



December 9, 2025

The Honorable Takis P. Karantonis, Chair
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Dear Chair Karantonis,

The Arlington Chamber of Commerce requests that the County Board adopt Item 40 on the December 13 agenda related to 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 including several community benefits that advance the housing and smart growth goals of both the Pentagon City Sector Plan and the County at large.

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

More broadly, this project would complement existing progress in the transformation of the Pentagon City neighborhood, and the National Landing area overall, into 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 convert underutilized surface parking lots into a vibrant development that would advance the long-term vision for Pentagon City. Given the robust public review process over the past several years for the Sector Plan and the proposed application, the Chamber is confident that the proposal will bring benefits to the entire community. We urge you to adopt this project, and we look forward to its implementation following 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: Arlington County Board Vice-Chair Matt de Ferranti; County Board Members Maureen Coffey, Susan Cunningham, and Julius D. "JD" Spain, Sr.; County Manager Mark Schwartz; Acting Arlington Economic Development Director Kate Ange; CPHD Director Samia Byrd; Planning Director Anthony Fusarelli, Jr.