

Members of the Planning Commission,

I am pleased to see the proposed rezoning of the Hull St. Corridor as proposed in CPR.2017.081. This will help build the vibrant, urban, walkable and transit-oriented neighborhood that Manchester needs.

However, in this rezoning, I am drawn to the area of Hull St to the northeast, between 9<sup>th</sup> Street and the Mayo Bridge, that could also benefit from a rezoning to B-5. The area around Plant Zero has many of the same characteristics as the area currently under consideration, and much of it is already conditionally zoned as B-5, with most of the conditions being extra parking off-site that is, according to satellite, street view and personal viewings of the neighborhood, barely used at all, and may decrease further once frequent, reliable transit is introduced next year with the Richmond Transit Network Plan. On the north side of Hull St., most of the area between 4<sup>th</sup> and 7<sup>th</sup> Streets is already B-5. And the rest of this area is either B-6 or B-7, with Industrial districts many blocks away.

A unifying corridor of B-5 from Cowardin to the Mayo Bridge, with lower densities further back, would help connect these two areas, connect them all to downtown and create a gradual neighborhood intensity with higher intensity near the strong commercial corridor with proposed frequent bus service and lower intensity further back. Current usage in many cases looks like it would already conform to B-5, with many of the exceptions being unused, empty lots.

I encourage the Commission and the Planning Department to investigate extending this B-5 corridor from Cowardin to the edge of the Norfolk Southern tracks near the beginning of the Mayo bridge, and to ask property owners if they would support such a change. Simplifying zoning by moving from a patchwork of different Business zoning in the area to a unified vision will help spur nodal-, corridor- and transit-focused development that is sure to come in this area over the coming years, while increasing certainty for developers both large and small, all while creating a better neighborhood.

Thank you for your attention to this matter.

Sincerely,

Nicholas Smith