

Pamela S. Ulmer

From: Adam Fletcher
Sent: Monday, October 28, 2024 8:07 AM
To: Chris Edwards
Cc: Thanh Dang; Pamela S. Ulmer
Subject: RE: Our thoughts on Quarry Heights development

Ms. Edwards and Mr. McNallie,
Thank you for your comments. I am sharing your response with the Deputy Director of Community Development and the City Clerk so that they can share your comments appropriately with City Council.
Thanks,
Adam

From: Chris Edwards <chrisedwardshburg@gmail.com>
Sent: Saturday, October 26, 2024 7:26 PM
To: Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>
Subject: Our thoughts on Quarry Heights development

WARNING: External email. Be cautious when clicking on links or opening attachments.

Dear city planners:

We live on College Ave., in the Park View neighborhood, and attended a picnic at the south end of the road last Wednesday. (Our home is about 1/2 mile north of there, near Mt. Clinton Pike.) It was a friendly gathering, and provided a chance to learn a bit about the "Quarry Heights" plan. We appreciate your providing information about other ways of giving feedback.

We moved here 26 years ago. One day not long after that, I (Chris) hiked behind back yards of neighbors, near the almost-invisible quarry, surrounded by trees and grasses. We know several nice neighbors who live near that end of College Ave. I enjoyed finding what seemed like deep woods right inside the city, and I'm glad it is still there. .

We had moved from near downtown, to Park View, when my husband retired from JMU. This neighborhood seems to combine the best of suburban with rural living -- deer are seen sometimes running through it, and the neighborhood is mostly a peaceful place, quiet enough to hear birdsong but near easy access for conveniences. We live just two houses down from Mt. Clinton Pike, but will certainly hear the earth-moving equipment and experience crowded traffic and dust during years of construction, while some wildlife will sadly disappear.

We understand the "Quarry Heights" development will accommodate maybe 600 (?) residents. when finished. We know about housing prices escalating, and do NOT want to stand in the way of families who need nice but reasonably-priced homes. We have wondered, though, why it would be necessary to drastically change a community such as Park View rather than take as an example JMU, where student apartments have grown in less-settled areas, where the development can be less disruptive?

We certainly support anything that will minimize the disruption -- for example, allowing larger buffer areas than originally planned behind the existing homes, as some neighbors suggested at our gathering.

Thank you for reaching out.

Christine Edwards and Robin McNallie

Chris Edwards and Robin McNallie
1081 S. College Ave.
Harrisonburg, VA 22802 US
540-434-0457(H) 540-578-5467(C)
chrisedwardshburg@gmail.com

Pamela S. Ulmer

From: Adam Fletcher
Sent: Thursday, October 24, 2024 12:47 PM
To: Kim Simmers
Cc: Thanh Dang
Subject: RE: Concerns about Quarry Heights housing

Ms. Simmers,

Thank you for your comments, we will include your statements with others that we received and provide it to City Council.

Thanks,

Adam

From: Kim Simmers <ksimmers@becpas.com>
Sent: Thursday, October 24, 2024 11:32 AM
To: Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>
Subject: Concerns about Quarry Heights housing

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We have some concerns about the new housing project. We live in the subdivision across from Thomas Harrison Middle School on Crestridge Ct.

First, we were not contacted at all about what our thoughts are about this project.

Another question is why are they being allowed to build so many houses/townhouses/apartments in such a small area?

How is the water and sewer going to be after all this, plus the county wanting to hook up to the city water and sewer with their new subdivision going in behind where we are living now?

Also, with all the rock that is around the area how is the blasting/drilling going to affect all the communities near the area with the noise, any blasting that may be done, dust? We already lived through

All the extra traffic that will be in the area and out of our neighborhood since they are planning to use the one entrance that comes into our area. Our neighborhood is quiet right now but we do have issues with people driving too fast through the neighborhood already.

Are there going to be any trees as buffers for our neighborhood?

Plus, how are you going to make the lake safe for children around the area?

And finally, the flooding that happens on Waterman Dr., how is that going to be fixed?

We just feel that the size of this project should be smaller and the houses/units be less.

Kim Simmers

Administrative Associate



Brown, Edwards & Company, L.L.P.
1909 Financial Drive, Harrisonburg, Virginia 22801

Office: (540) 434-6736 Fax: (540) 434-3097
www.becpas.com



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1501 Virginia Avenue
Harrisonburg, VA 22802
(540) 564-3400
toll free (888) 564-8672

October 7, 2024
Mr. Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Dear Mr. Fletcher:

I am writing on behalf of Virginia Mennonite Retirement Community (VMRC) to express our strong support for the proposed Quarry Heights development project on Waterman Drive in Harrisonburg, VA. The innovative repurposing of the Frazier Quarry site presents an opportunity to address critical housing needs while aligning perfectly with the City of Harrisonburg's Comprehensive Plan and supporting the region's major employers.

The addition of 917 residential units will help mitigate the housing supply challenges outlined in the City of Harrisonburg's Comprehensive Housing Assessment & Market Study, particularly in the Market Type A category. This type of housing is vital for institutions like VMRC as it helps attract and retain qualified staff. In recent years, VMRC has seen talented candidates turn down employment opportunities due to Harrisonburg's shortage of high-quality housing. The Quarry Heights project would directly address these challenges by providing much-needed housing options while also contributing to the growth and stabilization of the north side of Harrisonburg.

By creating multi-generational communities with spaces for young professionals, families, empty-nesters, and retirees, this development reflects the city's diverse population and the VMRC campus. It promises to enhance residents' quality of life while promoting stability and growth in the northern section of Harrisonburg, an area poised for long-term development.

Other facets of the project, such as convenient access to schools, recreational areas, and enhanced infrastructure for traffic and stormwater management, further reinforce its positive impact on the city. Additionally, the commercial opportunities along the Waterman Drive and West Market Street corridors will create a vibrant, walkable, and bikeable environment, supporting a thriving residential community attractive to prospective employees.

We fully support the Quarry Heights development and believe it will bring long-lasting benefits to the community, particularly by strengthening and stabilizing the north side of Harrisonburg.

Thank you for your consideration of this important project.

Sincerely,

Jake Bell
President and CEO
Virginia Mennonite Retirement Community



EASTERN MENNONITE UNIVERSITY PREPARES STUDENTS TO SERVE AND LEAD IN A GLOBAL CONTEXT

Mr. Adam Fletcher
Director Community Development
City of Harrisonburg
409 S. Main Street
Harrisonburg, Va. 22801
October 14, 2024

Dear Mr. Fletcher,

As president of Eastern Mennonite University (EMU), I am writing to express support for the Quarry Heights residential project on Waterman Drive in Harrisonburg, VA.

This planned community of over 900 units is a “better kind of urbanism” in that it is eco-friendly, invites multi-generational residents, is designed to take advantage of the beauty of the Shenandoah Valley, will revitalize commercial and industry spaces along Waterman drive and will provide an economic boon for the City of Harrisonburg.

The feature I am most excited about is that it addresses the “missing middle” housing areas in this bustling top-ten college town in the country which would be especially attractive to our faculty and staff at EMU. We lose workforce in the college and university sector because housing is so limited for employees and their families whose wages and benefits place them squarely in the middle-class. It is also within walking distance of EMU. In fact, the entire North side of Harrisonburg, the Parkview area, could be enhanced with such a project, including its connection to the Friendly City Trail.

I appreciate the careful attention to seeking input from key stakeholders in the City as part of the process of seeking approval for the development. I fully support the Quarry Heights Development. I wish you well in seeking and securing its approval.

Warmly,

A handwritten signature in black ink, appearing to read "Susan Huxman", written in a cursive style.

Susan Schultz Huxman, Ph.D.
President, Eastern Mennonite University

From: [Adam Fletcher](#)
To: [Kim Simmers](#)
Cc: [Thanh Dang](#)
Subject: RE: Concerns about Quarry Heights housing
Date: Thursday, October 24, 2024 12:46:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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From: Kim Simmers <ksimmers@becpas.com>
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From: [Thanh Dang](#)
To: [Pamela S. Ulmer](#)
Subject: FW: Quarry housing proposal
Date: Friday, October 11, 2024 2:54:35 PM

Good afternoon, Pam,

Can you please forward this to City Council? This comment was sent during the Planning Commission meeting and therefore not received by Planning Commission. Thank you.

Thanh Dang, AICP | Deputy Director of Community Development
(540) 432-7700 | Thanh.Dang@HarrisonburgVA.gov

From: Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>
Sent: Friday, October 11, 2024 9:34 AM
To: Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Subject: FW: Quarry housing proposal

This was sent on Wednesday during the meeting.

From: Scott M <unc23fan@hotmail.com>
Sent: Wednesday, October 9, 2024 6:16 PM
To: Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>
Subject: Quarry housing proposal

WARNING: External email. Be cautious when clicking on links or opening attachments.

I am against the 950 unit housing proposal around Frazier Quarry....it would cripple the area around that property. Bedrock is not suitable for building. The blasting required has the potential to do harm to the surrounding area homes. The traffic during and after the construction phase is beyond problematic.

Waterman drive already has traffic issues as well as flooding, this would cripple this side of 33. A STRONG NO!!!!

Concerned resident

Scott McDonald (Waterman drive resident)

Sent from my Verizon, Samsung Galaxy smartphone



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Susan Schultz Huxman, Ph.D.
President, Eastern Mennonite University