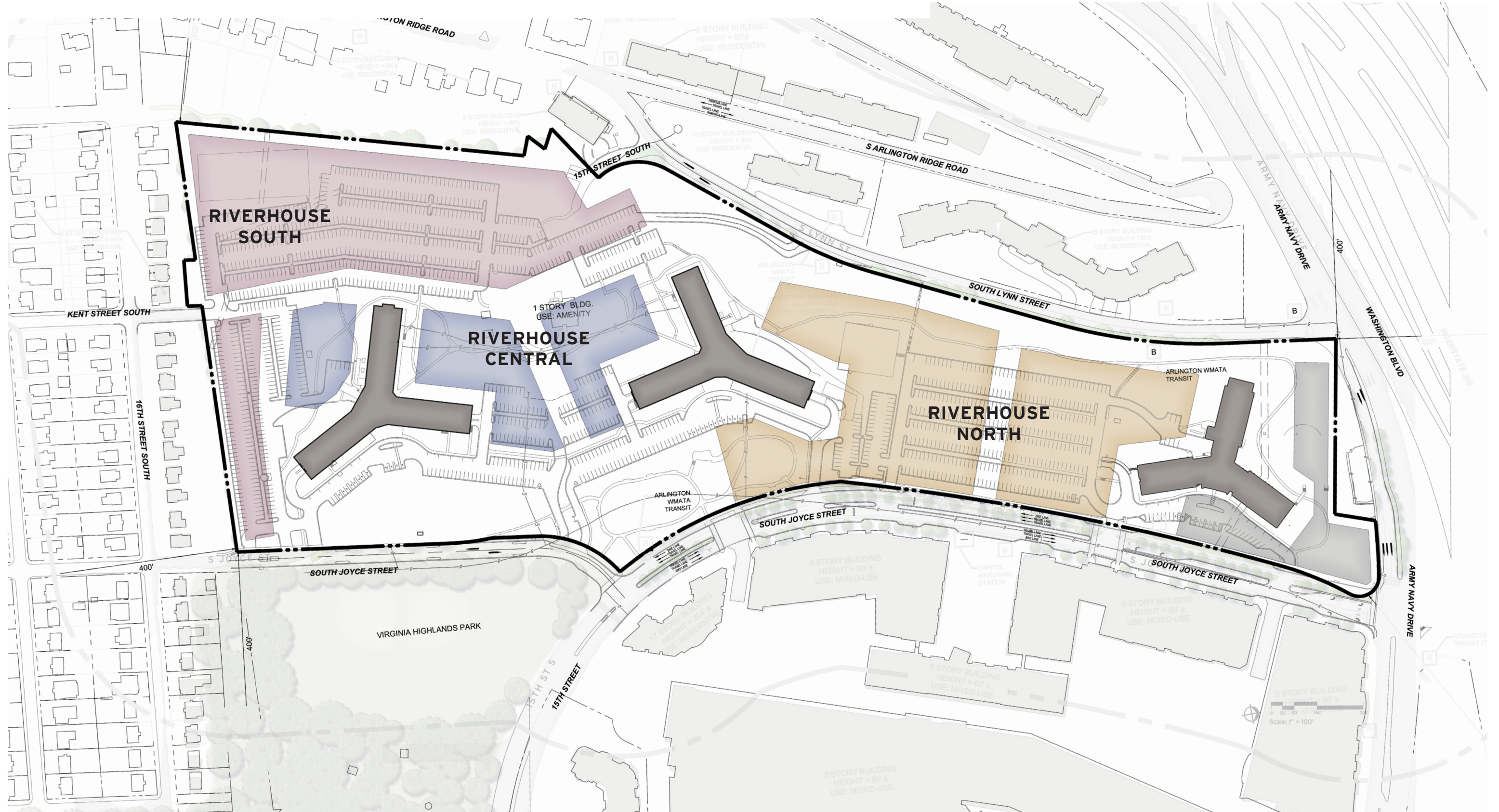


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RIVERHOUSE NEIGHBORHOOD

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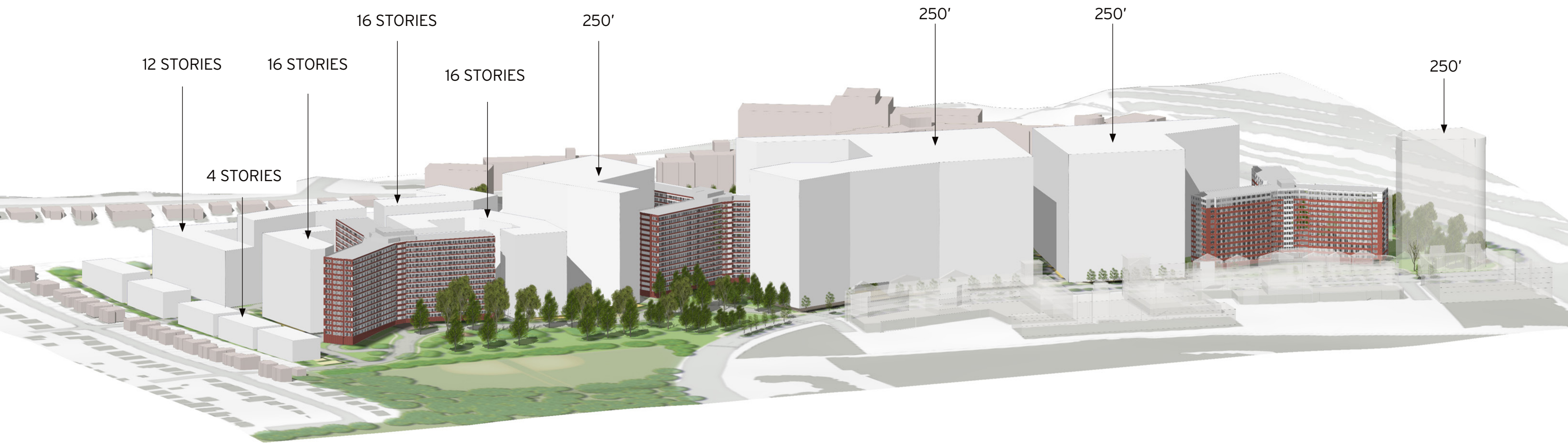


RIVERHOUSE NEIGHBORHOOD



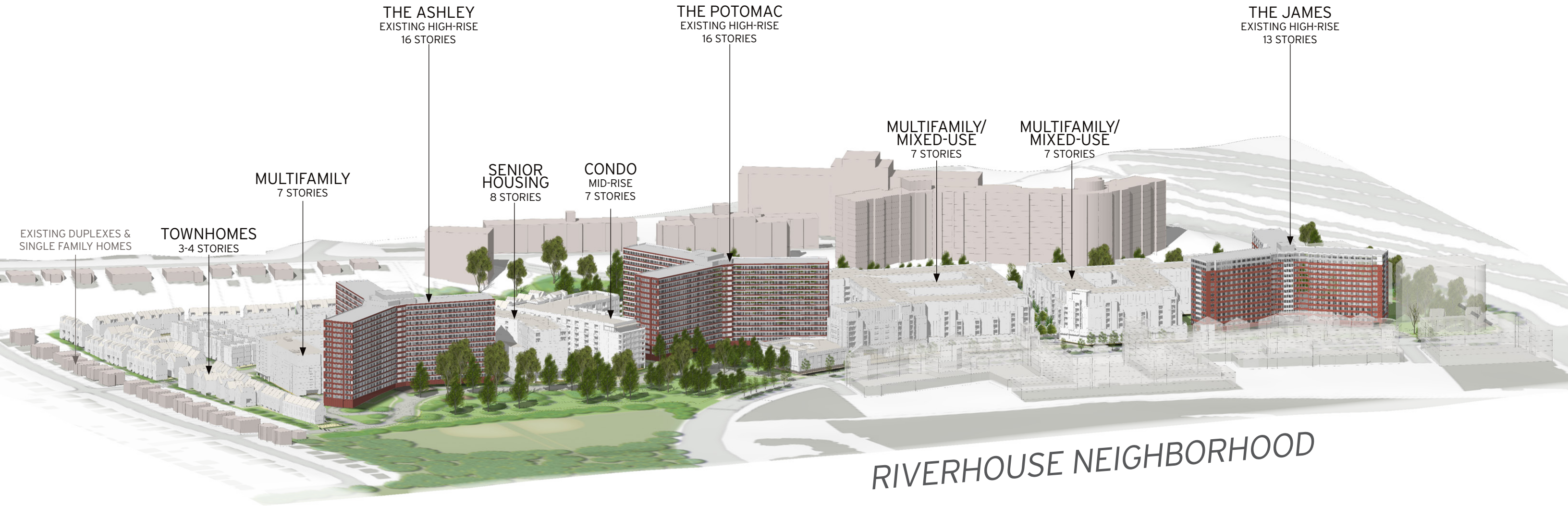
MAXIMUM HEIGHTS

RIVERHOUSE NEIGHBORHOOD



PROPOSED DESIGN

RIVERHOUSE NEIGHBORHOOD



LANDSCAPE ARCHITECTURE



BRADLEY SITE DESIGN

1010 Wisconsin Avenue NW Suite 620 Washington, DC 20007
www.bradleysitedesign.com 202.695.8056



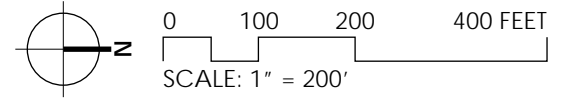
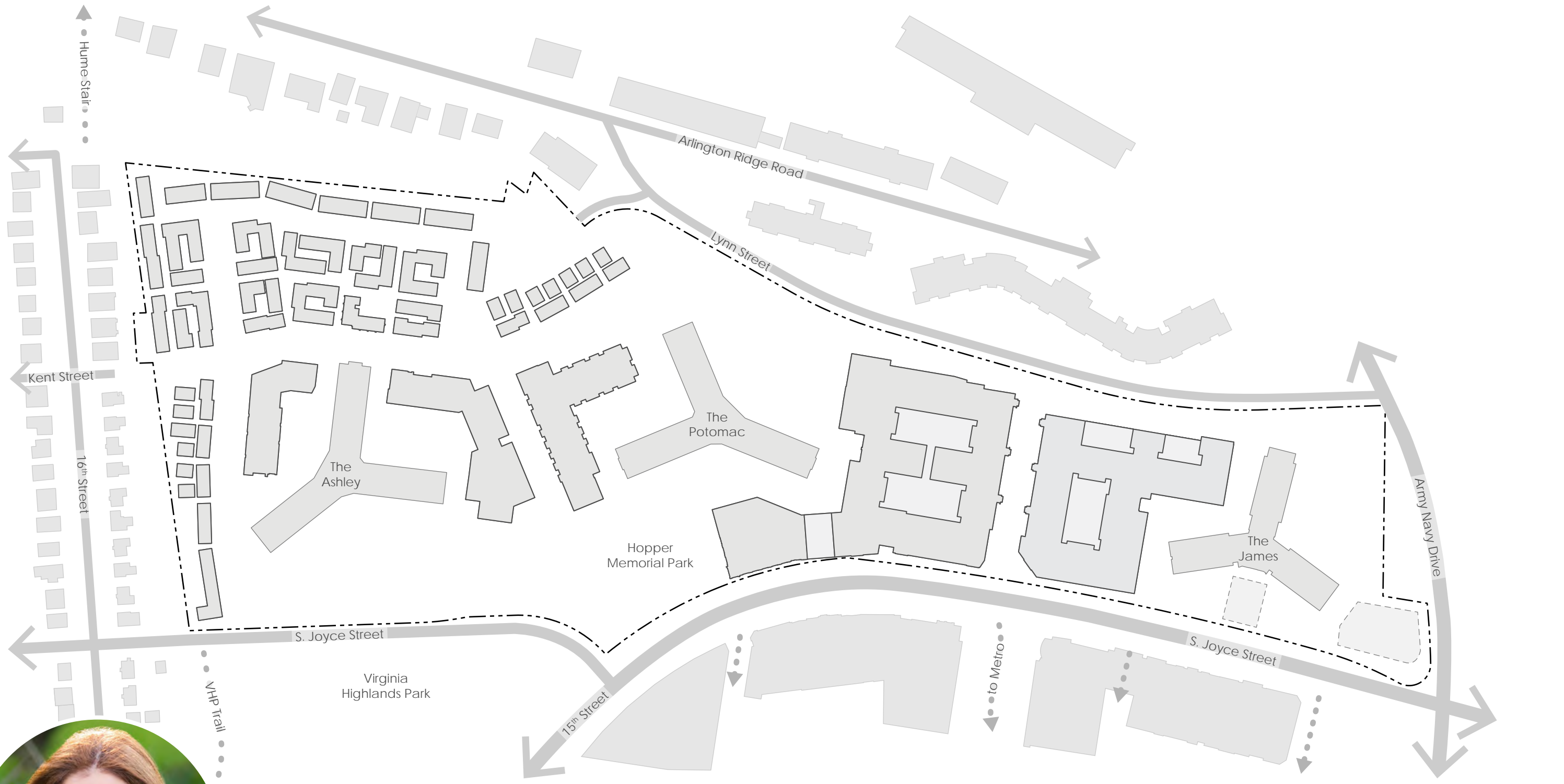
Established in 1994
Services: Landscape Architecture, Urban Design, Community Engagement, Impact Analytics



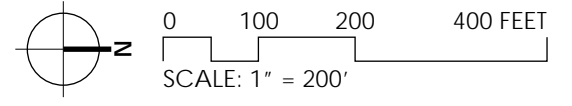
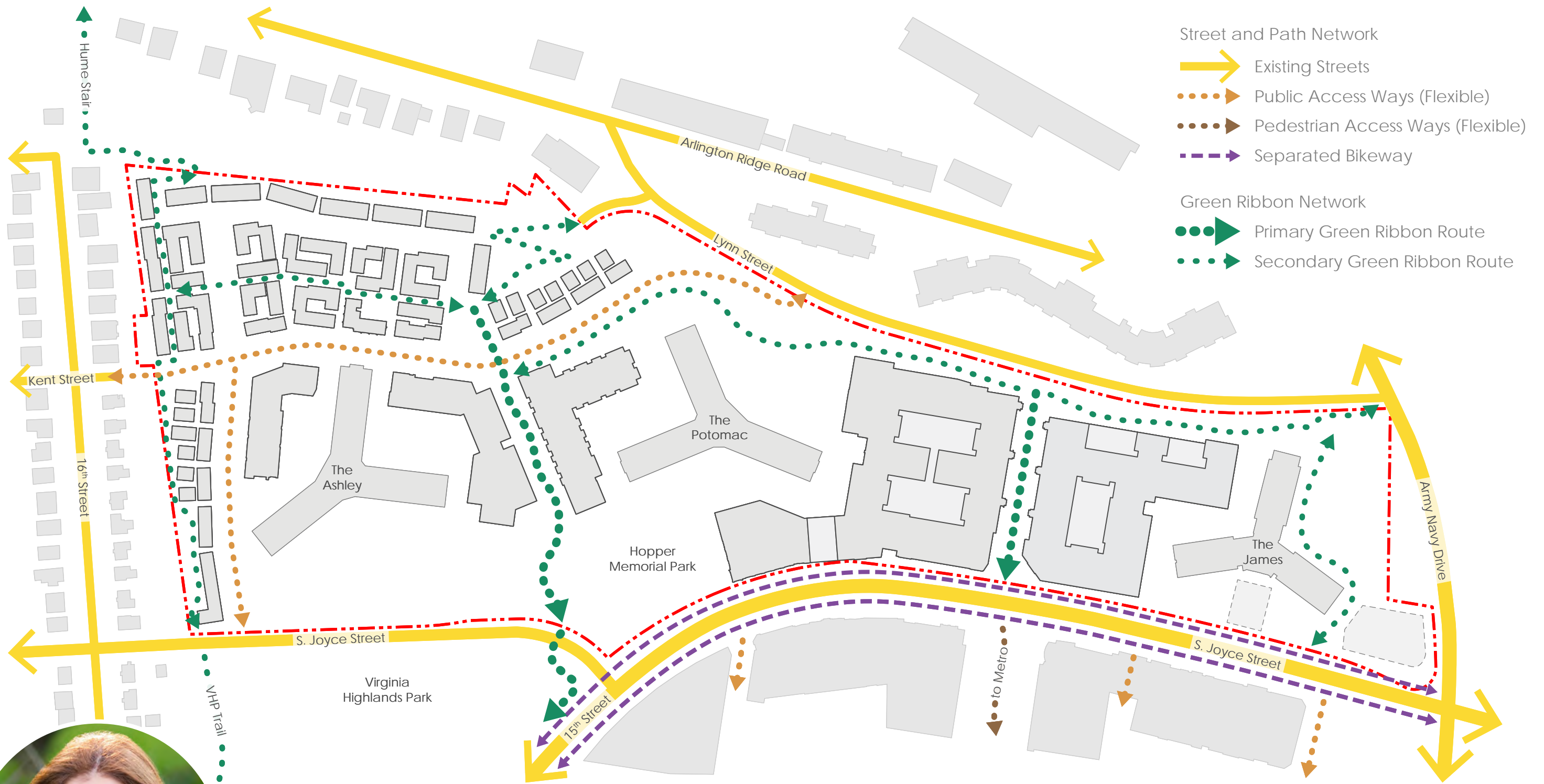
Business Certifications: Woman Owned, CBE (LBE, SBE, DBE, DZE), MDOT (MBE, SBE, DBE), Prince George's County, VDOT, EDWOSB
Professional Certifications: Registered Landscape Architects, LEED Accredited Professionals, AICP Certified Planners, EcoDistricts Accredited Professionals, Certified Playground Safety Inspector, ISA Certified Arborist



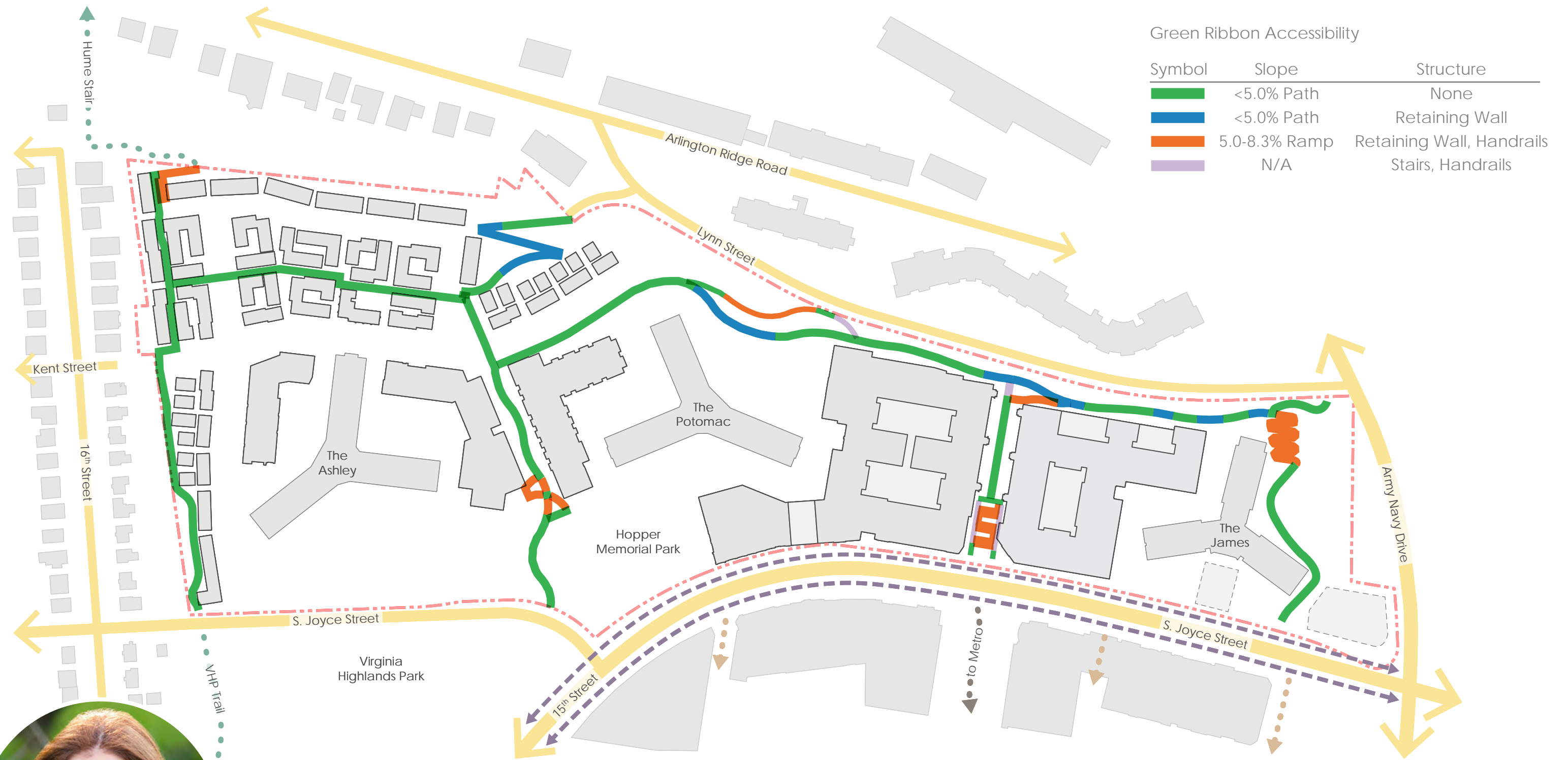
SITE PLAN



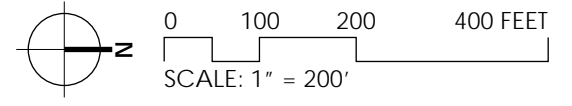
GREEN RIBBON DIAGRAM



GREEN RIBBON ACCESSIBILITY DIAGRAM



Green Ribbon Accessibility		
Symbol	Slope	Structure
█	<5.0% Path	None
█	<5.0% Path	Retaining Wall
█	5.0-8.3% Ramp	Retaining Wall, Handrails
█	N/A	Stairs, Handrails



TREE CANOPY CONSERVATION AT WEST AND SOUTH LOT LINES



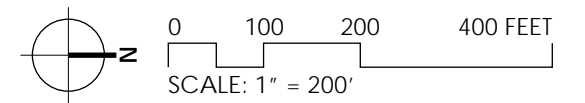
OVERALL TREE PLAN



- Overall Tree Plan
- Existing Trees to Remain
 - Proposed Trees
 - Green Ribbon Network



OPEN SPACE NETWORK



OPEN SPACE CHARACTER

SCALES



District Parks



Neighborhood Parks



Pocket Parks

QUALITIES



Hardscape Plaza



Landscaped Spaces



Forested Spaces

EXPERIENCES



Recreation Destination



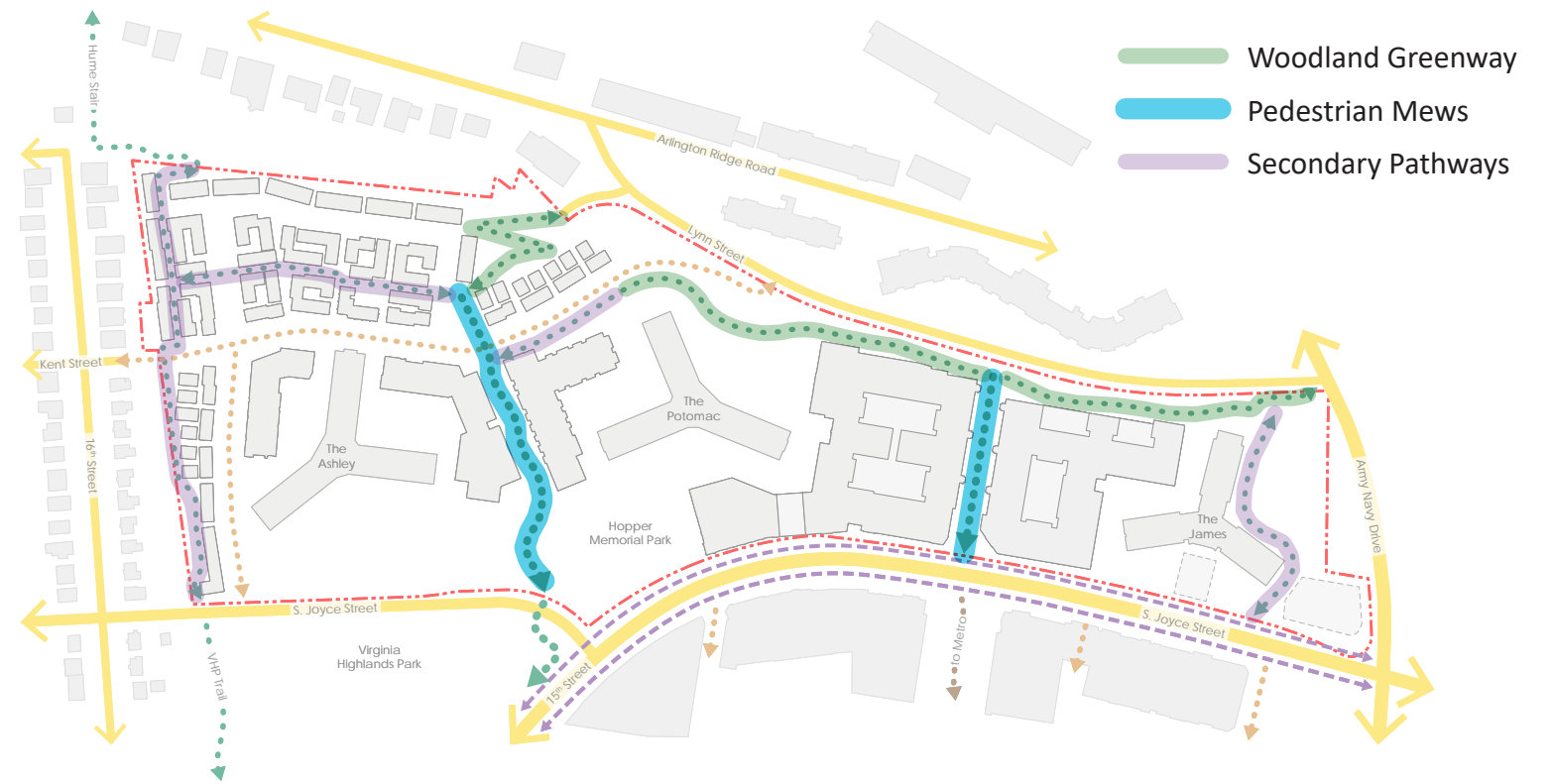
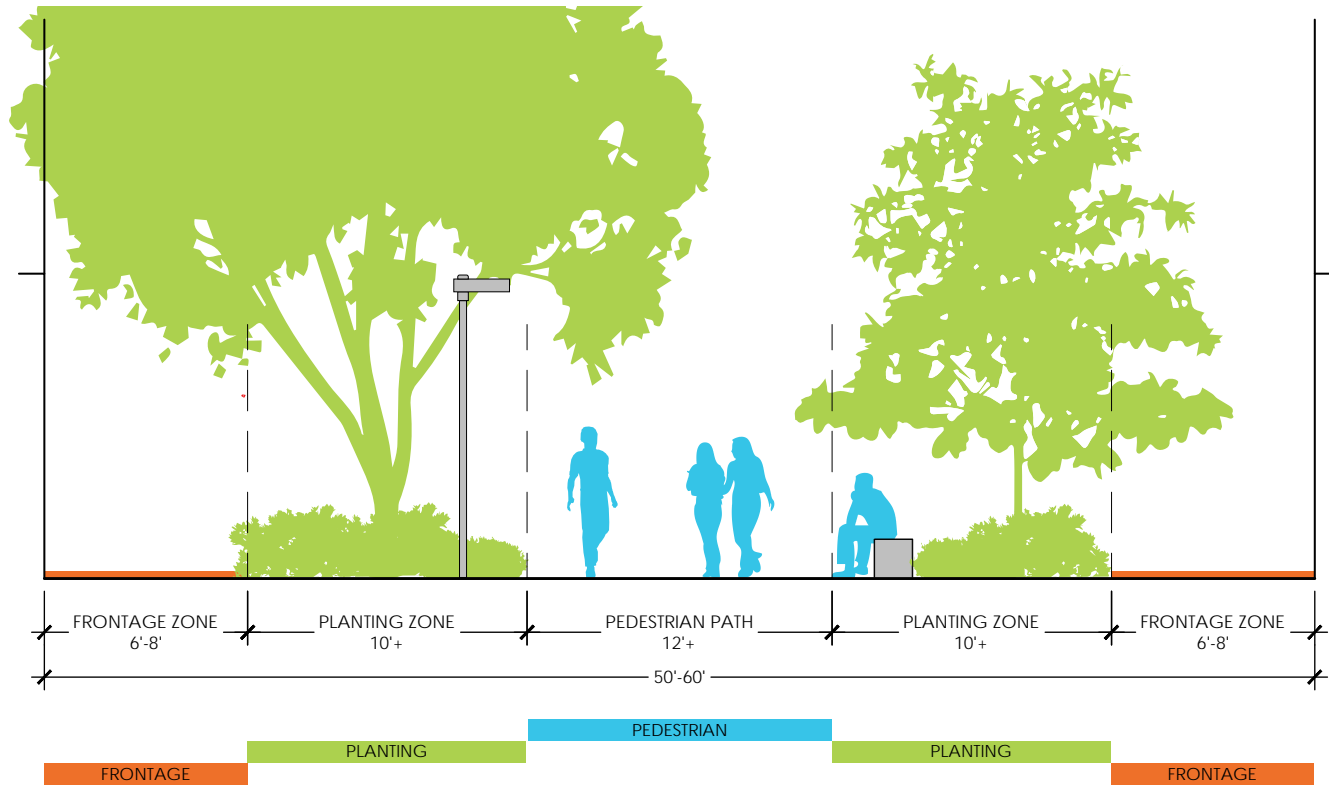
Neighborhood Gathering



Contemplative Spaces



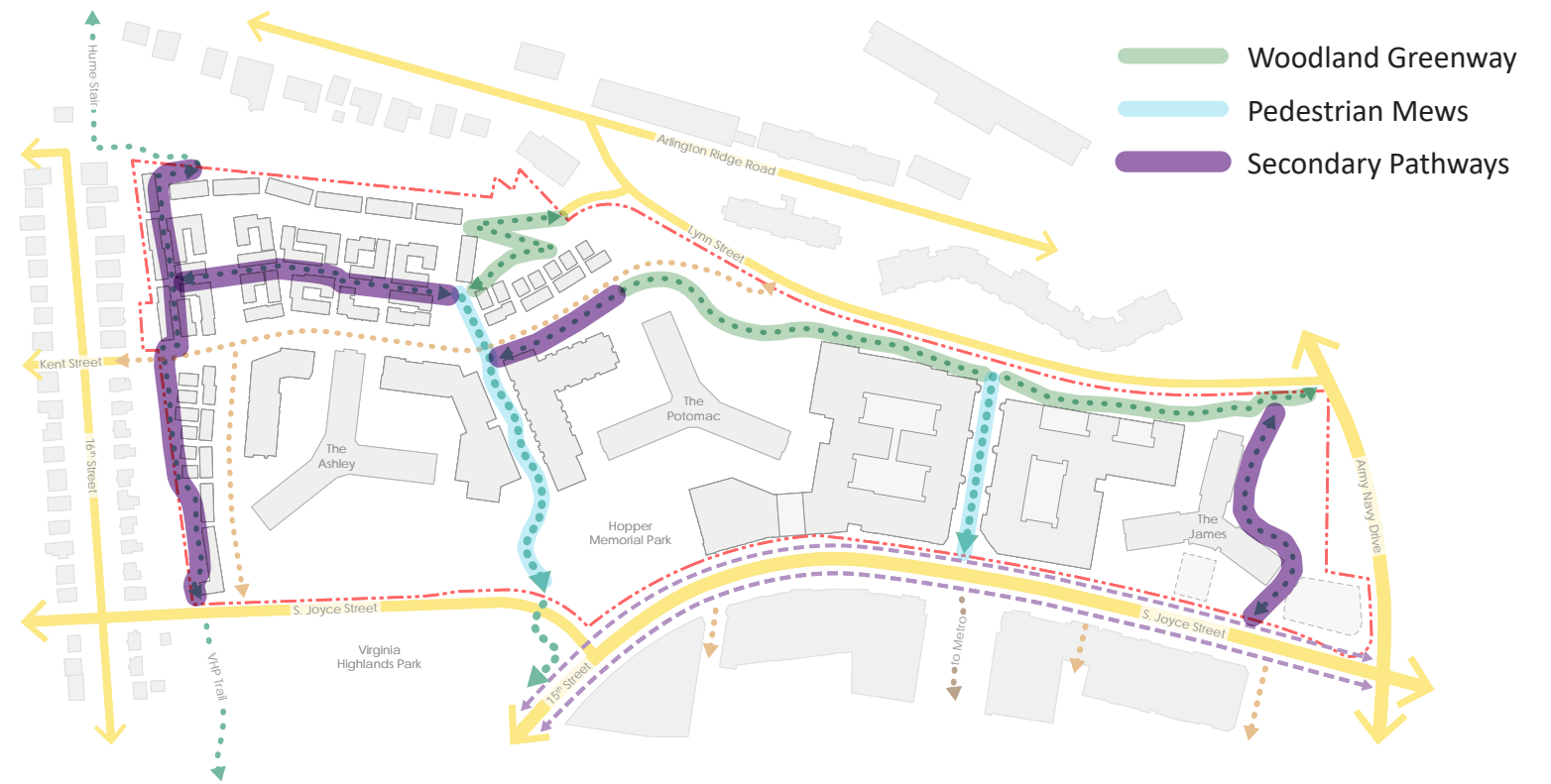
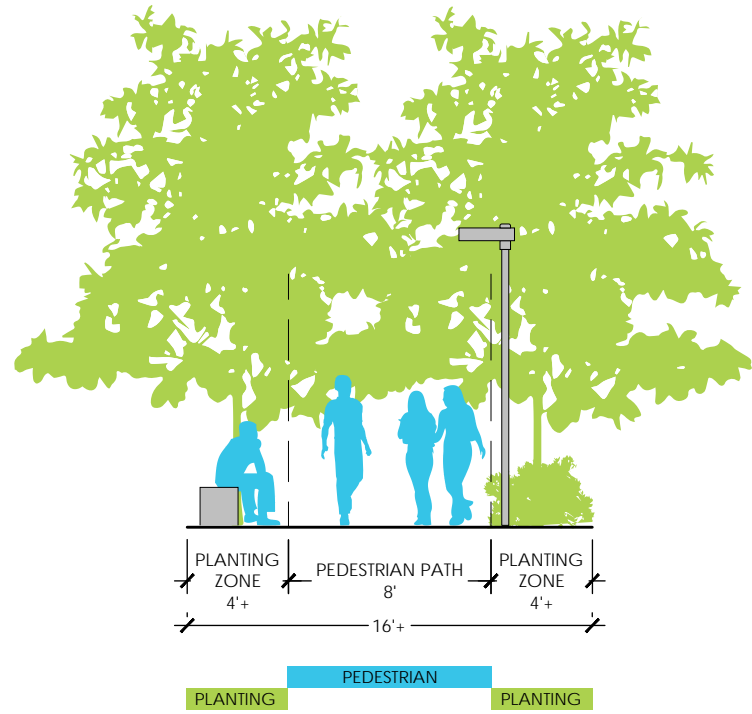
GREEN RIBBON CHARACTER: PEDESTRIAN MEWS



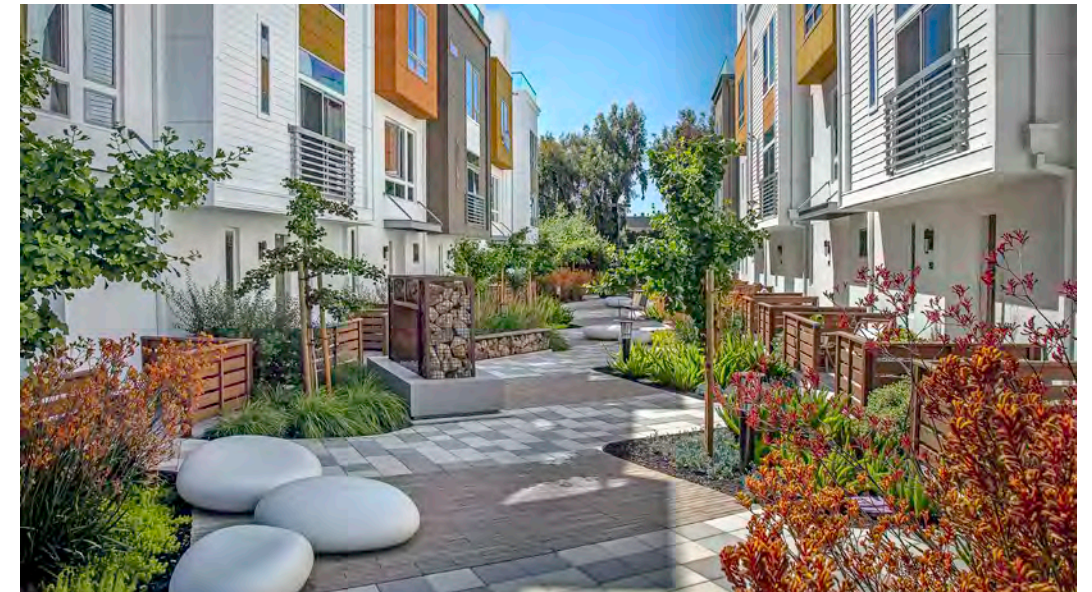
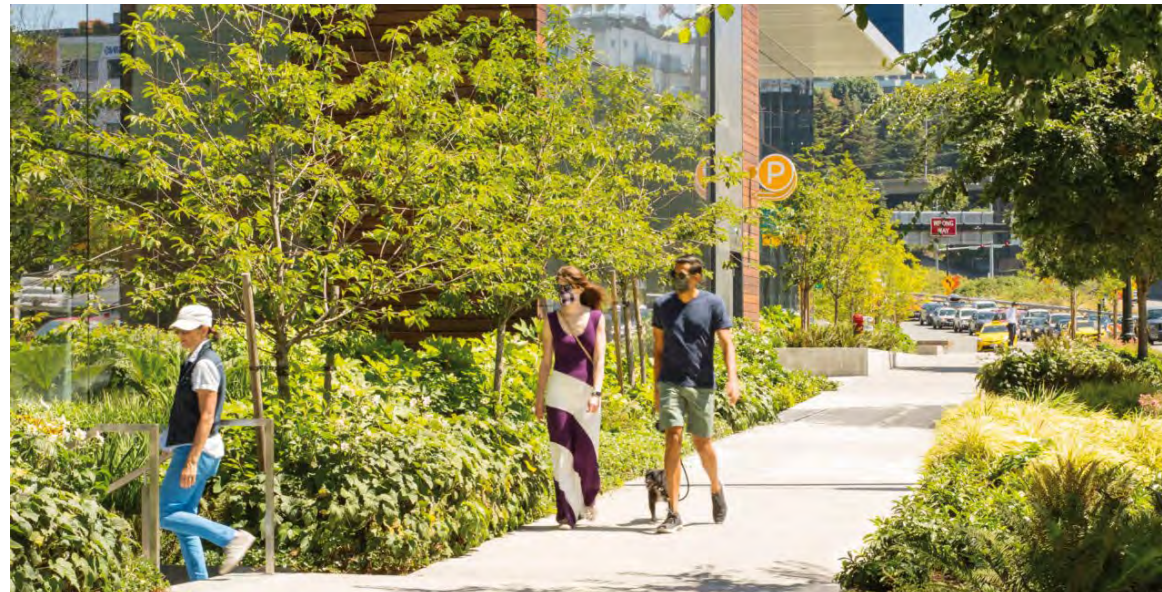
PROPOSED - PEDESTRIAN MEWS



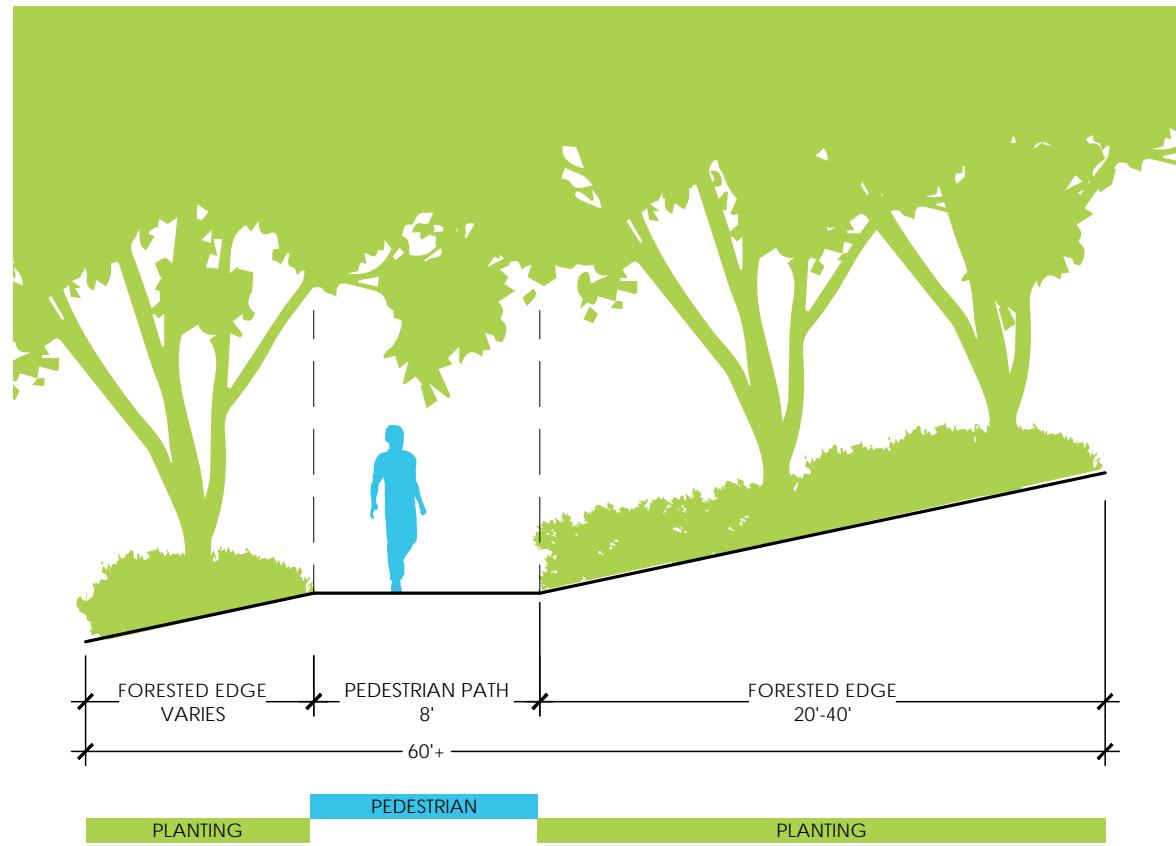
GREEN RIBBON CHARACTER: SECONDARY PATHWAYS



PROPOSED - SECONDARY PEDESTRIAN PATHWAYS



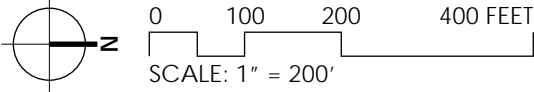
GREEN RIBBON CHARACTER: WOODLAND GREENWAY



PROPOSED - WOODLAND GREENWAY



SITE PLAN RENDERING



SUSTAINABILITY

SUSTAINABILITY

- All new buildings will achieve LEED v4 - Gold
- Buildings N1, N2 and Townhomes will participate in the Arlington County Green Building Incentive Policy
- 20% Energy Savings and ENERGY STAR Score of 75 and Benchmarking
- Preservation of existing building contributes to embodied carbon reduction
- Sitewide stormwater management strategies and pervious areas throughout



Abbey Beal

Sustainable Project Manager
LEED AP BD+C, O+M, Homes

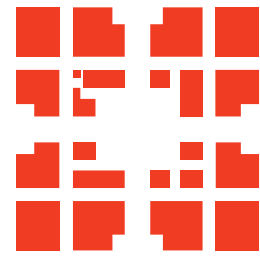
Arlington County 2020 Green Building Incentive Policy



	LEED Gold	✓		ENERGY STAR Appliances	✓
	Zero Carbon Feasibility Study	✓		WaterSense Plumbing Fixtures	✓
	Embodied Carbon Reduction	✓		Refrigerant Charge oversight	✓
	Path to 20% Energy Performance	✓		Biophilic Pedestrian Oriented Design	✓
	ENERGY STAR Certification & Benchmarking	✓		Bird Friendly Etched Glass Façade (36ft)	✓
	Electric Vehicle Charging Station & EV ready	✓		Dark Sky Friendly	✓
	Off-Site Tier 2 Solar	✓		JBGS Commitment to EDI	✓

- Green Building Incentive Policy Baseline Prerequisites:
 - EV Parking 4% charging stations + 15% EV-ready
 - Bird friendly materials 8-36 feet
 - Dark-Sky compliant exterior light fixtures
 - Energy Star appliances
 - WaterSense plumbing fixtures
 - Biophilia and Human Interaction with Nature
 - Equity, Diversion and Inclusion Program
 - Off-site renewable energy

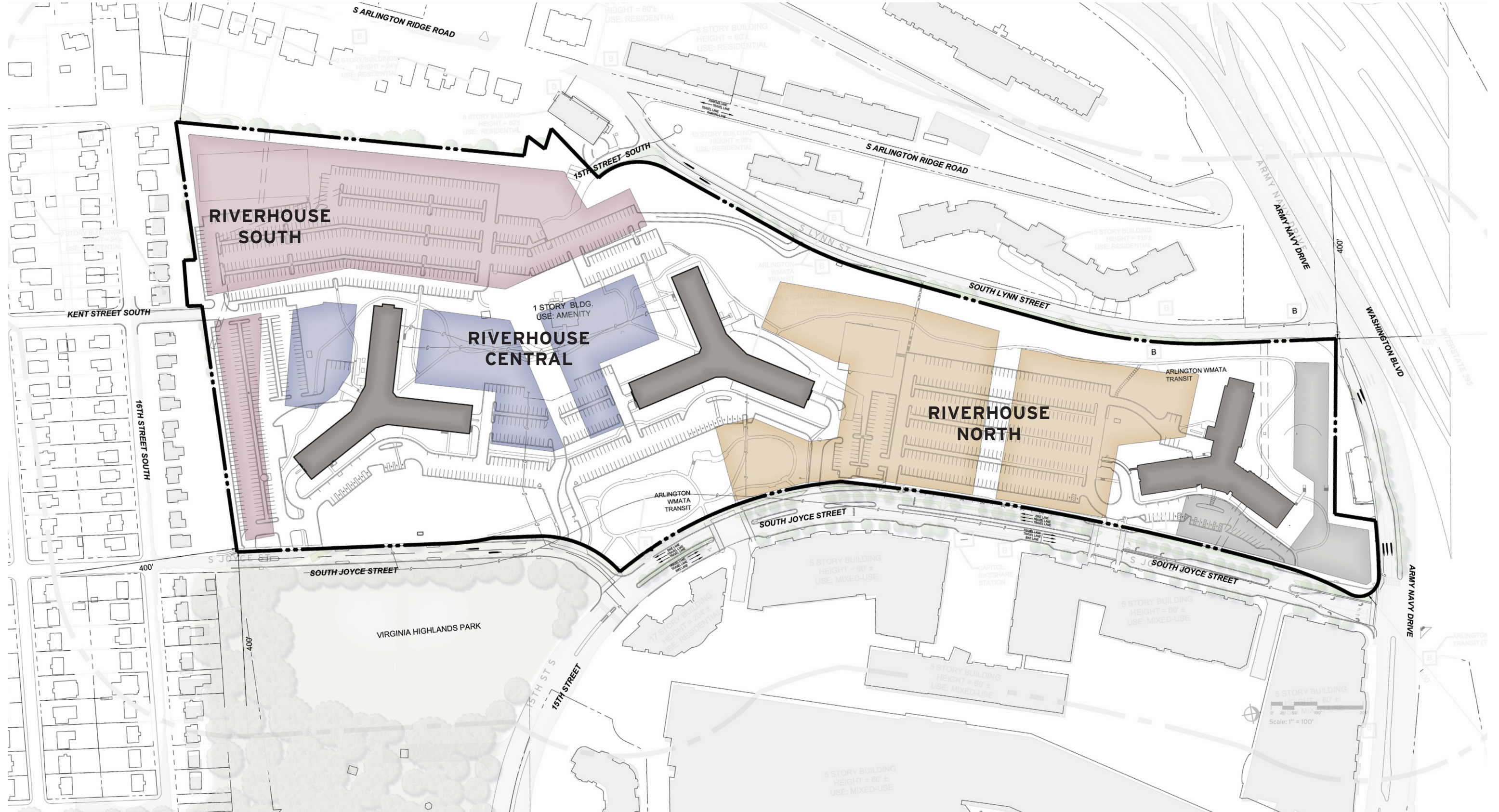
LANDBAY N



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THE RIVERHOUSE NEIGHBORHOOD

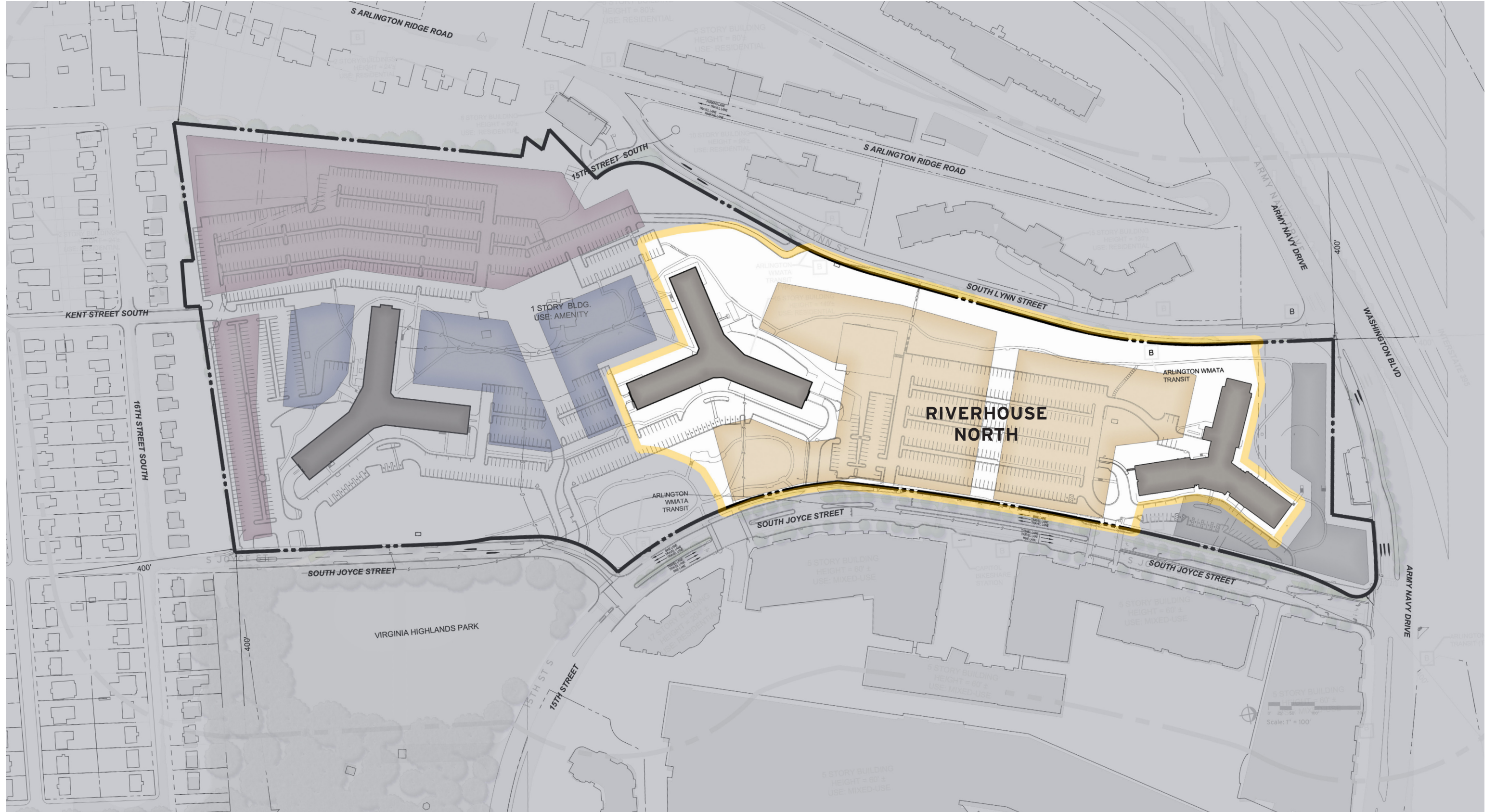


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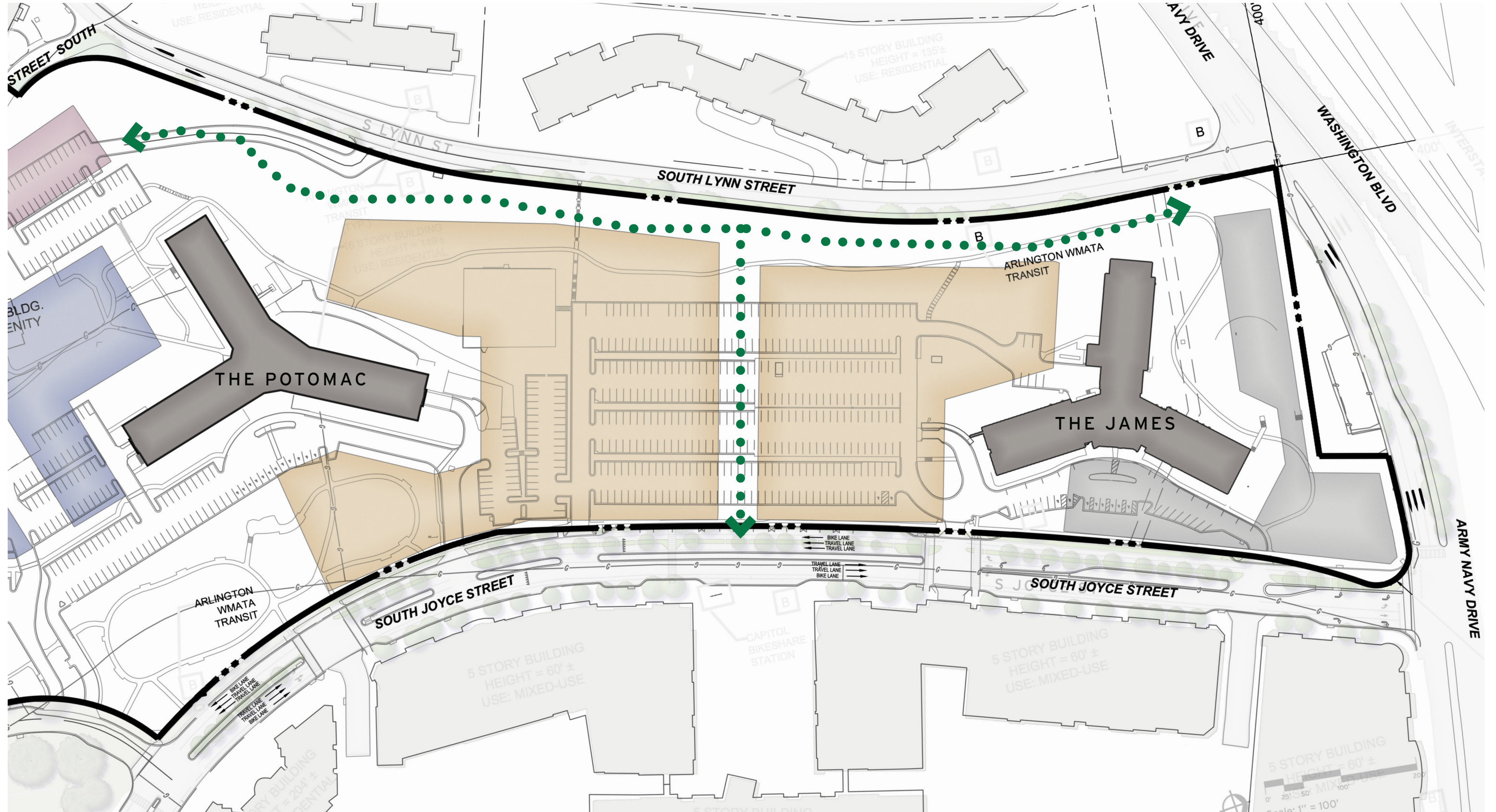


RIVERHOUSE NEIGHBORHOOD

RIVERHOUSE NORTH

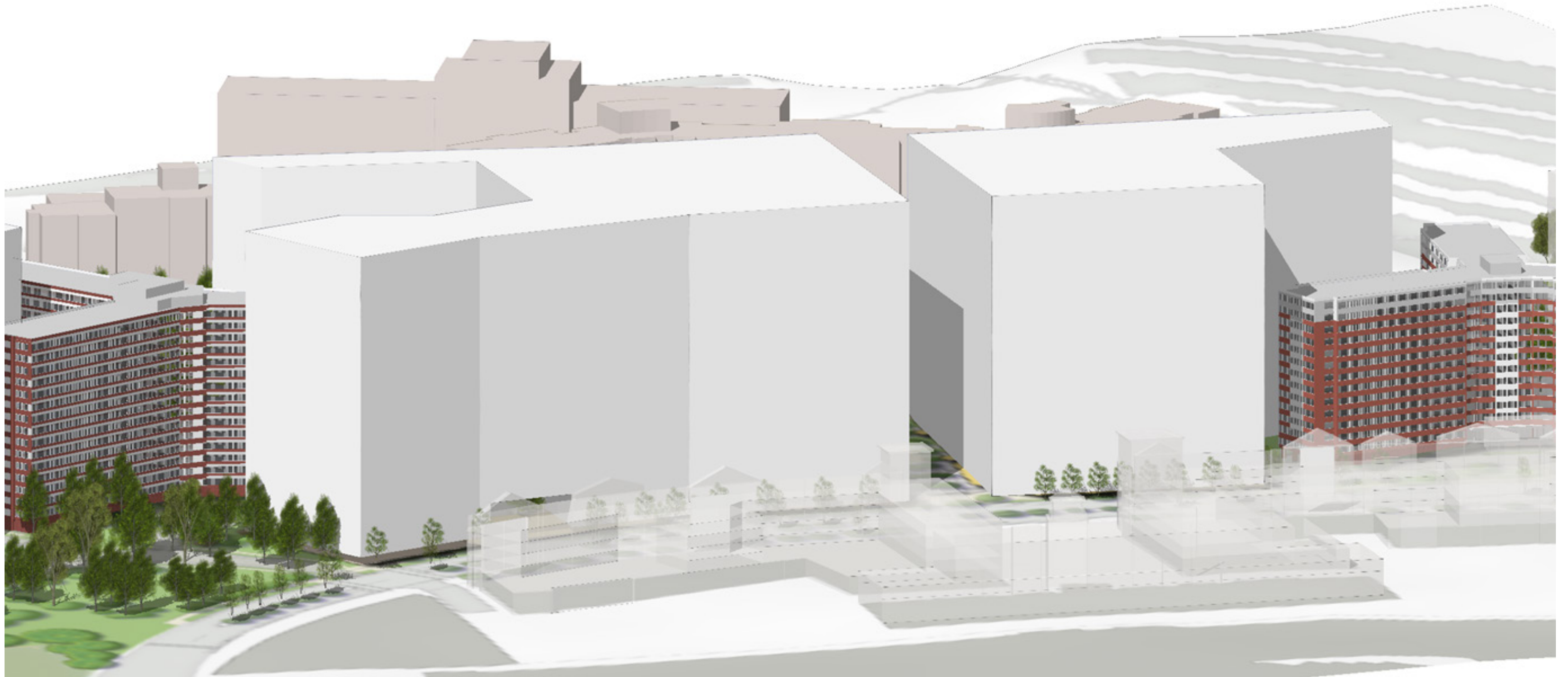


RIVERHOUSE NORTH



MAXIMUM HEIGHT

NORTH PARCEL



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MID-RISE SCALE

NORTH PARCEL



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CARVING BACK FOR LIGHT AND AIR

NORTH PARCEL



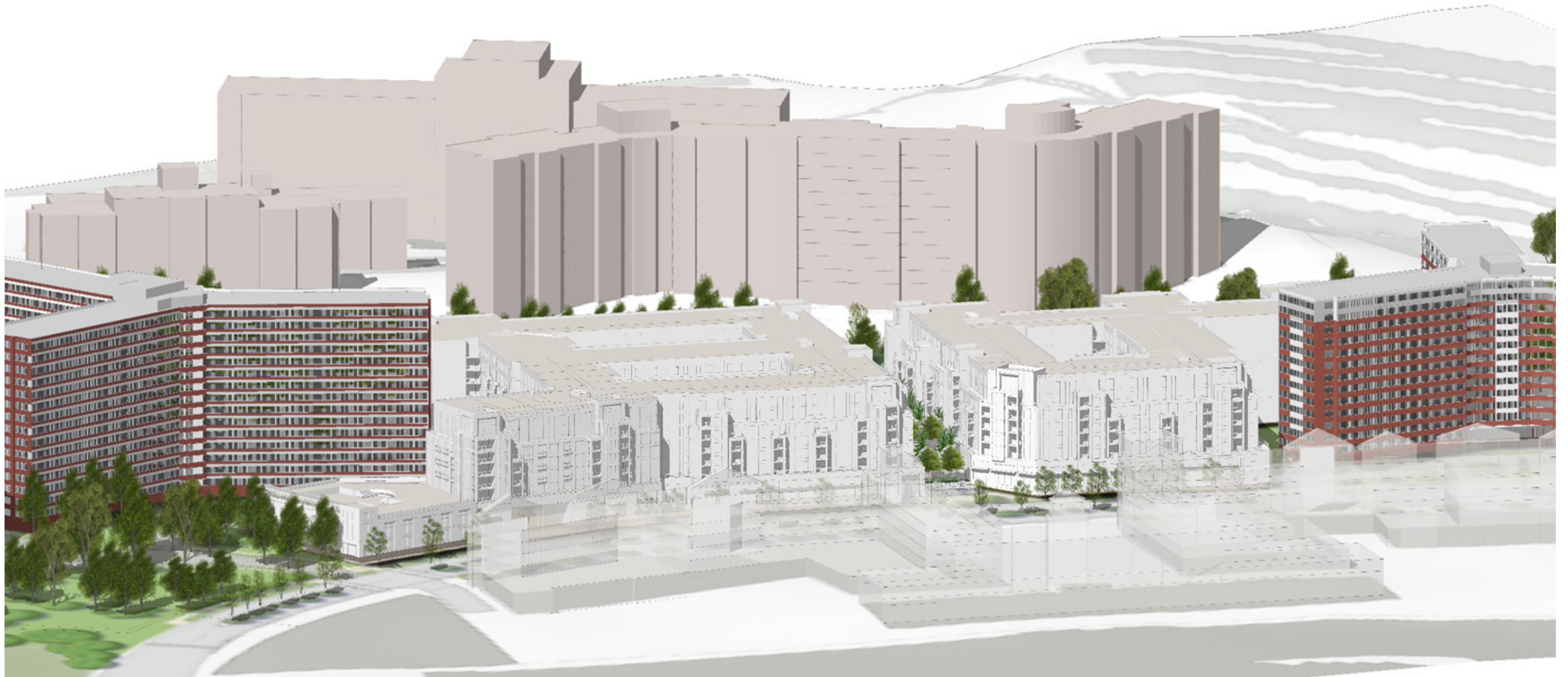
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ARTICULATED ARCHITECTURE

NORTH PARCEL



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RIVERHOUSE NEIGHBORHOOD

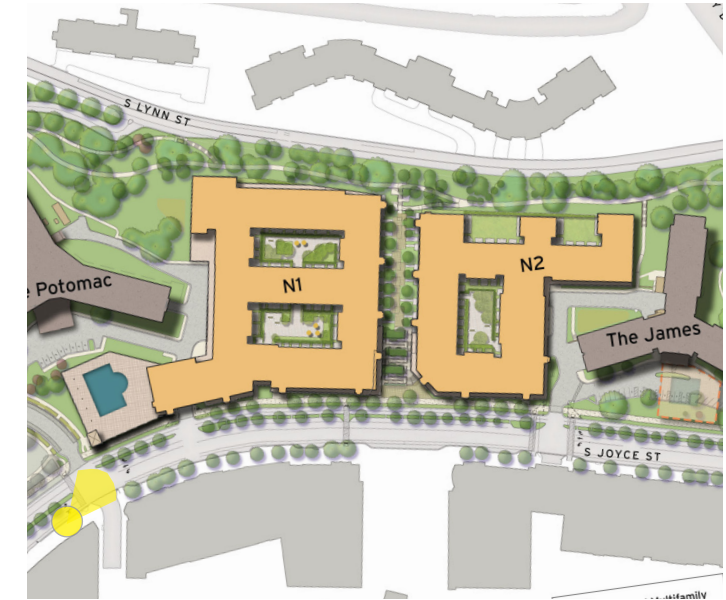
VIEW LOOKING WEST TOWARD THE MEWS



VIEW OF THE MEWS LOOKING EAST



VIEW OF S JOYCE ST LOOKING NORTH WEST

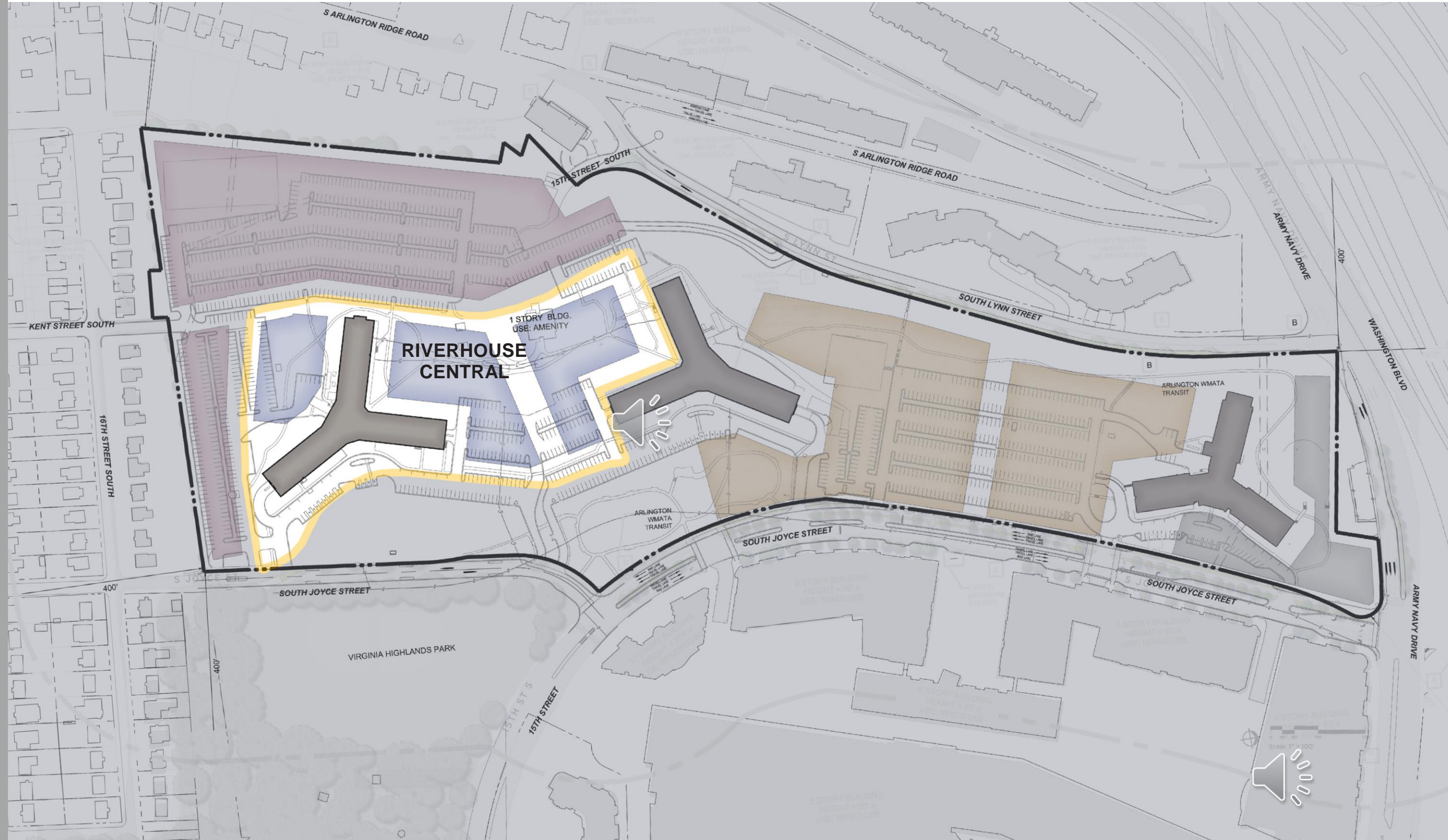


RIVERHOUSE NEIGHBORHOOD



LANDBAY C

RiverHouse – Central Parcel



Janet Meyer
Principal
BCT Design Group



RiverHouse – Central Parcel



existing site

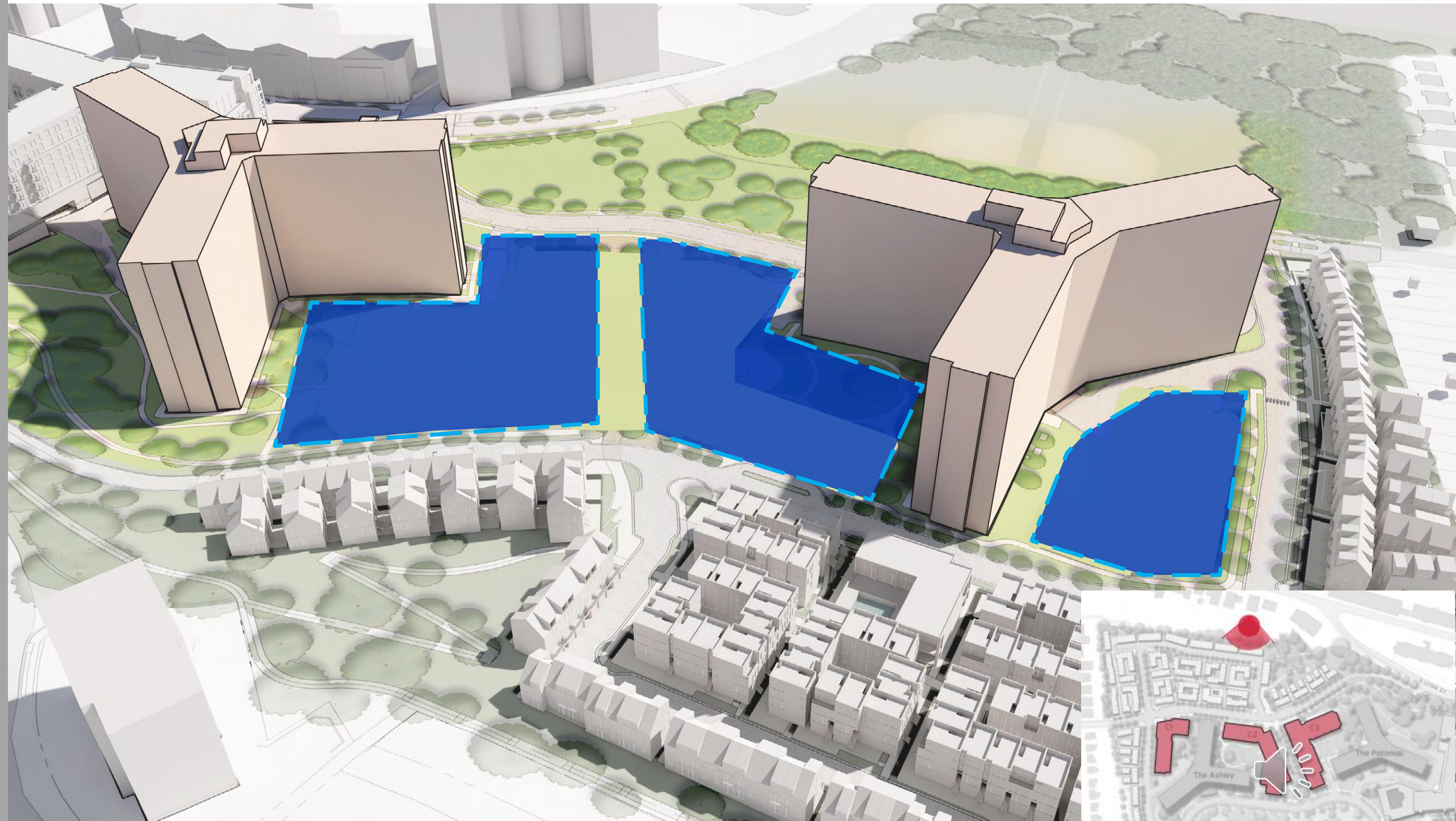


Janet Meyer
Principal
BCT Design Group



RIVERHOUSE NEIGHBORHOOD

RiverHouse – Massing Studies



key plan

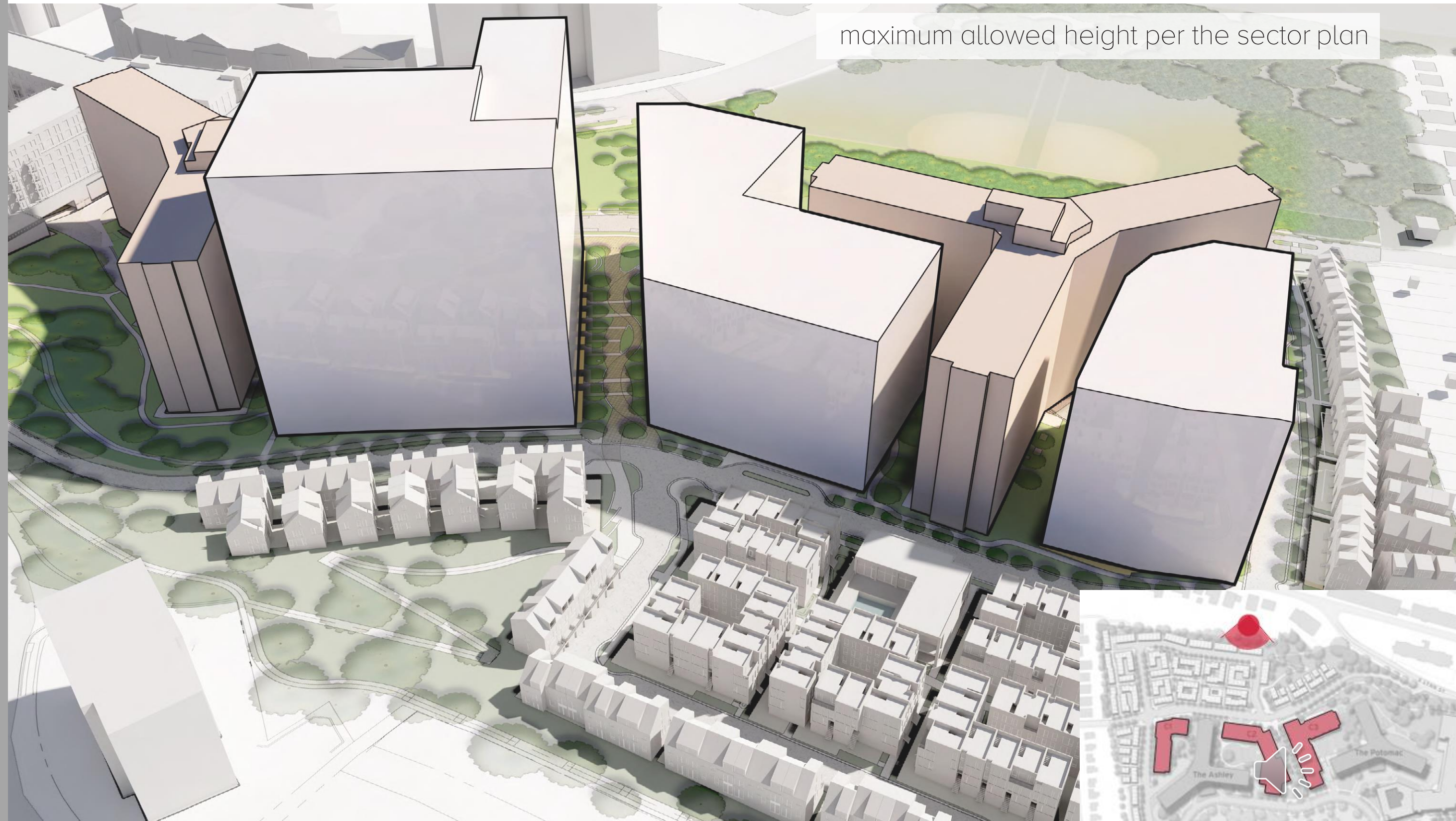
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BCT Design Group



RiverHouse – Massing Studies



key plan

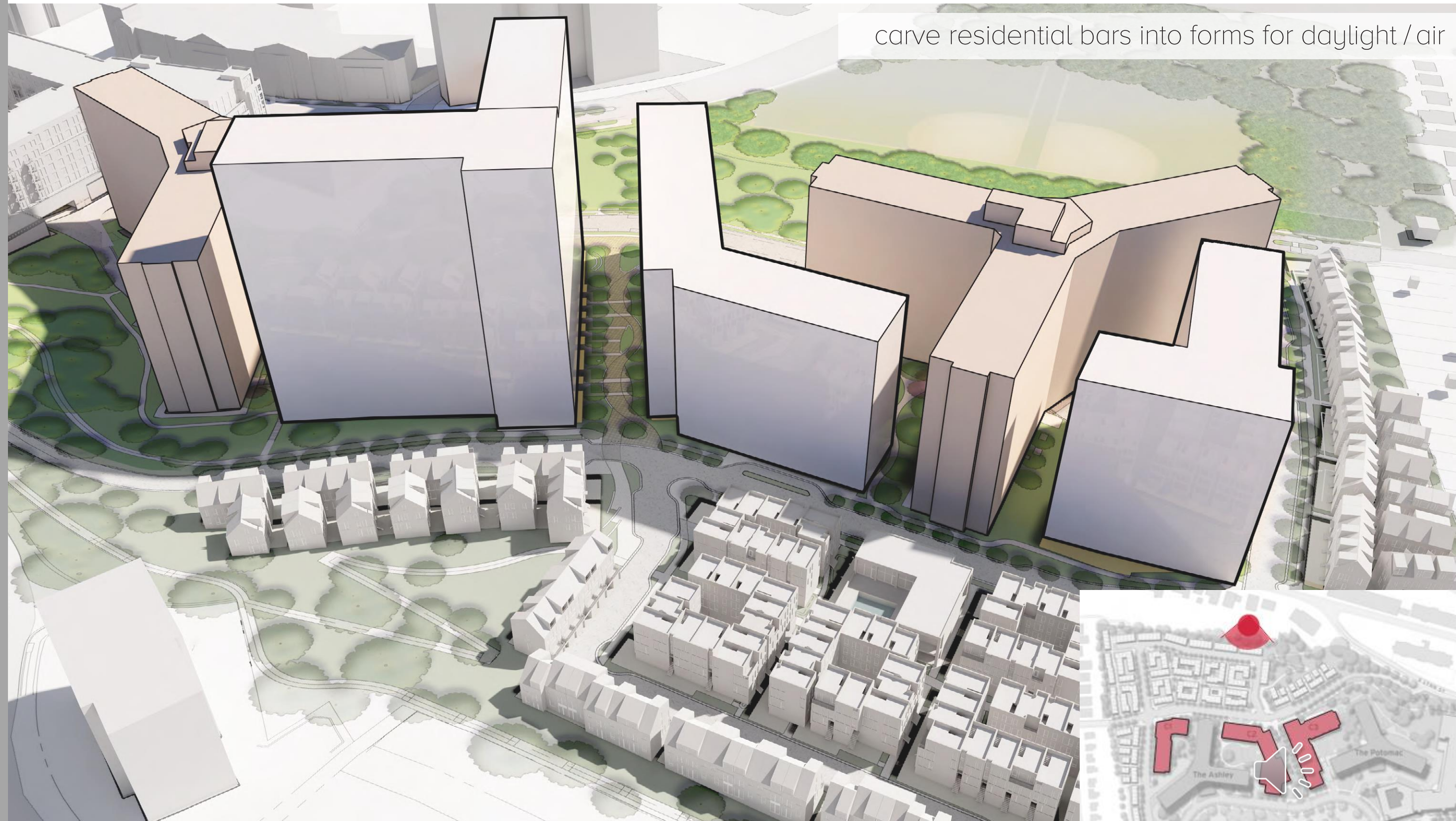
RIVERHOUSE NEIGHBORHOOD



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Principal
BCT Design Group



RiverHouse – Massing Studies



carve residential bars into forms for daylight / air



key plan

RIVERHOUSE NEIGHBORHOOD



Janet Meyer
Principal
BCT Design Group



RiverHouse – Massing Studies



reduce building heights and pull back massing from existing towers



key plan

RIVERHOUSE NEIGHBORHOOD



Janet Meyer
Principal
BCT Design Group



RiverHouse – Massing Studies



articulate massing provides better open spaces to existing buildings



key plan

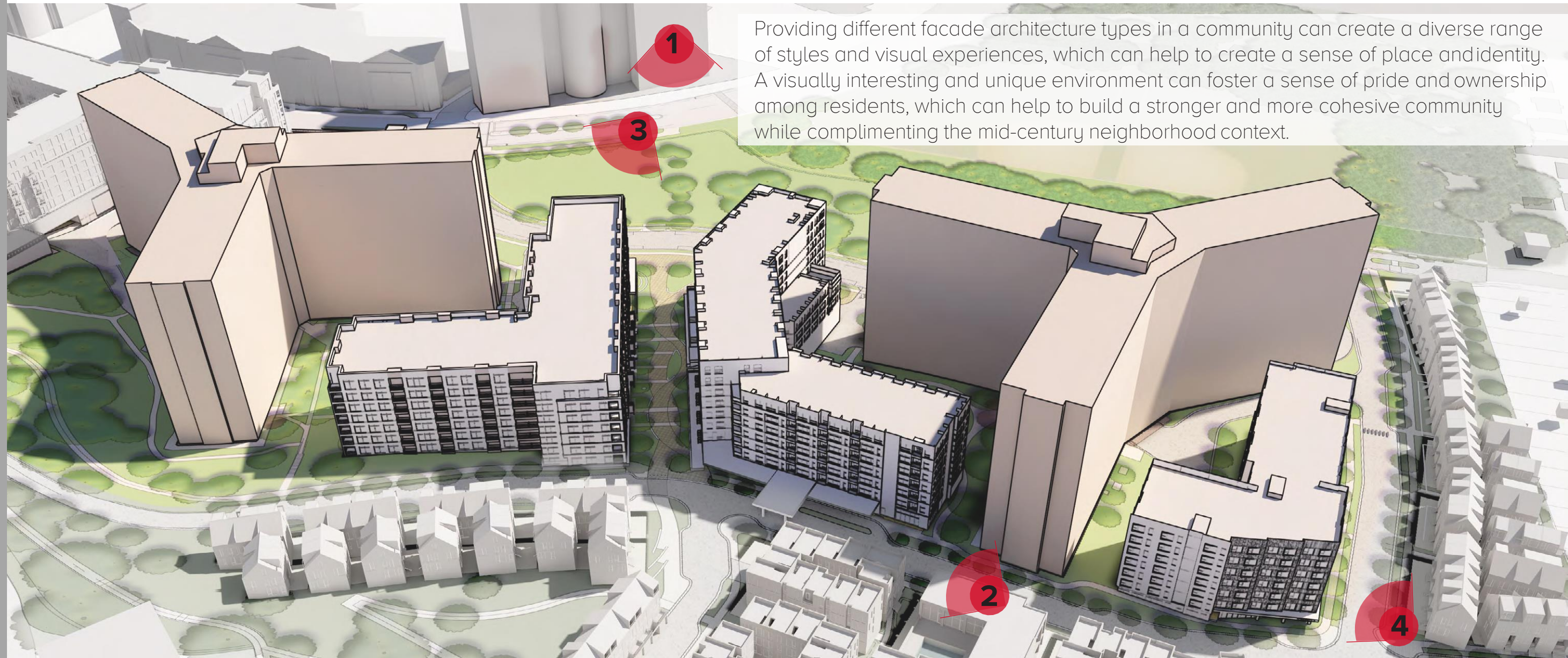
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Principal
BCT Design Group



RiverHouse – Render Key



Providing different facade architecture types in a community can create a diverse range of styles and visual experiences, which can help to create a sense of place and identity. A visually interesting and unique environment can foster a sense of pride and ownership among residents, which can help to build a stronger and more cohesive community while complimenting the mid-century neighborhood context.



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Principal
BCT Design Group



RiverHouse – Render 01



key plan

RIVERHOUSE NEIGHBORHOOD



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Principal
BCT Design Group



RiverHouse – Render 02



key plan

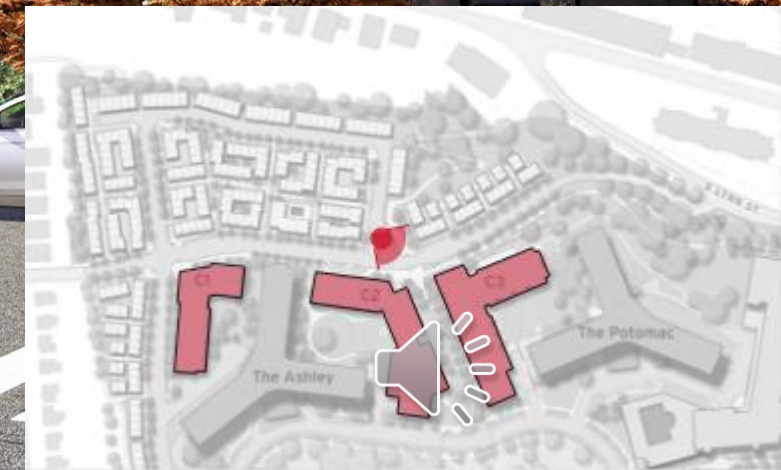
RIVERHOUSE NEIGHBORHOOD



Janet Meyer
Principal
BCT Design Group



RiverHouse – Render 03



key plan

RIVERHOUSE NEIGHBORHOOD



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BCT Design Group





key plan

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LANDBAY S

RIVERHOUSE - SOUTH

HYBRID

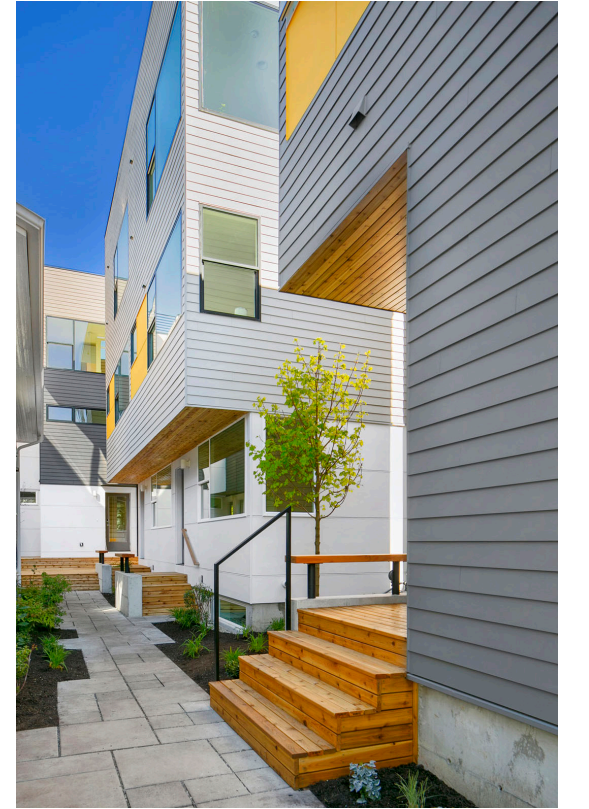
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GINA GAGE
HYBRID ARCHITECTURE



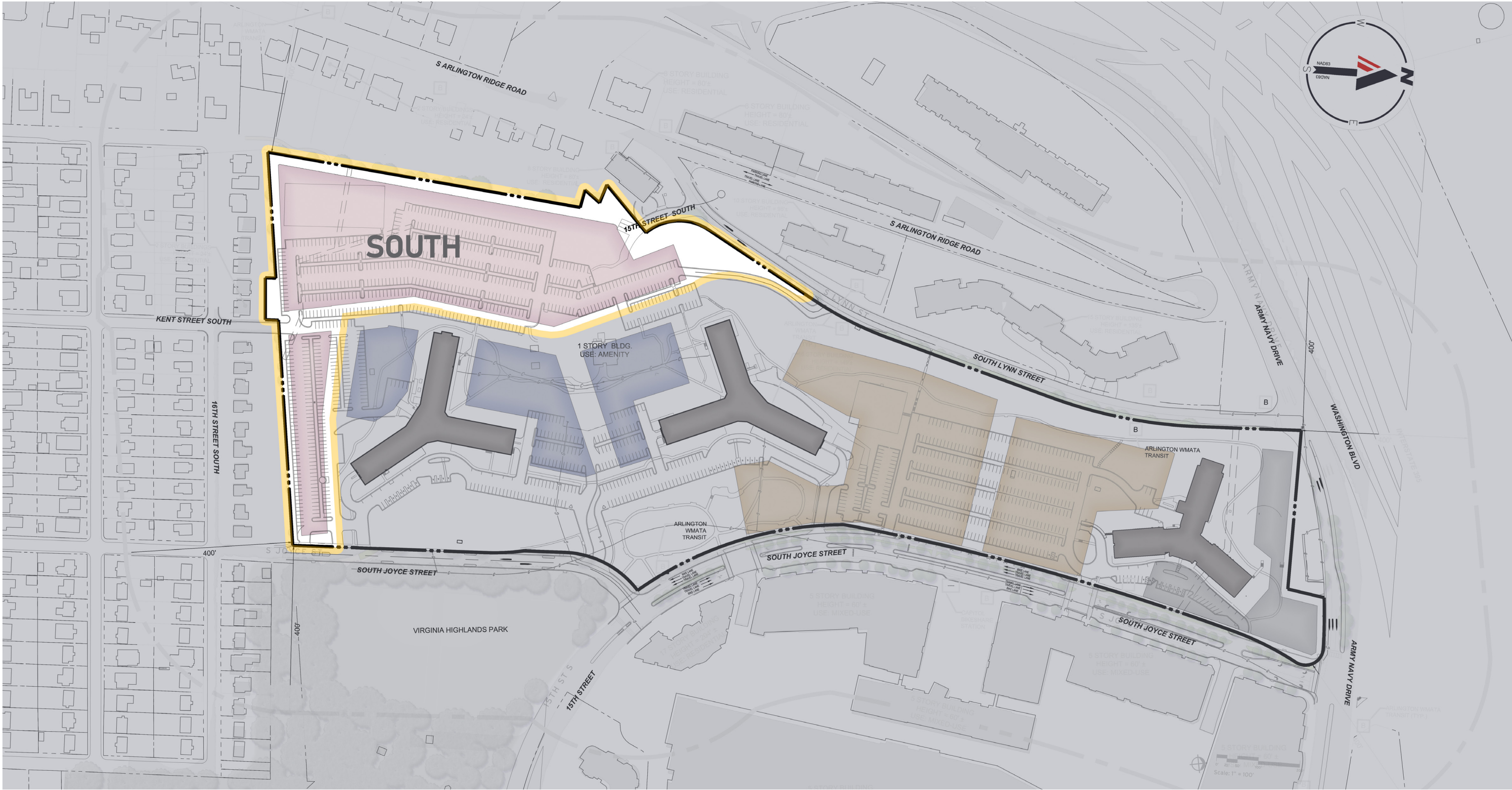
HYBRID ARCHITECTURE



GINA GAGE
HYBRID ARCHITECTURE



RIVERHOUSE SOUTH



GINA GAGE
HYBRID ARCHITECTURE



EXISTING



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HYBRID ARCHITECTURE



SECTOR PLAN MASSING



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HYBRID ARCHITECTURE



TOWNHOUSE SCALE HEIGHTS



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HYBRID ARCHITECTURE

VEHICULAR AND BICYCLE CIRCULATION



GINA GAGE
HYBRID ARCHITECTURE

GREEN RIBBON CONNECTIONS



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TOWNHOUSE MASSING



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EXISTING AND NEW TREES



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ARCHITECTURAL DETAIL



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HYBRID ARCHITECTURE



STREET EDGE



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HYBRID ARCHITECTURE



3/2/23

RIVERHOUSE | SOUTH | ARLINGTON, VA



POCKET PARK



GINA GAGE
HYBRID ARCHITECTURE



3/2/23

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