



JBG SMITH

RiverHouse Neighborhood

March 2nd, 2023





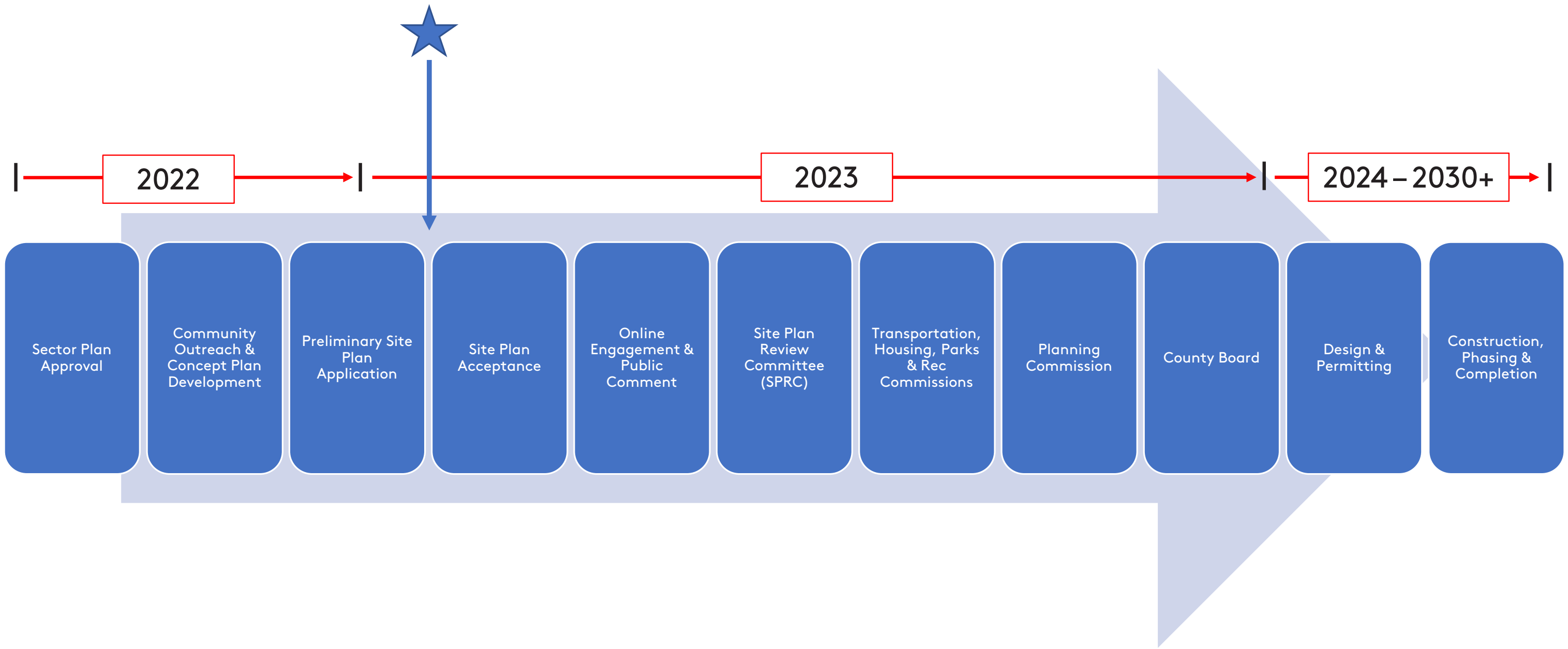
# Meeting Purpose & Scope

- The purpose of this meeting is to provide an additional, privately organized, voluntary opportunity for stakeholders to receive preliminary information regarding JBG SMITH's proposal for the RiverHouse Neighborhood.
- This meeting is taking place in advance of and in addition to any official public processes.
- It is not intended to be a forum for the discussion or transaction of any public business to be undertaken by the County or any public body.
- Meetings to conduct this public business have not yet been scheduled, and we will provide information on these meetings when it is available.

# Agenda

1. Schedule & Project Introduction: JBG SMITH
2. Site Overview: Torti Gallas + Partners
3. Southern Section Overview: Hybrid Architects
4. Central Section Overview: BCT Design Group
5. Northern Section Overview: Torti Gallas + Partners
6. Landscape Overview: Bradley Site Design
7. Q&A at Design Team Stations

# Timeline





# RiverHouse will Embrace and Enrich the Neighborhood

**Listen & Engage**



**Mix of Heights**



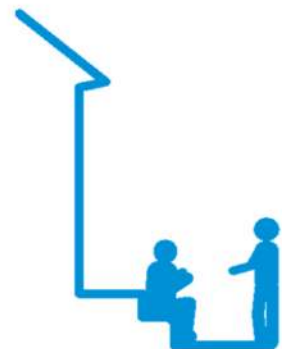
**Diversity of Housing**



**Accessible Connections**



**Stoop Culture**



**Neighborhood Goods  
& Services**



**Forested Spaces**



**Demonstrate  
Sustainability**

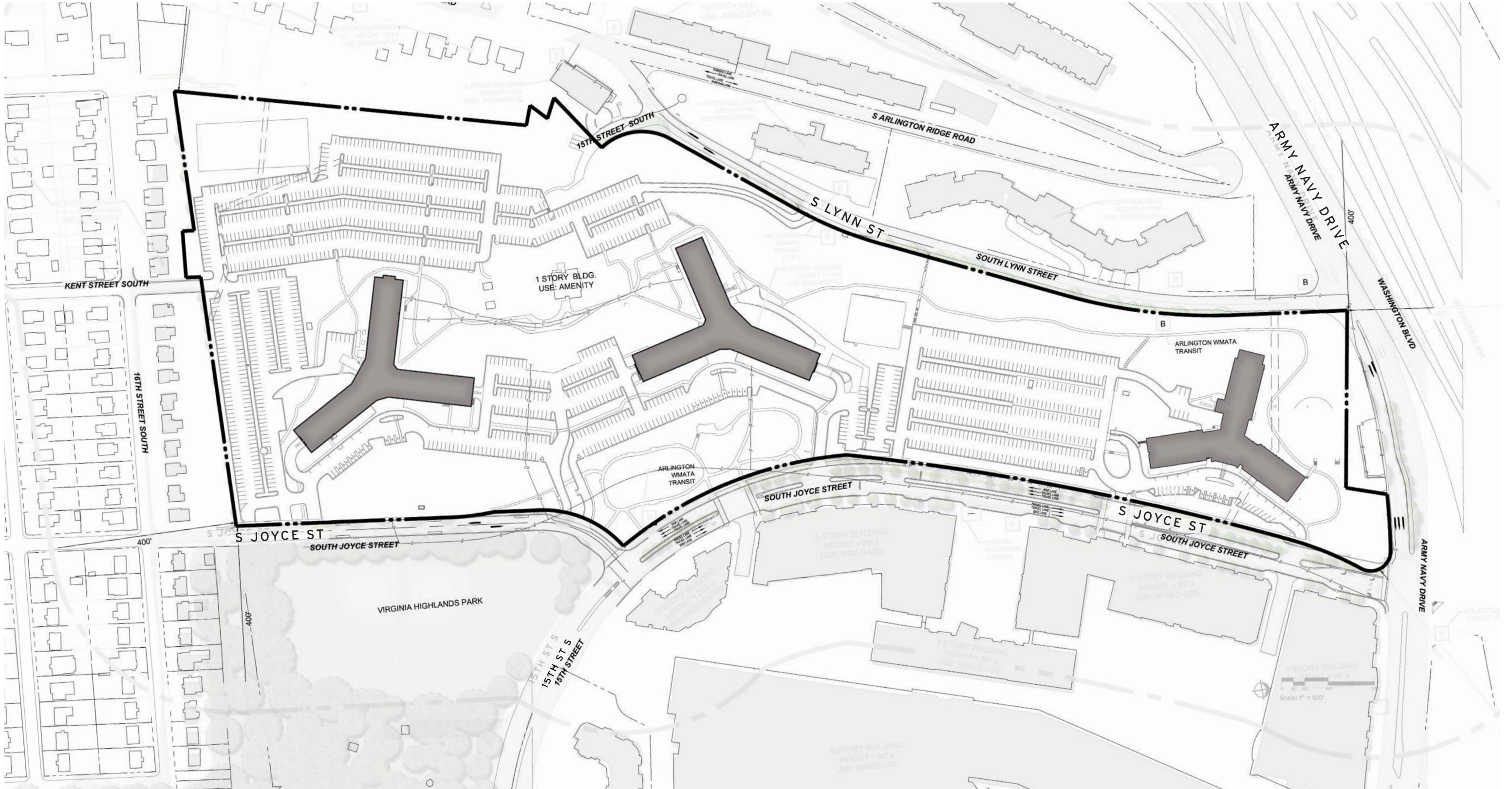








# SITE PLAN



March 02, 2023

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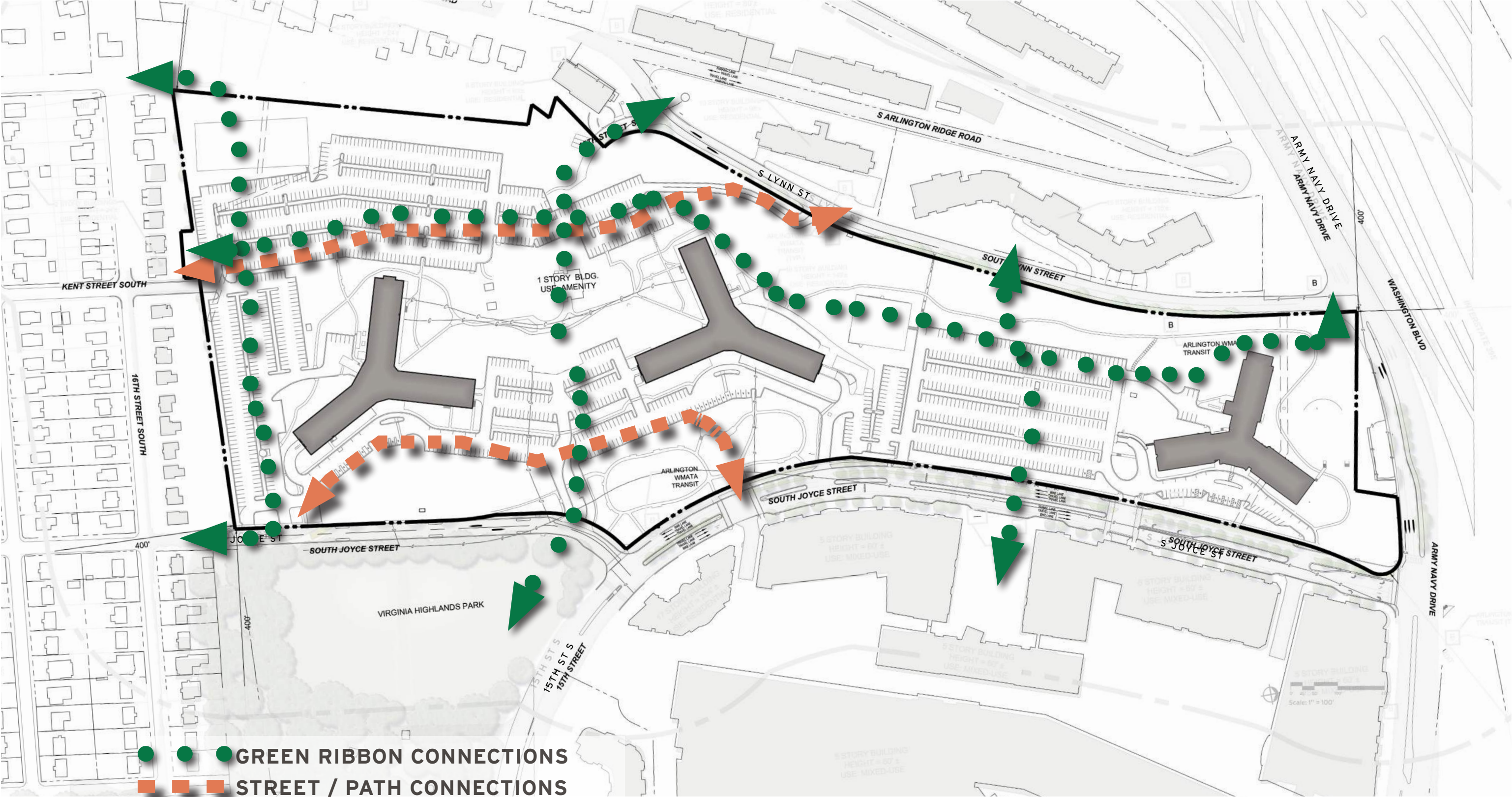


## RIVERHOUSE NEIGHBORHOOD



# PRIMARY CONNECTIONS

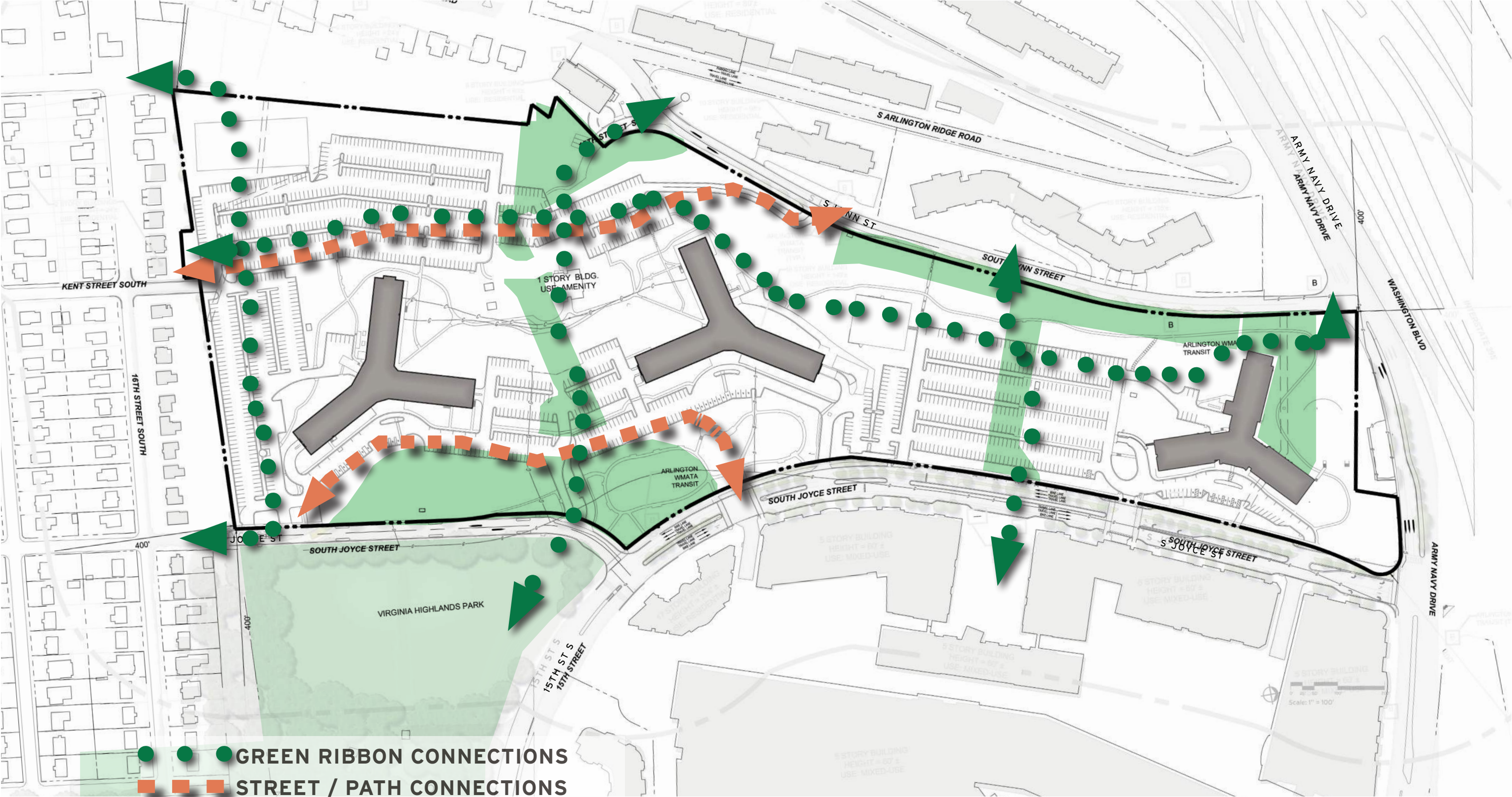
## RIVERHOUSE NEIGHBORHOOD





# PRIMARY CONNECTIONS & OPEN SPACE

## RIVERHOUSE NEIGHBORHOOD





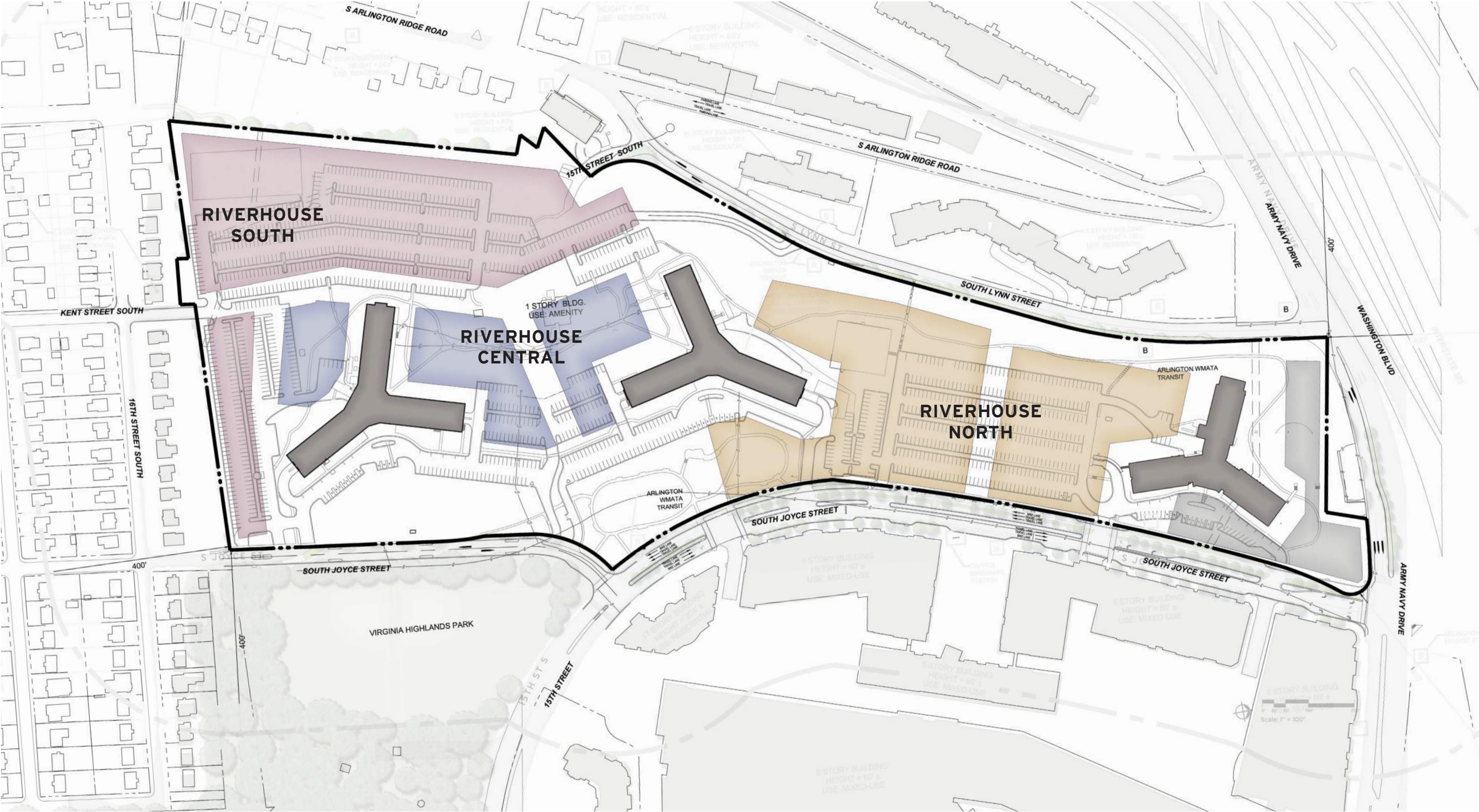
# SCULPTING THE EDGES

## RIVERHOUSE NEIGHBORHOOD



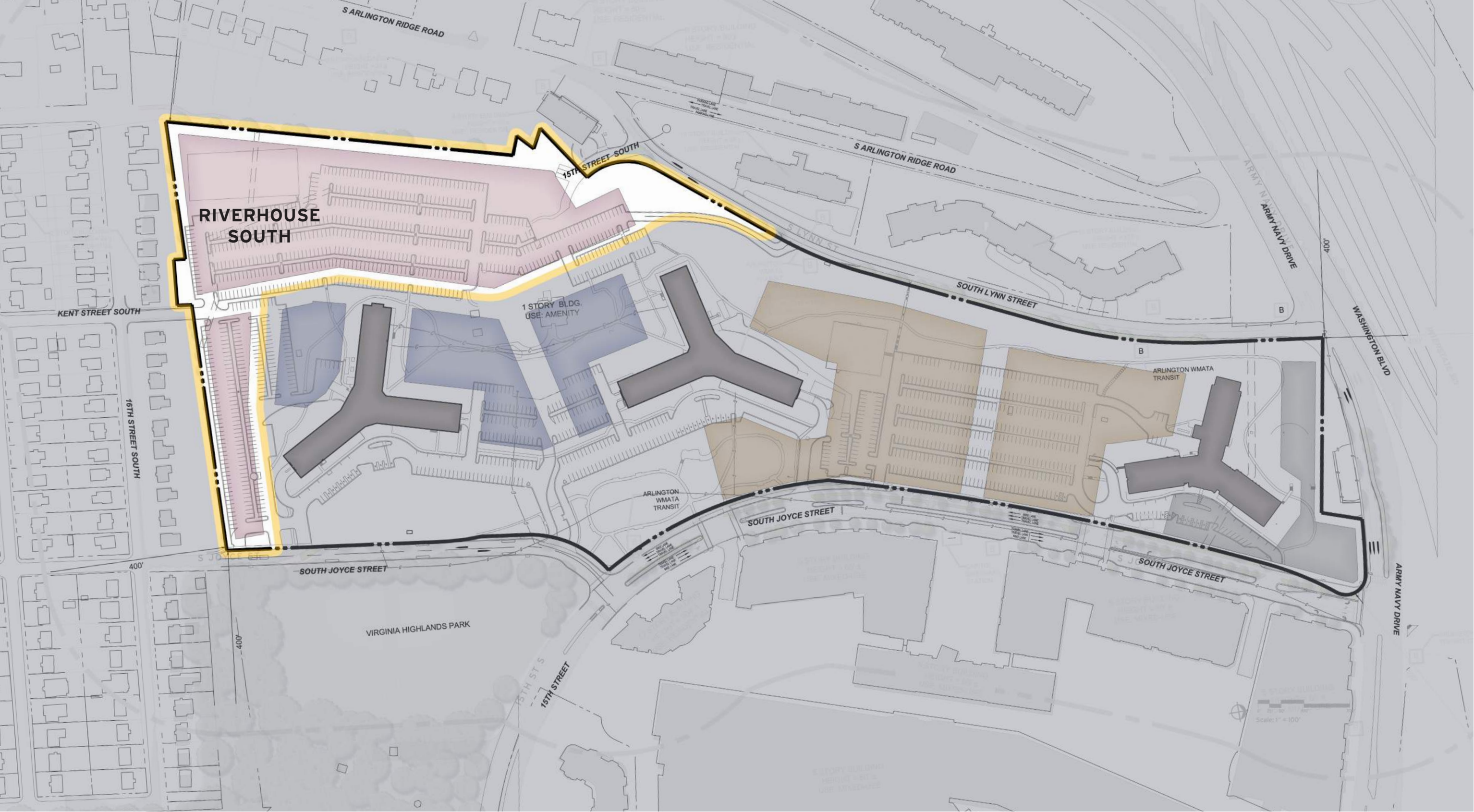


# THE RIVERHOUSE NEIGHBORHOOD





# RIVERHOUSE SOUTH





# HYBRID ARCHITECTURE





EXISTING





SECTOR PLAN MASSING





# TOWNHOUSE SCALE HEIGHTS





# VEHICULAR AND BICYCLE CIRCULATION





# GREEN RIBBON CONNECTIONS





TOWNHOUSE MASSING





EXISTING AND NEW TREES





ARCHITECTURAL DETAIL





# STREET EDGE



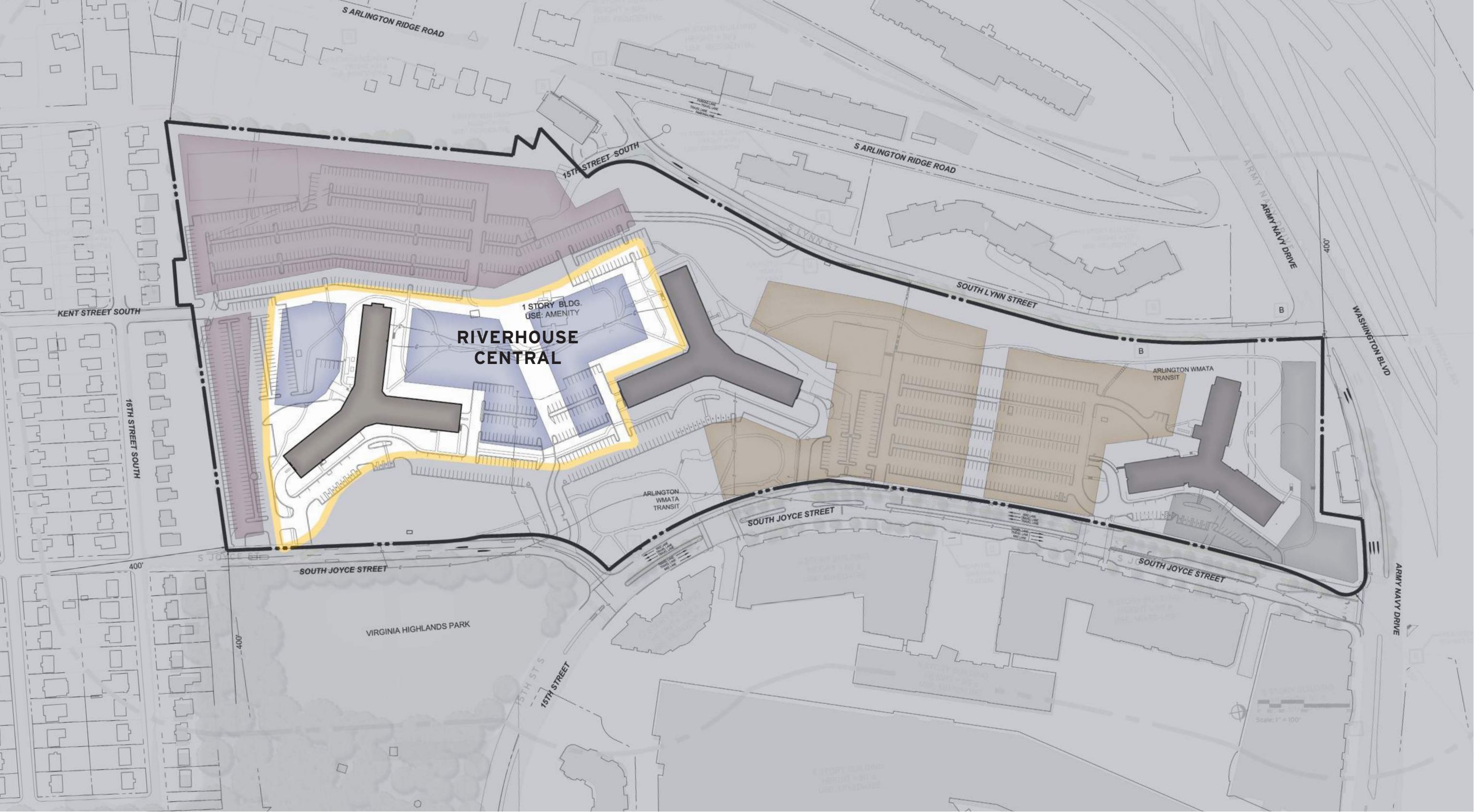


# POCKET PARK





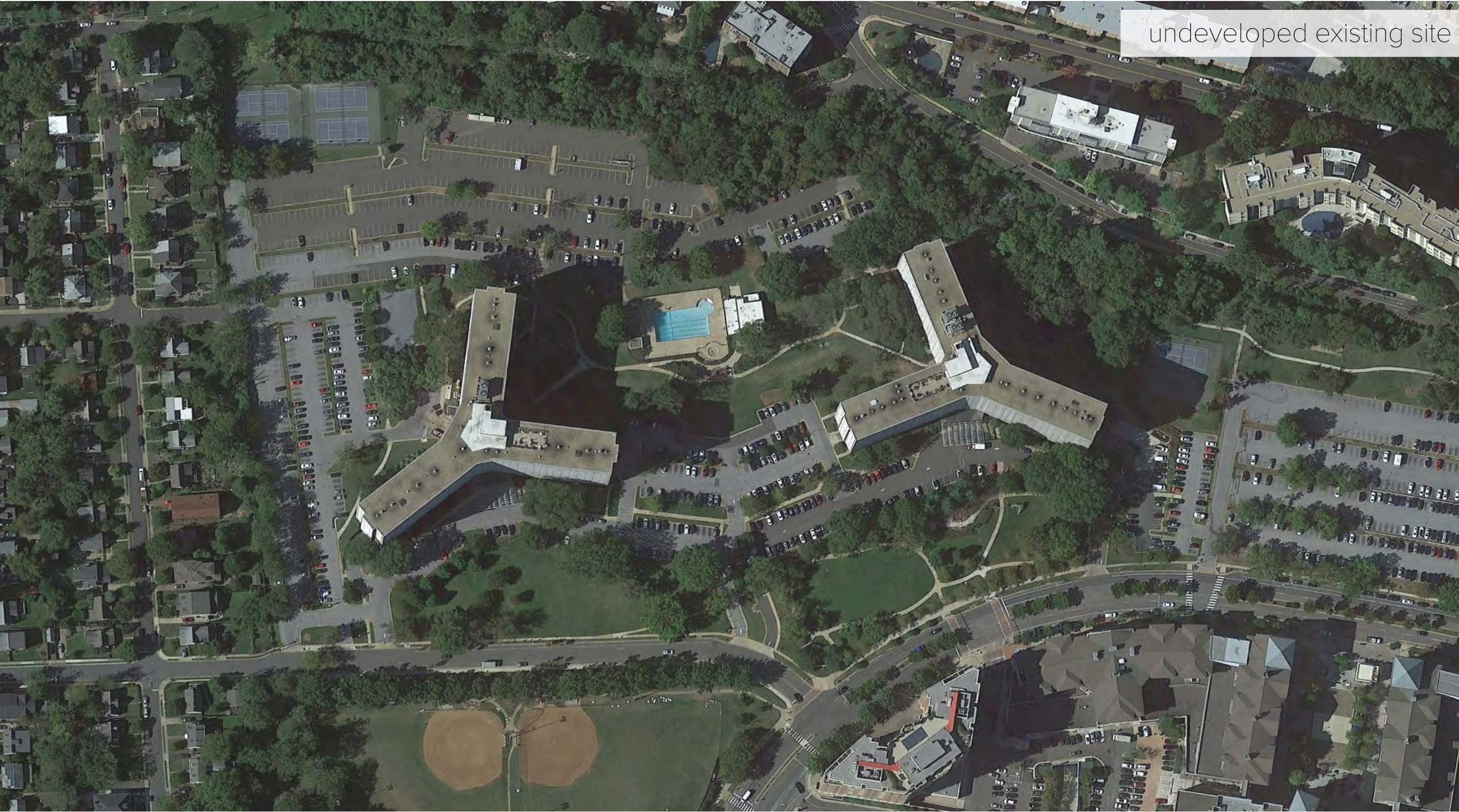
# RIVERHOUSE CENTRAL











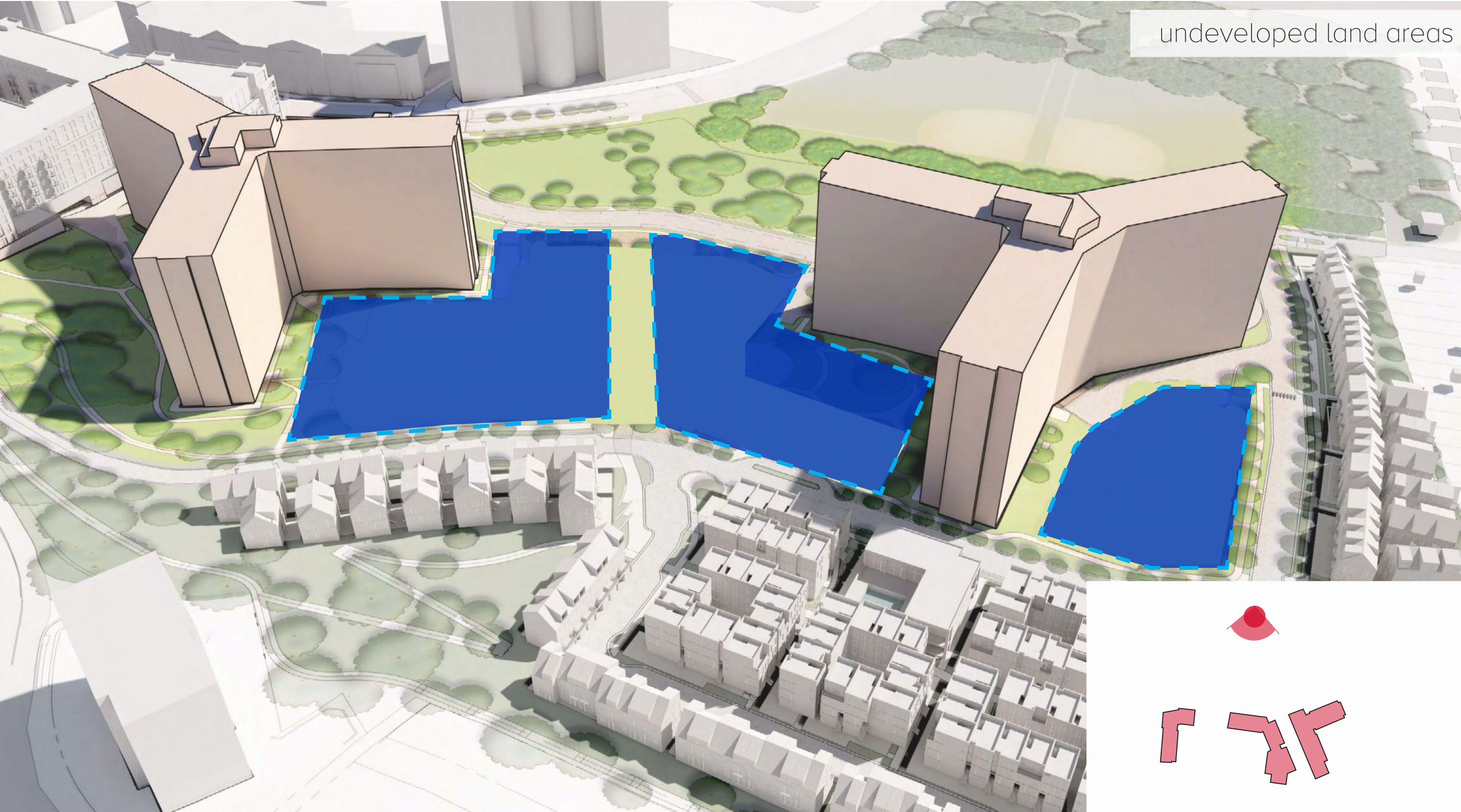
undeveloped existing site





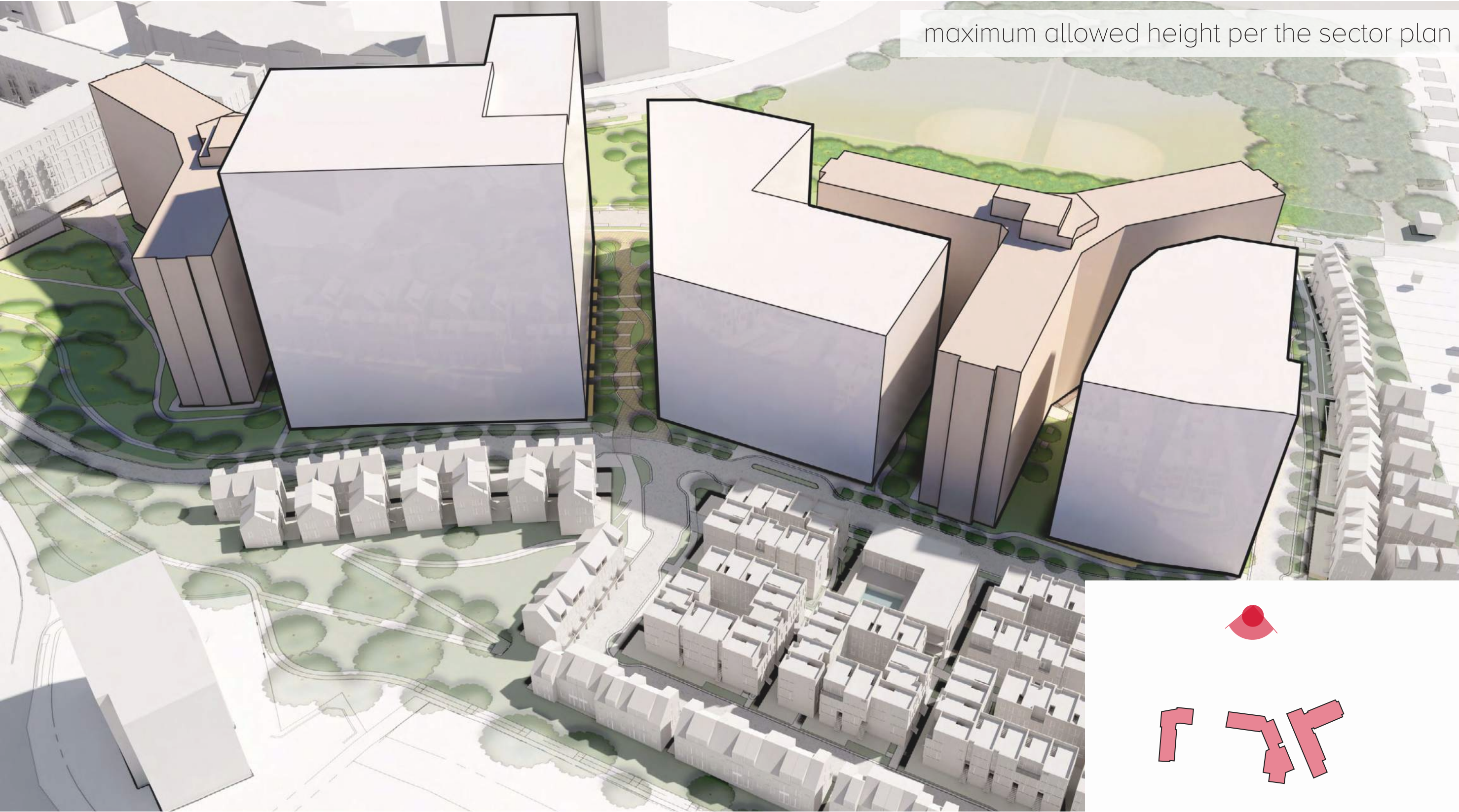
identify green ribbon connection and parcels





key plan

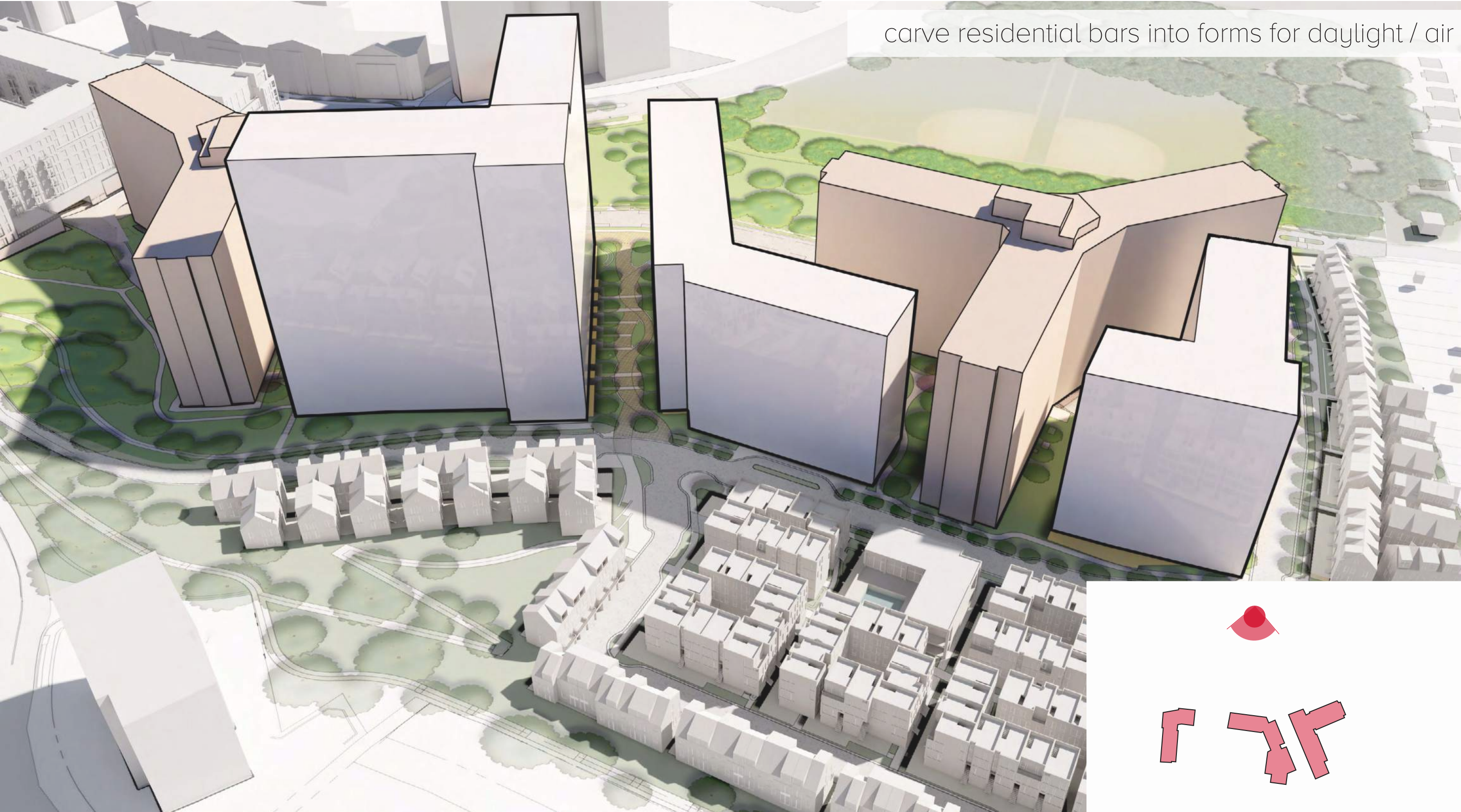




maximum allowed height per the sector plan

key plan



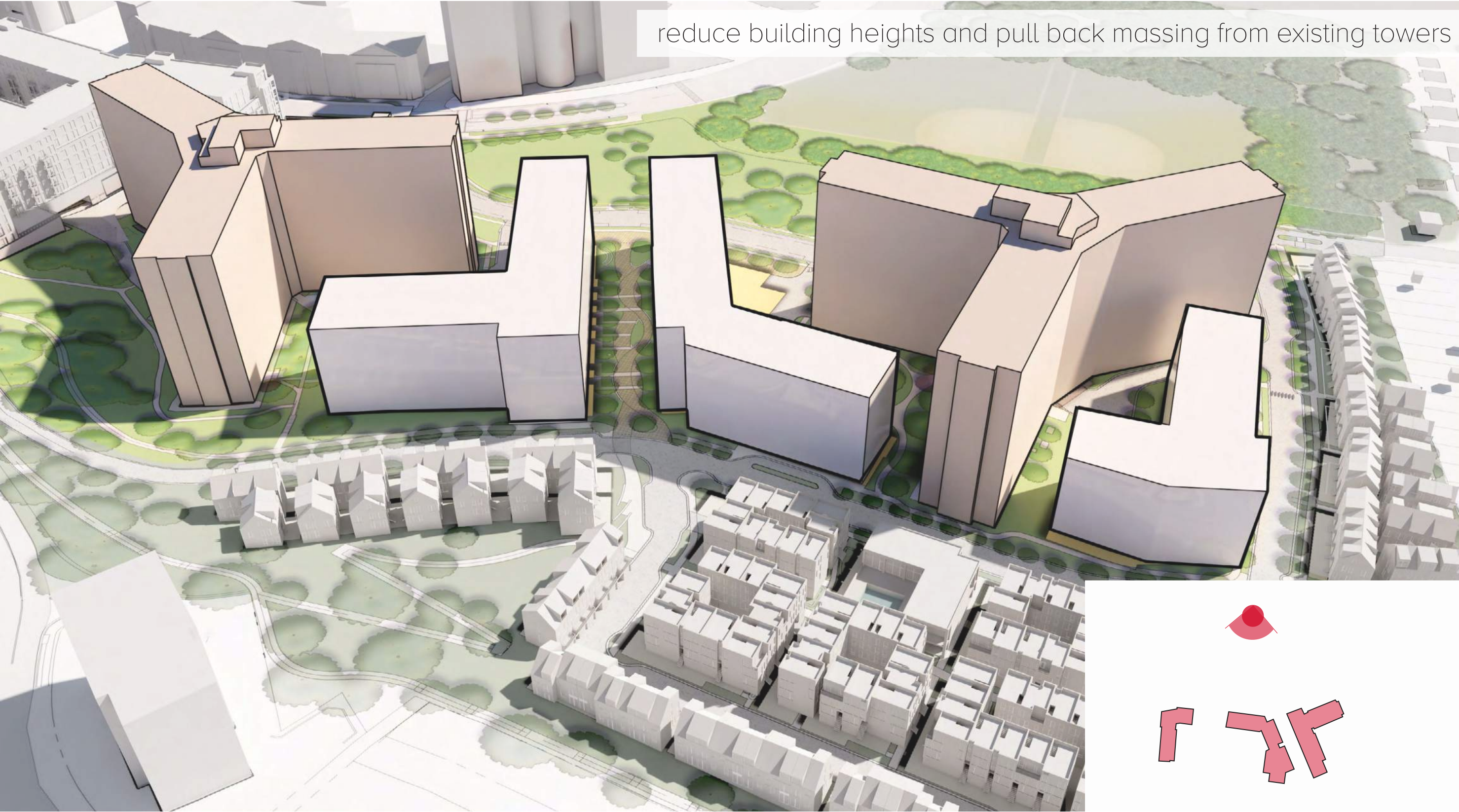


key plan





reduce building heights and pull back massing from existing towers

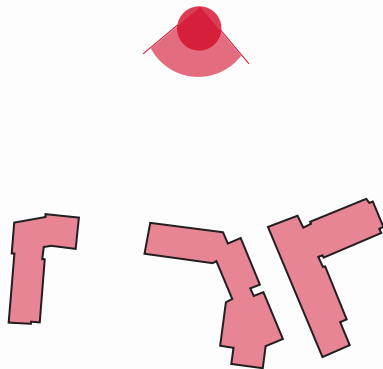


key plan



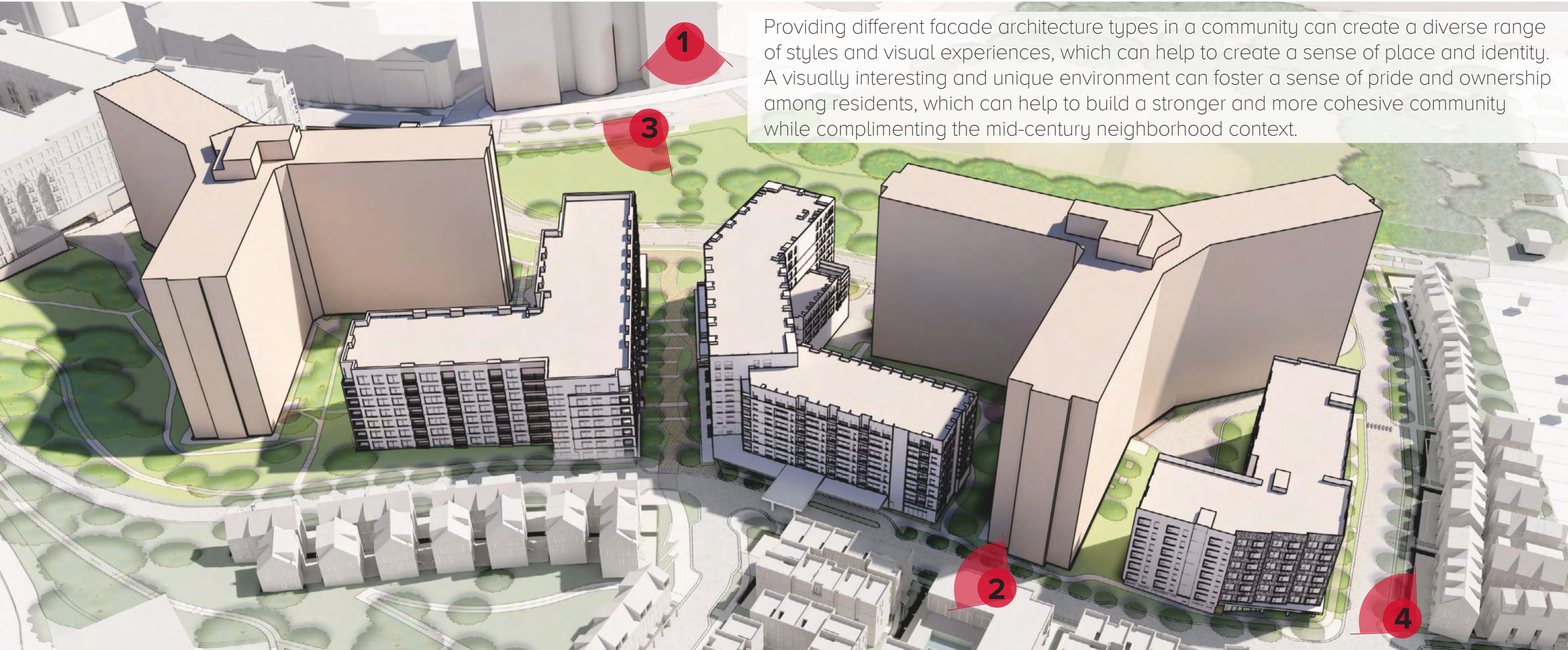


articulate massing provides better open spaces to existing buidlings



key plan





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.







key plan





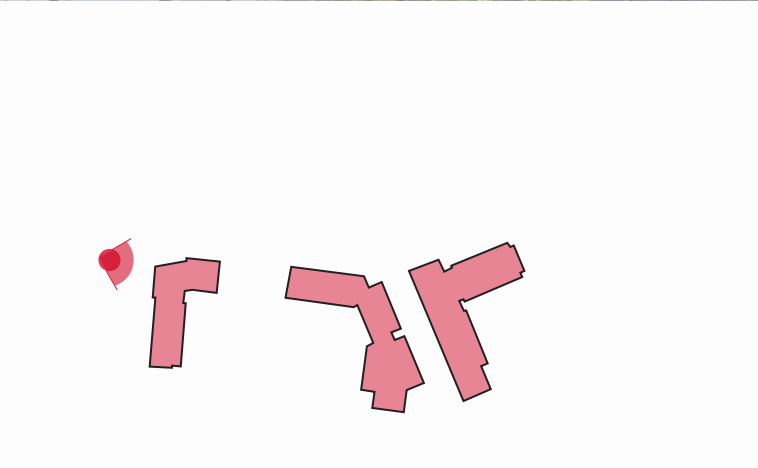
key plan





key plan

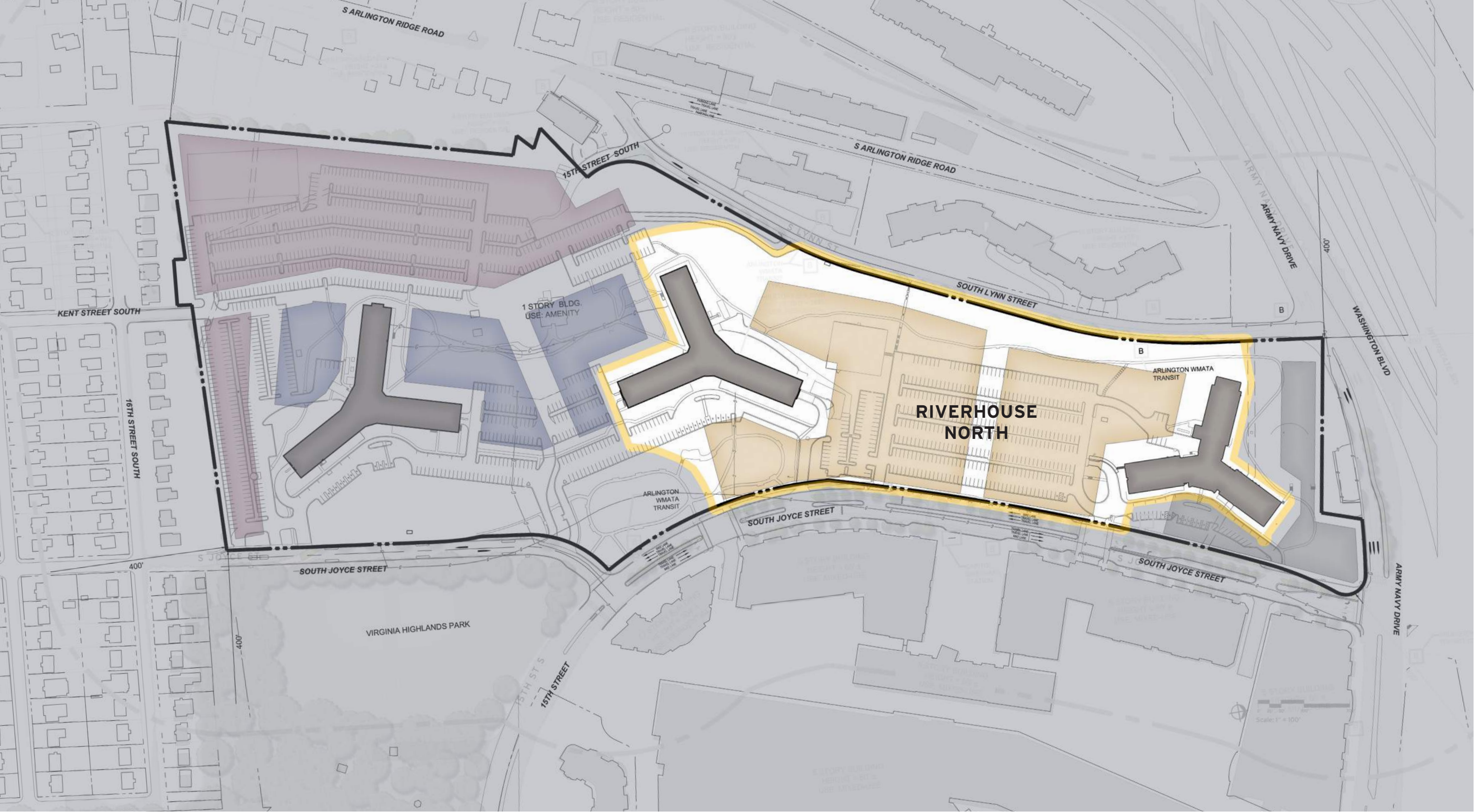




key plan

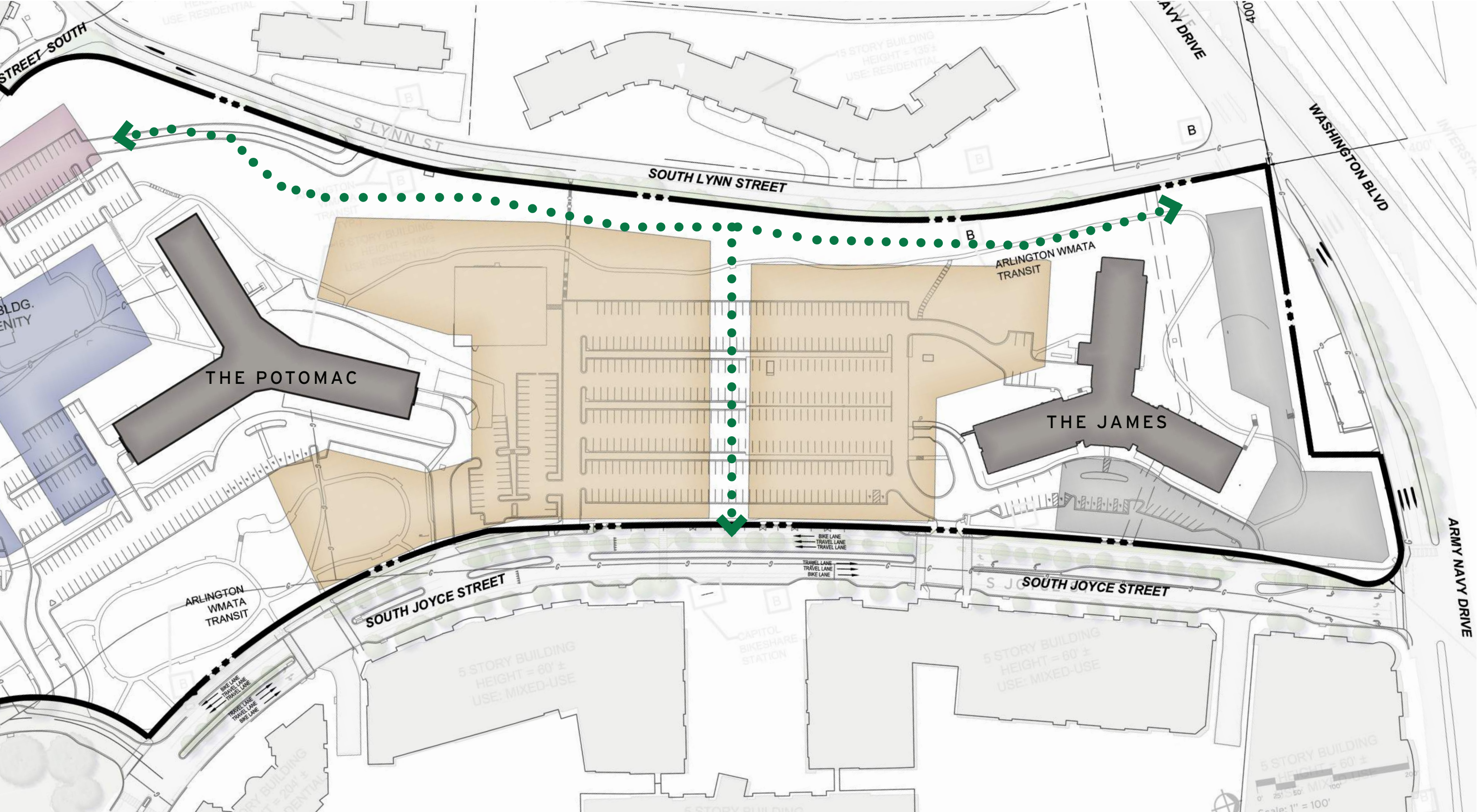


# RIVERHOUSE NORTH





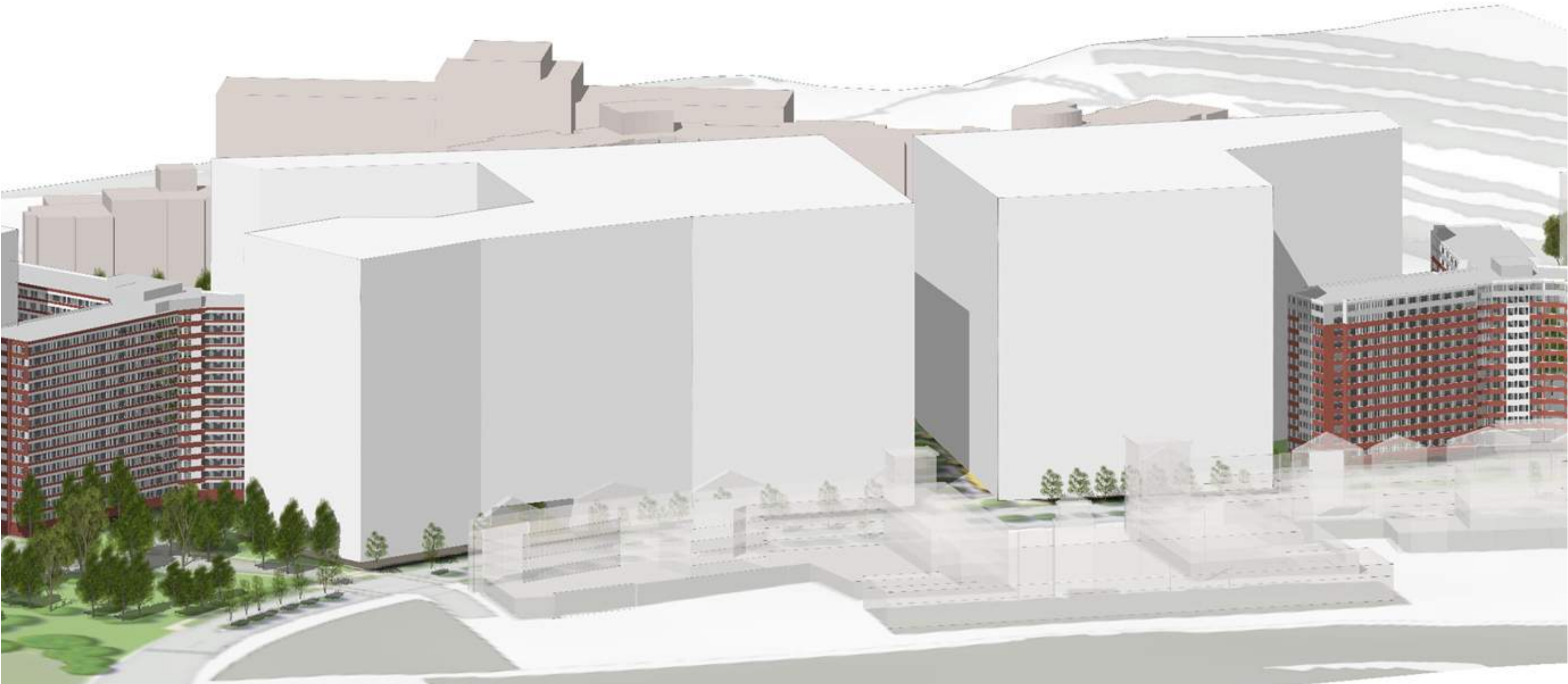
# RIVERHOUSE NORTH





# MAXIMUM HEIGHT

## NORTH PARCEL



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# MID-RISE SCALE

## NORTH PARCEL



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RIVERHOUSE NEIGHBORHOOD



# CARVING BACK FOR LIGHT AND AIR

## NORTH PARCEL



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RIVERHOUSE NEIGHBORHOOD



# ARTICULATED ARCHITECTURE

## NORTH PARCEL



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RIVERHOUSE NEIGHBORHOOD



# VIEW LOOKING WEST TOWARD THE MEWS



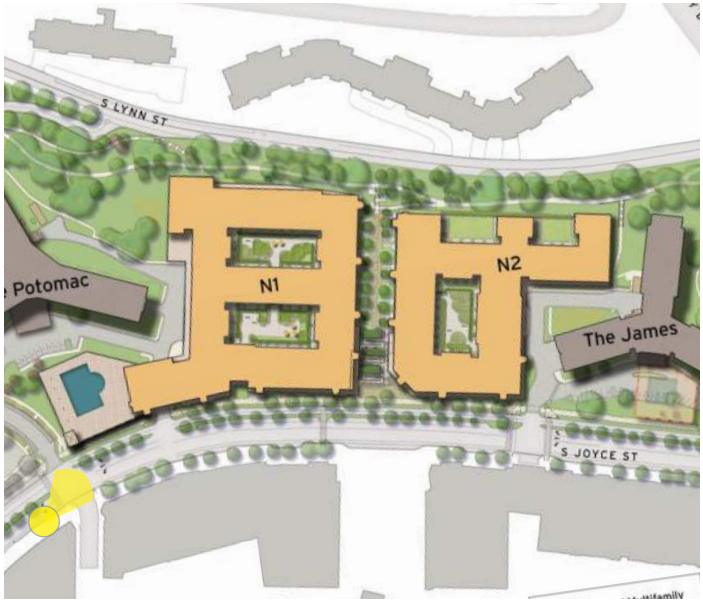


# VIEW OF THE MEWS LOOKING EAST





# VIEW OF S JOYCE ST LOOKING NORTH WEST





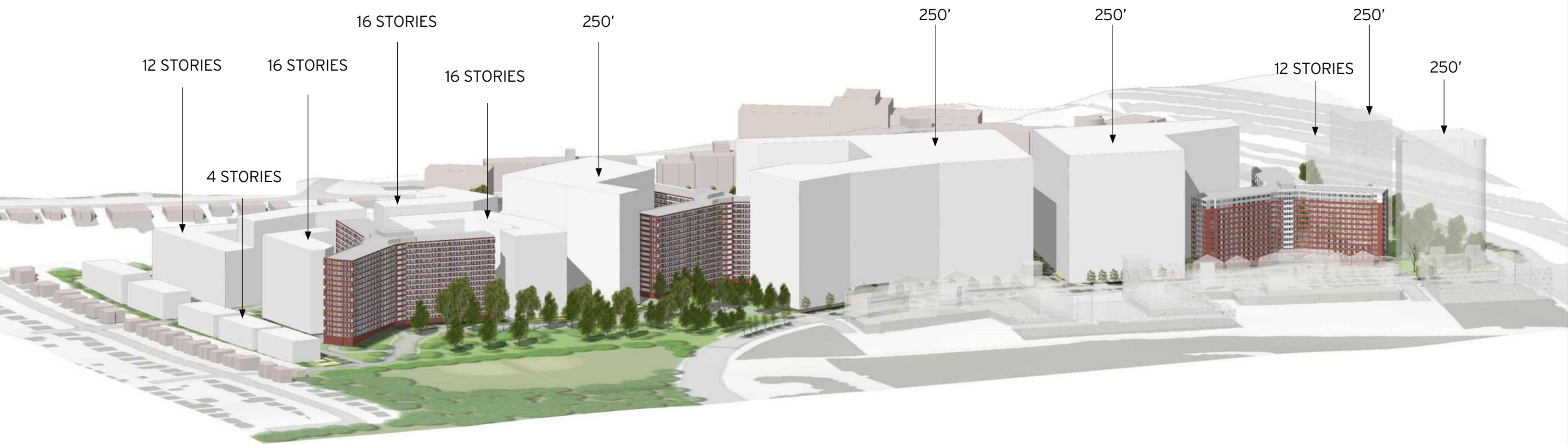
# RIVERHOUSE NEIGHBORHOOD





# MAXIMUM HEIGHTS

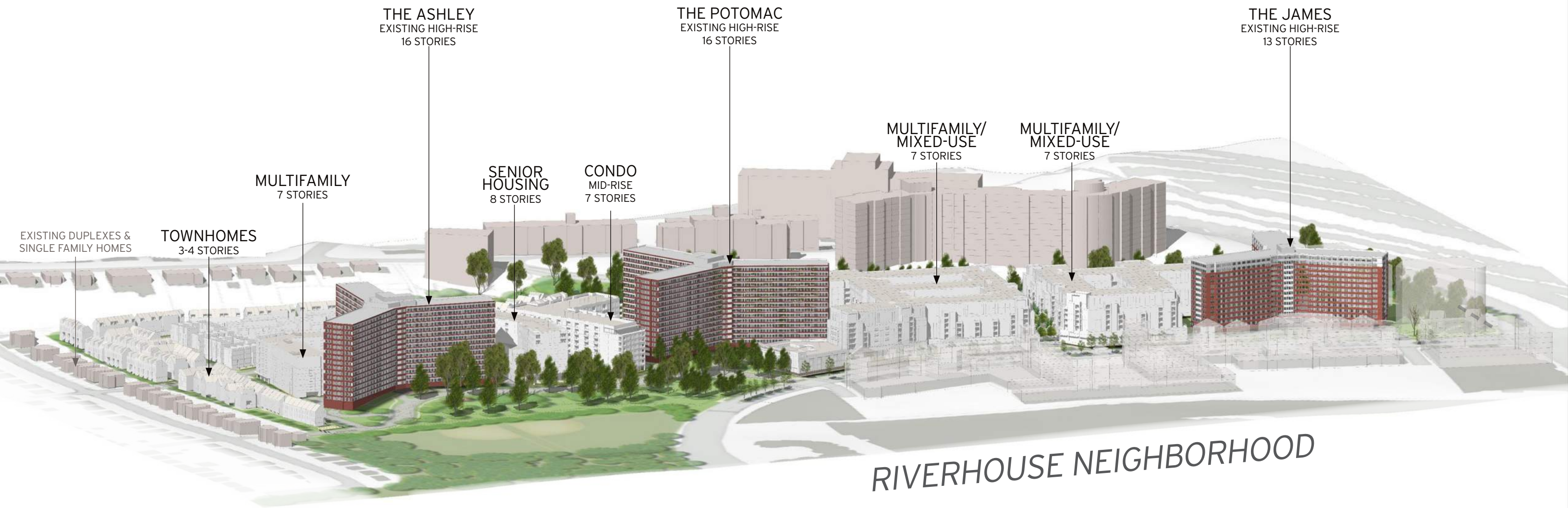
## RIVERHOUSE NEIGHBORHOOD



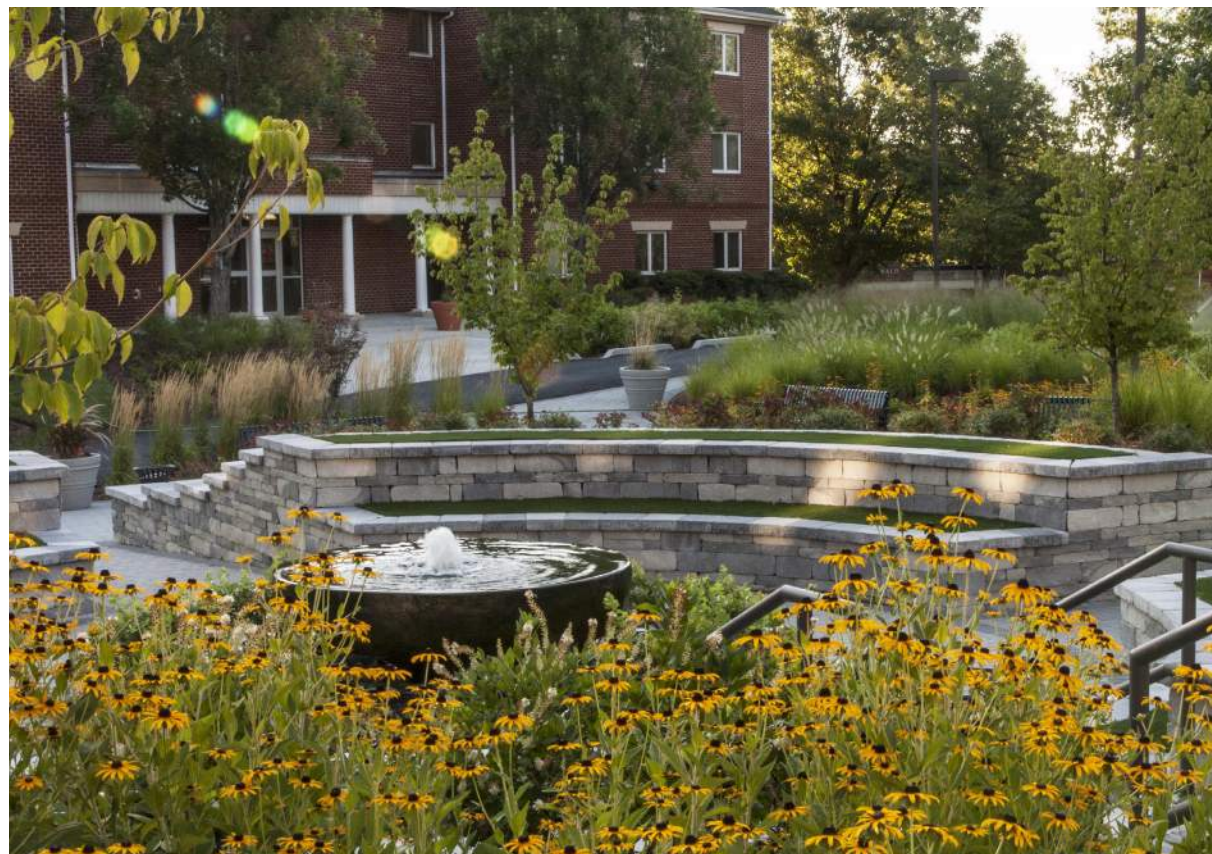


# PROPOSED DESIGN

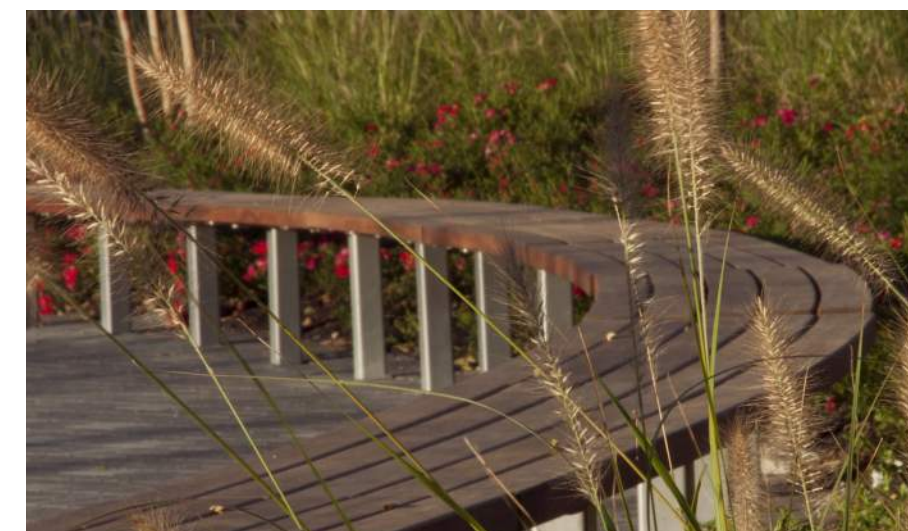
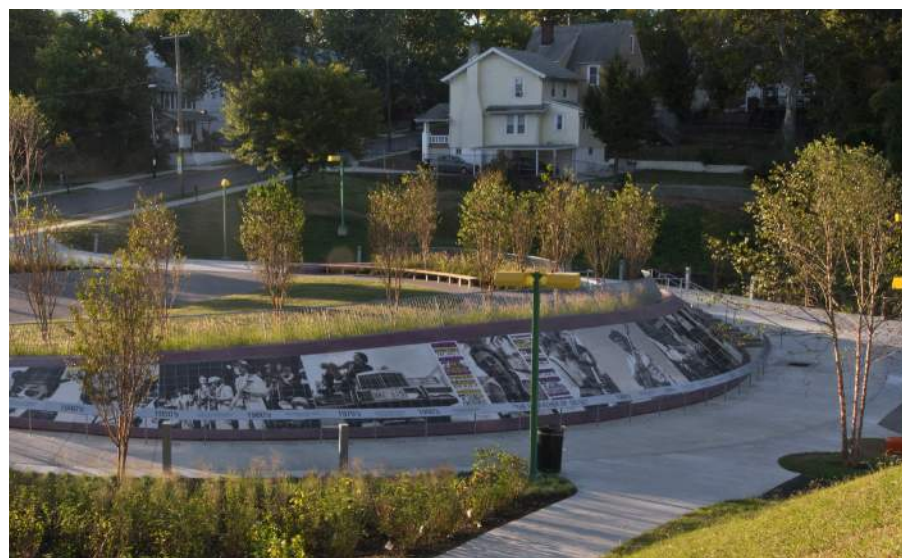
## RIVERHOUSE NEIGHBORHOOD







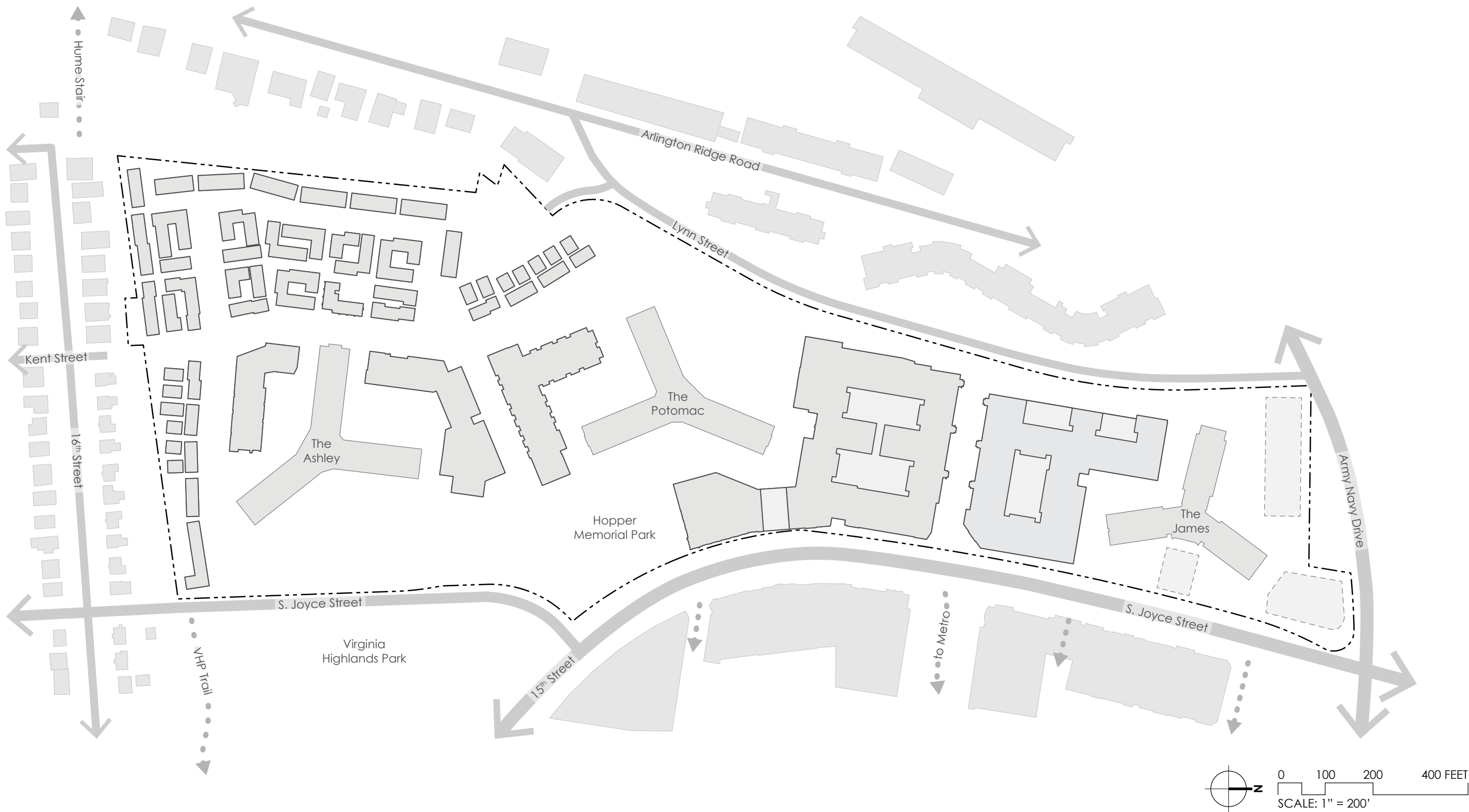
**Established in 1994**  
**Services:** Landscape Architecture, Urban Design, Community Engagement, Impact Analytics



**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

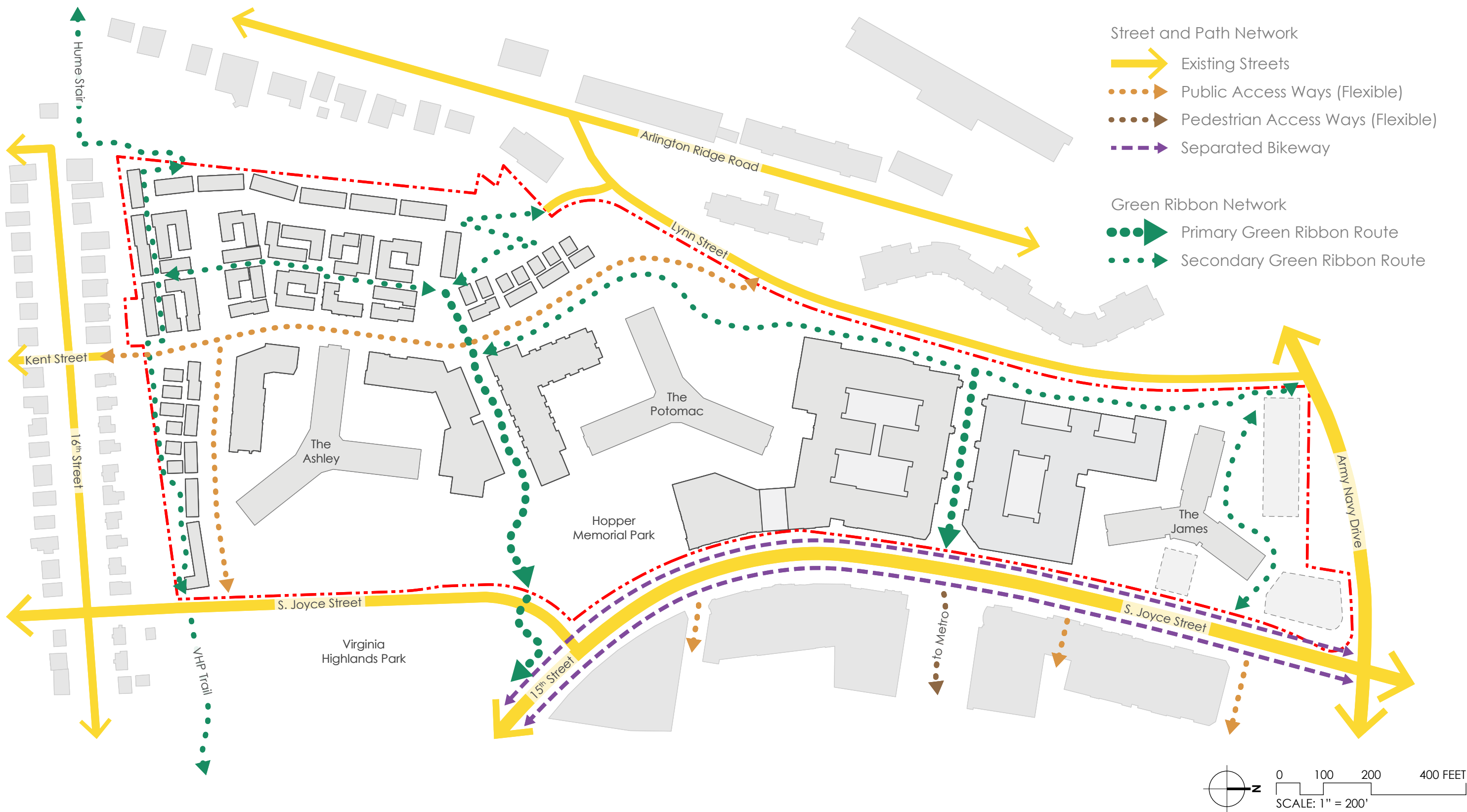


SITE PLAN



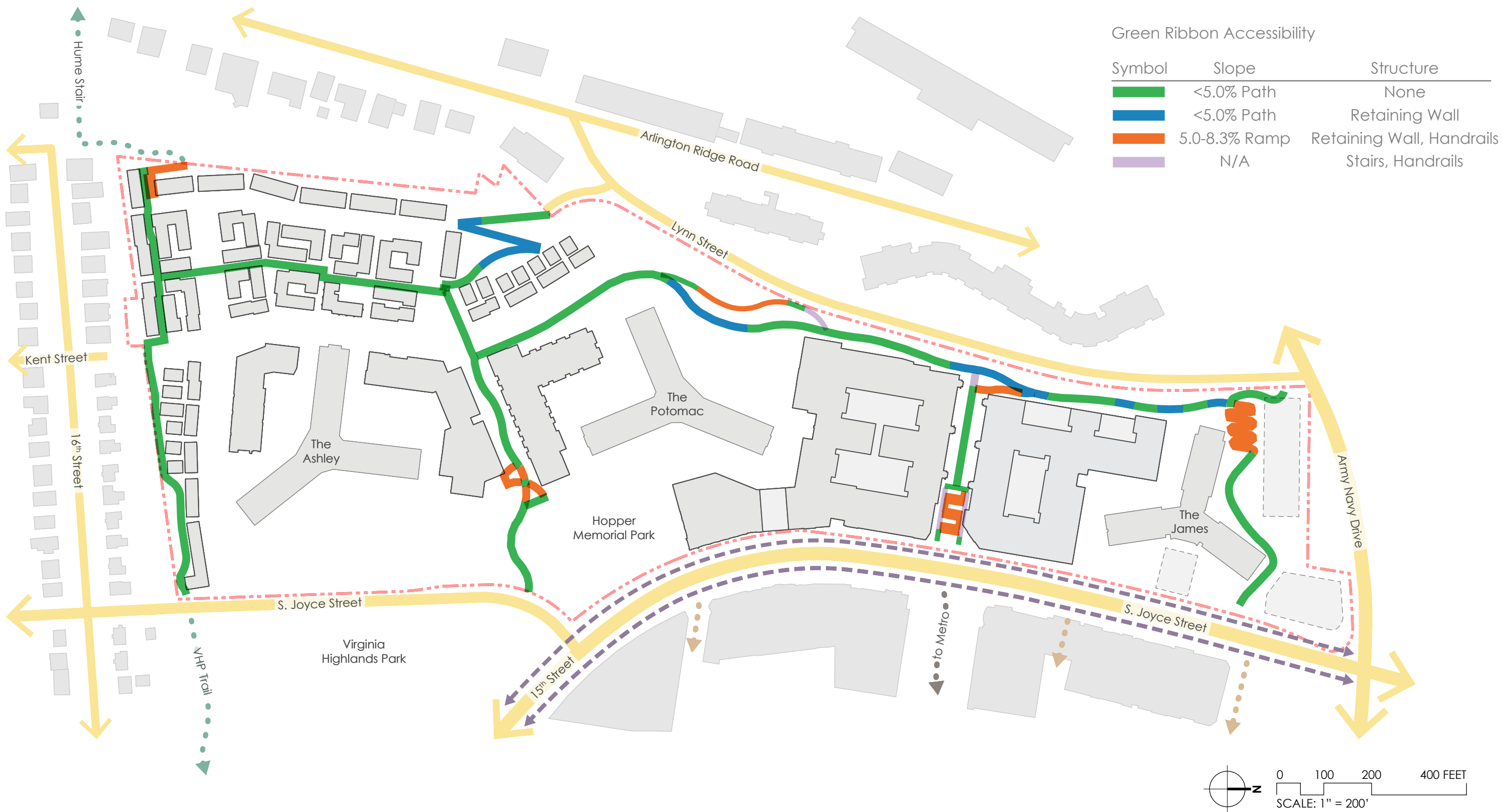


GREEN RIBBON DIAGRAM





GREEN RIBBON ACCESSIBILITY DIAGRAM





BUFFER TREE CANOPY CONSERVATION



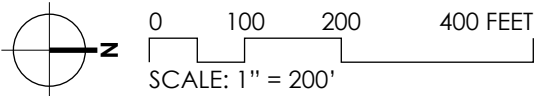


OVERALL TREE PLAN





OPEN SPACE NETWORK





OPEN SPACE CHARACTER

SCALES



District Parks



Neighborhood Parks



Pocket Parks

QUALITIES



Hardscape Plaza



Landscaped Spaces



Forested Spaces

EXPERIENCES



Recreation Destination



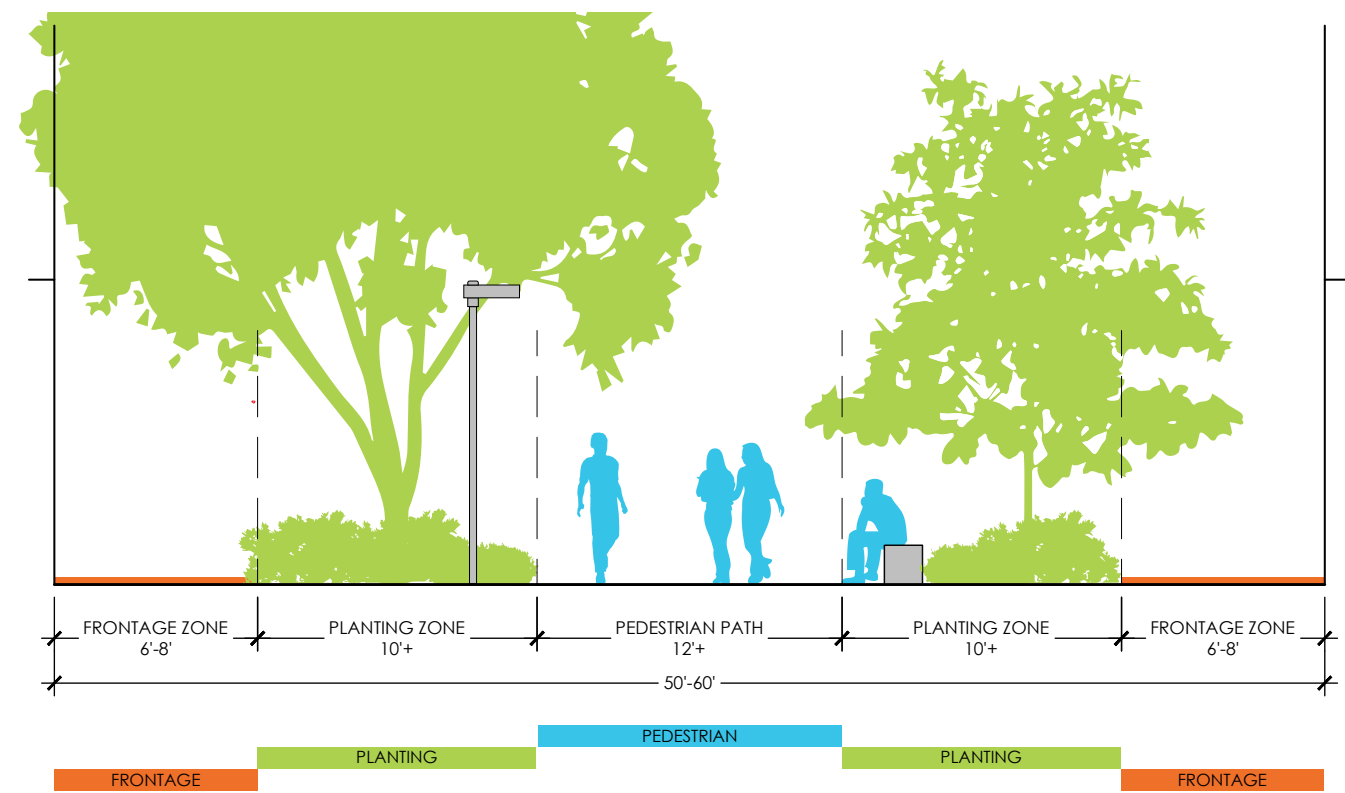
Neighborhood Gathering



Contemplative Spaces



GREEN RIBBON CHARACTER: PEDESTRIAN MEWS



PROPOSED - PEDESTRIAN MEWS





GREEN RIBBON CHARACTER: SECONDARY PATHWAYS

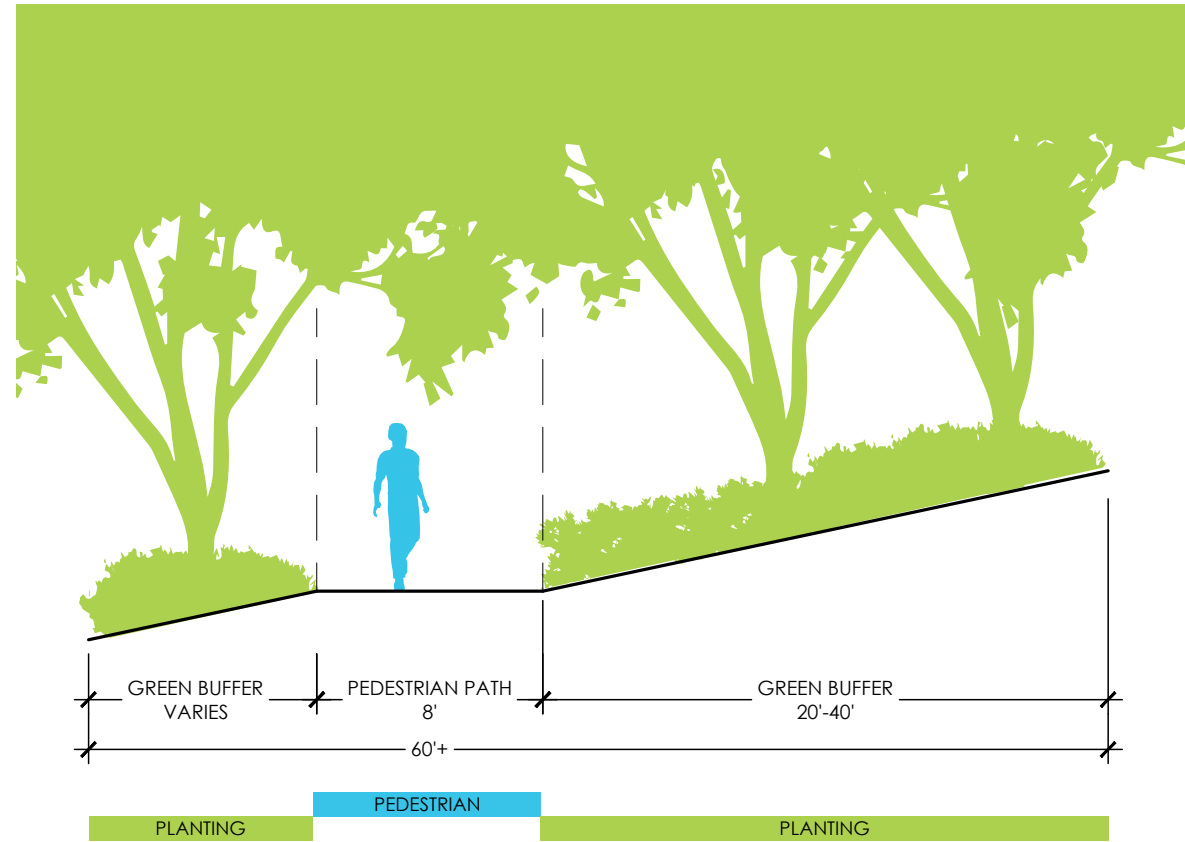


PROPOSED - SECONDARY PEDESTRIAN PATHWAYS





GREEN RIBBON CHARACTER: WOODLAND GREENWAY



PROPOSED - WOODLAND GREENWAY





SITE PLAN RENDERING

