

LETTERS OF SUPPORT

The Shockoe Partnership, Inc.
1553 East Main Street
Richmond, Virginia 23219
shockoeforward.org

May 21, 2013

Dear Mr. Olinger,

As you know, The Shockoe Partnership represents property owners in Shockoe Slip, Shockoe Bottom, Tobacco Row and the Riverfront from the James Center to the Great Ship Lock Park. On May 16, 2013, our group unanimously endorsed the condominium building proposed for the intersection of Pear and Cary Streets in Richmond's Shockoe Bottom.

The Shockoe Partnership believes that a strong and vibrant downtown is essential for the entire Richmond region and that owner occupied housing is a necessary component. In recent years we have witnessed a significant growth in the downtown rental market, particularly in the Shockoe area, which is a very healthy sign. This trend has been driven primarily by federal, state and local tax advantages given to for-rent rehabilitation tax credit projects. These programs have been great for Shockoe, but they have not created the long-term stability that comes with home ownership. Projects like the one proposed will bring new residents with that long-term commitment.

We are particularly pleased with the quality and amenities planned for this development: large luxurious living units, 10' ceilings, 8' solid core doors, large and deep balconies for all units, covered parking, etc. The Shockoe Partnership thinks the quality of this project will elevate the standard for future such developments and will give other developers the confidence to make similar investments downtown.

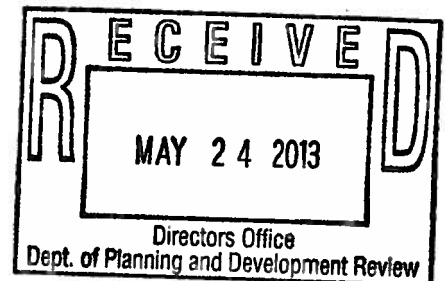
The proposed project at Cary and Pear Streets will need a special use permit to allow residential occupancy on this site (currently zoned M-1) and to allow for the construction of the proposed 13 stories plus roof garden (above 3 level of underground parking). We believe that a building of this scale will provide an attractive terminus to Cary Street and to Tobacco Row. We also consider this is an appropriate way to differentiate this building from the Tobacco Row buildings (an area that has never included the site in question). We strongly support this approach and we urge the City of Richmond to grant the requested special use permit.

Sincerely,



Carmina Drummond
President
The Shockoe Partnership

Cc: Cynthia Newbille
Charles Samuels
Lee Downey



The Shockoe Partnership Board of Directors:

Carmina Drummond, President Brian White, Vice President David White, Secretary-Treasurer,
Jack Berry, Christine Chmura, PhD, Christy Coleman, Tim Davey, F. Davis Drumheller, Katie S. Gilstrap,
Leslie L. Hanson, AIA, Mary Jane Hogue, Chris Johnson, Thomas Leppert, Charles Macfarlane,
James J. McCarthy, Jr., Mark R. Merhige, Thomas W. Papa, Sarah Paxton, Burt Pinnock, AIA,
Will Scribner, Rob Shinn, Roger M. Soto, AIA, Richard Stutts, Ted Ukrop, James Watkins



City of Richmond
Department of Planning & Development Review

DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

The James at River Bend - Special Use Permit - 2801 E Main St (101 Pear St) - File No. 9711

Association Name: The Shockoe Partnership, Inc

Please Check Appropriate Boxes:

The Association's (check one) [X] Membership or Board met on 5/16/2013
and voted to ___ Oppose [X] Support ___ Take no position on this proposal.

This Association does not intend to consider this issue because:

Was a representative for the proposal present? [X] YES ___ NO

Other comments: The Shockoe Partnership believes that a strong and vibrant downtown is essential for the entire Richmond region and that owner occupied housing is a necessary component. Projects like the one proposed will bring new residents with that long-term commitment. We think the quality of this project will elevate the standard for future such developments and give other developers the confidence to make similar investments downtown. We believe that a building of this scale will provide an attractive terminus to Cary Street and to Tobacco Row. We support this approach and urge the City of Richmond to grant the requested special use permit

Carmina Drummond

Print Name

Signature (Handwritten signature of Carmina Drummond)

President, The Shockoe Partnership

Title

4/7/2014

Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

Email: Matthew.Ebinger@richmondgov.com

Fax: (804) 646-5789

RECEIVED

APR 10 2014

LAND USE ADMINISTRATION



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

The James at River Bend - Special Use Permit - 2801 E Main St (101 Pear St) - File No. 9711

Association Name: The Shockoe Partnership, Inc.

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on May. 16, 2013
and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: David White is a member of our board. This request was supported unanimously. The board believes that this will be a tremendous benefit for the area.

Carmira Drummond
Print Name

The Shockoe Partnership President
Title

Carmira Drummond
Signature

7/24/13
Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

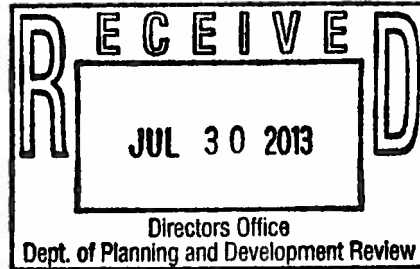
Email: Matthew.Ebinger@richmondgov.com

Fax: (804) 646-5789

Shockoe Bottom Neighborhood Association
1548 East Main Street, Suite B
Richmond, Virginia 23219

July 23, 2013

City of Richmond
Dept of Planning & Development Review
Attn: Mark Olinger, Director
900 East Broad Street
Richmond, VA 232319



Re: SUP Application
The James Condominium

Dear Mr. Olinger,

As you know, The Shockoe Bottom Neighborhood Association represents property owners, businesses and residents in Shockoe Bottom. On May 20th, 2013 our group unanimously endorsed The James Condominium, which is proposed for the intersection of Pear and Cary Streets in Richmond's Shockoe Bottom. This property is within the boundaries of the area represented by our organization.

The Shockoe Bottom Neighborhood Association believes that a strong and vibrant downtown is essential for the entire Richmond region and that owner occupied housing is a critical component of a healthy and vibrant downtown. Shockoe Bottom has seen a significant growth in rental housing over the past few years. This healthy trend has been driven by federal and state historic tax credits available for rental properties as well as the local real estate tax abatement program. These programs have been important to the rebirth of Shockoe Bottom. But the growth that has come so far has not created the long-term stability that comes with home ownership. Home ownership brings residents with a long-term commitment to the area and the City. That long-term view is essential for the continuing prosperity of the Bottom, the City and the entire region.

The James has applied for a special use permit to allow residential occupancy on the site (currently zoned M-1) and to allow for the construction of a 13 story building plus roof garden (above 3 levels of underground parking). We believe that a building of this scale will provide a visually pleasing and iconic terminus to the end of Cary Street and Tobacco Row. We strongly support this approach and we urge the City of Richmond to grant the requested special use permit.

We recognize that there are some on Church Hill who oppose this project because it will partially block a view from one particular spot on Church Hill. That view is of the sewage treatment plant and trees. There is no view of the river except during the winter. It is also important to note that the proposed building does not block the historic view that gave Richmond its name. This fact sometimes gets lost in the amorphous debates of their "historic view sheds". The view is more than 90° away from the historic Richmond on the Thames view. Basically they say if they can see something from somewhere on Church Hill they have the right to control it. Unfortunately, you can see almost everything in Shockoe Bottom, Manchester and most of downtown from somewhere on Church Hill.

Frankly, the residents, businesses and property owners in Shockoe Bottom are tired of having a small group of very vocal residents of Church Hill attempt to lord over everything proposed for the Bottom. We urge you to look beyond this narrow NIMBY view of the future and endorse this very important, game-changing project for our City. We also believe the city should specifically define the "historic view shed" as the view *downstream* that gave Richmond its name.

Sincerely,

David Napier, President
Shockoe Bottom Neighborhood Association

Cc: Cynthia Newbille
Charles Samuels



City of Richmond
 Department of Planning & Development Review
 DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

The James at River Bend - Special Use Permit - 2801 E Main St (101 Pear St) - File No. 9711

Association Name: _____

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on _____
 and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: we feel that home ownership is
vital to this downtown's future

David Napier
 Print Name

president
 Title

Signature

7/20/13
 Date

Please send to:

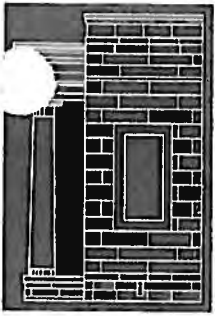
Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner
 City of Richmond
 Land Use Administration Division
 900 East Broad Street, Room 511
 Richmond, VA 23219

Email: Matthew.Ebinger@richmondgov.com

Fax: (804) 646-5789





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RICHMOND
FOUNDATION**

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EXECUTIVE DIRECTOR

Mary Jane Massad Hogue

April 22, 2013

To Whom It May Concern,

In 1733 William Byrd II looked over the James River and named our city Richmond. It is said that he chose that name because the view to the south-east from Church Hill reminded him of the view from Richmond on the Thames in England. That view can still be seen from the Soldiers and Sailors Monument on Libby Hill. Historic Richmond's mission is: To shape the future of Richmond by preserving our distinctive historic character, sparking revitalization, and championing our past and future architectural legacy. We believe that the view that named Richmond is a part of that distinctive historic character and we strongly believe in the protection of that view (photo attached). On waterfront development Historic Richmond Board of Trustees have said "Historic Richmond encourages thoughtful commercial and residential development of Richmond's waterfront on the James River. Historic Richmond believes that development should promote the use and enjoyment of the river by city residents and visitors, and attract events and businesses for economic benefit. HRF further advocates that any development includes preservation of the Richmond View from Libby Hill and public access to the river to maintain the James as a source of pride, beauty, and historical context for the people of Richmond."

We have seen preliminary plans for the development of the condominium project being planned by Historic Housing at the intersection of Pear and Cary Streets. The proposed project is located well to the west of the "view" and does not obstruct it. In fact the proposed building is not even visible from the monument except during the winter when a stand of trees, which normally block the view to the west, loses its leaves. Our organization is about buildings, so we will not get into conversations regarding all views along our James River.

With Richmond currently experiencing an increase in population, there are great opportunities to use the river to support development. We support such growth, while encouraging the safeguarding of our city's historic elements.

There are many other historic cities that have used their rivers as economic drivers, such as Boston and Chicago. Richmond should too.

Historic Richmond applauds well-designed new iconic buildings. They are the future of our city, and hopefully, these future buildings will be so iconic that the next generation of Historic Richmond will work to protect their legacy for the future.

We hope by providing greater access to our riverfront, residents and visitors will be encouraged to live, work, shop, play, bike, walk, raft and dine around the river. Any developments along the river needs to embrace thoughtful and considered design in this historic centerpiece of our city.

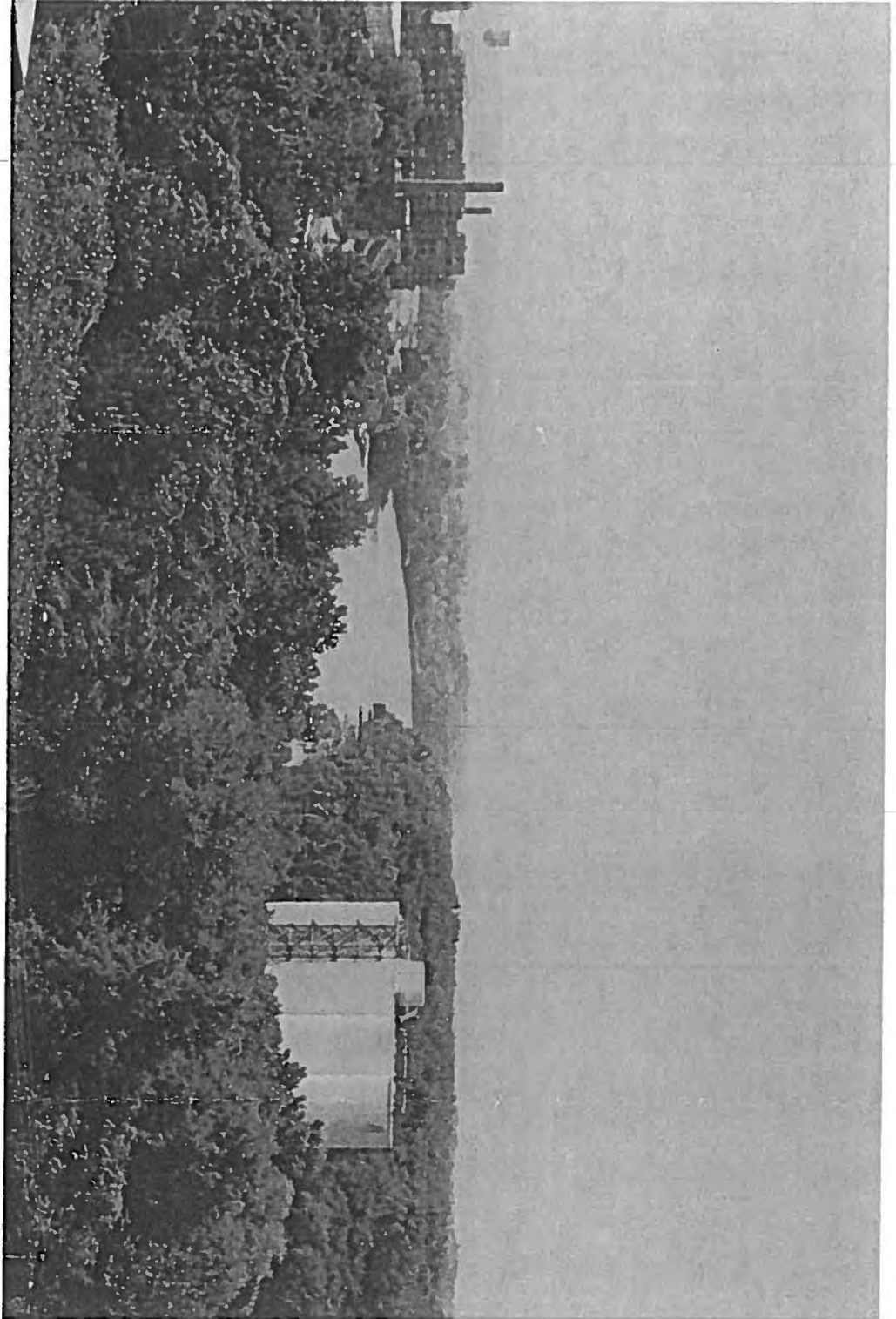
Winston Churchill once said: "We shape our buildings, thereafter they shape us". A successfully developed riverfront plan will be one that respects our heritage but also one that looks to our future.

Many thanks,

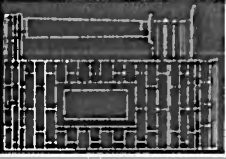
A handwritten signature in black ink that reads "Mary Jane Hogue". The signature is written in a cursive, flowing style.

Mary Jane Hogue

Historic Richmond Executive Director



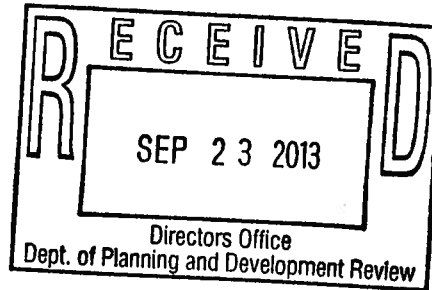
HISTORIC
CHMOND
INDATION



103 N. Harvie Street
Richmond, VA 23220
September 20, 2013

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 E. Broad Street
Richmond, VA 23219

RE: SUP Application
The James Condominium



Dear Mr. Olinger:

My husband and I are residents of the City of Richmond. We have lived in the Fan for 30 years and have loved the area but are looking for a lifestyle change. We are aware of the proposal to build a 13-story plus roof garden residential building at the eastern end of Cary Street where Cary and Pear Streets intersect. In fact, we plan to purchase a unit and move there when construction is complete. This building will allow us to live in a one-floor setting with a beautiful view of the city and the river. It appears that the east end of Richmond is moving toward exciting changes. The James Condominium would be a great addition to the area and would certainly provide a welcome economic boost to Richmond's future. By this letter we would like to express our strong support for the Special Use Permit application for this development. We know the developer, David White, and have great respect for his work and sensitivity to the City's needs.

Sincerely,

C. Roger Whitfield

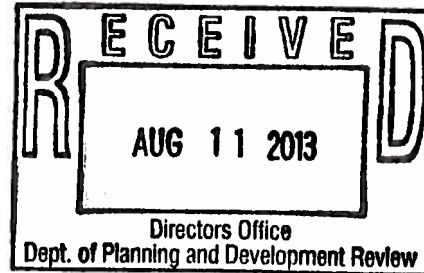
Sandra J. Whitfield



One South Realty Group
2314 West Main Street
Richmond, Virginia 23220
804.353.0009 Office | 804.353.0991 FAX

August 7, 2013

Mr. Mark Olinger
Planning and Development Review
City of Richmond
900 E. Broad St., Room 511
Richmond, VA 23219



Dear Mr. Olinger,

I have recently become aware of the proposed development at the end of Tobacco Row near the Lucky Strike property along Cary Street. As both a Realtor who sells a great deal of property in the Downtown market, as well as the representative of a brokerage who does the same, I would like to offer my strong support of such a project.

While my reasons to support this development are numerous, the primary reason I feel so strongly about this project is, since 2007, the Downtown market has lacked the addition any new 'For Sale' inventory within its technical borders (as defined by the Downtown Master Plan.) During the same time period, the 'For Rent' properties that have been constructed, by some counts, are approaching or exceeding 2,000 to bring the total inventory to roughly 6,000 units (according to the RTD article written 5/27/2012.) There is no healthy or balanced market which offers only one type of property for its residents.

In fairness, it should be noted that the for rent apartments that were developed from the 2007-2013 time frame have largely reshaped Shockoe Bottom/Tobacco Row and have truly done wonders for an area of the city that had long struggled to find an identity. The impact has been, and will continue to be, far reaching for Richmond in that it has brought a population base back to the City where one had long been lacking and created stability where it had not existed for decades. It has been undeniably positive.

But the question now becomes, what can be done to keep the population there and have it fully vested in the area? Ownership is the answer.

Right now, in the immediate area, the following projects offer 'For Sale' property (Project/Unit Count):

- The Vistas on the James (140)
- Riverside on the James (90)
- The Reserve (25)
- 6 N 6th (20)
- Gotham (12)
- Nolde Bakery (70)

This for sale inventory represents <10% of the total inventory in the area. That is not even close to a healthy balance.

Likewise, with the exception of a handful of spaces, the average size of the 'For Sale' inventory is less than 1,000 SF with the apartments units in the area offer sizes considerably smaller. As is my understanding, the property being proposed offers properties that are both upscale and larger. This is precisely what the area needs and in all candor, what the City should be seeking to encourage developers to build in order to take the next step in reestablishing it urban core. Most other neighborhoods in the City and surrounding counties offer a balanced and wide ranging

marketplace of product, both rental and for sale, at all price points, with the notable exception of the Downtown marketplace.

Worth noting as well, is the challenge for a developer who wishes to build condominiums created by the current state of mortgage finance. The mortgage finance market has been one of the primary reasons for the failure of condo projects, especially during the time period from 2008-2012 as banks placed unrealistic requirements on condominium underwriting for the sins of the marketplaces in Florida, California, Arizona and Nevada. A niche sized condo project (approx. 40 units) is the perfect scale for a project in this environment.

I would also implore the city to allow the developer as much latitude as possible to build what he deems appropriate. As the brokerage and leader of the sales team handling sales at the Ginter Place project, the restrictions placed on unit size and finish level by the SUP created a project that has been far from a financial success. The financial wherewithal of the ownership is the only reason that the project did not become a casualty due to bloated unit size, unrealistic finish levels and a price point not consistent with the neighborhood. I fear that the power of the organized civic groups many times drives project design...and this is both unfortunate and irresponsible. For a group to protect against the introduction of inconsistent developments into an area is one thing, but mandating unit sizes and finishes at such a level as to make a project unsuccessful is not.

Right now, Richmond is at another crossroads in terms of what type of development will move us forward and many developers will be watching closely. If this project is successful, the development community will be far more likely to provide additional properties 'For Sale' and with ownership, comes a long vested interest in an area. A committed and engaged (vested) populous will be the next step in the long term growth and health of Richmond.

Respectfully Yours,

Rick Jarvis



Rick Jarvis, Founder

One South Realty Group, LLC

S & S Construction, Inc.
1707 East Main Street
Richmond, Virginia 23223



City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

August 16, 2013

Re: SUP Application
The James Condominium

Dear Mr. Olinger:

I am an architect and a developer in the Richmond, Petersburg and Northern Virginia area. I have several properties in the Shockoe Bottom area and have seen development progress in this area. I also have a business relationship with the developer of the above referenced project, although I am not involved with this particular development.

In recent years there has been a significant increase in the number of rental residential units in the Shockoe area. However, owner occupied housing is needed for the area's long-term success. The area needs a range of housing options. The proposed condominium at the end of Cary Street will represent a completely new quality level. Adding that quality to the area will open the area up to similar quality housing options.

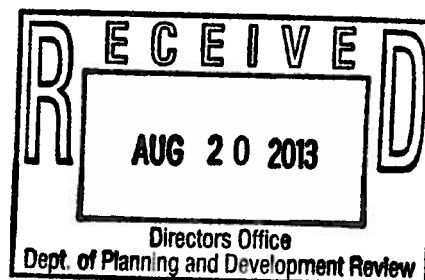
Some have objected to this project because they say it block a historic view of the river from Libby Hill. It doesn't actually block their view it just changes it, adding an attractive new building to the existing landscape – the kind of change that has taken place through out the history of the views from Libby Hill.

The economic future of our Richmond should not be sacrificed to preserve the status quo view for a few houses at Libby Hill. The proposed building carefully protects the "view that gave Richmond its name".

The James is an important project for the continued economic health of our city. I urge your support for the requested special use.

Sincerely,


Larry Shifflett



Linda Holt Armstrong
5116 Caledonia Road
Richmond, Virginia 23225

September 15, 2013



City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: SUP Application
The James Condominium

Dear Mr. Olinger:

I am aware of the proposal to build a 13-story plus roof garden residential building at the eastern end of Cary Street where Cary and Pear Streets intersect. In fact, I am interested in purchasing a unit in the building and moving there when construction is complete.

As a resident of Westover Hills, in Richmond, I love life within the city. As retired VCU faculty, and part of the population segment called "boomers," I now wish to leave lawn care and stairs behind to enjoy condominium life. The James would offer me an opportunity to continue to reside in and enjoy all the amenities of life in our great city.

In addition, The James will be an exciting addition to Richmond's skyline (It does not interfere with historic river views from Libby Park.) and a boost to the city's economic future. The residents of this building will not only add to the city's tax base but will be patrons of Richmond businesses, supporters of arts and cultural events, and volunteers and funders for Richmond's non-profits and charitable organizations.

By this letter I wish to express my sincere support for the Special Use Permit application.

Sincerely,

A handwritten signature in cursive script that reads "Linda Holt Armstrong".

Linda Holt Armstrong

Mark Kronenthal
701 North 23rd Street
Richmond, Virginia 23223
markkronenthal@gmail.com
804.938.9818

June 7, 2013

By Email
Mark Olinger, Director, Planning and Development Review
City Hall
900 East Broad Street
Richmond, Virginia
mark.olinger@richmondgov.com

Re: Pear Street Condominium Proposal Support

Dear Mark:

I am writing in my private capacity as a resident of the Union Hill/Church Hill area to support David White's condominium proposal at Pear Street and East Cary Street in the eastern part of the Shockoe area. As you know, I am a commercial real estate professional in the area, and a former officer of the Church Hill and Union Hill associations. While I currently sit on the Church Hill Association zoning committee, this letter is not an official letter from any organization.

Every week I walk with my daughter to Libbie Hill Park and I am a committed supporter of clear and reasonable protections for the view shed there. I would submit that the physical narrowness of this proposal, its location west of the Rocketts View buildings outside of any designated City historic districts, and the design elements of upper-story greenery and brick finishes, all mitigate the view impact. From a development policy perspective, this proposal would contribute stability and diversity to the resident mix in this part of the City by achieving an income counter-balance to the many existing student and affordable housing options in the immediate area.

I have attended at least three successive Church Hill presentations over the last eight months by Mr. White regarding this proposal, where he has responded to neighbor concerns about height and exterior finishes, making significant changes following each meeting. The quality of the project, finishes, and the unit sizes respond to many neighbors' concerns, including mine.

Mr. Mark Olinger

June 7, 2013

Page 2

As you may know, many Church Hill area residents cannot get past the height issue because of their perceptions of the view protection area. I am not one of those residents. I agree with my neighbors that the view from Libbie Hill Park in Church Hill is one of the most important assets of the City, but I do not see this project as a threat to that view because of its design and location. I would suggest that the City establish a clear view shed overlay district to the east of this Property, designating the precise areas that comprise the Church Hill view sheds for the twin purposes of (i) adding the clarity investors need to develop quality proposals in the riverfront area (which is a stated policy desire of the City), and (ii) appropriately focusing valid resident concerns about the critical view shed areas.

I urge you to favorably consider Mr. White's proposal and to separately consider a framework for addressing view shed concerns. Feel free to contact me at any time with questions at 804.938.9818 or markkronenthal@gmail.com

Best regards,



Mark Kronenthal

cc: The Honorable Cynthia Newbille (by email)
David White (by email)



Dutton + Associates

CULTURAL RESOURCE SURVEY, PLANNING, AND MANAGEMENT

February 18, 2014

David White
Historic Housing LLC
1553 East Main Street
Richmond, VA 23219

RE: Architectural and Visual Characterization Study (past and present) of the Rockett's View Project Area from Libby Hill Park

In August 2013, Dutton + Associates, LLC (D+A), completed an architectural and historical analysis for the proposed development of the James at River Bend project area in Richmond, Virginia. The study was intended to provide a synopsis of the project area including the architectural and historical development of the area, a summary of the building types and patterns in the area, and identify significant characteristics or aspects of the area.

The study showed that the inland portions of Shockoe Bottom have traditionally been occupied by low-rise buildings including a mixture of residential, commercial, and industrial uses. It has been densely developed since the eighteenth century and continues to be a dynamic and developing area. Meanwhile, the waterfront area south of Main Street, where the James at River Bend project area is located, has historically been occupied by larger and taller buildings functioning in a variety of commercial, industrial, and storage roles. Since the late nineteenth century, the area has been known as "Tobacco Row" for the numerous large tobacco warehouses that line the blocks between Main Street and Cary Street. These imposing buildings range from three to seven stories tall with large footprints and assorted rooftop features and structures.

The assessment and visual characterization from Libby Hill Park revealed that there are, and historically have been two primary and definable views. The view towards the southeast is of the bend in the James River and is believed to be "the view that named the city" for its similarities to the view from Richmond on Thames in England. The landscape in this direction has historically been lightly developed and remains only sparsely built. Meanwhile the view to the south and west is of Shockoe Bottom and Tobacco Row. These areas have been densely developed and therefore integral to the view from Libby Hill Park from the beginnings of Richmond. Just as development and construction in the area is dynamic, so too is the view from Libby Hill Park. Three-story and taller buildings have imposed on the skyline since the eighteenth century and by the early twentieth century, the buildings in Tobacco Row reached upwards of seven stories. The skyline was further accentuated by even taller industrial rooftop structures such as stacks and flues, water towers, and elevators; and clouded by plumes of smoke from the by then, heavily industrial area.

Following the architectural and historical analysis of the project area and the assessment and visual characterization from Libby Hill Park above, we believe that development at the James River Bend Project Area in a manner reflective of the past and present industrial character of Tobacco Row, with its dense development pattern of large-scale, multi-story buildings, accompanied by a complex of various rooftop



structures and vertical elements is in keeping with the bold architecture of this dynamic and evolving area, and may provide a functional and aesthetic bookend to the eastern terminus of Shockoe Bottom, thus framing the view of the developed waterfront district from the more pastoral and lightly developed area to the south and east at Rockett's Landing.

If you have any questions or wish to discuss, please do not hesitate to give me a call.

Sincerely,

DUTTON + ASSOCIATES, LLC

Robert J. Taylor, Jr.
Senior Architectural Historian

Shockoe Company

Commercial & Residential
Sales • Management • Investments

Mr. Mark Olinger
Director of Planning & Development Review

May 20, 2013

Dear Mr. Olinger:

I have been actively engaged in real estate development and management in Shockoe for the past 27 years. Over those years I have seen many changes. What was once an underused warehouse district full of mostly abandoned buildings is now a vibrant economic engine for the City of Richmond. Over those years the scope of development has evolved also. We started out with primarily restaurants. Then we got some office space, then some rental residential and then retail. Each new use has built upon the last. Tenants have come and gone but the trends have been mostly upward with generally weaker tenants being replaced by stronger ones. The area is still not what it could be but it is on its way. The new pair of hotels at the corner of 14th and Main will further strengthen the existing development.

Recently we have begun to see the beginnings of a for-sale housing market in the area. It has been slow but progress is being made with the Vistas and several small developments coming to market in the last few years.

Owner occupied housing is critical for the long-term success of the Shockoe neighborhood. We need the long view of things and the commitment to neighborhood that comes with home ownership. And we need a mix of housing ownership options. The proposed condominium at the end of Cary Street will represent a completely new quality level with its large roof garden available to all residents, tall ceilings, tall doors, large and deep balconies and expansive views of the City and the James River from every unit.

I am aware that some have objected to this project because it partially blocks a view from a few houses on Franklin at Libby Terrace. It doesn't actually block their view it just changes it, adding an attractive new building to the existing landscape - the kind of change that has taken place throughout Richmond's history.

The economic health of our City cannot be sacrificed to preserve the status quo view for a few houses at Libby Terrace. The developer has carefully protected what some say is the "view that named Richmond", locating his building well west of that "view". But all views from Church Hill cannot be frozen in time. Richmond needs growth. And growth involves change.

This is an important project for the continued economic health of our downtown. I urge your support for the requested special use permit for this project - a 13 story residential building over 3 stories of parking with roof decks. I look forward to seeing this attractive new building rising at the end of Cary Street. And I look forward to the increased economic activity this and the many projects to follow will bring to our City.

Sincerely,


Mark R. Merhige

From: Christopher Johnson
[mailto:cjohnson@themonumentcompanies.com] **Sent:** Tuesday, July 02, 2013 8:31 AM **To:** 'Cynthia.Newbille@Richmondgov.com' **Cc:** 'Sam.Patterson@Richmondgov.com' **Subject:** The James Condominium

The Honorable Cynthia I. Newbille Councilwoman, Richmond City Council, East End 7th Voter District

I am writing in favor of the The James Condominium project by David White in Shockoe Bottom. Thanks to your efforts and others, Shockoe Bottom is starting to thrive. My office is located at 15th and Cary Street, and I am here nearly every day. We moved our 35 employees here in June of 2011 because we wanted to be part of the emerging and evolving downtown. Our company owns and manages buildings throughout the City, including Shockoe Slip, Shockoe Bottom, Scott's Addition, Church Hill and the Fan.

As you know, The James Condominium (located at the eastern terminus of Cary Street) has 31 upscale condo units, is 13 stories, constructed of all brick, concrete and glass, and provides more than adequate parking. The project meets the envelop requirements for RF-2 zoning which was designed for properties more than 250 feet from the James River, and is enthusiastically endorsed by both neighborhood organizations which represent the Bottom.

We have developed hundreds of condos throughout the City. Condominium projects would bring a largely missing ingredient to Shockoe Bottom (and most of downtown) – Home Ownership. It is no secret that home ownership has significant value for an area. Condominium owners will make a personal investment in our City. They will plant roots. If this project is successful, I am certain it would be a catalyst for future home ownership opportunities downtown. In general, condominiums are more affordable than single family houses or townhomes, and I think we could see a downtown home ownership trend emerge that

provides opportunities for diverse income levels. The Fan, for example, has hundreds of new condominiums (from \$100,000 to \$200,000) sitting side by side with some of the nicest homes in the City. Once decrepit, dilapidated apartment buildings, are now fully renovated buildings with home owners of all income levels. I am sure residents of the Fan would agree that condominium development has helped make the Fan an even better place to live. I think this same concept will hold true in Shockoe Bottom. Once a successful condominium project is demonstrated in the Bottom, you will see buildings that have become old and tired, get renovated into new condominiums, and we will actually be able to provide home ownership opportunities to all the people living in apartment buildings now, who at this point will move out of Shockoe Bottom when they decide they want to buy a home.

I am aware that many folks in Church Hill do not want this building. But, this building is not in Church Hill. The neighborhood associations who represent the Slip and Bottom want this project. They have fully endorsed it, and do so knowing the project actually falls within the district that they represent. I know from experience (I sit on the Board of The Shockoe Partnership) that these organizations work tirelessly to improve the City, and they pay attention. While not as vocal and outspoken as Church Hill, the associations expect that their recommendations will carry the most weight when a project is introduced within it's boundaries. At this point, Cary Street (one of the most prominent streets in the City) simply dead ends into a vacant lot. It would be great if the book ends of this street could be the Huguenot Bridge to the West and a beautiful and impactful building (filled with vested homeowners) to the East.

Finally, thank you for all that you have done and continue to do for our City. I know you work tirelessly and have to make difficult decisions every day. Your work is sincerely appreciated, and I thank you.

Chris Johnson

Principal

The Monument Companies

1425 E. Cary Street

Richmond, VA 23219

Phone: 804-303-7347

Mobile: 804-938-2491

Fax: 804-303-7348

Email: cjohnson@themonumentcompanies.com



<http://themonumentcompanies.com>

<http://legendpropertygroup.com>

Subject: The James at the Bend

Date: Tuesday, August 27, 2013 12:16:47 PM Eastern Daylight Time

From: Valerie Hardy

To: David White

Dear Mr. White,

I'm writing to give my support, and my husband Martin Johnson's, to the building you have proposed to be built at the end of East Cary St, on Pear St. We have seen the illustrations and plans and believe that your project will add immensely to positive development in the East End of Richmond. We live in Church Hill and would be very happy to see such a beautiful building in that spot, as well as the addition of a high-end condo residence to our area.

We believe, also, that historic buildings can coexist well with modern architecture. Your building will not harm or diminish the historic flavor of our neighborhood. In fact, we much prefer a beautiful contemporary building to be built near a historic one than one that tries to reproduce a style from another era.

As to the "view shed" issue, your project will change the look of a small part of the vista from Church Hill. But every building ever constructed causes a modification of someone's view. We believe that the placement and quality of your building will add a meaningful and beautiful note to the horizon.

Yours sincerely,

Valerie Hardy and Martin Johnson

424.n.25th.st.richmond.va.23223

804.562.9611

www.valeriehardy.com

Via E-mail to: Mark.olinger@richmondgov.com

June 5, 2013

Mr. Mark A. Olinger, Director
Planning & Development Review
City of Richmond, Virginia
909 East Broad Street, Suite 501
Richmond, Virginia 23219

Re: The James, a Condominium Project at Pear and East Main Streets

Dear Mr. Olinger:

I am aware that Rocketts View SCP LP of Richmond is seeking a Special Use permit to construct a new condominium building at the corner of East Cary and Pear Streets and the eastern end of Tobacco Row. I am writing to express my support for this project and to endorse granting of the Special Use Permit as requested by the Applicant.

I have been an architect in active practice in the City of Richmond for over forty years. I have had the privilege of working on many projects in and around the city, and have seen Richmond grow and mature at its typical stately pace. I have also seen, time and again, the good projects go by the wayside as Richmond backs away from the bold and progressive ideas it must embrace if it is to become the sophisticated, energized Mid Atlantic hub city we say we want.

On three occasions over the past ten years we have been engaged to study mid-rise and high-rise design concepts for condominium projects in Richmond. These have included studies for the Blue Shingles site overlooking the James from its north bank, a multi-tower project at the south end of the Lee Bridge near its intersection with Semmes Avenue, and, most recently, at Fourteenth and East Cary Streets where the hotel project is now breaking ground. All three studies were initiated by Richmond entities having control over the sites and seeking national development partners. We succeeded in bringing experienced, credentialed developers of high quality condominium projects to the table. The developers were uniformly impressed with the beauty of the James, the charm of the center city, and the vibrancy of the market. But when they undertook to define the market by seeking the buildings of comparable quality whose success would prove the viability of the project, they found none, and their interest waned.

To me the critical importance of The James condominium project is that it represents an opportunity to bring to fruition that rare commodity in Richmond: the "game-changer" project for high quality design in a high-rise format providing for-sale luxury residences in Downtown.

From an urban design perspective The James does several important and appropriate things. It continues a long dormant tradition of having the city's major avenues terminate in signature elements – buildings and statuary. The appropriateness of having this Modernist tower as the terminus of East Cary Street can't be overstated. Being at the end of Tobacco Row and to the west of the sensitive view shed from Libby Hill allows it to serve as the eastern bookend of Downtown without impinging on the historic perspective of the James which gave Richmond her name.

In addition to the importance of The James as a civic and urban design element, there are its practical strengths. At thirteen stories above Main Street the building will have commanding views of the James which will establish a new price point and amenity level for the Downtown market. In fact, it could be argued that additional height – three to five floors - would be viable and desirable. Roof gardens above the ninth and thirteenth floors will provide an amenity that will be copied in subsequent projects in order to

meet Richmond's growing market expectations. It will self park with three levels of secure, concealed parking accessed from Pear Street.

Thank you for considering this expression of wholehearted support for the Special Use Permit for The James. I would be pleased to respond to any thoughts you may have regarding the SUP process as it goes forward.

Very truly yours,

Willard M. Scribner, FAIA
1502 Confederate Avenue
Richmond, Virginia 23227

Subject: Cary Street Project

Date: Sunday, July 7, 2013 10:53:48 AM Eastern Daylight Time

From: Pinnock, Burt

To: David White

CC: Brian White

Dear David,

Thank you again for the opportunity to review your residential development proposal at the end of Cary Street in Tobacco Row. Although I will reserve any comments on the architectural style of the building as I understand it is still in development, I think the height and mass as presented are quite appropriate for this urban site. The fact that the project is the terminus of one of the City's most notable streets (Cary Street) lends justification to the iconic nature of your proposal. And I have always been a supporter of increased density in our urban core as well and believe that this site supports such an approach.

I wish you the best with this development proposal going forward.

Sincerely,

Burt

Burt Pinnock, AIA
Principal Architect

Baskervill
architecture + engineering + interior design

804.343.1010 | F: 804.343.0909
Mail: PO Box 400 | Richmond, VA 23218-0400
Office: 101 S 15th St, Ste 200 | Richmond, VA 23219

Design thrives here | baskervill.com

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James C. Snyder, AIA, ACHE
Chairman & CEO

June 4, 2013

Mr. David White
The James Developer LLC
1553 East Main Street
Richmond, Virginia 23219

Re: The James Condominium Project

Dear Mr. White,

On behalf of ODELL, we wish to provide our support for The James condominium project.

The design you are proposing accomplishes several key elements we believe are essential in continuing to develop Tobacco Row as an urban destination. The design retains Connecticut's vista from the Power Plant at Lucky Strike down the James River. The design also provides the significant beginning of East Cary Street at Pear Street that is currently missing. We have always believed that this end of Cary Street is incomplete and that this building as a tall structure in lieu of a short squatty structure is the appropriate solution in creating the majestic beginning to East Cary Street.

We appreciate the opportunity to support The James Development as we believe it will be a great addition to Tobacco Row and the City of Richmond.

Sincerely,

A handwritten signature in black ink, appearing to read 'James C. Snyder', with a long horizontal flourish extending to the right.

James C. Snyder

James A. White

13400 Ellerton Ct

Midlothian, VA. 23113

White.jim43@gmail.com

804.893.3616 (residence)

954.260.5631 (mobile)

August 16, 2013

Mr. David S. White
1723 Park Ave.
Richmond, VA 23220

Dear David:

As you know, Sharon and I have decided to purchase one of the units in your proposed condominium development on the James River. Since we have gone full circle in our home ownership careers, I thought it would be helpful if I could provide you with our thought process – as I would never have expected that we would make the last major move of our lives into a mid-rise condo in a downtown area. On the surface, it is totally out of character and at odds with our backgrounds.

When we retired from the banking industry in 2007, we decided on Richmond as a “home,” since we had been corporate vagabonds all our lives, and both our mothers were in Virginia. Having lived in Florida, Charlotte, and Tulsa, and having traveled extensively, we had a good appreciation of the various lifestyles available to us, and the Richmond area seemed to fit our needs quite well. We picked Midlothian (the Tarrington development) as offering the best to us in suburbia, closeness to nature, and quality of life.

We moved into our house in early 2007, and began enjoying Midlothian and the Richmond area for all they have to offer. We also moved Sharon’s mother from Abingdon to Richmond, so that her assisted living facility arrangements were more convenient for us, our mother already being here. I continued to do some consulting in the banking industry in retirement, and out of this activity came an offer to move to Birmingham, AL on a short-term basis to serve as CFO of a troubled bank in a turnaround situation, which lasted 2 1/2 years, from mid-2008 to early 2011.

I accepted the offer, because it was professionally very interesting. With the offer came the use of a very attractive condo in downtown Birmingham – actually located in the bank’s headquarters building. Both Sharon and I were apprehensive about living downtown, and did not have a favorable initial impression of downtown Birmingham. We were completely wrong on both counts, by a wide margin.

Birmingham from 50,000 feet:

- Birmingham has several economic or demographic challenges.
- It has a minority-majority population base.
- Its public schools have suffered from flight to the suburbs.
- Twenty years ago, its leading downtown employers were dominated by financial firms, virtually all of which have subsequently been acquired by out of state entities, reducing the Alabama-based focus in the management of those financial institutions, and in their higher level executive positions.
- The largest non-governmental downtown-Birmingham employer is an excellent public university with a nationally recognized medical school and teaching hospital.
- Birmingham has pockets of severe poverty and unemployment.
- (I hope that you note that if I took every reference to Birmingham out of the preceding, one could easily think I was describing Richmond.)

What we found after we became residents of downtown Birmingham is that there is a resurgence beneath the statistics that offers real encouragement for its future. We found a circle of friends who lived downtown, many of whom were empty nesters who had bought abandoned or under-utilized buildings and turned them into lofts.

Despite the fact that we had no ties to Birmingham, had no intention of making a permanent commitment here, and were simply there as part of a “corporate transaction,” we found that the city has a great deal to offer in its downtown area. Our friends came from every ethnic, religious and political shading one can imagine, and it was a real pleasure seeing such a cross-culture work. While there are still abandoned buildings in Birmingham, during our time there we saw the population of downtown residents steadily increase, a growth in very good restaurants, renovations of many of the “eyesore” buildings for residential and/or commercial purposes, and a general feeling of encouragement and conviction that the progress was “real.”

We moved back to Midlothian in 2011 after my assignment was complete.

This brings us to the core question addressed in this letter: “Why would Sharon and I want to leave Midlothian and Chesterfield County, and a house we picked as a our perfect retirement house, to move to downtown Richmond?”

There is no simple answer, but the following considerations factored into our decision:

- We now prefer living downtown, after seeing what it was really like after our Birmingham experience. This is totally at odds with our backgrounds, as noted earlier.
- After two years back in the Richmond area (2011-2013), we have seen enough to know that downtown Richmond is in far better shape than that which we learned to appreciate in

Birmingham. In short, if Birmingham was a fun, enlarging experience, Richmond should be all the more so as its prospects are much better established. This is particularly important to us in making a real estate decision to invest in downtown Richmond – a decision we did not have to make in Birmingham.

- Personally, I see the potential for appreciation in residential real estate values in downtown Richmond exceeding those in its suburbs for the next several years.
- As empty nesters at the age of 70, we see life in a mid-rise condo as easier on us than in a freestanding residence, with all its attendant “joys of ownership.” We simply are ready to trade in lawns, painting, hedges, gutters, and the rest for a monthly condo fee. A condo like the one that you are proposing postpones by several years the decision to move into some form of “congregate living.”
- I strongly suspect that Sharon and I are representative of a new market that is ready to be tapped in greater Richmond -- suburban residents, not yet ready for “congregate living,” but most interested in reducing the commitment to home ownership’s responsibilities, and interested in participating in the regrowth in downtown Richmond.

I hope that this letter provides you with some appreciation for our decision process, and wish you “Godspeed” on this project. We are ready to move!

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'Jim' written in a cursive, flowing style.

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Resident Support Letter
SUP Application
The James Condominium

Dear Mr. Olinger:

I am a resident of the City of Richmond. I am aware of the proposal to build a condominium residential building at the end of Cary Street where Cary and Pear Streets intersect. This building is an important addition to the economic base of Shockoe Bottom and the east end of Richmond. It is also important in that it will be adding new homeowners to the eastern part of the city, an area which has seen much new rental housing but almost no owner occupied housing. By this letter, I wish to express my support for the Special Use Permit application that has been submitted to allow for the construction of this building.

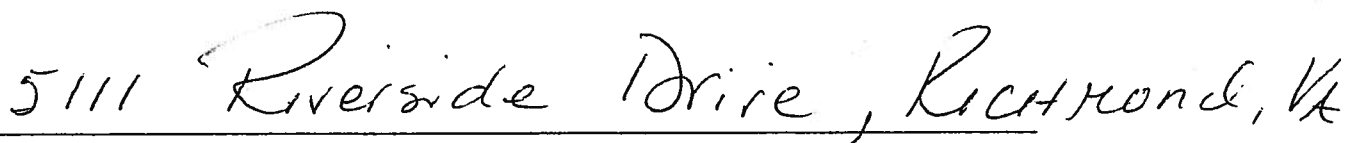
Sincerely,



Signature

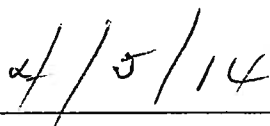


Name Printed



Address

23225



Date

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

As a homeowner/business owner in the City of Richmond, I support the proposal to build a residential condominium building at the intersection of East Cary St. and Pear St. (28th).

This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,

W. Berkeley Fergusson
Signature

4/07/2014
Date

William Berkeley Fergusson
Printed Name

6000 St. Andrews Lane, Richmond, VA
Home/Business Address 23226

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

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Condominium, 2801 East Cary Street

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Sincerely,



Signature

4/7/14
Date



Printed Name

323 Albemarle Ave Richmond, Va
Home/Business Address 23226

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

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Condominium, 2801 East Cary Street

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Sincerely,

Marianne Donahue
Signature

4/7/14
Date

MARIANNE DONAHUE
Printed Name

7615 Piny Branch Rd, Richmond
Home/Business Address
Va
23225

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
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Condominium, 2801 East Cary Street

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Sincerely,

Jeffrey W. Donahue
Signature

4/7/14
Date

Jeffrey W. Donahue
Printed Name

5702 Grove Ave. Richmond 23226
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

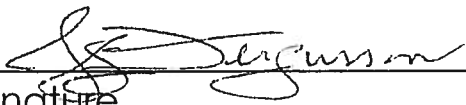
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Sincerely,



Signature

4/7/14
Date

Jennifer L. Fergusson
Printed Name

(Home) 6000 St. Andrew's Ln., Richmond, Va. 23226
Home/Business Address
add'l property (512-514 Fibbie, 5803 Guthrie) 23226
(Office) 5702 Grove Ave, 23226

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

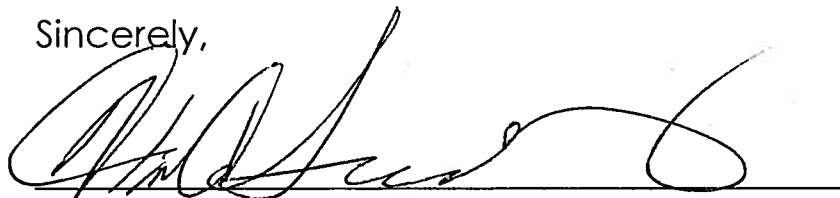
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Sincerely,



Signature

4/9/2014
Date

ALAN SAUNDERS
Printed Name

1607 HANOVER AVE, (Richmond) 23220
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

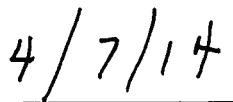
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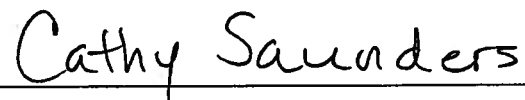
Sincerely,




Signature



Date



Printed Name



Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

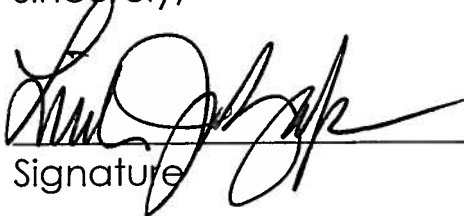
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This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,


Signature

4/7/14
Date

Linda Jo Zupar
Printed Name

1616 Pope Ave, Richmond, VA 23227
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

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This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,

Nancy M. Frazier
Signature

4-7-14
Date

Nancy M. Frazier
Printed Name

5702 Grove Ave.
Home/Business Address 23226

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

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This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,

Meg Traynham
Signature

4/7/14
Date

Meg Traynham
Printed Name

home - 2917 Skipton Rd Richmond 23225
Home/Business Address

bus - 572 Grove Ave

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219


RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

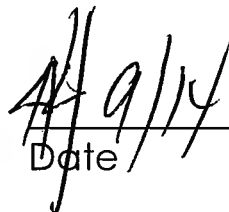
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This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,



Signature



Date

Arnold Stouber
Printed Name
H: 1415 FLOYD AVE 23220
O 508 LIBBIE AVE 23226

Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: Business Support Letter
SUP Application
The James Condominium

Dear Mr. Olinger:

I am the owner/manager of a business in the 7th District of the City of Richmond. I am aware of the proposal to build a 13-story plus roof garden residential building at the end of Cary Street where Cary and Pear Streets intersect. This building is an important addition to the economic base of Shockoe Bottom and the east end of Richmond. By this letter I wish to express my support for the Special Use Permit application that has been submitted to allow for the construction of this building.

Sincerely,

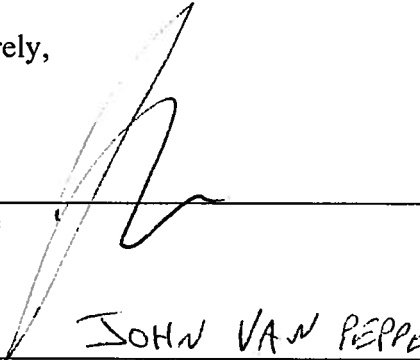
Signature

Name Printed

Business Name

Address

Date



JOHN VAN PEPPEN

ARCADIA RESTAURANT

1700 E. MAIN ST. RICH, VA. 23223

8/15/13

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: Business Support Letter
SUP Application
The James Condominium

Dear Mr. Olinger:

I am the owner/manager of a business in the 7th District of the City of Richmond. I am aware of the proposal to build a 13-story plus roof garden residential building at the end of Cary Street where Cary and Pear Streets intersect. This building is an important addition to the economic base of Shockoe Bottom and the east end of Richmond. By this letter I wish to express my support for the Special Use Permit application that has been submitted to allow for the construction of this building.

Sincerely,


Signature

Rodney Peterson
Name Printed

AQUA
Business Name

1708 E Main
Address

8-15-13
Date

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: Business Support Letter
SUP Application
The James Condominium

Dear Mr. Olinger:

I am the owner/manager of a business in the 7th District of the City of Richmond. I am aware of the proposal to build a 13-story plus roof garden residential building at the end of Cary Street where Cary and Pear Streets intersect. This building is an important addition to the economic base of Shockoe Bottom and the east end of Richmond. By this letter I wish to express my support for the Special Use Permit application that has been submitted to allow for the construction of this building.

Sincerely,


Signature

ANGELA D. WHITLEY
Name Printed

THE WHITLEY LAW FIRM
Business Name

29 N 17th STREET, RVA 23219
Address

8-29-13
Date

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: Business Support Letter
SUP Application
The James Condominium

Dear Mr. Olinger:

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Sincerely,

Th Goulding
Signature

Thomas G Goulding
Name Printed

Rosie Connollys Pub
Business Name

1548A East Main St 23219
Address

8/29/13
Date


City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

Re: Business Support Letter
SUP Application
The James Condominium

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Sincerely,


Signature

Chang Lee
Name Printed

Havana 59
Business Name

1601 175E
Address

Aug 28, 13
Date

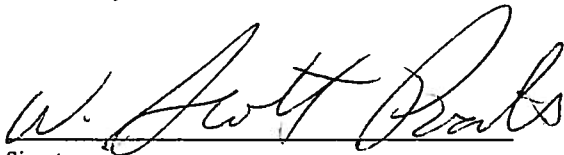
City of Richmond
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900 East Broad St.
Richmond, VA 23219

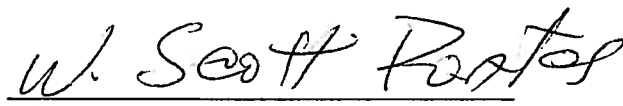
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SUP Application
The James Condominium

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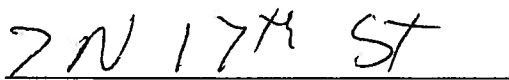
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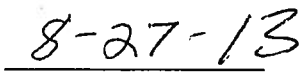
Sincerely,


Signature


Name Printed


Business Name


Address


Date


City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

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SUP Application
The James Condominium

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Sincerely,


Signature

Michael J Britt
Name Printed

Poe's Pub
Business Name

2706 E. MAID ST.
Address

9/17/13
Date

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219


RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

As a homeowner/business owner in the City of Richmond, I support the proposal to build a residential condominium building at the intersection of East Cary St. and Pear St. (28th).

This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,



Signature

04/19/2014
Date

LuAnn Tarran

Printed Name

3104 Kensington Ave, Richmond VA 23221

Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

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Condominium, 2801 East Cary Street

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Sincerely,

MW Tucker
Signature

4/17/14
Date

MW Tucker / Brava360° Solutions
Printed Name

3216 Kensington Avenue
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

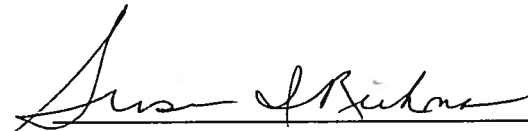
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Condominium, 2801 East Cary Street

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Sincerely,



Signature

April 14, 2014
Date

Susan Rickman
Printed Name

215 N 19th St #31 23223
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

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Sincerely,

Ann F. Rumble 4/16/14
Signature Date

Ann F. Rumble
Printed Name

5621 Cary St. Rd., Richmond, VA 23226
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

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Sincerely,

Jean White
Signature

4-10-14
Date

Jean White
Printed Name

1723 Park Ave., Richmond, Va. 23220
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219


RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

Dear Mr. Olinger:

RESIDENT
As a ~~homeowner/business owner~~ in the City of Richmond, I support the proposal to build a residential condominium building at the intersection of East Cary St. and Pear St. (28th).

This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,



Signature

4/11/2014

Date

Eric Giberson

Printed Name

2222 East Cary St.

-Home/Business Address
Resident

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

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This building will strengthen the economic base of Shockoe Bottom and the east end of Richmond, drawing homeowners and businesses with a vested interest in the well-being of the area.

Sincerely,

Meryl Gerstenmaier
Signature

4/18/14
Date

Meryl Gerstenmaier
Printed Name

5701 Grove Ave., 23224
Home/Business Address

City of Richmond
Dept. of Planning and Development
Attn: Mark Olinger, Director
900 East Broad St.
Richmond, VA 23219

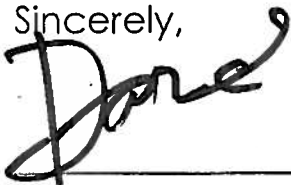
RE: Support Letter
SUP Application
Condominium, 2801 East Cary Street

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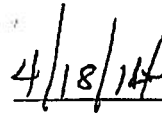
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Sincerely,



Signature



Date

Dane Gerstenmaier
Printed Name

5701 Grove Ave. 23226
Home/Business Address

LETTERS OF OPPOSITION



Church Hill Association
P.O. Box 8031
Richmond, VA 23223
www.churchhill.org

Tayne Renmark
President
804.222.9002
president@ChurchHill.org
www.ChurchHill.org

May 24, 2013

Planning Commission
City of Richmond
900 East Broad Street, Room 511
Richmond, VA 23223

**Re: Main and Pear Streets
Richmond, Virginia**

To Whom It May Concern;

I write to you on behalf of the Church Hill Association to express to you the opposition of our organization for construction of a building proposed to us by David White, Peter Culley and Stacey Farinholt.

Upon a majority vote of our members present at a regularly scheduled meeting on Tuesday, May 21, 2013 we wish to advise you our association opposes a 13 story (or greater) high rise condominium proposed for a parcel of land located at Main and Pear Streets in the city of Richmond, located beneath Libby Hill Park.

Further, the association deems the proposal in its current form, as presented to the general membership by the developer, David White, and his architect on behalf of Historic Housing LLC, his partnership with Louis Salomonsky, to be grossly inconsistent in mass, scale and height with the surrounding community, including but not limited to the environs of Libby Hill Park and the greater St. John's Church Old and Historic District.

We deem that the current proposal, if adopted by City Council, would set an unwelcome precedent for similar heights on privately owned parcels east of 25th Street, affecting historic Tobacco Row, the St. John's Old and Historic District, and "The View That Named Richmond." Moreover a committee of our members seeks to enter into joint discussions with the developers as to how the parcel of land at Pear and Main streets could be developed to provide mass, scale, and height and protect the viewshed from Libby Hill Park.

Should you need further information from the Church Hill Association regarding this resolution by our members please do not hesitate to contact me. My contact information is listed above.

Sincerely,

Church Hill, where Richmond began.



Church Hill Association
P.O. Box 8031
Richmond, VA 23223
www.churchhill.org

Tayne Renmark
President, Church Hill Association

Church Hill, where Richmond began.



CITY OF RICHMOND

DEPARTMENT OF

PLANNING AND DEVELOPMENT REVIEW

COMMISSION OF ARCHITECTURAL REVIEW

November 7, 2013

To the Honorable Council of the
City of Richmond, Virginia:

Ladies and Gentlemen:

Views of the James River have long been recognized as one of the most treasured features of life in the City of Richmond. Visible from many points throughout the city, these views help to define the character of Richmond. The founding of Richmond at the falls of the James set into motion generations of intertwining of the natural landscape with residential settlement, industrial growth, and commercial development.

When discussing the concept of viewshed, most publications focus energy on consideration of the natural world alone. One of the unique features of the Richmond viewshed, however, is that the views of the James River embody an evolving *cultural landscape*, embracing a unique combination of natural scenic beauty, as well as residential neighborhoods, and industrial grit. The Falls of the James, and the potential of its powerful currents, were the reason that the founders chose to site the town on the surrounding hills. Views of the falls and the river itself tell the story of Richmond's founding, its place in the natural world, and the 19th and early 20th century industrial development that formed the economic foundation of Virginia's capitol. The Falls of the James provided raw power that was harnessed by vast enterprises such as the Gallego and Haxall mills, which dominated the city's skyline through the 19th century, and photographs of Richmond taken during and after the Civil War reveal that industrial buildings along the river and turning basin were the tallest structures in the city.

Throughout the history of Richmond, these iconic viewsheds have enjoyed the protection of the City's governing boards. On August 27, 1782, the Richmond Common Council (what is now called City Council), considered a case in which a resident wished to build a house on a portion of the town Commons, located on the banks of the James. After viewing the site, Council found that "there is not room to build a Dwelling House on said spot without interfering with the streets & intercepting the views of the inhabitants adjoining the same," and rejected the application.

As Richmond, like all historic cities, grapples with balancing commercial development and the preservation of its past, it is important that these views evoking the industrial history of the James be given careful consideration in the planning process. We, the members of the Commission of Architectural Review, strongly encourage the City of Richmond to work with the American Society of Landscape Architects in its upcoming efforts to define the historic

viewsheds of Richmond, and to codify efforts to protect and preserve the essential characteristics of these views. One of the unique features of the James River in the City of Richmond is the link between pastoral views and industrial power. We strongly encourage the preservation of the historic and character-defining viewsheds that distinguish our City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wimmer", with a stylized flourish at the end.

Jennifer Wimmer, Chair
Commission of Architectural Review

**River View Advocates
Church Hill
Richmond, Virginia**

March 31, 2014

Via Email and by Hand Delivery
Members City of Richmond City Council
Members City of Richmond Planning Commission
Richmond City Hall
900 E. Broad Street
Richmond, Virginia 23219

Dear Members of City Council and Members of City Planning Commission:

It is our understanding that the Application for a Special Use Permit for The James at River Bend, (Ordinance No. 2014-78), was introduced to City Council and is currently scheduled for consideration at the April 21, 2014 Planning Commission meeting. The River View Advocates, a group of concerned Richmond citizens, objects to approval of this Application.

As the Planning Department correctly observed about the project in its letter of August 20, 2013, (attached for reference):

The foundational elements of the Downtown Plan apply to the subject property.

The proposed building neither respects nor reinforces the scale and character of the adjacent buildings. The proposed height of the building is considerably taller than buildings within the vicinity. Buildings within the Urban Center Character Area [are] generally not higher than five stories....

The proposed building stands in stark contrast to the nearby historic structures. Maintaining the historical character of the area is particularly important for the subject property. . .

Given the proposal's inconsistencies with the Downtown Plan, Staff would not recommend approval of the project in its current form.

Subsequent to Staff's letter, the proposed development has not changed in any material respect regarding the height and mass of the building. We thus fail to understand why the proposal has nonetheless been forwarded to you for review in its current state.

We previously prepared (and attach herewith) a detailed rebuttal to the Special Use Permit Application that provides additional compelling reasons to support your rejection of the Application. In summary, the proposed development:

- Fails to meet the standards for granting of a Special Use Permit as set forth in the City Charter;
- Fails to Conform with the City's Downtown Plan; Master Plan; and Zoning Ordinance;
- Will forever mar the historic and panoramic views from Libby Hill Park;
- Disrupts the historic integrity of the Shockoe Valley and Tobacco Row Historic District, which is recorded in the National Register (see attached DHR map).
- Would set a major precedent for granting SUPs for similar high-rise structures on nearby parcels from 25th Street to Rockett's Landing;
- Fails to study or even consider traffic from the proposed Echo Harbor development, ("Richmond on the James"), Rocketts Landing or the subdivision projects in Eastern Henrico.
- Fails to consider the a recent project modification to approximately 60 units averaging only 800 square feet, indicating a possible shift from high-end units to an apartment building.

Our rebuttal provides a reasonable alternative vision that is consistent with the adjoining B-5 zoning, preserves the panoramic view from Libby Hill Park and is appropriate in scale and mass to historic Tobacco Row. In addition, we provide the following link <http://we.tl/DNyw6B1Kgd> which contains photographs superimposing the developer's current proposed development, along with a sample rendering that illustrates a better alternative.

Thank you for your time and consideration of this very important matter. We would be happy to discuss our concerns and proposals with you in person at any time. Please feel free to contact our representative John Whitworth at jbwhitworth@comcast.net , (804) 644-6559.

Respectfully,

The Riverview Advocates*
Richmond, Virginia

* See members and signatories in our attached rebuttal letter.

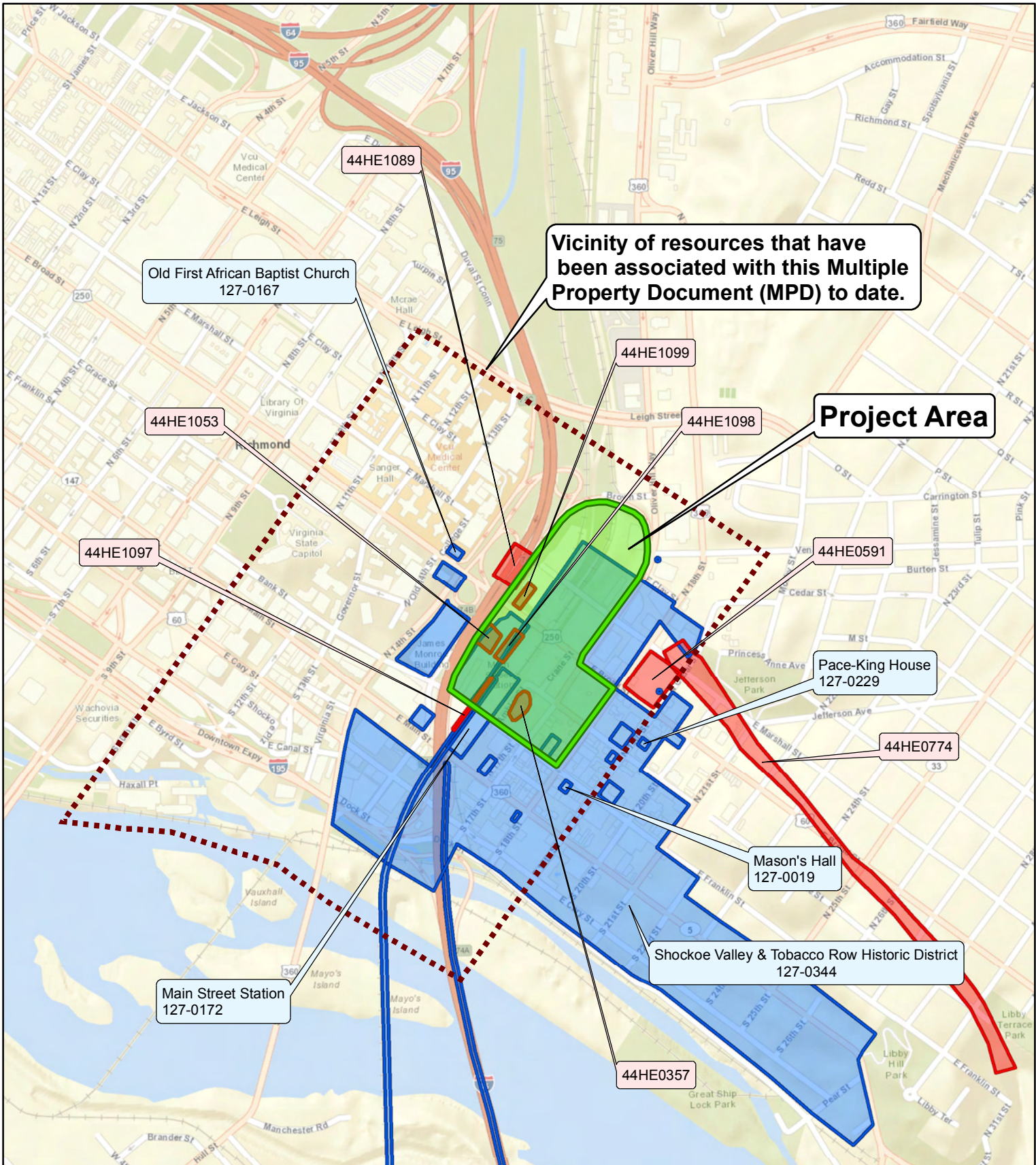












Vicinity of resources that have been associated with this Multiple Property Document (MPD) to date.

Project Area

Old First African Baptist Church
127-0167

44HE1053

44HE1097

44HE1089

44HE1099

44HE1098

44HE0591

Pace-King House
127-0229

44HE0774

Mason's Hall
127-0019





Shockoe Valley & Tobacco Row Historic District
127-0344

Main Street Station
127-0172

44HE0357

Surveyed Resources Near the Shockoe Bottom Ballpark Location

1 in = 1,000 ft

-  Slave Trade in Richmond MPD - 127-6196
-  Possible Ballpark Location
-  Archaeology
-  Architecture



DHR
Department of Historic Resources

Created by: D. Bascone December 5, 2013
Sources: VDHR, 2013, ESRI 2013
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

**River View Advocates
Church Hill
Richmond, Virginia**

July 29, 2013

Mark Olinger
Director of Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Encl (1): Spreadsheet of Church Hill home values 1973 to date
Encl (2): Church Hill Association Resolution of June 2013

Dear Mr. Olinger:

We, the undersigned residents of the City of Richmond, are extremely concerned about the proposed high-rise at Main and Pear Streets, now called "The James at River Bend" by the applicant David White under a limited partnership called Rocketts View SCP LP. We share an important and direct interest in the issue of Mr. White's application to the city for a Special Use Permit to allow for a 13-story high rise as measured from Main Street, 190 feet as measured from Cary at Pear Street, and 16 stories as measured from Dock Street. Therefore, we ask that you consider the following comments as you evaluate the proposal, and that you address these issues with the applicant and in your staff report.

Summary of Objection and Alternative

As proposed, "The James at River Bend" is not in conformance with the city's Downtown Plan, Master Plan, and zoning ordinance. Furthermore, it fails to satisfy the conditions of a Special Use Permit as delineated in the city charter. The project would do irretrievable harm to historic and park resources, property values and city tourism. Alternative approaches to development are available to Mr. White and would be in conformance with the Downtown Plan, Master Plan, and zoning ordinance.

Community Resources at Risk

The proposed project would be extremely detrimental to the general welfare of the community by forever marring the historic and panoramic views from Libby Hill Park. Not only does the Libby Hill Park offer the "View that Named Richmond," but records show

the park was specifically set aside by the city leaders to afford views of the entire city. In the words of an early newspaper report, Richmond City council decided to purchase Libby Hill Park in 1851 for \$5,000 (a huge sum in those days) because "It affords a commanding and picturesque view of the lower portion of the City, the river, the falls, the railroad bridges."¹

Today, the park is enjoyed not only by immediate neighbors but a wide diversity of the city's residents and tourists, people of all incomes and ethnicities. People picnic, exercise, enjoy romantic dates and get married, walk their dogs, watch the fireworks over Brown's Island and the setting of the sun beyond the distant well-spring of our historic river.

The panorama offered by Libby Hill Park is much more than the one that resulted in the naming of our city, it offers a panorama of our complex history. It is a place where, with appropriate interpretive signage, anyone could contemplate and visualize the entire voyage from slavery to freedom: from the tragedies of the first enslaved African people brought to Richmond; to African people sold and transported to the deep south beginning in the 1830's; to the joy of Emancipation heralded by Lincoln's arrival by ship to Rocketts in April 1865; to the first African-American Governor since Reconstruction; to our first African-American President. Residents of Richmond have spoken out again and again about the importance of the views from Libby Hill Park, including during the Downtown Plan process, the Riverfront Plan, and the debate over nearby Echo Harbor.

Another historic resource is also very much at risk. Tobacco Row represents a singular array of late 19th and early 20th Century factories and warehouses from the industry that sprung from the first commercial tobacco crops perfected by John Rolfe, husband of Pocahontas, just a few miles downriver. It is an impressive line of historic buildings visible as one approaches the city from I-95 to the south and Henrico to the east, from the I-195/95 interchange and from every high-rise office building and penthouse reception room in downtown.

As a high-rise, the project would dominate and degrade one's experience of the view from Libby Hill Park and stand out like the proverbial sore thumb at the end of Tobacco Row, forever marring the handsome line of those historic buildings. The high-rise would also dominate and detract from the Soldier's and Sailor's Monument which serves as a prominent termination of the vista down Main Street from Shockoe Bottom.

¹ Church Hill - The St. John's Church Historic District, by Marguerite Crumley and John G. Zehmer, p.

Not in Conformance with Approved City Plans

The proposed 13-story building as measured from Main Street (190-foot building as measured from Pear and Cary Streets and 16 stories as measured from Dock Street) is not in conformance with the adopted Downtown Plan and citywide Master Plan. The City Council approved the Downtown Plan in 2009 after perhaps the most extensive public process in the city's modern planning history. Over 800 people participated in the process over the course of two years, with multiple community meetings and significant input by the general public, landowners and developers, the Planning Commission and Council members. The Downtown Plan includes the provision: "Preserve views to the river by limiting building heights and protecting important viewsheds," and the plan states that, "It is essential that rezoning of land and new construction in Downtown be carefully considered and that building heights be controlled to protect these historic views." (page 3.15)

The Downtown Plan (on page 3.12) cites the City of Richmond Code of Ordinances, Article 4, which requires all major development approvals to be in keeping with the general character of the surrounding area while noting that "character" was not defined. Therefore, the adopted Downtown Plan established character area definitions tied to the accompanying Downtown Character Map (page 3.19) which is the core guiding map of the final adopted Downtown Plan. The map shows the site between Main and Dock and Pear and its eastern apex at the CSX trestle as an **Urban Center Area** (areas outside of the Urban Core Area, which is the central business district of the city). The Downtown Plan then defines the heights for the **Urban Center Area planning designation as three (3) to five (5) stories** (page 3.25), while assigning heights above five stories to the Urban Core Area (page 3.27).

The Downtown Plan offers significantly more detail than the citywide Master Plan, but it appears that the proposed project is also not in conformance with provisions in the citywide Master Plan. The East End Amendment section of the Master Plan includes the findings (page 166) that:

- "Most of what currently exists is correct and appropriate;" and,
- " Infill development of like density and use is appropriate."

The Master Plan land use map (page 167) for the East End shows the applicant's site as designated for mixed-use, and other provisions in the text recommend mixed-use (page 170) for areas near the CSX trestle. The proposal is not a mixed-use project as recommended by the Master Plan and as is typical of much of Tobacco Row and the adjoining Lucky Strike restoration. In addition, the proposed project is an infill project that is not of like density and use to the adjacent Tobacco Row district or anything else around it.

The project is not within the defined boundaries of the Riverfront Plan, which with just a few exceptions, focuses almost entirely on natural and public recreational uses on land adjacent to the river, on the islands and in the floodplain. Where the Riverfront Plan identifies potential development sites, it does not address the applicant's parcel, since the parcel is outside the boundaries of the Riverfront Plan.

Not in Conformance with Zoning

The proposed project is located on a site with M-1 industrial zoning. It does not conform to the M-1 zoning requirements, nor to the zoning category cited by the applicant as offering the right to a high-rise residential building of 13-stories, specifically:

M-1: Light industrial zone permitting any uses permitted by B-3; however, a Special Use Permit is required and dwelling uses shall be discontinued within 10 years after the use is permitted

B-5: Height limited to five (5) stories; with floor heights of 10-15 feet.

Parcels adjacent to the project are in the B-5 zone, including the applicant's Shiplock Watch building, and the mixed-use Lucky Strike buildings, indicating that this is the appropriate zone were the city to rezone the parcel at its own initiative or at the request of the applicant.

B-6 Height limited to four (4) stories; with floor heights of 10-14 feet

UB UB-1 height limited to 28 feet and UB-2 height limited to three to four stories

RF-1 Intended for modest-scale, mixed-uses adjacent to the riverfront "in a manner that will protect prominent views of the James River from public spaces..." Height limited to six (6) stories; with floor heights of 10-15 feet.

The proposed project is not adjacent to the riverfront, exceeds six stories, and does not protect prominent views of the James River from public spaces.

RF-2

Purpose quoted in its entirety: *"Pursuant to the general purposes of this chapter, the intent of the RF-2 riverfront district is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development."*

Since the approval of the RF-2 zone in 2005, the city has drafted and approved the Downtown Plan, which identified this site as appropriate for three to five stories. In addition, the adjoining parcels are zoned to B-5 or three (3) to five (5) stories, equal to the Downtown Plan heights. Given the degree of public participation and scrutiny applied to the development and approval of the Downtown Plan, and given the surrounding B-5 zoning, three to five stories represents the most appropriate and defensible height for this parcel -- not the application of the never-before-used RF-2 zoning, which allows for a *"maximum of 13 stories."*

Even if the city were to determine that the RF-2 zone could be applied to this parcel, the proposed high-rise fails to meet many of the most critical requirements of the zone. Specifically:

The proposed project is neither *"mixed-use"* nor *"medium scale."* It is solely residential use, without ground floor retail or an office component. In the Richmond context, and even in the Washington, D.C. context, a 13-story high rise would not be considered *medium scale*. Four to six stories perhaps, but not 13 stories. Only perhaps in a high-rise district like the Urban Core Area (central business district) defined in the Downtown Plan might a 13-story building be considered medium scale. But not on this site given the adjacent Tobacco Row heights.

It's also debatable whether this is a *"relatively large site."* The relatively narrow lot size fronting Main Street could argue for this not to be considered a *relatively large site*.

This project does not *"protect prominent views of the James River from public spaces."* At 13 stories and significant mass, the building will dominate the panoramic view

from Libby Hill Park, intrusively interfering with the sweep of one's eyes from downriver to downtown.

The nature of the building as a high-rise, without ground floor activity or engagement with public sidewalks and streets, and focused on large balconies and sweeping views, is likely to make this more like a gated community than an active, engaged urban building. Therefore, it is unlikely to "*encourage public use of the riverfront*" or result in a "*high degree of pedestrian attraction and activity along the riverfront.*" The building is designed in such a way that its residents would be unlikely to trade their balconies to frequent Shiplock Park.

With nearly 40 to 50% of the frontage on Pear Street between Cary and Main Street occupied by curb cuts and driveway entrances (one entrance for each level of the garage and one for the surface lot on Main Street) and a surface lot at the important Main and Pear Street corner, the project will not create an active and engaging pedestrian realm. Instead it will create a more sterile and physically dangerous environment for pedestrians than would a more urban, medium-scale, mixed-use building.

The proposed project does not comply with the maximum 10-foot setback along its primary street frontage. The applicant states that he is providing a landscaped front yard (actually a surface parking lot) and greater setback for visibility and safety reasons because of a "blind spot" for traffic traveling east on Main Street. Yet, there is no blind spot for traffic on Main Street at this location. In fact, by building a building closer to the street it would help calm and slow traffic compared to a building set far back from the street.

While it is indeed a form of "*economic development*" through *residential development*, other options for residential and mixed-use development are available to the applicant on this site. A mixed-use building which better engages the street is likely to generate more pedestrian and economic activity than a high-rise which would likely keep its residents at home. The proposed project could also have an dampening economic effect on the growing *tourism* at Libby Hill Park, intrusively detracting from the visitor experience of the panoramic view.

Zone B-5 is the Appropriate Zone for this Parcel Based on Surrounding Parcels

The surrounding parcels, including the adjoining Shiplock Watch site, also owned by the applicant, and the Tobacco Row buildings across Pear Street (Lucky Strike and beyond) are in B-5 zoning. B-5 zoning is the most appropriate zone for a new building on the applicant's site. This zoning allows for a three to five story building.

Does Not Meet the Standards for the Granting of a Special Use Permit

The city has broad authority to deny a Special Use Permit for applications that fail to meet the "general welfare" tests defined under the City Charter for SUPs. City plans and zoning ordinances are an important touchstone in evaluating the general welfare. The Downtown Plan, citywide Master Plan, and RF-1 and RF-2 zoning focus on the general welfare in making protection of river views from public spaces a top priority. Public sentiment expressed during the development of the Downtown Plan and Riverfront Plan and in the debate over Echo Harbor/USP repeatedly demonstrated the strong support for protecting the panoramic views from Libby Hill Park.

1) Detrimental to morals and general welfare of the community

Early in our letter we outlined the scenic, park and historic resources at risk, were this project to be approved. Construction of this high-rise would harm the general welfare of the community by permanently degrading the panoramic historic view and the fabric of Tobacco Row. By irreparably detracting from the experience of those who use the park every day to enjoy the panoramic view and sweep of history, including people from across the city and tourists from across the globe. Tourism dollars are an increasingly important part of our Richmond economy, and essential to our ability to increase our tax base to invest in our schools and public services. So we should not degrade the best and most historic vista of our city.

It will also harm the general welfare by reducing the property values of those who live near the park -- both adjacent to the park and for blocks around, not only because of the intrusion of the high-rise in the foreground of the view but also due to the deplorable aesthetics of the architecture. The renderings show a structure that's a cross between a Soviet apartment block and a cheap chain hotel, or the banal architecture of 1970's Crystal City in Arlington, Virginia. The quality and views from Libby Hill Park play a key role in the decision of many to buy homes in Church Hill, even if they live blocks away, and the intrusive high-rise could have some dampening effect on the market values for homes in Church Hill. CHA members, both long-time and newer residents, who have invested so much in the neighborhood, in the parks,

and in their homes, are legitimately concerned about the negative impact on their property values of this intrusive high-rise. (see Encl. (1), spreadsheet of Church Hill home values 1973 to date).

Contrary to the assertions of the applicant, the building does not offer a grand termination to Cary Street. It's not even framed to terminate the vista down Cary Street. The vista it offers appears to be the entrance to the parking garage.

The design of the building was done strictly to maximize the views for every single unit, not to create architecture that would contribute positively to the surrounding neighborhood and historic buildings. The most utilitarian side of the building is oriented to the public park, further degrading the experience for park users. In effect, the developer is seeking to take a scenic panorama enjoyed by many and to hand it to a few, in the equivalent of a gated community.

The applicant argues that because they are "owner-occupied units" they will improve the general welfare and deter crime. Yet, this building does not contribute to the urban fabric at the street level or add to the urban fabric overall. The owners will most likely be driving into the garage and never leave, simply spending time in their units and enjoying their expansive balconies. A mid-rise building with ground floor retail that better relates to Main and Pear will likely ensure a safer and more active street than a sterile high-rise.²

2) *Not to create congestion in the streets*

This is an important issue, but not adequately addressed in the application. The applicant asserts that vehicular traffic will be minimal compared to other buildings on Tobacco Row, but provides no supporting information, no traffic study, and no vehicular ownership estimates per unit. He notes his on-site parking, but that doesn't address the traffic issue and the number of daily trips in and out. In fact, with the 32 unit building parked with 87 spaces, allowing for two or more cars per unit, this building will likely generate an inordinately large number of vehicle trips for the number of units. During the peak hour there is significant traffic on both Main and Dock Streets and combining resident trips with deliveries and other service support, could create challenges.

² Note: Crime in the 2700 and 2800 blocks of East Main Street is relatively low. According to city statistics, during the first six months of 2013 there were three thefts from vehicles and one robbery and in the same period in 2012, two thefts from vehicles and one theft from building.

5) *Not to adversely affect parks, public requirements and convenience*

The applicant maintains that this project does not adversely affect parks, public requirements or conveniences. However, we have noted in detail the significant park resources and values that are at risk with this proposal. The Church Hill Association, representing the largest and most affected neighboring community, voted overwhelmingly to oppose the applicant's proposed high-rise on this site, primarily because of the significant impact on Libby Hill Park. The CHA resolution offered to continue to work with the applicant on a structure which would offer economic return while protecting the panoramic views from Libby Hill Park. (Encl. (2), Church Hill Association Resolution of June 2013).

6) *Not to interfere with adequate light and air*

The dominance of this structure in the view from the hill, would interfere with the light and air of every Richmond resident who seeks to enjoy the park. One could not help but experience the building's jarring impact as one's eyes swept from downriver to upriver or the reverse. The applicant maintains that the high-rise will not be visible from the park, as it is hidden by trees, but that is true only in some limited vantage points; and when the leaves are shed each year the views open up. The applicant also asserts that the building would help block the view of the treatment plant across the river. But the three brick buildings partially visible through the trees in the summer, and even the ground level treatment ponds visible in winter, are neither as obtrusive and harmful to the experience of the view as the proposed building.

Sets a Major Precedent for Similar High-Rises on Nearby Riverfront and Riverfront Adjacent Parcels

The applicant argues that this high-rise would not be a precedent for future requests for additional high-rise construction in the vicinity. However, in our view it most certainly would. If a 13-story building (190 ft height from Cary; 16-stories from Dock), were approved here on land that sits between two B-5 parcels (three to five stories), then it could be approved on sites such as the one across Pear Street between Cary and Dock, or the applicant's remaining Shiplock Watch parcel, or at the Echo Harbor/USP/Tarmac site or sites to the east or even on sites in the foreground of Tobacco Row between Cary and Dock Streets. If it could be approved, despite the surrounding B-5 zoning of three to five stories, then exceptions would have to be granted for similar high-rise proposals on other parcels within B-5 zones. Denial of an SUP because of the risk of setting a precedent for inappropriate development on nearby parcels would appear to be a reasonable and defensible exercise of the city's planning and zoning authority.

The Use of the SUP Process May Be Contrived to Avoid the Rezoning Process

The applicant bases his application for an SUP on the alleged "uniqueness of the site" and the additional set-back he is requesting facing Main Street. In actuality, he probably hopes that an SUP would allow for greater flexibility for the city to approve his project as compared to a rezoning. This may be his intention since the surrounding zoned parcels are zoned to B-5 (three to five stories) and his request to rezone to RF-2 could be denied in favor of applying the more appropriate B-5 zone to his parcel.

But his justification for an un-urban, deep setback greater than the 10-foot maximum is weak. Rather than improve safety along Main Street, an open area with surface parking lot is more likely to encourage higher speeds than would be a building built close to the street.

His claims to the uniqueness of this parcel are an important part of his effort to argue that an SUP is the appropriate process rather than a rezoning. But his case is weak. Whether or not there was ever a building on this site is irrelevant. Rather than unique, the applicant's parcel is part of larger warehouse district with a long history and a dominant building form.

Additional Responses to Assertions by the Applicant

1) That the site is unique and wasn't part of Tobacco Row.

Response: Whether or not there was ever a building on this site is irrelevant. The line of Tobacco Row is very clear and strong, and the buildings form a historic whole. This high-rise would dominate the end of the row and forever detract from the historic form of this warehouse street.

2) That this is not a part of the historic view.

Response: The city explicitly established the park in 1851 to ensure residents could enjoy the panoramic view of the whole city. As reported at the time, "It affords a commanding and picturesque view of the lower portion of the City, the river, the falls, the railroad bridges." Today the panoramic view allows for the contemplation of the sweep of history as described earlier.

3) That it will block the view of the sewage treatment plant.

Response: During the summer, only three brick structures can be seen at the sewage treatment plant, and during the winter those structures plus the close-to-ground-level settling ponds can be seen. Yet, this view, while unexciting in that one direction, doesn't compare with the intrusive interruption of the proposed high-rise.

4) That the river can't be seen anyway except during the winter.

Response: Admittedly, a three to five story building would similarly block the winter view of that portion of the river, but a building at that height would not interrupt the panoramic sweep from Libby Hill Park. Because of the dimensions of the parcel and the way the proposed high-rise occupies the full east to west width of the narrow parcel between Main and Dock, a lower building that occupies more of the parcel would be unlikely to occupy any more of the east-west width of the parcel than the proposed high-rise. This means that the high-rise does not offer any benefit in terms of a wider river view corridor down Pear Street or between the high-rise and the Shiplock Watch building compared to a three to five story building under the more appropriate B-5 zoning.

5) That any building would block the view of the river.

Response: Yes, a three to five story building would similarly block the view, but a building at that height would not interrupt the panoramic sweep from Libby Hill Park. Again, as described above, the proposed high-rise isn't offering any benefit in terms of improved view corridors compared to a building under the B-5 zoning because of the narrowness of the parcel in question. In some cases, and in the right urban locations, a taller building is appropriate in order to offer more public open spaces or other benefits, but here the proposed taller building isn't offering any such additional public benefit compared to a three to five story building.

6) That any building built like Tobacco Row would be faux historic.

Response: A three to five story building built in accordance with the surrounding B-5 zoning need not be faux historic. It could make significant use of steel and glass such that it would clearly be a modern addition to the historic tableaux.

7) That if only five stories it would have to be rental.

Response: With modern design and attention to the community spaces and public realm, a three to five story condo building would be a strong draw. See our discussion of the five story alternative below.

8) That "for Richmond to attract downtown home-buyers...this building will have to provide views."

That would be quite a surprise to all of the residents of Church Hill and numerous other downtown neighborhoods where Richmond residents have committed their life savings to homes without sweeping views, and have jointly worked toward the continued improvement of the city's neighborhoods. It is the historic fabric of the city, public parks like Libby Hill Park, and the dynamic, convenient lifestyle that is attracting both young people and empty nesters back to Richmond -- part of a national movement. This new demand to buy and live in Richmond is not dependent on selling views at the expense of so many existing residents and users of one of Richmond's premier public parks.

9) That it would not be a precedent and that because it's an SUP it would not be like a rezoning in creating a precedent.

Response: As we note earlier, the approval of a 13-story building on this site, when surrounding sites are zoned to B-5 for three to five stories, would set a precedent for other nearby sites including the one across Pear Street between Cary and Dock Streets, or the applicant's remaining Shiplock Watch parcel, or the Echo Harbor/USP/Tarmac site, or sites to the east, or even on sites in the foreground of Tobacco Row between Cary and Dock Streets. The city and developers have frequently used the SUP process in lieu of the rezoning process to change both the use and the effective zoning, meaning that just like a rezoning the approval of an SUP could be considered a precedent for approval of SUP's for nearby and similarly situated parcels.

City Councils, County Boards of Supervisors and Planning Commissions are scrutinized by the courts for the basis for their decisions and the consistency with which they apply their planning, zoning and related regulatory ordinances. Were the city to approve this proposed project despite the heights specified in the Downtown Plan and the heights specified in the surrounding B-5 zoning, it would invite similarly situated landowners to apply for their own SUPs and make it difficult for the city to deny those SUPs, lest the city be sued. In contrast, the city has great authority to deny an SUP or a rezoning under the public welfare provisions incorporated in the city charter and where the proposed project requested under the SUP is not in compliance with adopted planning documents like the Downtown Plan or similarly situated parcels such as the surrounding B-5 zoned parcels.

10) That if the Church Hill Association (CHA) is allowed to veto this because of the view, then CHA could veto anything.

Response: A review of the proposal indicates that it fails to comply with the Downtown Plan, city Master Plan, and zoning requested by the applicant. So for that reason alone, any claim of potential veto by a community association is irrelevant. This is about the provisions of the city's adopted plans and zoning.

In any case, community associations representing residents and property owners within their boundaries, have a democratic right to offer input and opinion on, and to support or oppose, specific projects as part of the public review of development proposals that impact the community and affect the general welfare. This is particularly true when the applicant seeks uses and intensities of use beyond the by-right zoning pertaining to the parcel of land in question.

The parcels of land in front of Libby Hill Park are different from many other parcels in the views from various vantage points on Church Hill. The view of the river is one with a historic basis outlined earlier, and protection of significant views is a prominent part of the Downtown Plan and RF-1 and RF-2 zoning.

The applicant's allegation that CHA is in effect seeking to veto any development visible from Church Hill is without basis. The CHA has played a key role in improving and supporting development nearby including the CVS and The Market, where the association also helped to win the preservation of the Pohlig Box Factory building. The CHA also formally endorsed the Rocketts Landing development, downstream from this proposal but to the outside of the viewshed. The CHA resolution regarding the applicant's parcel also indicated the willingness of the CHA to work with the applicant on appropriate development for the site.

11) That opposing the development would be counter to the Downtown Plan, Riverfront Plan and zoning categories RF-1 and RF-2.

Response: The Downtown Plan Character Map (page 3.19) identifies this parcel as Urban Center Area, which on page 3.25 is identified as three to five stories. The Riverfront Plan doesn't include this parcel. The RF-1 zoning is for parcels "adjacent" to the river and is limited to six stories. The RF-2 zoning has yet to be applied in the city and is not mapped, and since its adoption the city has approved the Downtown Plan which identified this site for three to five stories. Surrounding parcels are zoned for B-5, three to five stories. In addition the city Master Plan includes these statements of principle:

- "Most of what currently exists is correct and appropriate;" and,
- " Infill development of like density and use is appropriate."

This indicates that what is built on this site should be in keeping with the adjacent structures on Tobacco Row.

12) That the site calls for an iconic building and this is an iconic building.

Response: Given the heights of the historic Tobacco Row, and the unified fabric that they offer, this site doesn't call for an "iconic building" but rather one that is in keeping in scale and mass to the nearby historic structures. Iconic features are already available in the Soldiers and Sailors Monument, the Lucky Strike smokestack, and historic Libby Hill Park itself. This high-rise would completely overwhelm and diminish the iconic nature of the above mentioned features. Moreover, with its architecture more reminiscent of a cross between Soviet apartment bloc and chain hotel, and failure to meet the applicant's expressed goal of appropriate termination to the end of Cary Street, this building fails to achieve iconic stature.

A Reasonable Alternative

Building a five story building as measured from Main Street would be in keeping with the adjoining B-5 zoning, preserve the panoramic views from Libby Hill Park, and be appropriate in scale and mass to historic Tobacco Row. A modern structure of loft style condos emphasizing steel and glass would avoid the problem of faux historicism and create a building desirable to owner-tenants whether or not they were in the units with the river views. Some units would have views of the river, others of Tobacco Row and the city, and still others would enjoy views of Libby Hill Park.

We propose two buildings joined by a hyphen over the virtual extension of Cary Street into the site. In lieu of extending Cary Street up the steep slope, grand steps could lead up to a central courtyard between the two buildings and the existing Shiplock Watch building. The courtyard would replace some of the existing surface parking at Shiplock Watch -- parking which would be included within the combined parking structure under the new buildings. This architectural approach would better frame the termination of Cary Street than would the proposed many angled high-rise.

Enhancements to Pear and Main Streets, and a new traffic-calming, gateway treatment for Main Street with a center median, wider sidewalks, narrow lanes, and a vertical structure framing curve and lower entrance to Libby Hill Park, would create a more pleasant streetscape, calm traffic and help make it safer to cross between Libby Hill Park and the river. The lower reaches of Libby Hill Park would receive much needed attention including new trees and other landscape enhancements. Already underway are park enhancements at Shiplock Park and soon the construction of the rest of the Capital trail. Combined, these improvements will help to attract owner-occupants of a modern three to five story loft style building to a site where they could enjoy remarkable park amenities, the region's premier bike trail, and the continued revitalization of Main Street.

Conclusion³

For the reasons enumerated above, we believe the following to be true:

- The proposed project is not in conformance with the city's Master Plan, Downtown Plan or RF-2 zoning.
- It does not satisfy the general welfare and other tests for the granting of a Special Use Permit.
- A rezoning to B-5 for a three to five story building is the appropriate approach.

Sincerely,

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³ Sources:

Richmond Zoning Ordinance:

<http://www.richmondgov.com/PlanningAndDevelopmentReview/documents/ZoningOrdinance.pdf>

Richmond Downtown Plan:

<http://www.richmondgov.com/PlanningAndDevelopmentReview/PlansOther.aspx#Downtown>

Richmond Riverfront Plan:

http://www.richmondgov.com/PlanningAndDevelopmentReview/documents/2013-01-22FinalRichmondRiverfrontPlan_R2.pdf

Richmond Master Plan, East Amendment:

http://www.richmondgov.com/PlanningAndDevelopmentReview/documents/masterplan/11East_Amendment.pdf

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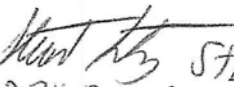
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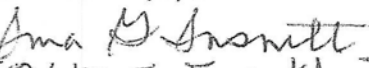
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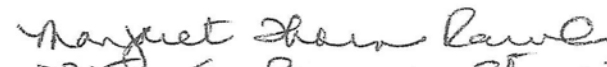
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Church Hill Property Tax Assessments:

	pin	house #	Name	(-36) 1977	(-30) 1983	(-20) 1993	today 2013	% Incr. From 1977	
Libby Ter. South	736001	3001	Dinkins	49,400	92,600	145,000	\$479,000	970%	
		2	3003 Thompson	n/a	n/a	n/a		\$121,000	
		3	3005 Kent	17,000	52,300	116,400	\$479,000	2818%	
		4	3007 Schutte	84,000	167,000	205,000	\$579,000	689%	
		5	3009 Worthington	19,400	59,600	235,000	\$482,000	2485%	
		6	3011 Hayden	41,700	77,600	125,000	\$549,000	1317%	
		7	3013 Higgins	16,400	40,000	85,000	\$450,000	2744%	
		8	3015 Czarda	46,700	100,400	260,000	\$388,000	831%	
		9	3017 Dillehay	32,900	73,500	130,000	\$345,000	1049%	
		10	3019 Dillehay	41,700	95,100	120,000	\$394,000	945%	
				349,200	758,100	1,421,400	4,145,000	1187%	
Libby Ter. North	579012	2910	Cooley	15,800	46,000	75,000	\$285,000	1804%	
		11	2912 Campbell	35,200	54,800	120,000	\$297,000	844%	
		10	2914 Kulper	39,000	74,300	130,000	\$311,000	797%	
		9	2916 Rosenbaum	42,600	93,500	170,000	\$369,000	866%	
		29	3000 Prescott				\$491,000		
			132,600	268,600	495,000	1,262,000	952%		
29th St	579013	1	Corley	63,500	127,500	230,000	\$727,000	1145%	
		15	5 Sieg	64,000	108,300	175,000	\$483,000	755%	
		16	7 Lee	16,900	78,500	100,000	\$468,000	2769%	
		17	9 Clarke	46,900	76,000	120,000	\$552,000	1177%	
		18	11 Lindsey	17,200	39,500	105,000	\$442,000	2570%	
		19	11 1/2 Cooper	12,800	34,400	200,000	\$610,000	4766%	
		20	13 Munjas	17,300	93,400	150,000	\$516,000	2983%	
		21	15 Schutt	31,600	71,300	140,000	\$437,000	1383%	
		22	17 1/2 Boggs	18,000	48,000	85,000	\$532,000	2956%	
			Sub total	288,200	676,900	1,305,000	4,767,000	1654%	
					235%	453%	1654%		
		23	19 Goddin					\$2,000	
		24	19a Houstoun					\$225,000	
		25	19b Lubbers					\$215,000	
		26	19c Montanez					\$215,000	
		27	19d Smith					\$160,000	
		28	19e Sky					\$180,000	
			sub total	15,000	144,700	250,000	\$997,000	\$997,000	
			total 29th St.	303,200	821,600	1,555,000	5,764,000	1901%	
				271%	513%	1901%			
E Franklin North 2500	387017	2520	Johnson	49,800	88,000	156,000	\$250,000	502%	
		19	2514 Lyon	14,200	46,800	110,000	\$288,000	2028%	
		20	2512 Hensley	32,100	61,000	93,000	\$241,000	751%	
		21	2510 Morrison	25,000	57,200	94,000	\$226,000	904%	
				121,100	253,000	453,000	1,005,000		
				209%	374%	830%			
E Franklin South 2501	388001	2509	Brothers	These records have been lost by the Assessors's Office				\$209,000	
		22	2501 1 Dersch	"	"	"	"	\$175,000	
		23	2501 2 Moffat	"	"	"	"	\$205,000	
		24	2501 3 Williams	"	"	"	"	\$170,000	
		25	2501 4 Gillette	"	"	"	"	\$170,000	
		26	2501 5 kadash	"	"	"	"	\$165,000	
		27	2501 6 Long	"	"	"	"	\$205,000	
		28	2501 7 Cary	"	"	"	"	\$210,000	
		29	2501 8 Obriant	"	"	"	"	\$215,000	
		42	2501 P1 Onufer	"	"	"	"	\$210,000	
		388002	2515	Pearsall	27,000	83,400	140,000	\$445,000	1648%
		5	2517	Menefee	14,100	72,500	120,000	\$301,000	2135%
		6	2619	Uriell					\$199,000
				41,100	155,900	260,000	\$746,000	1815%	
				379%	633%	1815%			

	pin	house #	Name	(- 36) 1977	(-30) 1983	(-20) 1993	today 2013	% Incr. From 1977	
E Franklin	532026	2800	Stein	13,900	70,000	125,000	\$295,000	2122%	
North 2800	25	2802	Slaon	15,800	32,000	90,000	\$257,000	1627%	
	24	2804	Cochran	15,800	66,300	95,000	\$333,000	2108%	
	23	2806	O'Kelley	15,800	66,700	120,000	\$232,000	1468%	
	22	2808	Wrenn	14,500	59,100	85,000	\$320,000	2207%	
	21	2810	Long	31,500	65,500	100,000	\$375,000	1190%	
	20	2812	Graham	17,000	92,400	135,000	\$475,000	2794%	
	18	2814	Petres	32,400	79,800	132,000	\$328,000	1012%	
	19	2816	Wozencraft	16,200	68,100	140,000	\$328,000	2025%	
	17	2818	Jackson	23,800	53,500	75,000	\$274,000	1151%	
	16	2820	Monteleone	15,900	64,600	145,000	\$329,000	2069%	
	15	2822	Layman	18,000	58,300	108,000	\$272,000	1511%	
				230,600	776,300	1,350,000	3,818,000	1656%	
					337%	585%	1656%		
E Franklin	485012	2718	MacDonald	41,300	63,000	125,000	\$390,000	944%	
North 2700	14	2714	Masters	32,900	55,900	170,000	\$357,000	1085%	
	15	2712	Zeller	16,900	36,800	100,000	\$311,000	1840%	
	16	2710	Bunchman	24,600	41,600	100,000	\$209,000	850%	
	17	2708	Cotter	37,800	59,700	105,000	\$241,000	638%	
	18	2706	Parrish	33,400	56,700	105,000	\$233,000	698%	
	19	2704	Cherry	40,200	72,000	122,000	\$240,000	597%	
	20	2702	Trading Dirt	10,300	44,800	130,000	\$280,000	2718%	
	21	2700	Schick	17,300	83,200	149,000	\$346,000	2000%	
				254,700	513,700	1,106,000	2,607,000	1024%	
					202%	434%	1024%		
E Franklin	536001	2701	Remark	72,200	111,500	210,000	\$451,000	625%	
South 2701	2	2703	Larkin	13,600	58,200	92,000	\$296,000	2176%	
	3	2705	Dome	25,500	65,500	100,000	\$321,000	1259%	
	4	2707	Wilton	53,800	79,400	190,000	\$332,000	617%	
	5	2709	Davis	51,800	82,400	160,000	\$387,000	747%	
				216,900	397,000	752,000	1,787,000	824%	
					183%	347%	824%		
E Franklin	439024	2600	Pettus	59,100	128,800	220,000	\$409,000	692%	
North 2600	23	2602	Schauer	59,100	131,000	220,000	\$438,000	741%	
	29	2604	Beck	59,500	105,000	193,000	\$260,000	437%	
	21	2606	Beck	48,000	95,600	154,000	\$312,000	650%	
	19	2608	Brown	66,900	92,800	160,000	\$361,000	540%	
	20	2610	Dickson	46,000	87,300	165,000	\$396,000	861%	
	17	2614	Fritts	44,500	78,800	140,000	\$266,000	598%	
	16	2616	Kalman	17,500	44,200	95,000	\$264,000	1509%	
	15	2618	Hawley	46,000	80,700	143,000	\$271,000	589%	
				446,600	844,200	1,490,000	2,977,000	667%	
					189%	334%	667%		
E Franklin	444010	2601	Heslop	These records have been lost by the Assessors's Office				2013 -Info only	\$540,000
South 2601	1	2601	Liggon	"	"	"	"	\$2,000	
	11	2601.5-2603	Toepke	"	"	"	"	\$650,000	
	3	2605	Crosby	"	"	"	"	\$588,000	
	5	2611	Broughton	"	"	"	"	\$446,000	
	8	2617	Wilds	"	"	"	"	\$498,000	
				0	0	0	0	\$2,724,000	
GRAND TOTAL				\$2,096,000	\$4,788,400	\$8,882,400	\$24,111,000		
				100%	228%	424%	1150%		

The Church Hill Association's Formal Position Opposing the Proposed High-rise Development at Pear and Main St.

At the membership meeting held on May 21st 2013, upon motion of a member of the Association, duly seconded, and upon a majority vote of the members, it was *Resolved* that:

- 1) The CHA formally adopts the position that it opposes the 13+ story high-rise condominium proposed for a parcel of land located at Main and Pear Streets in the City of Richmond, located beneath Libby Hill Park.
- 2) The CHA deems the proposal in its current form, as presented to the general membership by developer David White on behalf of Historic Housing LLC, his partnership with Louis Salomonsky, to be grossly inconsistent in mass, scale and height with the surrounding community, including but not limited to the environs of Libby Hill Park and the greater St. John's Church Old and Historic District.
- 3) The CHA further deems that the current proposal, if adopted by City Council, would set an unwelcome precedent for similar heights on privately-owned parcels east of 25th Street, affecting historic Tobacco Row, the St. John's Old and Historic District, and "The View That Named Richmond"
- 4) The CHA authorizes that a committee of its members enter into joint discussions with the developers as to how the parcel of land at Pear and Main Street could be developed to provide both an economic return and mass, scale, and height and protect the viewshed from Libby Hill Park.
- 5) The CHA appoints the following members to serve on the committee, in meetings that will be open to the public:
Waite Rawls, Eugenia Anderson-Ellis, Bill Dinkin
Marion Macdonald and Other X 2

Libby Hill Park

In 1851, the Richmond City Council initiated the process of establishing several parks. As reported in the October 18 issue of the *Richmond Times*,

The Committee appointed by the City Council under a resolution for the 30th July last, to select grounds suitable for City Parks, have performed that duty and reported the results of their labors to the Council. This report has been spread before the public, and we trust every citizen who feels any interest in the subject, has carefully read it. Upon the whole, we are satisfied with the labors of the committee. Two of the three points selected are admirably adapted for the location of Public Parks, whilst the third, though possessing vastly inferior natural advantage, may nevertheless serve a useful purpose, as we shall endeavor to show. Let us, then, take a survey of the grounds selected, in the order in which the selections were made.

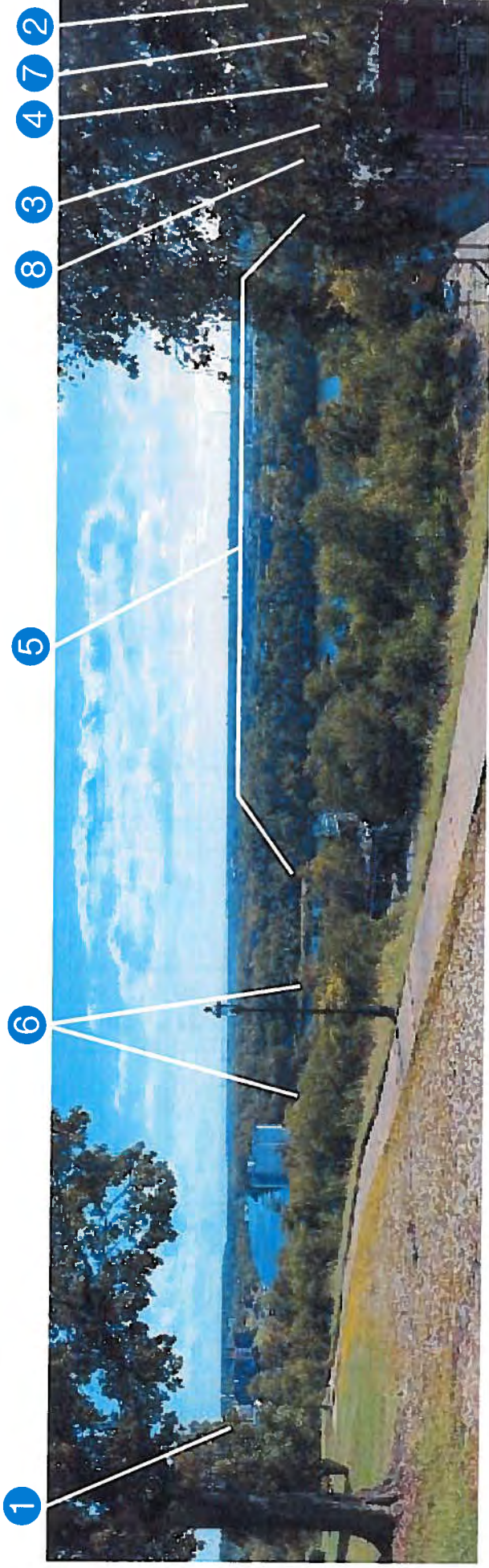
The grounds selected for a Park in Jefferson Ward are situated on the summit of the hill at the foot of Main and Franklin streets, in front of the residence of Mr. Libby on one side, and of Col. Carrington on the other. They afford a commanding and picturesque view of the lower portion of the city, the river, the falls, the railroad bridges, &c. This Park will, besides affording a neverending source of pleasure to the admirers of a beautiful landscape, accommodate a large portion of citizens who reside at distances too remote from the Capitol Square to avail themselves of the recreation afforded by that place of public resort. The price asked for these grounds (\$5000) is regarded by the committee as "a full one," and we incline to the belief that the people will concur with them in this opinion; but it should be recollected that no location approaching this in point of natural advantages, could perhaps be procured on Richmond Hill at a less price.

The city bought the first parcel of land in 1851, and continued to enlarge the park as late as 1915. Various known as Jefferson Park, Marshall Park, and the park in Marshall Ward, by the 1890s the park has come to be called Libby Hill in recognition of its overall site. Luther Libby, for whom the hill is named, built a fine house at 1 North 29th Street in 1850. His name is also forever associated with his warehouse, which was used by the Confederacy as the infamous Libby Prison.

The mid-nineteenth century was a great age in the development of urban parks, and Libby Hill Park was one of many romantically landscaped parks made for leisurely carriage rides and the frolicking of children. Its spectacular views of the James and "Southside, Virginia" remain unequalled in the city. Its steep grade has, moreover, made it one of the most popular venues for snow sledding.

Through the years the plantings have changed. Buildings, benches, fountains, and other accoutrements have come and gone, but the park has never lost its Victorian ambiance. In the 1970s the neighborhood raised the money to re-install two fountains where ones had been in previous years.

Libby Hill's park house is on the site where for more than a century an octagonal bandstand has stood. Its meeting room, heated by a coal stove, has been a cheerful place to gather on many a cold evening and has been used for a variety of community purposes over the years.



The View That Named Richmond, Virginia

This panoramic vista shows over four centuries of history including:

- 1 The site of the early Native American camp of the Powhatan Indians – below the Rocky Fall Line of the James River as early as 200 AD.
- 2 The Falls where early European exploration in 1600's led Christopher Newport and Capt. John Smith to travel up river in ocean-going deep hulled ships to the "Falls of the James."
- 3 The western boundary of thriving large east coast Port of Rocketts, 1700 - 1800's – an International port with Customs House bringing in silks, salt and tea and other old world manufactured and luxury goods and carrying out

tobacco, lumber and other agricultural products. The port site extended several 100 feet down river to the east.

- 4 The mouth of the canal and bateau systems (with the last Great Shiplock below the Falls) envisioned by George Washington that brought agricultural goods from 200 miles inland by canal and river to the ocean.
- 5 The site the Slave Trail from the Slave Trade Docks on south bank of river and to the market near 15th and Franklin Street.
- 6 The Confederate ship yards – Rocketts Shipyard on the north and the yard opposite Rocketts or Graves' Yard on the south where among the dozen or

so ships built were the ironclads CSS Richmond, CSS Fredericksburg and CSS Virginia II.

- 7 Near the Falls on April 4, 1865 President Lincoln arrived by a tender from Admiral Porter's barge and walked through the still smoldering city to the White House of the Confederacy at 12th and Clay.
 - 8 The Ship Dry Dock (in Shiplock Park) where in the 1890's a dozen or so torpedo boats were built for the Spanish-American war and in 1918-1921 a dozen schooners and barges for WWI.
- To learn more about the vision or become a River View Advocate go to: ProtectJamesRiver.org**

Timeline for oldest Richmond Portion of the James River

Pre-1607

Powhatan's Village; Probable location of the plain between Nichols St. and Orleans St; farmed for 1400 years

1607 May 27 Christopher Newport & John Smith arrived at Falls (Ellyson, 1970) [1]

1607 The first settlement was built. [2]

1644 "Forte Charles" established Richmond as a trading post, protecting tobacco grown in the area. [3]

1656 Battle of Bloody Run, below Chimborozo Hill [4]

1730 Robert Rocketts began ferry service from what became Rocketts Landing [4a]

1733 William Byrd II & William Mayo laid plans for city of Richmond [5]

1742 Richmond incorporated [6]

1771 Major flooding more death than 1667, 1685, 1773, 1870, 1877, 1923 & 1969 [6a]

1775 Liberty or Death speech by Patrick Henry [7]

1779 Capital moved to Richmond [8]

1780 Rocketts Landing became part of Richmond [8a]

1781 British invaded Richmond and later General Lafayette encampment protected city when British returned and burned Manchester [9]

1781 A tobacco inspection warehouse was established at Rocketts landing. [9a]

1788 Mayo Bridge opened [9c]

1790-1830 "Rocketts a prosperous world seaport...it was considered the busiest in America." [9d]

1795 Canal completed to barge from city to Rocketts Landing.[10]

1812 Port of departure from Richmond-trained troops during War of 1812 [12]

1816 Steamboat navigated the James for first time to "City Point, Fort Monroe, Norfolk and northern cities"[13]

1830-1861 Rocketts became more a manufacturing center for tobacco products than a bulk shipping center". (marker)

1862 Confederate Navy Yard, Rocketts Landing, (Marker)

1865 Confederates destroyed the Navy Yard; Lincoln stepped ashore at Rocketts Landing and visited Richmond [14]

1880-1925 S.H. Hawes coal yard

1880 James River Kinawaha Canal closed. [14a]

1898 Ship Yard of William R. Trigg Co. built three torpedo boats used in Spanish American War [15]

1910 Rocketts Landing was active port, (picture from Marker)

1918-1921 Crosby Navigation built six schooners and in 1919 fourteen barges used in World War I.

1920s "Most of port's traffic was carried away by the growing network of railroads and interstates"[16]

1925-1990 sand and gravel yard and concrete plant Lone Star and Lehigh Cement.

1942 James River Shipbuilding Corp was chartered to build destroyer escorts for World War II, but existed mostly on paper for only three and half months.

Timeline for oldest Richmond Portion of the James River

[1] Ellyson Louise, *Richmond On The James*, 1970 Newport and Smith were on an expedition “to find a route to the South Seas”. Smith wrote “...we arrive at a town called Powhatan consisting of some 12 houses pleasantly seated on a hill...To this place the river is navigable, but by reason of rocks and isles, there is no passage for a small boat. This they call the Falles...So there we erected a Crosse.” “After feasting with Indians ...they returned to Jamestown.

Dabney, Virginius, *Richmond: The Story of a City*, 1976 The cross was probably placed on an island at the north end of Mayo Bridge.

[2] *ibid*

[3] *ibid*

[4] *ibid*

[4a] Marker

[5] *ibid*

[6] *ibid*

[6a] Dabney, Virginius, *Richmond: The Story of a City*, 1976 pp21-22.

[7]

[8]

[8a] Chesson, *Richmond after War 1865-1890*, 1981 p 128.

[9] Dabney, Virginius, *Richmond: The Story of a City*, 1976 pp27-28

[9a] Ward and Greer, “Richmond During the Revolution”, 1977 pp 130-131 Channel to Shockoe Landing upstream required expensive maintenance to remain open due to silting, and adequate warehouses and wharfs were available at Rocketts Landing. Pp 4-5 Map Richmond today, with revolutionary sites identified.

[9b] Dabney, Virginius, *Richmond: The Story of a City*, 1976 p31.

[9c] Dabney, Virginius, *Richmond: The Story of a City*, 1976 p 45

[9d] Markers

[10] Gibson, Langhorne, *Cabell's Canal: The Story of the James River and Knawha*, 2000

[11] McGraw, “*At the Fall: Richmond, Virginia, and its People*”, 1994 p78

[12] Graham, *Richmond History Examiner*, 2012.

[13] Chesson, *Richmond after War 1865-1890*, 1981 p 5.

[14] “...Lincoln sailed up the James to see the spoils of war. His ship could not pass some obstacles placed in the river by confederates so 12 soldiers rowed him to shore”. History.com.

[14a] Wikipedia

[15] McGraw, “*At the Fall: Richmond, Virginia, and its People*”, 1994 p 214.

[16] Rockett Landing, Inc.



August 20, 2013

David White
Rocketts View SCP, LP
1553 E. Main Street
Richmond, VA 23219

**RE: The James at River Bend - Special Use Permit
2801 E Main St (101 Pear St)
Parcel No. E0000534002
File No. 9711**

Mr. White:

Your application for the above referenced property has been circulated to various City agencies for their review and comments have been prepared. Please review the following considerations and comments pertaining to your proposal.

The subject property was inadvertently omitted from the October 2008 version of the Richmond Downtown Plan, but was subsequently included in the Urban Center Area of the Downtown Character Map as part of the July 2009 amendment to the Richmond Downtown Plan. As such, the foundational elements of the Downtown Plan apply to the subject property, as do the guiding principles of the Urban Center character area. Though the subject property was not included within the bounds of in the Shockoe focus area, the recommendations for the focus area can still inform staff's decisions, since the property is adjacent to the Shockoe Bottom area and an influencing component of the area. With the exception of Libby Hill Park to the north, the subject property is surrounded on three sides by the Shockoe focus area and fronts on Main Street, a main thoroughfare for Shockoe Bottom. Moreover, the subject property sits at the terminus of Cary Street and the buildings comprising Tobacco Row.

Seven Foundations are enumerated in the Downtown Plan. These serve as the fundamental themes on which the Downtown Plan and its guidance and recommendations were based. The proposed special use permit is not consistent with Foundation 4 – River and Foundation 5 – Urban Architecture, but supports Foundation 1 – Variety and Choice.

In regards to the River foundation, the Downtown Plan asserts the creation of "green connections between city parks and the riverfront" and the preservation of "views to the river by limiting building heights and protecting important view sheds." (p. 3.3). Pear Street could serve as a "clear, pedestrian-oriented connection" (pp. 3.14, 4.64) between Libby Hill Park and Great Shiplock Park/the riverfront. The proposed addition of sidewalk and landscaping along Pear Street will help establish it as such a connection. However, the number and width of the proposed curb cuts along Pear Street would hinder pedestrian use of the street. The height of the building would cause it to stand out in the landscape and considerably alter views from surrounding areas. Though the building would not obscure the most notable view of the bend of the James River, it would change river views from Libby Hill Park.

In regards to the Urban Architecture foundation, the Downtown Plan states the need to "require all new construction within the Downtown to respect and reinforce its urban location, relating to the scale and character of the adjacent buildings and fronting the street with windows and primary entrances" (p. 3.3). "[Shockoe Bottom] has a distinct urban character, consistent with its history as the oldest part of Richmond. This character has been the driving force behind the growth and investment experienced in

'the Bottom' in recent years" (p. 1.17) and infill development should "enhance and reinforce [this] historic, urban character" (p. 4.58).

In regards to the Variety and Choice foundation, the housing units in the Shockoe Bottom neighborhood are predominantly renter-occupied. The addition of the proposed owner-occupied housing units will offer more variety of housing tenure choices for prospective residents of the neighborhood. Additionally, the Master Plan states, "it is important to increase the proportion of homeowners in areas with a high concentration of rental property" (p. 103).

Staff finds that the proposed building neither respects nor reinforces the scale and character of the adjacent buildings. The proposed height of the building is considerably taller than buildings within the vicinity. Buildings within the Urban Center character area generally not higher than five stories (pp. 3.25-3.26). Building heights within the B-5 and B-6 zoning districts (zoning districts that would accomplish the subject property's mixed use land use designation in the Master Plan) are limited to five stories and four stories, respectively.

Rather than "respect the material and architectural vocabulary of nearby historic structures" (p.3.17), the proposed building stands in stark contrast to the structures. Maintaining the historical character of the area is particularly important for the subject property given its location within the Shockoe Valley and Tobacco Row National Historic District and abutting the St. John's Church National Historic and City Old and Historic Districts. In general, the building does not properly address the street. Specifically, surface parking is shown along Main Street and it does not appear that a main entrance to the building has been provided along Main Street.

Staff supports the continued revitalization of Shockoe Bottom via infill development of underused, non-contributing parcels and the addition of owner-occupied units to an area with a very high concentration of renter-occupied units. However, given the proposal's inconsistencies with the Downtown Plan, staff would not recommend approval of the project in its current form.

Please discuss your proposal with Council Representative Newbille and the local civic associations. Staff is appreciative of your continuing efforts in engaging both City staff and neighborhood residents in order to achieve the goal of creating developments that respect the existing character of the community. With these considerations, staff offers the following comments for your proposal:

Land Use Administration (Matthew Ebinger, 804-646-6308):

Site Plan:

1. There are two "Site Plans" dated June 7, 2013 in the file however, they are not consistent with each other. Please submit one Site Plan, which reflects modifications based on meetings already held with Planning & Development Review staff.
2. Reduce the number of curb cuts to no more than two along Pear St, and reduce the widths of the proposed entrances. Also, show the dimensions.
3. Show dimensions of parking spaces, entrances, drive aisles, and back up spaces, particularly where they will not adhere to Zoning Code Sec. 114-710.3:1.
4. Label any compact parking spaces.
5. Confirm that sidewalk will be installed along Pear St for the full length of the subject property.
6. Surface parking is shown at the corner of Pear St and Main St on one Site Plan while the other Site Plan is showing what appears to be open space. It is staff's understanding that landscaped open space will be provided along Main Street. Please show the layout and landscaping of the proposed open space along the subject property's full frontage of Main St.
7. Gross Parking Area: Is this area for the surface parking only or does it include the parking areas within the building?
8. Include the area of the building footprint.
9. Add a note stating: "Any permits required for the proposed modifications to the parking area for 2823 E Main St will be obtained separately from this Special Use Permit."
10. Is a loading zone proposed for this project? If so, please show on the site plan.

Sheets A1-A3:

1. Show dimensions of parking spaces, entrances, drive aisles, and back up spaces, particularly if they do not adhere to Zoning Code Sec. 114-710.3:1
2. Reconfigure the parking garage to include vehicular ramps to access the parking garage levels rather than having a separate access for each parking level.

Sheet A-3:

1. Label the rooms in Unit C and show the kitchen features.
2. Show kitchen label in proper location.
3. Label trash/refuse room.

Sheet A-4:

1. Please confirm the balcony area for Unit B; it appears to be larger than the 204 sq ft shown on The James Building Statistics sheet.

Sheet A-6:

1. Unit C: It appears that the doors from the living room and study facing north access a balcony that does not exist. Please address this discrepancy.

Sheets A-6 through A-10:

1. Units A & Penthouses: It appears that door access is provided from the bathroom to the balcony. Please clarify.

Sheet A-7:

1. The James Building Statistics sheet indicates the balconies for Unit A and Unit B are larger on Level 9 than Levels 4-8; however, one plan sheet is used for Levels 4-9. Please address this discrepancy.

Sheet A-8:

1. Does the Total Balcony Area shown on The James Buildings Statistics sheet include the area of the pool area/rooftop garden?
2. Where is the trash chute located?

Sheet A-9:

1. The James Building Statistics sheet indicates the balconies for Penthouse 2 are larger than Penthouse 3; however, one plan sheet is used for both Penthouses. Please address this discrepancy.

Sheets A-9 & A-10:

1. Show a door from Suite 2 to the bathroom.
2. Where is the trash chute located?

General Comments:

1. Modifications to the proposal are needed to improve the pedestrian experience and acknowledge the street. Such modifications include, but are not limited to:
 - a. Reducing the curb cuts/entrances as discussed above
 - b. Adherence to Front Yard standards and parking location standards along Main and Pear Streets (Zoning Code Secs. 114-442.4(1) & 114-442.5:1(a))
 - c. Installation of landscaped open space along Main Street, as discussed in this letter
 - d. Open space along Pear Street.
 - e. A main entrance and windows facing Main Street
 - f. Windows along Pear Street
 - g. Less ground-level void space along both streets
 - h. Installation of street trees along both streets, where practicable based on utility placement, etc.

2. Modifications to the proposal are needed to assure the architecture reinforces its urban location, relating to the scale and character of the adjacent buildings and the greater Shockoe Bottom area. Such modifications include, but are not limited to:
 - a. Reducing void spaces and reducing the "hulky" appearance of the building, particularly as viewed from Libby Hill. It appears as if the building is facing away from Libby Hill rather than being designed to take in views of Libby Hill and Shockoe Bottom/downtown Richmond, as well as the river.
 - b. Provide renderings that better represent the proposed building materials.
 - c. Incorporate materials and forms into the design of the building that are in keeping with the historic structures of the area
 - d. Reduce the height of the building to be in keeping with the height of the surrounding area, which restricts height to five stories.
 - e. Follow façade fenestration requirements for dwelling uses (114-442.7)
3. Will the building be age-restricted, or only designed to accommodate an "older adult community", as stated in the Applicant's Report?
4. Submit copies of the letters of support referenced in the Applicant's Report
5. Make plan sheets consistent, incorporate into one set of plans, and include date, title, preparer, etc., for all sheets.
6. Is any signage proposed for this development? If so, show the location, details and dimensions of the proposed signage.
7. Provide a lighting plan which confirms adherence to Zoning Ordinance Sec. 114-710.12(5)
8. Provide a landscape plan including location, species, quantity, and size of plantings.
9. Provide unit numbers for all units.
10. Provide a Unit Schedule specifying the number of bedrooms per unit and square footage. This can be incorporated into The James Building Statistics sheet.
11. What means of trash/refuse collection is proposed? Provide location and details.
12. The James Building Statistics Sheet indicates 32 units; however, it also states the number of units may change. Is 32 units the maximum number proposed?
13. Provide detailed elevations of all sides of the building.
14. The proposed number of parking spaces far exceeds the minimum required parking spaces for multifamily dwellings (1 parking space per dwelling unit). Please reduce the amount of proposed parking.
15. Please contact the Department of Public Works to initiate the right of way acquisition process for the portion of Cary St. within the proposed development area.
16. Provide a photo-rendering of the Main St corridor axis facing east towards Libby Hill Park in order to show the effect the proposed building will have on the vista of the Confederate Soldiers and Sailors Monument.
17. Consider off-setting the entrance to the Level 1 parking garage so that the lobby entrance is the prominent feature at the terminus of Cary St.
18. The building projects onto the adjacent parcel to the east (2823 E Main St) and exceeds the B-5 height restriction for that parcel. A separate special use permit is needed for 2823 E Main St to allow the projection which exceeds the height requirement, or a lot line adjustment is needed so that the projection is fully contained within the subject property. If a lot line adjustment is possible, it must be completed prior to approval of this special use permit so that the new property line configuration could be referenced in the special use permit.
19. Staff recommends that a balloon study be conducted to give an indication of the height of the building once constructed.
20. Staff recommends additional study be conducted to support view, massing, and context.
21. Submit a survey of the subject property.

Department of Public Utilities – Development Services (Norris Baker, 804-646-1397):

1. Please refer to the attached memorandum.

Building Inspections (George Woodall, 804-646-6978):

1. Please refer to the attached memorandum.

Right of Way Management:

NOTE: Comments have not yet been received by Land Use Administration. These comments will be forwarded to you as they become available.

Urban Forestry:

NOTE: Comments have not yet been received by Land Use Administration. These comments will be forwarded to you as they become available.

Fire and Emergency Services (Art Tate, 804-646-5434):

1. Please refer to the attached memorandum.

Department of Public Works – Traffic Engineering Section (Travis Bridewell, 804-646-5745):

1. Please refer to the attached memorandum.

Department of Public Utilities – Water Resources (Stewart Platt, 804-646-6956):


1. Please refer to the attached memorandum.

Zoning Division:

NOTE: Comments have not yet been received by Land Use Administration. These comments will be forwarded to you as they become available.

Once all comments have been received and addressed, please submit four full-size and eight 11x17 sets of plans, an electronic version of the plans, and a letter detailing your response or revisions to the plans. Should you have any questions or if you would like to schedule a meeting before resubmitting your proposal, please do not hesitate to contact me at (804) 646-6308 or via e-mail at Matthew.Ebinger@Richmondgov.com.

Sincerely,



Matthew J. Ebinger, AICP
Senior Planner

Attached: DPU Development Services Memorandum
Fire & Emergency Services Memorandum
DPU Water Resources Memorandum
DPW Traffic Engineering Memorandum
Building Inspections Memorandum



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

July 1, 2013

To: Matthew Ebinger
Senior Planner, DPDR LUA

From: Stewart D. Platt
Engineer II, DPU Water Resources Division

Subject: *SUP (2801 East Main Street (101 Pear Street) – The James at River Bend)*

We have reviewed the special use permit submitted by your memo dated June 21, 2013, and have the following comments:

1. Visit the Water Resources webpage for links to DCR, the City Code, the ChesBay Public Information Manual, design checklists (drainage, E&S, and ChesBay), maps (ChesBay and floodplain), the Responsible Land Disturber form, and permit applications (land disturbing and storm drainage):
<http://www.richmondgov.com/PublicUtilities/WaterResources.aspx>
2. This project requires compliance with the City's Chesapeake Bay ordinance. A ChesBay site plan must be submitted with all supporting worksheets and design calculations contained on said plan (follow the design checklist and submit with plans).
3. An Easement and Maintenance Agreement will be required to cover any required ChesBay BMP; the primary maintenance of said facility will be the responsibility of the property owner. Consider how the BMP for this lot and the existing one at 2823 East Main Street may interact (interconnect?). Also, consider how any private easements between the two parcels will be arranged as well as the one required by the Easement and Maintenance Agreement; can get quite confusing.
4. This project requires compliance with the City's Erosion & Sediment Control ordinance. An erosion and sediment control plan must be submitted with all supporting design calculations contained on said plan (follow the design checklist and submit with plans).
5. This site is served by a combined sewer system; the 10-year post-development storm runoff rate cannot exceed the 10-year pre-developed storm runoff rate into said system at any connection point [*this is not to be confused with no increase leaving the site*] (section 6.1.2 of the Stormwater Management – Design and Construction Standards Manual). Note, too, that connecting to a sewer that is not already conveying stormwater from upstream of the proposed connection is prohibited (section 6.1.1 of the Stormwater Management – Design and Construction Standards Manual). Contact Susan Hamilton (646-1392) for details.
6. Driveway aprons connecting to the Public right-of-way must be City standard to insure coordinated grading and drainage. The City standard is an urban-style over-the-sidewalk type with a pedestrian path that matches the adjacent sidewalk in grade and elevation.
7. With respect to any proposed site storm drainage, we are now following VDOT specifications.
8. Drainage system design calculations must be provided on the plans (follow the design

checklist and submit with plans).

9. Site grading must not: cause ponding on the site, change drainage patterns so as to adversely impact adjacent properties, or block existing flow from adjacent properties.
10. Details for any proposed site work must be included on the plans.
11. Future reviews could generate additional comments.
12. It appears that the outfall pipe (with inline BaySaver) from the underground detention facility at 2823 East Main Street will fall within the proposed building footprint.
13. I would strongly urge that the address for the proposed building be chosen now and used throughout the entire SUP and permitting process.
14. The special use permit is approvable in concept; the detailed review can be done with the permit application.

SUP 2801 E. Main St
DPW - Traffic Engineering Section
Travis Bridewell, Operations Manager
July 12, 2013

Comments from a traffic safety/operations standpoint:

- The plans are limited on entrance and parking dimensions.
- The plans show four entrances to this property on Pear St. (roughly 300' in length). Two of the entrances are roughly 5' apart. Can the number of access points be reduced?
- The adjacent parking at Shiplock Lofts...I assume the parking lots are interconnected?
- The plans show 31 dwelling units and 87 parking spaces in the building plus parking in the surface lots. This seems excessive to me.
- Existing conditions for Pear St NB at Main St. = No left turn onto W. Main St due to limited intersection sight distance. Therefore, traffic generated via this development must reach W. Main another way.



CITY OF RICHMOND
DEPARTMENT OF FIRE & EMERGENCY SERVICES

Organized 1858

FIRE PREVENTION
201 East Franklin Street
Richmond, Virginia 23219
(804) 646-6640 FAX (804) 646-7465

Date: August 13, 2013
To: Matthew Ebinger, Senior Planner
From: Art Tate, Fire Protection Plans Reviewer
Subject: 2801 E Main Street

The Department of Fire and Emergency Services has no objection. The expectation is placed on the developers and contractors to follow all codes including, but not limited to, the Virginia Statewide Fire Prevention Code, which identifies the International Fire code 2009 edition as a technical reference. Other reviews may generate additional comments. At the end of the Project and before a Certificate of Occupancy can be Issued, the own, developer, or builder is required to submit a electronically or CD of the drawing to the Fire Marshals Office

Art Tate
Fire Protection Plans Reviewer
646-5434



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

To: Matthew Ebinger, Senior Planner

From: George A. Woodall, Engineer II

Date: July 11, 2013

Subject: Special Use Permit – 2801 E. Main Street

The following building code comments are based on a review of the plans submitted. These are items that must be addressed with the building permit submission unless they affect the location of the building on the site or its appearance.

- Virginia is under the IBC 2009 building code, adopted by the state with amendments as VCC 2009.
- Virginia is under ICC/ANSI A117.1-2003 for technical requirements for accessibility.
- The proposed building must comply with high rise requirements Section 403 IBC 2009.
- The lobby is a 3-story atrium and must comply with Section 404 IBC 2009, including smoke control.
- The parking garage must comply with Section 406 IBC 2009.
- Is there a dwelling unit proposed for Garage Level 3?
- Plans show the elevator opening directly into the units at the P2 & P3 Levels. How will fire separation be maintained as required by Section 420 IBC 2009?
- The east wall of the building appears to be located on the property line. Openings are not permitted in the east wall per Section 705.8 IBC 2009. Additionally, upper floors appear to be overhanging the property line.
- The trash chute must comply with Section 708.13 IBC 2009. Plans show the trash chute accessed directly from the corridor. Trash chutes must be accessed from within trash chute access rooms that comply with Section 708.13.3 IBC 2009.
- The fire command center must be a minimum 96 square feet with minimum dimensions of 8 feet per Section 911.1.3 VCC 2009.
- Plans appear to show the east stair egressing onto the adjacent property. This is not permitted per Section 1027 IBC 2009.
- How will egress be provided from the terrace at Residential Level 1?

- A geotechnical report on subsurface conditions, prepared and signed/sealed by a professional engineer licensed in the Commonwealth of Virginia, must be submitted with the building permit application per Section 1803 IBC 2009.
- The swimming pool must comply with Section 3109.3 IBC 2009.
- One of the two accessible parking spaces must be van accessible per Section 1106.5 IBC 2009.
- One of the dwelling units must comply with requirements for Type A dwelling units per Section 1107.6.2.1.1 IBC 2009 and Section 1003 ICC/ANSI A117.1-2003. This applies even though the project is for condominiums.
- The remaining dwelling units must comply with requirements for Type B dwelling units per Section 1107.6.2.1.2 IBC 2009 and Section 1004 ICC/ANSI A117.1-2003. This applies even though the project is for condominiums.
- Additional or revised plans may result in additional comments.

If you have any questions please contact George A. Woodall at 804-646-6978 or george.woodall@richmondgov.com



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

DATE: July 8, 2013

TO: **Matthew Ebinger, Senior Planner**
Land Use Administration, DCD

FROM: Norris E. Baker, Jr., Engineer II
Development Services, DPU

RE: **The James at River Bend – Special Use Permit**

2801 E Main St (101 Pear St)
Parcel No. E0000534002
File No. 9711

The Department of Public Utilities has reviewed the special use permit and provides the following comments:

ELECTRIC

7-8-13: Contact Brian Culver with the Street Light utility at 646-8105 for standards and requirements for any proposed lighting along the city right of ways. Additional details, information, and streetscape plans may be required.

WATER

7-8-13: The Department has no objection to the Special Use Permit. Future submittal needs to address the following:

1. Identify the proposed and existing water services lines and meters. (Proposed new and to be abandoned)
2. Plans need to address the requirements of the backflow prevention of the water service lines. There may be an issue of distance (limited) from the proposed meters to the backflow devices.
3. Proposed meters and service lines need to be looked at now in order to resolve any conflicts that may infer with proposed construction (lighting, landscaping and structures.)

Future submittal will require a full set of Water Utility Plans prepared in accordance with the City of Richmond's Water Distribution System Design Guidelines and Standard Specifications and Details. Approved Utility Plans are required prior to approval of any

permits including building, work in the street permits, or water or sewer permits. The plans as submitted are not signed and sealed by a licensed professional.

WATER-BACKFLOW PREVENTION

7-8-13: Service line protection will be required on water services to this facility. For backflow requirements and details contact Terrence Johnson 646-3026 or Lawrence Williams 646-8510. Backflow design and details must be reviewed and approved prior to the approval of the building permit. It is recommend that the applicant contact Mr. Johnson for information and requirements prior to submittal of the building plans.

GAS

7-8-13: Natural gas service is available to the site and can be provided by the City of Richmond Department of Public Utilities. In most situations gas mains and services can be provided at no cost to the customer. Future submittals must show the existing gas utility lines and any proposed service. New gas lines where installed a while ago and Sheets 2 and 3 need to be revised. Contact the GIS Dept. for updated information. Contact DPU Energy Services Team at 646-5250 for additional information and to assist with questions or evaluations of your project.

SANITARY/COMBINED SEWER/STORMWATER

7-8-13: The Department has no objection to the Special Use Permit. Future submittal needs to address the following:

1. Identify all existing and proposed sewer laterals. (New and to be abandoned)
2. Proposed sanitary service lines need to be looked at now in order to resolve any conflicts that may infer with proposed construction (lighting, landscaping and structures.)

An approved Utility Site Plan is required prior to the approval of any permits to be issued by DPU-Development Services. Plans must be prepared in accordance with the city's standard specifications and details. The plans are missing the seal and signature of a licensed professional.

A no objection or an approval of a Special Use Permit by DPU is not to be interpreted as an approval for Utility Site Plan requirements

INDUSTRIAL WASTEWATER

7-8-13: The proposed project may impact the City of Richmond's Industrial Wastewater program. Any proposed grease/oil/grit traps must be shown and detailed on the plans.

The applicant is responsible for providing all required technical drawings and specifications to the Department of Public Utilities' Development Services Division to make a complete review. The applicant is responsible for securing all Department of Public Utilities permits and for payment of all materials and labor costs associated with monitoring, adjusting, permitting, installing, removing or relocating of any public utilities.

cc: Sheila Coryea, DPU Technical Services

File - Environmental Impact Reviews, O&R Transmittal Reviews, etc.

Markham, Lory P. - PDR

From: jbwitworth@comcast.net
Sent: Monday, April 21, 2014 9:25 AM
To: Olinger, Mark A. - PDR; Markham, Lory P. - PDR
Subject: Fwd: Pear Street Alternative -- Architectural ideas for mid-rise buildings

Mark,
I am forwarding an e-mail just sent to the Planning Commission - we wanted you to see some of the examples we found of condos which have more appropriate building heights, and which would conform to the Downtown Plan, zoning and the requirements of an SUP.
Kindest regards,

John
804-644-6559

From: jbwitworth@comcast.net
To: "Rodney M. Poole, Esq., Chair" <Rodney@TheWiltonCo.com>, "Melvin Law, Vice Chair" <lawmanchem@yahoo.com>, "Jane Ferrara" <Jane.Ferrara@RichmondGov.com>, "The Hon. Kathy Graziano" <Kathy.Graziano@RichmondGov.com>, "Doug Cole" <DCole@Cite-Design.com>, "Amy L. Howard" <Amy.Howard@Richmond.edu>, "Lynn McAteer" <Lynn.McAteer@BetterHousingCoalition.org>, "Jeff Sadler" <JefSadler@gmail.com>, dave@johannasdesign.com
Sent: Monday, April 21, 2014 9:01:59 AM
Subject: Fwd: Pear Street Alternative -- Architectural ideas for mid-rise buildings

Chairman Poole and members of the Planning Commission:

As you know from our other correspondence we believe that a five story building at Main Street (six stories on Pear at the Cary street elevation) is the most appropriate building height, conforming to the Downtown Plan, zoning and the requirements of an SUP at this particular location.

We looked to DC, Arlington and Alexandria for examples and include these with notes below.

Thank you,

John Whitworth

On behalf of the River View Advocates

804 644 6559

(1) Building on H Street in DC:

See the right hand building. The second link, below this picture, offers a better perspective. The lighter brick color, squared bay windows, and the gun metal color of the window framing, would allow it to stand-out as different from Lucky Strike and other Tobacco Row Buildings and offer a color transitioning between the red brick and the cream color of the Shiplock Watch.

<http://dc.curbed.com/places/360-h-street>



But see this Flickr for a better picture: <http://www.flickr.com/photos/33988281@N00/11213879664/in/photolist-i5W4JQ-eUeyUM-eRTQ1j-iLQ8no>

2) Gaslight Square in DC offers a five story example, showing how black metal bay windows and red brick interact. We don't recommend mansard roofs however.



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Gaslight Square Image 27 of 27

(3) Carr Properties Edmonson Square; http://www.carrprop.com/portfolio_more.php?pid=15

We include this office building because it made wonderful use of metal and glass to frame a plaza and the historic Hooff family building on the corner. Light filled glass components of a mid-rise building would add something distinctive and interesting at the end of Tobacco Row. (Note: The Edmonson referred to is the Edmonson sisters, for whom a sculpture has been cast and placed in the plaza. They were young African American girls with an amazing story of escape from slavery (they were on board the Pearl), recapture, and ultimate rescue by their free black father who was able to purchase their freedom. It's a great example of honoring history with new development).



And: <http://www.flickr.com/photos/25721932@N04/4248895081/in/photolist-7tsGtK>

(4) The Ellington on U Street in DC; This was one of the first new buildings on U Street. Two different architectural examples. Neither might be the right fit because the red brick may be too much of a faux copy of old warehouses and the cream one may have windows which are too much like mid-1900's northeastern city apartment buildings, but certain attributes like the roof ornamentation might be worth considering.



(5) Level 2 at 14th/U in DC; 6 to 7 stories. Shows that the building can have a step back, with four stories on one street face stepping up to six to seven stories. Step back could be one technique to add interest to this building and to relate it to Lucky Strike which has a couple of different levels.



(6) Lorien Hotel and Spa in Alexandria. <http://www.flickr.com/photos/53262691@N02/4970025923/in/photolist->

[8zbFy8-62BLoJ-6cfjk2-8g2Fhu-62y1fT-62CgP9-62xW5V-62y3HB-62CgdW-62Ceeb-62xWQX-62CaJA-62BLAw-62BNV1-a1BCfi-62xxDV-62xwyp-62BLdo-62xU4k-62xwQa-azXUjd-azVf4e-62xymD-6cfjnr-62y1ve-62C9G7-8k93Ls-8k93Gb-8k5RCg-8k93VY-8k93z3-8k5RFR-8k93vA-8k93sJ-869PqQ-62BNem-doShTU-doShnE-doS9Fx-doSapr-doSiC5-doS9rX-doSav8-doSaeM-doSik9-doSa98-8JTycW-86vQcz-abvQxF](#)

This shows old building to right, new building to left and in rear for this tasteful infill project. Look at the architecture of the taller part in the rear beyond the courtyard.

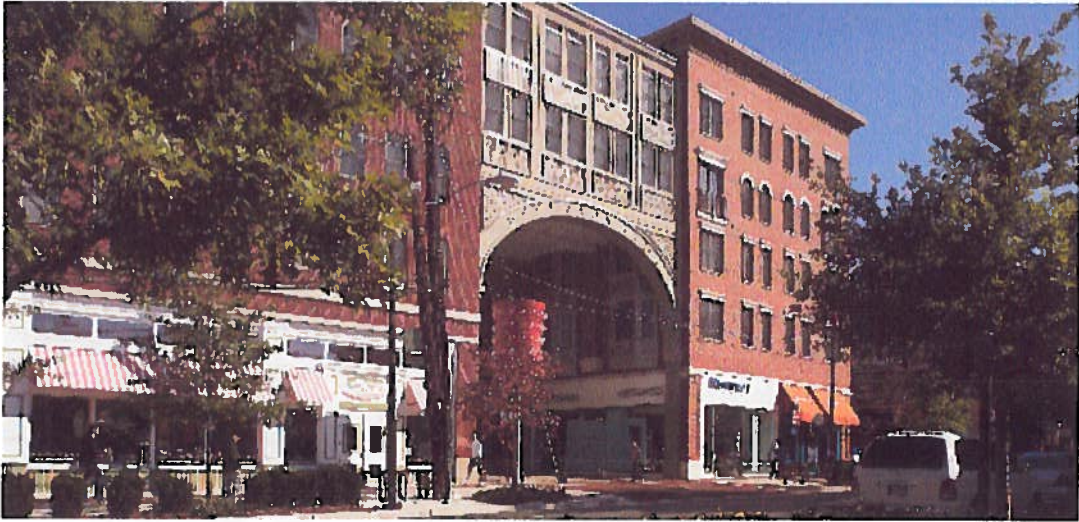
(7) Rust Orling Architecture: <http://www.rustorling.com/> and specifically their Monarch project which is one project using what looks like about 6 different buildings and styles. It also uses connectors between buildings that illustrate how we could connect two building on the Pear Street site with a similar connector over the extension of Cary Street.

(8) The Yards by Forest City Enterprises: A major Navy Yard/SE Waterfront redevelopment that includes restoration of old Navy warehouses and new glass and steel architecture.





(9) Torti Gallas architects project showing five story and an archway like a potential arch for the extension of Cary Street that also serves as a hyphen between what can be designed to look like two distinct buildings. However the arch should have a greater recess and might not be as tall. It could also be a squared entrance, like the passageways into courtyards found at some Tobacco Row buildings.





Markham, Lory P. - PDR

From: Leighton Powell [leighton.powell@scenicvirginia.org]
Sent: Monday, April 21, 2014 1:07 PM
To: Rodney@thewiltonco.com; lawmanchem@yahoo.com; Ferrara, Jane C. - ECD; Graziano, Kathy C. - Council Member; Doug Cole; Amy Howard; David@johannesdesigngroup.com; Lynn McAteer; Jeff Sadler
Cc: Markham, Lory P. - PDR; Olinger, Mark A. - PDR; Samuels, Charles R. - Council Member
Subject: Please Oppose Pear Street SUP

Chairman Poole, Vice Chairman Law, and Planning Commission members --

I'd intended to be at today's meeting to speak in opposition to the Special Use Permit requested for the condo project along Pear Street. However, I cannot speak without coughing; and in the event that I have something contagious, I am not going to risk sharing it with all of you.

Most of you were not on Planning Commission in 2007. I was one of hundreds of Richmonders who toiled tirelessly on the creation of the Downtown Master Plan. Again and again and again and AGAIN, people showed up to declare their overwhelming support for Richmond's scenic resources, particularly its beautiful river vistas.

This support was included in the final Downtown Plan and reiterated -- again, with a lot of participation -- in the Riverfront Plan.

More recently, the Virginia chapter of the American Society of Landscape Architects undertook a community service project concerning significant James River vistas, including the one put at risk by today's project. Their final report is due any day now.

The Downtown Master Plan was, we think, very clear about the heights of buildings in the location of the proposed development. A perfectly appropriate project can be built without requiring a Special Use Permit.

Richmond has so much to offer in its history and beauty, and we could learn a lesson from Richmond-upon-Thames, England, from which I have just returned. The English allow development, but they have pushed it back from the Thames River so that it doesn't intrude on treasured vistas.

Jason Debney, the coordinator of the Thames Landscape Strategy in Richmond-upon-Thames, will be in our Richmond later this week to meet with City officials, staff, and Parks and River stakeholders. The primary meeting will be a presentation to Beautiful RVA on Thursday at 5:00 pm at Lewis Ginter Botanical Garden in the Robins Room. All of you are invited. If you would like to attend, please let me know so that I might secure VIP seating for you.

There is no reason for a hasty decision here. If you're unclear or unsure about what to do, postpone a decision until you have more information. That is the right thing to do.

-- Leighton

Leighton Powell, Executive Director

Scenic Virginia

4 East Main Street, Suite 2A

Richmond, Virginia 23219

[\(804\) 363-9453](tel:8043639453) (Cell)

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leighton.powell@scenicvirginia.org (Please note my new email address)

www.scenicvirginia.org

*Celebrating 15 years of
preserving, protecting and enhancing
the scenic beauty of our Commonwealth*

Submitted 7/21/2014 @ CPC meeting

**Responses to Staff Report on Special Use Permit Request
for "The James at River's Bend" on Pear Street**

by River View Advocates

We believe that our April 1, 2014 letter and our July 29, 2013 provide a very detailed response both to the developer's application and to the April 21, 2014 staff report and we incorporate both of our prior letters by reference. We have provided specific responses to main points in the April 21, 2014 staff letter below but additional detail is contained in our earlier letters.

(Each staff comment extracted from their April 21, 2014 report is accompanied by our response)

Staff: Abandonment of the East Cary Street right-of-way east of Pear Street and acquisition of the right-of-way by the applicant is necessary to develop the property as proposed.

Response: While this is true in the case of the proposed project, it is also true that alternative development approaches that comply with the Downtown Master Plan and surrounding zoning could allow for maintenance of the public right-of-way for a pedestrian street -- perhaps a cobblestoned or other paved ramp and steps rising from Pear Street to a courtyard between the new building and the Shiplock Watch apartments. Cross-easements between the city and the developer would allow for both the public right-of-way and air rights development above the right-of-way for a hyphen connection between two buildings at the second to fifth floors. This would reference courtyard entrances found off Cary into courtyard areas of the historic Tobacco Row buildings.

Staff: The subject property was inadvertently omitted from the October 2008 version of the Richmond Downtown Plan, but was subsequently included in the Urban Center Area of the Downtown Character Map as part of the July 2009 amendment to the Richmond Downtown Plan. As such, the foundational elements of the Downtown Plan apply to the subject property, as do the guiding principles of the Urban Center character area.

Response: No significance can or should be read into, or implied by, the omission from the October 2008 version of the Richmond Downtown plan. Former staff have indicated it was an administrative oversight. The bottom line is that the subject property is included in the Urban Center Area of the Downtown Character Map, and the heights defined in the Downtown Plan for the Urban Center Area are defined as four to five stories. The proposed project does not conform to this height nor to the foundational elements of the Downtown Plan nor the guiding principles of the Urban Center character area as described below.

Staff: Though the subject property was not included within the bounds of in the Shockoe focus area, the recommendations for the focus area can still inform decisions, since the property is adjacent to the Shockoe Bottom area and an influencing component of the area. With the exception of Libby Hill Park to the north, the subject property is surrounded on three sides by the Shockoe focus area and fronts on Main Street, a main thoroughfare for Shockoe Bottom. Moreover, the subject property sits at the terminus of Cary Street and the buildings comprising Tobacco Row.

Response: As part of the Shockoe focus area and a site adjacent to Tobacco Row, scale and height should conform to that of historic Tobacco Row and the heights called for in the adjacent B-5 zoning which set at five stories.

Staff: In regards to the River foundation, the Downtown Plan asserts the creation of "green connections between city parks and the riverfront" and the preservation of "views to the river by limiting building heights and protecting important view sheds." (p. 3.3). Pear Street could serve as a "clear, pedestrian-oriented connection" (pp. 3.14, 4.64) between Libby Hill Park and Great Shiplock Park/the riverfront. The proposed addition of sidewalk and landscaping along Pear Street will help establish it as such a connection. However, the number and width of the proposed curb cuts along Pear Street would hinder pedestrian use of the street. The height of the building would cause it to stand out in the landscape and alter views from surrounding areas. Though the building would not obscure the most notable view of the bend of the James River, it would change river views from Libby Hill Park.

Response: The proposed high-rise does not conform to the Downtown Plan's provision for preservation of "views to the river by limiting building heights and protecting important view sheds," and would in fact mar the 180 degree views from Libby Hill Park currently enjoyed by residents and visitors to the city. Furthermore, it impacts views that served as the basis for the purchase of Libby Hill Park in 1851. The city explicitly established the park in 1851 to ensure residents could enjoy the panoramic view of the whole city. As reported at the time, "It affords a commanding and picturesque view of the lower portion of the City, the river, the falls, the railroad bridges." Lastly, the curb cuts will certainly hinder safe pedestrian use of the street. A mid-rise building that conforms to the Downtown Plan and surrounding zoning would also provide good pedestrian connections as called for in the plan and would likely be more effective in activating the street.

Staff: In regards to the Urban Architecture foundation, the Downtown Plan states the need to "require all new construction within the Downtown to respect and reinforce its urban location, relating to the scale and character of the adjacent buildings and fronting the street with windows and primary entrances" (p. 3.3). "[Shockoe Bottom] has a distinct urban character, consistent with its history as the oldest part of Richmond. This character has been the driving force behind the growth and investment experienced in 'the Bottom' in recent years" (p. 1.17) and infill development should "enhance and reinforce [this] historic, urban character" (p. 4.58). The proposed site plan with surface parking areas between the main building and the streets does not reinforce its urban location.

Response: The staff report fails to document or establish how a high-rise like this conforms to the Downtown Plan including how it "[relates] to the scale and character of the adjacent buildings," how it conforms to the "distinct urban character" of Shockoe Bottom or is "consistent with its history as the oldest part of Richmond." The Downtown Plan also notes that infill development "should enhance and reinforce [this] historic, urban character." To find this proposal as in conformance with the Downtown Plan would be "arbitrary and capricious," and create a precedent that opens the door to similarly situated landowners to request similar heights all along the east end.

Staff: In regards to the Variety and Choice foundation, the housing units in the Shockoe Bottom neighborhood are predominantly renter-occupied. The addition of the proposed owner-occupied housing units will offer more variety of housing tenure choices for prospective residents of the neighborhood. Additionally, the Master Plan states, "it is important to increase the proportion of homeowners in areas with a high concentration of rental property" (p. 103).

Response: While this provision of the Master Plan is one consideration, a well-designed mid-rise that complies with the Downtown Plan and the surrounding B-5 zoning could also be marketed for owner-occupied units and satisfy this provision of the Master Plan. Examples of such buildings exist in Washington DC, Arlington and Alexandria. Here, views of the river, of Tobacco Row and of Libby Hill Park, combined with good architecture and a walkable, livable streetscape will attract condominium buyers. It

should also be noted that there is a very heavy concentration of owner-occupied housing in the surrounding Church Hill neighborhood.

Staff: Staff finds that the City Charter conditions relative to the granting of special use permits are nearly met. Staff finds that the City Charter condition related to the protection of the general welfare of the community, which is established by the City's Downtown Plan, would be met if the applicant adjusted the site plan to better reinforce the site's urban location as recommended in the Downtown Plan. This could be accomplished by removing the parking areas between the main building and the streets and reducing the prominence of the curb cuts along Pear Street. Therefore, staff recommends approval of the proposal subject to amendments to address these concerns relative to the site layout.

Response: The staff report does not provide formal findings or other documentation for how the conditions for the granting of a special use permit are "nearly met." In fact, the failure to comply with the very clear provisions of the Downtown Plan and the very negative impacts on the historic and scenic panoramic view from Libby Hill Park and on the historic fabric and scale of Tobacco Row indicates a significant negative impact to the general welfare. In our July 2013 rebuttal letter River View Advocates have set forth in greater detail why the proposed project harms the general welfare and why the applicant should not be granted an SUP. It is surprising that the staff's sole concerns are the excessive curb cuts along Pear Street and the surface parking facing Main Street, rather than the height and the architecture, and that the staff have not addressed in any detail the impact of the height and architecture on historic Tobacco Row and the views from Libby Hill Park.

Staff: Abandonment of the East Cary Street right-of-way east of Pear Street and acquisition of the right-of-way by the applicant is necessary to develop the property as proposed.

Response: While this is true in the case of this proposed project, it is also true that alternative development approaches that comply with the Downtown Master Plan and surrounding zoning could allow for maintenance of the public right-of-way for a pedestrian street, using cross-easements between the city and the developer to allow for both the public right-of-way and air rights development above the right-of-way (see response earlier which address this issue in greater detail).

Staff: The new building would be authorized to be up to 16 stories as measured adjacent to the building along its northern elevation.

Response: There is a significant discrepancy between the plans provided with the application and this finding by the staff. The application is for a building which stands 13 stories from East Main Street, not 16 stories. Allowing, sixteen stories from Main Street would bring the building to nearly the top of the Lucky Strike smokestack and would magnify the harm to the public welfare in its impact on the viewshed. This discrepancy must be addressed.

Staff: The property is currently located in the City's M-1 Light Industrial Zoning District, which does not permit residential use as proposed by the applicant.

Response: The staff report fails to address whether the requested height can be achieved under the requirements of the M-1 industrial district and whether the requested height would also require a Special Use Permit or rezoning. This should be addressed.

Staff: The proposed building would be limited to sixteen (16) stories in height as measured from the finished grade adjacent to the building along the East Main Street frontage.

Response: There is a significant discrepancy between the plans provided with the application and this finding by the staff. The application is for a building which stands 13 stories from East Main Street, not 16 stories. Allowing, sixteen stories from Main Street would bring the building to nearly the top of the Lucky Strike smokestack and would magnify the harm to the public welfare in its impact on the viewshed. This discrepancy must be addressed.

Staff: Prior to the issuance of a building permit for the main building, final detailed signage, lighting, façade, and landscaping plans shall be submitted to and approved by the Director of Planning & Development Review. Moreover, any substantive changes to the site layout and main building, including but not limited to changes to the unit count, building façade design and fenestration, shall be shown in final plans that shall be submitted to and approved by the Director of Planning and Development Review prior to issuance of a building permit.

Response: Setting aside for the moment that the project does not meet the standards for the granting of a special use permit, the Planning Commission should require that alternative and detailed facade illustrations be provided to the Planning Commission prior to final review and approval of any SUP. Furthermore, architectural and materials commitments should be made prior and as binding condition of the approval of the SUP. Barring this, the Planning Commission, not the staff, should approve final site plans and architecture following consultation and input by staff, community members, civic associations, and the Commission on Architectural Review.

Staff: Neighborhood Participation -- Staff sent notice of the application to the Shockoe Partnership, the Shockoe Bottom Neighborhood Association, the Church Hill Association, and Councilwoman Newbille. Staff has received letters of opposition and support, including a letter of opposition from the Church Hill Association, a letter of opposition and signed petition from the River View Advocates, and letters of support from the Shockoe Partnership, Shockoe Bottom Neighborhood Association, the Historic Richmond Foundation and 32 individuals.

Response: To clarify, the River View Advocates provided an April 1 letter of opposition AND a July 2013 seventeen-page rebuttal letter that was signed by 26 individuals. This should be noted. It should also be noted that the Shockoe Partnership and Shockoe Bottom Neighborhood Association are both primarily business associations and that 15 of the 32 individuals in support are businesses, not just individual residents of the city.



The View That Named Richmond, Virginia

This panoramic vista shows over four centuries of history including:

- 1 The site of the early Native American camp of the Powhatan Indians – below the Rocky Fall Line of the James River as early as 200 AD.
- 2 The Falls where early European exploration in 1600's led Christopher Newport and Capt. John Smith to travel up river in ocean-going deep hulled ships to the "Falls of the James."
- 3 The western boundary of thriving large east coast Port of Rocketts, 1700-1800's – an International port with Customs House bringing in silks, salt and tea and other old world manufactured and luxury goods and carrying out tobacco, lumber and other agricultural products. The port site extended several 100 feet down river to the east.
- 4 The mouth of the canal and bateau systems (with the last Great Shiplock below the Falls) envisioned by George Washington that brought agricultural goods from 200 miles inland by canal and river to the ocean.
- 5 The site the Slave Trail from the Slave Trade Docks on south bank of river and to the market near 15th and Franklin Street.
- 6 The Confederate ship yards-- Rocketts Shipyard on the north and the yard opposite Rocketts or Graves' Yard on the south where among the dozen or so ships built were the ironclads CSS Richmond, CSS Fredericksburg and CSS Virginia II.
- 7 Near the Falls on April 4, 1865 President Lincoln arrived by a tender from Admiral Porter's barge and walked through the still smoldering city to the White House of the Confederacy at 12th and Clay.
- 8 The Ship Dry Dock (in Shiplock Park) where in the 1890's a dozen or so torpedo boats were built for the Spanish-American war and in 1918-1921 a dozen schooners and barges for WWI.

To learn more about the vision or become a River View Advocate go to: ProtectJamesRiver.org

Pre-1607 Powhatan's Village; Probable location of the plain between Nichols St. and Orleans St; farmed for 1400 years

1607 May 27 Christopher Newport & John Smith arrived at Falls (Ellyson, 1970) [1]

1607 The first settlement was built. [2]

1644 “Forte Charles” established Richmond as a trading post, protecting tobacco grown in the area. [3]

1656 Battle of Bloody Run, below Chimborozo Hill [4]

1730 Robert Rocketts began ferry service from what became Rocketts Landing [4a]

1733 William Byrd II & William Mayo laid plans for city of Richmond [5]

1742 Richmond incorporated [6]

1771 Major flooding more death than 1667, 1685, 1773, 1870, 1877, 1923 & 1969 [6a]

1775 Liberty or Death speech by Patrick Henry [7]

1779 Capital moved to Richmond [8]

1780 Rocketts Landing became part of Richmond [8a]

1781 British invaded Richmond and later General Lafayette encampment protected city when British returned and burned Manchester [9]

1781 A tobacco inspection warehouse was established at Rocketts landing. [9a]

1788 Mayo Bridge opened [9c]

1790-1830 “Rocketts a prosperous world seaport...it was considered the busiest in America.” [9d]

1795 Canal completed to barge from city to Rocketts Landing.[10]

1812 Port of departure from Richmond-trained troops during War of 1812 [12]

1816 Steamboat navigated the James for first time to “City Point, Fort Monroe, Norfolk and northern cities”[13]

1830-1861 Rocketts became more a manufacturing center for tobacco products than a bulk shipping center”. (marker)

1862 Confederate Navy Yard, Rocketts Landing, (Marker)

1865 Confederates destroyed the Navy Yard; Lincoln stepped ashore at Rocketts Landing and visited Richmond [14]

1880-1925 S.H. Hawes coal yard

1880 James River Kinawaha Canal closed. [14a]

1898 Ship Yard of William R. Trigg Co. built three torpedo boats used in Spanish American War [15]

1910 Rocketts Landing was active port, (picture from Marker)

1918-1921 Crosby Navigation built six schooners and in 1919 fourteen barges used in World War I.

1920s “Most of port’s traffic was carried away by the growing network of railroads and interstates”[16]

1925-1990 sand and gravel yard and concrete plant Lone Star and Lehigh Cement.

1942 James River Shipbuilding Corp was chartered to build destroyer escorts for World War II, but existed mostly on paper for only three and half months.

[1] Ellyson Louise, *Richmond On The James*, 1970 Newport and Smith were on an expedition “to find a route to the South Seas”. Smith wrote “... we arrive at a town called Powhatan consisting of some 12 houses pleasantly seated on a hill... To this place the river is navigable, but by reason of rockes and iles, there is nom passage for a small boate. This they call the Falles... So there we erected a Crosse.” “After feasting with Indians ... they returned to Jamestown.

Dabney, Virginius, *Richmond: The Story of a City*, 1976 The cross was probably placed on an island at the north end of Mayo Bridge.

[2] *ibid*

[3] *ibid*

[4] *ibid*

[4a] Marker

[5] *ibid*

[6] *ibid*

[6a] Dabney, Virginius, *Richmond: The Story of a City*. 1976 pp21-22.

[7] & [8]

[8a] Chesson, *Richmond after War 1865-1890*, 1981 p 128.

[9] Dabney, Virginius, *Richmond: The Story of a City*. 1976 pp27-28

[9a] Ward and Greer, “ Richmond During the Revolution”, 1977 pp 130-131 Channel to Shockoe Landing upstream required expensive maintenance to remain open due to silting, and adequate warehouses and wharfs were available at Rocketts Landing. Pp 4-5 Map Richmond today, with revolutionary sites identified.

[9b] Dabney, Virginius, *Richmond: The Story of a City*, 1976 p31.

[9c] Dabney, Virginius, *Richmond: The Story of a City*, 1976 p 45

[9d] Markers

[10] Gibson, Langhorne, *Cabell's Canal: The Story of the James River and Knawha*, 2000

[11] McGraw, “*At the Fall: Richmond, Virginia, and its People*”, 1994 p78

[12] Graham, *Richmond History Examiner*, 2012.

[13] Chesson, *Richmond after War 1865-1890*, 1981 p 5.

[14] “...Lincoln sailed up the James to see the spoils of war. His ship could not pass some obstacles placed in the river by confederates so 12 soldiers rowed him to shore”. History.com.

[14a] Wikipedia

[15] McGraw, “*At the Fall: Richmond, Virginia, and its People*”, 1994 p 214.

[16] Rockett Landing, Inc.