



Site Plan Review Committee

Community Engagement Comments and Summary

RiverHouse Neighborhood (SPLN23-00001, -00002, -00003, -00004)

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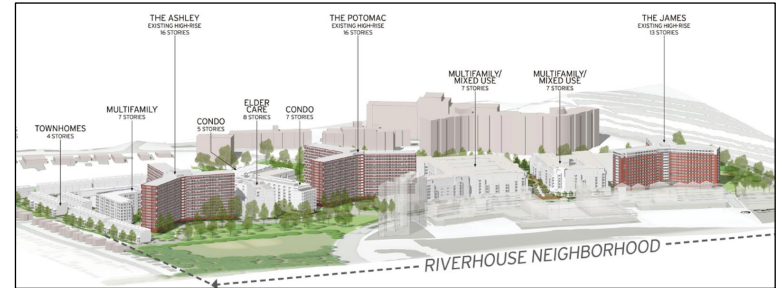
Site Plan Project Information

Project Name: RiverHouse Neighborhood

Items Requested: Rezoning, Phased Development Site Plan, and Final Site Plans

Online Engagement Opportunity: September 9 - 22, 2024

Review Focus Topics: Land Use & Density, Site and Building Form, Architecture, Public Spaces and Biophilia, Transportation, Landscaping, Community Benefits & Other



About this Document

This document contains comments received as a part of the Site Plan Review Committee’s (SPRC) Online Engagement Opportunity for the [RiverHouse PDSP and Final Site Plan applications](#). A total of 305 respondents provided over 1,000 comments during the Online Engagement Opportunity period between September 9 - 22, 2024. The feedback results and summary of common topics can be found below. All comments beyond the review focus topics are categorized as “Other”.

Feedback Results

- [Feedback Form](#)
- [SPRC Members and Other Board, Commission, or Committee Members](#)
- [Community Members](#)
- [All Participants](#)

Summary of Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. Please note that the topics have been summarized to provide an overview of the common themes or remarks and may not fully capture the concerns expressed by each individual respondent.

- **Land Use and Density:** Most SPRC or Other Commission/Committee Members expressed that the proposed density for the site should be higher, although some expressed concern that the proposed density is already too high. Community member responses were generally divided on whether the proposed density is too high or too low. Those in favor of higher density often cited the need for more housing on a transit-rich, walkable site; while those opposed to higher density often cited concerns about increased traffic. In terms of land use, most respondents mentioned and were supportive of affordable housing and preserving green space.
- **Site + Building Form:** Nearly all SPRC or Other Commission/Committee Members expressed concern that some of the proposed building footprints and locations are negatively impacting the primary, east-west Green Ribbon segment and the public space on Land Bay N. Most noted that the N1 and N2 building footprints are too large, and the Green Ribbon pathway through Land Bay C and S is overly circuitous and/or obstructed by buildings, such as the “O” condo building. Among SPRC and Commission Members, there were more respondents in support of taller buildings than opposed. However, most respondents called for smaller building footprints regardless of their position on building heights. Community member responses were largely in favor of adding or preserving green space, and generally divided on whether the proposed building heights are appropriate.
- **Architecture:** SPRC or Other Commission/Committee Member comments on architecture were varied. Several respondents noted that they were more concerned about overly large building footprints and façade lengths than about the proposed materials or composition, at this juncture. Some respondents noted that, overall, the proposed architectural style and materials are acceptable, while others found the proposed style incompatible with the existing buildings and/or desired greater use of brick and more balconies. Community member responses were also mixed, with some calling for a more traditional architectural style, while others cited a desire for unique building design.
- **Public Space and Biophilia:** SPRC or Other Commission/Committee Members generally expressed that there should be more public open/green space and that various building footprints are either taking up too much space or obstructing or limiting the potential of Green Ribbon segments. Specific areas of concern included the public space between and around the N1/N2 buildings and the primary Green Ribbon segment width and routing through Land Bay C and S. Multiple respondents call for a separated facility/path for bikes and micromobility adjacent to the primary east-west Green Ribbon, as well as more public areas for activities such as picnics, play, exercise, and sitting. Community member comments also called for increased open/green space and noted concerns about building placement. Additional community member themes included improving pedestrian and bike connectivity, preserving mature trees, and ensuring public spaces are safe.
- **Transportation:** SPRC or Other Commission/Committee Members responses were varied but generally advocated for providing separation (separate facilities/paths) between bikes/micromobility users and pedestrians, from Joyce Street to/from the 15th Street Spur/Lynn Street. Other common remarks included concerns that certain 13-foot-wide travel lanes are too wide; requests for the separated bikeway on Joyce Street to be continued adjacent to the expanded Virginia Highlands Park; support for removing the proposed porte-cocheres on Land Bay C and having continuous sidewalks. Community members generally expressed concern about potential traffic congestion, opposition to high parking ratios, and support for more bike infrastructure.
- **Community Benefits and Other:** Several SPRC or Other Commission/Committee Members noted that all the community benefits identified in the Pentagon City Sector Plan (PCSP) are important, but that public spaces – including the Green Ribbon and new parks/plazas – should be expanded or improved to comply with, or go beyond, the recommendations of the PCSP. There was also support for more affordable housing and for extending the bikeway along Joyce Street, as described above. Community members additionally noted the importance of ensuring adequate infrastructure and schools to support the proposed development.