

**RIVERHOUSE
NEIGHBORHOOD**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

NORTH PARCEL ARCHITECT
TORTI GALLAS + PARTNERS, INC.
301.588.4800

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

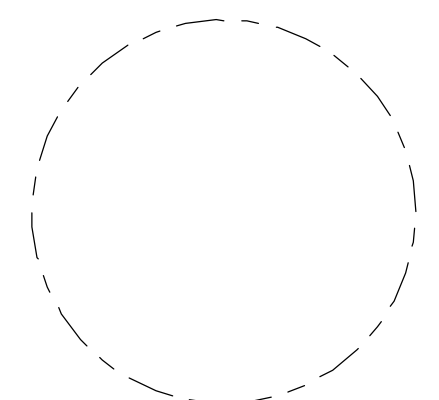
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**GREEN RIBBON
GRADING
STUDY**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: NTS	JOB NO. 22-13-JBG-RIV

DRAWING NO.
L-1



Tree Preservation	Symbol	Slope	Structure	Grade
Critical Root Zone		<math><5.0\%</math> Path	None	On-grade
Preserved Tree		<math><5.0\%</math> Path	Stairs	On-grade
		<math><5.0\%</math> Path	Raised Pathway	Elevated
		<math><5.0\%</math> Path	Retaining Wall	On-grade
		$5.0-8.3\%$ Ramp	Retaining Wall	On-grade

PHASED DEVELOPMENT SITE PLAN

RIVERHOUSE NEIGHBORHOOD

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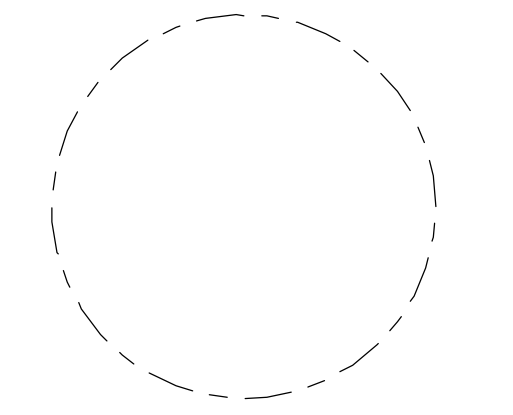
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Key Plan

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GREEN RIBBON CIRCULATION DIAGRAM

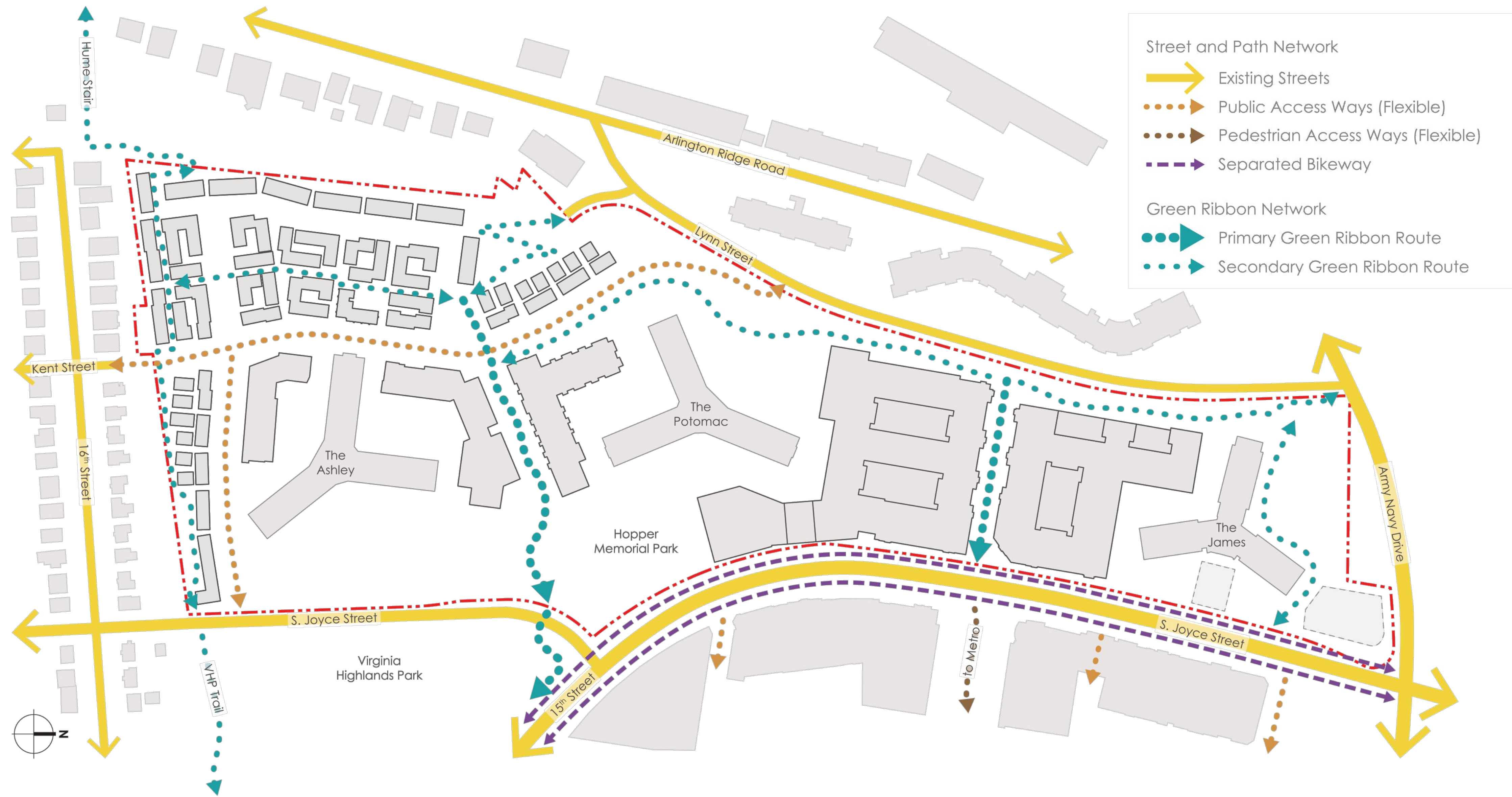
PRINCIPAL IN CHARGE
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DRAWING NO.
L-2



Street and Path Network

- Existing Streets
- Public Access Ways (Flexible)
- Pedestrian Access Ways (Flexible)
- Separated Bikeway

Green Ribbon Network

- Primary Green Ribbon Route
- Secondary Green Ribbon Route

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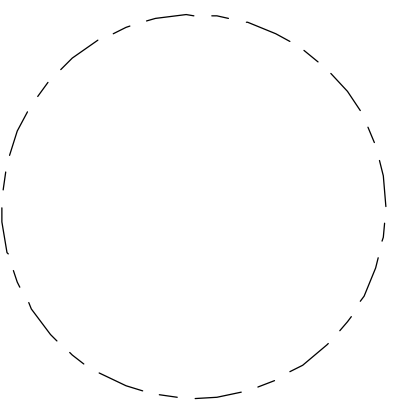
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**GREEN RIBBON
TYPICAL
SECTIONS**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
07.21.2023

APPROVED
S.B.

SCALE:
NTS

JOB NO.
22-13-JBG-RIV

DRAWING NO.

L-3

PHASED DEVELOPMENT SITE PLAN

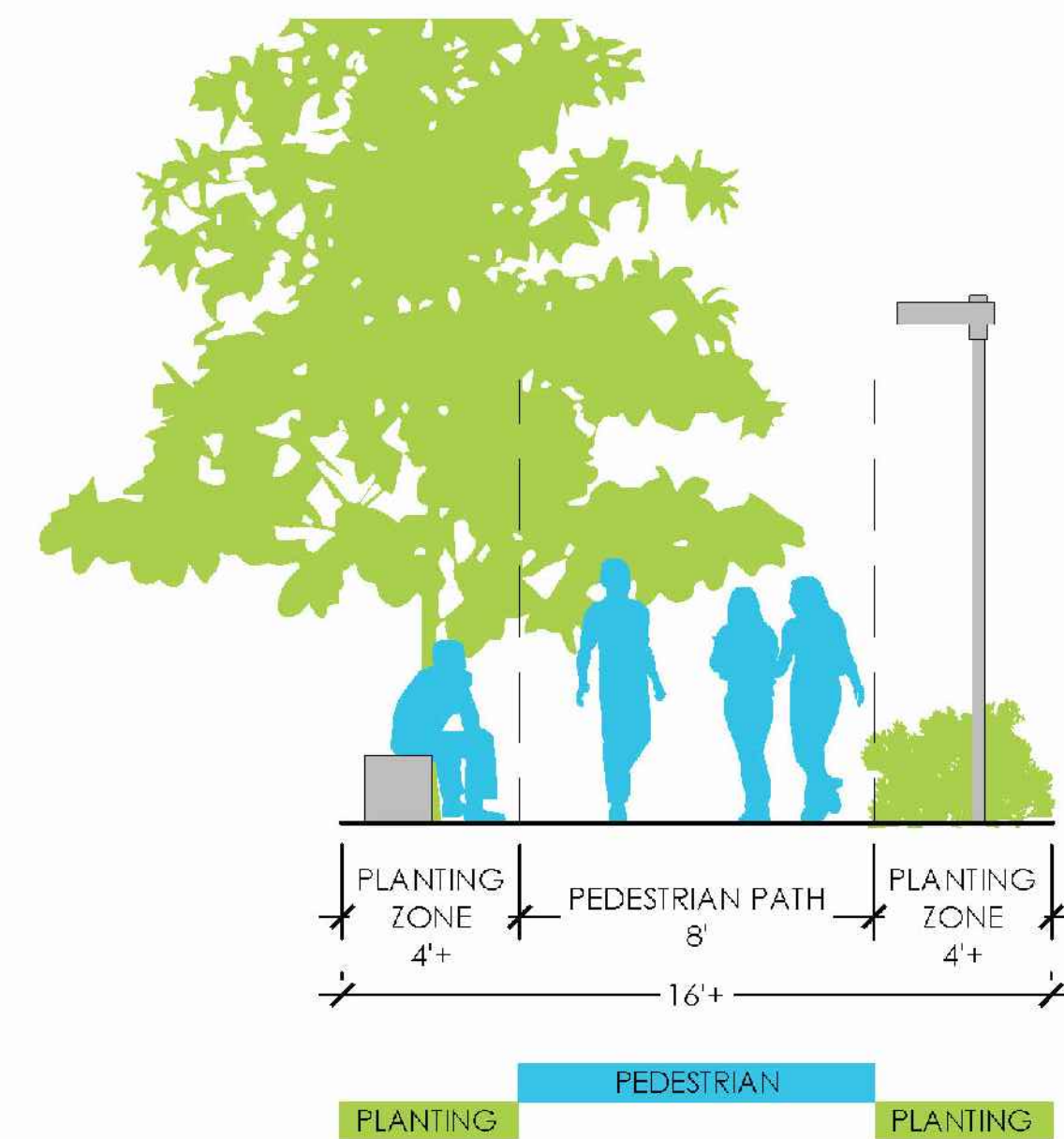
SECTOR PLAN REFERENCES:

■ **“At a typical width of at least 16 feet along the Green Ribbon,”**
- PAGE 114

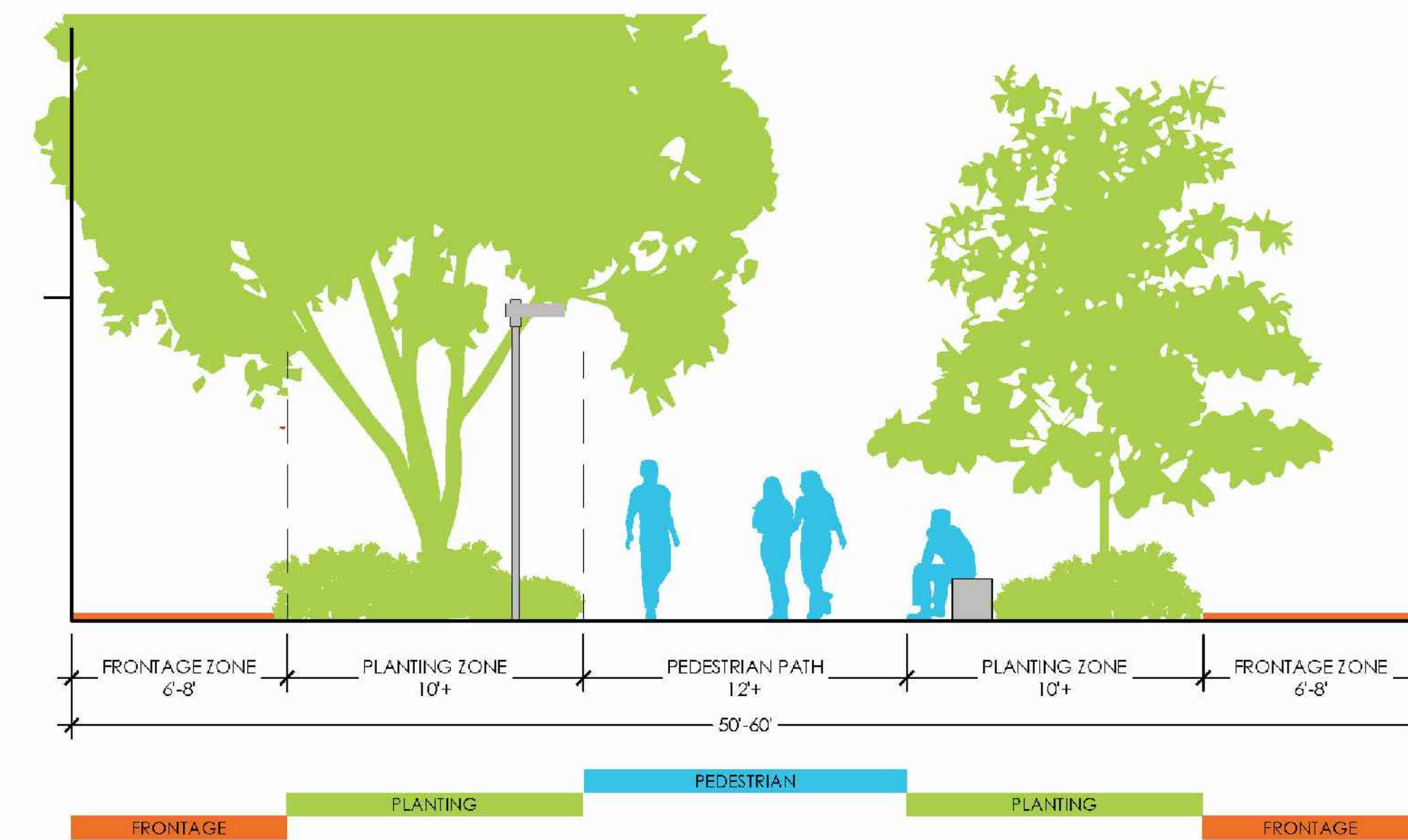
■ **“The clear pedestrian path should have a width of 8 to 12 feet,”**
- PAGE 112

“Width varies; generally 4’ to 10’ ”

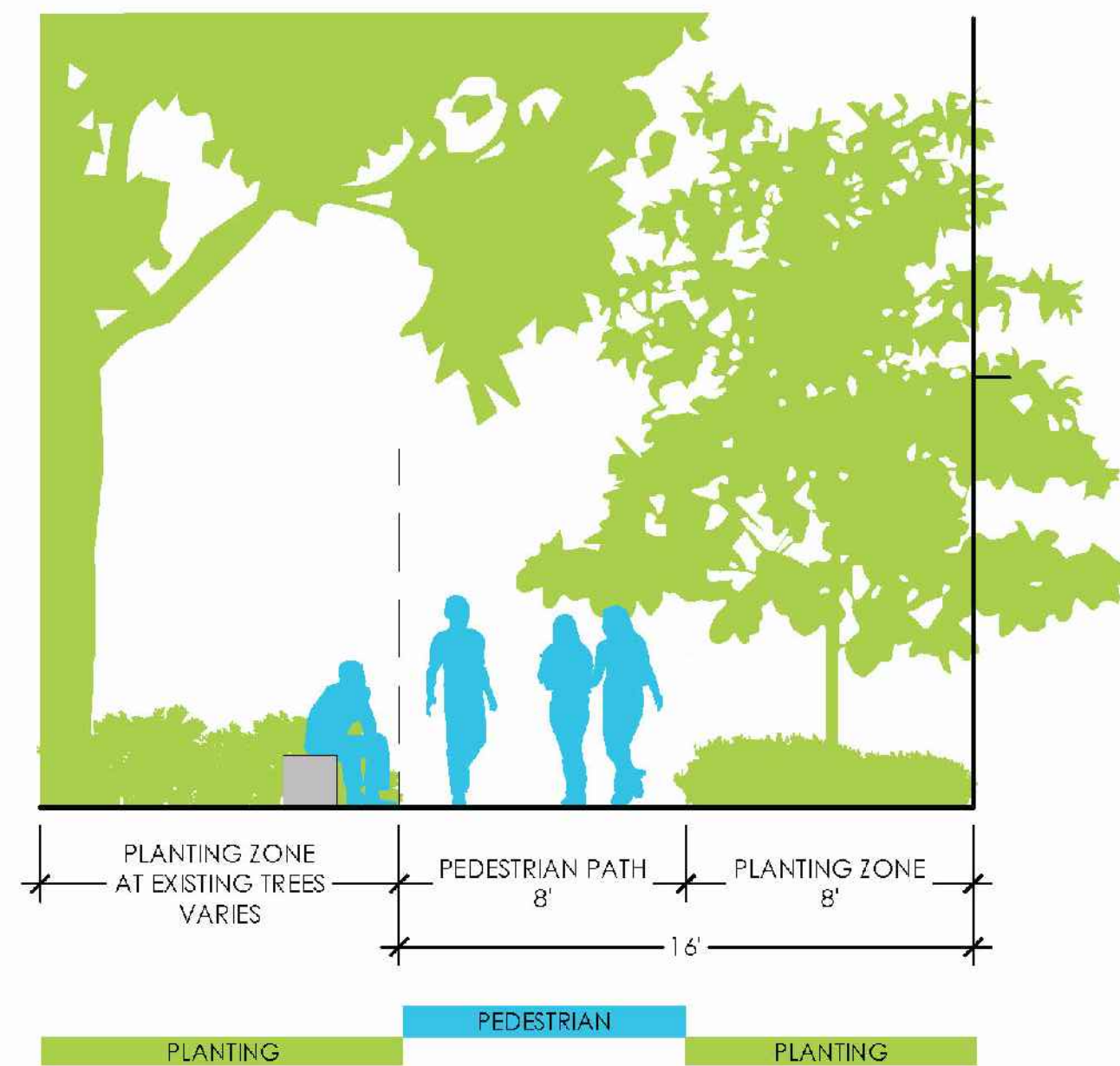
IN-GROUND PLANTING
- PAGE 147



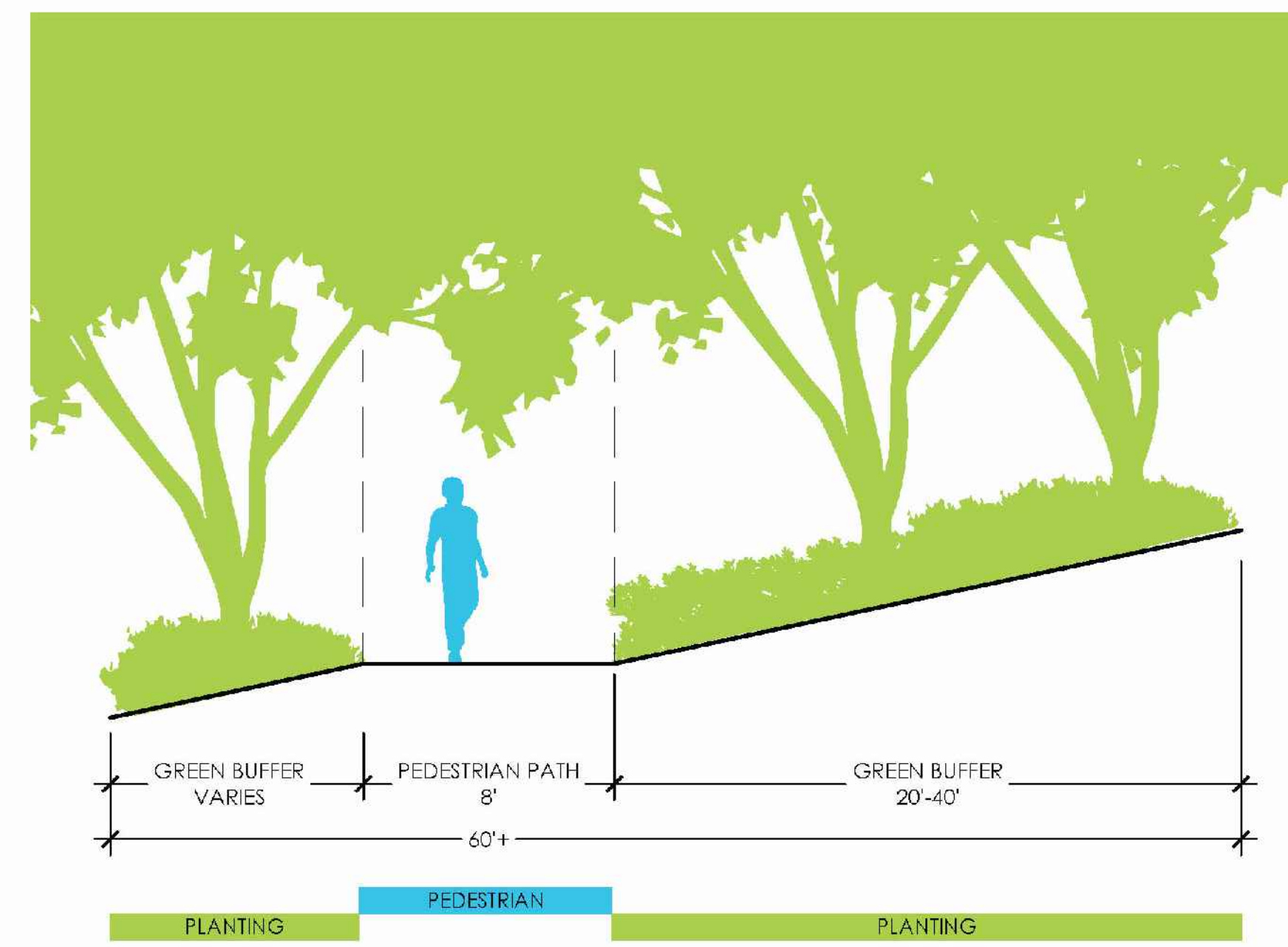
SECTOR PLAN - TYPICAL GREEN RIBBON



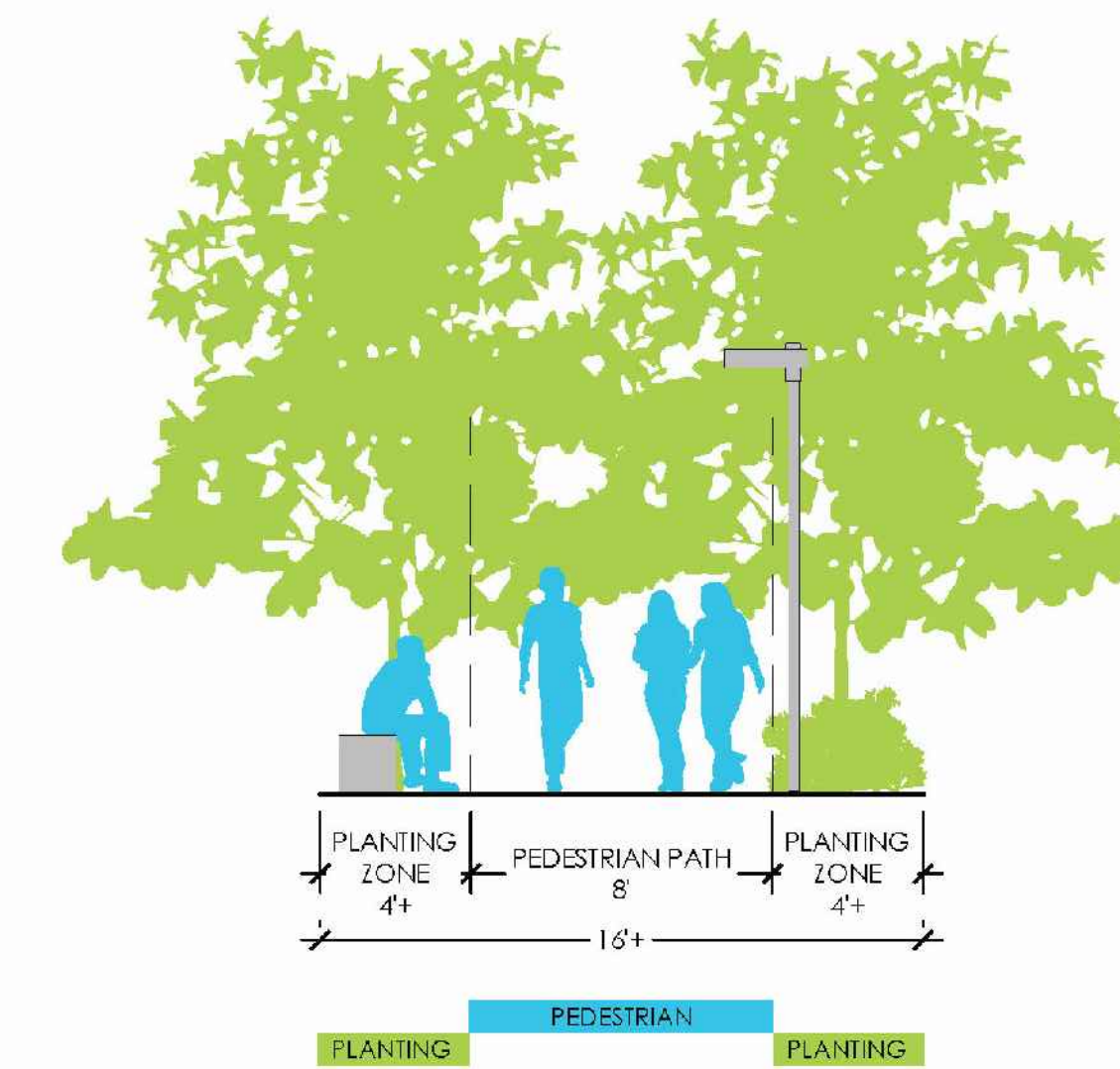
PROPOSED - PEDESTRIAN MEWS



PROPOSED - TRAIL CONNECTION



PROPOSED - WOODLAND GREENWAY



PROPOSED - SECONDARY PEDESTRIAN PATHWAYS

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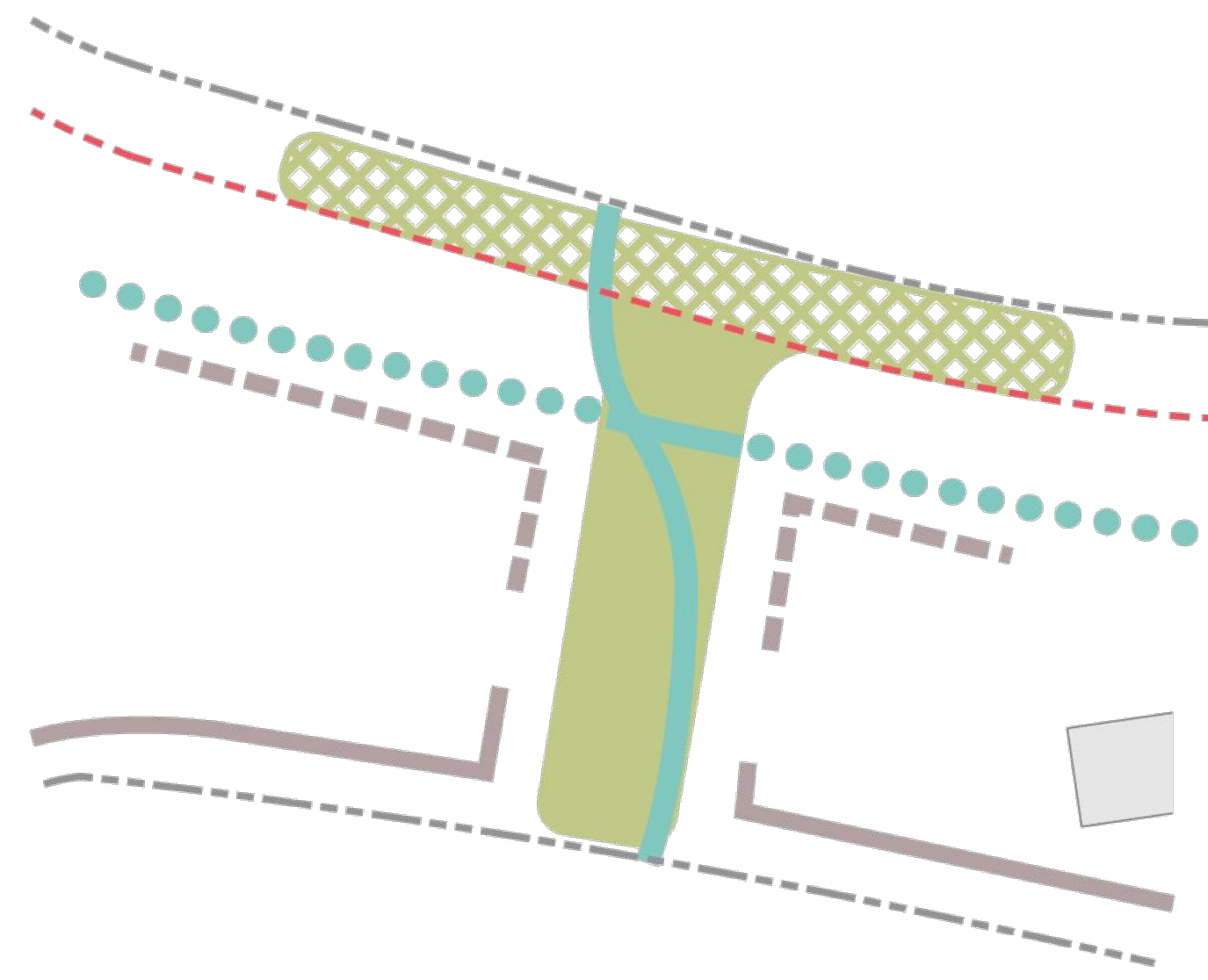
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Proposed Open Space - North Mews

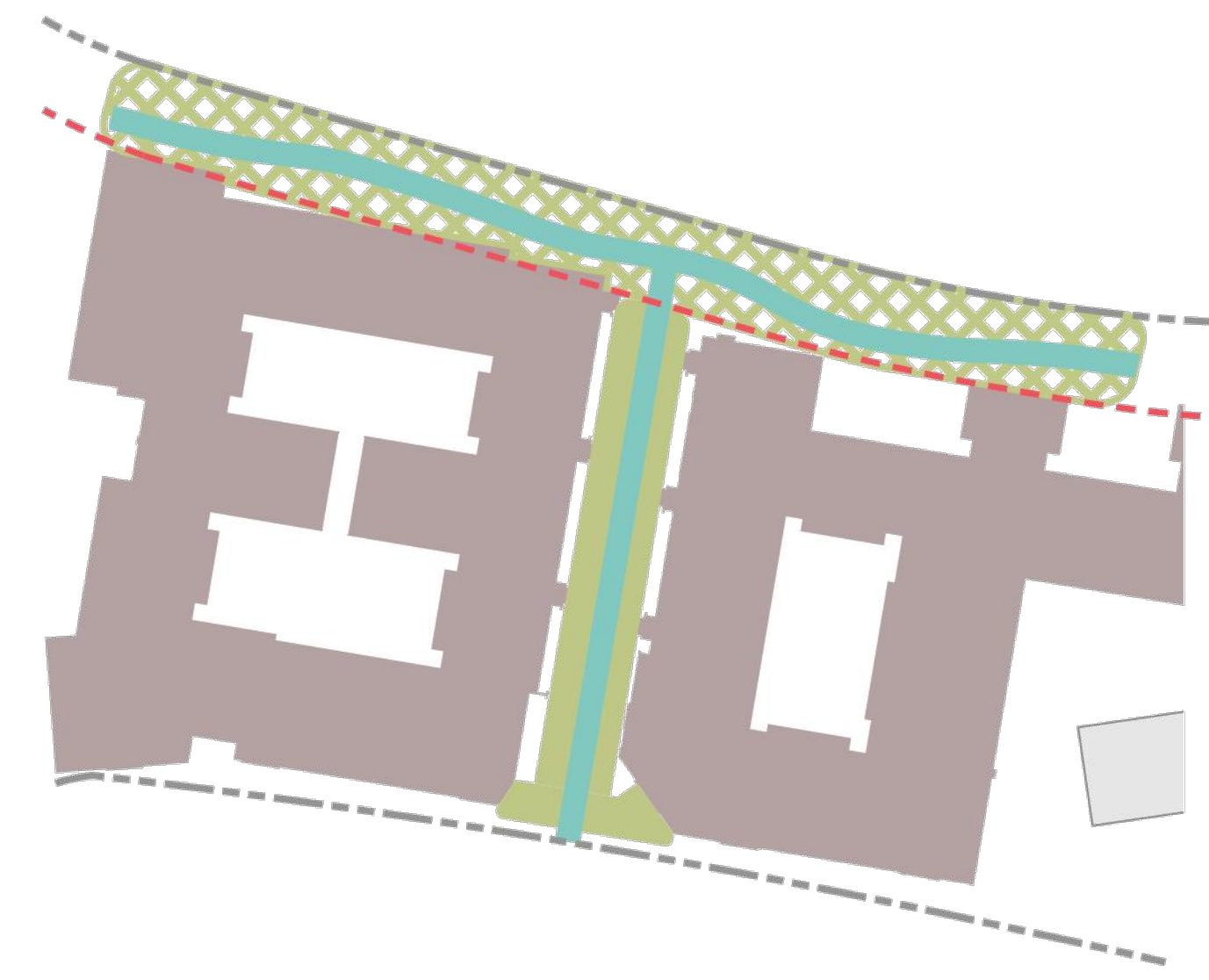
SECTOR PLAN







-  BUILD-TO AREA
 -  GREEN RIBBON (16' W)
8,000 SF
 -  TREE CANOPY PROTECTION ZONE
26,000 SF
 -  ADDITIONAL PUBLIC GREEN SPACE
24,000 SF
- 1 ACRE
PUBLIC PLACES**

Updated Text Box:
Additional casual use space connecting S. Joyce Street and Pentagon Row Plaza to Green Ribbon network in north of RiverHouse Site and forested open space fronting S. Lynn Street. Final open space configuration and balance between casual use and forested spaces will be considered in conjunction with the proposed development. As depicted on this map, the lower separation reflects maximum building heights permitted in this Plan and may decrease if proposed site plan represents significantly lower building heights.

PROPOSED PLAN



-  PROPOSED BUILDING
 -  GREEN RIBBON (16' W)
17,000 SF
 -  TREE CANOPY PROTECTION ZONE
28,000 SF
 -  ADDITIONAL PUBLIC GREEN SPACE
13,000 SF
- 1 ACRES
PUBLIC PLACES**

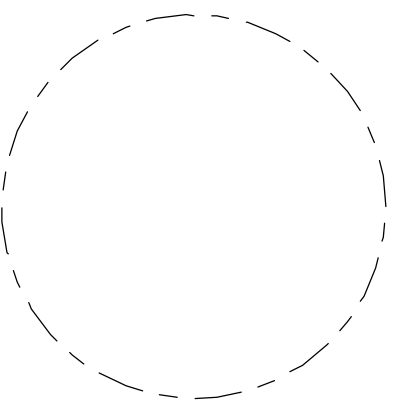
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**PUBLIC OPEN
SPACE - NORTH
MEWS**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
07.21.2023

APPROVED
S.B.

SCALE:
NTS

JOB NO.
22-13-JBG-RIV

DRAWING NO.

L-4

PHASED DEVELOPMENT SITE PLAN

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Proposed Open Space - Far North

SECTOR PLAN



SECTOR PLAN (PG. 109):

Public Places -
Minimum area as noted.
Ultimate configuration/site location to
be determined during 4.1 site plan or
sitewide PDSP review.

- BUILD-TO AREA
- GREEN RIBBON
3,500 SF
- PUBLICLY-OWNED
18,000 SF
- ADDITIONAL PUBLIC
SPACE
66,000 SF

**2 ACRES
PUBLIC PLACES**

PROPOSED PLAN



- PROPOSED BUILDING
- GREEN RIBBON
10,000 SF
- PUBLICLY-OWNED
18,000 SF
- ADDITIONAL PUBLIC
SPACE
61,000 SF

**2 ACRES
PUBLIC PLACES**

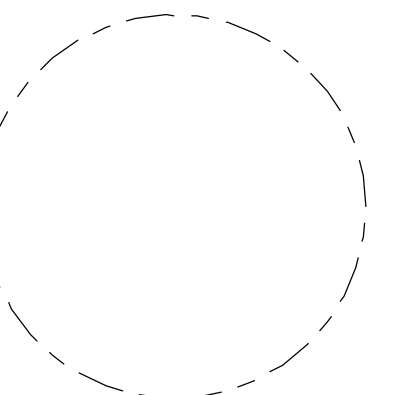
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**PUBLIC OPEN
SPACE - FAR
NORTH**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE
07.21.2023

APPROVED
S.B.

SCALE:
NTS

JOB NO.
22-13-JBG-RIV

DRAWING NO.

L-5

PHASED DEVELOPMENT SITE PLAN

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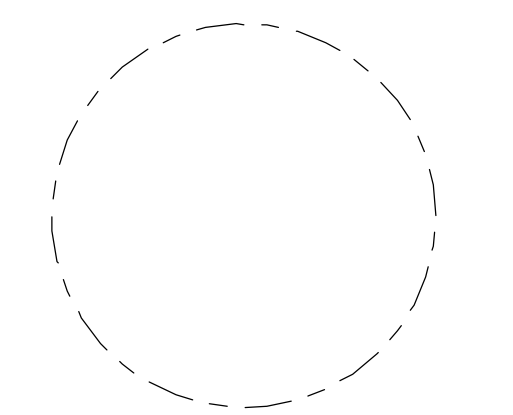
Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE



**PUBLIC OPEN
SPACE - NEW
PUBLIC SPACES**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
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SCALE: 1" = XX'	JOB NO. 22-13-JBG-RIV
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DRAWING NO.

L-6

Proposed New Public Places

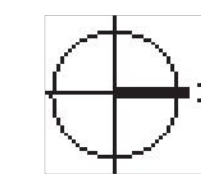
PROPOSED PLAN



-  GREEN RIBBON ROUTE (16' W)
1+ ACRES
-  ADDITIONAL FORESTED SPACES
1+ ACRES
-  ADDITIONAL PUBLIC GREEN SPACE
1+ ACRES
-  PROPOSED BUILDING

**3+ ACRES
PUBLIC PLACES**

PROPOSED NEW **1+ ACRES** OF
ADDITIONAL FORESTED SPACE
AND **1+ ACRES** OF ADDITION,
PUBLIC GREEN SPACE
SIGNIFICANTLY EXCEEDS
MINIMUM **0.4 ACRES** OF PUBL
PLACES REQUIRED TO BE
RELOCATED FROM NORTHERN
PORTION OF THE SITE



PHASED DEVELOPMENT SITE PLAN

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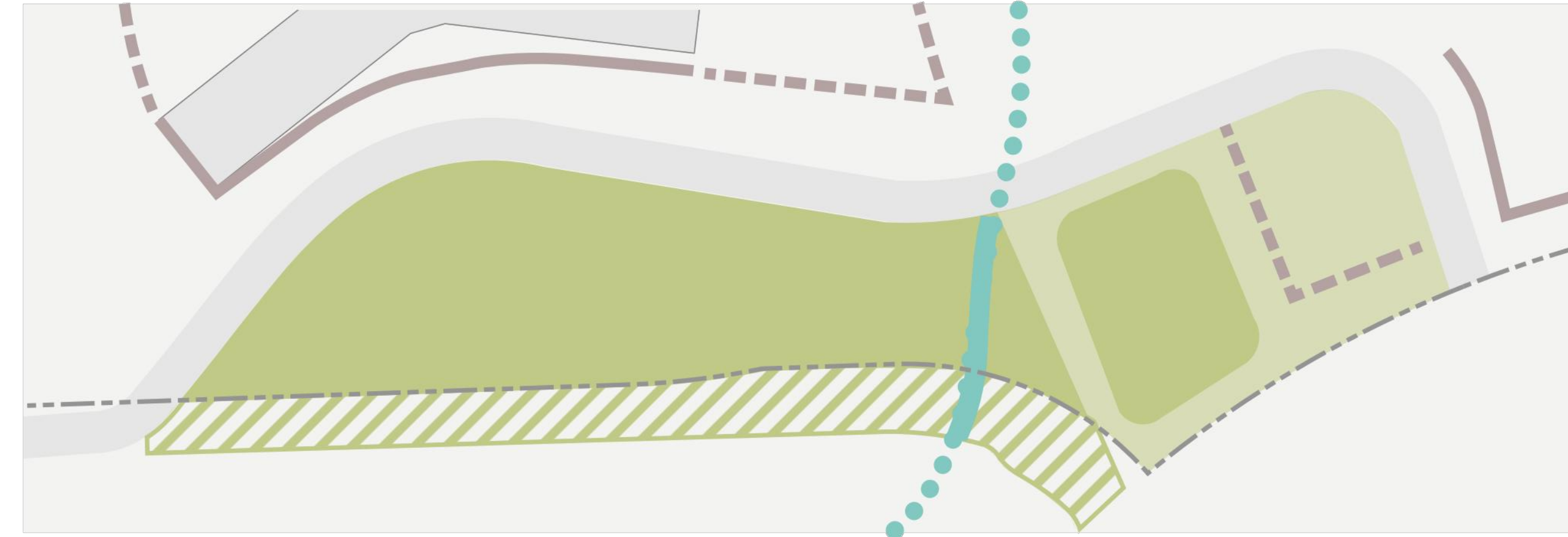
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Proposed Open Space - Virginia Highland Park Expansion

SECTOR PLAN



PROPOSED PLAN



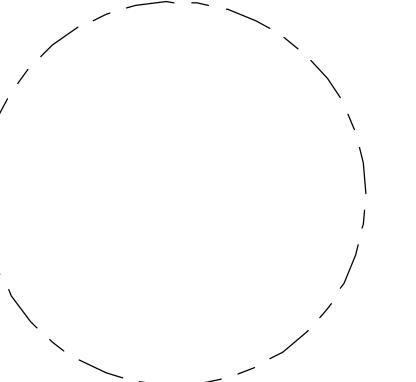
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**PUBLIC OPEN
SPACE - VHP
EXPANSION**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023 APPROVED S.B.

SCALE: NTS JOB NO. 22-13-JBG-RIV

DRAWING NO.

L-7

PHASED DEVELOPMENT SITE PLAN

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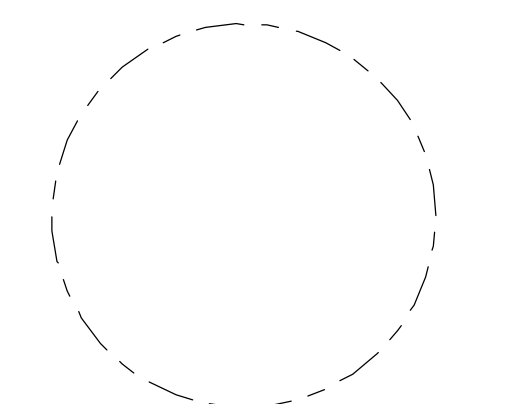
TRAFFIC ENGINEER
NELSON NYGAARD
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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**PUBLIC OPEN
SPACE -
OVERALL**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

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P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
SCALE: NTS	JOB NO. 22-13-JBG-RIV

DRAWING NO.
L-8

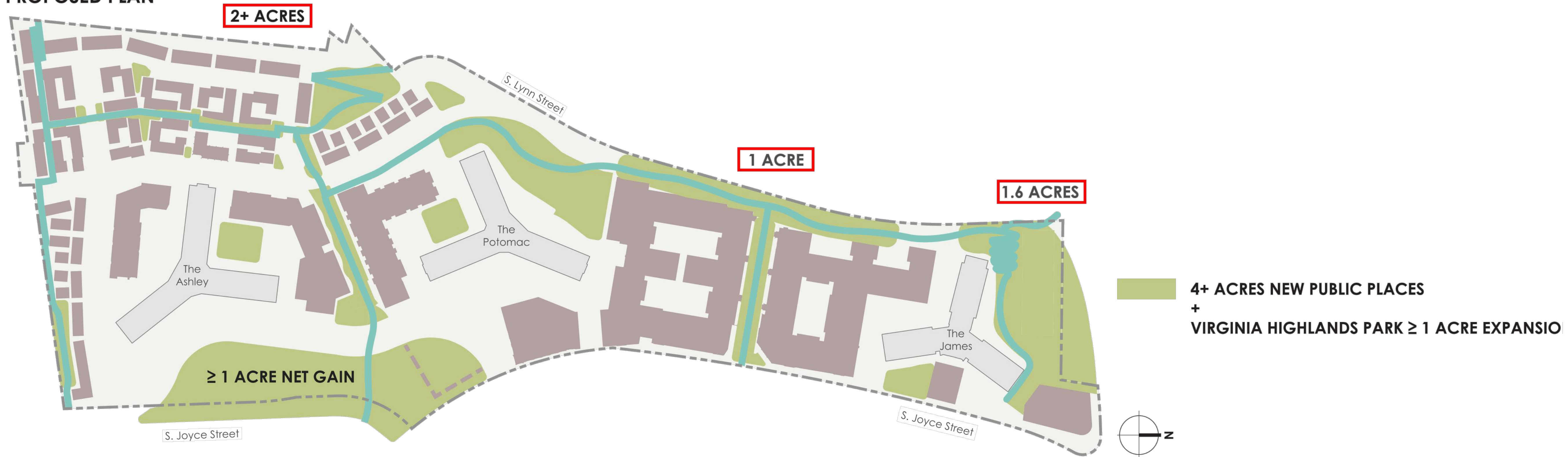
PHASED DEVELOPMENT SITE PLAN

Proposed Public Open Space - Overall

SECTOR PLAN



PROPOSED PLAN



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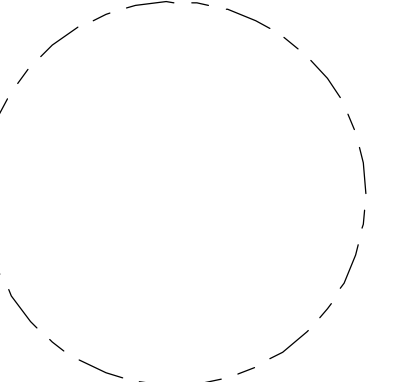
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Revisions
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**PUBLIC OPEN
SPACE -
SUMMARY**

PRINCIPAL IN CHARGE
S.B.

PROJECT ARCHITECT
B.S.

DRAWN
P.T. L.S.

DATE 07.21.2023 **APPROVED**
S.B.

SCALE: NTS **JOB NO.** 22-13-JBG-RIV





DRAWING NO.

L-9

Proposed Public Open Space - Summary

PROPOSED PLAN



-  GREEN RIBBON ROUTE
2+ ACRES
-  TREE CANOPY CONSERVATION ZONE
2+ ACRES
-  ADDITIONAL FORESTED SPACES
1+ ACRES
-  ADDITIONAL PUBLIC GREEN SPACE
4+ ACRES

**9+ ACRES
PUBLIC PLACES**

**INCLUDING 1+ ACRE EXPANSION
OF VIRGINIA HIGHLANDS PARK
PER SECTOR PLAN REQUIREMENTS**

PHASED DEVELOPMENT SITE PLAN

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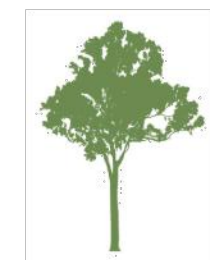
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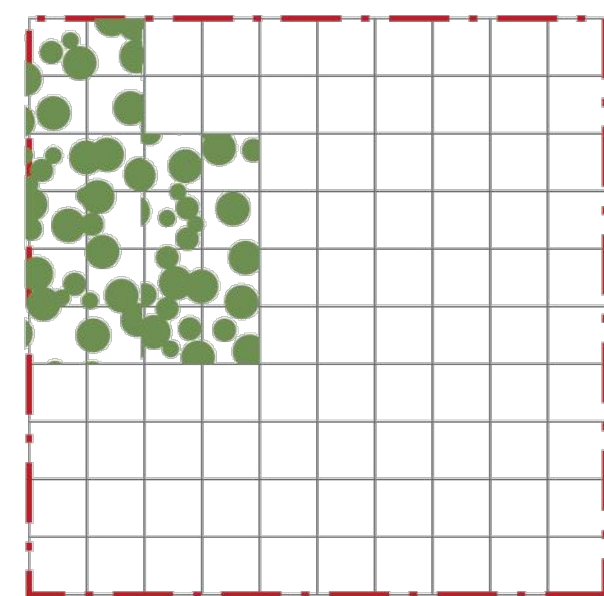


LEGEND

- PROPOSED TREES
- EXISTING TREES
- AT- OR NEAR-GRADE VEGETATION
- ALTERNATIVE VEGETATION



TREE CANOPY
 TOTAL CANOPY COVERAGE **20%**

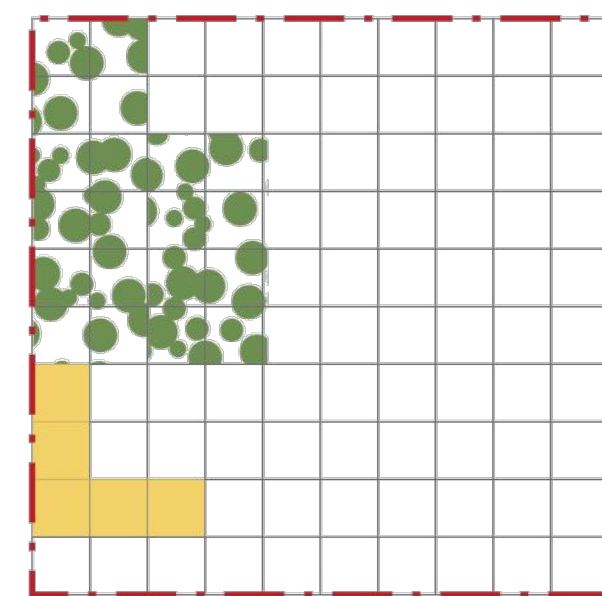


SITE BOUNDARY

SECTOR PLAN REQUIREMENTS
 PENTAGON CITY: 15%
 RIVERHOUSE: 20%



AT- OR NEAR-GRADE VEGETATION
 TOTAL VEGETATION COVERAGE **5%**

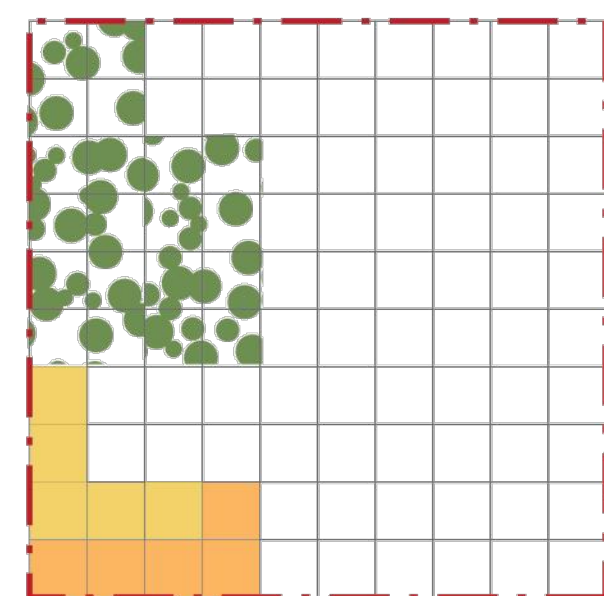


SITE BOUNDARY

SECTOR PLAN REQUIREMENTS
 PENTAGON CITY: 5%
 RIVERHOUSE: 5%

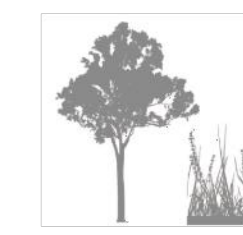


ADDITIONAL VEGETATION
 TOTAL VEGETATION COVERAGE **5%**

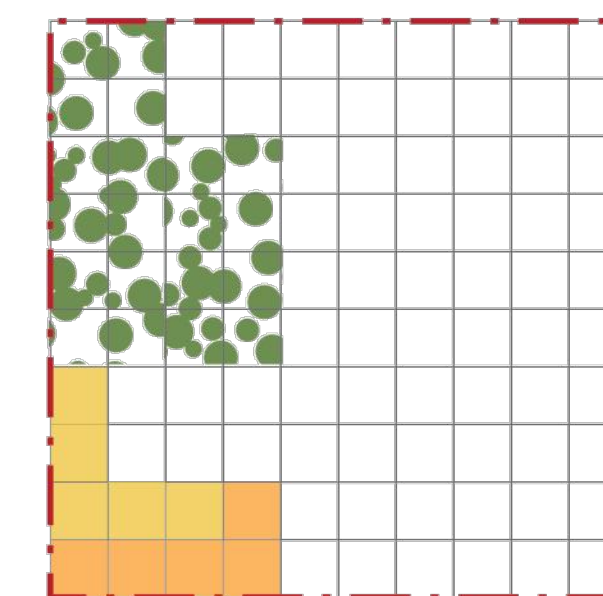


SITE BOUNDARY

SECTOR PLAN REQUIREMENTS
 PENTAGON CITY: 5%
 RIVERHOUSE: 5%



TREE CANOPY AND VEGETATION
 TOTAL VEGETATION COVERAGE **30%**



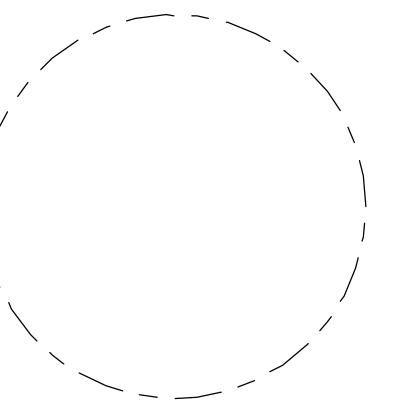
SITE BOUNDARY

SECTOR PLAN REQUIREMENTS
 PENTAGON CITY: 25%
 RIVERHOUSE: 30%

Key Plan

Issue
 NO. DATE

Revisions
 NO. DATE



SITE VEGETATION COVERAGE

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

DRAWN
 P.T. L.S.

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DRAWING NO.
 L-10

PHASED DEVELOPMENT SITE PLAN

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OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

NORTH PARCEL ARCHITECT
 TORTI GALLAS + PARTNERS, INC.
 301.588.4800

CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727

SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277

CIVIL ENGINEER
 BOHLER DC
 202.524.5700

ATTORNEY
 VENABLE LLP
 202.344.4000

SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890

TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

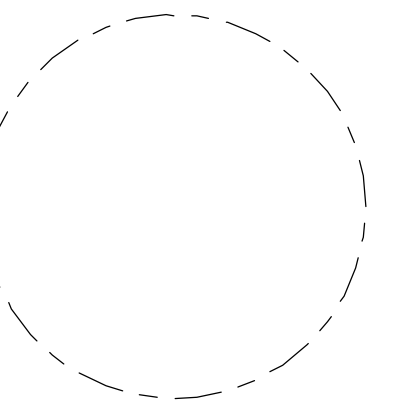
Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE



OVERALL TREE PLANTING SCHEDULE

PRINCIPAL IN CHARGE
 S.B.

PROJECT ARCHITECT
 B.S.

DRAWN
 P.T. L.S.

DATE 07.21.2023	APPROVED S.B.
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SCALE:	JOB NO. 22-13-JBG-RIV
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DRAWING NO.

L-11

PLANT SCHEDULE SITE TREES

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	20 YEAR COVERAGE SF	COVERAGE BONUS SF	TOTAL COVERAGE SF
16	ACER RUBRUM	RED MAPLE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	6,300
10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.		110	137.5000	1,375
9	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.		175		1,575
13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.		315	393.7500	4,858
20	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		3,500
2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	175		350
17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4,250
17	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.		175		2,975
20	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL'	HAPPIDAZE® SWEET GUM	2" CAL.		250		5,000
7	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	2,187.5
52	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.		175		9,100
14	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.		315	393.7500	5,512
27	QUERCUS BICOLOR 'AMERICAN DREAM'	AMERICAN DREAM SWAMP WHITE OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	10,631.25
10	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	3,937.5
10	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250	312.5000	3,125
16	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	250		4,000
16	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.		315	393.7500	5,980
19	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN	315	393.7500	7,101
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
22	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2.5" CAL.		110		2,420
76	JUNIPERUS VIRGINIANA 'BURKII'	EASTERN REDCEDAR	8' HT.	SINGLE STRONG LEADER/SPECIMEN	110		8,360
13	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	10' HT.	SINGLE STRONG LEADER/SPECIMEN	315		4,095
21	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5" CAL.		110		2,310
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS			
34	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8' HT.	MULISTEMMED SPECIMEN	175	218.7500	7,437
2	BETULA NIGRA 'BNMTF' TM	DURA HEAT RIVER BIRCH	10' HT.	MULISTEMMED SPECIMEN	110	137.5000	275
50	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5' HT.	SPECIMEN	110	137.5000	6,875
36	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8' HT.	SPECIMEN	175	218.7500	7,875
46	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	1.75" CAL.	SPECIMEN	110	137.5000	6,325
28	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	175	218.7500	6,125
70	MAGNOLIA STELLATA	STAR MAGNOLIA	2.5" CAL.	MULISTEMMED SPECIMEN	110	137.5000	9,625
9	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	1.75" CAL.	SPECIMEN	50		450
19	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	SINGLE STRONG LEADER/SPECIMEN	110		2,090
24	SASSAFRAS ALBIDUM	SASSAFRAS	2.5" CAL.		175	218.7500	5,250
13	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	SPECIMEN	110		1,430

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
12	NYSSA SYLVATICA	SOUR GUM	2" CAL.	STRONG SINGLE LEADER/SPECIMEN
22	OXYDENDRUM ARBOREUM	SOURWOOD TREE	2" CAL.	
35	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	STRONG SINGLE LEADER/SPECIMEN

TOTAL NEW CANOPY COVERAGE : 152,701 SF

TOTAL PRESERVED CANOPY COVERAGE : 193,109 SF

TOTAL CANOPY COVERAGE : 345,810 SF

LOT SIZE : 1,595,202 SF

REQUIRED TREE
CANOPY : 20% OR 319,040 SF
COVERAGE

PHASED DEVELOPMENT SITE PLAN