



December 1, 2025

Chair Tenley Peterson  
Arlington County Planning Commission  
2100 Clarendon Blvd, Suite 700  
Arlington, VA 22201

Dear Chair Peterson,

The Arlington Chamber of Commerce requests that the Planning Commission recommend the adoption of agenda Item 1, the proposed phased development site plan and the 4.1 site plan amendment for the RiverHouse site in Pentagon City. This project would replace significantly underutilized surface parking lots with a dynamic, mixed-use development with community benefits that advances the housing and smart growth goals of both the Pentagon City Sector Plan and the County at large.

The project would realize the long-term vision for infill housing development at the RiverHouse site, which aligns with the Vision and Goals of the Sector Plan. The proposal will provide much-needed housing units in a growing, Metro-accessible neighborhood in high demand. Furthermore, this proposal includes homeownership opportunities in addition to rentals, adding to the diversity of the housing stock.

More broadly, this project would complement existing progress in making the Pentagon City neighborhood, and the National Landing area overall, a vibrant mixed-use community. The site's proximity to the Pentagon City Metrorail station, multiple bus lines, and vibrant commercial areas make it well suited for infill development. Community benefits such as a green ribbon of open space and new streets would provide greater connectivity for pedestrians and drivers in the neighborhood.

This project would transform underutilized surface parking lots into a vibrant development that would advance the long-term vision for Pentagon City. Given the robust process over the past several years, the Chamber is confident that the proposal will bring benefits to the entire community. We urge you to recommend that the County Board adopt this project, and we look forward to its implementation following County Board adoption. Thank you for your consideration of our comments.

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: Planning Commissioners; County Manager Mark Schwartz; Acting Arlington Economic Development Director Kate Ange; CPHD Director Samia Byrd; Planning Director Anthony Fusarelli, Jr.