

RiverHouse - SPRC Online Engagement

SPRC and Other Commission Member - Responses By Topic

Land Use and Density

Name	What is your role or connection to this project?	Comments: Share your comments on land use and density in the proposed plan.
Eric Berkey	Site Plan Review Committee member for this project	Density is appropriate
Cindy Lewin	Site Plan Review Committee member for this project	This project is incredibly important to Arlington because of the size of the site and ambitious plan to almost double the housing and increase retail tenfold. While high population density near transit is often an environmentally beneficial solution, it is important that the infrastructure in the area be able to handle it. The additional density proposed by the County seems likely to put excessive pressure on schools, narrow local roads, grocery, and the nearby residential neighborhood.
Pamela Van Hine	Site Plan Review Committee member for this project	Available land in Arlington is scarce; more housing, including affordable housing, is a great, continuing need. The PCSP guidelines support greater density and height on the RiverHouse site. To only provide 22% density is not appropriate. ; Adding condos, senior housing, town homes along with a mix of multi-family housing is great! The only specific retail mentioned was Urgent Care – how is this different from the facility just across the street in West Post? We need a hardware store, a real Jewish deli, Woo Lae Oak, more barber/hair salons, dentists, primary care practices.
Richard Rebh	Site Plan Review Committee member for this project	The Sector Plan lays out maximums; it does not provide "guidance" what the applicant "needs" to put there. Further, even as is, the project is too dense for the Site and the Neighborhood. The added building footprint decreases the permeable land by just under 50%. Both the footprints and the heights of N1 and N2 should be reduced, cutting the project to more than 1,000 new units versus 1,500+. This is more "residential" than "commercial" and should not be turned into Crystal City 2.
James Lantelme	Site Plan Review Committee member for this project	While the land uses are consistent with the PCSP guidance, the density proposed is way under what it should be for this transit-rich, walkable, retail-rich urban environment. The lack of density leads to most of the deficiencies of the proposed project.
Kateri Garcia	Site Plan Review Committee member for this project	In general, I share staff's opinion that the green ribbon and public spaces should be prioritized over buildings with lower heights. Pedestrian and bike transit as well as open space would benefit residence of River house as well as those in the neighboring communities. I appreciate the variety of different types of housing, but wish there were more units dedicated to elder care. As the population in the area ages, it would be nice if they could remain.
Chris Slatt	Site Plan Review Committee member for this project	The amount of density is appropriate, but could be higher given the excellent walkability and transit-accessibility of this area.
Jeffrey Williams	Site Plan Review Committee member for this project	The proposed land use is a much more appropriate use than the current surface parking. The mix of housing types and uses (apartments, elder care, condo, townhome) meets the community's desire for a variety of housing forms. The proposed density is fine and should be encouraged on a site that is well served by transit and near Metro. The proposed VHC UCC in the N1 building is a very welcome ground floor use.; The proposal to deliver buildings with only 7 floors has resulted in bulky buildings with very large footprints. Taller buildings in the north parcel with smaller footprints could deliver more housing units, provide better site permeability, and much improved public spaces. Of particular concern is the failure to deliver the N1-N2 sector plan public open space across from Pentagon Row and fails to deliver any casual use space on the western edge below Lynn.
Katie Wenger	Other Arlington County Board, Commission, or Committee member	Yes, it is important to have enough density at the site because it is a transit-rich neighborhood.
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	I would like to see the density of the proposed residential developments to be higher given the walkable and transit-friendly nature of the site.
David Howell	Other Arlington County Board, Commission, or Committee member	The PCSP calls for smart density which balances population, building footprint and open/natural spaces to provide residents and other users with a healthy outdoor living environment and biophilic daily experience. This development proposal under performs on that balance by including too much surface space (deducting from open public space) while not taking advantage of building height allowances. Presumably this is related to <u>the desire for mostly stick-built new structures for financial reasons</u>
Susan English	Other Arlington County Board, Commission, or Committee member	I feel there should have been more density--market rate units and CAF units--if the applicant had chosen to go 2 or more stories higher with a smaller footprint, leaving more open space, better connectivity, wider pathways on ALL green ribbons. This close to Metro it's REALLY disappointing not to take advantage of more of the height envelope allowed in the sector plan. Changing the townhouses to a traditional ownership type was positive. I liked the original hybrid design (just not rental). Overall VERY disappointing. A betrayal of the spirit and requirements of the PC Sector Plan. It feels like a deliberate plan to privatize, enclose, and encroach on what little open space is left. By keeping mostly to 7 stories, except for the townhouses, the applicant has enlarged and angled the footprint so much that I don't see a way forward. The 'pedestrian experience' on Joyce is really lacking, for cyclists as well, all the east-west green ribbons are narrowed and limited, views are obstructed. Doesn't coordinate at a district scale, many spaces feel intentionally private, the opposite of 'integrated' into the community.
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	The amount of density is appropriate but could be higher given the excellent walkability and transit-accessibility of this area.

Site + Building Form

Name	What is your role or connection to this project?	Comments: Share your comments on the site and building form in the proposed plan.
Eric Berkey	Site Plan Review Committee member for this project	
Cindy Lewin	Site Plan Review Committee member for this project	Despite the large footprint of the buildings, the applicant states that it will exceed the 20% tree canopy target and with other vegetation, reach 37%. Ensuring native plant use and a commitment to maintaining the tree and total green percentages on an ongoing basis, properly caring for the trees etc., is essential. Have green roofs and more ways to integrate greenery as part of the buildings been considered? Also, the building siting means the Green Ribbon takes some quirky turns in places,
Pamela Van Hine	Site Plan Review Committee member for this project	<p>1. Condo building "O" sightlines, inhibits clear pedestrian passage, and generally wastes the bit of land it's on. We need more condos, but please combine with the C3 condo to create a single, taller condo building (I also gives the site greater height variation and may make it easier to provide services to all condo owners). The space that "O" occupied can be reallocated to improved green spaces and a more logical, coherent green ribbon through this section of the site.; 2. Both N1 and N2 in the North Landbay are too close together and too close to the western border of the site. Both the green east-west green ribbon between them and the sightlines from above (or from WestPost) are harmed by the current design. 3. C2 and C3 are also too close together, leaving insufficient space to create the planned green ribbon design between them, with a separate bike path. ; 4. C1, C2, C3, N1, and N2 appear to have too much private space around them and insufficient publicly accessible space. 5. The Unit C buildings in the South Landbay appear to continue too far to the east; Buildings E, F, and G appear to be sited to far west; and Building G also is too far north and impacts the green ribbon.</p> <p>; Are the proposed new building heights appropriate? No! Except for the townhomes in the South Landbay, the buildings should be taller and narrower. 7 story buildings are way too short and squat!</p> <p>; Buildings N1 and N2 are especially too long and too wide. N1 and N2 should be high rises, narrow, and taller buildings that create sufficient room for a great green ribbon connection and view shed between them. Their footprint is a waste of space, the footprint extends into the tree line on the western edge, and limits available open space, green ribbons, and landscaping.</p> <p>; he Porte Cocheres on C2 should be removed. They alter the pedestrian route by the building, they force pedestrians to cross two driveways, they create conflict with drivers at two points rather than one, they create confusion for pedestrians (not sure where to walk) and they totally disrupt the green ribbon flow and route through this area. N1 amenity and C1 do not engage with sidewalks.</p> <p>; Why are these new buildings only LEED Gold, not higher? I look forward to the C2E2 review of the site plans! What are the plans for green roofs and solar panels, all electric buildings, etc.?</p> <p>; Are building lobbies, parking, and loading entrances appropriately sited? Driveway connections from Big Joyce are fine; I'm not sure how well the other streets will work for driveway access as they are much narrower and sometimes steep.</p>
Richard Rebh	Site Plan Review Committee member for this project	Buildings N1 and N2 should be shrunk and lowered. The plaza between N1 and N2 along Joyce should be widened to mirror the Pentagon Row plaza on the other side. N1 and N2 height should be no more than 5 stories to match Pentagon Row facing them. There should be more green area at the back. near Lynn street. All of these changes will result in N1 and N2 losing some 400 units, which is necessary to fit into the neighborhood. The changes are economically feasible given project profitability.
James Lantelme	Site Plan Review Committee member for this project	The footprints of the multi-family/mixed use buildings are too big as a direct result of the choice to limit them to 7 stories. This negatively affects the green ribbon and public space. No comment on stepbacks or sculpting because their design is misconceived and thus needs rethinking. I'm disappointed on the lack of commitment for bird-friendly design and also think they underperform in their sustainability. The continued existence of some legacy surface parking is contrary to the Sector Plan.
Kateri Garcia	Site Plan Review Committee member for this project	N1 and N2 have very large footprints. They appear to take up almost the whole section between the existing buildings, leaving little Public open space. I understand the desire for residents of buildings to have private spaces, however, the large areas inside the building footprint, leave very little on the exteriors for the public and or residents who might want to have leisure space beyond the walls of the condo. compared to now, there is little open space between the James and the Potomac. ; While I like the forms of C1 and C2, and the open space that remains on either side of them, I agree with staffs assessment that a primary green ribbon connection should be more pronounced and should not have as many twists and turns to crossover roads.
Chris Slatt	Site Plan Review Committee member for this project	The size and location of building "O" appears to be significantly interfering with a reasonable routing of the Green Ribbon north of Kent Street. Moving or resizing the building should be considered to make for a better green ribbon connection up to Lynn Street.
Jeffrey Williams	Site Plan Review Committee member for this project	The façade design and building materials of proposed buildings are fine and a nice contrast to the existing Riverhouse buildings. While the look of the north parcel buildings is good, the bulk and unbroken façade lengths are too long in my opinion. ; The proposal to deliver buildings with only 7 floors has resulted in bulky buildings with very large footprints. Taller buildings in the north parcel with smaller footprints could deliver more housing units, provide better site permeability, and much improved public spaces. Of particular concern is the failure to deliver the N1-N2 sector plan public open space across from Pentagon Row and fails to deliver any casual use space on the western edge below Lynn.
Katie Wenger	Other Arlington County Board, Commission, or Committee member	I think it looks good!
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	Building O's size and shape are preventing the Green Ribbon north of Kent Street from easily connecting to Lynn Street. I would recommend moving, resizing, or otherwise considering solutions that enable the Green Ribbon to have a more straightforward routing.
David Howell	Other Arlington County Board, Commission, or Committee member	I support the excellent staff positions on most all of these issues, in particular building footprint size and arrangement, to include encroachment on natural and transportation corridor priorities. Changing the footprint/height ratios will allow significantly better options for outdoor spaces for all occupants of the development and Pentagon City. This would affect the stepback/sculpting issues as well, and allow for the improvement of light, airflow and design interest.
Susan English	Other Arlington County Board, Commission, or Committee member	Pathway/ribbon between N1 & N2 much too narrow, facade length too long, spaces privatized, building edge extends too far west, building corners not aligned with WestPost Plaza as originally envisioned. Porte cocheres, while useful, disrupt pedestrian path. C1 & C2 pathway much too narrow, loading is missing for building O, pedestrian crossings missing in places, open spaces feel shrunk & trapped, not connected to overall flow of green ribbon, which is too narrow everywhere. ; Sidewalk widths are narrower than guidance in many places, therefore much less space for cyclists or other micro mobility. Open space and green ribbon on southern edge MUCH too narrow, very limited space for trees. Western edge equally lacking space for trees. Switchback pathway up to Lynn St. feels compressed.
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	The size and location of building "O" appears to be significantly interfering with a reasonable routing of the Green Ribbon north of Kent Street. Moving or resizing the building should be considered to make for a better green ribbon connection up to Lynn Street.

Architecture

Name	What is your role or connection to this project?	Comments: Share your comments on the architecture in the proposed plan.
Eric Berkey	Site Plan Review Committee member for this project	
Cindy Lewin	Site Plan Review Committee member for this project	Have green roofs, solar panels, and more ways to integrate greenery as part of the buildings been considered?
Pamela Van Hine	Site Plan Review Committee member for this project	I wish the townhome designs were a better fit with the neighborhood homes to the south. Please use more bricks to match the original building (and their style). More balconies and stoops can help create an engaged community. Ensure great view sheds are designed and built (from the west and from WestPost).
Richard Rebh	Site Plan Review Committee member for this project	The existing RiverHouse buildings are a clean Modernist style. I do not find the new buildings compatible with their style. Nothing about them echoes current RiverHouse. The new buildings should take the essence of current RiverHouse and update it with balconies--not totally change it.
James Lantelme	Site Plan Review Committee member for this project	No comment on building architecture for the multi-family and mixed use building because they misconceived with footprints too large. The townhouses look ok but i'd like more info on how they relate to each other as a whole. Their garages are a concern but I need to think more about the trade-off for having a green ribbon section along the south and west edge of the site.
Kateri Garcia	Site Plan Review Committee member for this project	I would have hoped there would be more color in the buildings, in order to bring some of the surrounding green space into the design. The variation and N1 is appealing. C2 and C3 are very utilitarian looking, perhaps due to the brick façades, and could be made to look more visually appealing. I appreciated the previous submission's diversity of townhouse design, in the new design the townhouses are too uniform.
Chris Slatt	Site Plan Review Committee member for this project	
Jeffrey Williams	Site Plan Review Committee member for this project	The façade design and building materials of proposed buildings are fine and a nice contrast to the existing Riverhouse buildings. While the look of the north parcel buildings is good, the bulk and unbroken façade lengths are too long in my opinion.
Katie Wenger	Other Arlington County Board, Commission, or Committee member	It looks good.
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	The N1 buildings are reasonably attractive by modern apartment buildings. Much of the rest of the buildings look like standard modern apartment and condo buildings. I wish there was a little more character in these but they are acceptable as-is.
David Howell	Other Arlington County Board, Commission, or Committee member	At this stage I do not have strong concerns about materials and composition, and I assume that those basics would not need to change significantly with modifications to height and footprint, which are essential. Facade plane variation is a TBD with height modifications as well. I do have ongoing concern about the size, design and type of materials used for fenestration, with respect to energy conservation and heat-gain mitigation, but especially with regard to mitigation of bird/glass collisions
Susan English	Other Arlington County Board, Commission, or Committee member	Adequate facade materials, balconies, windows. I'm not thrilled with the architecture, it's fairly predictable but acceptable except for too long facade lengths. Participants can critique in SPRC. Much more concerned with land use-- footprint too big, open space too squeezed, connectivity, sidewalks, and views sacrificed EVERYWHERE.
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	

Public Space & Biophilia

Name	What is your role or connection to this project?	Comments: Share your comments on the public spaces and biophilia in the proposed plan.
Eric Berkey	Site Plan Review Committee member for this project	
Cindy Lewin	Site Plan Review Committee member for this project	As noted, the claimed 27% tree canopy exceeds the 20% target but ongoing maintenance of the trees is critical and requires a serious commitment as the property is operated. Permeable surfaces wherever possible are key to effective stormwater management. Also, the building siting results in the Green Ribbon taking some quirky turns in places, making it less convenient for pedestrians.
Pamela Van Hine	Site Plan Review Committee member for this project	I am concerned about the "realignment" of Virginia Highlands Park and how the Grace Murray Hopper Park will be kept. So much of the public spaces seem unconnected and dissected by the green ribbons. What will happen to the existing swimming pools, tennis courts, and other exercise amenities currently available on site? James Park is narrow and located on a steep slope. The footprint of N1 and N2 distorts and limits the proposed public space to the west. ; I noted these in the Site + Building Form section above. The townhouses, C2 and C3, and N1 and N2 all negatively impact the green ribbon (and Building "O", the second condo building, should be merged into the first condo building to free up this critical space. ; Quiet, lush walking spaces with benches, water features. Site should have sufficient playgrounds, dog runs, and playing fields/courts to meet the needs of residents. I hope the swimming pools are replaced if they need to be removed. The desires/needs of the residents should take priority in planning. ; 1. The green ribbon "path" from the east side of Kent to Lynn needs major redesign in several places. It's not wide enough, does not match the proposed design, it's too convoluted and hard to follow, and has too many street crossings. 2. I'm not sure what a green ribbon along a street (Kent) means; I hope this will get resolved during SPRC as it will be a recurring issue in Pentagon City projects. ; Do you have other comments or concerns about the proposed landscaping or biophilic design for this site? The plans need more space for landscaping and biophilia, which will require a redesign of the buildings!
Richard Rehb	Site Plan Review Committee member for this project	There is excessive building mass, covering too much of the site. The answer is not to "go higher" which would be incompatible with the existing neighborhood and topographic features (would "wipe Arlington Ridge off the map"). The answer is shrink the N1 and N2 buildings. The plaza along Joyce should be larger (width+depth), mirroring the Pentagon Row Plaza with tree covered seating and grass play areas. The area behind N1 and N2 should be larger and have grills and exercise areas.
James Lantelme	Site Plan Review Committee member for this project	The proposal for shorter buildings with larger footprints negatively affects the public space. This would be the first new component of the green ribbon and will set the pattern for its future links on other sites. This plan deviates too much from the Sector Plan. The secondary green ribbon routes at the western and southern edges of the site look promising. The E-W Green Ribbon between Landbays C & S should either allow a straight vista or a better thought out curve that invites exploration.
Kateri Garcia	Site Plan Review Committee member for this project	At present, I see residence and community members utilizing the riverhouse green space to run, walk, dogs, picnic, throw, frisbees, etc. I find it hard to believe that all of these uses can occur in the identified spaces.
Chris Slatt	Site Plan Review Committee member for this project	The green ribbon connection north of Kent Street leading up to Lynn Street suffers from too many tight turns and switchbacks. The routing should make better use of space to provide a more gentle undulation up to Lynn Street. The lack of a separate facility for micromobility users as called for in the Sector Plan is likely to cause conflicts. A separate facility should also be provided connecting Joyce to Lynn.
Jeffrey Williams	Site Plan Review Committee member for this project	The orientation and placement of the C3 and C3 buildings result in a constriction in what was supposed to be a generous multimodal corridor. . It is critical that the Green Ribbon segments delivered adhere to the design guidelines and sector plan routing. Some deviations should be allowed due to topography but not because of building placement decisions. The 15th street green ribbon routing above Kent is a mess.
Katie Wenger	Other Arlington County Board, Commission, or Committee member	Looks good to me.
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	The Green Ribbon that connects Kent Street to Lynn Street has too many switchbacks and tight turns. The plan should be to make better use of the space to provide a more gentle slope up to Lynn St. There should be separate paths and facilities for cyclists and micromobility users to avoid conflicts throughout much of the plan area.
David Howell	Other Arlington County Board, Commission, or Committee member	Sizes and shapes of public spaces are ok for what they are. With some modifications in footprints, the relationships and arrangement of public spaces and corridors generally will have more design options to be both more functional and also appealing. For occupants, the difference between being in a 7 storey building and a 12 storey building is moot with regard to their indoor space. But the difference is immense with regard to the shared outdoor space possibilities.
Susan English	Other Arlington County Board, Commission, or Committee member	More public open space needed throughout the site. More space for trees and plantings throughout the site. Would like to see community bulletin boards in (at least) three locations. Freestanding, managed by building management, with appropriate civic / BID / community postings approved through an agreed protocol (like library rules), submitted monthly. Placed in the MOST visible spaces for residents or visitors on the way to work/errands/entertainment.
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	The green ribbon connection north of Kent Street leading up to Lynn Street suffers from too many tight turns and switchbacks. The routing should make better use of space to provide a more gentle undulation up to Lynn Street. The lack of a separate facility for micromobility users as called for in the Sector Plan is likely to cause conflicts. A separate facility should also be provided connecting Joyce to Lynn.

Transportation

Name	What is your role or connection to this project?	Comments: Share your comments on transportation in the proposed plan.
Eric Berkey	Site Plan Review Committee member for this project	
Cindy Lewin	Site Plan Review Committee member for this project	Adding density to River House is environmentally advantageous because it is so well served by transit and given Arlington's priority for housing. Separate, connected bike trails are key to the transition to a low-car diet; sharing with pedestrians won't work where bikes are real transport so bikers are moving fast. As we transition, cars from River House are likely to add significant traffic congestion, a reason to be very judicious with further density.
Pamela Van Hine	Site Plan Review Committee member for this project	Proposed street network? Plan the connection of the Kent Street extension to Lynn carefully as this will be a steep, angled intersection with poor sightlines. Traffic on this part of Kent may need to be restricted. The Loop Road may need redesign. ; Bicycle infrastructure or network? The connection between Little Joyce and Big Joyce needs refinement. I wish more of the green ribbon network were bike friendly. ; Sidewalks: 1. The Loop road (South Landbay) has 8' sidewalks in some parts and only 6' sidewalks on other parts. They all need to be 8' minimum clear zone sidewalks. The driveways and garages are also a problem for pedestrians.; 2. Connection between Little Joyce and Big Joyce needs work. We need more than 10' for a shared use path, and how bikes and peds safely move from Big Joyce to Little Joyce seems unclear. Is there also an 8' minimum clear zone sidewalk on the west side of Little Joyce as well as the shared use path on the east side? 3. We still need pedestrian access on the East side of Lynn – and the proposed north-south green ribbon to the east is too far away.; 4. Porte Cochères on C2 should be removed (see above). 5. Many crosswalks are missing: Ensure that these will be added and include PROWAG compliant ped ramps with landings and correct alignment with their crosswalks.; 6. Ensure that all driveways and curb cuts are designed and built to PROWAG/ADA guidelines: The driveway surface adjacent to the sidewalk needs to be flat, level, and match the clear zone width of the adjacent sidewalk. The transition from the sidewalk to the driveway needs to be smooth, flat, and seamless. ; Parking ratios? Please decrease them further; add more e-charging stations and e-ready stations. But THANKS for removing all of those surface parking lots! ; PUDO locations are not clear. It's also not clear that all types of PUDO are being addressed: pickup/dropoff of residents and visitors (which needs to be close to building entrances); drop off of food deliveries and time-sensitive packages, i.e fresh flower, which need to be delivered into the residents' building as quickly/conveniently as possible; the constant flow of packages delivered by Amazon, FedEx, and UPS. Are you planning for PUDO deliveries by cyclists and micromobile riders?
Richard Rebh	Site Plan Review Committee member for this project	I question one parking lane in the townhouse area, as I think it is insufficient. I think parking overall is insufficient for the number of existing and planned new units. Reducing the new unit count by 33% will improve the parking ratio.
James Lantelme	Site Plan Review Committee member for this project	Parking ratios seem a bit high and the remnant surface parking (other than street parking seem unnecessary. The Joyce St road diet and cycle track look great. Wherever possible bikes and pedestrians should be separated along the Green Ribbon.
Kateri Garcia	Site Plan Review Committee member for this project	I look forward to hearing more about the transportation plans in the SPRC meetings, I find it hard to understand how the network will work from just looking at the drawings.
Chris Slatt	Site Plan Review Committee member for this project	The 2-way protected bike lane on Joyce needs to connect to the existing PBLs on 18th/Hayes, not stop halfway there. A dedicated facility for micromobility users, separate from the green ribbon, needs to be provided connecting Joyce to Lynn. The current shared proposal will create conflicts. Shrink the lanes on the newly created streets to 10'. The proposed 13' wide lanes will lead to unsafe car speeds.
Jeffrey Williams	Site Plan Review Committee member for this project	While I like the way Porte-cochère operates for PUDO, it complicates life for pedestrians. The current plan fails to deliver direct and continuous sidewalks on the western side of realigned Joyce. However, the sidewalks on the eastern side of Joyce do provide an unobstructed and direct pedestrian route.
Katie Wenger	Other Arlington County Board, Commission, or Committee member	
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	The two-way protected bike lane on S. Joyce St. needs to connect to the existing protected bike lanes on 18th and Hayes. Dedicated facilities and paths for micromobility users, separate from the Green Ribbon, should be provided connecting Joyce St. and Lynn St. The lanes on the newly created streets need to be 10 feet wide, not 13 feet wide. These are far, far too wide and will create an environment where drivers feel safe speeding and driving at unsafe speeds because the lanes are so wide.
David Howell	Other Arlington County Board, Commission, or Committee member	The footprint/height issue also affects options for size, arrangement and biophilic design of green corridor transportation amenities. The PCSF anticipates maximizing the attractiveness, openness and functionality of all conduits. This is where most dramatically the footprint issue affects the larger community. Interest rates are coming down and will likely continue to do so. That may be relevant to the building height question as well.
Susan English	Other Arlington County Board, Commission, or Committee member	Insufficient widths on pathways so cyclists, scooters and pedestrian conflicts more likely. Pedestrian travel along Joyce is awkward in several places, especially where sidewalks curve up to building entrances. Porte cochères convenient but disruptive for peds. Too many tiny parking spaces in some places. See staff report for all parking criticisms--I generally agree with staff comments.
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	The 2-way protected bike lane on Joyce needs to connect to the existing PBLs on 18th/Hayes, not stop halfway there. A dedicated facility for micromobility users, separate from the green ribbon, needs to be provided connecting Joyce to Lynn. The current shared proposal will create conflicts. Shrink the lanes on the newly created streets to 10'. The proposed 13' wide lanes will lead to unsafe car speeds. Floating bus islands or raised bike lanes should be installed on S Joyce St at bus stops.

Community Benefits & Other

Name	What is your role or connection to this project?	Comments: Please share any additional feedback you may have.
Eric Berkey	Site Plan Review Committee member for this project	
Cindy Lewin	Site Plan Review Committee member for this project	Meeting LEED Gold in all buildings is an impmt step. Why is the developer only utilizing GBIP in two buildings? More narrative information about work to reduce embedded carbon; energy-efficient material selection/design; whether HVAC, water heating, and cooking will be all-electric everywhere; etc will be essential to understanding the sustainability of this project in construction and operation – essential for meeting County goals for carbon neutrality, of which this huge project is a key piece.
Pamela Van Hine	Site Plan Review Committee member for this project	The successful design and construction of the green ribbon network and the new “little Joyce” and “big Joyce” are key, but only if done well. These green ribbons are the first green ribbon network in Pentagon City; getting the layout and details right will be a model for future Pentagon City networks. Creating “little Joyce” and “big Joyce” includes a safe route to replace the dangerous current intersection of Joyce/Joyce/15th. ; 22202 has many other unmet needs: a new elementary school site and a community center and requests for a second Metro entrance at Pentagon City, all of which would be beneficial to RiverHouse residents. Oak Ridge is overcrowded, and the Aurora Highlands Community Center is the only centrally-located location for community meetings – and it’s too small and lacks sufficient amenities to serve the broader community. The PCSP supports these as possible community benefits options.; Filling out these online forms, with comments limited to 500 characters, is tedious.
Richard Rebh	Site Plan Review Committee member for this project	Community Benefits--specifically in park land--are insufficient for the size of this development. VHP was the quid pro quo for granting "Pentagon City zoning" to create the mall. RiverHouse is probably 50% of the size of the Cafritz land that became the "mall" and VHC which was ~30% of it. By that measure, RiverHouse--getting Pentagon City zoning now--should result in a 12 acre public park--not the small amount in the plan. The area is the biggest heat zone in Arlington. More park land!
James Lantelme	Site Plan Review Committee member for this project	I won't rank these because they are all important to the PCSP vision and all are achievable on this site. The Sector Plan worked to balance planning flexibility with certainty, but this proposal shifts too far away from certainty. If built as proposed it will have negative implications for other development within Pentagon City. The large number of units that are left on the table means that many fewer affordable units. This proposal does not meet many of the Comprehensive Plan's aspirations.
Kateri Garcia	Site Plan Review Committee member for this project	Expansion of Virginia, Highlands Park, green ribbon, and then additional public space
Chris Slatt	Site Plan Review Committee member for this project	Extend the Joyce Street road diet and 2-way protected bike lanes to 18th / Hayes as an off-site transportation benefit. This would make the 2-way facility immediately useful, calm traffic on Joyce Street, and enlarge Virginia Highlands Park via reclaimed right of way.
Jeffrey Williams	Site Plan Review Committee member for this project	Priorities 1 Creation of additional public open space (2.5 acres), 2 Creation of Green Ribbon segments, 3 On-site committed affordable housing
Katie Wenger	Other Arlington County Board, Commission, or Committee member	The on-site committed affordable housing units are the most important. This is near transit and many jobs, so it is important to have those affordable units on-site.
Justin Fuhrmann	Other Arlington County Board, Commission, or Committee member	Please extend the S. Joyce St. road diet and two way protected bike lanes to 18th and Hayes as an off-site transportation benefit to make travel from the project area and the surrounding community easier and safer to access. This change would make the two way facility immediately useful, will calm traffic on S. Joyce St., and enlarge Virginia Highlands Park by reclaiming part of the right of way.
David Howell	Other Arlington County Board, Commission, or Committee member	Consistent with all other comments, the top priority is an approach that follows the letter and spirit of the PCSP with regard to creating a healthy residential community. The stick-built approach that requires too much footprint space seriously compromises the suitability of the proposal to do that. With the hillside behind, the project area has high potential for a quality of space for occupants. However, the choices made for design/construction approach counter that possibility.
Susan English	Other Arlington County Board, Commission, or Committee member	All of the priorities listed above are important. This development will likely be around for at least 50-60 years. It will take, what, 10-15 years to get built? We should do....better, much better than what is currently shown. More height would have made a huge difference!! This development is supposed to be a 'role model' for on-site Green Ribbon pathways and the associated open space. Trees will matter more and more as temperatures continue to climb. Leave more space for them!!!!
Alex Mendelsohn	Other Arlington County Board, Commission, or Committee member	Extend the Joyce Street road diet and 2-way protected bike lanes to 18th / Hayes as an off-site transportation benefit. This would make the 2-way facility immediately useful, calm traffic on Joyce Street, and enlarge Virginia Highlands Park via reclaimed right of way.