



October 24, 2024

SPRC Project Chair Daniel Weir  
Site Plan Review Committee  
2100 Clarendon Blvd, Suite 700  
Arlington, VA 22201

Dear Project Chair Weir and members of the Site Plan Review Committee,

I am writing to urge the Committee to set its review calendar of the RiverHouse development project by scheduling all Committee review meetings within a five-month window. The Chamber supports the RiverHouse development to deliver a variety of needed housing units and more community benefits like green space to Pentagon City. Scheduling a five-month Committee review process would help the project move ahead towards realization while ensuring a thorough review.

Following the Oct. 24 meeting, the Site Plan Review Committee is scheduled to meet four more times to review the RiverHouse development project before it moves to the Transportation, Housing and Planning Commissions, and the County Board. The current project reflects the input and discussion that has been ongoing since the approval of the Pentagon City Sector Plan in 2022, as well as considerable discussion by the Long Range Planning Committee in 2023. A Committee review of all five meetings within a five-month window would be the best balance between ensuring a thorough review by the Committee and public and ensuring a timely review that allows for the County Board to consider the project in early 2025.

The RiverHouse project would bring significant community benefits to Pentagon City. It would create a robust mixture of townhomes, condominiums, senior housing, and apartments units alongside the existing apartment complex. This diverse range of much-needed housing units would accompany an expansion of Virginia Highlands Park, two additional new acres of public space, and expanded medical services. The project would increase commercial and residential tax revenue, allowing our County to better fund important public services such as education, public safety, parks, and human services.

We thank you for your consideration of our comments, and we look forward to continued conversations on this major development project.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The signature is written in a cursive, flowing style.

Kate Bates  
President & CEO

CC: Adam Watson, Planning Division, CPHD; CPHD Director Samia Byrd; County Manager Mark Schwartz.