

Manchester Neighborhood Capital Improvement Request July, 2015

Multi-Family property owners, the Manchester Alliance, with support and input from the Hull Street Merchants Association, and the Multi-Family Council of The Home Building Association of Richmond (HBAR), request the City of Richmond implement the following capital improvements to the Manchester Neighborhood.

The Reports

These requested improvements have been outlined and supported in each study done by the City over the years, including:

1. The Master Plan (2000-2010), including Old South Planning District
2. Richmond Downtown Plan (July 2009), pages 4.31 – 4.42
3. Old Manchester Neighborhood Plan (1996), sections 7.2 – 7.5
4. Richmond Riverfront Plan (November 2012)
5. Manchester Area Transportation and Land Use Study (November 2013)

The Numbers

This year is the time for action in infrastructure investments in Manchester. Over the past ten years Manchester has experienced dramatic and dynamic growth in residents and business through private investment, state and federal tax credits, and the City tax abatement program. The City needs to invest in infrastructure improvements to support this current activity and prepare for future growth.

Assessed values have exploded in 10 years in the Industrial section of Manchester alone. In 2005, total assessed values were \$56 million. In 2015, the assessed values are \$174 million. That is a 209% increase in values. Development projects in this 60 block area account for 90% of that growth. In fact, values of developed projects grew 337% from \$31 million to \$137 million, while all other property increased 48% from \$25 million to \$37 million. Please see the attached summary of assessed values by parcel.

There are approximately 1,500 new apartments and ownership units in Manchester over that 10 year period, and there are currently about 1,500 more units under construction or in development today. That explosive growth, along with an extensive amount of vacant parcels for future development, requires City support through capital improvements. Further studies and reports are not warranted.

The Detail Needs

The neighborhood has assessed our needs block by block and prepared a master map detailing locations for certain improvements noted below. We agree that the main corridors of Manchester are Hull Street, 7th Street, and Commerce Road. These corridors should get primary

improvements as we work with the City on the plan to implement our request throughout the neighborhood.

Our needs include:

1. Traffic Calming
 - a. Signalized intersections and raised crosswalks on Hull as noted on page 26 of the Manchester Area Transportation and Land Use Study (MATLUS)
 - b. Bump-outs and crosswalks on Commerce as noted in the Manchester section of the Downtown Master Plan
 - c. Stop signs and crosswalks where noted throughout major intersections
2. Curbs and Sidewalks
 - a. Repairs of existing
 - b. Installation of curbs and sidewalks where missing
3. Replace Cobra head lights with pedestrian level streetlights similar to the Fan District
4. Tree Wells
 - a. New wells throughout the neighborhood
 - b. Install appropriate trees in existing empty wells
5. Green Space and River
 - a. Connection from the Manchester neighborhood to the Dam Walk
 - b. Miller's Creek linear Park
 - c. Connect the "Missing Link" to the Dam Walk as outlined in the Richmond Riverfront Plan
6. Traffic Flow
 - a. Improvements/widening of Maury Street up to Commerce
 - b. Traffic circles at I-95 ramp/Maury and Semmes/7th
 - c. Signage to Route truck traffic around neighborhood from Maury to Commerce
 - d. Street paving, potholes, and address abandoned rails
7. Improved Code Enforcement
8. Parking on Semmes similar to Hull and Commerce
9. Bike Lanes on Hull, 7th, and Commerce corridor