

MANCHESTER
ALLIANCE
RVA



28 October 2016

Matthew J. Ebinger, AICP
City of Richmond Department of Planning and Development Review
900 East Broad Street
Richmond, VA 23219

CC: Brian Jackson
Mark Ohlinger
Ellen Roberston

RE: Rezoning Application 111 Hull Street and a Portion of 1 Hull Street

Mr. Ebinger,

The Manchester Alliance Board of Directors has reviewed the rezoning application for the property at 111 Hull Street and a portion of 1 Hull Street. Without being able to review an actual proposed development and plan for the property, the Alliance is unable to support the B-4 rezoning request at this time. The Manchester Alliance Board of Directors did vote to support an RF-2 rezoning for the subject property which is a significant change from the current RF-1 zoning that should allow for a significant development and respect the proximity to the riverfront.

In addition, the Manchester Alliance Board voted to request that the applicant contribute the assessed value of the currently city-owned 1 Hull Street at \$988,964.00 to improve the Manchester Canal and/or make other appropriate neighborhood improvements in the immediate area of the subject property. (This calculation on the basis that 111 Hull Street at 1.71 acres assessed a \$1,543,000.00 equates to \$902,339.00 per acre and 1 Hull Street at 1.096 acres would equate to \$988,964.00)

Sincerely,

David Bass
Manchester Alliance, President
815 Porter Street #105
Richmond, VA 23224
804-677-8270