

ARLINGTON RIDGE CIVIC ASSOCIATION
RIVERHOUSE RESOLUTION

Adopted February 4, 2022

WHEREAS, pending consideration and adoption by the County Board on Saturday, February 12th is a Pentagon City Sector Plan providing in part that the **37-acre RiverHouse property** shall be annexed to, and thereafter become a part of the Pentagon City Coordinated Redevelopment District, and further that the RiverHouse zoning ceiling shall be increased from its current 47 units per acre up to 150 units per acre, thereby more than tripling the number of apartments from the current 1,674 units to approximately 5,550 units in many new buildings, a number of which could be as tall as 300 feet.

WHEREAS, since its inception in the late 1960s, the RiverHouse property has never been a part of Pentagon City. As a consequence, given that the term “RiverHouse” was never mentioned on the County’s occasional, widely placed street signs inviting the public to “Pentagon City Planning Study” meetings, the surrounding residential neighborhood had no reason to think the Study could affect the RiverHouse property. Moreover, the adjacent property owners were never given written notice of the property’s potential up-zoning to which they were legally entitled.

WHEREAS, from the very beginning of the County’s Pentagon City study, staff included the RiverHouse property within the CO-2.5 Pentagon City Redevelopment District boundary despite the fact the RiverHouse could only become part of that District via an amendment of the County’s General Land Use Plan (GLUP), which amendment has yet to be adopted.

WHEREAS in order to up-zone the RiverHouse property from RA6-15 Medium Density Residential (47 units/acre), to 4.8 FAR High Density Residential(150 units/acre) the GLUP must also be amended via a study which has yet to occur. While the RiverHouse property is quite large, it is by no means clear whether it can accommodate that much density while conforming to Virginia’s statutory zoning principles and the County’s applicable Long Range Planning guidelines. THEREFORE

BE IT RESOLVED that we request the County Board to postpone consideration of the Pentagon City Sector Plan recommending changes to development expectations and rights thereof with respect to the RiverHouse parcel and (1) advertise and host a town hall meeting for citizens of the 22202 area and to integrate their concerns into the plan and (2) require a comprehensive study with oversight from a Community Oversight Board to determine the compatibility of the proposed changes with the surrounding neighborhoods and consistent with the County’s relevant Long Range Planning guidelines, together with the completion of any further studies considered to be needed to revise the Sector Plan’s treatment of the RiverHouse’s property.