

Thanh Dang

From: Matthew Phillippi <mrphillippi@outlook.com>
Sent: Saturday, August 31, 2019 6:59 PM
To: Thanh Dang
Subject: Rezoning/SUP for Woodland/Foley/Reservoir

Thanh,

Disregard my prior email; I just realized the meeting is next Wednesday, not this one coming. I will likely be unable to make the meeting next Wednesday due to other obligations, so I wish to enter my comments into the record via email.

To the Planning Commissioners of the City of Harrisonburg,

As a homeowner of 772 Woodland Dr, I cannot support the proposed adjustments to the parcels of land addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road. The proposal to rezone from R-3 to R-5C at these parcels would put a high density residential location in the middle of medium density residential areas. This would be out of character for the surrounding neighborhoods. In addition, the comprehensive plan indicates that the projected use of this land is intended to remain in the medium residential zone. Decisions regarding such a rezoning should, as they are intended to, be driven by the comprehensive plan adopted by the city. Because of the surrounding neighborhoods being R-3 as well as the comprehensive plan indicating that these parcels are intended to remain medium density residential, the rezoning should not be recommended to City Council by the Planning Commission.

Regarding the Special Use Permits, the fact that three would be required by the developers in order to comply with the regulations in the zoning area even after a rezoning shows that their intended development strays even further from the intended character of this neighborhood. Two additional floors, higher density living than allowed by right, and retail spaces would make this project even less in character with the surrounding neighborhoods.

I understand that there is high density residential areas nearby, and as such it may seem that this development is not completely out of the norm. However, when we look at the guiding document of the future of Harrisonburg, we can see that a development such as this would be contrary of several goals we have set forth. The plans indicated would place a large sizeable apartment complex geared to students immediately adjacent to many homes that house families. It would work against goal 5 from the comprehensive plan, "To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices." Increasing the density of residents in the neighborhood, the traffic, and placing a student population in the midst of these families will work against this stated goal.

A specific objective, 11.5, would also give reason to pause for such a project. The objective is "To protect and increase tree canopy cover in the City." These roughly 6.6 acres are almost entirely wooded, providing a wonderful tree canopy in the middle of suburban sprawl that is occurring around it. Removing this tree canopy would have significant environmental impacts by increasing temperatures in the neighborhood and also having the potential to create stormwater issues due to a reduction in flora to help absorb runoff from areas around the neighborhood.

My wife and I moved to this neighborhood because we were bringing her elderly father to Harrisonburg to live out his retirement with us. We enjoyed the way this neighborhood was tucked away, how our backyard is a game trail for deer and other wildlife moving between this wooded area and another above our house. We spent 8 years living among students in our prior home. Here, we have a few scattered about, but these trees that would have to be removed are what stands between a lot of student housing and this neighborhood in one direction. I have given plenty of reasons that, according to the Comprehensive Plan, this project should not go forward, but on a personal level this project would be detrimental to this area. When I look at the properties that abut this proposed project and think about the potential impacts on these families were this project to go forward, not just for my own family, it saddens me greatly.

I hope that you will take all of this into consideration in your recommendation that City Council not approve this rezoning or the Special Use Permits. We do not need this development in our neighborhood, and neither does the city.

Sincerely,

Matthew Phillippi

772 Woodland Dr.
Harrisonburg, VA 22801

Thanh Dang

From: julie francis <jfrancis7958@gmail.com>
Sent: Tuesday, September 3, 2019 11:40 AM
To: Thanh Dang
Subject: Fwd: Woodland Drive Alert Neighborhood safety and flooding

Sent from my iPhone

Begin forwarded message:

From: 4garrfam@verizon.net
Date: September 2, 2019 at 1:07:24 PM EDT
To: jfrancis7958@gmail.com
Subject: Re: Woodland Drive Alert Neighborhood safety and flooding

here you go.

-----Original Message-----

From: julie francis <jfrancis7958@gmail.com>
To: 4garrfam <4garrfam@verizon.net>
Sent: Sun, Sep 1, 2019 6:01 pm
Subject: Fwd: Woodland Drive Alert Neighborhood safety and flooding

Sent from my iPhone

Begin forwarded message:

From: julie francis <jfrancis7958@gmail.com>
Date: September 1, 2019 at 9:00:53 PM EDT
To: Thanh.Dang@harrisonbugva.gov
Cc: jfrancis7958@gmail.com
Subject: Woodland Drive Alert Neighborhood safety and flooding

Ms. Thanh Dang :

I have lived in the neighborhood of The Woodlands since 1992, becoming a single parent ,moved from California to Harrisonburg for a teaching job.

I raised my daughter in this neighborhood. We all knew one another ,I felt safe being a widow and mother of a small daughter.

She rode her bike freely throughout the whole neighborhood ,we walked across the street safely to the beautiful James Madison University Arboretum. My neighbor was the botanist Nolan Botkin who created the beauty of the arboretum.
He soon moved out ,sadly when he saw what the city planners were going to do our beautiful city area ,to the county.

I have been stunned at the results of buildings that the city has approved.

First ,my daughter and I had to deal with the building of student housing Sunchase

Apartments

housing students.

It was unbearable with the parties on balconies causing noise and the yelling due to drunken or drugged behaviors.

Nothing you want your daughter exposed to.

I had to get up and work without sleep.

Now we have terrible traffic ,because of all the housing for students that have overextended the area.

The hospital is up the road it is hard to save lives already for ambulances and fire trucks , to navigate the horrendous traffic!!

The TRAFFIC issue is first and foremost unsafe more accidents you see each day. Saving lives and houses on fire or other objects should be our top priority.

Secondly is the FLOODING issue ...

We are now considered in a floodplain. This was caused by the city.

The Woodlands was a neighborhood to be proud of. We had the grass across the street and a forest 🌲

To help with the absorption of water from snow melts in spring and rains !

Now we have more flooding with the lack of absorption and parking lots.

The bus stops are on each corner it is unsafe for the students ,all the traffic.

My neighborhood is trying to be a family oriented neighborhood,who pay taxes ,stay in the community for years are on boards, volunteer , work steady jobs ,add to stability of the city of schools of Harrisonburg.

We balance the area. We have concerned parents and students who want to do well in school. Now you are seeing the stable citizens being forced to the counties!

We all felt safe but now we will have transients ,cutting through our safe neighborhood through these stores and their vehicles.

There are a lot of empty buildings in Harrisonburg we need to revive and the mall.

The condos should not be built and the height is unbearable with stores underneath because of these issues ,

people turning into stores at this intersection , is very dangerous and getting back out onto a busy street.

The cutting through our neighborhood is uncalled for please protect us!

The safety of our children getting off of school buses.

Sad to hear people talk about how sad this city is now

Since I have been here over

30 some years !!!

We are losing the middle class families because of the plan for the city and the flight to the county.

Please keep some of the charm of a city ,with families safely living in coexistence with others.

Think of safety of our citizens with traffic and more flooding.

Thank you for you time!

I hope you make the decision on the side of a community not a Gotham city that will occur .

Respectfully,

Julie

722 Woodland Drive 22801

Sent from my iPhone

September 4, 2019

To the Planning Commissioners of the City of Harrisonburg,

We do not support the proposed zoning adjustments to the parcels of land addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road. We will refer to the City of Harrisonburg's 2018 Comprehensive Plan and other supporting factual documentation that render the rezoning and special permit proposals unjustifiable.

First, this rezoning request is for the purpose of creating additional student housing. Additional student housing is not needed in the city of Harrisonburg. Per JMU's Office of Institutional Research, total JMU enrollment *decreased* from 2017 to 2018, including the reduction of full-time degree seeking and part-time undergraduate students (JMU Office of Institutional Research, January 2019). Likely, these are the populations that are, or eventually would be, living off campus.

Declining enrollment is not specific to Harrisonburg or JMU, and in the near future, the numbers become even bleaker. An "Inside Higher Ed" article by Rick Seltzer on December 6, 2016 notes that from 2027 to 2032 the national high school graduation rates are expected to drop off significantly: below the levels found in 2013. If this projection is accurate, it means that institutions of higher education will be competing for a much smaller number of graduates; not just competing with each other, but competing with start-up companies, vocational jobs, and currently unknown market competitors in the late 2020s and early 2030s.

The City of Harrisonburg's 2018 Comprehensive Plan provides sound guidance on this topic. According to Chapter 7 (Neighborhoods and Housing) of this Plan (lines 35-38), "With the number of student housing units recently constructed and under construction, there should be no problem housing students that desire off-campus housing. The 2015 HRHA Market Analysis stated that between 2011 and 2015, '[t]here has been a considerable amount of new, privately-owned student apartment unit development which is larger than enrollment growth'". In fact, a quick search of JMU's Off-Campus Life website (<https://offcampushousing.jmu.edu/property/search>) confirms that on August 30, 2019, 177 apartments were currently for rent. These could range from 1-4 bedrooms so the surplus is 177 to 708 rooms. This data is from this one site. Other apartment complexes that may not list their availability on this site will also have unoccupied rooms, therefore the number of unrented units is likely even higher.

Second, the proposal to rezone from R-3 to R-5C at these parcels would put a high-density residential location, designed for traditionally-aged college students, in the middle of medium density residential areas. According to Chapter 7 (Neighborhoods and Housing) of the 2018 City of Harrisonburg Comprehensive Plan, "Livability in some areas has been adversely affected due to their location to incompatible industrial or commercial uses along with the increase in traffic due to new student housing or commercial developments." The traffic on Reservoir Street is congested, even with the recent widening. An approval of this rezoning request will only

exacerbate that issue; and, will completely cripple traffic in our neighborhood with the outlandish request to have an exit from this property on to Woodland Drive.

We urge you to review the "Neighborhoods and Housing Goals, Objectives, and Strategies" segment of Chapter 7 (Neighborhoods and Housing) of the 2018 City of Harrisonburg Comprehensive Plan,

"Goal 5. To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices."

"Objective 5.2 To develop approaches to increase the percentage of single-family detached and duplex housing units."

"Strategy 5.2.1 To review and amend the Zoning Ordinance to increase opportunities for single-family detached and duplex residential development that are affordable to households in a range of incomes."

It is abundantly clear that this rezoning request fails to meet the city's own comprehensive plan goals and is in direct conflict with the objectives and strategies. There is no need for additional student housing and the proposed change is contrary to the City of Harrisonburg's Comprehensive Plan regarding neighborhoods and housing.

Harrisonburg is a fine place to live and work...help us keep it that way and vote NOT TO APPROVE this rezoning and special use permits request.

Respectfully,
Kurt Johnson and Lori Pyle
748 Woodland Drive

Thanh Dang

From: Cara O'Regan <cara.oregan@gmail.com>
Sent: Thursday, September 5, 2019 11:47 AM
To: Thanh Dang
Subject: Letter to the Planning Commission

Dear Ms. Dang and Planning Commission,

Please accept the following comments and my strong objection to the proposed R-5 mixed use project to be located at 2150 Reservoir St. and 717 Foley Road, backing up to the Woodland residential development.

My family has lived in Woodland for nearly a decade. What makes this neighborhood so special is not only the people who reside here, but the fact that, though we are located just off the bustling four lanes of Reservoir Street, once you turn into our neighborhood, you are surrounded by beautiful trees, quaint homes, friendly cul-de-sacs, and children, families and pets often playing outdoors.

My concerns with the rezoning request involve, but are not limited to, construction impacts, transportation impacts, aesthetic impacts and significant overall impacts on the quality of life here in Woodland.

Construction will bring an extended period of noise, chaos and machinery, and will decimate the trees that are not only vital to our environment and afford us privacy, but are also a large part of what makes Woodland feel so special and such a great place to live.

Upon project completion, the increased traffic flow of potentially over 300 people funneling out of our road will drastically impact transportation for Woodland residents and also compromise the safety of our children, families and pets.

Aesthetically, if this project were to meet completion, our current views of trees and mountaintops would be replaced with views of a large, abrupt building, another road and a surplus of cars coming and going. Add in the proposed retail stores, convenience shops, restaurants and more that will back up to our development, and all of Woodland will have lost the charm and appeal that attracted every one of us to move here.

Woodland is a quiet, happy development that provides a great quality of life for its residents. We ride bikes, scooters and play basketball in the cul-de-sacs. My family goes on "deer walks" after dinner because the kids like to look for the deer we often see at the end of our road. They've seen a monarch butterfly release, a snapping turtle, rabbits and more down in those wooded areas. This rezoning project would take all of that, and so much more, away.

I appreciate you taking the time to consider my comments and the weight this decision carries for all of us here in Woodland.

Respectfully,

Cara O'Regan
749 Woodland Drive

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Cara O'Regan | Graphic Design | 617.797.2833 | cara.oregan@gmail.com | campocreative.com

Thanh Dang

From: Grace W.Hillsman <gonwh@comcast.net>
Sent: Thursday, September 5, 2019 12:45 PM
To: Thanh Dang
Subject: Rezoning

Members:

We are Marvin and Grace Hillsman, who reside at 756 Woodland Drive, Harrisonburg, Va. We represent only ourselves with regard to the request of Kathy Hite, Gloucester, Virginia, and Madison Lucy, Realty, LLC, a/k/a/ Willie Lanier, Jr., Kansas City, Missouri, for rezoning.

They seek to obtain the rezoning of five properties on Reservoir Street and Foley Road as particularly set forth in your published notice of September 3, 2019.

We strongly oppose this request on a number of grounds, but we will first state a few facts about our purchase of lots in Woodland South Woods Subdivision, which was developed under the name of Quad Development, LLC, basically by members of the Blackwell Family. Now Blackwell Engineering advocates placing a six story high-rise building on the real estate adjacent to our subdivision, Blackwell Engineering also being composed of Blackwell Family Members.

Our grounds for opposing the rezoning and project are as follows:

1. Traffic is already heavy on Reservoir Street and the proponents now request an exit onto Woodland Drive, instead of Reservoir. It would be located very close to the Woodland/Reservoir traffic light. This is unreasonable, will create more congestion, safety concerns and will impede us from reaching the light. This is our ONLY exit from the neighborhood. Blackwell's response is their traffic study states that there will be no problem. This is not credible since they would have 360 residents exiting onto Woodland Drive.
2. The City's Comprehensive Plan does not support such rezoning and encourages more reasonable residential options, as opposed to high density.
3. Their project is to attract college students and we already have too many college apartment complexes in the immediate area. SunChase is adjacent to the Subdivision on the other side and a very large complex is on the opposite side of Reservoir.
4. I complained to Blackwell about the obvious noise problem and I will quote their response: "Call the police."
5. The nature of the project will be intrusive and will significantly affect the property values in the subdivision as well as quality of life.

We ask that you deny this request. You are our only source of relief at this point and we need your protection. We built our home here and have lived here for 20 years.

Thank you for your attention and consideration.

September 9, 2019

Marvin and Grace Hillsman

September 5, 2019

To the Planning Commissioners of the City of Harrisonburg

As a homeowner of 724 Woodland Drive, I cannot support the proposed rezoning with special permit for the parcels of land addressed as 2150,2152,2156 and 2158 Reservoir Street and Foley Road. Other residents have gone to great lengths to research and convey to you why this proposal to rezone from R-3 to R-52 contradicts the City of Harrisonburg 2018 Comprehensive Plan. I will not take your time reintegrating all the points, but totally agree and support the positions taken.

I have also reviewed the findings of JMU's Office of Institutional Research that their enrollment decreased in 2017-2018, along with the university's plans in place that states their needs through 2027 have been met. Current vacancies in existing complexes confirms that no additional housing is needed.

I will address first-hand the issues we as residents currently face trying to preserve this neighborhood.

Flooding – As proper measures were not taken when this area was developed, it can easily take on water during heavy rain that flows down from Foley. Due to the construction of the student housing on the north side of Woodland, several residents have been required to carry flood insurance that didn't prior to construction. The proposed footprint of so much impervious surface along with the removal of the woodland would certainly add to these problems. Any proposed drainage with development will offset this.

Traffic - The of section of Reservoir from the hospital to University Ave. is quickly becoming the new Port Republic with all the student housing already built. The area has changed drastically since the 3yrs I have lived here. During peak times the intersection of Woodland/Lucy can be jam logged when the traffic backs up at Neff. This proposal includes an exit only from the site onto Woodland Drive which would further add to the traffic pattern exiting the neighborhood. Although a sign is posted that this is a no outlet area, we still incur some nonresidents turning around. These issues would only increase ten-fold with this rezoning.

Residents went through a long process to get this area permit parking only when student parking got out of hand. On any given day I can find someone illegally parked due to lack of monitoring.

This is a neighborhood that people walk in and children play and ride bikes. This proposal if passed would jeopardize the safety of the residents. Noise is already an issue with the student complexes that currently surround us.

Property Values – We are already facing challenges in maintaining this as a medium density residential area with the existing expansion of student based housing. Cities suffer migration away from its core when strong neighborhoods are diminished. The city's efforts need to be placed solely on maintaining existing neighborhoods if it is to attract and keep a population that supports its vision. With limited space for development, the city needs to be very careful with their choices.

Vision of a Better Life - Over 3yrs ago my daughter and her husband decided to move from Northern VA to Harrisonburg after the birth of their twins. They wanted to raise them in a smaller community focused

town. I retired and followed them in support. Housing within the city limits presented a challenge for all of us. The real estate market in Harrisonburg offers limited options. Nonstudent apartments or townhomes without students is hard to find. I was very fortunate to find a duplex in this neighborhood to lease. Being retired and dealing with other family needs, I started the process of trying to find something to buy. I could find nothing within the city that afforded all this neighborhood does in my price range. A neighbor knowing how much I wanted to stay here let me know about another duplex that was coming available on this street. Something that doesn't happen often. I bought my home at 724 Woodland 14mos ago. Since then I feel a permanent part of the city. I was lucky. My concern is not only for blocking this rezoning, but for the city to focus on what it wants to be. We need to not only preserve this neighborhood, but look to developers that are interested in building more like it. Harrisonburg has much going for it, but it's the neighborhoods that will truly make it prosper.

Please give all the issues presented by many of the residents in this area serious consideration and do not approve the rezoning and special use permit request.

Sincerely,

Jana Ruxton - 724 Woodland Drive

Thanh Dang

From: Tim Shifflett <tdshifflett64@gmail.com>
Sent: Thursday, September 5, 2019 11:58 PM
To: Thanh Dang
Subject: NO to rezoning!!!!

September 5, 2019

Dear Ms.Thanh Dang,

I am writing to express my strong opposition of the proposed rezoning request for the property located on 2150 Reservoir Street and 717 Foley Road in Harrisonburg. I purchased my single-family home in the Woodland subdivision 17 years ago because it is in a quiet neighborhood in the city with few college students. There is one entrance with three cul-de-sacs which reduces the amount of traffic. The neighborhood is home to many professionals, families and retirees. My neighbors and I enjoy socializing outside together. Many of them have families whose children play in the yards, driveways and street. There are others who enjoy walking their dogs and exercising in the neighborhood. The surrounding trees and views of the mountains provide a country feel in the city, not to mention an abundance of wildlife. I feel the addition of any large apartment complex would be detrimental to the neighborhood. It would bring more traffic, both vehicle and pedestrian. The proposed exit on Woodland would be a disaster for traffic flow, even with the stop light, not to mention being possibly inaccessible during heavy rain storms since the drainage pond overflows. The view from my front porch would now be the back of a large apartment building. The proposed apartment complex would cater to college students, which I already have to tolerate in my backyard since it borders Sun Chase. Traffic on Reservoir street is already excessive. Add to that a commercial building with a restaurant, coffee shop and service establishment on top of an additional 360 people in a 6-story apartment building and you create a nightmare. All of these factors would diminish the feel of the neighborhood, drive families out and decrease property values of the homes. I feel there are more suitable sites to build this complex that would fit in better with Harrisonburg's comprehensive plan than destroying this neighborhood in order to accommodate more college students. Please deny the rezoning request.

Thanh Dang

From: Laura Sacco <laurasacco31@gmail.com>
Sent: Friday, September 6, 2019 9:59 AM
To: Thanh Dang
Subject: Proposed Zoning Change for Woodland Drive

Good morning Ms. Dang,

My family and I have lived at 769 Woodland Drive for almost 13 years. During that time it has been a quiet peaceful neighborhood and a great place to raise our 2 kids. I'm not at all happy about the proposed zoning change and that is why I'm writing you today.

Children and families in the Woodland neighborhood enjoy the lack of through traffic in our neighborhood, as many of the residents like to take walks with their children, ride bikes or play in one of the three quiet cul-de-sacs. The cul-de-sacs were actually the main reason my husband and I decided to move to this neighborhood in the first place. With the new proposed apartment building/monstrosity that is planned, I understand that there will be an outlet on Woodland Drive. NO. Just no. While I hold nothing against college students, they are not always the most careful drivers or quiet neighbors. It takes me long enough as it is to get out of the neighborhood (even with the new traffic light), adding a potential 360 cars to that is unacceptable. The peace and quiet we enjoy now would be compromised and I'm not willing to sacrifice that so some developer can make a few bucks. We are currently situated with 2 college complexes on 2 sides (Copper Beech and Sunchase). Enough is enough. Adding a third is just too much to ask. If this zoning was to expand the current subdivision that would be fine. But the last thing I feel like being neighbors with is an unsightly 6 story structure with a traffic outlet to our street. Surely the outlet could be directly onto Reservoir and it feels too invasive as the proposal stands now. Drive out Reservoir, theres plenty of room out there that won't inconvenience each and every family that now lives on Woodland Drive.

I really hope the City of Harrisonburg will take the comments and concerns of the actual people who will be adversely affected and not bow to some fat cat developer because of the tax revenue this project will generate.

Thank you for taking the time to hear my concerns.

Laura Sacco
769 Woodland Drive
540-246-1128

Thanh Dang

From: tony and rebecca long <superplanner@msn.com>
Sent: Sunday, September 8, 2019 10:39 AM
To: Thanh Dang
Subject: rezoning on Reservoir

Miss Dang

My wife and I are going to be out of town when the public hearing will be held concerning the Reservoir Street rezoning.

We are writing to express our great concern over this request to rezone. We have lived in Harrisonburg for over 50 years and have resided in the Woodland subdivision for the last 10 years. We are very invested in the area. There are many apartment complexes and Townhouses housing a very large number of people on Lucy drive, Reservoir and the adjacent streets surrounding the woodland subdivision. This represents an already large rental area around our family oriented subdivision. Most of us own our homes and are concerned about an increased traffic in an already very busy traffic pattern, additional noise and our property values. We do not know what demographic the contractor is trying to reach but based on the latest additions to the rental market we fear it is Students. This thought process may be one of the reasons Harrisonburg home ownership is only 38%. At this rate the family homeowner will become extinct in this city. I am not sure that is what we mean by calling this the "Friendly City". With that we would ask that the request to rezone be DENIED.

Tony and Becky Long

September 7, 2019

Dear Planning Commissioners of the City of Harrisonburg,

Respectfully, I cannot support the proposed rezoning from R-3 to R-5c of the parcels of land 2150, 2152, 2156, and 2158 of Reservoir Street and 717 Foley Road. I fully support the statement of relevant and concerning issues composed in the letter (copied below) by Matthew Phillippi. His letter contains many pertinent details, so I will not repeat them.

In addition, to Mr. Phillippi's letter, I will add a few personal comments of my own.

Myself and my wife currently live at 657 White Oak Circle, neighboring the plots proposed for rezoning. We chose to live at this property because of the R-3 zoning of the adjacent parcels of land listed above. We enjoy living at this property with our daughter.

In addition to Mr. Phillippi's letter, a few more specific points do not support the proposed rezoning:

- This plot of land is currently zoned R-3, which is appropriate for longer-term community-building
- This plot of land is currently zoned R-3, which is appropriate for families, retirees, etc.
- Harrisonburg has a shortage R-3 family housing.
- Several high-density student housing units already exist in the vicinity, adding more at this point would exponentially increase existing problematic issues of late-night noise pollution and early morning heavy traffic congestion.
- The proposed exit from the housing complex onto Woodland Drive would create an overwhelmingly high level of AM traffic congestion for an already overly congested intersection at Woodland Drive and Reservoir Street.
- This area has reached the saturation point with high-density housing of the sort proposed.
- James Madison University has failed to meet its enrollment numbers for the past two years. According to demographic forecasts this trend could likely continue which would greatly decrease the need for the construction of this type of housing at this location.
- A number of other locations in the city are better suited for high-density housing of this nature.

I was employed as a consultant for the "housing crisis" by the Office of the Chief Financial Officer of the District of Columbia. I attended numerous "town hall" meetings organized by the Mayor's office and I listened carefully to the varied and diverse positions of different stakeholders. Some decisions are clearly better than others and some reasons are better than others. The better decisions focus on the long-term vitality of neighborhoods and the better reasons include the input from those directly impacted by the effects of decisions. (For example, Arlington, VA, along the red metro line from Ballston to Roselynn provides high-density housing while carefully and purposefully preserving the integrity of family neighborhoods.)

A number of relevant and important issues would not be met by the rezoning and construction of a high-density housing unit(s) in the plot listed above. In fact, the rezoning would be detrimental to the this neighborhood specifically and the city generally.

In conclusion, I cannot support the proposed rezoning from R-3 to R-5c of the parcels of land 2150, 2152, 2156, and 2158 of Reservoir Street and 717 Foley Road. I fully support the statement of issues composed in the letter (copied below) by Matthew Phillippi. I hope that you, as the Planning Commission, will fully consider the greater good of this R-3 neighborhood for the families that currently live here and that will live here in the future, as well as the integrity of this portion of the city.

Respectfully,

Terry Beitzel
657 White Oak Circle
Harrisonburg, VA 22801

To the Planning Commissioners of the City of Harrisonburg,

As a homeowner of 772 Woodland Dr, I cannot support the proposed adjustments to the parcels of land addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road. The proposal to rezone from R-3 to R-5C at these parcels would put a high density residential location in the middle of medium density residential areas. This would be out of character for the surrounding neighborhoods. In addition, the comprehensive plan indicates that the projected use of this land is intended to remain in the medium residential zone. Decisions regarding such a rezoning should, as they are intended to, be driven by the comprehensive plan adopted by the city. Because of the surrounding neighborhoods being R-3 as well as the comprehensive plan indicating that these parcels are intended to remain medium density residential, the rezoning should not be recommended to City Council by the Planning Commission.

Regarding the Special Use Permits, the fact that three would be required by the developers in order to comply with the regulations in the zoning area even after a rezoning shows that their intended development strays even further from the intended character of this neighborhood. Two additional floors, higher density living than allowed by right, and retail spaces would make this project even less in character with the surrounding neighborhoods.

I understand that there is high density residential areas nearby, and as such it may seem that this development is not completely out of the norm. However, when we look at the guiding document of the future of Harrisonburg, we can see that a development such as this would be contrary of several goals we have set forth. The plans indicated would place a large sizeable apartment complex geared to students immediately adjacent to many homes that house families. It would work against goal 5 from the comprehensive plan, "To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices." Increasing the density of residents in the neighborhood, the traffic, and placing a student population in the midst of these families will work against this stated goal.

A specific objective, 11.5, would also give reason to pause for such a project. The objective is "To protect and increase tree canopy cover in the City." These roughly 6.6 acres are almost entirely wooded, providing a wonderful tree canopy in the middle of suburban sprawl that is occurring around it. Removing this tree canopy would have significant environmental impacts by increasing temperatures in the neighborhood and also having the potential to create stormwater issues due to a reduction in flora to help absorb runoff from areas around the neighborhood.

My wife and I moved to this neighborhood because we were bringing her elderly father to Harrisonburg to live out his retirement with us. We enjoyed the way this neighborhood was tucked away, how our backyard is a game trail for deer and other wildlife moving between this wooded area and another above our house. We spent 8 years living among students in our prior home. Here, we have a few scattered about, but these trees that would have to be removed are what stands between a lot of student housing and this neighborhood in one direction. I have given plenty of reasons that, according to the Comprehensive Plan, this project should not go forward, but on a personal level this project would be detrimental to this area. When I look at the properties that abut this proposed project and think about the potential impacts on these families were this project to go forward, not just for my own family, it saddens me greatly.

I hope that you will take all of this into consideration in your recommendation that City Council not approve this rezoning or the Special Use Permits. We do not need this development in our neighborhood, and neither does the city.

Sincerely,

Matthew Phillippi
772 Woodland Dr.
Harrisonburg, VA 22801

To the Planning Commissioners of the City of Harrisonburg,

I am a homeowner in the Woodland subdivision. My address is 720 Woodland Drive, at the corner of White Oak Circle and Woodland Dr. I have four major concerns about the rezoning of land, identified as parcels 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road.

1. The existing flooding of Woodland will worsen.
2. The noise level in Woodland will increase.
3. The change in this zoning will cause a decline in my property value.
4. The safety of our children needs to be considered with traffic issues.

Flooding in Woodland has been a problem for several years. It is a major concern to me, since my property is at the lowest point in the area. When I purchased my home in 2001, I was not required to have flood insurance since my home was not in the flood zone. Due to the changes that were made to the land around Woodland, I had to purchase flood insurance when I refinanced my home. The same thing happened to Harry Chandler at 652 White Oak Circle. This area was named Woodland because it was surrounded by woods. Then the city allowed the Sunchase apartments to be built, and then Charleston Townes. This loss of permeable land has increased the flow of water into our neighborhood. These flooding episodes are worsening. I am talking serious flooding from just an uneventful thunderstorm. We have not had the remnants of a hurricane since 1996. I would hate to think what could happen if we get a tropical storm event. Last September several residents purchased sandbags when Hurricane Florence was expected to come this direction. We feared the water retention pond at the corner of Woodland Dr. and Reservoir St. would again overflow its banks and flood our neighborhood. I feared the water would again flow so fast down White Oak Circle it would miss the storm drain and come up my driveway. Margie Kostel feared again the river of water that runs behind her home at 662 White Oak Circle might rise too far and flood her downstairs. Jeanette Kelly at 732 Woodland feared the water from Foley Rd would again wash into her crawl space or worse. Thankfully, the storm did not make it this way. Water in the drainage ditch between Woodland and Sunchase has overflowed onto Woodland Drive around our mailboxes. The drainage ditch is not sufficient to handle all the water flowing into it. The floodwaters have been so forceful between 652 and 654 White Oak Circle, the large rocks in the drain there have washed into the street. Residents had to clear these rocks in order to drive to their homes. I am sending you a video of one of these events that a neighbor made on their phone. I want you to see the force and amount of this water that came from just a small thunderstorm.

I have been calling city officials for years now about the flooding problem. The only person who responds to my calls is Gene Sly from Public Works. He has been very diligent about keeping the storm drains clean before any major storm is forecast for our area. Gene has walked the Woodland neighborhood and he is aware of our concerns. I think city officials should take care of the problems that have already been created, before allowing any more new construction on land surrounding our neighborhood.

When I first moved into my home, Norland Bodkin was moving out of his home at 743 Woodland Dr. due to the noise coming from Sunchase apartments. He passed the paperwork on to me that the neighbors had to sign in order to get Blue Zone parking. Before we got the Blue zone parking, it was hard to find a parking space on our streets because the students at Sunchase and their visitors were parking in front of our homes. It was hard to sleep at night due to all the noise, especially at 2 am - 3 am. People coming to parties at Sunchase trashed our neighborhood. They urinated in our flowerbeds. They yelled and screamed in the middle of the night. If you asked them nicely to be quiet, they drove up and down the street blowing the horn yelling F___ you! I invite you to check all the complaints to the police department during that time. Thankfully, Kurt Boshart of the police department was instrumental in getting the managers of Sunchase, the police department, and Woodland residents together to help resolve these

issues. These problems are much better now, but not totally gone. We still need to be vigilant to report any cars parked here illegally. We also call the nonemergency number of the police department when the noise gets too loud late at night. A lot of the noise issues come from the construction design of Sunchase. These apartments tower over our homes. The stairwells echo the noise. All of this should have been taken into account before these apartments were built. When Charleston Towns was built, more noise was created on Reservoir Street. A lot of this noise comes from groups of students walking along the street yelling at cars or people over on decks of the townhomes. Students walk through our neighborhood going back and forth from parties at Sunchase and Charleston Towns. The construction of more student housing in this area of Reservoir Street is going to greatly add to the noise that already exists here.

I am concerned the value of my property will decrease due to the influx of student housing around my neighborhood. The noise and the unsightly trash are not helping. I work hard to make my property look nice. I pick up trash from our streets most mornings while walking my dog. The flooding is also going to affect the resale of my property. People will think twice about buying a home that requires flood insurance when they can go elsewhere and buy one without that requirement and the extra payment.

Since Woodland subdivision is comprised of cul-de-sacs, most of the neighbors here know each other. We are a close knit neighborhood. We help each other. Woodland is a wonderful place to walk and bike. I often talk to people from other neighborhoods or nearby businesses coming here to walk and bike. People often drive into Woodland looking for a home to buy in this neighborhood. We have JMU professors living here and other residents that walk to work. Some ride the city transit. Now that we have the light with the crossing signal on Reservoir Street, I can walk to my doctors and other appointments. This is a great neighborhood to live in. It is a great place for families. The children play in our cul-de-sacs. Parents walk their children to the arboretum at JMU and the Dream Come True playground on Neff Ave. I hope you will preserve the safety of our children by not allowing traffic from these proposed businesses to exit into our neighborhood. Since I am at the corner of White Oak Circle and Woodland Drive, I see many cars enter Woodland and then spin around at the area near the mailboxes because they realize there is no outlet. They often drive too fast. We are going to have much more of this traffic if a new development comes on our road.

In conclusion, I cannot support the rezoning of these properties on Reservoir Street. The addition of more student housing around Woodland is going to add more noise to our neighborhood. I feel endangered by the change of more permeable land to the creation of more impervious land because of the flooding problems that already exist. I am concerned about the effect on my property value and the safety of our children. Thank you for understanding the concerns I have presented here.

Sincerely,

Victoria G. Harris

**Kathy Clarke
761 Woodland Drive
Harrisonburg, VA 22801**

Ms. Thanh Dang, AICP
City of Harrisonburg
Department of Planning & Community Development
409 South Main Street
Harrisonburg, VA 22801
Sent VIA Email to: ThanhDang@HarrisonburgVA.gov

September 7, 2019

Dear Ms. Dang,

I am a resident of Woodland Drive which is currently impacted by a rezoning application for properties on Foley Road and Woodland Drive. I write to join my neighbors to oppose this request.

We were fortunate a few years ago to get a stoplight put in at the intersection of Reservoir and Woodland. Prior to that stoplight it would take up to 5 minutes to exit our neighborhood due to the traffic on Reservoir. The traffic on Reservoir is comprised mainly of JMU students heading to campus, so many of us learned to use the class schedule such that we could leave in a timely way.

I work at JMU and consider myself fortunate to work with our students and faculty. But, I am aware that there is current dearth of student housing available in Harrisonburg, and that JMU did not make our incoming first year class targets this year (or last). There is also a very large new residence hall (Jennings) that will offer additional beds to make up from those lost due to the Showker Hall renovation. Between the on-campus and off-campus living options that currently dot Reservoir, Port Republic, Lucy Drive and Neff, we are already swimming in student traffic. An additional residence will create more traffic problems in an area where we are currently navigating plenty. Our neighborhood is home to many small children who need a safe environment to play and get on the bus. I'm fortunate to know my neighbors and our community is relatively stable. I'd hate to see this community fall apart if some chose to leave due to this construction. We are also fortunate to have cul de sacs that discourage students from cutting through our neighborhood, and I know that is one of the reasons I bought my home here.

I encourage your office and the Planning Commission to deny this rezoning request.

Kathy Clarke

Thanh Dang

From: Jeanette Kelly <jeanettek22801@gmail.com>
Sent: Monday, September 9, 2019 2:20 PM
To: Thanh Dang
Subject: Woodland Development

I am a resident of Woodland Subdivision, and am very concerned about the proposed development of the land adjoining it. My primary concerns are those of water run-off and the maintenance of existing correctional measures, increased traffic onto Woodland Drive and the safety of the residents here. I do plan to attend the planning commission meeting Wednesday to express my views. Jeanette Kelly

September 10, 2019

To the Planning Commissioners of the City of Harrisonburg

To Ms. Thanh Dang

I am writing to communicate my opposition to the rezoning of two parcels from R-3 to R-5, at 2150, 2152, 2156 and 2158 Reservoir Street and 717 Foley Road.

My family and I live at 657 White Oak Circle, Harrisonburg, 22801. Our home is located in the Woodland neighborhood, which would be greatly impacted should this rezoning take place. This impact would have many prongs.

The neighborhood is already in the close vicinity of Multiple-family dwellings dedicated to student housing: Sunchase and Charleston Towns, and down the road, Loop Modern Apartments, Campus View Apartments, The Retreat, among many others. **There is no shortage of student-oriented housing in the area**, and as we understand it, nor is there in the City in general. It is important to note that, contrary to five years ago, JMU's enrollment is projected to plateau and have little variation.

Right now, students and other individuals renting for short-terms, and families who are permanent residents in the area, we coexist. University students and the rental properties' owners benefit from the safety and permanence that established families and adults create around them. Permanent families benefit from the liveliness and livelihood that young adults bring to area. **BUT there is a balance, which this proposed rezoning would eliminate.** Large volumes of student-oriented rental properties create transience, which drowns the serenity and longevity of what makes this area, and Harrisonburg, a clean and safe place to live. Let us consider what may be the long-term economic and social impact to our city if we allow the ethos of the area to change for the sake of relatively short term real estate investors.

An increase in high-rent complexes, like the one proposed by the petitioners, has negative consequences over the entire housing market, as it drives up rental prices, worsening the situation for working families in our City, who are in fact in need of more affordable housing options.

The Woodland neighborhood can take pride in its **inclusiveness**. There are a few rental properties that house young couples, single parents, young professionals, and many permanent homeowners who are young professionals, university faculty, public service personnel, retired teachers, etcetera; many native to the Valley, while others made Harrisonburg their new home, including immigrant families. People that have worked hard to become homeowners would see their properties depreciate. Families, like my own, may find themselves out of place. Now, many teach their children to ride their bicycles in the cul-the-sac, or watch them safely walk up the hill from the bus stop. These families are vital to our city and deserve to live in an area that is well preserved, a neighborhood that is not altered by the fluxes of student-oriented housing.

Please refer to a publication from the United States Census Bureau on the impact of off campus housing on communities' poverty rates:
<https://www.census.gov/library/stories/2018/10/off-campus-college-students-poverty.html>

From the circulation and safety angle, the proposed project would create a **traffic volume that is unsustainable** to Reservoir Street and Woodland Drive. As it is right now, all lanes are occupied and there are long wait times at stoplights in the morning and afternoon peak hours. The City has spent many dollars to renew the traffic pattern on Reservoir Street and to create pedestrian and bike paths. The proposed project implies a number of vehicles that would reverse the efforts to make that area more walkable and bike-friendly.

The proposed project would also eliminate a large portion of green space with is habitat to **native wildlife**. The Woodland neighborhood is in close proximity to the Arboretum. The variety of trees and the stream that run along Woodland Drive are home to deer, squirrels, chipmunks, skunks, groundhogs, rabbits, butterflies and bees, among other creatures. Not only is it a respite for us to live among these small yet thriving wooded areas, but it is also of environmental importance, as these animals help sustain the environment of our Virginia farms and agronomy. It is our responsibility to conserve our rural heritage and to protect the land, water and other resources to ensure the social and agricultural health of our Valley.

As an active and permanent resident of this City, I ask the Commission to, please, review this and my neighbors' statements, and oppose the rezoning of parcel 84-A3 & 13.

Thank you for your time and consideration.

Sincerely,

Sylvia J. Whitney Beitzel
657 White Oak Circle,
Harrisonburg, VA 22801
(540) 746-5816
swhitnb@gmail.com

Thanh Dang

From: Cathy Fulk <fulkstr@hotmail.com>
Sent: Tuesday, September 10, 2019 1:35 PM
To: Thanh Dang
Subject: Regarding Rezoning by Woodland Neighborhood

Members of the Planning Commission:

I own my home located at 660 White Oak Circle, Harrisonburg, Va. which is adjacent to the proposed high density student housing development that is under consideration for rezoning and special use permits by the City. I have many of the same concerns as my adjacent property owners in Woodland regarding water runoff, noise, removal of vegetation, traffic and a general degradation of the standard of living we now have in our community.

In 2018, approximately one year ago, the City passed a Comprehensive Plan and designated this property as medium density development. "The Plan establishes the preferred overall long term vision for our community." I simply ask you stick to the plan that was passed last year.

In the Comprehensive Plan adopted in 2018 there are areas designated for high density development; this parcel of land is not included in that designation. People who live in the area have relied on the City's comprehensive plan to purchase their properties. It is disheartening to think my city would change that zoning at this point simply to satisfy a speculative purchaser.

I have lived in my home for 19 years and have paid taxes all of those years and hopefully contributed to the City of Harrisonburg as a citizen and patron of City businesses. Your plan has designated areas that are suitable for the development of student housing and those designations should be honored.

I have much more I would like to add and plan to attend the Planning Commission meeting and any further meetings that come up in this regard. Although I have not seen the letter, I understand that staff has recommended putting this plan forward, which is disappointing as it totally violates your own adopted Comprehensive Plan and staff should be the ones to enforce that Plan. Let's not put a whole community through this ordeal just to satisfy an out of town developer who has no connection to the community other than as an opportunity to make money.

Thank you for your consideration.

Cathy Fulk
660 White Oak Circle
Harrisonburg, Va 22801
(540) 490-8984



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To City Council members

I greatly appreciate your time for reading my message. I live in the Woodland neighborhood, and I am strongly against the proposal for the rezoning request. I hope you would be able to visit to see our neighborhood. It is a beautiful family friendly neighborhood surrounded by nature, and many people moved here because of the beauty of the neighborhood. We enjoy trick-or-treat with neighbors and quiet night time where we could hear insects and birds.

If this apartment with 378 bedrooms will be built right next to our neighborhood, trees will be cut down replaced by busy parking lot, and they will build tall fences that will not only distract the view but also will not at all guarantee the safety and the quiet neighborhood we have been enjoyed over the last decades. If this apartment is built, there is no turning back of nature and the beautiful quiet neighborhood. There are so many other areas for student housings can be built, and I humbly ask you not to build it here to destroy our neighborhood by taking down trees to replace them by cars and parking lot. Most students will leave during the summer and after they graduate, so the voices of local people who find this neighborhood as home should be taken seriously. As the city of Harrisonburg emphasizes, beautiful thing about this town is that it is a family friendly town surrounded with nature. Please do visit our neighborhood, see the situation that how much the apartment will impact our neighborhood and scenery of the Harrisonburg city. Our neighborhood is already faced with many student buildings around the neighborhood. We already have noisy student neighbors out on Reservoir st.

My husband is also concerned with the fact that if the forest is cut down or reduced it would greatly increase rain runoff problems in our backyard. Reservoir street is already busy with cars from student housings and commuters, and it is an important route for ambulance to go to RMH hospital. making the street even busier with more cars and people would endanger the safety of the street as well. I sincerely thank you for your time in reading my email.

Sincerely yours.,

Kimiko Tanaka

Thanh Dang

From: Margaret Kostel <mkostel@verizon.net>
Sent: Wednesday, September 11, 2019 9:56 AM
To: Thanh Dang

When I moved to Woodland in September, 1990, I was told that my area would remain quiet and private. First Sun Chase , then Charleston, and now??????? The noise for White Oak Circle was far louder than Sun Chase and I ca not imagine how awful this is going to be. I had a wonderful view of the mountains and could even see the fire works from the Country Club. Please consider the entire impact of adding more student housing to Reservoir Street.