

Thanh Dang

From: Laurie Yoder <laurieyoder@gmail.com>
Sent: Monday, February 7, 2022 8:07 PM
To: Thanh Dang
Subject: Please deny special use permit-765 E Market

WARNING: This email was sent from outside of your organization.

Dear Thanh Dang,

We urge the Harrisonburg Planning Commission to deny the request for the 765 East Market Street (The Edge Apartments) special use permit. The building out of Franklin Street to connect East Market and Reservoir for such a high-density project would drastically increase the traffic load and put too much strain on a quiet residential street. We hope that the city planners are able to solve the city's need for additional affordable housing using other options which do not cause harm to existing neighborhoods such as the Franklin Street neighborhood. Thank you for sharing our concern with the Planning Commission.

Sincerely,

Laurie and Derek Yoder

Thanh Dang

From: Terri Luginbyhl <tllugi@gmail.com>
Sent: Monday, February 7, 2022 9:50 PM
To: Thanh Dang
Subject: 765 East Market Street Proposal

WARNING: This email was sent from outside of your organization.

Dear Thanh Dang,

I urge the Harrisonburg Planning Commission to deny the request for the 765 East Market Street (The Edge Apartments) special use permit. The building out of Franklin Street to connect East Market and Reservoir for such a high-density project would drastically increase the traffic load and put too much strain on a quiet residential street.

Opening Franklin Street (Extended) to East Market Street would cause traffic problems and speeding as this would be a direct throughway to Reservoir. Franklin street is residential with many children, walkers, and bike riders. A section of the road is very narrow and is already problematic. The intersection of Franklin Street and Reservoir has blind corners. Franklin Street Extended is not built for the high density of traffic that the new housing area would produce.

Family Dollar is already having problems with shoplifting, and providing another escape route would only increase this problem.

High-rise apartments of up to three stories will be a terrible eyesore from every direction.

I hope that the city planners are able to solve the city's need for additional affordable housing using other options which do not cause harm to existing neighborhoods such as the Franklin Street neighborhood. Thank you for sharing our concern with the Planning Commission.

Sincerely,

Terri Luginbyhl
608 Franklin St, Harrisonburg, VA 22801

Thanh Dang

From: Sarah Showalter <sarahnshowalter@gmail.com>
Sent: Monday, February 7, 2022 10:07 PM
To: Thanh Dang
Subject: Comments Regarding Rezoning of Franklin/Market Street for "The Edge"

WARNING: This email was sent from outside of your organization.

Dear Mrs Dang,

I'm writing to express concern about the rezoning and special use permit for "The Edge" apartment complex on Franklin Street that will go before the planning commission this Wednesday, February 9.

As a resident of Franklin Street, I'm very concerned about the proposed development and its impacts on my own home and our neighborhood. While I understand the need for housing in the city, I'm specifically concerned about the drastic changes in traffic flow and the way this would impact our neighborhood. Currently we have a quiet street - neighbors walk the streets, we know each other by name, I take my 1 and 3 year old sons on daily walks through the neighborhood. This is one of the reasons we chose to live here. The change in traffic patterns and the subsequent increase in traffic on our street would be a very big loss for our family and our neighborhood.

I have several points that I'd like to address related to this issue:

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- The city chose not to do a traffic impact analysis.
- **I would really like to see a traffic impact analysis be done before approval is granted.** While the calculations only account for an increase in 70 vehicles at peak out, I believe this does not account for the true increase in traffic that would be created.
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 - Currently Franklin Street is not accessible from Market Street. By connecting Franklin to Market, there will be a significant increase in traffic even if there were 0 apartment dwellings added. That increase is not accounted for in the calculations, and it needs to be accounted for.
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 - Bluestone Land LLC claims that "As typical with a city street grid pattern, residential traffic would be dispersed among local streets and would not be concentrated on any one side street." However, Franklin street and the surrounding streets do not follow a typical city street grid pattern. Long Avenue and Crescent Street to the North do not connect to Market Street. Norwood Street to the South also does not connect to Market Street directly, and Hawkins Street to the South is a one way street. So the two streets in each direction are not equally accessible. Therefore, this funnels the traffic onto the newly connected Franklin Street. This, again, requires a need to account for additional through traffic in addition to the traffic from the residences.
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 - The current intersection of Franklin Street and Reservoir Street is not an optimal intersection.

- There is a rise in elevation to the north that causes decreased visibility of oncoming traffic. Even with the minimal traffic currently on Franklin Street, many people choose to access Reservoir St by taking Highland down to Long Avenue where the intersection
- offers better visibility. Drastically increasing traffic on Franklin Street poses risks at that intersection of Franklin and Reservoir and also adds likely increase in traffic flow on Highland Ave and Long Ave for those who wish to circumvent it.

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- Per the city’s report, “the applicant originally desired to close Franklin Street.”
- **I would like to see a reconsideration for closing Franklin Street.** I agree with and understand
- the point the city makes that “creating an interconnected network of streets provides for street connectivity and accessibility to destinations for people to be able to walk, bicycle, and drive throughout the community.” However, in this case it comes at a
- significant loss for the persons already living on Franklin Street. (I’ve talked with many neighbors and no one is happy about it).

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- While it would not make sense to close an existing road, I feel that this is a different circumstance.
- Currently, Franklin Street cannot access Market Street anyways, so closing the street would not create any new loss in connectivity.
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- In addition, there could be options for increasing connectivity without creating such drastic changes
- in traffic patterns. There could be an accommodation to connect Franklin Street to Market Street, but to make it only passable by motor vehicle in the case of emergency (by installing some kind of emergency gate). In this case, the city would still achieve
- an increase in connectivity for walking and cycling without creating traffic issues.
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- I see a lot of information about improvements along the east end of Franklin Street where the apartments
- would be constructed, however I see no mention from the applicant or the city about how the existing portion of Franklin Street and the residents along it would be accommodated.
- **I would like to hear from the city about what considerations have been given**
- **for the existing portion of Franklin Street and the residents along it.** Who will be responsible
- for the curbs and sidewalks that will become necessary with the drastic increase in traffic on the existing portion of Franklin Street? The applicant offers “traffic calming” accommodations within their portion of Franklin Street. Will the city offer additional
- “traffic calming” accommodations on the existing section?

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- Apart from the direct impacts on my own home and experience living on Franklin Street, as a resident
- of Harrisonburg I would like to see a larger portion of the units designated as affordable housing.
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I very much appreciate the opportunity to express my concerns and I look forward to hearing how the city will consider these concerns.

Sarah Showalter

Thanh Dang

From: Suzanne <spaucker@aol.com>
Sent: Tuesday, February 8, 2022 9:09 AM
To: Thanh Dang
Subject: Harrisonburg Planning Commission

WARNING: This email was sent from outside of your organization.

Dear Thanh Dang,

I urge the Harrisonburg Planning Commission to deny the request for the 765 East Market Street (The Edge Apartments) special use permit. The building out of Franklin Street to connect East Market and Reservoir for such a high-density project would drastically increase the traffic load and put too much strain on a quiet residential street. We hope that the city planners are able to solve the city's need for additional affordable housing using other options which do not cause harm to existing neighborhoods such as the Franklin Street neighborhood. Thank you for sharing our concern with the Planning Commission.

Sincerely,

Suzanne Auckerman
Property Owner

Thanh Dang

From: Pat Lobb <pal829@verizon.net>
Sent: Tuesday, February 8, 2022 9:29 AM
To: Thanh Dang
Subject: rezoning Franklin St - Special User Permit- Edge Apartments

WARNING: This email was sent from outside of your organization.

- Special Use Permit - 765 East Market Street, and Properties along East Market Street, and Franklin Street (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building) (The Edge Apartments)
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Dear Thanh Dang,

I have lived on Franklin St. Ext since 1991 and also the President of the Homeowners Association for the 12 townhomes at the end of the street and would like to voice my opposition of the proposed development- The Edge. Franklin St currently is a quiet dead end street and a reason that people move down here is because it is quiet and a surprised that we even exist. Franklin St as is currently exist would need to be rebuilt, starting with the corner of Reservoir. If you add over 100 apartments, this intersection will require a light. Currently any day around rush hour traffic on Reservoir is already backed up from both sides--- one reason is all those turning onto Myers St, the traffic light at E Market and then, at times, the horrible circle down at McDonalds. Also a light would probably be required once entering E Market St, which would be a few hundred yards from the Vine St MESS. I would suggest that someone from city council drive this area either in the early mornings or around 5:00 – 5:30 pm any weekday. Enough of traffic concerns.

The area, I believe, with that many apartments, it would bring excess noise. Once again ruining what is actually a quiet area in Harrisonburg, according to the DNR, there will be a pool and other amenities, which sounds like it is being designed more for the college crowd than those that need affordable housing. The city needs to look at the rising rental rates in the city, the average person working in town doesn't make enough to afford what I see is close to \$1,000 / per month and survive.

I feel that I do speak for others in the complex . I was notified that Laurie Yoder, a homeowner, in the complex has also expressed her concern. At this point, I feel that the apartment complex will lower the value of our properties.

Thank you your consideration

Respectably Submitted

Patricia Lobb

612 Franklin St.

Thanh Dang

From: Jim Beachy <beachyhill@hotmail.com>
Sent: Tuesday, February 8, 2022 11:56 AM
To: Thanh Dang
Subject: Franklin Street Issue

WARNING: This email was sent from outside of your organization.

Hello Thanh Dang,

As a member at the Ridgeway Mennonite Church at 546 Franklin Street in Harrisonburg, I am writing regarding the request for the construction of 156 apartments on East Market Street and an extension of Franklin Street.

My question is not about the apartments per se, but about making Franklin Street a through street to East Market Street from Reservoir Street. Doing so would likely make Franklin Street a short cut, and greatly increase vehicle traffic through the neighborhood. It could also have major impact on an already awkward Franklin/Reservoir intersection.

The neighborhood around the church is made up of low-cost housing and apartments, and a somewhat transitory population. I like to think that the presence of our church, the little playground right beside the parsonage to which we invite neighborhood children, and our intentional interaction with the children and adults of the neighborhood has been a stabilizing effect on the community. Over the years, and currently, members of the church have deliberately moved into the neighborhood in order to be part of the community. High traffic on the currently lazy little Franklin Street would certainly disrupt things.

I can see why the city would want through streets as a general rule. If construction were to happen, could something be done to allow access to the possible new apartments, but also to keep Franklin Street from becoming an often used shortcut?

I am writing this for myself, and am not representing the church in any official way.

Thanks!
Jim Beachy
540-867-3453

Thanh Dang

From: auxsec@comcast.net
Sent: Tuesday, February 8, 2022 1:06 PM
To: Thanh Dang
Subject: Franklin Street

WARNING: This email was sent from outside of your organization.

To whom this may concern,

As a resident for almost 12 years, I am appalled the city is considering rezoning the street to allow the apartment complex to be built. As a resident who was born and raised in this city, I know Franklin Street used to be open to East Market Street. Ironically, I lived on the other Franklin Street growing up. The reason it was closed off was because of drug traffic and other problems.

The street is peaceful the way it is. We have several residents who go to work early in the morning. We also have several children and pets in the area. The traffic increase puts them at a danger of being hit and killed.

Since this Charlottesville company is trying to get places rezoned, it really sounds like the company is looking to make a lot of money, no matter what it costs long time residents. Neighborhoods in Harrisonburg are zoned the way they are for a reason. Rezoning Franklin Street would be disrespectful to the homeowners and their families.

My husband and I, are requesting the rezoning permit be denied. Harrisonburg has other places that don't need rezoning that this Charlottesville company should consider instead. Please do not allow this change. Thank you.

Sincerely,

Kim and Gary Diehl
611 Franklin Street residents

Thanh Dang

From: Amy Lemmons <aelemmons@gmail.com>
Sent: Wednesday, February 9, 2022 12:06 AM
To: Thanh Dang
Subject: Franklin Street apartment proposal

WARNING: This email was sent from outside of your organization.

Good evening,

I am a homeowner at 601 Franklin Street and I would like to express some concerns with the proposed development of 156 apartment units on undeveloped land between the end of Franklin Street and Market Street.

1. The low number of parking spaces proposed - any unit with three unrelated tenants is going to come with 3 cars to park. The necessary number of apartments with tenants that have no car at all seems highly unlikely to compensate.
2. A traffic study seems warranted - the estimates listed in the chart of the number of trips during rush hours seem too low to be realistic and a left turn onto Market Street would be problematic without a traffic light.
3. The developer's unwillingness to plant the number of trees suggested. Harrisonburg is a Tree City USA
4. Consideration regarding water runoff as a result of paving so much area that is currently covered in vegetation particularly in light of the current structures that would be downhill from the new construction.
5. The proffered 5% or 8 units for the first 15 years for affordable housing does too little to address the issues raised in the ALICE report from the United Way that has only been made worse with the pandemic.

Taking parcels from R2 to R5C is too great a leap. Thank you for your attention to these concerns.

Sincerely,
Amy Lemmons
601 Franklin Street
Harrisonburg, VA 22801

Thanh Dang

From: Eldon Kurtz <kurtze@emu.edu>
Sent: Wednesday, February 9, 2022 10:17 AM
To: Thanh Dang
Subject: Franklin Street Project

WARNING: This email was sent from outside of your organization.

Thanh,

Good morning. I just want to take a few moments to express some thoughts about the proposed Franklin Street project. My interest is related to my long term relationship with Ridgeway Mennonite Church at 546 Franklin street. Prior to Covid I was involved in connecting with neighborhood Children and families in a program we called "Kids Club". Being on the streets around the church I've become familiar with the quiet residential character of Franklin, Crescent and Long and the more complicated traffic on Hawkins and Norwood.

1. Overall I am not opposed to additional housing in the area and would want to welcome the new residents to the neighborhood.
2. My concern is primarily about the traffic.
 - I travel Reservoir and cross E Market on my way to my home on E Wolfe St. Frequently traffic is backed up all the way to Myers and Franklin
 - If Franklin Street is a through street to Market it is likely to become a shortcut for some traffic which would increase traffic beyond the traffic from residents of the new housing,
 - Each end of Franklin terminates at difficult intersections
 - At Reservoir sightlines are short and Myers is skewed. Perhaps a roundabout might be located here using the vacant triangle owned by the Housing authority.
 - At E Market we would be adding another intersection near an already difficult intersection with Vine Street and Hawkins. Might there be a way to address all these concerns in a coordinated approach
 - If Franklin Street does go through there should be traffic calming measures that will slow the speed and discourage short cuts.
 - **I recommend that a careful study be made of traffic in the entire area bounded by Kenmore. East Market and Reservoir.**

My primary interest is to promote comprehensive improvement in the neighborhood around the church.

Eldon Kurtz
555 E Wolfe Street, Harrisonburg, VA 22802

Thanh Dang

From: paul Hoover <pshoovers@gmail.com>
Sent: Wednesday, February 9, 2022 12:16 PM
To: Thanh Dang

WARNING: This email was sent from outside of your organization.

Thank you for considering this response.

I highly suspect the amount of traffic expected at peak times will be much more than the proposal states. Did they take into account an expected local traffic bypassing the light on Reservoir, and through traffic using Franklin Street as a bypass for the light at Reservoir, taking note neither Norwood or Hawkins streets are good 2 way through streets.

At peak hours I calculate there will be closer to 200 cars.

Please take a closer look at traffic ramifications.

As a side note, Franklin Street is currently a quiet, child friendly, low traffic Street, this change will majorly impact that aspect.

Thanh Dang

From: tom oberholtzer <oberholtzertom@gmail.com>
Sent: Wednesday, February 9, 2022 12:14 PM
To: Thanh Dang
Subject: Franklin St. extension and development

WARNING: This email was sent from outside of your organization.

Thanh,

Good morning. This letter is on behalf of Ridgeway Mennonite Church located at 546 Franklin St. We recognize this development provides much needed housing in Harrisonburg. We also know that change can be hard, and this growth WILL change this neighborhood, some for the better while also presenting some challenges. But here are our immediate concerns.

1. We were disappointed and shocked at the conclusion that no traffic study is needed.

-E. Market St has a 12,554 AADT

-Reservoir has a 9988 AADT

Will there be no short cutting between these roads?

2. Currently this road serves 18-20 homes and RMC

-The current road is narrow and barely allows 2 way traffic as is.

-This development is adding 156 units (1.4 parking spots/unit? 200+ vehicles)

Will the current road be widened? Curbing sidewalks etc.

Who will do this and at who's expense?

Will there be speed mitigation measures? i.e. speed risers etc.

How will this be monitored?

3. How will the intersections be handled on either side of Franklin?

-Franklin onto Reservoir is difficult to navigate already given the Reservoir volume and the line of sight. (Especially turning Left)

-Turning from Franklin onto E. Market, a 4 lane thoroughfare without signals may not be easy at certain times of day.

We do appreciate all the diligent work by our planners and administrators.

Thanks for all you do!

Ridgeway Mennonite Church
Governance Chair

~Tom Oberholtzer
540.810.6242

Thanh Dang

From: Austin Showalter <austinrshowalter@gmail.com>
Sent: Wednesday, February 9, 2022 1:19 PM
To: Thanh Dang
Subject: Comments regarding the proposed housing on Franklin Street

WARNING: This email was sent from outside of your organization.

Thanh,

I wanted to give some thoughts in preparation of the planning meeting this evening. My main concern is in regards to the additional traffic that would be dumped onto Franklin street if it were opened up to connect all the way from Reservoir to Market.

- The entrance from Franklin to Reservoir is not suited for a high volume of traffic. The approach is not level (significant forward slanting) and ice often forms in cold conditions. Additionally, there is poor visibility north, as there is a dip in the road.
- Traffic is already congested on Reservoir. During peak hours, it's not uncommon to sit at the Market Street light for a few cycles before making a turn. This, by nature, will drive people to take an alternate route if one is available, such as Franklin going through to Market.
- Franklin Street is a narrow street with on street parking narrowing it further. What consideration has been given to expanding it if the connection were to be made through to Market?
- Franklin street is currently a quiet residential neighborhood. Adding high density housing would drastically change the area. Adverse effects to the existing neighborhood could be minimized by not opening Franklin.
- There is no other *close* access to Market from Reservoir. Long doesn't connect, Hawkins is one way, Norwood doesn't connect directly, Kenmore doesn't offer a left hand turn onto Market. Because of its location between the intersection of Reservoir/Market and Carlton, Franklin street, if opened, would invite significant thru traffic. What consideration has been given to this in terms of numbers for the TIA?

Thank you for your efforts on this project!

Austin Showalter
550 Franklin St



Dean M. Nichols
Attorney at Law

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Phone: (540) 437-3100
Fax: (540) 437-3101
90 North Main Street, Suite 201
P.O. Box 1287
Harrisonburg, Virginia 22803

February 9, 2022

City of Harrisonburg Planning Commission
409 South Main Street
Harrisonburg, VA 22801

RE: Joyce A. Schultz and Bluestone Land, LLC requests

Dear Planning Commission Members:

On behalf of Rockingham Exchange, LLC, which owns the Rolling Hills Antique Mall, I am providing this letter in opposition to the above rezoning and special use permit requests. We apologize for the lateness of this comment; however, Mr. Jeffrey Bradfield only received the notification letter within the last few days.

Mr. Bradfield has several concerns with respect to the proposed development. First being the additional traffic that will impact East Market Street. Mr. Bradfield has had many complaints from his customers as to the difficulty exiting his business onto East Market Street. The problem is even depicted in the schematic provided by the property owner showing the proposed development. You can see the cars lined up in the east bound lane at the light on Market Street. With the number of residents in the 156 units being proposed, the entry onto the east bound lanes of Market Street will be backed up even further. Additionally, that back up will likely cause difficulty for traffic west bound trying to turn into Franklin Street to the new development.

The second issue is the inadequate parking that is being provided for the 156 units. The developer is proffering 1.4 parking spaces per dwelling unit. As the applicant indicates, at least 70% of the units will be 2 bedroom units, with the rest being 1 and 3 bedroom units. The target market is young professionals, empty nesters and other renters. Based on their target market, it is highly likely that each unit would have at least 2 vehicles and some of the 3 bedroom units may very well have 3 vehicles per unit as they are able to have up to 3 unrelated persons. We

believe the parking to be wholly inadequate and Mr. Bradfield is specifically concerned about people parking in his parking lot when unable to find a parking space.

The third area of concern is the change of zoning from B2 along East Market Street to a residential use. In order to maintain consistency with all of the other property along East Market Street, the parcels bordering East Market Street should remain a business use and not converted to a residential use.

Thank you for your consideration of this request and the comments provided by Mr. Bradfield and other concerned property owners.

Sincerely,

FLORA PETTIT



Dean M. Nichols

DMN/bgc

cc: Ms. Thanh Dang

4893-8377-3709, v. 1

February 15, 2022

To the planning Commission:

My backyard is adjacent to the property between East Market and Franklin streets. I have lived at 173 Crescent Drive for 59 years. I do not know if a study of the traffic has been done for this area, but it should be. I wonder how many members on the planning committee has drove by to see the layout of the area? Spotswood School will be over-crowded. I have noticed the buses have a hard time getting pass all the cars that is parked on each side of the streets. Mr. Baugh made the statement, that low-income apartments or housing was more important than the traffic. That is a stupid statement for any person with intelligence to say. Consider the citizens that pay their taxes in our city instead of the revenue for the city. I hope the buffer line will have privacy fencing or trees! We are to use common sense, when making a decision that involves other people.

Thank you,
Joyce A. Feltz