



July 19, 2021

Tom Aspell  
City Manager  
City Hall  
37 Green Street  
Concord, NH 03301

**HAND DELIVERED**

Dear Tom,

I submit herewith a proposed change to the Concord Zoning Ordinance for consideration by the Council.

In essence it is intended to increase the retail uses of the first floor space in the downtown and to end the use of first floor space for offices and services that create “dark space” on nights and weekends.

Downtown retail survives when there is an abundance of different types of retail with colorful window displays, lighting and offering different products. More retail draws more shoppers which in turn increases the value of downtown properties, which in turn makes more revenue for the City.

However, first floor space development of offices and services that are not traditionally open later in evenings or on weekends has the opposite effect. If space looks closed, visitors begin to get the impression that parts of the downtown are closed – “a city in a coma” syndrome. Worse, once this becomes the impression, it has the effect of lessening traffic to existing retailers, which in turn can lead to fewer retailers, declining property values, and declining tax valuations.

The goal of this proposed change is to limit the use of the first floor space in the downtown to increase retailer visibility.

I would be happy to meet with you, the Council, Planning or whomever should that be helpful.

Sincerely,

A handwritten signature in black ink that reads "Steve". The signature is written in a cursive style with a large, looping initial "S" and a horizontal line extending from the top of the "S" across the word.

Steve Duprey

SMD: clh  
Enclosure

cc: Mayor Jim Bouley  
Heather Shank  
✓ Carlos Baia