

## Thanh Dang

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**From:** Thanh Dang  
**Sent:** Tuesday, January 10, 2023 5:14 PM  
**To:** Adriel Byrd; Brent Finnegan; Donna Armstrong; Jim Orndoff; Kathy Whitten; Laura A. Dent; Valerie Washington  
**Subject:** [Planning Commission] Public Comment for JMU Foundation Property SUP

Good evening, Planning Commissioners,

The following public comment was received from Jeff Forbes, owner representative for the Skylar & Talli property to the east of the JMU Foundation property:

I do not believe the proposed 1.3 spaces per unit is enough parking for a student apartment project. We developed three student apartment projects in Harrisonburg and we had to increase parking in the last two projects to one space per bed to accommodate the students/tenants and their guests. I can understand requiring fewer spaces for a project with families but student apartments is a different beast. Almost all students who live off campus bring a car and they have to have parking. If you do not believe me, I would suggest you speak with the large complex apartment managers or just drive through the parking lots at night when JMU is in session. There is a reason why student apartments give their tenants parking permits. Under R3, R4 and R5 the City would require the developer to provide 828 parking spaces (339 spaces short) for the proposed 376 units mix. Even if they were only required to provide 1 parking space per bed, they would need 714 parking spaces (225 spaces short). However, they are only providing 489 spaces which is going to cause parking problems for surrounding property owners. Towing companies will be the only winners if you do not require them to increase the parking.

Jeff Forbes

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*Pronouns: she/her*