



A computer rendering using Google SketchUp from the Soldiers and Sailors Monument.*

THIS PROPOSED 16 STORY CONDO WOULD TOWER IN FRONT OF LIBBY HILL PARK AND BE INCOMPATIBLE WITH HISTORIC TOBACCO ROW.



A computer rendering using Google SketchUp from Franklin Street,
left of Libby Hill Park House.*

**CONTACT YOUR CITY COUNCIL
REPRESENTATIVE BECAUSE THIS VIEW
BELONGS TO EVERYONE.**

[http://www.richmondgov.com/
CityCouncil/contacts.aspx](http://www.richmondgov.com/CityCouncil/contacts.aspx)

LIKE OUR FACEBOOK PAGE:
www.facebook.com/180RVA

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**SIGN OUR CHANGE.ORG PETITION TO SAVE
YOUR VIEW:** <http://goo.gl/BysAqw>

**ATTEND THE PLANNING COMMISSION
HEARING APRIL 21, 1:30 P.M. AT CITY HALL
AND CITY COUNCIL SPECIAL USE
PERMIT (SUP) HEARING APRIL 28, 6 P.M.**

*The renderings are designed to illustrate the proposed heights and are based on numbers supplied by the developer. They are not to be considered definitive.

SEE BACK OF FLYER FOR MORE FACTS.

IT'S EVERYONE'S VIEW – NOT JUST A FEW. PROTECT THE LIBBY HILL PARK HISTORIC VIEW.

– The wrong project for five main reasons –

1. Precedent Setting: Consider the precedent this building could set for development, resulting in a veritable wall all the way to Rocketts.

2. Not By-Right: The developer does not have “by-right” zoning to build a high-rise condo project. M-1 (light industrial) was intended to allow height for smoke stacks, water towers, etc., not high-rise condo projects. That’s why he needs a Special Use Permit, and the city has good authority to deny an SUP if the project harms the public health and welfare..

3. Inappropriate in Mass and Scale: We support smart development that suits that stretch of the land bordering the James. This high-rise would be a jarring change to the roofline and heights of historic Tobacco Row, and would be out of scale with Libby Hill Park.

4. Impacts the entire Panorama: It degrades the commanding and picturesque view of the lower portion of the City, the river, the falls, the railroad bridges, 163 years after the City paid for the park to overlook that sweeping view.

On a daily basis, visitors to the park enjoy sunsets, views of the entire city, running the steps, fireworks, festivals, and the contemplation of the sweep of history from slavery to freedom. As stewards of the view, today’s citizens should not allow a developer to deprive the public of this view for the sake of a very few.

5. Ignores Community Plans: The Pear St. Project is NOT consistent with Richmond’s Downtown Master Plan or the Riverfront Plan.

- Throughout the public process to create the Downtown Plan, hundreds of citizens pressed for protection of the view. The plan clearly indicates that this area should share a compatible urban form with Tobacco Row. The Riverfront Plan also involved significant public input and endorses protection of significant views.

- This site is within the RF2 zoning overlay which provides for “... 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 . . .”

There is a better Alternative for Richmond: A building rising four to five stories from Main Street would match the form and scale of adjacent and historic Tobacco Row, and be in compliance with the adjacent B-5 and B-6 zoning which limits buildings to that height.



Flyer produced by the 180° River View Advocates, a group of citizens who have worked since 2007 to protect the Libby Hill Park view shed.

Sign our petition!

